

**DRB25-1106: 1120 Bay Drive (Lot 9)**

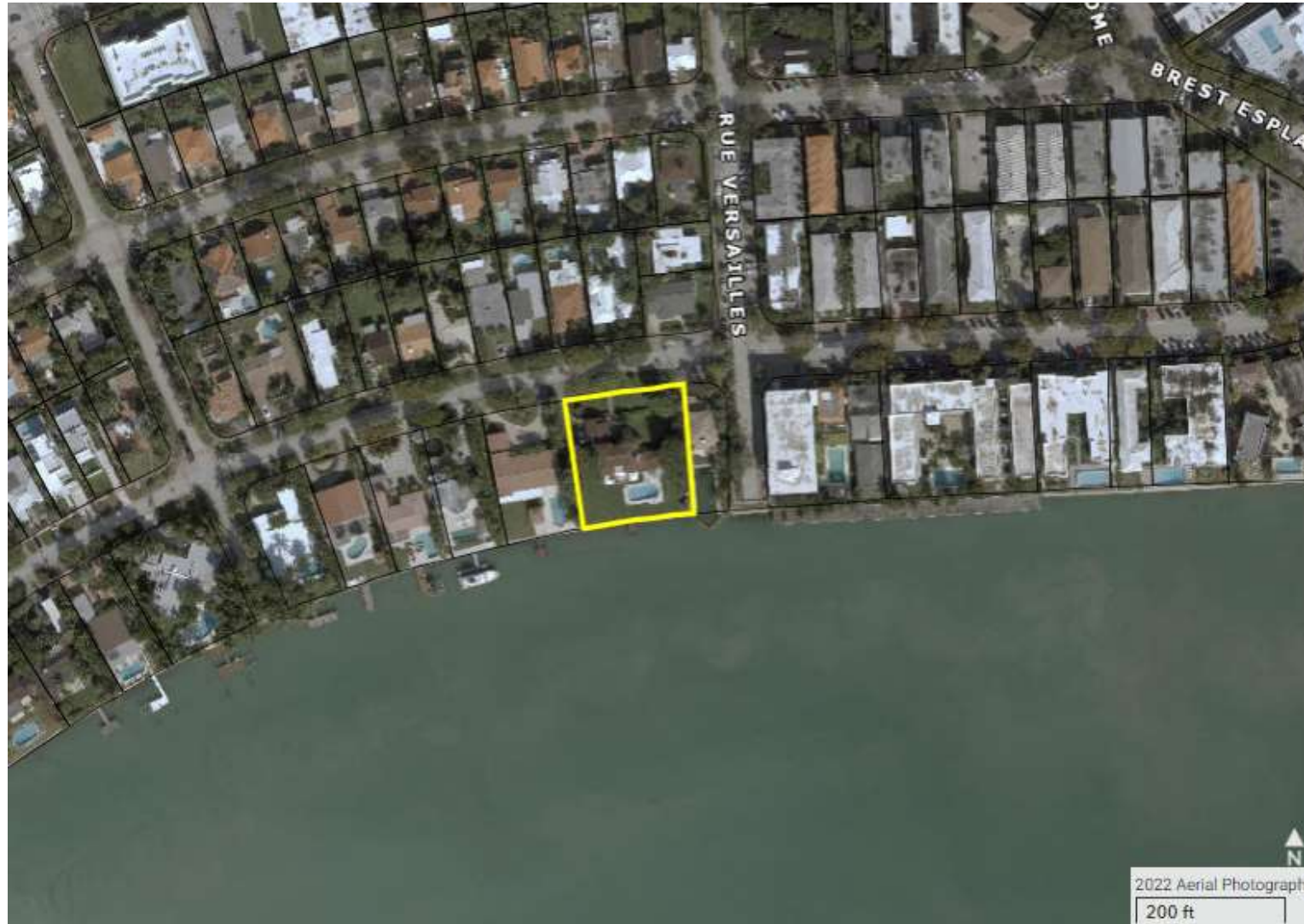
**DRB25-1107: 1120 Bay Drive (Lot 11)**

**DRB25-1108: 1120 Bay Drive (Lot 10)**

September 11, 2025 Design Review Board Meeting



# Property



# Recap of Approved Lot Split

**Combined Triple Lot:** 26, 711 SF (0.61 acres)

**3 Resulting Lots:** 8,904 SF (0.2 acres) each

- Lots 9, 10, and 11 of underlying plat



# Community Support



September 8, 2023

1700 Convention Center Drive  
Miami Beach, FL 33139  
Attn: Miami Beach Planning Board

RE: **Letter of Support for the Proposed Lot Split Application for 1120 Bay Drive, Miami Beach, Florida 33141 – PB File Number: PB23-0599**

Dear Esteemed Miami Beach Planning Board Members:

My name is Howard Chase and I am the Co-President of the Normandy SUD Homeowners Association for which the Property is subject to and a part of the HOA neighborhood. I am delivering this Letter supporting the Property owner's proposed lot split application, on behalf of the HOA. For your convenience, below are reasons as to why the proposed lot split application and subsequent development of 3-single family homes is favorable to the HOA and the unique characteristics of our neighborhood.

- Since the neighborhood was first subdivided on September 15, 1925, the majority of the neighborhood has consisted of single residential homes on single lots. The Property, as it currently sits is a single family home on a parcel comprised of 3 originally platted lots with a building that is an unmaintainable eyesore that does not fit the nature and character of our neighborhood. The HOA is in support of the Applicant's intent to return the Property to the natural state of the original HOA neighborhood by splitting the Property into its three original platted lots.
- As of right, the Miami Beach City Ordinance permits up to 50% Unit Size for new residential developments. Should the applicant not be allowed to sub-divide the Property back to the original 3 lots, then the applicant will be allowed, as of right, to build a single enormous mansion of approximately 13,356 square feet on the Property. It is the HOA's opinion that although the Applicant has a legal right to build a massive new residential home on the Property having 3 smaller single family homes on the Property will be a congruous addition to the community as well as a harmonious fit with the current and future vision of the neighborhood as has been approved by the HOA.
- The Applicant has obtained the highest quality architect and has taken great effort to design the three proposed homes on the Property so that they meet the levels of the HOA's independent structural, architectural and landscape review.
- The proposed 3-single family homes will comprise of approximately 49.5% Unit Size as relative to the respective individual lot size which is within 50% allowed as of right by code. The Applicant's proposed Unit Size is consistent with recently approved developments within our neighborhood and is also consistent with what we believe is the future of the neighborhood. The HOA does not believe the Unit Size should be reduced from the 50% that is allowed by code as it affects the future development of all other lots in our neighborhood.
- The elevations of the 3-single family homes proposed by the Architect are thoughtfully designed and aligned with the current design trends of the neighborhood. The elevations kept in mind the privacy rights of the immediate neighbor to the west of the proposed lot split, by including, landscape plans that propose large trees and dense shrubbery along the shared property line between 1120 Bay Drive and

*Current HOA Co-President*

Margueritte W. Ramos  
1530 Bay Drive  
Miami Beach, FL 33141

September 5, 2023

1700 Convention Center Drive  
Miami Beach, FL 33139  
Attn: Miami Beach Planning Board

RE: **Letter of Support for 1120 Bay Drive Lot Split – PB File Number: PB23-0599**

Dear Planning Board:

As the former President of the Normandy Sud Homeowners Association, I am pleased to write this letter of support for the 1120 Bay Drive homeowner, in their pursuit of the lot split application, that is under your review and consideration.

During my 26 yr. volunteer tenure serving the neighborhood, I reviewed many plans for proposed projects in North Beach to make sure they were within the HOA's vision in maintaining a safe, quiet, beautiful and private community. To that end, this project fits with the future vision of the residential homes within our community. I find it beneficial to the neighborhood that the owner intends to subdivide the property back into its original 3 lots, which is uniform with the initial integrity of the neighborhood. Furthermore, the designs of each of the residential homes on these 3 lots conform in all respects with the setbacks, lot coverage, unit size, architecture and landscape requirements and intended use of the neighborhood. As it stands, many of the homes within the HOA were built in the 1940's and 1950's, and over time will need to be remodeled or built from scratch.

The architectural two-story designs will complement the character of the community, as all other new developments approved are of a similar aesthetic.

Should you have any questions regarding this letter of support for the 1120 Bay Drive application, you may reach me by email at [maramiami@gmail.com](mailto:maramiami@gmail.com) or phone at (305) 389-7444.

With Warm Regards,

Margueritte Ramos

Former President of the Normandy Sud Homeowners Association

*Former HOA President and Current Resident*

# Design Concessions to Address Neighbor Concerns

- Additional architectural screening on west elevation of Lot 9
- Enhanced landscaping in side yard along shared property line



1 1120 BAY DRIVE (PROJECT LOCATION)  
01.26 | 01.27 N.T.S.



1 1120 BAY DRIVE (PROJECT LOCATION)  
6/28/21 N.T.S.



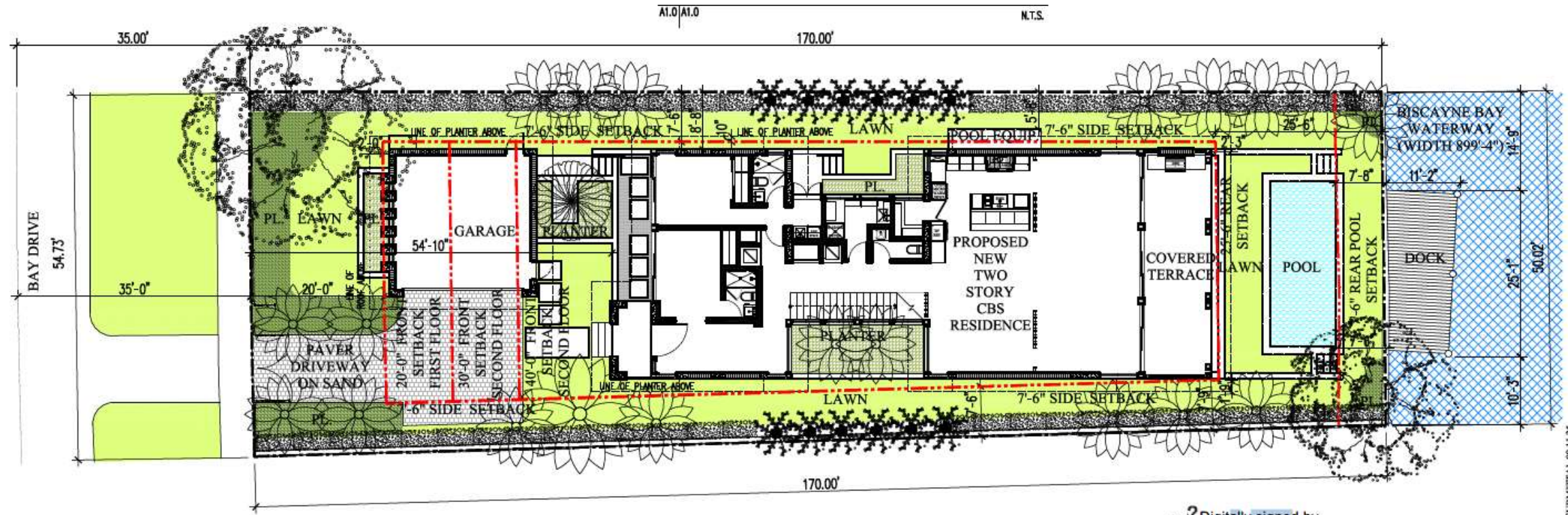
1 1120 BAY DRIVE (PROJECT LOCATION)  
01.20/01.20 N.T.S.



1 1120 BAY DRIVE (PROJECT LOCATION)  
N.T.S.

**Lot 9**





A1.0 | A1.0 N.T.S.

3 LOT 9 - SITE PLAN  
 A1.0 | A1.0 1/16" = 1'-0"

Digitally signed by  
 conn@cmadsi.com  
 Date: 2025.07.11  
 13:23:57-04'00"

DRB FINAL SUBMITTAL 09.11.25

**BAY DRIVE REALTY RESIDENCE**  
 1120 Bay Drive (Lot 9)  
 Miami Beach, FL 33141  
**TITLE: LOT 9 - SITE PLAN**

**SEAL**  
 07.11.25  
 Lynsie Christine Conn  
 FL Architect  
 AR99059  
 AA26000730

**SHEET NO.:**  
**A1.0**





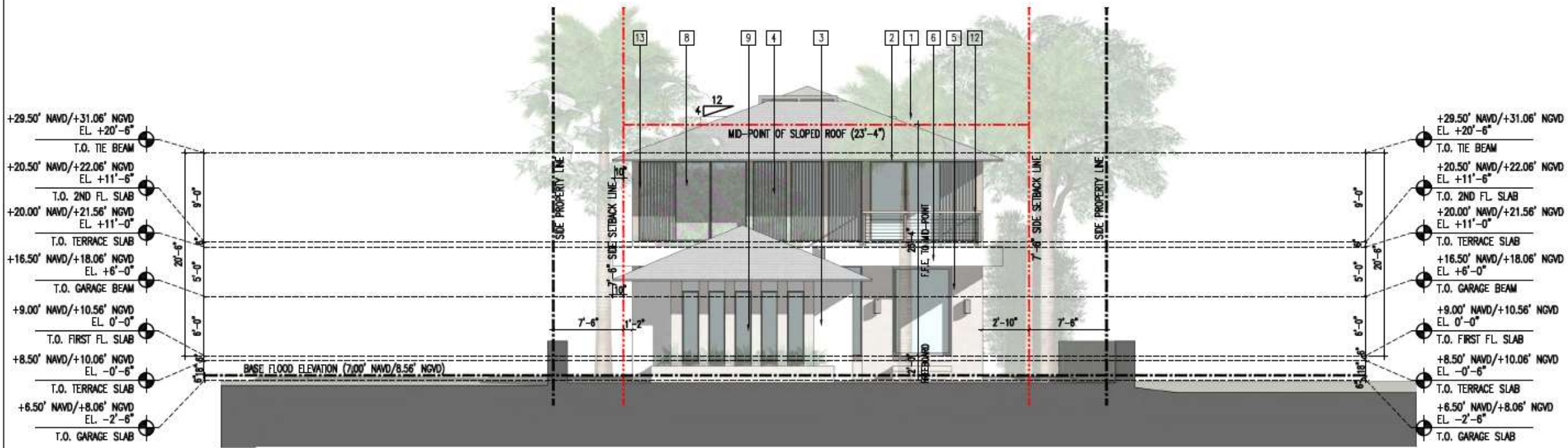
1 LOT 9 - FRONT VIEW



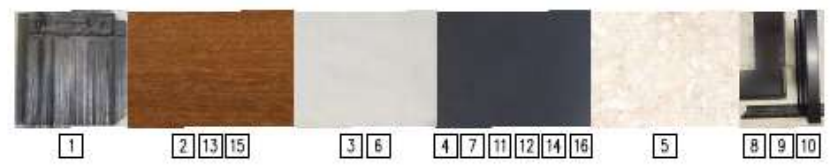
1 LOT 9 - REAR VIEW  
P3.0/P3.0 N.T.S.

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onn@cmadsi.com  
Date: 2025.07.11  
13:23:52 +0700

0818 FINAL SUBMITTAL 09.11.25



1 LOT 9 - NORTH ELEVATION  
 A1.0 | A5.0 3/32" = 1'-0"



- 1 NEWPOINT "MADERA" CONCRETE SHAKE ROOF TILE
- 2 CUMARU WOOD FASCIA BOARD (STAINED) W/ COPPER METAL DRIP EDGE
- 3 SMOOTH STUCCO FINISH, CALCEM LIME-BASED PAINT
- 4 DARK BRONZE ANODIZED ALUMINUM BRISE-SOLEIL SYSTEM
- 5 CORALINA PALLADIUM STONE BRUSHED FINISH
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- 13 STEEL COLUMN W/ CUMARU WOOD FINISH
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- 15 ALUMINUM GARAGE DOOR WITH CUMARU TAG CLADDING
- 16 DARK BRONZE ANODIZED ALUMINUM VEHICULAR GATE AND FENCE



# 1 LOT 9 - SOUTH ELEVATION

AT.0/A5.1

3/32" = 1'-0"



1 4

2 5 9 10 11 14 16

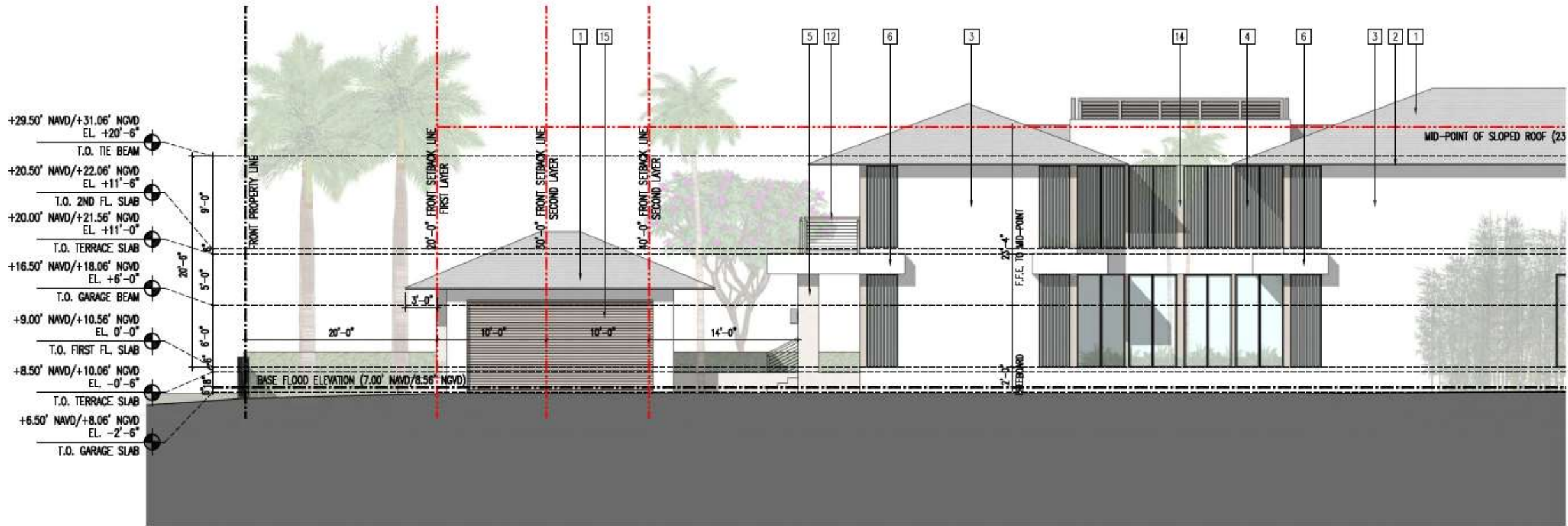
3 12

6 7 8

13 15

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1 LOT 9 - WEST ELEVATION (PARTIAL)

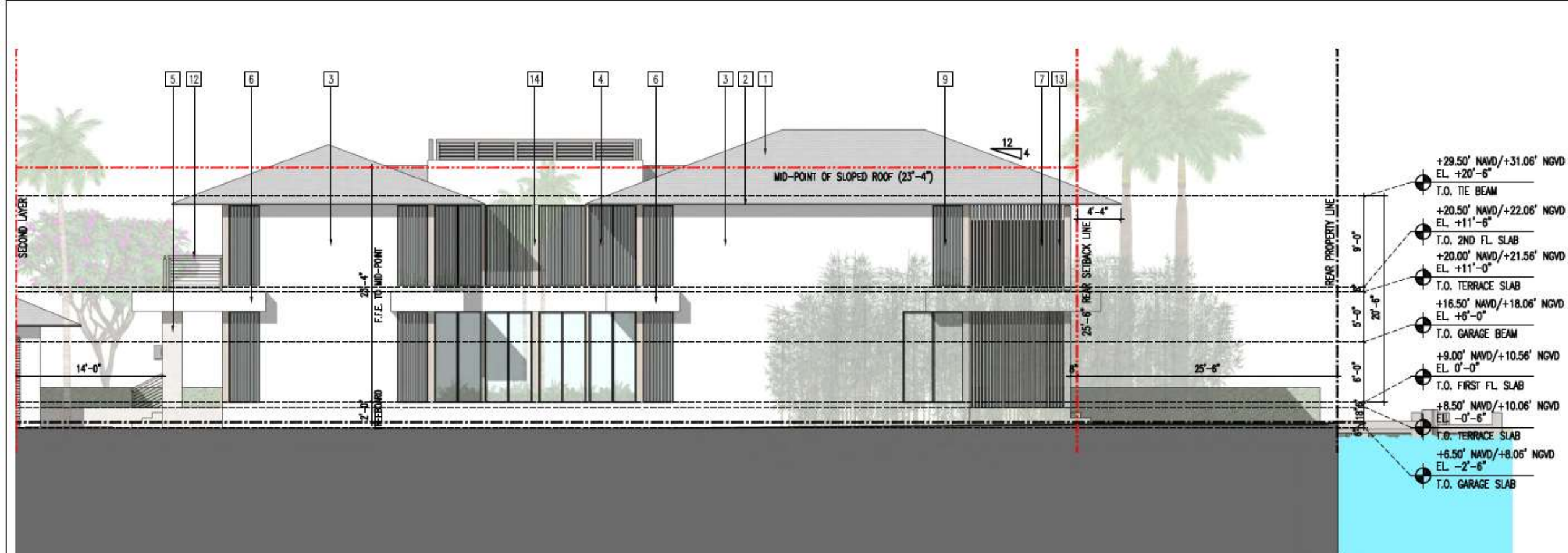
A1.0 | A5.2

3/32" = 1'-0"



1 4 2 5 9 10 11 14 16 3 12 6 7 8 13 15

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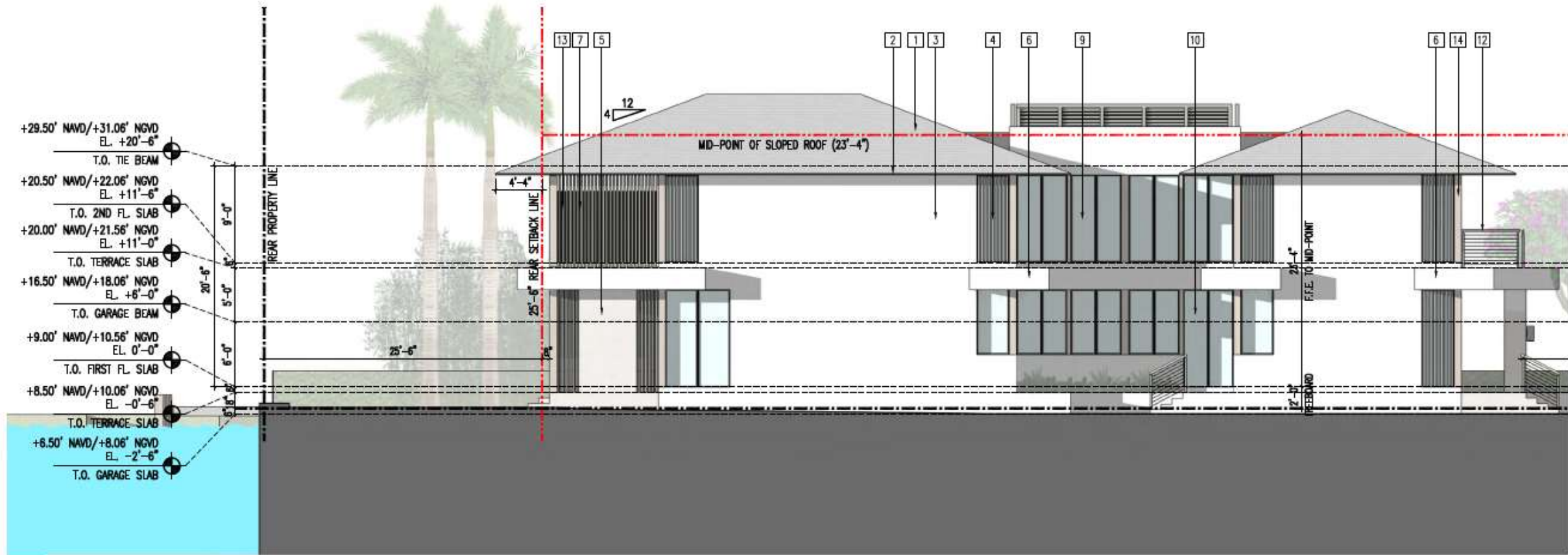


1 LOT 9 - WEST ELEVATION (PARTIAL)  
A1.0/A5.2A 3/32" = 1'-0"



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# 1 LOT 9 - EAST ELEVATION (PARTIAL)

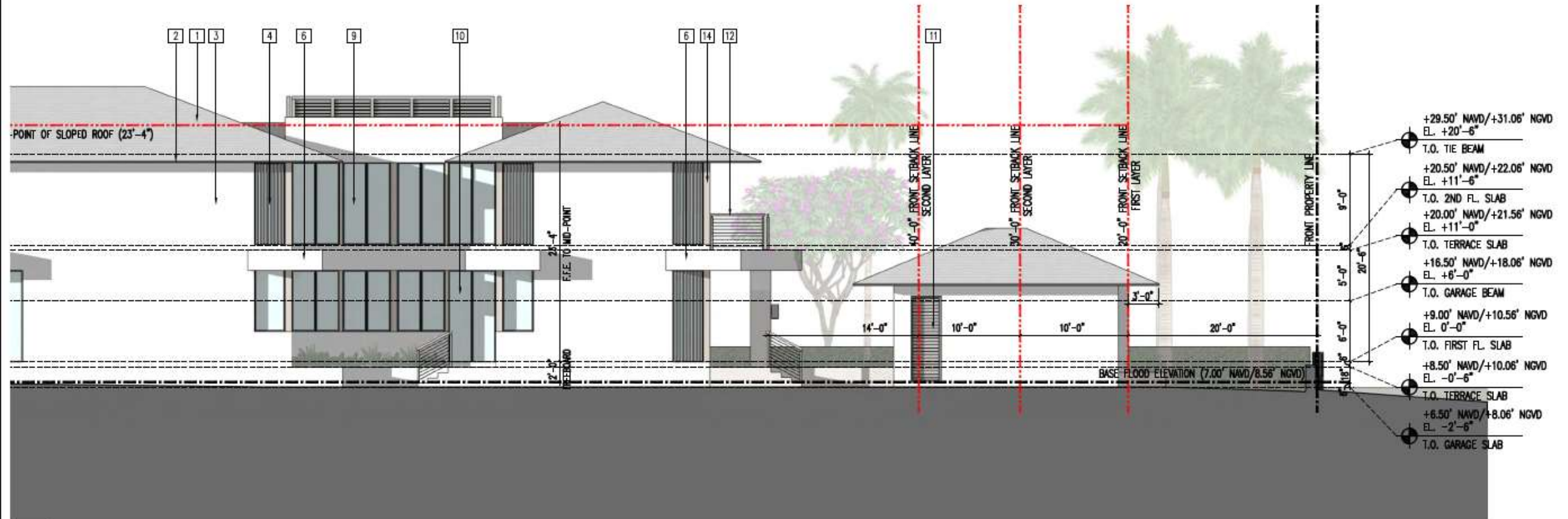
A1.0/A5.3

3/32" = 1'-0"



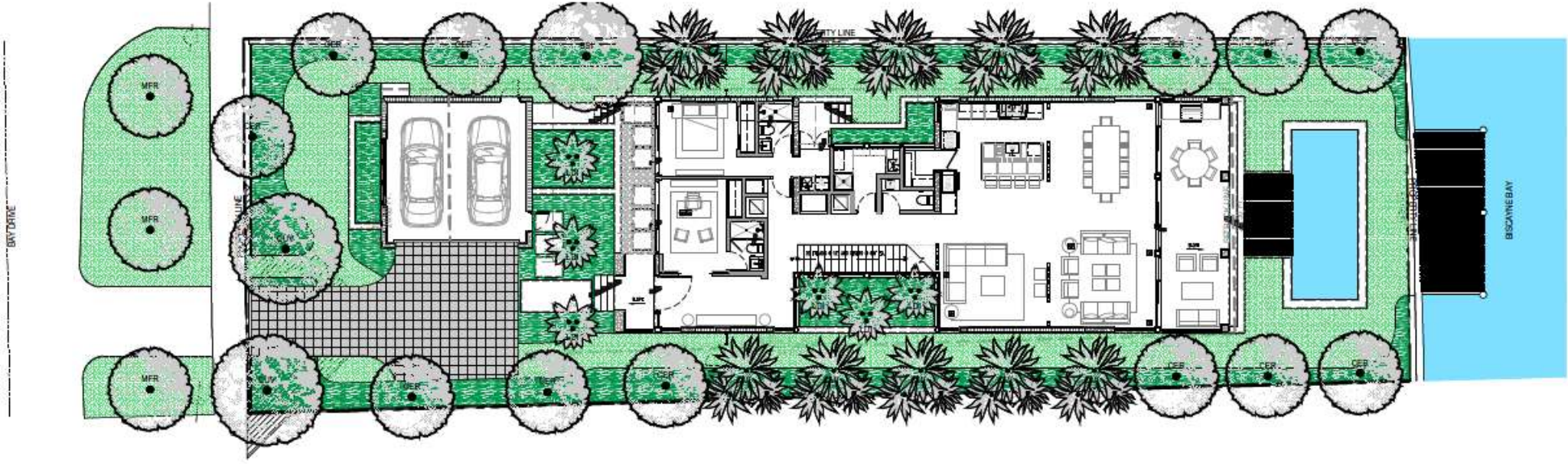
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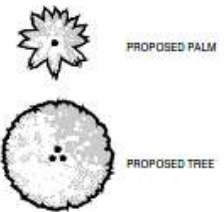
**NIELSEN**  
 landscape architects  
 1447 Cypress Drive, 2  
 Jupiter, FL 33469  
 561.402.9414  
 www.nielsenlandscape.com

**LOT 9 GARDEN**  
 1120 BAY DRIVE LOT 9 | MIAMI BEACH, FLORIDA 33137

**PLANTING SCHEDULE**

ABR.	QUANTITY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
<b>TREES</b>				
CUV	2	COCCOLDBA UVIFERA	SEAGRAPE	MULTI-LEADER   16 FT. OA. HEIGHT
MFR	3	MYRCIANTHES FRAGRANS	SIMPSON'S STOPPER	4 IN. DBH. 16 FT. OA. HT.
BSI	1	BURSERA SIMARUBA	GUMBO LIMBO	4 IN. DBH. 16 FT. OA. HT.
CER	12	CONDCARPUS ERECTUS	GREEN BUTTWOOD	4 IN. DBH. 16 FT. OA. HT.
<b>PALMS</b>				
CMI	10	CARYOTA MITIS	FISHTAIL PALM	FG. CLUMP. 16 FT. OA. HT
LDI	6	LIVISTONA DECORA	RIBBON FAN PALM	FG. 16 FT. OA. HT. SINGLE

**PLANTING LEGEND**



SEAL (S TYLER NIELSEN - LA667001)

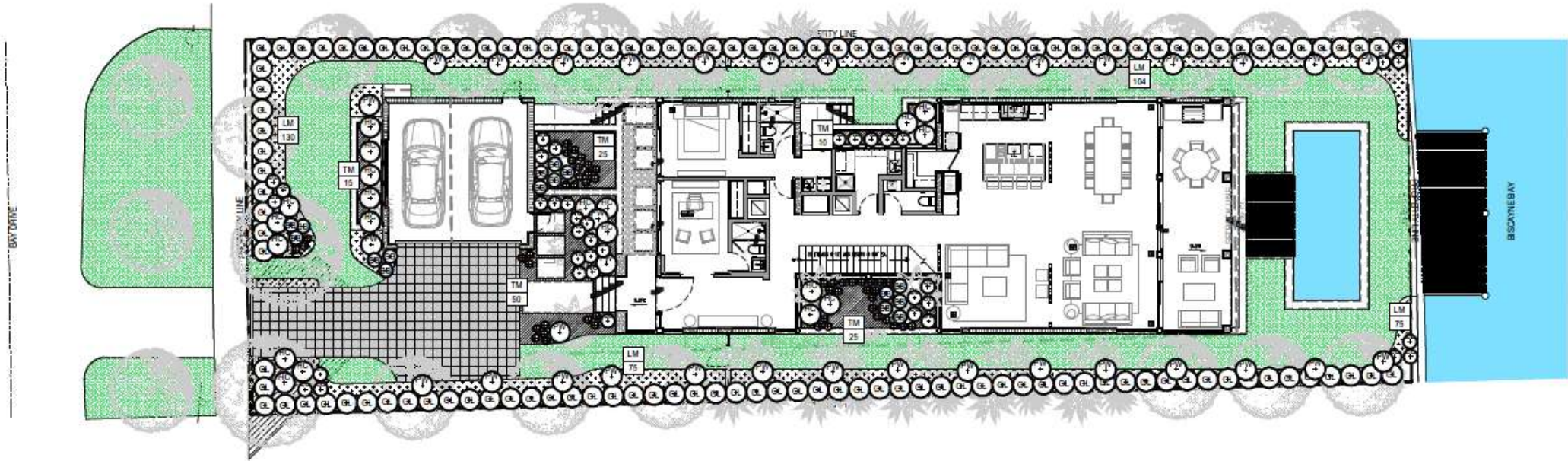


**TREE & PALM PLANTING PLAN**

DATE	ISSUE
05.17.2023	25% CD
06.21.2023	30% CD
07.19.2023	75% CD
01.25.2024	75% CD
02.28.2024	100% CD
01.13.2025	COORDINATION
07.09.2025	DRB SUBMITTAL



NORTH

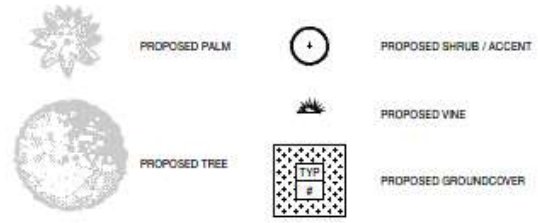


**LOT 9 GARDEN**  
 1200 BAY DRIVE (LOT 9) MIAMI BEACH, FLORIDA 33141

**PLANTING SCHEDULE**

UNDERSTORY TREES & SHRUBS				
GL	124	GYMNANTHES LUCIDA	CRABWOOD	25 GAL. 6 FT. HT.
CL	27	CROTON LINEARIS	PINELAND CROTON	7 GAL.
HC	20	HEDYCHILUM CORONARIUM	WHITE GINGER LILY	7 GAL.
CZ	50	CALATHEA ZEBRINA	ZEBRA PLANT	3 GAL.
PW	35	PHILODENDRON WILSONII	SAME	7 GAL.
BB	16	ANTHURIUM BIG RED BIRD	BIRDS NEST ANTHURIUM	7 GAL.
RE	5	RHAPIS EXCELSA	LADY PALM	7 GAL.
NC	6	NEOMARICA CAERULEA 'REGINA'	IRIS GIANT APOSTOLE	3 GAL.
GROUNDCOVERS				
TM	125	TRADESCANTIA MICROFOLIA	ARGENTINE IVY	3 GAL. 18 IN. O.C.
LM	385	LIRIOPE MUSCARI	LLEYTURF	3 GAL. 18 IN. O.C.

**PLANTING LEGEND**



SEAL (S TYLER NIELSEN - LA6667007)

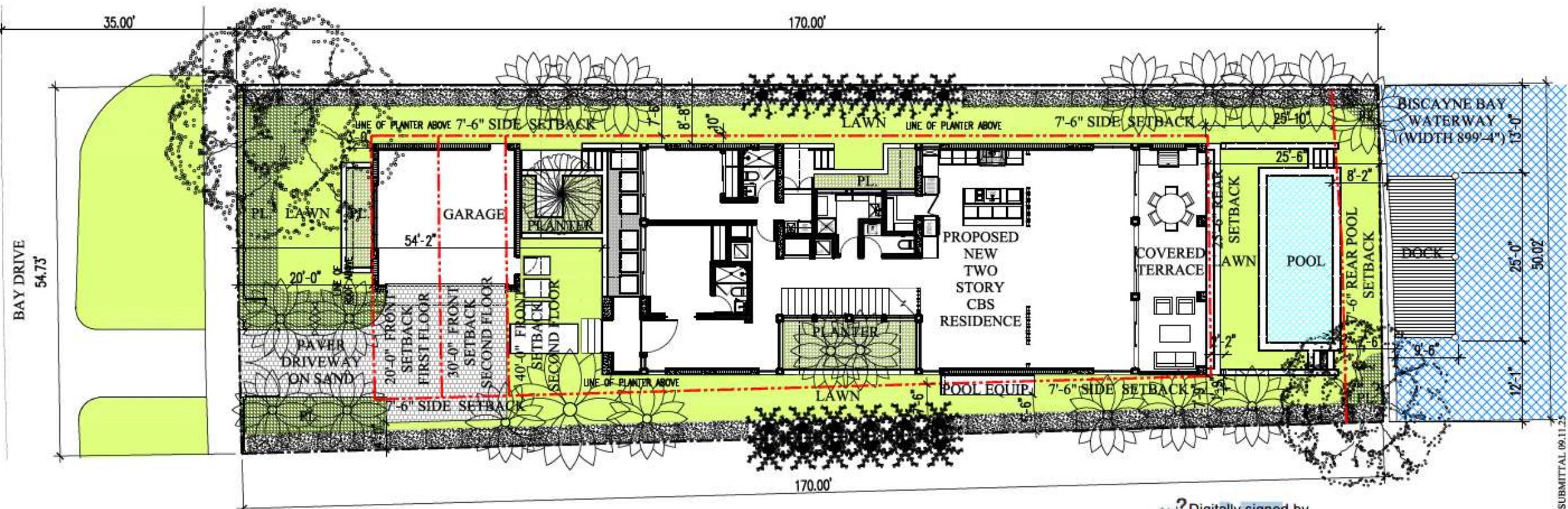


**UNDERSTORY PLANTING PLAN - GROUND LEVEL**

DATE	ISSUE
05.17.2023	25% CD
06.21.2023	50% CD
07.19.2023	75% CD
01.25.2024	75% CD
02.28.2024	100% CD
01.13.2025	COORDINATION
07.29.2025	DRG SUBMITTAL

**Lot 11**





3 LOT 11 - SITE PLAN

A1.0/A1.0

1/16" = 1'-0"

Digitally signed by  
 conn@cmads.com  
 Date: 2025.07.11  
 13:25:54-04'00'

DRB FINAL SUBMITTAL 09.11.25



1 LOT 11 - STREET VIEW  
P.L.O./P.L.O.

N.T.S.

Digitally signed by  
@onn@cmadsi.com  
Date: 2025.07.11  
13:25:47 +04'00'

WEB DISPLAY - STRIPWAY



1 LOT 11 - FRONT VIEW  
P2.0/P2.0 N.T.S.

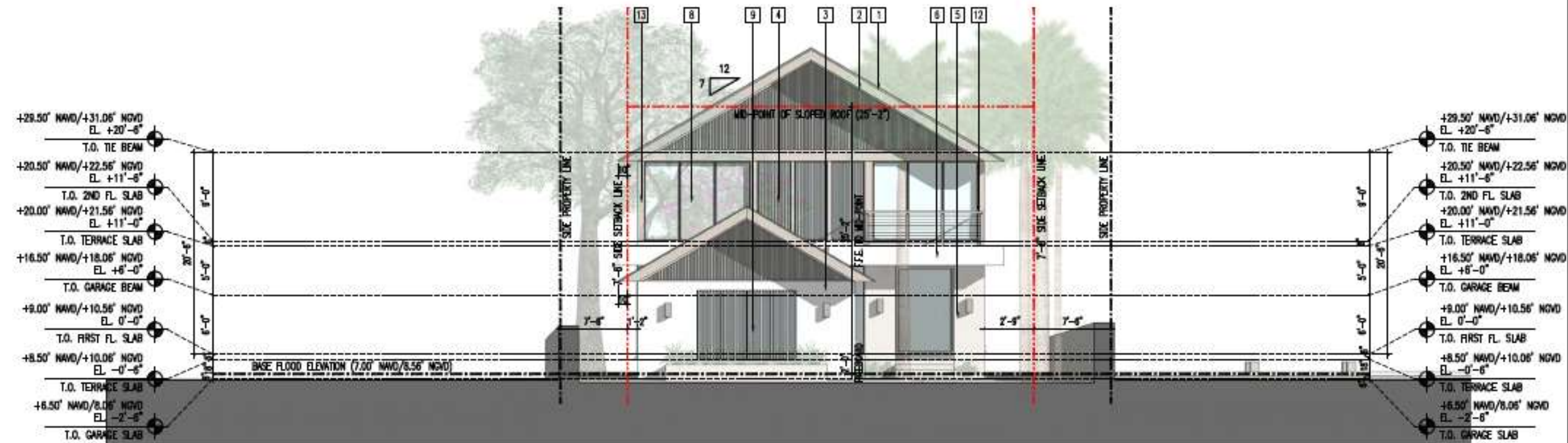
Digitally signed by  
onn@cmadsi.com  
2025.07.11



1 LOT 11 - REAR VIEW  
P3.0/P3.0

N.T.S.

Digitally signed by  
onn@cmadsi.com  
Date: 2025.07.11  
10:25:11

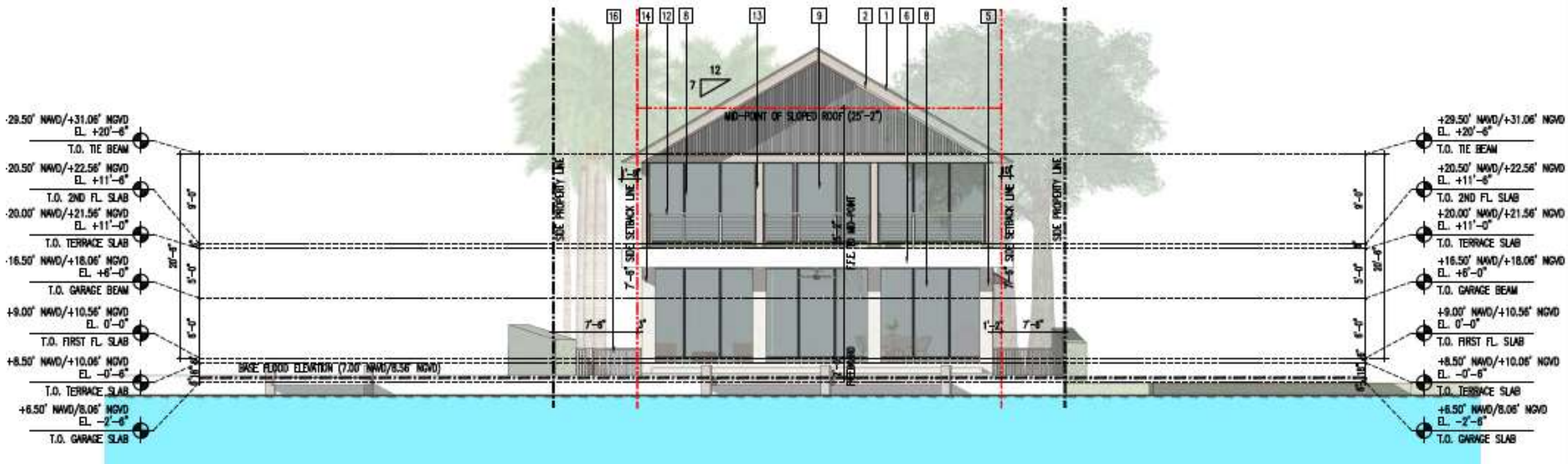


1 LOT 11 - NORTH ELEVATION  
 A1.0/A5.0 3/32" = 1'-0"



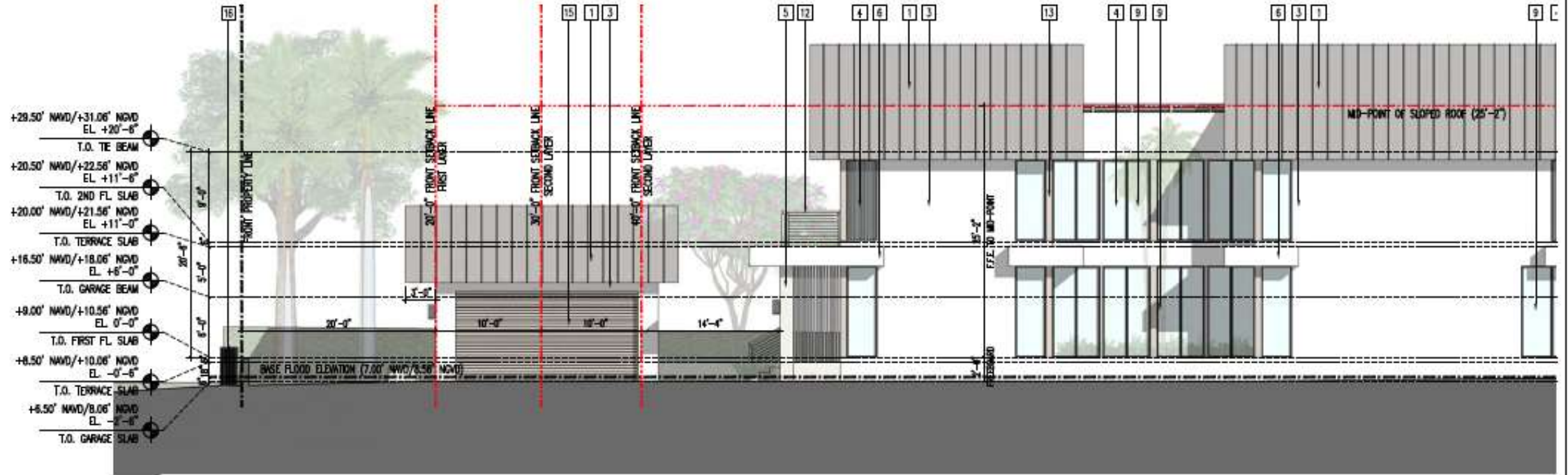
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- 16 ALUMINUM VEHICULAR SWING GATE AND FENCE WITH DARK BRONZE ANODIZED FINISH
- 17 LUZZO ECO WOOD T&G CEILING OR EQUIVALENT

1 4 7 10 12 16 2 13 15 17 3 6 5 14 8 9 10



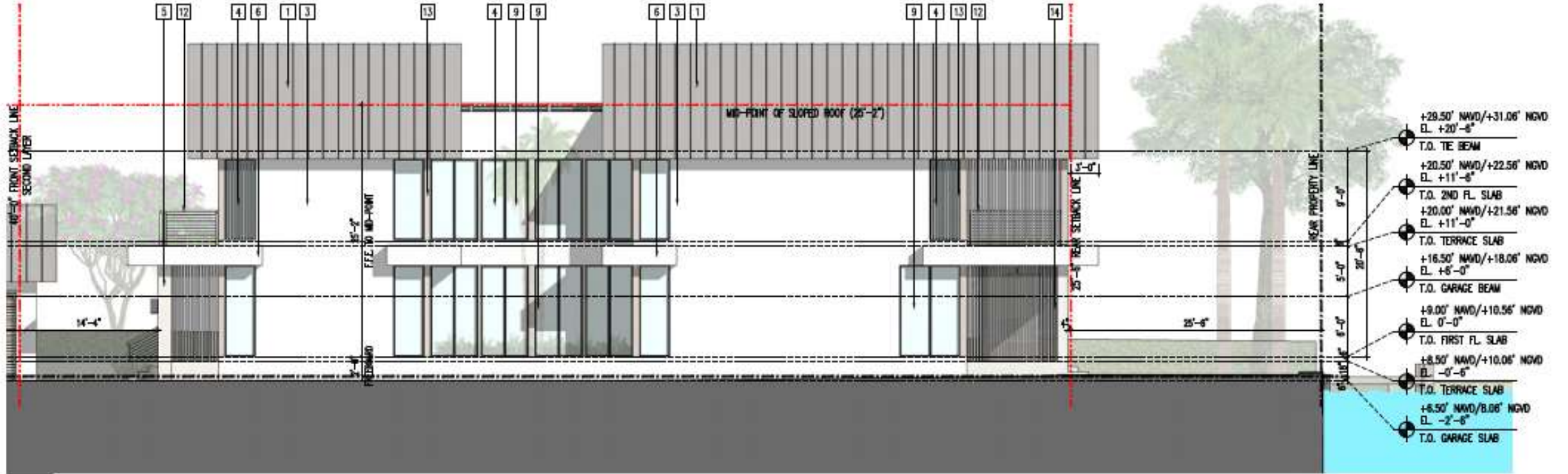
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- 17 LUZZO ECO WOOD T&G CEILING OR EQUIVALENT



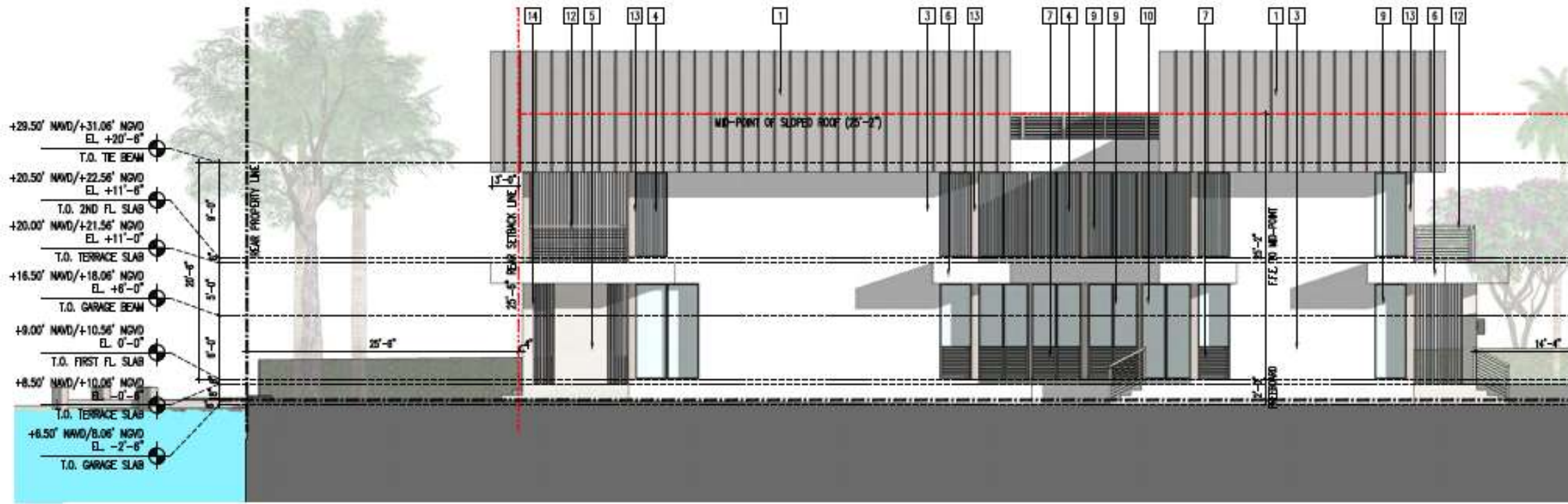
1 LOT 11 - WEST ELEVATION (PARTIAL)  
 A1.0/A5.2 3/32" = 1'-0"

- 1 DARK BRONZE STANDING SEAM METAL ROOF
- 2 CUMARU WOOD FASCA BOARD (STAINED) W/ COPPER METAL DRIP EDGE
- 3 SMOOTH STUCCO FINISH, CALCEM LIME-BASED PAINT
- 4 ALUMINUM BRISE-SOLEL SYSTEM, DARK BRONZE ANODIZED ALUMINUM
- 5 CORALINA PALLADIUM STONE FINISH
- 6 CONCRETE EYEBROW, SMOOTH STUCCO FINISH
- 7 ALUMINUM SCREEN WITH DARK BRONZE ANODIZED FINISH
- 8 ALUMINUM SLIDING GLASS DOOR, DARK BRONZE ANODIZED FINISH, CLEAR IMPACT GLAZING
- 9 ALUMINUM FIXED WINDOW, DARK BRONZE FINISH, CLEAR IMPACT GLAZING
- 10 ALUMINUM DOOR, DARK BRONZE FINISH, CLEAR IMPACT GLAZING
- 11 ALUMINUM DOOR, DARK BRONZE FINISH
- 12 DARK BRONZE ANODIZED RAILING WITH STAINLESS STEEL POST-TENSIONED WIRE, TYP.
- 13 STEEL COLUMN W/ CUMARU WOOD FINISH
- 14 CONCRETE COLUMN W/ STONE FINISH
- 15 ALUMINUM GARAGE DOOR WITH CUMARU T&G CLADDING
- 16 ALUMINUM VEHICULAR SWING GATE AND FENCE WITH DARK BRONZE ANODIZED FINISH
- 17 LUZZO ECO WOOD T&G CEILING OR EQUIVALENT



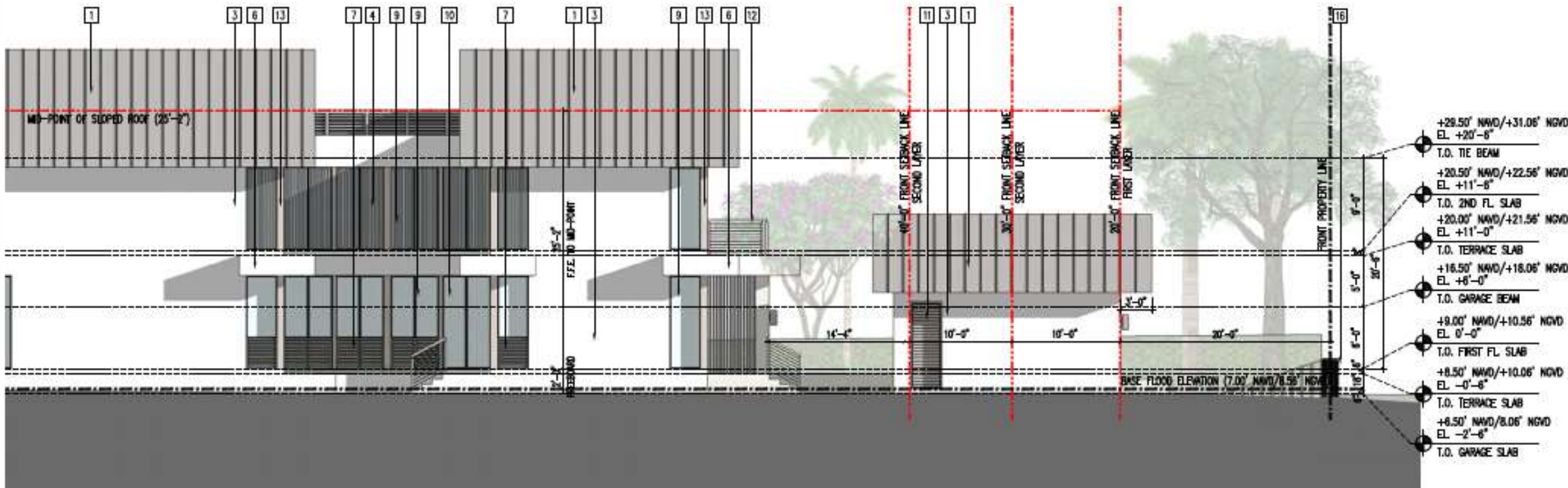
1 LOT 11 - WEST ELEVATION (PARTIAL)  
 AT 0 AS.2A 3/32" = 1'-0"

- |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>1 DARK BRONZE STANDING SEAM METAL ROOF</li> <li>2 CUMARU WOOD FASCA BOARD (STAINED) W/ COPPER METAL DRIP EDGE</li> <li>3 SMOOTH STUCCO FINISH, CALCEM LIME-BASED PAINT</li> <li>4 ALUMINUM BRISE-SOLEL SYSTEM, DARK BRONZE ANODIZED ALUMINUM</li> <li>5 CORALINA PALLADIUM STONE FINISH</li> <li>6 CONCRETE EYEBROW, SMOOTH STUCCO FINISH</li> <li>7 ALUMINUM SCREEN WITH DARK BRONZE ANODIZED FINISH</li> <li>8 ALUMINUM SLIDING GLASS DOOR, DARK BRONZE ANODIZED FINISH, CLEAR IMPACT GLAZING</li> </ul> | <ul style="list-style-type: none"> <li>9 ALUMINUM FIXED WINDOW, DARK BRONZE FINISH, CLEAR IMPACT GLAZING</li> <li>10 ALUMINUM DOOR, DARK BRONZE FINISH, CLEAR IMPACT GLAZING</li> <li>11 ALUMINUM DOOR, DARK BRONZE FINISH</li> <li>12 DARK BRONZE ANODIZED RAILING WITH STAINLESS STEEL POST-TENSIONED WIRE, TYP.</li> <li>13 STEEL COLUMN W/ CUMARU WOOD FINISH</li> <li>14 CONCRETE COLUMN W/ STONE FINISH</li> <li>15 ALUMINUM GARAGE DOOR WITH CUMARU T&amp;G CLADDING</li> <li>16 ALUMINUM VEHICULAR SWING GATE AND FENCE WITH DARK BRONZE ANODIZED FINISH</li> <li>17 LUZZO ECO WOOD T&amp;G CEILING OR EQUIVALENT</li> </ul> |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|



1 LOT 11 - EAST ELEVATION (PARTIAL)  
 AT 0/AS.3 3/32" = 1'-0"

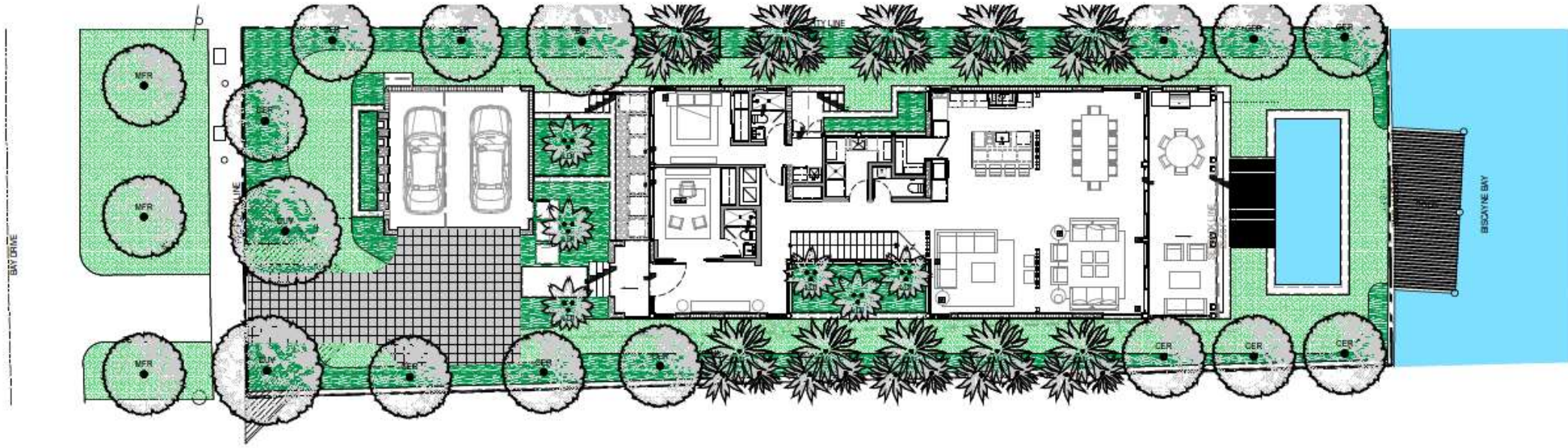
- 1 DARK BRONZE STANDING SEAM METAL ROOF
- 2 CUMARU WOOD FASCA BOARD (STAINED) W/ COPPER METAL DRIP EDGE
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- 16 ALUMINUM VEHICULAR SWING GATE AND FENCE WITH DARK BRONZE ANODIZED FINISH
- 17 LUZZO ECO WOOD T&G CEILING OR EQUIVALENT



1 LOT 11 - EAST ELEVATION (PARTIAL)

A1.0/AS.3A 3/32" = 1'-0"

- 1 DARK BRONZE STANDING SEAM METAL ROOF
- 2 CUMARU WOOD FASCA BOARD (STAINED) W/ COPPER METAL DRIP EDGE
- 3 SMOOTH STUCCO FINISH, CALCEM LIME-BASED PAINT
- 4 ALUMINUM BRISE-SOLEL SYSTEM, DARK BRONZE ANODIZED ALUMINUM
- 5 CORALINA PALLADIUM STONE FINISH
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- 7 ALUMINUM SCREEN WITH DARK BRONZE ANODIZED FINISH
- 8 ALUMINUM SLIDING GLASS DOOR, DARK BRONZE ANODIZED FINISH, CLEAR IMPACT GLAZING
- 9 ALUMINUM FIXED WINDOW, DARK BRONZE FINISH, CLEAR IMPACT GLAZING
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- 14 CONCRETE COLUMN W/ STONE FINISH
- 15 ALUMINUM GARAGE DOOR WITH CUMARU T&G CLADDING
- 16 ALUMINUM VEHICULAR SWING GATE AND FENCE WITH DARK BRONZE ANODIZED FINISH
- 17 LUZZO ECO WOOD T&G CEILING OR EQUIVALENT

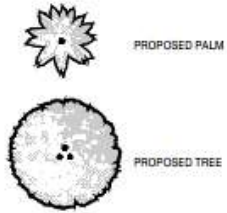


**LOT 11 GARDEN**  
 1100 BAY DRIVE | MIAMI BEACH, FLORIDA 33134

**PLANTING SCHEDULE**

ABB.	QUANTITY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
<b>TREES</b>				
CUV	2	COCCOLOBA UVIFERA	SEAGRAPE	MULTI-LEADER 16 FT. HT.
MFR	3	MYRCIANTHES FRAGRANS	SIMPSON'S STOPPER	4 IN. DBH. 16 FT. OA. HT.
BSI	1	BURSERIA SIMARUBA	GUMBO LIMBO	4 IN. DBH. 16 FT. OA. HT.
CER	12	CONOCARPUS ERECTUS	GREEN BUTTONWOOD	4 IN. DBH. 16 FT. OA. HT.
<b>PALMS</b>				
CMI	10	CARYOTA MITIS	FISHTAIL PALM	FG. CLUMP. 16 FT. OA. HT.
LDI	6	LMISTONA DECORA	RIBBON FAN PALM	FG. 16 FT. OA. HT. SINGLE

**PLANTING LEGEND**

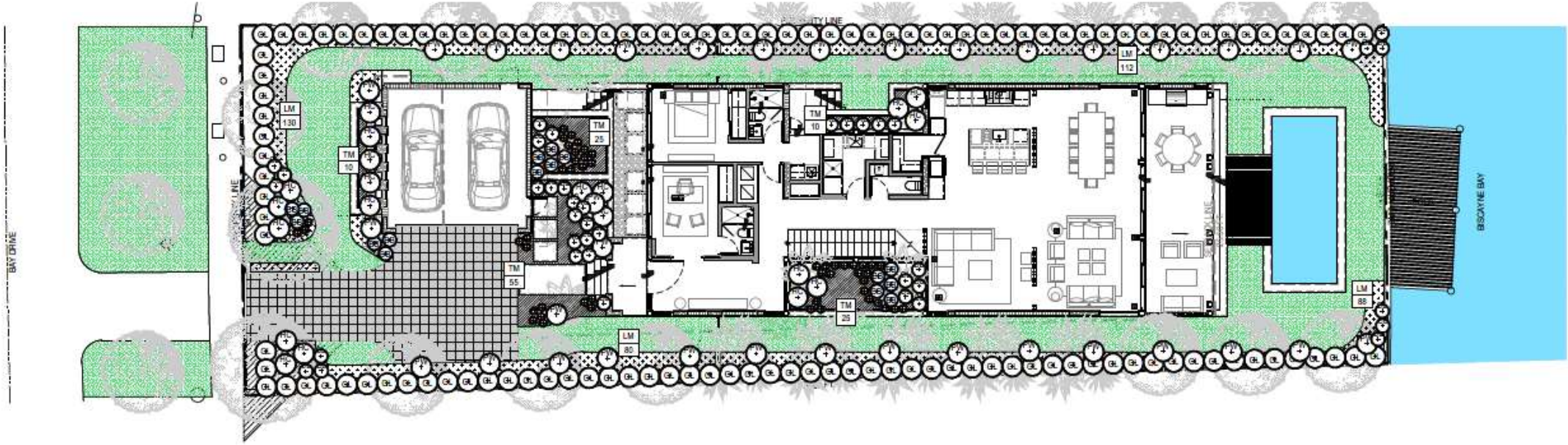


SEAL IS TYLER NIELSEN - LA667007



**TREE & PALM PLANTING PLAN**

DATE	ISSUE
05.17.2023	25% CD
06.21.2023	50% CD
07.18.2023	75% CD
01.25.2024	75% CD

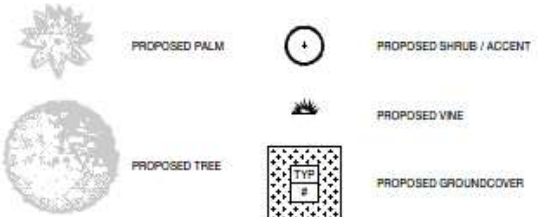


**LOT 11 GARDEN**  
 1100 BAY DRIVE | MIAMI BEACH, FLORIDA 33141

**PLANTING SCHEDULE**

UNDERSTORY TREES & SHRUBS			
GL	124	GYMNANTHES LUCIDA	CRABWOOD 25 GAL. 6 FT. HT.
CL	27	CROTON LINEARIS	PINELAND CROTON 7 GAL.
HC	20	HEDYCHUM CORONARIUM	WHITE GINGER LILY 7 GAL.
CZ	50	CALATHEA ZEBRINA	ZEBRA PLANT 3 GAL.
PW	35	PHILODENDRON WILSONII	SAME 7 GAL.
BB	16	ANTHURIUM BIG RED BIRD	BIRDS NEST ANTHURIUM 7 GAL.
RE	5	RHAPIS EXCELSA	LADY PALM 7 GAL.
NC	6	NEOMARICA GAERULEA 'REGINA'	IRIS GIANT APOSTOLE 3 GAL.
GROUNDCOVERS			
TM	125	TRADESCANTIA MICROFOLIA	ARGENTINE IVY 3 GAL. 18 IN. O.C.
LM	410	LIRIOPE MUSCARI	LILYTURF 3 GAL. 18 IN. O.C.
MISC.			

**PLANTING LEGEND**



SEAL (S TYLER NIELSEN - LA6687007)



07.28.2025

**UNDERSTORY PLANTING PLAN - GROUND LEVEL**

DATE	ISSUE
06.17.2023	25% CD
06.21.2023	50% CD
07.19.2023	75% CD
01.25.2024	75% CD
02.28.2024	100% CD
01.12.2025	COORDINATION
07.09.2025	DRS SUBMITTAL

**Lot 10**







1 LOT 10 - STREET VIEW  
P.O.P.L.O

M.T.S.

Digitally signed by  
@onn@cmadsi.com  
Date: 2025.07.11

FINAL SUBMITTAL 09/11/25



1 LOT 10 - FRONT VIEW

P2.0/P2.0

N.T.S.

Digitally signed by  
conn@cmadsi.com

FINAL SUBMITTAL 09.11.24

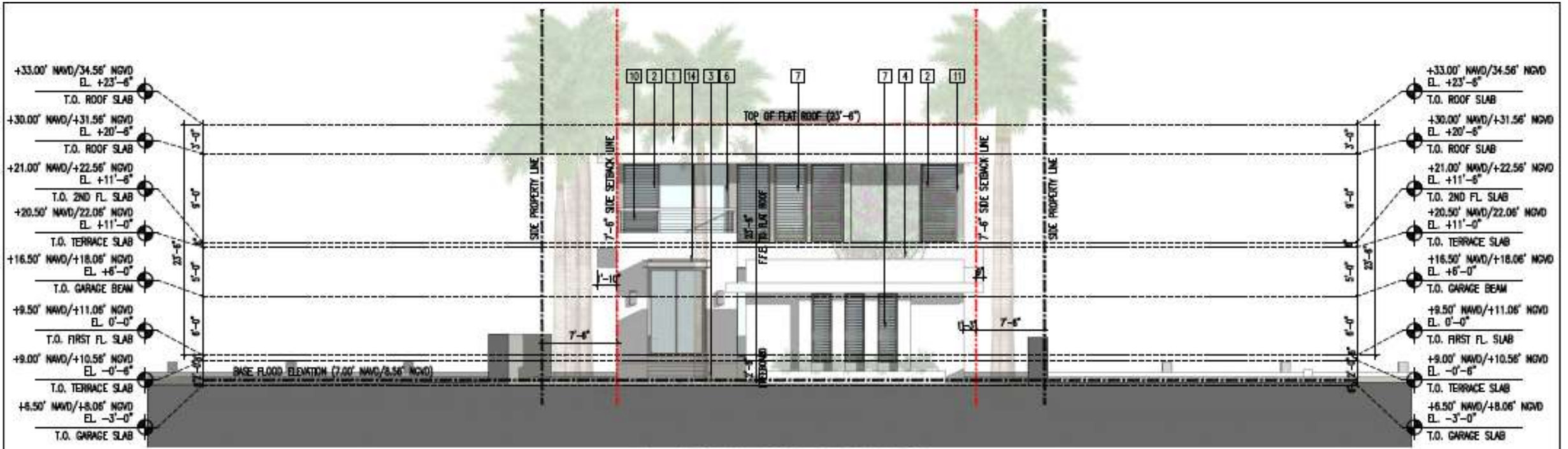


1 LOT 10 - REAR VIEW  
P.S.O/P.S.O

N.T.S.

Digitally signed by  
sonn@cmadsi.com  
Date: 2025.07.11

IB FINAL SUBMITTAL 09.11.25



# 1 LOT 10 - NORTH ELEVATION

A1.0/A5.0

3/32" = 1'-0"



- |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>1 SMOOTH STUCCO FINISH, CALCEM LIME-BASED PAINT</li> <li>2 ALUMINUM BRISE-SOLEIL SYSTEM, DARK BRONZE ANODIZED ALUMINUM</li> <li>3 CORALINA PALLADIUM STONE BRUSHED FINISH</li> <li>4 CONCRETE EYEBROW, SMOOTH STUCCO FINISH</li> <li>5 ALUMINUM SCREEN, DARK BRONZE ANODIZED ALUMINUM</li> <li>6 ALUMINUM SLIDING GLASS DOOR, DARK BRONZE ANODIZED FINISH, CLEAR IMPACT GLAZING</li> <li>7 ALUMINUM FIXED WINDOW, DARK BRONZE FINISH, CLEAR IMPACT GLAZING</li> </ul> | <ul style="list-style-type: none"> <li>8 ALUMINUM DOOR, DARK BRONZE FINISH CLEAR IMPACT GLAZING</li> <li>9 ALUMINUM DOOR, DARK BRONZE FINISH</li> <li>10 DARK BRONZE ANODIZED ALUMINUM RAILING W/ STAINLESS STEEL POST-TENSIONED WIRE, TYP.</li> <li>11 STEEL COLUMN W/ DARK BRONZE FINISH</li> <li>12 CONCRETE COLUMN W/ STONE FINISH</li> <li>13 STEEL COLUMN W/ CUMARU FINISH</li> <li>14 ENTRY CANOPY- DARK BRONZE ALUMINUM</li> <li>15 ALUMINUM GARAGE DOOR WITH CUMARU T&amp;G CLADDING</li> <li>16 DARK BRONZE ANODIZED ALUMINUM FINISH VEHICULAR SWING GATE &amp; FENCE</li> </ul> |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|



+33.00' NAVD/34.56' NGVD  
EL. +23'-6"  
T.O. ROOF SLAB

+30.00' NAVD/+31.56' NGVD  
EL. +20'-6"  
T.O. ROOF SLAB

+21.00' NAVD/+22.56' NGVD  
EL. +11'-6"  
T.O. 2ND FL. SLAB

+20.50' NAVD/22.06' NGVD  
EL. +11'-0"  
T.O. TERRACE SLAB

+16.50' NAVD/+18.06' NGVD  
EL. +6'-0"  
T.O. GARAGE BEAM

+9.50' NAVD/+11.06' NGVD  
EL. 0'-0"  
T.O. FIRST FL. SLAB

+9.00' NAVD/+10.56' NGVD  
EL. -0'-6"  
T.O. TERRACE SLAB

+6.50' NAVD/+8.06' NGVD  
EL. -3'-0"  
T.O. GARAGE SLAB

+33.00' NAVD/34.56' NGVD  
EL. +23'-6"  
T.O. ROOF SLAB

+30.00' NAVD/+31.56' NGVD  
EL. +20'-6"  
T.O. ROOF SLAB

+21.00' NAVD/+22.56' NGVD  
EL. +11'-6"  
T.O. 2ND FL. SLAB

+20.50' NAVD/22.06' NGVD  
EL. +11'-0"  
T.O. TERRACE SLAB

+16.50' NAVD/+18.06' NGVD  
EL. +6'-0"  
T.O. GARAGE BEAM

+9.50' NAVD/+11.06' NGVD  
EL. 0'-0"  
T.O. FIRST FL. SLAB

+9.00' NAVD/+10.56' NGVD  
EL. -0'-6"  
T.O. TERRACE SLAB

+6.50' NAVD/+8.06' NGVD  
EL. -3'-0"  
T.O. GARAGE SLAB

BASE FLOOD ELEVATION (7.00' NAVD/8.56' NGVD)

1 LOT 10 - SOUTH ELEVATION

AT 0 JAS. 1

3/32" = 1'-0"



- 1 SMOOTH STUCCO FINISH, CALCEM LIME-BASED PAINT
- 2 ALUMINUM BRISE-SOLEIL SYSTEM, DARK BRONZE ANODIZED ALUMINUM
- 3 CORALINA PALLADIUM STONE BRUSHED FINISH
- 4 CONCRETE EYEBROW, SMOOTH STUCCO FINISH
- 5 ALUMINUM SCREEN, DARK BRONZE ANODIZED ALUMINUM
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- 9 ALUMINUM DOOR, DARK BRONZE FINISH
- 10 DARK BRONZE ANODIZED ALUMINUM RAILING W/ STAINLESS STEEL POST-TENSIONED WIRE, TYP.
- 11 STEEL COLUMN W/ DARK BRONZE FINISH
- 12 CONCRETE COLUMN W/ STONE FINISH
- 13 STEEL COLUMN W/ CUMARU FINISH
- 14 ENTRY CANOPY- DARK BRONZE ALUMINUM
- 15 ALUMINUM GARAGE DOOR WITH CUMARU T&G CLADDING
- 16 DARK BRONZE ANODIZED ALUMINUM FINISH VEHICULAR SWING GATE & FENCE





1 LOT 10 - WEST ELEVATION (PARTIAL)

AT.01A5.2A

3/32" = 1'-0"

- 1 SMOOTH STUCCO FINISH, CALCEM LIME-BASED PAINT
- 2 ALUMINUM BRISE-SOLEIL SYSTEM, DARK BRONZE ANODIZED ALUMINUM
- 3 CORALINA PALLADIUM STONE BRUSHED FINISH
- 4 CONCRETE EYEBROW, SMOOTH STUCCO FINISH
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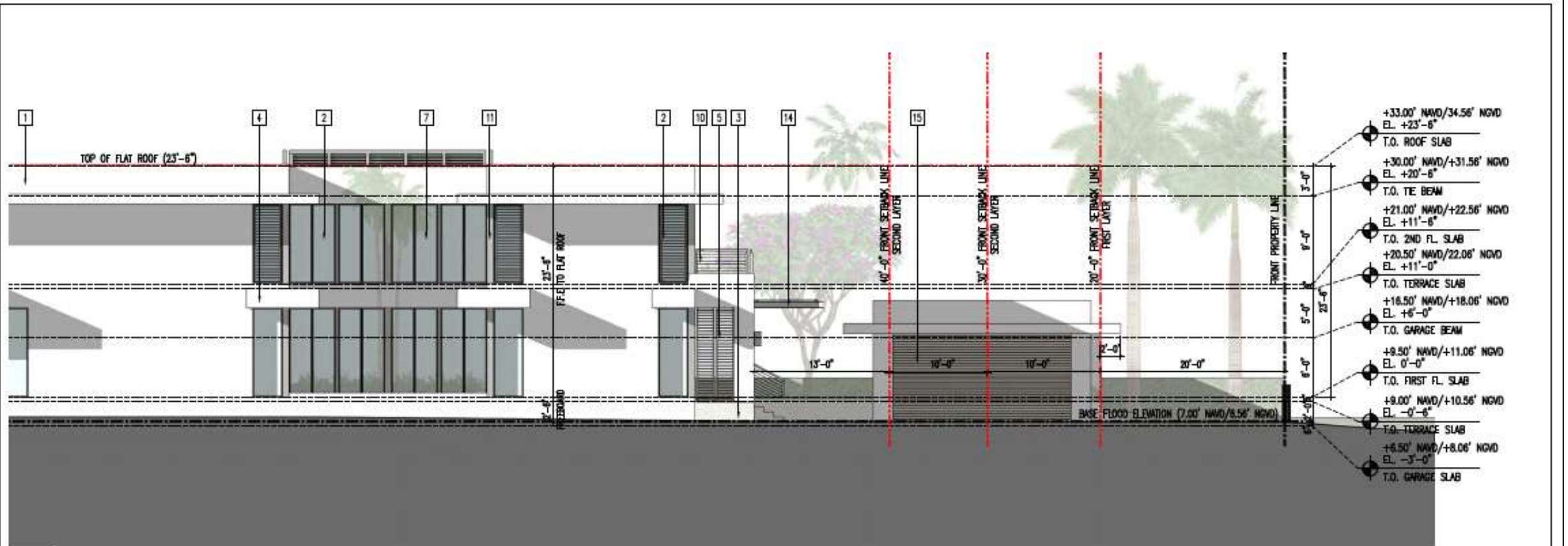


1 LOT 10 - EAST ELEVATION (PARTIAL)

AT.D\A5.3

3/32" = 1"

- 1 SMOOTH STUCCO FINISH, CALCEM LIME-BASED PAINT
- 2 ALUMINUM BRISE-SOLEIL SYSTEM, DARK BRONZE ANODIZED ALUMINUM
- 3 CORALINA PALLADIUM STONE BRUSHED FINISH
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- 15 ALUMINUM GARAGE DOOR WITH CUMARU T&G CLADDING
- 16 DARK BRONZE ANODIZED ALUMINUM FINISH VEHICULAR SWING GATE & FENCE



1 4 2 5 9 10 11 14 16 3 12 6 7 8 13 15

# 1 LOT 10 - EAST ELEVATION (PARTIAL)

AT.0 | AS.3A

3/32" = 1'-0"

- 1 SMOOTH STUCCO FINISH, CALCEM LIME-BASED PAINT
- 2 ALUMINUM BRISE-SOLEIL SYSTEM, DARK BRONZE ANODIZED ALUMINUM
- 3 CORALINA PALLADIUM STONE BRUSHED FINISH
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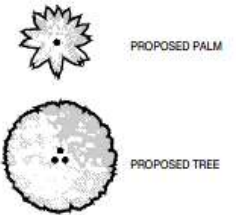
**NIELSEN**  
 landscape architects  
 1447 cypress drive, 2  
 Jupiter, FL 33469  
 561.802.9414  
 www.nielsenlandarch.com

**LOT 10 GARDEN**  
 1700 BAY DRIVE | MIAMI BEACH, FL 33134

**PLANTING SCHEDULE**

ABR.	QUANTITY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
<b>TREES</b>				
CUV	2	COCCOLOBA UVIFERA	SEAGRAPE	MULTI-LEADER 16 FT. HT. OA
MFR	3	MYRCIANTHES FRAGRANS	SIMPSON'S STOPPER	4 IN. DBH. 16 FT. OA. HT.
BSI	1	BURSERIA SIMARUBA	GUMBO LIMBO	4 IN. DBH. 16 FT. OA. HT.
CER	12	CONOCARPUS ERECTUS	GREEN BUTTWOOD	4 IN. DBH. 16 FT. OA. HT.
<b>PALMS</b>				
CMI	10	CARYOTA MITIS	FISHTAIL PALM	FG. CLUMP. 16 FT. OA. HT
LDI	6	LIVISTONA DECORA	RIBBON FAN PALM	FG. 16 FT. OA. HT. SINGLE

**PLANTING LEGEND**



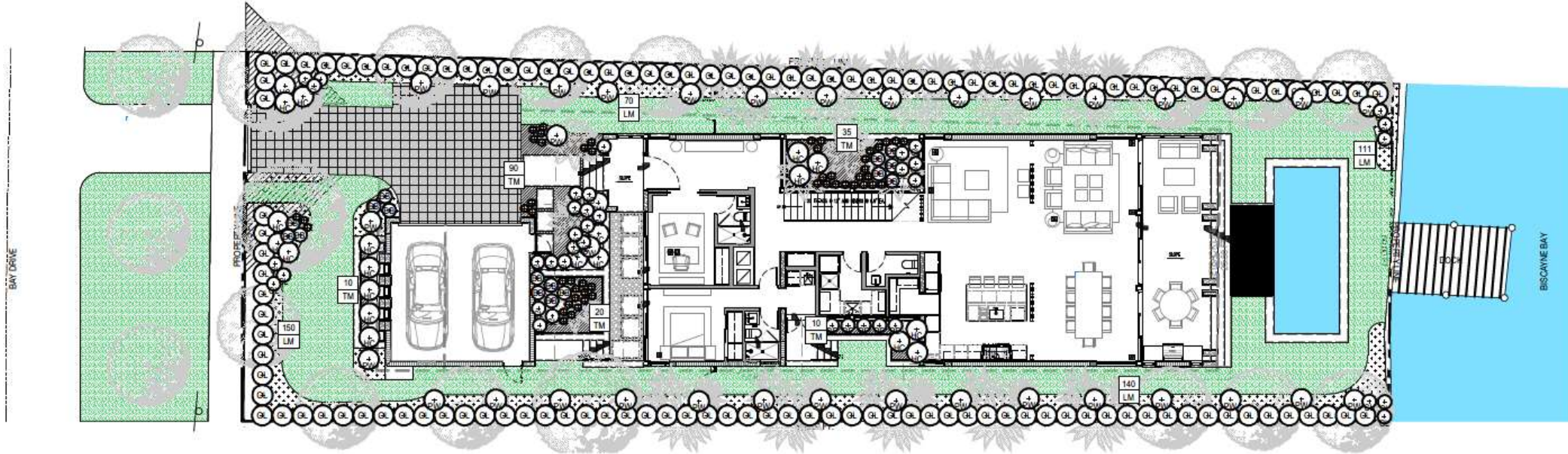
SEAL (S TYLER NIELSEN - LA0667067)



**TREE & PALM PLANTING PLAN**

DATE	ISSUE
05.17.2023	25% CD
06.21.2023	50% CD
07.19.2023	75% CD
01.25.2024	75% CD
02.28.2024	100% CD
01.13.2025	COORDINATION
07.09.2025	DRB SUBMITTAL

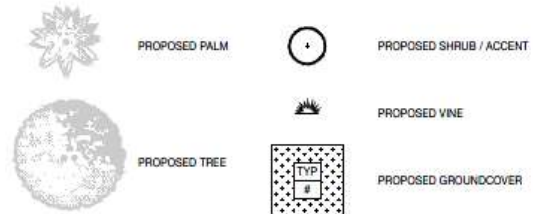
**LOT 10 GARDEN**  
1000 BAY DRIVE | MARA BEACH, FLORIDA 33414



**PLANTING SCHEDULE**

UNDERSTORY TREES & SHRUBS				
GL	124	GYMNANTHES LUCIDA	CRABWOOD	25 GAL. 6 FT. HT.
CL	27	CROTON LINEARIS	PINELAND CROTON	7 GAL.
HC	20	HEDYCHUM CORONARIUM	WHITE GINGER LILY	7 GAL.
CZ	50	CALATHEA ZEBRINA	ZEBRA PLANT	3 GAL.
PW	35	PHILODENDRON WILSONII	SAME	7 GAL.
BB	16	ANTHURIUM BIG RED BIRD	BIRDS NEST ANTHURIUM	7 GAL.
RE	5	RHAPIS EXCELSA	LADY PALM	7 GAL.
NC	6	NEOMARICA CAERULEA 'REGINA'	IRIS GIANT APOSTOLE	3 GAL.
GROUNDCOVERS				
TM	120	TRADESCANTIA MICROFOLIA	ARGENTINE IVY	3 GAL. 18 IN. O.C.
LM	470	LIRIOPE MUSCARI	LILYTURF	3 GAL. 18 IN. O.C.

**PLANTING LEGEND**



SEAL (S TYLER NIELSEN - LA6627067)



07.09.2025

**UNDERSTORY PLANTING PLAN**

DATE	ISSUE
05.17.2023	25% CD
06.21.2023	50% CD
07.19.2023	75% CD
01.25.2024	75% CD
02.28.2024	100% CD
01.13.2025	COORDINATION
07.09.2025	DRB SUBMITTAL

# Thank You

200 S. Biscayne Boulevard  
Suite 300, Miami, FL 33131

[www.brzoninglaw.com](http://www.brzoninglaw.com)

305.374.5300 office  
305.377.6222 fax  
[Info@brzoninglaw.com](mailto:Info@brzoninglaw.com)



BAY DRIVE REALTY (TYPE C)  
 1170 BAY DRIVE  
 MIAMI BEACH, FL 33141  
 NEIGHBORHOOD: BENTONVILLE

**CMA Design Studio, Inc.**  
 ARCHITECTURE PLANNING INTERIOR DESIGN  
 222 NE 13th Ave, Suite 108, Fort Lauderdale, FL 33304  
 T: 954.447.0300 F: 954.447.0300

JOB NO.	DATE	NO.	REVISION
10000000	10-01-20	01	
DATE	BY	NO.	REVISION
10-01-20		01	



BAY DRIVE REALTY (JVPE C)  
1175 BAY DRIVE  
MIAMI BEACH, FL 33141  
N010001010 - 0000000000

**CMA Design Studio, Inc.**  
ARCHITECTURE PLANNING INTERIOR DESIGN  
251 Westwood Lakeside Blvd. #101 Fort Lauderdale, Florida 33309-1700  
TEL: 754.344.0000 FAX: 754.344.0000

JOB NO. 2022  
NAME BY CMA/202208  
DATE 08-01-22  
DRAWN BY

NO. 1  
DATE



BAY DRIVE REALTY (TYPE C)  
120 BAY DRIVE,  
MIAMI BEACH, FL 33141

NETICORRE RENDERING

## CMA Design Studio, Inc.

ARCHITECTURE PLANNING INTERIOR DESIGN  
212 Southeast Avenue, Suite 101, Coral Gables, Florida 33134 T: 305.442.4200 F: 305.442.4219

JOB NO.	2013
DATE	08-07-13
STATUS	CONCEPT
NO.	01

NO.	
NO.	
NO.	
NO.	



BAY DRIVE REALTY (TYPE C)  
 1120 BAY DRIVE,  
 MIAMI BEACH, FL 33141  
 SECURITIES REGISTRATION

**CMA Design Studio, Inc.**  
 ARCHITECTURE PLANNING INTERIOR DESIGN  
 15111 International Center Suite 101 Coral Gables, Florida 33134 T: 305.441.0200 F: 305.441.0211

DATE PLOTTED	1/24/2024
DATE OF PLOT	12-10-23
DATE	12-10-23
DESCRIPTION	204

NO.	
REV.	