



Harbour Club

DRB23-0940: Design Review for 1766 Bay Road

City of Miami Beach Design Review Board

October 11, 2023

Property: 1766 Bay Road



18th St. View



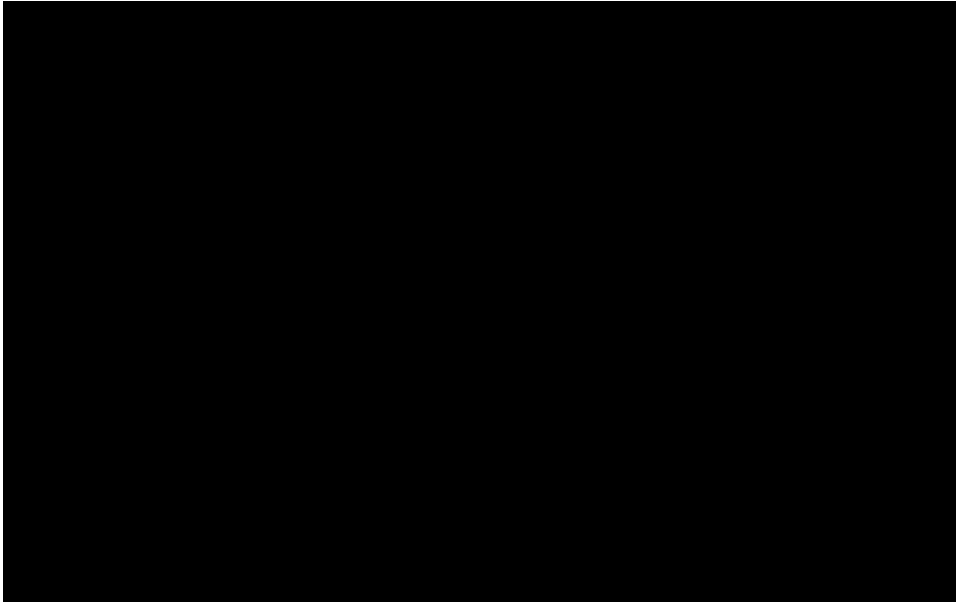
Bay Rd. View



18th St. & Bay Rd.



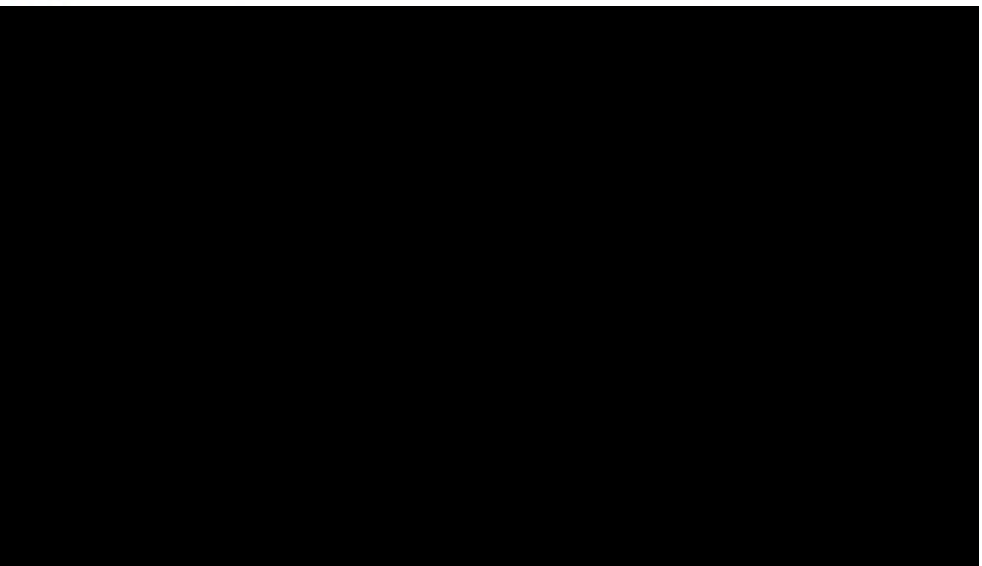
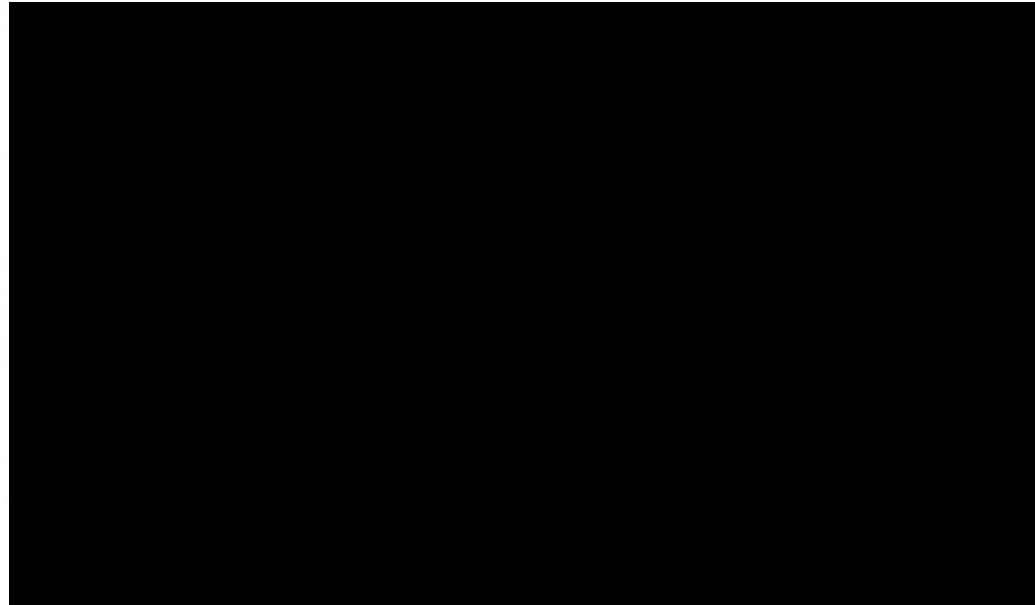
2007



2013



2015

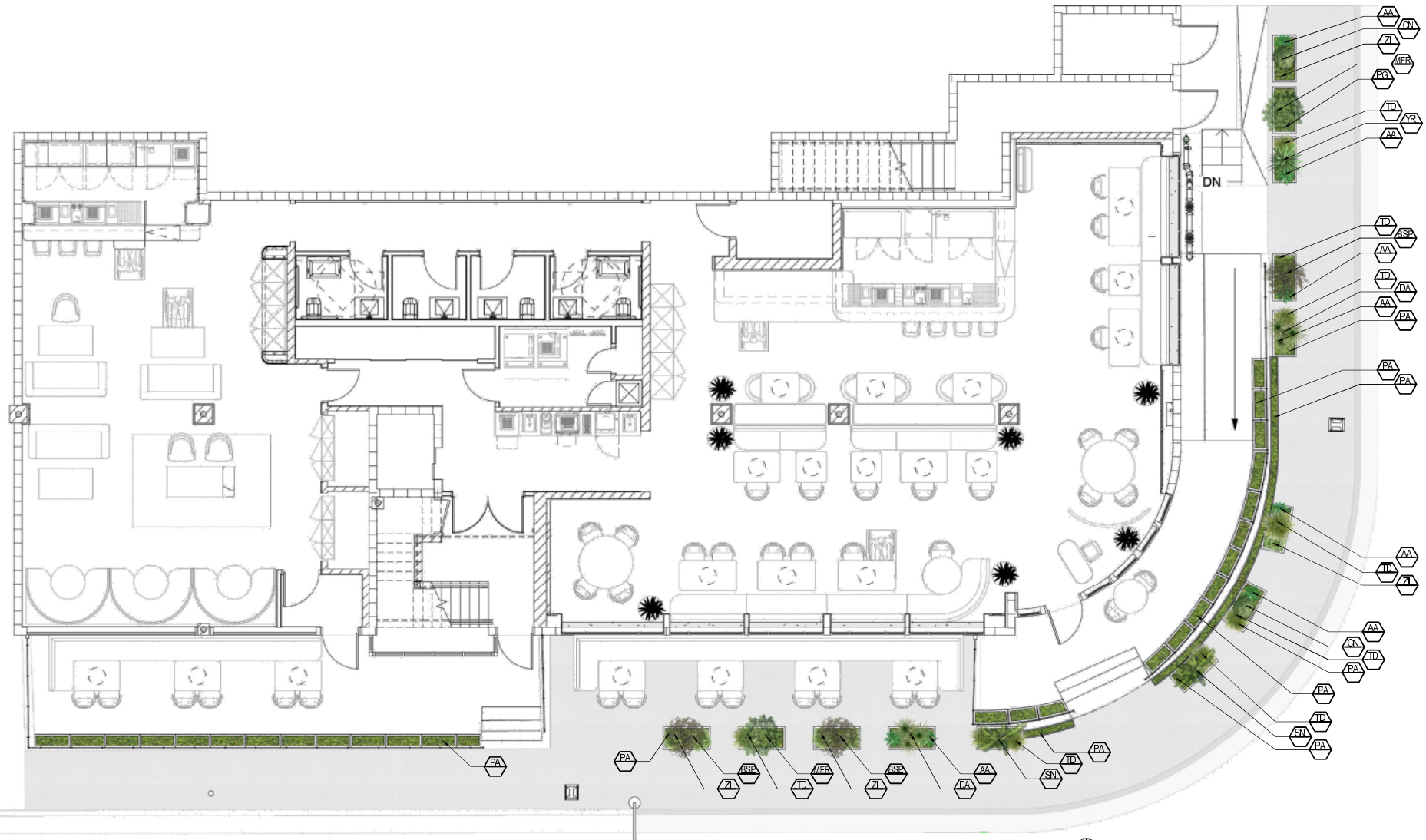


2017



2022





GROUND FLOOR LANDSCAPE PLAN
Scale: N.T.S.



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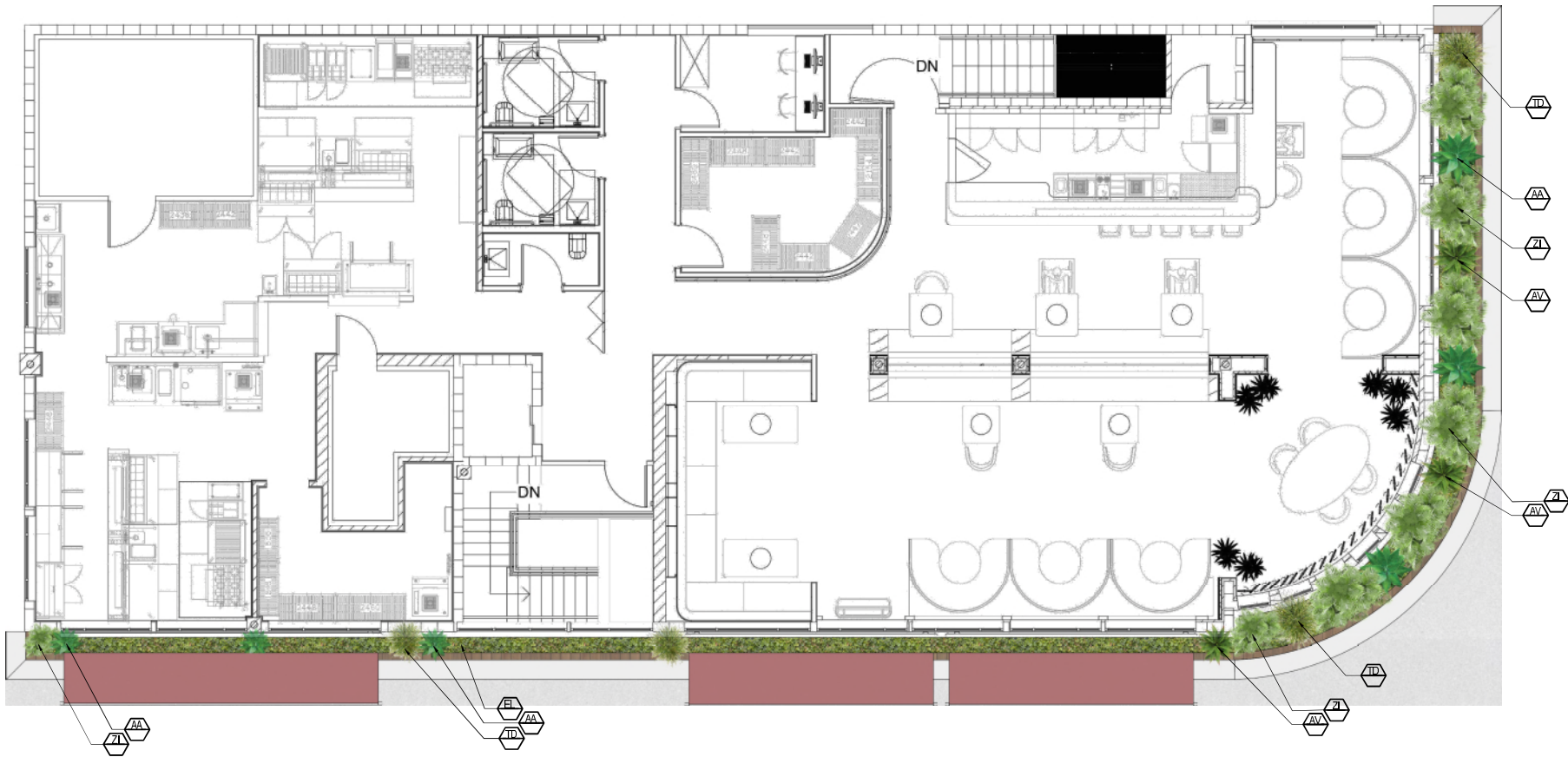
EXISTING RESTURANT REMODEL
Landscape Design
Miami Beach, FL 33139


REV.	BY	DESCRIPTION

PROJECT #:
DRAWN BY: CCB
CHECKED BY: VF
DATE: 09/14/2023

DISCIPLINE / SHEET TITLE:
GROUND FLOOR LANDSCAPE PLAN

SHEET NUMBER:
L-100




SECOND FLOOR LANDSCAPE PLAN
 Scale: N.T.S



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REVISIONS:

NO.	DATE	DESCRIPTION

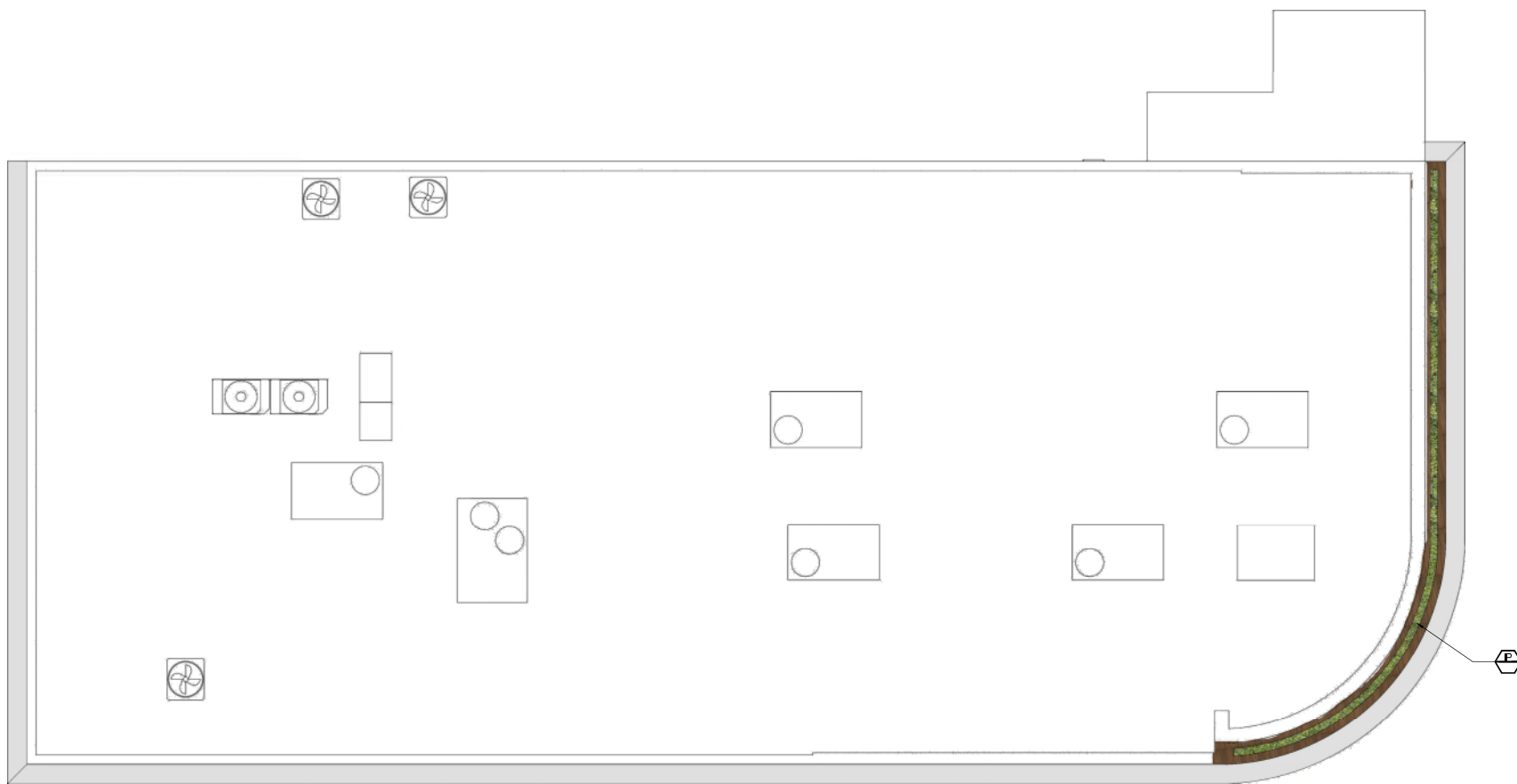
PROJECT #:
 DRAWN BY: CB
 CHECKED BY: VF
 DATE: 08/14/2023

DISCIPLINE / SHEET TITLE:

**SECOND FLOOR
 LANDSCAPE
 PLAN**

SHEET NUMBER:

L-200




ROOF FLOOR LANDSCAPE PLAN
 Scale: N.T.S



VFD
VINCENT F. VILSING DESIGN
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PROFESSIONAL SEAL:

SEAL:



VINCENT F. VILSING
L.A. ARCHITECT

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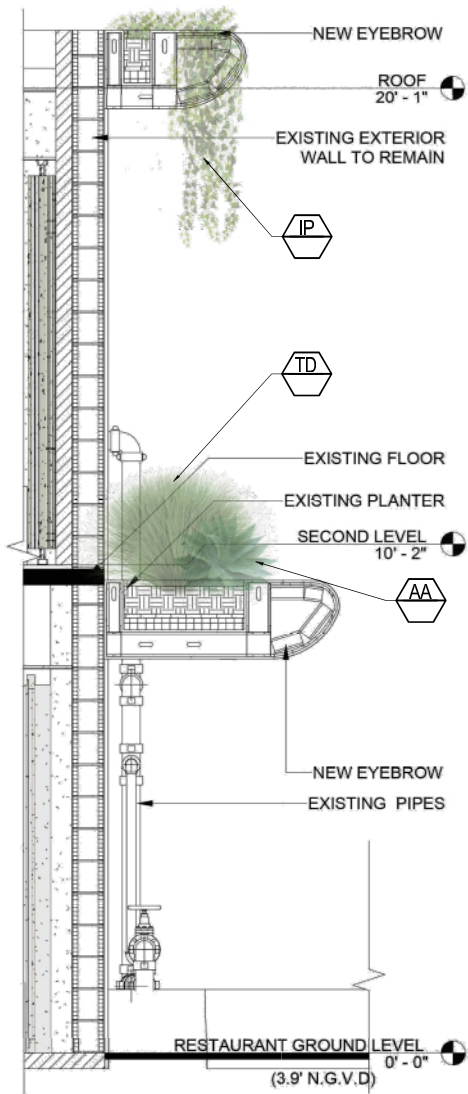
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Miami Beach, FL 33139

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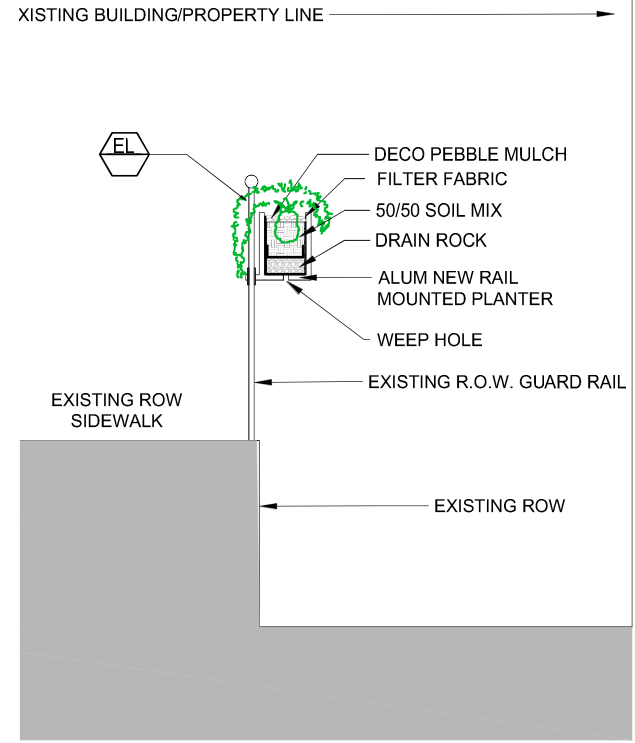
PROJECT #:
DRAWN BY: CB
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DISCIPLINE: SHEET TITLE:
ROOF FLOOR LANDSCAPE PLAN

SHEET NUMBER:
L-300



PLANTER SECTION
Scale: N.T.S.



PLANTER SECTION AT RAILING
Scale: N.T.S.



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REV.	DATE	DESCRIPTION

PROJECT #:
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DISCIPLINE: SHEET TITLE:
PLANTER SECTIONS

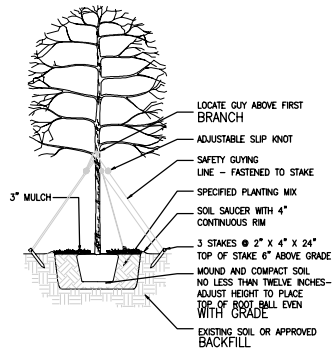
SHEET NUMBER:
L-400

PLANT LIST

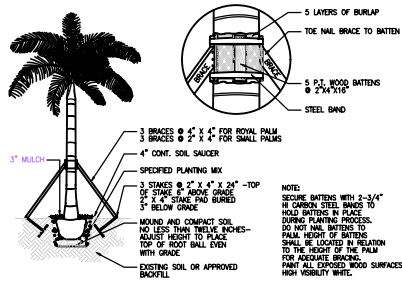
PROPOSED PLANT LIST					
SYM	BOTANICAL NAME	COMMON NAME	SPEC	QTY	NATIVE
BSP	<i>Bucida spinosa</i>	Black OliveTree	15 GAL 2" DBH STD	3	*
MFR	<i>Myrcianthes fragrans</i>	Simpson's Stopper	25 GAL 2" DBH Low Branching	2	*
SHRUBS + ACENTS					
AA	<i>Agave attenuata</i>	Foxtail agave	7GAL	15	
AV	<i>Aloe vera</i>	Aloe Vera	3GAL	5	
CN	<i>Clusia Rosea "nanna"</i>	Clusia "Nanna"	15 GAL	3	*
DA	<i>Dracaena Arborea</i>	<i>Dracaena Arborea</i>	15 GAL	2	
FM	<i>Ficus microcarpa</i>	Green Island Ficus	15 GAL	25	
SN	<i>Strelitzia nicolai</i>	White Bird of Paradise	25 G 2"-3" DBH std	2	
TD	<i>Tripsacum dactyloides</i>	Fakahatchee Grass	3GAL	13	*
YR	<i>Yucca rostrata</i>	Beaked Yucca	15 GAL	1	
ZI	<i>Zamia integrifolia</i>	Coontie	7GAL	13	*
GROUNDCOVERS					
PG	<i>Pilea glauca</i>	Aquamarine	1G @ 12" OC	37	
PA	<i>Portulacaria afra</i>	Elephant bush	1G @ 12" OC	72	
EL	<i>Ernodea littoralis</i>	Golden Creeper	1 GAL @ 18" OC	137	*
VINE					
IP	<i>Ipomoea pes-caprae</i>	Railroad Vine	3 G @ 18" OC	17	*

EXISTING CONFLICTING CONDITIONS WITHIN RIGHT OF WAY PREVENTING PLACEMENT OF RIGHT OF WAY TREES. PRE-EXISTING LOCK COVERAGE FOR VENTING WITH LOT TREE PLACEMENT

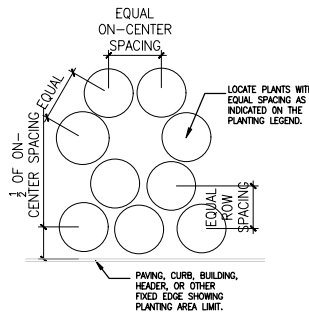
LANDSCAPE DETAILS



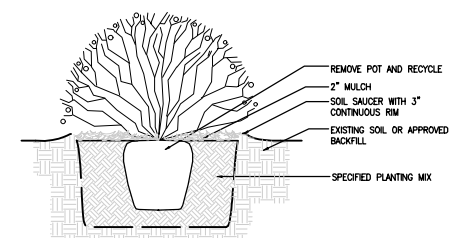
TYP TREE PLANTING & STAKING DETAIL
SCALE: N/A



TYP PALM PLANTING & STAKING DETAIL
SCALE: N/A



TYP SHRUB SPACING DETAIL
SCALE: N/A



TYP SHRUB PLANTING DETAIL
SCALE: N/A

A CANOPY SHADE TREE CANNOT BE PROVIDED WITHIN THE PUBLIC RIGHT OF WAY, CENTRALLY LOCATED ALONG THE EAST SIDE OF THE PROPERTY OF 1768 BAY ROAD DUE TO EXISTING CONFLICTING CONDITIONS THAT DO NOT ALLOW FOR PROPER INSTALLATION AS IT IMPLIES EGRESS FROM THE BUILDING AND ALSO IN MOST CONDITIONS IMPLIES REQUIRED RIGHT OF WAY CIRCULATION WIDTHS OF 5 FT MINIMUM ALONG THE SIDEWALK AS WELL AS POSES MANY CONFLICTS WITH ABOVE GROUND UTILITIES, POLES, AND ELECTRICAL LINES

CITY OF MIAMI BEACH LANDSCAPE LEGEND

Zoning District: CD-2 Lot Area: 11,160 Sqft Acres:0.256

TREES

A. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements=

_____ trees x _____ net lot acres - number of existing trees=

B. % Natives required: Number of trees provided x 30%

C. % Low maintenance / drought and salt tolerant required:

Number of trees provided x 50%

D. Street Trees (maximum average spacing of 20' o.c.)

_____ linear feet along street divided by 20'

E. Street tree species allowed directly beneath power lines:

(maximum average spacing of 20' o.c.): _____ linear feet along street divided by 20'=

SHRUBS

A. Number of shrubs required: Sum of lot and street trees required x 12

B. % Native shrubs required: Number of shrubs provided x 50%

LARGE SHRUBS OR SMALL TREES

A. Number of large shrubs or small trees required:

Number of required shrubs x 10%

B. % Native large shrubs or small trees required:

Number of large shrubs or small trees provided x 50%

Required/ Provided
Allowed

N/A N/A

N/A N/A

N/A N/A

N/A N/A

N/A N/A

N/A N/A

N/A N/A

N/A N/A

N/A N/A



LANDSCAPE ARCHITECT
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Landscape Design
MIAMI BEACH, FL 33139

DATE	BY	SCALE	DESCRIPTION

PROJECT #:
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CHECKED BY: VF
DATE: 09/14/2023

DISCIPLINE / SHEET TITLE:

LANDSCAPE DETAILS

SHEET NUMBER:

L-500



NORTH ELEVATION



VINCENT FILIZENTI DESIGN
LANDSCAPE ARCHITECTS, P.A.

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DISCIPLINE / SHEET TITLE:
LANDSCAPE
RENDER

SHEET NUMBER:
RE-100



NORTHEAST CORNER



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 LANDSCAPE
 RENDER

SHEET NUMBER:
 RE-200



EAST ELEVATION



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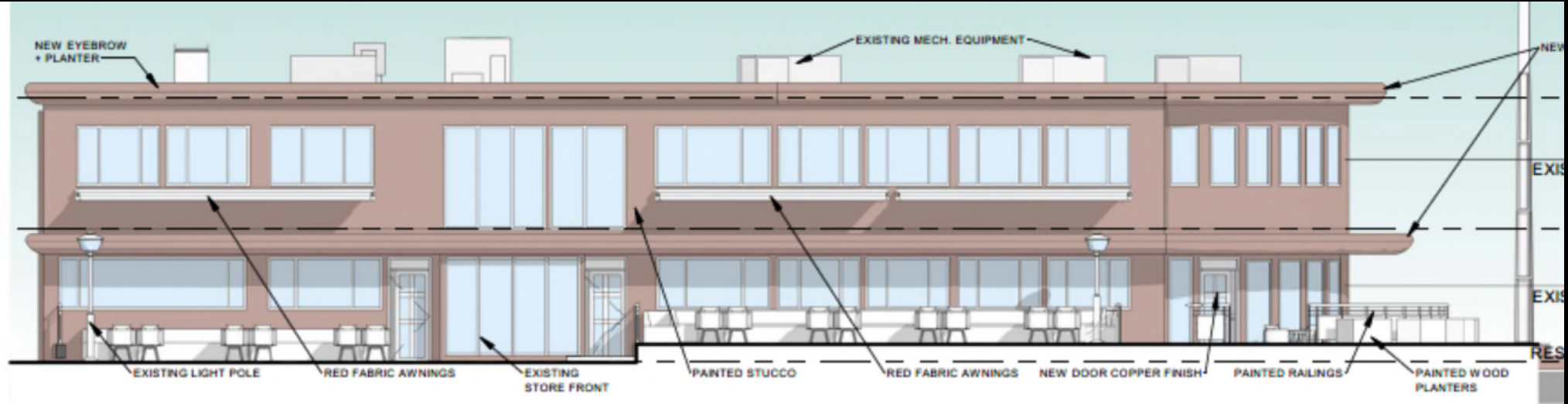
SHEET NUMBER:
 RE-300



Thank you.

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





PAINTED RAILINGS



PAINTED WOOD PLANTERS



RED FABRIC AWNINGS



PAINTED STUCCO



COPPER FINISH