

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.

TOWN OF BAY HARBOR ISLANDS PLANNING AND ZONING BOARD

April 17, 2018

FINAL AGENDA

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

PLEDGE OF ALLEGIANCE

ROLL CALL

1. Request for approval of a revision for a new multi-family dwelling "Atlantis" located at 10281 W. Bay Harbor Drive, Lots 6 & 7 of Block 5. On March 21, 2017 the Board approved the project. A revision was submitted on April 3, 2018. The developers are proposing to construct a twenty eight (28) unit mid rise residential development. The proposed units range from 1,033 to 1,990 sq. ft. The proposed design incorporates one squared building positioned on top of a two-story parking garage structure. The building is 7 stories in overall height (5 floors of residential over 2 floors of garage / building lobby) @ 65 ft. above BFE. The developer will be required to obtain 11 Transfer of Development Rights (TDR). Enclosed please find the previously approved and proposed site plan and elevations. (Item #1A)

** Staff Review:* Design meets Town Code and was approved by the Development Review Committee pending the approval of 11 Transfer of Development Rights.

2. Request for approval for a new single family home for "Yellow B LLC" located at 9525 East Broadview Drive, Lot 102 & 103 of Block 23. The property owner is proposing to construct a new two story single family home. The proposed two story home has approximately 7,587 square feet of a/c living. The residence will have 5 bedrooms, 7 1/2 baths and a three car garage. Enclosed please find the site plan and elevations. (Item #2A)

** Staff Review:* Design meets Town Code and was approved by Michael Miller Planning Associates Representative, Mr. Christopher Gratz, AICP.

3. Approval of minutes of the Board meeting held on October 17, 2017 (Item #3A)
4. **Continuing discussion and recommendation** requested by the Town Council regarding the design standards for single family homes on the West Islands.

ADJOURNMENT

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

April 17, 2018

ITEM NUMBER: 1.

ITEM: Request for approval of a revision for a new multi-family dwelling "Atlantis" located at 10281 W. Bay Harbor Drive, Lots 6 & 7 of Block 5. On March 21, 2017 the Board approved the project. A revision was submitted on April 3, 2018. The developers are proposing to construct a twenty eight (28) unit mid rise residential development. The proposed units range from 1,033 to 1,990 sq. ft. The proposed design incorporates one squared building positioned on top of a two-story parking garage structure. The building is 7 stories in overall height (5 floors of residential over 2 floors of garage / building lobby) @ 65 ft. above BFE. The developer will be required to obtain 11 Transfer of Development Rights (TDR). Enclosed please find the previously approved and proposed site plan and elevations. (Item #1A)

DESCRIPTION:

RECOMMENDED ACTION:

Design meets Town Code and was approved by the Development Review Committee pending the approval of 11 Transfer of Development Rights.

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez

ATTACHMENTS

1.	Atlantis - Revised PZB Staff Report - April 4 2018	Atlantis - Revised PZB Staff Report - April 4 2018.pdf
2.	10281-WBHD-ATLANTIS-PZ-BOARD-REVISIONS-040318	10281-WBHD-ATLANTIS-PZ-BOARD-REVISIONS-040318.pdf

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

To: Planning and Zoning Board
Town of Bay Harbor Islands

From: Michael J. Miller, AICP 
Consultant Town Planner

Date: April 3rd, 2018

Subject: Site Development Plan Application – Revision #1
Atlantis of Bay Harbor – 28 DU Multi-Family Residential Complex
10281 West Bay Harbor Drive
Bay Harbor Islands Acct. No. MB2017-21
MMPA Acct. No. 01-0702-1049

RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board review the most recent revised plans dated April 3rd, 2018 and, if found acceptable, as submitted or with modifications, **APPROVE** the proposed Site Development Plan application subject to any staff recommended conditions listed herein.

PROJECT REVIEW HISTORY

Between August 2015 and June 2016 the Town reviewed a Site Development Plan application for the above referenced property. The Town's DRC met several times, as well as the Planning and Zoning Board debating the design. The PZB deferred action on the application repeatedly, advising the applicant to make several design changes. Those original plan were abandoned.

In January 2017, the Town received a new Site Development Plan application prepared by a new project architect (Frankel Benayoun). The Town's DRC reviewed the new application and recommended approval of the application, subject to the architect making a few minor revisions, which was done. The Planning and Zoning Board approved the Site Development Plan at their March 21st, 2017 meeting subject to conditions. The Town Council approved the transfer of 11 TDR units on June 12, 2017.

When building permits were submitted in November 2017 MMPA reviewed the plans and found several minor changes, which after consulting with Town staff, some were deemed to be able to approved administratively - the only change that was appearance related was the elimination of a proposed water feature at ground level. Now, other revisions have been presented and the scope of the changes were felt to be substantial enough to require Planning and Zoning Board re-review.

Site Development Plan Application – Revised Application
Atlantis of Bay Harbor - Multi-Family Residential
10281 West Bay Harbor Drive
Planning and Zoning Board Staff Report
April 3rd, 2018
Page 2

Below are all of the changes since the PZ Board approved the plans on March 21st, 2017:

1. Eliminate the water feature on Level 1.
2. Eliminate the entry canopy on the north side of the building.
3. Reduce the amount of glazing on all four (4) exterior elevations.
4. Revise the roof plan to eliminate all amenities on the east portion of the roof, replace the cooling tower with conventional condensing units, reduce the size of the pool.

GENERAL PROJECT INFORMATION

Land Use Designation:	MH – Medium-High Density Residential
Zoning District:	RM-2 Multiple Family District
General Location:	10281 West Bay Harbor Drive
Legal Description:	Lots 6 and 7 of Block 5, “Bay Harbor Island” Subdivision according to the plat thereof, as recorded in Plat Book 46, at Page 5 of the Public Records of M-D County.

PROJECT DESCRIPTION

Frankel Benayoun Architects Inc., as agent for the property owner, Atlantis 103, LLC has submitted a revised Site Development Plan application to allow for the construction of a twenty-eight (28) dwelling unit mid-rise residential development located at 10281 West Bay Harbor Drive. The proposed DUs range from 1,033 to 1,990 square feet of A/C space plus balconies, etc.

The lots are currently vacant; however, those lots were previously developed with a duplex (2 DU) and one six (6) DU residential complex for a total of eight (8) DU. Therefore, the net increase would be twenty (20) DU. The proposed site design incorporates one (1) square-shaped building on top of a 2-story parking garage structure that is located at grade. Two (2) main driveway connections are proposed for the site. The northern driveway is a two-way driveway connection to 103rd Street that is 23-feet in width and provides access to the first level of the parking garage. The western driveway is a looped driveway connection to West Bay Harbor Drive that provides two-lane one-way inbound access near the southern end of the site that is 24-feet in width which provides access to the second level of the parking garage as well as the building lobby. The ramp of the second level parking garage is a two-way ramp which exits into the one-way looped driveway that exits near the northern end of the site. Two (2) Fire Department staging area are shown on the roadways adjoining the site; one near each two-lane driveway. It is not known if the M-D Fire Dept. has formally reviewed / approved them, but they have approved similar staging areas for other redevelopment projects in the Town.

On the building rooftop is a recreational facility with a swimming pool, sun-deck area, men’s and women’s restrooms. The proposed new building is 7-stories in height; five (5) floors of residential use over two (2) floor of parking / building lobby @ 65-feet above BFE.

Site Development Plan Application – Revised Application
Atlantis of Bay Harbor - Multi-Family Residential
10281 West Bay Harbor Drive
Planning and Zoning Board Staff Report
April 3rd, 2018
Page 3

At the 3/21/17 PZB meeting it was determined that the above grade level parking garage is adequately screened from adjoining sites in accordance with Section 23-24(d)(4). This Code section requires parking garages to be completely closed-in and/or all openings adequately screened as required by the PZB to protect adjoining sites from noise / light.

The survey indicates the total lot area is 22,366 square feet / 0.513 acres in size. This would allow a maximum of seventeen (17) dwelling units on the property at the maximum allowable base density (34 DUA). The proposal is to build twenty-eight (28) dwelling units (54.6 DUA) and the developer has acquired 11 TDR units.

The adjoining / nearby development sites currently include the 2-story Morning Star apartment complex @ 16 DU / 30.8 DUA to the immediate east. To the immediate south is the 2-story Wedgewood apartment complex @ 14 DU / 26.9 DUA and the 3-story Bay Har, LLC Townhomes complex @ 5 DU / 19.23 DUA. To the west across West Bay Harbor Drive is the 10-story Coral Sea Towers high-rise @ 40 DU / 54.6 DUA. To the north across 103rd Street is the 11-story Island Point Condominium high-rise complex @ 85 DU / 34.8 DUA. 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 completed major amendments to the Town's adopted Comprehensive Plan and Land Development Regulations (LDRs) in the last 13+/- years. The proposed plans of development is compliant with the current Code requirements.

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 28 DU via the base density. Therefore, 11 additional TDR units were required and approved by the Town Council on June 12th, 2017, making, the proposed development consistent with the applicable FLUM designation of the property.

Land Development Regulations / Zoning Code – The property has a Zoning classification of RM-2 Multiple Family Zoning District. The maximum building height allowed in this area is 65 feet (measured from BFE to top of main roof deck). The proposed use of the property is consistent with this zoning classification.

PLATTING

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

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

The northern driveway is a two-way driveway connection to 103rd Street that is 23-feet in width and provides access to the first level of the parking garage. The western driveway is a looped driveway connection to West Bat Harbor Drive that provides two-lane one-way inbound access near the southern end of the site that is 24-feet in width which provides access to the second level of the parking garage as well as the building lobby. The ramp of the second level parking garage is a two-way ramp which exits into the one-way looped driveway that exits near the northern end of the site. Based on 28 DU, the Code requires at least fifty-six (56) parking spaces. Fifty-eight (58) parking spaces are provided (5 standard, 52 tandem, and 1 ADA space). As this is a two-lot development, two (2) guest parking spaces are required as well as a drop-off area near the lobby entrance, which the plans meet.

Two (2) Fire Department staging area are shown on the plans on the roadways adjoining the site; one near each two-lane driveway and were approved by the Miami-Dade County Fire Department.

BUILDING DESIGN / BUILDING LENGTH / BREEZEWAY

The building design is clean / modern with decorative stone and wooden accents. The building does not exceed one hundred twenty (120) feet in length; therefore, no "breezeway" is required.

SUGGESTED CONDITIONS OF APPROVAL / SITE PLAN COMMENTS

Following are suggested conditions of approval and/or comments on the latest plans dated April 3rd, 2018 submitted to the Town for consideration:

- 1) This approval is based on the revised Site Development Plans prepared by Frankel Benayoun Architects, Inc. dated April 3rd, 2018. Any substantial changes requested after the PZB approval may require a separate approval from staff and/or the Planning and Zoning Board, as specified in the Town Code. This revised approval is only for the items noted.
- 2) A Unity of Title document acceptable to the Town Attorney's Office is necessary to legally tie the two (2) lots together. This must be accomplished prior to the issuance of building permits.
- 3) Payment of all required Town impact fees prior to issuance of building permits.
- 4) Coordinate with the Miami-Dade County School Board staff through the Town's Building Department staff to address any public-school concurrency deficiencies at public schools that serve the Town. If impact fees / mitigation is required, an agreement / mitigation must be finalized prior to the issuance of building permits.
- 5) Any further 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 Section 5-23.1(c).

ATLANTIS

NEW CONDOMINIUM BUILDING

10281 WEST BAY HARBOR DRIVE, BAY HARBOR ISLANDS, FL 33154



STREET PERSPECTIVE

LANDSCAPE ARCHITECT:
GEOMANTIC DESIGNS, INC.

6800 S.W. 81st STREET
Miami, Florida 33143
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F A X : (3 0 5) 6 6 8 . 8 4 2 6

OWNER / DEVELOPER:

ATLANTIS 103, LLC

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MIAMI, FLORIDA 33166
P H : (3 0 5) 5 9 2 . 2 5 2 6



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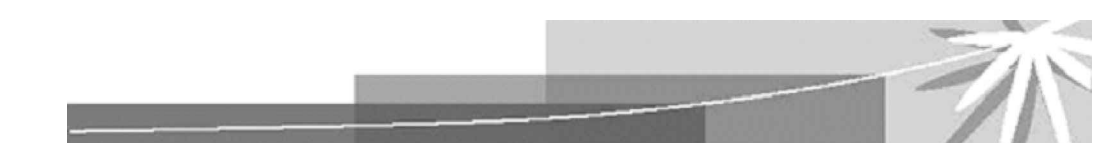
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F A X : (3 0 5) 3 6 7 . 0 3 7 2

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FRANKEL BENAYOUN
ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494
MARKUS A. FRANKEL LICENSE NO. AR0007143
IFHAT BENAYOUN FISHMAN. LICENSE NO. AR0017273
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E-MAIL: INFO@FRANKELBENAYOUN.COM



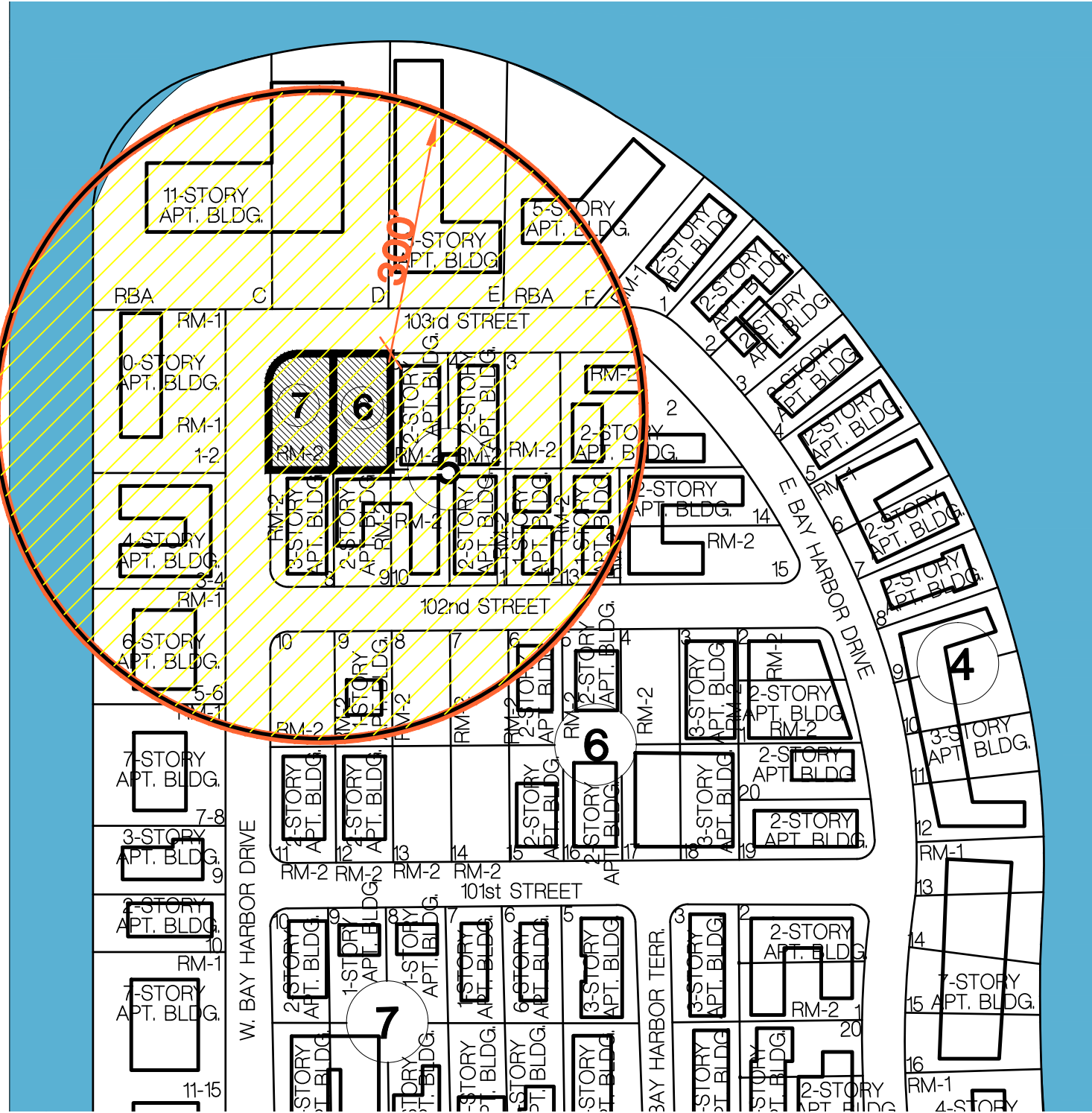
P&Z REVISIONS - APRIL 3, 2018

FIRM MAP PANEL # 144 OF 1031



AERIAL MAP
SCALE: N.T.S.

HATCHED AREA INDICATES 300' RADIUS FROM SITE



LOCATION MAP
SCALE: N.T.S.

NOTE: FLUM LAND USE DESIGNATION FOR PROPERTIES WITHIN 300' RADIUS OF SITE ARE MEDIUM-HIGH DENSITY RESIDENTIAL; [HATCHED AREA INDICATES 300' RADIUS]

ARCHITECTURAL ANALYSIS							ZONING SUMMARY			
THE SITE IS VACANT							SFACRES			
BUILDING OCCUPANCY R2							LOT AREA22,3660.51 +/-			
TYPE OF CONSTRUCTIONTYPE I-B							LEGAL DESCRIPTION			
FLORIDA BUILDING CODE 5th EDITION 2014							LOTS 6 & 7 BLOCK 5 BAY HARBOR ISLAND, RECORDED IN PLAT BOOK 46 AT PAGE 5 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.			
FLORIDA FIRE PRENTION CODE 5th EDITION							FLOOD ELEVATION9.0' NGVD			
UNIT #	# OF UNITS	NSF PER UNIT	*GSF PER UNIT	BALCONY P. ENTRY	SF	# OF BD / # OF BA	THE SITE IS LOCATED IN FLOOD ZONE "AE", WITH A BFE OF 9.0' NGVD. MAP/PANEL			
UNIT 301	1	1,868	2,003	440	SF	3 BD / 3.5 BA	CROWN OF THE ROAD5.23' NGVD			
UNIT 302	1	1,297	1,390	109	SF	2 BD / 2 BA	ZONING CLASSIFICATIONRM2 - MULTI FAMILY RESIDENTIAL DISTRICT			
UNIT 303	1	1,627	1,753	363	SF	2 BD / 2.5 BA	FUTURE LAND USE DESIGNATIONMEDIUM-HIGH DENSITY RESIDENTIAL			
UNIT 304	1	1,613	1,750	484	SF	2 BD / 2.5 BA	FLR			
UNIT 305	1	1,319	1,441	353	SF	2 BD / 2 BA	(DETERMINED BY THE SETBACKS)			
UNIT 306	1	1,787	1,938	500	SF	2 BD / 2.5 BA	MAXIMUM DENSITY [0.51 ACRES X 60 DUA]			
UNIT 401	1	1,766	1,906	542	SF	3 BD / 3.5 BA	34 UNITS PER NET ACRE [ALLOWABLE BASE DENSITY]			
UNIT 402	1	1,145	1,240	246	SF	2 BD / 2 BA	SETBACKS			
UNIT 403	1	1,425	1,546	592	SF	2 BD /2.5 BA	FRONT:			
UNIT 404	1	1,310	1,424	903	SF	2 BD /2 BA	UP TO 30'-0" HIGH			
UNIT 405	1	1,320	1,410	350	SF	2 BD/2 BA	UP TO 45'-0" HIGH			
UNIT 406	1	1,552	1,695	737	SF	2 BD/2.5 BA	UP TO 65'-0" HIGH			
UNIT 501	1	1,766	1,905	472	SF	3 BD / 3.5 BA	REAR UP TO 30'-0" HIGH			
UNIT 502	1	1,145	1,240	118	SF	2 BD / 2 BA	1'-0" ADDITIONAL FOR EACH 3'-0" OF HEIGHT ABOVE 30'-0"			
UNIT 503	1	1,431	1,546	312	SF	2 BD /2.5 BA	SIDE:			
UNIT 504	1	1,309	1,423	681	SF	2 BD /2 BA	UP TO 30'-0" HIGH 10% OF LOT WIDTH			
UNIT 505	1	1,320	1,410	324	SF	2 BD/2 BA	1'-0" ADDITIONAL FOR EACH 3'-0" OF HEIGHT ABOVE 30'-0"			
UNIT 506	1	1,551	1,693	497	SF	2 BD/2.5 BA	FLEX: 1/3 OF BUILDING LENGTH			
UNIT 601	1	1,778	1,916	471	SF	3 BD / 3.5 BA	@ NORTH [0.33 X 115'-0"]			
UNIT 602	1	1,010	1,085	266	SF	1 BD / 2 BA + STUDIO	@ EAST [0.33 X 120'-0"]			
UNIT 603	1	1,249	1,348	509	SF	2 BD /2.5 BA	@ SOUTH [0.33 X 115'-0"]			
UNIT 604	1	1,638	1,767	447	SF	2 BD /2.5 BA	@ WEST [0.33 X 120'-0"]			
UNIT 605	1	1,840	1,964	703	SF	2 BD/2.5 BA	MAXIMUM HEIGHT			
UNIT 701	1	1,778	1,916	379	SF	3 BD/3.5 BA	MAXIMUM BUILDING HEIGHT			
UNIT 702	1	1,010	1,085	118	SF	1 BD / 2 BA + STUDIO	GROUND LANDSCAPE AREA			
UNIT 703	1	1,249	1,348	286	SF	2 BD / 2.5 BA	20% OF LOT AREA MINIMUM			
UNIT 704	1	1,638	1,767	538	SF	2 BD/2.5 BA	IMPERVIOUS AREA			
UNIT 705	1	1,840	1,964	262	SF	2 BD/2.5 BA	ROOF DECK LANDSCAPE REQUIREMENTS			
TOTAL	28	41,581	44,873	-	SF		15% OF ROOF AREA MINIMUM			
STORAGE2825 SF EACH							LOT COVERAGE			
NOTE: 1. DENS AND STUDIOS CAN NEVER BE CONVERTED OR USED AS BEDROOMS, UNLESS THE DU SIZE IS ADEQUATE AND BUILDING CODE REQUIREMENTS ARE MET. 2. PROVIDE SOUND ABATEMENT PANELS AROUND WALLS OF COOLING TOWER & GENERATOR ROOM.							(PERIMETER DETERMINED BY THE SETBACKS)			
							PARKING SPACE REQUIREMENTS			
							RESIDENTIAL - 2 PER DWELLING UNIT MINIMUM & 2 GUEST PARKING AS A SUBSET OF THE TOTAL			
							FRANKEL BENAYOUN ARCHITECTS INC. ARCHITECTS PLANNERS INTERIOR DESIGN LICENSE NO. AA-C001494 MARKUS A. FRANKEL, LICENSE NO. AR0007143 PHAT BENAYOUN FISHMAN, LICENSE NO. AR0017273 1166 KANE CONCOURSE, SUITE 200 BAY HARBOR ISLANDS, FLORIDA 33154 PH: (305) 868.3050 FAX: (305) 868.3050 E-MAIL: INFO@FRANKELBENAYOUN.COM			
							OWNER / DEVELOPER ATLANTIS 103, LLC 7657 NW 50TH STREET MIAMI, FLORIDA 33166 T. 305.592.2526 F. 305.592.7887			
							PROJECT MANAGER: RILEA MANAGMENT, LLC 1200 BRICKEL AVE SUITE 120 MIAMI, FLORIDA 33131 PH: (305) 371.5254			
							CIVIL ENG: HOLLAND ENGINEERING INC. civil engineers 3900 HOLLYWOOD BOULEVARD HOLLYWOOD, FL - 33321 (954)367-0371, (954)367-0372 Fax SUSAN C. HOLLAND, PE Reg. no. 41831			
							LANDSCAPE ARCH: GEOMANTIC DESIGNS, INC. LANDSCAPE ARCHITECTURE ROBERT PARSLEY A.S.L.A. 6800 S.W. 31 STREET MIAMI, FL 33143 PHONE: 305-665-9688 FAX: 305-668-8426			
							STRUCTURAL ENGL ARBAB ENGINEERING, INC. CONSULTING ENGINEERS 3353 NE 163 STREET, SUITE 701 NORTH MIAMI BEACH, FLORIDA 33160 PHONE NO (305) 940-3088 FAX NO (305) 940-3273 EB NUMBER: 0007488 PE NO. 35460			
							MEP ENGL J G P ENGINEERING GROUP 1717 N. FLORIDA AVE 18th 00007788 3053 NW 79 AVENUE MIAMI, FLORIDA 33122 (305) 438-6292 FAX (305) 438-9272 E-MAIL: JGP@JGPENGINEERING.NET JOSE G. PUIG SR. FLORIDA P.E. # 47817 JOSE G. PUIG JR. FLORIDA P.E. # 49148 HECTOR M. BLASCO FLORIDA P.E. # 56115			
							SIGNATURE DATE			
							NO. REVISION DATE BY			
							DRAWING TITLE			
							PROJECT INFO			
							SCALE 1/8" = 1'-0" DATE APRIL 3, 2018			
							SHEET NUMBER			
							A-002			
							P&Z REVISIONS			



AERIAL VIEW - P&Z BOARD APPROVED - FEBRUARY 13, 2017



AERIAL VIEW - P&Z BOARD REVISIONS - APRIL 3, 2018

FRANKEL BENAYOUN
ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

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JOSE G. PUIG SR. FLORIDA P.E. # 47817
JOSE G. PUIG JR. FLORIDA P.E. # 49148
HECTOR M. BLASCO FLORIDA P.E. # 56115

ATLANTIS
10281 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE		DATE	
NO.	REVISION	DATE	BY

DRAWING TITLE:

AERIAL VIEW

SCALE: 1/8" = 1'-0" DATE: APRIL 3, 2018
SHEET NUMBER:

A-0.03
P&Z REVISIONS



RENDERING [103RD STREET VIEW] - APPROVED FEBRUARY 13, 2017



RENDERING [103RD STREET VIEW] P&Z BOARD REVISIONS - APRIL 3, 2018

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JOSE G. PUIG SR. FLORIDA P.E. # 47817
JOSE G. PUIG JR. FLORIDA P.E. # 49148
HECTOR M. BLASCO FLORIDA P.E. # 56115

ATLANTIS
10281 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE		DATE	
NO.	REVISION	DATE	BY

DRAWING TITLE:
RENDERING
103RD STREET VIEW
SCALE: 1/8" = 1'-0"
DATE: APRIL 3, 2018
SHEET NUMBER:
A-0.04
P&Z REVISIONS



RENDERING [CORNER VIEW] - APPROVED FEBRUARY 13, 2017



RENDERING [CORNER VIEW] P&Z BOARD REVISIONS - APRIL 3, 2018

RENDERING [CORNER VIEW]

FRANKEL BENAYOUN ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-C001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
IPHAY BENAYOUN FISHMAN
LICENSE NO. AR0017273
1166 KANE CONCOURSE, SUITE 200
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868.3665 FAX:(305) 868.3650
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER
ATLANTIS 103, LLC
7657 NW 50TH STREET MIAMI, FLORIDA 33166
T. 305.592.2526 F. 305.592.7887

B
BUROTTO
INTERNATIONAL
1200 BRICKELL, SUITE 800, FL 33131
(786)558.0157 - (569) 9822.0592
W W W . B U R O T T O . C O
C B U R O T T O @ B U R O T T O . C O

PROJECT MANAGER
RILEA MANAGMENT, LLC
1200 BRICKEL AVE SUITE 120
MIAMI, FLORIDA 33131
P H : (3 0 5) 3 7 1 . 5 2 5 4

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HOLLAND ENGINEERING INC.
civil engineers
3900 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021
(954)367-0371 (954)367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCH
GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
6800 S.W. 81 STREET MIAMI, FL 33143
PHONE: 305-665-9688 FAX: 305-668-8426

STRUCTURAL ENCL
ARBAB ENGINEERING, INC.
CONSULTING ENGINEERS
3363 NE 163 STREET, SUITE 701
NORTH MIAMI BEACH, FLORIDA 33160
PHONE NO. (305) 940-3088 FAX NO. (305) 940-3273
EB NUMBER: 0007488 PE NO. 35460

MEP ENG
J G P ENGINEERING GROUP
M I A M I , F L O R I D A 189 00007788
3563 NW 79 AVENUE
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(305) 436-6292 FAX (305) 436-9272
E-MAIL: JGPMIAMI@GMAIL.COM
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JOSE G. PUIG JR. FLORIDA P.E. # 49148
HECTOR M. BLASCO FLORIDA P.E. # 56115

ATLANTIS
10281 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE		DATE	
NO.	REVISION	DATE	BY

DRAWING TITLE:
RENDERING CORNER VIEW
SCALE: 1/8" = 1'-0" DATE: APRIL 3, 2018
SHEET NUMBER:
A-0.05
P&Z REVISIONS



RENDERING [INTERIOR] - APPROVED FEBRUARY 13, 2017



RENDERING [INTERIOR] P&Z BOARD REVISIONS - APRIL 3, 2018

RENDERING [INTERIOR VIEW]

FRANKEL BENAYOUN
ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494

MARKUS A. FRANKEL
LICENSE NO. AR0007143
IPHAT BENAYOUN FISHMAN
LICENSE NO. AR0017273

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OWNER / DEVELOPER

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INTERNATIONAL

1200 BRICKELL, SUITE 800, FL 33131
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C B U R O T T O @ B U R O T T O . C O

PROJECT MANAGER

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Reg. no. 41831

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DESIGNS, INC.
LANDSCAPE ARCHITECTURE
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PHONE NO. (305) 940-3088 FAX NO. (305) 940-3273
EB NUMBER: 0007488 PE NO. 35460

MEP ENG

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(305) 436-6292 FAX (305) 436-9272
E-MAIL: JGPMIAMI@GMAIL.COM
JOSE G. PUIG SR. FLORIDA P.E. # 47817
JOSE G. PUIG JR. FLORIDA P.E. # 49148
HECTOR M. BLASCO FLORIDA P.E. # 56115

ATLANTIS
10281 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE		DATE	
NO.	REVISION	DATE	BY

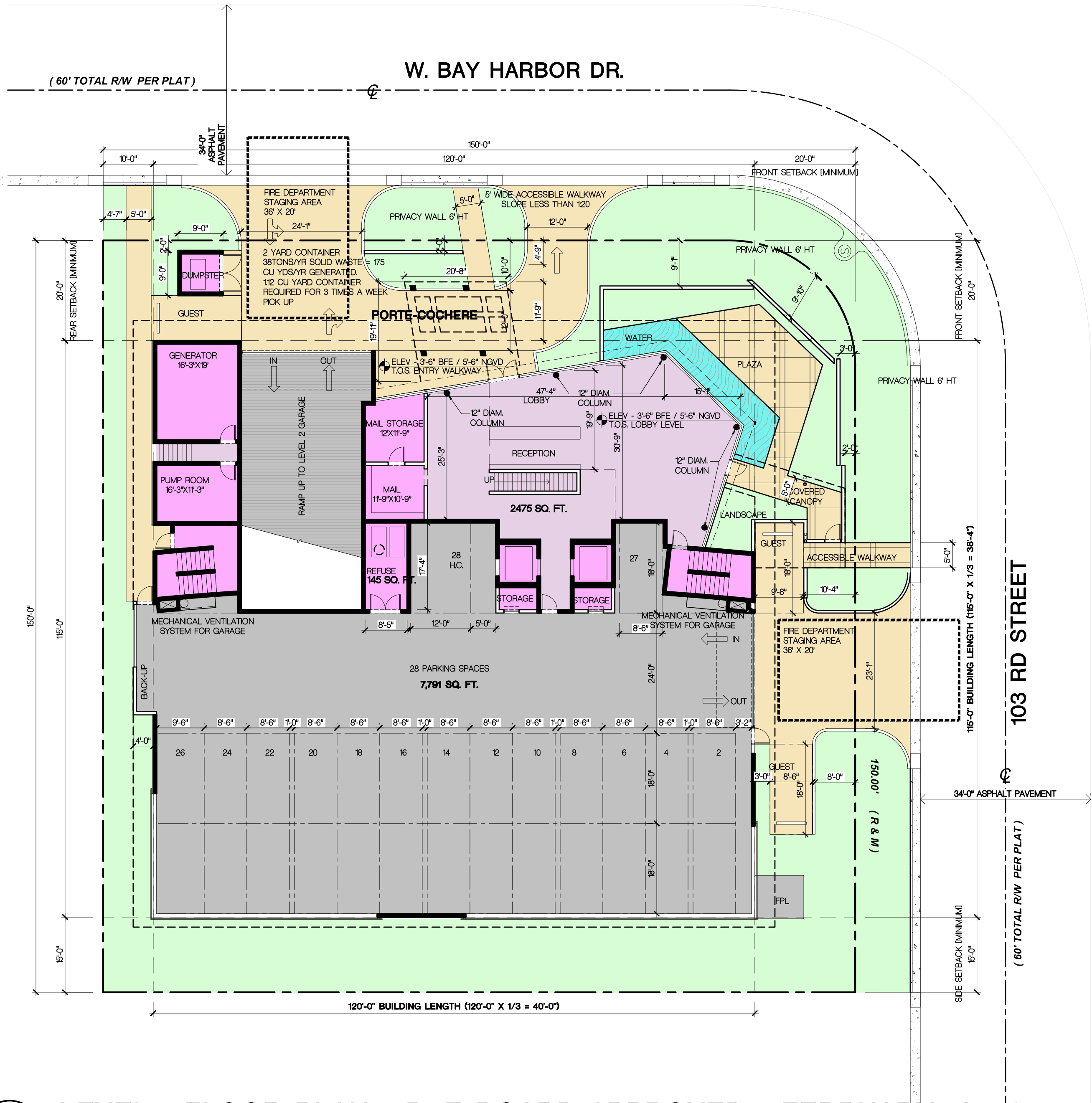
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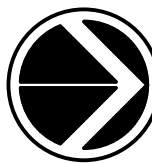
RENDERING
INTERIOR VIEW

SCALE: 1/8" = 1'-0" DATE: APRIL 3, 2018
SHEET NUMBER

A-0.06
P&Z REVISIONS

PARKING:	
LEVEL 1 GARAGE =	28 SPACES
SITE/GUEST =	3 SPACES
LEVEL 2 GARAGE =	27 SPACES
TOTAL =	58 SPACES
LANDSCAPE PERMEABLE AREA CALCULATION:	
REQUIRED: 20 % OF 22,366 SF =	4,473 SF
PROVIDED: 23% OF 22,366 SF =	5,075 SF
CROWN OF ROAD ELEVATION +5.23 NGVD	



 **LEVEL 1 FLOOR PLAN - P&Z BOARD APPROVED - FEBRUARY 13, 2017**
SCALE: 1/16" = 1'-0"

NOTES:

- 1 REMOVED FOUNTAIN.
- 2 REMOVED CANOPY ABOVE WEST WALKWAY.

PARKING:

LEVEL 1 GARAGE = 28 SPACES
SITE/GUEST = 3 SPACES

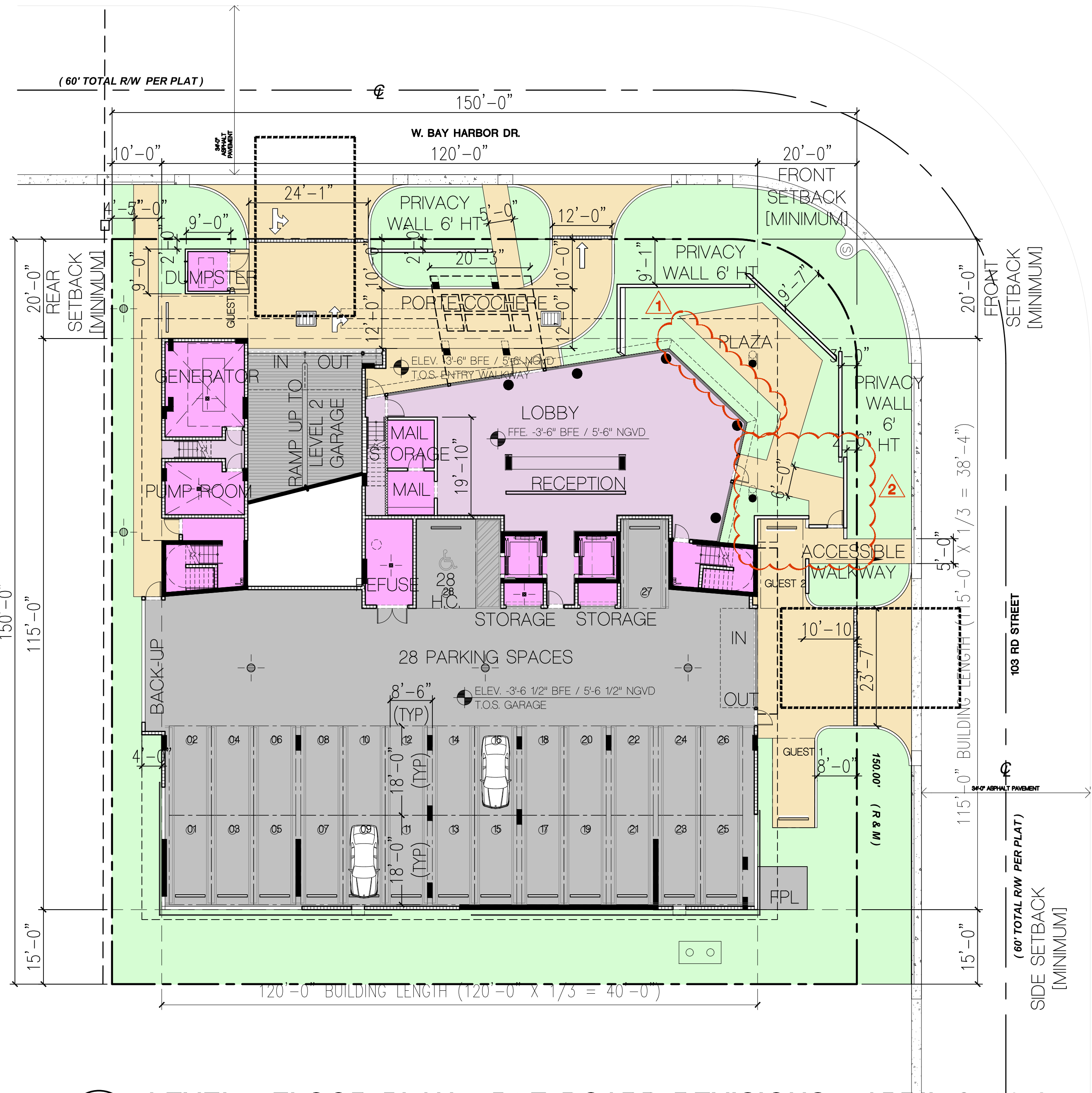
LEVEL 2 GARAGE = 27 SPACES
TOTAL = 58 SPACES

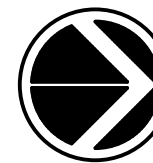
LANDSCAPE PERMEABLE AREA CALCULATION:

REQUIRED: 20 % OF 22,366 SF = 4,473 SF

PROVIDED: 23% OF 22,366 SF = 5,075 SF

CROWN OF ROAD ELEVATION +5.23 NGVD



 **LEVEL 1 FLOOR PLAN - P&Z BOARD REVISIONS - APRIL 3, 2018**
SCALE: 1/16" = 1'-0"

FRANKEL BENAYOUN ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-C001494
MARKUS A. FRANKEL, LICENSE NO. AR0007143
IPHAT BENAYOUN FISHMAN, LICENSE NO. AR0017273
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PH: (305) 868.3565 FAX: (305) 868.3550
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(786) 558.0157 - (569) 9822.0592
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C B U R O T T O @ B U R O T T O . C O

PROJECT MANAGER
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PH: (305) 371.5254

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civil engineers
3900 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021
(954) 367-0371, (954) 367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

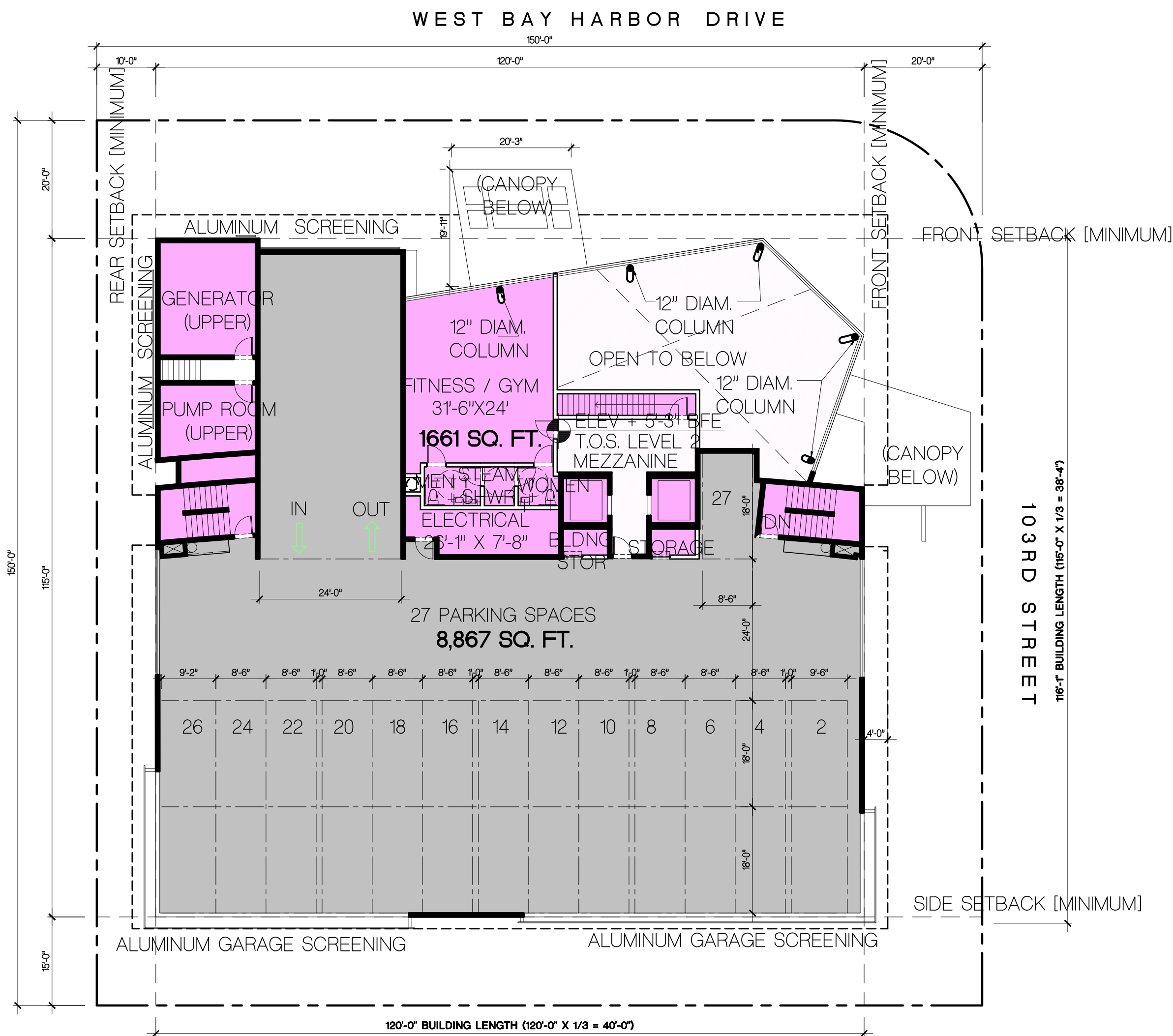
LANDSCAPE ARCH.
GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
6800 S.W. 31 STREET MIAMI, FL 33143
PHONE: 305-665-9688 FAX: 305-668-8426

STRUCTURAL ENG.
ARBAB ENGINEERING, INC.
CONSULTING ENGINEERS
3353 NE 163 STREET, SUITE 701
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PHONE NO. (305) 940-3088 FAX NO. (305) 940-3273
EB NUMBER: 0007488 PE NO. 35460

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JOSE G. PUIG JR. FLORIDA P.E. # 47817
JOSE G. PUIG JR. FLORIDA P.E. # 49148
HECTOR M. BLASCO FLORIDA P.E. # 56115

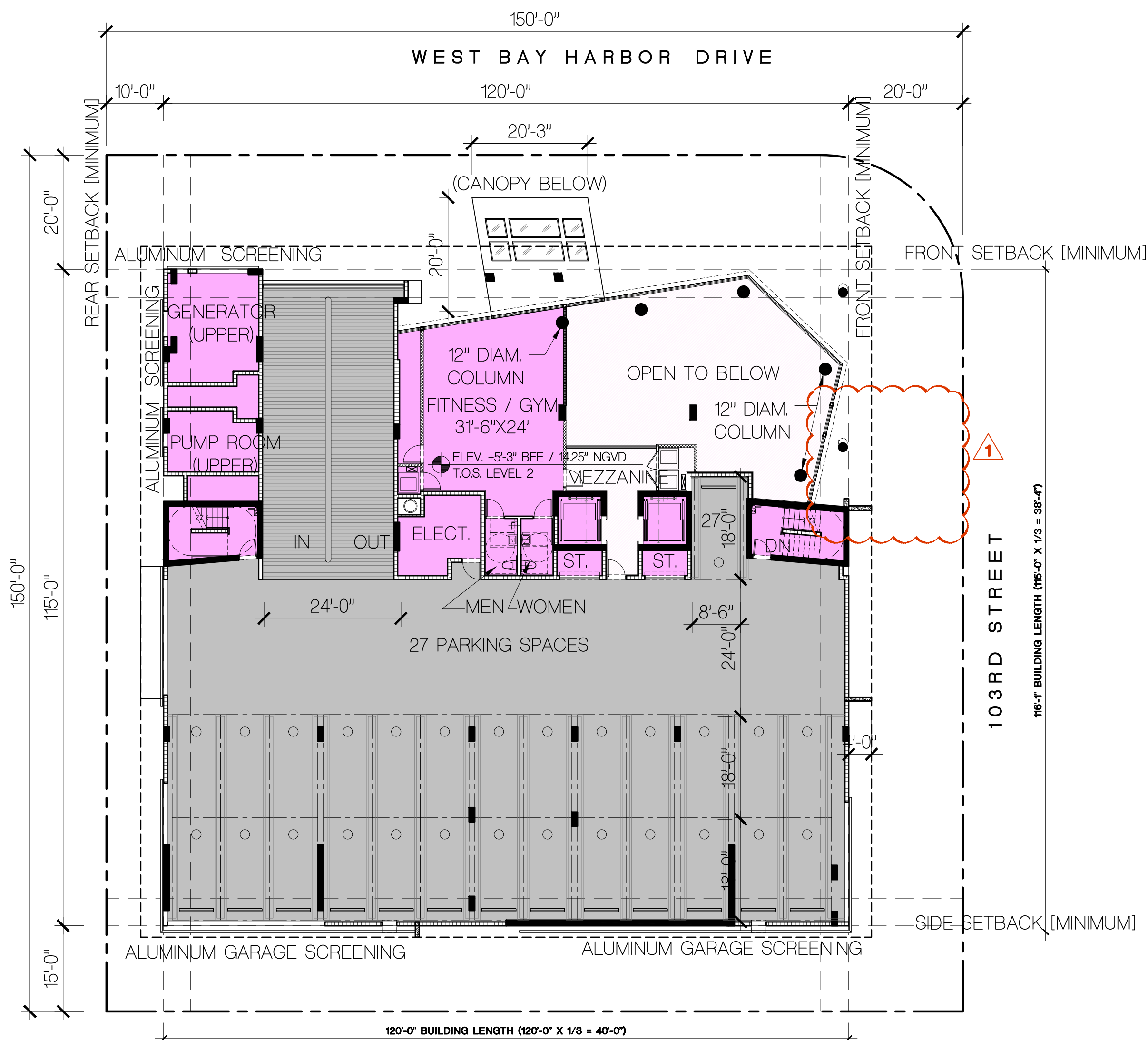
ATLANTIS
10281 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE		DATE	
NO.	REVISION	DATE	BY
DRAWING TITLE:			
LEVEL 1 FLOOR PLAN			
SCALE:		DATE:	
-		APRIL 3, 2018	
SHEET NUMBER:			
A-1.01			
P&Z REVISIONS			



LEVEL 2 FLOOR PLAN - P&Z BOARD APPROVED - FEBRUARY. 13, 2017
SCALE: 1/16" = 1'-0"

NOTES:
1 REMOVED CANOPY ABOVE WEST WALKWAY.



LEVEL 2 FLOOR PLAN - P&Z BOARD REVISIONS - APRIL 3, 2018
SCALE: 1/16" = 1'-0"

FRANKEL BENAYOUN ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-C001494
MARKUS A. FRANKEL, LICENSE NO. AR0007143
IPHAT BENAYOUN FISHMAN, LICENSE NO. AR0017273
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3353 NE 163 STREET, SUITE 701
NORTH MIAMI BEACH, FLORIDA 33160
PHONE NO. (305) 940-3088 FAX NO. (305) 940-3273
EB NUMBER: 0007488 PE NO. 35460

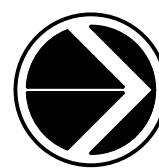
MEP ENG.
J G P ENGINEERING GROUP
MECHANICAL, PLUMBING & ELECTRICAL
3553 NW 79 AVENUE
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(305) 438-6200 FAX (305) 438-9272
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JOSÉ G. PUIG JR. FLORIDA P.E. # 49148
HECTOR M. BLASCO FLORIDA P.E. # 56115

ATLANTIS
10281 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE		DATE	
NO.	REVISION	DATE	BY

DRAWING TITLE
LEVEL 2 FLOOR PLAN
SCALE: - DATE: APRIL 3, 2018
SHEET NUMBER
A-102
P&Z REVISIONS

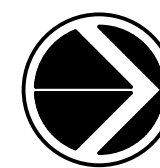


 **LEVEL 3 FLOOR PLAN - P&Z BOARD APPROVED - FEBRUARY. 13, 2017**
SCALE: 1/16" = 1'-0"

NOTES:

- 1 REDUCED GLAZING ALONG THE EXTERIOR PERIMETER.
- 2 ELIMINATED WATER FALL
- 3 INCREASED THE AREA OF THE 3 PRIVATE ENTRY COURTS TO THE NORTH UNITS.



 **LEVEL 3 FLOOR PLAN - P&Z BOARD REVISIONS - APRIL 3, 2018**
SCALE: 1/16" = 1'-0"

FRANKEL BENAYOUN ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-C001494
MARKUS A. FRANKEL, LICENSE NO. AR0007143
IPHAT BENAYOUN FISHMAN, LICENSE NO. AR0017273
1166 KANE CONCOURSE, SUITE 200
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868.3965 FAX: (305) 868.3950
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER
ATLANTIS 103, LLC
7657 NW 50TH STREET MIAMI, FLORIDA 33166
T. 305.592.2526 F. 305.592.7887


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(786)558.0157 - (569) 9822.0592
W W W . B U R O T T O . C O
C B U R O T T O @ B U R O T T O . C L

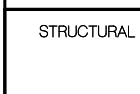
PROJECT MANAGER
RILEA MANAGEMENT, LLC
1200 BRICKELL AVE SUITE 120
MIAMI, FLORIDA 33131
PH: (305) 371.5254

CIVIL ENG.

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Reg. no. 41831

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LANDSCAPE ARCHITECTURE
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PHONE: 305-665-9688 FAX: 305-668-8426

STRUCTURAL ENGR.

ARBAB ENGINEERING, INC.
CONSULTING ENGINEERS
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NORTH MIAMI BEACH, FLORIDA 33160
PHONE NO. (305) 940-3088 FAX NO. (305) 940-3273
EB NUMBER: 0007488 PE NO. 35460

MEP ENG.

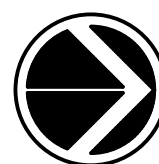
J G P ENGINEERING GROUP
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(305) 438-6200 FAX (305) 438-9272
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JOSE G. PUIG JR. FLORIDA P.E. # 49148
HECTOR M. BLASCO FLORIDA P.E. # 56115

ATLANTIS
10281 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
BAY HARBOR ISLANDS, FLORIDA 33154

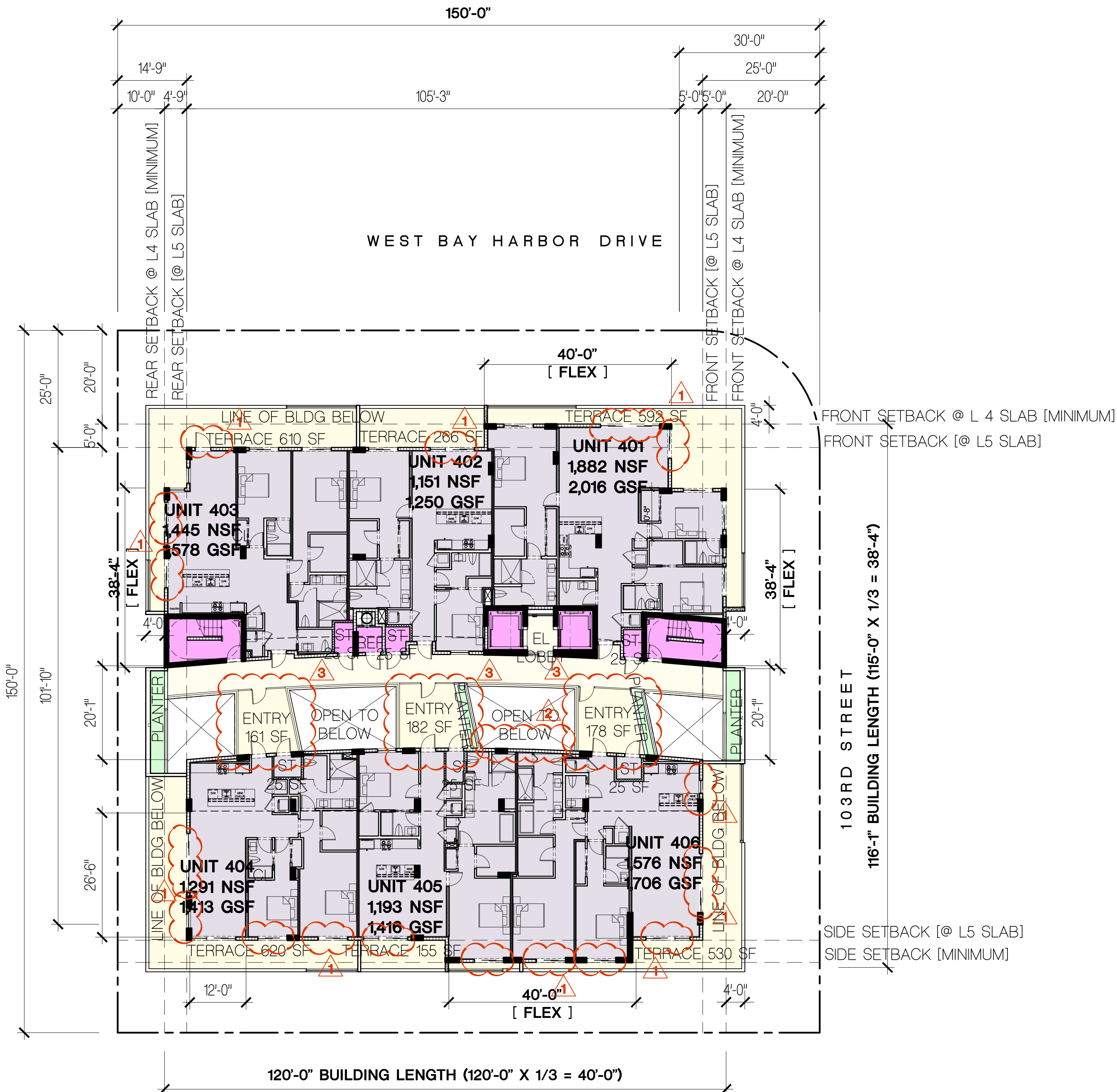
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NO.	REVISION	DATE	BY

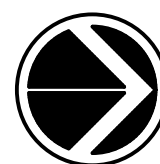
DRAWING TITLE
LEVEL 3 FLOOR PLAN
SCALE: - DATE: APRIL 3, 2018
SHEET NUMBER
A-103
P&Z REVISIONS



 **LEVEL 4 FLOOR PLAN - P&Z BOARD APPROVED - FEBRUARY. 13, 2017**
SCALE: 1/16" = 1'-0"

- NOTES:**
- 1 REDUCED GLAZING ALONG THE EXTERIOR PERIMETER
 - 2 ELIMINATED WATER FALL
 - 3 INCREASED THE AREA OF THE 3 PRIVATE ENTRY COURTS TO THE NORTH UNITS.



 **LEVEL 4 FLOOR PLAN - P&Z BOARD REVISIONS - APRIL 3, 2018**
SCALE: 1/16" = 1'-0"

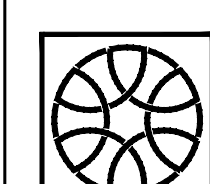
FRANKEL BENAYOUN ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-C001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
IPHAT BENAYOUN FISHMAN
LICENSE NO. AR0017273
1166 KANE CONCOURSE, SUITE 200
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868.3955 FAX: (305) 868.3950
E-MAIL: INFO@FRANKELBENAYOUN.COM

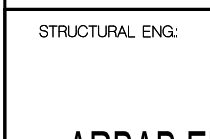
OWNER / DEVELOPER
ATLANTIS 103, LLC
7657 NW 50TH STREET MIAMI, FLORIDA 33166
T. 305.592.2526 F. 305.592.7887

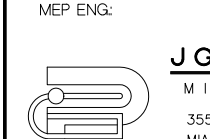

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1200 BRICKELL, SUITE 800, FL 33131
(786) 558.0157 - (569) 9822.0592
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C B U R O T T O @ B U R O T T O . C O

PROJECT MANAGER
RILEA MANAGMENT, LLC
1200 BRICKEL AVE SUITE 120
MIAMI, FLORIDA 33131
P H : (3 0 5) 3 7 1 . 5 2 5 4

CIVIL ENG.
 **HOLLAND ENGINEERING INC.**
civil engineers
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HOLLYWOOD, FL - 33021
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SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCH.
 **GEOMANTIC DESIGNS, INC.**
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
6800 S.W. 31 STREET MIAMI, FL 33143
PHONE: 305-665-9688 FAX: 305-668-8426

STRUCTURAL ENGR.
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CONSULTING ENGINEERS
3353 NE 163 STREET, SUITE 701
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PHONE NO. (305) 940-3088 FAX NO. (305) 940-3273
EB NUMBER: 0007488 PE NO. 35460

MEP ENG.
 **J.G.P. ENGINEERING GROUP**
1171 N.E. FLORIDA AVE. 189 00007788
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E-MAIL: JGP@JGPENGINEERING.COM
JOSE G. PUIG JR. FLORIDA P.E. # 47817
JOSE G. PUIG JR. FLORIDA P.E. # 49148
HECTOR M. BLASCO FLORIDA P.E. # 56115

ATLANTIS
10281 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE		DATE	
NO.	REVISION	DATE	BY

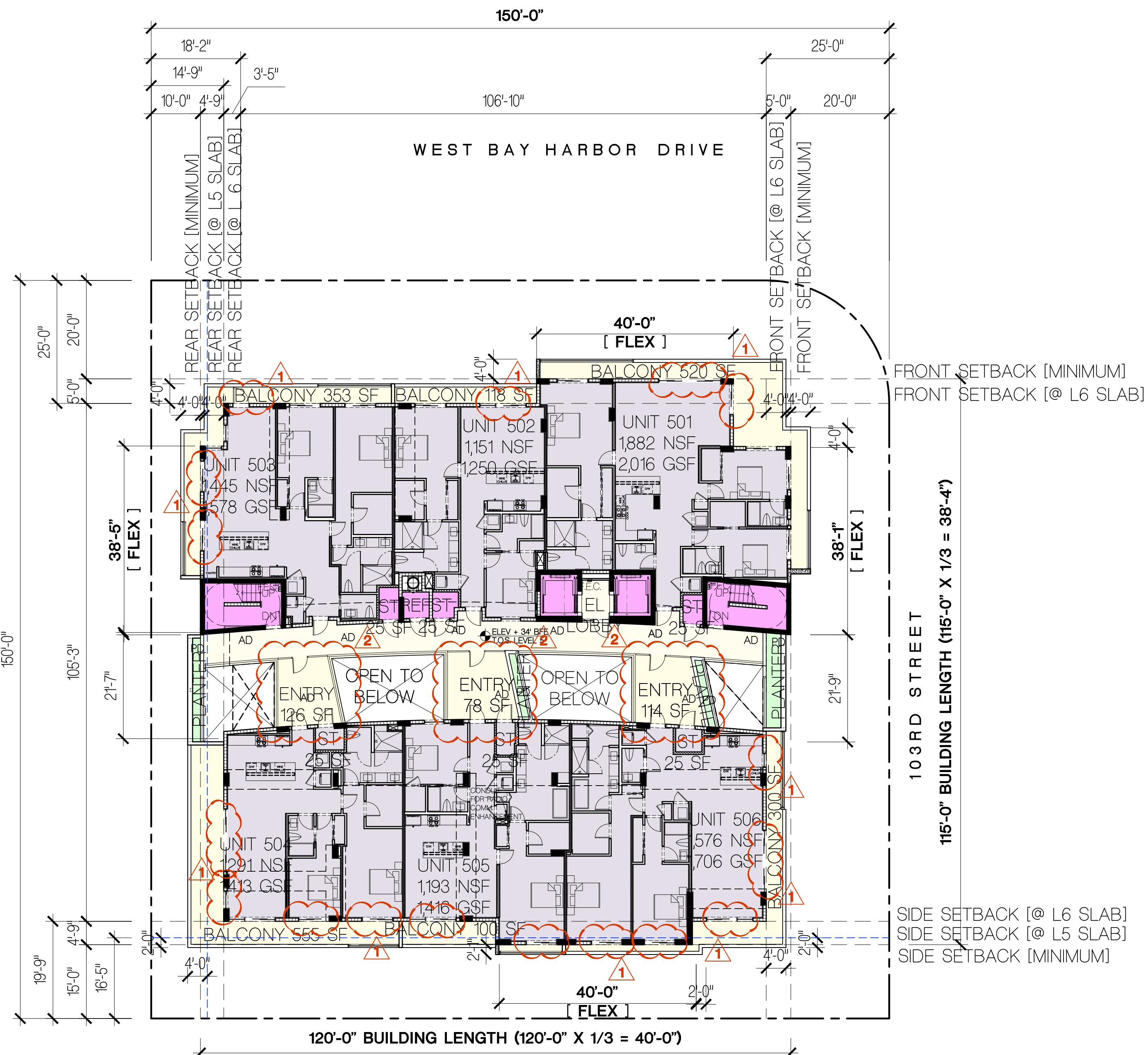
DRAWING TITLE
LEVEL 4 FLOOR PLAN
SCALE: - DATE: APRIL 3, 2018
SHEET NUMBER
A-104
P&Z REVISIONS



LEVEL 5 FLOOR PLAN - P&Z BOARD APPROVED - FEBRUARY. 13, 2017
SCALE: 1/16" = 1'-0"

NOTES:

- REDUCED GLAZING ALONG THE EXTERIOR PERIMETER**
- INCREASED THE AREA OF THE 3 PRIVATE ENTRY COURTS TO THE NORTH UNITS.**



LEVEL 5 FLOOR PLAN - P&Z BOARD REVISIONS - APRIL 3, 2018
SCALE: 1/16" = 1'-0"

FRANKEL BENAYOUN
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-C001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
IPHAT BENAYOUN FISHMAN
LICENSE NO. AR0017273
1166 KANE CONCOURSE, SUITE 200
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PH: (305) 868.3565 FAX: (305) 868.3550
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER
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C B U R O T T O @ B U R O T T O . C O

PROJECT MANAGER
RILEA MANAGEMENT, LLC
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civil engineers
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SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCH.
GEOMANTIC
DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
6800 S.W. 31 STREET MIAMI, FL 33143
PHONE: 305-665-9688 FAX: 305-668-8426

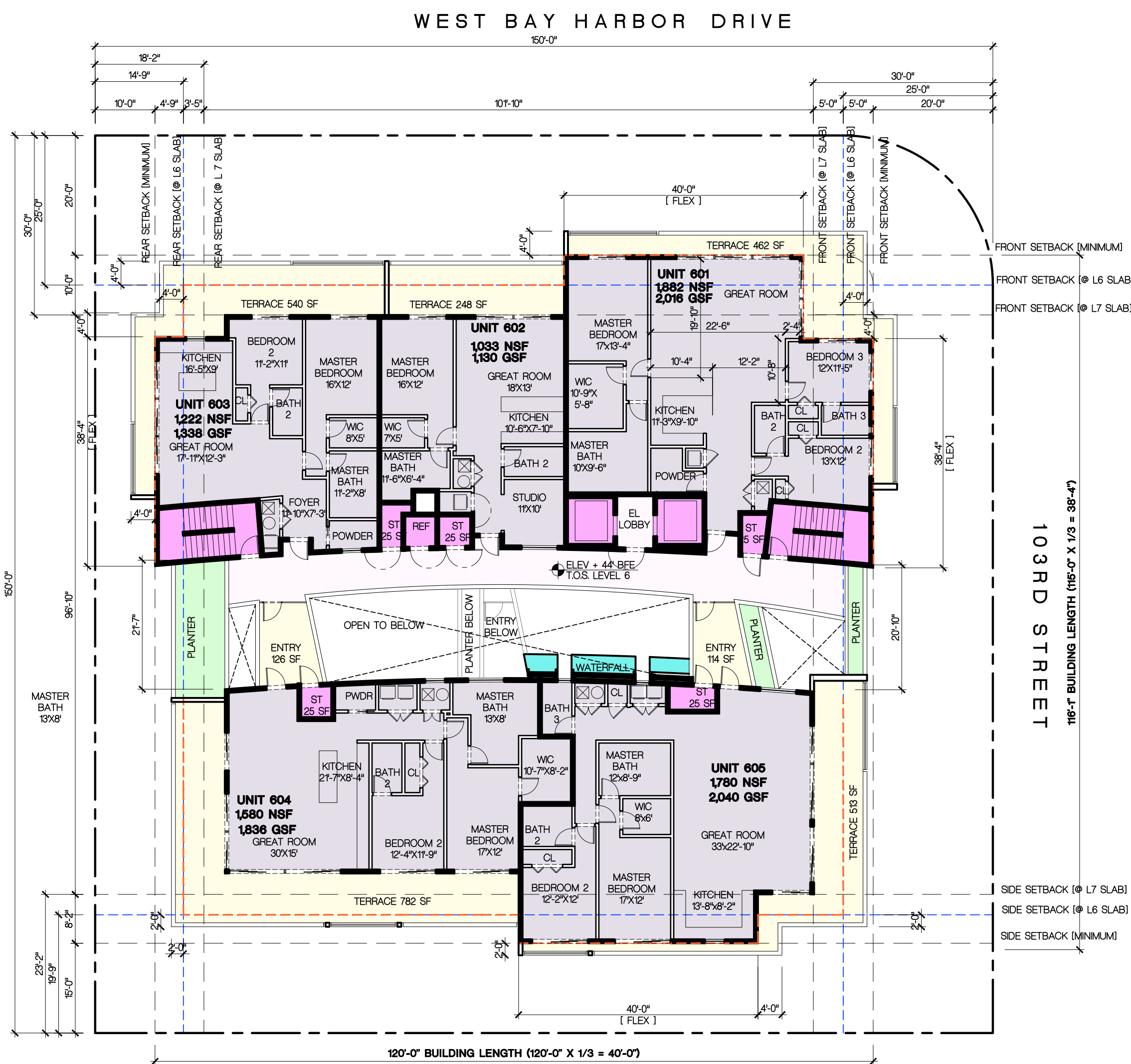
STRUCTURAL ENGR.
ARBAB ENGINEERING, INC.
CONSULTING ENGINEERS
3353 NE 163 STREET, SUITE 701
NORTH MIAMI BEACH, FLORIDA 33160
PHONE NO. (305) 949-3088 FAX NO. (305) 949-3273
EB NUMBER: 0007488 PE NO. 35460

MEP ENG.
J G P ENGINEERING GROUP
1171 N. FLORIDA AVE 189 00007788
3553 NE 79 AVENUE
MIAMI, FLORIDA 33122
(305) 438-6200 FAX (305) 438-9272
E-MAIL: JGPM@GELCOU.NET
JOSE G. PUIG SR. FLORIDA P.E. # 47817
JOSE G. PUIG JR. FLORIDA P.E. # 49148
HECTOR M. BLASCO FLORIDA P.E. # 56115

ATLANTIS
10281 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE		DATE	
NO.	REVISION	DATE	BY

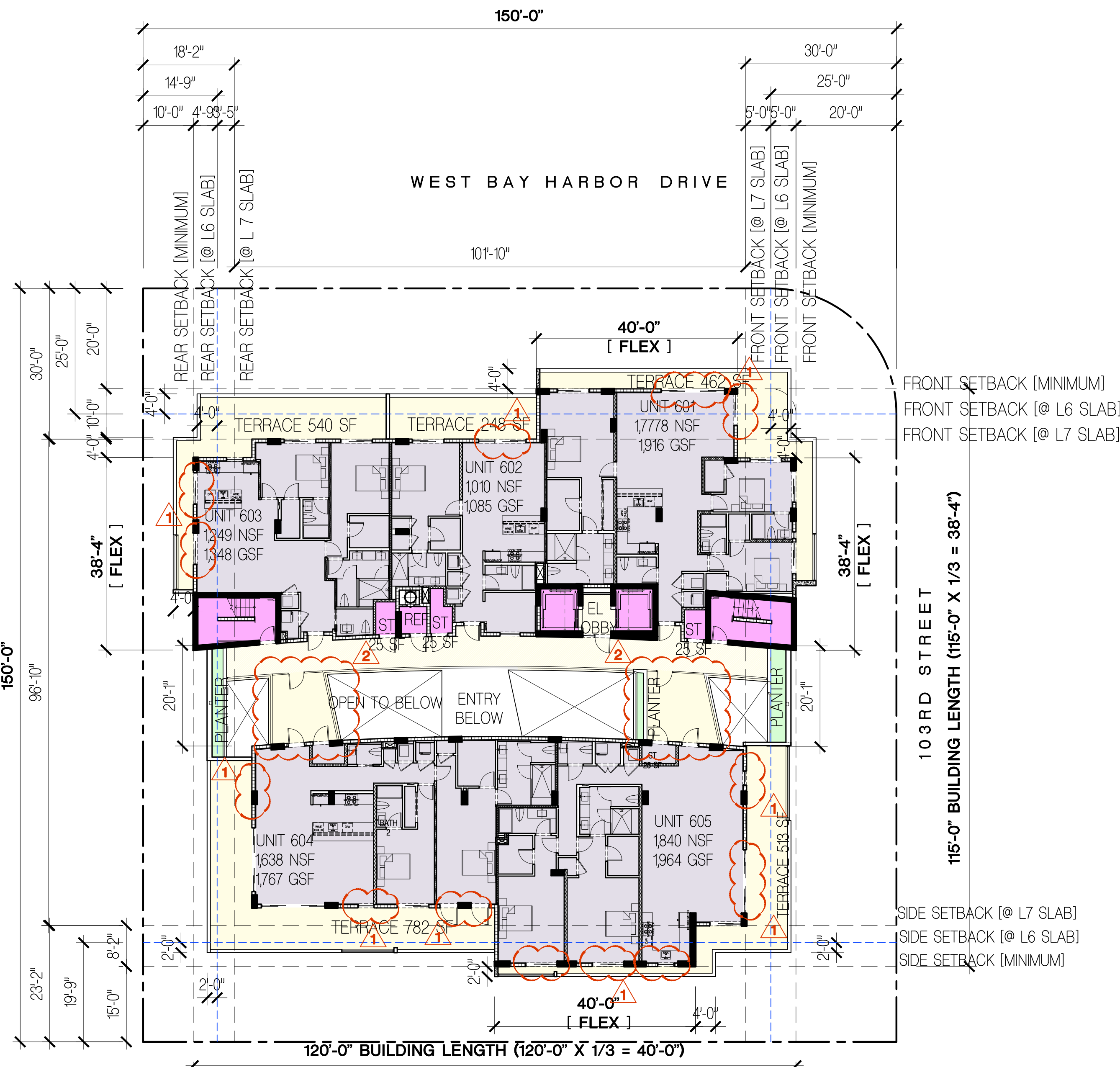
DRAWING TITLE
**LEVEL 5
FLOOR PLAN**
SCALE: - DATE: APRIL 3, 2018
SHEET NUMBER
A-105
P&Z REVISIONS



 **LEVEL 6 FLOOR PLAN - P&Z BOARD APPROVED - FEBRUARY. 13, 2017**
SCALE: 1/16" = 1'-0"

NOTES:

-  **REDUCED GLAZING ALONG THE EXTERIOR PERIMETER**
-  **INCREASED THE AREA OF THE 3 PRIVATE ENTRY COURTS TO THE NORTH UNITS.**



 **LEVEL 6 FLOOR PLAN - P&Z BOARD REVISIONS - APRIL 3, 2018**
SCALE: 1/16" = 1'-0"

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-C001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
PHAT BENAYOUN FISHMAN
LICENSE NO. AR0017273
1166 KANE CONCOURSE, SUITE 200
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868.3565 FAX: (305) 868.3550
E-MAIL: INFO@FRANKELBENAYOUN.COM

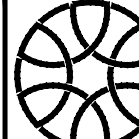
OWNER / DEVELOPER
ATLANTIS 103, LLC
7657 NW 50TH STREET MIAMI, FLORIDA 33166
T. 305.592.2526 F. 305.592.7887


BUROTTO
INTERNATIONAL
1200 BRICKELL, SUITE 800, FL 33131
(786)558.0157 - (569) 9822.0592
W W W . B U R O T T O . C O
C B U R O T T O @ B U R O T T O . C O

PROJECT MANAGER
RILEA MANAGEMENT, LLC
1200 BRICKELL AVE SUITE 120
MIAMI, FLORIDA 33131
PH: (305) 371.5254

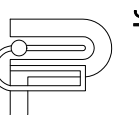
CIVIL ENG.

HOLLAND ENGINEERING INC.
civil engineers
3900 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021
(954)367-0371, (954)367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCH.

GEOMANTIC
DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
6800 S.W. 31 STREET MIAMI, FL 33143
PHONE: 305-665-9688 FAX: 305-668-8426

STRUCTURAL ENGR.

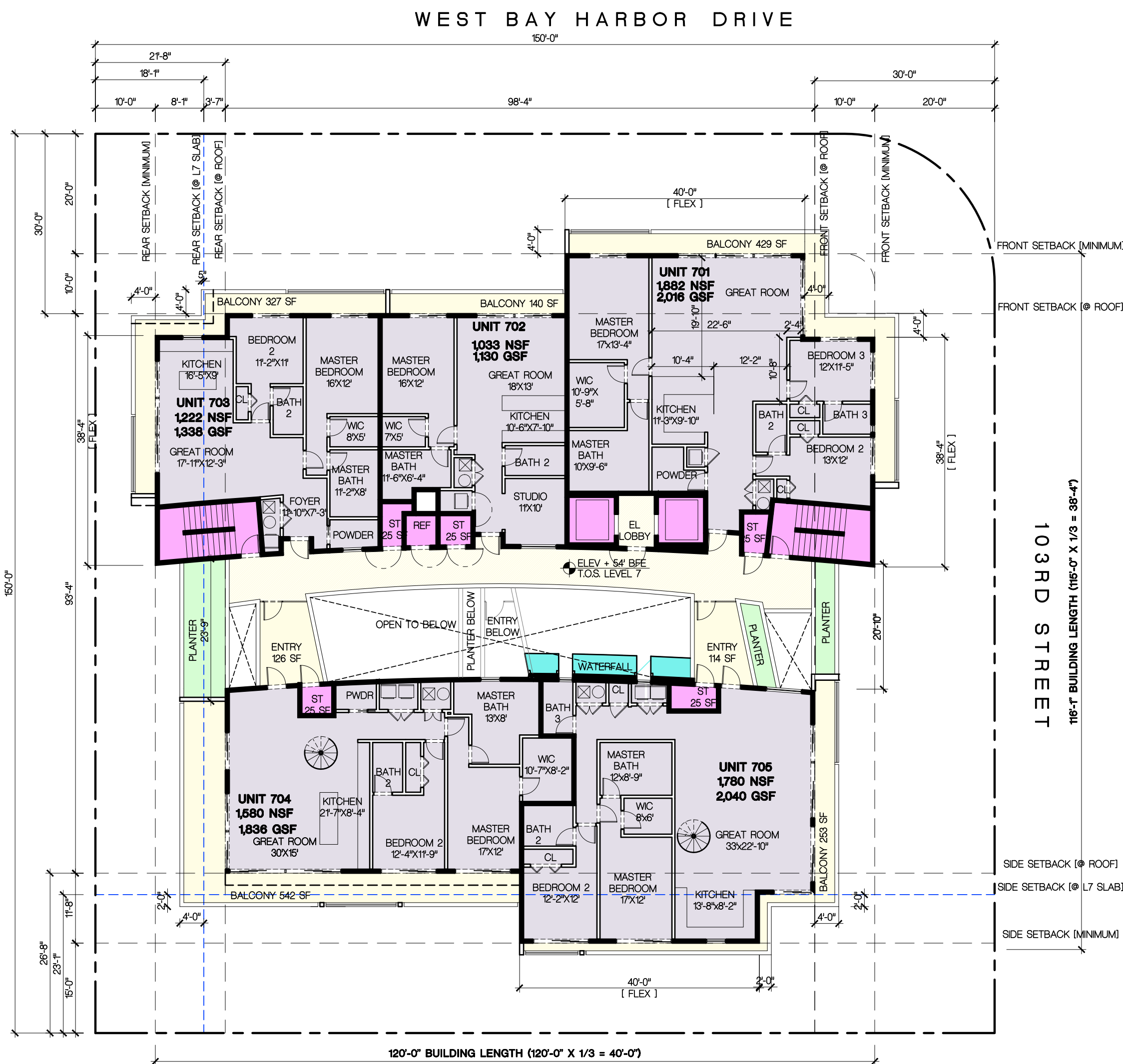
ARBAB ENGINEERING, INC.
CONSULTING ENGINEERS
3353 NE 163 STREET, SUITE 701
NORTH MIAMI BEACH, FLORIDA 33160
PHONE NO. (305) 949-3088 FAX NO. (305) 949-3273
EB NUMBER: 0007488 PE NO. 35460

MEP ENG.

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E-MAIL: JGP@JGPENGINEERING.COM
JOSE G. PUIG JR. FLORIDA P.E. # 47817
JOSE G. PUIG JR. FLORIDA P.E. # 49148
HECTOR M. BLASCO FLORIDA P.E. # 56115

ATLANTIS
10281 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE		DATE	
NO.	REVISION	DATE	BY

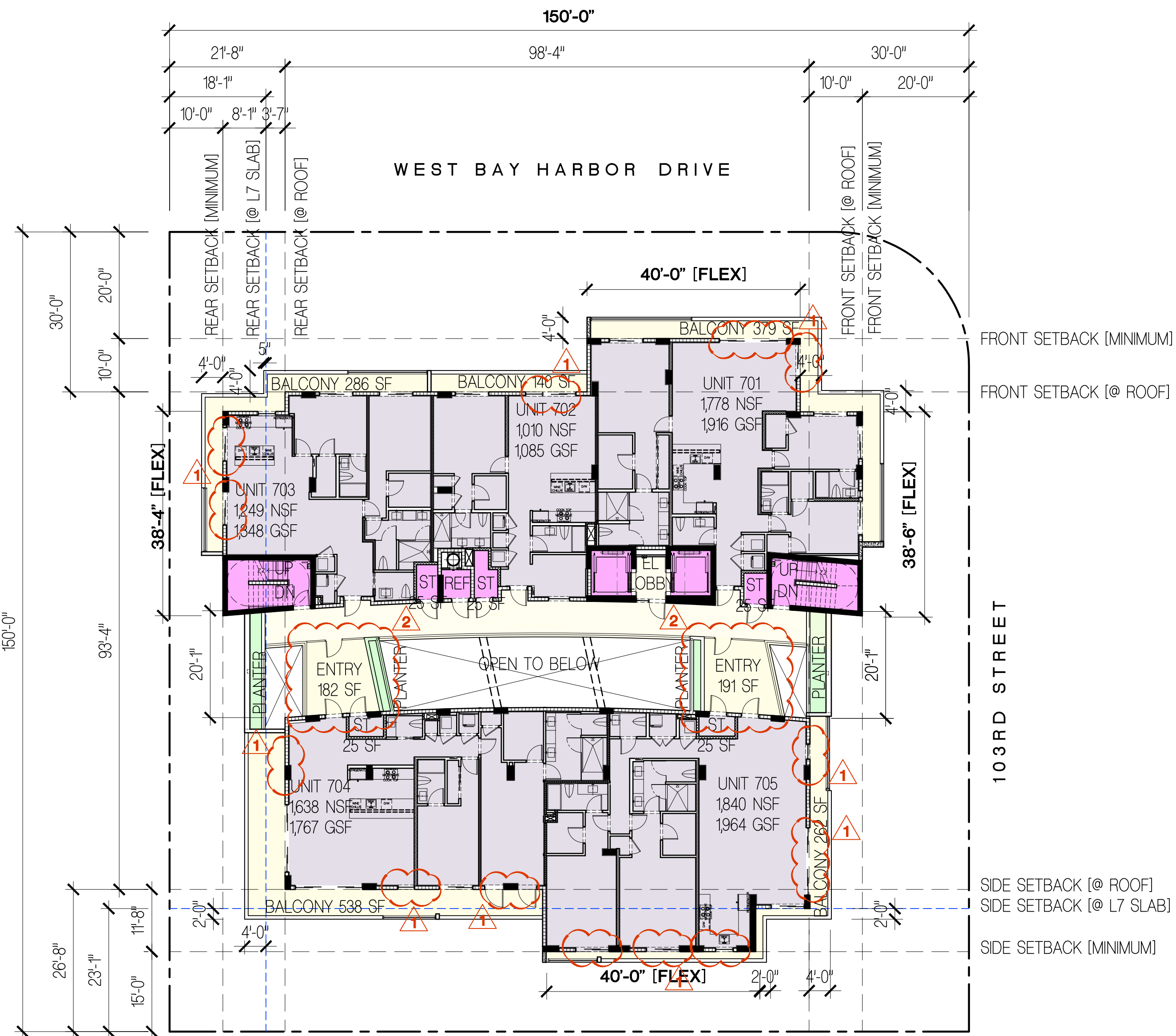
DRAWING TITLE
**LEVEL 6
FLOOR PLAN**
SCALE: - DATE: APRIL 3, 2018
SHEET NUMBER
A-106
P&Z REVISIONS



LEVEL 7 FLOOR PLAN - P&Z BOARD APPROVED - FEBRUARY. 13, 2017
SCALE: 1/16" = 1'-0"

NOTES:

- 1 REDUCED GLAZING ALONG THE EXTERIOR PERIMETER
- 2 INCREASED THE AREA OF THE 3 PRIVATE ENTRY COURTS TO THE NORTH UNITS.



LEVEL 7 FLOOR PLAN - P&Z BOARD REVISIONS - APRIL 3, 2018
SCALE: 1/16" = 1'-0"

FRANKEL BENAYOUN ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-C001494
MARKUS A. FRANKEL, LICENSE NO. AR0007143
IPHAT BENAYOUN FISHMAN, LICENSE NO. AR0017273
1166 KANE CONCOURSE, SUITE 200
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PH: (305) 868.3655 FAX: (305) 868.3650
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER
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7657 NW 50TH STREET MIAMI, FLORIDA 33166
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B
BUROTTI INTERNATIONAL
1200 BRICKELL, SUITE 800, FL 33131
(786)558.0157 - (569) 9822.0592
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C B U R O T T O @ B U R O T T O . C O

PROJECT MANAGER
RILEA MANAGEMENT, LLC
1200 BRICKELL AVE SUITE 120
MIAMI, FLORIDA 33131
P H : (3 0 5) 3 7 1 . 5 2 5 4

CIVIL ENG.
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civil engineers
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SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCH.
GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
6800 S.W. 31 STREET MIAMI, FL 33143
PHONE: 305-665-9688 FAX: 305-668-8426

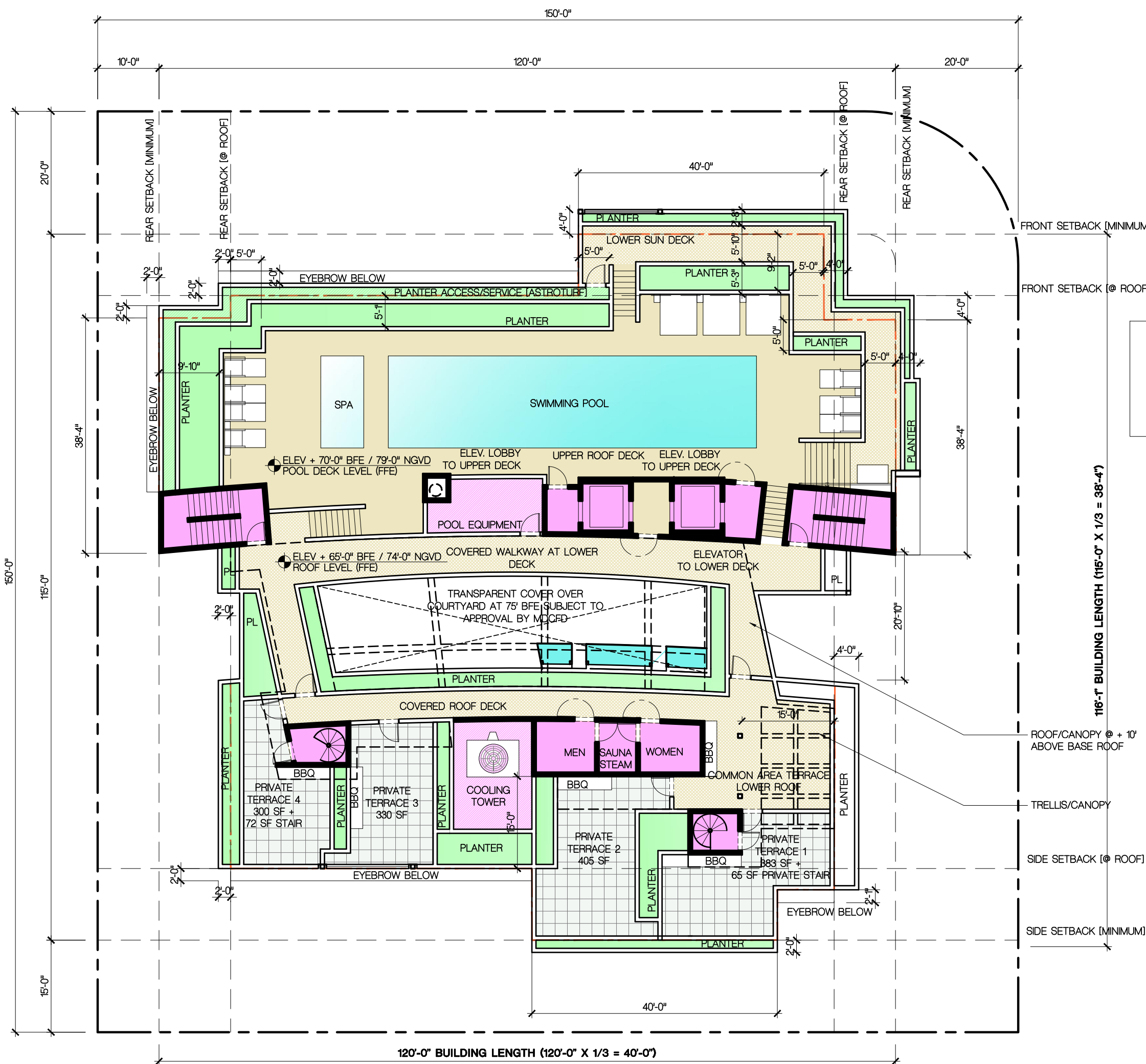
STRUCTURAL ENG.
ARBAB ENGINEERING, INC.
CONSULTING ENGINEERS
3353 NE 163 STREET, SUITE 701
NORTH MIAMI BEACH, FLORIDA 33160
PHONE NO. (305) 940-3088 FAX NO. (305) 940-3273
EB NUMBER: 0007488 PE NO. 35460

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JOSE G. PUIG JR. FLORIDA P.E. # 49148
HECTOR M. BLASCO FLORIDA P.E. # 56115

ATLANTIS
10281 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE		DATE	
NO.	REVISION	DATE	BY

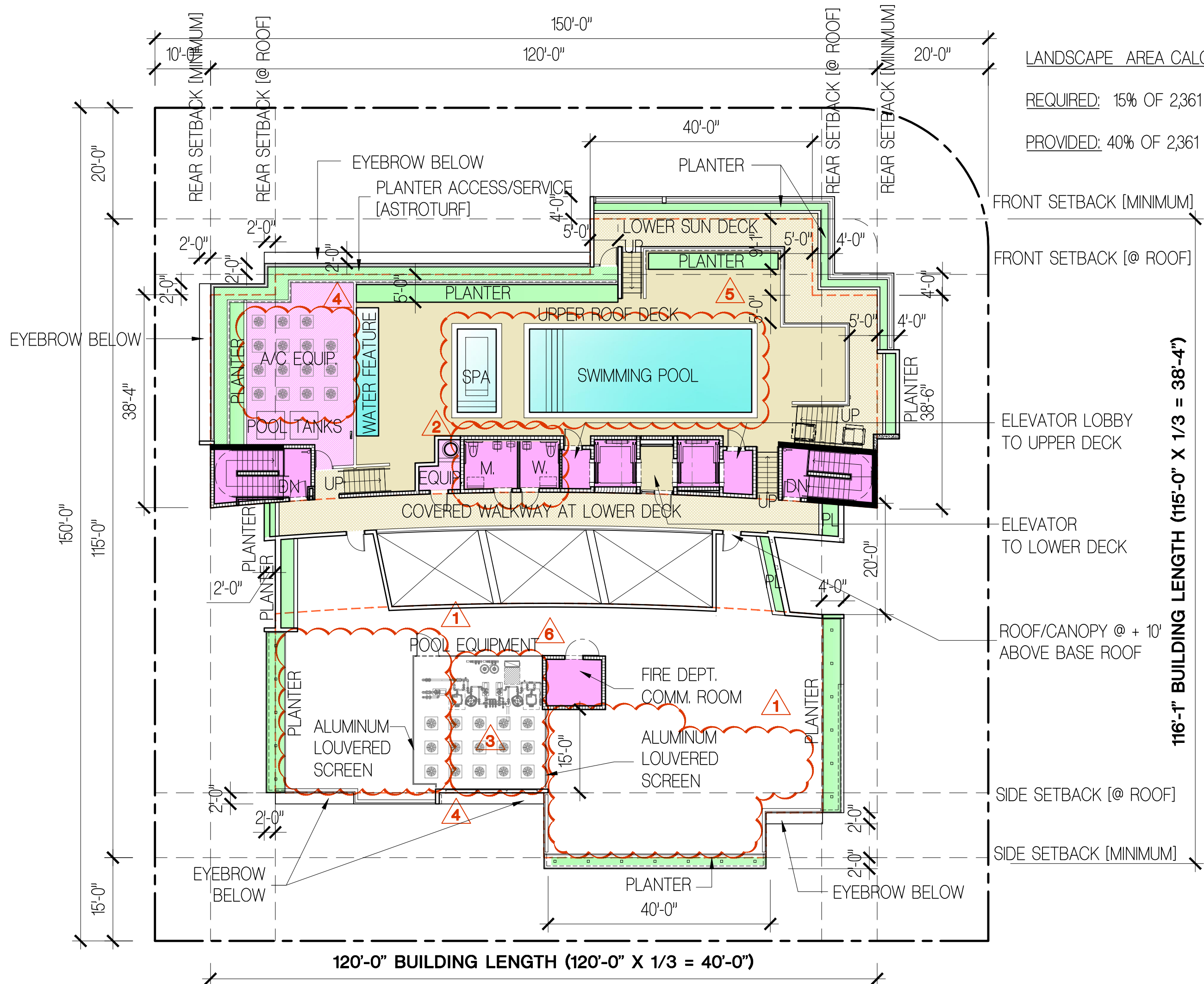
DRAWING TITLE
LEVEL 7 FLOOR PLAN
SCALE: - DATE: APRIL 3, 2018
SHEET NUMBER
A-107
P&Z REVISIONS



LANDSCAPE AREA CALCULATION
REQUIRED: 15% OF 6,185 SF = 928 SF
PROVIDED: 21% OF 6,185 SF = 1,277 SF

NOTES:

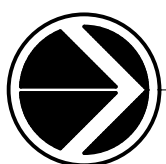
- 1 ELIMINATED THE 3 PRIVATE TERRACES ON THE NORTH
- 2 RELOCATED THE BATHS FROM THE NORTH TO THE SOUTH.
- 3 ELIMINATED THE COOLING TOWER ON THE NORTH.
- 4 ADDED CONDENSING UNITS ON THE NORTH AND SOUTH.
- 5 REDUCED SIZE OF POOL.
- 6 RELOCATED POOL EQUIPMENT FROM THE SOUTH TO THE NORTH.



LANDSCAPE AREA CALCULATION:

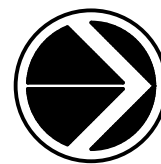
REQUIRED: 15% OF 2,361 SF = 354 SF

PROVIDED: 40% OF 2,361 SF = 950 SF



ROOF LEVEL FLOOR PLAN - P&Z BOARD APPROVED - FEBRUARY. 13, 2017

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



ROOF LEVEL FLOOR PLAN - P&Z BOARD REVISIONS - APRIL 3, 2018

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

FRANKEL BENAYOUN
ARCHITECTS PLANNERS INTERIOR DESIGN
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MARKUS A. FRANKEL
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PHAT BENAYOUN FISHMAN
LICENSE NO. AR0017273
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PH: (305) 868.3565 FAX: (305) 868.3550
E-MAIL: INFO@FRANKELBENAYOUN.COM

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7657 NW 50TH STREET MIAMI, FLORIDA 33166
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B
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INTERNATIONAL
1200 BRICKELL, SUITE 800, FL 33131
(786) 558.0157 - (569) 9822.0592
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C B U R O T T O @ B U R O T T O . C O

PROJECT MANAGER
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P H : (3 0 5) 3 7 1 . 5 2 5 4

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civil engineers
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Reg. no. 41831

LANDSCAPE ARCH.
GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
6800 S.W. 31 STREET MIAMI, FL 33143
PHONE: 305-665-9688 FAX: 305-668-8426

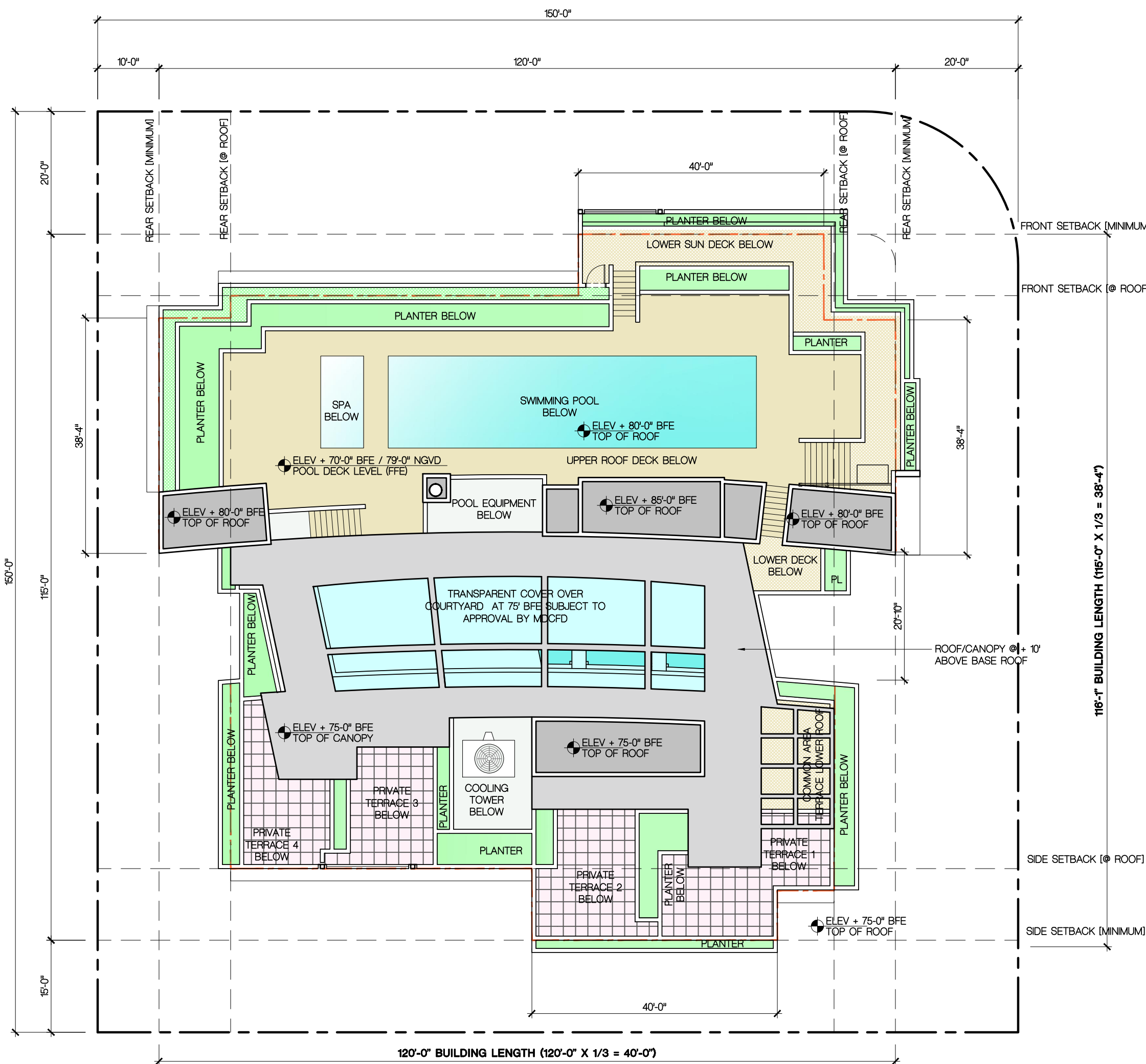
STRUCTURAL ENGR.
ARBAB ENGINEERING, INC.
CONSULTING ENGINEERS
3353 NE 163 STREET, SUITE 701
NORTH MIAMI BEACH, FLORIDA 33160
PHONE NO. (305) 940-3088 FAX NO. (305) 940-3273
EB NUMBER: 0007488 PE NO. 35460

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E-MAIL: JGP@JGPENGINEERING.COM
JOSE G. PUIG SR. FLORIDA P.E. # 47817
JOSE G. PUIG JR. FLORIDA P.E. # 49148
HECTOR M. BLASCO FLORIDA P.E. # 56115

ATLANTIS
10281 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE		DATE	
NO.	REVISION	DATE	BY

DRAWING TITLE
ROOF LEVEL FLOOR PLAN
SCALE: - DATE: APRIL 3, 2018
SHEET NUMBER
A-108
P&Z REVISIONS



UPPER ROOF FLOOR PLAN - P&Z BOARD APPROVED - FEBRUARY. 13, 2017
SCALE: 1/16" = 1'-0"

NOTES:

ELIMINATED THE 3 PRIVATE TERRACES ON THE NORTH

RELOCATED THE BATHS FROM THE NORTH TO THE SOUTH.

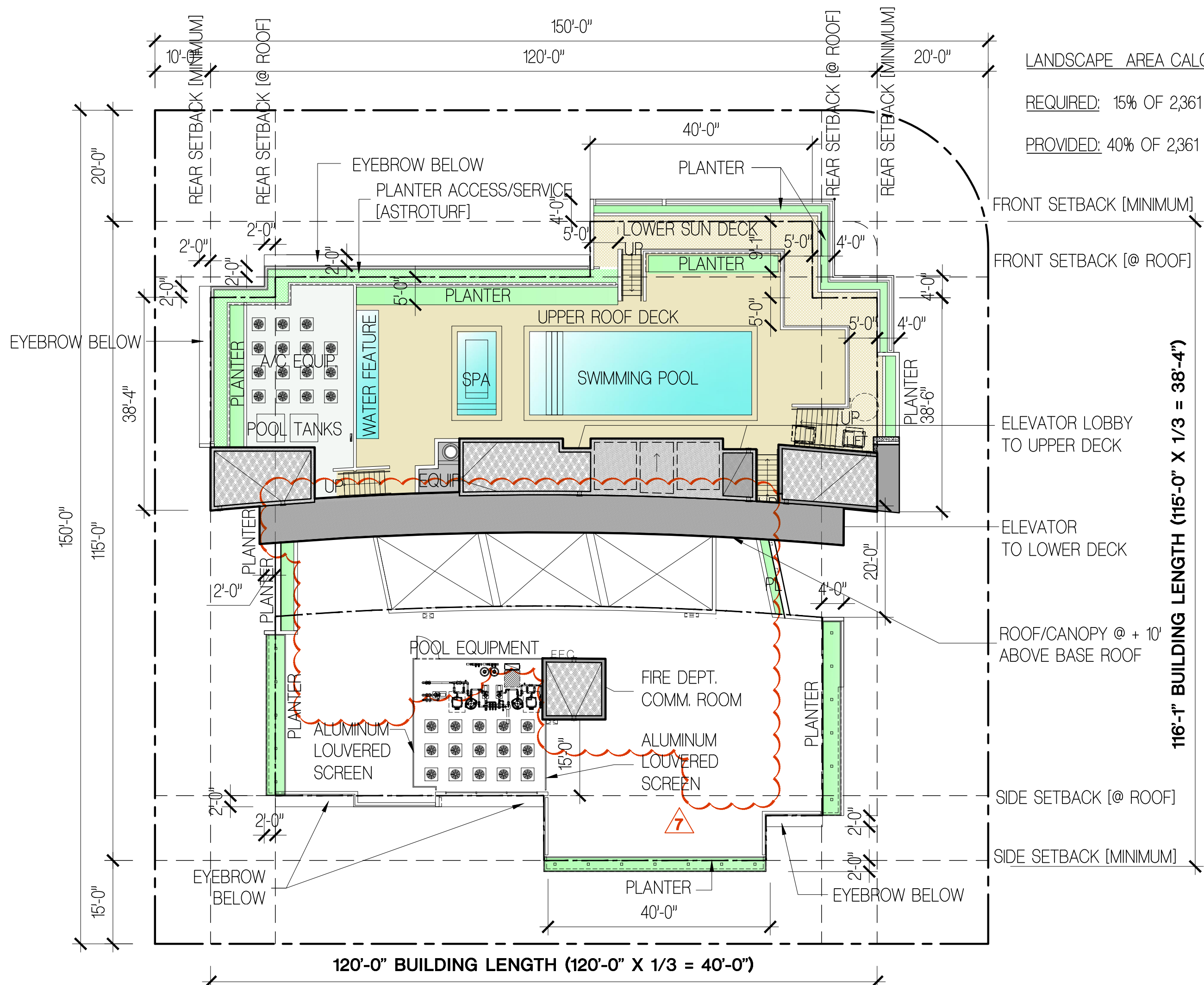
ELIMINATED THE COOLING TOWER ON THE NORTH.

ADDED CONDENSING UNITS ON THE NORTH AND SOUTH.

REDUCED SIZE OF POOL.

RELOCATED POOL EQUIPMENT FROM THE SOUTH TO THE NORTH.

REDUCED ROOF CANOPY.



UPPER ROOF FLOOR PLAN - P&Z BOARD REVISIONS - APRIL 3, 2018
SCALE: 1/16" = 1'-0"

FRANKEL BENAYOUN ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-C001494
MARKUS A. FRANKEL, LICENSE NO. AR0007143
IPHAT BENAYOUN FISHMAN, LICENSE NO. AR0017273
1166 KANE CONCOURSE, SUITE 200
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868.3955 FAX: (305) 868.3950
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER
ATLANTIS 103, LLC
7657 NW 50TH STREET MIAMI, FLORIDA 33166
T. 305.592.2526 F. 305.592.7887

B
BUROTTI INTERNATIONAL
1200 BRICKELL, SUITE 800, FL 33131
(786)558.0157 - (569) 9822.0592
W W W . B U R O T T O . C O
C B U R O T T O @ B U R O T T O . C O

PROJECT MANAGER
RILEA MANAGMENT, LLC
1200 BRICKEL AVE SUITE 120
MIAMI, FLORIDA 33131
P H : (3 0 5) 3 7 1 . 5 2 5 4

CIVIL ENG.
HOLLAND ENGINEERING INC.
civil engineers
3900 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021
(954)367-0371, (954)367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

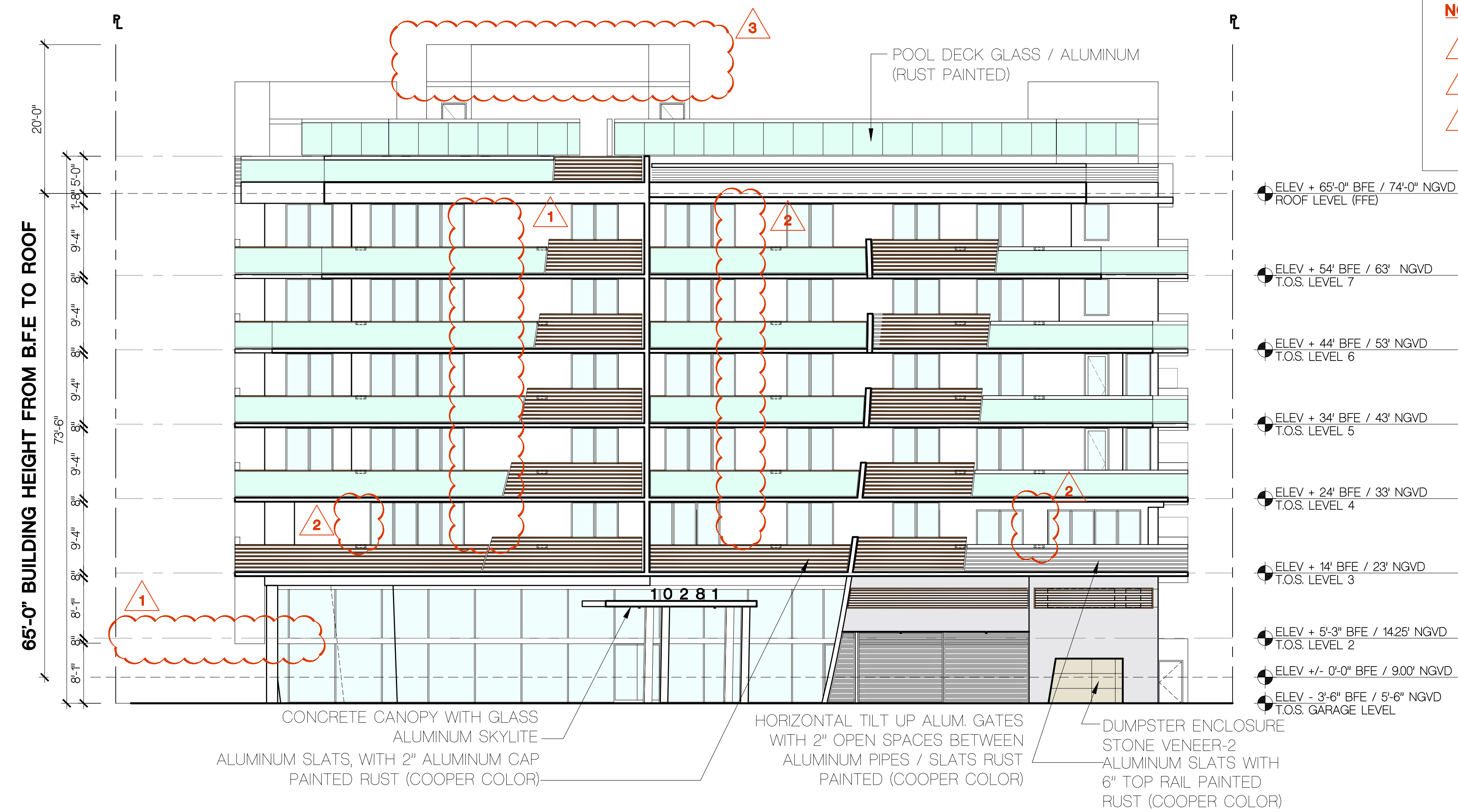
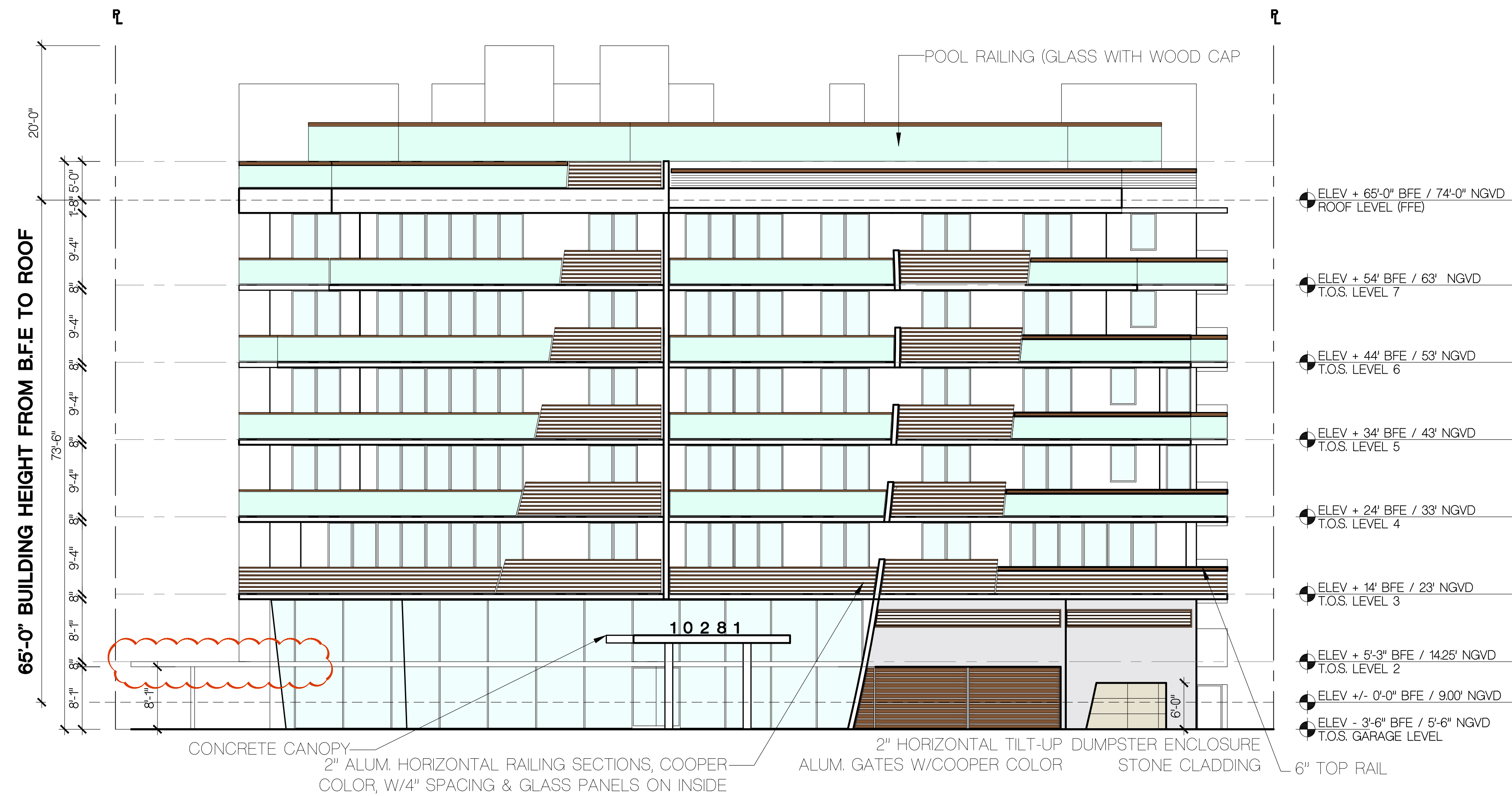
LANDSCAPE ARCH.
GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
6800 S.W. 31 STREET MIAMI, FL 33143
PHONE: 305-665-9688 FAX: 305-668-8426

STRUCTURAL ENG.
ARBAB ENGINEERING, INC.
CONSULTING ENGINEERS
3353 NE 163 STREET, SUITE 701
NORTH MIAMI BEACH, FLORIDA 33160
PHONE NO. (305) 940-3088 FAX NO. (305) 940-3273
EB NUMBER: 0007488 PE NO. 35460

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(305) 438-6292 FAX (305) 438-9272
E-MAIL: JGPMAN@GMAIL.COM
JOSE G. PUIG SR. FLORIDA P.E. # 47817
JOSE G. PUIG JR. FLORIDA P.E. # 49148
HECTOR M. BLASCO FLORIDA P.E. # 56115

ATLANTIS
10281 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE		DATE	
NO.	REVISION	DATE	BY
DRAWING TITLE:			
UPPER ROOF FLOOR PLAN			
SCALE	-	DATE	APRIL 3, 2018
SHEET NUMBER			
A-1.09			
P&Z REVISIONS			



NOTES:

- 1 REMOVE CANOPY ABOVE WEST WALKWAY @ WEST
- 2 REDUCE GLAZING AREA.
- 3 ADDED PARAPETS ABOVE THE ELEVATOR LOBBIES TO CONCEAL THE ROOF-TOP MECHANICAL EQUIPMENT.

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494

MARKUS A. FRANKEL,
LICENSE NO. AR0007143
IFHAT BENAYOUN FISHMAN,
LICENSE NO. AR0017273

1166 KANE CONCOURSE, SUITE 200
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868.3665 FAX: (305) 868.3650
E MAIL: INFO@FRANKELBENAYOUN.COM

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(786)558.0157 ~ (569) 9822.0592
W W W . B U R O T T O . C L
C B U R O T T O @ B U R O T T O . C L

PROJECT MANAGER:
RILEA MANAGMENT, LLC
1200 BRICKEL AVE SUITE 120
MIAMI, FLORIDA 33131
P H : (3 0 5) 3 7 1 . 5 2 5 4

CIVIL ENG:

 HOLLAND ENGINEERING INC.
civil engineers

3900 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021

(954)367-0371 . (954)367-0372 Fax

SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCH:



**GEOMANTIC
DESIGNS, INC.**
LANDSCAPE ARCHITECTURE

ROBERT PARSELEY A.S.L.A.

6800 S.W. 81 STREET MIAMI FL. 33143
PHONE: 305-665-9688 FAX: 305-668-8426

STRUCTURAL ENG.



ARBAC ENGINEERING, INC.
CONSULTING ENGINEERS

3363 NE 163 STREET, SUITE 701
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PHONE NO. (305) 940-3088 FAX NO. (305) 940-3273
PE NUMBER: 0007488 PE NO. 35460

MEP ENG.

J G P ENGINEERING GROUP

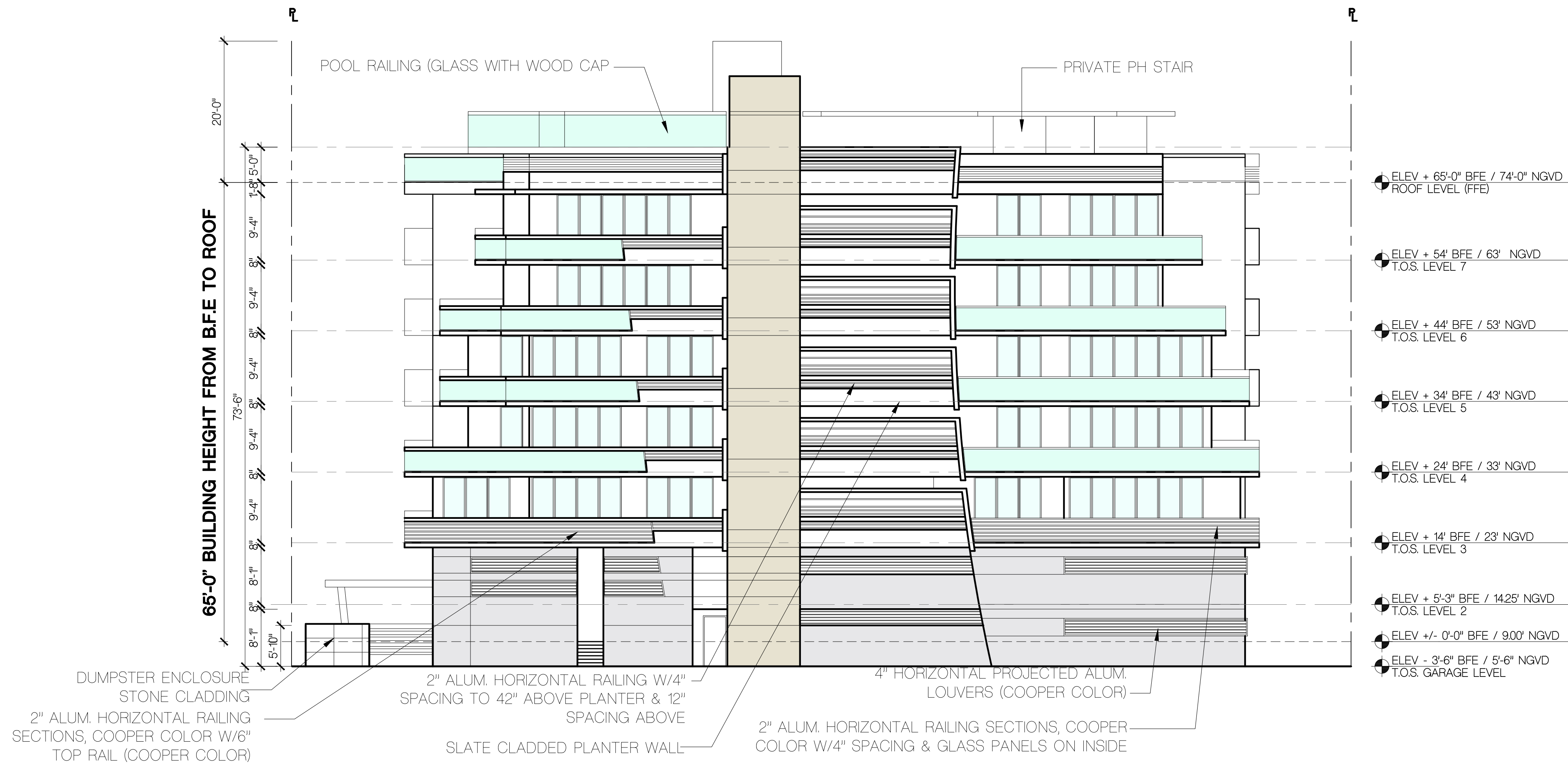
MIAMI, FLORIDA EB# 00007788

3553 NW 79 AVENUE
MIAMI, FLORIDA 33122
(305) 436-9292 FAX (305) 436-9272
E-MAIL: JGPMIAMI@BELL.SOUTH.NET

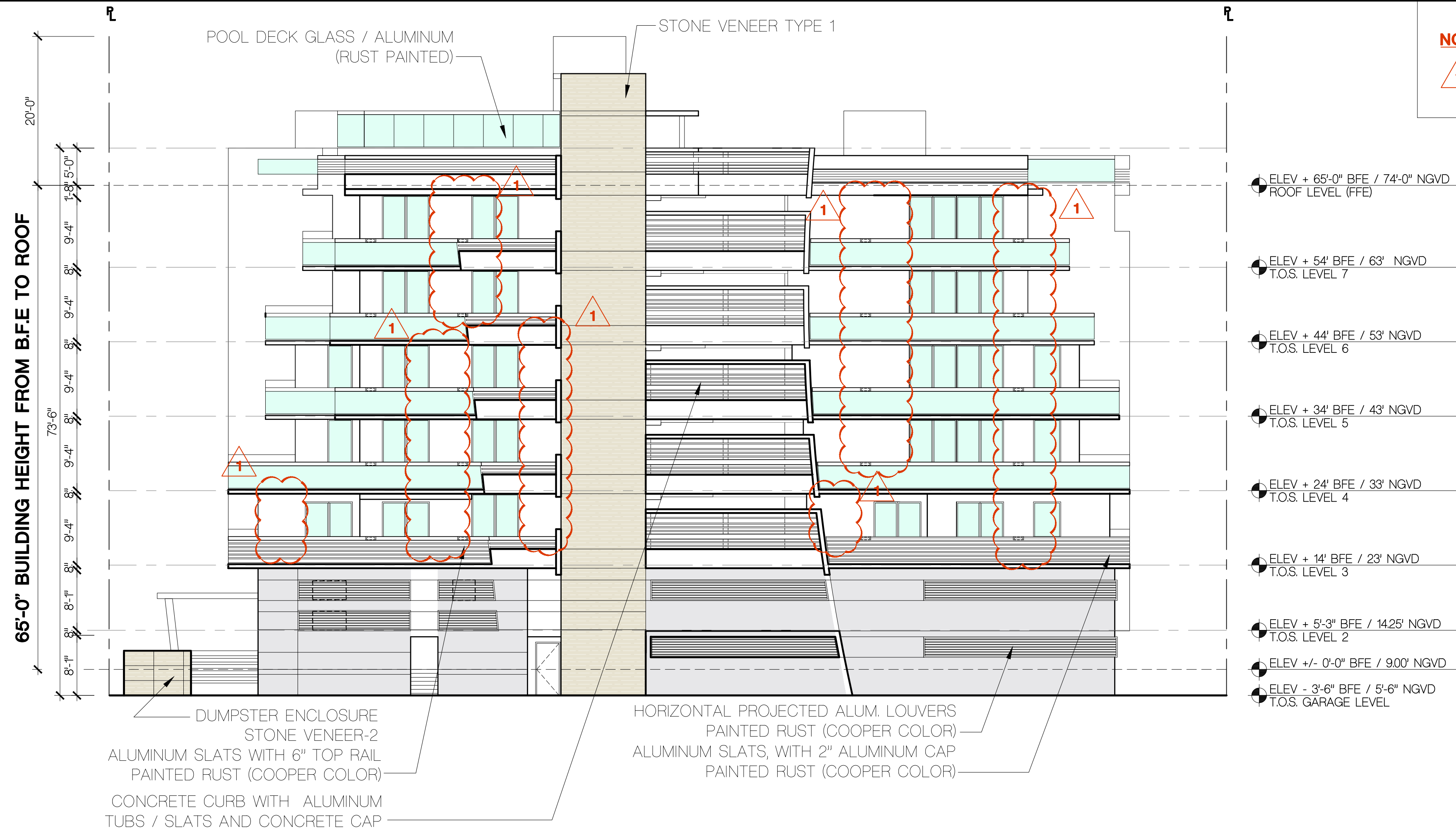
JOSE G. PUIG SR. FLORIDA P.E. # 47817
JOSE G. PUIG JR. FLORIDA P.E. # 49148
HECTOR M. BLASCO FLORIDA P.E. # 56115

ATLANTIS
10281 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
BAY HARBOR ISLANDS, FLORIDA 33564

SIGNATURE		DATE	
NO.	REVISION	DATE	BY
DRAWING TITLE:			
SIDE ELEVATION			
SCALE: 3/32"=1'-0"		DATE: APRIL 3, 2018	
SHEET NUMBER:			
A-2.02			
P&Z REVISIONS			



SOUTH ELEVATION - P&Z BOARD APPROVED - FEBRUARY 13, 2017



NOTES:
1 REDUCE GLAZING AREA.

SOUTH ELEVATION - P&Z BOARD REVISIONS - APRIL 3, 2018

FRANKEL BENAYOUN
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-C001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
IPHAT BENAYOUN FISHMAN
LICENSE NO. AR0017273
1166 KANE CONCOURSE, SUITE 200
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868.3565 FAX: (305) 868.3560
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER
ATLANTIS 103, LLC
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(786)558.0157 - (569) 9822.0592
W W W . B U R O T T O . C O
C B U R O T T O @ B U R O T T O . C O

PROJECT MANAGER:
RILEA MANAGMENT, LLC
1200 BRICKEL AVE SUITE 120
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P H : (3 0 5) 3 7 1 . 5 2 5 4

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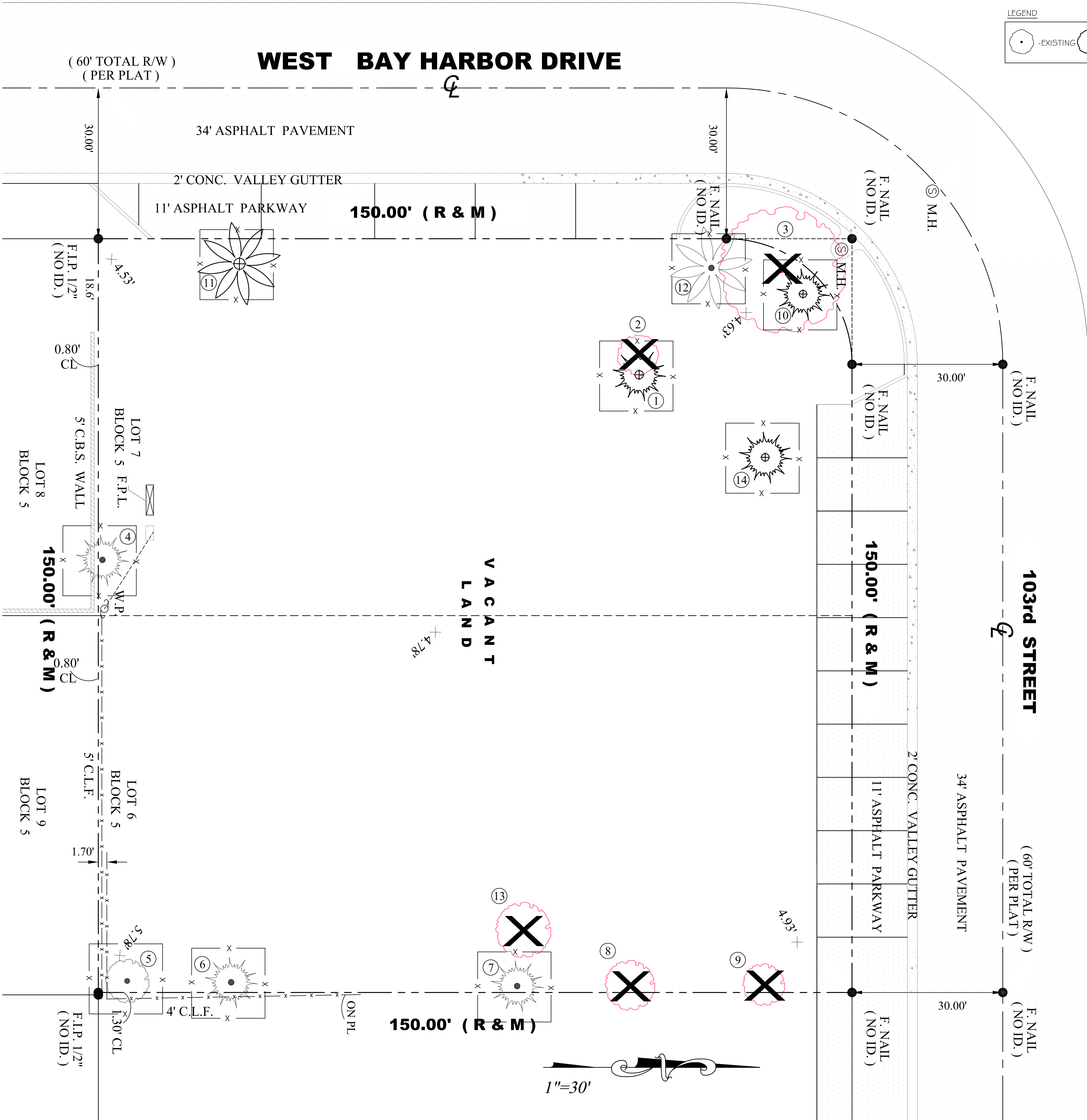
STRUCTURAL ENL.
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10281 WEST BAY HARBOR DRIVE
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BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE		DATE	
NO.	REVISION	DATE	BY

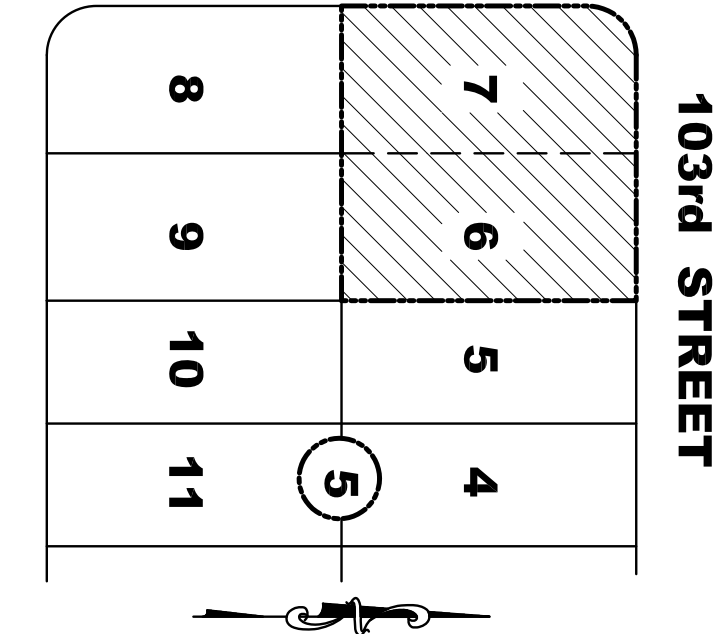
DRAWING TITLE:
BACK
ELEVATION
SCALE: 3/32"=1'-0" DATE: APRIL 3, 2018
SHEET NUMBER:
A-2.03
P&Z REVISIONS



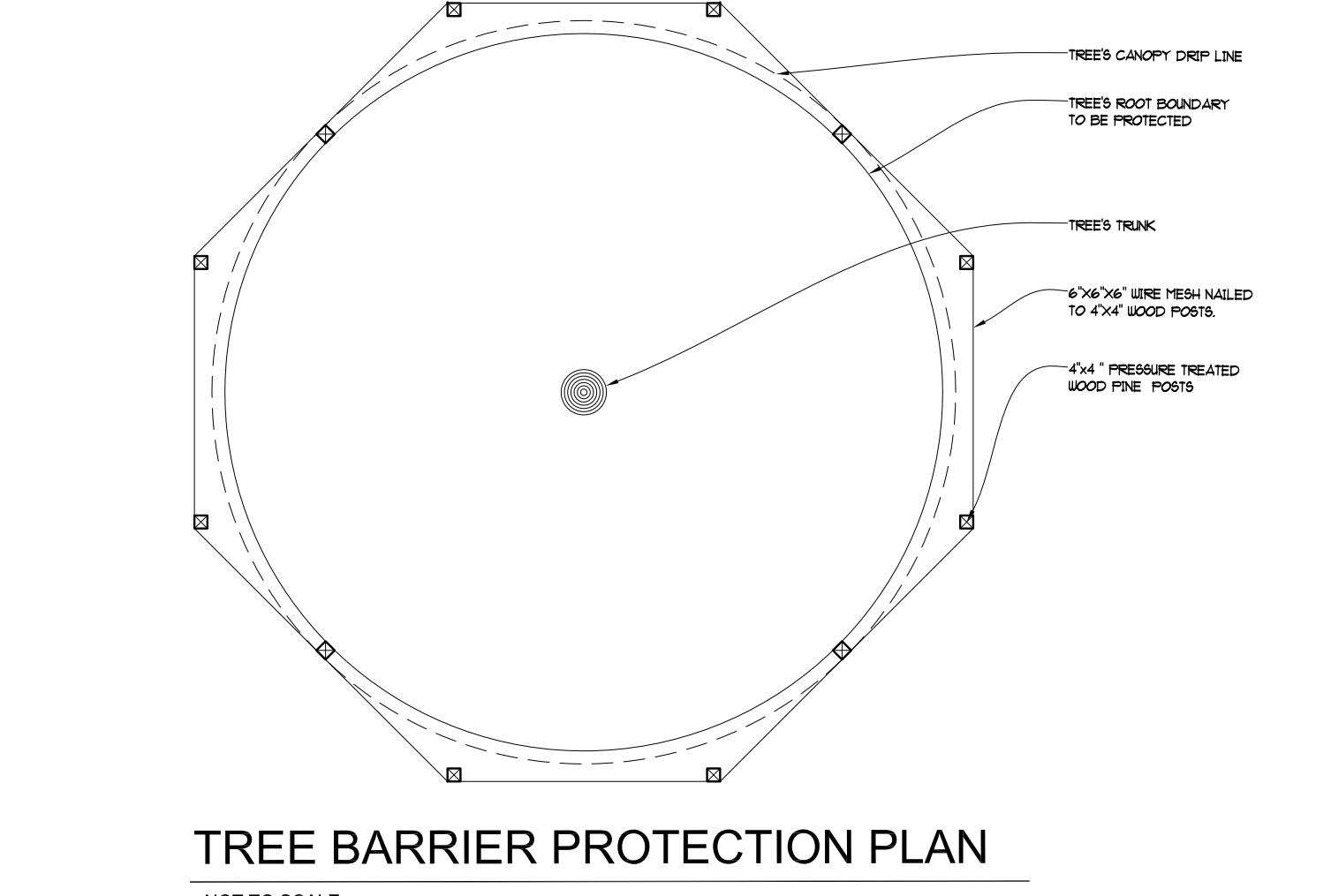
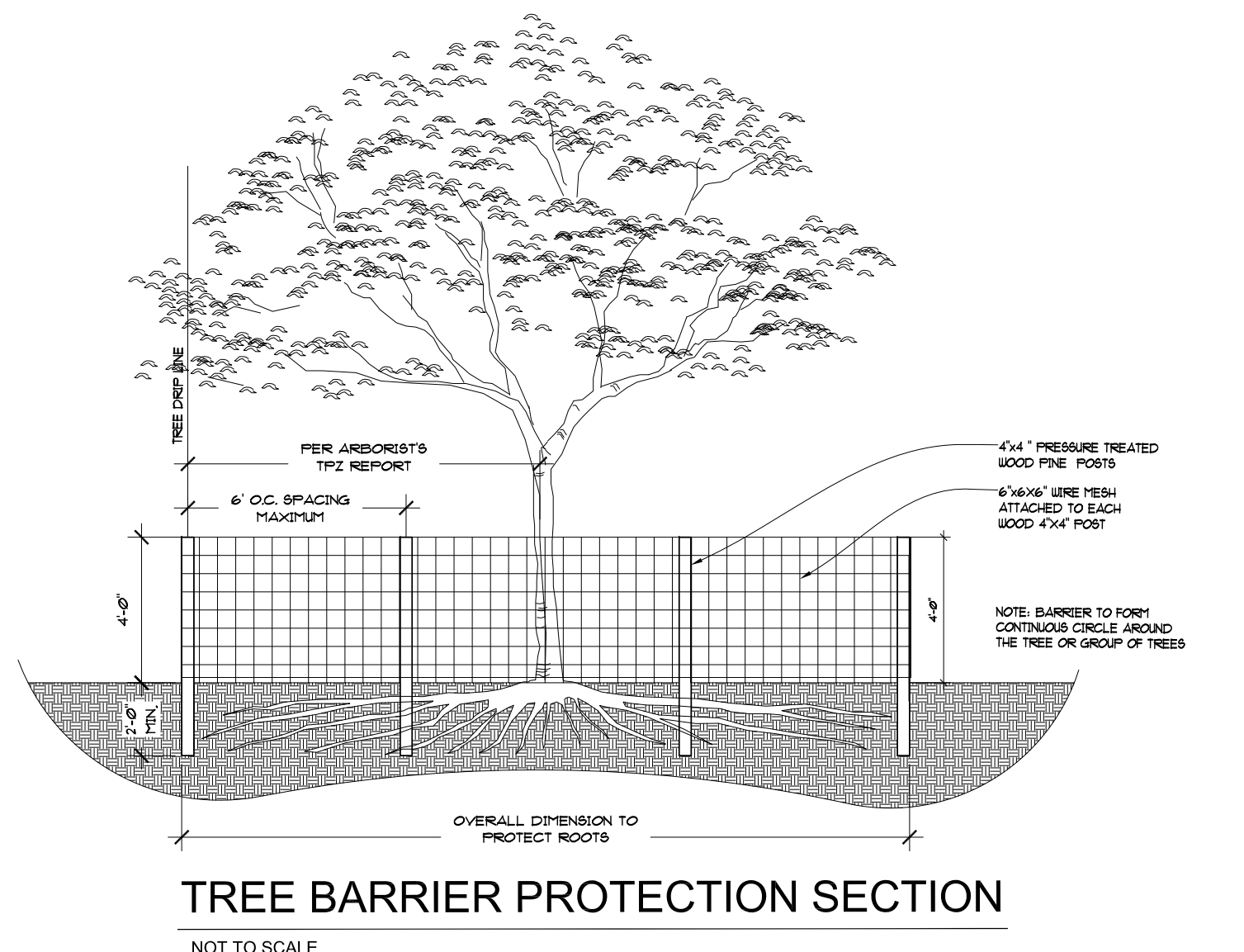
LEGEND

EXISTING TRANSPLANT REMOVE

WEST BAY HARBOR DRIVE



Atlantis Condo									
1170 103rd St. Bay Harbor Island									
Tree disposition list									
No.	cnt	Common Name	Botanical Name	Ht.	Spr	dbh	Can. Sq. ft.	Cond. / Disp.	
1	1	Sabal palm	Sabal palmetto	35'	8'	3"	50'	Transplant	
2	1	Gumbo Limbo	Bursera simaruba	35'	8'	3"	50'	Construction / Demo	
3	1	Mahoe Tree	Thespesia populnea	30'	45'	4"	0'	Invasive	
4	1	Sabal palm	Bursera simaruba	25'	10'	12"	79'	Remain	
5	1	Mango tree	Hibiscus tiliaceus	15'	7'	9"	38'	Remain	
6	1	Sabal palm	Bursera simaruba	15'	7'	12"	38'	Remain	
7	1	Sabal palm	Bursera simaruba	15'	7'	12"	38'	Remain	
8	1	Umbrella Tree	Chefelia	30'	20'	36"	314'	Invasive	
9	1	Ficus Tree	Ficus species	15'	20'	9"	314'	Volunteer	
10	1	Sabal palm	Sabal palmetto	15'	7'	12"	38'	Transplant	
11	1	Royal Palm	Rostonia eleata	50'	15'	24"		Transplant	
12	1	Royal Palm	Rostonia eleata	50'	15'	24"		Remain	
13	1	Australian Pine	Ptychosperma elegans	50'	15'	24"	177'	Construction / Demo	
14	1	Sabal palm	Bursera simaruba	15'	7'	12"	38'	Transplant	
Total d.b.h. Inches to be Removed						126"			
Total	5	Trees to be Removed					855		
Total	4	Trees to be Transplanted							



EXISTING TREE DISPOSITION PLAN

FRANKEL BENAYOUN
ARCHITECTS
PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494

MARKUS A. FRANKEL
LICENSE NO. AR0007143

IFHAT BENAYOUN FISHMAN
LICENSE NO. AR0017273

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Reg. no. 41831

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HECTOR M. BLASCO FLORIDA P.E. # 56115

ATLANTIS
10281 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING

BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE DATE

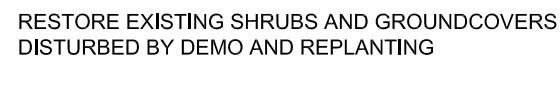
NO.	REVISION	DATE	BY

DRAWING TITLE

EXISTING TREE
DISPOSITION PLAN

SCALE: 3/32" = 1'-0" DATE: NOVEMBER 1, 2017
SHEET NUMBER

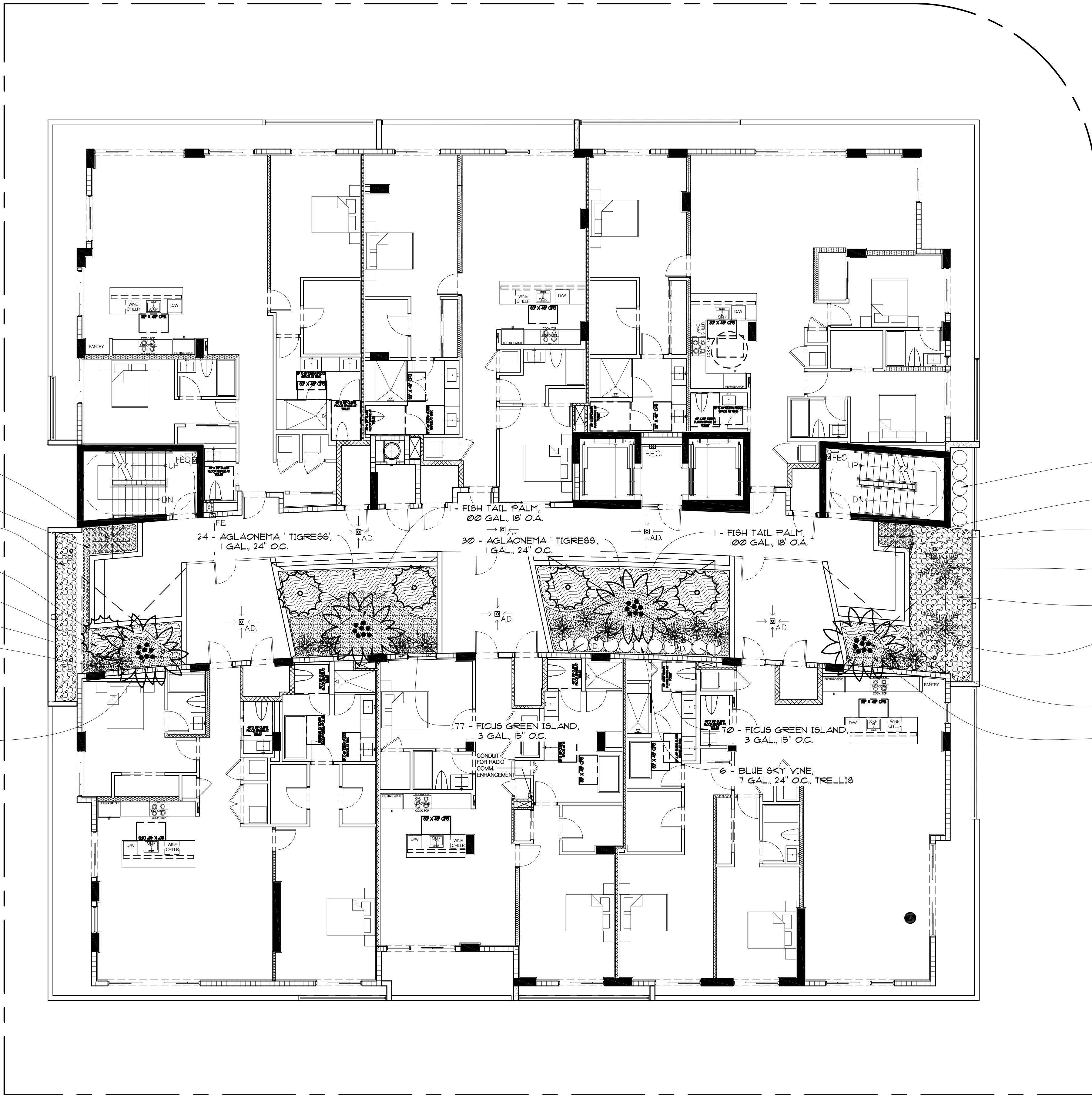
LD-1



TOTAL SITE AREA = 22,366 SF
LANDSCAPE AREA REQUIRED = 4,473 SF [20% OF SITE AREA]
LANDSCAPE AREA PROVIDED = 5,075 SF [23%]

Ground Level Planting Plan	
SCALE: 3/32" = 1'-0"	DATE: NOVEMBER 1, 2017
SHEET NUMBER: L-1	

NO.	REVISION	DATE	BY
1	APRIL 4, 2018		



- 1 - DRACAENA ARBOREA,
5' O.A. SINGLE
- 30 - FOXTAIL FERNS,
3 GAL., 15" O.C.
- 40 - CARISSA 'EMERALD BLANKET',
3 GAL., 18" O.C.
- 5 - FLORIDA THATCH PALMS
10' O.A.
- 7 - AGLAONEMA 'TIGRESS',
1 GAL., 24" O.C.
- 19 - FICUS GREEN ISLAND,
3 GAL., 15" O.C.
- 14 - FLORIDA HYBRID
BAMBOO PALMS,
7 GAL., 5' O.A.
- 1 - FISH TAIL PALM,
100 GAL., 18" O.A.

24 - AGLAONEMA 'TIGRESS',
1 GAL., 24" O.C.

30 - AGLAONEMA 'TIGRESS',
1 GAL., 24" O.C.

77 - FICUS GREEN ISLAND,
3 GAL., 15" O.C.

70 - FICUS GREEN ISLAND,
3 GAL., 15" O.C.

6 - BLUE SKY VINE,
7 GAL., 24" O.C., TRELLIS

5 - BLUE SKY VINE,
7 GAL., 24" O.C., TRELLIS

1 - DRACAENA ARBOREA,
5' O.A. SINGLE

7 - FOXTAIL FERNS,
3 GAL., 15" O.C.

2 - SAGO PALM,
4' x 4'

71 - CARISSA 'EMERALD BLANKET',
3 GAL., 18" O.C.

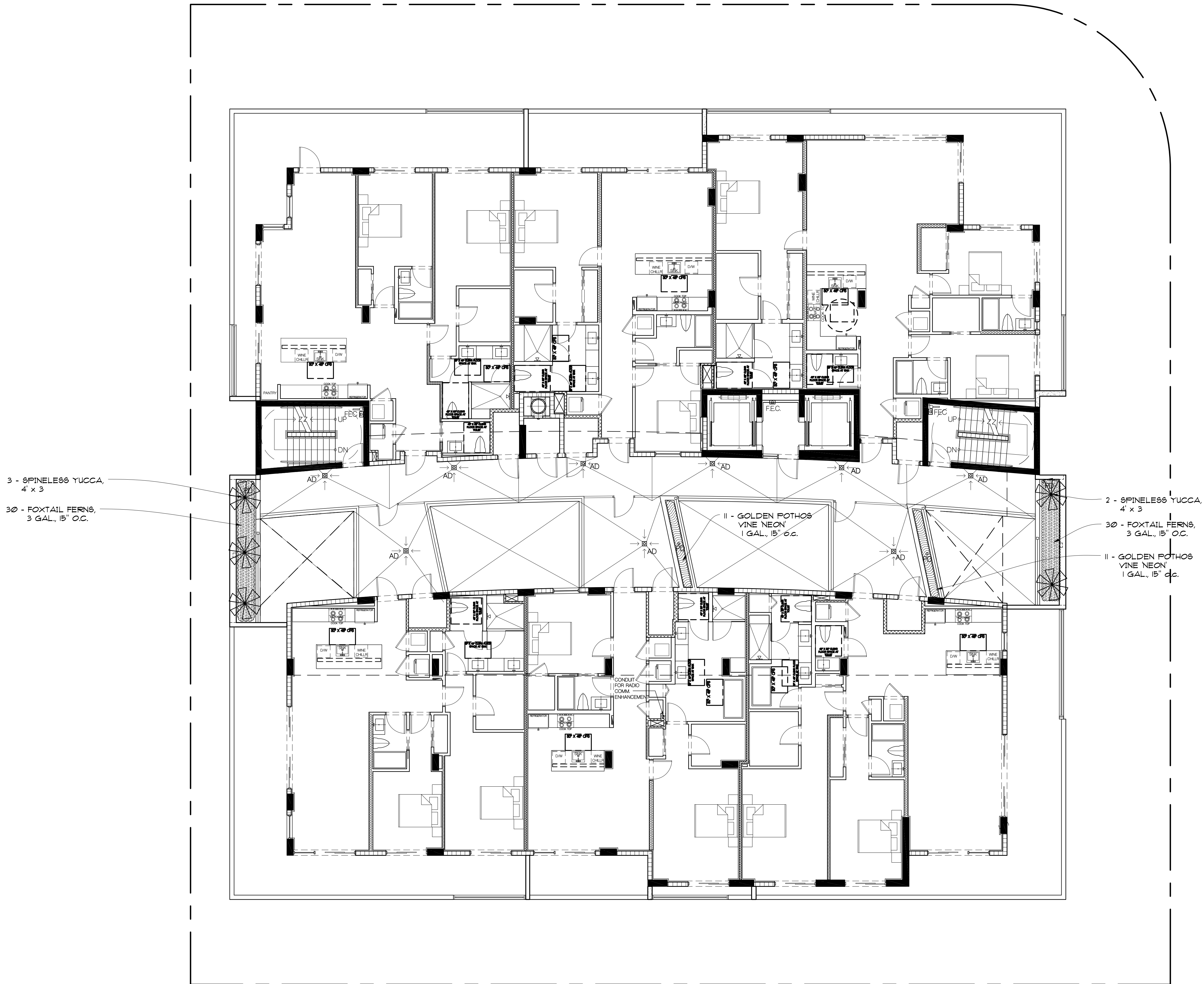
5 - AGLAONEMA 'TIGRESS',
1 GAL., 24" O.C.

1 - FISH TAIL PALM,
100 GAL., 18" O.A.

14 - FICUS GREEN ISLAND,
3 GAL., 15" O.C.

120'-0" BUILDING LENGTH (120'-0" X 1/3 = 40'-0")

LEVEL 3 PLANTING PLAN
SCALE: 1/8" = 1'-0"



LEVEL 4 PLANTING PLAN
SCALE: 1/8" = 1'-0"

FRANKEL BENAYOUN ARCHITECTS INC.
ARCHITECTS INTERIOR DESIGN
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HECTOR M. BLASCO FLORIDA P.E. # 56115

ATLANTIS
10281 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
BAY HARBOR ISLANDS, FLORIDA 3354

SIGNATURE		DATE	
NO.	REVISION	DATE	BY
1	APRIL 4, 2018		

DRAWING TITLE
**Level 4
Planting Plan**
SCALE: 1/8" = 1'-0" DATE: NOVEMBER 1, 2017
SHEET NUMBER
L-3

3 - SPINELESS YUCCA,
4' x 3'

28 - FOXTAIL FERNS,
3 GAL., 15" O.C.

2 - SPINELESS YUCCA,
4' x 3'

30 - FOXTAIL FERNS,
3 GAL., 15" O.C.

11 - GOLDEN POTHOS
VINE 'NEON'
1 GAL., 15" O.C.

2 - SPINELESS YUCCA,
4' x 3'

30 - FOXTAIL FERNS,
3 GAL., 15" O.C.

11 - GOLDEN POTHOS
VINE 'NEON'
1 GAL., 15" O.C.

LEVEL 5 PLANTING PLAN
SCALE: 1/8" = 1'-0"

FRANKEL BENAYOUN ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494

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LICENSE NO. AR0007143

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ATLANTIS
10281 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
BAY HARBOR ISLANDS, FLORIDA 33554

SIGNATURE		DATE	
NO.	REVISION	DATE	BY
1	APRIL 4, 2018		

DRAWING TITLE
**Level 5
Planting Plan**

SCALE: 1/8" = 1'-0" DATE: NOVEMBER 1, 2017
SHEET NUMBER
L-4

FRANKEL BENAYOUN
ARCHITECTS
PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494

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IFHAT BENAYOUN, FISHMAN,
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ATLANTIS

10281 WEST BAY HARBOR DRIVE

NEW CONDOMINIUM BUILDING

BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE

DATE

NO.

REVISION

DATE

BY

1

APRIL 4, 2018

DRAWING TITLE

Level 6
Planting Plan

SCALE

1/8" = 1'-0"

DATE

NOVEMBER 1, 2017

SHEET NUMBER

L-5

LEVEL 6 PLANTING PLAN

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

1

ATLANTIS

10281 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING

BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE		DATE	
NO.	REVISION	DATE	BY
1	APRIL 4, 2018		

DRAWING TITLE	
Level 7 Planting Plan	
SCALE: 1/8" = 1'-0"	DATE: NOVEMBER 1, 2017
SHEET NUMBER	
L-6	

3 - SPINELESS YUCCA,
4' x 3

30 - FOXTAIL FERNS,
3 GAL., 15" O.C.

I - DRACAENA ARBOREA,
5' O.A. SINGLE

II - GOLDEN POTHOS
VINE NEON
1 GAL., 15" O.C.

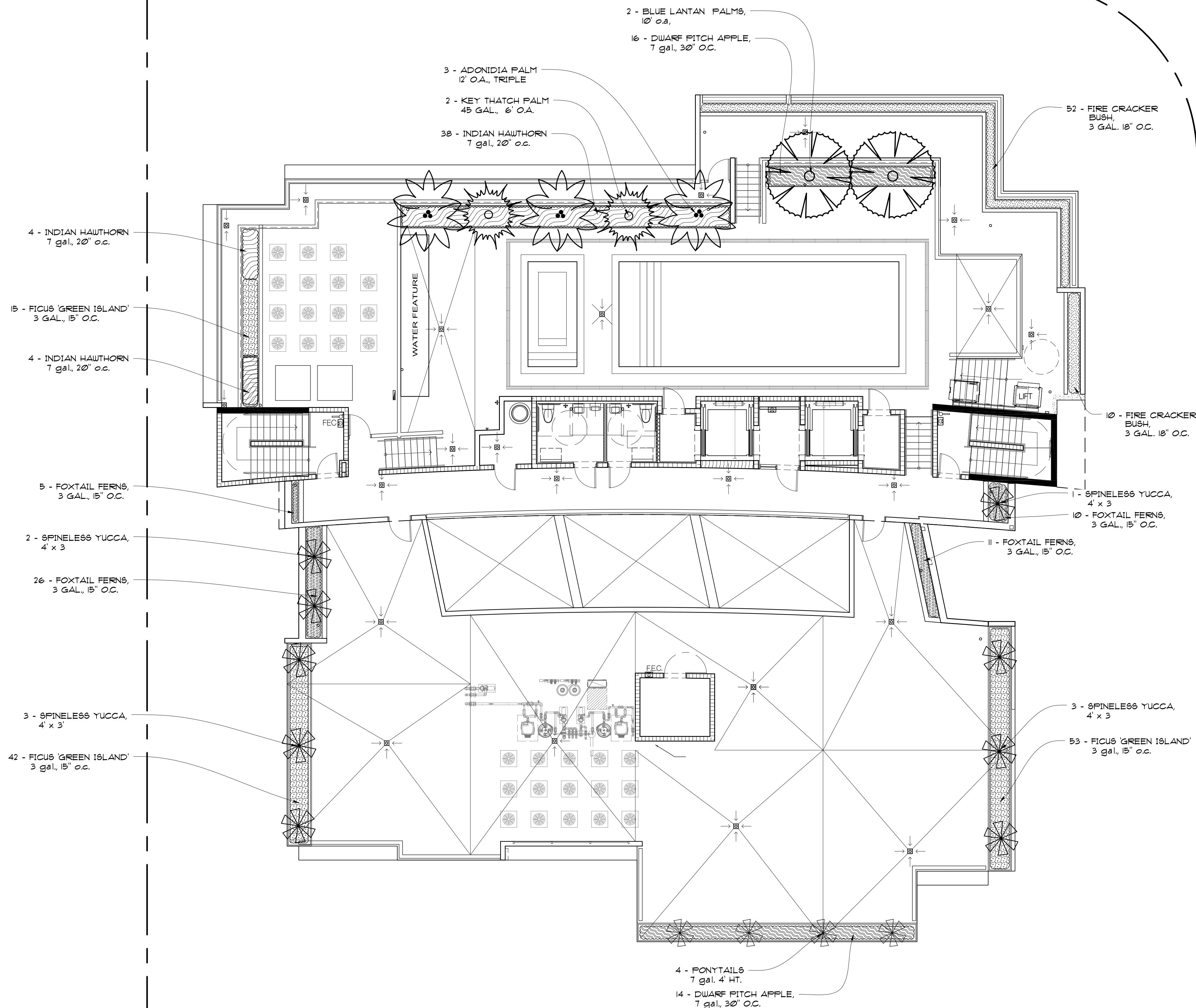
II - GOLDEN POTHOS
VINE NEON
1 GAL., 15" O.C.

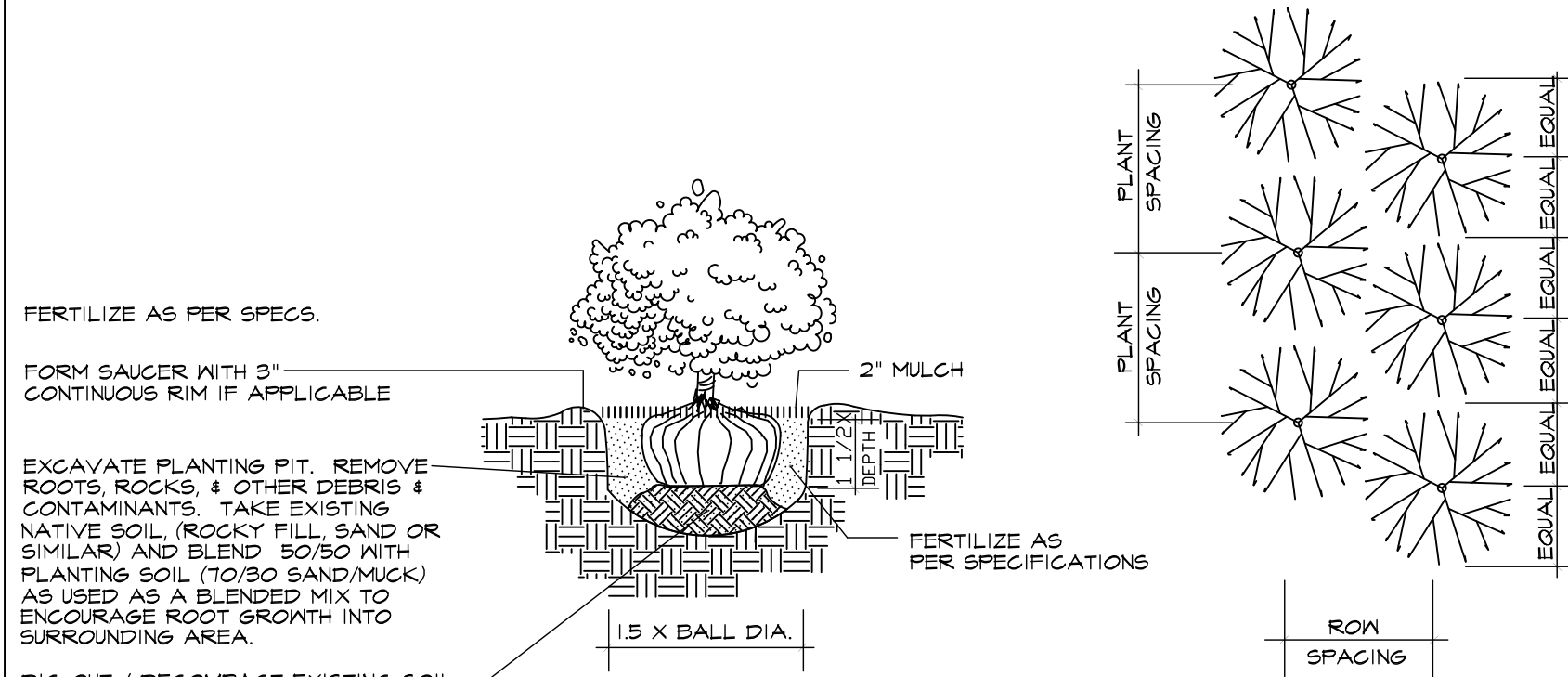
2 - SPINELESS YUCCA,
4' x 3

30 - FOXTAIL FERNS,
3 GAL., 15" O.C.

LEVEL 7 PLANTING PLAN
SCALE: 1/8" = 1'-0"

SIGNATURE		DATE	
NO.	REVISION	DATE	BY
1	APRIL 4, 2018		

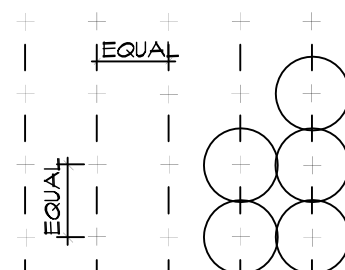




SHRUB PLANTING DETAIL

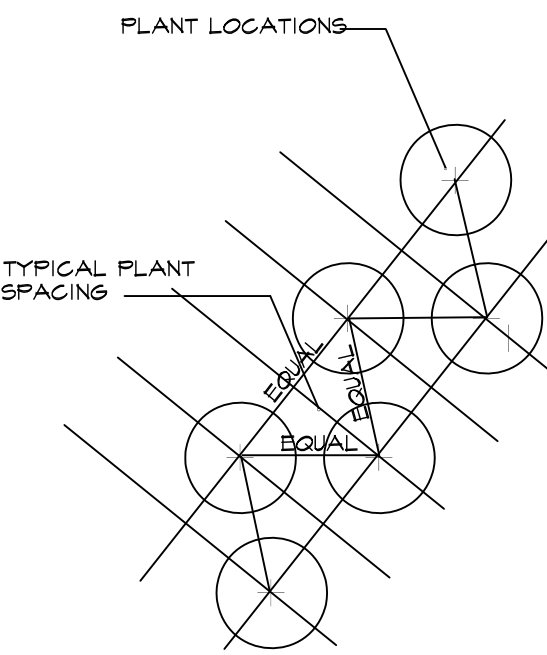
PLANT SPACING	ROW SPACING
12"	10.4"
18"	15.6"
24"	20.8"
30"	26.0"
36"	31.2"
48"	41.6"
60"	52.0"

NOTE:
IN MOST CASES TRIANGULAR
SPACING IS PREFERRED. USE
SQUARE SPACING ONLY IN
SMALL RECTILINEAR AREAS.

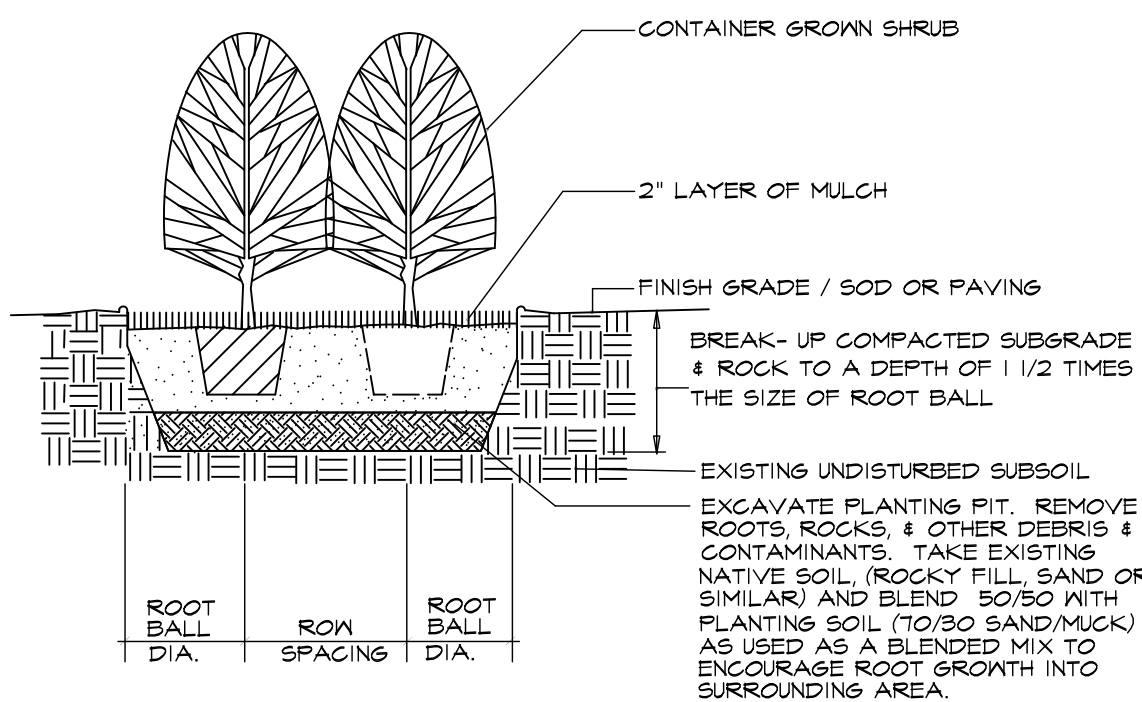


TYPICAL PLANT SPACING

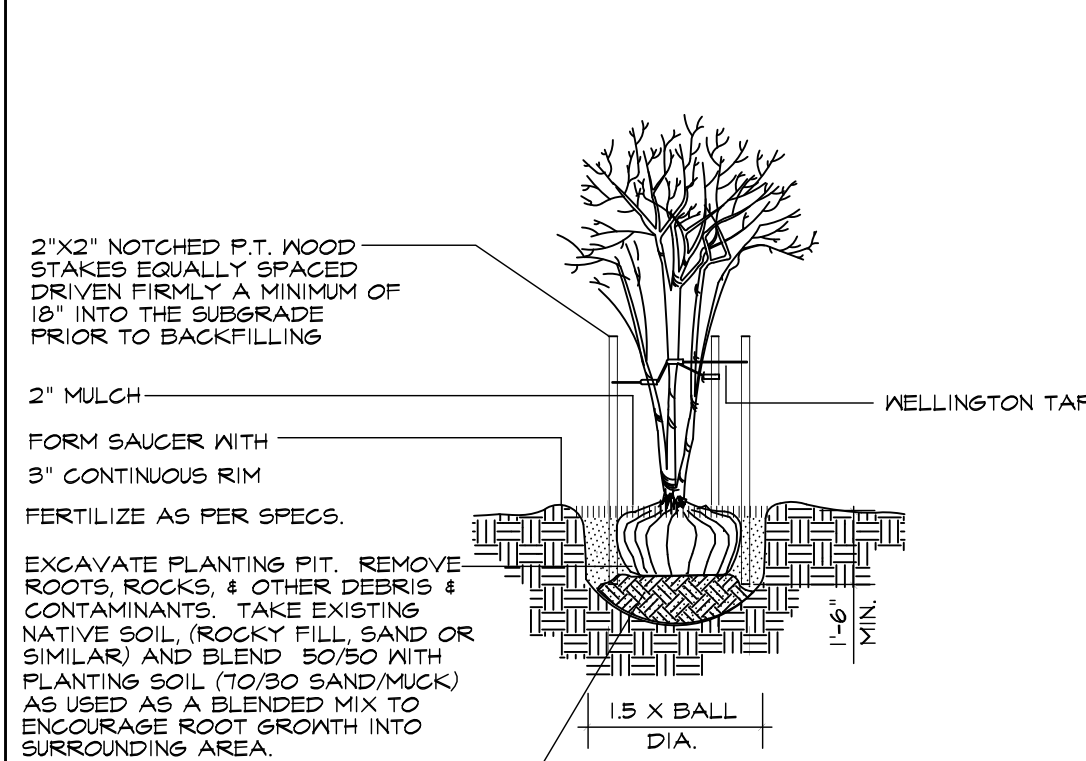
SQUARE SPACING PLAN



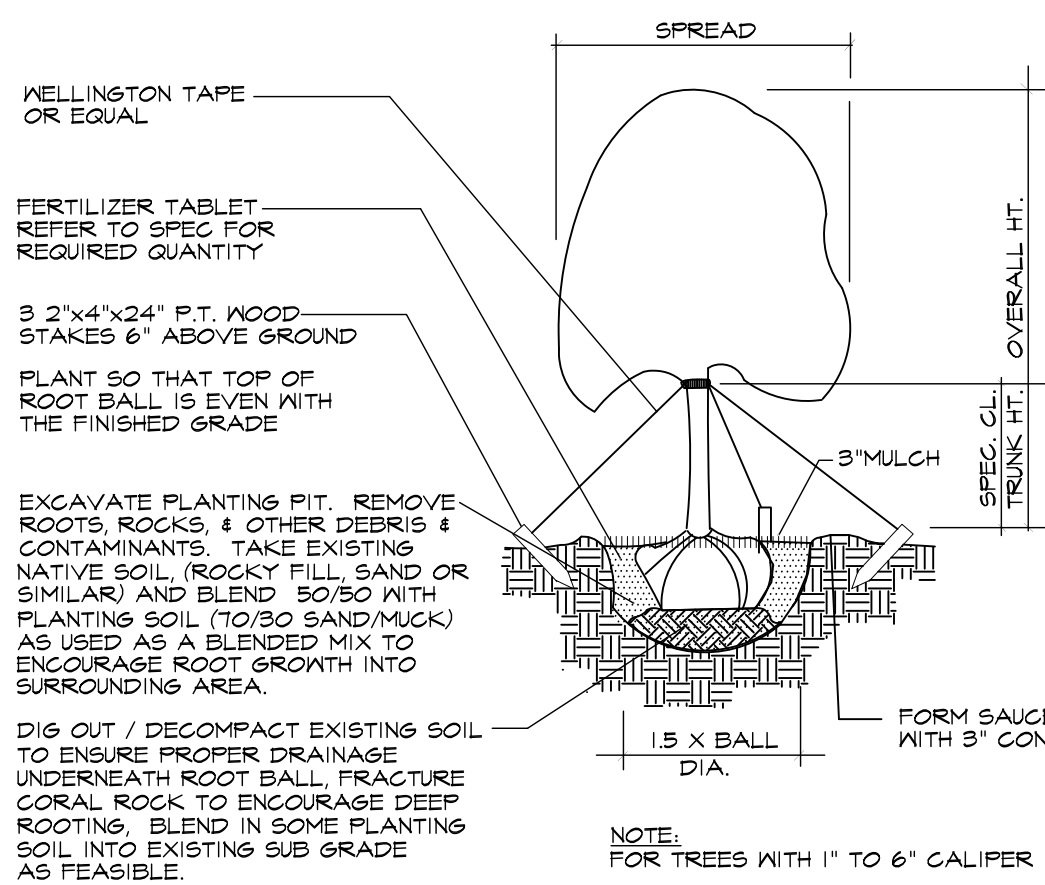
TRIANGULAR SPACING PLAN



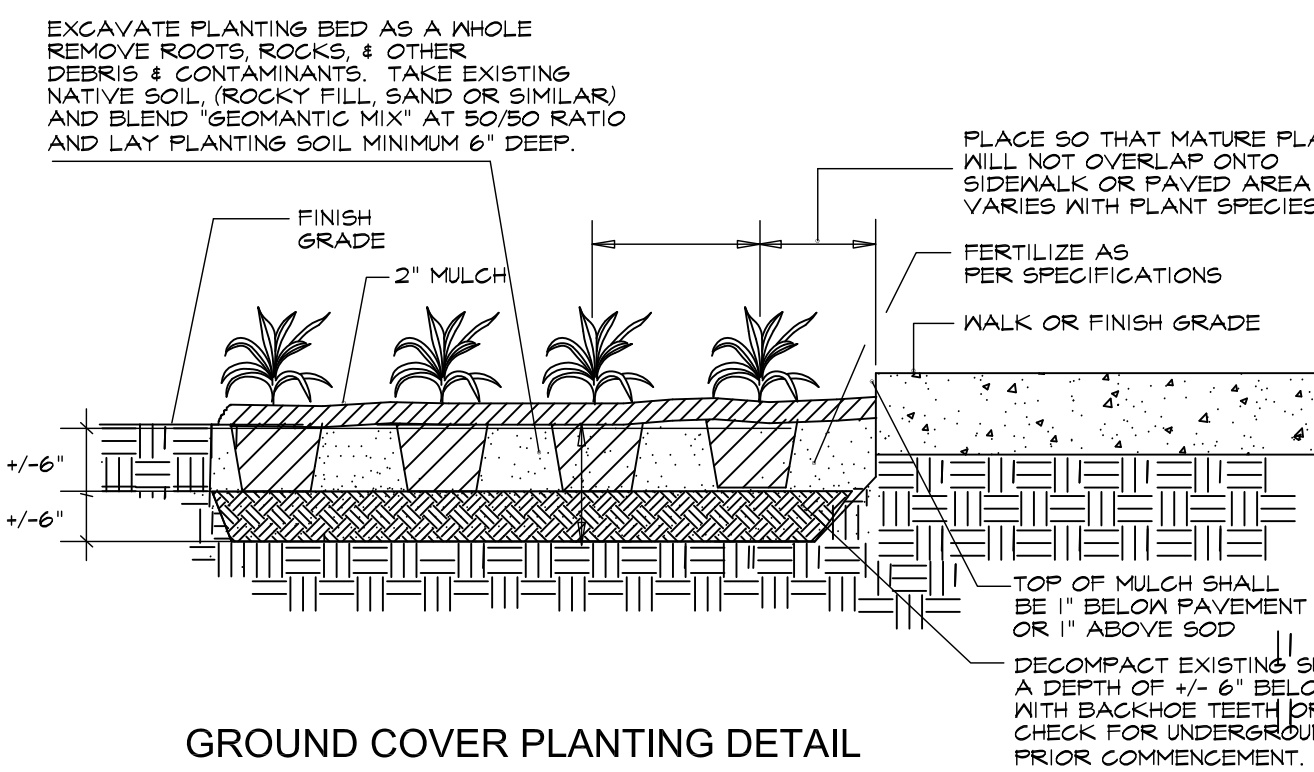
HEDGE & MASS PLANTING DETAIL



MULTI-TRUNK TREE STAKING



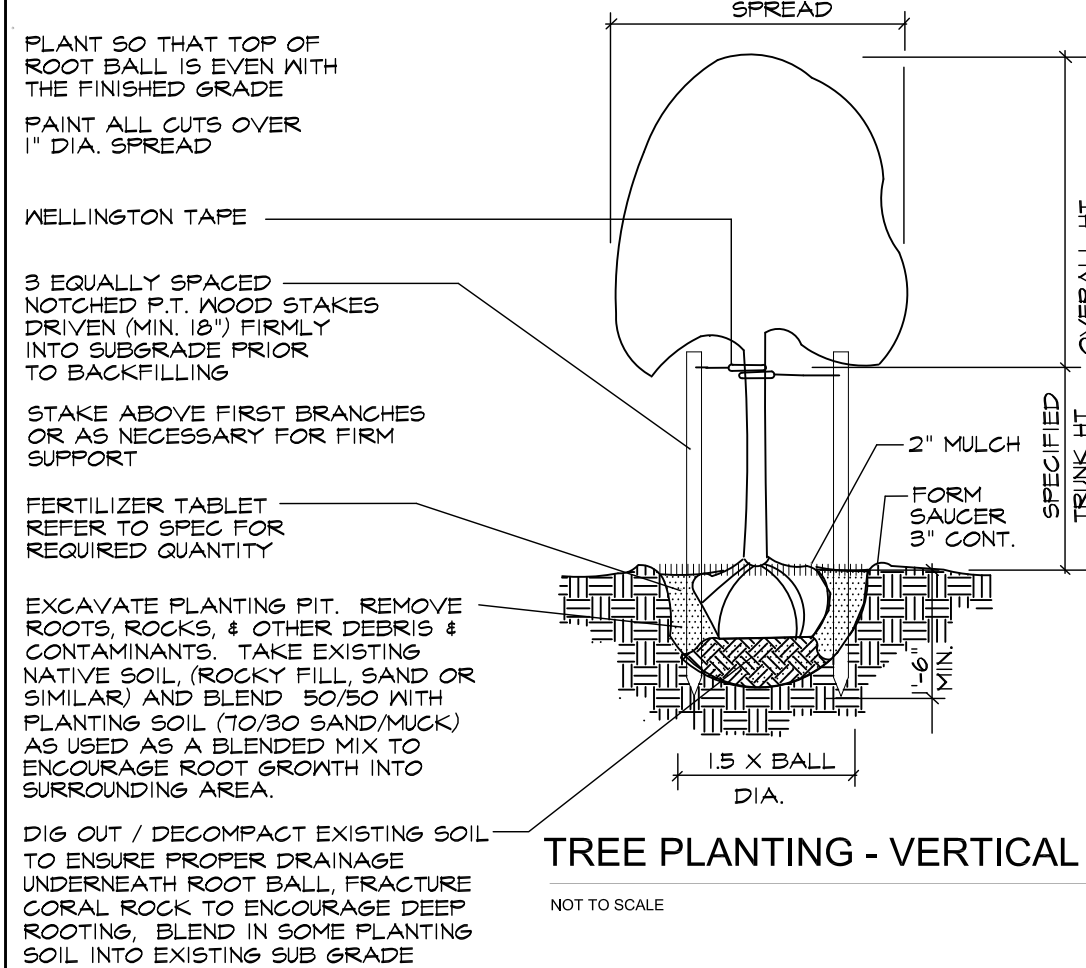
TREE PLANTING - GUY WIRES OR WELLINGTON TAPE



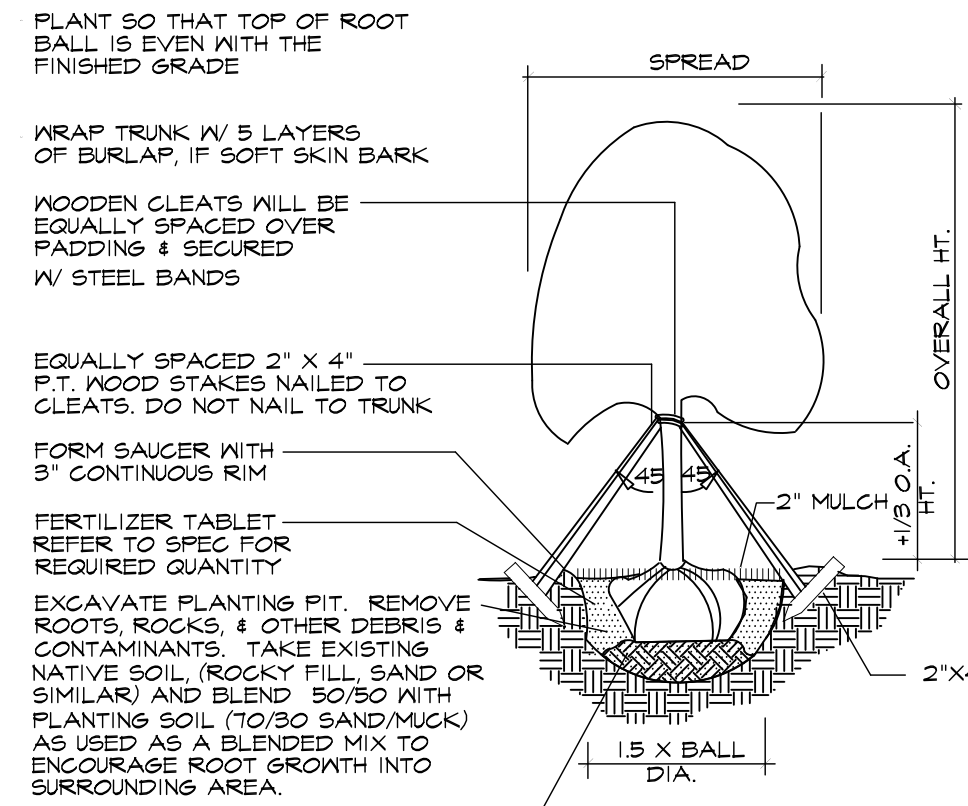
GROUND COVER PLANTING DETAIL

CALIPER	TIES	STRANDS	STAKES
1" - 1 1/2"	2	1 # 12	2 - 2 x 2
1 1/2" - 2"	3	1 # 12	3 - 2 x 2
2" - 3"	3	2 # 12	2 - 2 x 2
3" - 6"	3	2 # 12	3 - 2 x 2

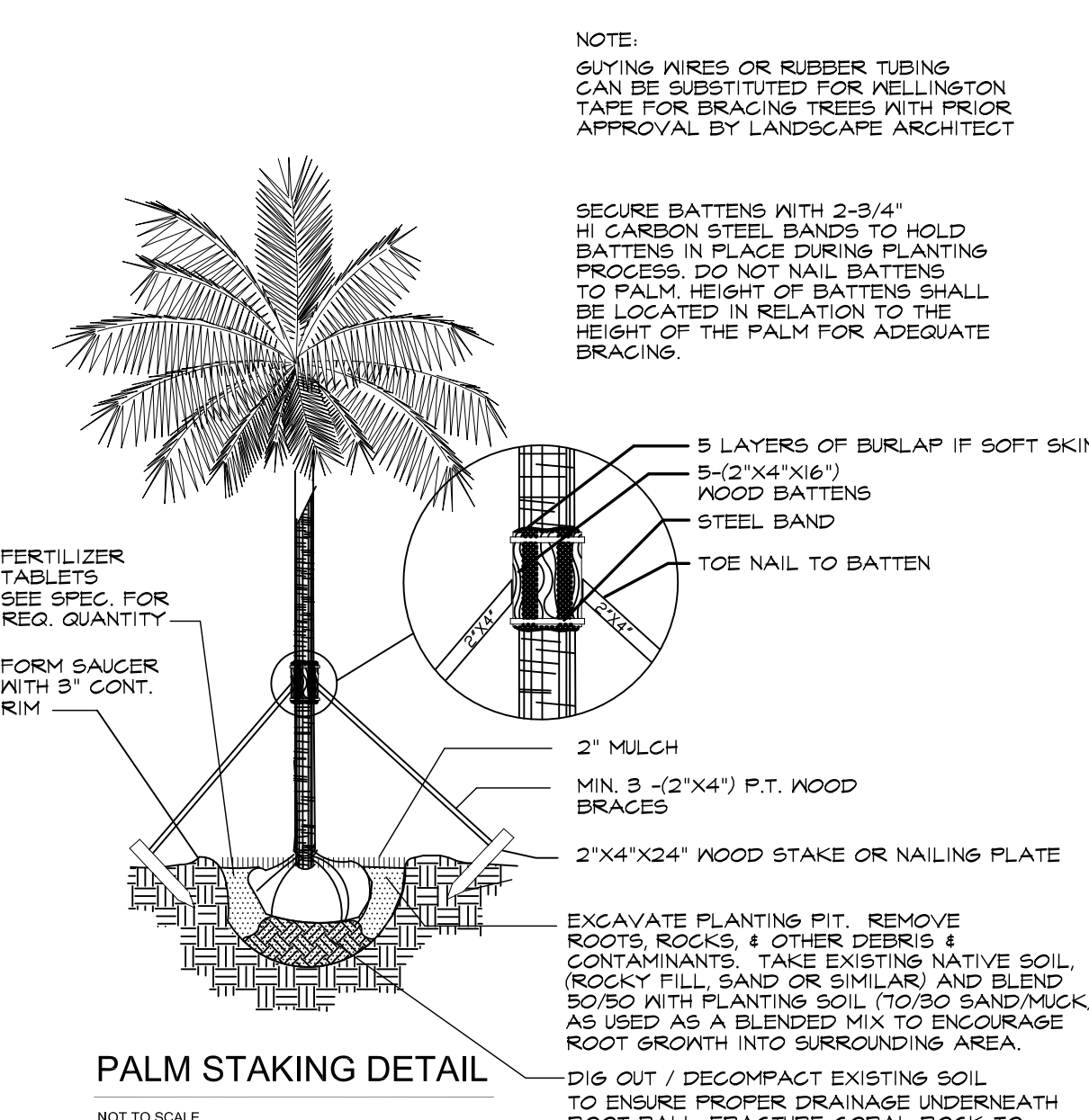
CALIPER	CLEATS	STRAPS	BRACES	NAILS
4" - 8"	2 x 4 x 8"	1 # 12	3 - 2 x 4	2 - 16d
8" - 10"	2 x 4 x 12"	1 # 12	3 - 2 x 4	3 - 16d
10" - 16"	2 x 4 x 12"	2 # 12	4 - 2 x 4	3 - 16d



TREE PLANTING - VERTICAL STAKES



TREE BRACING DETAIL



PALM STAKING DETAIL

NEW TREE - 1 YEAR MAINTENANCE PLAN

WATER:
ALL NEW TREES TO BE ON A AUTOMATED IRRIGATION SYSTEM WITH RAIN SENSOR.
1ST MONTH WATER EVERY DAY.
2ND, THROUGH 6TH MONTHS - EVERY OTHER DAY.
7TH THROUGH COMPLETE YEAR - 2 TIMES A WEEK.
NOTE: ADJUST IRRIGATION DURATION TIMES TO ENSURE THAT TREE'S ROOT BALL IS COMPLETELY SATURATED WITH WATER.
IRRIGATION WATER FREQUENCY AND DURATIONS MAY VARY DUE TO TIME OF YEAR AND CLIMATE CONDITIONS.

FERTILIZER:
USE A PALM 'SPECIAL' FERTILIZER, 8-2-12, FROM ATLANTIC FERTILIZER, 1 LBS. PER INCH CALIPER OF TREE EVERY 3 MONTHS.

MULCH:
INSPECT AND REPLACE MULCH AFTER 6 MONTHS WITH APPROVED EUCALYPTUS OR MELALEUCA MULCH ONLY.
NO RED COLORED OR CYPRESS MULCH TO BE USED.

TRIMMING & PRUNING:
PRUNE ONLY CRITICAL BRANCHES (DEAD OR BROKEN).

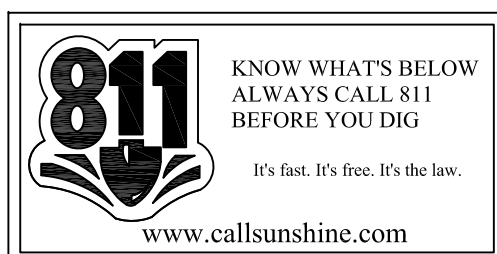
STAKING AND BRACING:
INSPECT ALL TREE TIES AND STAKING AND ADJUST AS NEEDED. REMOVE ANY STAKING MATERIAL THAT IS IN CONTACT WITH TREE AFTER 1 YEAR.
PERIOD OF NO MORE THAN 6 MONTHS AFTER INITIAL PLANTING AS THE TREE SHOULD BE WELL ESTABLISHED BY THEN.

PLANTING SPECIFICATIONS AND WARRANTIES

- The demolition of existing plant material must be marked with spray paint by Landscape Architect (L.A.)
- All trees and palms to be laid out by Landscape contractor in the field with stakes and spray paint. To be reviewed and approved by (L.A.)
- Plant list is for information only. If there are any discrepancies between 'plant quantities' on plan versus 'plant list', 'the plans' will take priority. Please notify L.A. of any discrepancies.
- Only unit price installed planting bids based on Landscape Architect's planting plans and plant list will be accepted. Owner retains the right to remove portions of the work from the contract and / or create separate contracts for phasing of the project. Landscape Architect reserves the right to deny any and all bids when such rejections are in the best interest of the owner.
- All plant material must be Florida #1 or better, unless specified as "character" or with written approval from L.A.
- All planting beds must be free of surface rock over 1/2" diameter, prior to mulching.
- Planting beds should receive 6" of "Geomantic Mix" planting soil. See soil specification.
- Planting soil specification: Geomantic Mix (20% Florida Peat, 20% Compost, 20% Lake Wales Silica sand, 20% local "screening sand" or "beach sand" and 20% Cypress Shavings), Landscape contractor to submit sample to be approved by L.A.
- Root & Upper Terrace levels: Planting soil specification: Geomantic Root Planter Mix: 50% Coarse Orlona Sand, 20% Florida Peat, 20% Pinebark, 8% Rice Rock, 2% Marl.
- Fertilize all plants with Omocote "Sierra Blend" 8-10-10 1/2 hand full for 1 - 3 gallons, 1 hand full for 7-20 gallon, and 4 hands full for ball and burlapped (B & B) material.
- Fertilize all B&B material with 10 "Agriform" tablets or equal.
- Mulch all landscape areas with 2-1/2" - 3" of Eucalyptus or Melaleuca mulch "Eco mulch". (No cypress or red color mulch).
- All sod areas laid with St. Augustine "Palmetto" to be hand raked prior to installing the sod.
- All sod areas to be top dressed with 2" of 80/20 Lake Wales silica sand/ Florida peat moss prior to sodding.
- All Plant material, excluding Sod, to be warranted as follows: Shrubs and Ground covers for 30 days, large shrubs (over 10 gal) and small palms for 180 days, and B&B material for 360 days provided that plant material is receiving proper maintenance prescribed by Landscape contractor.
Note: Hurricanes and other causes beyond the control of the Landscape contractor are not covered.
- All warranties to run concurrently, beginning upon Landscape architect's final acceptance of the installation, unless owner or general contractor (G.C.) requires construction phasing beyond control of the installer.
- Installer to notify Owner, G.C. and / or L.A. of any partial completion due to phasing.
- All materials stored on site are the property of the installer until accepted by owner. Owner is not responsible for theft, unless notified in writing prior to installation and security arrangement agreed to.
- Watering is the responsibility of the installer during the installation and until final acceptance.
- Landscape contractor is responsible for coordinating their work with Irrigation contractor.
- Landscape contractor is responsible to assure irrigation installation is properly progressing, and in the end adequate for good growth. The owner or G.C. must be notified in writing of any problems with irrigation phasing or performance.
- Any existing irrigation to be brought to a good functioning standard to ensure proper watering of new material.
- All landscape areas must be on an automatic irrigation system from time of installation, with 100% coverage and 100% overlaps, with rain sensors per city codes. No hand watering.
- Landscape contractor to exercise extreme care when digging and performing other work so not to damage any existing work such as underground and overhead utilities, (electrical, sewage, irrigation, & plumbing). In the event of planting conflicts the L.A. or Owner's authorized representative to be notified to provide alternate locations of planting or utility obstruction conflicts.
- Landscape contractor is responsible for immediate repair of any damage caused by their installation. Landscape contractor is responsible for working with the general contractor to assure that all cementitious contaminants and other construction debris are removed from all soils.
- In planting beds, particularly by buildings, Landscape contractor to excavate existing soils to a minimum depth of 12" and backfill with planting soil. In sod areas, Landscape contractor to decompact soil with back hoe teeth to a depth of 6" and add 2 min. of top soil for sodding.
- All circular pits to be excavated with vertical sides for all plants, except for hedges & planting beds. The diameter of these pits for trees and shrubs to be 1/3 larger than the diameter of the root ball.
- All Tree pits to have the soil removed in the amount of 1/3 larger than the root ball of the tree and replaced with approved specified soil.
- All Palm tree pits to have the soil removed in the amount of 1/3 larger than the root ball of the palm and replaced with clean yellow sand.
- All Tree & Palm pits to be excavated with a backhoe only. Absolutely no use of augers.

TRANSPLANTING SPECIFICATIONS

- Root prune all trees and palms to a minimum depth of 24" for the palms and 48" for the trees.
- Trim frayed roots with clippers saws or similar and leave clean cuts.
- Wrap balls with shrink wrap plastic, back filling with Shredded peat moss, fill up voids between plastic & ball, covering all cut roots.
- Backfill with existing soil to hold plastic firmly against newly wrapped ball. Keep 2" deep trench exposed so as to find root ball when harvesting.
- Water three times per week for next 2 months or until trees are ready to move.
- Harvest palms after 5 weeks minimum and trees after 8 to 10 weeks depending on size. Consult with LA prior to moving on schedule.
- Re-dig holes well outside the plastic plant wrap being careful not to disturb or tear, preserving root ball, re-wrap if needed for transplanting.
- When digging trees, break off large piece of existing coral rock, +/- 36" deep as feasible, by under cutting ball. Do Not Peel Ball off Rock. If necessary, the horizontal chipping or drilling may be required to break off specimen Oak ball at a minimum 30" depth.
- Replant transplanted trees and palms at correct height in new location, keeping original ball top exposed.
- Properly wrap and hook-up trees and palms to lifting equipment in such a way as to not tear cambium layer and excessively disfigure appearance.
- Plants that are not properly lifted and die due to girdling, compression or excessive damage to the cambium layer will be charged to the G.C. and sub-contractor at a rate of \$500 per caliper inch.
- Remove plastic, backfill with 50% existing soil blended with 50% planting soil plus 1/4 bale of Canadian peat moss for palms and 1/2 bale for trees.
- Backfill, sink, place in Agriform fertilizer tablets per recommendations, brace, and trim broken branches and fronds as needed. Brace per specification.
- Water daily for duration of overall job will be required. Having bubblers as part of automatic irrigation system for post construction can supplement additional drenching, but are not a substitution.



PLANTING DETAILS

SCALE: N.T.S.

FRANKEL BENAYOUN ARCHITECTS

ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494

MARKUS A. FRANKEL
LICENSE NO. AR0007143
IFHAT BENAYOUN, FISHMAN,
LICENSE NO. AR0017273

1166 KANE CONOURSE, SUITE 200
BAY HARBOR ISLANDS, FLORIDA 33154
P: (305) 868.3665 FAX:(305) 868.3650
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER

ATLANTIS 103, LLC
7657 NW 50TH STREET MIAMI, FLORIDA 33166
T. 305.592.2526 F. 305.592.7867



1200 BRICKELL, SUITE 800, FL 33131
(786)558.0157 - (569) 9822.0592
W W W B U R O T T O C L
C B U R O T T O @ B U R O T T O . C L

PROJECT MANAGER

RILEA MANAGEMENT, LLC
1200 BRICKELL AVE SUITE 120
MIAMI, FLORIDA 33131
P H : (3 0 5) 3 7 1 . 5 2 5 4

OVERLAP

HOLLAND ENGINEERING INC.
civil engineers
3900 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021
(954)367-0371 - (954)367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCHT.

GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
4005 W. 81 STREET MIAMI, FL 33150
PHONE: 305.655.9088 FAX: 305.668.8428

STRUCTURAL ENG.

ARBAB ENGINEERING, INC.
CONSULTING ENGINEERS
3555 NE 103 STREET, SUITE 701
NORTH MIAMI BEACH, FLORIDA 33150
PHONE NO: (305) 404-2068 FAX NO: (305) 404-2070
EE NUMBER: 0207485 PE NO: 354950

MEP ENG.

J & P ENGINEERING GROUP
MIAMI, FLORIDA 33131
3553 NW 75 AVENUE
MIAMI, FLORIDA 33122
(305) 436-9202 FAX (305) 436-9272
E-MAIL: JGP@JPPENGINEERING.COM
JOSE C. PUG SR. FLORIDA P.E. # 47817
JOSE C. PUG JR. FLORIDA P.E. # 49148
HECTOR M. BLASCO FLORIDA P.E. # 56115

ATLANTIS

10281 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING

BAY HARBOR ISLANDS, FLORIDA 3354

SIGNATURE	DATE
NO.	REVISION
	DATE
	BY

DRAWING TITLE
Planting Details & Specifications

SCALE: N.T.S. DATE: NOVEMBER 1, 2017
SHEET NUMBER

L-8

Town of Bay Harbor Islands, Florida
Landscape Requirements Legend (Worksheet)

Multi-Family Residential / Townhouse Sites (RM-1, RM-2, RM-3)
Town Landscape Code (Sec. 24-16) & Miami-Dade Landscape Code (Chapter 18A)

Site Address 10281 West Bay Harbor Drive Legal Description _____

Net Lot Area 22,366 Acres / 0.513 SF

I. Open Space Requirement
1. Net Lot Area = 22,366 SF x 20% = 4,473 SF 20% / 4,473 SF 24 % / 5368 SF
(BHI – Sec. 23-11)

2. Maximum Lawn Area Allowed
(MDC – Sec. 18A-6(A)(5))
a. Req. open space 4473 SF x 60% = 2684 SF 60% Max / 2684 SF 10 % / 435 SF

II. Shade Trees

A. Required

1. 28 shade trees/acre: 28 x 0.513 acres = 15 15 18
(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)(5)) and BHI Sec. 24-18

2. Native Species Required - 50% Min.
of shade trees req. 15 x 50% = 8 8 18
(BHI – Sec. 24-18(a)(2))

3. Drought Tolerant and Low Maintenance Species Require – 50% Min.
of shade trees req. 15 x 50% = 8 8 18
(MDC – Sec. 18A-6(C)(1)(b))

B. Tree Species

1. Number of shade trees required
(from Sec. (II)(A)(1) above) 15

2. Number of shade tree species required
(BHI – Sec. 24-16(a)(2)) 4 5

*See Following Table.

Page 1 of 3

Revised 12/09/14

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 7

2. Number of shade trees required
(from Sec. (II)(A)(1) above) 15

3. Shade tree heights required: 12 ft. - _____ % or _____ shade trees
14-16 ft. - 28 % or 5 shade trees
16-18 ft. - 50 % or 9 shade trees
18-20 ft. - 22 % or 4 shade trees

Size of Tree Species in Relationship to Building Height

No. Stories	Min. Shade Tree Height (ft.)	Min. Spread (ft.)	Palm Height (ft.)
☐ 1-2	12	5	14-18
☐ 3	50% min. req.	5	14-18
	50% 14-18	6	18-22
☐ 4	50% min. req.	5	14-18
	25% 14-18	6	18-22
	25% 16-18	7	22-28
☒ 5 plus	25% min. req.	5	14-18
	50% 16-18	7	22-28
	25% 18-20	8	22-28

(BHI – Sec. 24-16(a)(2))

III. Street Trees

1. Street Trees @ 1:35' 5 6
Width of lot 150' / 35' = _____
(15' min height / 8" 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))

Page 2 of 3

Revised 12/09/14

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. 24-18(a)(2)(d)) 150 520

2. Native Species Required - 30% Min.
(MDC – Sec. 18A-6(D)(1)(a)) 45 440

3. Drought Tolerant and Low Maintenance Species Required – 50% Min.
(MDC – Sec. 18A-6(D)(1)(b)) 75 1017

V. Buffers (If applicable)
(BHI – Sec. 24-16)

1. Parking Lot from ROW N/A N/A
(yes / no) (yes / no)

2. Dissimilar Uses N/A N/A
(yes / no) (yes / no)

VI. Parking Lot Landscaping (If applicable)
1. 10 SF / parking space:
10 x _____ spaces = _____ SF
(MDC – Sec. 18A-6(J)) N/A N/A

2. Shade Trees Required
(MDC – Sec. 18A-6(J)) N/A N/A

3. Shrubs Required
(MDC – Sec. 18A-6(I)) N/A N/A

VII. Right Tree Right Place
(BHI – Sec. 24-16(a)(2)(f))

1. Number of trees near power lines
(See attached FPL guidelines) N/A

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 landscape principles also promote planting the right plant in the right place and appropriate fertilization and mulching.

Page 3 of 3

Revised 12/09/14

TABULAR SHEETS
SCALE: N.T.S.

FRANKEL BENAYOUN
ARCHITECTS
PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494

MARKUS A. FRANKEL
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BUROITO
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C B U R O T O @ B U R O T T O . C L

PROJECT MANAGER
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Reg. no. 41831

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HECTOR M. BLASCO FLORIDA P.E. # 56115

ATLANTIS
10281 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE		DATE	
NO.	REVISION	DATE	BY
1	APRIL 4, 2018		

DRAWING TITLE	
Tabular Sheets	
SCALE	DATE
N.T.S.	NOVEMBER 1, 2017
SHEET NUMBER	
L-9	

AGENDA ITEM REPORT

April 17, 2018

ITEM NUMBER: 2.

ITEM: Request for approval for a new single family home for “Yellow B LLC” located at 9525 East Broadview Drive, Lot 102 & 103 of Block 23. The property owner is proposing to construct a new two story single family home. The proposed two story home has approximately 7,587 square feet of a/c living. The residence will have 5 bedrooms, 7 1/2 baths and a three car garage. Enclosed please find the site plan and elevations. (Item #2A)

DESCRIPTION:

RECOMMENDED ACTION:

Design meets Town Code and was approved by Michael Miller Planning Associates Representative, Mr. Christopher Gratz, AICP.

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez

ATTACHMENTS

1.	9525 E Broadview Drive - 1067 - PZB Staff Report April 6 2018	9525 E Broadview Drive - 1067 - PZB Staff Report April 6 2018.pdf
2.	9525 E BROADVIEW DR - PRESENTATION --	9525 E BROADVIEW DR - PRESENTATION --.pdf
3.	LANDSCAPE 9525 E BROADVIEW DR	LANDSCAPE 9525 E BROADVIEW DR.pdf
4.	SURVEY 9525 E BROADVIEW DR 2018	SURVEY 9525 E BROADVIEW DR 2018.pdf

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

To: Planning and Zoning Board
Town of Bay Harbor Islands

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

Date: April 6th, 2018

Subject: Single-Family Residence – New Construction
9525 East Broadview Drive
Bay Harbor Islands Acct. No.: MB2017-65
MMPA Acct. No.: 01-0702-1067

RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board review the contents of this staff report, the latest revised Site Development Plans (dated April 2nd, 2018) and if felt to be acceptable, **APPROVE** the plans as submitted or with modifications as deemed appropriate and/or with conditions, to allow for the construction of a new single-family home located at 9525 East Broadview Drive.

GENERAL PROJECT INFORMATION

Land Use Designation: L – Low Density Residential
Zoning District: RD Single-Family District
General Location: 9525 East Broadview Drive
Legal Description: Lot 102 and the south ½ of Lot 103 of Block 23, "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.

PROJECT DESCRIPTION

The project architect, Gabriel Lopez Architect, P.A., as agent for the property owner, Yellow B LLC, has submitted an application a new single-family residence on a waterfront lot located at 9525 East Broadview Drive. The existing 3,446 sq. ft. single-story home built in 1951 will be demolished and replaced with a new two-story 7,587 sq. ft. home that has 5 bedrooms / 7½ baths, and a three (3) car garage. The modern style home has extensive glazing and is oriented towards an outdoor living area with a sheltered pool deck, pool, jacuzzi, lap pool, outdoor kitchen, deck,

terrace, and proposed new boat dock. The overall height of the proposed structure is 25' above Base Flood Elevation (BFE), which complies with the 25' maximum height permitted in the RD Single-Family District. The proposed landscaping is extensive and exceeds the Miami-Dade County Landscape Code and Town Supplemental Landscape Code requirements, including the use of native and drought tolerant plant materials. The current site has no shade trees – only a number of existing palm trees – some of which will be retained in the new design.

PROJECT HISTORY

As stated above the house was built in 1951+/- but has been updated several times over the years. The applicant submitted an initial set and several revised sets of plans that were reviewed by MMPA / Town staff for consistency with the Town Code requirements. Comments were given to the applicant each time and the current submitted plans are reflective of all requested changes.

COMPREHENSIVE PLAN / ZONING

Comprehensive Plan – The property has a Future Land Use Map (FLUM) designation of “Low Density Residential”. The maximum allowable base density is six (6) DUA. The proposed use and density of the property would be consistent with the applicable FLUM designation of the property.

Land Development Regulations / Zoning Code –The property has a Zoning Classification of RD Single Family Zoning District. The proposed use and density of the property is consistent with this zoning classification. The following Zoning and Planning sections of the Code apply to this proposal: Section 23-3 (Use Regulations RD Single-Family District), Section 23-9 (Minimum Size of Living Units), Section 23-10 (Minimum Size of Building Lot), Section 23-11(A) (Land Development Regulations RD Single-Family Area) and Section 23-12 (Land Development Regulations General Provisions). In addition, the Town has separate regulations for landscaping, building material regulations, and other items.

PLATTING

The site will not require re-platting, as the site is currently platted as described above under the legal description. However, as the site is comprised of a whole lot (Lot 102) and ½ of another lot (South half of Lot 103) a Unity of Title is required. Verification of any existing Unity of Title will be necessary, or the submittal / approval / recordation of a Unity of Title will be required prior to the issuance of a Building Permit.

SUMMARY / SITE PLAN COMMENTS

The latest Site Development Plans submitted for the construction of a new single-family home located at 9525 East Broadview Drive meets or exceeds all Town Land Development and Landscape Code requirements. The applicant submitted plans that were reviewed and commented on by MMPA and all previous comments and issues have been addressed by the current plans.

The following conditions of approval is recommended:

- 1) This approval is based on the plans prepared by Gabriel Lopez Architect, P.A., dated April 2nd, 2018 with any modifications required by the PZ Board. Any future modifications to the above plans shall be reviewed by Town staff / MMPA and may require re-approval by the PZB if felt to be substantial.
- 2) If none exists, prior to the issuance of a building permit, a Unity of Title document acceptable to the Town Attorney needs to be finalized / recorded in the public records.



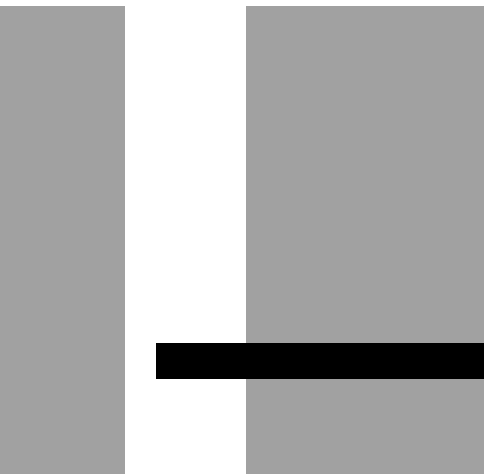
LOCATION PLAN: N.T.S.



SETBACK	ALLOWED	EXISTING	PROPOSED
FRONT	25'	45'-6"	25'
REAR	25'	31'-10 3/4"	25'
SIDE	20'	38'-3"	20'
BUILDING HEIGHT	25'	-	25'

FLOOR AREA RATIO	ALLOWED	PROPOSED	TOTAL
BUILDING COVERAGE	N/A	7,110.00 sq ft	42.1%
IMPERVIOUS	N/A	9,895.00 sq ft	58.6%
GREEN SPACE	N/A	6,980.00 sq ft	41.4%

FLOOR AREA RATIO	ALLOWED	PROPOSED		TOTAL	
		1st FLOOR	2nd FLOOR		
A/C AREA	N/A	3,729.00	3,858.00	7,587.00 sq ft	45.0%



GABRIEL LOPEZ ARCHITECT, PA
AA26001622
PLANNING, ARCHITECTURE, INTERIOR DESIGN
TEL 305 479 4956
FAX 786 391 1989
gl@gabriellopezarchitect.com
2100 CORAL WAY, SUITE 600, MIAMI, FL, 33145

9525 E BROADVIEW DR

RESIDENTIAL

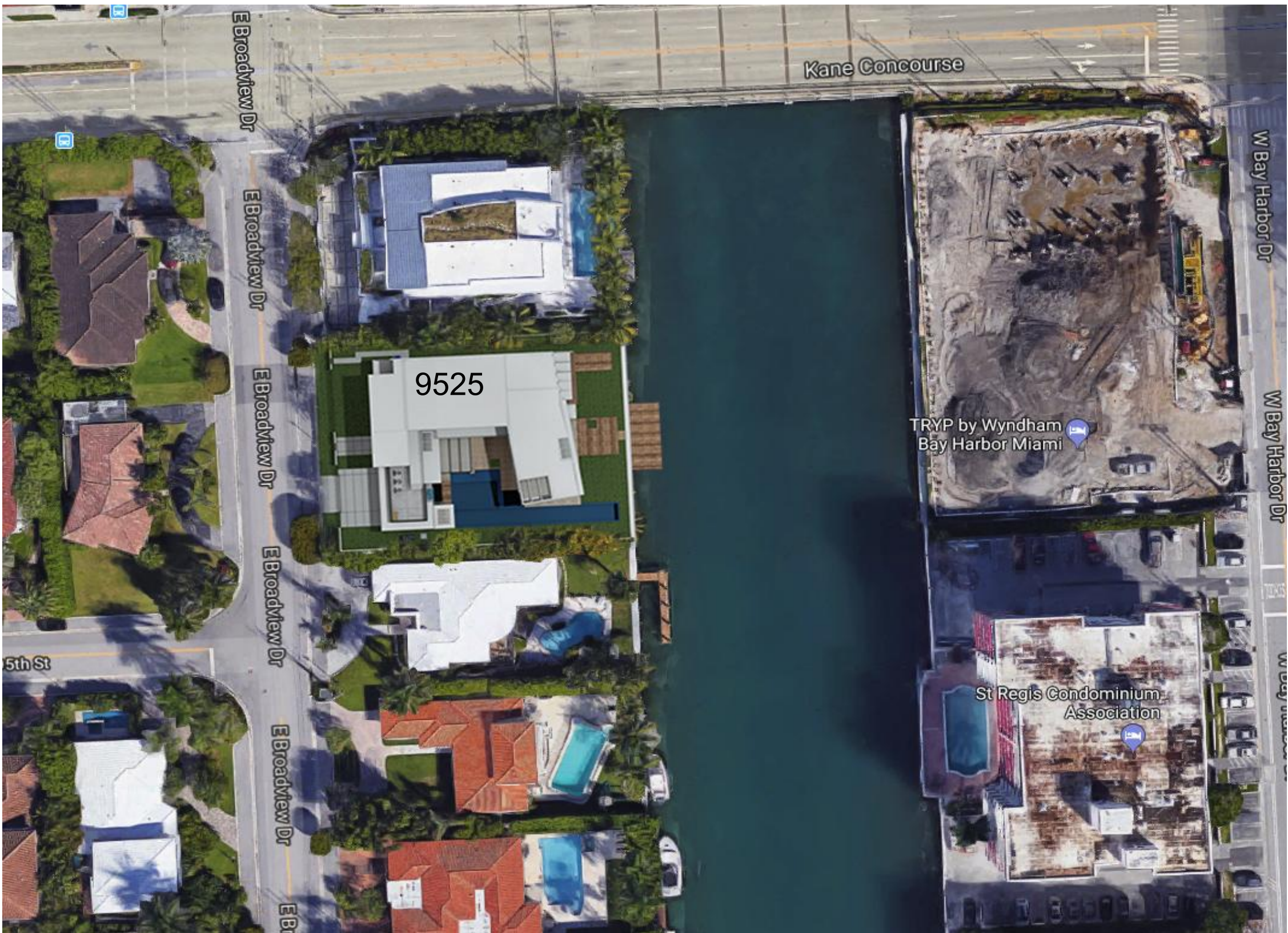
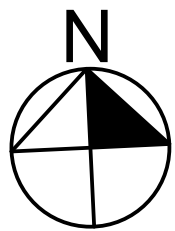
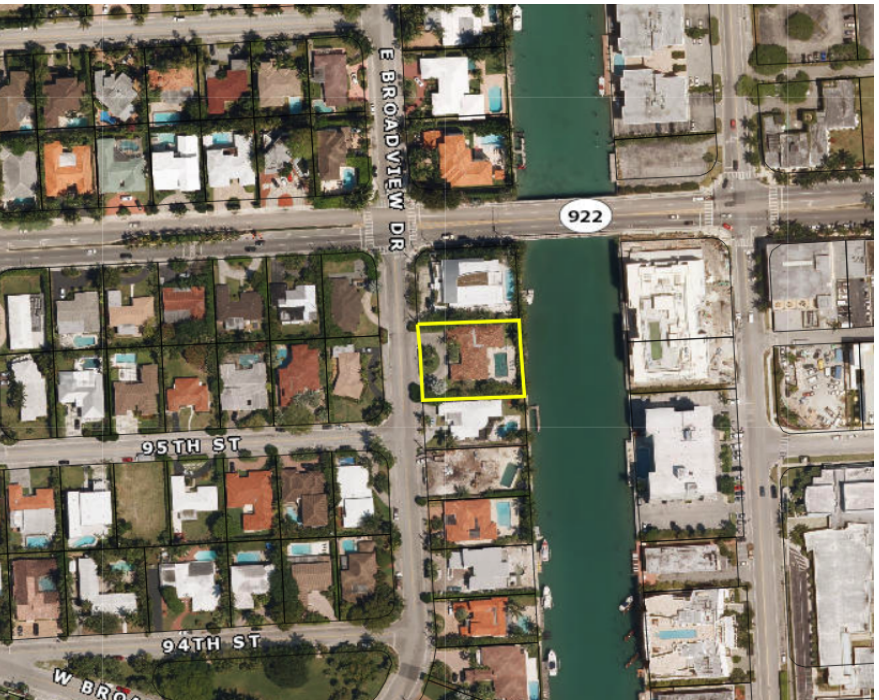


NORTH



WEST

LOCATION: AERIAL VIEW

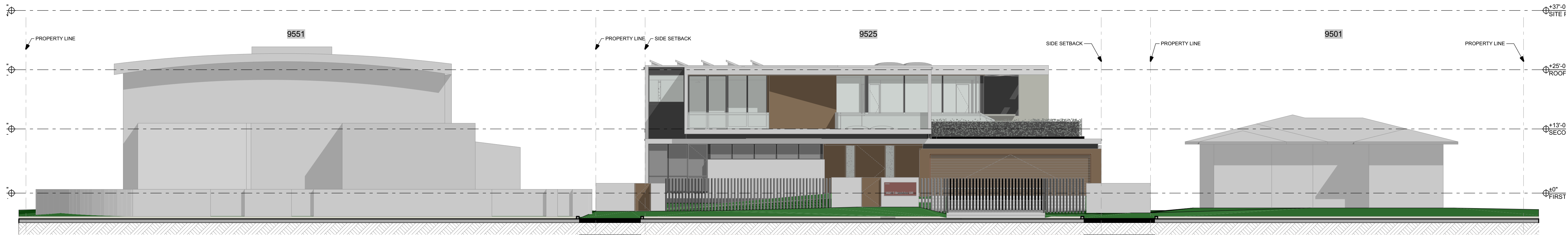


EAST



SOUTH

PROPOSED PROJECT AND IT'S RELATION TO NEIGHBORING PROPERTIES



STREET ELEVATION WITH PROPOSED DESIGN

SCALE: 3/32" = 1'-0"

GABRIEL LOPEZ ARCHITECT, PA
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TEL 305 479 4956
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gl@gabriellopezarchitect.com
2100 CORAL WAY, SUITE 600, MIAMI, FL, 33145

9525 E BROADVIEW DR
RESIDENTIAL



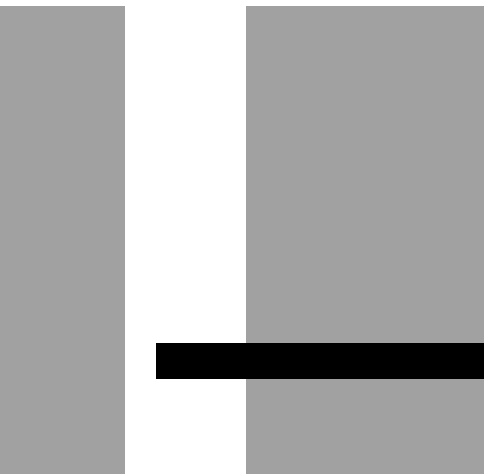
FRONT VIEW



EXISTING HOUSE TO BE DEMOLISHED



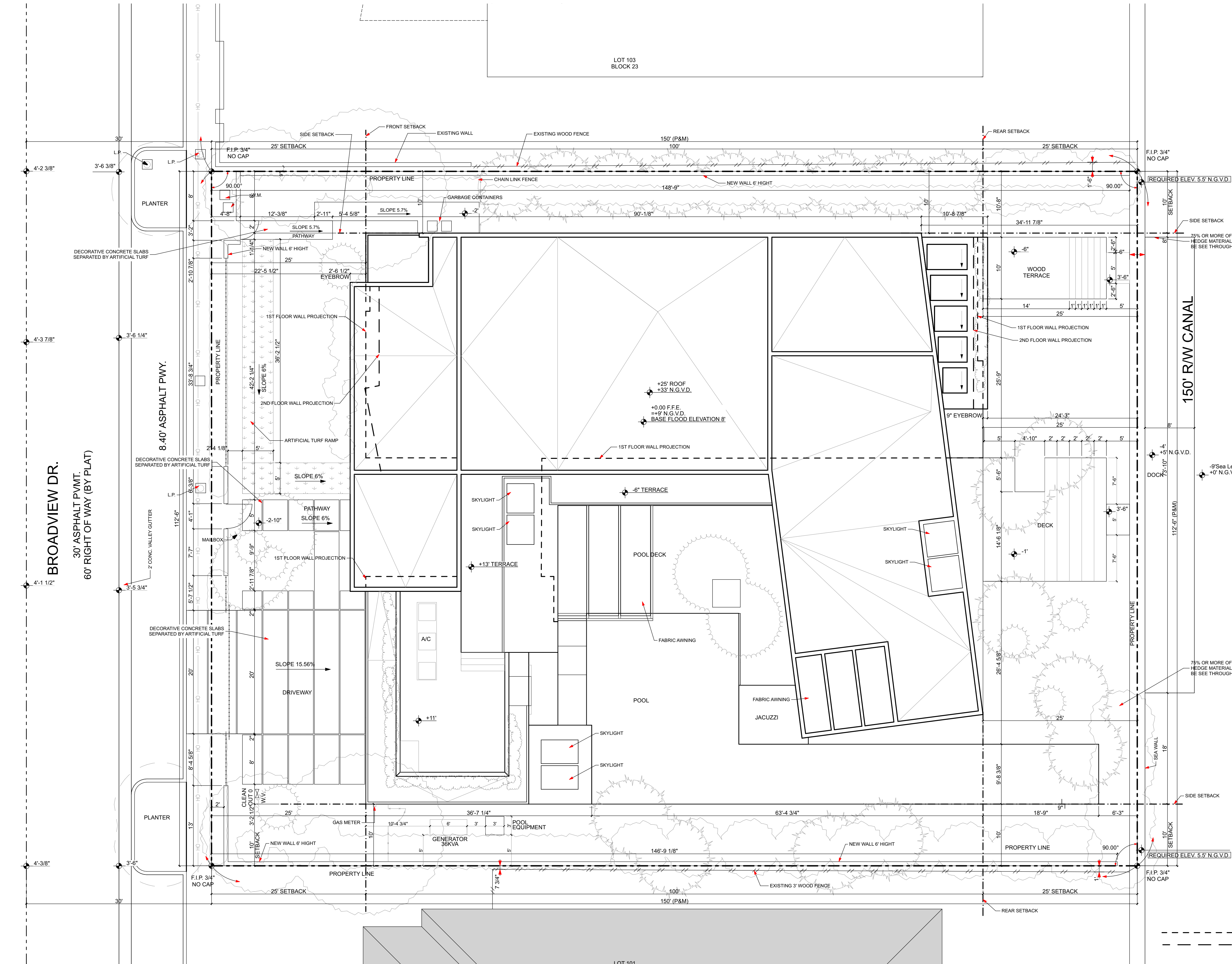
PATIO VIEW



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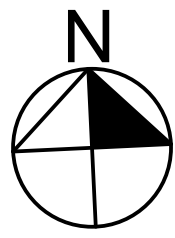
9525 E BROADVIEW DR

RESIDENTIAL



SITE PLAN
SCALE: 1/8" = 1'-0"

GABRIEL LOPEZ ARCHITECT, PA
AA26001622
PLANNING, ARCHITECTURE, INTERIOR DESIGN
TEL. 305 479 4956
FAX 786 391 1989
gl@gabriellopezarchitect.com
2100 CORAL WAY, SUITE 600, MIAMI, FL 33145



LOCATION PLAN: N.T.S.

PROPERTY TYPE: SINGLE FAMILY RESIDENTIAL

PROPERTY ADDRESS:
9525 E BROADVIEW DR BAY HARBOR ISLANDS
FLORIDA 33154-1917

PROPERTY USE:
RESIDENTIAL

ZONING: RD

FOLIO:
13-2227-001-4790

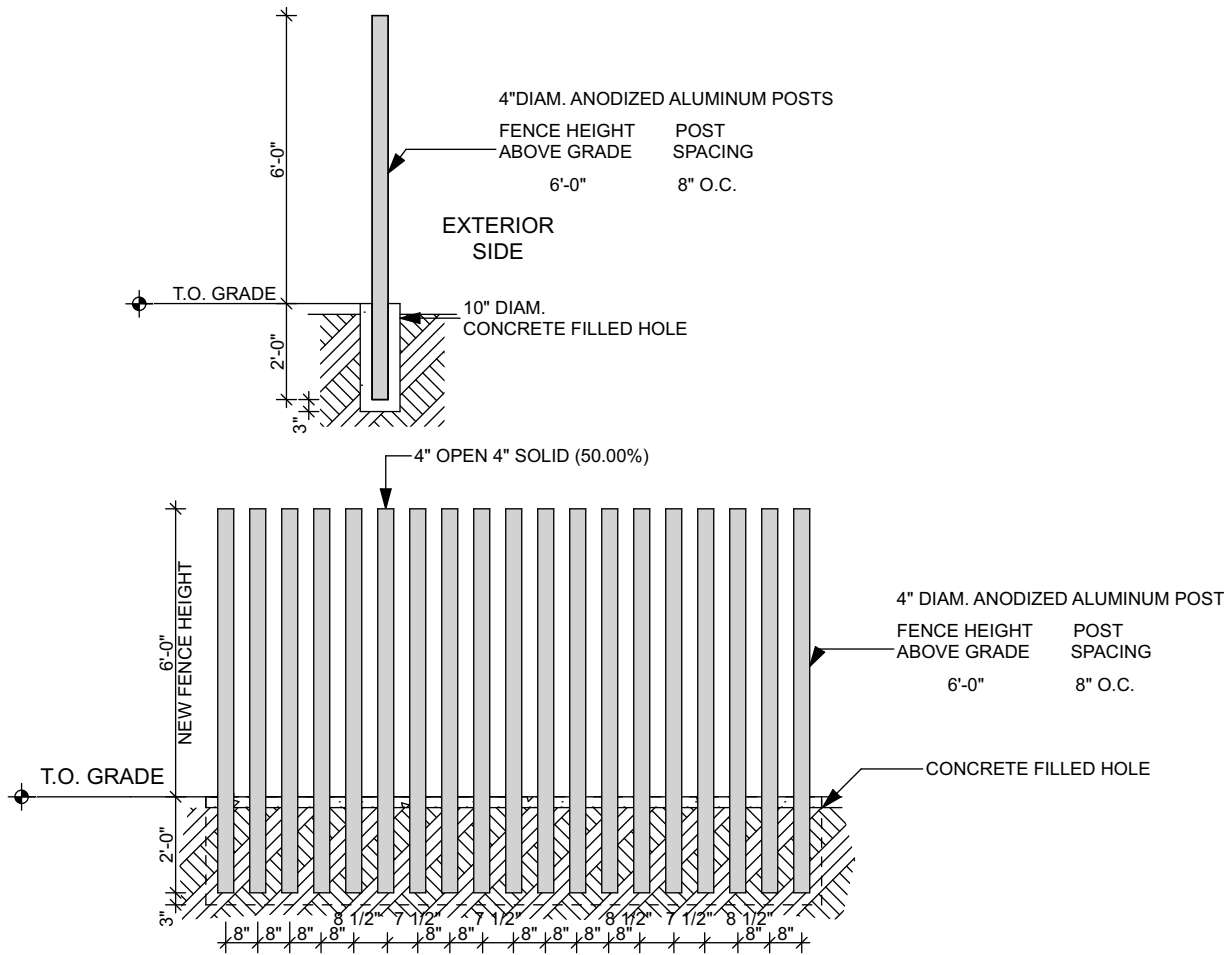
LOT AREA: 16,875 sq ft

LEGAL DESCRIPTION: BAY HARBOR ISLAND PB 46-5 LOT 102 & S1/2 LOT 103BLK 23 LOT SIZE 112.500 X 150 OR 13627-328 0388 6 COC 25842-2913 07 2007 1

SETBACK	ALLOWED	EXISTING	PROPOSED
FRONT	25'	45'-6"	25'
REAR	25'	31'-10 3/4"	25'
SIDE	20'	38'-3"	20'
BUILDING HEIGHT	25'	-	25'

FLOOR AREA RATIO	ALLOWED	PROPOSED	TOTAL
BUILDING COVERAGE	N/A	7,110.00 sq ft	42.1%
IMPERVIOUS	N/A	9,895.00 sq ft	58.6%
GREEN SPACE	N/A	6,980.00 sq ft	41.4%

FLOOR AREA RATIO	ALLOWED	PROPOSED		TOTAL
A/C AREA	N/A	1st FLOOR	2nd FLOOR	
		3,729.00	3,858.00	7,587.00 sq ft 45.0%



FENCE DETAIL

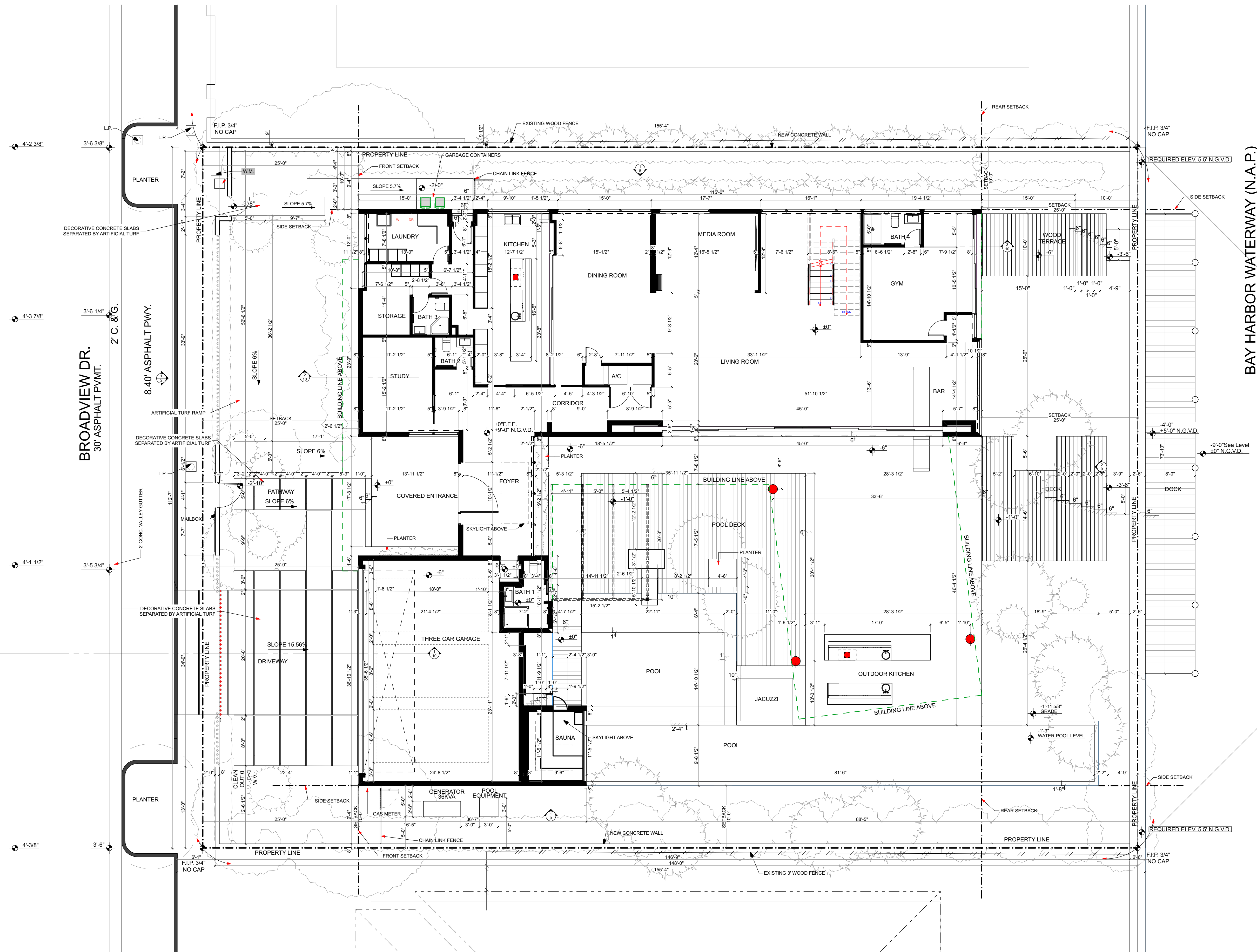
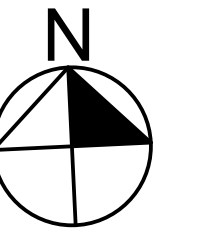
SCALE: 1/4" = 1'-0"

LEJEND:

- 1ST FLOOR WALL PROJECTION
- 2ND FLOOR WALL PROJECTION

SWIMMING POOL SAFETY:
1. ALL DOORS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL MUST BE EQUIPPED WITH AN EXIT ALARM THAT HAS A MINIMUM SOUND PRESSURE RATING OF 85db A AT 10 FEET.

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SWIMMING POOL SAFETY:
1. ALL DOORS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL MUST BE EQUIPPED WITH AN EXIT ALARM THAT HAS A MINIMUM SOUND PRESSURE RATING OF 85db A AT 10 FEET.

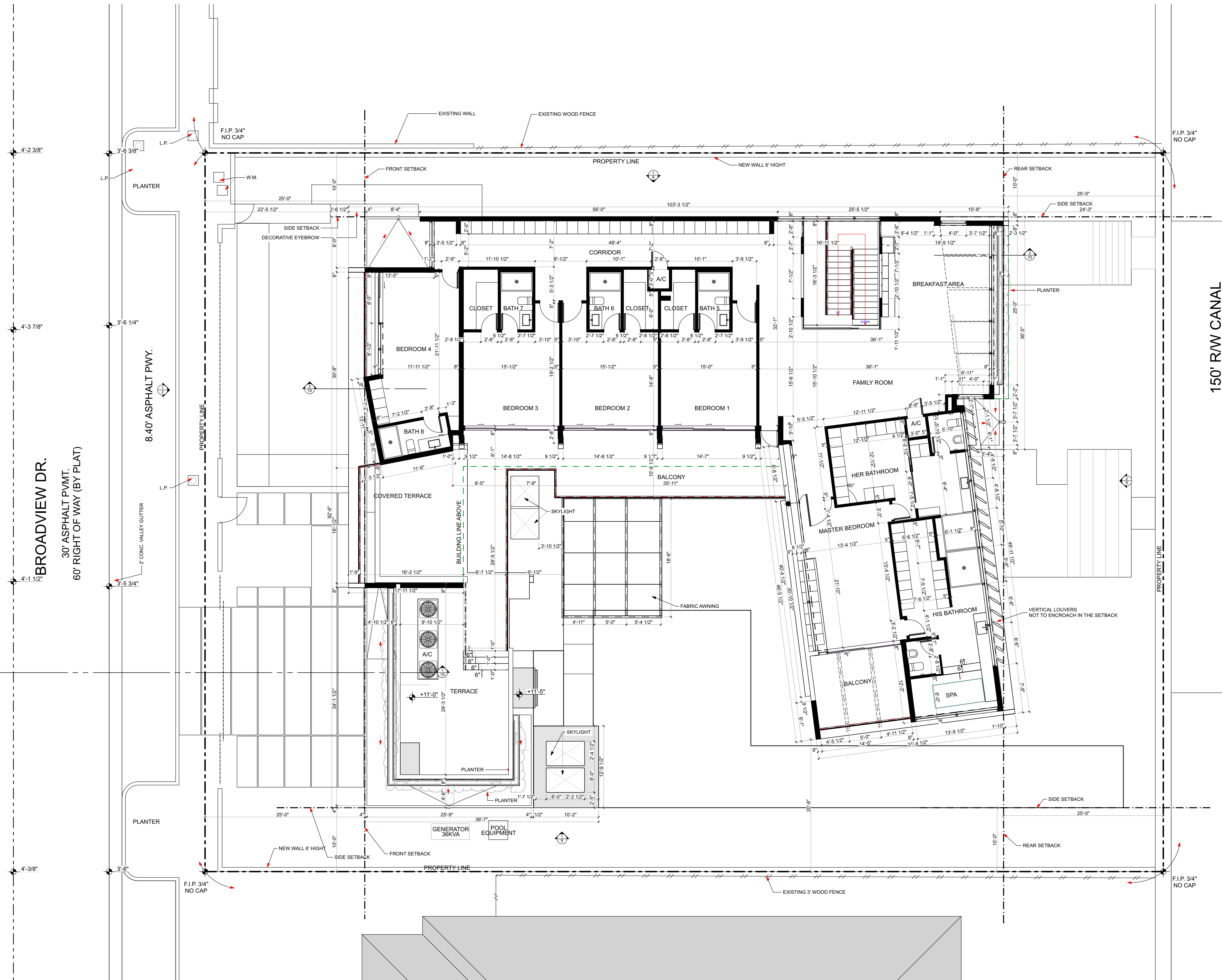
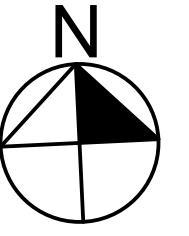
FIRST LEVEL

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

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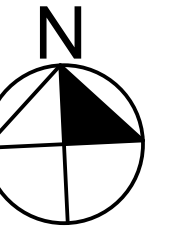
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SCALE: 1/8" = 1'-0"

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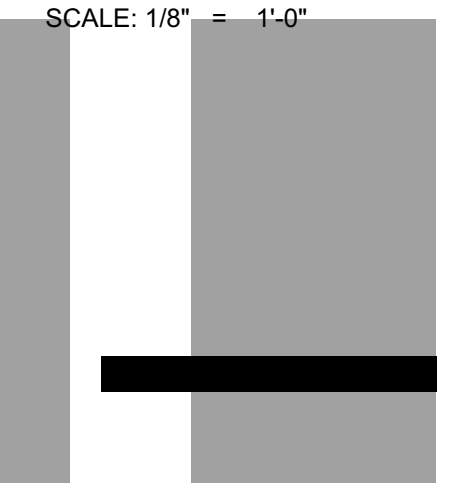


BROADVIEW DR.
30' ASPHALT PMT.
60' RIGHT OF WAY (BY PLAT)

8.40' ASPHALT PWY.

150' R/W CANAL

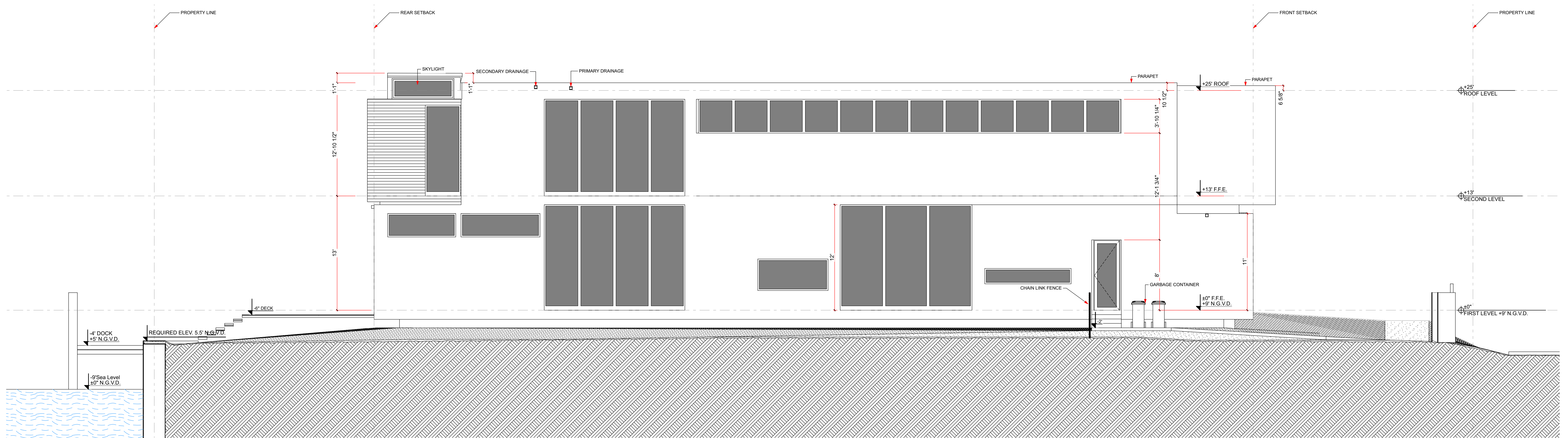
ROOF LEVEL



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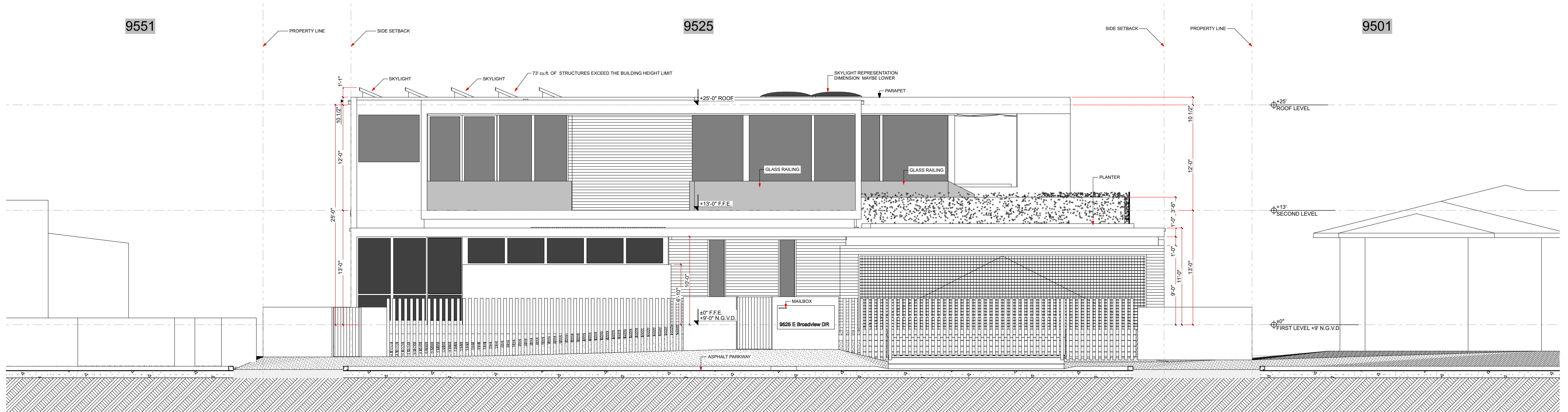
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NORTH ELEVATION

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

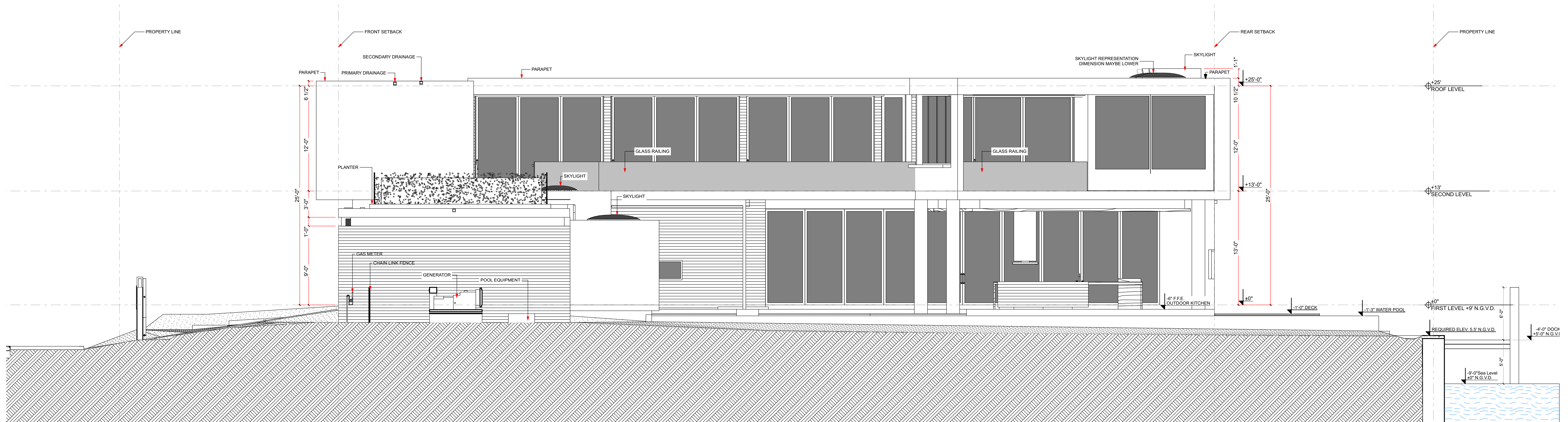


WEST ELEVATION

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

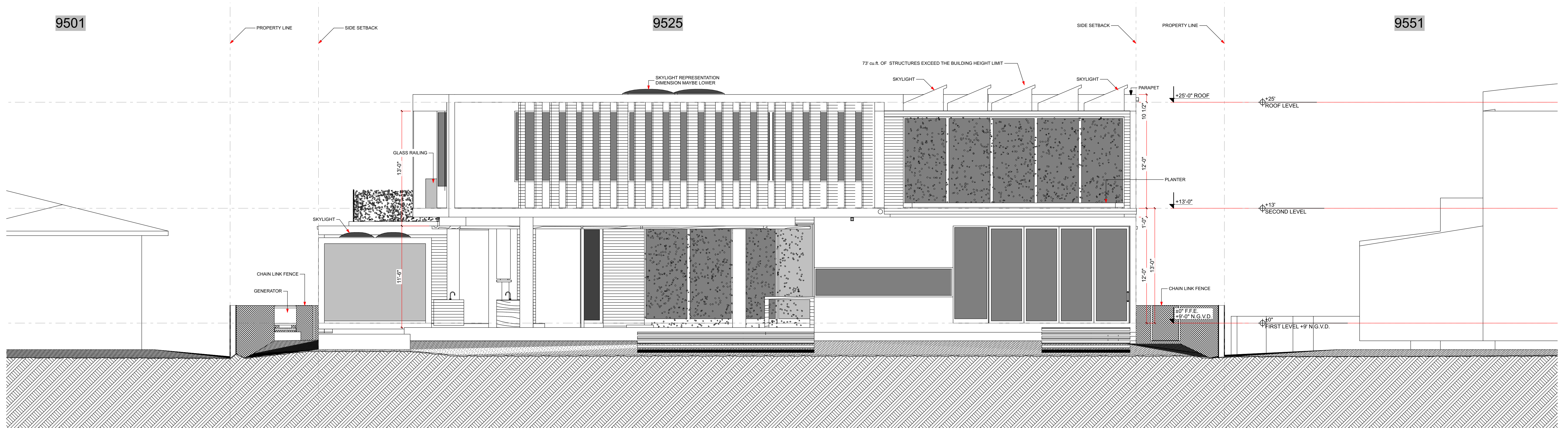
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SOUTH ELEVATION

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



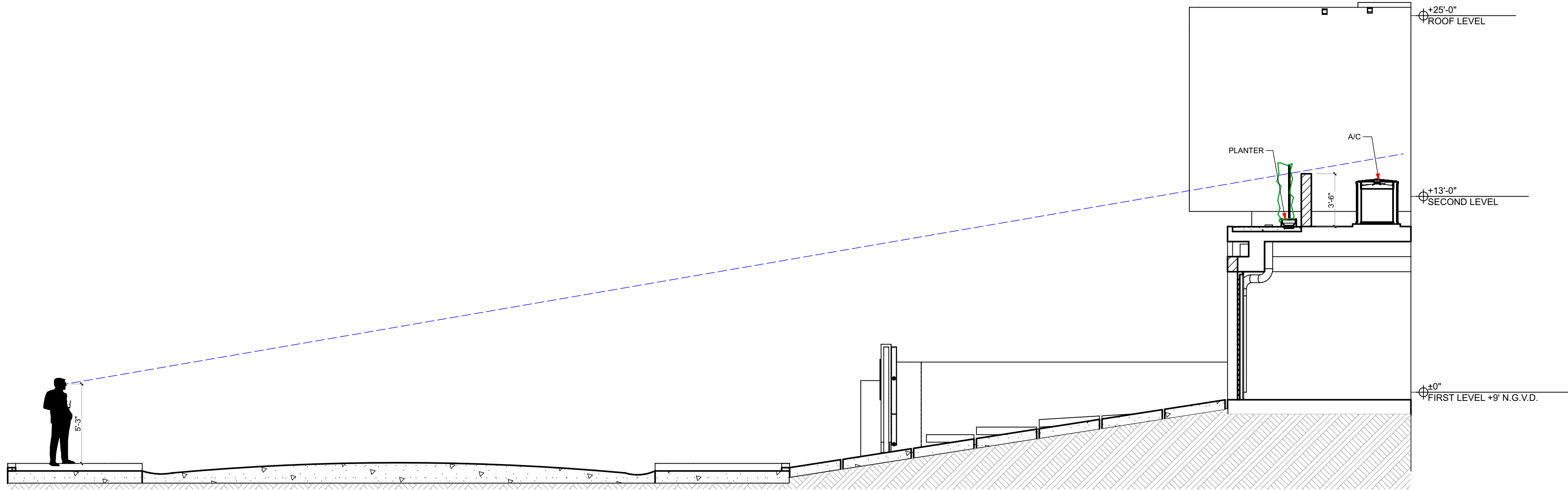
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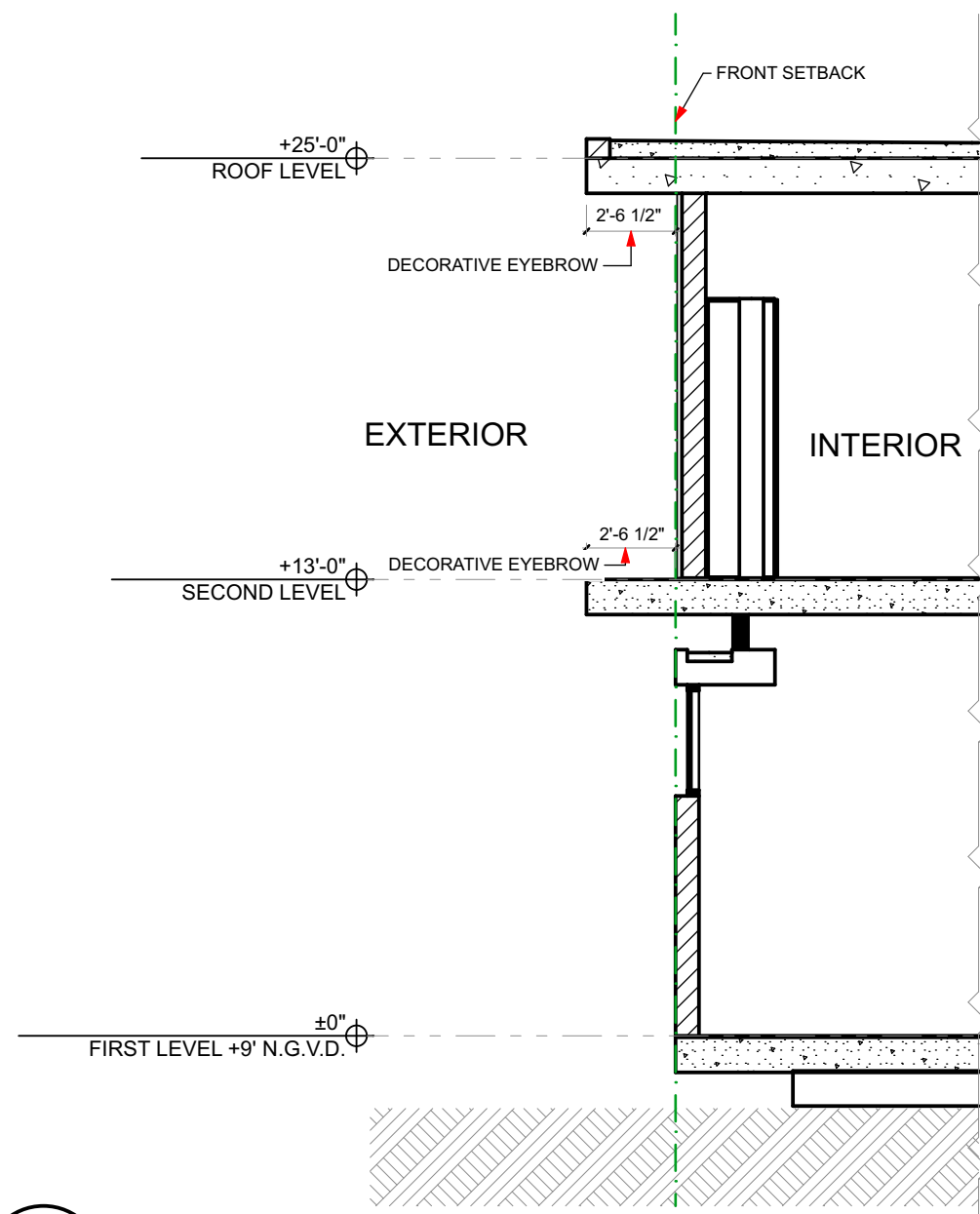
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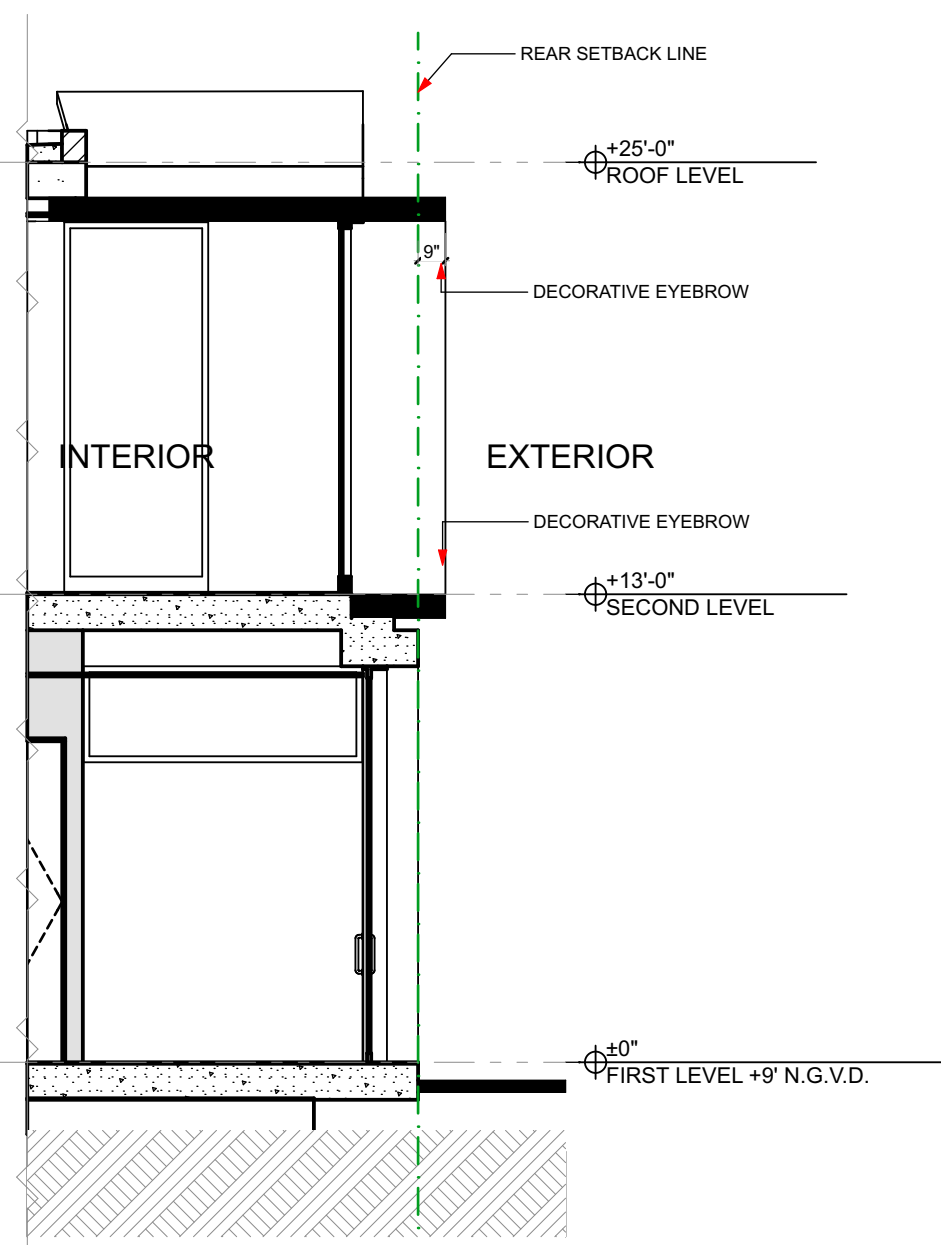
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1 LINE OF SIGHT DRAWING
3/16" = 1'-0"



2 SECTION 2
3/16" = 1'-0"



3 SECTION 3
3/16" = 1'-0"

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J.P. ANDRADE
9525 E BROADVIEW DR, BAY HARBOR ISLANDS
FLORIDA 33154-1917

CONSULTANTS

MARK	DATE	DESCRIPTION

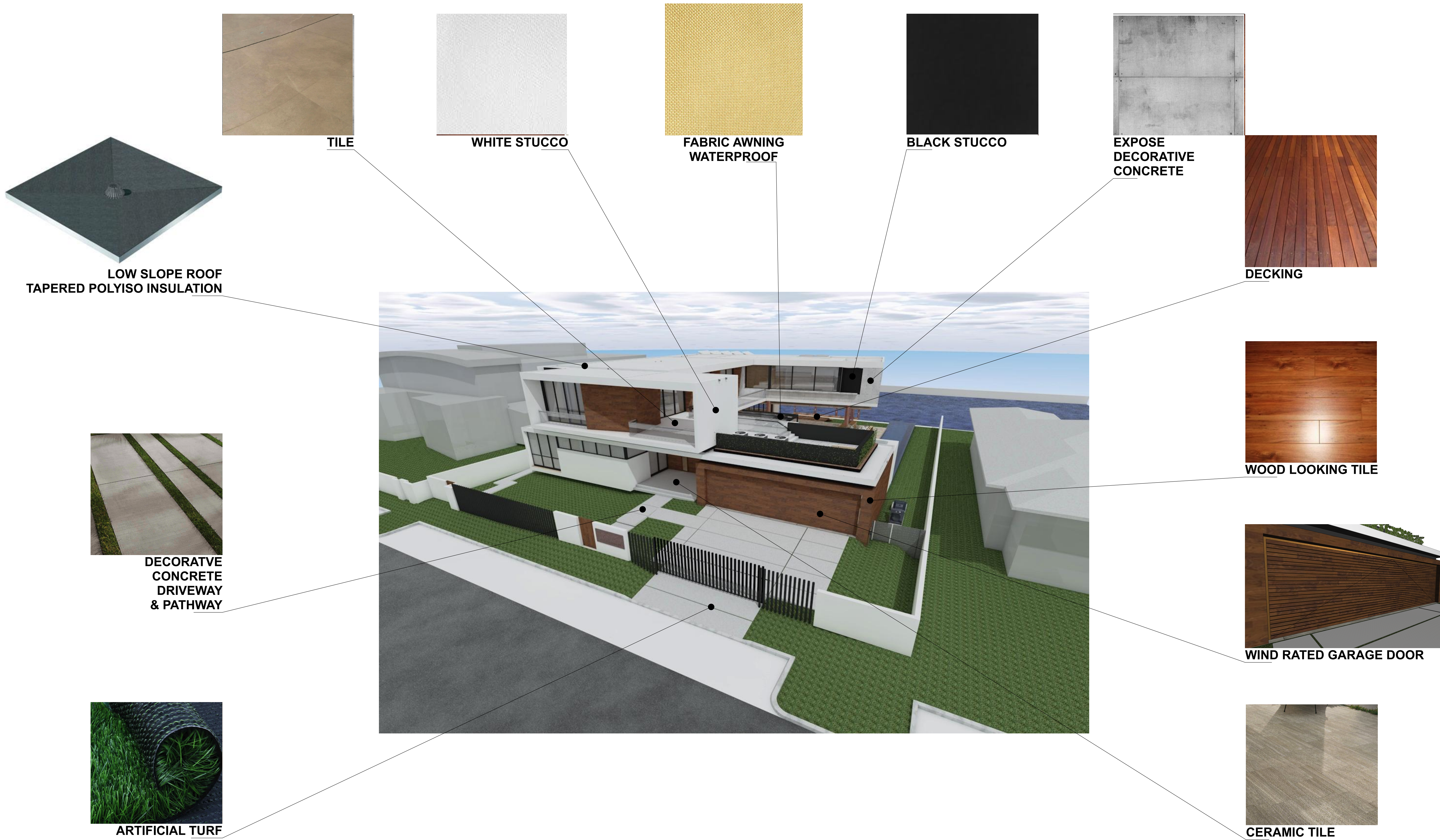
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SCALE :
DATE : 4/10/18
PROJECT NO : 1802
PHASE : CONST. DOCS.
CHECKED BY :
CHECKED ON :

DETAILS

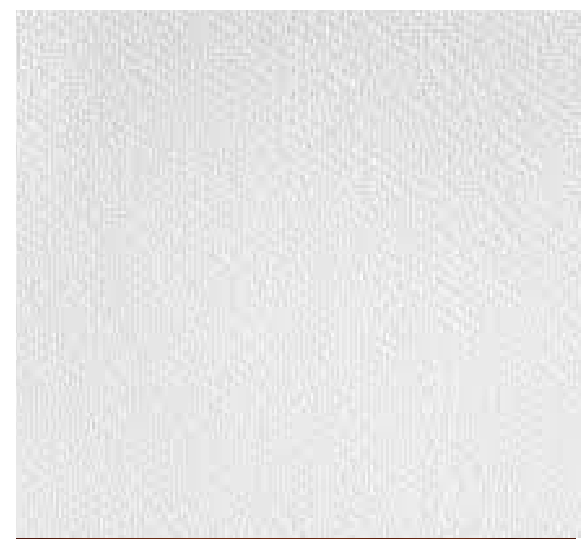
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ARCHITECT
GABRIEL LOPEZ
AR94243

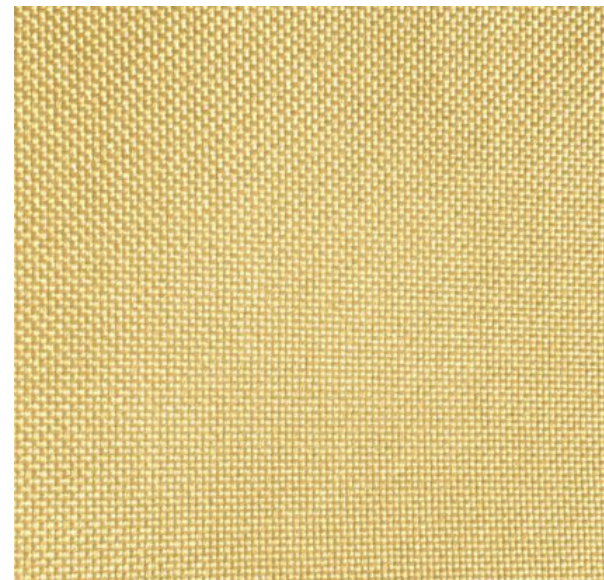
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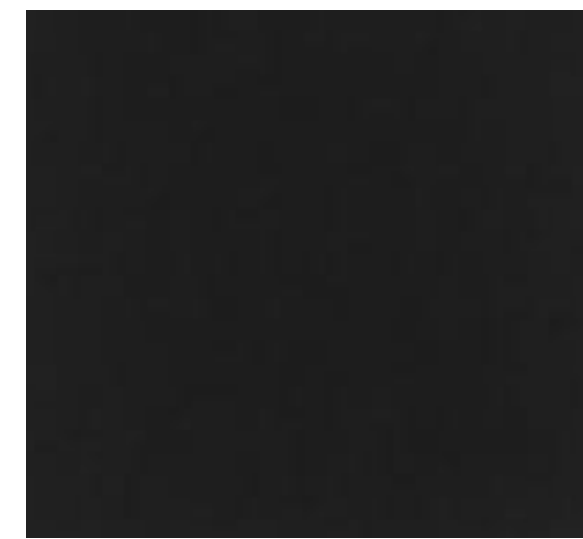
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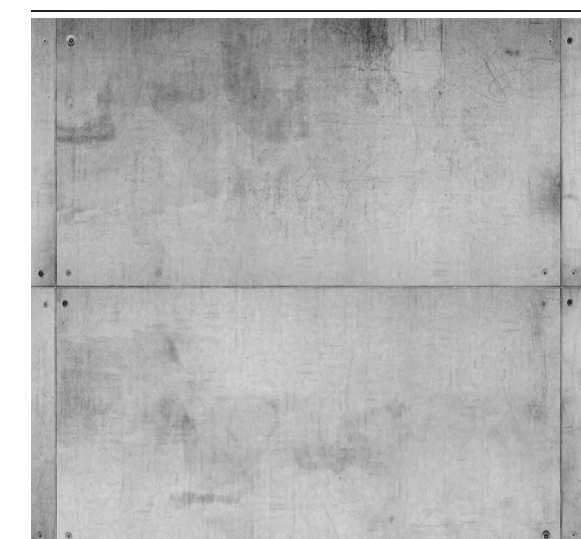
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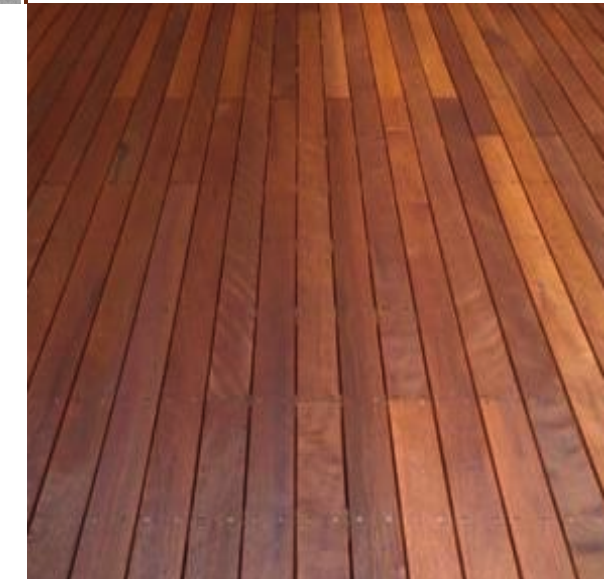
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WATERPROOF**



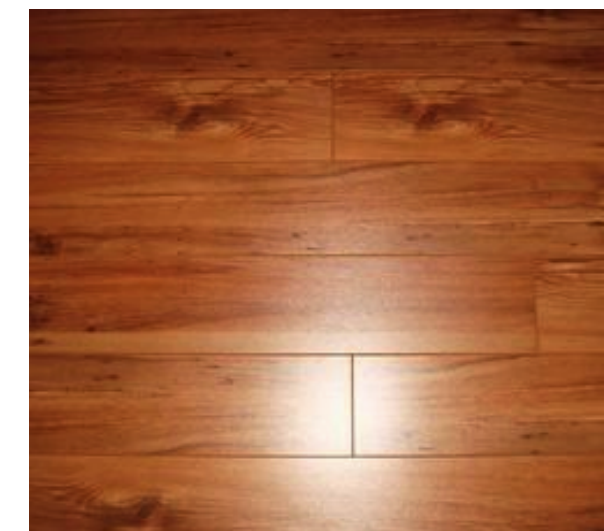
BLACK STUCCO



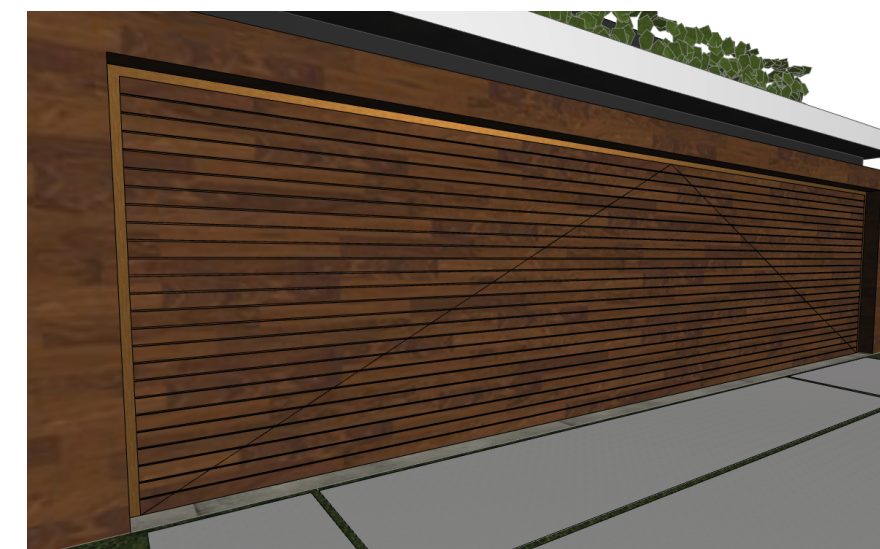
**EXPOSE
DECORATIVE
CONCRETE**



DECKING



WOOD LOOKING TILE



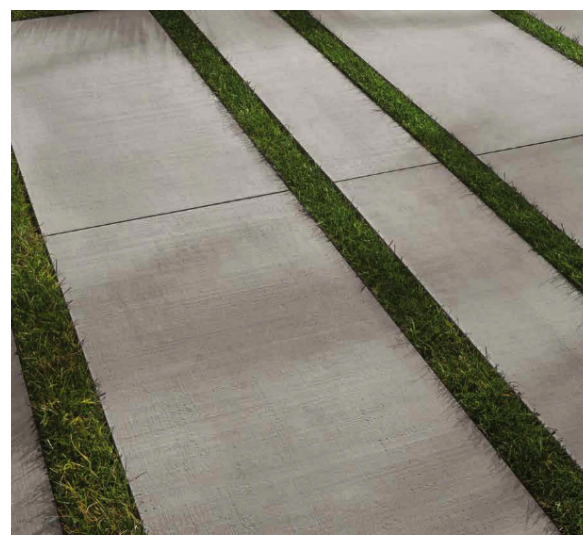
WIND RATED GARAGE DOOR



CERAMIC TILE



**LOW SLOPE ROOF
TAPERED POLYISO INSULATION**



**DECORATIVE
CONCRETE
DRIVEWAY
& PATHWAY**



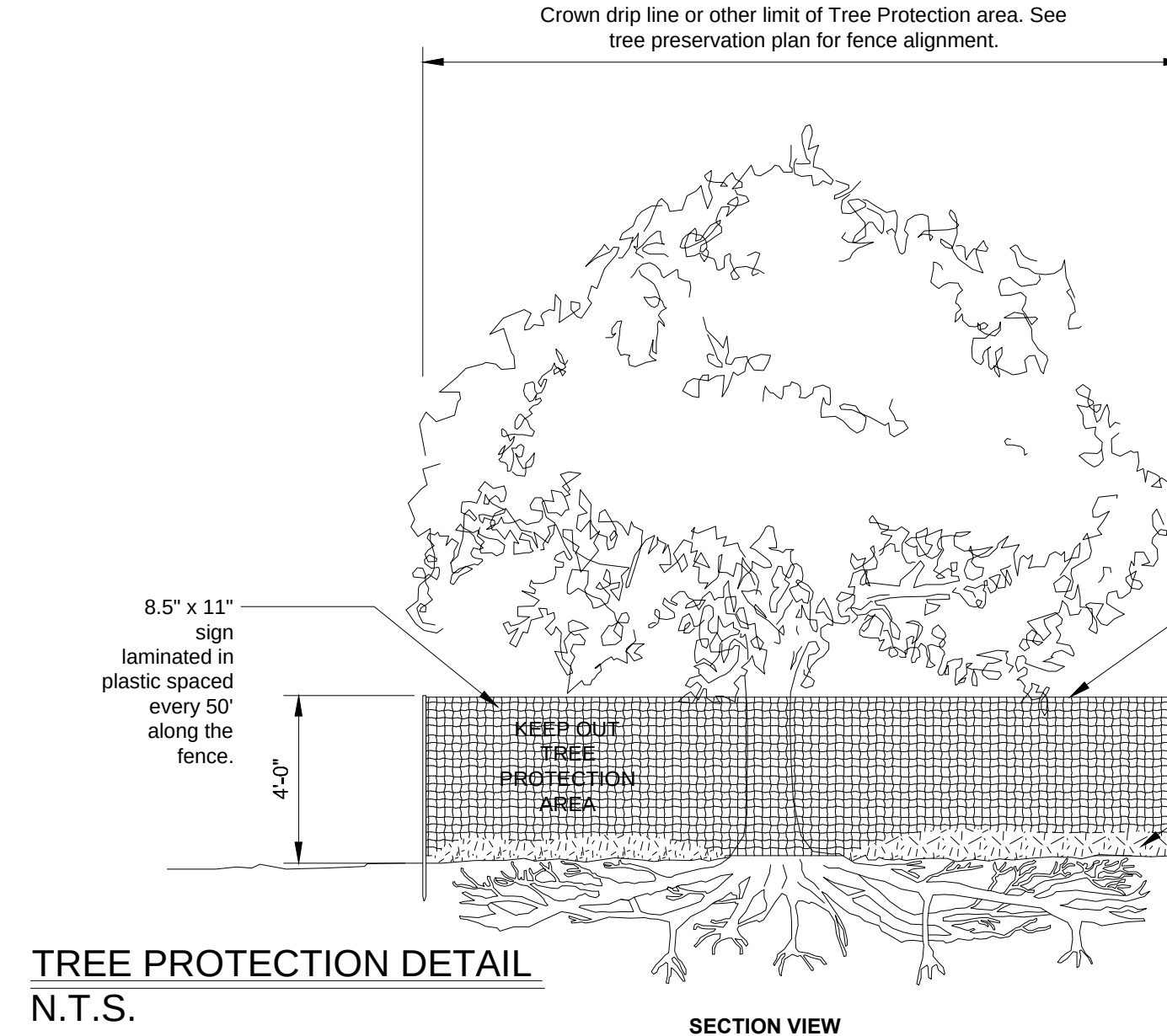
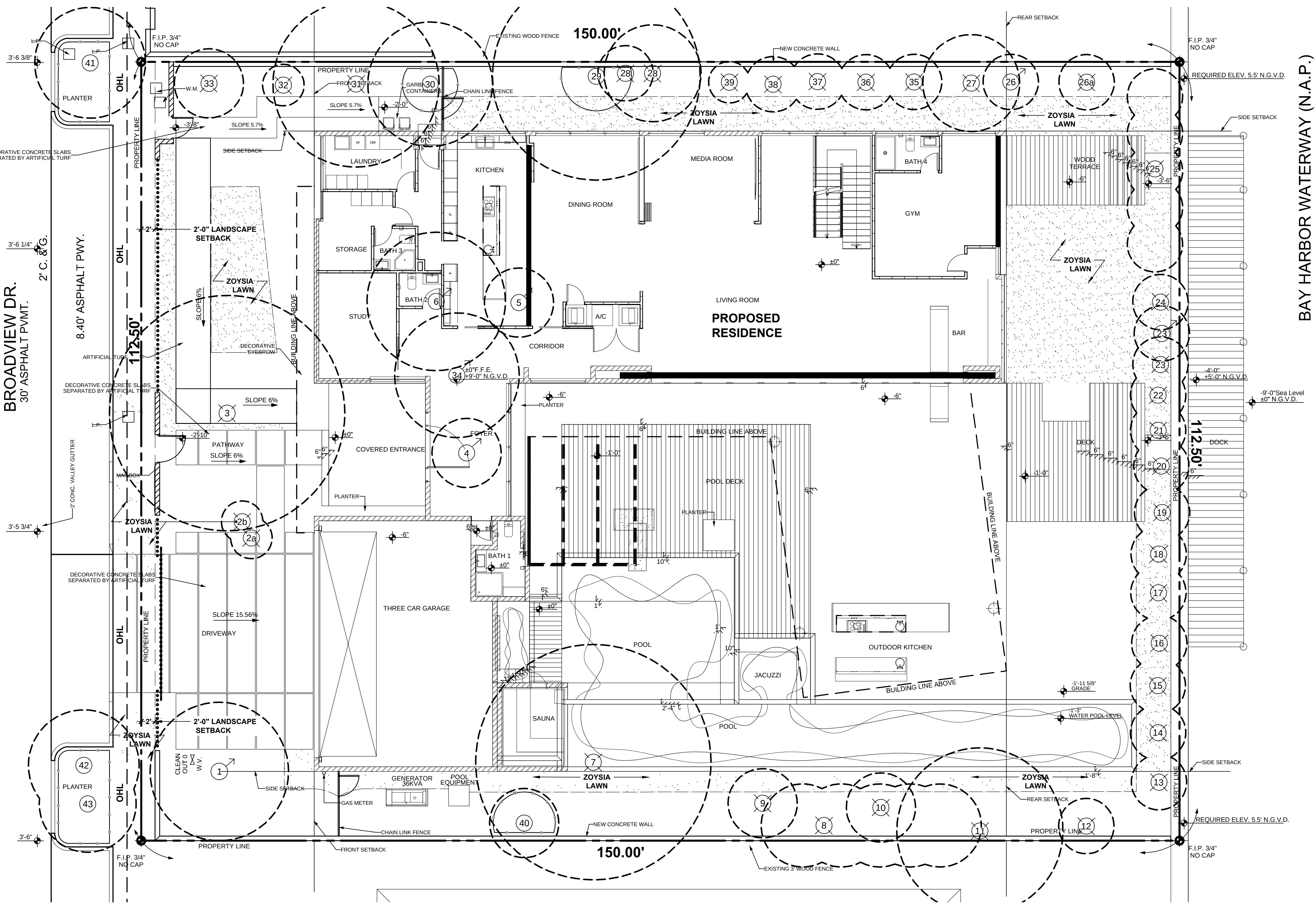
ARTIFICIAL TURF



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EXISTING TREE INVENTORY								
SURVEY NO.	COMMON NAME	BOTANICAL NAME	DBH (IN.)	HT (FT.)	SP. (FT.)	STATUS	CONDITION	TPZ
1	Bismark Palm	<i>Bismarckia nobilis</i>	20	38	20	Relocate	Good	4'
2a	Pygmy Date Palm	<i>Phoenix roebelenii</i>	5	5	10	Remove	Good	3'
2b	Pygmy Date Palm	<i>Phoenix roebelenii</i>	3	4	10	Remove	Good	3'
3	Senegal Date Palm	<i>Phoenix reclinata</i>	26	30	35	Remove	Good	3'
4	Sylvester Date Palm	<i>Phoenix sylvestris</i>	15	15	10	Relocate	Good	4'
5	Fiji Fan Palm	<i>Pritchardia pacifica</i>	6	8	10	Relocate	Good	4'
6	Montgomery Palm (dbl.)	<i>Veitchia montgomeryana</i>	13	22	20	Relocate	Poor	
7	Unidentified tree		27	50	35	Remove	Dead	
8a	Areca Palm	<i>Dypsis lutescens</i>	80	25	20	Remove	Good	3'
8b	Areca Palm	<i>Dypsis lutescens</i>	40	25	25	Remove	Good	3'
8c	Areca Palm	<i>Dypsis lutescens</i>	30	20	20	Remove	Moderate	3'
8d	Areca Palm	<i>Dypsis lutescens</i>	30	18	18	Remove	Moderate	3'
9	Areca Palm	<i>Dypsis lutescens</i>	16	18	10	Remove	Poor	
10	Areca Palm	<i>Dypsis lutescens</i>	12	15	10	Remove	Poor	
11	Areca Palm	<i>Dypsis lutescens</i>	45	18	25	Remove	Moderate	3'
12	Areca Palm	<i>Dypsis lutescens</i>	8	10	8	Remove	Poor	
13	Areca Palm	<i>Dypsis lutescens</i>	6	5	8	Remove	Moderate	3'
14	Areca Palm	<i>Dypsis lutescens</i>	6	5	8	Remove	Moderate	3'
15	Areca Palm	<i>Dypsis lutescens</i>	6	5	8	Remove	Moderate	3'
16	Areca Palm	<i>Dypsis lutescens</i>	6	5	8	Remove	Moderate	3'
17	Areca Palm	<i>Dypsis lutescens</i>	6	5	8	Remove	Moderate	3'
18	Areca Palm	<i>Dypsis lutescens</i>	6	5	8	Remove	Moderate	3'
19	Areca Palm	<i>Dypsis lutescens</i>	6	5	8	Remove	Moderate	3'
20	Areca Palm	<i>Dypsis lutescens</i>	6	5	8	Remove	Moderate	3'
21	Areca Palm	<i>Dypsis lutescens</i>	6	5	8	Remove	Moderate	3'
22	Areca Palm	<i>Dypsis lutescens</i>	6	5	8	Remove	Moderate	3'
23	Royal Palm	<i>Roystonea regia</i>	6	5	8	Relocate	Moderate	3'
24	Areca Palm	<i>Dypsis lutescens</i>	6	5	8	Remove	Moderate	3'
25	Areca Palm	<i>Dypsis lutescens</i>	6	5	8	Remove	Moderate	3'
25a	Areca Palm	<i>Dypsis lutescens</i>	6	5	8	Remove	Moderate	3'
25b	Areca Palm	<i>Dypsis lutescens</i>	16	5	10	Remove	Moderate	3'
25c	Areca Palm	<i>Dypsis lutescens</i>	16	5	10	Remove	Moderate	3'
25d	Areca Palm	<i>Dypsis lutescens</i>	16	5	10	Remove	Moderate	3'
25e	Areca Palm	<i>Dypsis lutescens</i>	16	5	10	Remove	Moderate	3'
25f	Areca Palm	<i>Dypsis lutescens</i>	16	5	10	Remove	Moderate	3'
25g	Areca Palm	<i>Dypsis lutescens</i>	16	5	10	Remove	Moderate	3'
25h	Areca Palm	<i>Dypsis lutescens</i>	16	5	10	Remove	Moderate	3'
25i	Areca Palm	<i>Dypsis lutescens</i>	16	5	10	Remove	Moderate	3'
26	Sabal Palm	<i>Sabal palmetto</i>	15	18	16	Relocate	Good	3'
26a	Dragon Tree	<i>Dracaena marginata</i>	10	14	10	Remove	Moderate	3'
27	Areca Palm	<i>Dypsis lutescens</i>	8	7	15	Remove	Poor	
28	Surinam Cherry	<i>Eugenia uniflora</i>	3	15	15	Remove	Prohibited	
28a	Solitaire palm	<i>Ptychosperma elegans</i>	3	25	8	Remove	Good	3'
29	Royal Palm	<i>Roystonea regia</i>	18	35	30	Remain	Good	5'
30	Washingtonia palm	<i>Washingtonia filifera</i>	12	6	18	Remain	Moderate	4'
31	Weeping Fig	<i>Ficus benjamina</i>	25	30	25	Remove	Poor	
32	Umbrella tree	<i>Schaffera actinophylla</i>	6	15	6	Remove	Invasive	
33	Umbrella tree	<i>Schaffera actinophylla</i>	4	15	10	Remove	Invasive	
34	Sylvester Date Palm	<i>Phoenix sylvestris</i>	14	5	18	Relocate	Good	4'
35	Madagascar Dragon Tree	<i>Dracaena marginata</i>	9	14	8	Remove	Moderate	3'
36	Madagascar Dragon Tree	<i>Dracaena marginata</i>	7	14	8	Remove	Moderate	3'
37	Madagascar Dragon Tree	<i>Dracaena marginata</i>	7	14	8	Remove	Moderate	3'
38	Madagascar Dragon Tree	<i>Dracaena marginata</i>	10	12	8	Remove	Moderate	3'
39	Madagascar Dragon Tree	<i>Dracaena marginata</i>	3	12	6	Remove	Poor	
40	Royal Palm	<i>Roystonea regia</i>	16	9	18	Remain	Moderate	3'
41	Brazilian Beautyleaf	<i>Calophyllum brasiliense</i>	7	14	15	Remain	Good	3'
42	Brazilian Beautyleaf	<i>Calophyllum brasiliense</i>	8	14	16	Remain	Good	3'
43	Brazilian Beautyleaf	<i>Calophyllum brasiliense</i>	7	14	14	Remain	Good	3'



- Notes:
- 1- See specifications for additional tree protection requirements.
 - 2- If there is no existing irrigation, see specifications for watering requirements.
 - 3- No pruning shall be performed except by approved arborist.
 - 4- No equipment shall operate inside the protective fencing including during fence installation and removal.
 - 5- See site preparation plan for any modifications with the Tree Protection area.

EXISTING TREE & PALM LEGEND	
#	REMAIN
#	RELOCATE
#	REMOVE
	TREE PROTECTION AREA

EXISTING TREE DISPOSITION PLAN

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

0 5' 10' 25' 50'

N

david o.

landscape architecture

DAVID J. ODISHOO
RLA #666999

p.o. box 331615
coconut grove, fl. 33233-1615
305.854.9299 - 305.854.9882 fax
davidodishoo@gmail.com

WWW.DAVIDODISHOO.COM

CONSULTANT:

YELLOW B RESIDENCE

9525 E BROADVIEW DR
BAY HARBOR ISLAND, FL 33154

PROJECT NAME:

Revisions:

SEAL:

PROJECT NO:

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

DATE: 03/29/2018

DRAWN: J.L., P.S., B.V.

CHECKED: D.O.

CADD FILE:

DRAWING TITLE:

EXISTING TREE DISPOSITION

SHEET NO.

L-1

YELLOW B RESIDENCE
9525 E BROADVIEW DR
BAY HARBOR ISLAND, FL 33154

PROJECT NAME:

Revisions:

SEAL:

PROJECT NO:

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

DATE: 03/29/2018

DRAWN: J.L., P.S., B.V.

CHECKED: D.O.

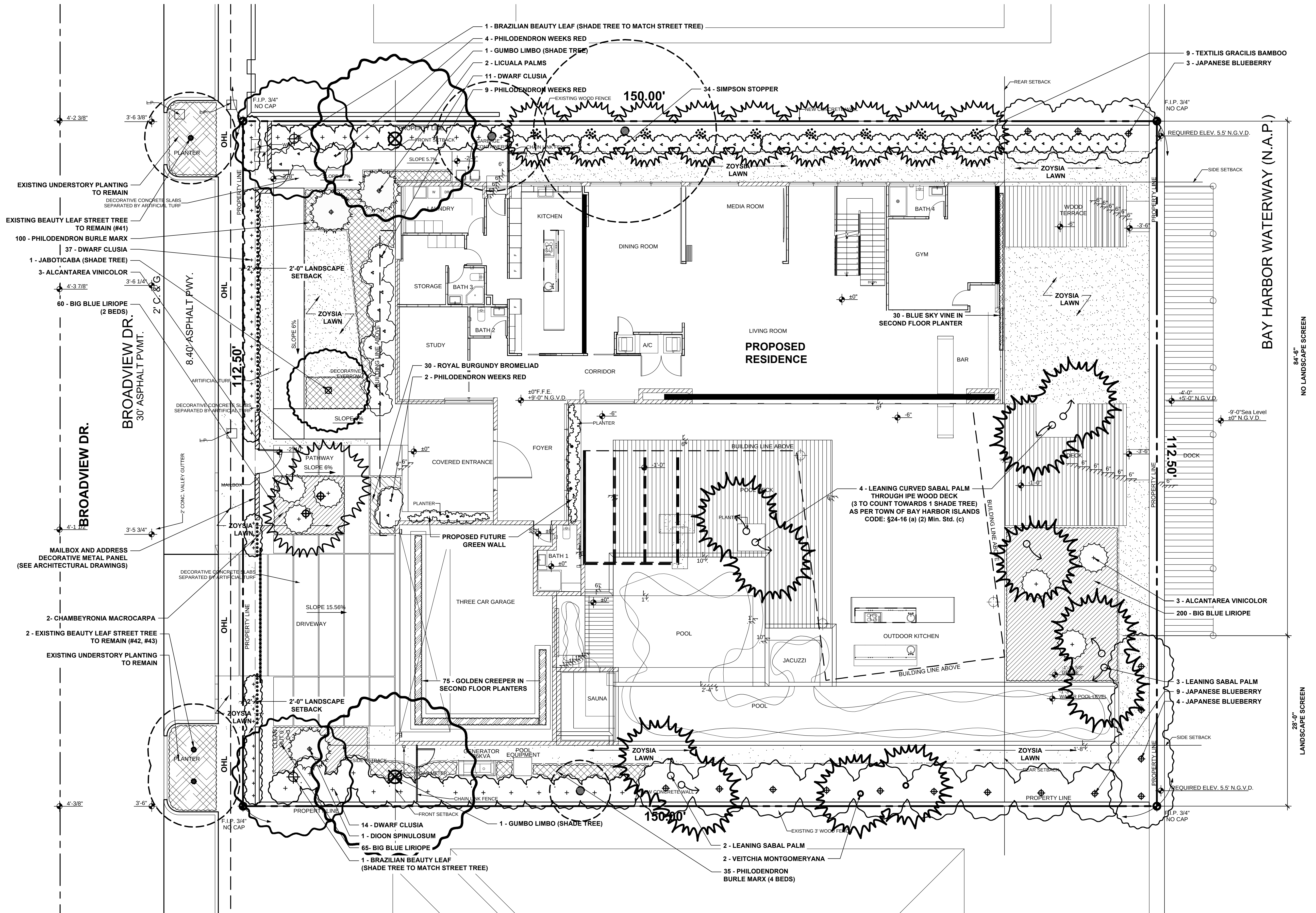
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PLANTING PLAN

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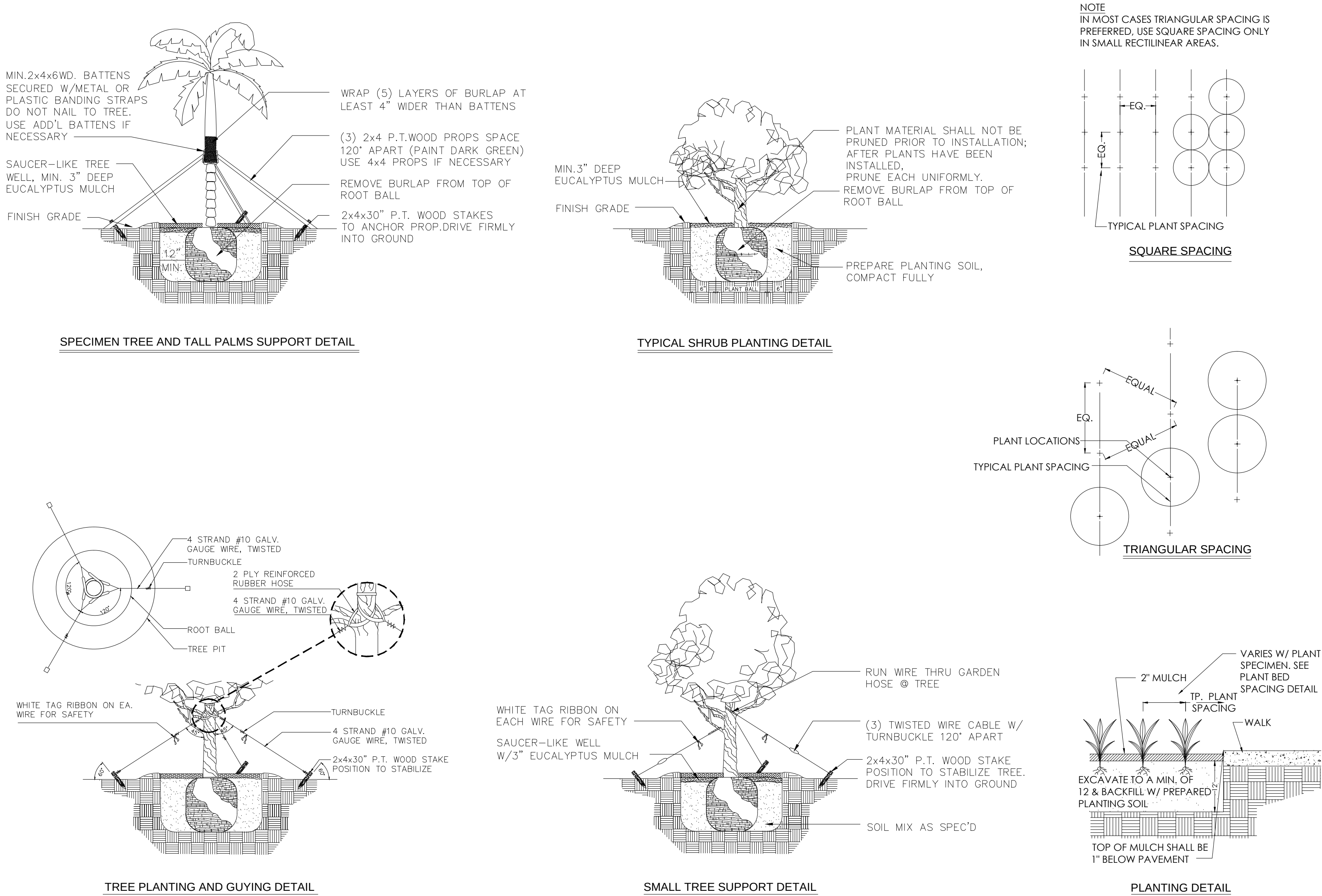
LP-1



PLANTING PLAN

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





GENERAL LANDSCAPE NOTES:

- ALL PLANT MATERIAL IS TO BE FLORIDA NO. 1 OR BETTER. FLORIDA DEPARTMENT OF AGRICULTURE GRADES AND STANDARDS, PARTS I & II 1973, 1975 RESPECTIVELY.
- ALL PLANTING BEDS TO BE TOPPED WITH 2" MIN. "GRADE A" BLACK BARK MULCH, UNLESS OTHERWISE NOTED.
- ALL TREES TO BE STAKED IN A GOOD WORKMANLIKE MANNER. NO NAIL STAKING PERMITTED. (REFER TO PLANTING DETAILS.)
- LANDSCAPE PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL CODES.
- ALL TREE HOLDS TO BE BACK FILLED AROUND AND UNDER ROOT BALL WITH PLANTING SOIL. ALL SHRUB BEDS TO BE INSTALLED WITH PLANTING SOIL. (SEE SPECS)
- SOD SHALL BE "FLORATAM" ST. AUGUSTINE (UNLESS OTHERWISE NOTED) SOLID SOD LAID WITH ALTERNATIVE AND ABUTTING JOINTS, WITH 2" TOP SOIL MINIMUM IF REQUIRED. (SEE SPECS)
- ALL TREES, SHRUBS AND GROUND COVERS SHALL BE GUARANTEED FOR SIX MONTHS FROM DATE OF FINAL ACCEPTANCE. ALL PALMS ARE TO BE GUARANTEED FOR ONE YEAR.
- ALL PLANTING BEDS SHALL BE WEED AND GRASS FREE.
- ALL TREES, PALMS, SHRUBS AND GROUND COVER PLANTS SHALL BE FERTILIZED AT INSTALLATION WITH LONG LASTING FERTILIZER, ACCORDING TO MANUFACTURES RECOMMENDATIONS. (SUBMIT SAMPLE FOR APPROVAL.) (SEE SPEC)
- PLANTING PLAN SHALL TAKE PRECEDENCE OVER PLANT LIST IN CASE OF DISCREPANCIES. (NOTIFY LANDSCAPE ARCHITECT FOR DIRECTION.)
- LANDSCAPE CONTRACTOR SHALL LOCATE AND VERIFY ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
- NO CHANGE SHALL BE MADE WITHOUT THE PRIOR CONSENT OF THE LANDSCAPE ARCHITECT.
- ALL MATERIAL IS SUBJECT TO AVAILABILITY AT TIME OF INSTALLATION. SUBSTITUTIONS MAY BE MADE AFTER CONSULTATION WITH LANDSCAPE ARCHITECT.
- ALL NEWLY PLANTED AREAS TO RECEIVE 100% COVERAGE BY AUTOMATIC IRRIGATION SYSTEM. (REFER TO IRRIGATION PLAN.)
- ALL PLANTING BEDS TO RECEIVE NEW PLANTING SOIL (1/3 EVERGLADES PEAT, 1/3 SAND, 1/3 CYPRESS SAWDUST & CHOPS) MINIMUM 6" DEEP. (REFER TO PLANTING DETAILS.)
- CONTRACTOR WILL VISIT SITE TO FAMILIARIZED HIMSELF WITH THE SCOPE OF WORK PRIOR TO SUBMITTING A BID.
- LANDSCAPE CONTRACTOR TO COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR, THE IRRIGATION CONTRACTOR, AND THE ELECTRICAL CONTRACTOR.
- ALL EXISTING PLANT MATERIAL TO REMAIN SHALL BE PROTECTED. (REFER TO DEMOLITION PLAN.)
- ALL TREES TO BE RELOCATED WILL GET ROOT PRUNED 30 DAYS MIN. (OR MORE IF REQUIRED BY THE SPECIES). UPON RELOCATION, THIN OUT (UNDER LANDSCAPE ARCHITECT'S DIRECTION) 30% OF THE TREE CANOPY TO BE RELOCATED.

20. AFTER REMOVAL OR RELOCATION OF EXISTING TREES AND PALMS, BACKFILL TREE PIT WITH PLANTING SOIL AND SOD DISTURBED AREA, AS REQUIRED.
21. ALL TREES ON SOD AREAS SHALL RECEIVE A MULCH RING 2' IN DIAMETER TYPICAL.
22. ALL TREES SHALL HAVE A 2" CALIPER AT D.B.H. MINIMUM FOR A 10' HEIGHT TREE.
23. ALL 1 GALLON MATERIAL TO HAVE A 12" SPREAD MINIMUM, ALL 3 GALLON MATERIAL TO HAVE A 20-24" SPREAD MINIMUM.

TREE BRACING NOTES:

- 2" AND LARGER CALIPER TREES BRACED BY GUYING -
- CHOOSE THE CORRECT SIZE AND NUMBER OF STAKES AND SIZE OF HOSE AND WIRE. GUYING SHALL BE COMPLETED WITHIN 48 HOURS OF PLANTING THE TREE.
 - CUT LENGTHS OF STAKING HOSE TO EXTEND 2 INCHES PAST TREE TRUNK WHEN WRAPPING AROUND.
 - SPACE STAKES EVENLY ON OUTSIDE OF WATER RING AND DRIVE EACH FIRMLY INTO THE GROUND. STAKES SHOULD BE DRIVING AT A 30 DEGREE ANGLE WITH THE POINT OF THE STAKE TOWARD THE TREE UNTIL 4 TO 5 INCHES ARE LEFT SHOWING.
 - PLACE THE HOSE AROUND THE TREE TRUCK JUST ABOVE THE LOWEST BRANCH.
 - THREAD THE WIRE THROUGH THE HOSE AND PAST THE STAKE, ALLOWING APPROXIMATELY 2 FEET OF EACH OF THE TWO ENDS BEYOND THE STAKE BEFORE CUTTING THE WIRE.
 - TWIST WIRE AT RUBBER HOSE TO KEEP IT IN PLACE.
 - PULL WIRE DOWN AND WIND BOTH ENDS AROUND STAKE TWICE. TWIST WIRE BACK ONTO ITSELF TO SECURE IT BEFORE CUTTING OFF THE EXCESS.
 - THE ABOVE PROCEDURES ARE TO BE FOLLOWED FOR EACH STAKE, KEEPING THE TREE STRAIGHT AT ALL TIMES. THERE SHOULD BE A 1 TO 3 INCH SWAY IN THE TREE (THE WIRES SHOULD NOT BE PULLED TIGHT) FOR BEST ESTABLISHMENT.
 - FLAG THE GUY WIRES WITH SURVEYOR'S FLAGGING OR APPROVED EQUAL FOR SAFETY.
 - GUYS ARE NOT TO BE REMOVED UNTIL APPROVED BY LANDSCAPE CONTRACTOR.

03/29/2018 Yellow 'B' Residence

PLANT LIST

Qty	Botanical/Common Name	Specifications	Native
TREES & PALMS			
2	Bursera simaruba Gumbo Limbo	12' OA ht., min. x 10' - 12' sp., 4' C.T., 2.5" cal., min., B&B, Shade Tree	Y
2	Chambeyronia Macrocarpa Flame Palm	6'- 9' wd., mixed hts.	N
2	Calophyllum brasiliense Brazilian Beautyleaf	12' OA ht., min. x 10' - 12' sp., 4' C.T., 2.5" cal., min., Shade Tree Adjacent to Power Line (To match Existing Street Tree)	N
1	Dioon spinulosum Same	4' x 4', specimen	N
16	Elaeocarpus decipens Japanese Blueberry	8'-10' ht. x 5'-6' sp.	N
1	Plinia cauliflora Jaboticaba	12' OA ht., min. x 10' - 12' sp., 4' C.T., 2.5" cal., min., Shade Tree	N
2	Licuala peltata var. 'sumawongii' Sumawong Palm	25 gal., min. (Botanics)	N
9	Sabal palmetto Cabbage Palm	6 @ curved/crooked trunks, stagger hts., 6', 8', 10' wd. 3 @ 15' OA ht., min., 3" cal. Min., to count towards 1 Shade Tree, As per Town of Bay Harbor Islands Code: §24-16 (a) (2) Min. Std. (c)	Y
14	Textillis gracilis Graceful Bamboo	25 gal.	N
2	Veitchia montgomeriana Montgomery Palm	10' wd., matching	N

Qty	Botanical/Common Name	Specifications	Native
SHRUBS AND GROUND COVER			
7	Alcantarea vinicolor Vinicolor Bromeliad	17" Pot (Bullis)	N
62	Clusia Guttiferea Dwarf Clusia	25 @ 25 gal., 6' ht. min. 37 @ 15 gal., 3' ht. min. for front wall, Planted 2' o.c. max.	Y
60	Ernodea littoralis Golden Creeper	1 gal. (in Second Floor Planters)	N
325	Liriope muscari 'Big Blue' Same	3 gal., full	N
34	Myrcianthes fragrans Simpson's Stopper	7 gal., 2' ht. min., Planted 2' o.c. max.	Y
60	Neoregelia sp. 'Royal Burgundy' Royal Burgundy Bromeliad	8" pot (Alt: Midnight Siam)	N
135	Philodendron sp. 'Burle Marx' Philodendron 'Burle Marx'	3 gal.	N
15	Philodendron sp. 'Weeks Red Hybrid' Week's Red Philodendron	10 gal.	N
30	Thunbergia grandiflora Blue Sky Vine	3 gal. (in Second Floor Planters)	N
	Zoysia Sod	Empire or Cashmere variety	

Town of Bay Harbor Islands
Landscape Code (Sec. 24-16) Requirements Legend

Residential - Single-Family and Two-Family Home Sites

A. Shade Trees Required*	Required	Provided
1. Single-Family Non-Waterfront Lot	<u>5</u>	<u>N/A</u>
2. Single-Family Waterfront Lot	<u>6</u>	<u>5 + 3 PALMS</u>
3. Two-Family Lot	<u>5</u>	<u>N/A</u>
4. Number of Shade Trees in Front Yard	<u>2</u>	<u>5</u>
5. Native Species Required - 50%	<u>3</u>	<u>2 + 3 PALMS</u>
6. Drought Tolerant and Low Maintenance Species Require – 50%	<u>3</u>	<u>2 + 3 PALMS</u>
B. Shrubs Required**		
1. Single-Family Non-Waterfront Lot	<u>50</u>	<u>N/A</u>
2. Single-Family Waterfront Lot	<u>60</u>	<u>62</u>
3. Two-Family Lot	<u>50</u>	<u>N/A</u>
4. Native Species Required - 30%	<u>15 / 18</u>	<u>62/62</u>
5. Drought Tolerant and Low Maintenance Species Require – 50%	<u>25 / 30</u>	<u>62/62</u>
C. Maximum Lawn Area Allowed*** 50% of Net Lot Area	<u>50%(Max)</u>	<u>11%</u>

Notes
* Required Shade Trees at time of planting must be a minimum of: 12 feet in overall height; have 4 feet of clear wood before branching; and have a 2 1/2 inch caliper. Palm Trees can be substituted at a 3:1 ratio (except approved larger varieties) to a maximum of 25% of the required trees.
** Required Shrubs at time of planting must be a minimum of 24 inches in overall height; if used as a visual screen must be a minimum of 36 inches in overall height.
*** Miami-Dade County Landscape Ordinance Sec. 18A-5 (A)(5)

david o.

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CONSULTANT:

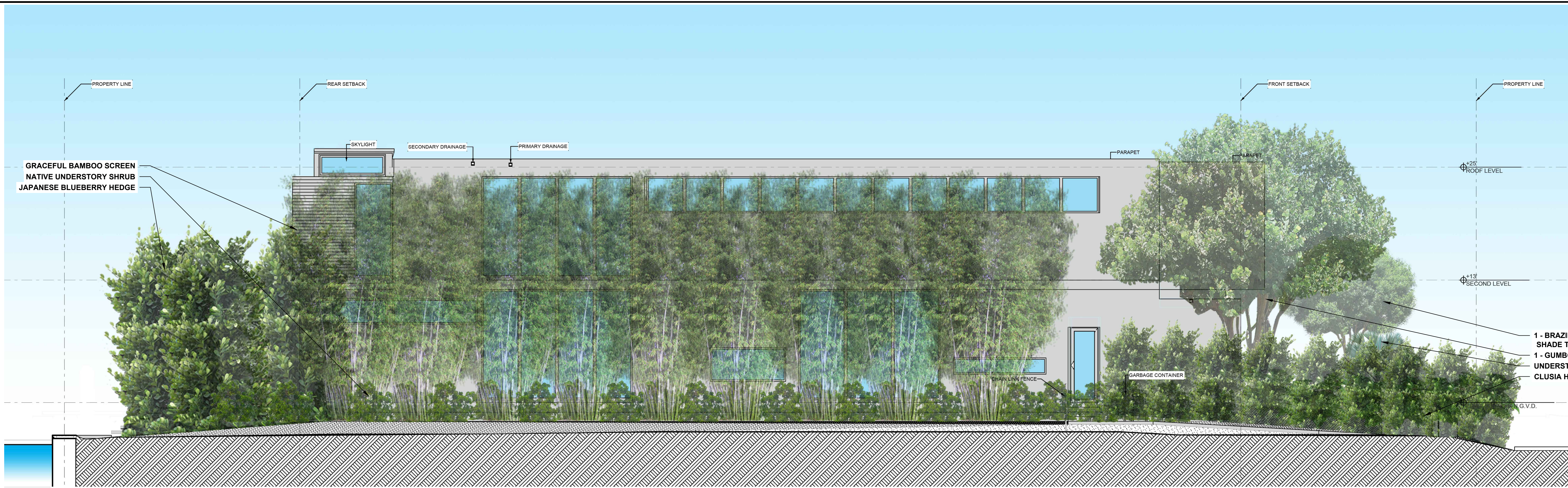
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YELLOW B RESIDENCE

PROJECT ADDRESS:
9525 E BROADVIEW DR
BAY HARBOR ISLAND, FL 33154

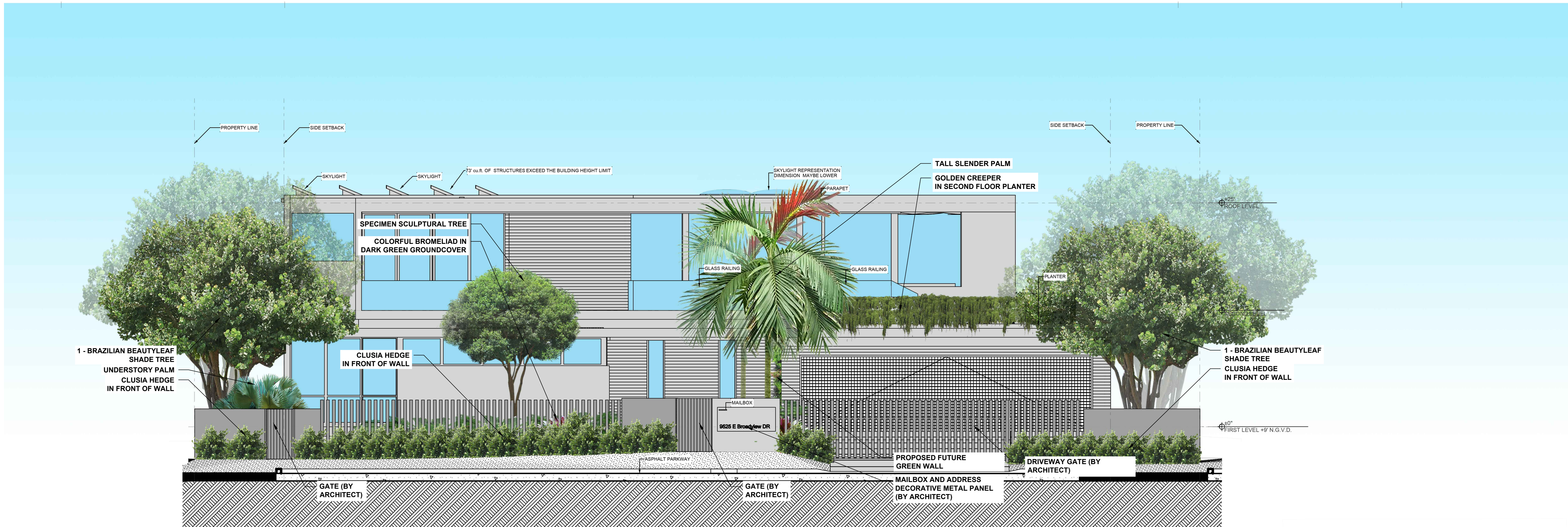
Revisions:

SEAL:

PROJECT NO:
SCALE: 1/8" = 1'-0"
DATE: 03/29/2018
DRAWN: J.L., P.S., B.V.
CHECKED: D.O.
CADD FILE:
DRAWING TITLE:
PLANTING DETAILS & NOTES



1 NORTH ELEVATION
3/16" = 1'-0"



2 WEST ELEVATION
3/16" = 1'-0"

CONSULTANT:

PROJECT NAME:
YELLOW B RESIDENCE
PROJECT ADDRESS:
9525 E BROADVIEW DR
BAY HARBOR ISLAND, FL 33154

Revisions:

SEAL:

PROJECT NO:
SCALE: 1/8" = 1'-0"
DATE: 03/29/2018
DRAWN: J.L., P.S., B.V.
CHECKED: D.O.
CADD FILE:

DRAWING TITLE:
ELEVATIONS

SHEET NO.
LP-3

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BAY HARBOR ISLAND, FL 33154

PROJECT NAME:

PROJECT ADDRESS:

Revisions:

SEAL:

PROJECT NO:

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

DATE: 03/29/2018

DRAWN: J.L., P.S., B.V.

CHECKED: D.O.

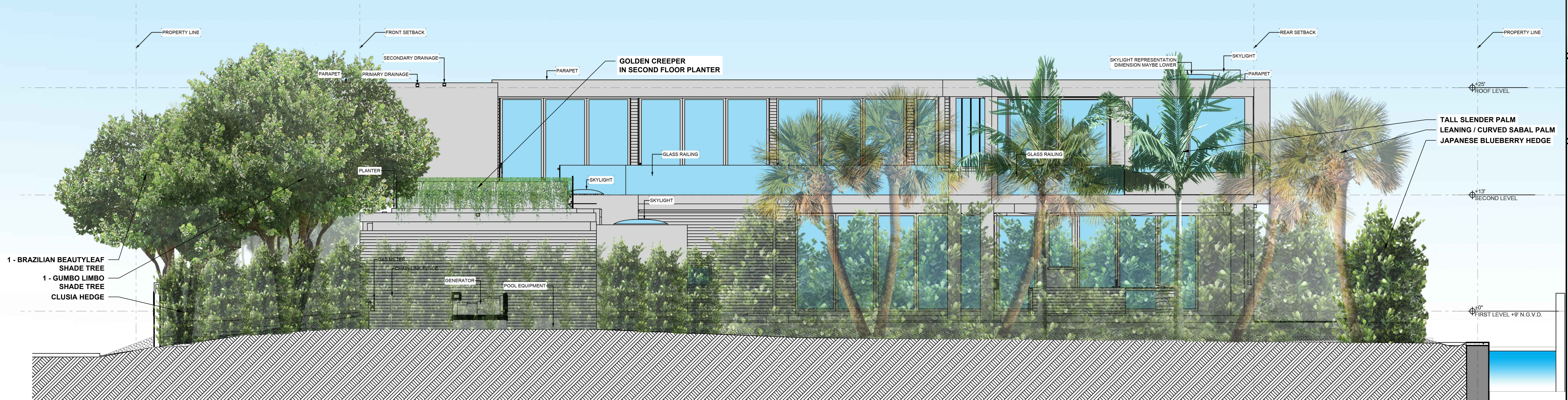
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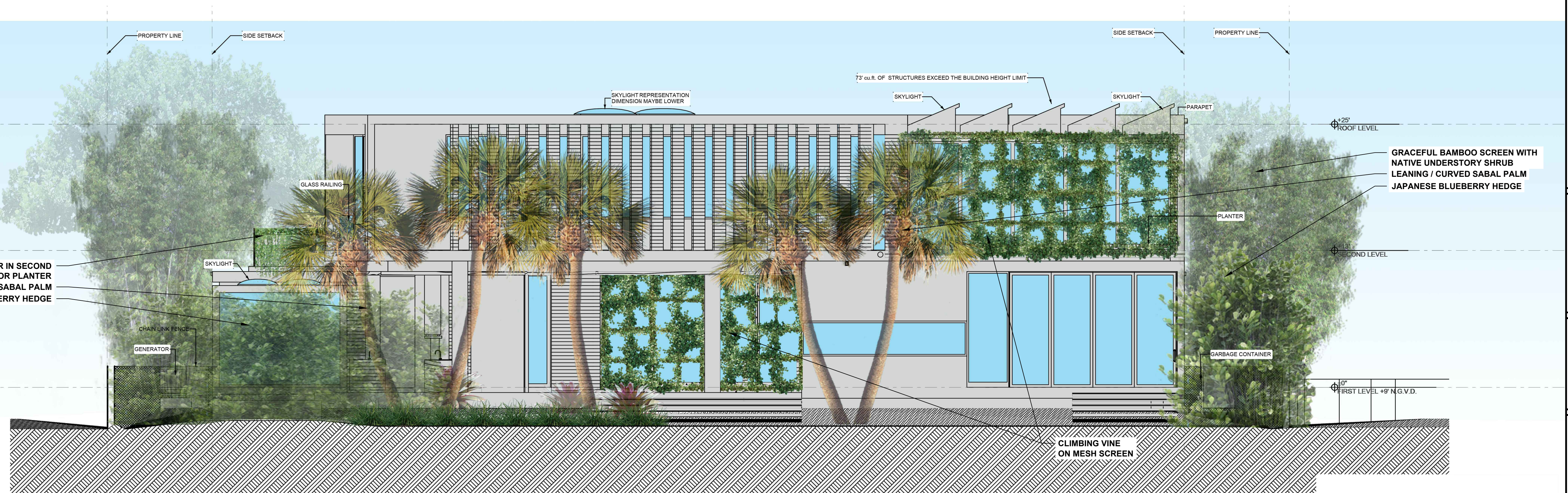
ELEVATIONS

SHEET NO.

LP-4



1 SOUTH ELEVATION
3/16" = 1'-0"



2 EAST ELEVATION
3/16" = 1'-0"

AGENDA ITEM REPORT

April 17, 2018

ITEM NUMBER: 3.

ITEM: Approval of minutes of the Board meeting held on October 17, 2017 (Item #3A)

DESCRIPTION:

RECOMMENDED ACTION:

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez

ATTACHMENTS

1.	10-17-17 DRAFT notes	10-17-17 DRAFT notes.docx
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TOWN OF BAY HARBOR ISLANDS
MINUTES OF A PLANNING AND ZONING MEETING

A Planning & Zoning Board Meeting was held Tuesday, October 17, 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 “Brett and Maria Reizen” located at 9424 W. Broadview Drive, Lot 82-83 of Block 23. The owners are proposing an addition and renovation to an existing single family residence. The proposed two story home will approximately have 5,969 square feet of a/c living space with a two car garage. The residence will have (7) seven bedrooms, (7) seven bathrooms, (1) one half bath and a theater.

Architect, Ralph Schoeff, came forward and presented the proposed home addition and renovations to the board. He explained that most of the renovations was for the interior of the home and added that it was the applicant intent to continue to use the same architectural design, colors and windows.

There was a brief discussion on the roof material; elevations; create a parapet; remove the roof top on the top of the garage; add banding and trim to the garage and gazebo was subject to the Board approval.

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

1. Remove the new one story roof in front of the garage, replace with a fake balcony / parapet.
2. Railings are to match the existing material.
3. Decrease the height of the windows in front of the garage, shall match windows above.
4. Remove the band along the front façade.
5. Addition of the landscape plan, shall trim the trees.

Board Member Bebachik seconded the motion and it passed unanimously.

Item 2. Approval of the Board Minutes held on April 5, 2017.

ACTION: Board Member Bebachik made a motion to approve the Minutes. Vice Chair Gavcovich seconded the motion and it passed unanimously.

There being no further business to discuss meeting was adjourned at 7:30 p.m.

CHAIR

ATTEST

TOWN CLERK

DRAFT

AGENDA ITEM REPORT

April 17, 2018

ITEM NUMBER: 4.

ITEM: Continuing discussion and recommendation requested by the Town Council regarding the design standards for single family homes on the West Islands.

DESCRIPTION:

RECOMMENDED ACTION:

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez

ATTACHMENTS