

When you speak, you must come to the podium in the front and clearly state your name and address for the record. Please turn off or mute your cell phone or pager at the start of the meeting. Please be advised that if you don't turn off your cell phone or pager and it rings, you will be asked to leave the chambers.

**MEETING OF THE
PLANNING AND ZONING BOARD
QUASI-JUDICIAL PUBLIC HEARING**

February 6, 2018

AGENDA

CALL TO ORDER: Set for 7:00 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

1. Administration of oath of office to a newly appointed Board member, Wesley Kean. The oath will be administered by Town Clerk Marlene Siegel.
2. Request for approval for a new multi-family dwelling for "Driftwood" located at 9955 E. Bay Harbor Drive, Lots 19-21 of Block 4. The developers are proposing to construct a thirty-five (35) dwelling unit mid rise residential development. The proposed units range from 1,877 to 2,739 sq. ft. of a/c plus balconies, etc. The proposed design incorporates one trapezoid shaped 7 story building positioned on top of a partially depressed parking garage @ max. 75 feet above BFE. The developer will be required to obtain 9 Transfer of Development Rights (TDR). Enclosed please find the site plan and elevations. (Item #2)

** Staff Review:*

Design meets Town Code and was approved by the Development Review Committee pending the approval of 9 Transfer of Development Rights.

PUBLIC COMMENT - for the purpose of hearing any public comment with respect to an application for site plan approval at 9955 E. Bay Harbor Drive.

3. Request for approval for a new commercial building "Concourse Terrace II" located at 9555 Bay Harbor Terrace, Lot 13 of Block 12. The owner is proposing to construct a new 46,738 +/- square foot commercial building. The proposed building is shown to be a 7 story in height at 65" above BFE with roof-top amenities . On the ground floor facing Bay Harbor Terrace and 95 Street there are three retail spaces. The 2nd floor will include a private gym for the building tenants. Third floor will be dedicated to storage area for the offices in the building. Floors four to seven will be office space. Enclosed please find the site plan and elevations. (Item #3)

** Staff Review:* Design meets Town Code and was approved by the Development Review Committee.

PUBLIC COMMENT - for the purpose of hearing any public comment with respect to an application for site plan approval at 9555 Bay Harbor Terrace.

CONCLUSION OF QUASI-JUDICIAL PUBLIC HEARING

4. Approval of the minutes held on June 6, 2017, June 20, 2017 and September 5, 2017. (Item #4)

ADJOURNMENT: Approximately 8:00 p.m.

Pursuant to Florida Statutes 286.0105, the Town hereby advises the public that should any person decide to appeal any decision of the Planning and Zoning Board with respect to any matter to be considered at this meeting or hearing, he or she will need a record of the proceedings, and that, for such purposes he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

AGENDA ITEM REPORT

February 6, 2018

ITEM NUMBER: 2.

ITEM: Request for approval for a new multi-family dwelling for “Driftwood” located at 9955 E. Bay Harbor Drive, Lots 19-21 of Block 4. The developers are proposing to construct a thirty-five (35) dwelling unit mid rise residential development. The proposed units range from 1,877 to 2,739 sq. ft. of a/c plus balconies, etc. The proposed design incorporates one trapezoid shaped 7 story building positioned on top of a partially depressed parking garage @ max. 75 feet above BFE. The developer will be required to obtain 9 Transfer of Development Rights (TDR). Enclosed please find the site plan and elevations. (Item #2)

DESCRIPTION:

for the purpose of hearing any public comment with respect to an application for site plan approval at 9955 E. Bay Harbor Drive.

RECOMMENDED ACTION:

Design meets Town Code and was approved by the Development Review Committee pending the approval of 9 Transfer of Development Rights.

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez

ATTACHMENTS

1.	Site Plan & Elevations	20171220 DriftwoodZoningSubmittal CombinedSet.pdf
2.	Staff Report	StaffReportPNZDriftwood2018.pdf

ENTITLEMENTS PACKAGE
TOWN OF BAY HARBOR ISLANDS

DRIFTWOOD

9955 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

Submitted to: Town of Bay Harbor Islands

Architect: Stantec

Structural Engineer: Stantec

Mechanical Electrical and Plumbing Engineer: Stantec

Civil/Traffic Engineer: VSN Engineering

Landscape Architect: Dave Bodker Landscape Architecture

Land Use: Bercow Radell Fernandez & Larkin

Owner: The Congress Group

Zoning Submittal: 17 November, 2017

Revised Submittal: 14 December, 2017



PROJECT TEAM

Owner:



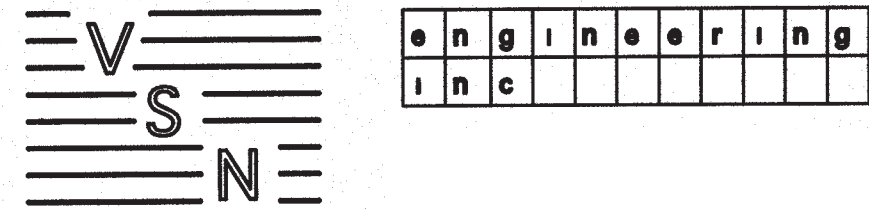
Congress Group
1000 Brickell Ave, Suite 720
Miami, FL 33131
T: 305.372.7500

Architect:



Stantec Architecture
One Biscayne Tower Suite 1670
2 S Biscayne Boulevard
Miami, Florida 33131
T: 305.482.8700

Civil / Traffic Engineer:



VSN Engineering
8500 W Flagler Street, Suite 113
Miami, Florida 33144
T: 305.551.6267

Landscape Architect:



Dave Bodker Landscape Architecture /
Planning Inc.
601 North Congress Avenue, Suite 105-A
Delray Beach, Florida 33445
T: 561.276.6311

Land Use:



Bercow Radell Fernandez
& Larkin
200 S. Biscayne Boulevard, Suite 850
Miami, FL 33131
T: 305.377.6236

Surveyor:



Delta Mapping and Surveying, Inc.
13301 SW 132nd Ave, Unit 117
Miami, Florida 33186
T: 786.429.1024

INDEX

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- A-3: Location Map
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- A-6: Proposed Site Plan Diagram

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- C-4: Level 02 Floor Plan
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- D-9: Proposed Sections

E-1: RENDERED PERSPECTIVE ILLUSTRATIONS

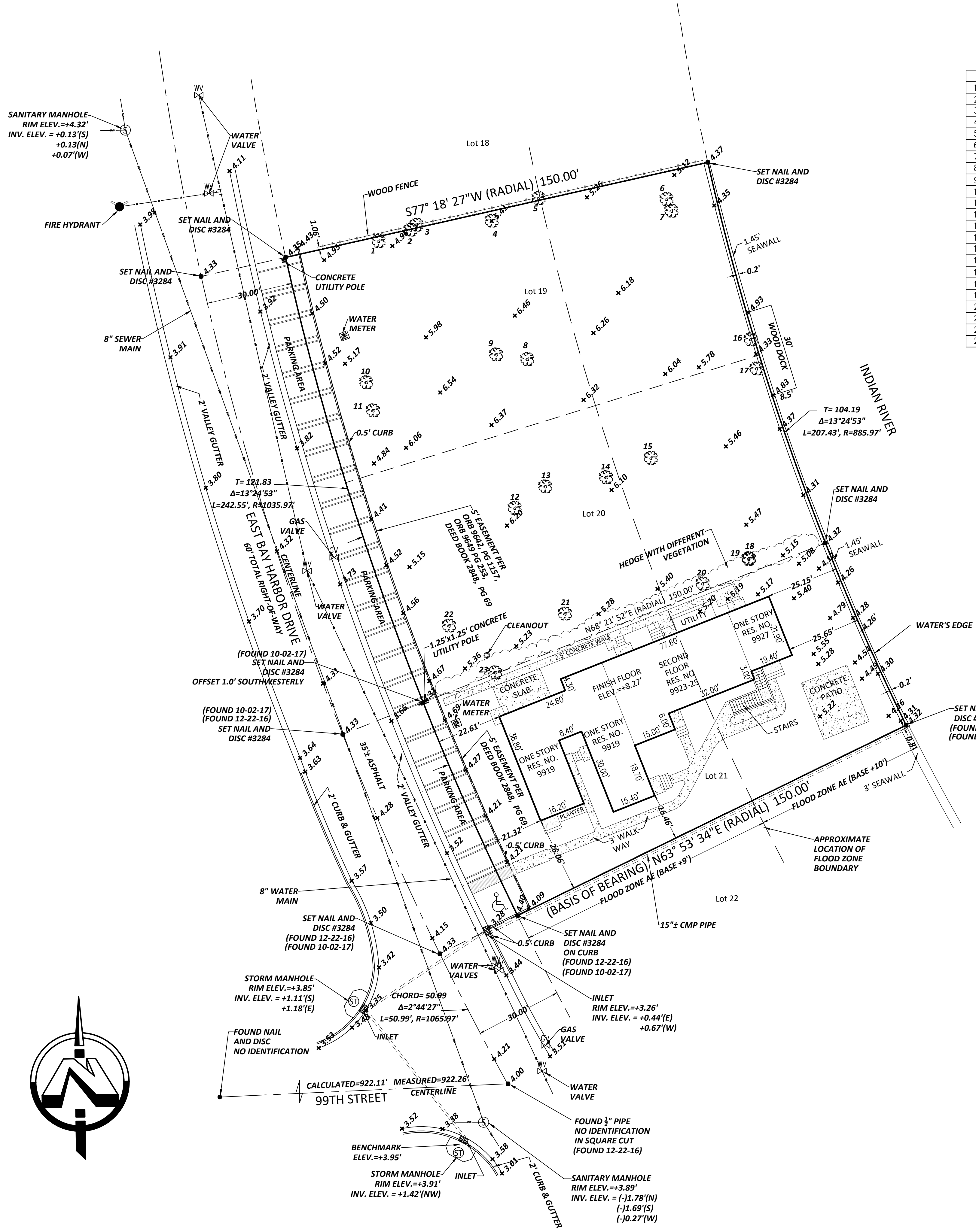
- E-2: Perspective View - Water
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- E-4: Perspective View - Drop off
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L-1: LANDSCAPE PLANS

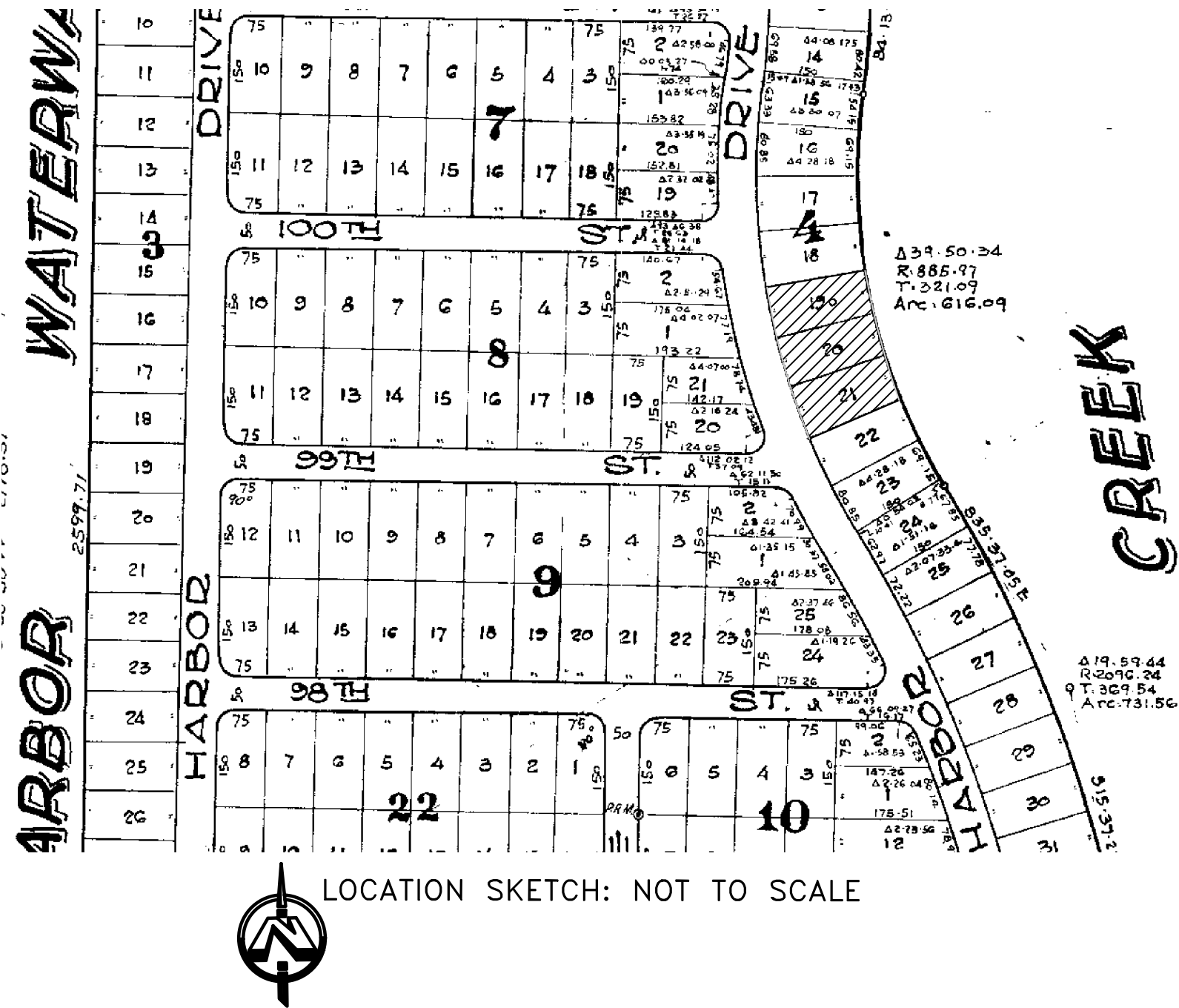
- L-2: Existing Tree Plan
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A-2: Certified Land Survey
A-3: Location Map
A-4: Key Site Photos
A-5: Key Site Photos
A-6: Proposed Site Plan Diagram

BOUNDARY SURVEY



#	TREE NAME	SCIENTIFIC NAME	DIAMETER(IN)	HEIGHT(FT)	SPREAD(FT)
1	CLUSTER 6 ALEXANDRA PALMS	ARCHONTOPHOENIX ALEXANDRAE	4	25	7
2	PALMETTO PALM	SABAL PALMETTO	12	25	15
3	CLUSTER 8 ALEXANDRA PALMS	ARCHONTOPHOENIX ALEXANDRAE	4	25	7
4	BLACK OLIVE	BUCCIA BUCERAS	26	40	40
5	PALMETTO PALM	SABAL PALMETTO	12	25	15
6	ALEXANDRA PALM	ARCHONTOPHOENIX ALEXANDRAE	4	25	7
7	UMBRELLA PALM	CYPERUS ALTERNIFOLIUS	60	30	30
8	CLUSTER OF 9 PARADISE PALMS	ARECACEAE	12	25	10
9	3 WASHINGTONIA PALMS	WASHINGTONIA ROBUSTA	6	20	7
10	3 WASHINGTONIA PALMS	WASHINGTONIA ROBUSTA	6	20	7
11	CLUSTER 7 ALEXANDRA PALMS	ARCHONTOPHOENIX ALEXANDRAE	4	25	7
12	UMBRELLA PALM	CYPERUS ALTERNIFOLIUS	30	40	20
13	CLUSTER 16 ALEXANDRA PALMS	ARCHONTOPHOENIX ALEXANDRAE	4	25	7
14	UMBRELLA PALM	CYPERUS ALTERNIFOLIUS	36	30	15
15	CLUSTER 4 ALEXANDRA PALMS	ARCHONTOPHOENIX ALEXANDRAE	4	25	7
16	PALMETTO PALM	SABAL PALMETTO	10	6	6
17	PALMETTO PALM	SABAL PALMETTO	10	6	6
18	MELALEUCA	MELALEUCA QUINQUEMNERIA	36	30	15
19	PALMETTO PALM	SABAL PALMETTO	8	8	15
20	PALMETTO PALM	SABAL PALMETTO	8	15	15
21	8 WASHINGTONIA PALMS	WASHINGTONIA ROBUSTA	6	25	7
22	4 WASHINGTONIA PALMS	WASHINGTONIA ROBUSTA	6	25	7
23	UMBRELLA PALM	CYPERUS ALTERNIFOLIUS	26	25	30



LEGAL DESCRIPTION: Lots 19 and 20, Block 4, BAY HARBOR ISLAND, according to the Plat thereof, as recorded in Plat Book 46 at Page 5, of the Public Records of Miami-Dade County, Florida. (folio no. 13-2227-001-0960)

TOGETHER WITH:

Lot 21, Block 4, BAY HARBOR ISLAND, according to the Plat thereof, as recorded in Plat Book 46, at Page 5, of the Public Records of Miami-Dade County, Florida. (folio no. 13-2227-001-0970)

SURVEY FOR: CONGRESS DRIFTWOOD, LLC
9927-9955 E. BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

I HEREBY CERTIFY: That the BOUNDARY SURVEY of the above captioned property was completed under my supervision and/or direction, to the best of my knowledge and belief. This survey meets or exceeds the Standards of Practice set forth by the Florida Board of Land Surveyors in Chapter 5J-17 Florida Administrative Code. Pursuant to Section 472.027, Florida Statutes.

DELTA MAPPING AND SURVEYING, INC.

DELTA MAPPING AND SURVEYING, INC.
13301 SW 132 AVENUE, SUITE 117
MIAMI, FLORIDA 33186

WALDO F. PAEZ DATE SIGNED: _____
PROFESSIONAL SURVEYOR AND MAPPER, NO. 3284
STATE OF FLORIDA

CERTIFICATE OF AUTHORIZATION
L.B. NO. 7950
STATE OF FLORIDA

786-429-1024
FAX: 786-592-1152

- 1) FLOOD ZONE: AE BASE: +10' PANEL NO. 12086C01441
- 2) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY
- 3) EXAMINATION OF ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING PROPERTY
- 4) THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED, IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS, OR FREEDOM OF ENCUMBRANCES. ABSTRACT NOT REVIEWED
- 5) LOCATION AND IDENTIFICATION OF UTILITIES, IF ANY ARE SHOWN IN ACCORDANCE WITH RECORDED PLAT
- 6) OWNERSHIP IS SUBJECT TO OPINION OF TITLE
- 7) TYPE OF SURVEY: BOUNDARY SURVEY
- 8) THE HEREIN CAPTIONED PROPERTY WAS SURVEYED AND DESCRIBED BASED ON THE SHOWN LEGAL DESCRIPTION: PROVIDED BY CLIENT
- 9) SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID AND FOR REFERENCE ONLY, UNLESS SIGNED AND SEALED WITH THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
- 10) THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTIES
- 11) UNDERGROUND UTILITIES ARE NOT DEPICTED HEREON, CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK OR CONSTRUCTION ON THE PROPERTY HEREIN DESCRIBED. SURVEYOR SHALL BE NOTIFIED AS TO ANY DEVIATION FROM UTILITIES SHOWN HEREON.
- 12) THE SURVEYOR OF RECORD DOES NOT DETERMINE OWNERSHIP OF FENCES. MEASUREMENTS SHOWN HEREON DEPICT PHYSICAL LOCATION OF FENCE
- 13) ACCURACY: THE EXPECTED USE OF LAND AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (5J-17 FAC), IS "SUBURBAN". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THE TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.
- 14) IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHOWN SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.
- 15) NO ATTEMPT HAS BEEN MADE TO LOCATE ANY FOUNDATION BENEATH THE SURFACE OF THE GROUND.
- 16) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK ON THE HEREIN DESCRIBED PARCEL FOR BUILDING AND ZONING INFORMATION.
- 17) ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES

IF ELEVATIONS ARE SHOWN, THEY ARE BASED ON A CLOSED LEVEL LOOP USING THIRD ORDER PROCEDURE AND ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
+0.0 DENOTES EXISTING ELEVATION
ELEVATION REFERS TO THE NATIONAL GEODETIC VERTICAL DATUM OF MEAN SEA LEVEL OF 1929
BENCHMARK: S-243 ELEVATION: +11.7'
LOCATOR INDEX: 2225

BEARINGS HEREON ARE REFERRED TO AN ASSUMED VALUE OF NORTH 63 DEGREES 53 SECONDS 34 MINUTES EAST FOR THE SOUTHERLY LINE OF LOT 21

FIELD SURVEY DATE: 9-29-17 SCALE: 1" = 20' DRAWN BY: M.G.
DRAWING DATE: 10-2-17 FB: SKETCH DRAWING NO.: 17-0402

SEAL

Delta Mapping and Surveying, Inc
13301 SW 132ND AVENUE, SUITE 117 MIAMI FL 33186
PHONE: (786) 429-1024 E-MAIL: DELTAMAPPING@GMAIL.COM

Surveyors,
Land Planners
& Mappers

BOUNDARY SURVEY

REVISIONS

DATE: 10-02-2017
SCALE: 1" = 20'
DRAWN BY: M.G.
DRAWING NO: 07-0402
SHEET NO. 1 OF 1





2 VIEW - A
SCALE: NTS



3 VIEW - B
SCALE: NTS



I AERIAL - MAP
SCALE: NTS

DRIFTWOOD

9955 E BAY HARBOR DRIVE, BAY HARBOR ISLANDS, FL 33154



One Biscayne Tower Suite 1670
Two South Biscayne Blvd, Miami, FL 33131
T: 305.482.8700
www.stantec.com

ZONING SUBMITTAL

11.17.2017



2 VIEW - C
SCALE: NTS



3 VIEW - D
SCALE: NTS



I AERIAL - MAP
SCALE: NTS



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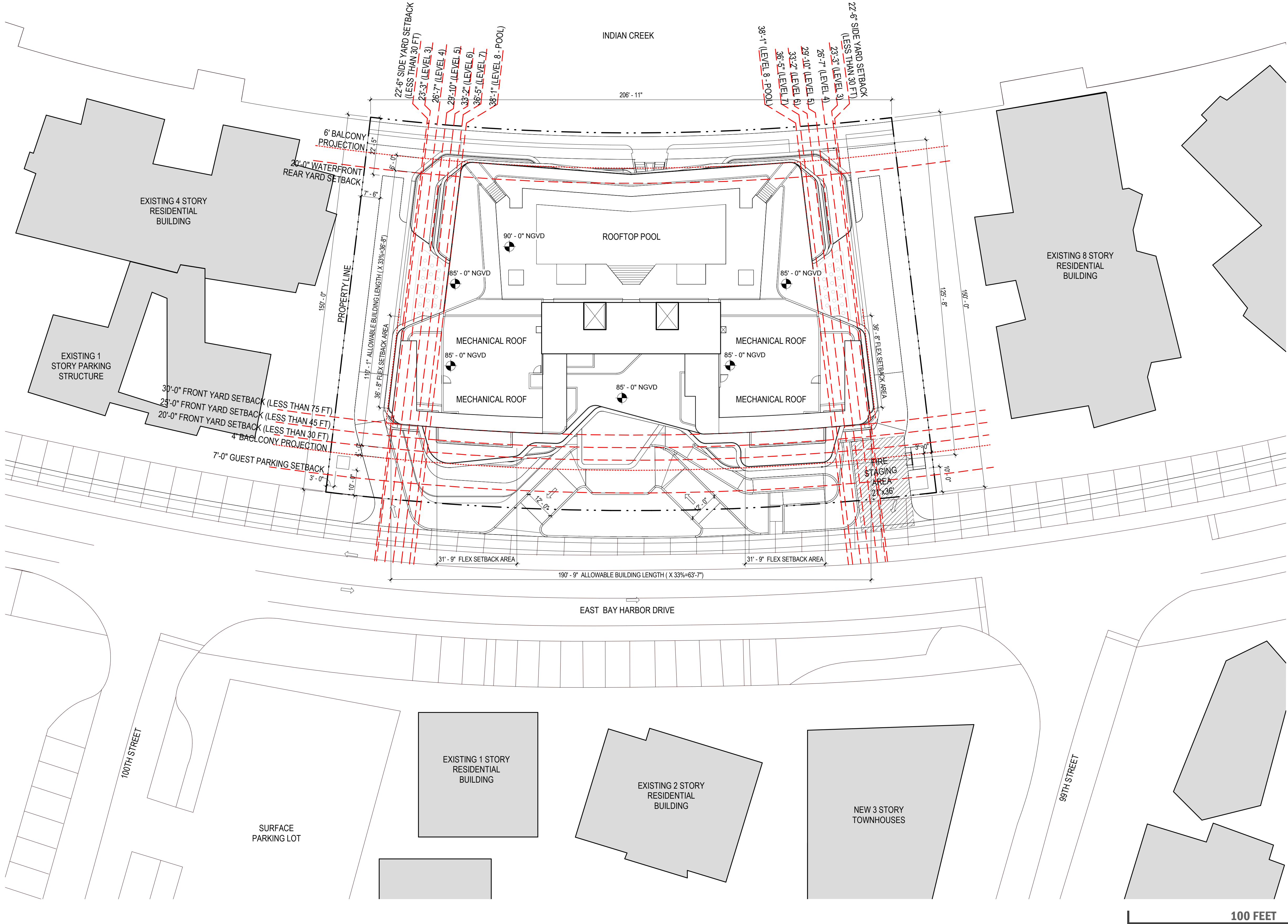
Eduardo Salvador Egea Hernandez

Lic#: AA26000733

Lic#: AR93508

ZONING SUBMITTAL
11.17.2017
REVISED SUBMITTAL
12.14.2017





B-1: ZONING DIAGRAMS

- B-2: Zoning Analysis - Zoning Legend
- B-3: Zoning Diagrams - Site Metrics
- B-4: Zoning Diagrams - Site Metrics
- B-5: Zoning Diagrams - Setbacks



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Lic#: AA2600733
Eduardo Salvador Egea Hernandez
Lic#: AR93508

ZONING LEGEND - 9955 E Bay Harbor Drive

Town of Bay Harbor Islands
Client: The Congress Group, Inc.

Zoning Districts	REQUIRED	NOTES
Lots: 9955 E Bay Harbor Dr 9927 E Bay Harbor Dr	Folio : 13-2227-001-0960 Folio : 13-2227-001-0970 RM-1 RM-1	

Lot Area Summary	REQUIRED	NOTES
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Net Lot Area
Lot area, net. The total area within the lot lines excluding any street rights-of-way or other required dedications.
Individual Lot Areas as per Miami-Dade Property Appraiser

9955 E Bay Harbor Dr	Folio : 13-2227-001-0960	22,500.00 SF - Net Lot Area
9927 E Bay Harbor Dr	Folio : 13-2227-001-0970	11,250.00 SF - Net Lot Area

Total Net Lot Area (SF) - All Parcels	33,748.94 SF - Net Lot Area
Total Net Lot Area (Acres)	0.77 Acres - Net Lot Area

General Lot Requirements - (Sec. 23-10,11)	REQUIRED	PROPOSED	NOTES
Lot Size	N/A	N/A	
Minimum Street Frontage	75'	154'-6"	Compliant - (See Ground Level Plan)
Floor Area Ratio (Maximum) - Sec. 142-155	N/A	N/A	

Landscape Requirements	Minimum 20% landscaped "green" open space	6,750 GSF	6,843 GSF
Roof Landscape Requirements	Minimum 15% landscaped "green" open space	2,496 GSF	3,031 GSF

Minimum Unit Standards (Sec. 23-9)	REQUIRED	PROPOSED	NOTES
Minimum Unit Size (SF)	Studio One Bedroom Unit = 900 SF Two Bedroom Unit = 1,150 SF Three Bedroom Unit = 1,250 SF	1,102 GSF 1,887 GSF 2,739 GSF	Compliant - (See Plans Section C) Compliant - (See Plans Section C) Compliant - (See Plans Section C)

Building Height (Sec. 23-11 B1.9)	REQUIRED	PROPOSED	NOTES
Maximum Building Height (Feet)	75 ft max	75 ft	Compliant - (See Section D-7)
Minmum Story Height	Minimum of 9 ft in height from floor to ceiling	9 ft - 2 in	Compliant - (See Section D-7)

Building Setback (Sec. 23-11 B1)	REQUIRED	PROPOSED	NOTES
Front Yard -Street Side	Building Height <30 ft = 20 ft Min. Building Height <45 ft = 25 ft Min. Building Height <75 ft = 30 ft Min.	30 ft 30 ft 30 ft	Compliant - (See B-5) Compliant - (See B-5) Compliant - (See B-5)
Side Yard	22.5 ft + 1 ft additional for each 3 ft height increase above 30 ft	38 ft - 1 in	Compliant - (See B-5)
Rear Yard - Waterfront	20 ft Min.	20 ft	Compliant - (See B-5)
Flex Set back	Total encroachment not to exceed 1/3 of allowable width or length of building. No encrouchment into base building setback.	Flex Setback Used	Compliant - (See B-5)

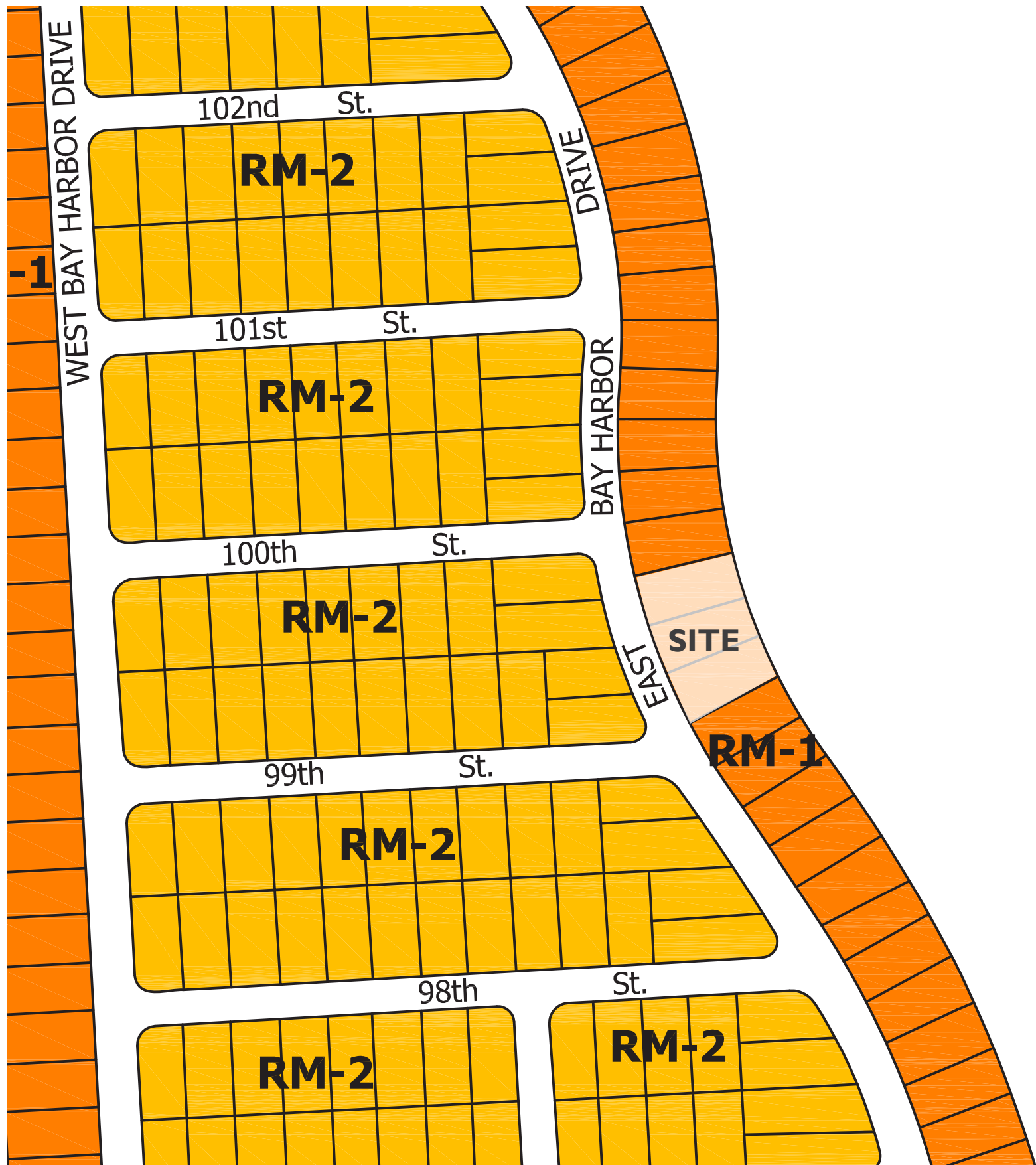
Density (Sec. 23-11 B1)	REQUIRED / ALLOWED	PROPOSED	NOTES
Base Dwelling Units per Acre	34 du/acre max.	26 Dwelling Units	26 Dwelling Units
Overall Dwelling Units per Acre (Base + TDRs)	70 du/acre max.	28 Dwelling Units	9 Dwelling Units
Total Dwelling Units	54 Dwelling Units	35 Dwelling Units	Compliant - (See 3/B-2)

Parking Requirements (Sec. 23-24)	REQUIRED	PROPOSED	NOTES
Multi-family dwelling, including townhouses	2 parking spaces required per unit		
Guest Parking	1 guest parking per lot in front of yard		
Total Parking	35 Dwelling Units x 2 = 1 Guest Parking x 3 Lot =	70 Spaces 3 Spaces	70 Spaces 3 Spaces
	73 Spaces	73 Spaces	Compliant - (See B-3)

Tenant Storage Requirements (Sec. 23-9.4)	REQUIRED	PROPOSED	NOTES
Total Tenant Storage	35 Dwelling Units x 25 = 875 GSF	1,589 GSF	Compliant - (See 3/B-2)

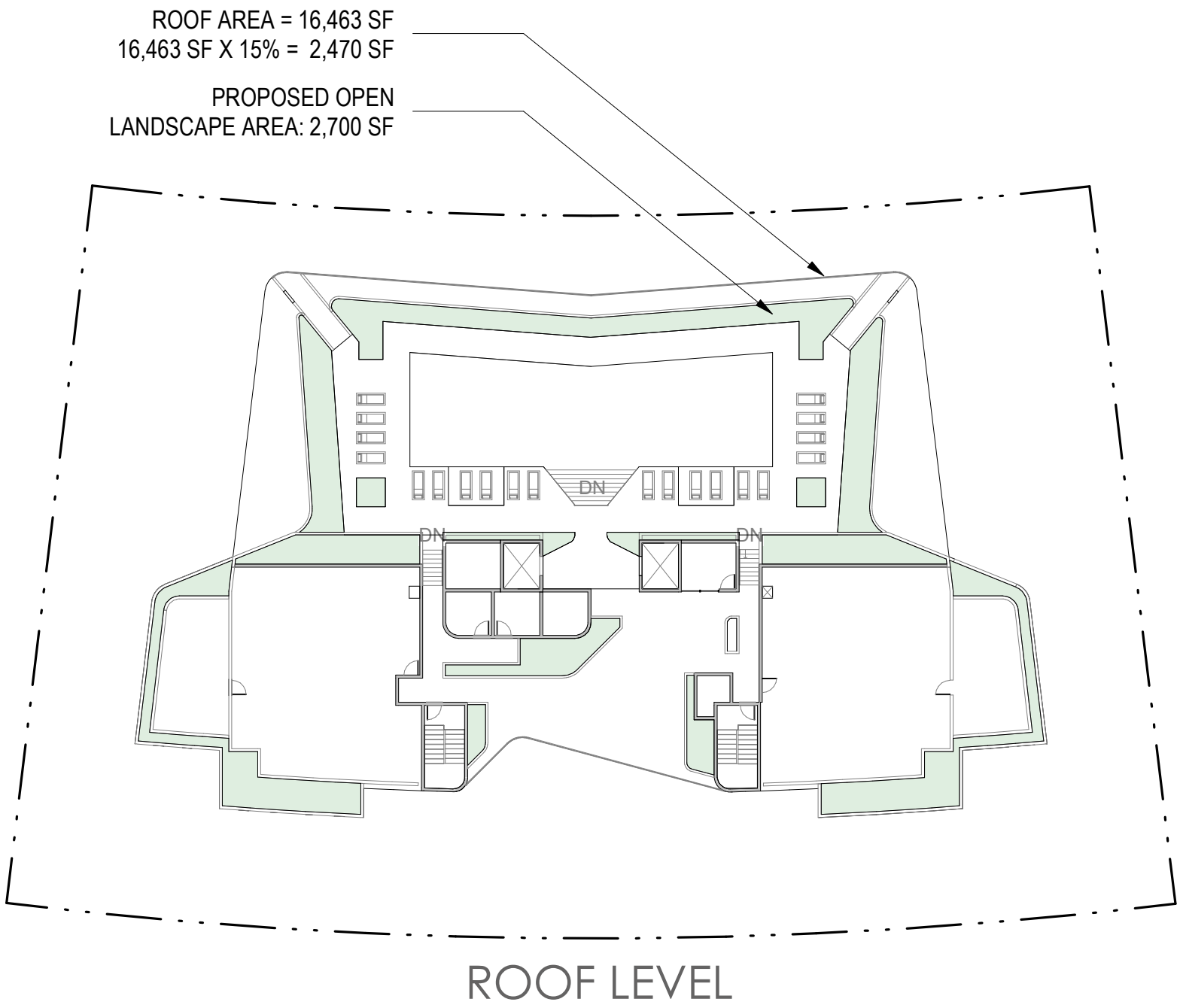
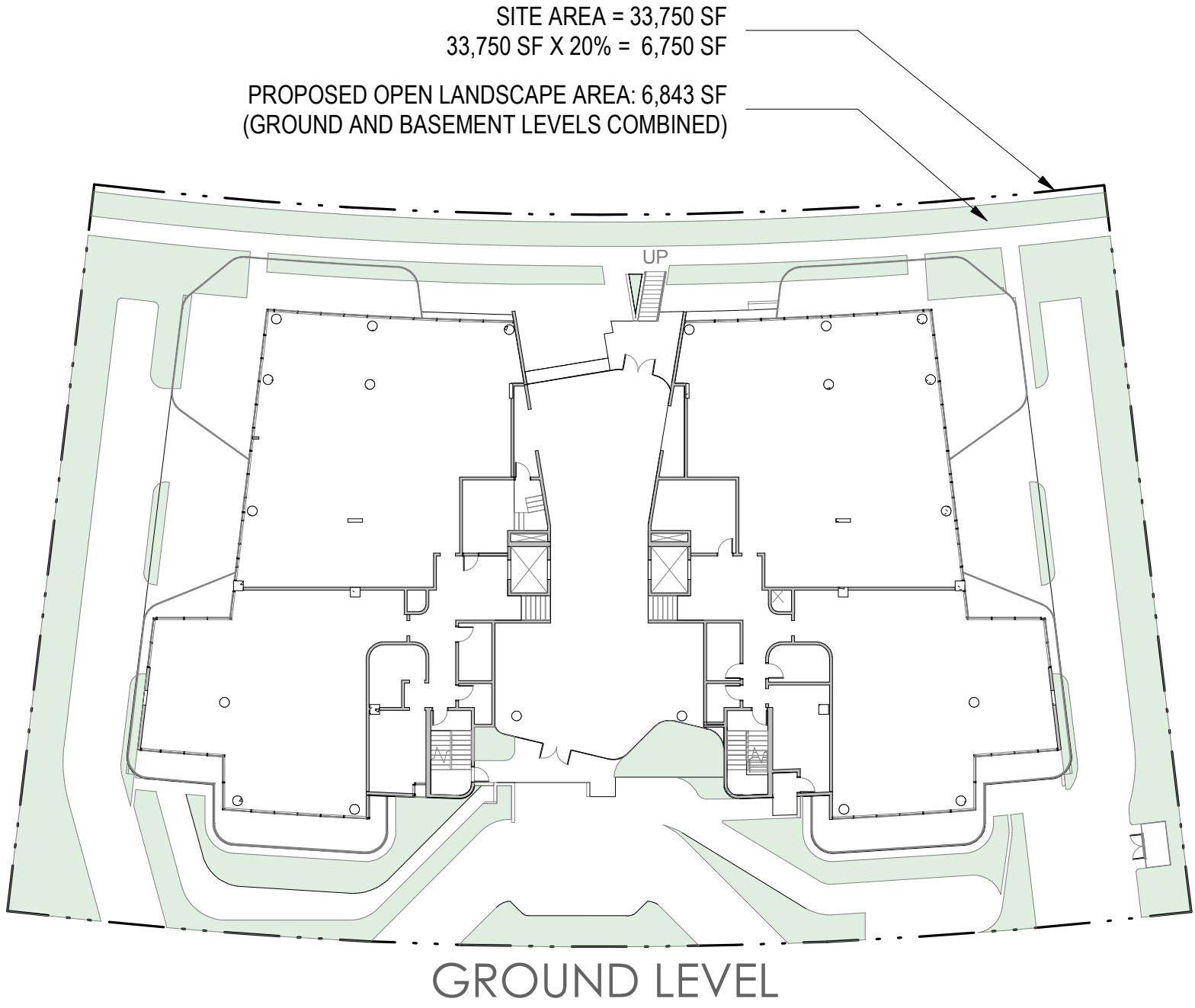
Level	1BR Units	2BR Units	3BR Units	Total Units By Floor	Tenant Storage
Basement	0	0	0	0	517 GSF
Ground Level	0	2	2	4	200 GSF
Level 2	0	2	2	4	118 GSF
Level 3	0	4	1	5	156 GSF
Level 4	1	4	1	6	147 GSF
Level 5	1	4	1	6	147 GSF
Level 6	1	2	2	5	152 GSF
Level 7	1	2	2	5	152 GSF
Roof Level - Pool	0	0	0	0	00 GSF
Total By Type	4	20	11	35	1,589 GSF

3 UNIT AND TENANT STORAGE TABLE
SCALE: NTS



I ZONING MAP
SCALE: 1" = 800'-0"

2 ZONING LEGEND
TOWN OF BAY HARBOR ISLANDS



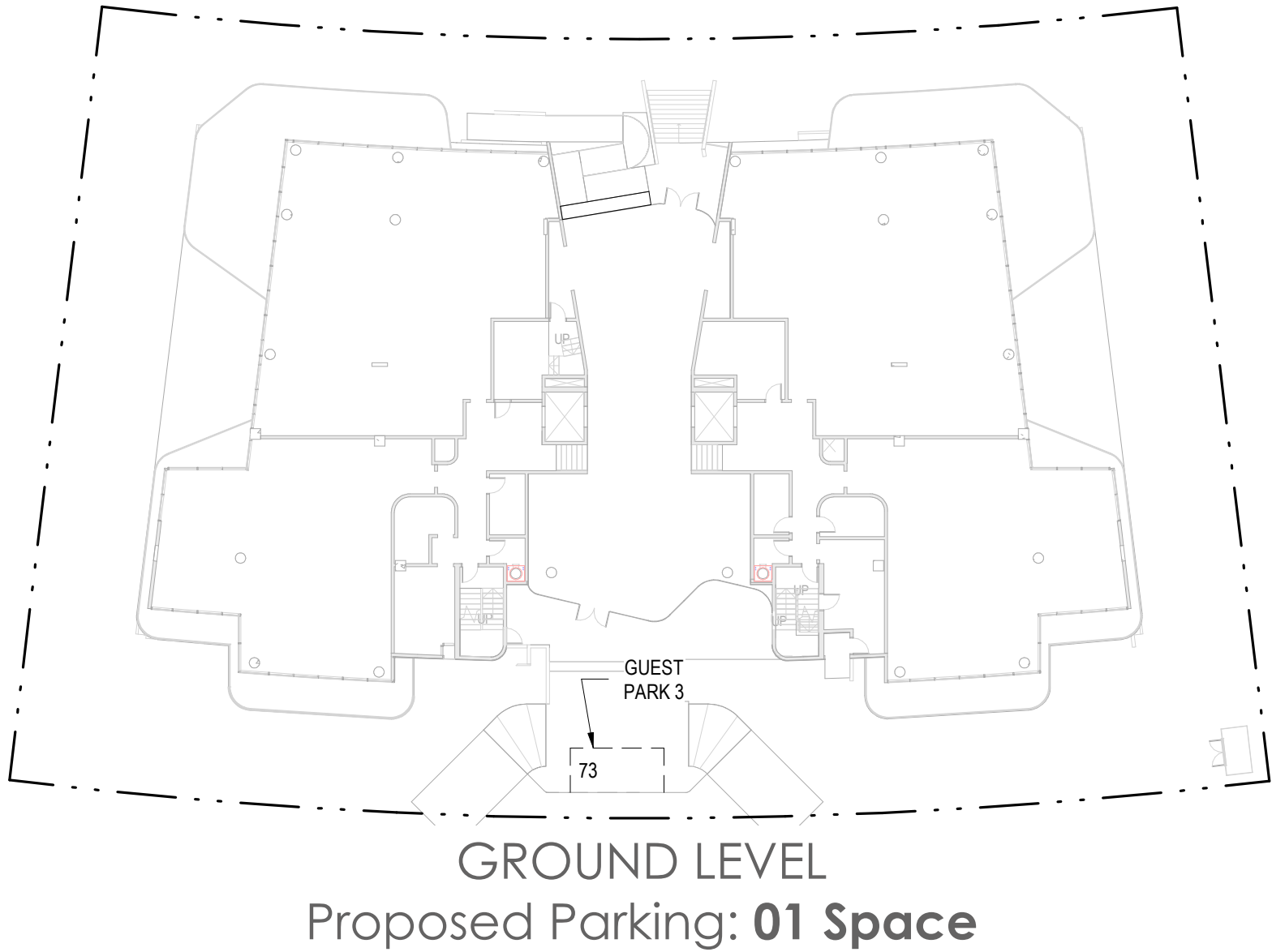
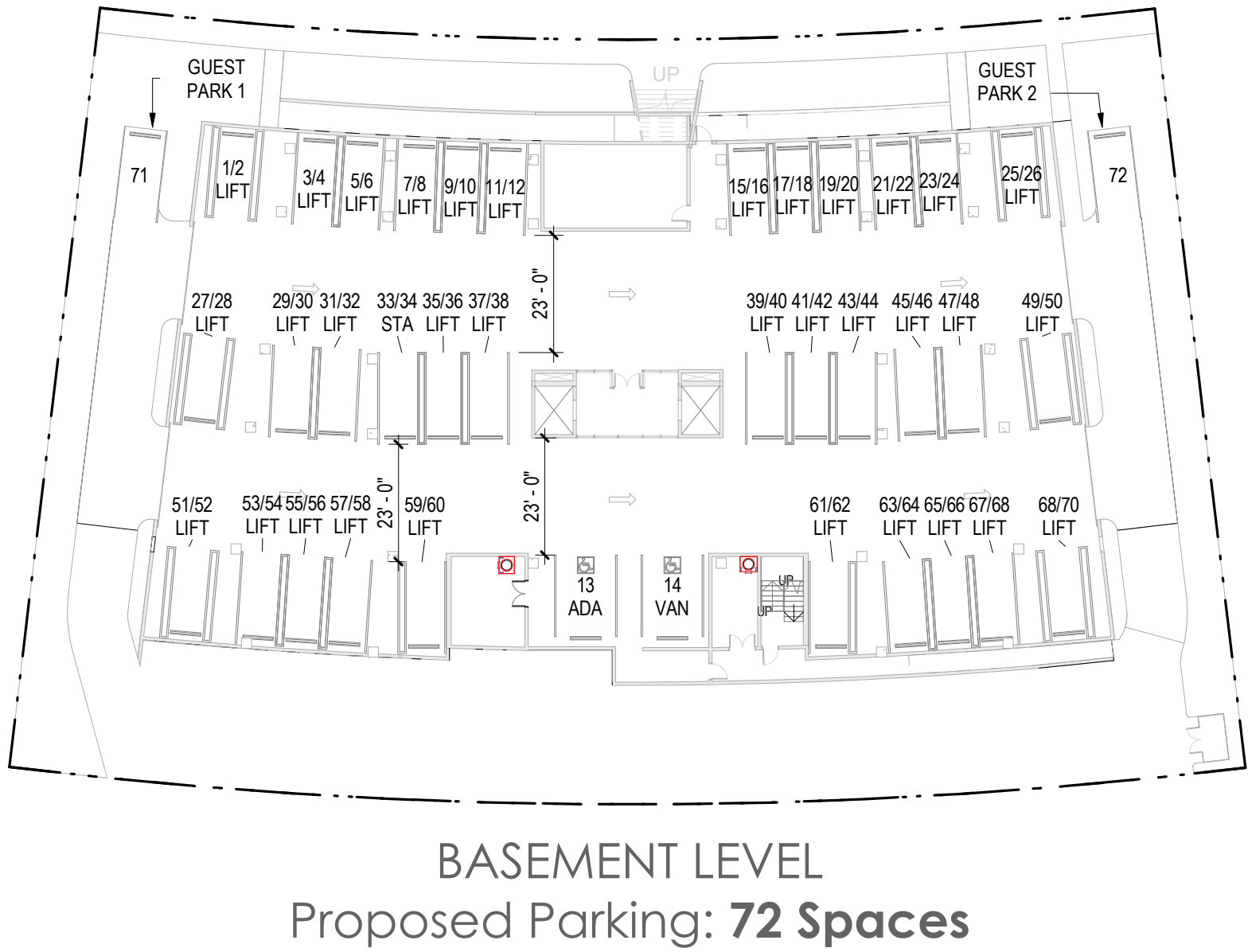
2 LANDSCAPE AREA DIAGRAM
SCALE: 1" = 30'-0"

Ground Level:
Per Zoning Sec. 23-11.B1.10:
Required Landscape Open
Space: **6,750 SF**

Proposed Landscape Open
Space: **6,843 SF**

Roof Level:
Per Zoning Sec. 23-11.B1.10:
Required Landscape Open
Space: **2,470 SF**

Proposed Landscape Open
Space: **2,700 SF**



I PARKING COUNT DIAGRAM
SCALE: 1" = 30'-0"

Required Per Zoning Sec. 23-24:
35 Units x (2 Spaces/Unit) = 70 Spaces

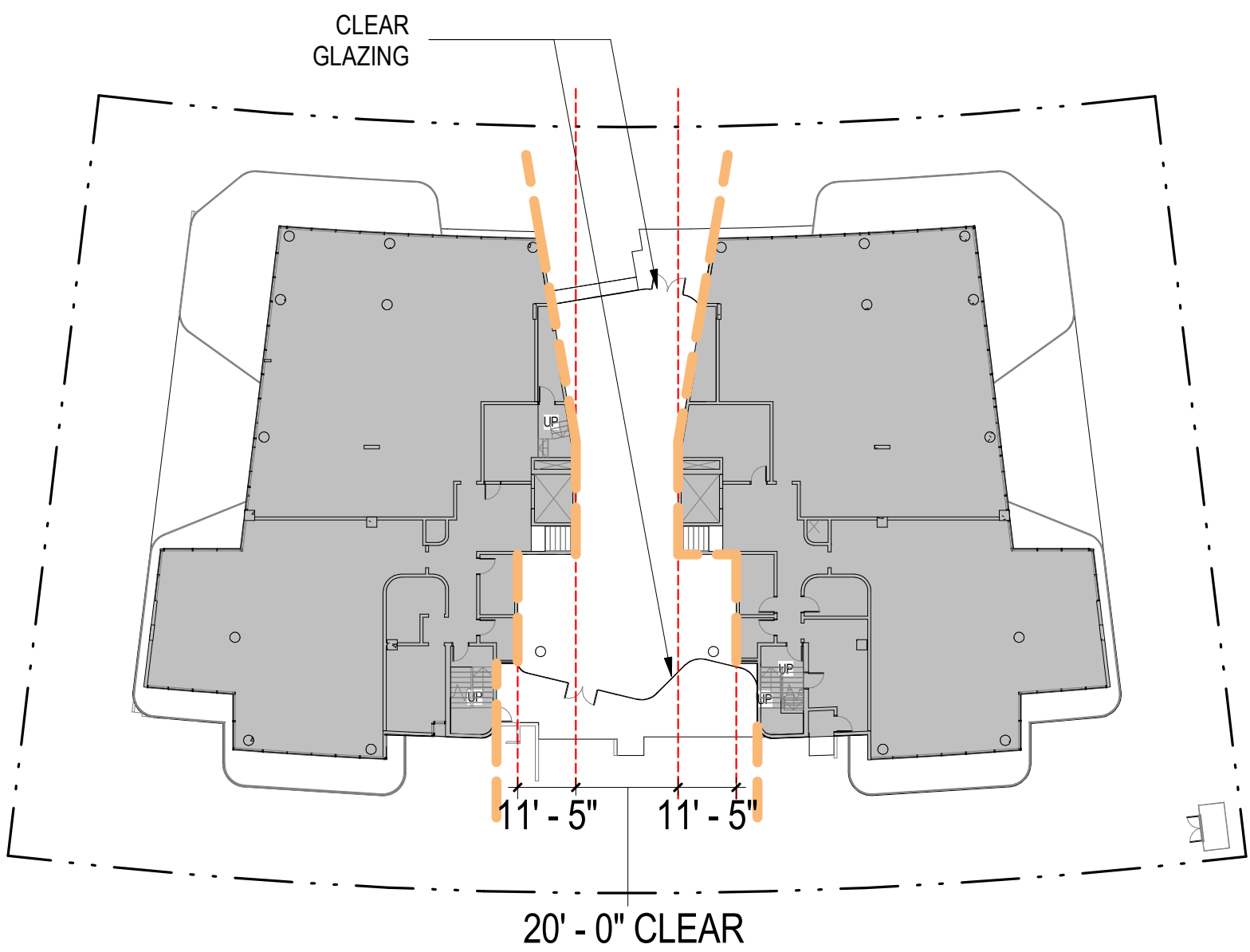
Guest Parking: 1/Platted Lot = 3 Spaces

Total Required: **73 Spaces**

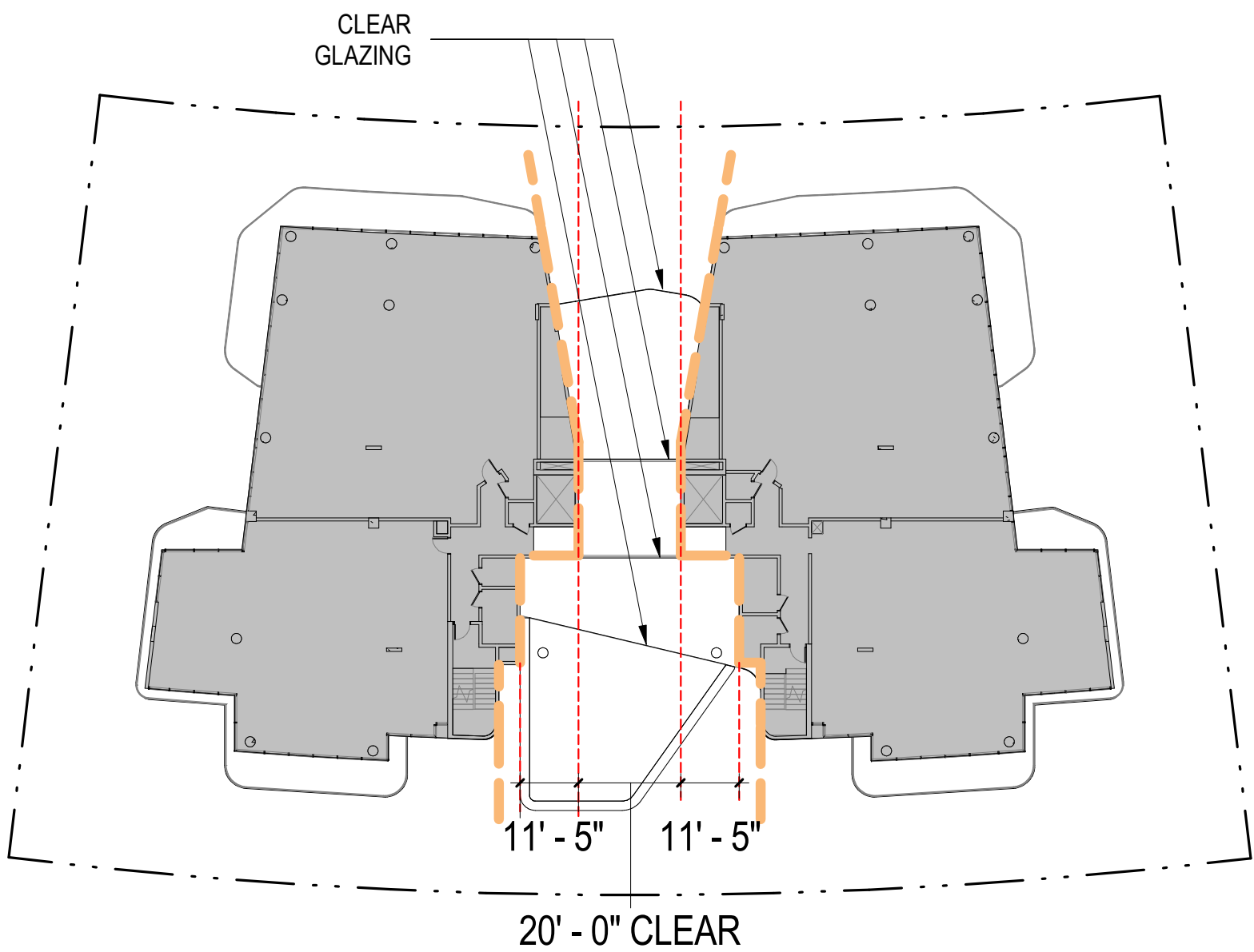
Proposed Parking:
Basement Level: 68 Spaces on 34 Stackers
2 ADA Spaces
2 Guest Parking Space

Ground Level: 1 Guest Parking Spaces

Total Proposed: **73 Spaces**



GROUND LEVEL

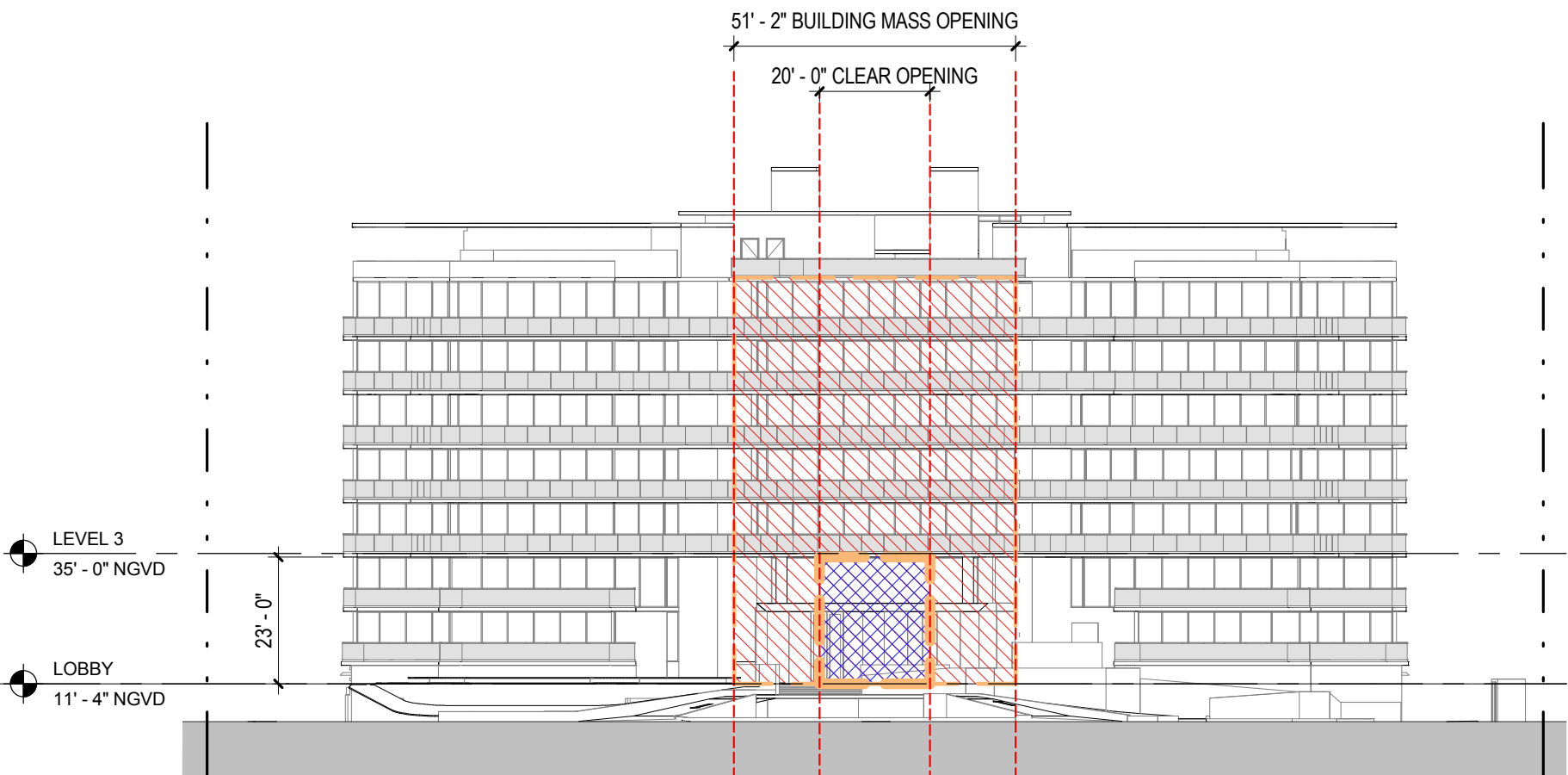


LEVEL 2 PLAN

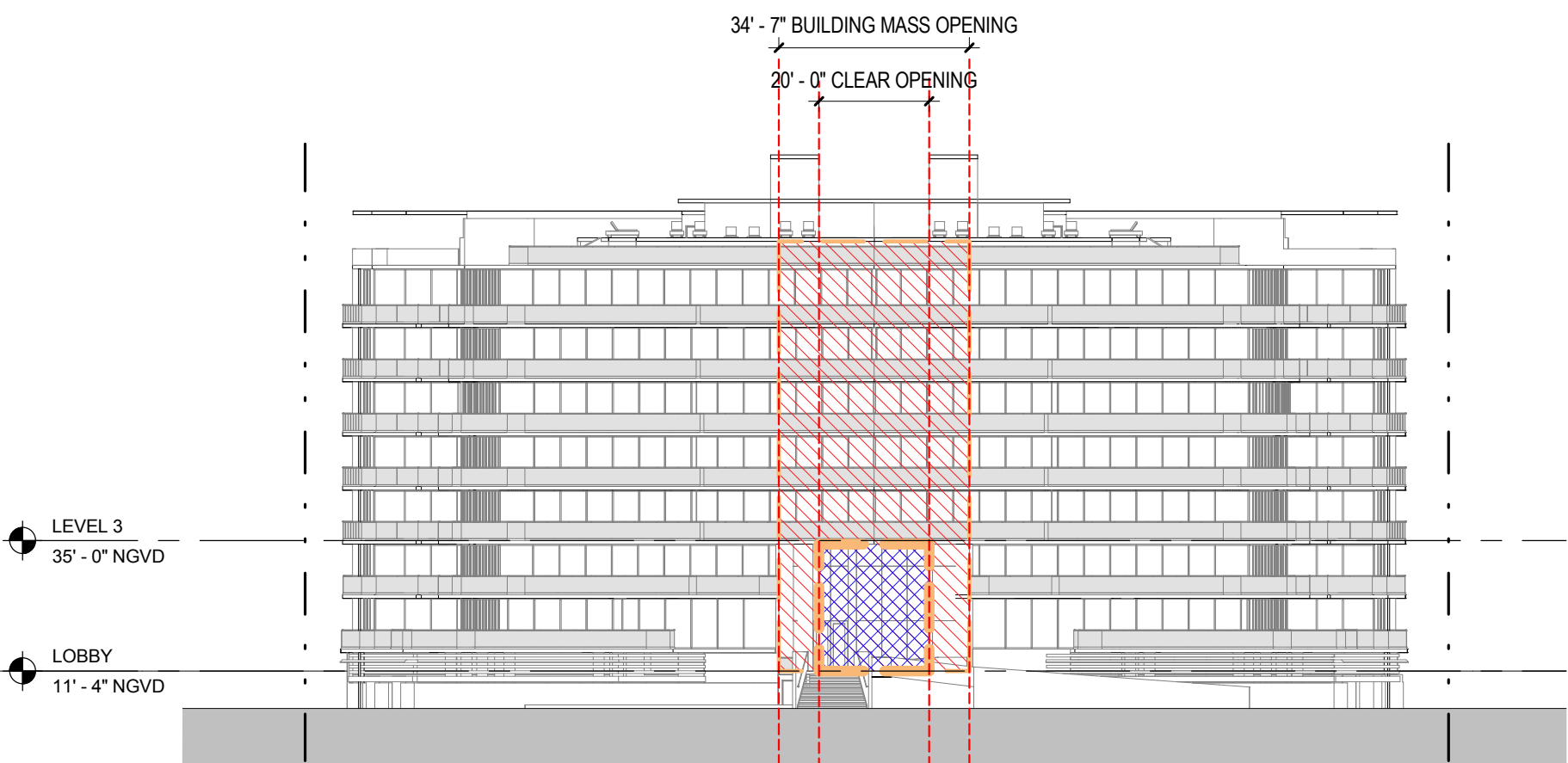
3 BREEZEWAY PLAN DIAGRAM
SCALE: 1" = 30'-0"

Ground Level:
Per Zoning Sec. 23-11.B1.6:
Required Minimum Unobstructed Breezeway Width: **20'-0"**

Proposed Unobstructed Breezeway Width: **20'-0"**

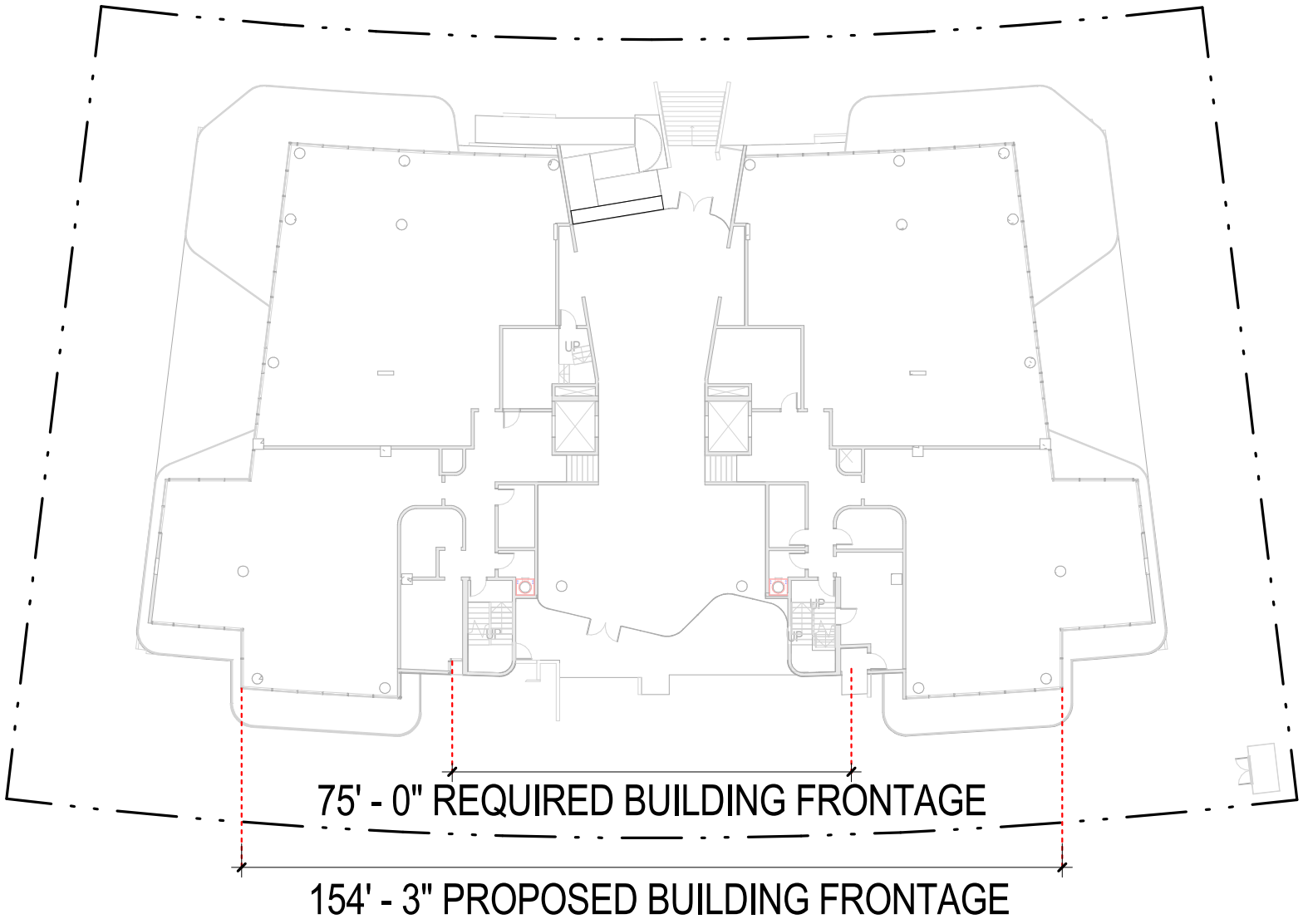


WEST ELEVATION

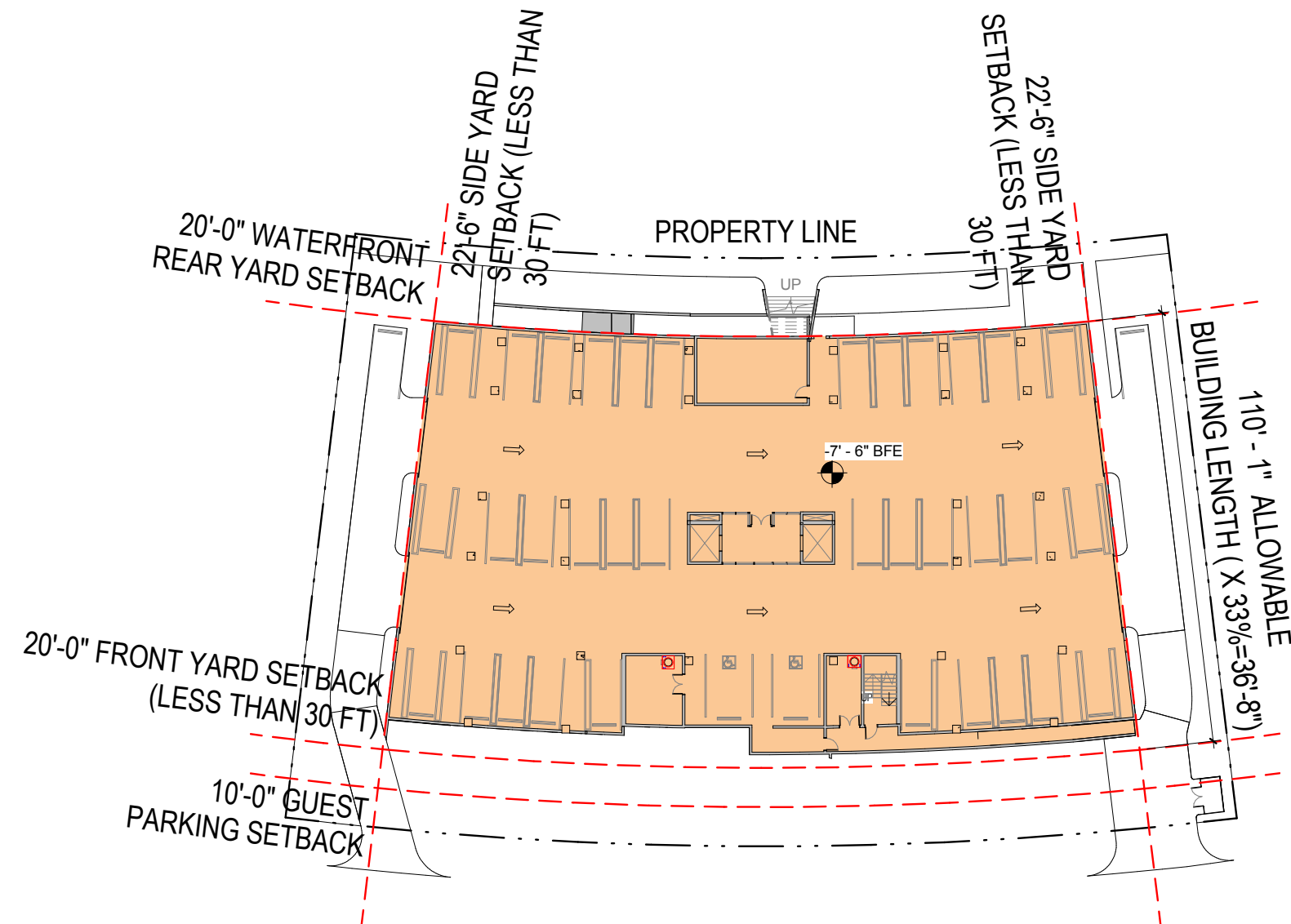


EAST ELEVATION

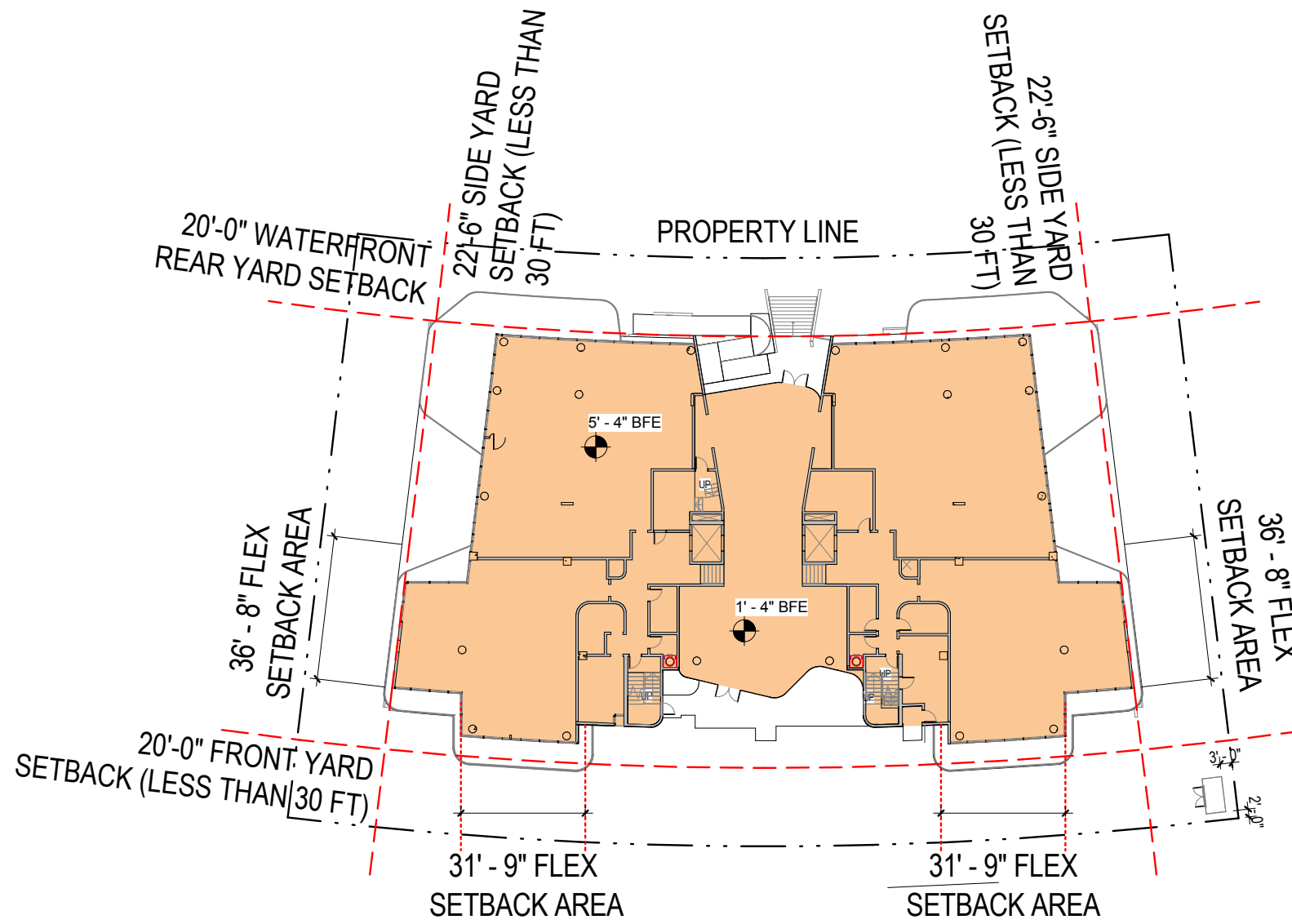
2 BREEZEWAY ELEVATION DIAGRAM
SCALE: 1" = 30'-0"



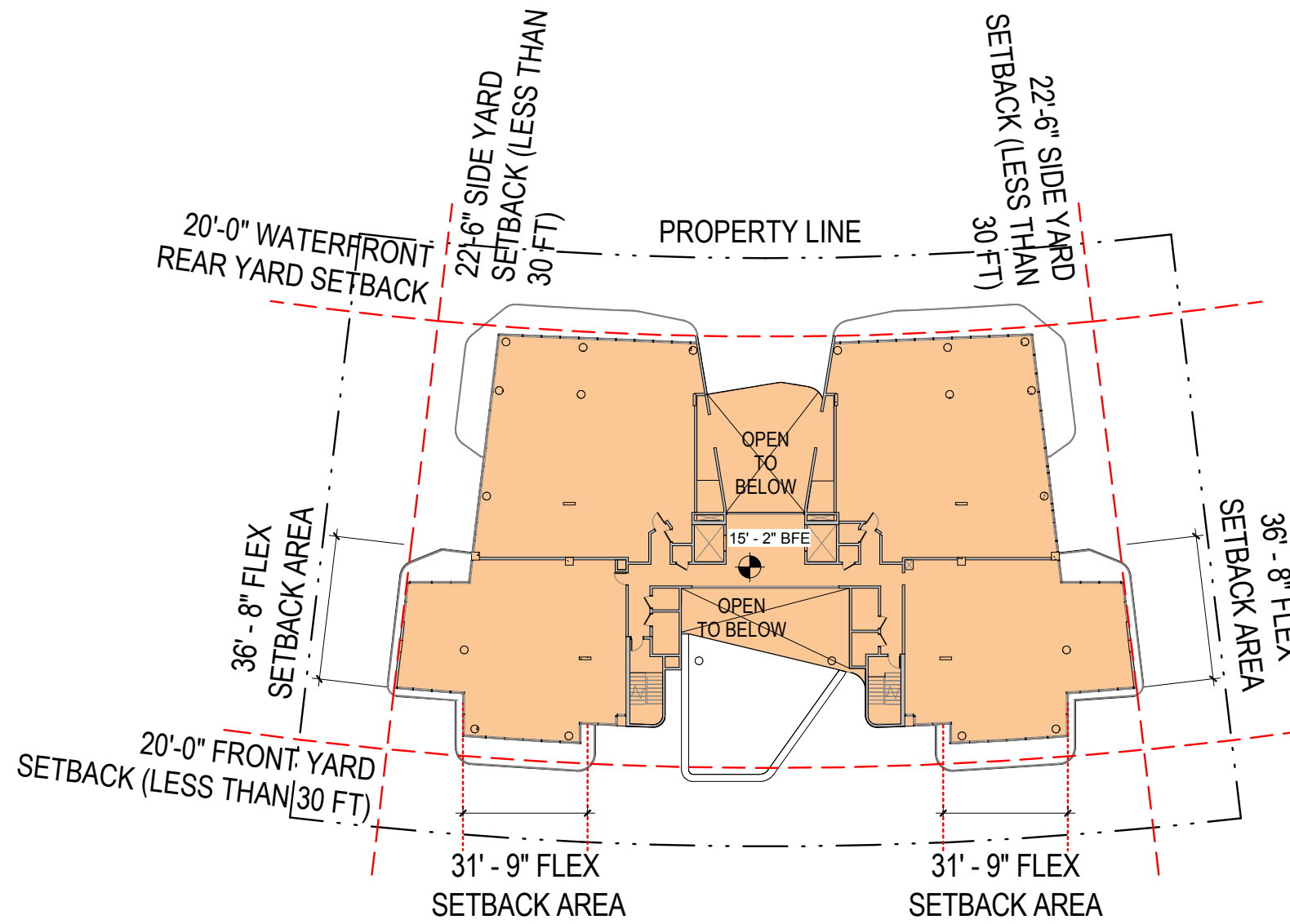
1 BUILDING FRONTAGE DIAGRAM
SCALE: 1" = 30'-0"



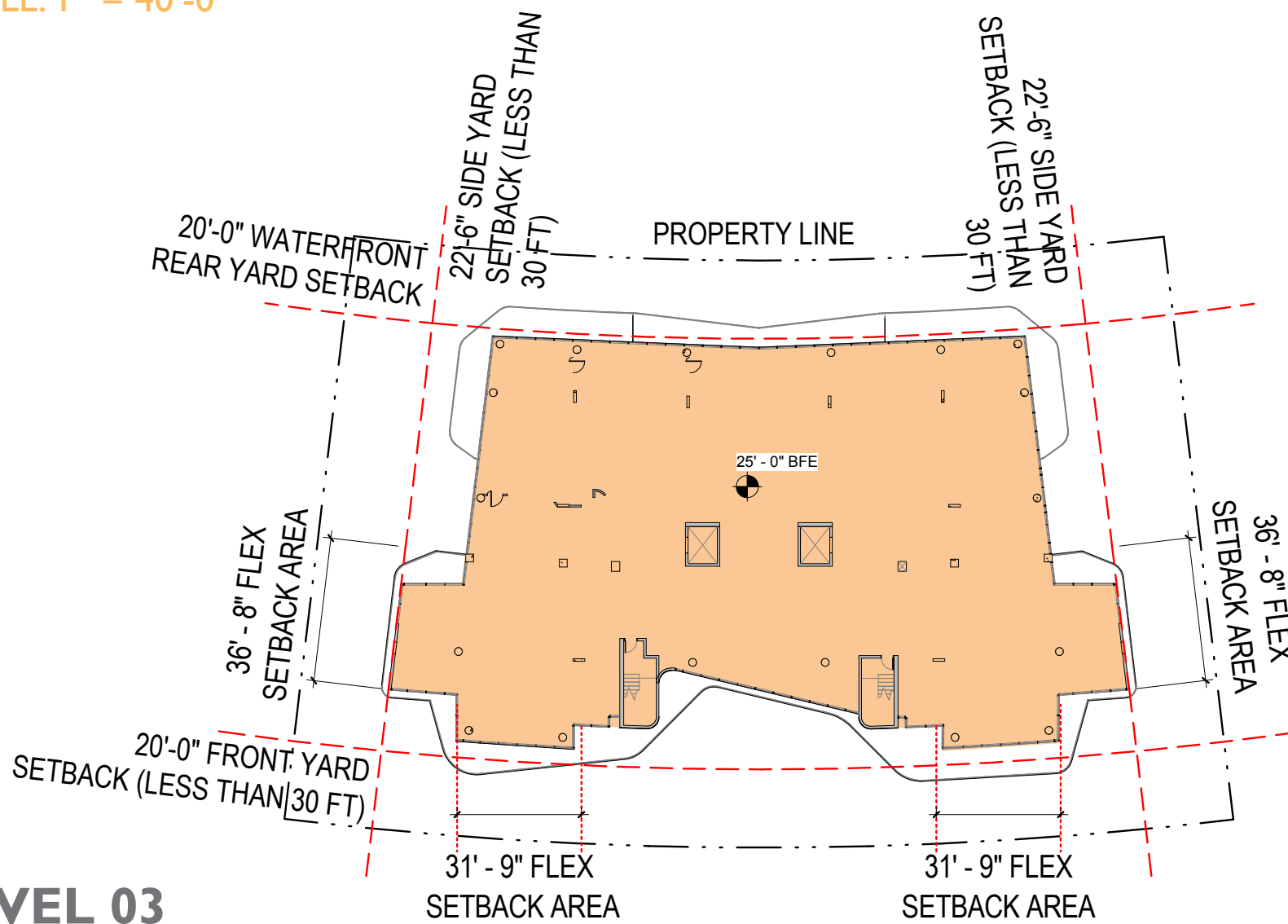
BASEMENT LEVEL
SCALE: 1" = 40'-0"



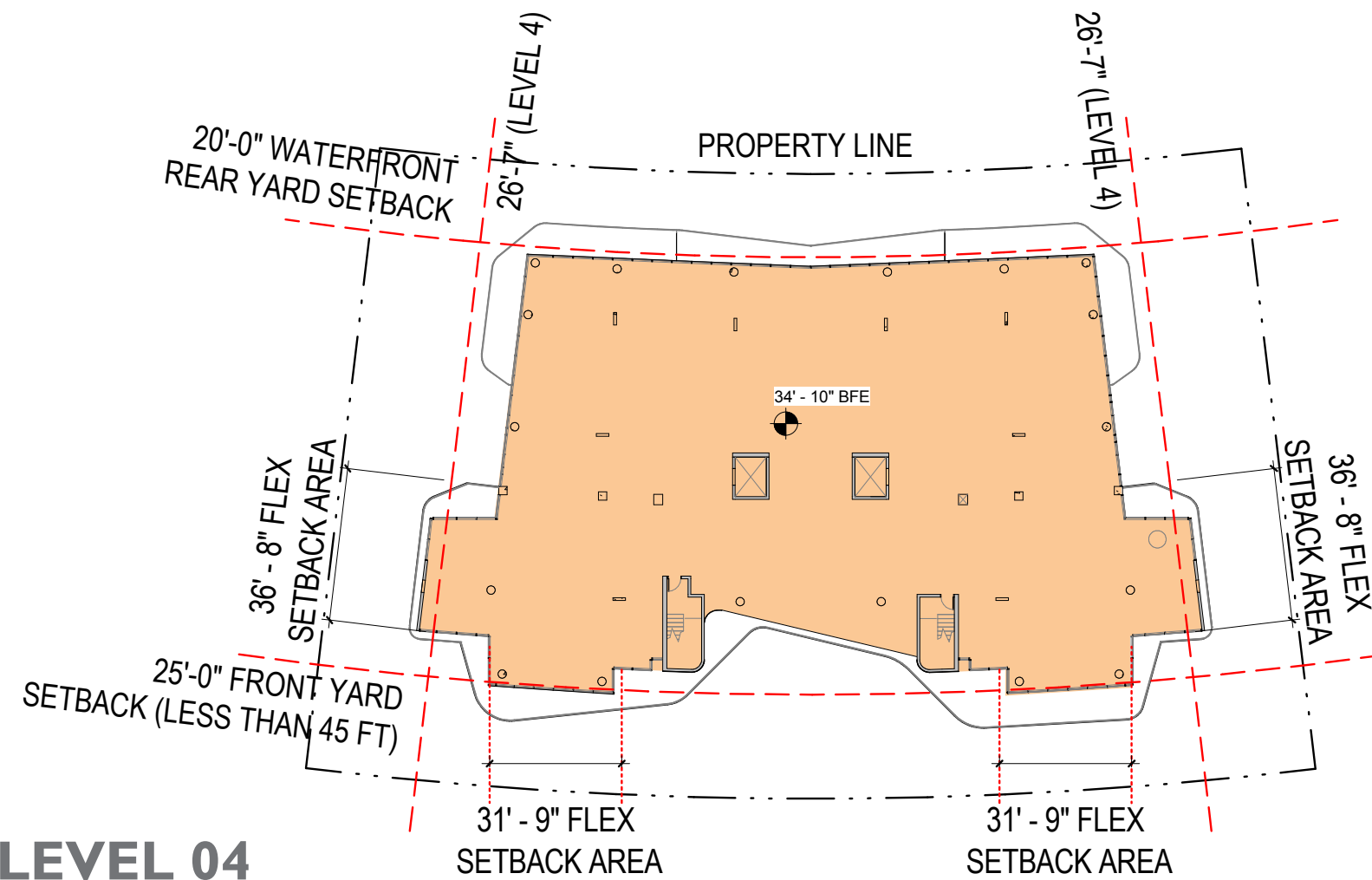
GROUND LEVEL
SCALE: 1" = 40'-0"



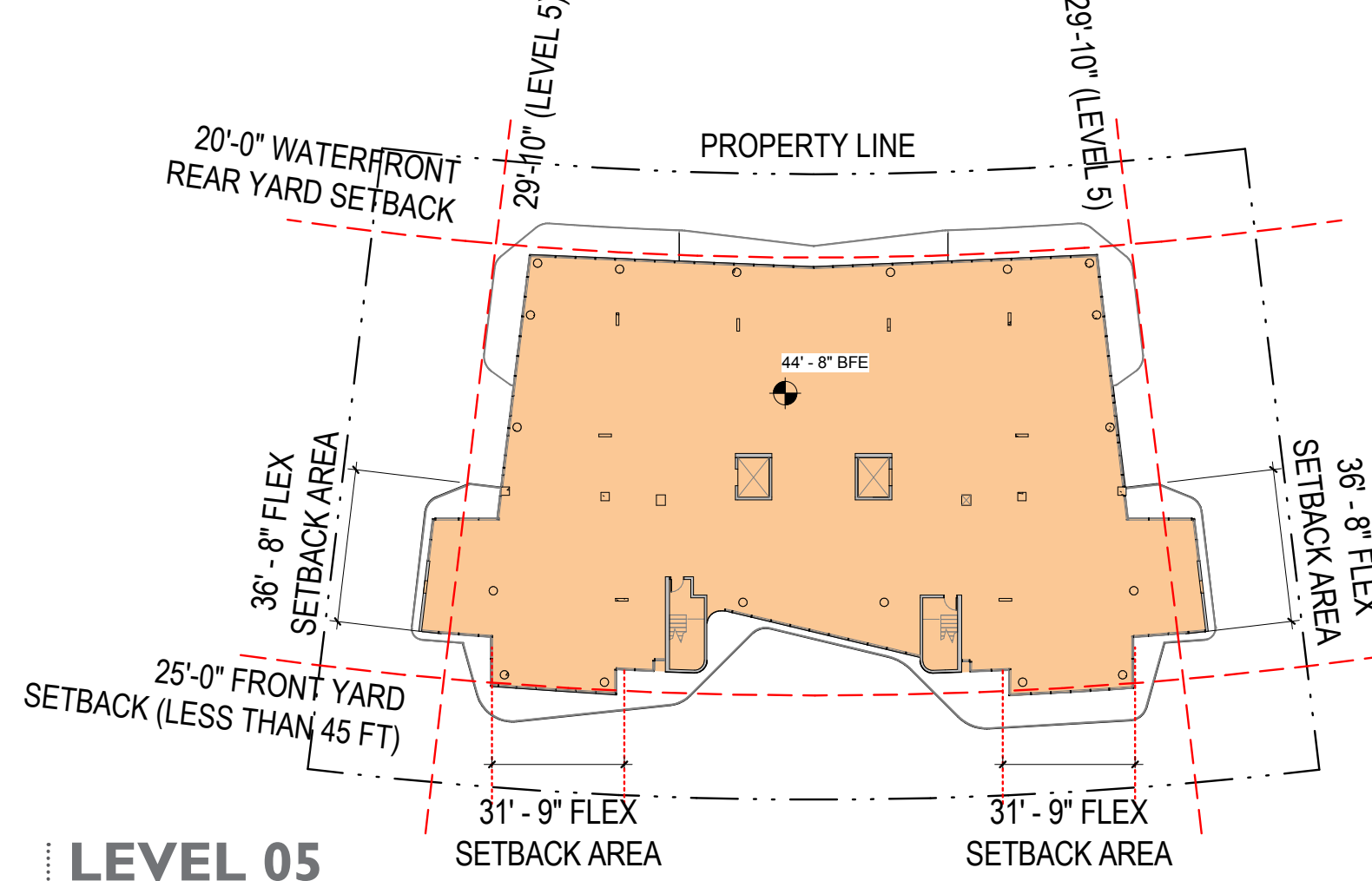
LEVEL 02
SCALE: 1" = 40'-0"



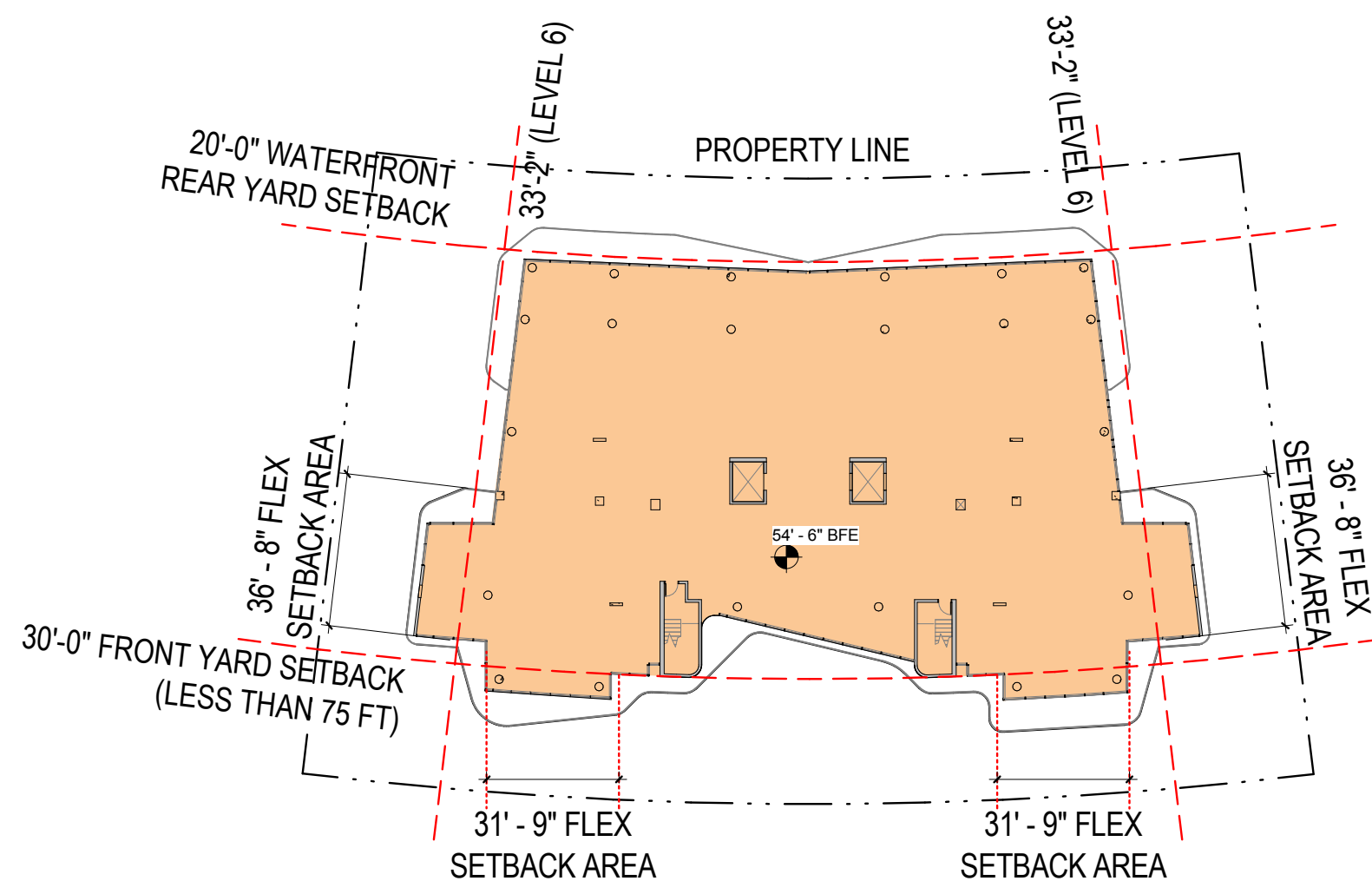
LEVEL 03
SCALE: 1" = 40'-0"



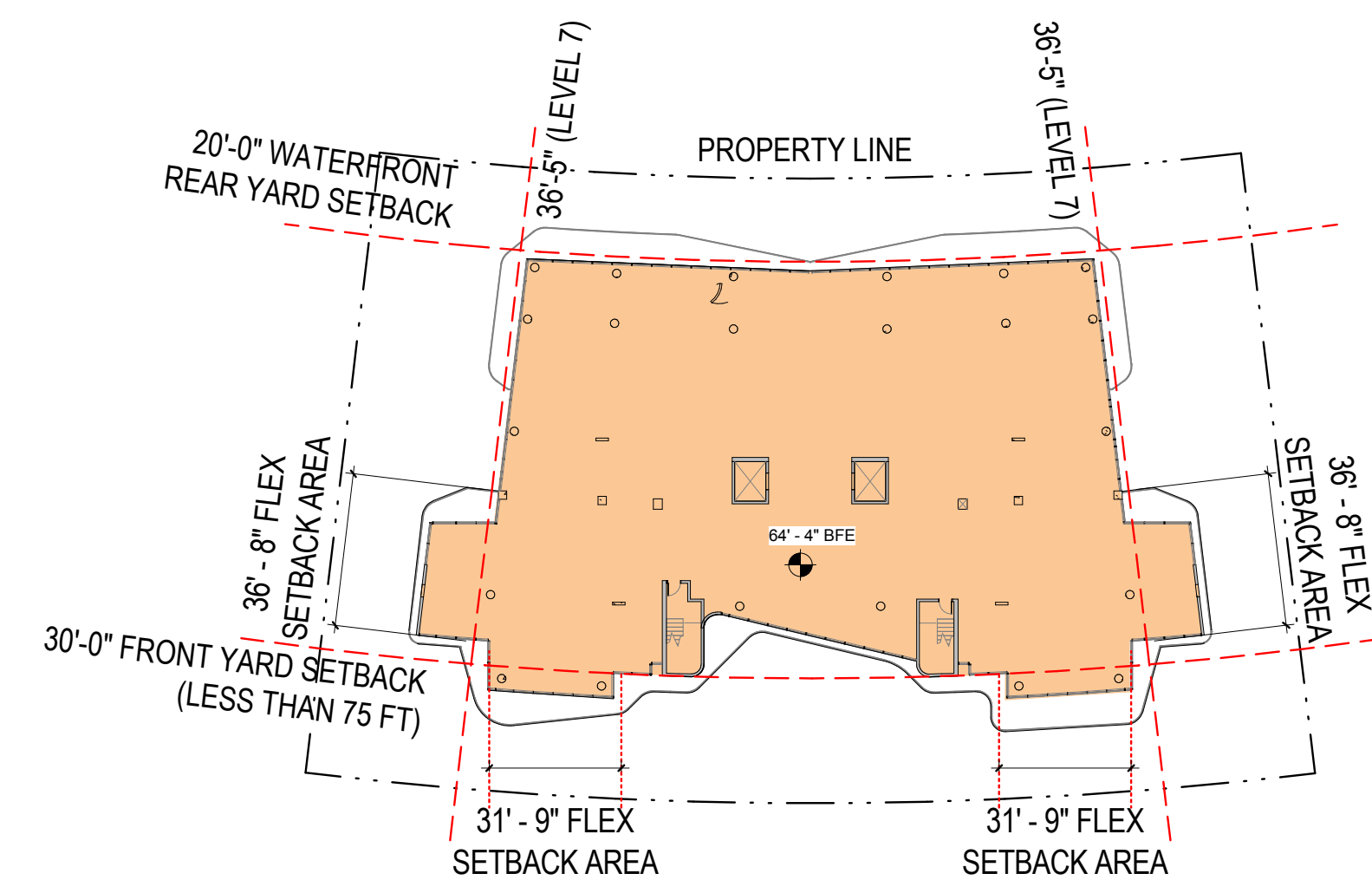
LEVEL 04
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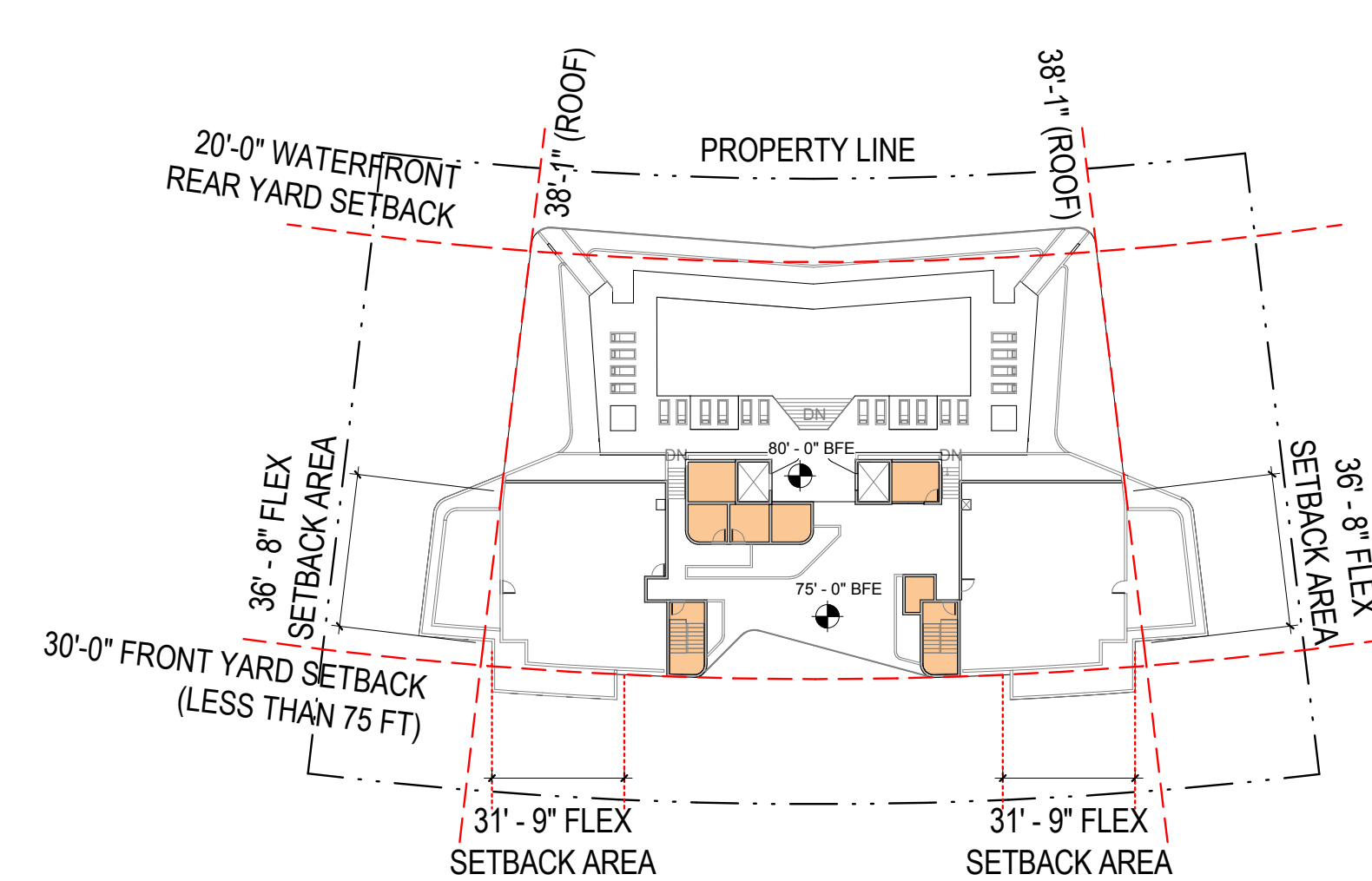
LEVEL 05
SCALE: 1" = 40'-0"



LEVEL 06
SCALE: 1" = 40'-0"



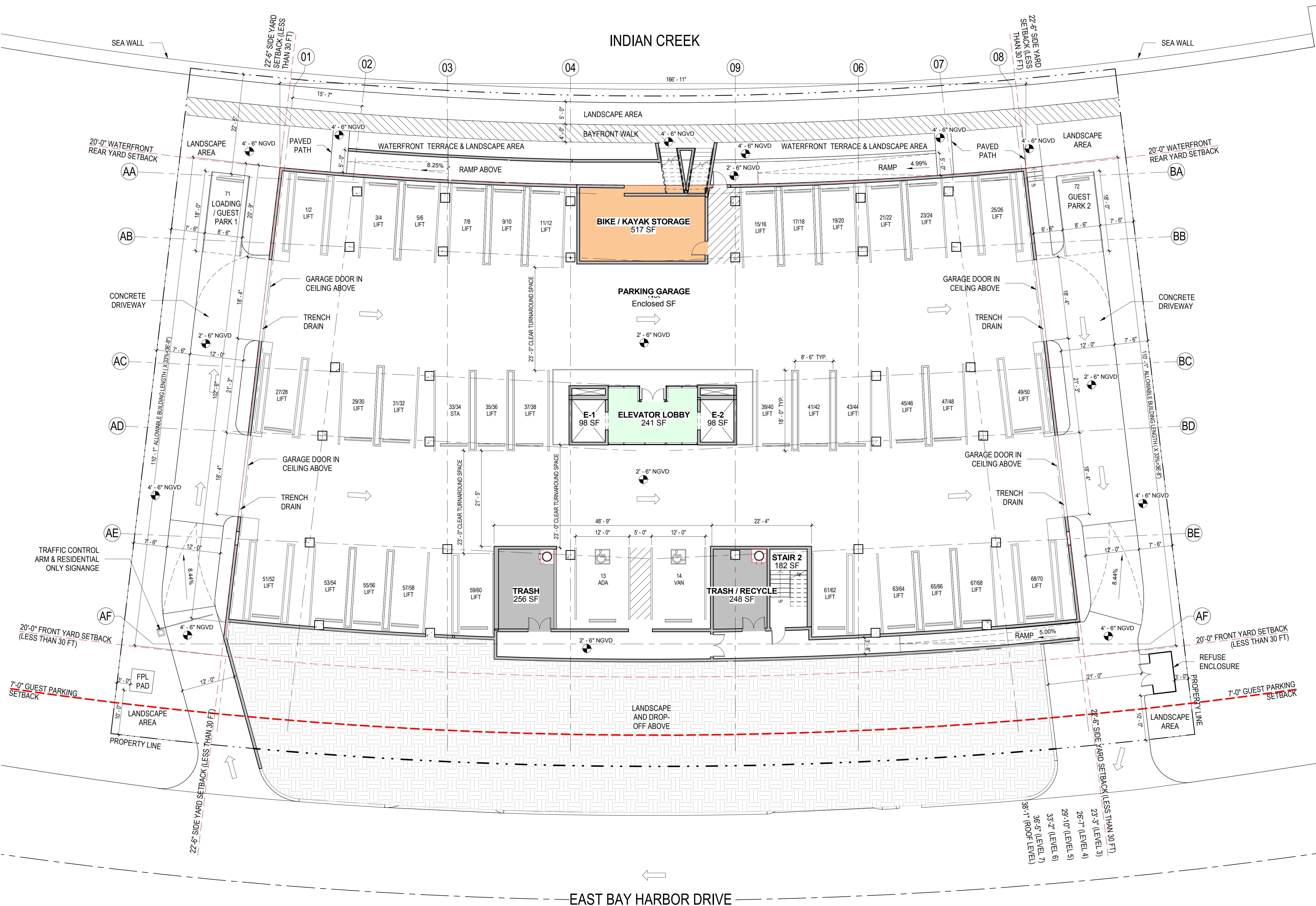
LEVEL 07
SCALE: 1" = 40'-0"

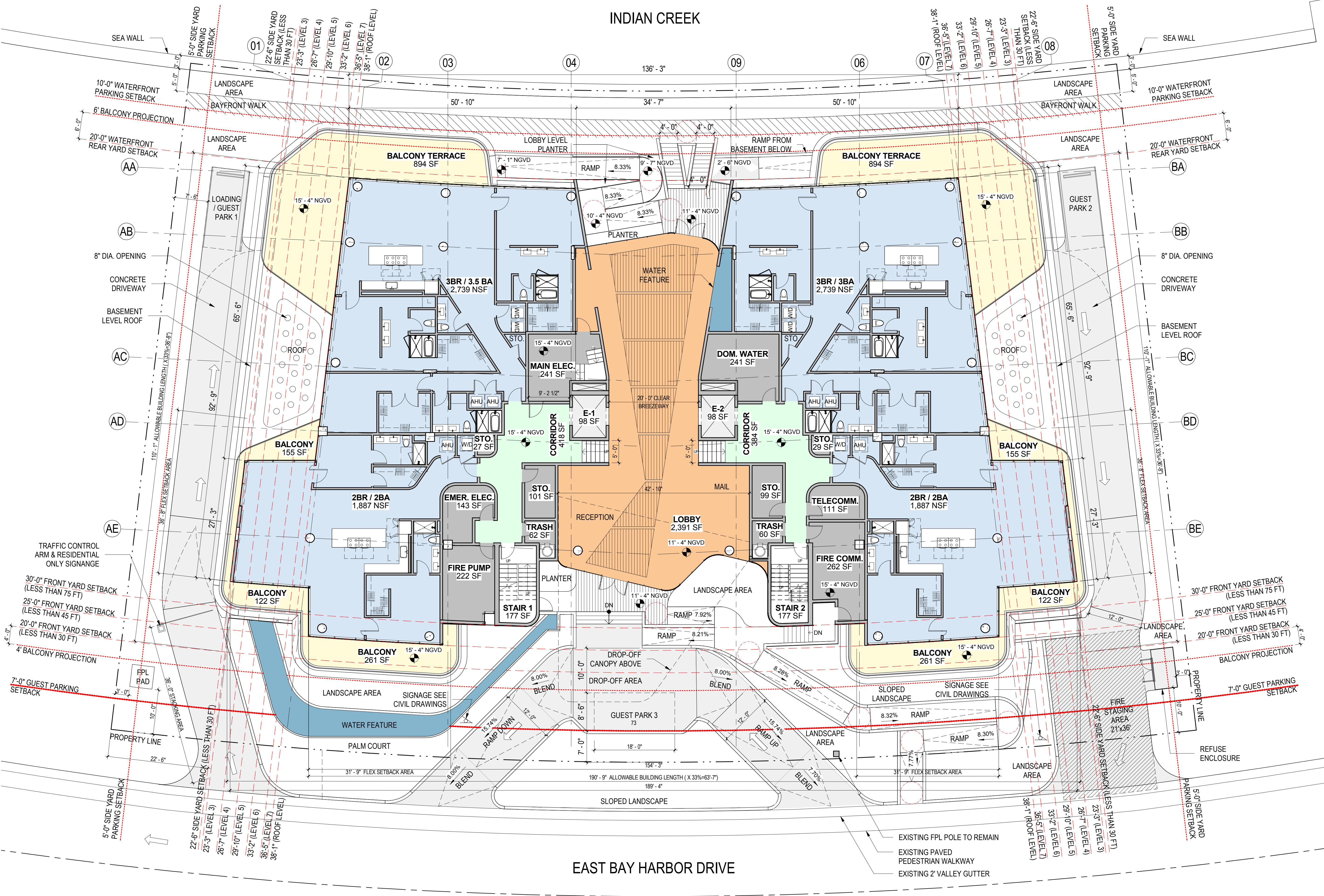


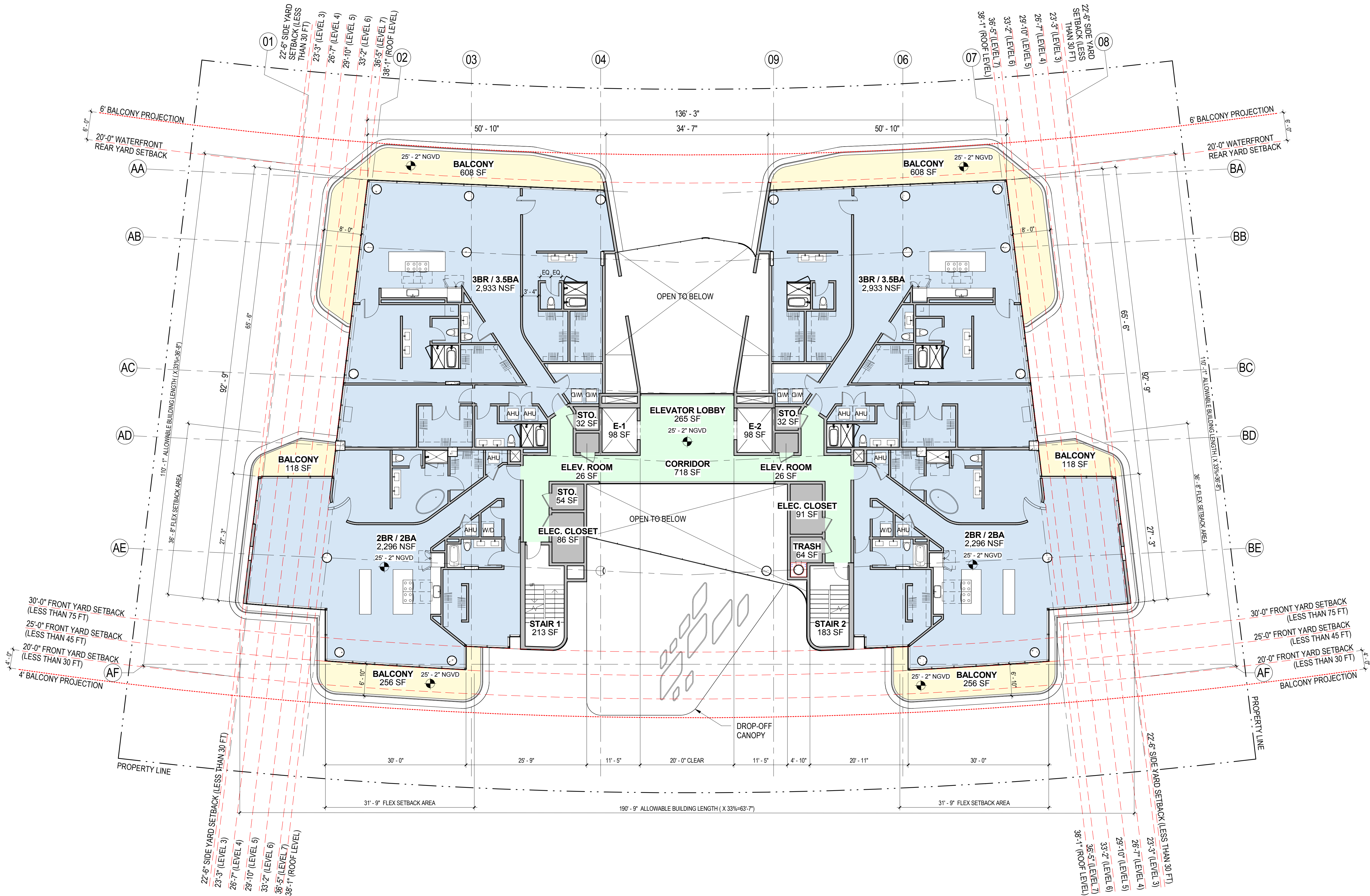
ROOF LEVEL
SCALE: 1" = 40'-0"

C-1: PROPOSED FLOOR PLANS

- C-2: Basement Level Floor Plan
- C-3: Site / Ground Level Floor Plan
- C-4: Level 02 Floor Plan
- C-5: Level 03 Floor Plan
- C-6: Level 04-05 Floor Plan
- C-7: Level 06-07 Floor Plan
- C-8: Roof Level Floor Plan







DRIFTWOOD
9955 E BAY HARBOR DRIVE, BAY HARBOR ISLANDS, FL 33154

Lic#: AA26000733
Eduardo Salvador Egea Fernandez
Lic#: AR93508



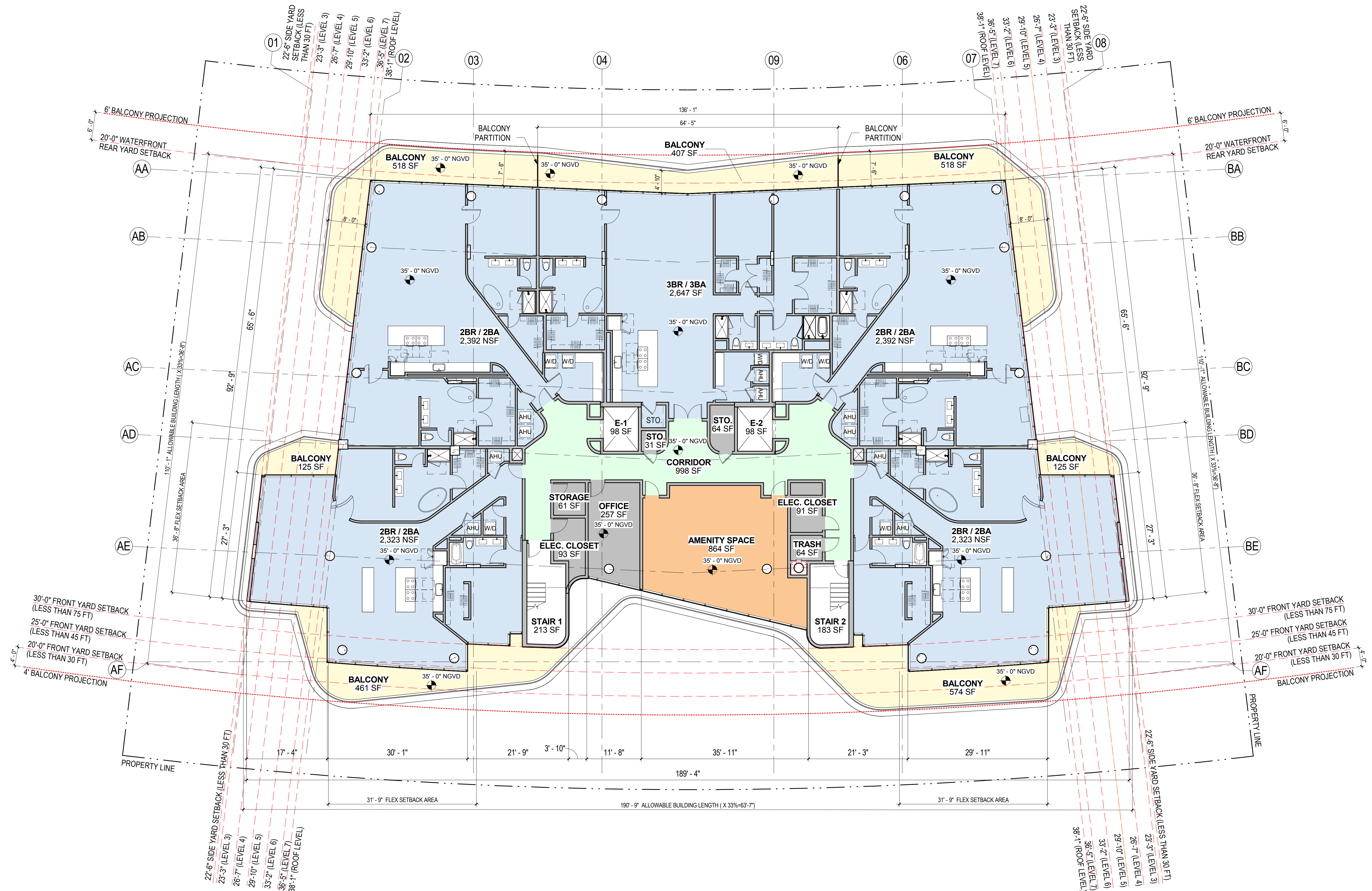
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C-5

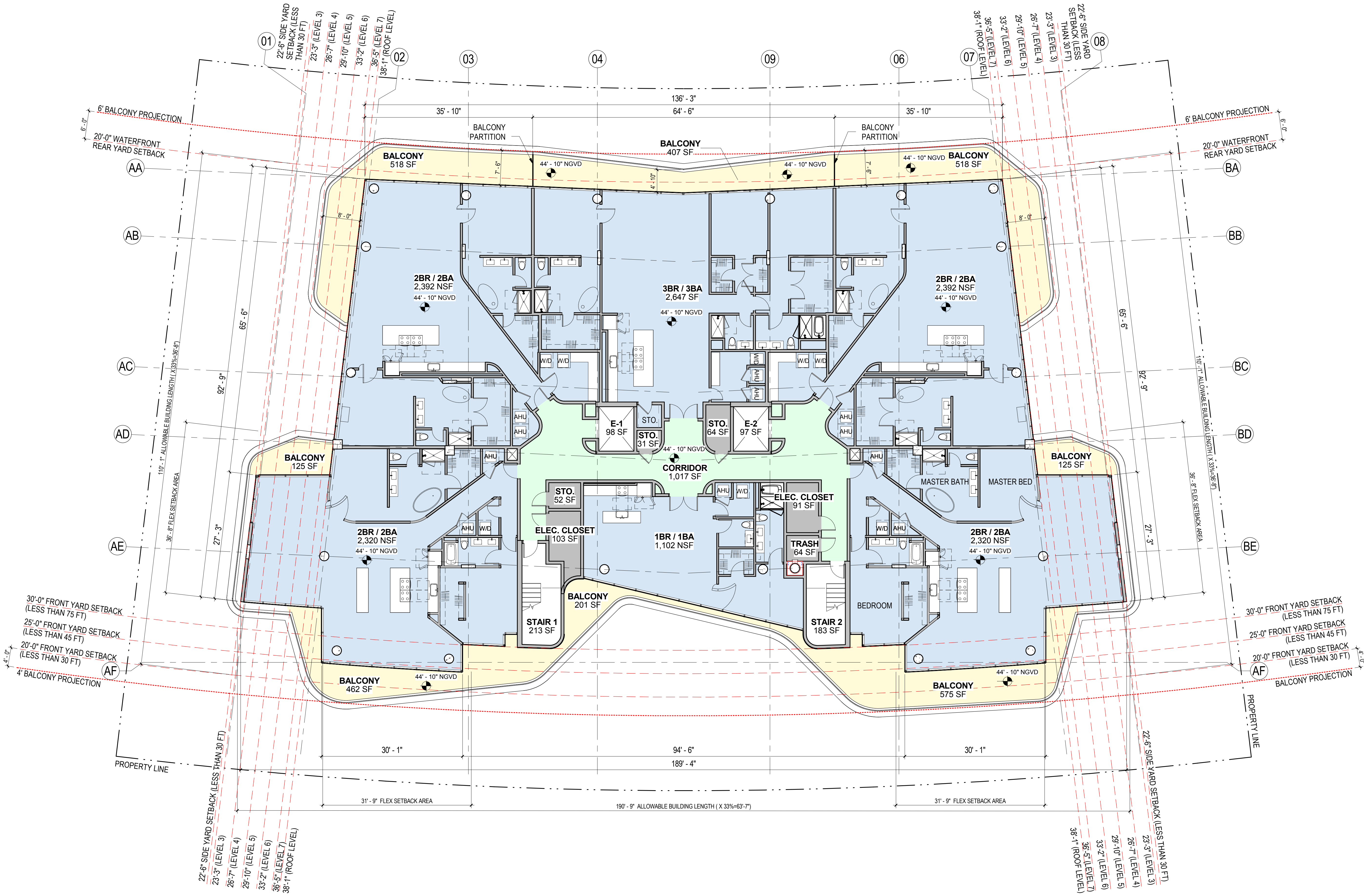


PROJECT # 219420547



LEVEL 03 - FLOOR PLAN
SCALE: 1" = 10'-0"

SCALE: 1" = 10'-0"



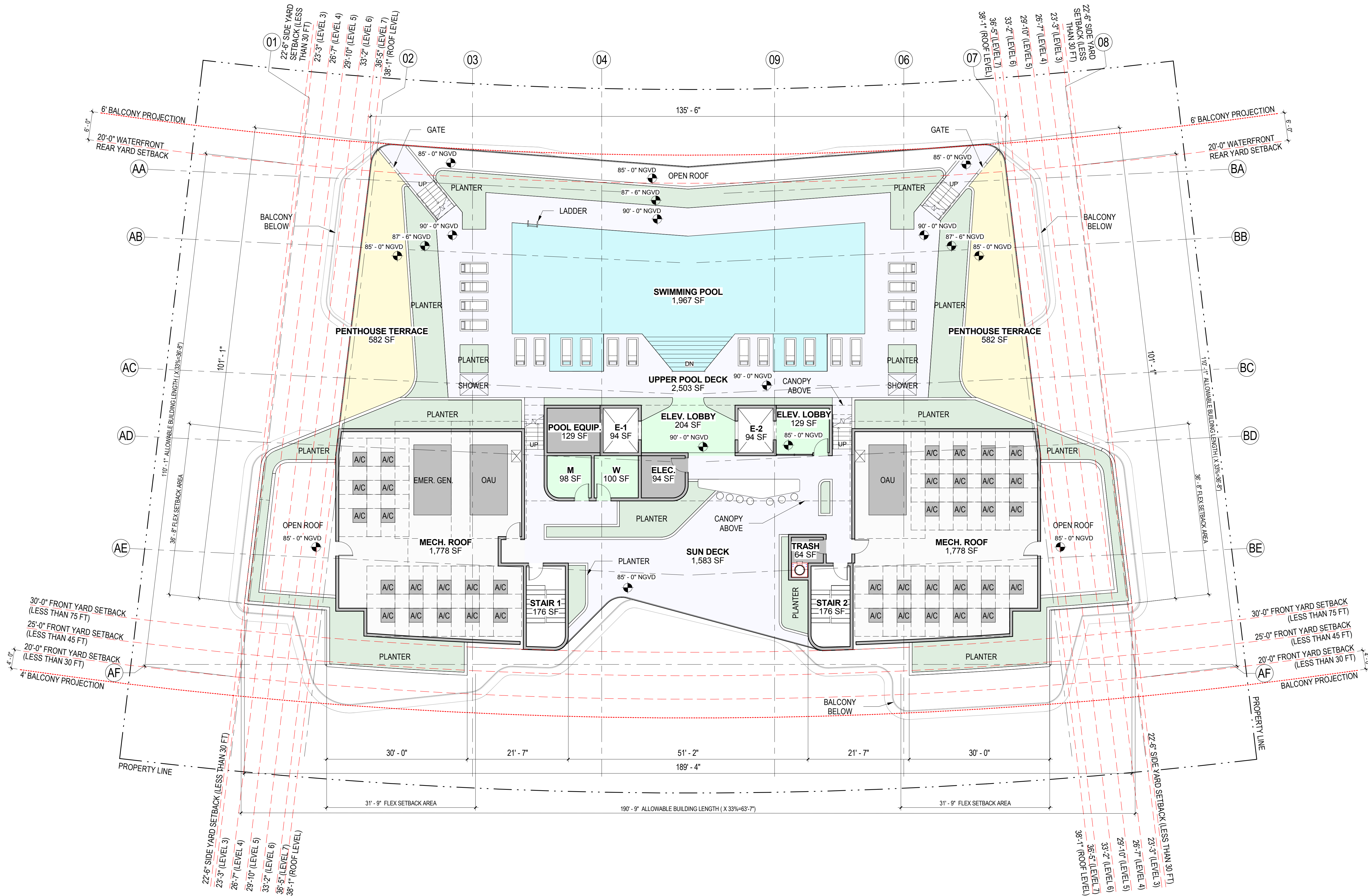
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C-7



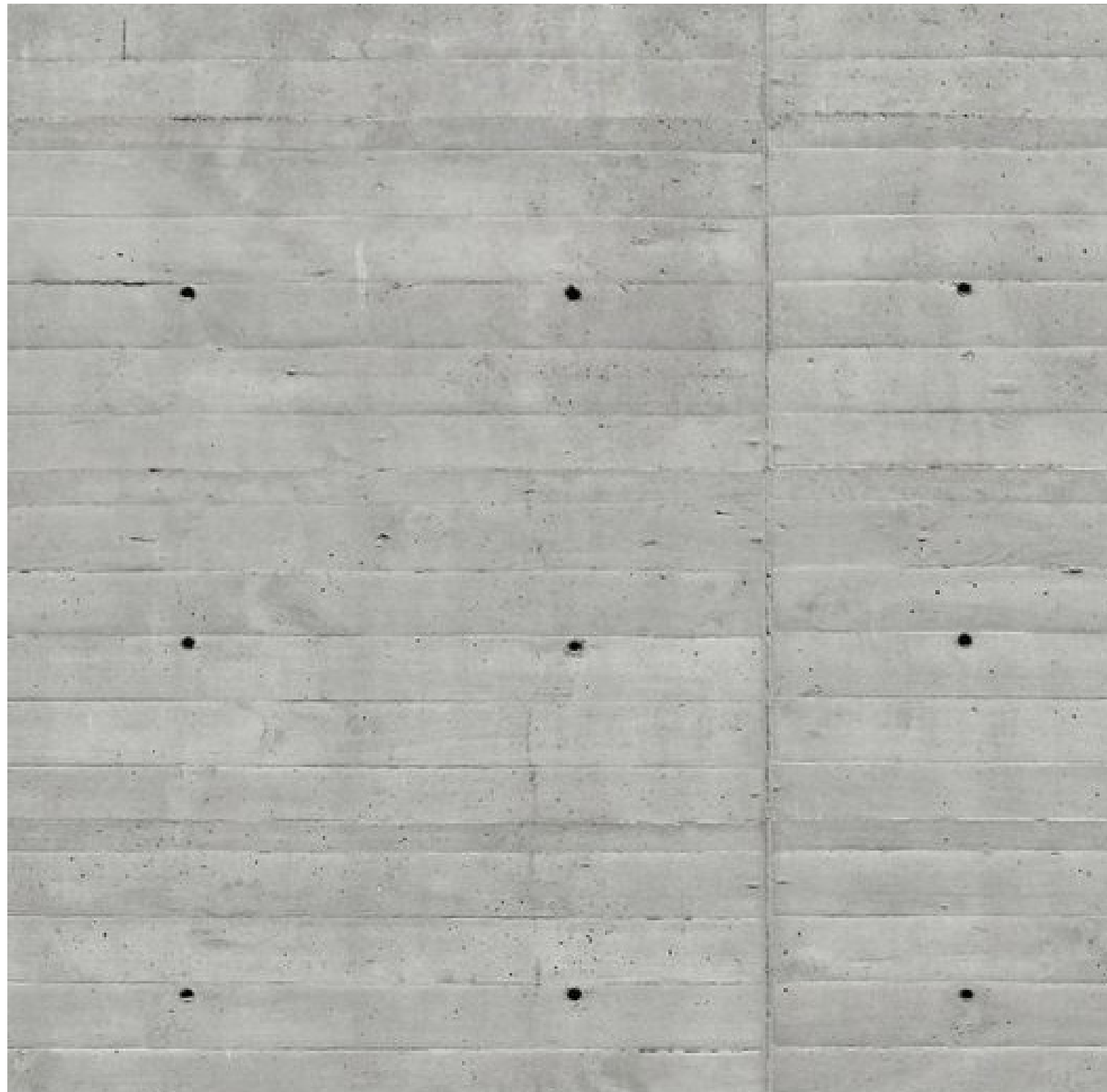


D-1: BUILDING ELEVATIONS & SECTIONS

- D-2: Elevations - Material Palate
- D-3: Proposed Elevations - East
- D-4: Proposed Elevations - South
- D-5: Proposed Elevations - West
- D-6: Proposed Elevations - North
- D-7: Proposed Sections
- D-8: Proposed Sections
- D-9: Proposed Sections



CLADDING
Exterior Solid Walls



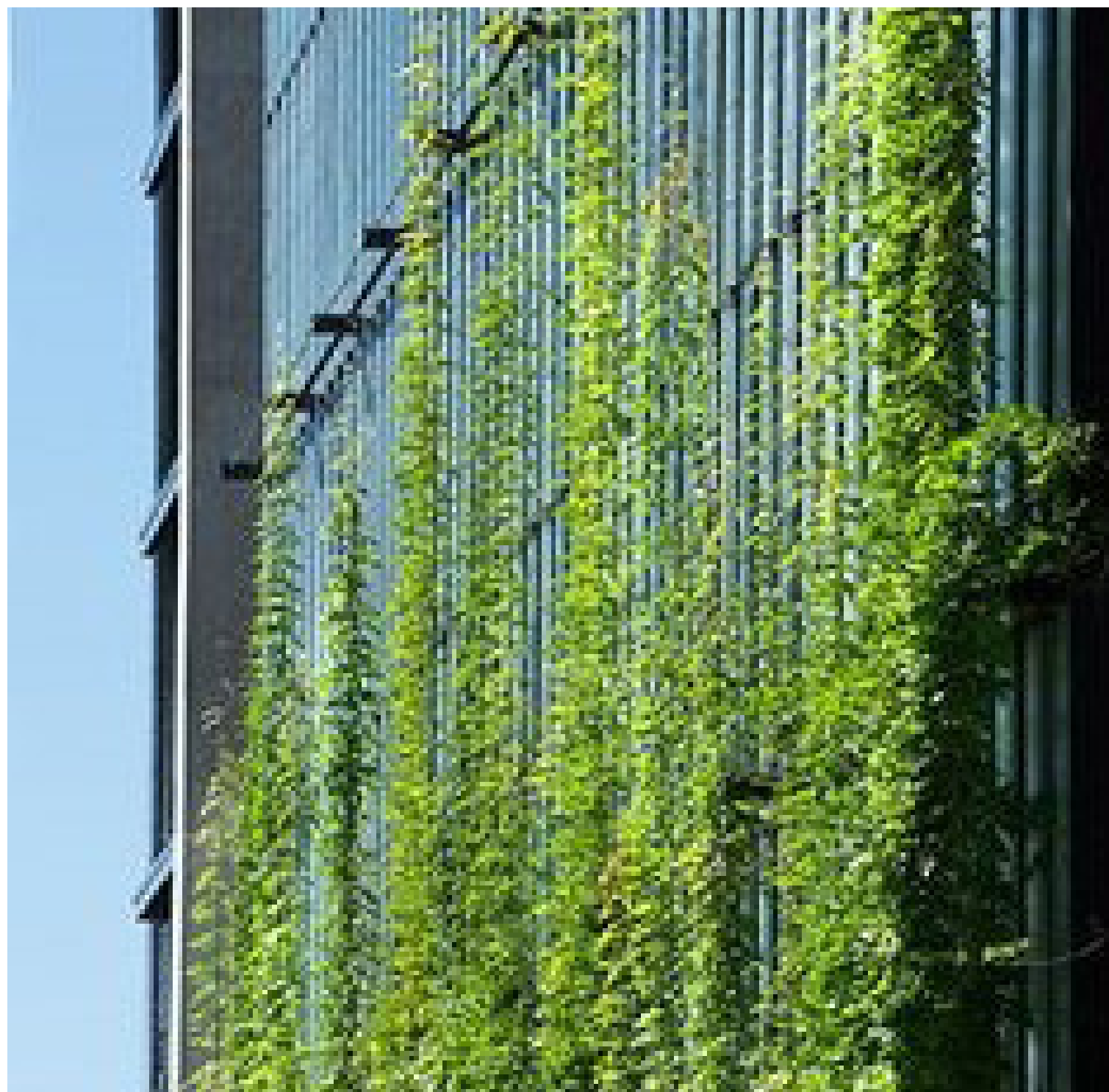
CONCRETE
Exterior Balcony Projections



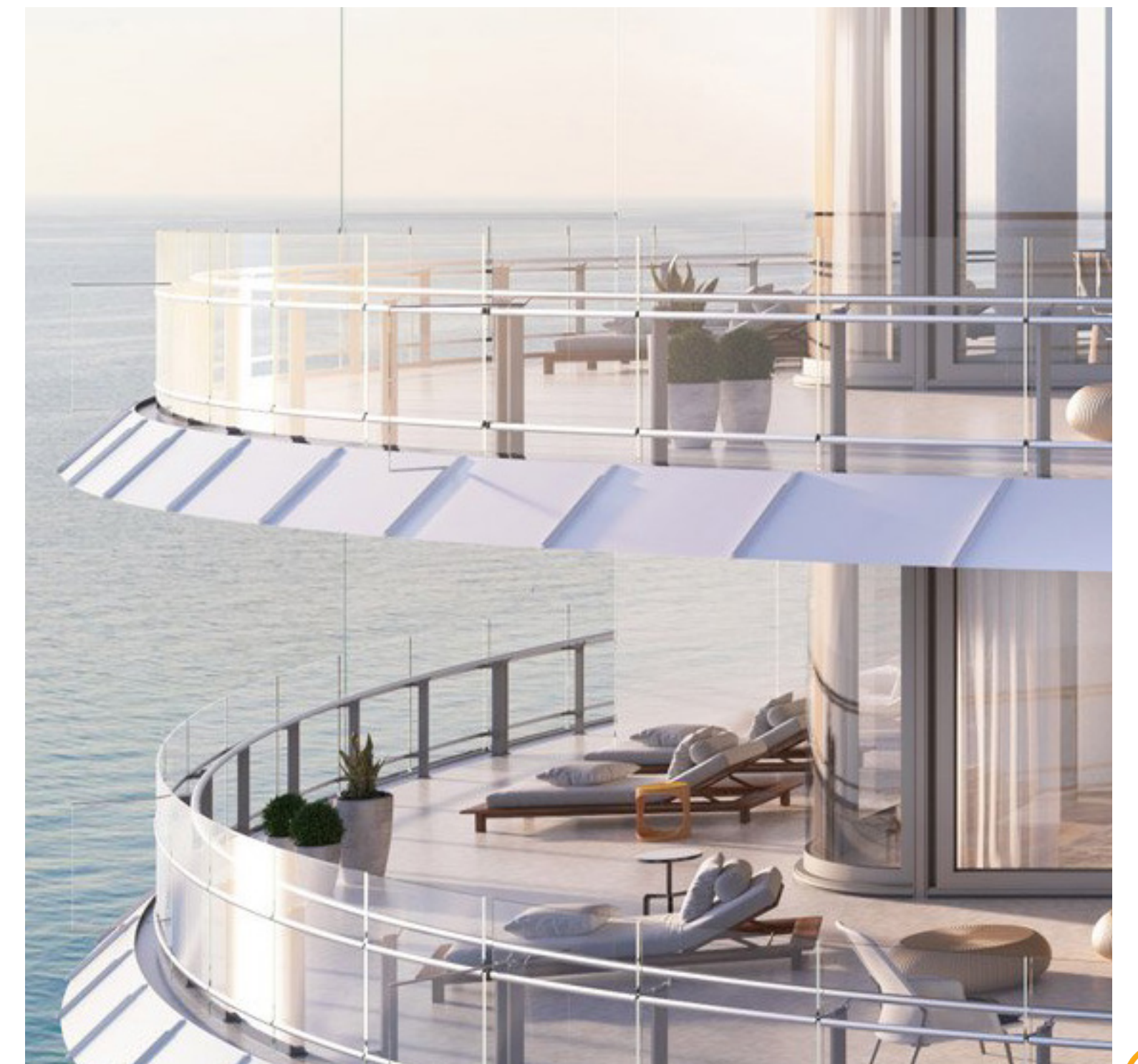
CLEAR GLASS WINDOW WALL
Glass Enclosure at Units and Breezeway



STONE
Landscape Walls and Planters



GREEN WALL
Parking Entry and Screen Walls



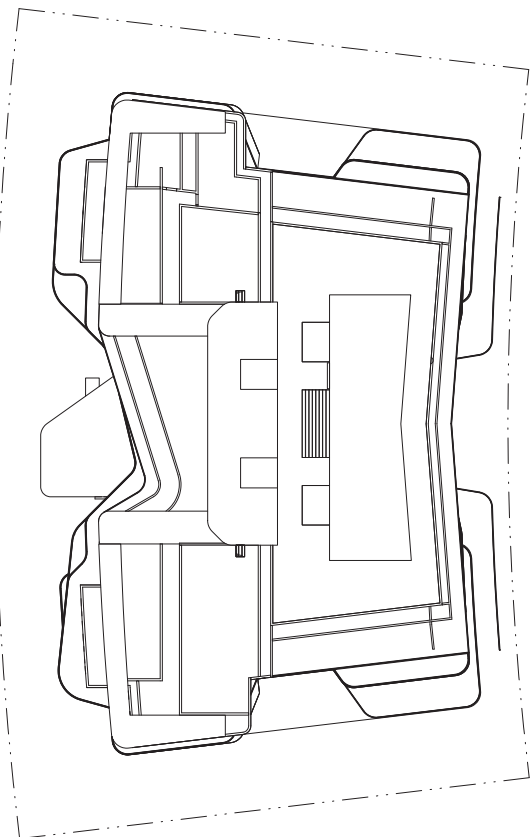
METAL AND GLASS
Balconies and Roof Terraces

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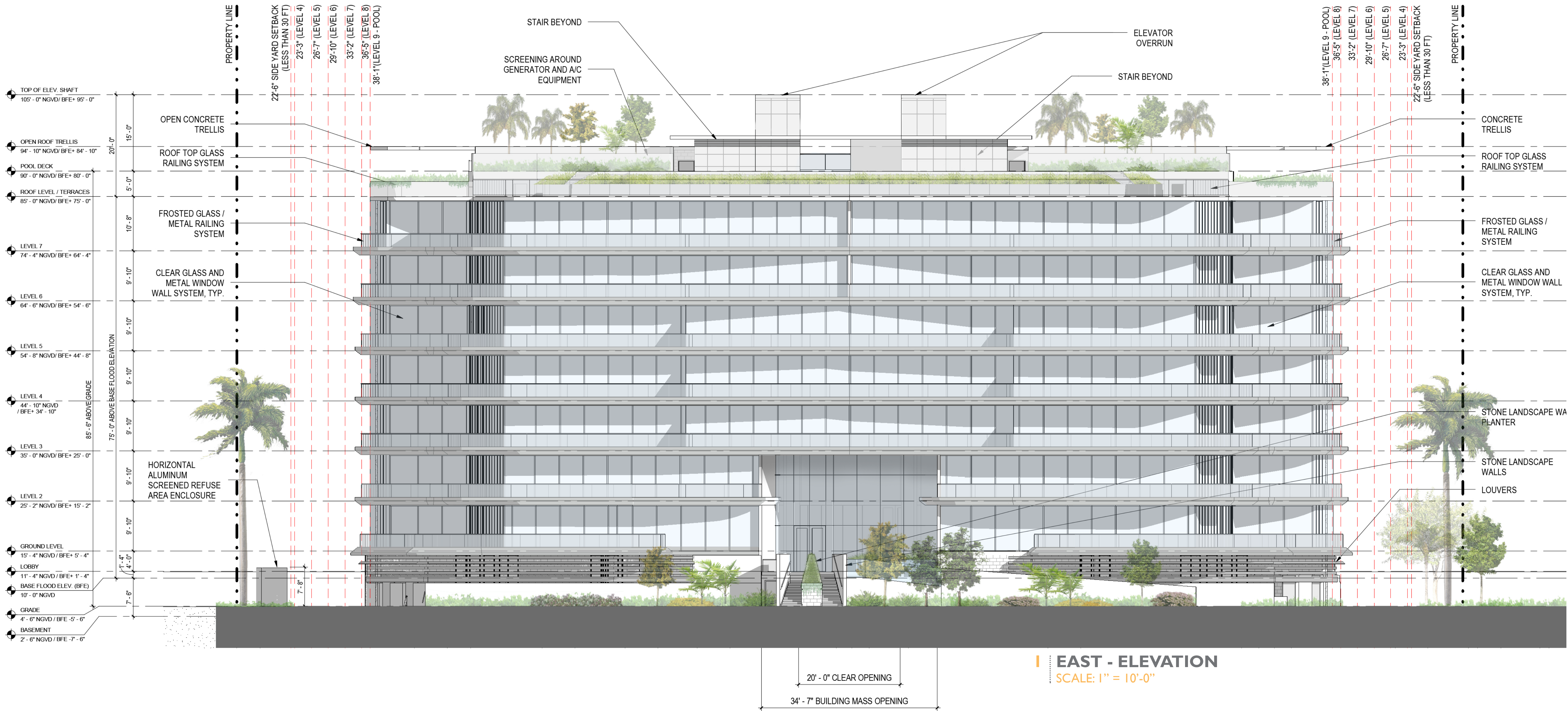
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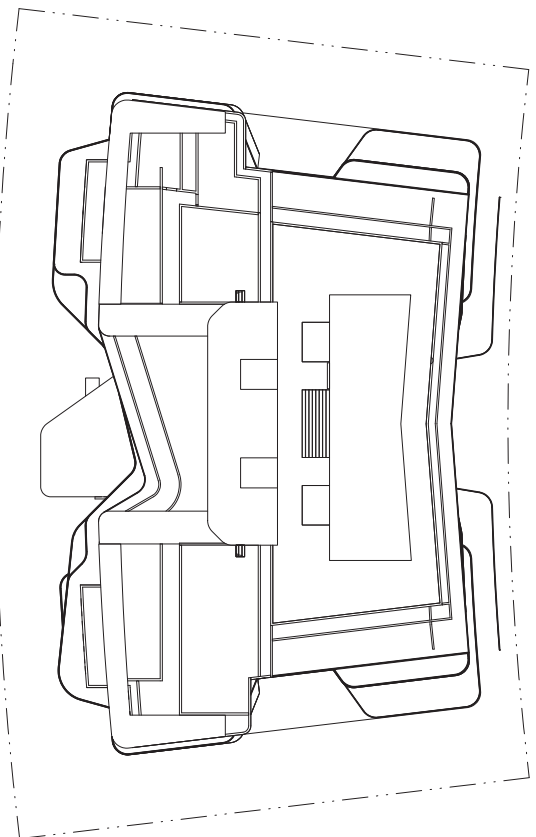
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KEY PLAN
NTS





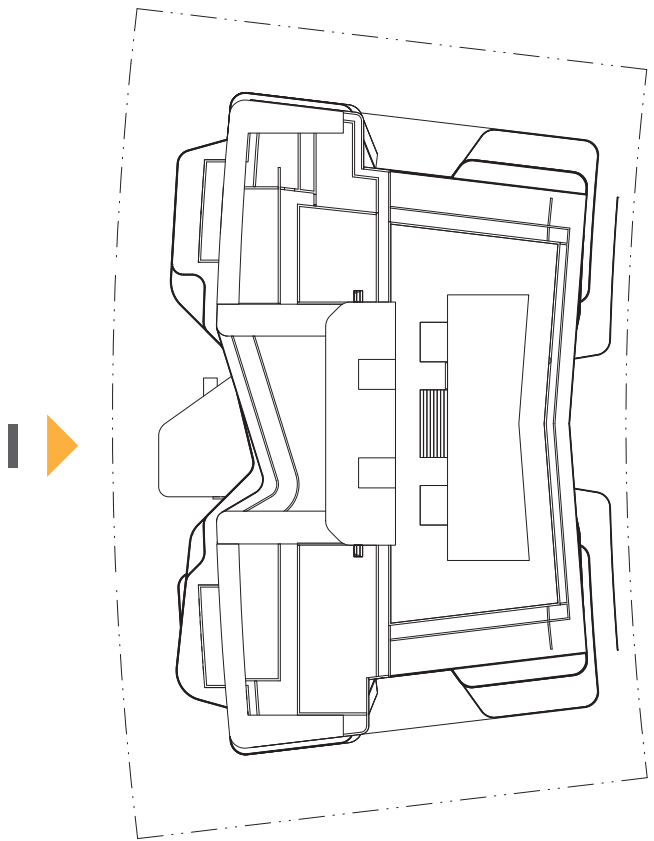
↑ KEY PLAN
NTS



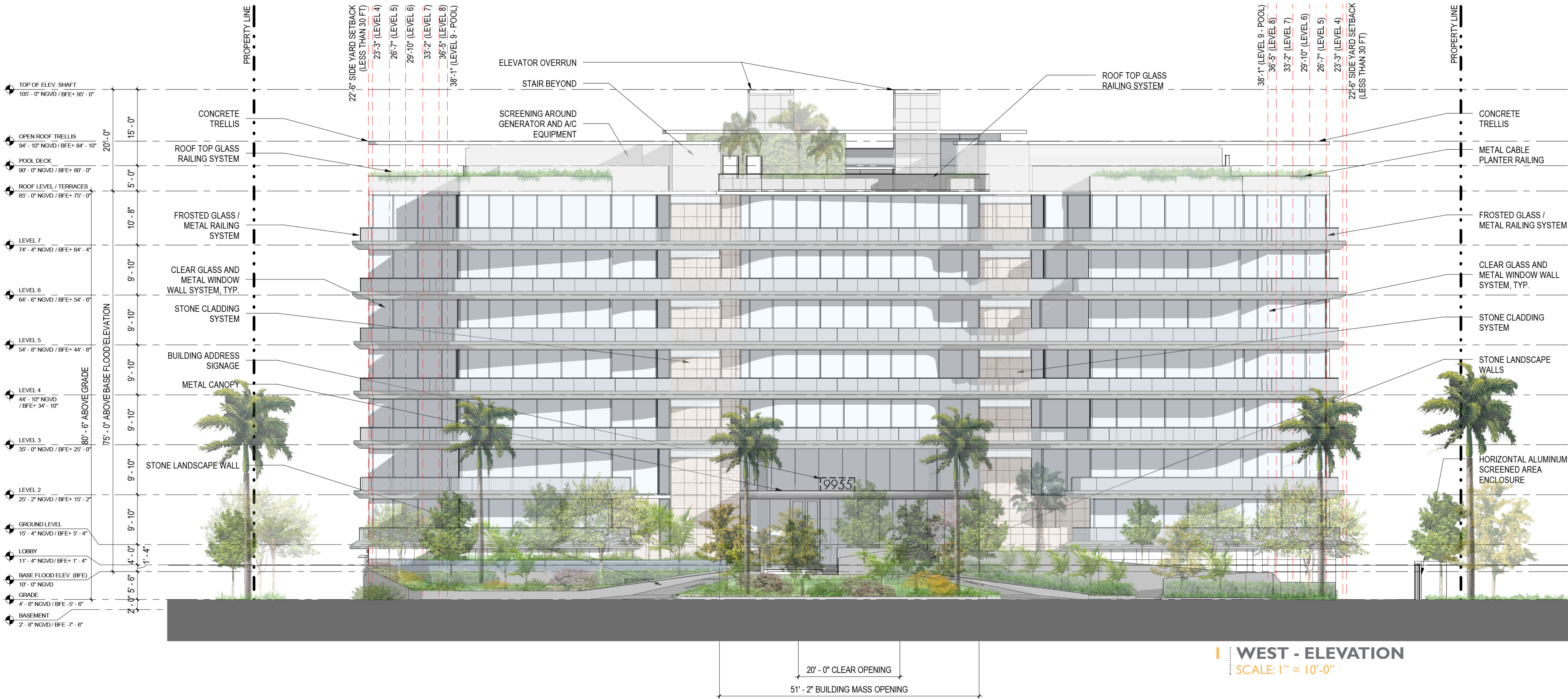
SOUTH - ELEVATION
SCALE: 1" = 10'-0"

PROPOSED ELEVATIONS - WEST

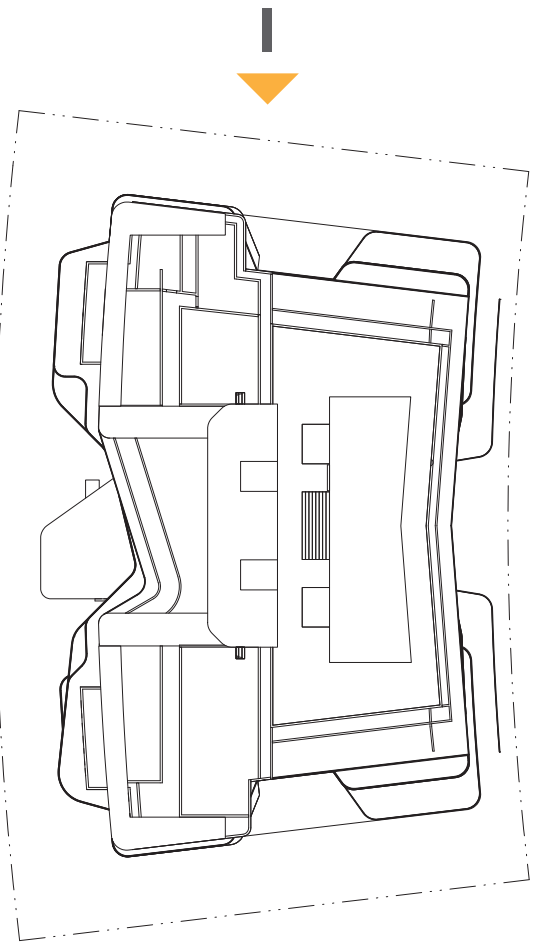
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KEY PLAN
NTS



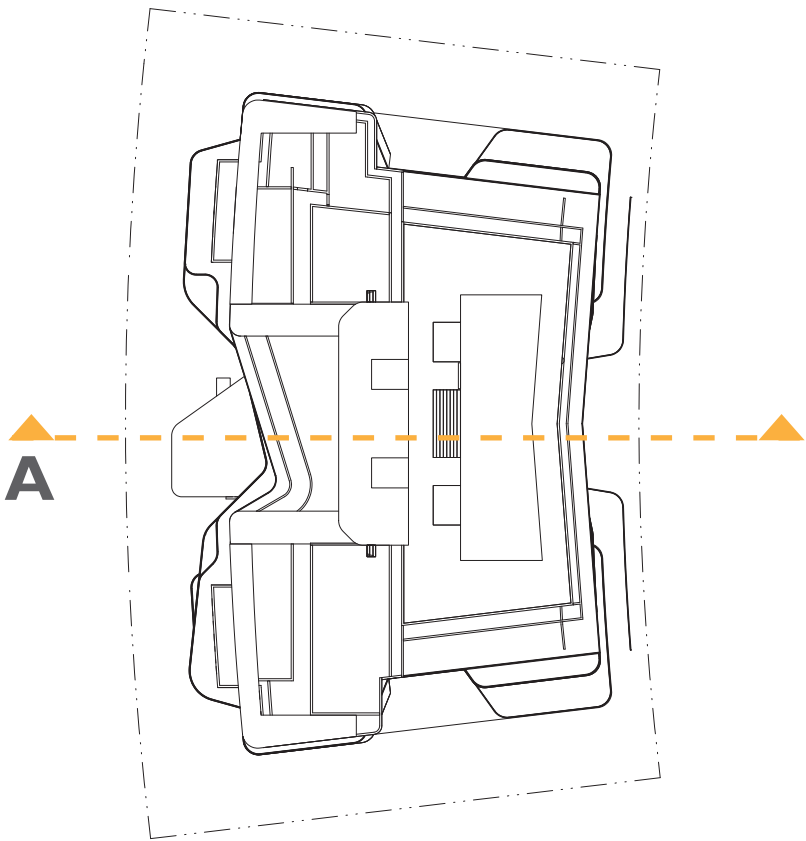
WEST - ELEVATION
SCALE: 1" = 10'-0"



KEY PLAN
NTS



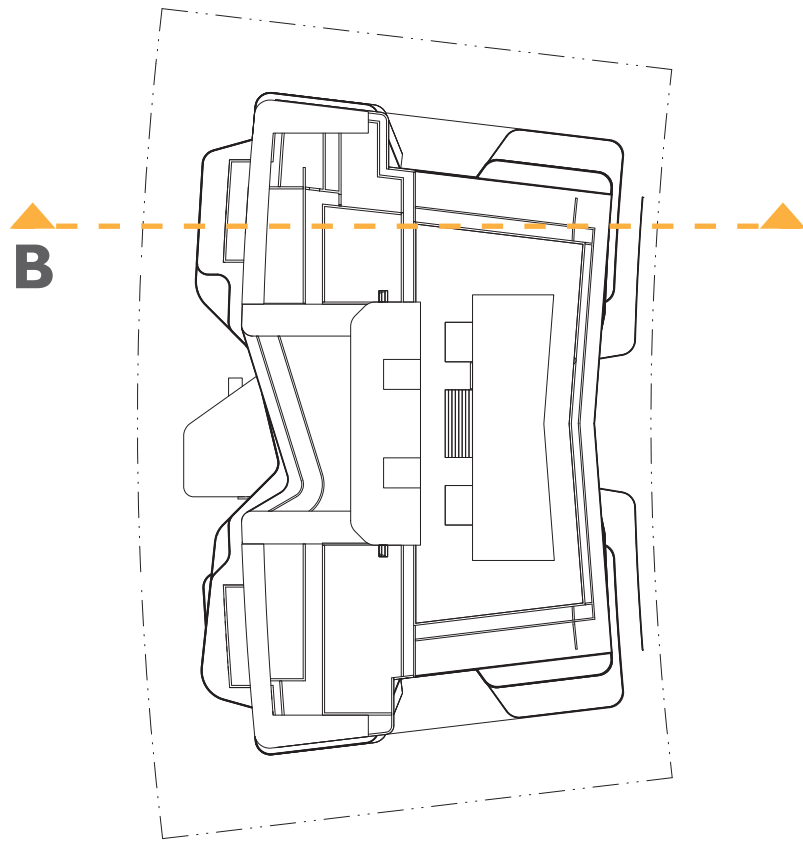
NORTH- ELEVATION
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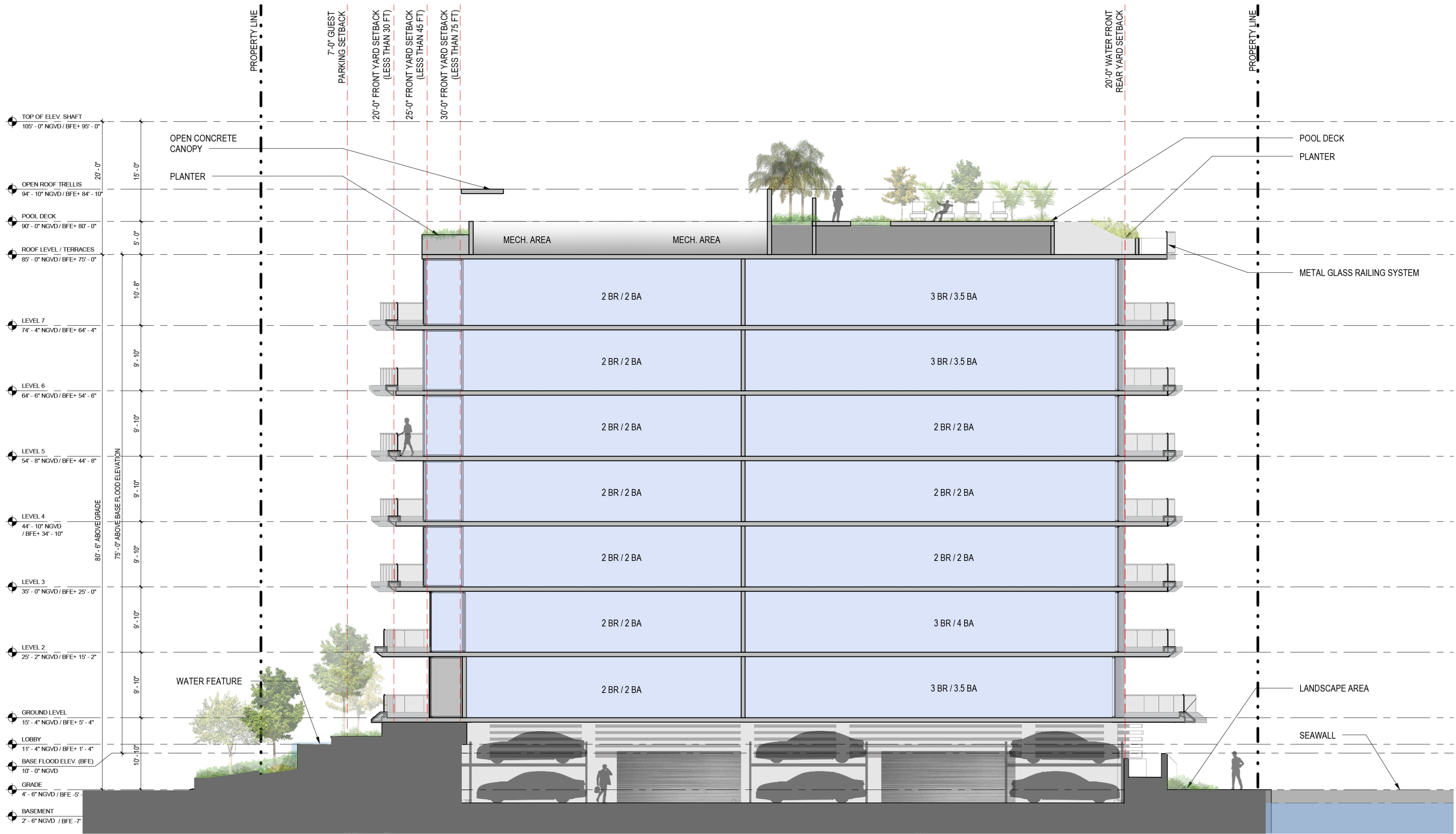
KEY PLAN
NTS



A - SECTION
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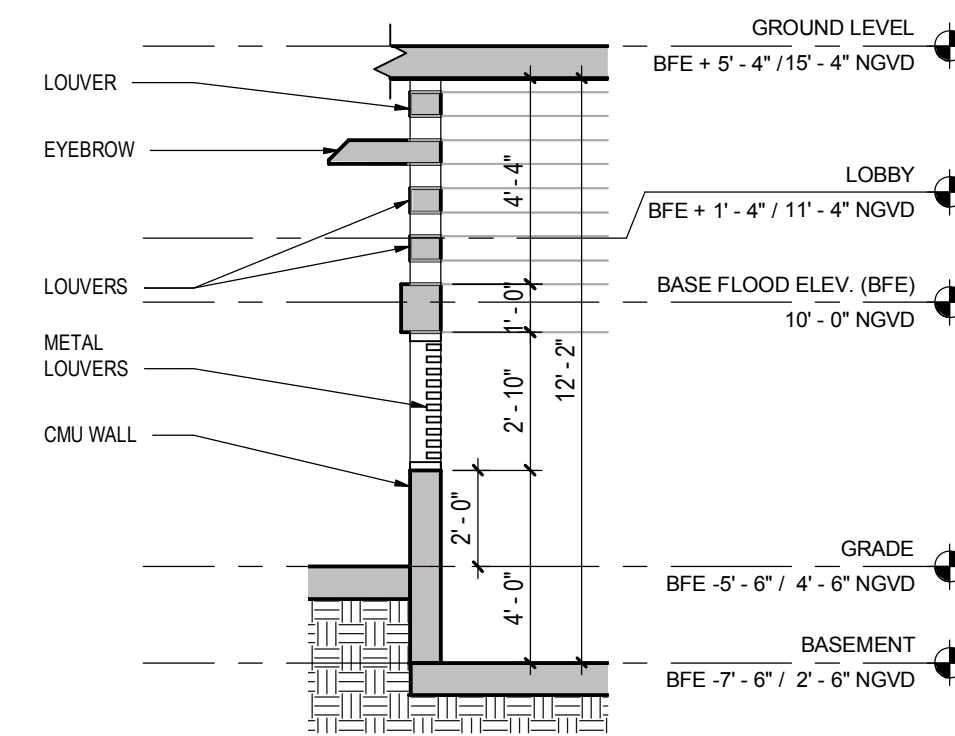


KEY PLAN
NTS



B - SECTION
SCALE: 1" = 10'-0"

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 **KEY PLAN**
NTS



E-1: RENDERED PERSPECTIVE ILLUSTRATIONS

- E-2: Perspective View - Water
- E-3: Perspective View - Street
- E-4: Perspective View - Drop off
- E-5: Aerial View - East
- E-6: Aerial View - West



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AERIAL VIEW - EAST
SCALE: NTS



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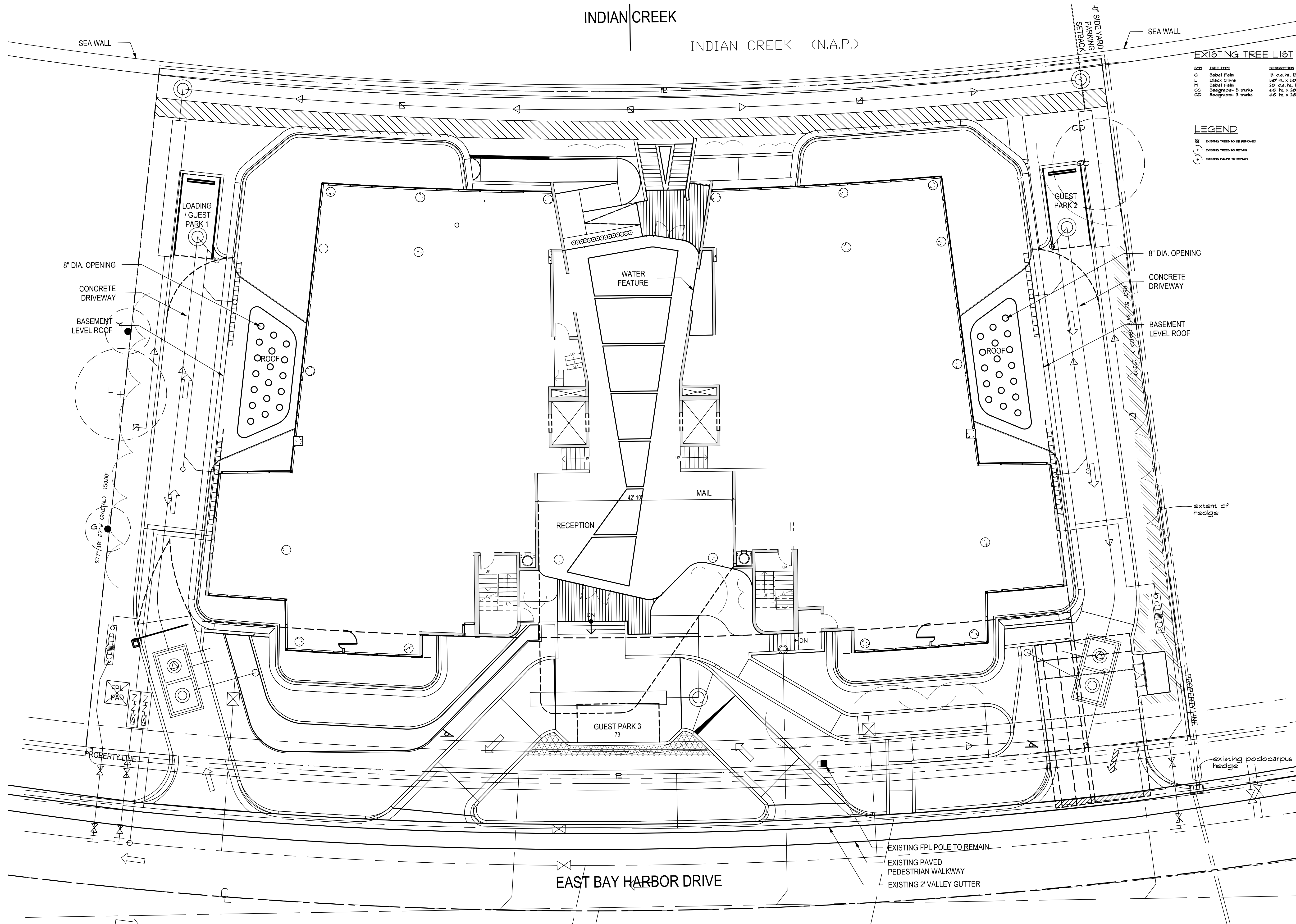
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- L-1: LANDSCAPE PLANS
- L-2: Existing Tree Plan
- L-3: Planting Plan
- L-4: Planting Plan - Rooftop
- L-5: Details, Notes, Specifications



EXISTING TREE LIST			
NO.	TREE TYPE	DESCRIPTION	STATUS
G	Sabal Palm	18' o.a. Ht, 12" dbh	remain
L	Black Olive	50' Ht. x 80" apr, 32" dbh	remain
LT	Sabal Palm	20' o.a. Ht, 13" dbh	remain
CO	Seagrape- 5 trunks	60' Ht. x 20" apr, 5" x 3, 12", 18" dbh	remain
CO	Seagrape- 3 trunks	60' Ht. x 20" apr, 6", 12", 18" dbh	remain

- LEGEND**
- ⊗ EXISTING TREES TO BE REMOVED
 - ⊕ EXISTING TREES TO REMAIN
 - ⊙ EXISTING PALMS TO REMAIN

project:
driftwood
bay harbor islands
florida

dave bodker
landscape architecture/planning inc.

601 n. congress ave., suite 105-a
delray beach, florida 33445
561-276-6311

#LA0000999

sheet title:
**existing tree
plan**

project number:
2617

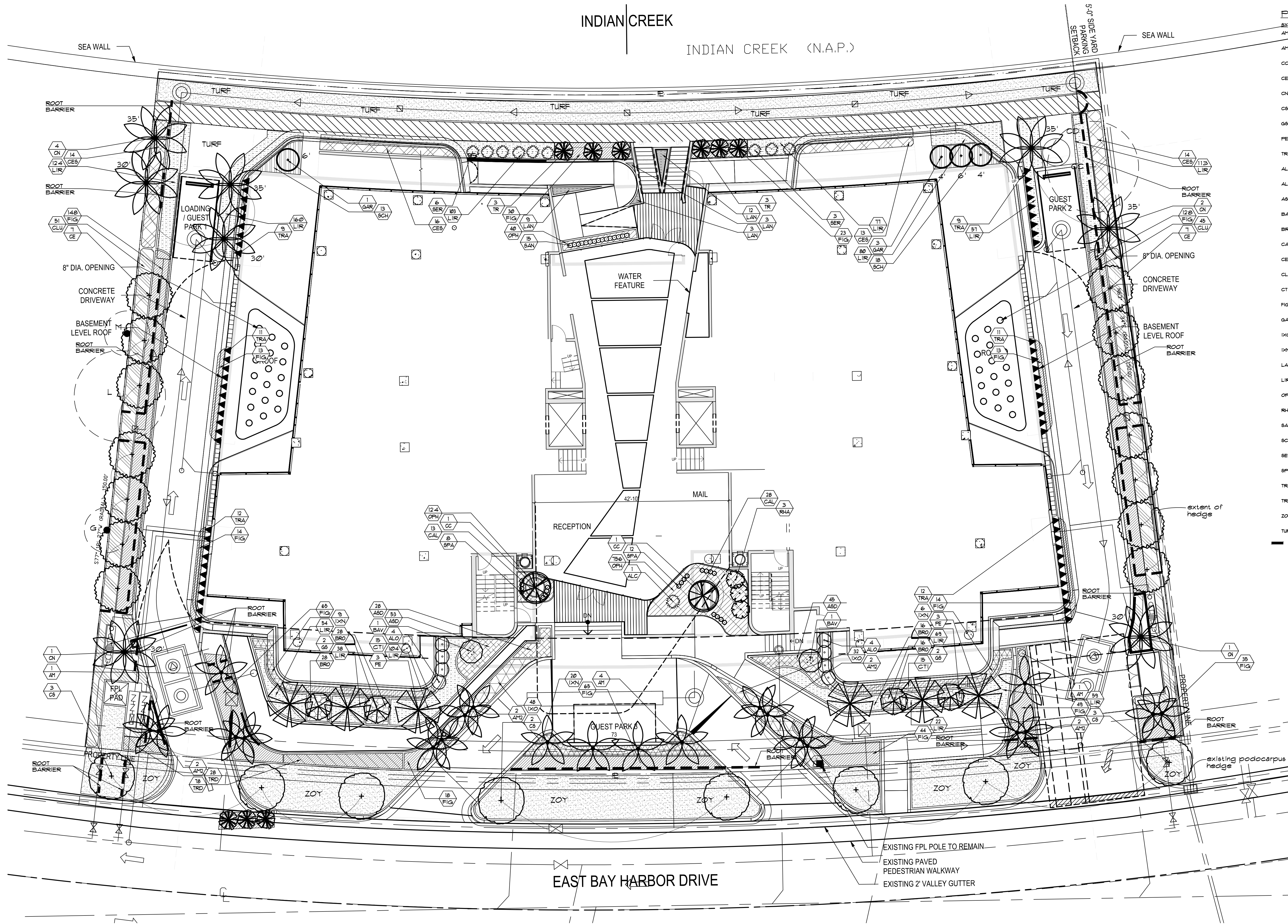
date: 10-31-17
scale: 1"=10'
drawn by: jcs

revisions:
Δ 12-12-17 rev per drc comments
Δ
Δ
Δ
Δ

sheet:



L-2



PLANT LIST				
SYM	BOTANICAL/COMMON NAME	SPECIFICATIONS	QTY	DROUGHT TOLERANCE
AM1	Adonidia nerrillii Christmas Palm	16' o.d. Ht.	6	medium
AM2	Adonidia nerrillii Double Trunk Christmas Palm	16' o.d. Ht.	8	medium
CC	Cyrtosperma cooperi Australian Tree Fern	8' Ht. x 8' spr.	2	low
CE	Conocarpus erectus Green Buttonwood	16'-18' Ht. x 1' spr. 3.5" cal.	14	high
CN	Coccothrinax Coconut Palm	o.d. Hts. as noted on plan	8	high
CS	Conocarpus erectus 'sericeus' Silver Buttonwood	15' Ht. x 6' spr. 2.5" cal. 6" C.T.	8	high
GS	Guaiacum sanctum Lignum vitae	12' Ht. x 6' spr. 3" cal. Standard	4	high
PE	Psychopogon elegans Solitaire Palm	24' o.d. Ht.	6	medium
TR	Trinex radiata Tatch Palm	4' Ht. x 4' spr.	6	high
ALC	Alcantarea imperialis Imperial Bromeliad	3' Ht. x 3' spr.	1	medium
ALO	Alcantarea odora 'California' Dwarf Elephant Ear	3' Ht. x 3' spr.	8	low
ASD	Aspidistra platior Cast Iron Plant	18" Ht. x 18" spr. 12" o.c.	126	medium
BAV	Banksia variocarpa 'Buddha's Belly' Buddha's Belly Bamboo	1' Ht.	2	medium
BRD	Bromeliad spp. Bromeliad	12" Ht. x 12" spr. 12" o.c.	88	high
CAL	Calathea zebrina Zebra Plant	12" Ht. x 18" spr. 18" o.c.	41	low
CES	Conocarpus erectus 'sericeus' Silver Buttonwood	4' Ht. x 2' spr. 24" o.c.	51	high
CLU	Clusia guttifera Small Leaf Clusia	6' Ht. x 3' spr. 36" o.c.	96	medium
CTI	Cordyline terminalis 'Baby Doll' Baby Doll Ti Plant	5' Ht. 3ppp 24" o.c.	30	medium
FIG	Ficus microcarpa 'Green Island' Green Island Ficus	12" Ht. x 12" spr. 18" o.c.	655	high
GAR	Garcinia apicata Mangrove	o.d. Hts. as noted on plan	4	medium
IKC	Ixora coccinea 'Mau Sunset' Dwarf Mau Ixora	18" Ht. x 18" spr. 18" o.c.	80	medium
IKN	Ixora coccinea 'Nora Grant' Nora Grant Ixora	42" Ht. x 24" spr. 24" o.c.	35	medium
LAN	Lantana camara Yellow Lantana	12" Ht. x 12" spr. 12" o.c.	21	medium
LIR	Liriodendron muscari 'Evergreen Giant' Evergreen Giant Liriodendron	12" Ht. x 12" spr. 12" o.c.	1060	high
OPH	Ophiopogon japonicus Mondo Grass	6' Ht. x 6" spr. 6" o.c.	920	medium
RHA	Rhipsalis exilis Lady Palm	6' Ht. x 3' spr. 5" cal. min.	3	medium
SAN	Sansevieria trifasciata 'Laurentii' Bamberg Plant	24" Ht. x 12" spr. 12" o.c.	15	high
SCH	Schefflera arboricola 'trinitate' Trinitate	24" Ht. x 18" spr. 24" o.c.	31	high
SER	Serenoa repens 'Chinaea' Silver Saw Palmetto	4' Ht. x 4' spr.	9	high
SPA	Sparganium angustifolium Purple Ground Orchid	12" Ht. x 12" spr. 12" o.c.	20	medium
TRA	Trachycarpus fortunei Confederate Jasmine	6' runners espallier to wall *	64	medium
TRD	Trachycarpus fortunei Acanthopanax	18" Ht. x 12" spr. 12" o.c.	106	medium
ZOY	Zoya japonica 'Empire' Empire Zoya Sod	fresh full sod	approx. 2000 sf	medium
TURF	Artificial turf	- must have pervious base	approx. 1400 sf	

* Espallier to wall with lead anchors & stainless steel screws #8@16 to test noninflammability in 12"x12" square grid pattern.

LEGEND

- EXISTING TREES TO BE REMOVED
- EXISTING TREES TO REMAIN
- EXISTING PALMS TO REMAIN

project:
driftwood
bay harbor islands
florida

dave bodker
landscape architecture/planning inc.

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delray beach, florida 33445
561-276-6311

#LA0000999
sheet title:
**planting
plan**

project number:
2617
date:
10-31-17
scale:
1"=10'
drawn by:
jcs

revisions:
12-12-17 rev per drc comments

sheet:
L-3

TOWN OF BAY HARBOR ISLANDS, FLORIDA
LANDSCAPE REQUIREMENTS LEGEND (WORKSHEET)

Town Landscape Code (Sec. 24-16) and Miami-Dade Landscape Code (Ch. 18A)
Multi-Family Residential (MFR-1)

Site Address: 9955 + 9977 East Bay Harbor Dr., Legal Description

Net Lot Area: 0.11 Acres / 33,748.94 S.F.

I. Open Space Requirements	Required	Provided
1. Net Lot Area = 33,748.94 S.F. x 20% = 6,750 S.F. (BHI - Sec. 23-11)	20% / 6,750 S.F.	20% / 6,800 S.F.
2. Maximum Lawn Area Allowed (MDC - Sec. 18A-6 (A)(3))		
a. Req. open space 6,750 S.F. x 60% = 4,050 S.F.	60% max. / 4,050 S.F.	1 / 49 S.F.

II. Shade Trees

A. Required

1. 28 shade trees / acre: 28 x 0.11 acres = 216 (Min. 12' in height / 4" clear wood / 2 1/2" caliper) (Palm trees substituted at a 3:1 ratio; max. 25% of required shade trees) (MDC - Sec. 18A-6 (C)(3)) and BHI Sec. 24-16	22	29
2. Native Species Required - 50% Min. # of shade trees req. 22 x 50% = 11 (BHI - Sec. 24-16 (a)(2))	11	16
3. Drought Tolerant and Low Maintenance Species Required - 50% Min. # of shade trees req. 22 x 50% = 11 (MDC - Sec. 18A-6 (C)(1)(b))	11	23

B. Tree Species

1. Number of shade trees required (from Sec. (1)(X)(1) above)	22	
2. Number of shade tree species required (BHI - Sec. 24-16 (a)(2))	6	6

• See Following Table.

Number of Different Tree Species based on Quantity

1-5 required shade trees	2 shade tree species
6-10 required shade trees	3 shade tree species
11-15 required shade trees	4 shade tree species
16-20 required shade trees	5 shade tree species
21-30 required shade trees	6 shade tree species
31 or more required shade trees	7 shade tree species

C. Tree Heights

1. Number of stories of building: 3	
2. Number of shade trees required: 22 (from Sec. (1)(X)(1) above)	
3. Shade tree heights required:	
12 ft. - 25% or 6 shade trees	
14-16 ft. - % or shade trees	
16-18 ft. - % or shade trees	
18-20 ft. - 25% or 6 shade trees	

Size of Tree Species in Relationship to Building Height

No. Stories	Min. Shade Tree Height (ft.)	Min. Spread (ft.)	Palm Height (ft.)
2	14-16	5	14-16
3	50% min. req.	5	14-16
4	50% min. req.	5	14-16
5	50% min. req.	5	14-16
6	50% min. req.	5	14-16
7	50% min. req.	5	14-16
8	50% min. req.	5	14-16
9	50% min. req.	5	14-16
10	50% min. req.	5	14-16
11	50% min. req.	5	14-16
12	50% min. req.	5	14-16
13	50% min. req.	5	14-16
14	50% min. req.	5	14-16
15	50% min. req.	5	14-16
16	50% min. req.	5	14-16
17	50% min. req.	5	14-16
18	50% min. req.	5	14-16
19	50% min. req.	5	14-16
20	50% min. req.	5	14-16
21	50% min. req.	5	14-16
22	50% min. req.	5	14-16
23	50% min. req.	5	14-16
24	50% min. req.	5	14-16
25	50% min. req.	5	14-16
26	50% min. req.	5	14-16
27	50% min. req.	5	14-16
28	50% min. req.	5	14-16
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40	50% min. req.	5	14-16
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42	50% min. req.	5	14-16
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44	50% min. req.	5	14-16
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80	50% min. req.	5	14-16
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91	50% min. req.	5	14-16
92	50% min. req.	5	14-16
93	50% min. req.	5	14-16
94	50% min. req.	5	14-16
95	50% min. req.	5	14-16
96	50% min. req.	5	14-16
97	50% min. req.	5	14-16
98	50% min. req.	5	14-16
99	50% min. req.	5	14-16
100	50% min. req.	5	14-16

(BHI - Sec. 24-16 (a)(2))

III. Street Trees

1. Street Trees: 135' Width of lot: 243' / 35' x 1 (12' min. height / 6" clear wood / 2 1/2" caliper) (Street tree species determined by Street Tree Master Plan) (Street trees do not count toward required on-site shade trees) (BHI - Sec. 24-16 (a)(2)(a))	Required 1	Provided 8
---	---------------	---------------

IV. Shrubs Required

1. 10 shrubs required per shade tree (Min. 24" in height / visual screen min. 36" in height / max. 24" on center) (BHI - Sec. 24-16 (a)(2)(d))	Required 220	Provided 411
2. Native Species Required - 50% Min. (MDC - Sec. 18A-6 (D)(1)(a))	66	66
3. Drought Tolerant and Low Maintenance Species Required - 50% Min. (MDC - Sec. 18A-6 (D)(1)(b))	110	113

V. Buffers (if applicable)

1. Parking Lot from ROW	no (yes / no)	no (yes / no)
2. Dissimilar Uses	no (yes / no)	no (yes / no)

VII. Right Tree Right Place

1. Number of trees near power lines (See attached PLS guidelines)	8
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VIII. Florida Friendly Landscaping

(MDC - Sec. 18A-2(A))
All landscaping shall promote Florida Friendly landscaping principles through the use of drought-tolerant plant species, grouping of plant material by water requirements, the use of irrigation systems that conserve the use of potable and non-potable water supplies and restrictions on the amount of lawn areas. Florida Friendly landscaping principles also promote planting the right plant in the right place and appropriate fertilization and mulching.

project:
driftwood
bay harbor islands
florida

dave bodker
landscape architecture/planning inc.

601 n. congress ave., suite 105-a
delray beach, florida 33445
561-276-6311

#LA0000999

sheet title:

planting
plan- rooftop

project number:

2017

date: 10-31-17

scale: 1"=10'

drawn by: jcs

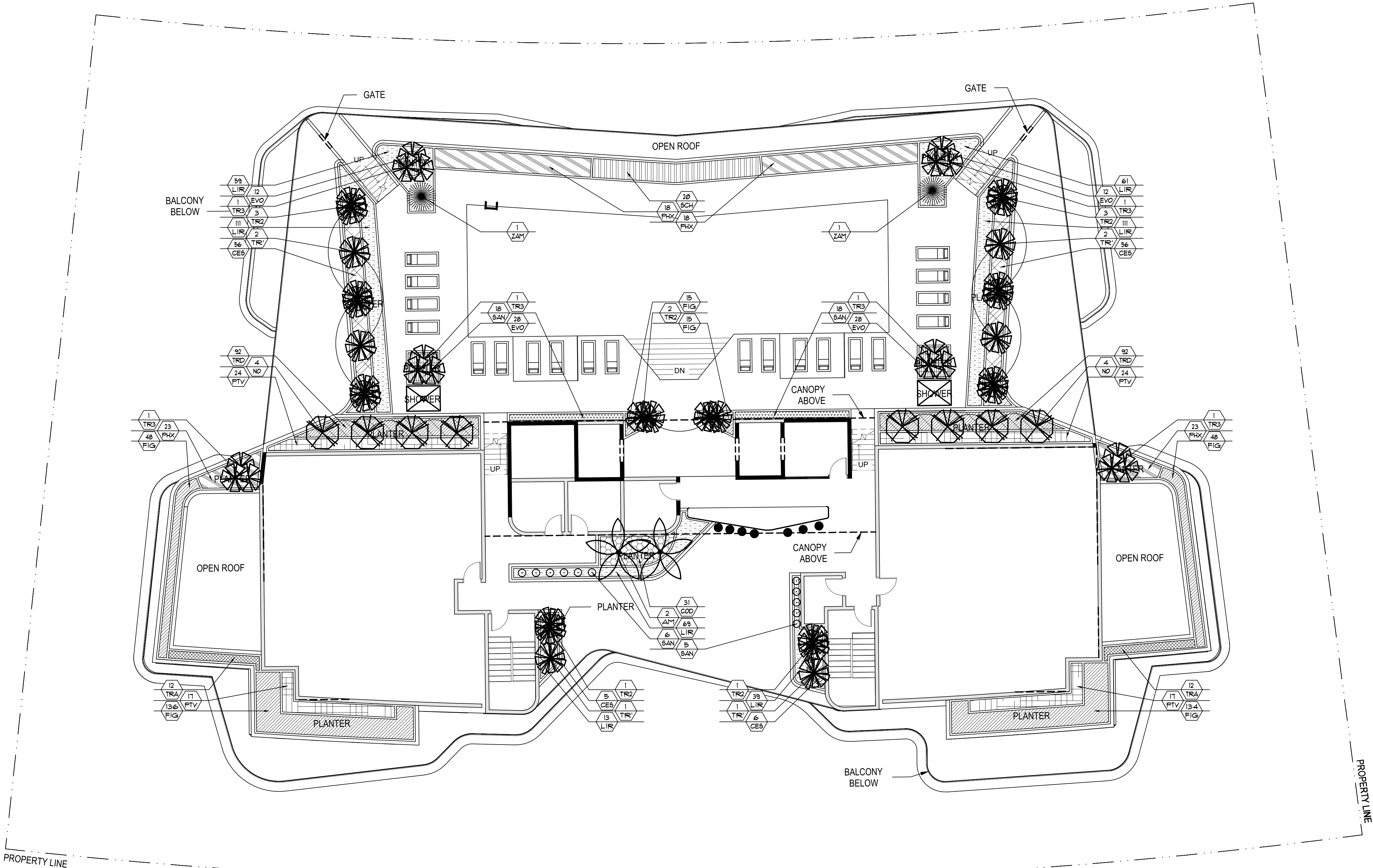
revisions:

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sheet:

L-4

4 of 5 sheets



PLANT LIST- ROOFTOP

SYM	BOTANICAL/COMMON NAME	SPECIFICATIONS	QTY	SYM	BOTANICAL/COMMON NAME	SPECIFICATIONS	QTY
AM	Adiantum nemorosum Christmas Palm	14' o.a. ht.	2	LIR	Liriodendron 'Evergreen Giant' Evergreen Giant Liriodendron	12" ht. x 12" spr. 12" o.c.	463
NO	Nerium oleander 'Calypso' Calypso Oleander	8' ht. x 3' spr. 15" cal. Standard	8	PHX	Philodendron 'Xanadu' Xanadu Philodendron	18" ht. x 18" spr. 18" o.c.	82
TR	Trinax radiata Florida Thatch Palm	10' o.a. ht.	6	PTV	Pittosporum tobira 'Variegata' Variegated Pittosporum	18" ht. x 18" spr. 18" o.c.	82
TR2	Trinax radiata Double Trunk Florida Thatch Palm	12' o.a. ht.	10	SAN	Sansevieria trifasciata 'Laurentii' Snake Plant	24" ht. x 12" spr. 12" o.c.	41
TR3	Trinax radiata Triple Trunk Florida Thatch Palm	12' o.a. ht.	6	SCH	Schefflera arboricola 'Trinette' Variegated Schefflera	18" ht. x 18" spr. 18" o.c.	20
CES	Conocarpus erectus 'Sericeus' Silver Buttonwood	18" ht. x 18" spr. 18" o.c.	123	TRA	Trachelospermum jasminoides Confederate Jasmine	30" ht. x 18" spr. 18" o.c.	24
COD	Codiaeum variegatum Croton	18" ht. x 18" spr. 18" o.c.	31	TRD	Trachelospermum asiaticum Asian Jasmine	10" ht. x 12" spr. 12" o.c.	184
EVO	Evolvulus glomeratus 'Blue Daze' Blue Daze	12" ht. x 12" spr. 12" o.c.	80	ZAM	Zamia furcata Cardboard Palm	3' ht. x 3' spr.	2
FIG	Ficus microcarpa 'Green Island' Green Island Ficus	12" ht. x 12" spr. 12" o.c.	396				

Applicable Documents:

A. These Specifications and the requirements hereafter will govern the project during the installation, guarantee and maintenance period.

Scope of Work:

A. The work specified by this Section of the Specifications and on the Plans consists of furnishing all labor, machinery, tools, apparatus, means of transportation, supplies, equipment, materials, service and incidentals necessary to complete the work as indicated on the Plans and in the Specifications, as well as all other related work and responsibilities, including all change and repairs incident thereto.

B. The work shall include, but not be limited to: furnishing material; root pruning where required; layout, protection to the public, excavation, installation, backfilling, grading, fertilizing, mulching, staking and guying where required, watering, pruning where required and installation, weeding, cleanup, maintenance and guarantee.

C. Quantities and Location: The Landscape Architect reserves the right to adjust the numbers and locations of the designated types and species to be used at any of the locations shown in order to provide for any modifications which might be necessary.

D. Investigation of Subsurface Condition: The Contractor shall be responsible for making site subsurface investigations and examination as he or she deems in order to become familiar with the character of the existing material and the construction conditions under which he or she will work. These subsurface investigations and examinations shall be included in the bid. The Contractor shall not receive separate, additional compensation for this.

E. The Landscape Contractor shall be paid for only those units that are installed at the time of request for payment. The contractor's unit prices shall be the basis for final payment. The final amount of payment may or may not be the total sum of the contract depending on the number of units installed.

F. Ten percent (10%) of the total contract price will be held as retainer for 30 days after final unit acceptance.

G. The Landscape Contractor will coordinate his work with all other trades at the job site.

(2) Main trunk lying shall be as set forth in the latest edition of the Florida Department of Agriculture's "Grades and Standards for Nursery Plants," lying palm shall be at the option of the Contractor. The Landscape Architect may direct the Landscape Contractor to install palm fronds to accommodate an owner's "grand opening". The Contractor may retire the palm after the event. This unguing will not affect the guarantee or represent an additional cost to the owner.

(3) To reduce head volume, palm fronds may be tapered trimmed by not more than one-third.

(4) Plants with mechanical damage, such as from cables, chains, equipment and nails, shall be rejected.

Florida: The allowable level of Florida in foliage shall be set forth in the latest edition of the Florida Department of Agriculture's "Grades and Standards for Nursery Plants."

A. Plant material shall not be accepted when the ball of earth surrounding its roots has been cracked, broken or otherwise damaged.

K. Root pruning of plant material, when necessary, shall be done a minimum of 4 weeks, or for a period as determined by the Landscape Architect, prior to planting at the project.

Soil:

A. Soil shall be solid soil and shall be standard quality grade. Note: Quality grade shall be based on the standards of soil quality grade (premier, standard or commercial) as established by the Turf Grass Producers Association of Florida Inc. The soil shall be well aerated with roots and of firm, tough texture having a compact top growth and heavy root development. Soil shall be free of objectionable greasy and gravelly material. Soil shall not be accepted if it contains Bermuda Grass. Soil sections shall be strong enough to support when suspended vertically from a firm grasp on the upper 10% of the section. Soil shall not be harvested or transported when moisture content (excessively dry or wet) may adversely affect its survival. Soil shall be relatively free of trash, up to one half inch allowable (uncompressed).

The soil embedded in the soil shall be a clean, earth, free of stones and debris. The soil shall have been moistened at least three times with a lean source with final watering not less than seven days prior to the soil being cut for placement. The soil shall be provided in commercial paid cases measuring not less than 12 inches by 24 inches and shall be live, fresh and mulched at the time of placement. It shall be placed within 48 hours after being cut and shall be shaded and kept moist from the time it is cut until it is planted.

A. New and existing Trees and Palms:

Fertilize with 2-2-2 palm fertilizer with micronutrients per manufacturer's recommendations.

B. New and existing Shrubs, and Groundcover:

Fertilize with 2-2-2 palm fertilizer with micronutrients at a rate of 1/2 lb. per 1000 SF of area.

C. Annuals/Filler plants with Osteospermum - Biennials:

filled 14-16 inch approved accept.

D. Composition and Quality: All fertilizer shall be in bags in proportion and dry. Granular fertilizer shall be free flowing and delivered in unopened bags. All bags contain one or boxes shall be fully labeled with the manufacturer's analysis.

E. All fertilizer shall comply with the State of Florida fertilizer law.

(1) Removal of Plant Material:

(1) All plant material to be removed shall be removed completely, including the rootball, from the job or as directed by the Landscape Architect. The remaining hole shall be filled with suitable material or planting soil as directed by the Landscape Architect.

J. Existing Plant Material to be Relocated:

(1) All existing plant material to be relocated shall be relocated within a minimum of 30 days or for a period as determined by the Landscape Architect prior to relocation.

(2) Rootball: Requirements for the measurement of minimum rootball diameter and depth shall comply with requirements as set forth in the latest edition of the Florida Department of Agriculture's "Grades and Standards for Nursery Plants, Part I and Part 2," as follows:

CALIPER

MIN. BALL DIA.

MIN. BALL DEPTH

1" - 15"

15" - 19"

19" - 23"

23" - 25"

25" - 28"

28" - 32"

32" - 35"

35" - 38"

38" - 42"

42" - 45"

45" - 50"

50" - 55"

55" or more

proportion

the decrease in proportion for larger size diameter.

(3) Root pruning shall be accomplished by digging a trench completely around the plant about 18 inches deep. All exposed roots shall be cut off exactly.

(4) A mixture of good organic fertilizer and planting soil shall be used to refill the trench.

(5) Plant material which is in soil of a loose texture, which does not readily adhere to the root system, especially in the case of large palms or trees, shall have the rootball wrapped in burlap and then wire, if directed by the Landscape Architect, for the wire, hog wire shall be used and it shall be placed around the rootball before the plant is removed from the hole for relocation. The wire shall be looped and tensioned until the burlapped ball is substantially encased by the tightened wire netting formed by the hog wire, so as to prevent disturbance of the loose soil around the roots during handling.

Quality Assurance:

A. The Landscape Architect may inspect trees, shrubs, and groundcover either at the place of growth or at the site before planting for compliance with the requirements for name, variety, size and quality. The Landscape Architect retains the right to further inspect trees and shrubs for size and condition of balls and root system, insects, injuries, and stems defects, and to reject unsatisfactory or defective material at any time during the progress of work. The Landscape Contractor shall remove rejected trees or shrubs within 1 day from the project site.

B. Responsibility for Awaiting Quality Work:

(1) The Contractor's Superintendent shall speak English and be well versed in Florida plant material, planting operation, Plan and Specification interpretation, coordination with other contractors or service in the project area and coordination between the nursery and the project.

(2) All employees shall be competent and highly skilled in their particular job in order to properly perform the work assigned to them. The Contractor shall be responsible for maintaining the quality of the material on the project.

(3) The Contractor will comply with applicable Federal, State, County and local regulations governing Landscape materials and work.

C. Grade Standards:

(1) Plant material shall be Florida #1 or better as set forth in the latest edition of the Florida Department of Agriculture's "Grades and Standards for Nursery Plants."

(2) All plant material will be subject to the approval of the Landscape Architect for quality, size and color. Plants lacking the complete or proper proportions, plants which are weak or wilt, and plants injured by close planting in nursery rows will not be accepted. Plant materials which have been cut back from larger grades to meet certain specifications will be rejected.

(3) Plant material shall have normal, well developed branches and shall be vigorous plants, free from defects, decay, borer damage, roots, sunscald, insect injury, abrasion of the bark, plant diseases, insect pest, eggs, borers, and all forms of infestation or objectionable damage.

(4) Plant material shall be delivered in the following condition:

(1) Plant material shall be delivered in the following condition:

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Delivery, Handling and Storage:

A. Delivery and Handling:

(1) Movement of nursery stock shall comply with all Federal, State, and local laws, regulations, ordinances, codes, etc.

(2) Protection during delivery to prevent damage to root ball or destruction of leaves. Remove unacceptable plant materials immediately from the job site. Maintain and protect until stored at the site.

(3) Transport materials on vehicles large enough to allow plants not to be damaged and supplies of plants shall be covered to prevent wind damage during transit.

B. Soil:

(1) Deliver soil on pallets with root system protected from exposure to wind and sun. Deliver soil in quantities capable of being installed within 48 hours of cutting.

Submittals & Approvals:

A. Written request for approval to substitute a plant species or a plants designation (B&B, UB&B, CO, etc.) type, grade, quality, size, quantity, etc. due to the non-availability of the material specified. Approval must be given by the Landscape Architect before the material is delivered and installed on the project. The Contractor must provide written proof that the specified plant material is available.

B. Any request for the approval of an equal shall be in writing. Approval shall be given by the Landscape Architect before the material is delivered and installed on the project.

C. Submit three prints of shop drawings for any special conditions not covered in the details indicated. This shall be for approval by the Landscape Architect before they are implemented in the project.

D. If requested by the Owner or Landscape Architect submit a schedule of all specimen plant material and collected plant material indicating the sources or suppliers of these materials and their locations for approval by the Landscape Architect before they are delivered and installed on the project. Also, two color photographs of each different item, showing different side view of the item shall be submitted in the schedule. Additional color photographs may be submitted, if requested.

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B. Soil:

(1) Deliver soil on pallets with root system protected from exposure to wind and sun. Deliver soil in quantities capable of being installed within 48 hours of cutting.

Submittals & Approvals:

A. Written request for approval to substitute a plant species or a plants designation (B&B, UB&B, CO, etc.) type, grade, quality, size, quantity, etc. due to the non-availability of the material specified. Approval must be given by the Landscape Architect before the material is delivered and installed on the project. The Contractor must provide written proof that the specified plant material is available.

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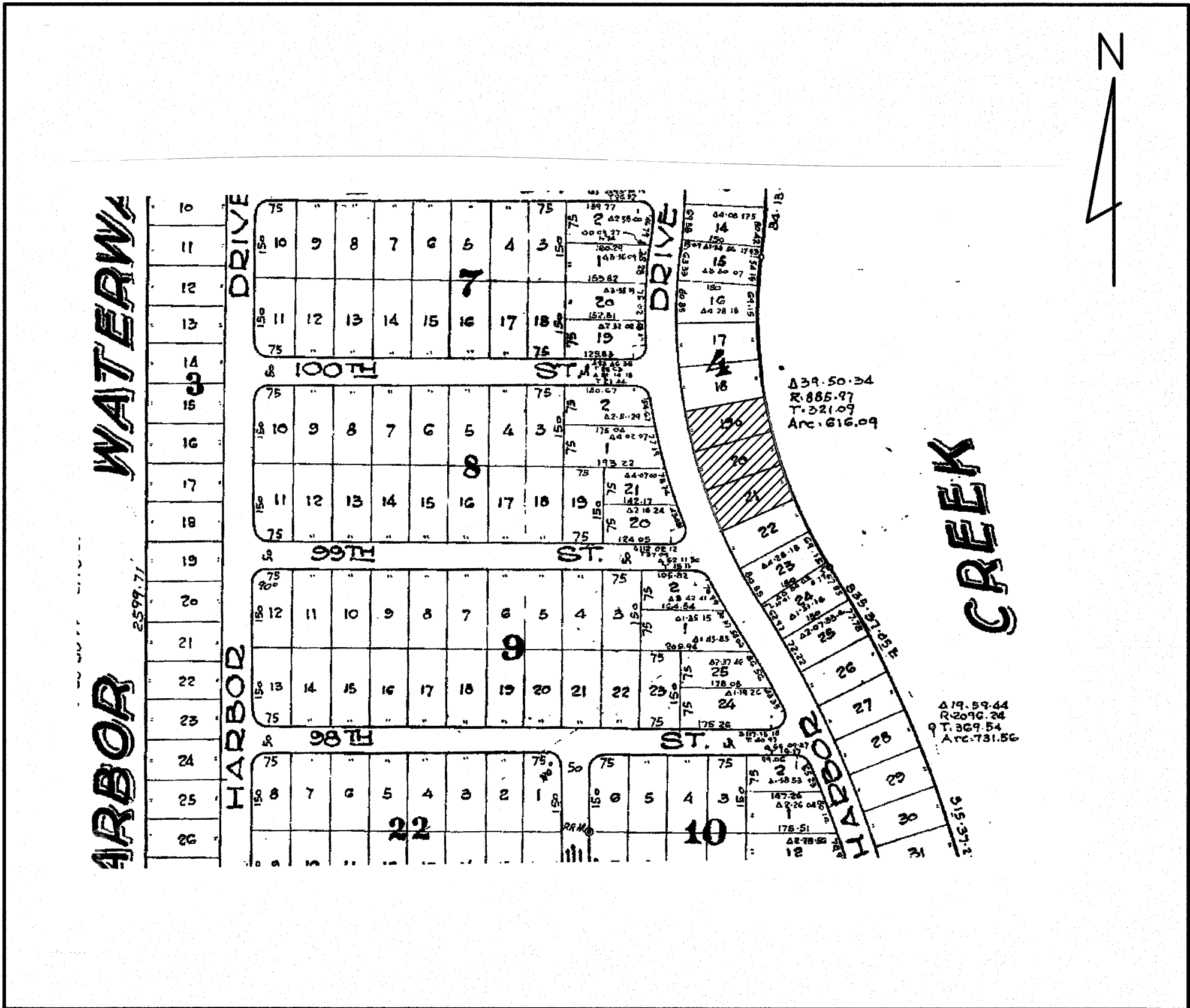
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DRIFTWOOD
CONDOMINIUMS
9955 EAST BAY HARBOR DRIVE
TOWN OF BAY HARBOR ISLANDS, FLORIDA

DEVELOPERS:
CONGRESS DRIFTWOOD LLC
33 ARCH STREET, SUITE 2100
BOSTON, MA 02110



LOCATION MAP

LEGAL DESCRIPTION:

LOT 19 AND 20, BLOCK 4, OF "BAY HARBOUR ISLAND" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

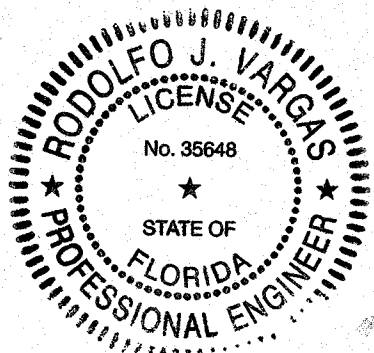
TOGETHER WITH:

LOT 21, BLOCK 4, OF "BAY HARBOUR ISLAND" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

ENGINEERS:
V. S. N. ENGINEERING, INC.
CIVIL ENGINEERS
8550 W. FLAGLER STREET, SUITE 113
MIAMI, FLORIDA 33144
TEL (305) 551-6267
FAX (305) 551-4542

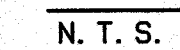
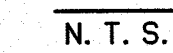
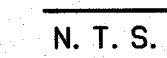
LIST OF DRAWINGS:

- C-0 COVER SHEET AND LOCATION MAP
- C-1 SITE AND PAVING PLAN
- C-2 SITE AND PAVING DETAILS
- C-3 DRAINAGE PLAN
- C-4 GRADING PLAN
- C-5 GRADING AND DRAINAGE DETAILS
- C-6 SEDIMENT TANK AND DRAINAGE WELL NO 1 DETAILS
- C-7 SEDIMENT TANK AND DRAINAGE WELL NO 2 DETAILS
- C-8 SEDIMENT TANK PRESSURE RELEASE VENT DETAIL
- C-9 SITE UTILITIES PLAN
- C-10 WATER AND SEWER PROFILES

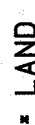


RODOLFO J. VARGAS
PE # 35648

CERTIFICATE OF AUTH • 5529
dated: October 16, 2017
cad ref: 17021-10



CERTIFICATE OF AUTH • 5529



8550 W. FLAGLER ST. SUITE 113, MIAMI, FLORIDA 33144
TEL. (305)551-6267 FAX (305)551-4542
e-mail: vsngvsng.com

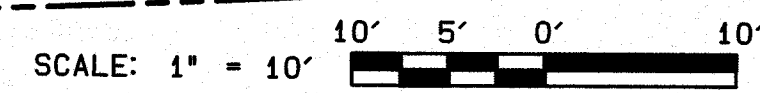
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RODOLFO J. VARGAS
LICENSE
No. 35648
★
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

RODOLFO J. VARGAS
PE • 35648

C-2

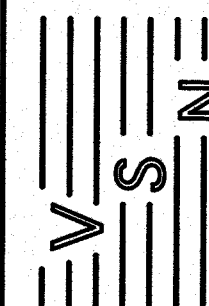
PROP CONC SEAWALL
TOP EL = 5.50 NGVD



en g i n e e r i n g
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CERTIFICATE OF AUTH #5529

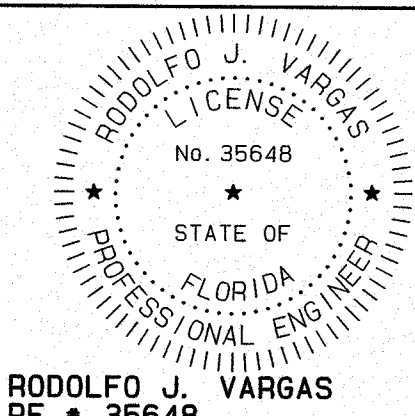
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• LAND DEVELOPMENT
• TRAFFIC AND TRANSPORTATION
• 413, MIAMI, FLORIDA 33141
• FAX (305)551-4542
• engng.com



DRIFTWOOD
CONDOMINIUMS
9955 EAST BAY HARBOR DRIVE
TOWN OF BAY HARBOR ISLANDS, FLORIDA

[illegible]

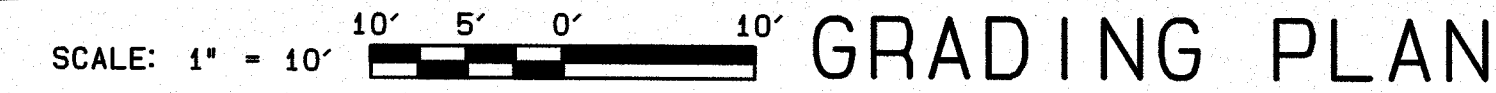
designed	L. SERRATE
drawn	N. SERRATE
checked	L. SERRATE
approved	R. VARGAS
proj no	17021-01
scale	1" = 10'
date	DEC 11, 2017
cad ref	17021-13



drawing

C-3

PROP CONC SEAWALL
TOP EL = 5.50 NGVD
UNDER SEPARATE PERMIT



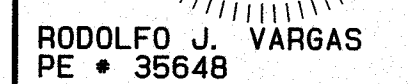
- CIVIL
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E 113, MIAMI, FLORIDA 33142
 FAX (305) 551-4542
[ysneng.com](http://www.ysneng.com)



OF RAY HARBOR ISLANDS

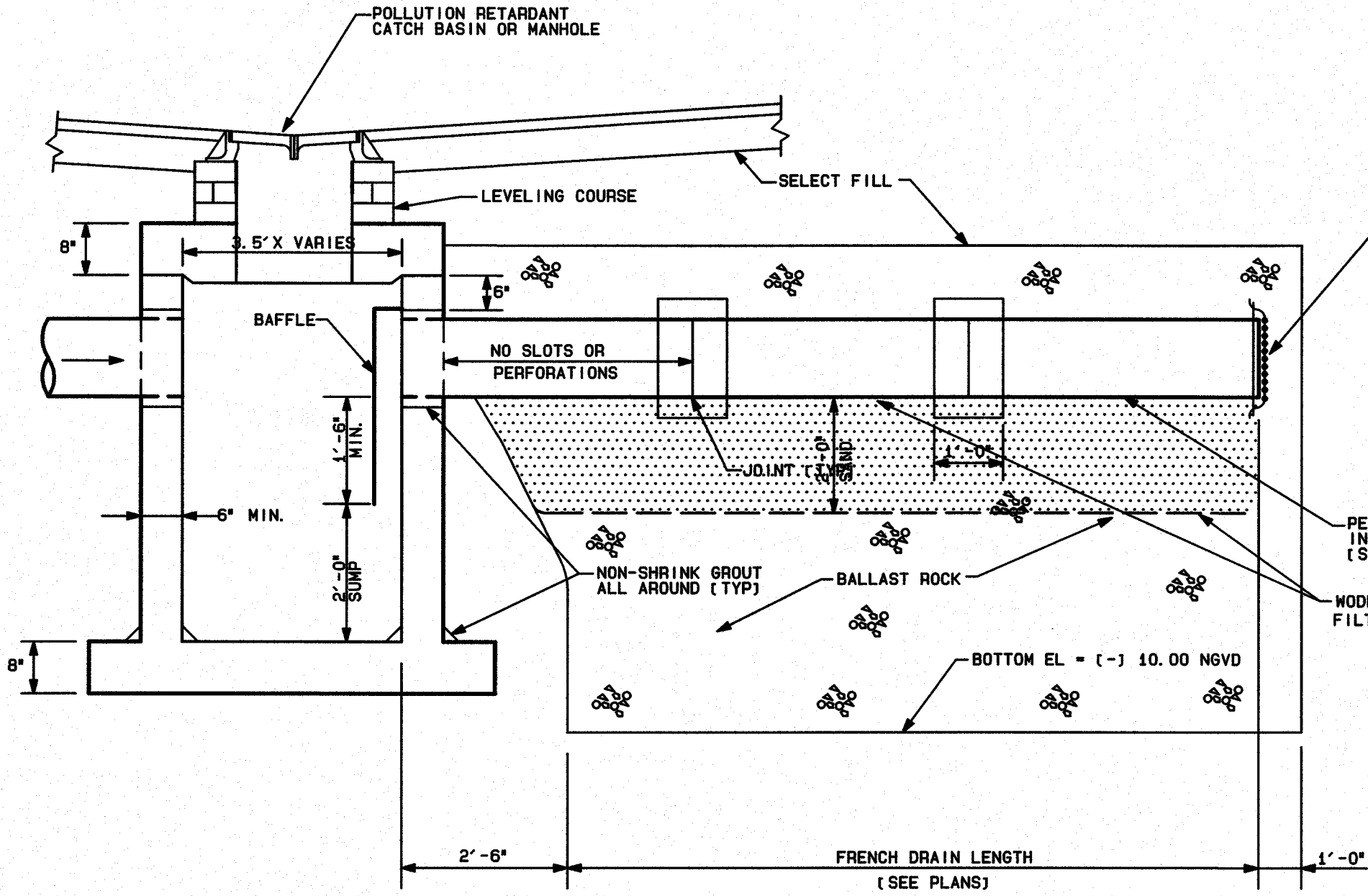
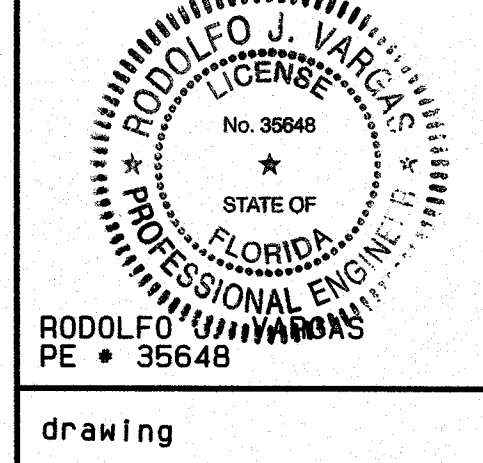
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drawn	N. SERRATE
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approved	R. VARGAS
proj no	17021-01
scale	1" = 10'
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cad ref	17021-14



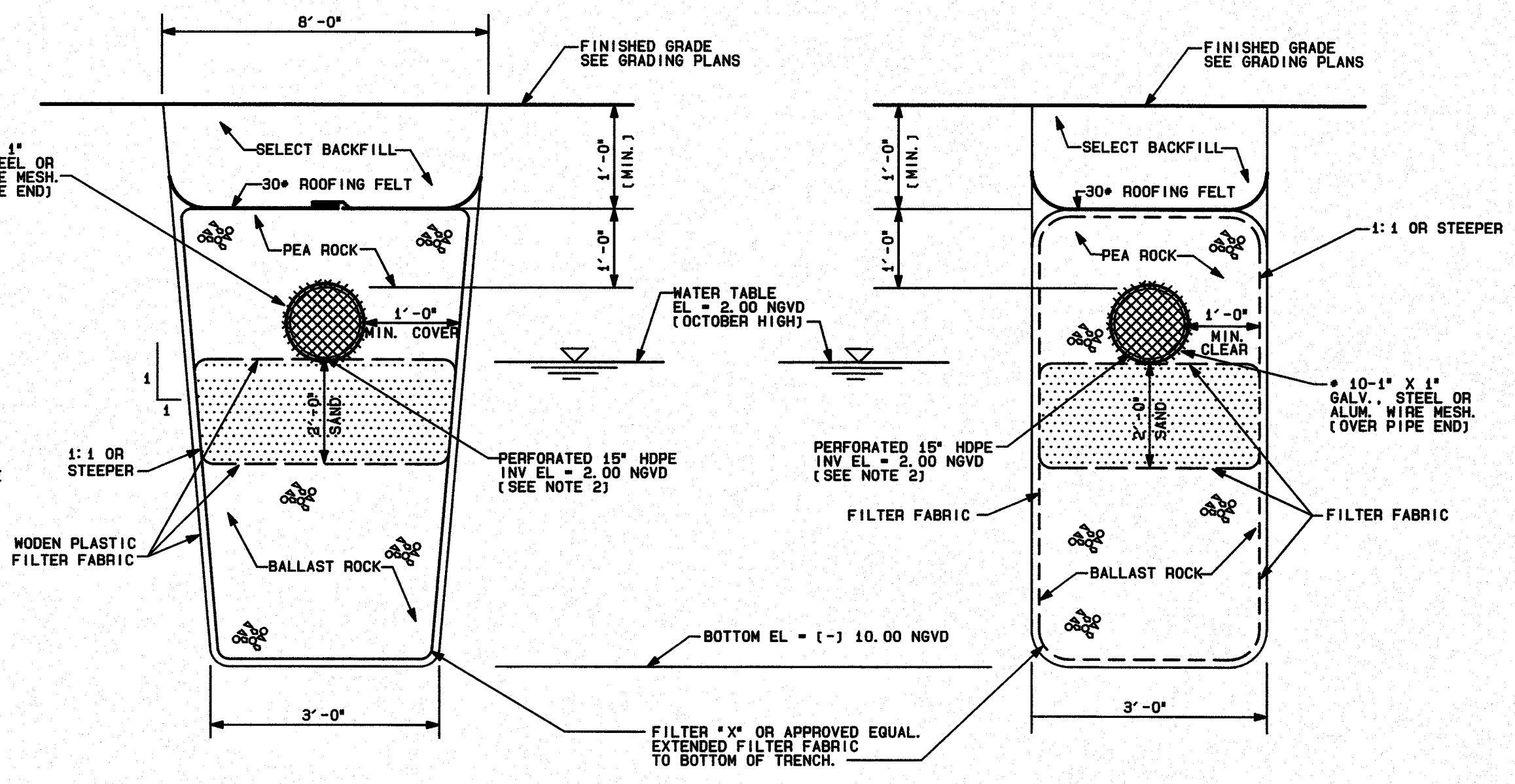
C-4

no	date	revision/issue

designed L. SERRATE
drawn N. SERRATE
checked L. SERRATE
approved R. VARGAS
proj no 17021-01
scale AS SHOWN
date OCT 16, 2017
cad ref 17021-15



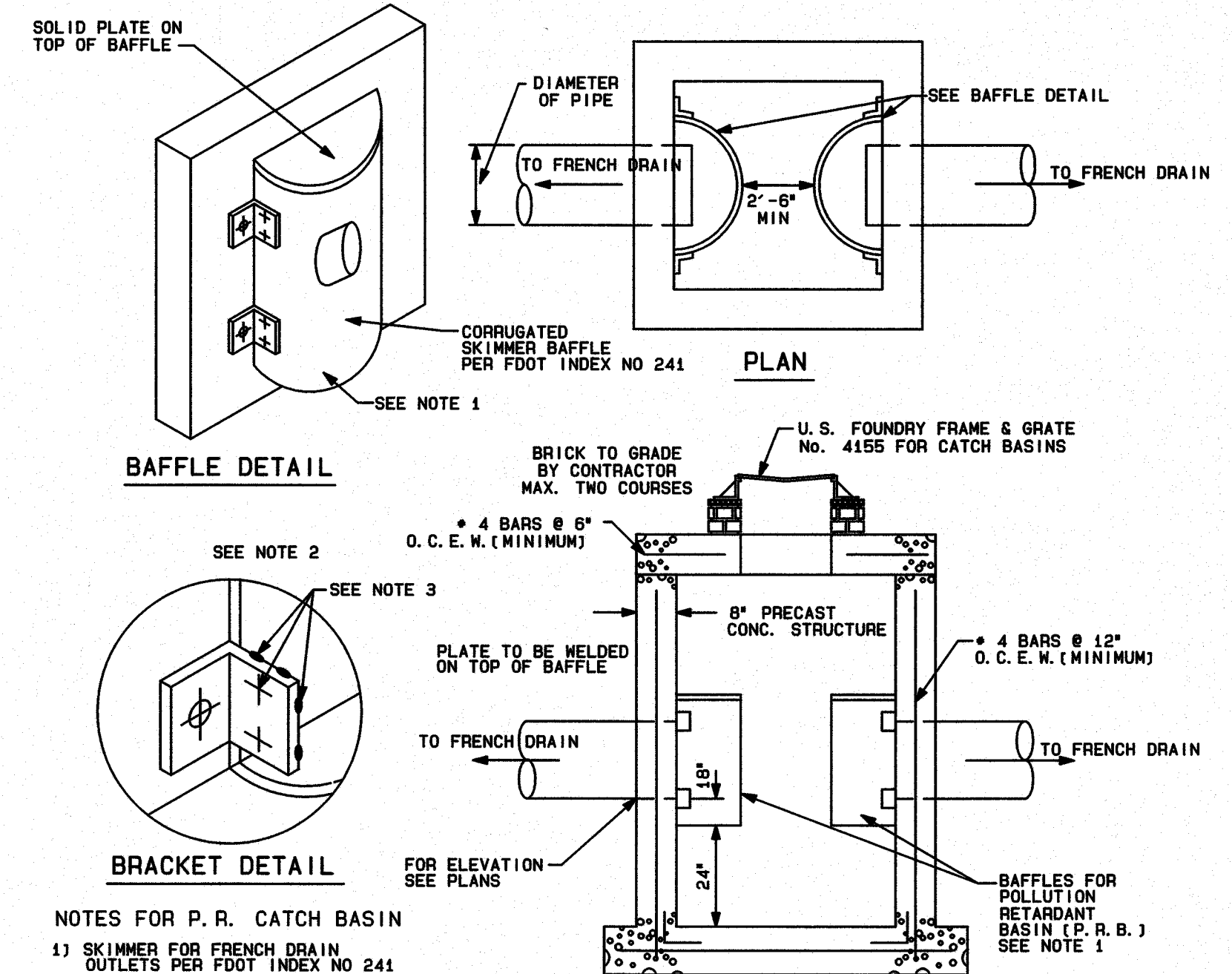
LONGITUDINAL SECTION
N.T.S.



ALTERNATE CROSS-SECTION DETAIL
FOR SANDY SOIL CONDITION
N.T.S.

TRANSVERSE SECTION DETAIL
N.T.S.

- NOTE:
1. FRENCH DRAIN TO BE IN ACCORDANCE WITH DADE COUNTY STANDARD DETAILS SD-1.1 LATEST REVISION MARCH 12, 1992.
 2. WOVEN PLASTIC FILTER FABRIC (AT EACH SIDE, TOP AND BOTTOM) SHALL BE USED IN SANDY OR FILLED AREAS.
 3. WASH DOWN THE BALLAST ROCK WITH CLEAN WATER AFTER ROCK HAS BEEN PLACED TO THE PROPER ELEVATION TO ALLOW FOR INITIAL SETTLEMENT THAT MAY OCCUR. ADD ADDITIONAL BALLAST ROCK TO RESTORE ROCK TO THE PROPER ELEVATION IN ACCORDANCE WITH THE DETAILS.
 4. FOR PERFORATED CMP PIPE JOINT ARE TO BE Banded, BUT NOT GASKETED.
 5. FOR BAFFLE DETAILS SEE THIS SHEET

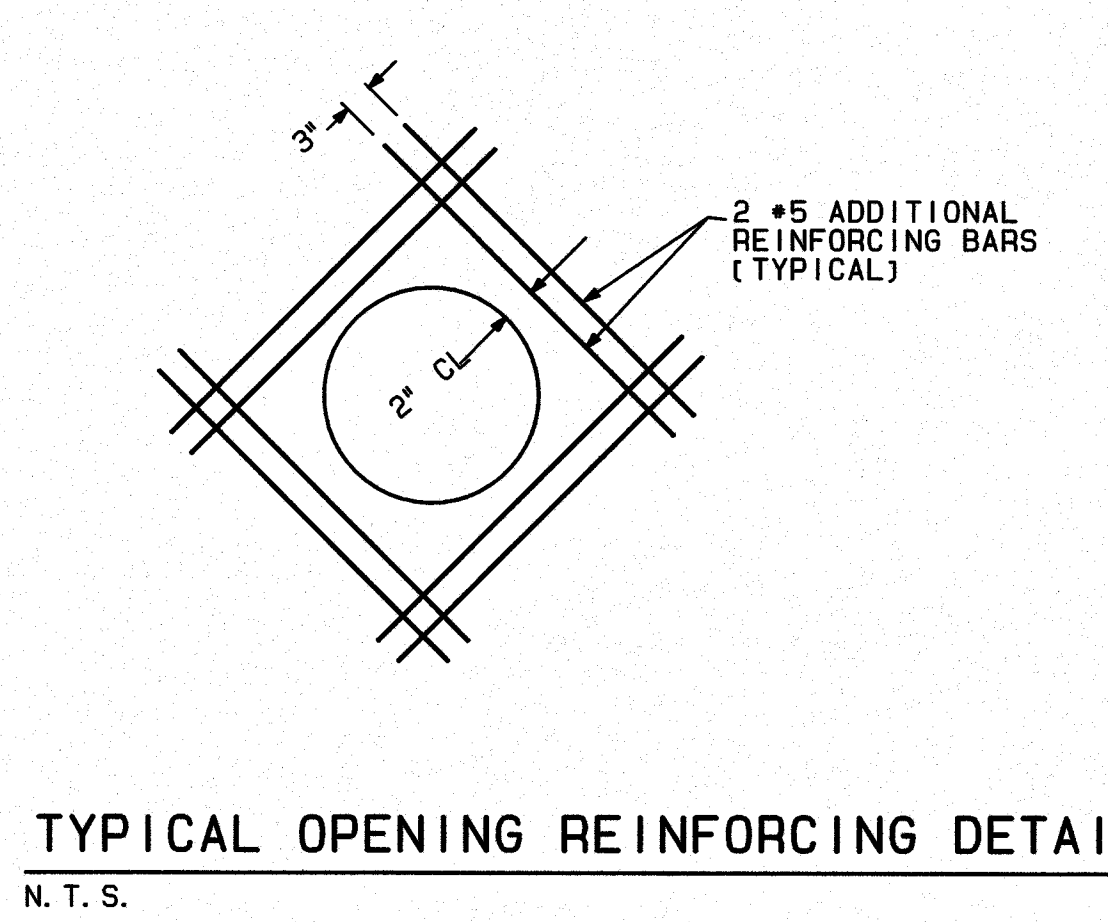
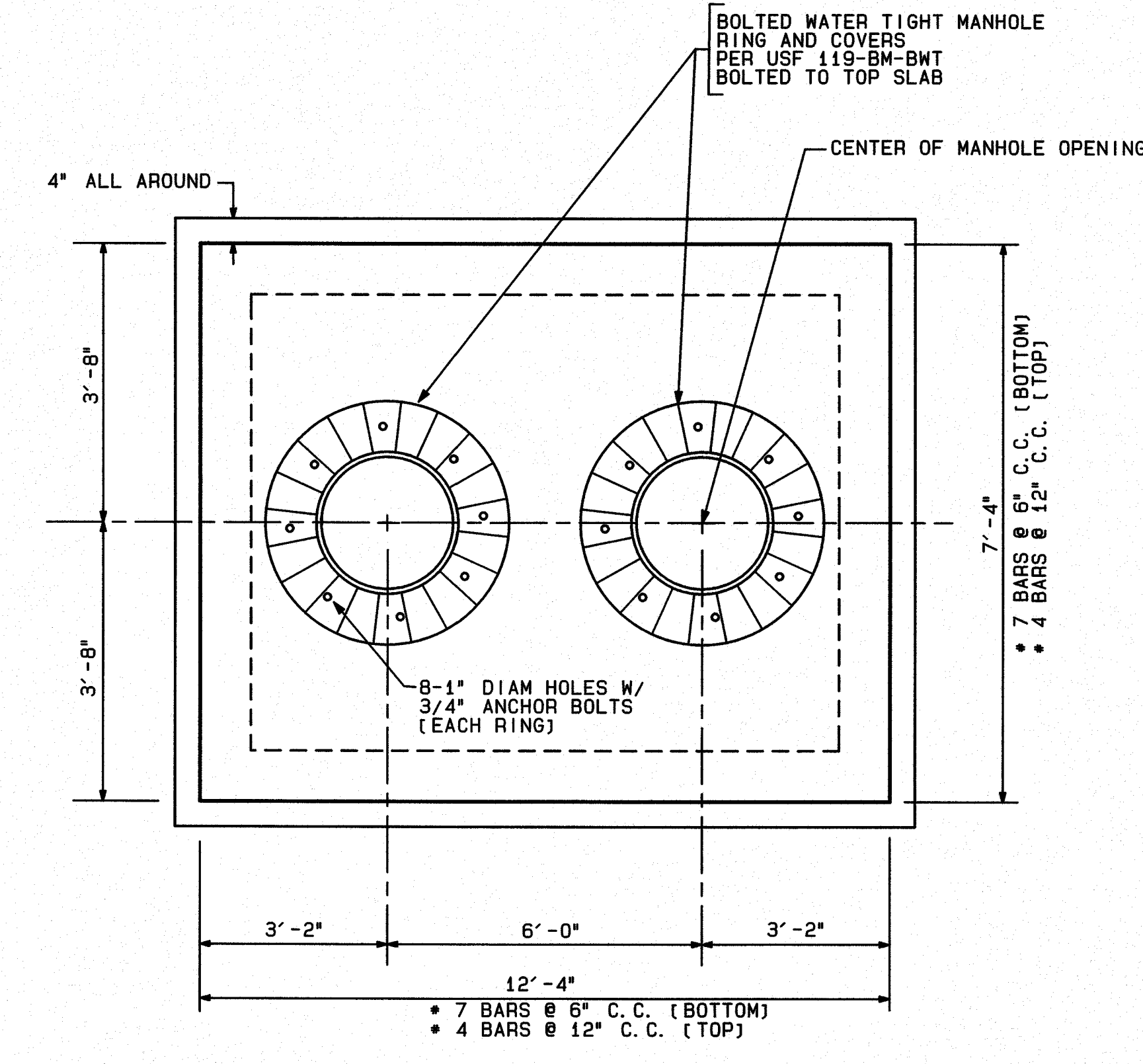
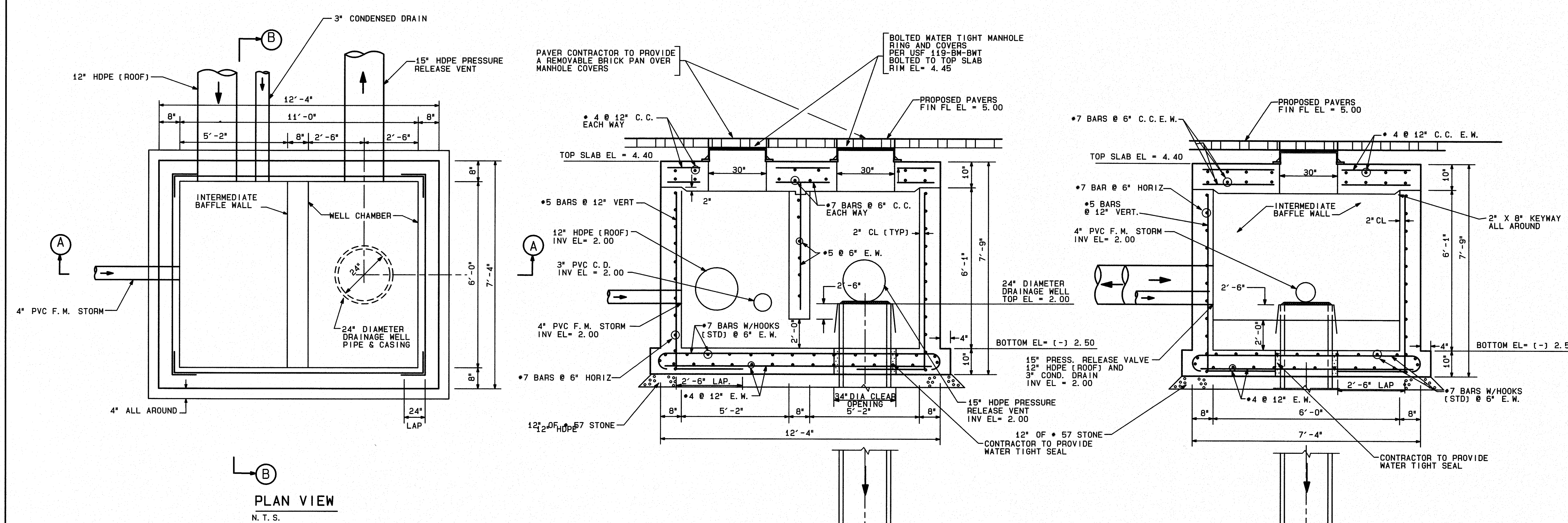


- NOTES FOR P.R. CATCH BASIN
- 1) SKIMMER FOR FRENCH DRAIN OUTLETS PER FDOT INDEX NO 241
 - 2) 1/2\"/>
 - 3) WELD OR 2-1/2\"/>
 - 4) GRATING SHALL BE OFFSET IF STRUCTURE IS USED AS OVERFLOW.
 - 5) MINIMUM SIZE OF CATCH BASIN PER SD 2.6 OR LARGER ONE BAFFLE (42\"/>

POLLUTION RETARDANT CATCH BASING DETAIL
N.T.S.

DRAINAGE NOTES:

1. These plans have been prepared with the best information available to the Engineer. Contractor must verify all existing underground utilities prior to beginning of construction. If any discrepancies are encountered to the extent that a "field revision" is required, Engineer must be notified immediately.
2. It is the responsibility of the Contractor to protect all existing improvements during construction. If any damage occurs as a result of the construction activities, Contractor shall restore such improvements to identical line, grade, esthetical and structural conditions as they were prior to beginning of construction.
3. All elevations refer to National Geodetic Vertical Datum (N.G.V.D.), 1929.
4. Dade County Flood Criteria for this project is 5.00 (N.G.V.D.).
5. October High Water Elevation is 2.00 (N.G.V.D.).
6. All proposed elevations are to edge of pavement or driveway center line.
7. The following items shall be constructed in accordance with the referenced details from the Dade County Public Works Manual:
 - a. French Drain.....S.D.1.1
 - b. Catch Basin.....S.D.2.3
 - c. Catch Basin Frame and Grate.....S.D.2.3
 - d. 2\"/>
 - e. P-6 Inlet.....SD 3.4
 - f. Swale Inlet.....SD 3.1
8. Contractor must observe extreme care to prevent debris, slits and fines from entering French Drain. Inlet Grates shall remain covered with filter fabric during construction until the system is ready to enter in operation.
9. Contractor to verify soil conditions at site. If muck is encountered, contractor shall demuck area and fill to grade with minimum 98% density.
10. All areas not paved must be sodded.
11. All work to be done in accordance with Miami-Dade County Public Works Standard and Town of Bay Harbor Islands Details and Specifications.
12. All topographic and survey information is based on Sketches of Survey prepared by Delta Mapping and Surveying, Inc.
13. Pipe requirements:
French drain pipes shall be ADS Corrugated Polyethylene (Perforated). All other pipes shall be ADS N-12 Polyethylene Non-Perforated. (or approved equal).
14. Contractor shall provide a Paving and Drainage "AS-BUILT PLAN" certified by a Professional Registered Land Surveyor in the State of Florida reflecting all the features of the Stormwater System and should include, existing pavement and swale area grades, catch basin rim and invert elevations, french drain length and bottom elevation, etc.
15. a. Drainage Trenches to be ZURN Z-BB2 12\"/>
16. b. French Drains shall be capable of conveying a minimum flow of 1,709 gpm at the last down stream section.
17. c. Contractor shall submit Shop Drawings and documentation for review and approval prior to ordering and shall strictly follow manufacturer's Specifications and installation instructions.
18. d. Trench Drain grates shall be selected by the Project Architect.



- NOTES:**
1. CLASS I CONCRETE TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI. NO CHLORIDES ARE PERMITTED IN CONCRETE.
 2. STEEL TO BE NEW BARS IN ACCORDANCE WITH ASTM A-615, GRADE 60.
 3. NO INFLUENT PIPES SHALL BE CONNECTED TO WELL CHAMBER.
 4. PROVIDE SHOP DRAWINGS OF SEDIMENT TANK FOR APPROVAL BEFORE FABRICATION. THIS SHALL INCLUDE MANHOLE FRAME AND COVER.
 5. PRECAST OPTION IS ACCEPTABLE. CONTRACTOR MUST SUBMIT SHOP DRAWINGS SIGNED AND SEALED BY A STRUCTURAL ENGINEER TO PROJECT MANAGER FOR APPROVAL BY ENGINEER.
 6. SEDIMENT TANK SHALL BE DESIGNED TO WITHSTAND H-20 LOADING.
 7. CONTRACTOR SHALL PROVIDE DOCUMENTATION FROM THE WELL DRILLER INSURING THAT THE DISPOSAL WELL ATTAINED A MINIMUM DISCHARGE CAPACITY OF 3,200 GPM AT 4.00 FEET OF HEAD (MINIMUM). IF THESE WELL DISCHARGE CAPACITIES ARE NOT OBTAINED, THE ENGINEER MUST BE NOTIFIED IMMEDIATELY.
 8. CONTRACTOR SHALL MAINTAIN SEDIMENT TANK CLEAN OF ANY DEBRIS FOR THE LENGTH OF THE PROJECT. ENGINEER SHALL BE NOTIFIED FOR FINAL INSPECTION OF THE SEDIMENT TANK AND DRAINAGE WELL PRIOR TO ACCEPTANCE. TANK SHALL BE COMPLETELY DRAINED PRIOR TO FINAL INSPECTION.
 9. PROPOSED DRAINAGE WELLS ARE NOT INTENDED TO BE USED FOR DEMATERING OPERATIONS DURING CONSTRUCTION.

SEDIMENT TANK AND DRAINAGE WELL NO 1 DETAILS

DRIFTWOOD CONDOMINIUMS

9955 EAST BAY HARBOR DRIVE
TOWN OF BAY HARBOR ISLANDS, FLORIDA

V S N

CIVIL

LAND DEVELOPMENT

TRAFFIC AND TRANSPORTATION

8850 W. FLAGLER ST. SUITE 113, MIAMI, FLORIDA 33144
 TEL. (305) 551-6267 FAX (305) 551-4542
 e-mail: vsn@vsng.com

no

date

revision/issue

designed

R. VARGAS

drawn

N. SERRATE

checked

L. SERRATE

approved

R. VARGAS

proj no

17021-01

scale

AS SHOWN

date

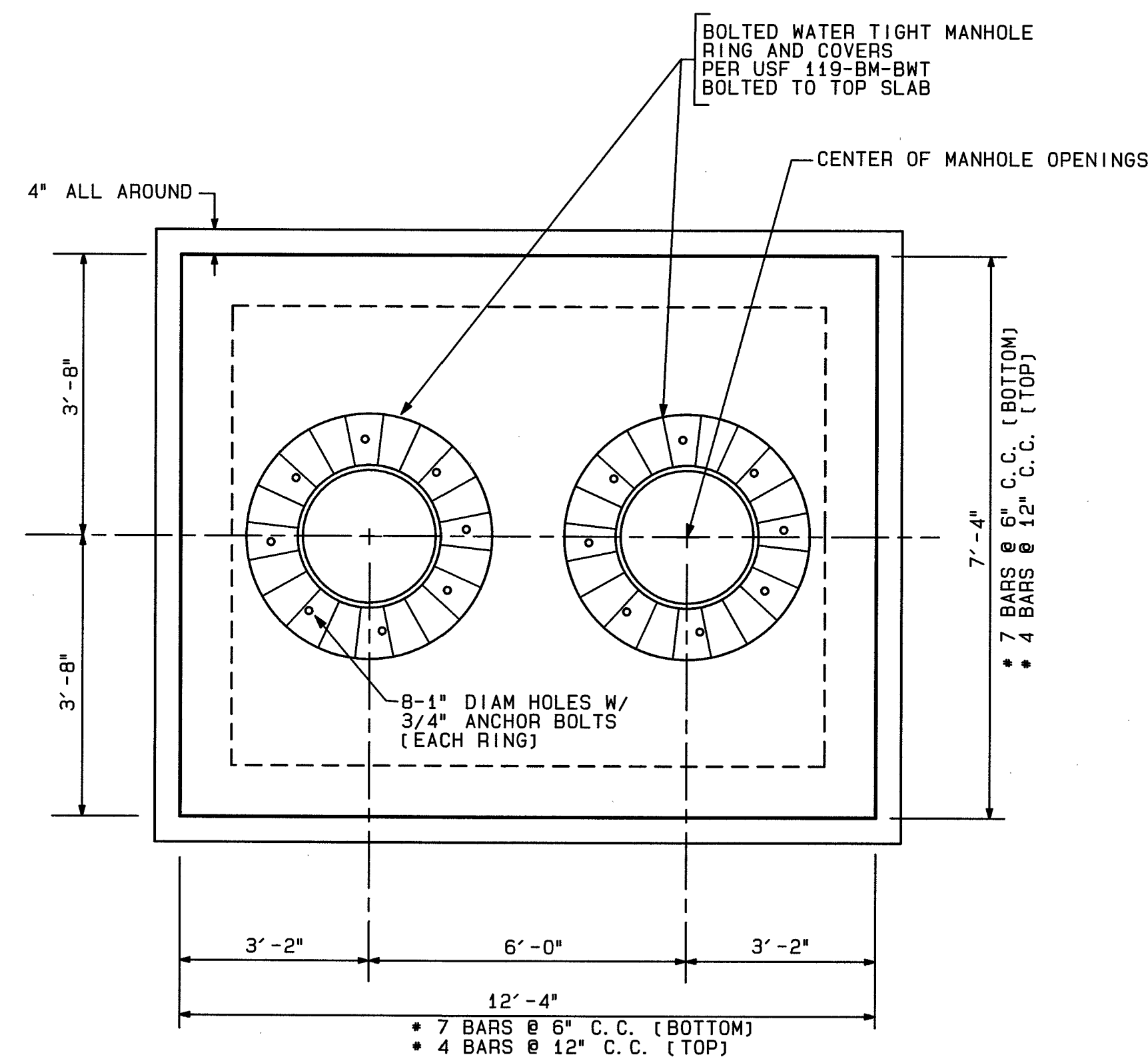
OCT 21, 2017

cad ref

17021-16

drawing

C-6

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C-7



N. T. S.

SEDIMENT TANK
PRESSURE RELEASE VENT DETAIL

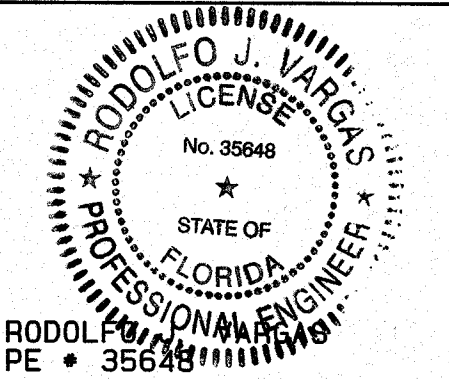
VSZ

8550 W. FLAGLER ST. SUITE 113, MIAMI, FLORIDA 33144
TEL. (305)551-6267 FAX (305)551-4542
e-mail: vsneng@eng.com

DRIFTWOOD
CONDOMINIUMS
9955 EAST BAY HARBOR DRIVE
TOWN OF BAY HARBOR ISLANDS, FLORIDA

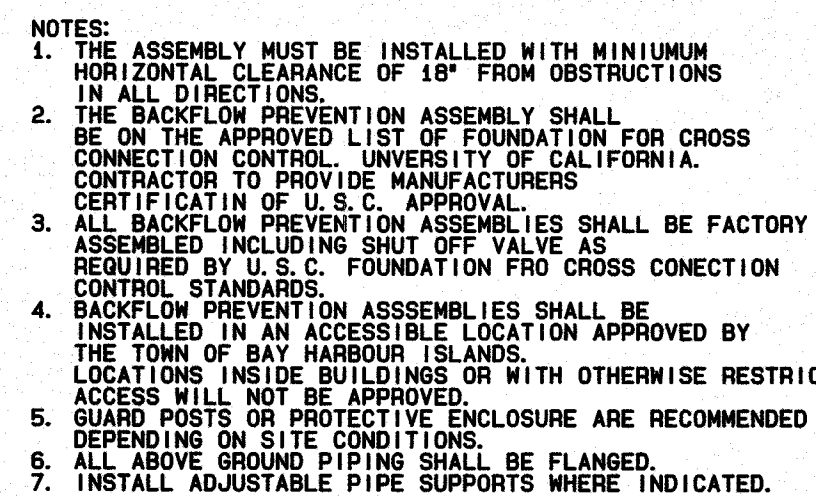
[illegible]

designed	R. VARGAS
drawn	N. SERRATE
checked	L. SERRATE
approved	R. VARGAS
proj no	17021-01
scale	AS SHOWN
date	OCT 16, 2017
cad ref	17021-16

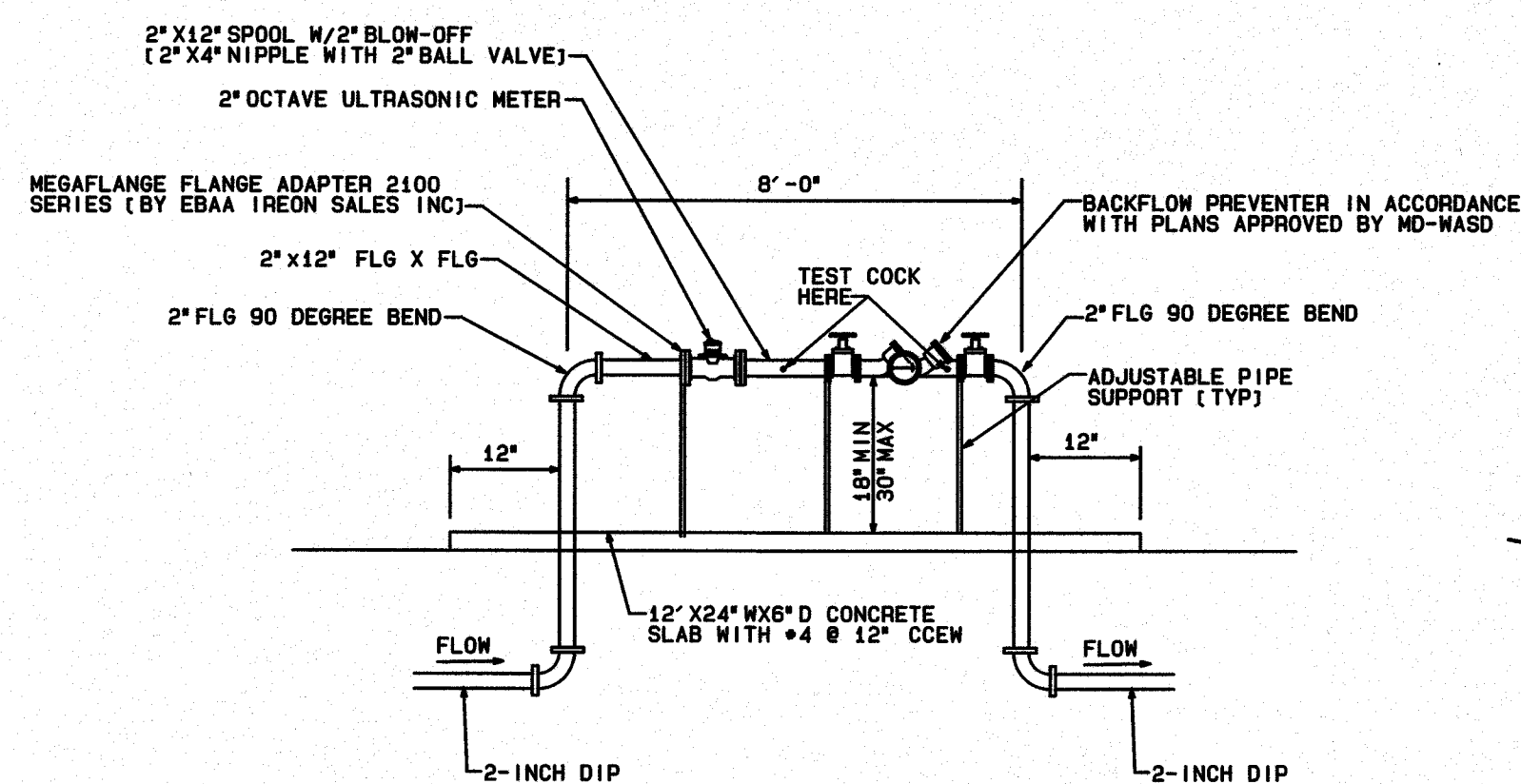


drawing

C-8



3" ABOVE GROUND METER AND
RPZ BACKFLOW ASSEMBLY DETAIL
N. T. S.



1. THE ASSEMBLY MUST BE INSTALLED WITH MINIMUM HORIZONTAL CLEARANCE OF 18" FROM OBSTRUCTIONS IN ALL DIRECTIONS.
2. THE BACKFLOW PREVENTION ASSEMBLY SHALL BE ON THE APPROXIMATE LEVEL OF THE FRO CROSS CONNECTION CONTROL UNIVERSITY OF CALIFORNIA, CONTRACTORS TO PROVIDE THE NECESSARY PERMITS, CERTIFICATION OF U.S.C. APPROVAL.
3. ALL BACKFLOW PREVENTION ASSEMBLIES SHALL BE FACTORY ASSEMBLED INCLUDING SHUT OFF VALVE AS REQUIRED BY U.S.C. FOUNDATION FRO CROSS CONNECTION CONTROL STANDARDS.
4. BACKFLOW PREVENTION ASSEMBLIES SHALL BE INSTALLED IN AN ACCESSIBLE LOCATION APPROVED BY THE TOWN OF DAYTON.
5. LOCATIONS INSIDE BUILDINGS OR WITH OTHERWISE RESTRICTED ACCESS WILL NOT BE APPROVED.
6. ALL ABOVE GROUND PIPE ENCLOSURE ARE RECOMMENDED DEPENDING ON SITE CONDITIONS.
7. ALL ABOVE GROUND PIPE SHALL BE FLANGED.
8. INSTALL ADJUSTABLE PIPE SUPPORTS WHERE INDICATED.

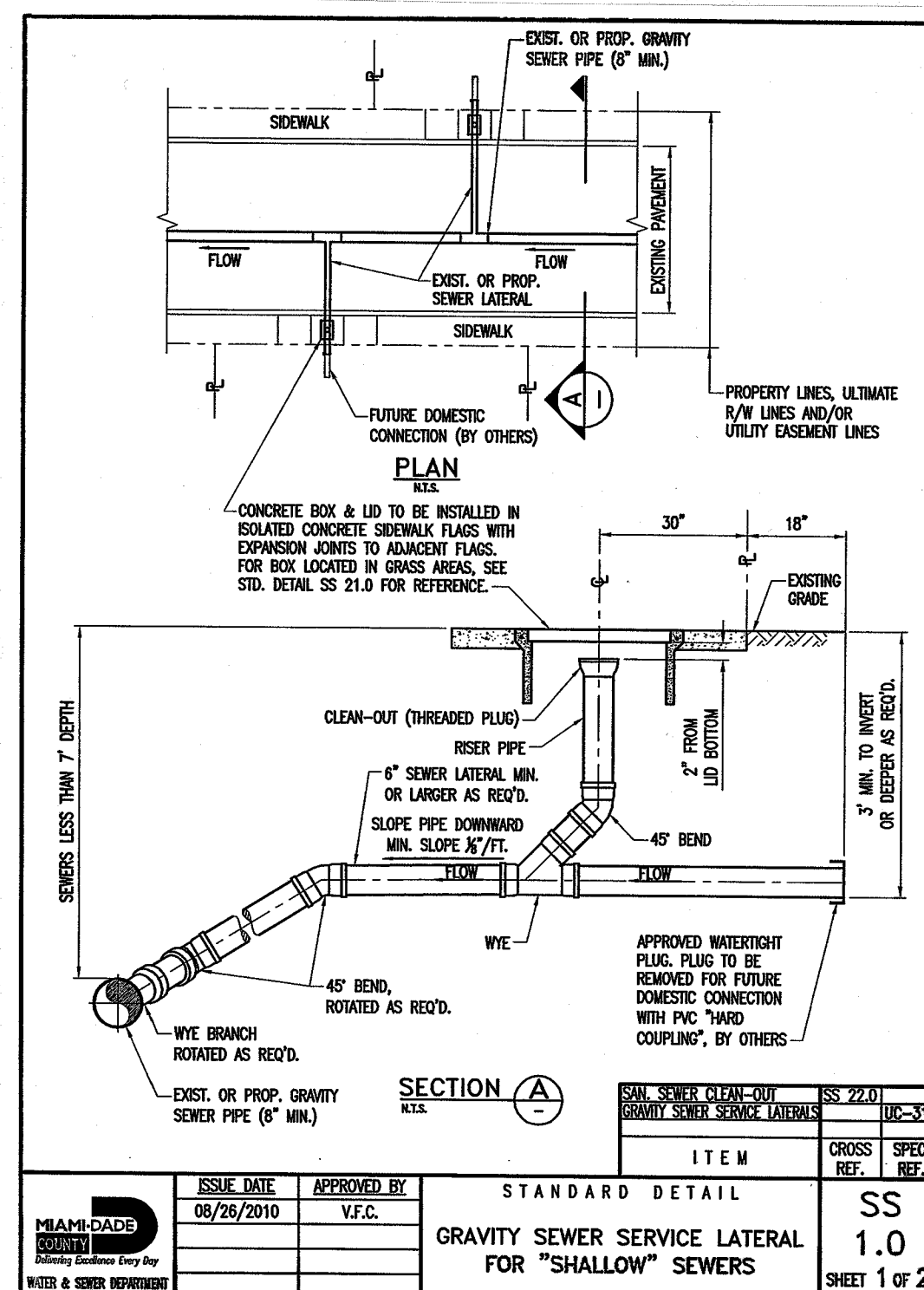
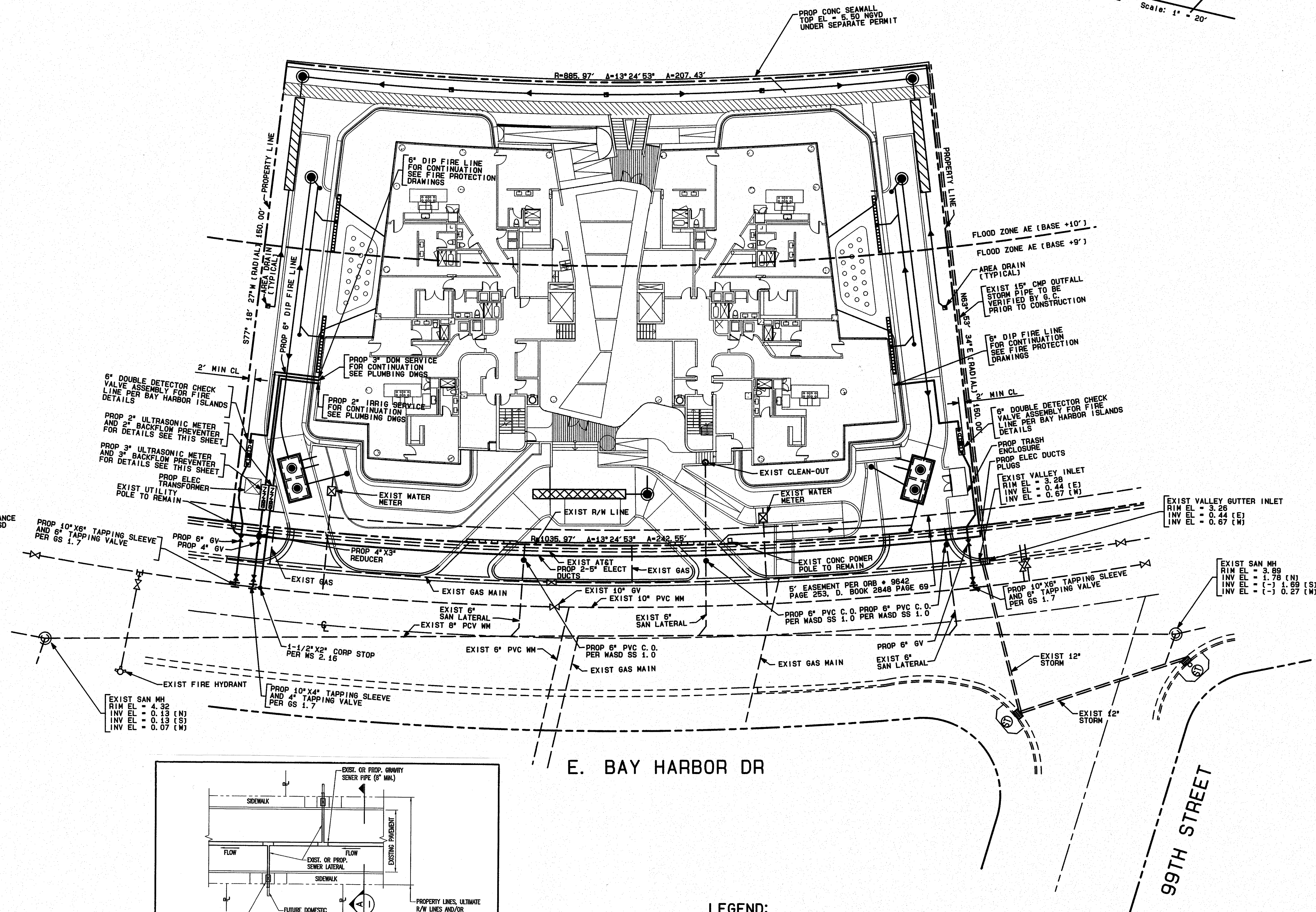
2" ABOVE GROUND METER AND
RPZ BACKFLOW ASSEMBLY DETAIL
N. T. S.

NOTE:
ALL WATER AND SEWER WORK SHALL BE
ACCORDANCE WITH MIAMI DADE WATER
SEWER DEPARTMENT STANDARD DETAILS
AND SPECIFICATIONS.

NOTE:
THE TOWN OF BAY HARBOR IS NOT RESPONSIBLE
FOR FIRE HYDRANT LOCATIONS ASSOCIATED
WITH THIS PROJECT. THE CONTRACTOR SHALL
ENSURE THAT MIAMI DADE FIRE DEPARTMENT
APPROVES ALL FIRE HYDRANTS

NOTE:
CONTRACTOR SHALL EXPOSE THE END OF TOWN
OWNED SEWER LATERALS FOR INSPECTION
BY TOWN ENGINEER

NOTE:
ALL WATER LINES NEED
TO BE TESTED FOR BACTERIA



LEGEND:

	EXISTING	PROPOSED
WATER MAIN	---	---
FIRE HYDRANT	⋈	●
GATE VALVE	—X—	—X—
SAN. SEWER / MANHOLE	---○---	---●---
FLUSHING VALVE		◀
DIRECTION OF FLOW		→
PRESSURE REDUCER		—NN—
WATER METER		—[X]—

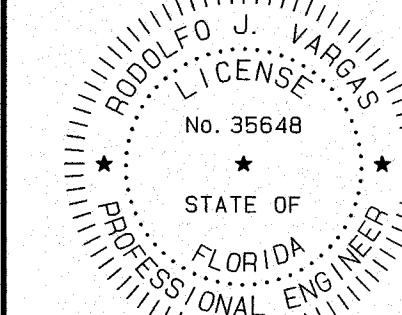
SCALE: 1" = 20'

SITE UTILITIES PLAN

DRIFTWOOD
CONDOMINIUMS
9955 EAST BAY HARBOR DRIVE
TOWN OF BAY HARBOR ISLANDS, FLORIDA

[illegible]

designed	L. SERRATE
drawn	N. SERRATE
checked	L. SERRATE
approved	R. VARGAS
proj no	17021-01
scale	1" = 20'
date	DEC 11, 2017
cad ref	17021-18



RODOLFO J. VARGAS
PE # 35648

drawing

C-9

**TOWN OF BAY HARBOR ISLANDS
COMMUNITY DEVELOPMENT
MEMORANDUM**

To: Town of Bay Harbor Islands
Planning and Zoning Board

From: Michael J. Miller, AICP *MM*
Consultant Town Planner

Date: January 19th, 2018

Subject: Site Development Plan Application
Driftwood Multifamily Residential Complex (35 DU)
9955 E. Bay Harbor Drive
Bay Harbor Islands Acct. No. SPR17-00001
MMPA Acct. No. 01-0702-1065

RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board review this staff report and most recent set of plans (dated 12/14/2017) and, if found acceptable, **APPROVE** the proposed Site Development Plan application subject to the following:

- (1) The Board finds the proposed increased density (26 Base DU / 9 TDR Units = 35 DU) "fits" within the building envelope without alterations;
- (2) The Board reviews / approves the applicant's request to not fully close-in the sides / rear of the above grade parking garage as specified in §23-24(d)(4) by providing a combination of louvers and green screen walls in lieu thereof;
- (3) The Board reviews / approves the applicant's request to place the two (2) guest parking / temporary delivery / loading areas at the northeast and southeast corners of the property as opposed to the front yard as specified by §23-24(c)(7);
- (4) The Board reviews / approves the mechanically stacked parking system pursuant to §23-30(f);
- (5) The Board reviews / approves a waiver to allow the guest parking space in front to be setback not less than 7' as opposed to 10' for multifamily development parking design criteria stated in §23-24(d)(1), consistent with the Miami-Dade Landscape Code minimum landscape setback requirement;

**Site Development Plan Application
Driftwood Multi-Family Residential Complex (35 DU)
9955 E. Bay Harbor Drive
Planning and Zoning Board Staff Report
January 19th, 2018
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- (6) The Board finds the proposed "breezeway" design is adequate pursuant to §23-11(B1)(6); and
- (7) Subject to any staff recommended conditions listed herein.

PROJECT REVIEW HISTORY

A formal submission was made to the Town on November 27th, 2017. The Town's DRC met initially on December 7th, 2017, at which time the item was discussed / deferred to allow the applicant's design team time to address minor comments and modify the plans. A plan revision "check-set" was submitted to staff as requested, prior to scheduling the item for a Planning and Zoning Board meeting. On December 13th, 2017 a final revised set of plans was submitted to the Town staff and signed-off with a few minor corrections, which will be addressed as conditions.

GENERAL PROJECT INFORMATION

Land Use Designation:	MH – Medium-High Density Residential
Zoning District:	RM-1 Multiple Family District
General Location:	9955 E. Bay Harbor Drive
Legal Description:	Lots 19, 20, and 21 of Block 4, "Bay Harbor Island" Subdivision, according to the plat thereof, as recorded in Plat Book 46, at Page 5 of the Public Records of Miami-Dade County.

PROJECT DESCRIPTION

The property owner, Congress Driftwood LLC., has submitted a Site Development Plan application, designed by Stantec Architecture, for the construction of a thirty (35) dwelling unit mid-rise residential development located at 9955 E. Bay Harbor Drive. The site is comprised of three (3) platted lots. There are three (3) dwelling unit types: 1,102 sq. ft. one (1) bedroom DU; 1,877 sq. ft. two (2) bedroom DU; 2,739 sq. ft. three (3) bedroom DU (A/C space plus balconies).

Two of the lots (Lots 19 & 20) are currently vacant (former Driftwood MFR complex), with Lot 21 currently developed as a 4 DU / 3,998 sq. ft. / 2-story apartment building built in 1956 with direct back-out parking partially located in the public right-of-way. The proposed new site design incorporates one (1) trapezoidal shaped 7-story building 75' above BFE on top of partially depressed parking garage. Access to the site is via two (2) one-way driveway connections to East Bay Harbor Drive at the north / south property lines. This provides a looped driveway circulation through the site. Each one-way driveway is 12' in width that goes through the parking garage widened to 23 feet, with the exit driveway being also including a Fire Department staging area. The parking garage is designed with mechanical lifts (2 per lift). Three (3) guest parking / loading spaces are required, as there are three (3) lots. There is one (1) guest parallel parking space shown in front of the building, and one (1) guest parking / delivery / loading area at the eastern terminus of the one-way driveways prior to entry / exit to the parking garage area. Those two (2) guest spaces will require a waiver from the PZ Board, as they are required to be in the front yard area. On the building rooftop is a recreational facility with a swimming pool, a spa, a sun-deck area, men's and women's restrooms, and two (2) penthouse terraces with stairs up to

Michael Miller Planning Associates, Inc.

**Site Development Plan Application
Driftwood Multi-Family Residential Complex (35 DU)
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the raised pool level. MMPA notes that there are minor differences between the architectural drawings and the renderings: the stairs at the rear of the building are split in to two (2) 4' stairways, not a single stairway; and the Bayfront walkway is setback 5' from the seawall, not adjacent to it.

The Town's records indicate that the lots are / were previously developed with a 16 DU (Driftwood) and 4 DU (Maine Villas) residential complexes for a total of 21 DU. The survey indicates the total area of the three (3) lots is 33,748.94 sq. ft. / 0.77 acres in size. This would allow a maximum of 26 dwelling units on the property at the maximum allowable base density of 34 DU/AC. The proposal is to build 35 DU (45.45 DU/AC) which would require the developer to acquire nine (9) TDR units. It appears from the survey that no right-of-way for on-street parking was ever dedicated, so the lots are full lots.

The adjoining / nearby developments sites currently include: to the north - Anchorage Condominium 8 DU / 4-story (15.4 DU/AC); to the south - Harbor Park Condominium 21 DU / 7-story (82 DU/AC); to the east is the Indian Creek; and to the west across East Bay Harbor Drive are the new Bay Harbor Townhomes 6 DU / 3-story, a 2-story 4 DU apartment complex, and three (3) 1-story villas. This area of the Town is predominated by a mixture of low-rise residential complexes (1-3 stories) and mid-rise residential complexes (5-7 stories). The Town's 2002 Community Vision Master Plan identifies this area for mid-rise residential complexes (7+/- stories). Therefore, the proposed development is deemed generally consistent with the Town's future vision for this area.

BACKGROUND INFORMATION

The Town of Bay Harbor Islands completed major amendments to the Town's adopted Comprehensive Plan and Land Development Regulations (LDRs) in the last 12+/- years. The former RE zoned lands located on waterfront lots were rezoned into the RM-1 District, while interior (non-waterfront lots) are zoned RM-2. The Town also adopted numerous other modifications to many other code provisions that affect yard encroachments, parking lot designs, building height limits and exceptions, building design standards, landscaping and other provisions.

COMPREHENSIVE PLAN / ZONING

Comprehensive Plan – The property has a Future Land Use Map (FLUM) designation of "Medium-High Density Residential". The maximum allowable base density is 34 DUA. Additional dwelling units may be acquired to increase the base density if approved by the Town Commission. The developer is seeking to build a total of 35 DU when 26 DU are allowed by the base density, therefore, nine (9) additional TDR units are required. If the Town Council approves the nine (9) TDR units, the proposed development will be consistent with the applicable FLUM designation of the property.

Land Development Regulations / Zoning Code – The property has a Zoning classification of RM-1 Multiple Family Zoning District. The maximum building height allowed in this area is 75 feet (measured from BFE to top of main roof deck). The proposed use of the property is consistent with this zoning classification; however, the proposed site design is not consistent with some provisions of the Code at present, unless the PZB grants the waivers as cited.

Michael Miller Planning Associates, Inc.

PLATTING

The site will not require re-platting, as the site is currently platted as described above. A Unity of Title document will be required to legally tie the three (3) lots together prior to the issuance of building permits.

RIGHT-OF-WAY, OFF-STREET PARKING AND ACCESS DESCRIPTION

As stated above, the Site Development Plan depicts access to the site from two (2) one-way driveway connections to East Bay Harbor Drive. The northern 12' wide driveway has a traffic control arm which leads to two (2) parking garage gated entrances into the parking garage, and one (1) of the guest parking / delivery / loading areas is located at the eastern end of the driveway at the northeast corner of the site. The traffic control arm system will need to be able to allow visitors to enter and its design must be reviewed at the time of permitting. At the exits from the parking garage to the southern 12- wide driveway is another the guest parking / delivery / loading area at the southeast corner of the site. The southern driveway exits onto East Bay Harbor Drive with the driveway apron including the Fire Department staging area.

Based on 35 DU the Code requires at least 70 parking spaces. As there are three (3) lots at least three (3) guest spaces are required. The Code allows guest spaces to be a subset of the required parking spaces due to the small lot sizes, but the Town encourages more spaces. The site plan includes a total of 73 parking spaces. Of the 73 parking spaces provided, 68 are mechanical stacked parking, two (2) ADA spaces are at grade, and three (3) are guest spaces. In addition to the guest spaces, a drop-off area near the lobby entrance is required, which the plan meets; however, the guest parking space near the lobby entry is not setback the required 10'. The PZ Board has the discretionary authority to allow the guest spaces to be less than 10' in a front yard (not less than 7'), and at the northeast and southeast corners, as well as the mechanical parking system.

One (1) Fire Department staging area is shown on the plans at the southern one-way exit driveway apron. The applicant should meet with the Miami-Dade Fire Department staff as soon as possible to verify the proposed staging area, as this may affect the site design. Any changes required by the Fire Department subsequent to the Town's site plan approval may cause the plans to be re-submitted to the DRC / PZB.

TRANSFER OF DEVELOPMENT RIGHT (TDR) ANALYSIS

The process of TDR allocation is discretionary on the part of the Town. The TDR system was established in 2004 with the consent of the state planning agency, due to problems with existing development characteristics, density limit errors in the 1989 Comprehensive Plan and desired development scale / types by the community. The TDR system ensures that all sites can be developed to at least the base density (34 DUA) but additional density can be allocated if found to be acceptable in design and compatibility. It was found that when the Comprehensive Plan was updated / TDR system was established in 2004, over 1/3 of the existing multi-family development sites in the Town exceeded the 34 DUA limit. Since 2004, several additional developments have been approved by the Town with TDR units. There is a very limited amount of TDR units. Since the Planning and Zoning Code establishes the maximum building envelope (height / setbacks / parking spaces / open space) it is incumbent on the developer / designers to keep within the regulatory

framework to provide for the number of dwelling units requested and convince the Town Council / Planning and Zoning Board that the building is attractive and not congested. In our opinion, this site design meets all Code requirements, is self-contained, and does not appear to increase the building volume significantly, but it is up to the Town to decide.

BUILDING DESIGN / BUILDING LENGTH / BREEZEWAY

The building design is clean / modern / curvilinear with abundant clear glass windows, metal and glass balconies on concrete projections, and is accented with stone cladding and landscape walls as well as green screen walls above the parking entry and exit.

The building exceeds 120' in length (154'-3"); therefore, the Town Code requires a "breezeway". The applicant is proposing a 20' wide clear enclosed glass opening on the lower two (2) stories to 35' (25' above B.F.E.) and an exemption is requested for the enclosure and floors above. Normally a breezeway is completely open from the ground to the sky with only walkway connections. The PZ Board has the ability to approve variations based on exaggerated / undulated architectural design.

SUGGESTED CONDITIONS OF APPROVAL / SITE PLAN COMMENTS

Following are comments based on the plans dated by the architect on December 14th, 2017, submitted to the Town for consideration:

1. This approval is based on the revised Site Development Plan dated 12/14/2017, as well any required modifications stated herein, and any modifications required by the Planning and Zoning Board. Any changes desired after the Board's approval may require separate approvals from the Town staff and / or Planning and Zoning Board as specified in the Code.
2. School Concurrency - Coordinate with the Miami-Dade County School Board staff through the Town staff (Building Dept.) to address any deficiencies at public schools that serve the Town. If mitigation is required, an agreement / payment must be finalized prior to the issuance of building permits.
3. Prior to the issuance of building permits, a Unity of Title document acceptable to the Town Attorney needs to be finalized / recorded in the public records.
4. Changes required by the Miami-Dade County Fire Department, Building Codes or owner / architect refinements subsequent to the Town's site plan approval may cause the plans to be resubmitted to the DRC / PZB in accordance with §5-23.1(c).
5. Payment of all required impacts fees (Town / County / School Board) prior to issuance of building permits.
6. Provisions of a traffic control arm entry system which will allow both visitors and residents to enter that meets the Town's approval.

**Site Development Plan Application
Driftwood Multi-Family Residential Complex (35 DU)
9955 E. Bay Harbor Drive
Planning and Zoning Board Staff Report
January 19th, 2018
Page 6**

7. Verification of the exact location of a main street drain along the south property line and install root barrier when new trees are planted as specified on the plans. In addition, the applicant must dedicate a drainage easement to the Town for this drain pipe, the width of which is approved by the Town Engineer.
8. All FPL transformers / backflow preventers / exposed utility facilities must be substantially screened / hidden with landscaping / fences / painted to match.
9. Installation of conduit for future undergrounding of overhead utilities (as indicated by the plans) as opposed to the removal of all existing overhead lines and placement underground due to FPL's objection to incremental undergrounding.

AGENDA ITEM REPORT

February 6, 2018

ITEM NUMBER: 3.

ITEM: Request for approval for a new commercial building "Concourse Terrace II" located at 9555 Bay Harbor Terrace, Lot 13 of Block 12. The owner is proposing to construct a new 46,738 +/- square foot commercial building. The proposed building is shown to be a 7 story in height at 65" above BFE with roof-top amenities . On the ground floor facing Bay Harbor Terrace and 95 Street there are three retail spaces. The 2nd floor will include a private gym for the building tenants. Third floor will be dedicated to storage area for the offices in the building. Floors four to seven will be office space. Enclosed please find the site plan and elevations. (Item #3)

DESCRIPTION:

for the purpose of hearing any public comment with respect to an application for site plan approval at 9555 Bay Harbor Terrace.

RECOMMENDED ACTION:

Design meets Town Code and was approved by the Development Review Committee.

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez

ATTACHMENTS

1.	Site Plan & Elevations	Concourse Terrace.pdf
2.	Staff Report	StaffReportPNZConcourseII2018.pdf

NEW 7 STORY OFFICE BUILDING
CONCOURSE TERRACE II

9555 BAY HARBOR TERRACE
BAY HARBOR ISLANDS, FL
33154

SKLARchitecture

2310 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020
TEL - (954) 925-9292
FAX - (954) 925-6292
www.sklarchitect.com
AA 0002849
IB 0000894
NCARB
CERTIFIED

SEAL
ARI L. SKLAR
LICENSE #AR1473

PROJECT TEAM

SKLARchitecture
DESIGN ASSOCIATES

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FAX - (954) 925-6292

AA 0002849
IB 0000894
NCARB CERTIFIED

LANDSCAPE ARCHITECT:
HS2G INC.

PETER STRELKOW
4474 WESTON RD. STE. 114
DAVIE, FL 33331
TEL - (954) 326-7212
HS2G@GMAIL.COM

FL LICENSE #: 000884

CIVIL ENGINEER:
ZEPHYR ENGINEERING INC.

ZEPHYR ENGINEERING INC.
WILFORD ZEPHYR P.E.
HOLLYWOOD, FL
TEL - (786) 302-7693
WZEPHYRENG@GMAIL.COM

CA#: 31158

M.E.P. ENGINEER:
FIALLO MEP DESIGN, INC.

JORGE FIALLO, P.E.
10010 SW 83RD ST.
MIAMI, FL 33173
TEL - (305) 877-1845

CA#: 28637

STRUCTURAL ENGINEER:

ARBAB ENGINEERING

ALI ARBAB, P.E.
3363 NE 163 STREET- STE.
701
NORTH MIAMI BEACH, FL
33160
TEL - (305) 940-3088

PROPERTY OWNER:
KANE CONCOURSE INVESTMENT
GROUP LLC.

IRRIGATION CONSULTANT:
KENNETH DI DONATO, INC.
TEL - (954) 923-2555

PHOTOMETRIC AND ILLUMINATION:
GENESIS LIGHTING
RYAN MCCARTHY, OUTSIDES SALES
14101 NW 8 STREET
SUNRISE, FL 33325
TEL - (954) 306-3931
rmccarthy@genesislighting.net

PARKING CONSULTANT:
PARKMATIC CAR PARKING SYSTEM LLC.
CARLOS BALANDRA
47-10 32ND PLACE
LONG ISLAND CITY, NY 11101
TEL. 1-800-422-6438

ARBORIST CONSULTANT:
TROPICAL DESIGNS OF FLORIDA, INC.
JEFF SHIMONSKI
TEL. (305) 773-9406

PROJECT RENDERING



SCALE: N.T.S.

LOCATION MAP



DRAWING INDEX

ARCHITECTURAL

- A-01 INDEX OF DRAWINGS/ PROJECT DATA
SURVEY
A-02 SITE PLAN
A-03 ADJACENT PROPERTY PHOTOGRAPHS
A-04 AERIAL RENDERING
A-05 NORTH-WEST - VIEW RENDERING
A-1 GROUND FLOOR
A-2 2ND FLOOR
A-3 3RD FLOOR
A-4 4TH FLOOR
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A-6 6TH FLOOR
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A-9 WEST ELEVATION
A-10 SOUTH ELEVATION
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A-12 NORTH ELEVATION/SECTION C
A-13 SECTION A
A-14 SECTION B
A-15 PARKING SYSTEMS SPECS
A-15.1 PARKING SYSTEMS SPECS

LANDSCAPE

- LA-0 TREE DISPOSITION PLAN
LA-1 GROUND FLOOR- LANDSCAPE PLAN
LA-2 4TH FLOOR - LANDSCAPE PLAN
LA-3 5TH FLOOR - LANDSCAPE PLAN
LA-4 6TH FLOOR - LANDSCAPE PLAN
LA-5 7TH FLOOR - LANDSCAPE PLAN
LA-6 ROOF DECK - LANDSCAPE PLAN
LA-7 PLANTING SCHEDULE, DETAILS AND NOTES

PHOTOMETRICS

PH-1 PHOTOMETRIC - GROUND FLOOR SIDEWALK AREA

REPORTS ATTACHED

- 1- LIGHTING FIXTURE SUBMITTAL
2-PHOTOMETRIC
3-PARKMATIC SYSTEM

CIVIL ENGINEERING

- C-1 PRELIMINARY PAVING, GRADING AND DRAINAGE PLAN
C-2 PRELIMINARY WATER AND SEWER PLAN

PROJECT DATA

NEW BUILDING LEGAL DESCRIPTION & ADDRESS:

LOT 13, LESS THE WESTERLY 5 FEET, BLOCK 12, OF BAY HARBOR ISLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 5, PUBLIC RECORDS OF MIAMI-DADE COUNTRY, FLORIDA

ADDRESS: 9555 BAY HARBOR TERRACE, BAY HARBOR ISLANDS, FL. 33154

EXISTING BUILDING LEGAL DESCRIPTION & ADDRESS:

LOT 11 T 12A.K.A. 1080-90 KANE CONCOURSE, BAY HARBOR ISLANDS, FL.

BOTH PROPERTIES ARE UNDER UNITY OF TITLE

GENERAL	REQUIRED	PROPOSED
ZONING DISTRICT:	B-1	
LAND USE	COMMERCIAL	
BASE FLOOD ELEVATION	8' + 1' FREEBOARD	
LOT SIZE:	9,100 SF. 0.21 AC	N/A
HEIGHT:	65' ABOVE BFE	65' ABOVE BFE
TOTAL BUILDING SF.	N/A	46,738 SF.
BUILDING FRONTAGE	80'-0" MIN.	125'-0"
SETBACK AREA SF.	N/A	975 SF.
LANDSCAPING % REQ./PROV.	975 S.F. X 0.75=732 SF.	1,071 S.F.
IMPERVIOUS AREA:	-----	5,729 S.F. (63%)
PERVIOUS AREA:	-----	3,371 S.F. (37%)
SETBACKS	REQUIRED	PROPOSED
ALLEY (NORTH)	0'-0"	0'-0"
SIDE (EAST)	0'-0"	0'-0"
BAY HARBOUR TERRACE (WEST)	5' AVERAGE	5' AVERAGE
	1' PER 3' OF RISE	1' PER 3' OF RISE
95 ST. (SOUTH)	5' AVERAGE	5'
	1' PER 3' OF RISE	1' PER 3' OF RISE
PARKING	REQUIRED	PROPOSED
NEW BLDG. RETAIL (GRND. FLR)	1,149 SF. / 300 = 4	63
NEW BLDG. OFFICE SPACE (4-7 FLRS)	18,389 SF. / 300 = 61	
EXTG. BLDG. OFFICE (GRND. FLR.)	2,064 SF. / 300 = 7	8
EXTG. BLDG. OFFICE SPACE (2ND FLR.)	9,598 SF. / 300 =32	
TOTAL PARKING SPACES	104 SPACES	71 SPACES
40% REQ. ON SITE - SUM	104 X 0.4= 42 SPACES REQ.ON SITE	104 - 71= 33 SPACES TO BE PURCHASED

CONCOURSE TERRACE II NEW BUILDING	GROSS FLOOR AREA
GROUND	8,250.00
2ND FLOOR	4,585.00
3RD FLOOR	4,585.00
4th FLOOR	7,238.00
5th FLOOR	6,803.00
6th FLOOR	6,557.00
7th FLOOR	5,942.00
ROOF TOP (Stairs/Elevators)	750.00
ROOF TOP (Trellis over Exercise Deck)	2,028.00
TOTALS	46,738.00

AREA FOR PARKING CALCULATIONS-NEW BUILDING		
LEVEL	TYPE	AREA
GROUND	RETAIL	1,149.00
2ND FLOOR		-
3RD FLOOR		-
4th FLOOR	OFFICE	5,198.00
5th FLOOR	OFFICE	4,787.00
6th FLOOR	OFFICE	4,415.00
7th FLOOR	OFFICE	3,989.00
ROOF TOP		
NEW BUILDING GRAND TOTAL		19,538.00
TOTAL REQ PARKING 1/300		65

AREA FOR PARKING CALCULATIONS-EXISTING BUILDING		
LEVEL/SUITE#	TYPE	AREA
GRND FLR/ # 1080	OFFICE	2,747.00
GRND FLR/ # 1086	RETAIL	2,253.00
GRND FLR/ # 1088	RETAIL	2,216.00
GRND FLR/ # 1090	OFFICE	96.00
GRND FLR/ # 1090A	RETAIL	1,655.00
GRND FLR/ # 1090B	RETAIL	734.00
GRND FLR TOTAL		2,843.00
2ND FLR/ # 201	OFFICE	1,440.00
2ND FLR/ # 202	OFFICE	2,420.00
2ND FLR/ # 203	OFFICE	383.00
2ND FLR/ # 204	OFFICE	1,891.00
2ND FLR/ # 205	OFFICE	1,362.00
2ND FLR/ # 206	OFFICE	1,227.00
2ND FLR/ # 207	OFFICE	938.00
2ND FLR TOTAL		9,661.00
EXIST BUILDING TOTAL		12,504.00
TOTAL REQ PARKING 1/300		41.68

SCOPE OF WORK

NEW 7 STORY OFFICE BUILDING
APPROX. 46,738 TOTAL SQ. FT.

LEGAL DESCRIPTION & ADDRESS

LOT 13, LESS THE WESTERLY 5 FEET, BLOCK 12, OF BAY HARBOR ISLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 5, PUBLIC RECORDS OF MIAMI-DADE COUNTRY, FLORIDA

A.K.A. 1080-90 KANE CONCOURSE, BAY HARBOR ISLANDS, FL.

GREEN PRACTICES

THE PROJECT WILL STRIVE TO ACHIEVE THE HIGHEST FGBC DESIGNATION POSSIBLE FOR THIS TYPE OF BUILDING.

REVISIONS

1	12-21-17 DRB CMMNTS
2	12-21-17 DRB CMMNTS
3	01-15-18 DRB CMMNTS

NEW 6 STORY OFFICE BUILDING
CONCOURSE TERRACE II
9555 BAY HARBOR TERRACE, FL 33154

Drawn By:
AK
Checked By:
ARI SKLAR

TITLE SHEET

A0.1

PROJECT #17-024

DATE: 12-04-17

- 1 12-12-2017
DRB COMMENTS
- 2 12-21-2017
DRB COMMENTS
- 3 01-15-2018
DRB COMMENTS

KANE CONCOURSE (96 ST.)

CENTERLINE OF STREET

CENTERLINE OF STREET

BAY HARBOR TERRACE

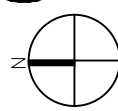
95 ST.

ANY ABANDONING OF
WATER SERVICE SHALL
BE MADE AT THE
CORPORATION STOP.

LANDSCAPE WILL BE 100%
COVERED WITH IRRIGATION
AS PER CODE. IRRIGATION
PLANS WILL BE PROVIDED
FOR PERMITTING

PROPOSED SITE PLAN

SCALE: 1" = 10'

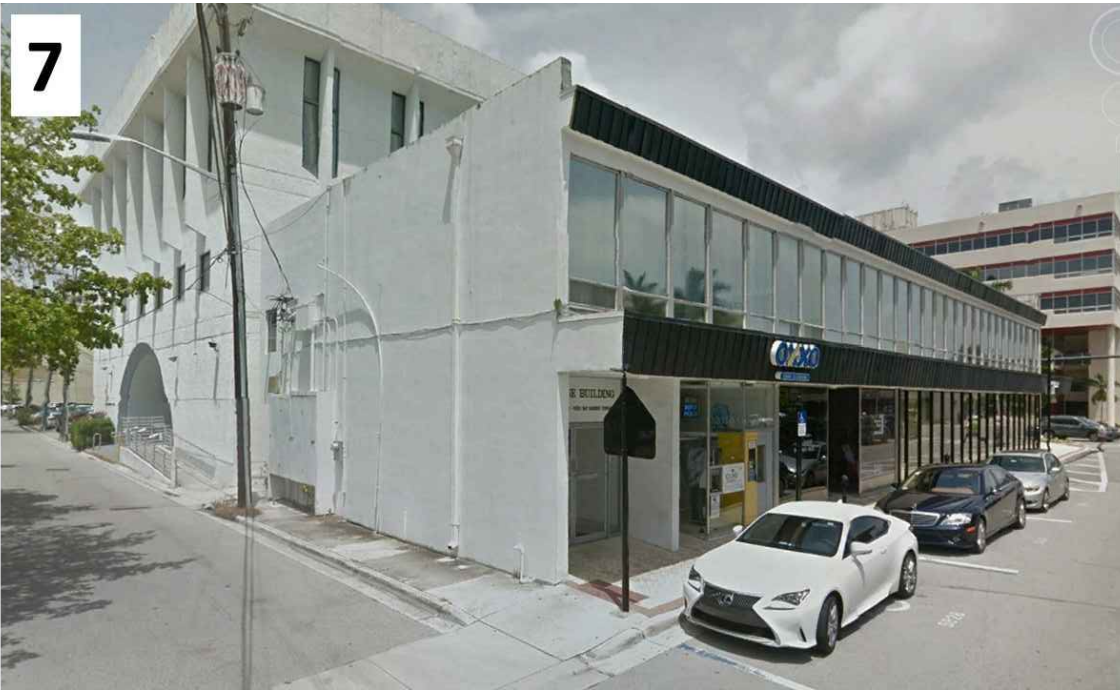




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LICENSE #AR1473

REVISIONS
12-12-17



NEW 6 STORY OFFICE BUILDING
CONCOURSE TERRACE II
9555 BAY HARBOR TERRACE, FL 33154

Drawn By:
AK
Checked By:
ARI SKLAR

ADJACENT PROPERTY PHOTOGRAPHS

A0.3

PROJECT #17-024

DATE : 07-12-17



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REVISIONS

- 2 12-21-17
DRB CMMNTS
- 3 01-15-18
DRB CMMNTS

NEW 6 STORY OFFICE BUILDING
CONCOURSE TERRACE II
9555 BAY HARBOR TERRACE, FL 33154

Drawn By:
AK
Checked By:
ARI SKLAR

AERIAL RENDERING

A0.4

PROJECT #17-024

DATE: 12-04-17



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REVISIONS
3

12-21-17
DRB CMMNTS.
01-15-18
DRB CMMNTS.

NEW 6 STORY OFFICE BUILDING
CONCOURSE TERRACE II
9555 BAY HARBOR TERRACE, FL 33154

Drawn By:
AK
Checked By:
ARI SKLAR

NORTH - WEST - VIEW RENDERING

A0.5

PROJECT #17-024

DATE 12-04-17 3

REVISIONS

1	12-12-17	DRB CMMNTS
2	12-21-17	DRB CMMNTS
3	01-15-18	DRB CMMNTS

NEW 6 STORY OFFICE BUILDING
CONCOURSE TERRACE II
9555 BAY HARBOR TERRACE, FL 33154

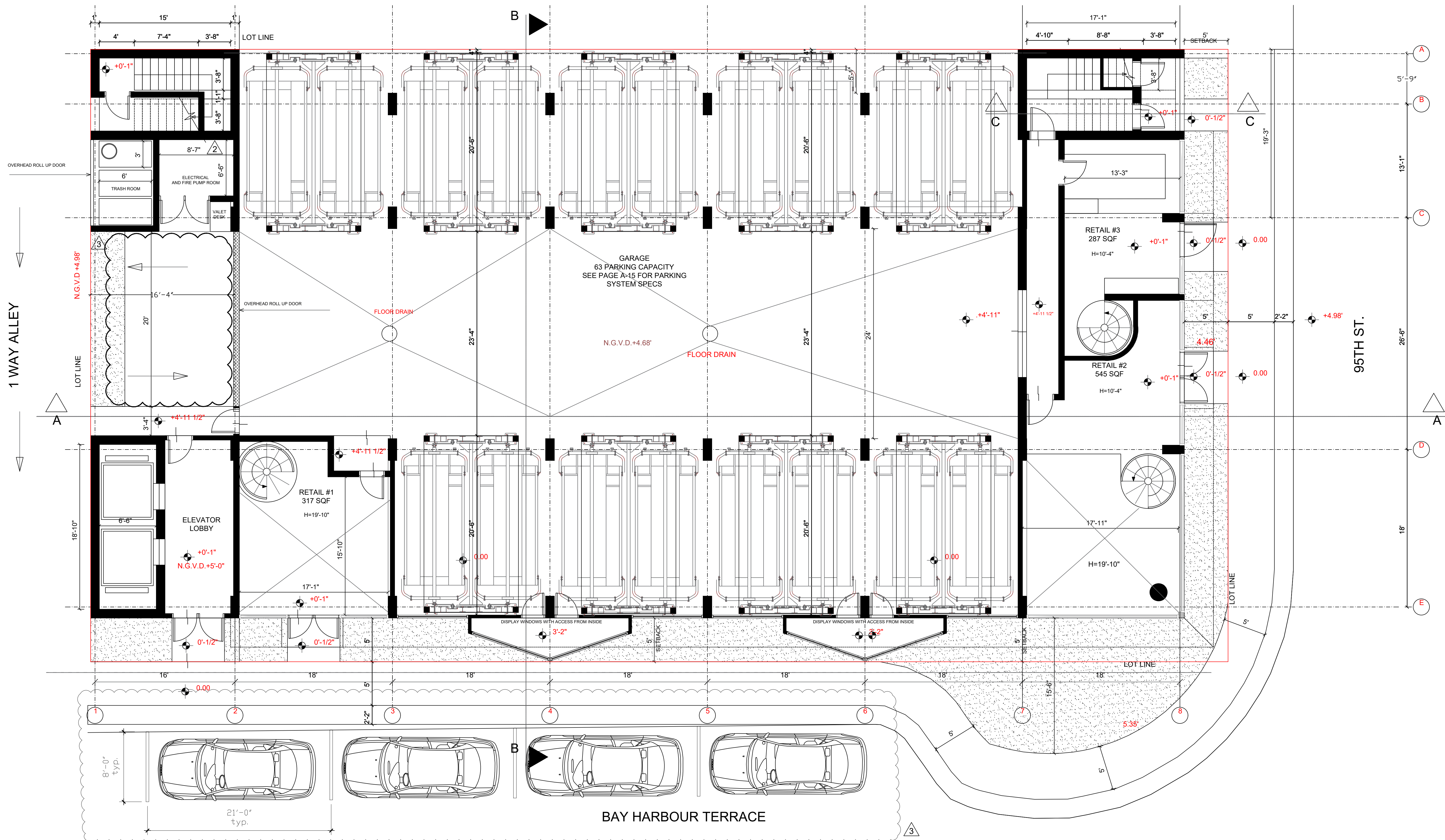
Drawn By:
AK
Checked By:
ARI SKLAR

**PROPOSED
GROUND
FLOOR**

PROJECT #17-024

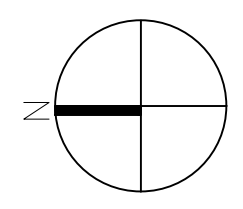
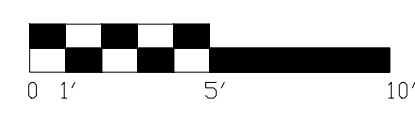
DATE 12-04-17

A-1



GROUND FLOOR- PROPOSED FLOOR PLAN

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



REVISIONS

- | | |
|---|------------------------|
| 1 | 12-12-17
DRB CMMNTS |
| 3 | 01-15-18
DRB CMMNTS |

NEW COURSE OFFICE BUILDING
CONCOURSE TERRACE II
9555 BAY HARBOR TERRACE, FL 33154

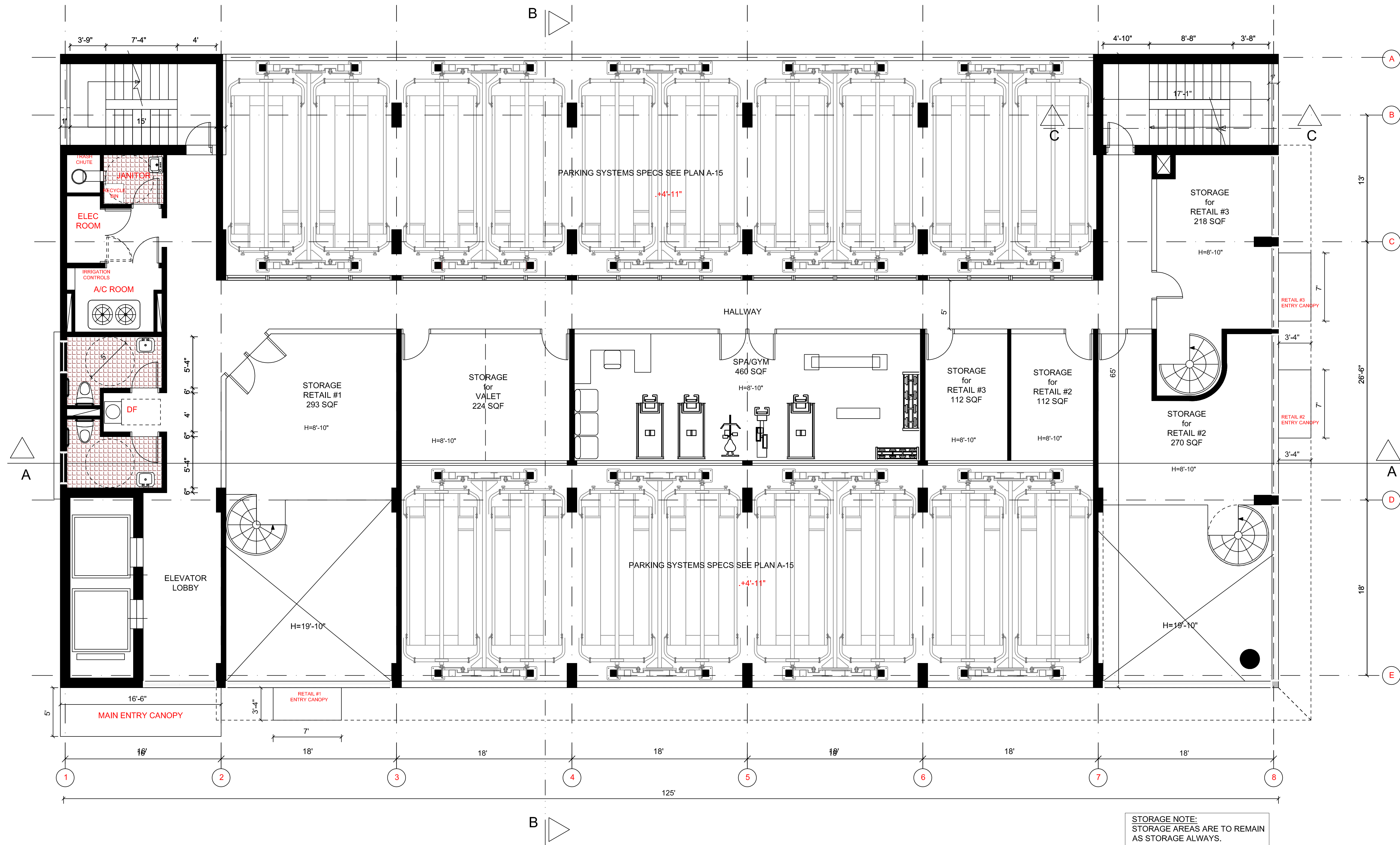
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AK
Checked By:
ARI SKLAR

2ND FLOOR PROPOSED FLOOR PLAN

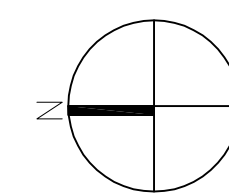
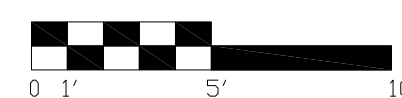
A-2

PROJECT #17-024

DATE : 12-04-17 / 3



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



REVISIONS

- 1 12-12-17
DRB CMNTS
- 3 01-15-18
DRB CMNTS

NEW 6 STORY OFFICE BUILDING
CONCOURSE TERRACE II
9555 BAY HARBOR TERRACE, FL 33154

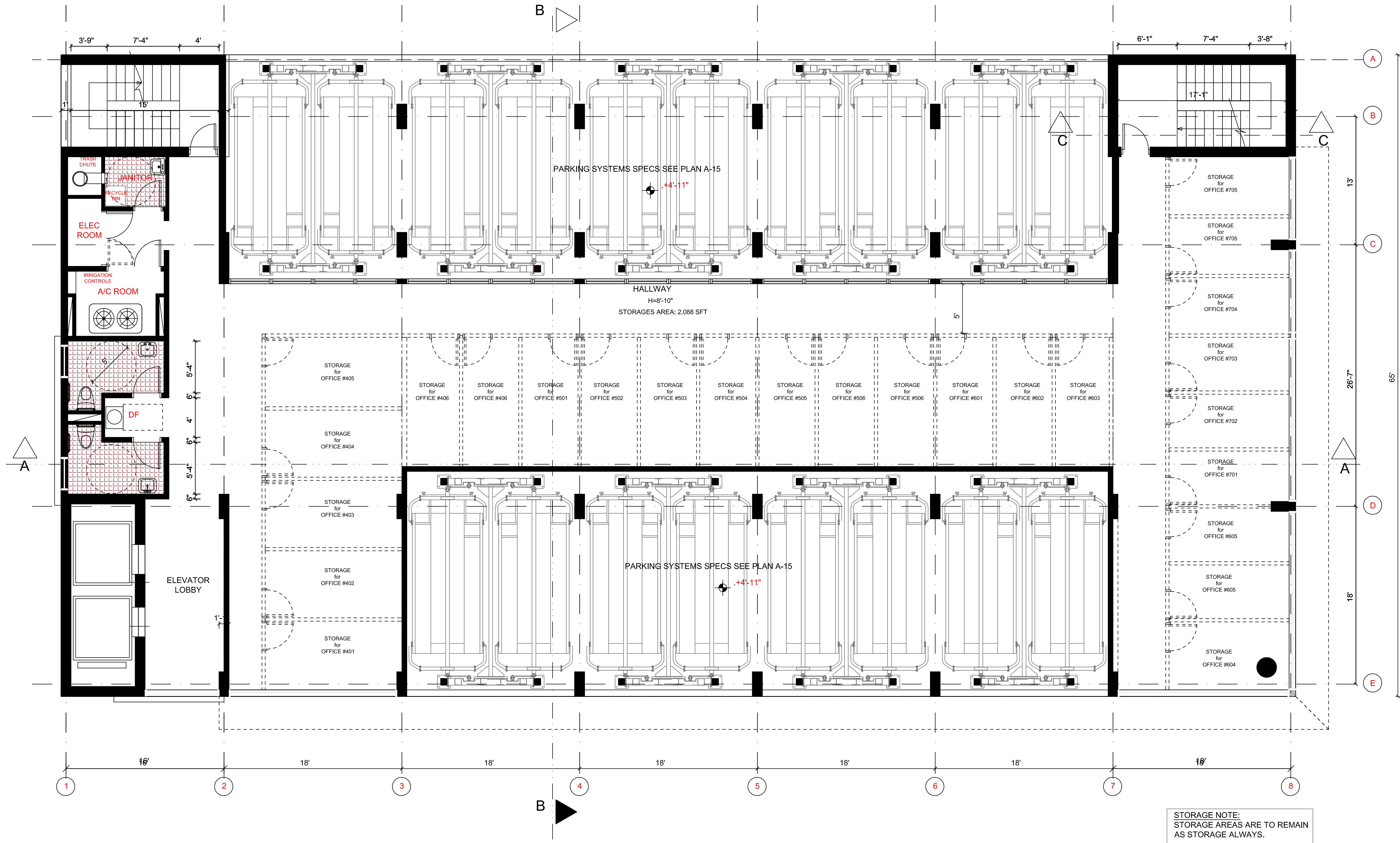
Drawn By:
AK
Checked By:
ARI SKLAR

3RD FLOOR
PROPOSED
FLOOR PLAN

A-3

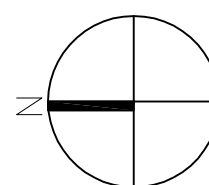
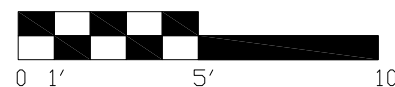
PROJECT #17-024

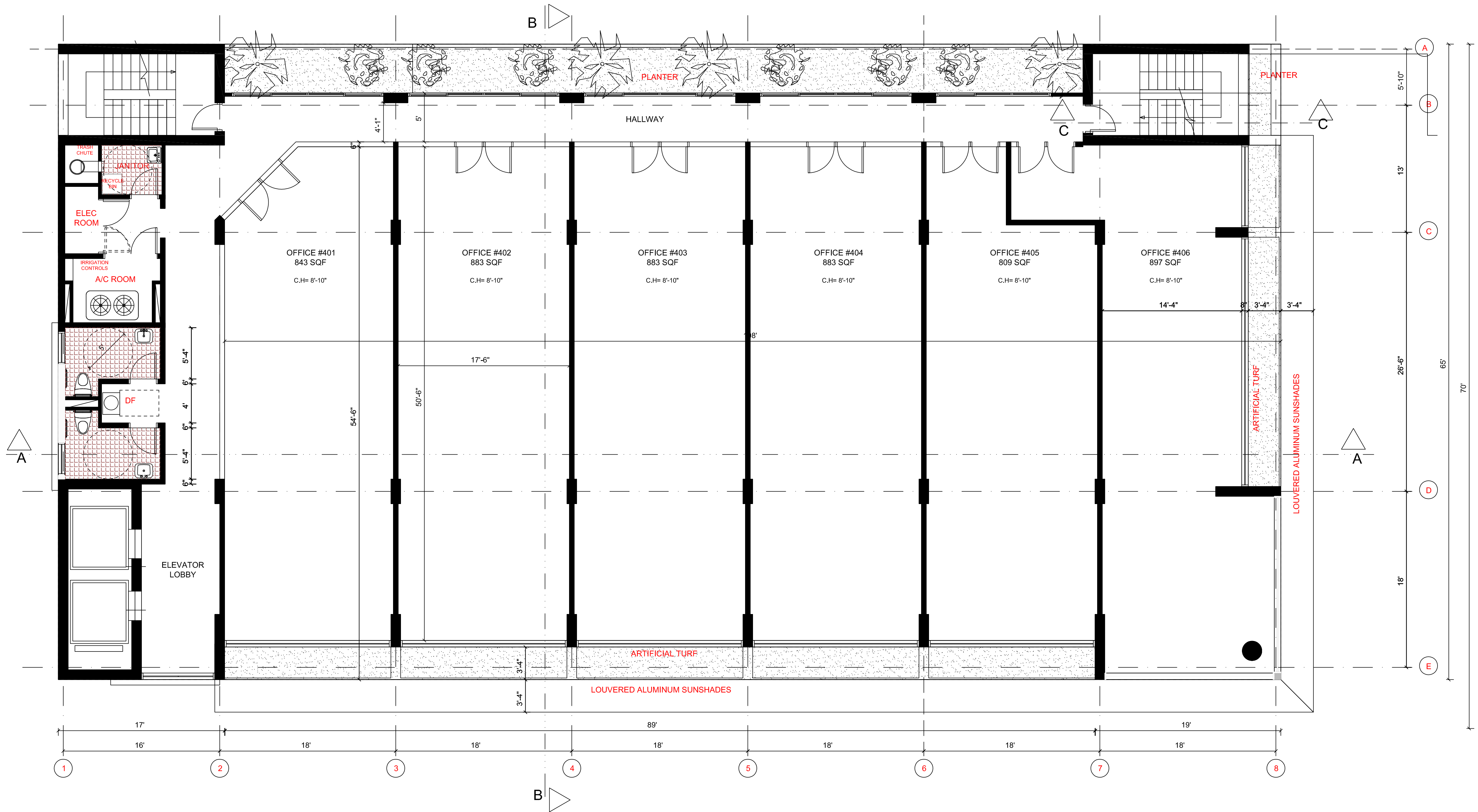
DATE: 12-04-17



3RD FLOOR- PROPOSED FLOOR PLAN

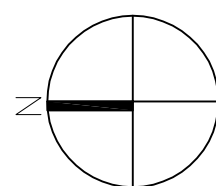
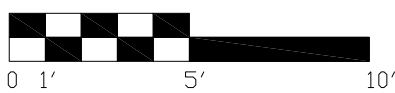
SCALE: 3/16" = 1'-0"





4TH FLOOR- PROPOSED FLOOR PLAN

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



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REVISIONS

- | | |
|---|------------------------|
| 1 | 12-12-17
DRB CMMNTS |
| 3 | 01-15-18
DRB CMMNTS |

NEW 6 STORY OFFICE BUILDING
CONCOURSE TERRACE II
9555 BAY HARBOR TERRACE, FL 33154

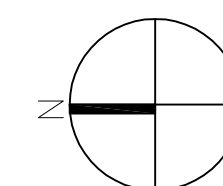
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Checked By:
ARI SKLAR

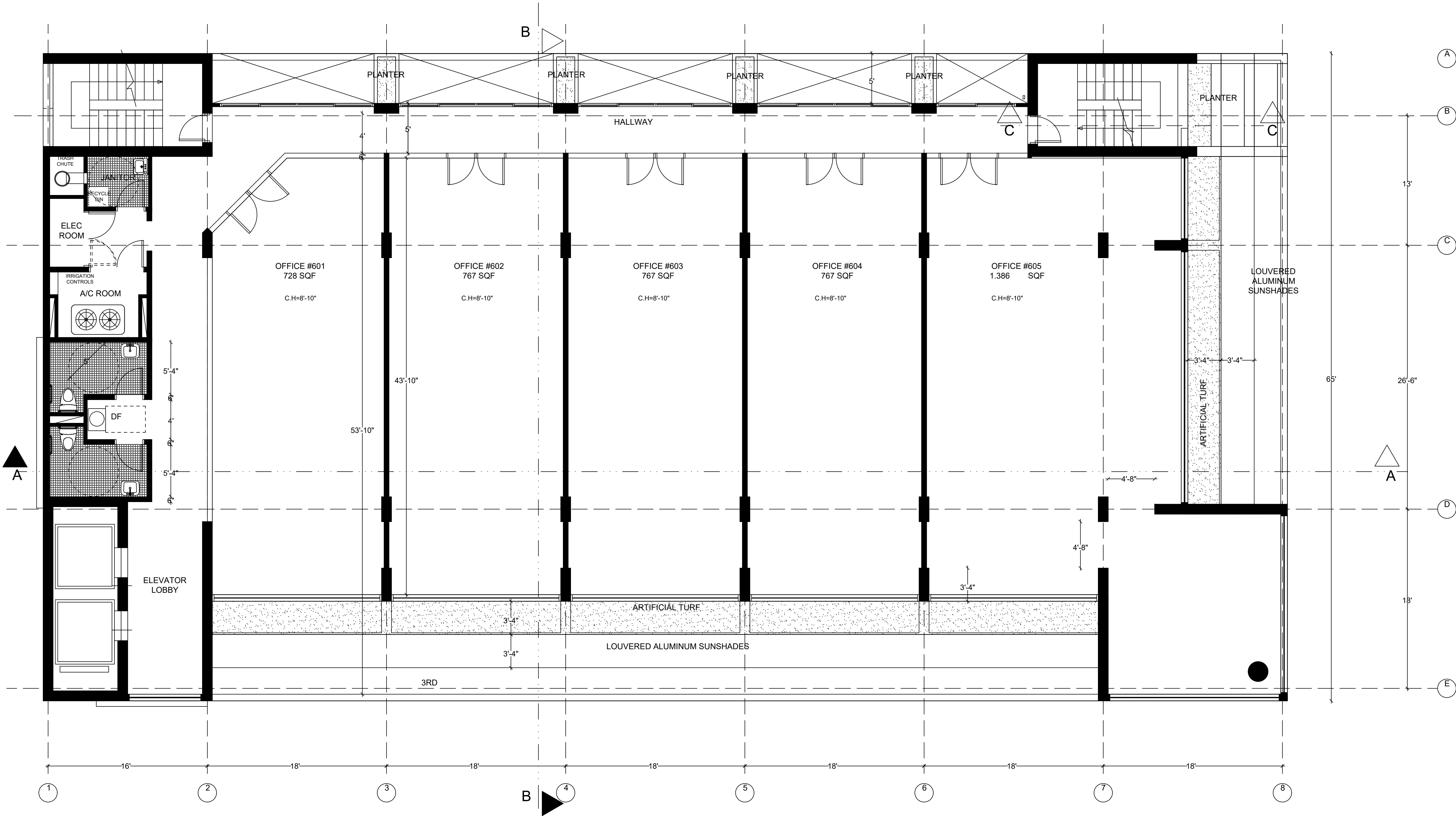
4TH FLOOR
PROPOSED
FLOOR PLAN

A-4

PROJECT #17-024

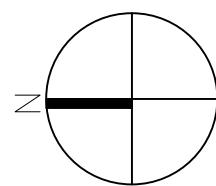
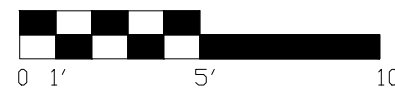
DATE: 12-04-17 3





6TH FLOOR - PROPOSED FLOOR PLAN

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



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REVISIONS

- | | | |
|---|----------|------------|
| 1 | 12-12-17 | DRB CMMNTS |
| 3 | 01-15-18 | DRB CMMNTS |

NEW 6 STORY OFFICE BUILDING
CONCOURSE TERRACE II
9555 BAY HARBOR TERRACE, FL 33154

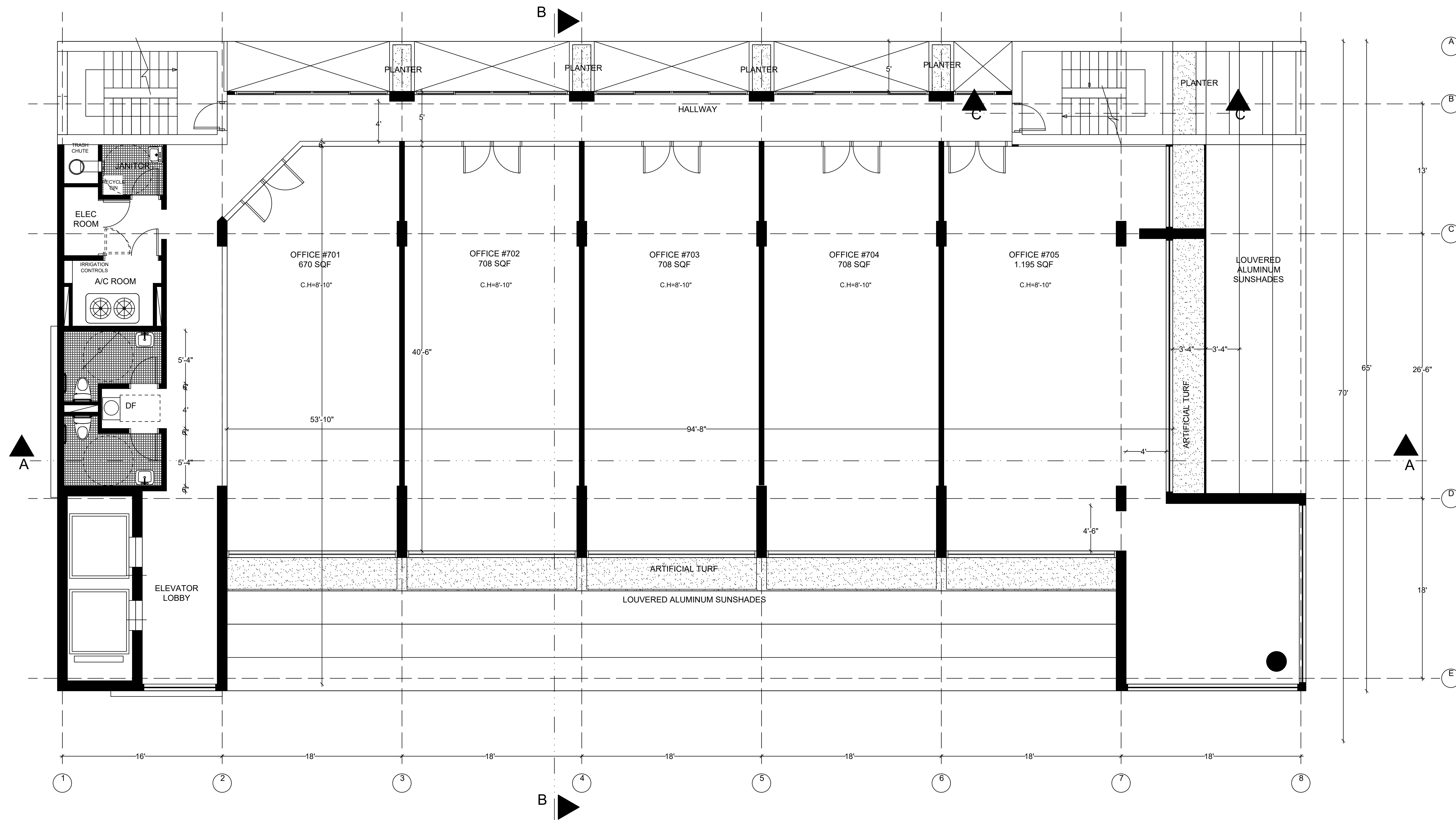
Drawn By:
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Checked By:
ARI SKLAR

**6TH FLOOR
PROPOSED
FLOOR PLAN**

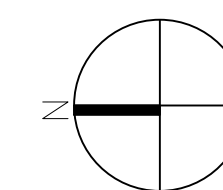
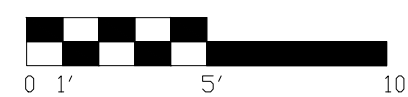
A-6

PROJECT #17-024

DATE 12-04-17 3

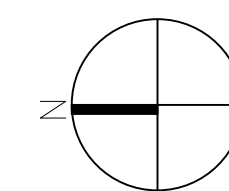
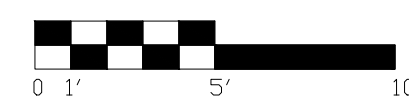


SCALE: 3/16" = 1'-0"





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



REVISIONS

1	12-12-17 DRB CMMNTS	
2	12-21-17 DRB CMMNTS	
3	01-15-18 DRB CMMNTS	3

NEW 6 STORY OFFICE BUILDING
CONCOURSE TERRACE II
9555 BAY HARBOR TERRACE, FL 33154

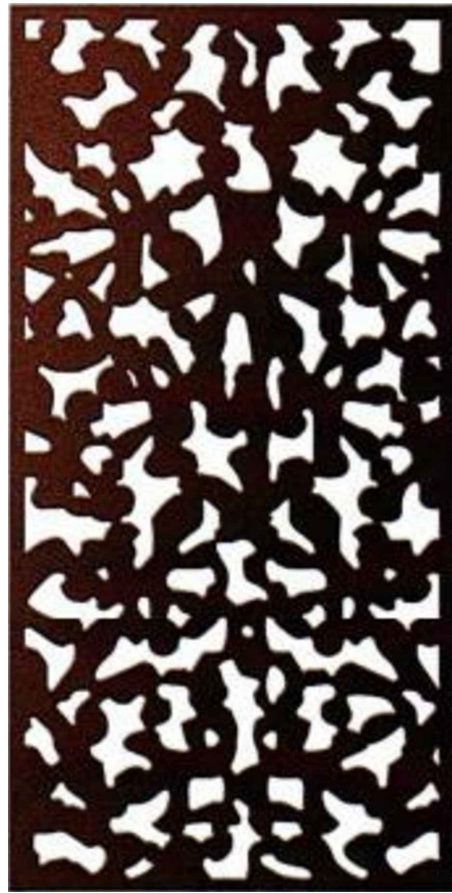
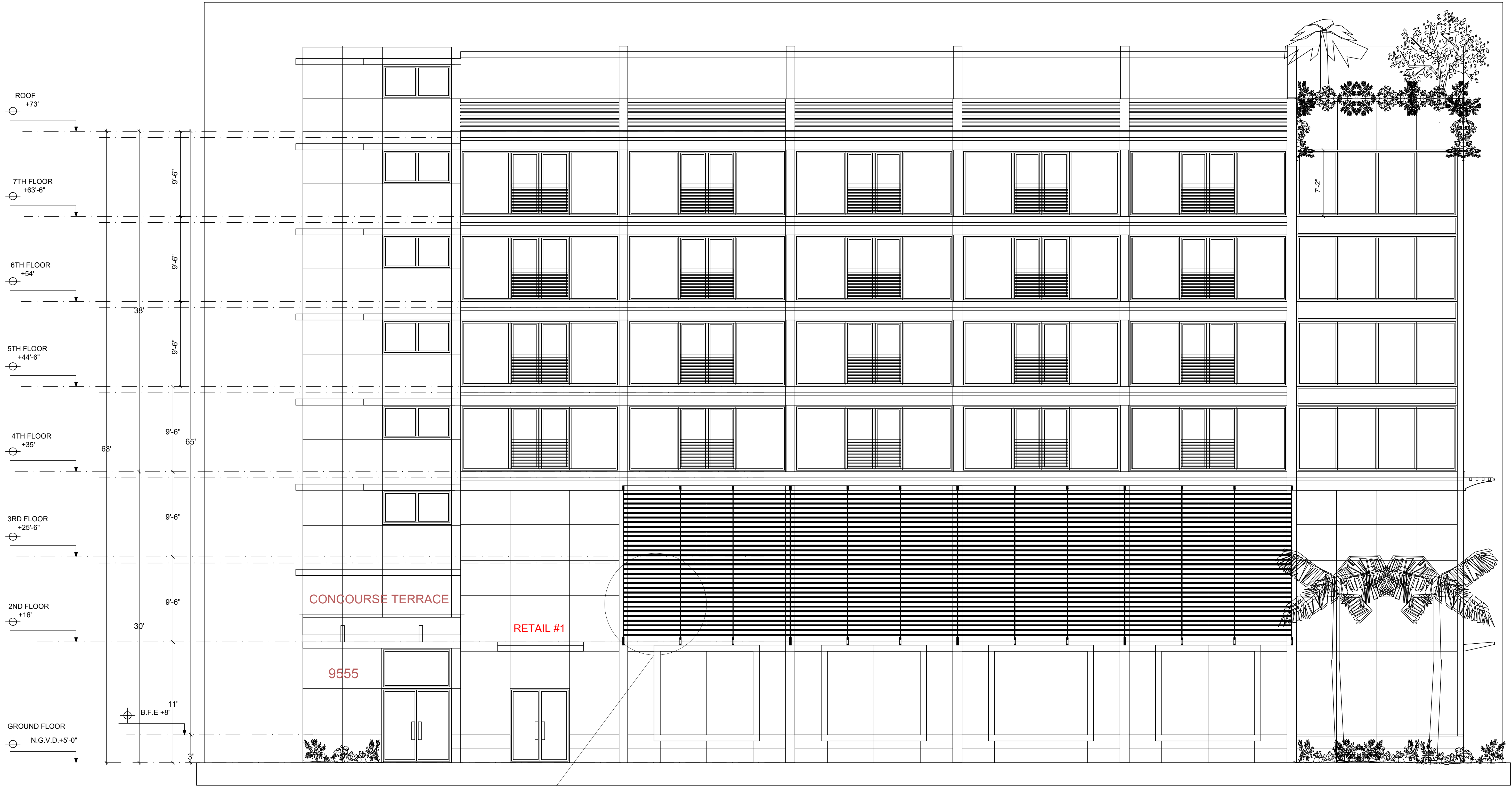
Drawn By:
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Checked By:
ARI SKLAR

PROPOSED
WEST
ELEVATION

A-9

PROJECT #17-024

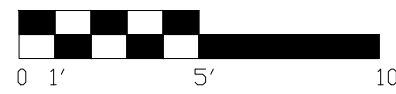
DATE : 12-04-17 4



PARASOLEIL
NUKUBALAVU/
NATURAL PATTERN

PROPOSED WEST ELEVATION

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



REVISIONS

1	12-12-17 DRB CMMNTS
3	01-15-18 DRB CMMNTS

NEW 6 STORY OFFICE BUILDING
CONCOURSE TERRACE II
9555 BAY HARBOR TERRACE, FL 33154

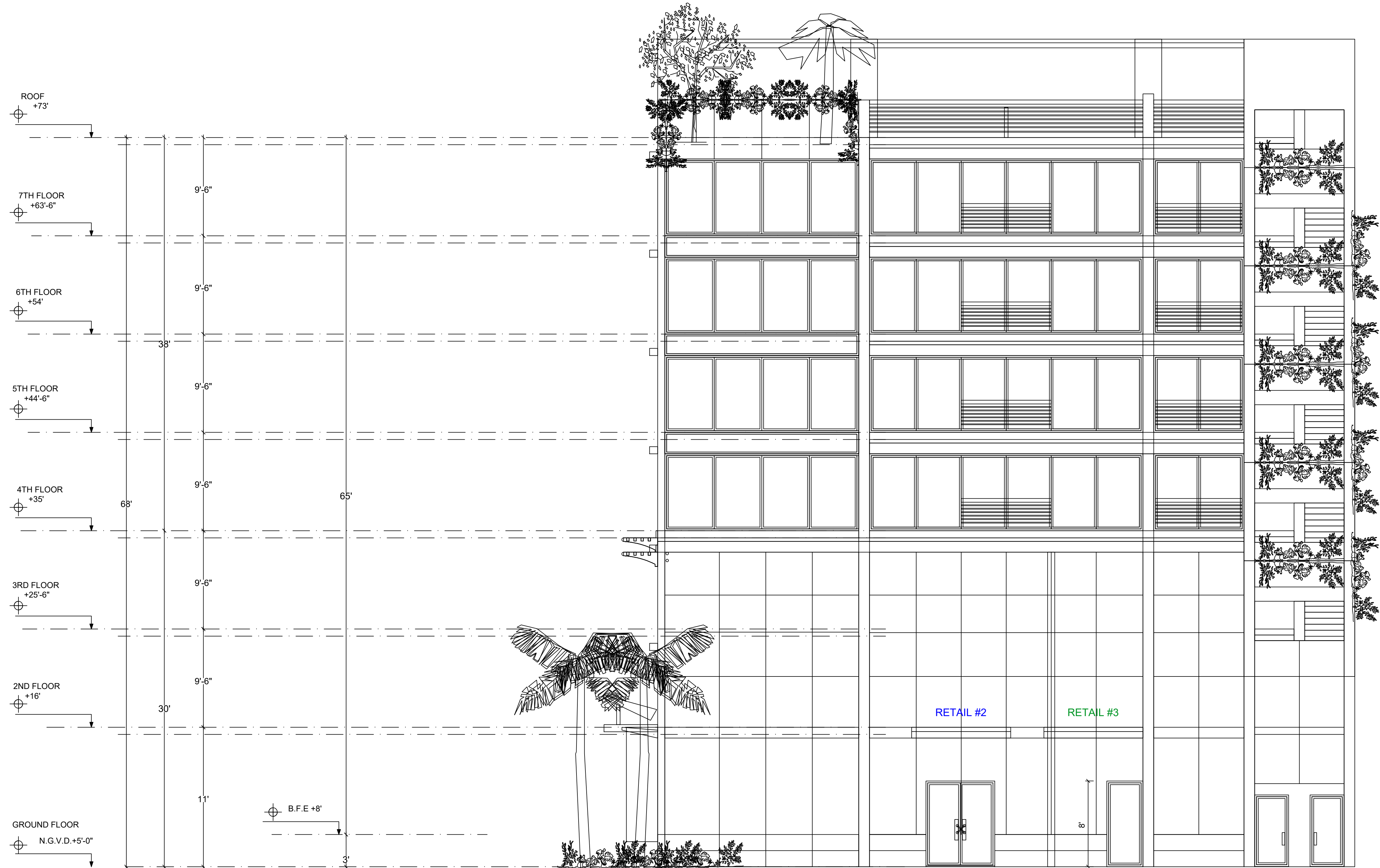
Drawn By:
AK
Checked By:
ARI SKLAR

PROPOSED
SOUTH
ELEVATION

PROJECT #17-024

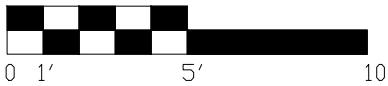
DATE : 12-04-17

3



PROPOSED SOUTH ELEVATION

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



REVISIONS

1	12-12-17 DRB CMMNTS	3
2	12-21-17 DRB CMMNTS	
3	01-15-18 DRB CMMNTS	

NEW 6 STORY OFFICE BUILDING
CONCOURSE TERRACE II
9555 BAY HARBOR TERRACE, FL 33154

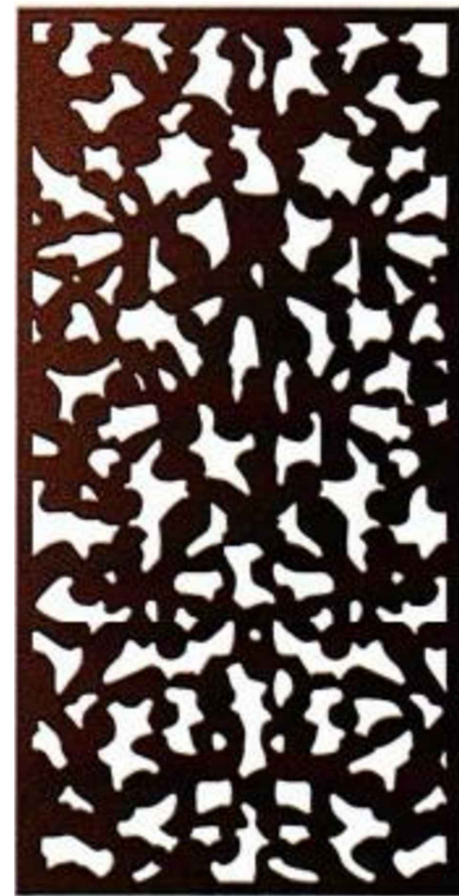
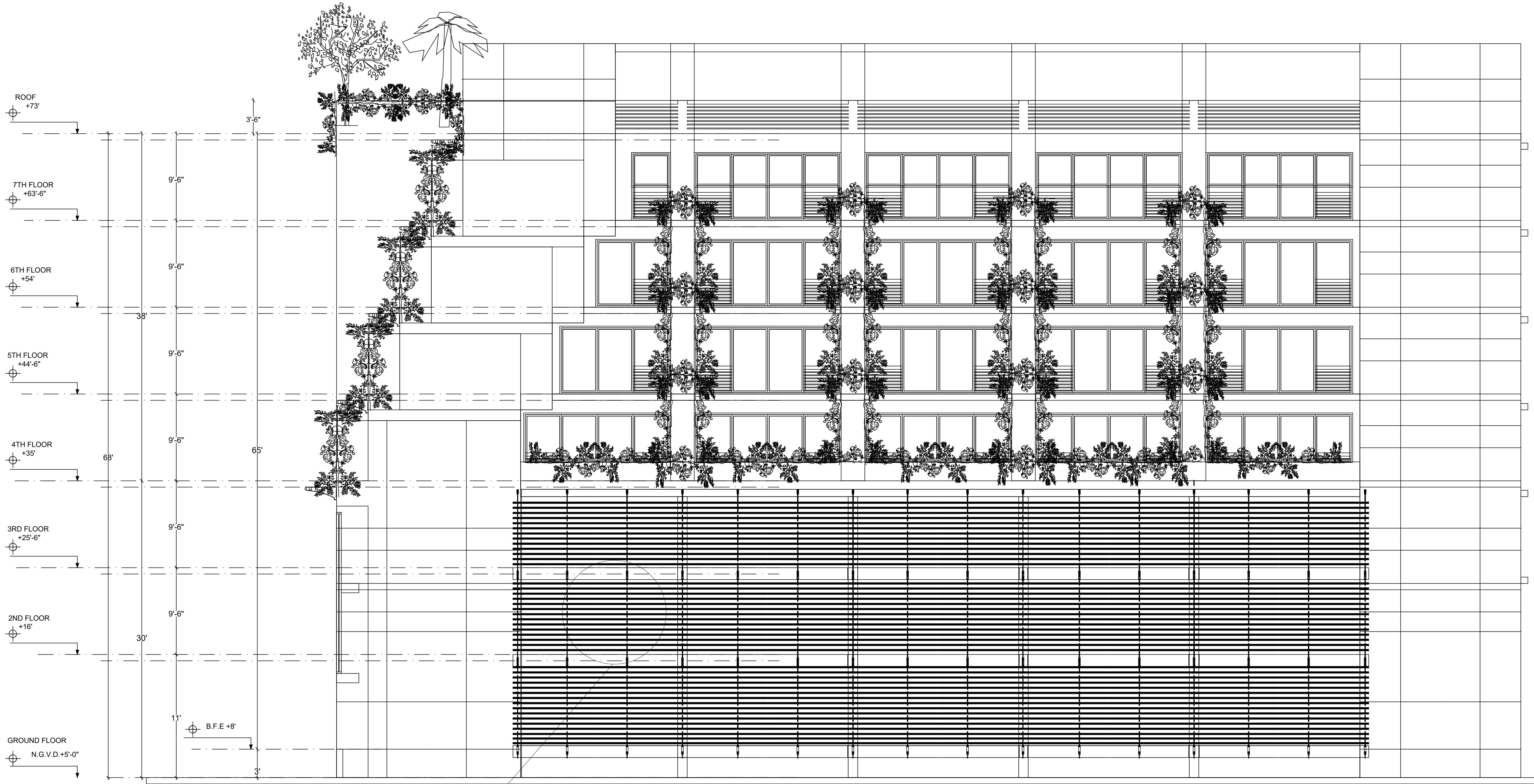
Drawn By:
AK
Checked By:
ARI SKLAR

**PROPOSED
EAST
ELEVATION**

A-11

PROJECT #17-024

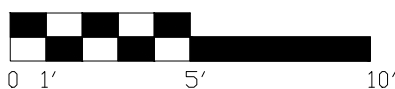
DATE 12-04-17



PARASOLEIL
NUKUBALAVU/
NATURAL PATTERN

PROPOSED EAST ELEVATION

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



REVISIONS

- 1 12-12-17
DRB CMMNTS
3 12-21-17
DRB CMMNTS

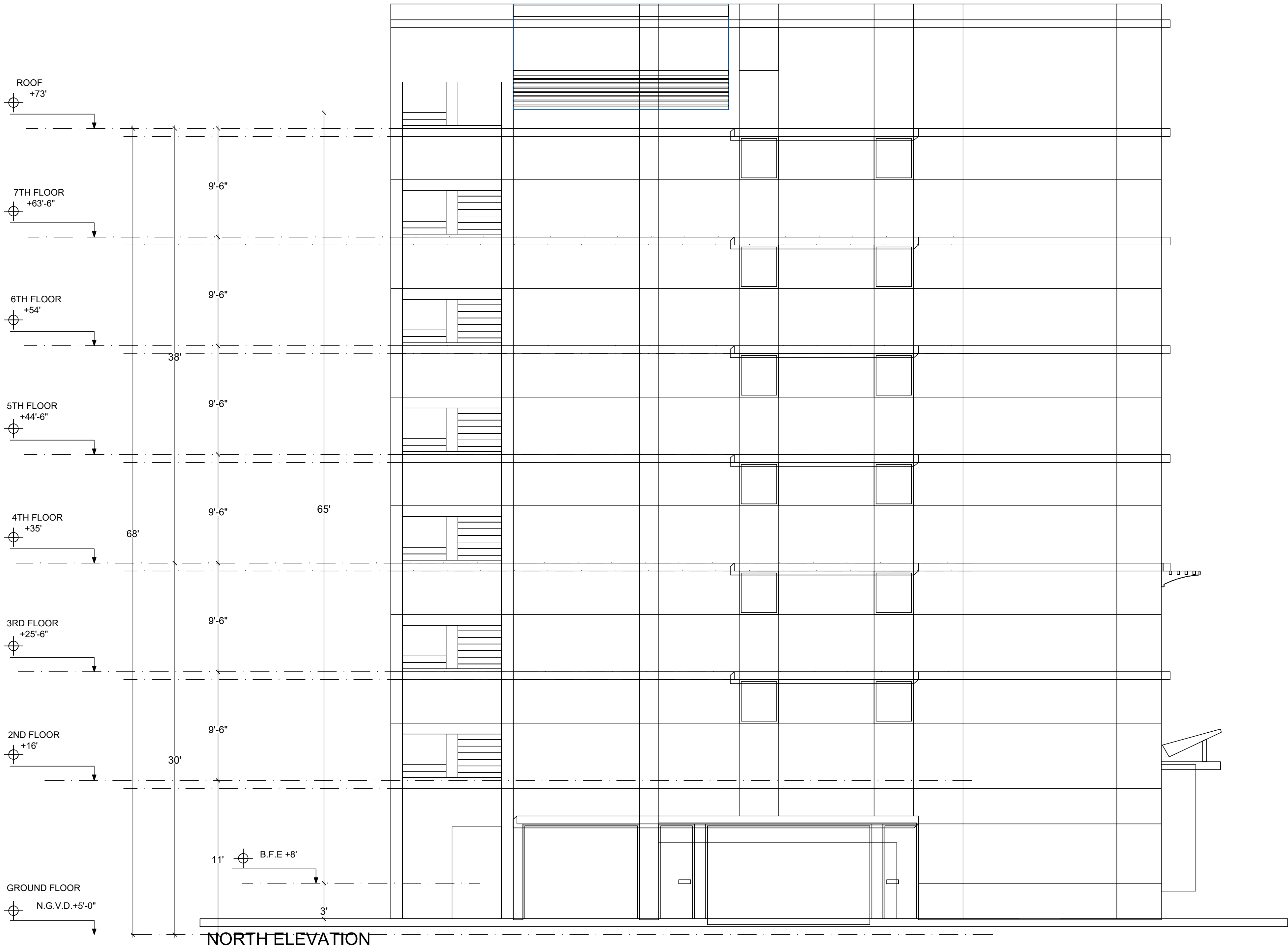
NEW 6 STORY OFFICE BUILDING
CONCOURSE TERRACE II
9555 BAY HARBOR TERRACE, FL 33154

Drawn By:
AK
Checked By:
ARI SKLAR

PROPOSED
NORTH
ELEVATION AND
SECTION C

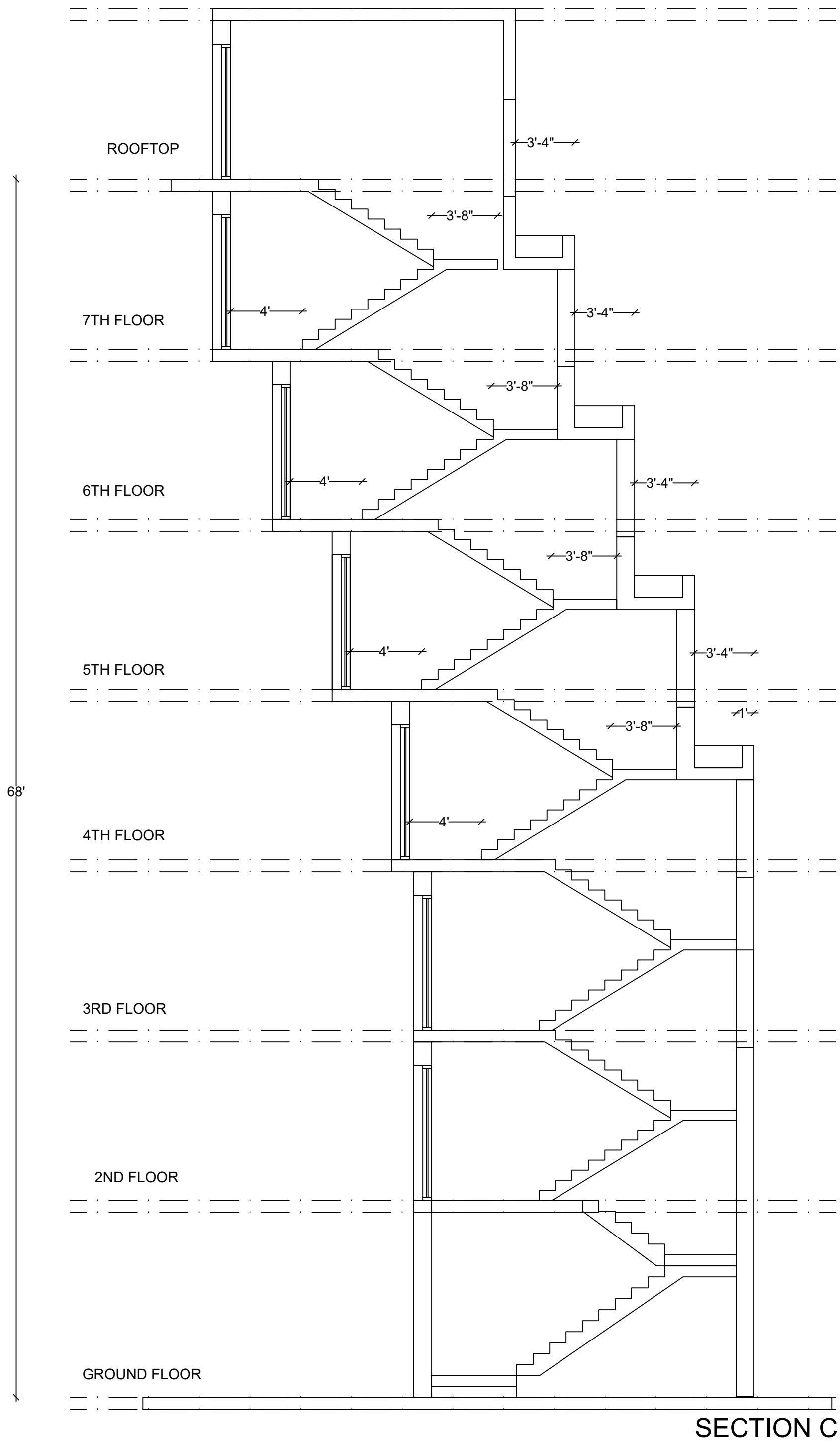
PROJECT #17-024

DATE 12-04-17 3



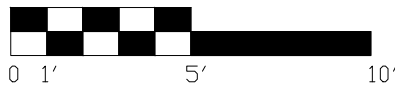
PROPOSED NORTH ELEVATION

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



SECTION C

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



REVISIONS

- 1 12-12-17
DRB CMMNTS
3 01-15-18
DRB CMMNTS

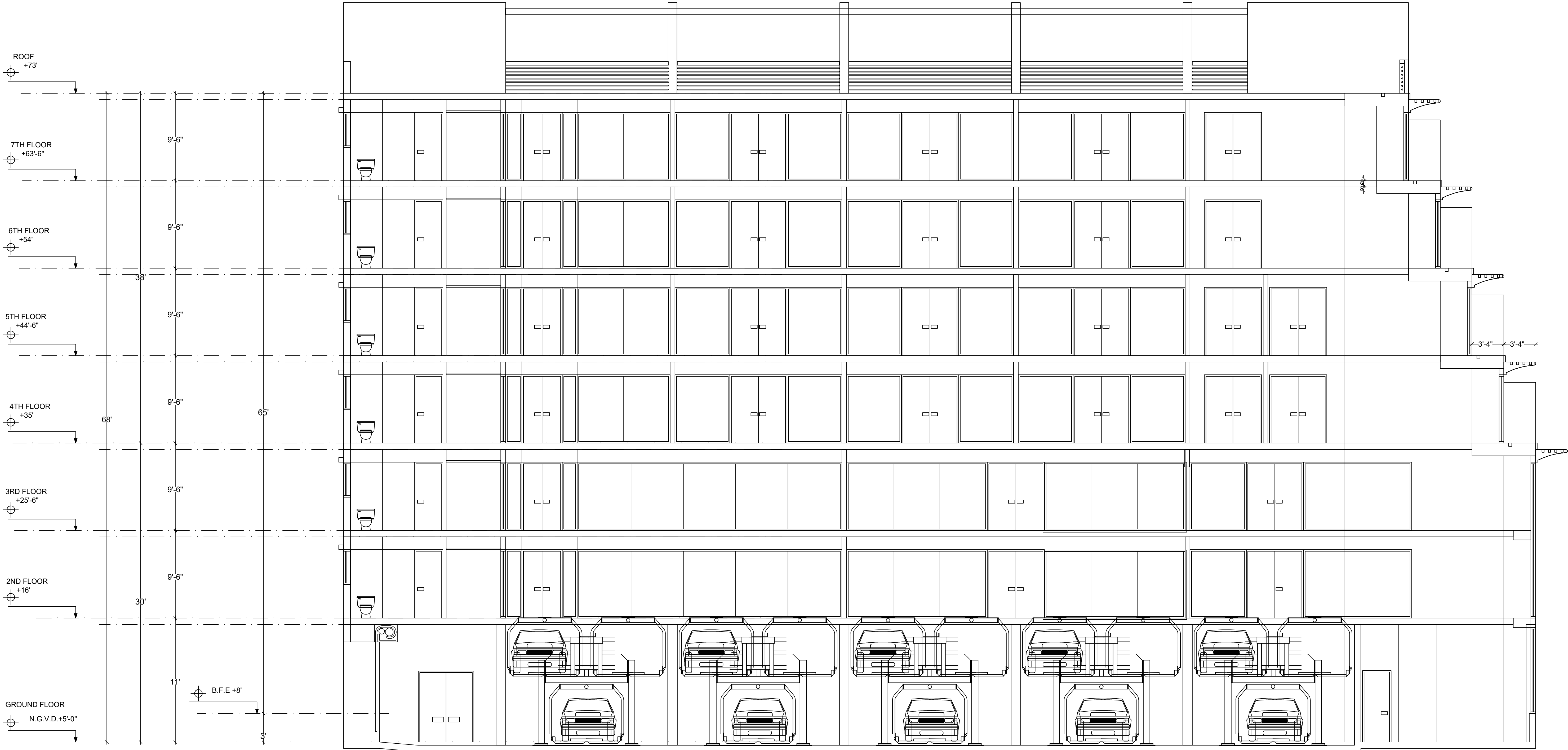
NEW 6 STORY OFFICE BUILDING
CONCOURSE TERRACE II
9555 BAY HARBOR TERRACE, FL 33154

Drawn By:
AK
Checked By:
ARI SKLAR

PROPOSED
SECTION A

PROJECT #17-024

DATE 12-04-17 3



SECTION A

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

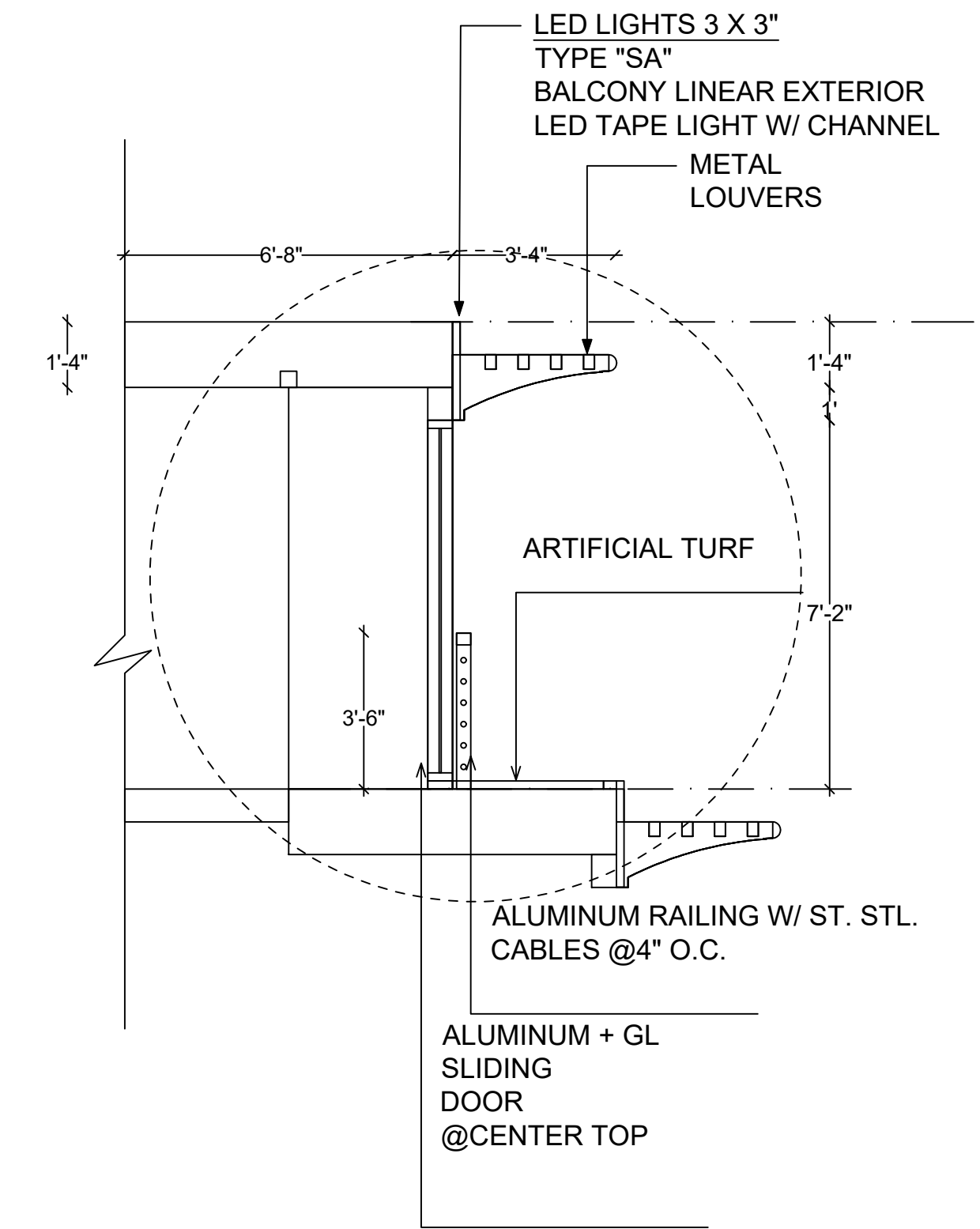


CONCOURSE TERRACE II
9555 BAY HARBOR TERRACE, FL 33154

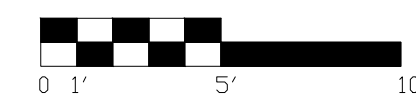
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SECTION B**

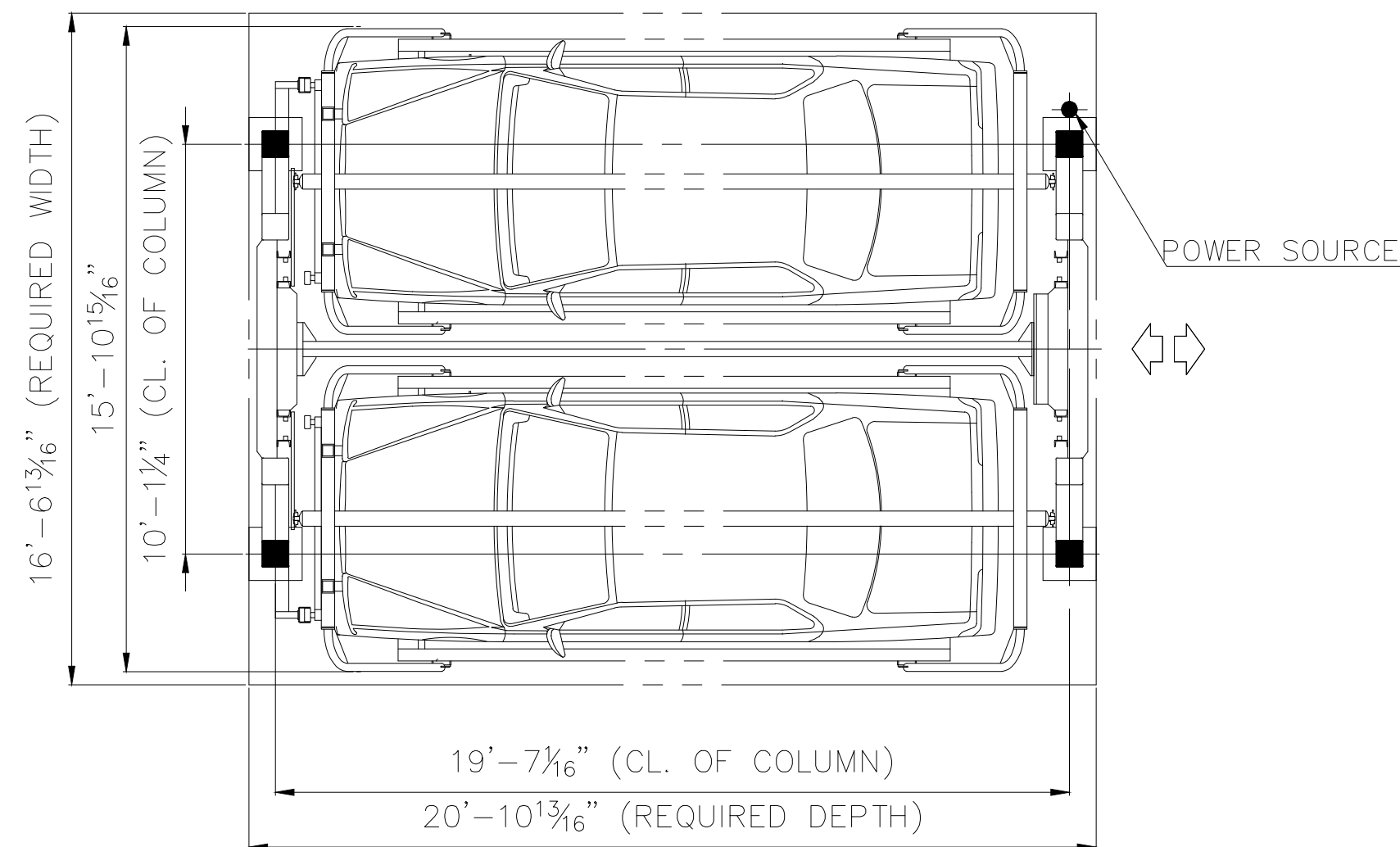
PROJECT #17-024

DATE : 12-04-17 3

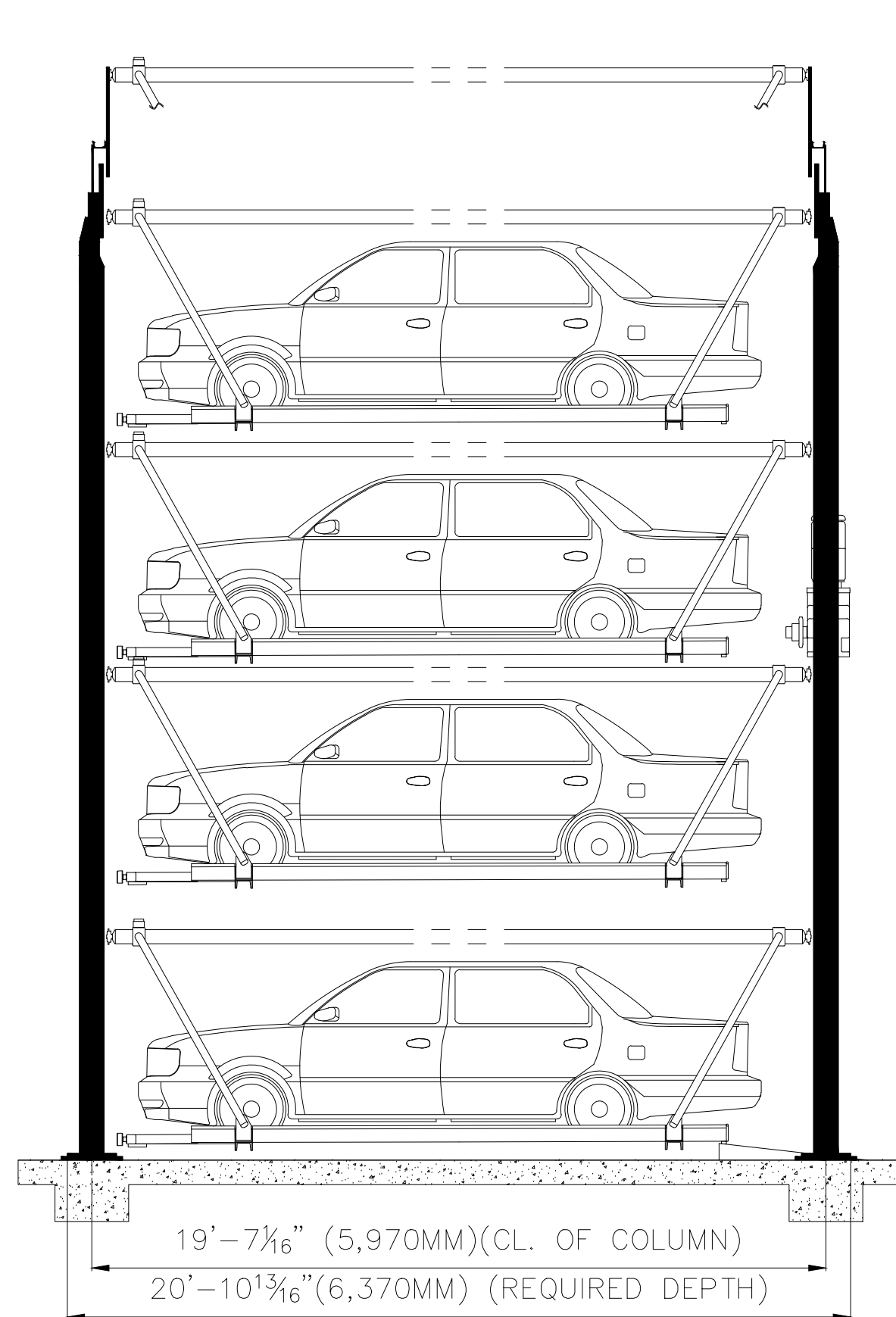


SCALE: 3/16" = 1'-0"

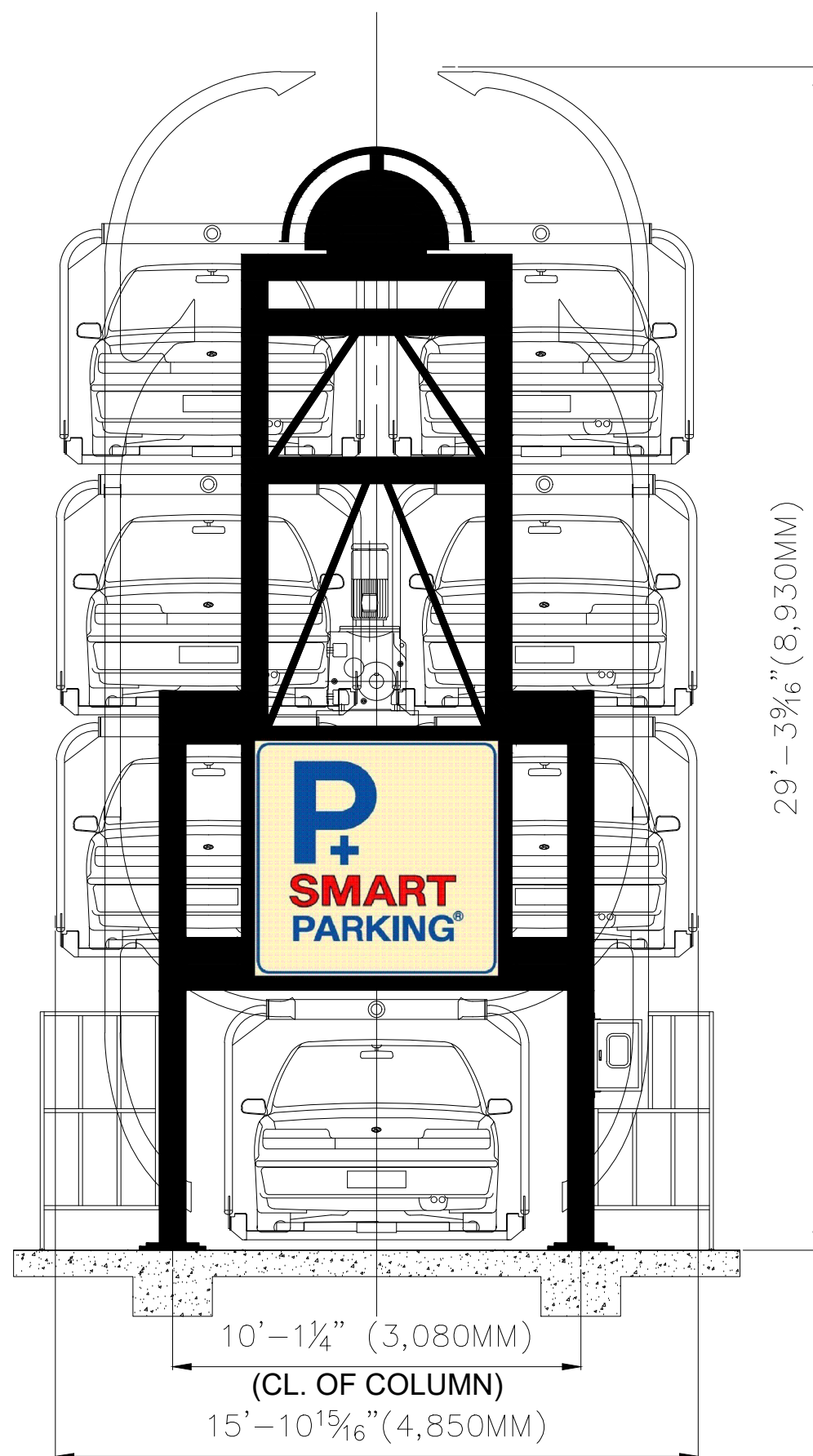




PLAN



SIDE ELEVATION



FRONT VIEW

SPECIFICATION			
BRAND NAME		SMART PARKING	
MODEL NO.		SM7L	
TYPE		VERTICAL ROTARY PARKING	
PARKING CAPACITY		7 CARS	
AVAILABLE CAR	LENGTH	17'-¾" (5,200mm)	SEDAN CAR
	WIDTH	6'-10 1/16" (2,100mm)	
	HEIGHT	5'-3" (1,600mm)	
	WEIGHT	4,740lb (2,150kg)	
MOTOR		7.5kw x 4P	
SPEED		3.6m/min	
POWER		AC480V x 3Ph x 60Hz	
KOREAN CERTIFICATE, SEOUL 1-14 PATENT 10-0485605, 10-1075262, 10-1108226 20-0326138, 0308440 CE CERTIFICATE, M8A 15 02 60033 007 & 008 GOST CERTIFICATE, C-KR.B.00721 ISO 9001-2008, UKAS-BMTRADA NO.3473			

VERTICAL LOAD PER COLUMN (BY DD+LL, NOT APPLIED WL)

LOAD	SM7L
LOAD(TON)	8.4
LOAD(KN)	82

MODEL	SMART PARKING SM7L (INCH)				
PROJECTION	SCALE	DATE	DESIGEND	CHECKED	APPROVED
		2016.10.05	H.S YOO	WTDY	D.Y.PARK
DWG. NO	SM7L-0000-00			REV.	

SKLARchitecture
2310 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020
TEL - (954) 925-9292
FAX - (954) 925-6292
www.sklararchitect.com
AA 0002849
IB 0000894
NCARB
CERTIFIED

SEAL
ARI L. SKLAR
LICENSE #AR1473

REVISIONS

- 112-12-17
DRB CMMNTS
- 301-15-18
DRB CMMNTS

NEW 6 STORY OFFICE BUILDING
CONCOURSE TERRACE II
9555 BAY HARBOR TERRACE, FL 33154

Drawn By:
AK
Checked By:
ARI SKLAR

PARKING
SYSTEM
SPEC'S

A-15

PROJECT #17-024

DATE 12-04-17 3

REVISIONS

- 1 12-12-17
DRB CMMNTS
3 01-15-18
DRB CMMNTS

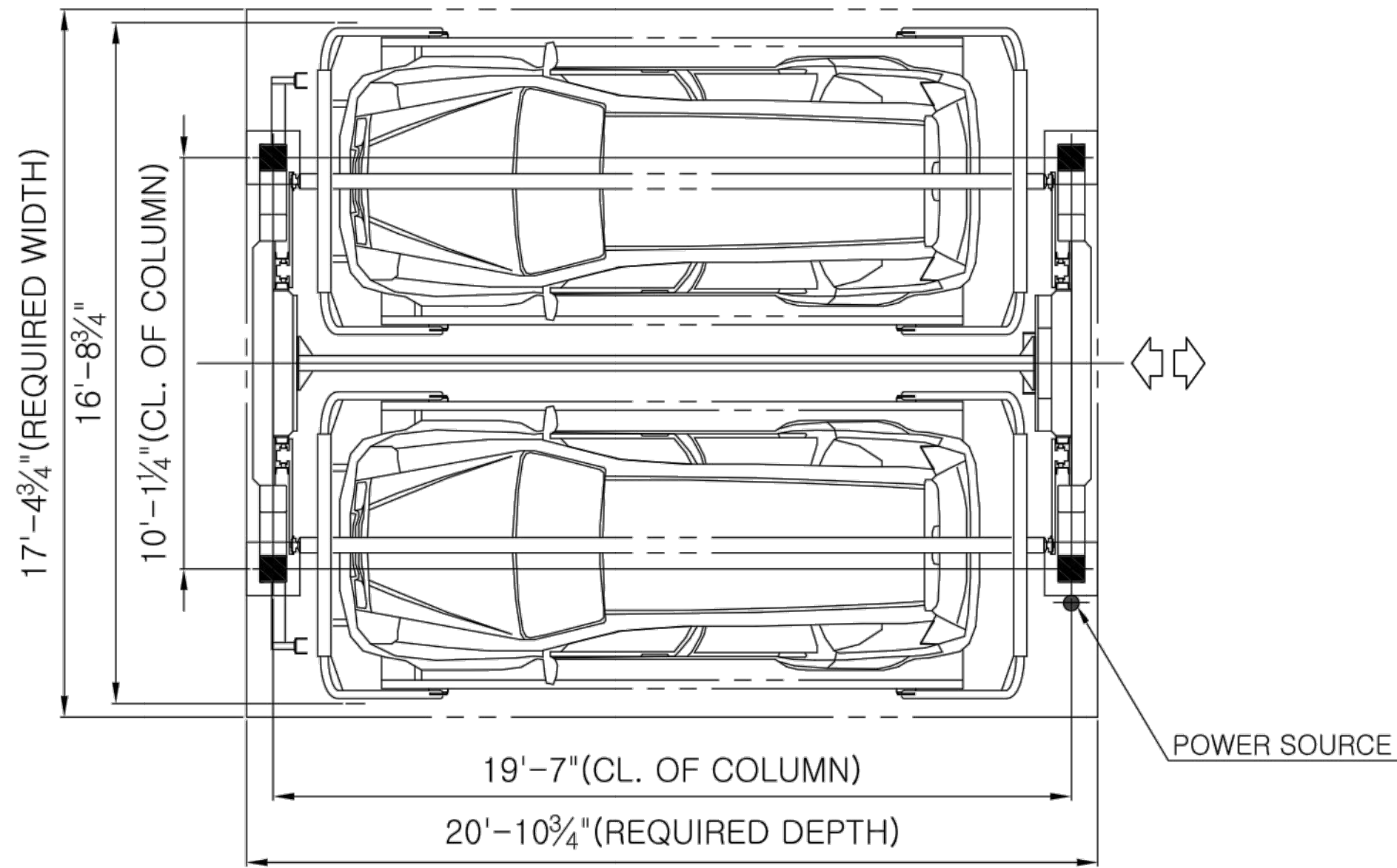
NEW 6 STORY OFFICE BUILDING
CONCOURSE TERRACE II
9555 BAY HARBOR TERRACE, FL 33154

Drawn By:
AK
Checked By:
ARI SKLAR

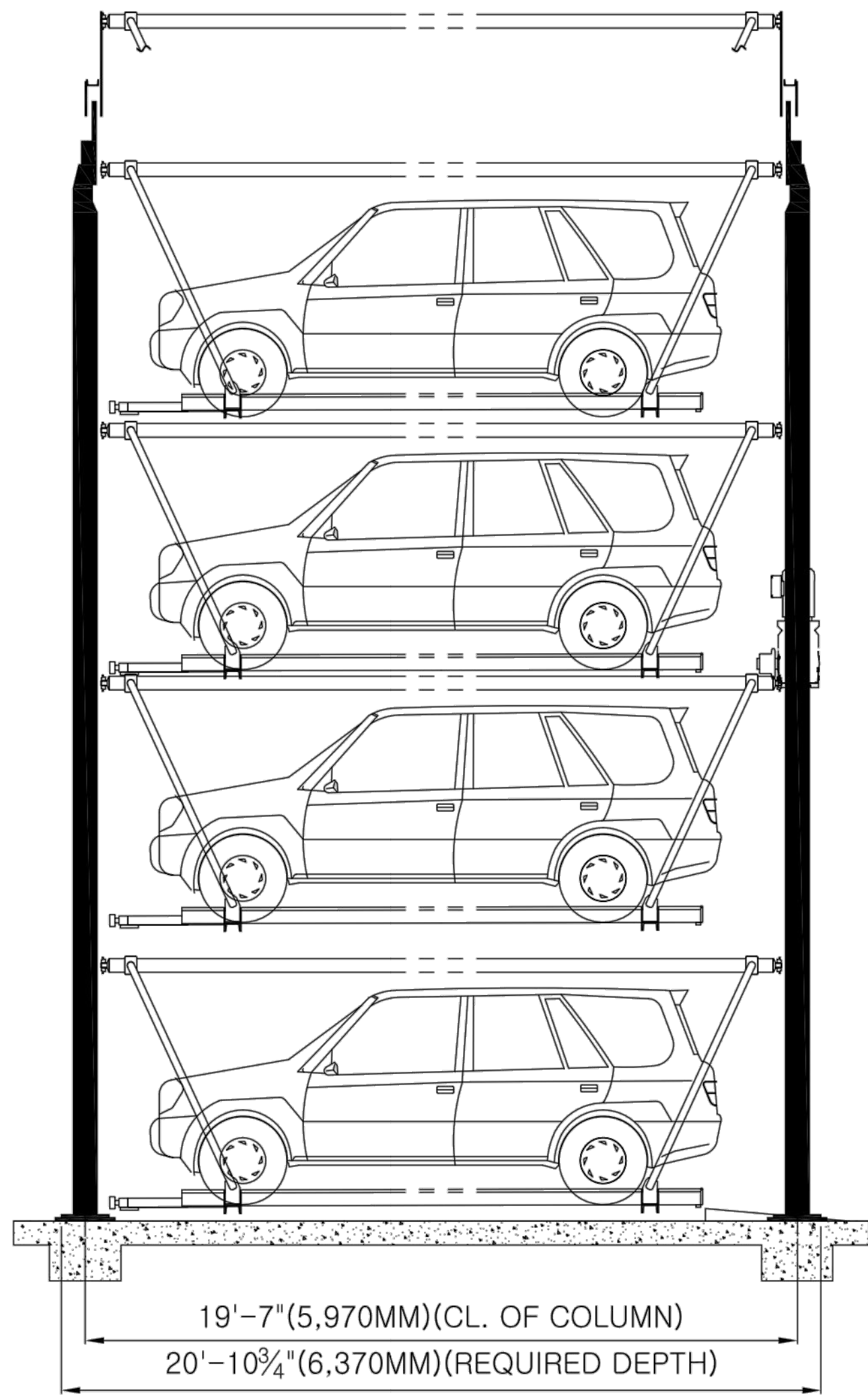
PARKING
SYSTEM
SPEC'S

PROJECT #17-024

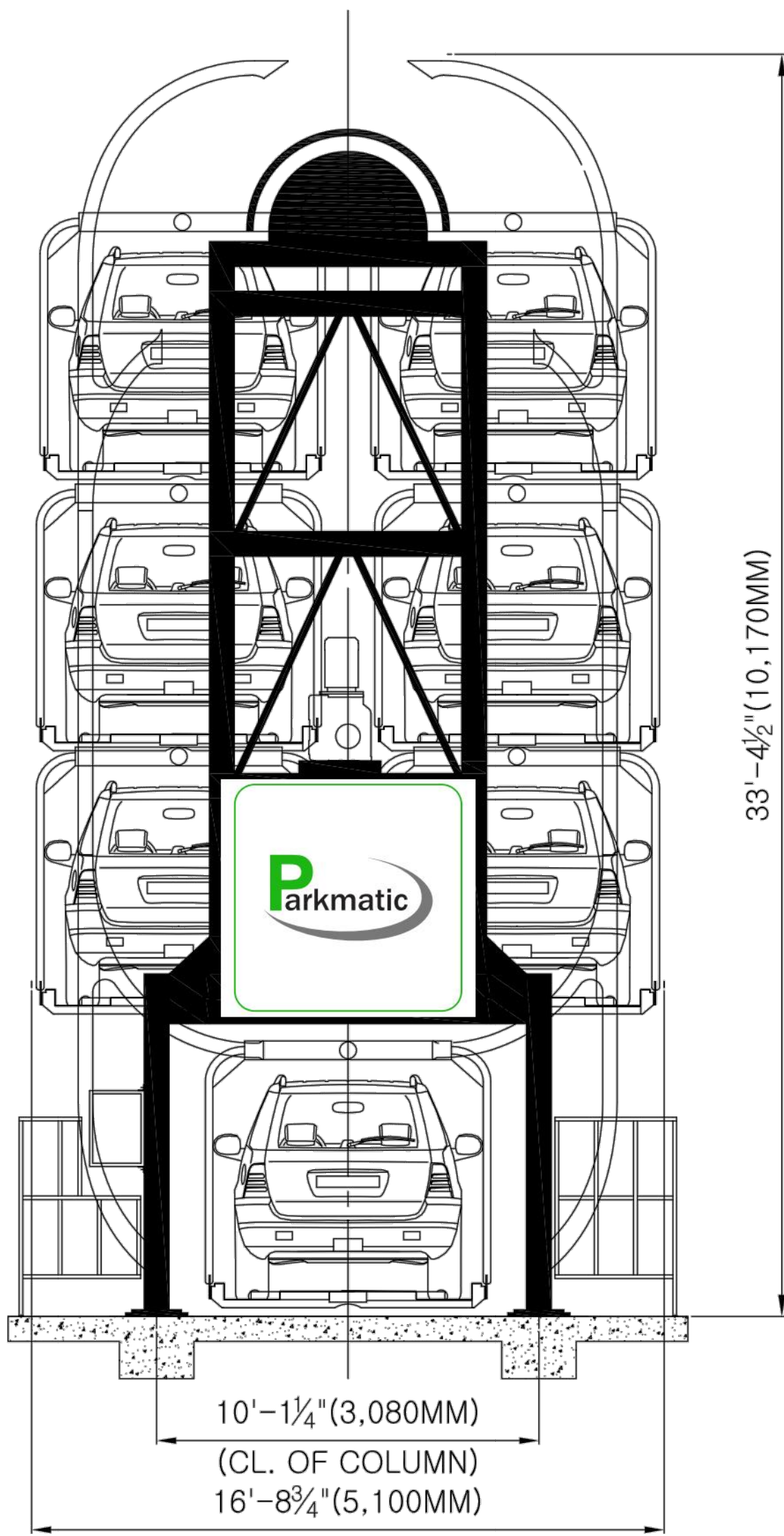
DATE 12-04-17 3



PLAN



SIDE ELEVATION



FRONT VIEW

SPECIFICATION				
BRAND NAME		SMART PARKING®		
MODEL NO.		SM7SU		
TYPE		VERTICAL ROTARY PARKING		
PARKING CAPACITY		7 CARS		
AVAILABLE CAR	LENGTH	17'-3¼" (5,200mm)	SUV CAR	
	WIDTH	6'-10¾" (2,100mm)		
	HEIGHT	6'-2¾" (1,900mm)		
	WEIGHT	5,290lb (2,400kg)		
MOTOR		7.5kw x 4P		
SPEED		3.6m/min		
POWER		AC380V x 3Ph x 60Hz		
KOREAN CERTIFICATE, SEOUL 1-14 PATENT 10-0485605, 10-1075262, 10-1108226 20-0326138, 0308440 CE CERTIFICATE, M8A 15 02 60033 007 & 008 GOST CERTIFICATE, C-KR.B.00721 ISO 9001-2008, UKAS-BMTRADA NO.3473				
Parkmatic Inc. T. +1 800 422 5438 www.parkmatic.com				

PROJECT	SMART PARKING® SM7SU (INCH)				
PROJECTION	SCALE	DATE	DESIGEND	CHECKED	APPROVED
 		2013.07.16	RH JUNG	WTDY	D.Y.PARK
DWG. NO	SM7SU-0000-00			REV.	
 Parkmatic Inc.					

ALLEY

TREE #1

BLACK OLIVE

95 ST.

HS2G INC

LANDSCAPE ARCHITECTURE

4474 WESTON ROAD SUITE 144 DAVIE, FL 33331

PHONE 954.326.7212 FL LICENSE NO. 000884

E-MAIL : HS2G.PFS@GMAIL.COM

P.
R.
O.
U.
E.
C.
T.

■CONCOURSE TERRACE II■

9555 BAY HARBOR TERRACE

- Z
- C
- —
- T
- A
- C
- C
- —

■ REVISIONS

12-12-2017
DRB COMMENTS

01-15-2018
DRB CMMNTS

■ S & S ■

SCALE	NTS
-------	-----

DESIGNED BY

DRAWN BY

DATE 12.04.17

■ DRAWING TITLE ■

ROOF DECK
TREE DISPOSITION PLAN

■ SHEET NUMBER ■

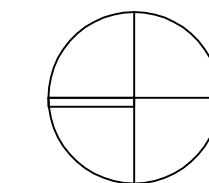
L - 0

TREE REPLACEMENT CALCULATIONS					
TREE NO.	SCIENTIFIC NAME	COMMON NAME	CONDITION	SIZE	DIAMETER (INCHES) DBH
1	BUCIDA BUCERAS	BLACK OLIVE	FAIR	25' X 18'	18 IN.
2	BUCIDA BUCERAS	BLACK OLIVE	FAIR	25' X 20'	30 IN.
					48 TOTAL INCHES
REPLACEMENT VALUES PER CITY OF MIAMI-DADE CO. CODE					
8 TREES @ 4" DBH X 8' X 16' HGT. OR \$16,000.00 CONTRIBUTION TO TREE FUND.					

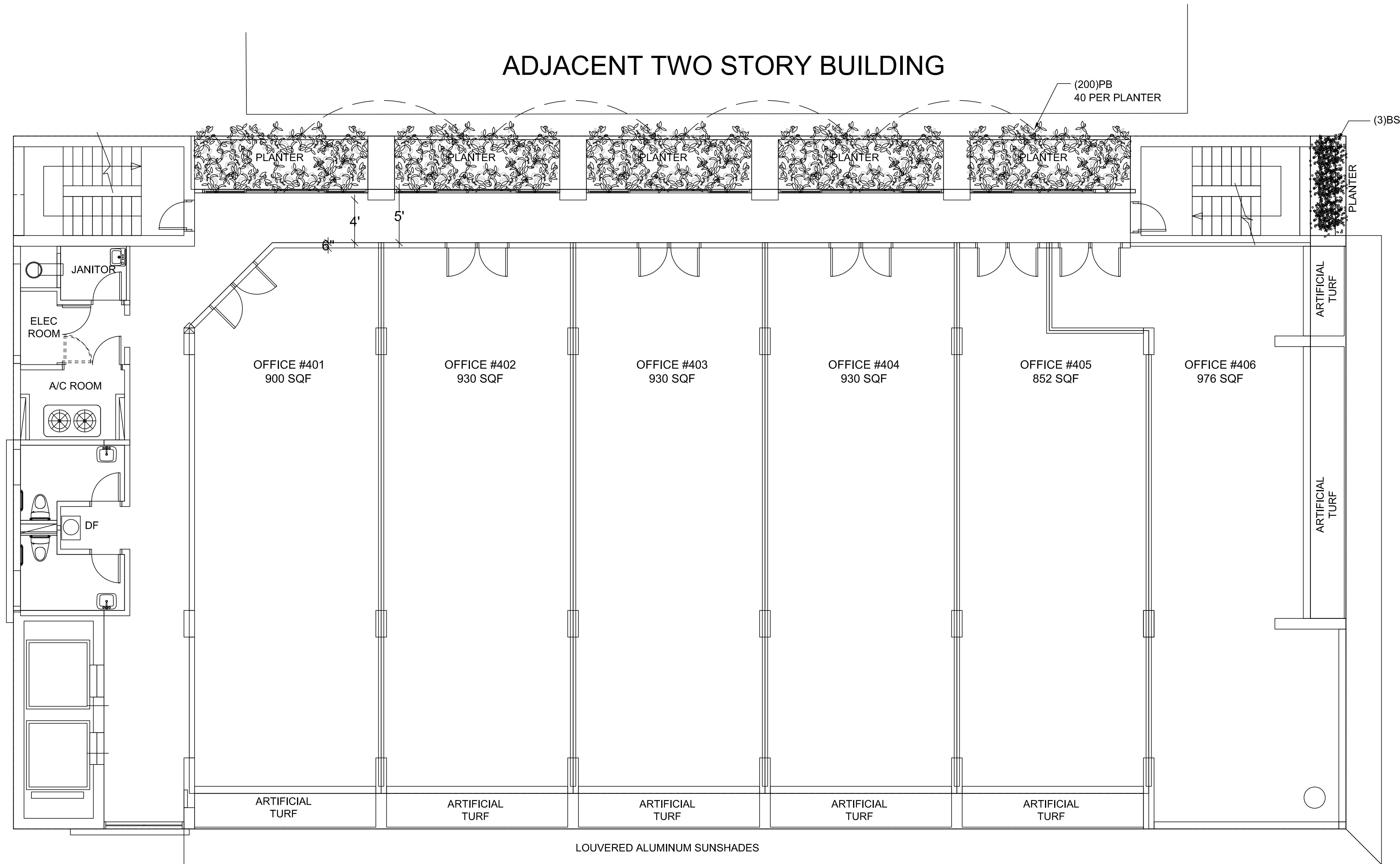
BAY HARBOR TERR.

TREE DISPOSITION PLAN

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



ALLEY

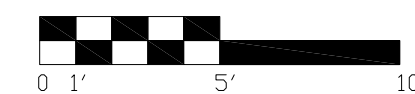


ARTIFICIAL TURF:
SWG80 BOLT FRESH GREEN (GB 014)
BY SOUTHWEST GREENS OF FLORIDA 561-827-5962
ALL TURF SHALL HAVE 100% POSITIVE DRAINAGE

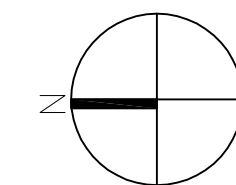
BAY HARBOR TERR.

4TH FLOOR- LANDSCAPE PLAN

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



NOTE: SEE L-5 FOR PLANT SCHEDULE



LANDSCAPE WILL BE 100%
COVERED WITH IRRIGATION
AS PER CODE. IRRIGATION
PLANS WILL BE PROVIDED
FOR PERMITTING

95 ST.

HS2G INC

LANDSCAPE ARCHITECTURE

4474 WESTON ROAD SUITE 144 DAVIE, FL 33331

PHONE 954.326.7212 FL LICENSE NO. 000884

E-MAIL : HS2G.PFS@GMAIL.COM

P R O J E C T

CONCOURSE TERRACE II

9555 BAY HARBOR TERRACE

L O C A T I O N

REVISIONS

01-15-2018
DRB CMNTS

S & S

SCALE NTS

DESIGNED BY

DRAWN BY

DATE 12.04.17

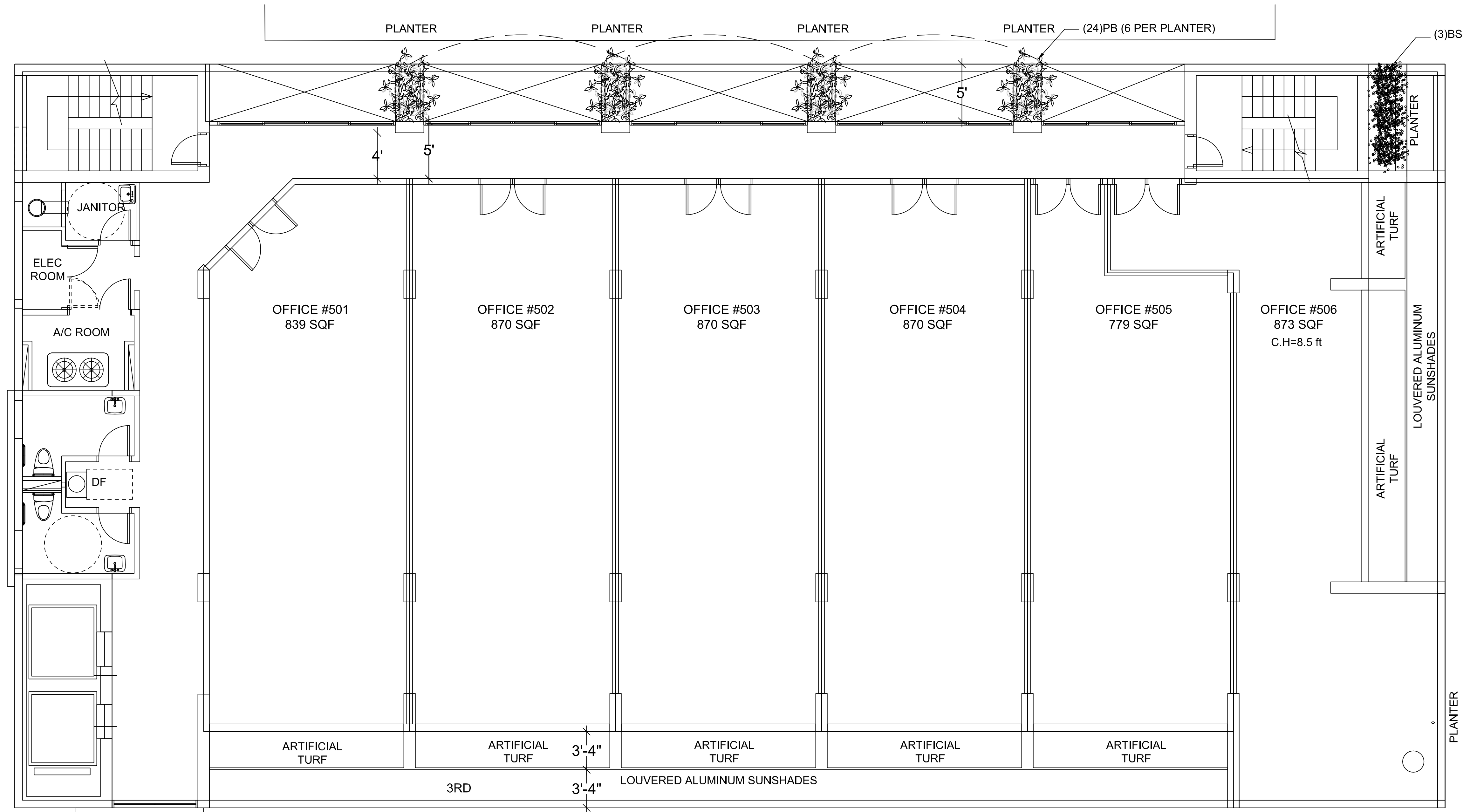
DRAWING TITLE

FOURTH FLOOR
LANDSCAPE PLAN

SHEET NUMBER

L - 2

ALLEY



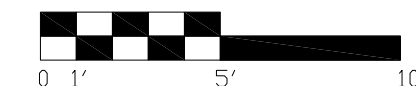
ARTIFICIAL TURF:
SWG80 BOLT FRESH GREEN (GB 014)
BY SOUTHWEST GREENS OF FLORIDA 561-827-5962
ALL TURF SHALL HAVE 100% POSITIVE DRAINAGE

NOTE: SEE L-5 FOR PLANT
SCHEDULE

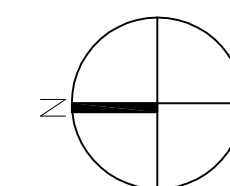
BAY HARBOR TERR.

FIFTH FLOOR - LANDSCAPE PLAN

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



NOTE: SEE L-5 FOR PLANT SCHEDULE



LANDSCAPE WILL BE 100%
COVERED WITH IRRIGATION
AS PER CODE. IRRIGATION
PLANS WILL BE PROVIDED
FOR PERMITTING

95 ST.

HS2G INC

LANDSCAPE ARCHITECTURE

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E-MAIL : HS2G.PFS@GMAIL.COM

P R O J E C T

CONCOURSE TERRACE II

9555 BAY HARBOR TERRACE

L O C A T I O N

REVISIONS

01-15-2018
DRG COMMENTS

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SCALE NTS

DESIGNED BY

DRAWN BY

DATE 12.04.17

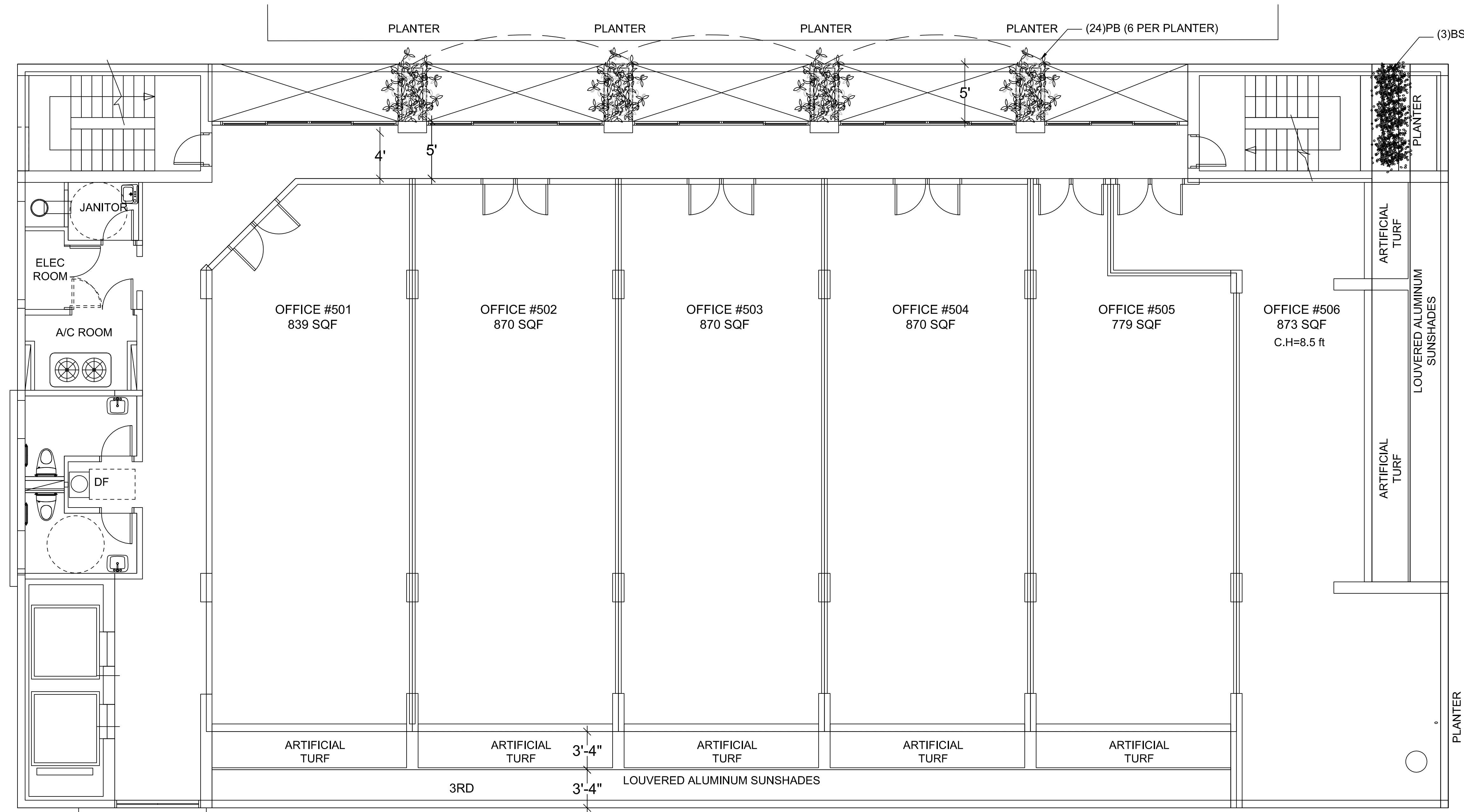
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FIFTH FLOOR
LANDSCAPE PLAN

SHEET NUMBER

L - 3

ALLEY

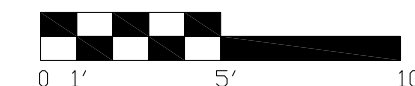


ARTIFICIAL TURF:
SWG80 BOLT FRESH GREEN (GB 014)
BY SOUTHWEST GREENS OF FLORIDA 561-827-5962
ALL TURF SHALL HAVE 100% POSITIVE DRAINAGE

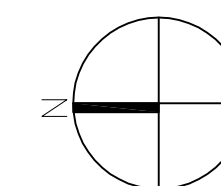
BAY HARBOR TERR.

SIXTH FLOOR - LANDSCAPE PLAN

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



NOTE: SEE L-5 FOR PLANT SCHEDULE



LANDSCAPE WILL BE 100%
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AS PER CODE. IRRIGATION
PLANS WILL BE PROVIDED
FOR PERMITTING

95 ST.

HS2G INC

LANDSCAPE ARCHITECTURE

4474 WESTON ROAD SUITE 144 DAVIE, FL 33331

PHONE 954.326.7212 FL LICENSE NO. 000884

E-MAIL : HS2G.PFS@GMAIL.COM

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CONCOURSE TERRACE II

9555 BAY HARBOR TERRACE

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REVISIONS

01-15-2018
DRB CMNITS

S & S

SCALE NTS

DESIGNED BY

DRAWN BY

DATE 12.04.17

DRAWING TITLE

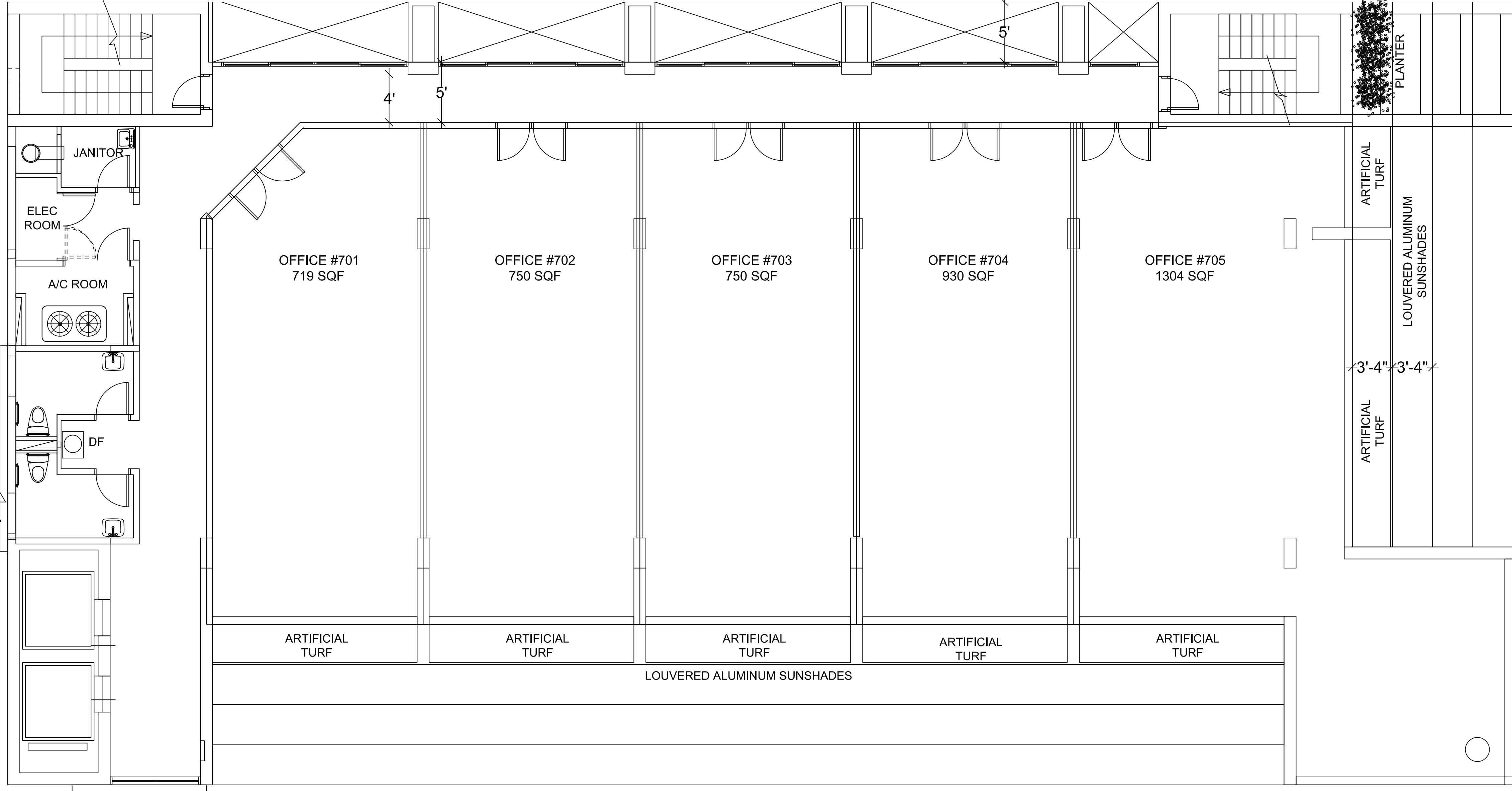
SIXTH FLOORS
LANDSCAPE PLAN

SHEET NUMBER

L - 4

ALLEY

A

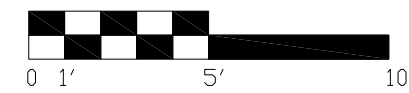


ARTIFICIAL TURF:
SWG80 BOLT FRESH GREEN (GB 014)
BY SOUTHWEST GREENS OF FLORIDA 561-827-5962
ALL TURF SHALL HAVE 100% POSITIVE DRAINAGE

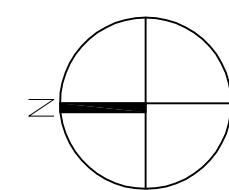
BAY HARBOR TERR.

7TH FLOOR - LANDSCAPE PLAN

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



NOTE: SEE L-5 FOR PLANT SCHEDULE



LANDSCAPE WILL BE 100%
COVERED WITH IRRIGATION
AS PER CODE. IRRIGATION
PLANS WILL BE PROVIDED
FOR PERMITTING

ADJACENT TWO STORY BUILDING

(3)BS

PLANTER

ARTIFICIAL
TURF

LOUVERED ALUMINUM
SUNSHADES

ARTIFICIAL
TURF

3'-4"

3'-4"

95 ST.

HS2G INC

LANDSCAPE ARCHITECTURE

4474 WESTON ROAD SUITE 144 DAVIE, FL 33331

PHONE 954.326.7212 FL LICENSE NO. 000884

E-MAIL : HS2G.PFS@GMAIL.COM

P R O J E C T

CONCOURSE TERRACE II

9555 BAY HARBOR TERRACE

L O C A T I O N

REVISIONS

01-15-2018
DRB CMNNTS

S & S

SCALE NTS

DESIGNED BY

DRAWN BY

DATE 12.04.17

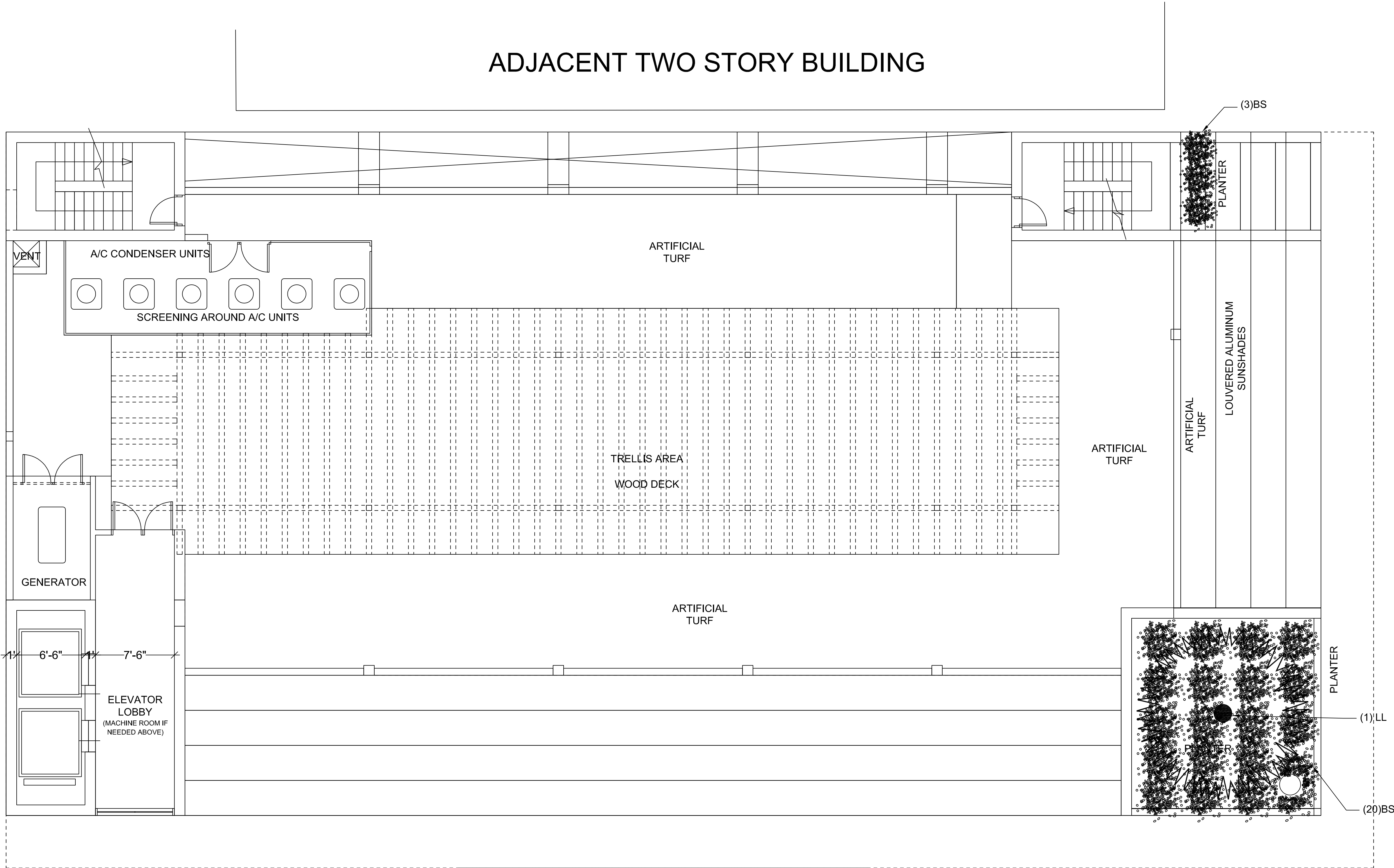
DRAWING TITLE

SEVENTH FLOOR
LANDSCAPE PLAN

SHEET NUMBER

L - 5

ALLEY

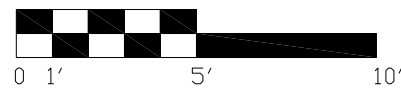


ARTIFICIAL TURF:
SWG80 BOLT FRESH GREEN (GB 014)
BY SOUTHWEST GREENS OF FLORIDA 561-827-5962
ALL TURF SHALL HAVE 100% POSITIVE DRAINAGE

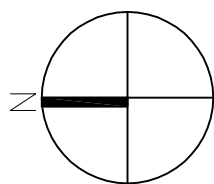
BAY HARBOR TERR.

ROOF DECK LANDSCAPE PLAN

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



NOTE: SEE L-5 FOR PLANT SCHEDULE



LANDSCAPE WILL BE 100%
COVERED WITH IRRIGATION
AS PER CODE. IRRIGATION
PLANS WILL BE PROVIDED
FOR PERMITTING

HS2G INC
LANDSCAPE ARCHITECTURE
4474 WESTON ROAD SUITE 144 DAVIE, FL 33331
PHONE 954.326.7212 FL LICENSE NO. 000884
E-MAIL : HS2G.PFS@GMAIL.COM

CONCOURSE TERRACE II
9555 BAY HARBOR TERRACE
P R O J E C T
L O C A T I O N

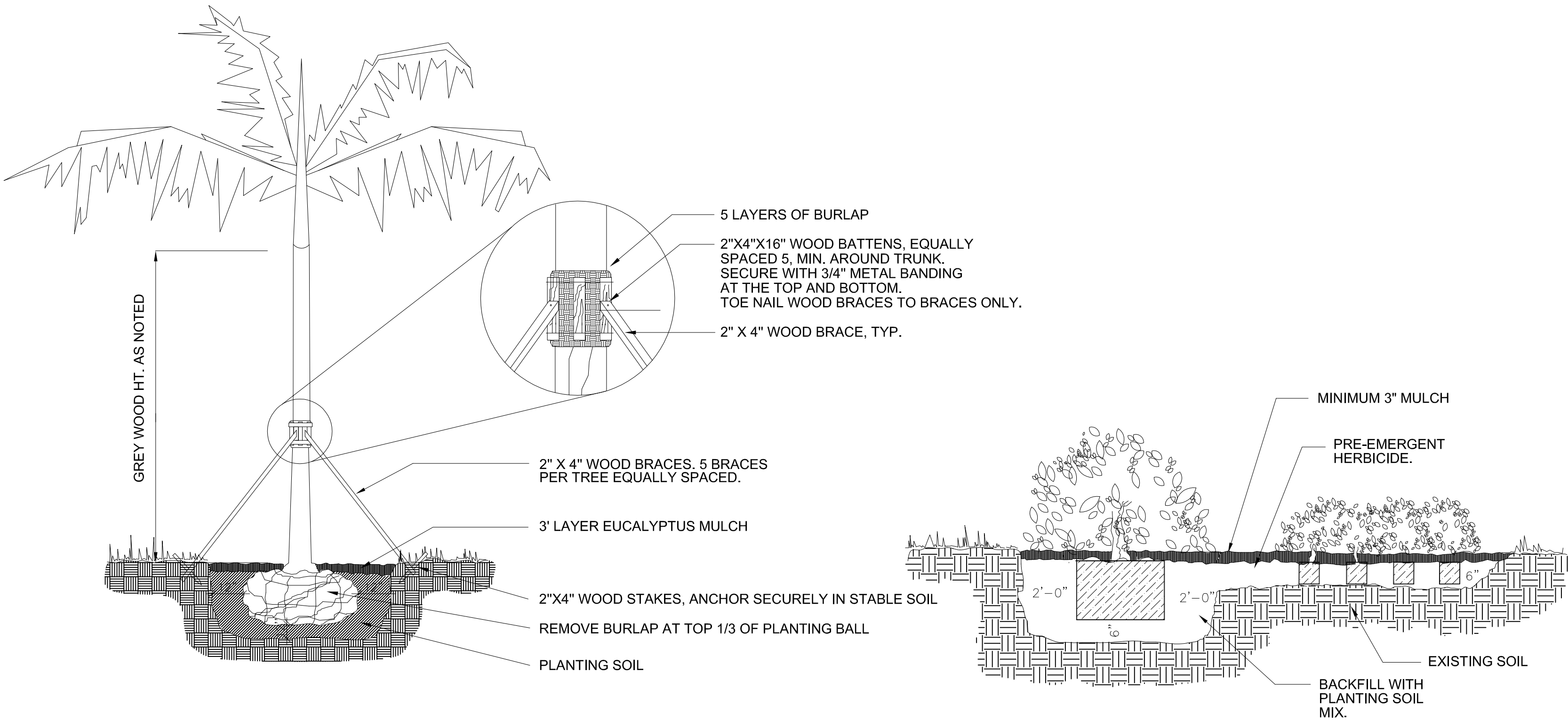
REVISIONS
3 01-15-2018 DRB COMMENTS

S & S

SCALE	NTS
DESIGNED BY	
DRAWN BY	
DATE	12.04.17

DRAWING TITLE
ROOF DECK
LANDSCAPE PLAN

SHEET NUMBER
L - 6



SHRUB AND GROUND COVER DETAIL
N.T.S.

LANDSCAPE NOTES:

1. LANDSCAPE:

- A. GENERAL: CONDITIONS AND REQUIREMENTS

1) WORK TO INCLUDE FURNISHING LABOR, MATERIALS, TOOLS AND EQUIPMENT, OBTAINING NECESSARY PERMITS; INSTALLING ALL MATERIALS NECESSARY TO COMPLETE IN PLACE THE LANDSCAPING AS SHOWN ON THE PLANS AND AS HEREIN SPECIFIED.

2) THE INSTALLATION SHALL COMPLY WITH ALL REGULATIONS OF THE COUNTY AND THE STATE OF FLORIDA. ALL LICENSES, PERMITS AND INSPECTIONS REQUIRED SHALL BE OBTAINED AND PAID FOR BY THE CONTRACTOR. AT COMPLETION OF THE WORK, THE CONTRACTOR WILL TRANSMIT ALL APPLICABLE CERTIFICATES OF INSPECTION TO THE OWNER, OR AUTHORIZED REPRESENTATIVE.

3) THE CONTRACTOR AND THE LANDSCAPE SUBCONTRACTOR SHALL PROVIDE A QUALIFIED FOREMAN PRESENT ON THE SITE AT ALL TIMES. THE FOREMAN SHALL BE WELL-VERSED IN READING AND UNDERSTANDING PLANS. THE LANDSCAPE FOREMAN SHALL BE KNOWLEDGEABLE ABOUT SOUTH FLORIDA PLANT MATERIAL AND ITS PROPER HANDLING. THE FOREMAN SHALL BE A FULLY AUTHORIZED AGENT OF THE CONTRACTOR, CAPABLE OF MAKING ON-SITE DECISIONS.

B. MATERIALS:

1) PLANT SIZES: ALL SIZES SHOWN FOR PLANT MATERIALS ON THE PLAN ARE TO BE CONSIDERED AS MINIMUMS. ALL PLANT MATERIAL MUST MEET OR EXCEED THESE MINIMUM REQUIREMENTS FOR BOTH HEIGHT AND SPREAD. ANY OTHER REQUIREMENTS FOR SPECIFIC SHAPE OR EFFECT AS NOTED ON THE PLAN WILL ALSO BE REQUIRED FOR ACCEPTANCE.

2) PLANT QUALITY: ALL PLANT MATERIAL FURNISHED BY THE LANDSCAPE CONTRACTOR, UNLESS OTHERWISE SPECIFIED, SHALL BE FLORIDA NO.1, OR BETTER, AND SHALL BE INSTALLED AS SPECIFIED IN "GRADES AND STANDARDS FOR NURSERY PLANTS", LATEST EDITION.

3) PLANTS NOT LISTED IN "GRADES AND STANDARDS FOR NURSERY PLANTS" SHALL CONFORM TO THE FLORIDA STANDARDS SPECIFIED FOR PLANTS LISTED WITH SIMILAR GROWTH HABITS. THE PLANT STANDARDS TO BE MET INCLUDE FREEDOM FROM PEST AND MECHANICAL DAMAGE, FOLIAGE CONDITIONS, TRUNK AND BRANCHING HABIT, AND ROOT CONDITION.

4) BALLED AND BURLAPPED (B&B) PLANTS SHALL BE HANDLED BY THE ROOTBALL ONLY. PLANTS WITH CRACKED OR LOOSE ROOTBALLS WILL NOT BE ACCEPTED. ROOTBALLS ARE TO BE A SIZE NORMAL TO SOUND NURSERY PRACTICE. ROOT SYSTEMS SHALL BE WELL-BRANCHED AND FIBROUS.

5) CONTAINER GROWN PLANTS SHALL BE WELL-ROOTED. PLANTS THAT ARE ROOTBOUND OR ARE DISPROPORTIONATELY LARGE FOR THE CONTAINER SIZE WILL NOT BE ACCEPTED.

6) PLANTS GROWN IN FLATS SHALL BE WELL-ROOTED AND HEAVILY FOLIAGED.

7) ROOT PRUNING: PLANTS SHALL BE ROOTPRUNED OR PREPARED AS NECESSARY TO AVOID TRANSPLANTING CAUSED DIEBACK, OR DEFOLIATION IN EXCESS OF TWENTY-FIVE PERCENT UNLESS ATTRIBUTED TO SEASONAL CHANGE. PLANTS EXHIBITING THESE CHARACTERISTICS WILL BE REMOVED AT THE REQUEST OF THE OWNER, OR AUTHORIZED REPRESENTATIVE.

8) PALMS: ALL PALMS SHALL BE FLORIDA GRADE NO. 1, OR BETTER, AS SPECIFIED IN "GRADES AND STANDARDS FOR NURSERY PLANTS" PART II.

UNLESS OTHERWISE SPECIFIED, ALL NON-SABAL PALMETTO SHALL BE FREE OF FROND BOOTS. PALMS WITH BURNED OR IRREGULAR TRUNKS, TRUNKS WITH NAILS IN THEM, OR CABLE AND OTHER MECHANICAL SCARS WILL BE UNACCEPTABLE. REMOVE ALL DEAD FRONDS AND TAPER TRIM BY NO MORE THAN ONE-THIRD OF PALM HEAD.

9) SUBSTITUTIONS: SUBSTITUTIONS OF PLANT TYPE OR SIZE WILL NOT BE ACCEPTED UNLESS SUBSTANTIAL DOCUMENTATION IS SUBMITTED SHOWING THE UNAVAILABILITY OF THE PARTICULAR PLANT TYPE OR SIZE.

10) PLANTING SOIL AT GROUND LEVEL: ALL PLANT MATERIAL INSTALLED SHALL BE PLANTED WITH TOPSOIL THAT IS CLEAN AND COMPLETELY FREE OF CONSTRUCTION DEBRIS, WEEDS, VIABLE WEED SEEDS, NOXIOUS PESTS, ROCKS, DISEASE, AND MATERIALS. THE TOPSOIL IS TO BE FIFTY PERCENT MUCK AND FIFTY PERCENT SAND.

11) ALL PLANTING SOIL FOR ALL PLANTER: SEE L.A.

C. INSTALLATION:

1) PLANTING BEDS: THE PLANTING BEDS SHALL BE PREPARED TO PROVIDE ADEQUATE DRAINAGE FOR GOOD PLANT GROWTH. THE CONTRACTOR SHALL REPORT IN WRITING ANY CONTAMINANTS DISCOVERED IN A PLANTING BED THAT WOULD INHIBIT GOOD PLANT GROWTH TO THE OWNER, OR HIS AGENT, PRIOR TO PLANTING IN SUCH A CONTAMINATED PLANT BED.

2) FERTILIZER: ALL PLANTS SHALL RECEIVE NUTRICOTE 18-6-8 TYPE 360 PER MANUF. SPEC'S.

3) MULCH: ALL TREES IN SOD AREAS ARE TO HAVE A THIRTY INCH RING COVERED WITH A THREE INCH LAYER OF EUCALYPTUS MULCH. COVER ALL SHRUB BEDS WITH A TWO INCH LAYER OF MELALEUCA MULCH. MULCH PLANTS WITHIN TWENTY-FOUR HOURS OF PLANTING.

4) WATERING: HAND WATERING SHALL BE DONE AS NEEDED TO KEEP THE PLANT ROOT MASSES AND PLANTING SOIL UNIFORMLY MOIST TO MAINTAIN A HEALTHY GROWING CONDITION UNTIL FINAL JOB ACCEPTANCE BY THE OWNER, OR AUTHORIZED REPRESENTATIVE. ANY PLANTS WITH ROOT MASSES THAT DRY OUT WILL NOT BE ACCEPTABLE.

5) SODDING: PLACE ST. AUGUSTINE 'FLORITAM' SOLID SOD IN ALL AREAS NOT COVERED WITH PLANT MATERIAL OR PAVING AS NOTED ON THE PLANS. THE SOD AND SOD BED SHALL BE MOIST AT TIME OF INSTALLATION. THE SOD SHALL BE THICK, WELL-MATTED AND EVENLY CUT. THE SOD SHALL BE STRONG ENOUGH SO IT RETAINS ITS SHAPE WHEN HANDLED BY THE TOP GRASS BLADES. THE SOD PIECED SHALL BE A MINIMUM 12" X 24" SIZE. THE SOD BED IS TO BE WELL-COMPACTED AND EVEN. THE SOD SHALL BE LAID BY HAND SO THERE ARE NO GAPS OR VOIDS BETWEEN PIECES. STAGGER THE SOD PIECES BETWEEN ROWS. ON SLOPES, THE ROWS SHALL RUN 90° TO THE SLOPE DIRECTION. ROLL OR HAND TAMP THE SOD IMMEDIATELY AFTER INSTALLATION AND COMMENCE WATERING. THE SOD LEVEL SHALL BE SET SO WATERFLOW FROM ADJACENT SURFACES IS NOT IMPEDED. MAINTENANCE OF THE SOD WILL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE BY THE OWNER, OR AUTHORIZED REPRESENTATIVE. MOWING SHALL BE DONE OFTEN ENOUGH SO NO MORE THAN ONE-THIRD THE HEIGHT OF THE GRASS BLADE IS REMOVED. THE SOD SHALL BE GUARANTEED FREE OF WEEDS AND PESTS THAT AFFECT ITS UNIFORM APPEARANCE FOR NINETY DAYS. SOD LINES AT SHRUB BEDS, TREE RINGS AND PAVEMENTS SHALL BE CUT EVEN AND SHARP.

6) TREE GUYING: ALL SINGLE STEM TRESS SHALL BE SECURELY GUYED AND STAKED AT TIME OF PLANTING, USING THREE 1 3/4" BLACK WELLINGTON TAPE STAKES ARE TO BE SET BELOW FINISHED GRADE. FASTEN A MINIMUM OF ONE 6" X 1 1/2" PLASTIC FLAGGING HALFWAY UP EACH GUY WIRE.

TREE WITH NAILS IN THEIR TRUNKS OR TREES WITH OTHER MECHANICAL TRUNK DAMAGE WILL NOT BE ACCEPTABLE.

7) PLANTING: REMOVE THE EXCAVATED MATERIAL FROM THE PLANT HOLES AND REPLACE WITH PLANTING SOIL. SOD PLANTING AREAS ARE TO HAVE A CONTINUOUS TWO INCHES DEPTH OF PLANTING SOD. GROUND COVER PLANTING AREAS ARE TO BE EXCAVATED TO A DEPTH OF SIX INCHES. SHRUB PLANTING AREAS ARE TO BE EXCAVATED SIX INCHES DEEPER THAN THE ROOT DEPTH AND SIX INCHES GREATER IN RADIUS. TRENCH HEDGE PLANTING STRIPS SIX INCHES DEEPER THAN THE ROOT DEPTH AND SIX INCHES WIDER ON EACH SIDE OF THE PLANTS.

8) PRUNING: ALL PRUNING SHALL BE DONE IN ACCORDANCE WITH STANDARDS SET FORTH BY THE INTERNATIONAL SOCIETY OF ABORICULTURE. LIMIT PRUNING TO BROKEN OR DAMAGE STEMS. PRUNE BACK TO THE PARENT STEM IF NECESSARY TO COMPENSATE FOR ROOTS LOST IN TRANSPLANTING. NO PRUNING SHALL BE DONE TO ADVERSELY AFFECT THE NATURAL HABIT OR SHAPE OF PLANTS UNLESS OTHERWISE SPECIFIED. ROOTS THAT ARE BROKEN OR JAGGED SHALL BE CUT CLEANLY. THE OWNER OR AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO REQUIRE ADDITIONAL PRUNING FOR AESTHETIC OR OTHER REASONS.

D. FINAL COMPLETION: THE CONTRACTOR SHALL BE RESPONSIBLE FOR LEAVING THE JOB SITE FREE OF ALL CONSTRUCTION DEBRIS AND IN AN ORDERLY STATE. CLEAN ALL WALKS, PAVING, AND SITE FEATURES OF DIRT, TIRE MARKS AND OTHER DEBRIS. WEEDING OF PLANT BEDS, PRUNING OF SHRUBS, CUTTING AND TRIMMING OF GRASS WILL BE DONE UNTIL THE JOB IS COMPLETE AND ACCEPTED BY THE OWNER OR AUTHORIZED REPRESENTATIVE. UNTIL FINAL ACCEPTANCE, THE PLANT MATERIALS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

E. GUARANTEE: ALL PLANT MATERIAL AND WORK SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF FINAL JOB ACCEPTANCE. DURING THE ONE YEAR GUARANTEE, ANY PLANT MATERIAL THAT DIES, OR IS IN AN UNHEALTHY CONDITION SHALL BE REPLACED WITH THE SAME PLANT TYPE AT LEAST EQUAL TO THE SIZE AND QUALITY ORIGINALLY SPECIFIED. THE REPLACEMENT MATERIAL SHALL ALSO BE GUARANTEED FOR ONE YEAR FROM THE DATE OF ITS INSTALLATION. THE GUARANTEE WILL BE NULL AND VOID IF PLANT MATERIAL IS DAMAGED OR KILLED BY LIGHTNING, HURRICANE FORCE WINDS, HAIL OR FREEZE.

F. EXCESS SUITABLE MATERIAL: UPON DIRECTION OF THE OWNER, OR AUTHORIZED REPRESENTATIVE, ALL VEGETATION, DEBRIS, CONCRETE, OR OTHER UNSUITABLE MATERIALS SHALL BE DISPOSED IN A SUITABLE MANNER BY THE CONTRACTOR.

NOTES:

CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES. CARE SHOULD BE TAKEN NOT TO DISTURB OR DAMAGE ANY UTILITIES. ANY DAMAGE WILL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR IN A MANNER APPROVED BY THE OWNER'S REPRESENTATIVE. WHERE UNDERGROUND CONSTRUCTION OR OBSTRUCTION WILL NOT PERMIT THE INSTALLATION PER PLANS, NEW LOCATIONS FOR THE PLANT MATERIAL WILL BE DESIGNATED BY THE L.A.

TREE LOCATIONS ARE TO BE STAKED IN THE FIELD PRIOR TO INSTALLATION. LOCATIONS ARE SCHEMATIC AND MAY REQUIRE ADJUSTMENT. IN EVENT OF CONFLICTS WITH UTILITIES, EXISTING PLANT MATERIAL, ETC., LANDSCAPE ARCHITECT TO APPROVE FINAL LOCATIONS PRIOR TO PLANTING.

ALL TREES AND PALMS TO BE THOROUGHLY WATERED IN AT PLANTING. TREES AND PALMS SHALL BE STAKED TO ASSURE PROPER ALIGNMENT AND STABILITY.

CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES FOR MATERIAL ON DRAWINGS PRIOR TO SUBMITTING BID. THE PLANTING PLAN SHALL TAKE PRECEDENCE OVER PLANT LIST. FINAL SOD, MULCH, AND TOPSOIL QUANTITIES ARE TO BE MADE BY THE CONTRACTOR.

PLANTING SCHEDULE

TREES AND LARGE PALMS				
CODE	NO.	BOTANICAL NAME	COMMON NAME	SPECIFICATION
EF	13	EUGENIA FOETIDA	SPANISH STOPPER	14' OA HGT. STANDARD
PE	7	PTYCHOSPERMA ELEGANS	SOLITARIE PALM	2@30', 2@25' C.T., 3@15' C.T.
LL	1	LATANIA LODDIGESII	LATANIA PALM	16' O.A., B&B
SHRUBS AND GROUND COVERS				
FGI	286	FICUS MACROCARPA 'GREEN ISLAND'	SAME	3 GAL 24 IN. X 24 IN
JC	250	JUNIPERUS CONFERTA 'BLUE PACIFIC	BLUE PACIFIC JUNIPER	3 GAL
CS	17	COSTUS SP. 'RED BUTTONS'	RED BUTTONS COSTUS	3 GAL
BS	35	BOUGAINVILLEA GLABRA 'SILHOUETTE'	BOUGAINVILLEA 'SILHOUETTE'	7 GAL LILAC COLOR
PB	248	PHILODENDRON SP. 'BURLE MARX'	BURLE MARX	3 GAL
		3" DEEP "PALMETTO GREEN" GRAVEL	CONTRACTOR TO FIELD MEASURE AND INSTALL OVER FILTER FABRIC	
CONTRACTOR TO REMOVE EXISTING TREES ON SITE.			CONTRACTOR TO PROVIDE A SCALED PLAN FOR ARCHITECTS APPROVAL SHOWING AN AUTOMATIC DRIP IRRIGATION SYSTEM, ALL SCHED 40 PIPE AND RAIN SENSOR.	
**** NOTE: CHECK QUANTITIES AND LEGEND ITEMS.				
PLAN NUMBERS WILL TAKE PRECEDENCE OVER LIST.				

LANDSCAPE WILL BE 100% COVERED WITH IRRIGATION AS PER CODE. IRRIGATION PLANS WILL BE PROVIDED FOR PERMITTING

HS2G INC
LANDSCAPE ARCHITECTURE

4474 WESTON ROAD SUITE 144 DAVIE, FL 33331
PHONE 954.326.7212 FL LICENSE NO. 000884
E-MAIL : HS2G.PFS@GMAIL.COM

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CONCOURSE TERRACE II
9555 BAY HARBOR TERRACE
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REVISIONS

1	12-12-2017 DRG QMNTS
3	01-15-2018 DRG QMNTS

S & S

SCALE NTS

DESIGNED BY

DRAWN BY

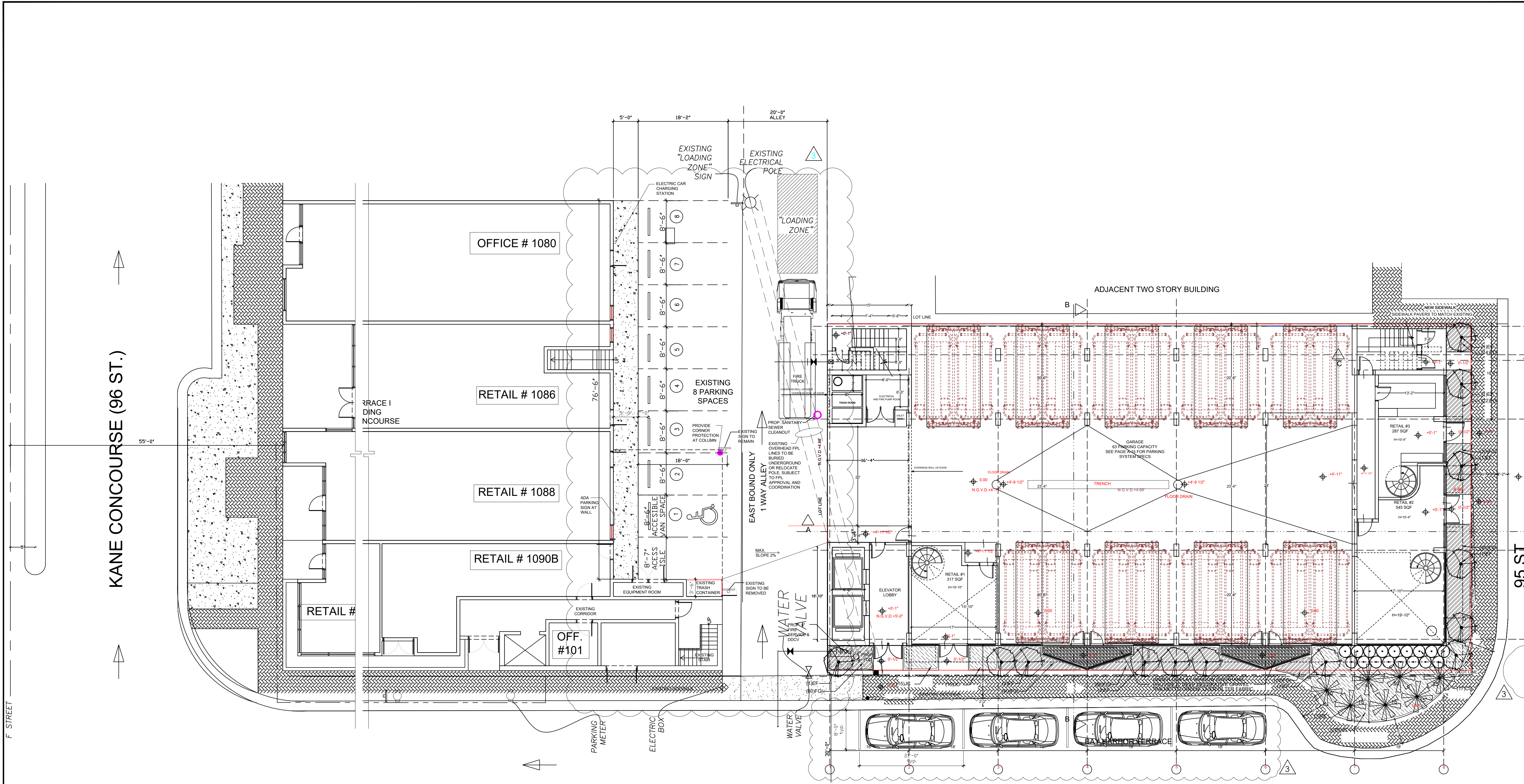
DATE 12.04.17

DRAWING TITLE

PLANTING SCHEDULE,
DETAILS AND NOTES

SHEET NUMBER

L - 7



SITE PLAN -FOR REFERENCE ONLY

SCALE: 1" = 10'

LANDSCAPE WILL BE 100% COVERED WITH IRRIGATION AS PER CODE. IRRIGATION PLANS WILL BE PROVIDED FOR PERMITTING

HS2G INC
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CONCOURSE TERRACE II
9555 BAY HARBOR TERRACE
CONSTRUCTION

REVISIONS	
1	12-12-2017 DRP QMNTS
3	01-15-2018 DRP QMNTS

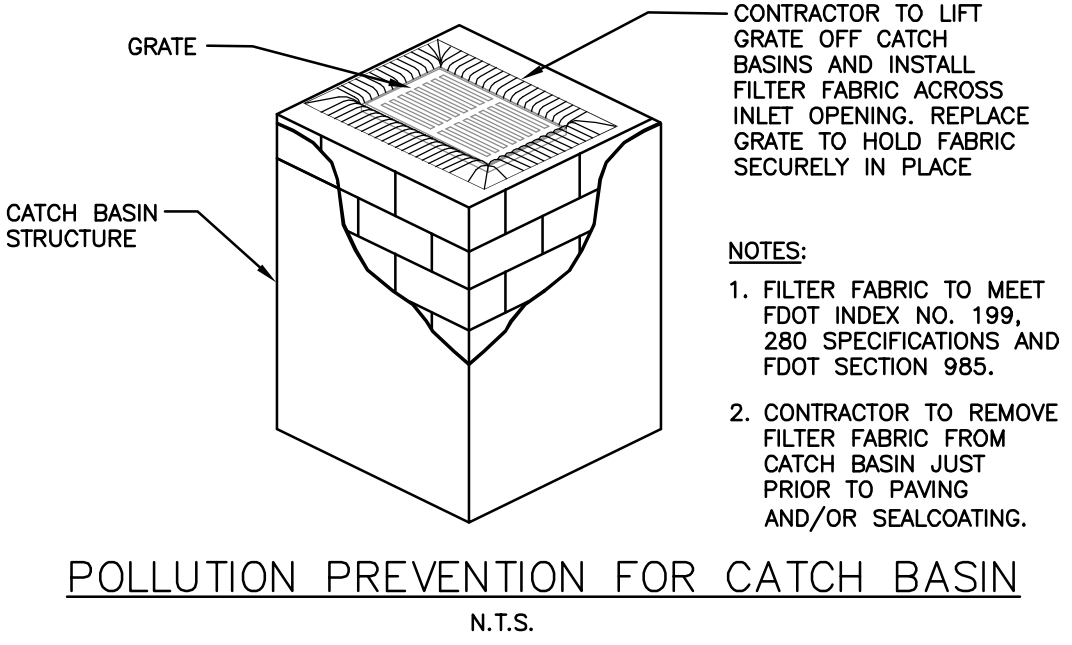
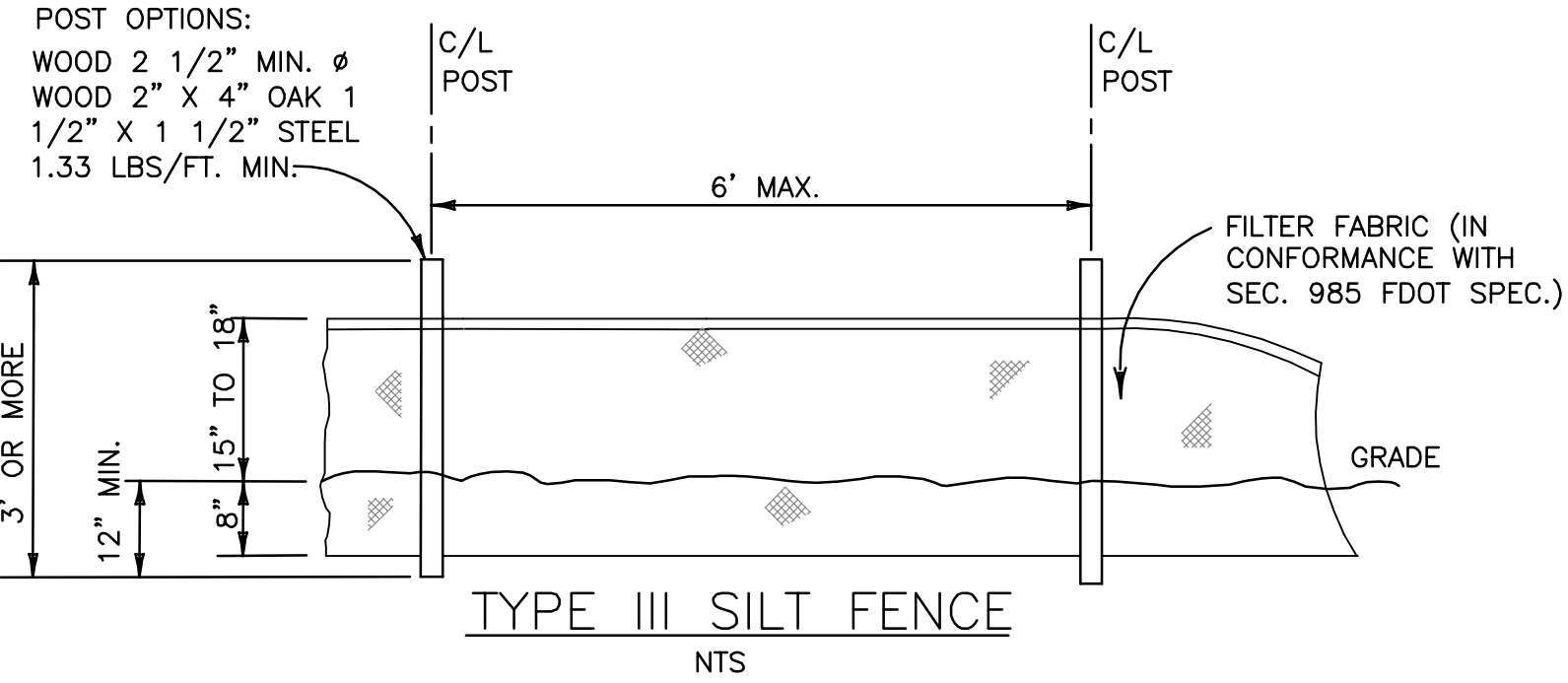
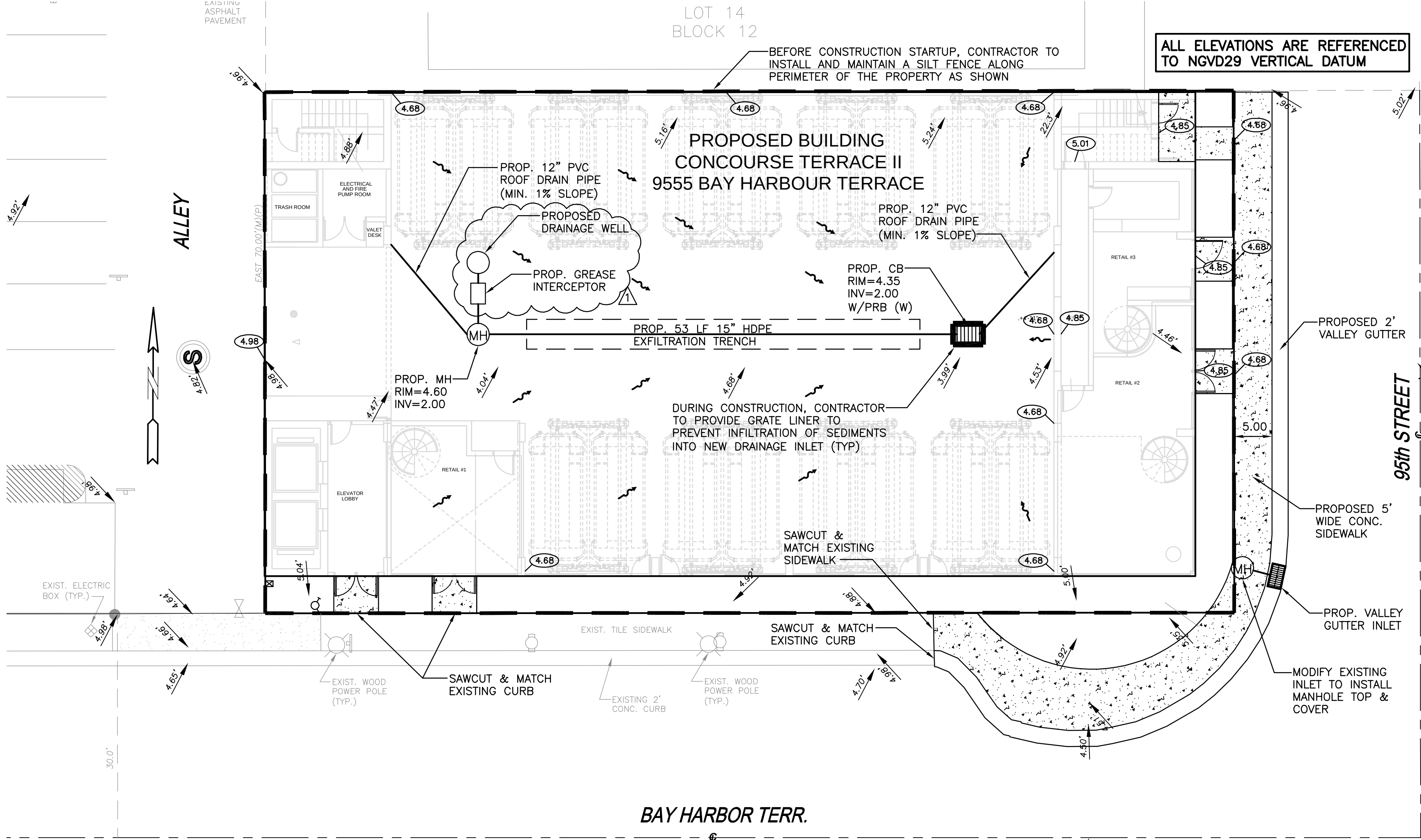
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SCALE	NTS
DESIGNED BY	
DRAWN BY	
DATE	12.04.17 3

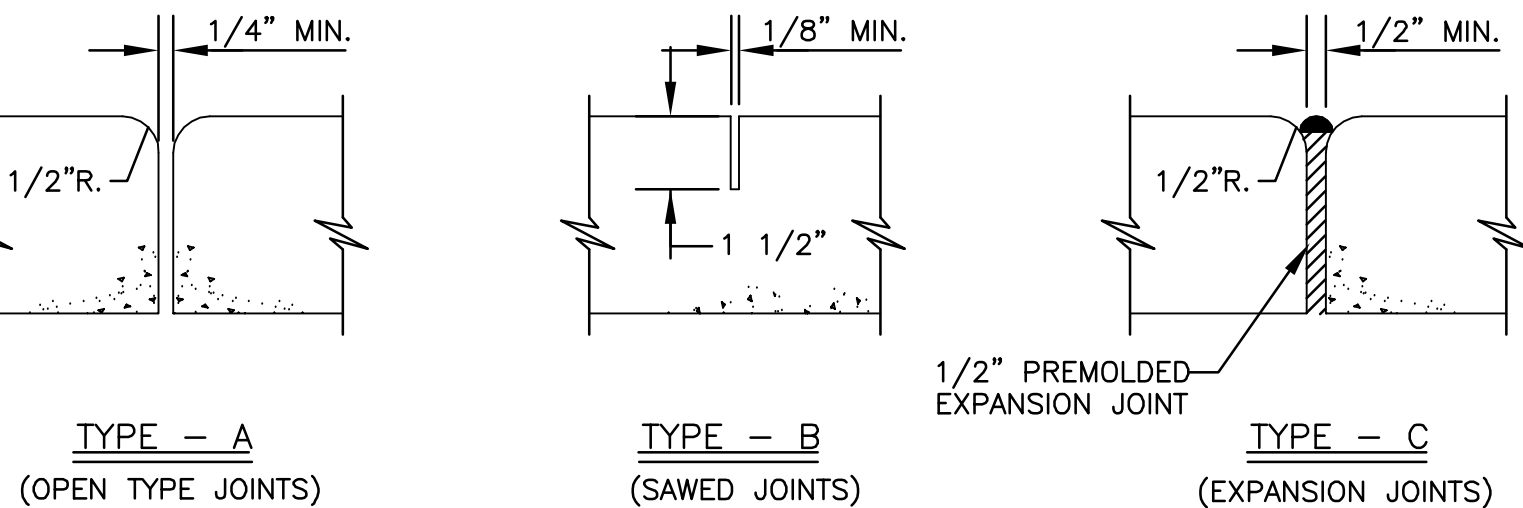
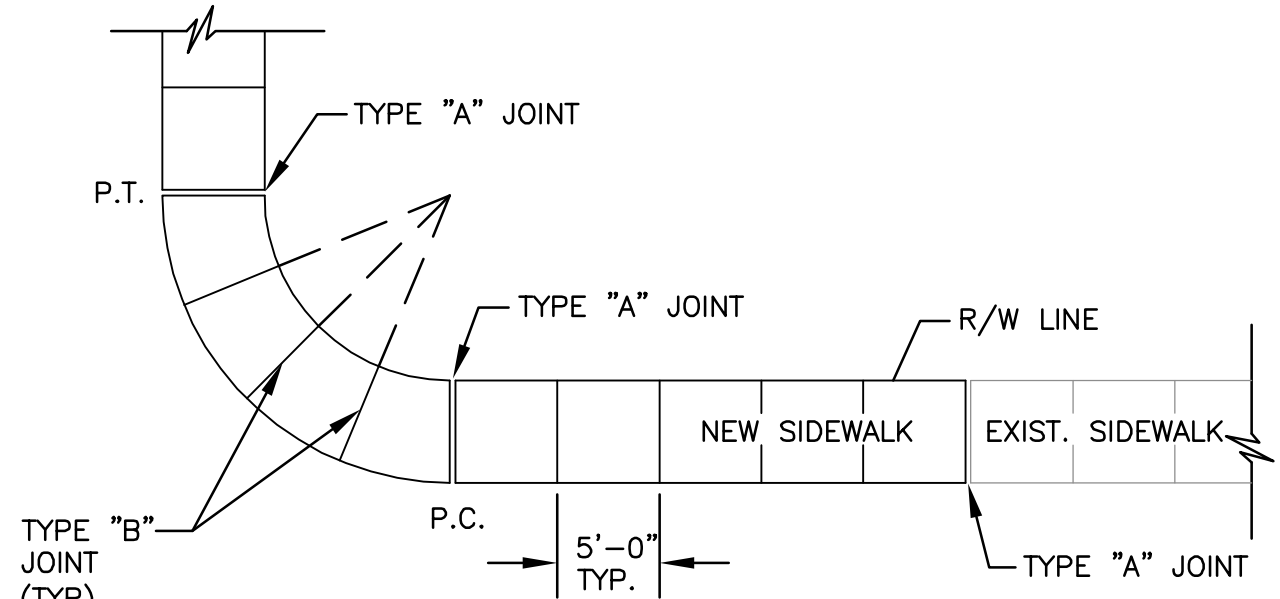
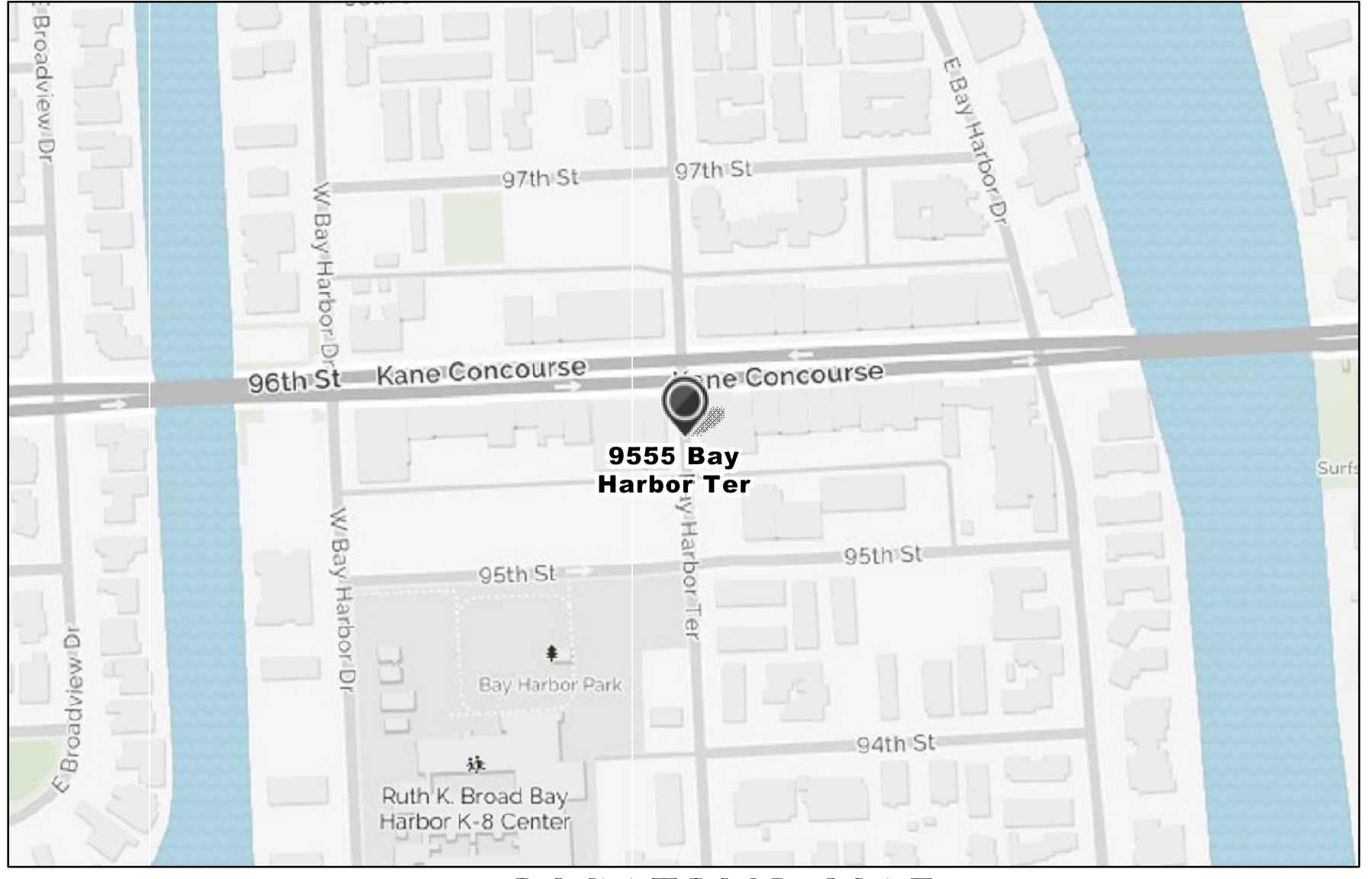
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SITE PLAN
REFERENCE ONLY

SHEET NUMBER



- BMP NOTES:**
1. ALL SEDIMENT CONTROL MEASURES ARE TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE. PERIMETER SEDIMENT BARRIERS SHALL BE CONSTRUCTED TO PREVENT SEDIMENT OR TRASH FROM FLOWING OR FLOATING ON TO ADJACENT PROPERTIES.
 2. PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO ENSURE INTENDED PURPOSE IS ACCOMPLISHED. THE DEVELOPER, OWNER AND/OR CONTRACTOR SHALL BE CONTINUALLY RESPONSIBLE FOR ALL SEDIMENT CONTROLS. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.
 3. SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM WATER SYSTEM, DITCH OR CHANNEL. ALL STORMWATER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.
 4. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PUBLIC ROAD SURFACE WITH CURBS AND GUTTERS, THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL SUBDIVISION LOTS AS WELL AS TO LARGER LAND DISTURBING ACTIVITIES.
 5. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN (7) DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN (7) DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN UNDISTURBED FOR LONGER THAN THIRTY (30) DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT UNDISTURBED FOR MORE THAN ONE YEAR.
 6. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCKPILES SHALL BE STABILIZED, COVERED OR CONTAINED WITH SEDIMENT TRAPPING MEASURES. THE CONTRACTOR IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.
 7. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
 8. PROPERTIES AND WATER WAYS DOWNSTREAM FROM CONSTRUCTION SITE SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND EROSION AT ALL TIMES DURING CONSTRUCTION.
 9. CONTRACTOR IS RESPONSIBLE FOR ALL SURFACE WATER DISCHARGES, RAINFALL RUN OFF OR DEWATERING ACTIVITIES.
 10. CONTRACTOR MUST INCORPORATE ALL BMP'S NECESSARY TO MEET OR EXCEED STATE WATER QUALITY AND SWPPP REQUIREMENTS.
 11. THE POLLUTION PREVENTION PLAN IS A MINIMUM GUIDELINE ONLY. ADDITIONAL BMP'S MAY BE NECESSARY AT CONTRACTOR'S EXPENSE. TO MEET LEED REQUIREMENTS.



TYPICAL SIDEWALK THICKNESS (T)	
LOCATION :	T"
PEDESTRIAN WALKS	4"
DRIVEWAYS & OTHER	6"

TABLE OF SIDEWALK JOINTS	
TYPE	LOCATION :
"A"	P.C. & P.T. OF CURVES & TIE-IN JUNCTION OF EXIST. TO NEW SIDEWALKS.
"B"	5'-0" O.C. ON SIDEWALKS.
"C"	* WHERE SIDEWALK ABUTS CONC. CURBS & DRIVEWAYS OR SIMILAR STRUCTURES. EXPANSION JOINTS EVERY 50' O.C.

NOTES:

1. EXPANSION JOINTS EVERY 50' O.C.
2. CONC. MIN. 2500 PSI, NO STEEL IN SIDEWALK
3. 8" THK. SIDEWALK ACROSS DRIVEWAYS

SIDEWALK DETAIL
N.T.S.

- LEGEND**
- PROPOSED CONCRETE
 - PROPOSED GRADE
 - EXISTING ELEVATION

PRELIMINARY PAVING, GRADING & DRAINAGE PLAN

SCALE: 1"=10'

REVISIONS

NO.	DATE	DESCRIPTION
1	12-13-17	CITY REVIEW COMMENTS

ZEPHYR ENGINEERING

WILFORD ZEPHYR, P.E.
HOLLYWOOD, FL
(786) 302-7693
wzephyreng@gmail.com
CA# 31158

CONCOURSE TERRACE II

9555 BAY HARBOUR TERRACE
BAY HARBOUR, FL

P.E.#: 76036

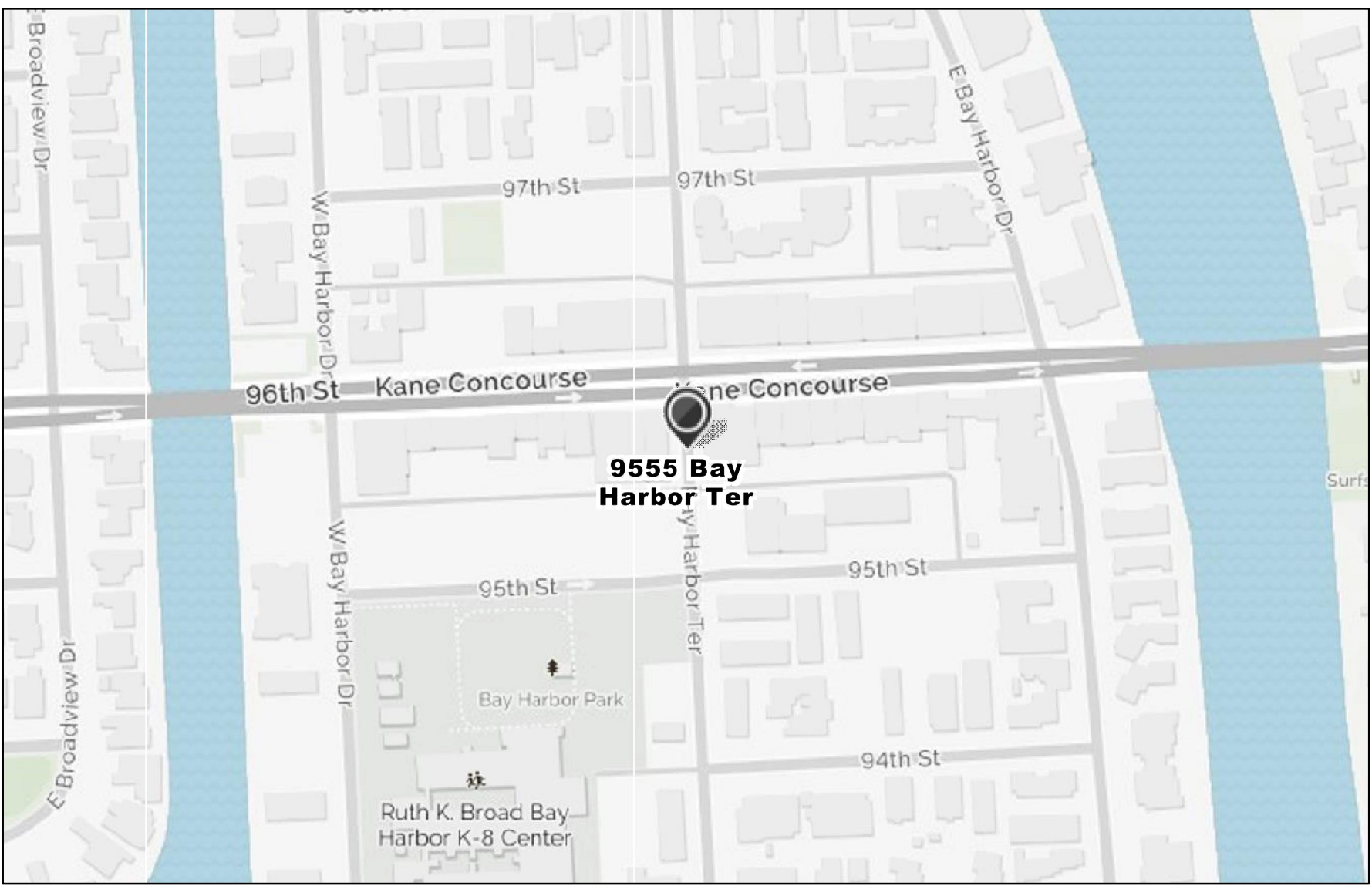
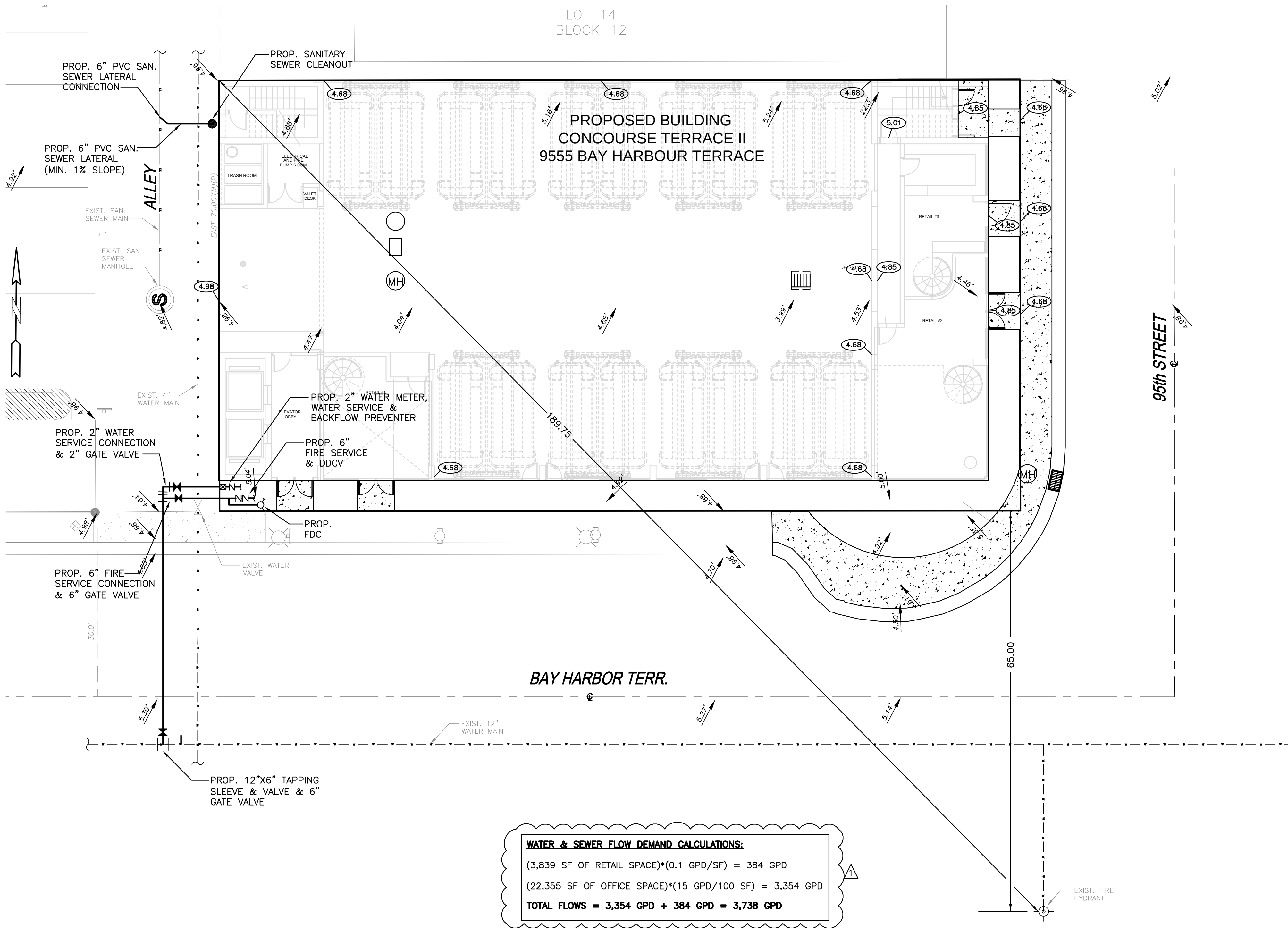
DATE: 11/17/17

SCALE: 1"=10'

SHEET NO.: C1

1 OF 2

PROJECT NO.: 17-04



LOCATION MAP
NOT TO SCALE

ZEPHYR ENGINEERING INC.
A Civil Engineering Firm
Tel: (786)302-7693 • Email: wzephyreng@gmail.com

Concourse Terrace Drainage Calculations

Design storm = 5-year storm event
Intensity = 3.1 in/hour
Runoff coefficient = 0.95
Impervious area = 0.19 acres

Runoff generated = (0.95)(3.1)(0.19) = 0.56 cfs = 251 gpm

Drainage Well

Well head available for discharge:
Top of lowest CB elevation = 4.35'
Top of vent pipe elevation = 9.00'
Wet season water level = 2.00'
Salt/Fresh water = 2'
Design head = 5.00' feet

24" well to be developed to discharge 200 gpm / ft. head

One well will discharge 1,000 gpm

Stage (feet)	Discharge (gpm)	Discharge (cfs)
4.0	0	0
4.5	100	0.22
5	200	0.45
5.5	300	0.67
6	400	0.89
6.5	500	1.12
7	600	1.34
7.5	700	1.56
8	800	1.78
8.5	900	2.01
9	1,000	2.23

Drainage Well Retention Tank

Q = 0.56 cfs, retention = 1.5 minutes
Volume = 0.56 cfs X 60 sec/min X 1.5 min = 50.4 cf
Use 4' wide X 5.33' deep X 10' long = 213.2 cf

Page 1 of 1

LEGEND

- PROPOSED CONCRETE
- PROPOSED GRADE
- EXISTING ELEVATION

PRELIMINARY WATER & SEWER PLAN

SCALE: 1"=10'

REVISIONS

NO.	DATE	DESCRIPTION
1	12-13-17	CITY REVIEW COMMENTS

ZEPHYR ENGINEERING

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wzephyreng@gmail.com
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ZE

CONCOURSE TERRACE II

9555 BAY HARBOUR TERRACE
BAY HARBOUR, FL

P.E.#:76036

DATE: 11/17/17

SCALE: 1"=10'

SHEET NO.:

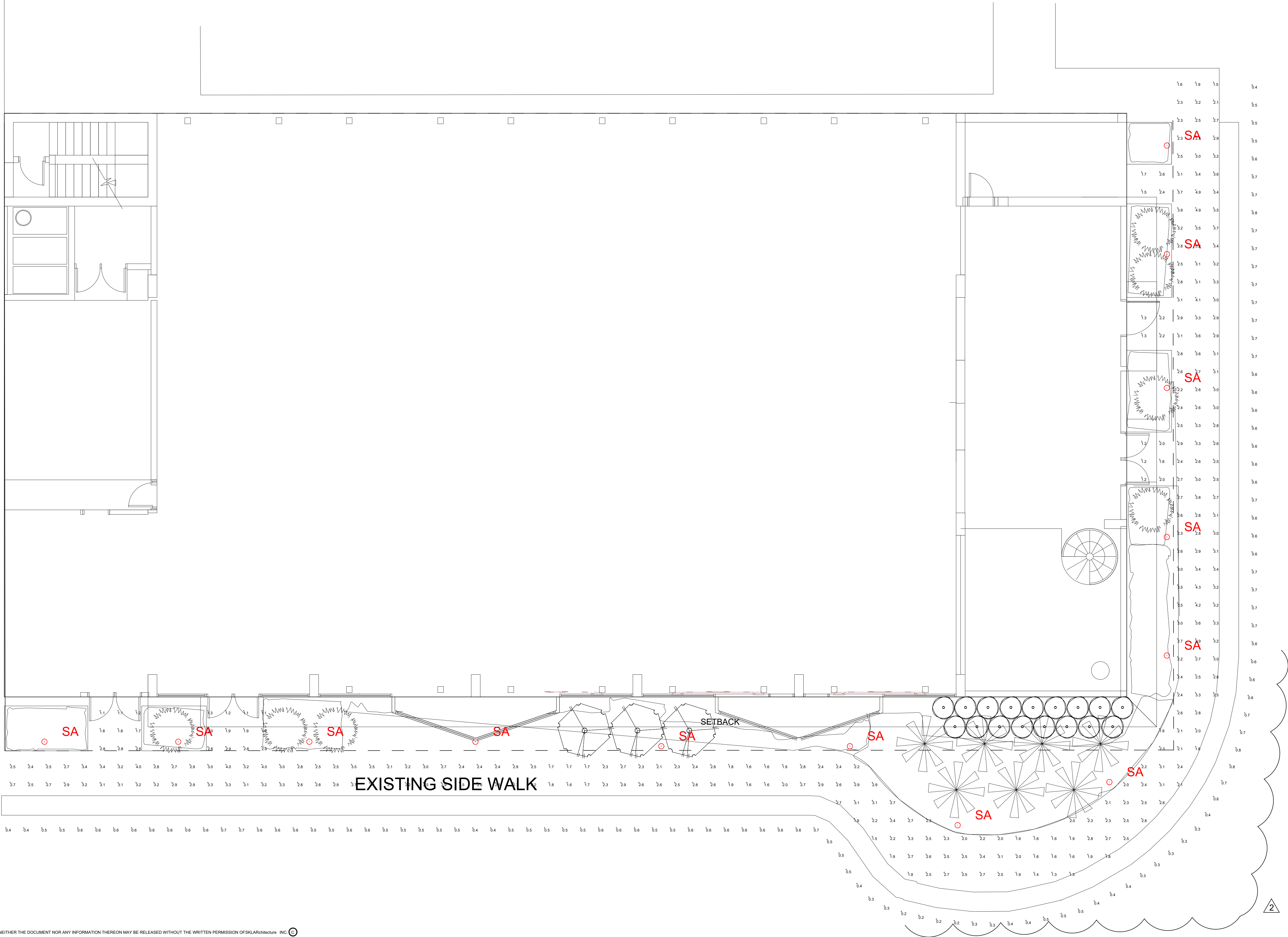
C2

2 OF 2

PROJECT NO.: 17-04

Luminaire Schedule					
Symbol	Qty	Label	Description	LLF	Lum. Lumens
	13	SA	CREE LTG #: PWY-EDG-3M-P3-02-E-UL-525-40K / 3' BOLLARD FIXTURE	0.900	1943

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SIDEWALK AREAS	Illuminance	Fc	2.58	4.9	1.1	2.35	4.45
SPILL LIGHT	Illuminance	Fc	0.54	0.8	0.2	2.70	4.00



SKLARchitecture

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IB 0000894
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CERTIFIED

SEAL
ARI L. SKLAR
LICENSE #AR1473

REVISIONS

- 2 12-21-17
DRB CMMNTS
- 3 01-15-18
DRB CMMNTS

NEW 6 STORY OFFICE BUILDING
CONCOURSE TERRACE II
9555 BAY HARBOR TERRACE, FL 33154

Drawn By:
AK
Checked By:
ARI SKLAR

GROUND FLOOR
SIDEWALK
PHOTOMETRIC

PH-1

PROJECT #17-024

DATE 12-04-17 3

**TOWN OF BAY HARBOR ISLANDS
COMMUNITY DEVELOPMENT
MEMORANDUM**

To: Town of Bay Harbor Islands
Planning and Zoning Board

From: Michael J. Miller, AICP 
Consultant Town Planner

Date: January 19th, 2018

Subject: Site Development Plan Application
Concourse Terrace II – Retail / Office Building
9555 Bay Harbor Terrace
Bay Harbor Islands Process No. SPR17-00002
MMPA Acct. No. 01-0702-1064

RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board review the most recent revised plans dated January 15th, 2018 and, if found acceptable, **APPROVE** the proposed Site Development Plan application, subject to the suggested conditions listed in the summary section of this report, and a finding by the Board of the following:

- 1) The mechanical parking system (vehicle lifts) requires approval from the Planning & Zoning Board pursuant to §23-30(f) and Town Attorney legal opinion.

GENERAL PROJECT INFORMATION

Land Use Designation: Commercial (C) District

Zoning District: Business (B-1) District

General Location: 9555 Bay Harbor Terrace

Legal Description: Lot 13, Less the westerly 5 feet, of Block 12, "Bay Harbor Island", according to the plat thereof, as recorded in Plat Book 46, at Page 5 of the Public Records of Miami-Dade County, Florida.

PROJECT DESCRIPTION

The project architect, SKLARchitecture Design Associates, as agent for the property owner, Kane Concourse Investment Group, LLC, has submitted a Site Development Plan application to allow for the construction of a proposed 46,738 +/- square foot commercial building located at 9555 Bay Harbor Terrace. The proposed new commercial building is shown to be 7-stories in height at 65' above BFE with roof-top amenities also shown. On the ground floor facing Bay Harbor Terrace and 95th Street there are 3 retail spaces that total 1,149 sq. ft. which have spiral staircases to 1,005 sq. ft. of "storage space" on the 2nd floor (total of 1,229 storage on 2nd floor). The 2nd floor also includes a proposed private gym for the building tenants. Floor 3 is dedicated solely to storage for the offices in the building; Floors 4-7 contain 18,389 +/- sq. ft. of office space. Floor areas shown in the building dedicated to storage will need to be restricted to this use, since they are not being included in the parking calculations at this time. If those areas are ever converted to habitable space, additional parking may be required. The subject property is currently developed as a surface parking lot with 25 parking spaces according to the survey submitted, all of which serves as a majority of the required parking spaces for the existing 21,995 square foot 2-story commercial building located directly north of the alley from the subject site. The subject property and above referenced existing commercial building located at 1080-90 Kane Concourse are owned by the same entity, Kane Concourse Investment Group. The proposed development plan anticipates the removal of the surface parking lot. The amount of parking to be provided for the subject site and 1080-90 complex will be met with existing parking on the 1080-90 site and within the parking garage of this site.

The main building placement meets the minimum required zoning setbacks, including the two (2) proposed "showcase windows" on the western side of the first floor facing Bay Harbor Terrace. The required B-1 Business District setbacks along Bay Harbor Terrace and 95th Street are an average of 5 feet - that means if some portion of a structure is closer than 5 feet to a street property line, other portions of the structure are required to set back more than 5 feet. The Flex Setback provisions can also be used for up to 33% of the lot length for building encroachments. The purpose of the Town's 5-foot average street setback is to mandate the placement of foundation landscaping adjacent to the building to create a "softer edge" than a "hard" sidewalk immediately abutting a vertical concrete building wall façade. No setback is required on the alley (unless deemed necessary for loading) or eastern property line. The plans comply with these setback requirements.

The site plan shows a single two-way vehicular driveway entrance to the 20-foot wide public alley on the north side of the building though a 20-foot wide overhead roll-up door opening with 16'-4" of vehicle stacking provided. Proposed are 63 parking spaces with a mechanical parking system operated by a valet service. While eight (8) parking spaces will remain on the "north site", most of the existing parking provide in the surface lot for the building to the north is apparently being eliminated by this development, due to a recent Town Code amendment designed to encourage more active Kane Concourse land uses. Despite the lower parking requirement, in total the "sites" will be short at least 33 required parking spaces; therefore, acquisition of additional parking spaces will be necessary from the Town's Parking Trust.

MMPA understands the Town's efforts to encourage active land uses; however, MMPA has some concern with the removal of a large percentage of the required parking spaces for the existing building on Kane Concourse coupled with the parking requirements for the new building. The subject property currently serves as the primary parking lot for the existing building on Kane Concourse. It should also be noted there are metered Town on-street parking spaces on both Bay Harbor Terrace and Kane Concourse, and the Town's 95th Street Parking Garage / surface parking are within a short walking distance from the site. The existing 2-story building on Kane Concourse has 21,200 gross square feet / 16,610 net square feet of building area. The first floor has four rental bays – one of which is retail (corner) while the others are offices. The second floor has all professional offices. Office uses are not exempt from the parking requirements.

OFF-STREET PARKING HISTORICAL ANALYSIS

In March 2004, the Town passed Ordinance No. 740 that exempted all first-floor restaurant / retail uses in buildings existing at the time the Ordinance was adopted from providing any parking spaces. The idea was to encourage retail / restaurant uses in those spaces.

In 2006, the Town modified the Town Parking Code to allow for the counting of only "net floor areas" to determine off-street parking requirements versus gross square feet. This allows for the deduction of "dead" spaces such as common lobbies, bathrooms, elevator shafts, stairwells, mechanical rooms and similar spaces that cannot be occupied.

In May of 2017, the Town passed Ordinance No. 1008 that exempted all retail, commercial, personal service, miscellaneous uses, and business uses in the B-1 Business District in existing buildings from providing any parking spaces. However, existing office uses and any new development (retail or office) must meet the current Town Code requirements. MMPA believes the revised plans / project data table do not show the correct number of existing parking spaces. Prior to BP issuance more detailed floor plans showing the existing "legal" parking spaces, as well as copies of the current BTR for the tenants in which a parking exemption is being claimed will be analyzed. This will ultimately affect the number of additional Town Parking Trust spaces required.

The plans state that there are four (4) existing tenants that would be exempted from Town parking requirements (this does not coincide with the information provided by the Town). If the applicant wishes to deduct this square footage from the total amount of required parking spaces, then the square footage would have to be restricted to those uses exempt unless additional parking is provided or purchased. Based on the data submitted by the applicant, the existing building on Kane Concourse should provide 39 parking spaces for its tenants today (6,858 sq. ft. 1st floor retail exempt / 2,843 sq. ft. 1st floor office / 9,661 sq. ft. 2nd floor office). The combined sites currently have 33 parking spaces (8 on existing building site / 25 in parking lot), 9 parking spaces short of the current parking requirement.

The Town's Code requires that at least 40% of the required parking spaces must be provided on-site, while the balance can be located off-site on another parcel of land tied to the "main" site by a Unity of Title or purchased via the Town's Parking Trust, and parking can occur in Town-owned parking lots or metered spaces. To acquire the required parking space shortage (9) for the

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Site Development Plan Application
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existing building in the Town Parking Trust would cost \$180,000 ($\$20,000 \times 9 = \$180,000$). Based on the proposed retail / office square footages noted on the plans, the new building will require 63 parking spaces (1,149 sq. ft. retail = 4 spaces / 18,389 sq. ft. office = 61). Therefore, a total of 104 parking spaces are required – only 71 will be provided on the two sites = 33 parking spaces short @ \$20,000 each = \$660,000.

The Town should consider the possible negative impact to the commercial area due to a loss of parking spaces. According to the 2004 Rich Associates Parking Study for the Town's commercial areas, Block 12 was short of parking spaces by about 25 spaces. The Town's Parking Garage has a surplus of parking spaces versus commitments but when the Cadillac dealer stores new cars there the quantity is greatly diminished. It should be noted the travel distance from the subject site to the Town garage is not far for pedestrians. In addition, there are on-street spaces along Kane Concourse and Bay Harbor Terrace.

BACKGROUND INFORMATION

In the last decade+/- the Town of Bay Harbor Islands has completed major amendments to the Town's adopted Comprehensive Plan and Land Development Regulations (LDRs). The former BAA zoned lands are now referred to as the B-1 Business District. The Town studied and completely updated the Land Development Regulations for the B-1 properties. In addition, the Town adopted other modifications to several other code provisions that affect yard encroachments, parking lot designs and provisions, building height limits and exceptions as well as other building design standards. The plans generally adhere to the land development criteria.

HISTORY OF PRIOR APPROVALS FOR STHE SITE

Between 2006-2009 the Town reviewed / approved a similar land development application for a 6-story / 48,441 sq. ft. commercial / office building complex with 1,054 sq. ft. of retail space on the first floor facing 95th Street and 36 parking spaces (18 parking lifts), with the balance of the upper 5 floors of the building square footage (19,402 net sq. ft.) being office space. To meet the Town's Off-street Parking Code requirements at that time, the developer proposed to provide 43 parking spaces on-site (42%) with the balance of the required parking spaces (60) purchased from the Town's Parking Trust. Because the owner did not submit a Building Permit application to the Town within the specified time-period, nor filed any time extension requests, to our knowledge the Site Development Plan approval expired.

COMPREHENSIVE PLAN / ZONING

Comprehensive Plan – The subject site has a Future Land Use Map (FLUM) designation of "Commercial." The proposed use of the commercial property would be consistent with the applicable FLUM designation of the property.

Michael Miller Planning Associates, Inc.

Land Development Regulations / Zoning Code –The subject site has a Zoning classification of “B-1” Business District. The applicable permitted uses are listed in the Town’s B-1 Business District in Section 23-5. The proposed use of the commercial property is consistent with this zoning classification.

PLATTING

The site will not require re-platting, as the site is currently platted as described above. The land area is comprised of Lot 13, less the westerly 5 feet of Block 12. The westerly 5 feet of the lot was granted to the Town many years ago to allow Bay Harbor Terrace to be a wider road near the intersection of Kane Concourse and to allow on-street curb parking. A Unity of Title ties the lands together for parking purposes – this will have to remain.

RIGHT-OF-WAY AND ACCESS DESCRIPTION

The current access to the surface parking lot is only from 95th Street. Bollards block access to the driveway connection to the alley. The proposed site plan depicts one 20’ wide access driveway from the parking garage, with 16’4” for vehicular stacking to the alley on the north side of the site. Although the driveway connection is dimensioned at 20 feet in width, below the Town’s minimum design criteria, it will be adequate.

SUGGESTED CONDITIONS OF APPROVAL/SITE PLAN COMMENTS

Following are comments based on the revised plans dated January 19th, 2018, for consideration:

1. This approval is based on the revised Site Development Plan dated January 15th, 2018, as well any required modifications stated herein, and any modifications required by the Planning and Zoning Board. Any changes desired after the Board’s approval may require separate approvals from the Town staff and / or Planning and Zoning Board as specified in the Code.
2. The floor areas shown on Floors 2 and 3 dedicated to storage are restricted to storage uses only, in order for parking to not be required for this square footage of floor space.
3. The mechanical parking system requires approval from Planning & Zoning Board pursuant to §23-30(f) and Town Attorney legal opinion. This will obviate the need to comply with the construction and dimensional requirements (paving, layout, markings, car stops) listed in §19-23 and §23-30 that the parking lift system could not comply with.
4. Prior to the issuance of Building Permits the applicant must acquire 33 off-site parking spaces to meet the collective parking needs of the subject site and the existing 1080-90 Kane Concourse commercial complex. The exact quantity of additional off-site parking spaces will be adjusted based on the exempt tenant land uses within the 1080-90 Kane Concourse complex.

AGENDA ITEM REPORT

February 6, 2018

ITEM NUMBER: 4.

ITEM: Approval of the minutes held on June 6, 2017, June 20, 2017 and September 5, 2017.
(Item #4)

DESCRIPTION:

RECOMMENDED ACTION:

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez

ATTACHMENTS

1.	Minutes 06/06/2017	6-6-17 DRAFT.docx
2.	Minutes 9/5/2017	9-5-17 DRAFT.docx
3.	Minutes 6/20/2017	6-20-17 DRAFT.docx

**TOWN OF BAY HARBOR ISLANDS
MINUTES OF A PLANNING AND ZONING MEETING**

A Planning & Zoning Board Meeting was held Tuesday, June 6, 2017 at 7:00 p.m. in the Council Chambers. The meeting was opened with the Pledge of Allegiance. Upon roll call, the following Board Members responded:

Chair Steven Hurwitz

Vice Chair Jerome Gavcovich

Board Member Alan Bebchik

Board Member Robert Saland

Board Member Oscar Sklar

Item 1. Request for approval for an addition for “WIZO Women's International Zionist Organization” located at 1150 Kane Concourse, 5th Floor, Lot 7 of Block 20. The owners are proposing to demolish the existing outdoor terrace on the rear (south) building façade and enclose the terrace space to use as additional office area. The new habitable space on the 5th floor of the building will have an additional 273 square foot. Enclosed please find the site plan and elevations.

Architect, Roberto Gambach, came forward and presented the proposed addition to the reference property location. The proposed renovations included the demolition of the existing outdoor terrace on the rear and enclosing the terrace space to use as additional office area. He added that they expect a clean and dry construction. The modifications will have no impact on the building patter and colors.

PUBLIC COMMENT

Frances Neuhut, 1060 Kane Concourse, came forward and felt that the usage space is being change to office space. She also felt that the property would need adequate parking and Town Council approval.

CLOSED PUBLIC COMMENT

Town Planner Michael Miller, the proposed modifications does not require Town Council approval and adequate parking has been provided. He added that the applicant has reconfigured the parking lot and has met all the parking requirements.

There was a brief discussion on the parking configuration; handicap parking space and the steel canopy frame.

ACTION: Board Member Saland made a motion to approve the proposed addition subject to the applicant making the necessary changes for a handicap parking space. Vice Chair Gavcovich seconded the motion and it passed unanimously.

Item 2. Approval of minutes of the Board meeting held on March 21, 2017.

ACTION: Board Member Bebchik made a motion to approve the meeting Minutes. Board Member Saland seconded the motion and it passed unanimously.

CHAIR

ATTEST

TOWN CLERK

DRAFT

TOWN OF BAY HARBOR ISLANDS
MINUTES OF A PLANNING AND ZONING MEETING

A Planning & Zoning Board Meeting was held Tuesday, September 5, 2017 at 7:00 p.m. in the Council Chambers. The meeting was opened with the Pledge of Allegiance. Upon roll call, the following Board Members responded:

Chair Steven Hurwitz

Vice Chair Jerome Gavcovich

Board Member Alan Bebachik

Board Member Jed Frankel

Board Member Robert Saland

Board Member Oscar Sklar

Item 1. Request for approval for an addition for a single family home for Rafael and Rebeca Kravec located at 9555 Broadview Terrace lot 7 of Block 31. The proposed addition and renovation of 1,037 sq. ft. will total 3,727 square feet of living space and a porch on the street side of the property. The residence will have four (4) bedrooms, four (4) full bathrooms, one (1) powder room and a playroom.

Architect Luis Arosa, 12980 SW 80 Street, came forward and presented the proposed addition to the single family residence. He explained that the applicant was proposing a remodeled to the existing residence. The home would have a 40 feet setback on Kane Concourse but would not encroach into the setbacks. He presented the Board with the proposed elevations of the front façade which follow the existing design and incorporates new railings for a more contemporary design. Among the upgrades were new impact resistance windows and a new metal flat roof.

There was a brief discussion on the loggia ; setbacks; front yard fence on Kane Concourse; location of the front of the home; proposed landscaping plan; railings; planters in the front façade; colors; and suggestions to the office/ playroom for the west façade.

ACTION: Vice Chair Gavcovich made a motion to approve the proposed addition and subject to the following conditions:

1. Eliminate the window in the playroom on the west façade.
2. Bedroom #3 needs to be study and modified to fit the interior design.
3. Eliminate the railings and continue the steps around.
4. Add a planter box on the north facade.

Board Member Bebachik seconded the motion and it passed unanimously.

Item 2. Request for approval for an addition for a single family home for Dora Bay, LLC located at 1271 94 Street, Lots 13-14 of Block 32. In 2015 the Board approved plans for a new single family home on the subject property. The owners decided not to proceed with that project.. The owners are now proposing an addition and renovation to the existing single family home. The proposed addition and renovation will add 1,139 sq. ft. of new a/c floor area plus a 456 sq. ft. of garage totaling 4,809 square feet of living space. The residence will have five (5) bedrooms and six (6) full bathrooms.

Architect, Alan Bartoli, came forward and presented the proposed renovations to an existing single story family residence. The proposed design would increase in square footage by adding two (2) bedrooms, and one (1) car garage. The renovations included a new metal roof that connected the master bedroom to the rear and artificial turf to the front entrance. He also presented the Board with the proposed landscaping plan and explained that four (4) trees would be replaced with shade trees.

There was a brief discussion on the landscaping plan; proposed materials; architectural design; reflection pond; artificial turf; steps around the driveway; handrails; fence material; roof slope; front entrance door material; cover terrace and roof overhang.

ACTION: Board Member Sklar made a motion to approve the proposed renovations as presented. Vice Chair Gavcovich seconded the motion and passed unanimously.

There being no further business to discuss meeting was adjourned at 8:18 p.m.

MAYOR

ATTEST

TOWN CLERK

**TOWN OF BAY HARBOR ISLANDS
MINUTES OF A PLANNING AND ZONING MEETING**

A Planning & Zoning Board Meeting was held Tuesday, June 20, 2017 at 7:00 p.m. in the Council Chambers. The meeting was opened with the Pledge of Allegiance. Upon roll call, the following Board Members responded:

Chair Steven Hurwitz

Board Member Alan Bebchik

Board Member Jed Frankel

Board Member Robert Saland

Board Member Oscar Sklar

~~Item 1. Request for approval for a primary sign for "Bal Harbour Jewelry" located at 1160 Kane Concourse, #100B. The tenant has installed a primary sign without any approval or permits. A courtesy notice was issued by Code Enforcement. This style of sign is required to go before Planning and Zoning for approval. The previous tenant "Estrel" came before the Board and received approval for their sign. The new tenant replaced the sign to match the existing. Enclosed please find a picture of the elevation and attachment.~~

Item 2. Request for approval for a new single family home for "Richard L. and Karen Saka" located at 9640 E. Broadview Drive, Lot 1 of Block 30. The owners are proposing to construct a new single family home on an interior corner lot. The proposed 2- story home has approximately 6,155 square feet of living space with a two- car garage, a courtyard, covered balconies, covered terrace, and open deck/pool area. The residence will have seven (7) bedrooms, six (6) full bathrooms and one (1) half bath. Enclosed please find the site plan, elevations and landscape plan.

Architect, Daniel Sorogon, came forward and presented the applicants proposed plans to construct a new single family residence to be located at 9640 W. Broadview Drive. The new home would have seven bedrooms, six full bathrooms and 1 half bathroom.

PUBLIC COMMENT

France Neuhut, 9920 W. Broadview Drive, came forward and was concerned with the proposed landscaping plan. She inquired about the oak tree located on the existing site.

CLOSED PUBLIC COMMENT

There was a brief discussion on the proposed landscaped plan; opposed to the decorative aluminum balcony railings; proposed colors of the home; the addition of landscaping to the south elevation; upstairs bedroom fixed glass panels and pool deck.

ACTION: Board Member Bebchik made a motion to approve the proposed single family home with the following conditions:

1. The landscaping use to screen the pool area shall be a minimum 5 feet in height at planting.
2. South elevation, the quadra florist shall be aligned with the windows.

Board Member Saland seconded the motion and it passed unanimously.

CHAIR

ATTEST

TOWN CLERK

DRAFT