

A 3D architectural rendering of a lounge area. The room features a dark, textured ceiling with large, stylized palm fronds. The walls are dark with subtle patterns. In the center, there is a light-colored, curved wooden table surrounded by several tufted green armchairs and a sofa with colorful patterned cushions. Large, lush green plants are arranged in the background, creating a tropical atmosphere. The lighting is warm and focused on the seating area.

Harbour Club

DRB23-0940: Design Review for 1766 Bay Road

City of Miami Beach Design Review Board

September 5, 2023

Property: 1766 Bay Road



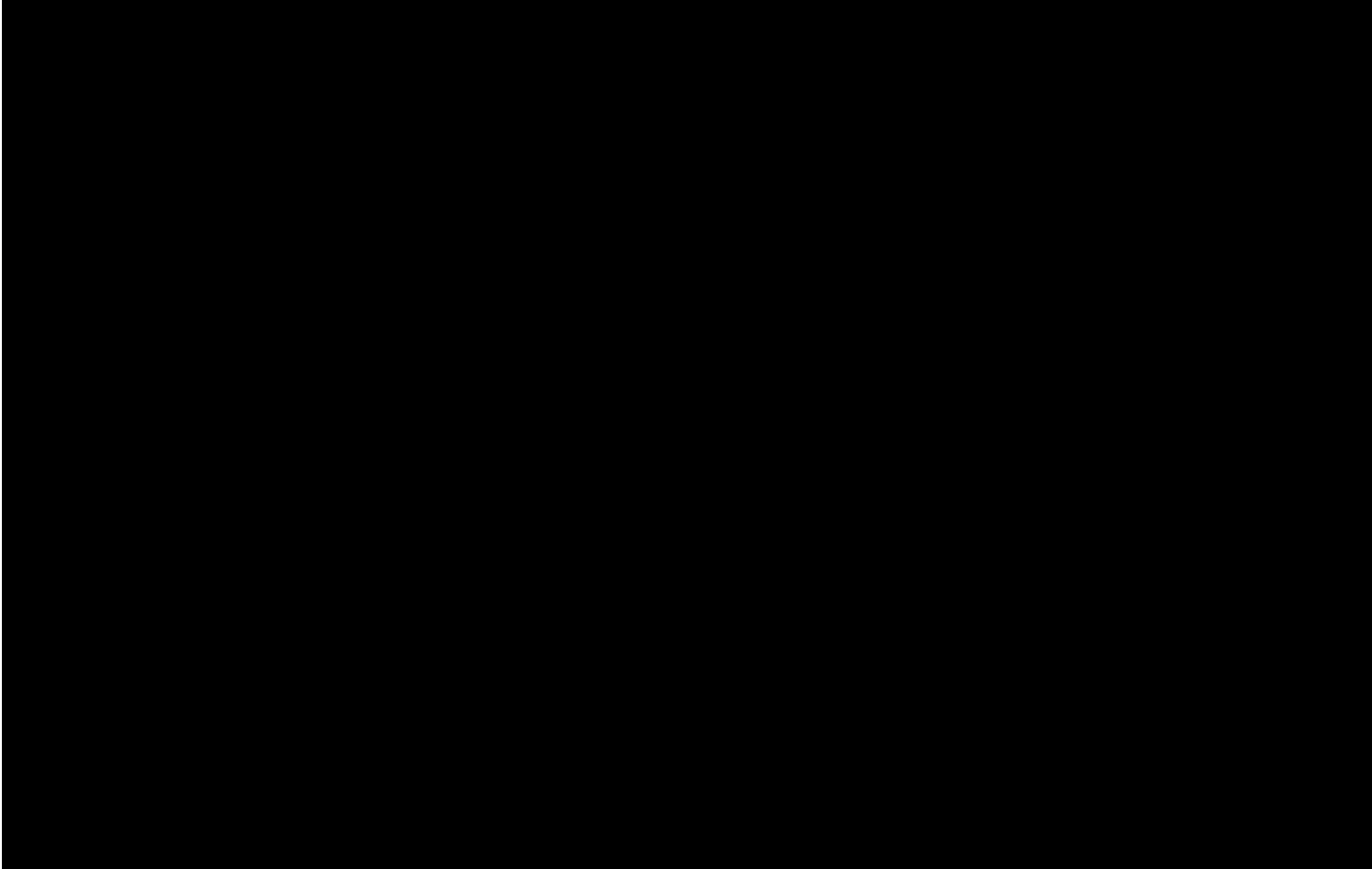
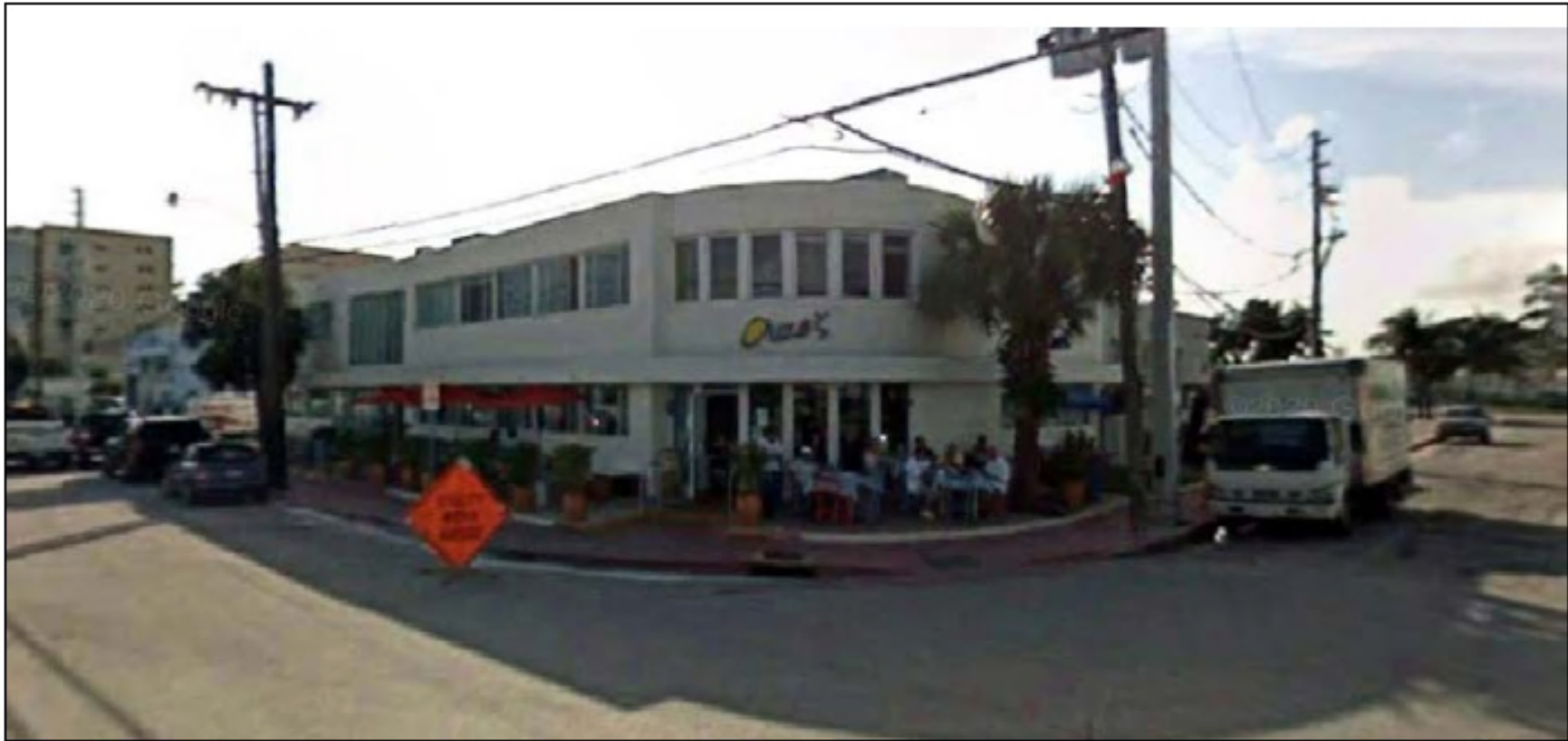
18th St. View



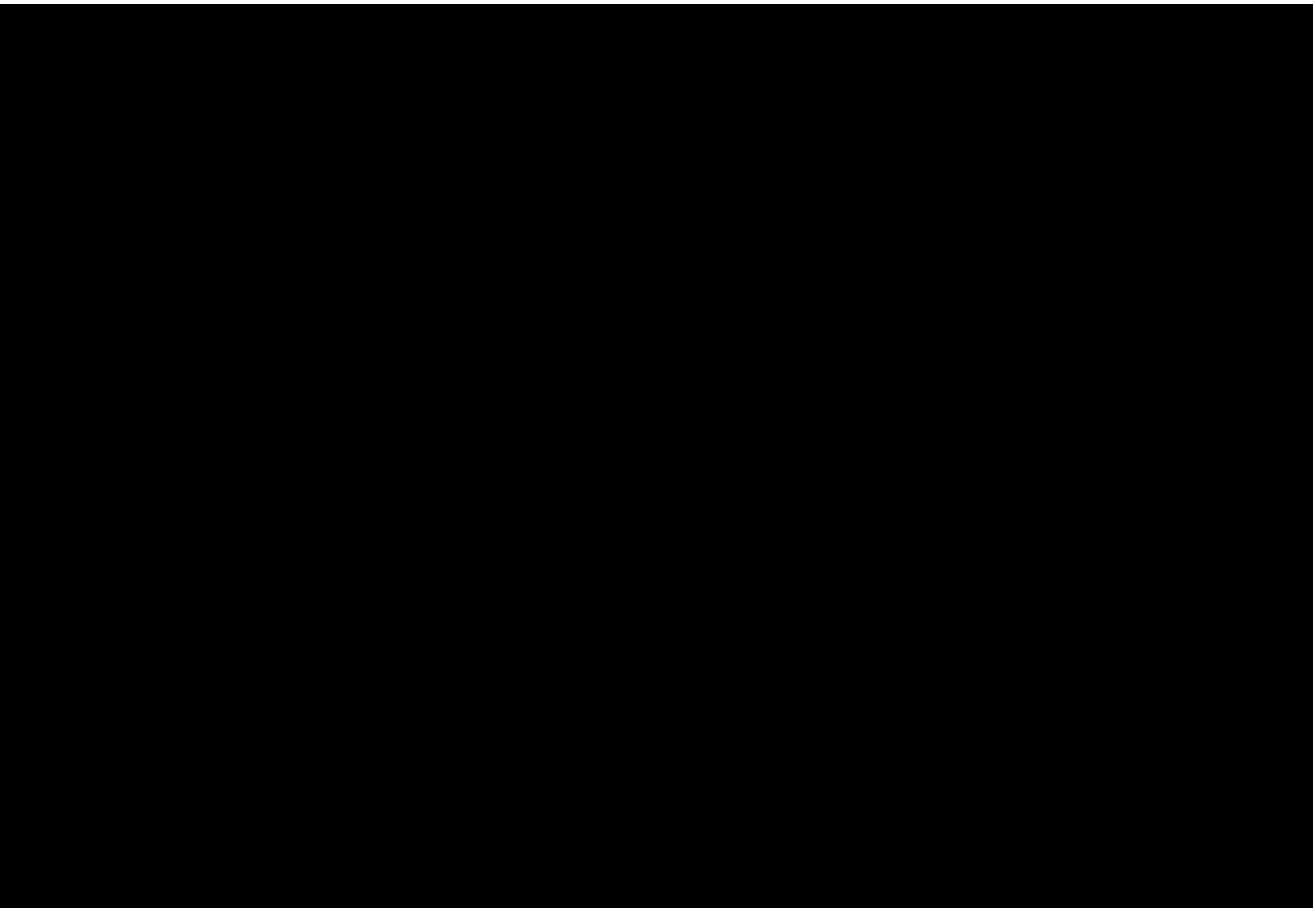
Bay Rd. View



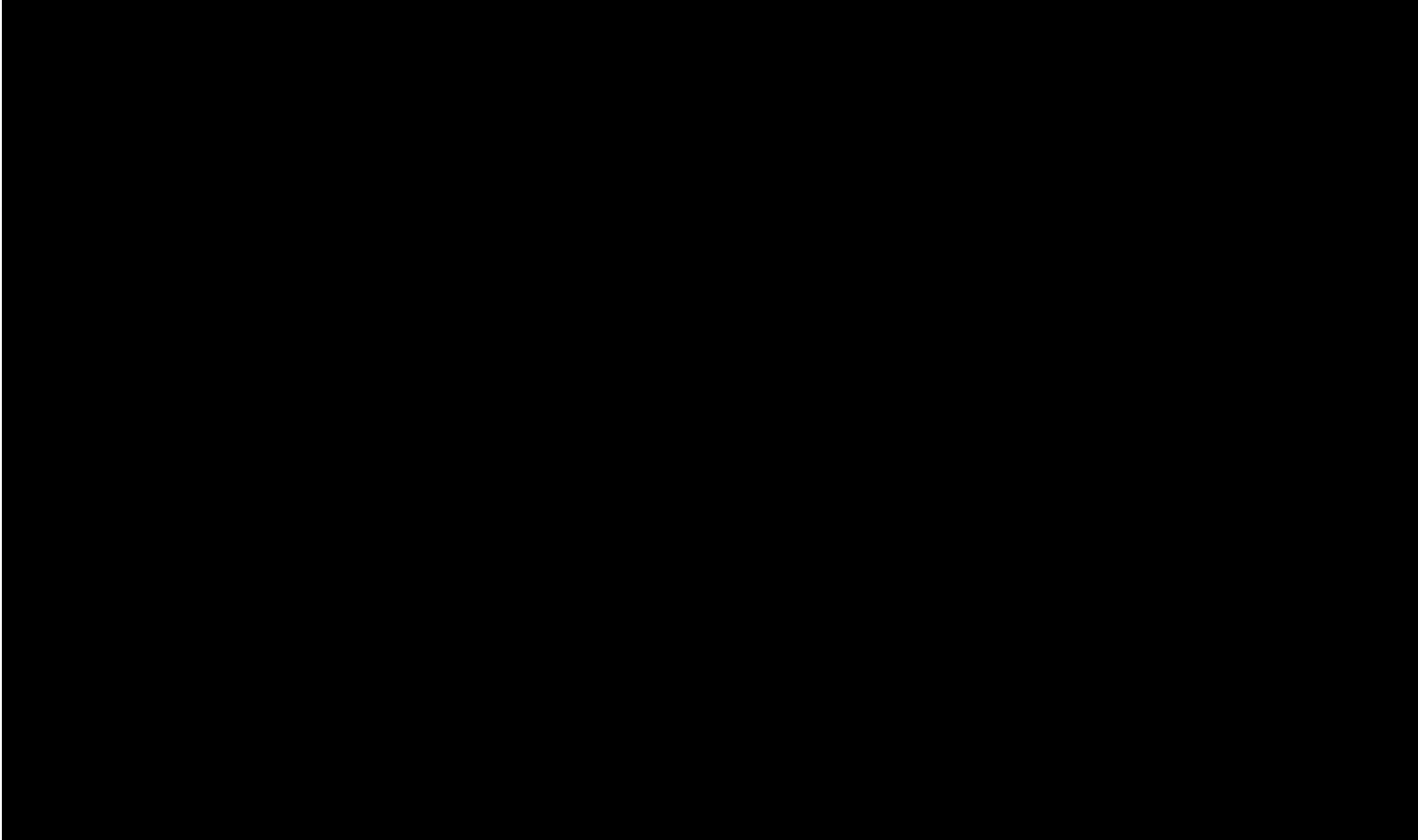
18th St. & Bay Rd.



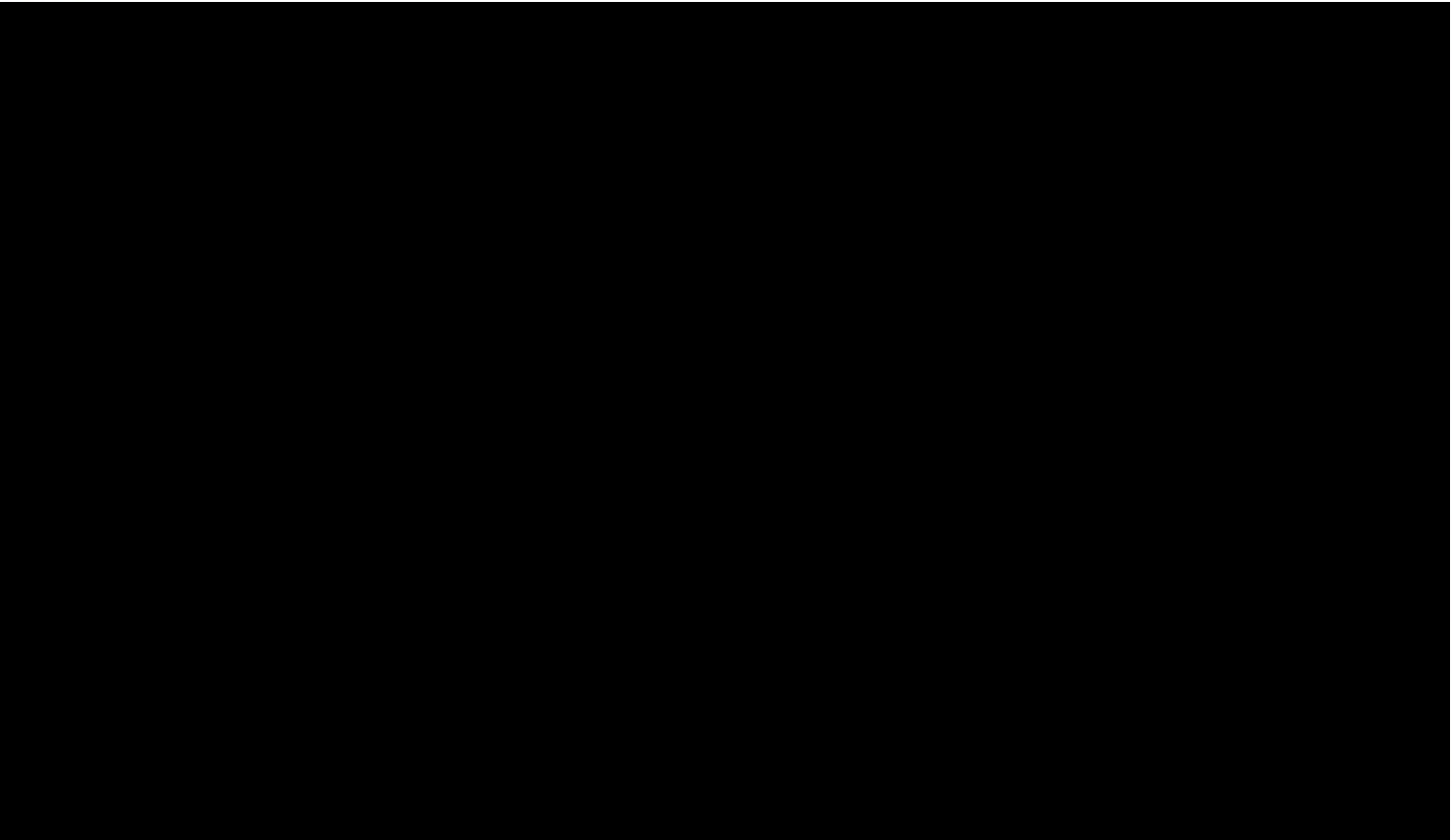
2007



2013



2015

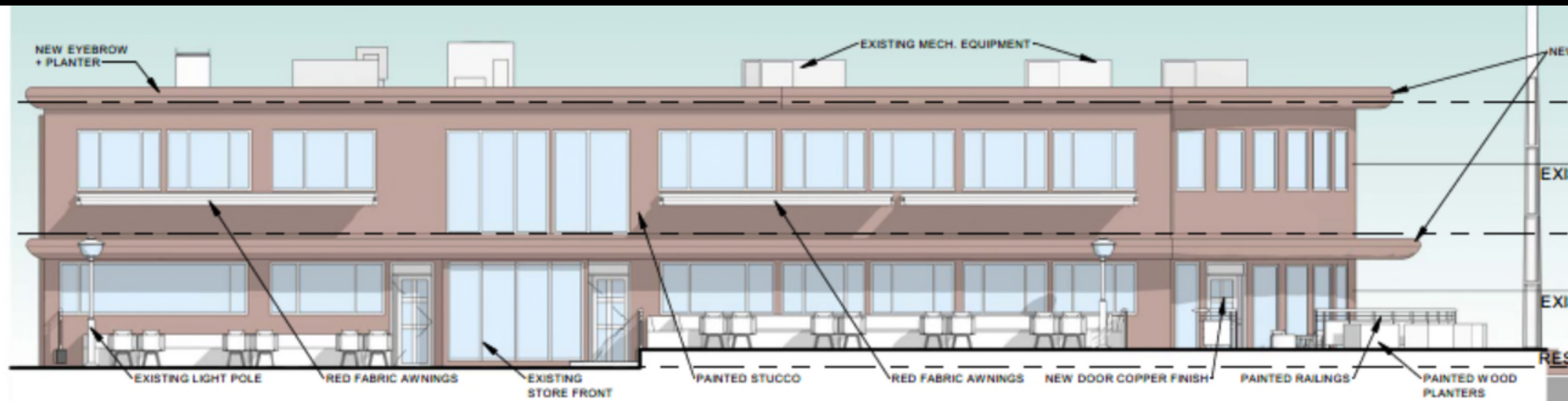


2017



2022





PAINTED RAILINGS



PAINTED WOOD PLANTERS



RED FABRIC AWNINGS



PAINTED STUCCO



COPPER FINISH

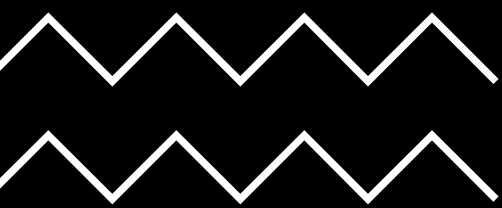
PROPOSED FACADE



EXISTING FACADE







Our Haus Bay Road LLC

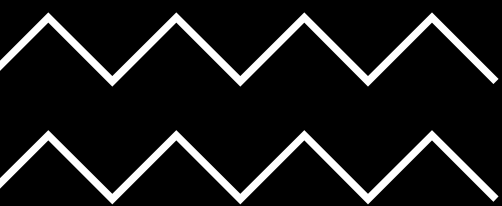
Principal **James Julius** is a hospitality leader with over 14 years of experience in the industry:

- Originally from London, James started his career working at the most exclusive hotels, restaurants and private member's clubs in England including the prestigious Dorchester Hotel, Alain Ducasse Restaurant, Scott's Mayfair, and Harry's.
- Relocated to NYC in 2017 after being headhunted by Major Food Group ("MFG") to help launch new projects.
- As part of his work with MFG, James led the team in opening the *ZZ's Members' Club* in the Miami Design District.





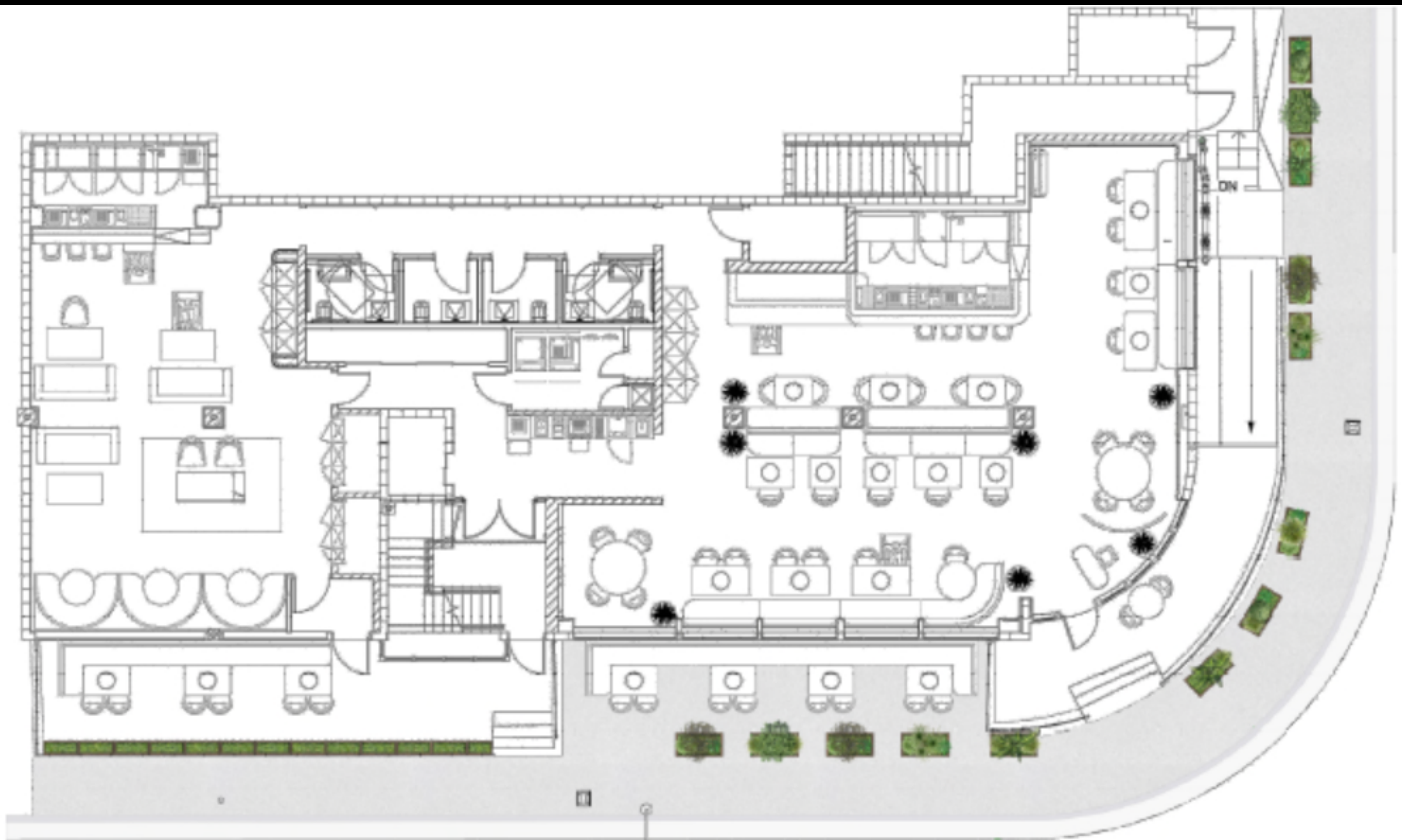


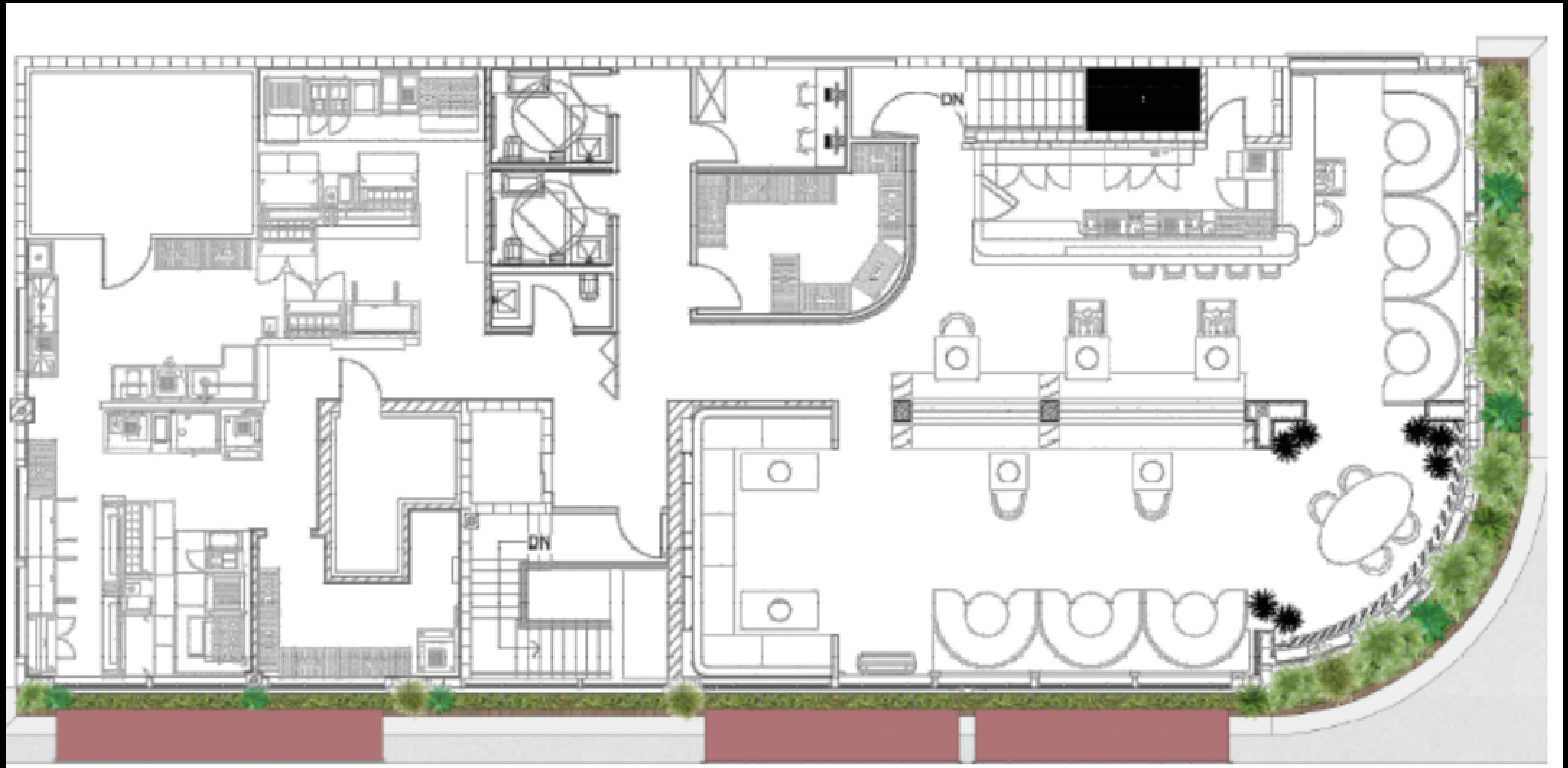


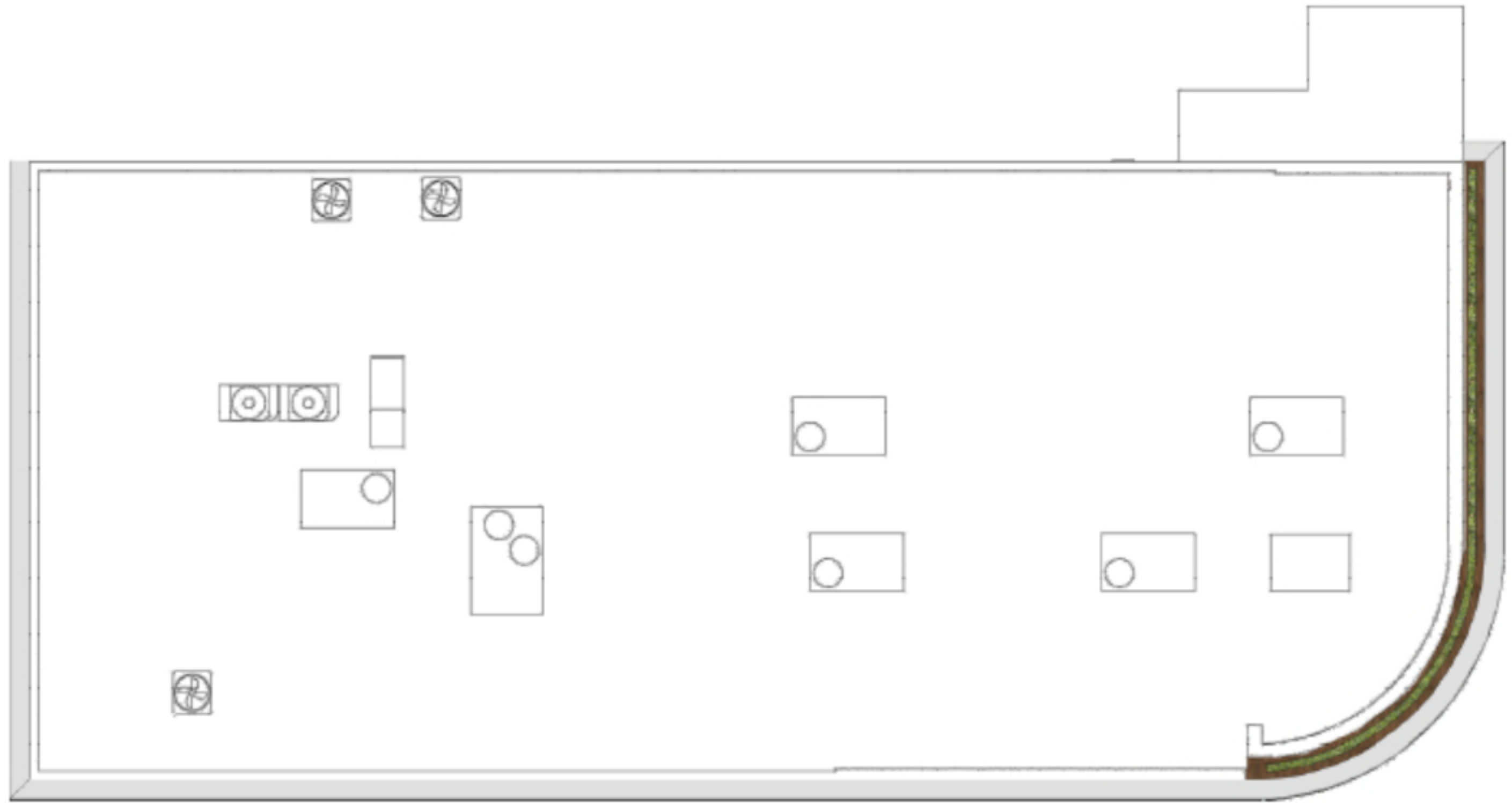
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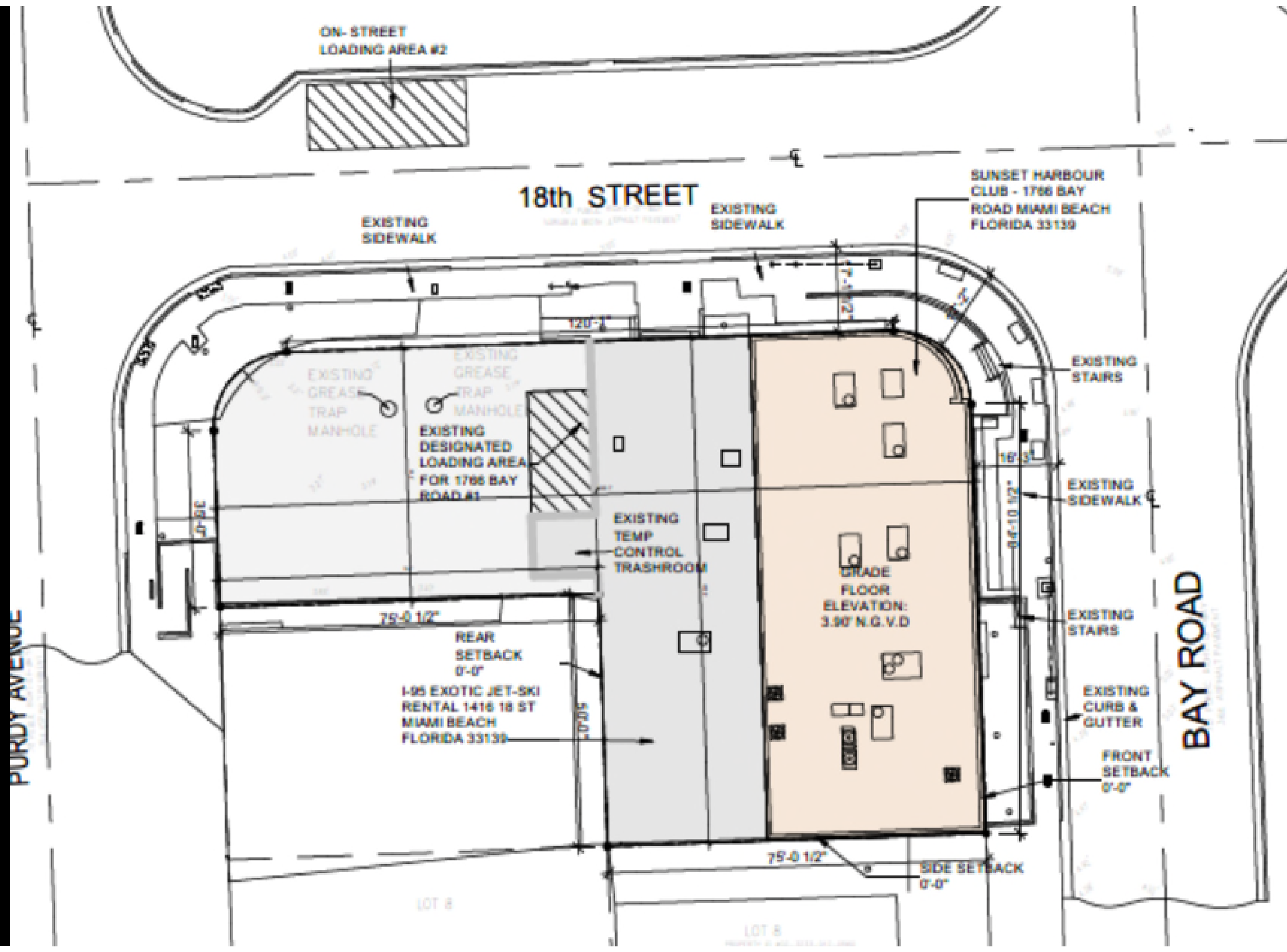
Please contact us with any questions or concerns:
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Cecilia Torres-Toledo, Esq. – cecilia.torres-toledo@akerman.com

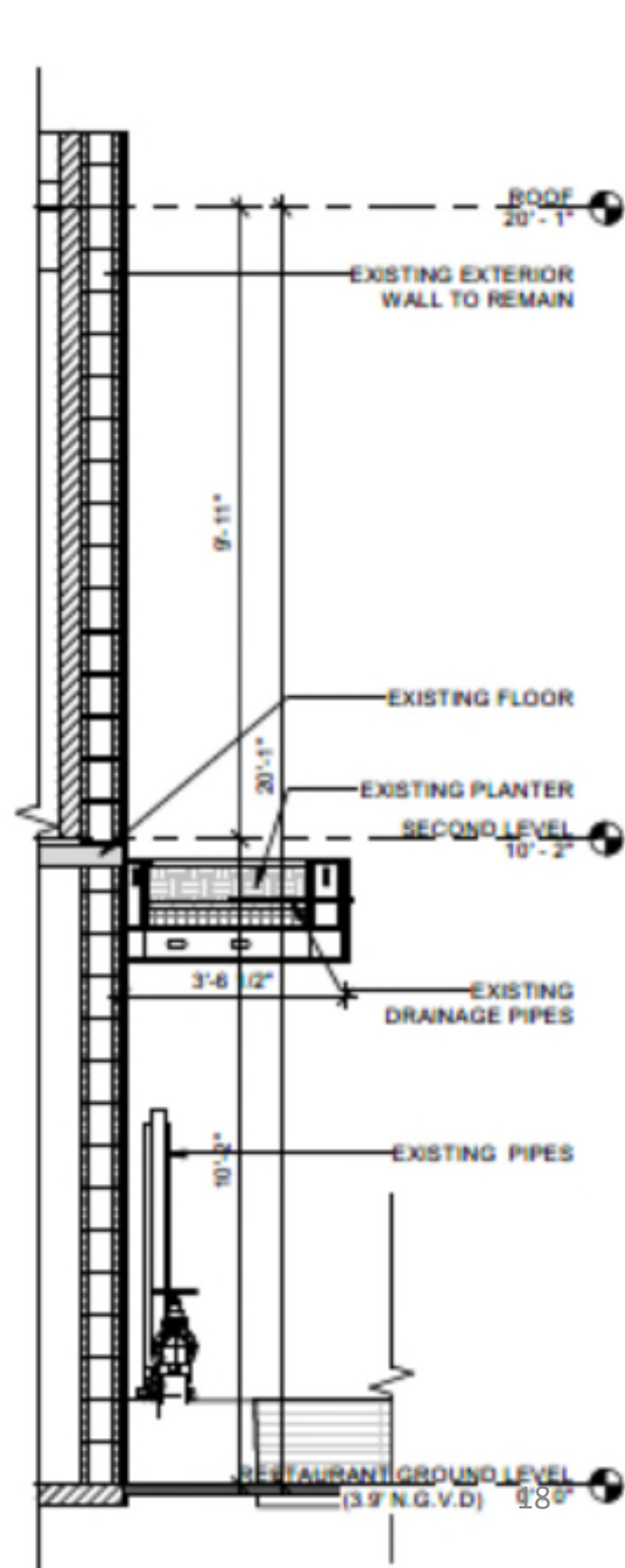
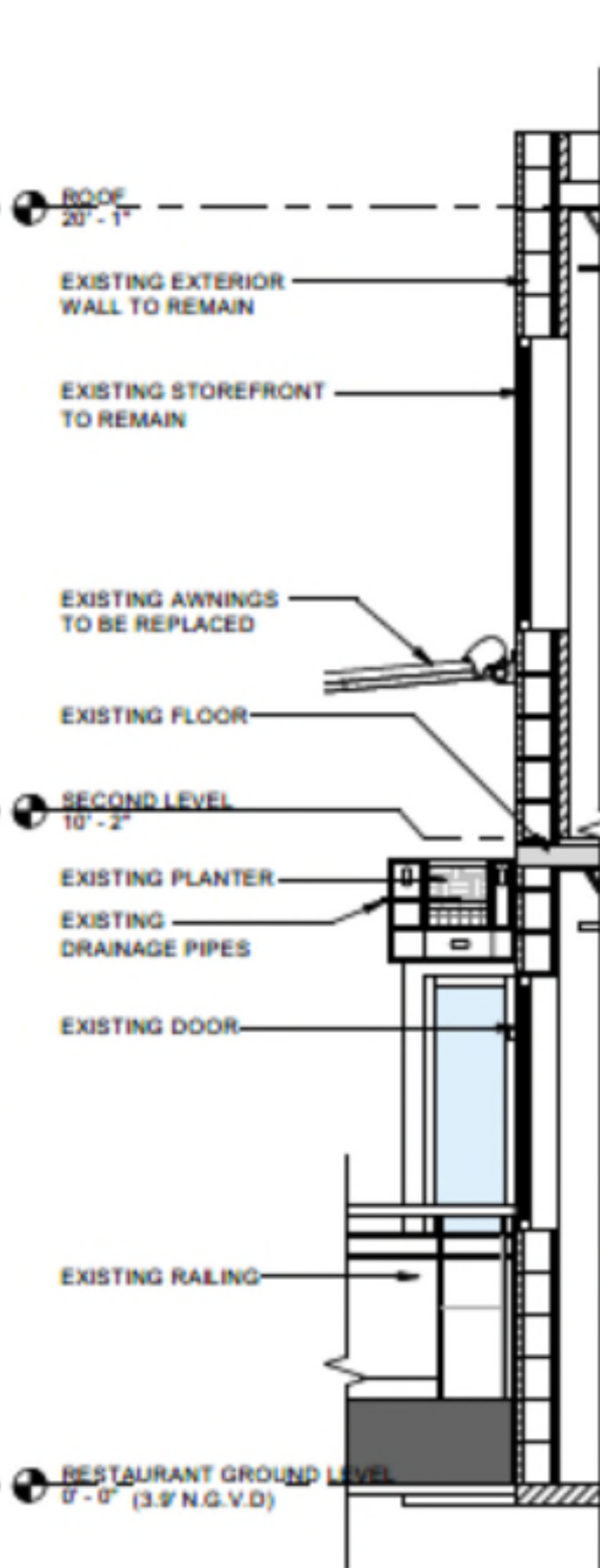
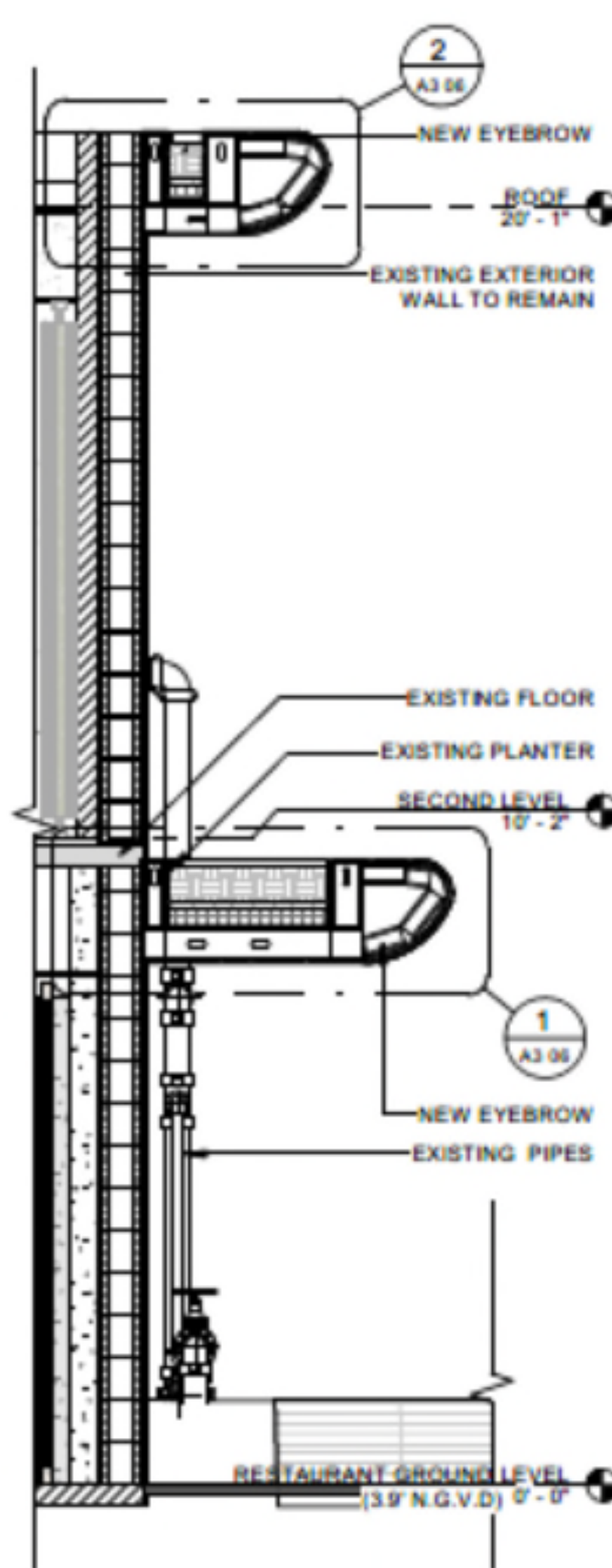
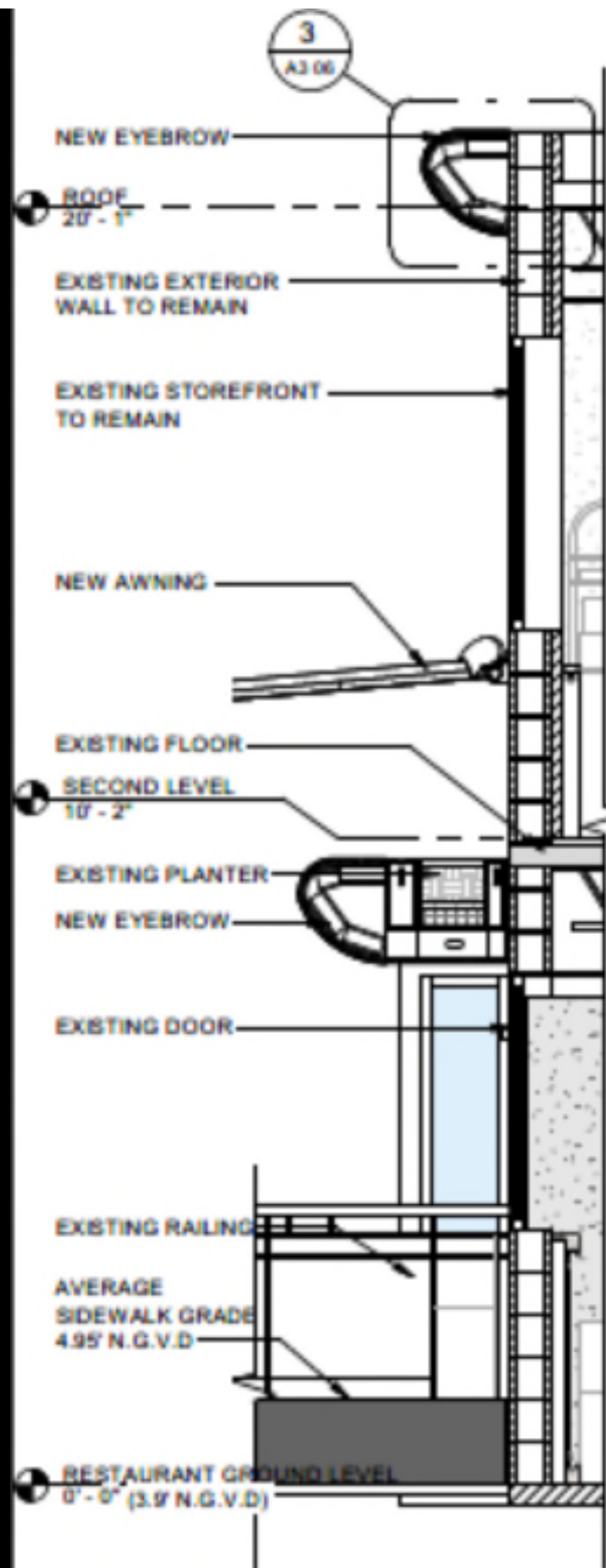






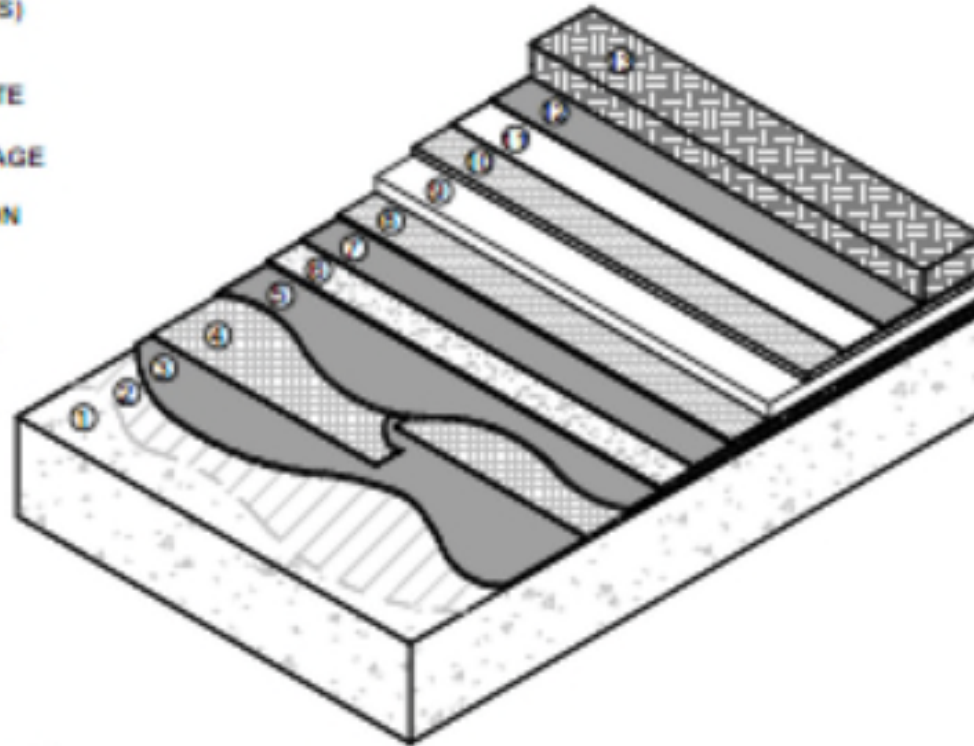






1. DECK/SUBSTRATE AS SPECIFIED
2. PRIMER (SEE NOTE #2)
3. HENRY 790-11/790-11EV (90 MILS)
4. POLYESTER FABRIC
5. HENRY 790-11/790-11EV (125 MILS)
6. MODIFIEDPLUS G100S/S
7. ROOT BARRIER
8. OPTIONAL DRAINAGE COMPOSITE
9. INSULATION
10. WATER RETENTION AND DRAINAGE COMPOSITE
11. OPTIONAL MOISTURE RETENTION FABRIC
12. FILTER FABRIC
13. GROWING MEDIA
14. VEGETATION (NOT SHOWN FOR CLARITY)

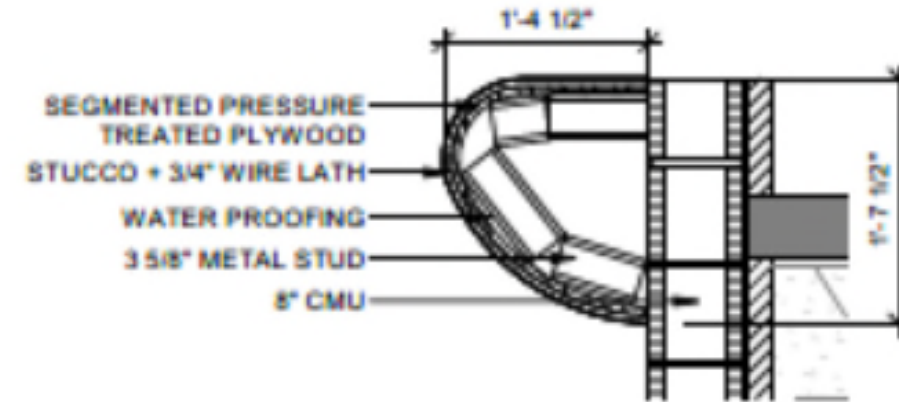
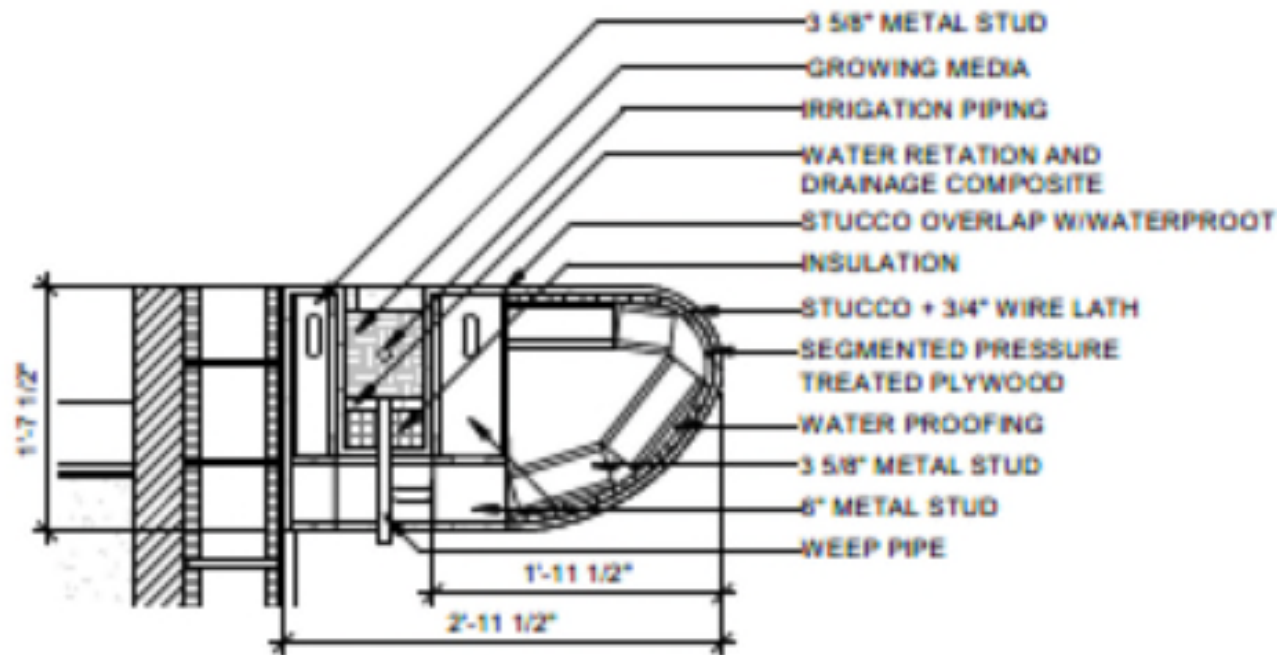
NOA 19-0828.03



4

GREEN ROOF PLANTER DETAIL

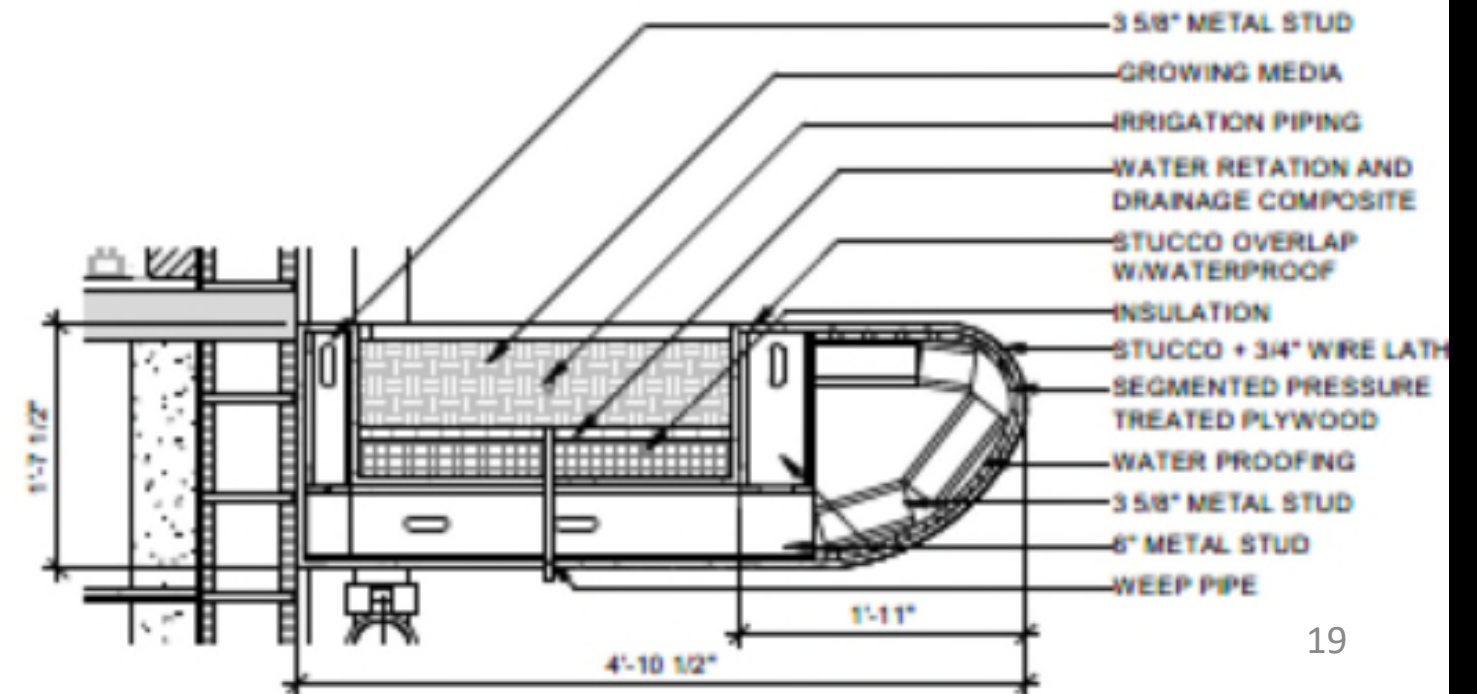
SCALE 3/4" = 1'-0"



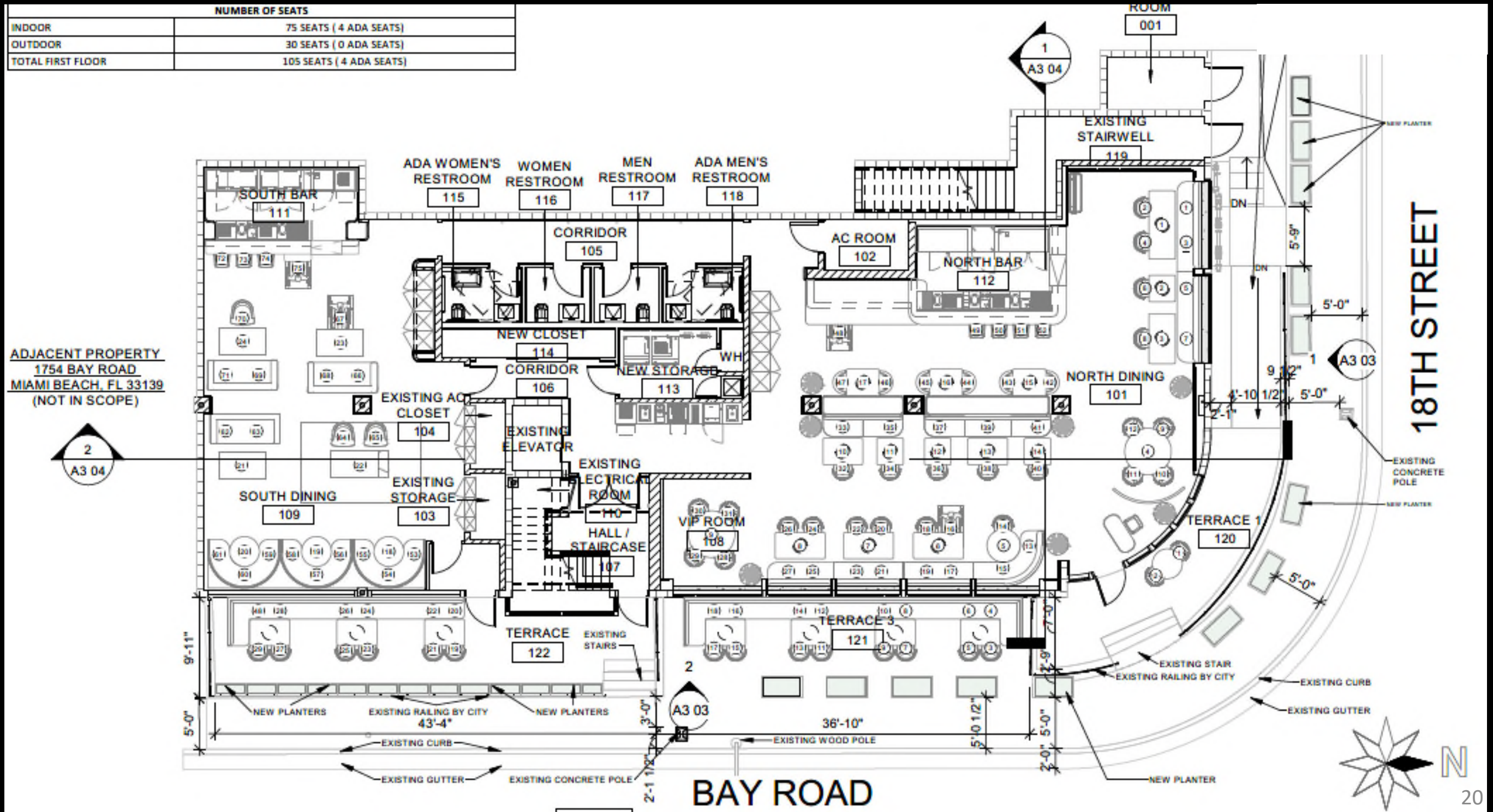
3

NEW EYEBROW DETAIL

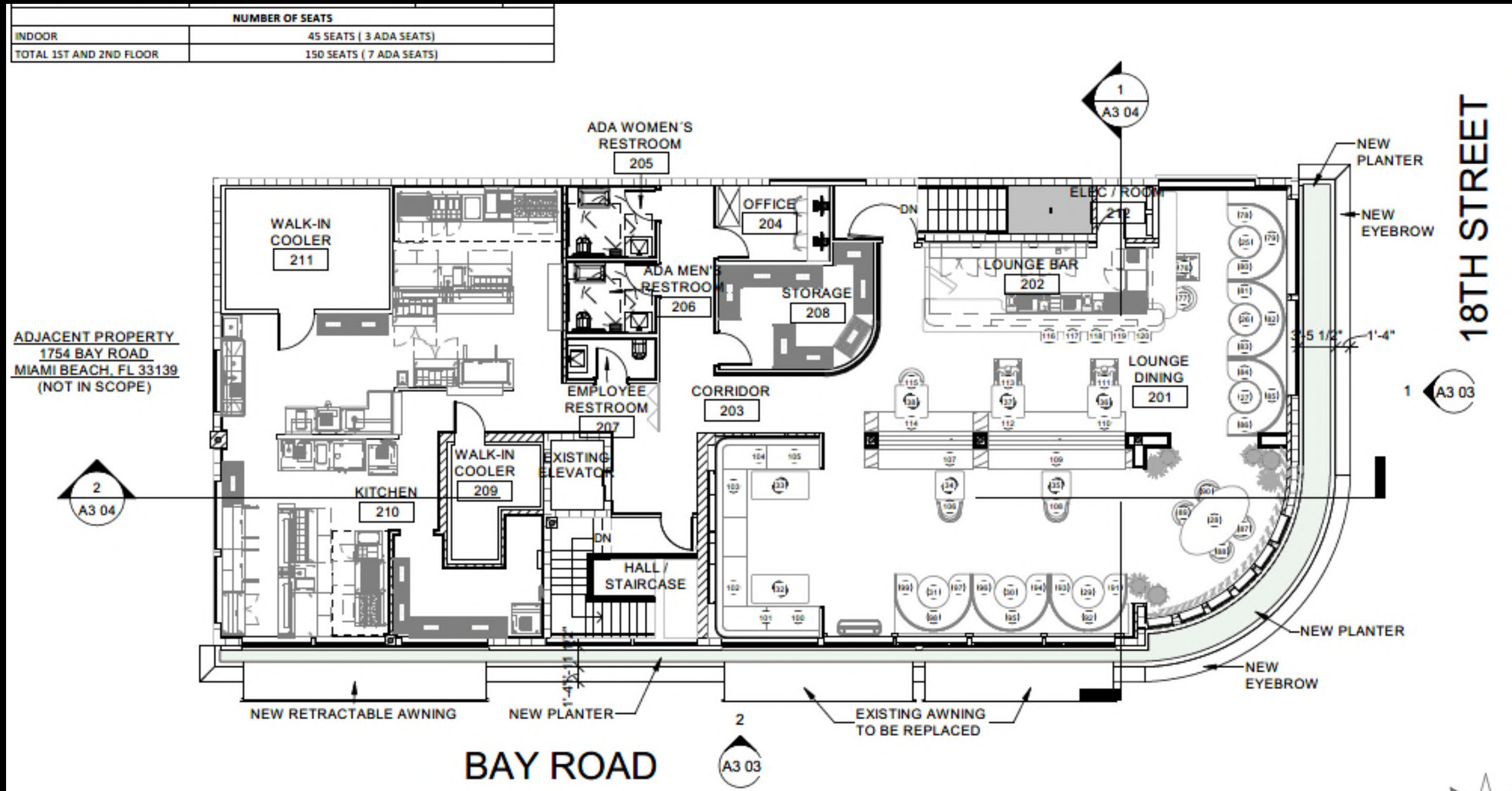
SCALE 3/4" = 1'-0"

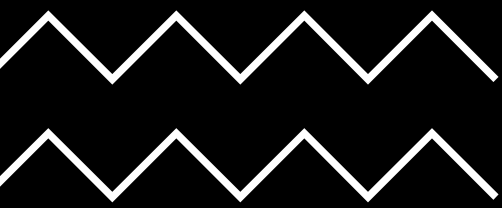


The Restaurant



The Member's Club





Operations

- **Hours of Operation.** Monday through Sunday 11:00AM-2:00AM with outdoor seating closing at 12:00AM.
- **Seats & Occupancy.** 120 seats (max. 150 seats with sidewalk café permit) and 199 occupants.
- **Staffing Levels.** 45 employees staffed at any point in time.
- **Access & Security.** Restaurant access through Bay Road. Security personnel will keep accurate head count to ensure maximum occupancy not exceeded and ensure any queuing happens inside the restaurant and sidewalks are not interrupted.
- **Parking.** Use does not generate parking. Text-to-order valet parking system proposed.
- **Entertainment.** No entertainment uses proposed.

