

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

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

January 6, 2015

AGENDA

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

PLEDGE OF ALLEGIANCE

ROLL CALL

1. Request for a new multi-family dwelling for "Bay Harbor Townhouses" located at 9201 W. Bay Harbor Drive, Lot 7 of Block 17. On October 21, 2014 and November 18, 2014 the Board deferred the project. The Developer has made the corrections to the plans as requested by the Board. Enclosed please find the site plan and elevations (Item #1)

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

PUBLIC COMMENT - PUBLIC COMMENT - for the purpose of hearing any public comment with respect to an application for site plan approval at 9201 W. Bay Harbor Drive.

2. Request for approval for a new multi-family dwelling for "Bay Harbor 101" located at 1155-65 101 Street, Lots 13-14 of Block 6. The developers back in June 2013 were approved for a 42 unit mid-rise residential development. Since that time the applicant has decided to pursue a townhouse complex rather than a mid-rise multi family dwelling. The developers are now proposing to construct a twelve (12) unit townhouse development. The proposed units range from 2,278 to 2,470 sq. ft. of a/c plus balconies, etc. The proposed design incorporates two rectangular-shaped building positioned north / south on the site with a shared common driveway between the buildings leading to the individual unit parking garages. The building has 3 stories in height @ 30ft above BFE. Enclosed please find the site plan and elevations. (Item #2A)

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

PUBLIC COMMENT - PUBLIC COMMENT - for the purpose of hearing any public comment with respect to an application for site plan approval at 1155-1165 101 Street.

3. Request for approval for a new multi-family dwelling for "La Pearl" located at 1170 101 Street, Lot 9 of Block 7. The developers are proposing to construct a fifteen (15) unit multi family development. The proposed units range from 1,298 to 2,088 sq. ft. of a/c plus balconies, etc. The proposed design incorporates one rectangular shaped building positioned north/south on the site. The building has 7 stories in height (6 floors of residential over one story of garage/lobby/common area @ max. 65 feet above BFE. The developer will be required to obtain 6 Transfer of Development Rights (TDR). Enclosed please find the site plan and elevations. (Item #3A)

** Staff Review:* Design meets Town Code and was approved by the Development Review Committee pending the approval of 6 Transfer of Development Rights.

PUBLIC COMMENT - PUBLIC COMMENT - for the purpose of hearing any public comment with respect to an application for site plan approval at 1170 101 Street

4. Request for approval for a new multi-family dwelling for "Le Jardin" located at 1150-60 102 Street, Lots 7-8 of Block 6. The developers are proposing to construct a thirty (30) dwelling unit mid rise residential development. The proposed units range from 1,385 to 2,235 sq. ft. of a/c plus balconies, etc. The proposed design incorporates one square shaped building positioned on top of a 2-story parking garage structure. The building has 7 stories in height (5 floors of residential over two floors of parking garage @ max. 65 feet above BFE. The developer will be required to obtain 12 Transfer of Development Rights (TDR). Enclosed please find the site plan and elevations. (Item #4A)

** Staff Review:* Design meets Town Code and was approved by the Development Review Committee pending the approval of 12 Transfer of Development Rights.

PUBLIC COMMENT - PUBLIC COMMENT - for the purpose of hearing any public comment with respect to an application for site plan approval at 1150-60 102 Street.

CONCLUSION OF QUASI-JUDICIAL PUBLIC HEARING

5. Request for approval for a revision for the "Bay Harbor Island 1" located at 1100-20 100 Street, Lots 3-4 of Block 8. The developers have made several changes from the approved plans submitted to the Planning and Zoning Board on September 3, 2013. When reviewing the construction plans it was noted that some of the plans have been modified after the approval from P&Z. Enclosed please find the narrative of the changes, site plan and elevations. (Item #5A)
6. Approval of minutes of the Board meeting held on September 16, 2014. (Item #6A)

ADJOURNMENT: Approximately 9:00 p.m.

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

AGENDA ITEM REPORT

January 6, 2015

ITEM NUMBER: 1.

ITEM: Request for a new multi-family dwelling for "Bay Harbor Townhouses" located at 9201 W. Bay Harbor Drive, Lot 7 of Block 17. On October 21, 2014 and November 18, 2014 the Board deferred the project. The Developer has made the corrections to the plans as requested by the Board. Enclosed please find the site plan and elevations (Item #1)

DESCRIPTION:

PUBLIC COMMENT - for the purpose of hearing any public comment with respect to an application for site plan approval at 9201 W. Bay Harbor Drive.

RECOMMENDED ACTION:

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

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Marante
 Ayanidys Marante

ATTACHMENTS

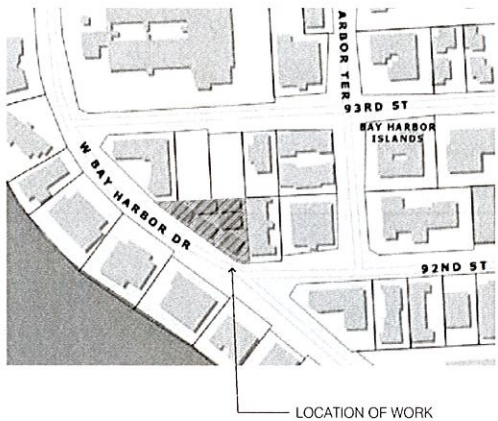
1.	Site Plan & Elevations	9201WBHDRDEC15.2014.pdf
2.	Staff Review	BHI PZB Staff Report 9201 WBHD TH Dec 2 2014 (2).pdf

9201 W. Bay Townhouses



9201 W. Bay Harbor Drive
Bay Harbor Islands, Florida

Owner
9201 WBH, LLC
2645 NE 207th St
Aventura, FL



 Location Map n.t.s.

Sheet List

A-000 Cover Sheet
1 of 1 Survey

Architectural

A-001 Site Photos
A-002 Architectural Renderings
A-003 Architectural Renderings
A-004 Architectural Renderings
A-005 Architectural Renderings
A-101 Site Plan
A-102 Site Photometrics Plan
A-201 Ground Floor Plan
A-202 Second Floor Plan
A-203 Third Floor Plan
A-204 Fourth Floor Plan
A-204 Roof Plan
A-401 Exterior Elevations
A-402 Exterior Elevations
A-601 Building Sections

Civil

C-0 Cover Sheet and Location Map
C-1 Site and Paving Plan
C-2 Site and Paving Details
C-3 Drainage Plan
C-4 Grading Plan
C-5 Storm Drainage Details
C-6 Sediment Tank Drainage 1 Details
C-7 Site Utilities plan

Landscape

LA-101 Existing Tree Disposition Plan
LA-102 Site Planting Plan
LA-103 Landscaping Specifications and Planting Details
LA-104 Landscape Elevations

Architect of Record

VC vitaliniorazzini
ARCHITECTS
300 Aragon Avenue, Suite 330 | Coral Gables, FL 33134
tel: 305.567.0602 | fax: 305.448.3197 |
www.vcfirm.com FL Registration AA25001554

Design Architects

BMA **BH**
BODAS MIAMI ANGER
ARCHITECTS & ASSOCIATES
ALVARO BODAS RODRIGUEZ

VSN ENGINEERS
CIVIL
LAND DEVELOPMENT
TRAFFIC AND TRANSPORTATION
8550 W. FLAGLER ST. SUITE 113, MIAMI, FLORIDA 33144
TEL: (305)551-6267 FAX: (305)551-4542
e-mail: vsn@vsneng.com

Pablo Corazzini AR - 91716

Luigi Vitalini AR - 13513

DEC 15 REC'D

 PLANNING & ZONING BOARD

Planning and Zoning Submittal 12/16/2014

SHEET NO.

A - 000



9201 W. Bay Harbor Drive
Bay Harbor Islands, Florida

OWNER

2645 NE 207th St.
Aventura, Florida

[illegible]

Pablo Corazzini	AR - 91716
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Luigi Vitalini	AR - 13513
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SHEET NO.

A - 001





① View from Southeast



② Front View



PROJECT No. 14034

9201 W. Bay Townhouses
9201 W. Bay Harbor Drive
Bay Harbor Islands, Florida

OWNER
9201 WBH, LLC
2645 NE 207th St
Aventura, Florida

DESCRIPTION	DATE
PLANNING AND ZONING SUBMITTAL	12/16/14



Design Architects

Pablo Corazzini AR - 91716

Luigi Vitalini AR - 13513

VC vitalnicorazzini
ARCHITECTS
300 Aragon Avenue, Suite 330 | Coral Gables, FL 33134
tel: 305 567 0602 | fax: 305 445 3197 |
www.vcmiami.com FL Registration AA26001654

Architect of Record

SHEET NO. A - 002



② View from Northwest



Luigi Vitalini	AR - 13513
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An aerial photograph showing a proposed 10-story building at 1000 Broadway. The building has a modern design with a blue and white facade and a series of gabled roof sections. It is situated on a city block with surrounding streets, including Broadway and another street running parallel to it. The area includes existing buildings, trees, and parking spaces. A large, flat-roofed building is visible in the foreground, and a parking lot with several cars is located to the right of the proposed building.

An aerial photograph of a coastal urban area. In the upper portion, a large, calm body of water, likely a bay or lagoon, is visible. To the left of the water is a lush green golf course with several sand traps. Along the waterfront, a row of multi-story buildings is situated. From left to right, these include a white building with a flat roof, a taller white building, a white building with a flat roof, a white building with a flat roof, and a white building with a flat roof. In the center, a prominent building with a bright blue, translucent, tent-like roof stands out. To the right of this building is a large, open, grassy area. Further right, there is a white building with a flat roof and a red-roofed building. In the foreground, several more buildings are visible, including a large red building and a white building with a flat roof. A road with a yellow center line runs along the bottom right of the image. The overall scene depicts a mix of urban development and natural landscape.

SHEET NO. A - 004



9201 W. Bay Harbor Drive
Bay Harbor Islands, Florida

OWNER
9201 WBH, LLC
2645 NE 207th St.
Aventura, Florida

[illegible]

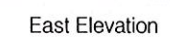
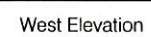
Pablo Corazzini	AR - 91716
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Luigi Vitalini	AR - 13513
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Architect of Record

SHEET NO. A - 005





9201 W. Bay Harbor Drive
Bay Harbor Islands, Florida

OWNER

26-15 NE 207th St.
Aventura, Florida

BMA

BODAS MIANI ANGER
ARQUITECTOS & ASOCIADOS
ALVAREZ BOSCOLO RODRIGUEZ

BH
|||

Design Architects

Pablo Corazzini	AR - 91716
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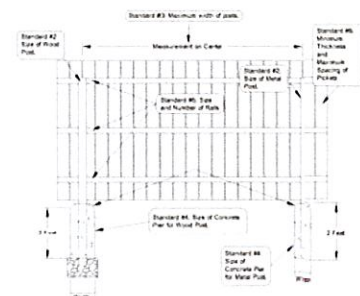
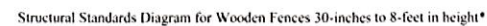
Luigi Vitalini	AR - 13513
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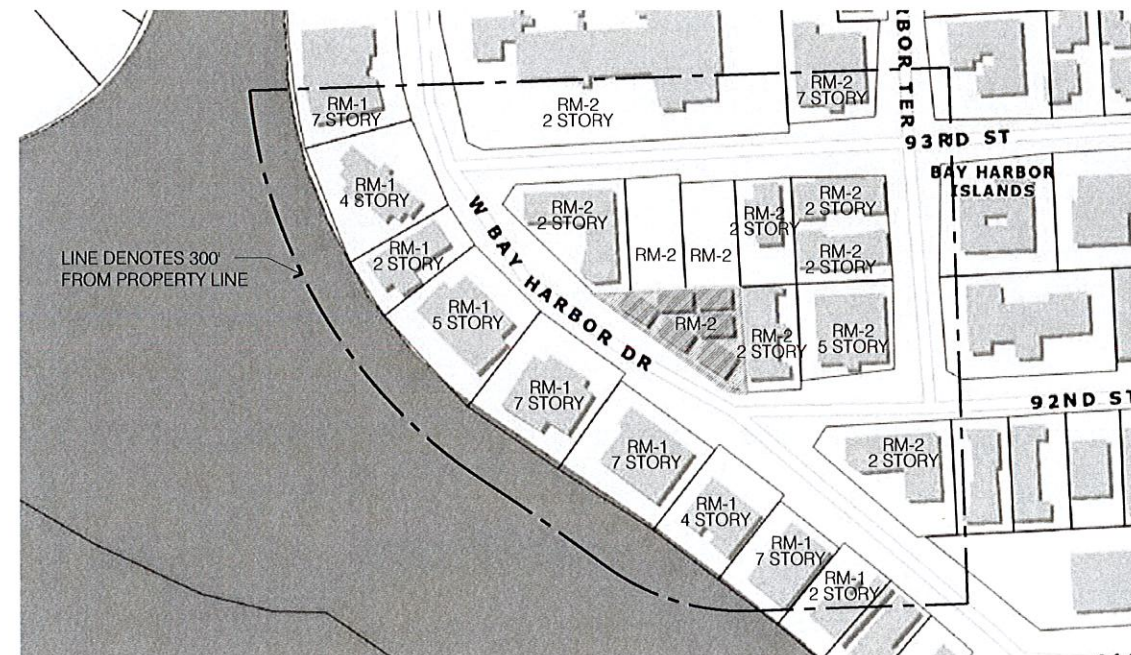
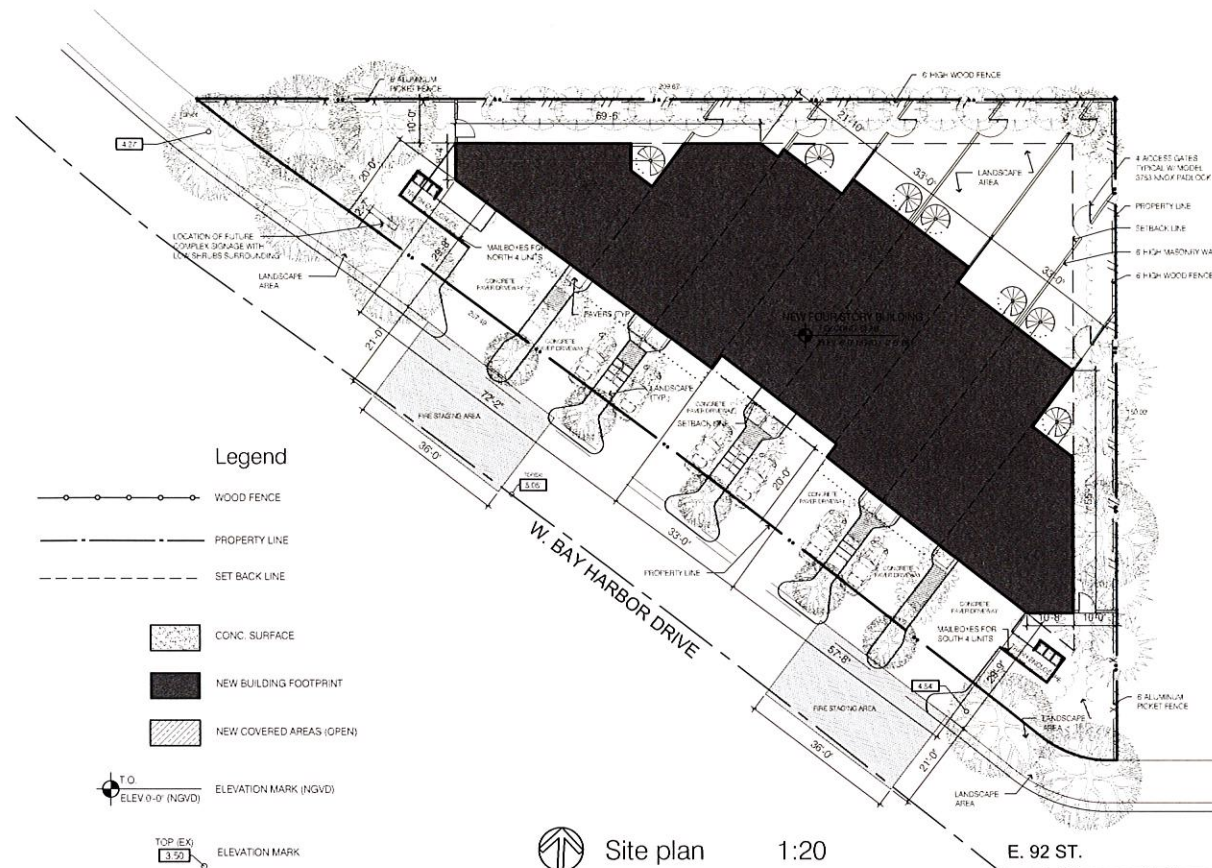
Architect of Record

SHEET NO.

A - 101



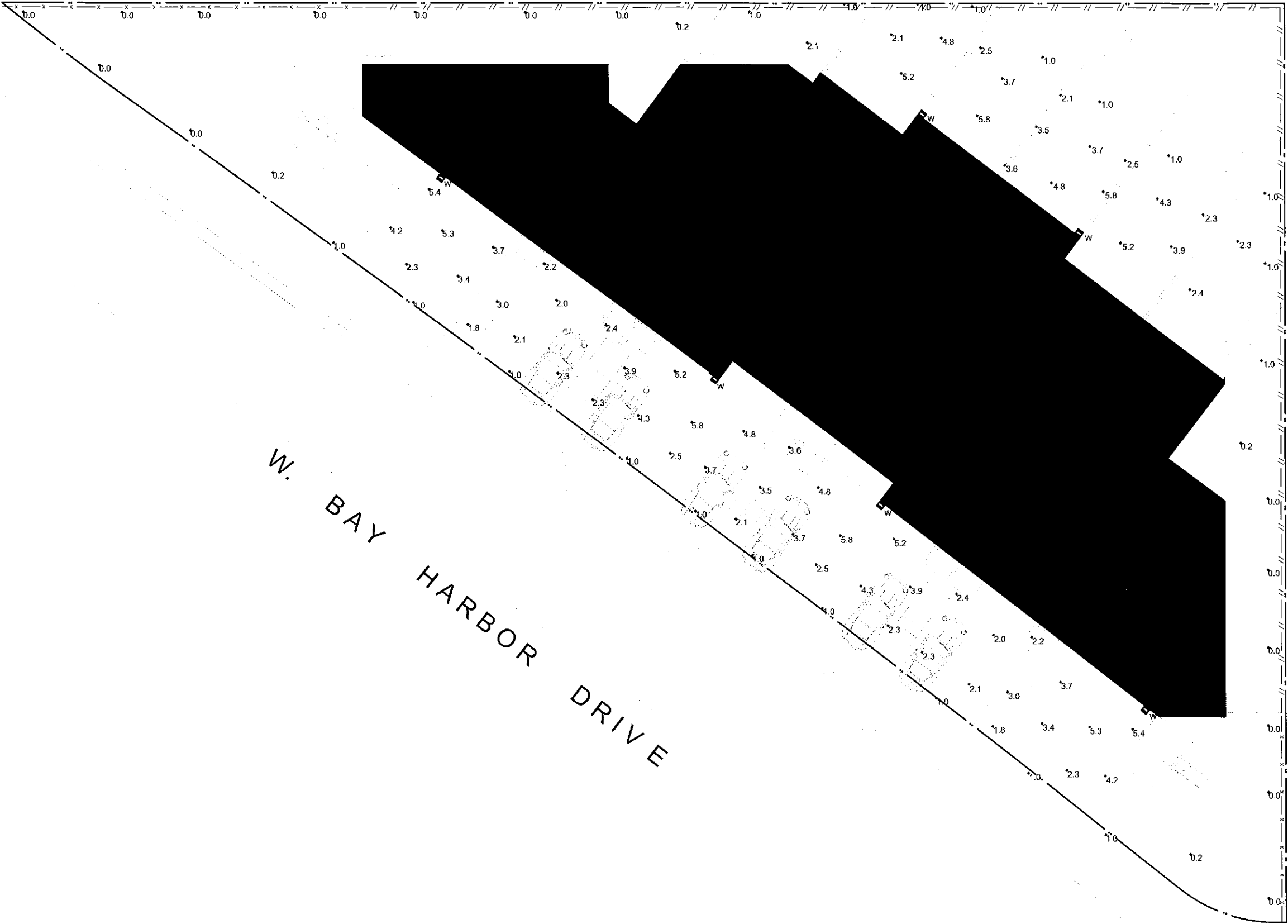
- Location Map n.t.s



Item	Garage	Conditioned	Total
UNIT 1	836 SQ. FT.	2,337 SQ. FT.	3,173 SQ. FT.
UNIT 2	839 SQ. FT.	2,319 SQ. FT.	3,158 SQ. FT.
UNIT 3	808 SQ. FT.	2,322 SQ. FT.	3,130 SQ. FT.
UNIT 4	829 SQ. FT.	2,377 SQ. FT.	3,206 SQ. FT.
UNIT 5	829 SQ. FT.	2,375 SQ. FT.	3,204 SQ. FT.
UNIT 6	822 SQ. FT.	2,465 SQ. FT.	3,287 SQ. FT.
UNIT 7	824 SQ. FT.	2,473 SQ. FT.	3,297 SQ. FT.
UNIT 8	842 SQ. FT.	2,471 SQ. FT.	3,313 SQ. FT.
TOTAL	6,629 SQ. FT.	19,139 SQ. FT.	25,768 SQ. FT.

LUMINAIRE SCHEDULE							
Symbol	Label	Catalog Number	Description	Lamp	Lumens	LLF	Watts
	W	WALL MOUNT 8' A.F.F.	MLB-3 ALD ASYMETRIC LIGHT DIST	250PS HORIZONTAL	22500	0.75	258

STATISTICS					
Description	Symbol	Avg	Max	Min	Max/Min
PARKING AREAS	+	3.0 fc	5.8 fc	1.0 fc	5.8:1



PROJECT No. 14034

9201 W. Bay Townhouses
9201 W. Bay Harbor Drive
Bay Harbor Islands, Florida

OWNER

9201 WBH, LLC
2545 NE 26TH St
Aventura, Florida

PLANNING AND ZONING SUBMITTAL		12/16/14



Design Architects

Pablo Corazzini AR - 91716

Luigi Vitalini AR - 13513

VC vitalinicornazzini
ARCHITECTS
300 Aragon Avenue, Suite 300 | Coral Gables, FL 33134
tel: 305.587.0502 | fax: 305.446.3197 |
www.vcmark.com FL Registration AA26001894

Architect of Record

SHEET NO.

A - 102



Site Photometrics Plan 1/8"

PROJECT	No. 14034
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9201 W. Bay Townhouses
9201 W. Bay Harbor Drive
Bay Harbor Islands, Florida

OWNER
9201 WBH, LLC
2615 NE 207th St
Aventura, Florida

PLANNING AND ZONING SUBMITTAL	12/16/14
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BMA

AS MIAMI ANGER
TECHS & ASSOCIATES
WINE WORLD WOODHOLE

ВН

Design Architects

Pab'o Corazzini	AR - 91716
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Luigi Vitalini	AR - 13513
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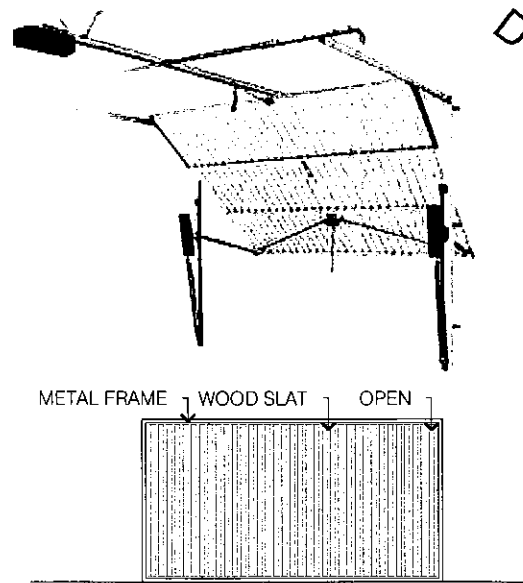
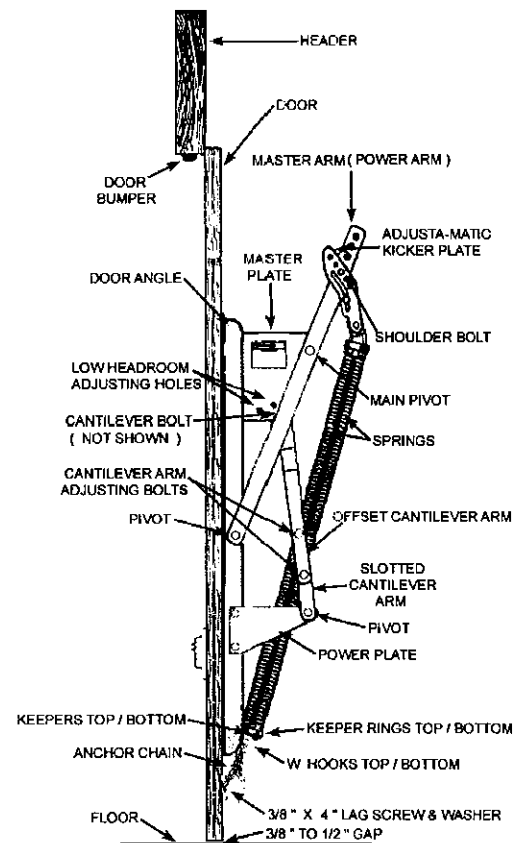
vitalinicorazzini
ARCHITECTS

300 Aragon Avenue, Suite 330 | Coral Gables, FL 33134
tel: 305.567.0602 | fax: 305.448.3197 |
www.wmiami.com FL Registration AA26061654

Architect of Record

SHEET NO.

A - 201



Ground Floor 1/8"

E. 92 S.T

(50' TOTAL R/W)

PROJECT	No. 14034
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9201 W. Bay Townhouses

9201 W. Bay Harbor Drive
Bay Harbor Islands, Florida

OWNER

9201 WBH, LLC

2645 NE 207th St
Aventura, Florida

PLANNING AND ZONING SUBMITTAL	12/16/14
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BODAS MIAMI ANGER
ARQUITETOS & ASSOCIADOS
NEVARREAS EDICOLE RODRIGUEZ

BH
III

Design Architects

Pablo Corazzini	AR - 91715
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Lugi Vitalini	AR - 13513
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vitalinicorazzini
ARCHITECTS

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Tel: 305-567-0602 | fax: 305-445-3197 |
www.vcmiami.com FL Registration AA26061654

Architect of Record

SHEET NO

A - 202



Second Floor 1/8"

E. 92 S.T



PROJECT No. 14034
9201 W. Bay Townhouses
9201 W. Bay Harbor Drive
Bay Harbor Islands, Florida

OWNER
9201 WBH, LLC
2845 NE 26th St
Aventura, Florida

PLANNING AND ZONING SUBMITTAL 12/16/14	



Design Architects

Pablo Corazzini AR - 91716

Luigi Vitalini AR - 13513

VC vitalinicorazzini
ARCHITECTS
300 August Avenue, Suite 330 | Coral Gables, FL 33134
tel: 305.567.0602 | fax: 305.446.3197
www.vcmiami.com FL Registration AA26001624

Architect of Record

SHEET NO.
A - 203

W. BAY HARBOR DRIVE

Third Floor 1/8"

E. 92 S.T

PROJECT	No. 14034
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9201 W. Bay Townhouses

9201 W. Bay Harbor Drive
Bay Harbor Islands, Florida

OWNER

9201 WBH, LLC

2615 NE 207th St
Aventura, Florida

PLANNING AND ZONING SUBMITTAL	12/16/14
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ALLOWABLE BUILDING LENGTH = 115'-0"
ALLOWABLE FLEX SETBACK = 119'-0" - 33'-4"
REAR FLEX SETBACK, PROPOSED = 26'-1" - 6'-11"

BMA

BODAS MIANI ANGER
ARQUITECTOS & ASOCIADOS
ALVARO DE SOUZA RODRIGUES



Design Architects

Pablo Corazzini	AR - 91716
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Luigi Vitalini	AR - 13513
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vitalinicorazzini
ARCHITECTS

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tel. 305.567.6692 | fax 305.445.3197 |
www.worm3ink.com FL Registration AA26091654

Architect of Record

SHEET NO.

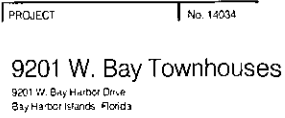
A - 204



 Fourth Floor 1/8"

E. 92 S.T

A - 205



OWNER
9201 WBH, LLC
2645 NE 207th St
Aventura, Florida

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Design Architects

Pablo Corazzini	AR-91716
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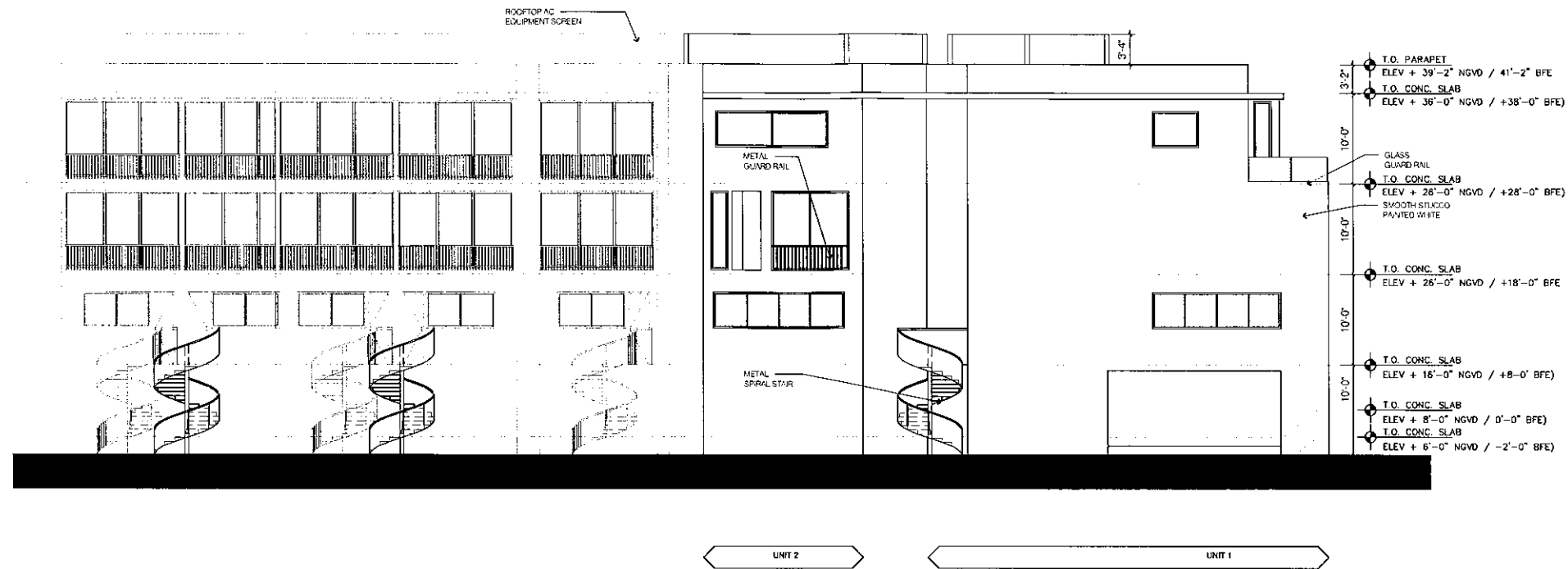
Luigi Villafrini	AR - 13513
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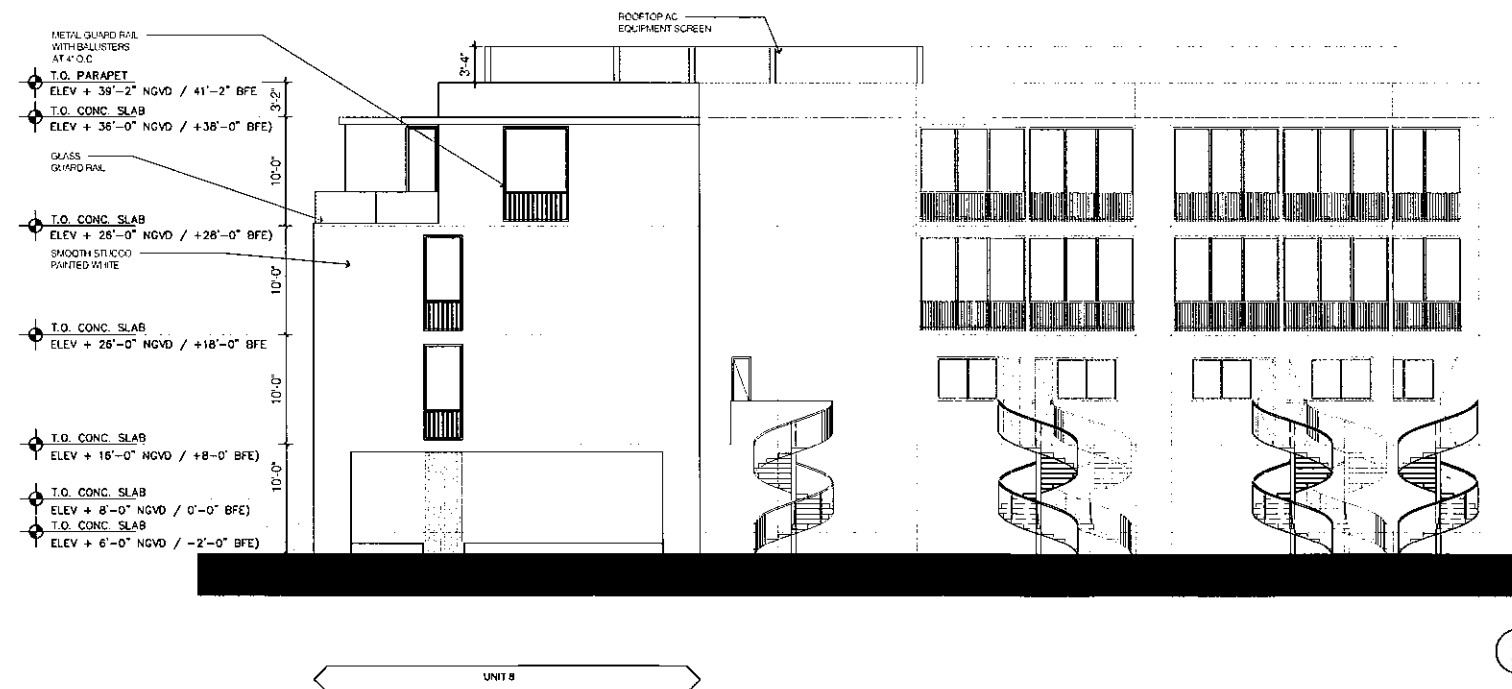
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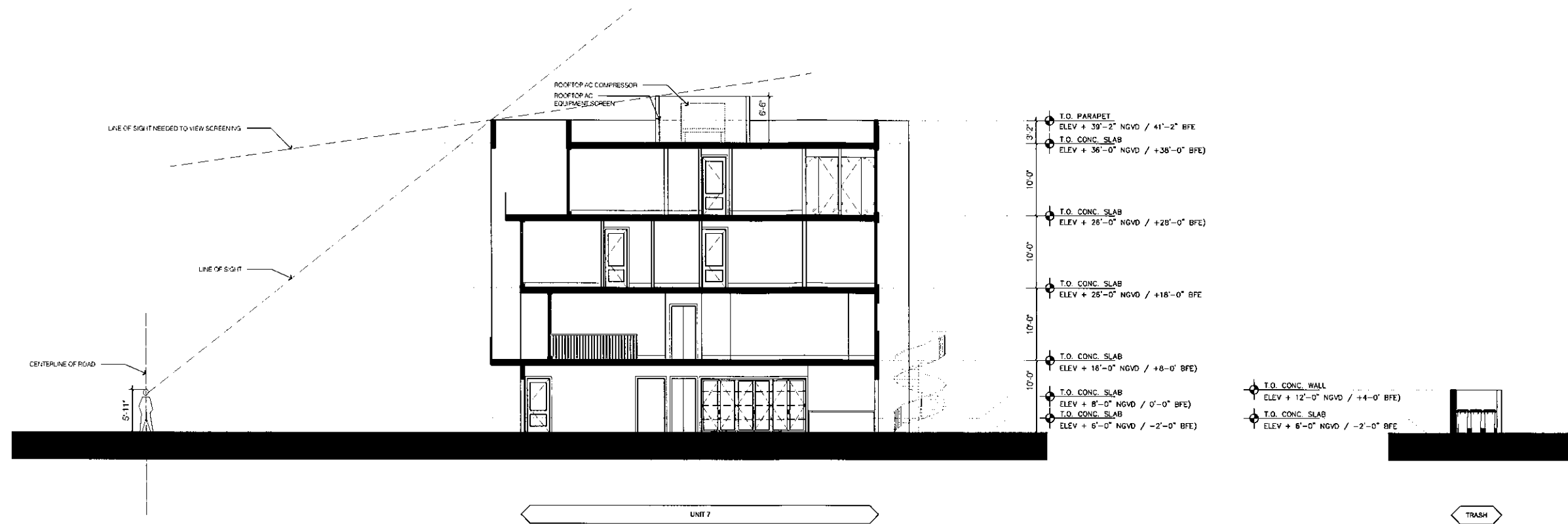
A - 402



① West Elevation 1/8"

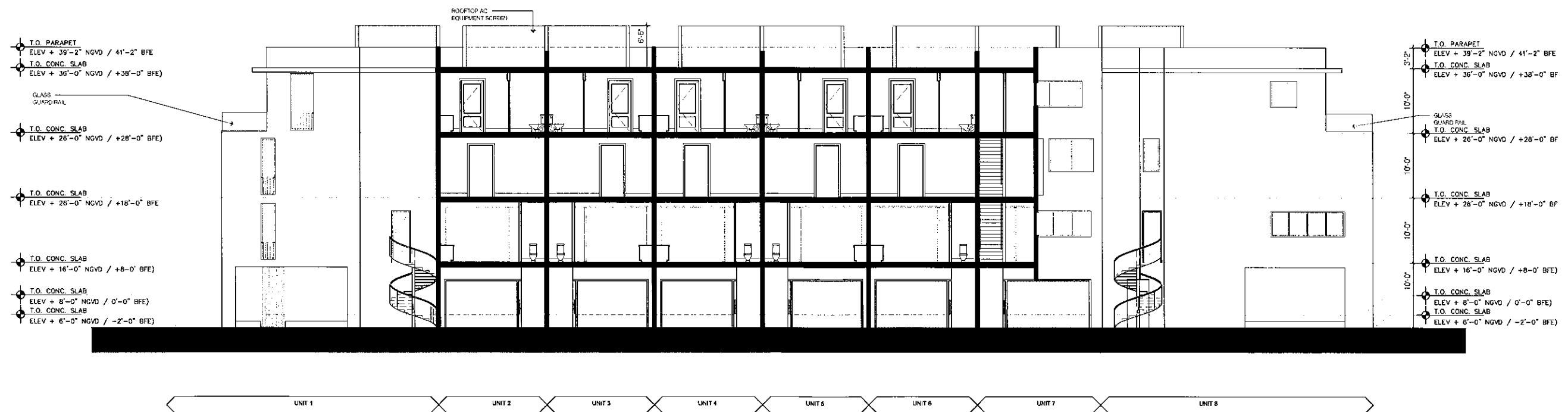


② East Elevation 1/8"

[illegible]

① Building Section 1/8"

② Trash Enclosure Section 1/8"



③ Building Section 1/8"



9201 W. Bay Townhouses
9201 W. Bay Harbor Drive
Bay Harbor Islands, Florida

OWNER
9201 WBH, LLC
2645 NE 207th St.
Aventura, Florida

[illegible]

DAS MIAMI ANGER
DIRECTOR & ASSOCIATES
MIAMI BEACH GOLD RODRIGUEZ



Design Architects

Pablo Corazzini	AR - 91716
-----------------	------------

Luigi Vitalini	AR - 13513
----------------	------------



300 Aragon Avenue, Suite 330 | Coral Gables, FL 33134
tel: 305 567 0602 | fax: 305 448 3197 |
www.vorsearch.com FL Registration AA26001054

Architect of Record

SHEET NO.

A - 601

9201 W. BAY TOWNHOUSES

AT

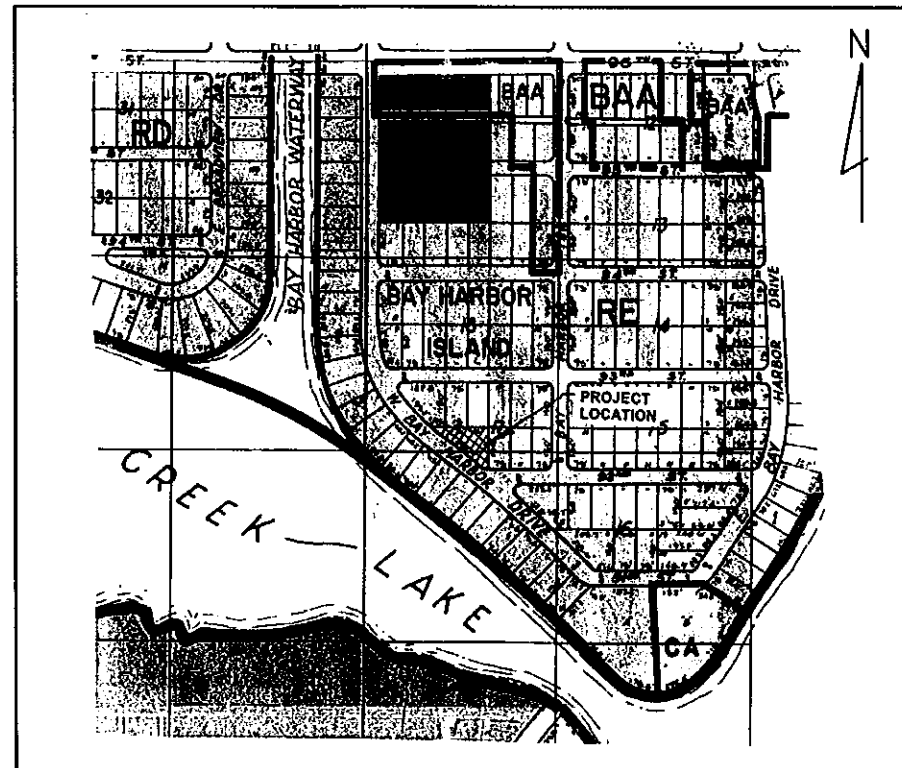
9201 WEST BAY HARBOR DRIVE

TOWN OF BAY HARBOR ISLANDS, FLORIDA

DEVELOPERS:

9201 WBH, LLC

2645 NE 207H STREET
AVENTURA, FLORIDA
()



LOCATION MAP

LEGAL DESCRIPTION:

LOT 7, BLOCK 17, OF "BAY HARBOR ISLAND" ACCORDING TO
THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 5,
OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

ENGINEERS:

V. S. N. ENGINEERING, INC.
CIVIL ENGINEERS

8550 W. FLAGLER STREET, SUITE 113
MIAMI, FLORIDA 33144
TEL (305) 551-6267
FAX (305) 551-4542

LIST OF DRAWINGS:

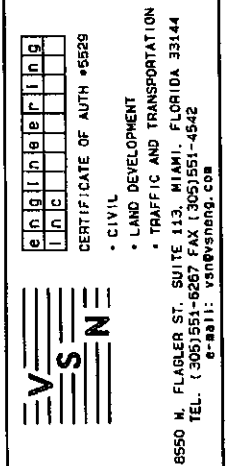
C-0	COVER SHEET AND LOCATION MAP
C-1	SITE AND PAVING PLAN
C-2	SITE AND PAVING DETAILS
C-3	DRAINAGE PLAN
C-4	GRADING PLAN
C-5	GRADING AND DRAINAGE DETAILS
C-6	SEDIMENT TANK AND DRAINAGE WELL NO 1 DETAILS
C-7	SITE UTILITIES PLAN

PLANNING AND ZONING
SUBMITTAL
DECEMBER 16, 2014

RODOLFO J. VARGAS
PE # 35648

CERTIFICATE OF AUTH # 5529
dated: September 22, 2014
cad ref: 14013-10

C-0



9201 W. BAY TOWNHOUSES
AT
9201 WEST BAY HARBOR DRIVE
TOWN OF BAY HARBOR ISLANDS, FLORIDA

[illegible]

designed	L. SERRATE
drawn	N. SERRATE
checked	L. SERRATE
approved	R. VARGAS
proj no	14013-01
scale	1" = 10'
date	NOV 20, 201
cad ref	14013-11

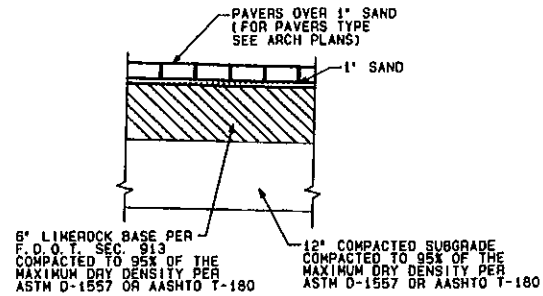
RODOLFO J. VARGAS
PE # 35648

drawing

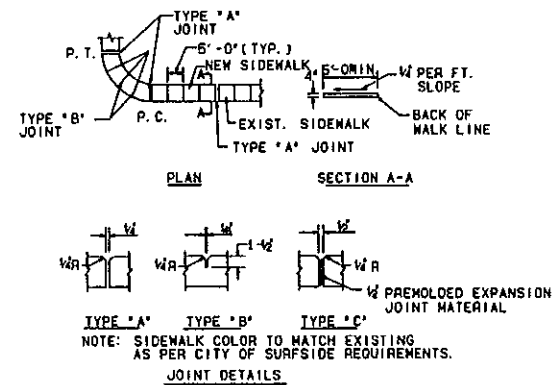
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**PLANNING AND ZONING
SUBMITTAL
DECEMBER 16, 2014**

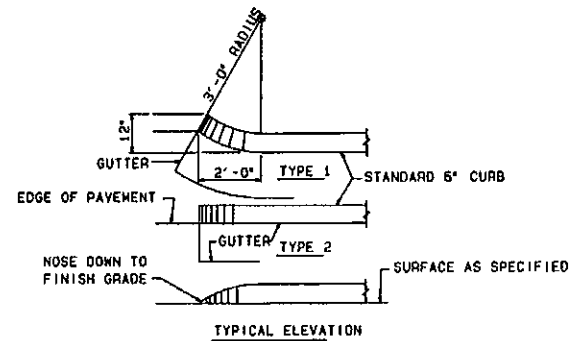
SITE AND PAVING PLAN



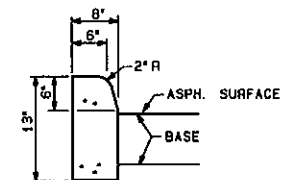
TYPICAL PAVERS SECTION
N. T. S.



CONCRETE SIDEWALK
N. T. S.

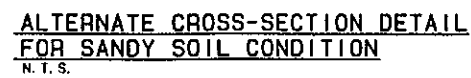


STANDARD CURB NOSING
N. T. S.



TYPE "D" CURB
N. T. S.
TO BE USED AT CURB RADIUS RETURN

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- NOTE:
1. FRENCH DRAIN TO BE IN ACCORDANCE WITH DADE COUNTY STANDARD DETAILS 80-1.1 LATEST REVISION MARCH 12, 1992.
 2. MOVEN PLASTIC FILTER FABRIC (AT EACH SIDE, TOP AND BOTTOM) SHALL BE USED IN SANDY OR FILLED AREA.
 3. WASH DOWN THE BALLAST ROCK WITH CLEAN WATER AFTER ROCK HAS BEEN PLACED TO THE PROPER ELEVATION TO ALLOW FOR INITIAL SETTLEMENT THAT MAY OCCUR. ADD ADDITIONAL BALLAST ROCK TO RESTORE ROCK TO THE PROPER ELEVATION IN ACCORDANCE WITH THE DETAILS.
 4. FOR PERFORATED CUP PIPE JOINT ARE TO BE BANGED, BUT NOT GASKETED.
 5. FOR BAFFLE DETAILS SEE THIS SHEET

1. These plans have been prepared with the best information available to the Engineer. Contractor must verify all existing and proposed utilities prior to construction. If any discrepancies are encountered to the extent that a "field revision" is required, Engineer must be notified immediately.
2. It is the responsibility of the Contractor to protect all existing improvements and structures during construction. No damage to existing construction activities. Contractor shall restore such improvements to identical condition as they existed prior to construction. No damage to existing structures.
3. All elevations refer to National Geodetic Vertical Datum (N.G.V.D.), 1929.
4. Dade County Flood Criteria for this project is 5.00 (N.G.V.D.)
5. October High Water Elevation is 2.00 (N.G.V.D.).
6. All proposed elevations are to edge of pavement or driveway center line.
7. The following items shall be constructed in accordance with referenced plans from the Dade County Public Works Manual:
 - a. French Drain..... S.O. 1
 - b. Catch Basin..... S.O. 2
 - c. Catch Basin Flow Control Grate..... S.O. 3
 - d. 3" Valley Gutter..... S.O. 4
 - e. 4" Inlet..... S.O. 5
 - f. 6" Inlet..... S.O. 6
 - g. 8" Inlet..... S.O. 7
8. Contractor must observe extreme care to prevent debris, silt and fines from entering French Drain. Inlet Grates shall be covered with 75 covered with 75 mesh screen. Construction until the system is ready to enter in operation.
9. Contractor to verify soil conditions at site. If such is encountered, contractor shall deduct area and fill to grade with minimum 98% density.
10. All areas not paved must be sodded.
11. All work to be done in accordance with Miami-Dade County Public Works Standards and Town of Bst Harbor Details and Specifications.
12. All topographic and survey information is based on Sketches of Survey prepared by Martinez & Martinez Enterprises, Inc.
13. Pipe requirements:
 - French Drain pipes shall be ADS Corrugated Polyethylene (Perforated).
 - All other pipes shall be ADS H-12 Polyethylene Non-perforated. [or approved equal].
14. Contractor shall provide a Paving and Drainage "AS-BUILT PLAN" showing the dimensional Registered Land Surveyor in the State of Florida reflecting all the features of the Stormwater System and should include, existing pavement and subsoil area grades, catch basin location and invert elevations, French drain length and bottom elevation, etc.
15. a. Drainage trenches to be ZUMH Z-882 12" Parap-Trench as per ZUMH FLO-DRAIN COMPANY (813) 754-7148 or approved equal.
- b. French Drains shall be capable of conveying a minimum flow of 1.709 gpm at the last down stream section.
- c. Contractor shall submit Shop Drawings and documentation for review and approval prior to ordering and shall strictly follow manufacture's Specifications and installation instructions.
- d. French Drain grates shall be selected by the Project Architect.

**PLANNING AND ZONING
SUBMITTAL
DECEMBER 16, 2014**

STORM DRAINAGE DETAILS

V S N

e n g i n e e r i n g
i n c .

CERTIFICATE OF AUTH #5529

- CIVIL
- LAND DEVELOPMENT
- TRAFFIC AND TRANSPORTATION

8550 W. FLAGLER ST. SUITE 113, MIAMI, FLORIDA 33141
TEL. (305) 551-6267 FAX (305) 551-4542
e-mail: vsne@vsneeng.com

9201 W. BAY TOWNHOUSES
AT
9201 WEST BAY HARBOR DRIVE
TOWN OF BAY HARBOR ISLANDS, FLORIDA

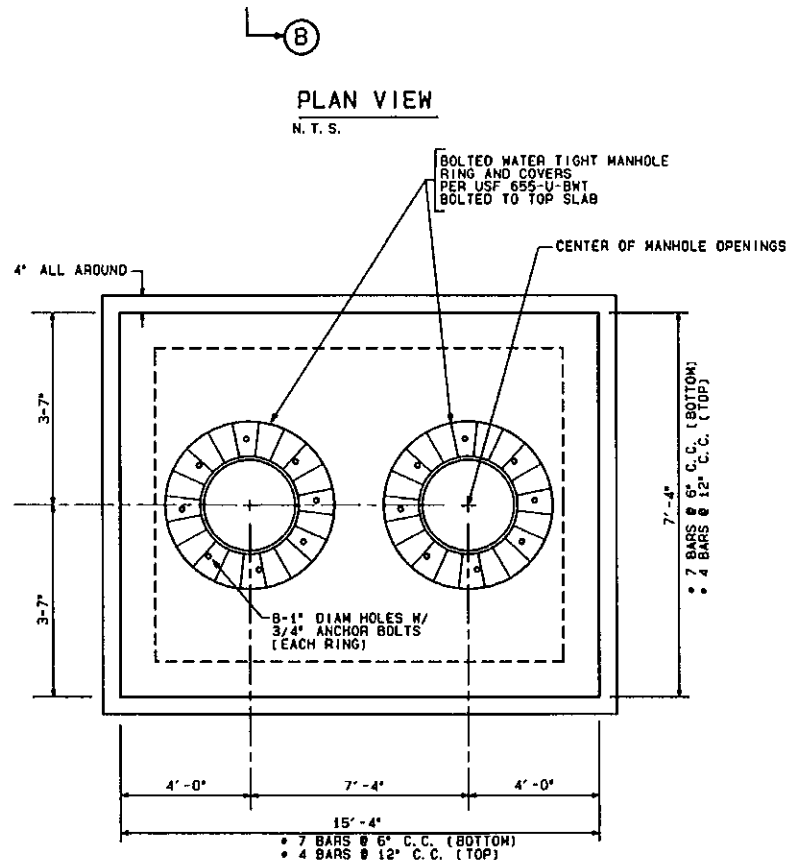
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designed	L. SERRATE
drawn	N. SERRATE
checked	L. SERRATE
approved	R. VARGAS
proj no	14013-01
scale	AS SHOWN
date	SEPT 22, 2014
cad ref	14013-15

RODOLFO J. VARGAS
PE • 35648

drawing

C-5



- C-6



Front Elevation



Rear Elevation

LANDSCAPE ELEVATIONS



West Elevation



East Elevation



PROJECT No. 14034

Bay Harbor Townhouses
W. Bay Harbor Drive
Miami Beach, Florida

OWNER
9201 WBH, LLC
2645 NE 207th St
Aventura, Florida

ERIC SUBMISSION	08/28/14
ERIC SUBMISSION	08/15/14
ERIC SUBMISSION	08/22/14
PLANNING AND ZONING SUBMITTAL	10/01/14
PLANNING AND ZONING SUBMITTAL	12/16/14



BODAS MIAMI ANGER
ARCHITECTS & ASSOCIATES
ALVARO RODRIGUEZ



Design Architects

Ken Gardner FL LA - 0001569



LANDSCAPE ARCHITECTURE / LAND PLANNING
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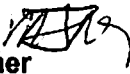
Landscape Architect of Record

SHEET NO.

LA - 104

**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: December 2nd, 2014

Subject: Site Development Plan Application
9201 WBH TH – 8 DU Townhouse Complex (3rd Review)
9201 W. Bay Harbor Drive
Bay Harbor Islands Acct. No. MB2014-98
MMPA Acct. No. 01-0702-0996

RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board review the most recent revised plans (dated 12/02/14) and, if found acceptable, **APPROVE** the proposed Site Development Plan application subject to the following:

- (1) The Board reviews / approves the applicant's request to provide a few deeper balconies than specified in Section 23-15(a)(vi).
 - (2) Subject to any staff recommended conditions listed herein.
-

PROJECT REVIEW HISTORY

A formal Site Development Plan submission was made to the Town on 7/31/14. The Town's DRC met on 8/14/14 and deferred action on the application to allow the architect / developer time to analyze the DRC comments and revise the plans. Revised plans (dated 8/28/14) were submitted that addressed a majority of the earlier DRC comments; however, a few additional revisions were still necessary. The Town's DRC met again on 9/11/14 and recommended approval of the application, subject to the architect making a few minor additional revisions discussed at the meeting, and submitting a plan revision check-set to staff for final sign-off prior to scheduling the matter for a Planning and Zoning Board meeting. MMPA received revised sets of plans from the architect and found that the previous DRC issues have been resolved.

**Site Development Plan Application
9201 WBH TH – 8 DU Townhouse Complex (3rd Review)
9201 W. Bay Harbor Drive
Planning and Zoning Board Staff Report
December 2nd, 2014
Page 2**

On October 21st, 2014, the PZB reviewed / discussed this item and deferred the project, due to several concerns (A/C screening / elevators / fence details). On November 18th, 2014, the PZB reviewed / discussed this item and again deferred the project, due to additional concerns (plan inconsistencies / railing materials / garage door / mailbox / jacuzzi). The applicant has since revised the plans and resubmitted plans for approval dated 12/02/14.

GENERAL PROJECT INFORMATION

Land Use Designation: MH – Medium-High Density Residential

Zoning District: RM-2 Multiple Family District

General Location: 9201 W. Bay Harbor Drive

Legal Description: Lot 7 of Block 17, "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

The project architect, Vitalini Corazzini, as agent for the property owner, 9201 WBH, LLC, has submitted a revised Site Development Plan application to allow for the construction of an eight (8) dwelling unit townhouse development located at 9201 West Bay Harbor Drive. The size of the proposed dwelling units range from 2,319 to 2,473 square feet of A/C space, plus balconies, garage, etc. The lot is currently developed with six (6) one-story buildings with a total of eleven (11) DU on site. There are numerous nonconformities with the existing development – it is presumed a number of variances were granted when the original development was built due to the irregular lot shape and position of buildings (do not meet setbacks / other criteria). Upon redevelopment, the lot will have a net decrease of three (3) DU. The proposed site design incorporates one (1) trapezoidal-shaped building positioned to front along West Bay Harbor Drive (facing southwest). Each unit has an individual driveway and a two-car garage. The proposed new building is 4-stories in height. The building includes three (3) floors of residential over one (1) story of garage @ 37'-6" above BFE.

Six (6) driveway connections to West Bay Harbor Drive are proposed. The driveways are straight driveways that range from 12 to 18 feet in width depending on the unit mix. The driveways provide access to eight (8) two-car garages (two driveway connections are shared). Two Fire Department staging areas are shown on the plans. It appears from the survey / verified by staff that this site never deeded any land to the Town (11-foot area) for the on-street roadway swale parking. However, there are ten (10) parallel parking spaces in the Town's swale adjoining the site that will be removed. The Town's Code requires that all re-development sites must remove all existing on-street paved parking, place new parking on-site, and landscape the swale area for drainage / aesthetics when a site is re-developed.

According to the survey, the lot is currently developed as a "duplex" community with six (6) one-story buildings on site. The tree survey indicates that there are several existing trees on site (mostly palms), a few of which are planned to be incorporated into the new site design. The total lot area is 16,274 square feet / 0.37 acres in size. This would allow a maximum of thirteen (13) dwelling units on the property at the maximum allowable base density (34 DUA). The proposal is to build eight (8) townhouses (21.6 DUA). The developer is not requesting any TDR units, nor does the project require any. Upon redevelopment there will be five (5) TDR units remaining.

The adjoining / nearby development sites include two vacant lots and the 2-story multi-family residential Harbor Point Condominium complex @ 14 DU / 35 DUA to the immediate north. To the immediate east is the two-story multi-family residential Grove Chalet apartment complex @ 8 DU / 30.8 DUA. To the southwest across West Bay Harbor Drive is the 7-story multi-family residential Monterey Condominium complex, @ 18 DU / 34.6 DUA and the 7-story multi-family residential Colony Bay Condominium complex @ 24 DU / 46.1 DUA.

This non-waterfront area of the Town is predominated by a mixture of mostly older 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 as being preferred 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 its adopted Comprehensive Plan and Land Development Regulations (LDRs) in the last 10+/- years. The former RE zoned lands located on waterfront lots were rezoned into the RM-1 District, while interior (non-waterfront lots) are zoned RM-2. This non-waterfront lot is zoned RM-2. The Town also adopted numerous other modifications to many other code provisions that affect yard encroachments, parking lot designs, building height limits and exceptions, building design standards, landscaping and other provisions.

COMPREHENSIVE PLAN / ZONING

Comprehensive Plan – The property has a Future Land Use Map (FLUM) designation of "Medium-High Density Residential". The maximum allowable base density is 34 DUA. Additional dwelling units may be acquired to increase the base density if approved by the Town Commission. The developer is seeking to build eight (8) DU via the base density. Therefore, no TDR units are required. The proposed development is 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; however, the proposed site design is not consistent with some provisions of the Code at present, unless the PZ Board approves the items.

PLATTING

The site will not require re-platting, as the site is currently platted as described above. The survey indicates the lot is "whole" meaning no right-of-way (11') was ever deeded to the Town.

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

As stated above, the Site Development Plan depicts access to the site from six (6) driveway connections to West Bay Harbor Drive (two driveway connections are shared) separated by landscaped islands. The driveways are straight driveways that range from 12 to 18 feet depending on the unit. The driveways provide access to eight (8) two-car garages. The first story of the complex is shown at elevation of 6.0-feet (1.5+/- foot above grade). The Town has detailed requirements for townhouse developments with individual driveways.

Based on eight (8) DU the Code requires at least sixteen (16) parking spaces. Sixteen (16) parking spaces are provided through eight (8) two-car garages. As this is a single lot development, no guest spaces are required.

The applicant stated that they have met with the Fire Department in regards to the staging areas shown on the plans.

BUILDING DESIGN / BUILDING LENGTH / BREEZEWAY

The building design is clean / modern with decorative vertical and horizontal design elements, as well as the use of wooden accents.

The building does exceed one hundred twenty (120) feet in length; however, the building is under forty-five (45) feet in height, therefore, no "breezeway" is required.

PLANNING AND ZONING BOARD REQUESTED CHANGES

At the November 18th, 2014 Planning and Zoning Board meeting, the Board deferred the application and requested the applicant to make several design changes. It appears the applicant has attempted to address all of the requests. Below are the requested changes:

1. The floor plans and elevations were inconsistent for the windows shown on the front of the building. The applicant has revised the plans to be consistent and have wall to wall windows for the front elevation.
2. The Board was concerned with the railing material being different between floors / areas of the building. The plans have been modified on the top floor to be glass all the way across (previously glass and metal). The railing material still differs between floors. The architect has stated that the client wants to keep the railing material as is currently proposed.
3. The Board wanted to see a garage door detail. The applicant has since provided a garage door detail on Sheet A-201.

4. The Board was concerned with the placement of the jacuzzis. The applicant has since removed the jacuzzis entirely.
5. The Board requested that the mailboxes be less visible from the street. The applicant has since provided two banks of mailboxes (one on each trash enclosure wall). These mailboxes will not be visible from the street.

SUGGESTED CONDITIONS OF APPROVAL / SITE PLAN COMMENTS

Following are suggested conditions of approval and/or comments on the latest plans dated 12/02/14 submitted to the Town for consideration:

- 1) This approval is based on the revised Site Development Plans dated 12/02/14, as well as any required modifications stated herein, and any modification required by the Planning and Zoning Board. Any changes desired after the Board's approval may require separate approvals from the Town staff and/or Planning and Zoning Board as specified in the Code.
- 2) School Concurrency - Coordinate with the Miami-Dade County School Board staff through the Town staff (Building Dept.) to address any deficiencies at public schools that serve the Town. If mitigation is required, an agreement / payment must be finalized prior to the issuance of building permits.
- 3) Some of the balconies are deeper than the Code allows. Per Section 23-12(15)(a)(vi), balconies in the front (street) yard may encroach 4' into the setback with a maximum depth of 6' unless the Town approves otherwise during site plan review. The applicant meets the minimum setback requirement but seeks balcony depths of 7'-10". This is not a variance – it is a allowable site plan criteria. **Specific Planning and Zoning Board approval is required.**

AGENDA ITEM REPORT

January 6, 2015

ITEM NUMBER: 2.

ITEM:

Request for approval for a new multi-family dwelling for "Bay Harbor 101" located at 1155-65 101 Street, Lots 13-14 of Block 6. The developers back in June 2013 were approved for a 42 unit mid-rise residential development. Since that time the applicant has decided to pursue a townhouse complex rather than a mid-rise multi family dwelling. The developers are now proposing to construct a twelve (12) unit townhouse development. The proposed units range from 2,278 to 2,470 sq. ft. of a/c plus balconies, etc. The proposed design incorporates two rectangular-shaped building positioned north / south on the site with a shared common driveway between the buildings leading to the individual unit parking garages. The building has 3 stories in height @ 30ft above BFE. Enclosed please find the site plan and elevations. (Item #2A)

DESCRIPTION:

PUBLIC COMMENT - for the purpose of hearing any public comment with respect to an application for site plan approval at 1155-1165 101 Street.

RECOMMENDED ACTION:

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

FINANCIAL ANALYSIS:

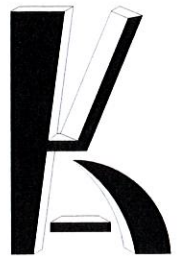
BUDGET IMPACT:

Submitted By: Ayanidys Marante
 Ayanidys Marante

ATTACHMENTS

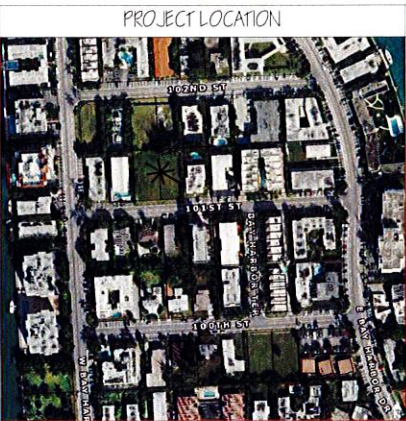
1.	Site Plan & Elevations	1155-65.101StDEC15.pdf
2.	Staff Report	BHI PZB Staff Report BH 101 TH Dec 5 2014.pdf

Kegdacc
exceed your dreams designs



101 Bay Harbor Islands

1155-1165 101st Street, Bay Harbor Islands
MIAMI-DADE COUNTY



PROJECT LOCATION

INDEX SHEET

ARCHITECTURAL:

CIVIL:

LANDSCAPE:

ELECTRICAL:

PROJECT TEAM	
ARCHITECT	KENNETH E. HUBBS ARCHITECT - LEED AP KHUBBS@KEGDACC.COM
CIVIL ENGINEER	DAN TINTER ENGINEER P.E.
SURVEYOR	RICHARD E. COUSINS PROFESSIONAL SURVEYOR AND MAPER
LANDSCAPE ARCHITECT	JILL COHEN R.L.A. - AICP - LEED AP jill@kegdacc.com
Kegdacc designs K exceed your dreams	
101 Bay Harbor Islands 1155-1165 101st Street, Bay Harbor Islands MIAMI-DADE COUNTY	
COVER SHEET PNZ	
DESIGNED BY: KENNETH E. HUBBS ARCHITECT - LEED AP AR96388	
SHEET NO. CS	
ARCHITECTURE	

LOT 6
BLOCK 6

LOT 15
BLOCK 6

$S02^{\circ}38'50''E$ 150.00'

CHAIN LINK FENCE

WOOD POWER
POLES

LOT 7
BLOCK 6

$N87^{\circ}21'10''E$ 150.00' (PLAT)

LOT 8
BLOCK 6

WOOD POWER
POLE

LOT 14
BLOCK 6

VACANT

LOT 13
BLOCK 6

NOTE: THERE ARE NO
TREES OR SHRUBS ON SITE

NOTE: THERE ARE NO
TREES OR SHRUBS ON SITE

WEST LINE-LOT 14
EAST LINE-LOT 13

$S87^{\circ}21'10''W$ 150.00'

$N02^{\circ}38'50''W$ 150.00'

LOT 12
BLOCK 6

LAND DESCRIPTION:

LOTS 13 AND 14, BLOCK 6 OF "BAY HARBOR ISLAND". ACCORDING
TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 5 OF
THE PUBLIC RECORDS OF MIAMI/DADE COUNTY, FLORIDA.

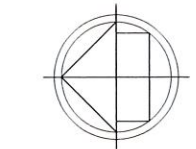
101ST STREET

WATER
SERVICES

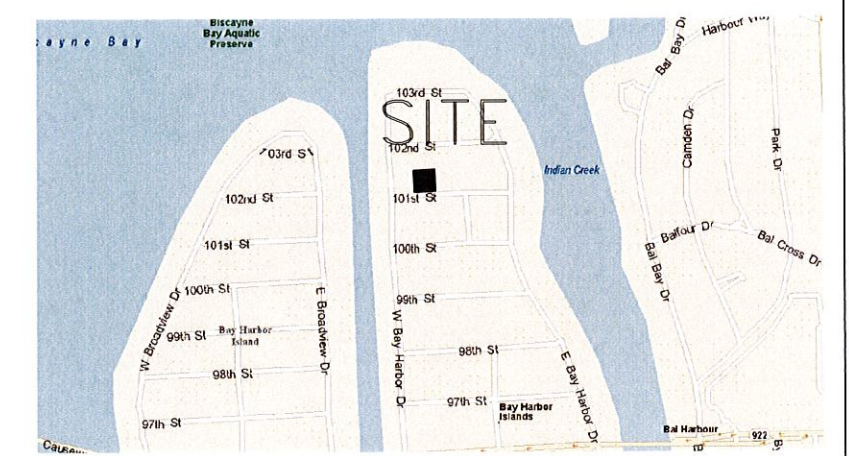
WATER
VALVE

CONCRETE LIGHT
POLE

ELECTRIC
BOX



LOCATION MAP (NTS)



LEGEND:

CKD CHECKED BY
CONC CONCRETE
DWN DRAWN BY
FB/PG FIELD BOOK AND PAGE
SIR SET 5/8" IRON ROD & CAP #6448
SNC SET NAIL AND CAP #6448
FIR FOUND IRON ROD
FIP FOUND IRON PIPE
FNC FOUND NAIL AND CAP
FND FOUND NAIL & DISC
P.B. PLAT BOOK
M/D.C.R. MIAMI/DADE COUNTY RECORDS
FPL FLORIDA POWER & LIGHT
-X- CHAIN LINK/ WOOD FENCE
-E- OVERHEAD UTILITY LINE
CO CLEAN OUT
WPP WOOD POWER POLE
4.7' ELEVATIONS

FLOOD ZONE INFORMATION

COMMUNITY NUMBER	120637
PANEL NUMBER	0144 L
ZONE	AE
BASE FLOOD ELEVATION	8
EFFECTIVE DATE	09/11/09

NOTES :

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
4. THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
5. UNDERGROUND IMPROVEMENTS NOT SHOWN.
6. ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
7. BENCHMARK DESCRIPTION : MIAMI/DADE COUNTY BENCHMARK # P-313 ELEVATION = 5.25'
8. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE LOT 17, BLOCK 6, "BAY HARBOR ISLAND", (P.B. 46, PG. 5, M/D.C.R.) SAID LINE BEARS $N02^{\circ}38'50''W$.

I HEREBY CERTIFY THAT THE "SKETCH OF SURVEY" OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED IN THE FIELD UNDER MY DIRECTION IN MAY, 2014. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES, THERE ARE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY: Richard E. Cousins

RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4188

SURVEY DATE : 05/15/14

COUSINS SURVEYORS & ASSOCIATES, INC.



3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954) 689-7766 FAX (954) 689-7799

CLIENT :

EMMUNA CONSTRUCTION

101 BAY HARBOR TOWNHOUSE
CONDOMINIUM
BAY HARBOR ISLANDS, FLORIDA

SKETCH OF SURVEY

REVISIONS				DATE	FB/PG	DWN	CKD
BOUNDARY & IMPROVEMENT SURVEY				05/15/14	DATA/COLL.	AV	REC
ADDED NOTE : NOT TREES ON SITE				05/18/14		JD	REC

PROJECT NUMBER : 7312-14

SCALE : 1" = 10'

SHEET
1
OF
1
SHEET

[illegible]



RENDERED SITE/ LANDSCAPE PLAN

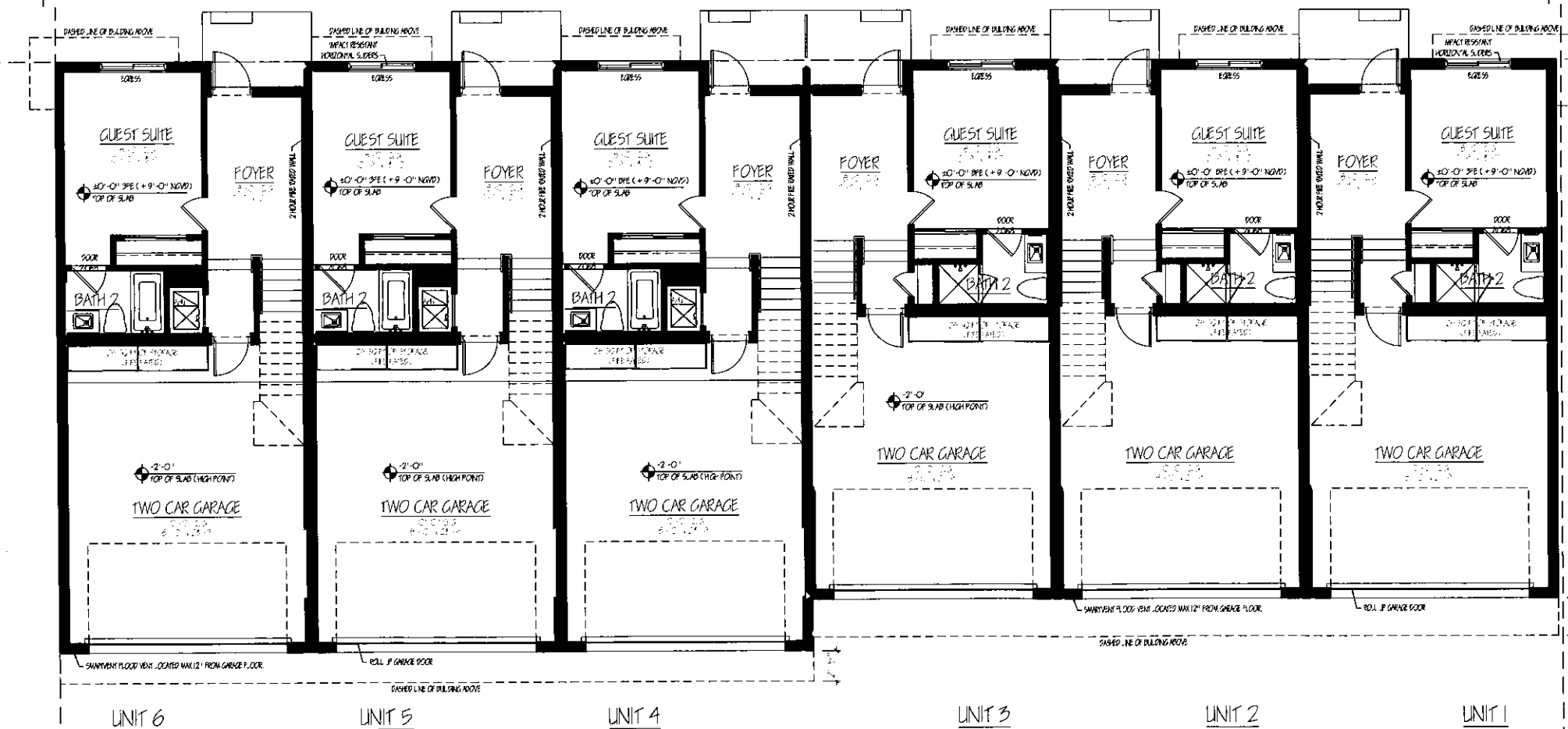
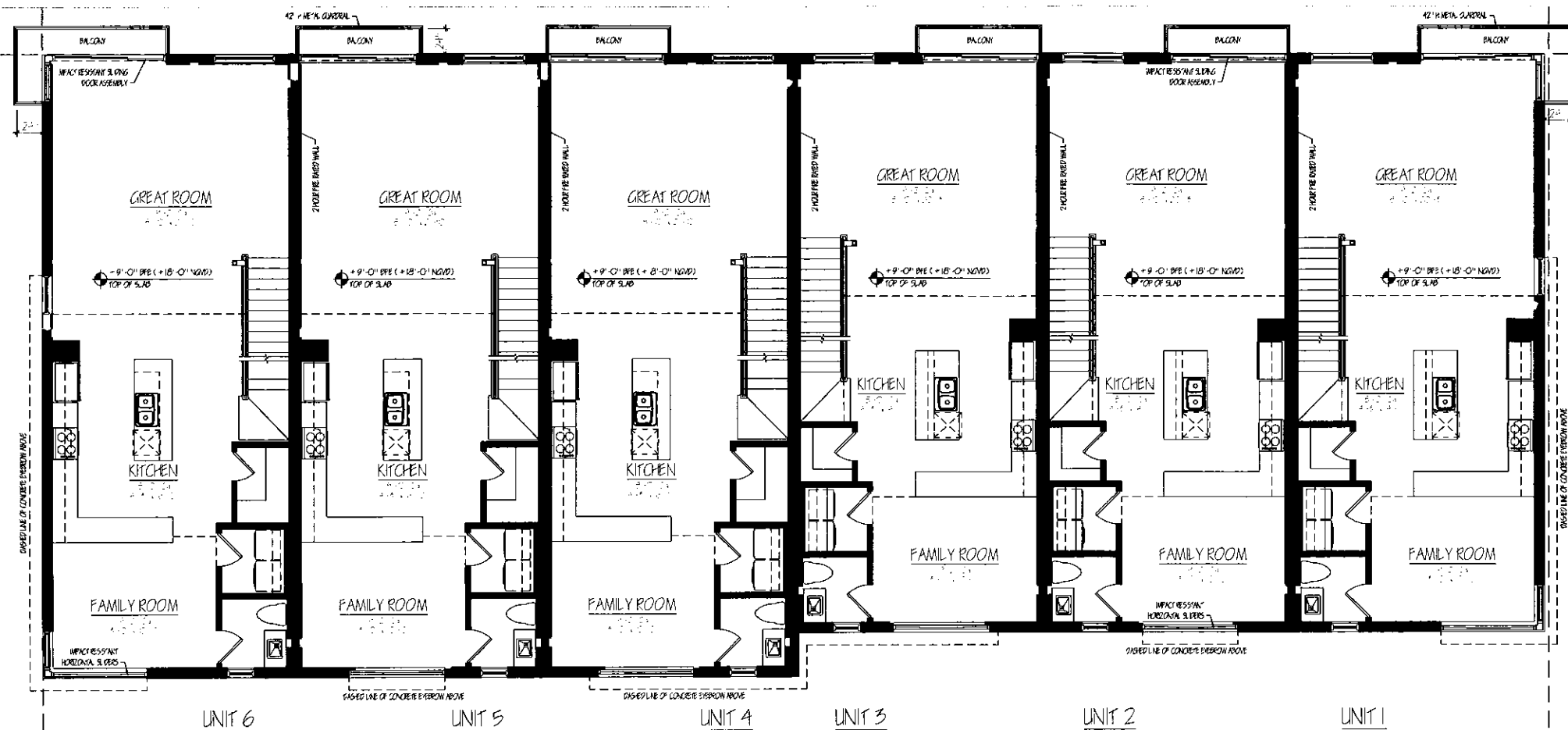
☐ SITE DATA ☐	
LOT AREA	22,800 SQ FT 100%
PAVING FOOTPRINT	10,800 SQ FT 47%
DRIVEWAY PARKING	4,772 SQ FT 21%
WALKWAY	1,798 SQ FT 8%
GREEN AREA	8,530 SQ FT 37%
TOTAL AREA	8,530 SQ FT 100%
LANDSCAPE FOOT	8,530 SQ FT 100%
☐ DEVELOPMENTAL IMPACT ANALYSIS ☐	
PROPOSED PROPERTY INFORMATION	TWO BUILDINGS, 16 UNITS EACH, 168 STORIES
2010 U.S. CENSUS	2.07 PERSONS PER HOUSEHOLD
POPULATION	200,000 PER CAPITA PER DAY
SALES TAX REVENUE	100,000 PER CAPITA PER DAY
SOLID WASTE	0.682 TONS PER CAPITA PER YEAR
TRAFFIC	8.8 TRIPS PER UNIT PER DAY
	8.8 x 0.44 A.M. PEAK = 3.87 TRIPS
	8.8 x 0.62 P.M. = 5.50 TRIPS
CALCULATIONS	
POPULATION	207 x 200 x 12 = 4,968,000 PER DAY
POPULATION	207 x 196 x 12 = 4,968,000 PER DAY
SOLID WASTE	207 x 0.682 x 12 = 1,710 TONS PER YEAR
TRAFFIC	8.8 x 12 = 105.6 TRIPS PER DAY
	207 x 12 = 2,484 TRIPS PER YEAR
	5,022 x 12 = 60,264 TRIPS PER YEAR
☐ TOWNHOUSES INFORMATION ☐	
TOTAL NUMBER OF BUILDINGS	2 BUILDINGS
TOTAL NUMBER OF UNITS	12 UNITS
NUMBER OF STORIES IN EACH BUILDING	8 STORIES
TOTAL HEIGHT OF EACH BUILDING	80 FEET
TOTAL TYPES OF UNITS	12 TYPES, 1.5 BPT, 5.5 BPT, 5.5 BPT
Kegdacc designs exceed your dreams	
101 Bay Harbor Islands 1050-1055 105th Street, Bay Harbor Islands MIAMI BEACH, FLORIDA	
REVISIONS	
NO. 1	BLDG. DEPT. COMMENTS 01.01.15
DRAWN BY: KEH CHECK BY: KEH	
SHEET NAME	
SITE LANDSCAPE PLAN	
PERMIT DATE 0-0-0	
PROJECT NUMBER 1408	
DESIGNED BY: KENNETH E. HUBBS ARCHITECT - LEED A.P. AR96588	
SEAL	SHEET NO.
	A102
ARCHITECTURE	

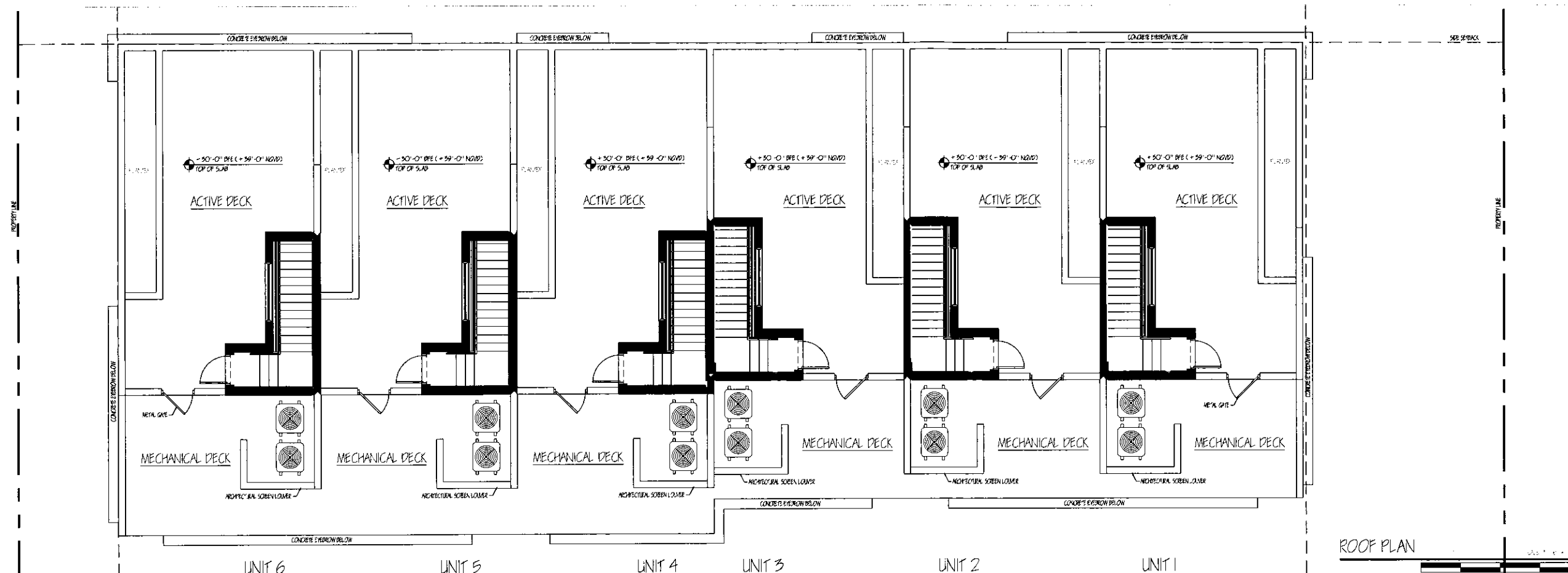


AERIAL PHOTOGRAPH OF SITE

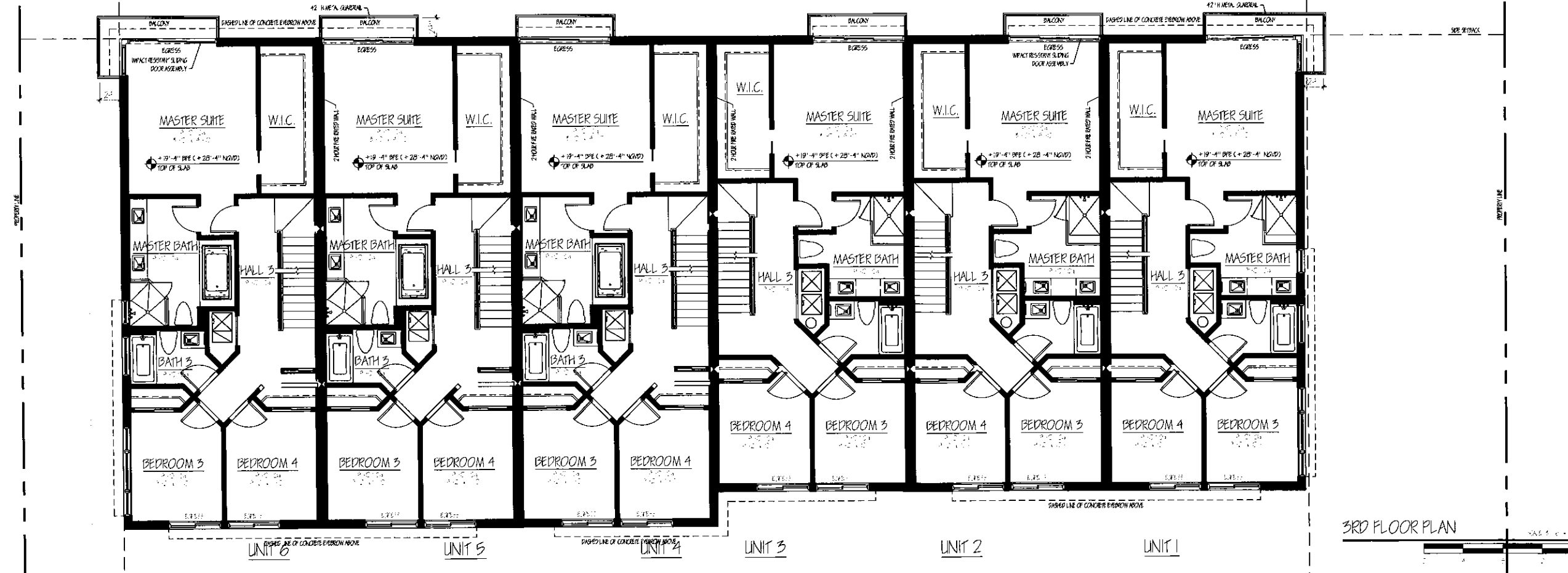
Kegdacc designs K exceed your dreams	
REVISIONS:	
☐ BLDG DEPT COMMENTS	01.01.19
DRAWN BY: KEH	CHECK BY: KEH
SHEET NAME	
AERIAL PHOTOGRAPH OF SITE	
PERMIT DATE:	0-0-0
PROJECT NUMBER:	1408
DESIGNED BY:	KENNETH E HUBBS ARCHITECT - LEED AP. AR96388
SEAL:	SHEET NO:
	A103
	ARCHITECTURE

101 Bay Harbor Islands
1195-1197 101st Street, Bay Harbor Islands
MIAMI-DADE COUNTY





ROOF PLAN



3RD FLOOR PLAN

exceed your dreams

101 Bay Harbor Islands
From: 101 Bay Harbor Islands
ARCHITECT: KENNETH E. HUBBS

NO. REV.	DATE	BY	CHKD.

3RD FLOOR AND ROOF PLANS

PROJECT NO. 000000

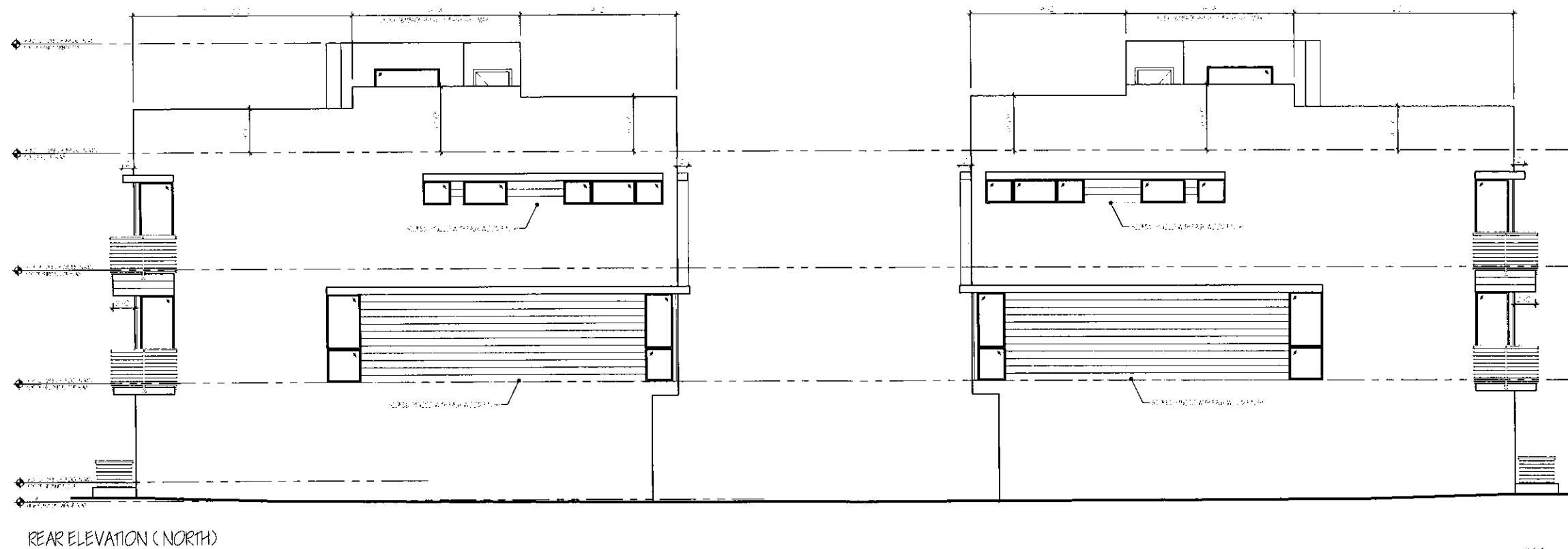
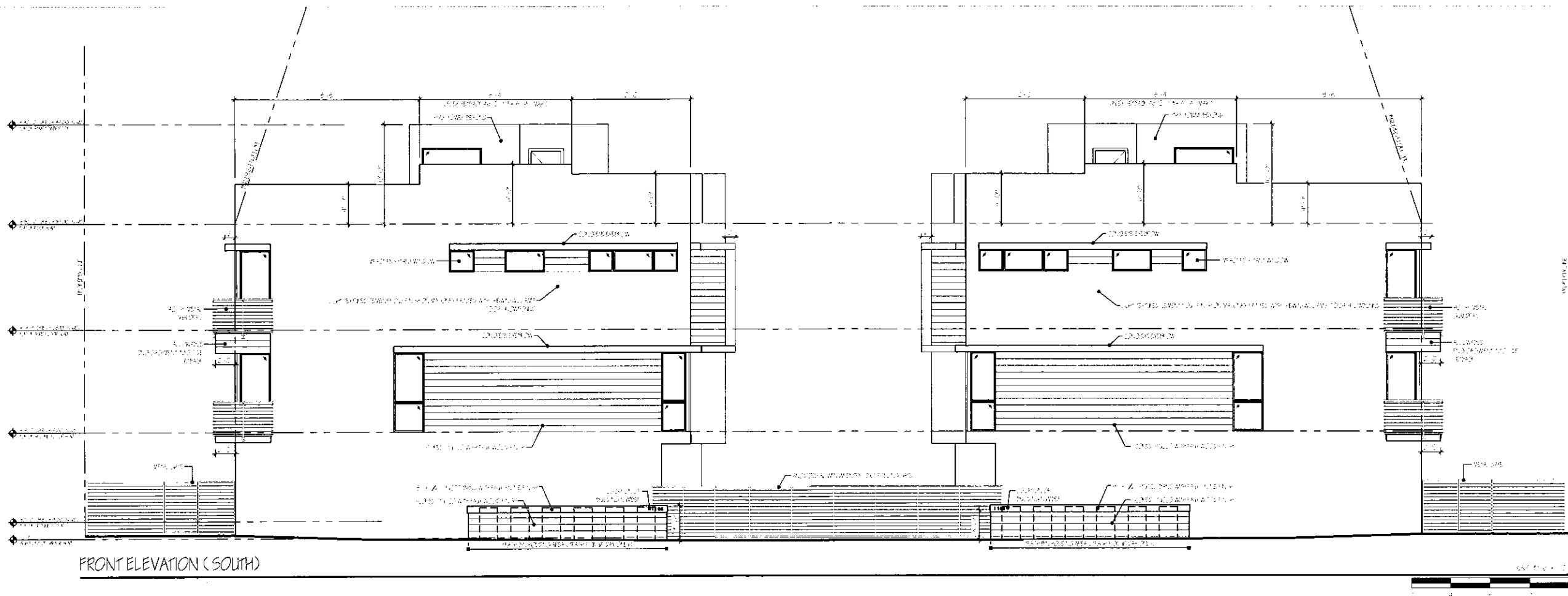
DATE 00-00-00

DESIGNED BY KENNETH E. HUBBS

ARCHITECT - LEED AP, AR96588

A105

ARCHITECTURE



Kegdacc designs
exceed your dreams

101 Bay Harbor Islands
101 Bay Harbor Islands
ARCHITECT - LEED AP
AR96308

NORTH AND SOUTH ELEV.

DATE: 01/01/2020
PROJECT NUMBER: 101
SCALE: 1/8" = 1'-0"

A202
ARCHITECTURE



DRIVEWAY ACCESS ELEVATION (WEST)



PEDESTRIAN ACCESS ELEVATION (EAST)

Kegdacc <i>exceed your dreams</i> designs K	
REVISIONS 1. BLDG DEPT COMMENTS 01.01.18	
DRAWN BY: KEH CHECK BY: KEH SHEET NAME EAST AND WEST COLOR ELEV. PERMIT DATE: 0-0-0 PROJECT NUMBER: 1409 DESIGNED BY: KENNETH E HUBBS ARCHITECT - LEED AP. AR96588	
101 Bay Harbor Islands 1055-11655 N.W. 10th Street, Bay Harbor Islands FL 33154	SHEET NO. A203 ARCHITECTURE

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REAR RENDER

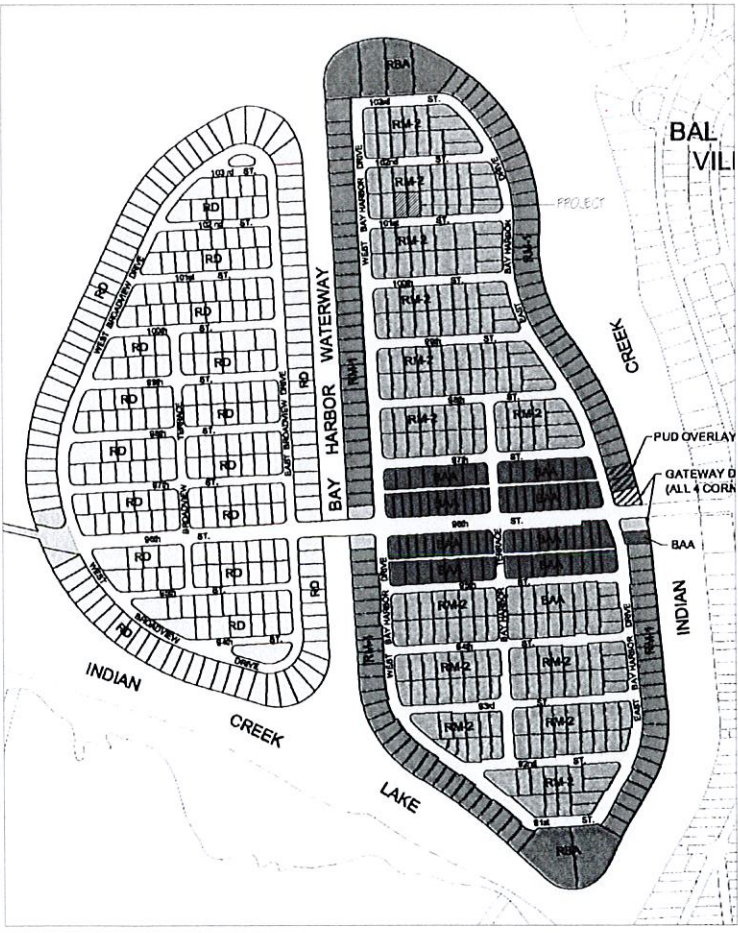
Kegdacc exceed your dreams <i>designs</i> K	
REVISIONS	
NO.	DATE
1	01.01.15
DRAWN BY: KEH CHECK BY: KEH	
SHEET NAME	
REAR RENDER	
PERMIT DATE: 0-0-0	
PROJECT NUMBER: 1409	
DESIGNED BY: KENNETH E HUBBS	
ARCHITECT - LEED A.P.	
AR96588	
101 Bay Harbor Islands 1155-1157 103rd Street, Bay Harbor Islands MIAMI-DADE COUNTY	
SHEET NO.	
A206	
ARCHITECTURE	



STREET VIEW



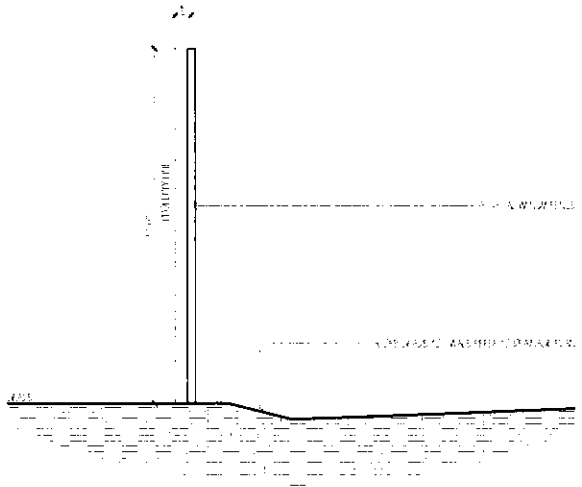
SURROUNDING AREA 300 FT RADIUS



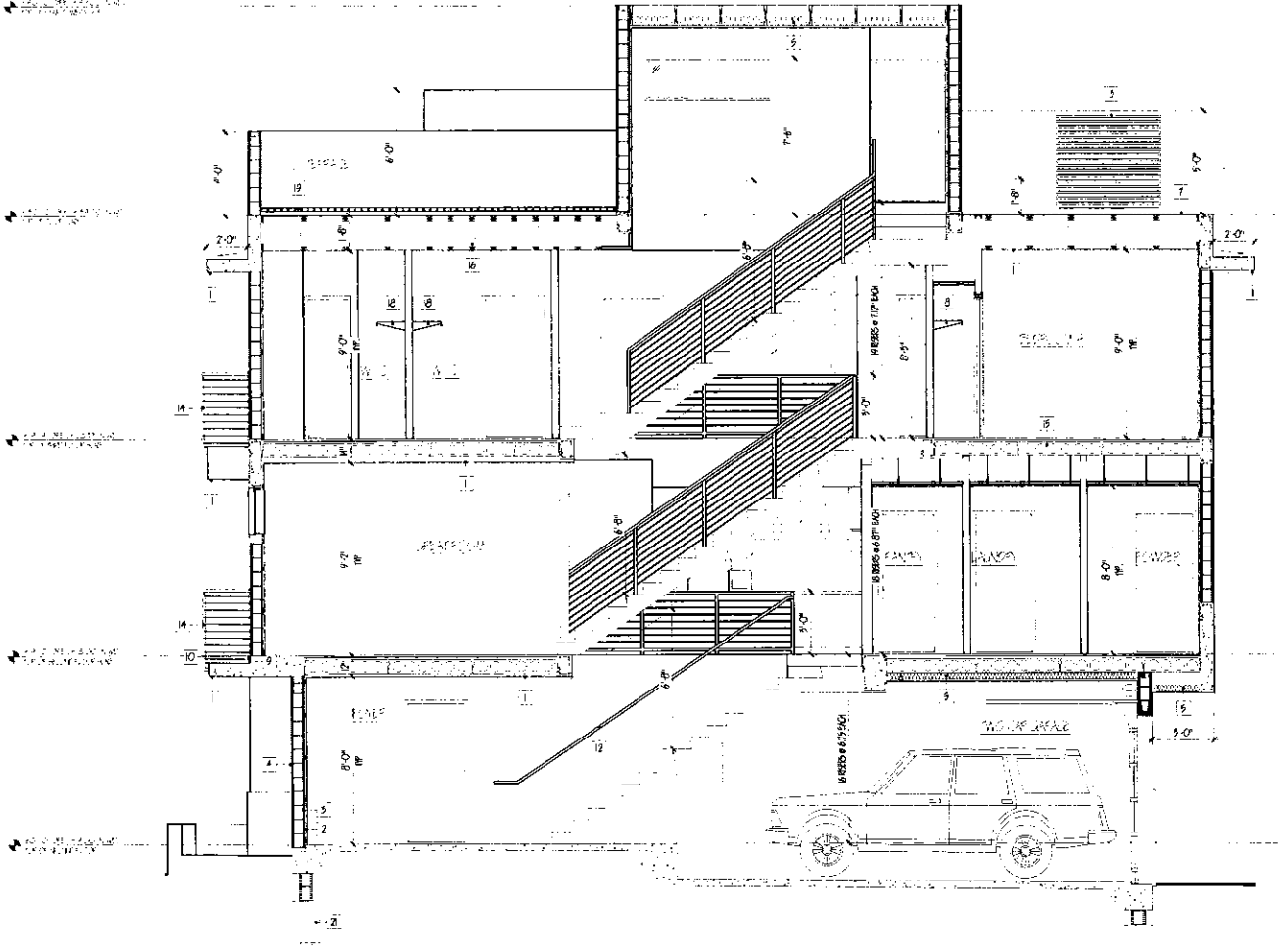
ZONING MAP BAY HARBOR ISLANDS

Kegdacc designs exceed your dreams	
101 Bay Harbor Islands 1055-1057 105th Street, Bay Harbor Islands MIAMI-DADE COUNTY	
REVISIONS BLOG DEPT COMMENTS 01.01.15	
DRAWN BY: KEH CHECK BY: KEH	
SHEET NAME STREET VIEW	
PERMIT DATE 0-0-0	
PROJECT NUMBER 1409	
DESIGNED BY KENNETH E HUBBS ARCHITECT - LEED AP. AR96588	
REAL	SHEET NO. A207
ARCHITECTURE	

SECTION KEYNOTES	
1	2" POLYURETHANE INSULATION
2	1" POLYURETHANE INSULATION
3	1" POLYURETHANE INSULATION
4	1" POLYURETHANE INSULATION
5	1" POLYURETHANE INSULATION
6	1" POLYURETHANE INSULATION
7	1" POLYURETHANE INSULATION
8	1" POLYURETHANE INSULATION
9	1" POLYURETHANE INSULATION
10	1" POLYURETHANE INSULATION
11	1" POLYURETHANE INSULATION
12	1" POLYURETHANE INSULATION
13	1" POLYURETHANE INSULATION
14	1" POLYURETHANE INSULATION
15	1" POLYURETHANE INSULATION
16	1" POLYURETHANE INSULATION
17	1" POLYURETHANE INSULATION
18	1" POLYURETHANE INSULATION
19	1" POLYURETHANE INSULATION
20	1" POLYURETHANE INSULATION
21	1" POLYURETHANE INSULATION
22	1" POLYURETHANE INSULATION
23	1" POLYURETHANE INSULATION
24	1" POLYURETHANE INSULATION
25	1" POLYURETHANE INSULATION
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99	1" POLYURETHANE INSULATION
100	1" POLYURETHANE INSULATION



TYPICAL ALUMINUM PERIMETER FENCE DETAIL



BUILDING SECTION

Kegdacc designs **K**
exceed your dreams

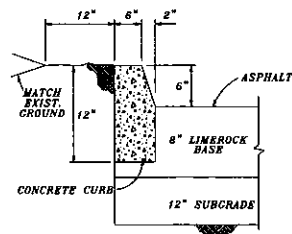
101 Bay Harbor Islands
Miami, FL 33134

SECTION & DETAILS

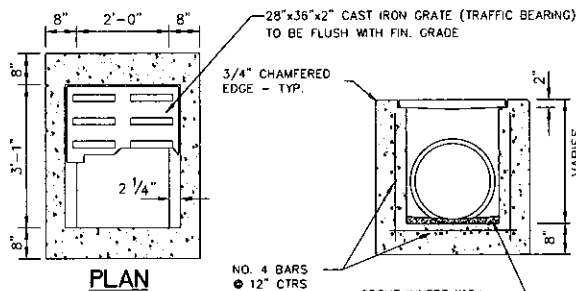
KENNETH E. HUBBS
ARCHITECT - LEED AP
AR96388

A301

ARCHITECTURE



TYPE 'D' CURB AT ROADS



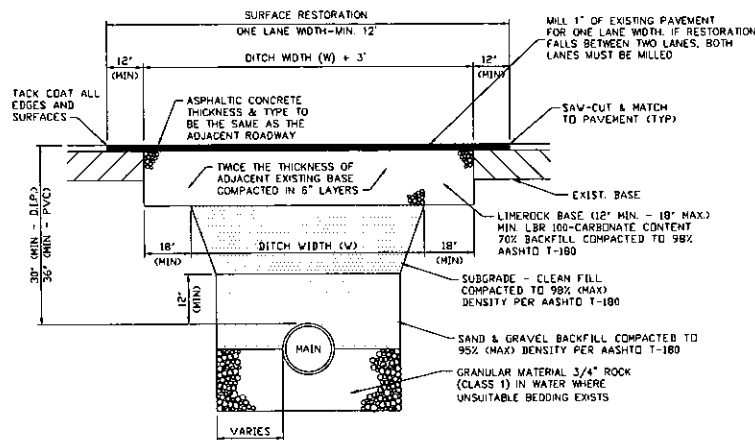
TOP SLAB SHALL BE REINFORCED WITH NO. 5 BARS @ 8" O.C. EACH WAY AND SHALL BE 8" THICK. CONCRETE - 4000 PSI, TYPE II. STEEL - GRADE 60.

RECOMMENDED MAXIMUM PIPE SIZE:
2'-0" WALL - 18" PIPE
3'-1" WALL - 24" PIPE

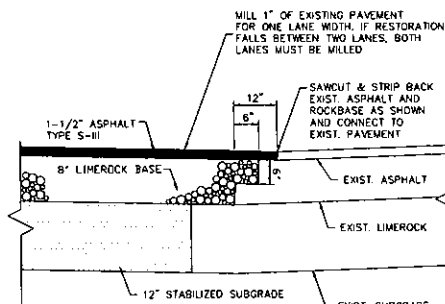
CONTRACTOR SHALL CUT ALL PIPES FLUSH WITH INSIDE FACE OF BOX. TYPICAL ALL INLETS ON THE PROJECT.

SECTION

CONTRACTOR SHALL CUT ALL PIPES FLUSH WITH INSIDE FACE OF BOX. TYPICAL ALL INLETS ON THE PROJECT.

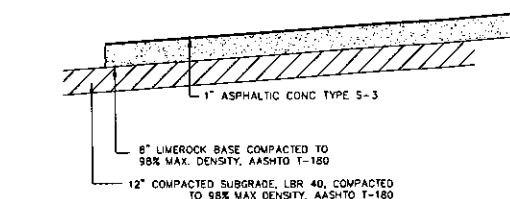


PAVEMENT RESTORATION

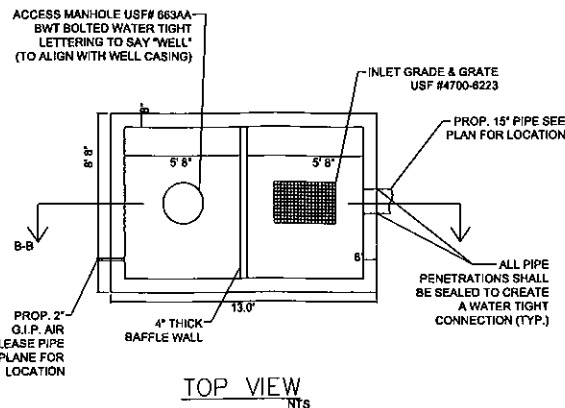


CONNECTION TO EXISTING PAVEMENT DETAIL

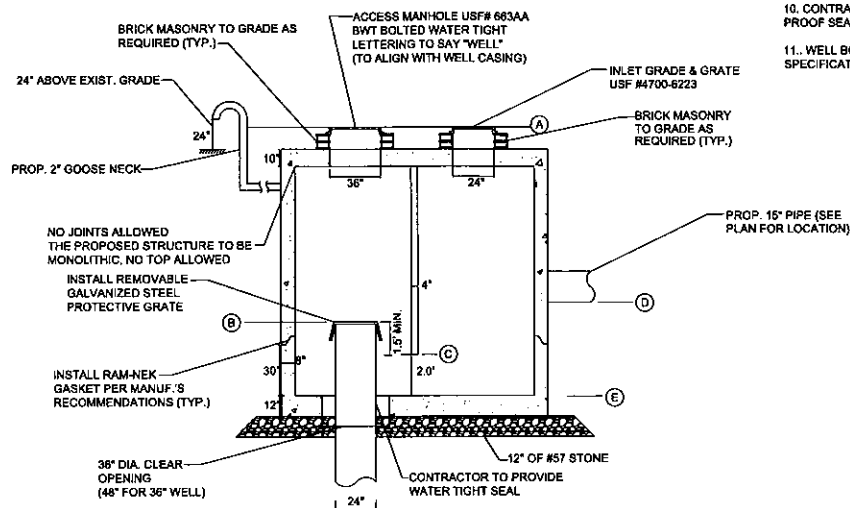
ELEVATIONS IN FEET (NGVD)					
DRAINAGE WELL BOX	A	B	C	D	E
1	(+) 5.78	(+) 2.78	(+) 1.28	1.00	(-) 0.72



PROPOSED PAVEMENT SECTION



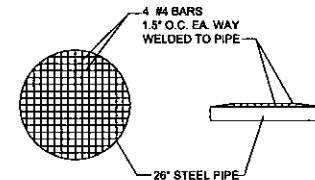
TOP VIEW



SECTION B-B

DRAINAGE WELL NOTES

1. DRAINAGE WELL SHALL BE DRILLED TO A TOTAL DEPTH OF 100 FEET MIN. TO DISCHARGE RUNOFF TO AN AQUIFER HAVING A MINIMUM OF 10,000 MG/LITER OF TOTAL DISSOLVED SOLIDS (TDS).
2. WELL SHALL HAVE AN UPPER CASING MINIMUM OF 24 INCHES IN DIAMETER, WITH DRIVE SHOE, WHICH SHALL BE DRIVEN TO A FIRM SEAT.
3. WELL SHALL BE AS PLUMB AND TRUE TO LINE AS GOOD WORKMANSHIP WILL PROVIDE.
4. COMPLETED WELL SHALL BE THOROUGHLY AGITATED AND DEVELOPED.
5. CONTRACTOR TO PERFORM INJECTION TEST TO DEMONSTRATE WELL CAPACITY, WELL SHOULD DEVELOP A MINIMUM DISCHARGE RATE OF 850 GPM/FT (1200 GPM/FT FOR WELL No.7). HEAD TEST SHALL BE PERFORMED USING FRESH WATER.
6. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY EQUIPMENT FOR CONDUCTING THE WELL TEST. THE CONTRACTOR SHALL PROVIDE A MINIMUM OF 48 HOURS NOTICE TO THE OWNER AND THE ENGINEER PRIOR TO STARTING WORK.
7. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO SECURE THE NECESSARY D.E.P. WELL DRILLING PERMITS AND COMPLY WITH ALL THE PROVISIONS THEREOF.
8. CERTIFIED WELL INJECTION TEST FOR EACH WELL SHALL BE DELIVERED TO ENGINEER FOR REVIEW.
9. SHOP DRAWING REQUIRED FOR ALL STRUCTURES, FITTINGS AND COVERS.
10. CONTRACTOR SHALL GROUT BETWEEN 4" CONC. BAFFLE AND LID OF STRUCTURE TO ENSURE WATER PROOF SEAL.
11. WELL BOX REINFORCEMENT SHALL BE DESIGNED BY PRE-CASTER TO MEET F-DOT STANDARDS AND SPECIFICATIONS.



WELL SCREEN DETAIL

HANDICAP RAMP AS REQUIRED

- NOTES:
1. PROVIDE 1/8" CONSTRUCTION JOINTS AT 5' c.c., MINIMUM DEPTH 1/2".
 2. PROVIDE 1/2" EXPANSION JOINTS W/ NON-RISE FILLER AT 30' c.c. TO RUN FULL DEPTH OF SLAB.
 3. PROVIDE 6" THICKNESS FOR ALL DRIVEWAYS.
 4. REINFORCE DRIVEWAYS WITH 6/8 10:10 WELDED WIRE MESH.
 5. CONCRETE TO BE 2500 PSI IN 28 DAYS.
 6. CURE ALL CONCRETE WITH CLEAN SAND, PLASTIC MEMBRANE, OR OTHER APPROVED METHOD.
 8. PROVIDE 12" SUBGRADE UNDER SIDEWALK.

SIDEWALK CONSTRUCTION

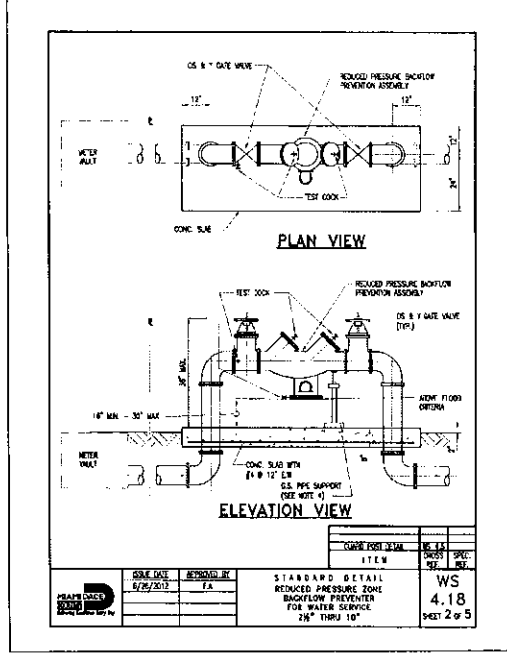
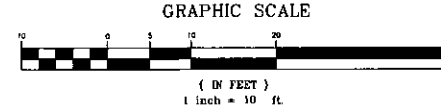
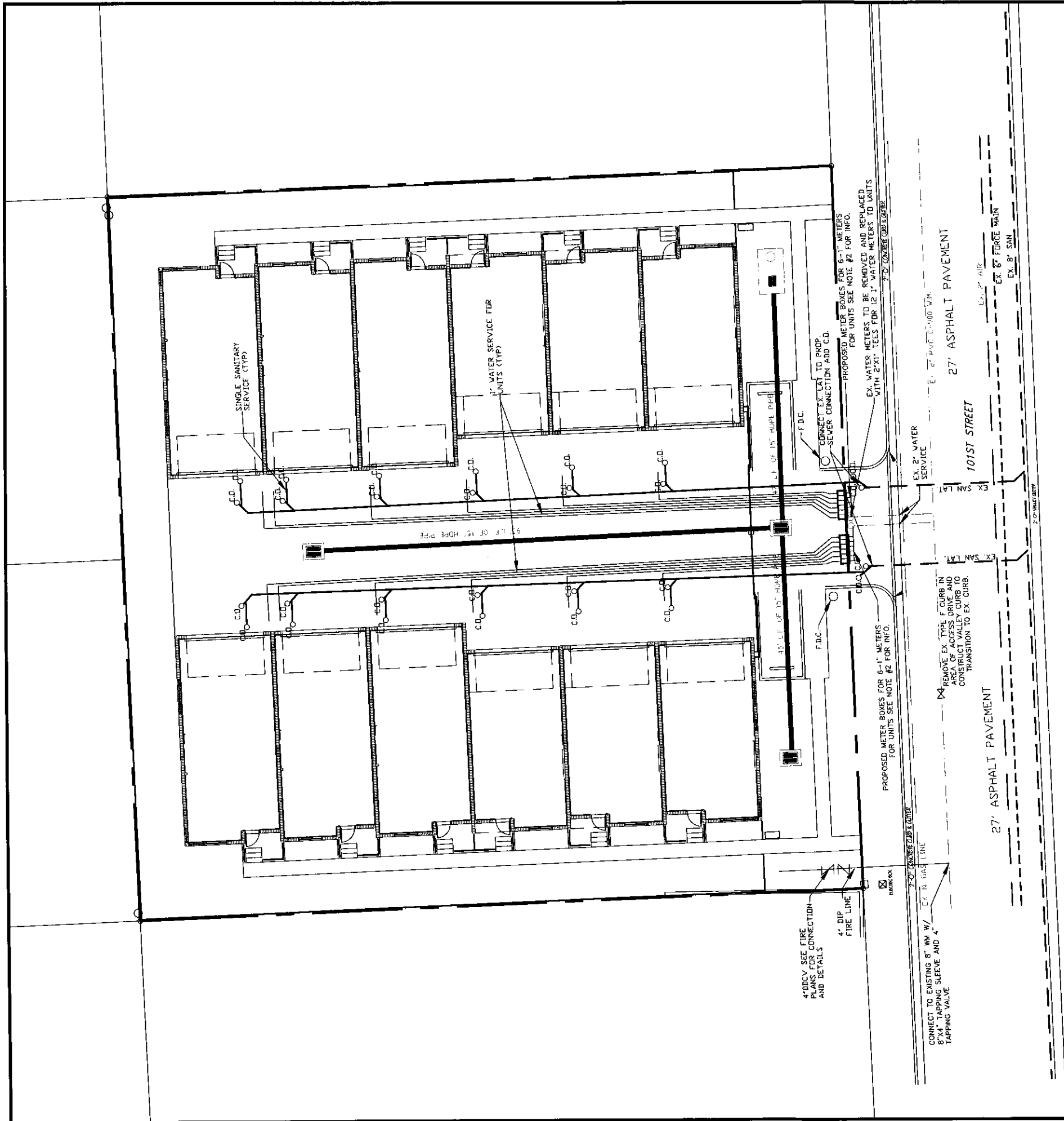
PLANS FOR PERMITTING
ONLY NOT FOR
CONSTRUCTION 10-08-14

101 BAY HARBOR ISLANDS
MIAMI DADE, FLORIDA

CARNAHAN • PROCTOR • CROSS, INC.
CONSULTING ENGINEERS • SURVEYORS • PLANNERS
4140 N.W. 11TH AVENUE, SUITE 200
MIAMI, FLORIDA 33142
PHONE: (305) 752-2888 FAX: (305) 752-2412

SCALE: 1"=10'
DATE: 08/27/14
DRAWN BY: GBH
CHECKED BY: DAT
DESIGNED BY: GBH

SHEET D-1

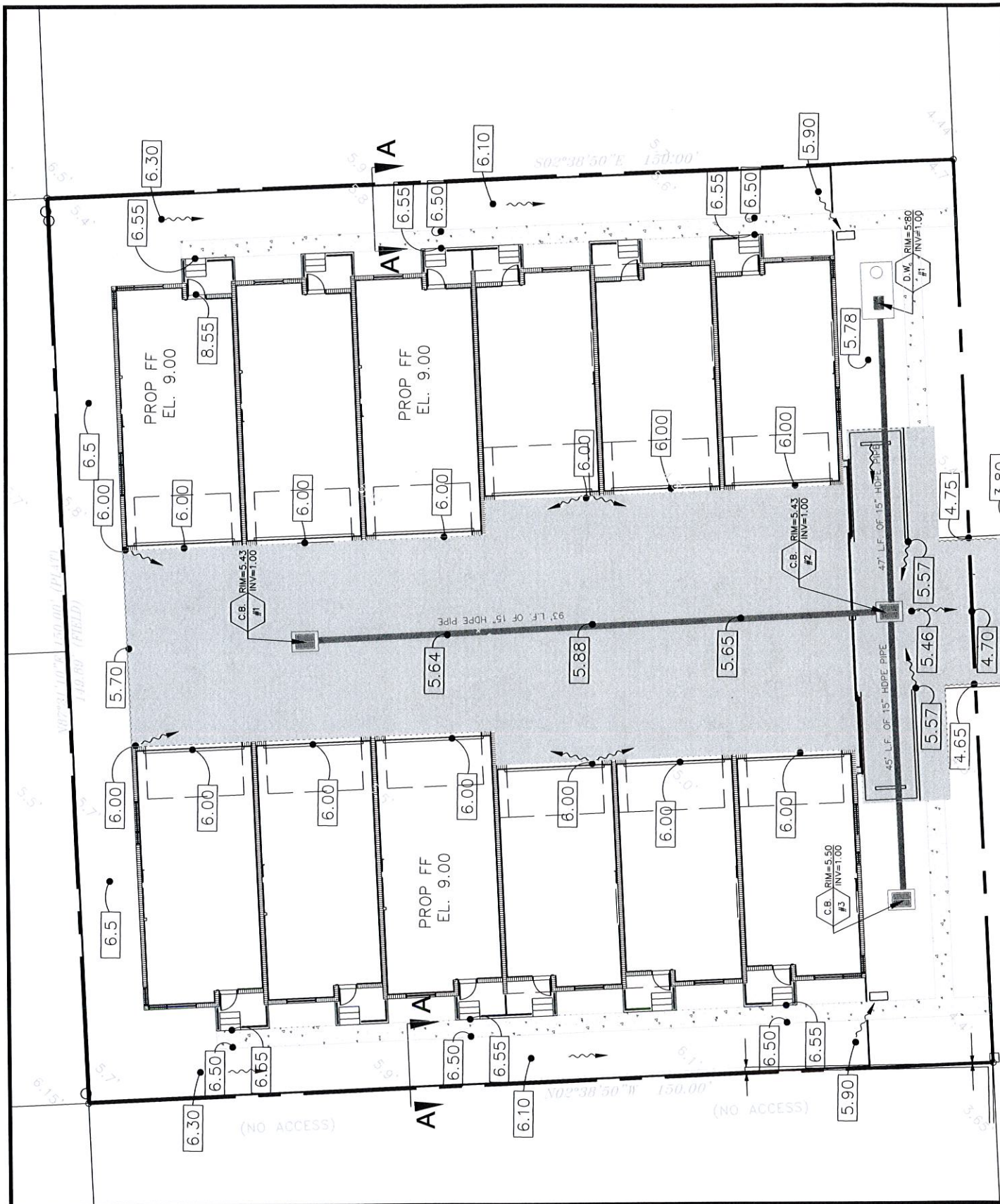


NOTES:
1. Based on the plumbing details in the Florida Building Code 2010 edition and the total plumbing fixtures for the project, the requirements are a minimum 1 1/2\"/>

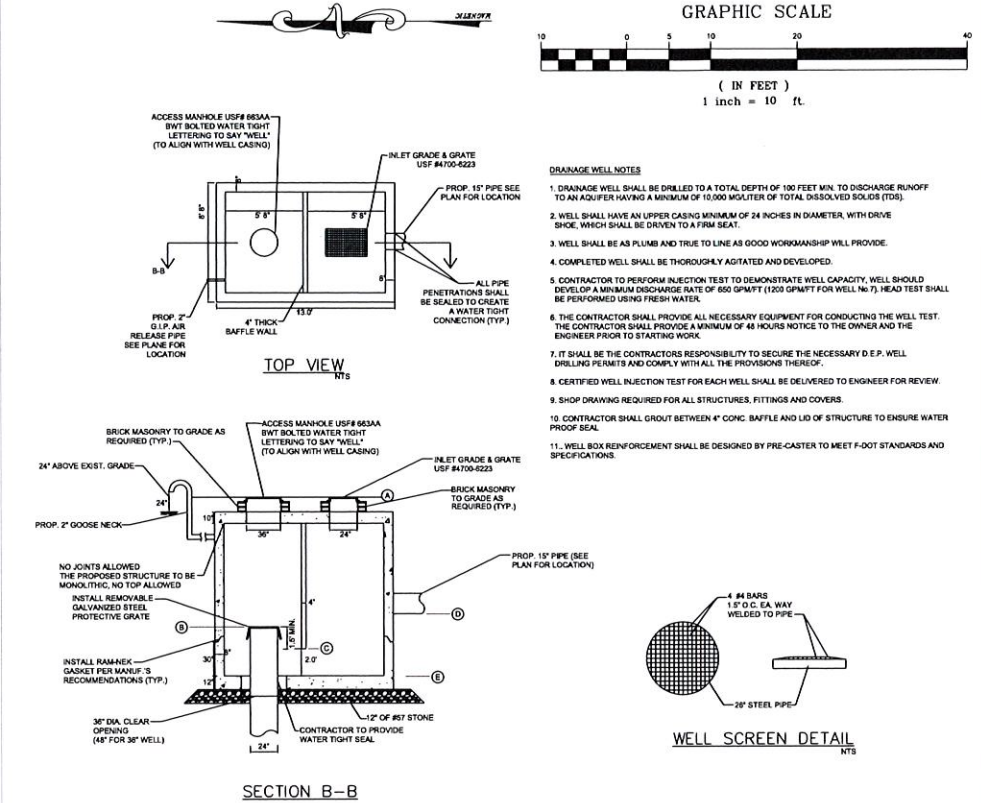
PLANS FOR PERMITTING
ONLY NOT FOR
CONSTRUCTION 10-08-14

SHEET WS-1

101 BAY HARBOR ISLANDS MIAMI DADE, FLORIDA		CIVIL UTILITIES PLAN	
CARNAHAN · PROCTOR · CROSS, INC.		CONSULTING ENGINEERS · SURVEYORS · PLANNERS	
214 SW 10TH AVE, SUITE 200 MIAMI, FL 33135 PHONE: (305) 372-3388 FAX: (305) 372-1118		CPC AUTH. NO. 00002938	
SCALE:	1"=10'	DATE:	08/27/14
DRAWN BY:	GBH	CHECKED BY:	DAT
DESIGNED BY:	GBH		
DAN TRIMMER, P.E. FLORIDA REGISTRATION NO. - 39656			



27' ASPHALT PAVEMENT
101ST STREET
27' ASPHALT PAVEMENT



ELEVATIONS IN FEET (NGVD)						
1	2	3	4	5	6	7
5.78	5.78	5.78	5.78	5.78	5.78	5.78

Drainage system 1A
DRAINAGE WELLS CALCULATIONS TABLE

Assumed Drainage Well Capacity (GPM/Ft of Head Available)	650
Number of Proposed Wells	1
Saltwater Density Differential	1.5
Lowest Rim Elevation (or lowest weir elevation)	5.7
Control Water Table Elev. (GWT)	2
Available Head	2.2
Assumed Drainage Well Capacity (GPM)	1430

Sizing The Well Box	
Pervious Area (acres)	0.122
Impervious Area (acres)	0.394
Total Area (acres)	0.516
Runoff Coefficient (Impervious)	0.9
Runoff Coefficient (Pervious)	0.3
Weighted Runoff Coefficient	0.75814
Rain Intensity (Inches Per Hour)	6.2
Runoff (cfs) -Q	2.42544
Runoff (GPM)-Q	1088.455
Required Well Box Volume (c.f.) for one well	218.2896
Required Number of Wells	1

Water Quality	
Volume of first inch of Runoff (c.f.)	1873.08
time to reach first inch (minutes)	12.87107
Volume of Runoff treated based on Proposed Number of Wells (c.f.)	2460.832

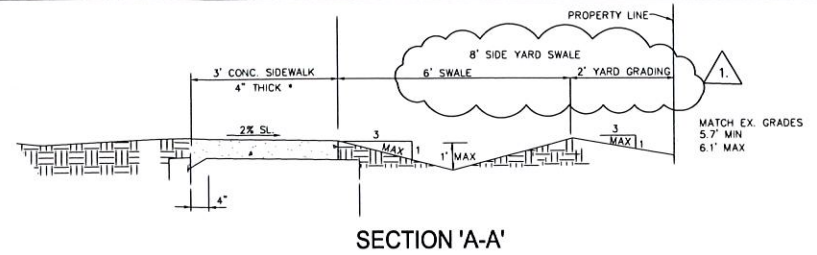
LEGEND

EXISTING GRADE
PROPOSED GRADE ANNOTATION
CROSS SECTION

PROPOSED CATCH BASIN
PROPOSED DISCHARGE WELL
PROPOSED CONCRETE
PROPOSED ASPHALT

RIM=X.XX
INV=X.XX

STRUCTURE NOTE
A = STRUCTURE TYPE
B = STRUCTURE NUMBER
D.W. = DISCHARGE WELL
S.M.H. = STORM MANHOLE
C.B. = CATCH BASIN
C.I. = CURB INLET
Y.D. = YARD DRAIN



PLANS FOR PERMITTING
ONLY NOT FOR
CONSTRUCTION 10-08-14

SHEET PGD-1

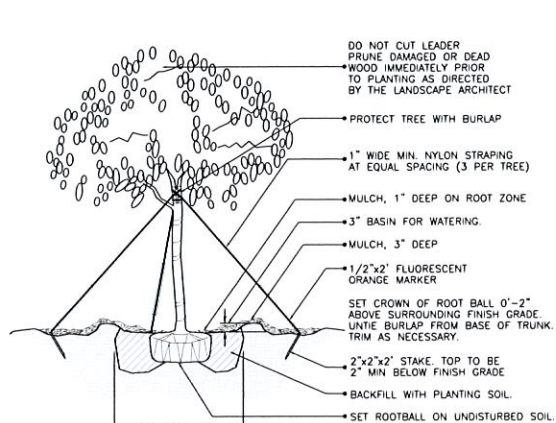
101 BAY HARBOR ISLANDS
MIAMI DADE, FLORIDA

CARNAHAN · PROCTOR · CROSS, INC.
CONSULTING ENGINEERS · SURVEYORS · PLANNERS
814 805-1000 PHONE (804) 722-3969 FAX (804) 722-4176

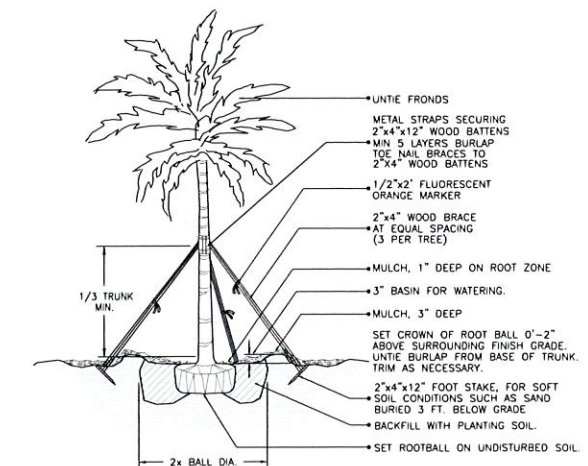
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DATE: 08/27/14
DRAWN BY: GBH
CHECKED BY: DAT
DESIGNED BY: GBH

DAN TINTNER, P.E.
FLORIDA REGISTRATION NO. - 39656

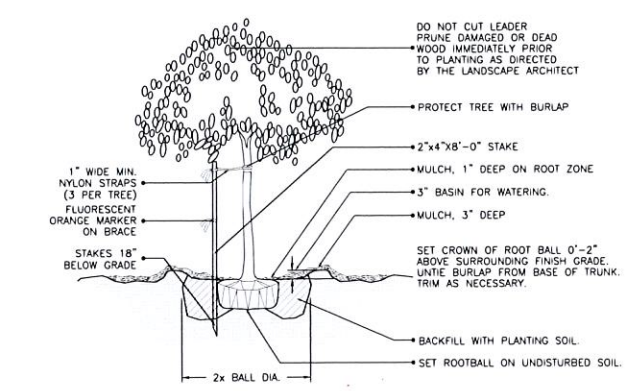

JILL COHEN
11.17.14



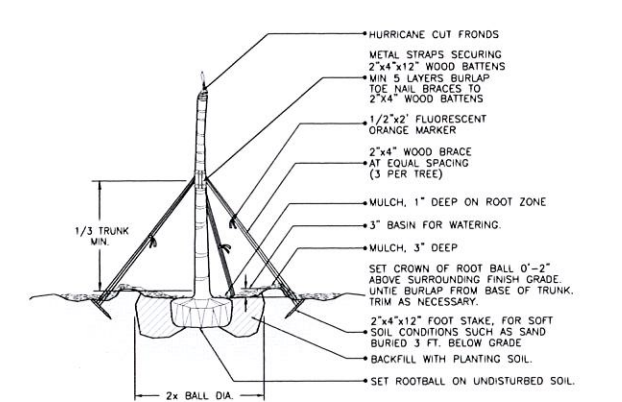
(2' cal. and over)
LARGE TREE PLANTING DETAIL
NTA



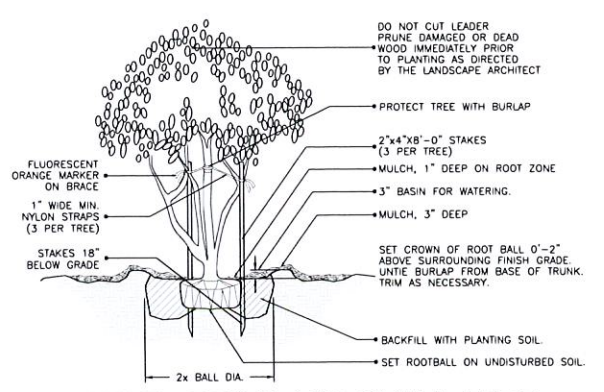
LARGE PALM PLANTING DETAIL
NTA



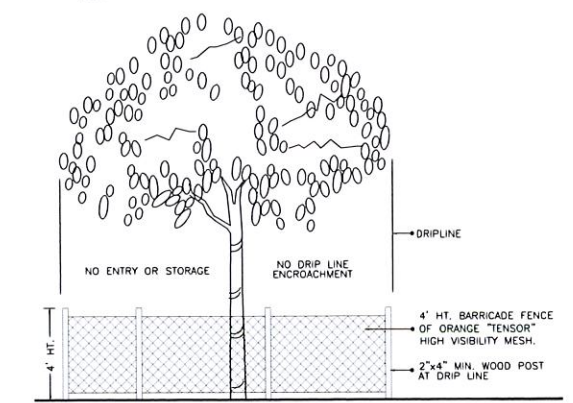
(2' cal. and under)
SMALL TREE PLANTING DETAIL
NTA



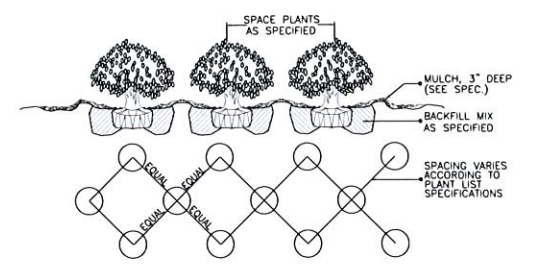
CIGARED SABAL PALM PLANTING DETAIL
NTA



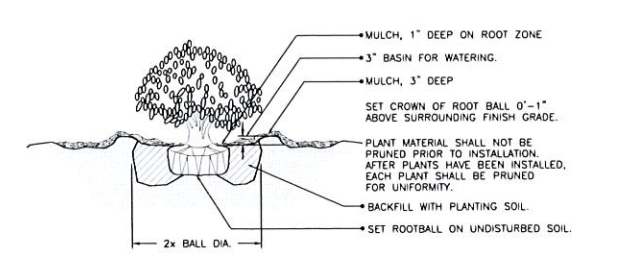
MULTI- TRUNK AND SMALL TREE (2' cal. and under) PLANTING DETAIL
NTA



TREE PRESERVATION BARRICADE FENCING DETAIL
NTA



SHRUB / GROUNDCOVER SPACING / PLANTING DETAIL
NTA



SHRUB PLANTING DETAIL
NTA

GENERAL NOTES:

1. PLANT MATERIAL: All plant material shall be Florida # or better, as established by "Grades and Standards for Nursery Plants" of the State of Florida, Department of Agriculture.
2. All trees, shrubs and groundcovers shall be of the sizes as specified in the Plant List.
3. Quantities listed on the Plant List are for estimating purposes. Contractor shall verify all quantities. Mulch, topsoil, fertilizer, etc. shall be included in the unit cost of the plants.
4. Where there is a discrepancy either in quantities, plant names, sizes or specifications between the plan or plant list, the plan takes precedence.
5. All planting beds and water basins for trees shall be covered with a 3" minimum depth of shredded eucalyptus or flormulch grade "B" or better.
6. The Planting Plan shall be installed in compliance with all existing codes and applicable deed restrictions.
7. SOD: All areas not used for buildings, vehicular use areas, walks or planting beds shall be grassed. Grassing shall extend to any abutting street pavement edge and to the mean waterline of any abutting canal, lake or waterway.
8. PLANTING SOIL: All trees and shrubs shall be planted with a minimum of 12" topsoil around and beneath the rootball. Minimum topsoil shall be 6" for groundcover areas and 2" for sodded grass areas.
9. Planting soil to be a weed-free mixture of 50% sand, 40% peat, and 10% Canadian peat. All plant material to receive planting soil as per details.
10. Contractor is responsible for determining all utility locations and installing facilities so as to not conflict. All damage to existing utilities or improvements caused by Contractor shall be repaired at no additional cost to the Owner.
11. Contractor to notify "Sunshine State One Call of Florida, Inc." at 1-800-432-4110 Two Full Business Days prior to digging for underground utility locations.
12. Contractor shall be responsible for providing final grading of all associated planting areas.
13. After final grade, areas to be raked to 6" depth and all rock and foreign inorganic materials removed and disposed of properly off-site.
14. All planting holes to be hand dug except where machine dug holes will not adversely affect or damage utilities or improvements (see note 8).
15. No pruning of any tree or palm will be accepted. All plants to be planted at the nursery grade or slightly higher.
16. Contractor shall stake & guy all trees and palms at time of planting as per the appropriate detail. Contractor is responsible for the maintenance and/or repair of all staking and guying during warranty period and removal & disposal of staking after establishment period.
17. Fertilizer for grass areas shall be NPK 16-4-8 @ 125 lbs/1000 s.f. or 545 lbs/acre. Nitrogen 50% slow release form 4 fertilizer to include secondary micronutrients.
18. SUBSTITUTIONS AND CHANGES: All substitutions and changes shall be approved in writing prior to installation. Any discrepancies between plans, site and specifications shall be brought to the immediate attention of the Landscape Architect, the Owner and governing municipality.

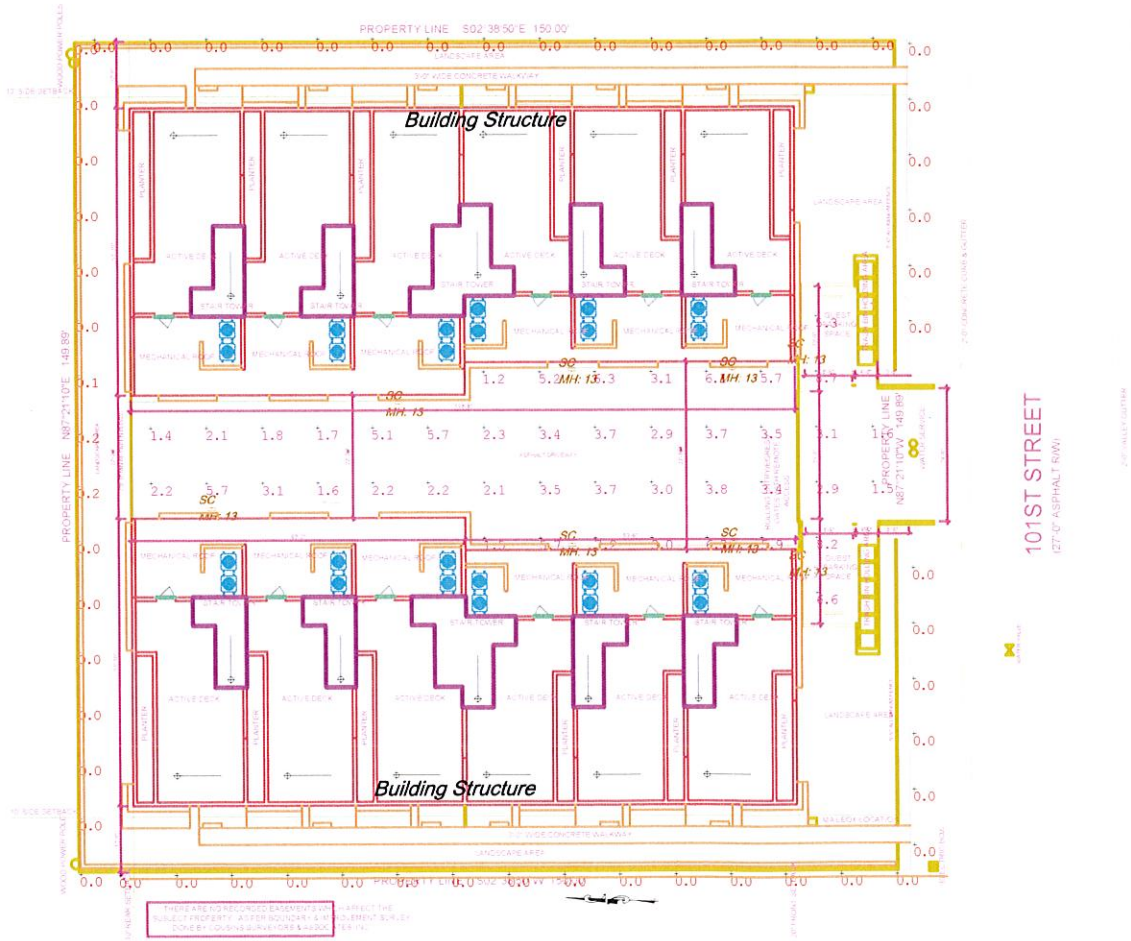
101 Bay Harbor Townhouses
Landscape Code (Sec. 24-16) Requirements
Multi-Family Residential - Townhouse Sites (RM-1, RM-2, RM-3)

Site Address:	Lot 13 & 14 Bay Harbor Island	
Net Lot Area:	0.52 Acres	22,500 SF
	Required	Provided
A. Open Space Requirement		
Net Lot Area = 22,500 SF x 20% = 4,500 SF	20% 4,500 SF	23% 5,140 SF
B. Maximum Lawn Area Allowed		
Req. open space 4,500 SF x 60% = 2,700 SF	Allowed 60% 2,700 SF	57% 2,579 SF
C. Shade Trees Required*		
1 28 Trees/acre: 28 x 0.52 acres = 14.56	15	15*
2 Native Species Required = 50%	8	8
3 Drought Tolerant and Low = 50%	8	14
4 50% Required Trees 14'-16' for 3-Story Buildings	8	12
D. Shrubs Required**		
1 10 shrubs/required trees	150	391**
2 Natives Species Required = 30%	45	214
3 Drought Tolerant and Low = 50%	75	243
E. Parking Lot Landscaping		
1 10 SF/parking space: 10 x 2 space = 20 SF	N/A	N/A
2 Trees Required	N/A	N/A
3 Shrubs Required	N/A	N/A
F. Buffers		
1 Parking Lot from ROW	Continuous hedge	
2 Dissimilar Uses	N/A	N/A

* Includes 14 trees, >12' high & 1 (@3:1) Palm, >14 high
** Includes only shrubs with 24" height minimum at time of planting

Last Revised: 10.2.14

Luminaire Schedule															
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLD	LDD	LLF	Description	Lum. Watts	Total Watts	Symbol-Iso	No. Lamps	MANUFACTURER	LUMINAIRE CATALOG NUMBER	LAMP
-	8	SC	SINGLE	5500	0.800	0.900	0.720	RDI 70P8 FT DB	103	824	-	1	HUBBELL	RDI 70P8 FT DB	70 watt E17 Metal Halide



Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	# Pts
CalcPts Drive Area	Illuminance	Fc	3.84	8.7	1.2	3.20	7.25	44
CalcPts North Property Line	Illuminance	Fc	0.03	0.2	0.0	N.A.	N.A.	16
CalcPts East & West Property Line	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.	15
CalcPts South Property Line	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.	12

Lighting Design by
Jerry Goldman, LC
Phone: 954/298-4108
Email:
jerrygoldmanlc@earthlink.net

Electrical Engineer:
Tronix, Inc.

SITE
101 Bay Harbor
Surfside, Florida

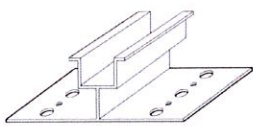
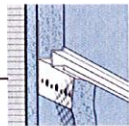
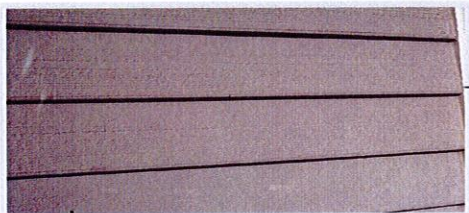
Sheet
**Photometric
Plan**

BH 101, LLC

LIGHT TEXTURE
CEMENTITIOUS FINISH



STUCCO
FAUX WOOD FINISH

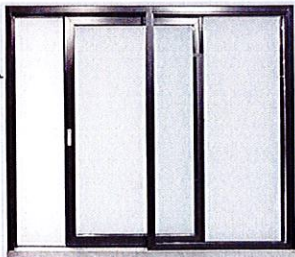


VEHICULAR ACCESS

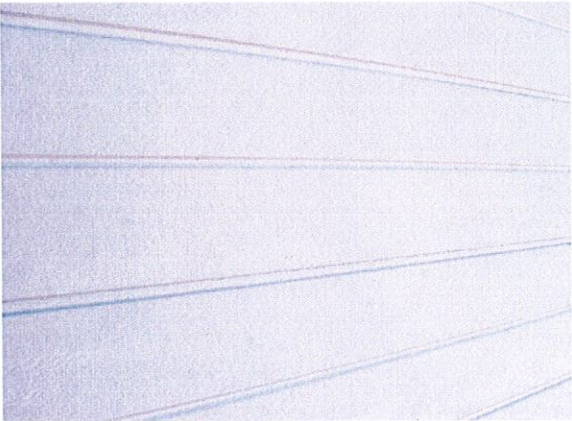


PEDESTRIAN ACCESS

METAL RAILING



ALUMINUM WINDOWS



GARAGE DOOR

**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: December 5th, 2014

Subject: Site Development Plan Application
Bay Harbor 101 – 12 DU Townhouse Complex
1155-1165 101st Street
Bay Harbor Islands Acct. No. MB2014-87
MMPA Acct. No. 01-0702-0995

RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board review this staff report and the most recent revised plans (dated 11/24/14) and, if found acceptable, **APPROVE** the proposed Site Development Plan application subject to the following:

- (1) Subject to any staff recommended conditions listed herein.
-

PROJECT REVIEW HISTORY

Between March – June 2013 the Town reviewed, processed, and approved a Site Development Plan application for a forty-two (42) unit mid-rise residential development at the above referenced location. That previous plan included 36 two-bedroom units and 6 three-bedroom units. The proposed dwelling units ranged from 1,155 to 1,350 square feet of A/C space plus balconies, etc. Since that time, the applicant has decided to pursue a townhouse complex rather than a midrise multi-family building. If the new townhouse project is approved by the Town, a condition of approval will be that the previous approval for the multi-family building will be deemed null and void.

A new Site Development Plan submission was made to the Town for the townhouse project in July 2014. The Town's DRC met several times since then and recommended approval of the application, subject to the architect making additional revisions discussed at the meetings, and submitting a plan revision check-set to staff for final sign-off prior to scheduling the matter for

Planning and Zoning Board meeting. MMPA received several revised sets of plans from the architect and found that the most recent plans (11/24/14) have resolved all DRC issues.

GENERAL PROJECT INFORMATION

Land Use Designation: MH – Medium-High Density Residential

Zoning District: RM-2 Multiple Family District

General Location: 1155-1165 101st Street

Legal Description: Lots 13 and 14 of Block 6, "Bay Harbor Island" Subdivision according to the plat thereof, as recorded in Plat Book 46, at Page 5 of the Public Records of Miami-Dade County.

PROJECT DESCRIPTION

The new project architect, Kenneth E. Hubbs, as agent for the owner, BH 101, LLC, has submitted a Site Development Plan application to allow for the construction of a twelve (12) unit townhouse development located at 1155-1165 101st Street. The proposed dwelling units range from 2,278 to 2,470 square feet of A/C space plus balconies, etc. The proposed site design incorporates two (2) rectangular-shaped building positioned north / south on the site with a shared common driveway between the buildings leading to the individual unit parking garages.

One (1) main driveway connection to 101st Street is proposed in the middle of the site. The common driveway is shown as a two-way driveway that is twenty-three (23) feet in width at the street and wider within the site. The driveway provides access to twelve (12) two-car garages. The applicant will continue work with the Fire Department to finalize a staging area. If plan revisions are required this may require re-approval by the Town. On the building rooftops are twelve (12) private terraces (one for each townhouse unit) with a seating and outdoor dining area. The proposed buildings are 3-stories in height. The townhouses have two (2) floors of residential over one (1) story of garage / foyer / guest suite / bathroom @ 30-feet above BFE.

The lots are currently vacant and appear to have a few existing trees. Town records reveal that the two (2) lots were previously developed with approximately eight (8) DU. Therefore, the net increase would be four (4) DU. The Town's Historic Structure Survey does not include any of the lots; therefore, it is assumed the previous improvements on the lots were demolished prior to the 2005-06 survey or were not older than 50-years at the time of the survey. The combined lot area is 22,500 square feet / 0.52 acres in size. This would allow a maximum of 18 dwelling units on the property at the maximum allowable base density (34 DUA). The proposal is to build twelve (12) residential units (23 DUA). The developer is not requesting any TDR units, nor does the project require any. Upon redevelopment there will be six (6) TDR units remaining.

The adjoining development sites include two (2) vacant lots to the immediate north. The two (2) sites to the immediate south across 101st Street include two (2) duplexes @ 4 DU = 7.8 DUA / one-story residential uses. To the immediate west is a six (6) unit residential building / 2-story

complex @ 6 DU = 23.2 DUA. To the immediate east is a five (5) unit residential building / 2-story complex @ 5 DU = 19.4 DUA. The area is predominated by a mixture of older low-rise residential complexes (2-3 stories) and mid-rise residential complexes (5-10 stories). The Town's Community Vision Master Plan identifies this area as being preferred for mid-rise residential complexes. Therefore, the proposed development is deemed consistent with the Town's future vision for this area.

BACKGROUND INFORMATION

The Town of Bay Harbor Islands completed major amendments to the Town's adopted Comprehensive Plan and Land Development Regulations (LDRs) in the last 10+/- years. The former RE zoned lands located on waterfront lots were rezoned into the RM-1 District, while interior (non-waterfront lots) are zoned RM-2. The Town also adopted numerous other modifications to many other Code provisions that affect yard encroachments, parking lot designs, building height limits and exceptions, building design standards, landscaping and other provisions.

COMPREHENSIVE PLAN / ZONING

Comprehensive Plan – The property has a Future Land Use Map (FLUM) designation of "Medium-High Density Residential". The maximum allowable base density is 34 DUA. Additional dwelling units may be acquired to increase the base density if approved by the Town Commission. The developer is seeking to build 12 DU via the base density. Therefore, no additional TDR units are required. The proposed development is 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. The proposed use of the property is consistent with this zoning classification; however, the proposed site design is not consistent with some provisions of the Code at present.

PLATTING

The site will not require re-platting, as the site is currently platted as described above. From the survey submitted it appears no right-of-way (11') was ever conveyed to the Town for on-street swale parking; or if it was, it has been re-conveyed.

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

As stated above, the Site Development Plan depicts access to the site from one (1) common driveway connection to 101st Street. The common driveway is shown as a two-way driveway that is twenty-three (23) feet in width at the street and wider within the site. The driveway provides access to the twelve (12) two-car garages. A guest parking space is provided in the front of the property on each side of the driveway (total of two (2) spaces).

Based on 12 DU the Code requires at least twenty-four (24) parking spaces. Twenty-four (24) parking spaces are provided through twelve (12) two-car garages. As this project included two lots, two (2) guest spaces are also required. The applicant has provided two (2) guest spaces as described above. Therefore, the site design meets the current minimum Code requirements for on-site parking spaces.

BUILDING DESIGN / BUILDING LENGTH / BREEZEWAY

The building design is clean / modern with decorative vertical and horizontal design elements, as well as the use of wooden façade 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 11/24/14 submitted to the Town for consideration:

- 1) This approval is based on the revised Site Development Plans dated 11/24/14, as well as any required modifications stated herein, and any modification required by the Planning and Zoning Board. Any changes desired after the Board's approval may require separate approvals from the Town staff and/or Planning and Zoning Board as specified in the Code.
- 2) Once the PZB approved this new development proposal the previous approval for the forty-two (42) unit mid-rise residential development is deemed null and void.
- 3) School Concurrency - Coordinate with the Miami-Dade County School Board staff through the Town staff (Building Dept.) to address any deficiencies at public schools that serve the Town. If mitigation is required, an agreement / payment must be finalized prior to the issuance of building permits.
- 4) Prior to the issuance of building permits, a Unity of Title document acceptable to the Town Attorney needs to be finalized / recorded in the public records.
- 5) 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).
- 6) Payment of all required impacts fees (Town / County / School Board) prior to issuance of building permits.

AGENDA ITEM REPORT

January 6, 2015

ITEM NUMBER: 3.

ITEM:

Request for approval for a new multi-family dwelling for "La Pearl" located at 1170 101 Street, Lot 9 of Block 7. The developers are proposing to construct a fifteen (15) unit multi family development. The proposed units range from 1,298 to 2,088 sq. ft. of a/c plus balconies, etc. The proposed design incorporates one rectangular shaped building positioned north/south on the site. The building has 7 stories in height (6 floors of residential over one story of garage/lobby/common area @ max. 65 feet above BFE. The developer will be required to obtain 6 Transfer of Development Rights (TDR). Enclosed please find the site plan and elevations. (Item #3A)

DESCRIPTION:

PUBLIC COMMENT - for the purpose of hearing any public comment with respect to an application for site plan approval at 1170 101 Street

RECOMMENDED ACTION:

Design meets Town Code and was approved by the Development Review Committee pending the approval of 6 Transfer of Development Rights.

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Marante
 Ayanidys Marante

ATTACHMENTS

1.	Staff Review	BHI Final PZB Staff Report Pearl MFR Dec 5 2014.pdf
2.	Site Plan & Elevations	lepearldec15.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: December 5th, 2014

Subject: Site Development Plan Application
Pearl House – 15 DU Multi-family Complex
1170 101st Street
Bay Harbor Islands Acct. No. MB2014-126
MMPA Acct. No. 01-0702-1000

RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board review the most recent revised plans (dated 11/13/14) and, if found acceptable, **APPROVE** the proposed Site Development Plan application subject to the following:

- (1) The Board finds the proposed increased density (9 Base DU / 6 TDR Units = 15 total DU) "fits" within the building envelope without alterations or variances;
 - (2) The Board reviews / approves the applicant's request to provide a few larger balconies than specified in Section 23-15(a)(vi);
 - (3) Subject to any staff recommended conditions listed herein.
-

PROJECT REVIEW HISTORY

A formal Site Development Plan submission was made to the Town on 9/25/14. The Town's DRC met on 10/9/14 and recommended approval of the application, subject to the architect making several minor plan revisions discussed at the meeting, and submitting a plan revision check-set to staff for final sign-off prior to scheduling the matter for Planning and Zoning Board meeting. The Town / MMPA received several revised sets of plans from the architect and found that the most recent plans (11/13/14) have addressed all DRC issues.

GENERAL PROJECT INFORMATION

Land Use Designation: MH – Medium-High Density Residential

Zoning District: RM-2 Multiple Family District

General Location: 1170 101st Street

Legal Description: Lot 9 of Block 7, "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

The project architect, Frankel Benayoun Architects Inc., as agent for the property owner, Pearl House LLC, has submitted a Site Development Plan application to allow for the construction of a fifteen (15) dwelling unit multi-family development located at 1170 101st Street. The size of the proposed dwelling units range between 1,298 to 2,088 square feet of A/C space plus balconies, garage, etc. The lot is currently developed with a one-story duplex (2 DU) building. Upon redevelopment, the lot will have a net increase of thirteen (13) DU. The proposed site design incorporates one (1) rectangular shaped building that is positioned north / south on the site. The proposed new building is 7-stories in height (6 floors of residential over one story of garage / lobby / common areas) @ 65'-0" above BFE.

One driveway connection to 101st Street is proposed. The 23-foot wide two-way driveway leads to a parking garage structure. A Fire Department staging area is shown in the driveway. It appears from the survey that this site never deeded any land to the Town (11-foot area) for the on-street roadway swale parking.

According to the survey, the lot is a full lot and is currently developed as a one-story duplex structure. The total lot area is 11,250 square feet / 0.26 acres in size. This would allow a maximum of nine (9) dwelling units on the property at the maximum allowable base density (34 DUA). The proposal is to build fifteen (15) DU (57.7 DUA). The developer is requesting six (6) TDR units. The maximum residential density for these lots is 60 DUA, which the plan meets.

According to the Town's Historic Structure Survey, the existing duplex was built in 1956. The architectural style listed Masonry Vernacular (FMSF No. DA10203).

The adjoining / nearby development sites currently include the two-story Four Friends Condominium complex @ 4 DU / 15.4 DUA to the immediate west. To the immediate east is a one-story duplex @ 2 DU / 7.7 DUA. To the immediate south is the four-story Ambassador Apartments complex @ 24 DU / 46.1 DUA. To the north across 101st Street is the two-story Habitat Condominium complex @ 5 DU / 19.2 DUA. This area of the Town is predominated by a mixture of older 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 as

being preferred for mid-rise residential complexes (5-7+/- stories). Therefore, the proposed development is deemed generally consistent with the Town's future vision for this area.

BACKGROUND INFORMATION

The Town of Bay Harbor Islands completed major amendments to the Town's adopted Comprehensive Plan and Land Development Regulations (LDRs) in the last 10+/- years. The former RE zoned lands located on waterfront lots were rezoned into the RM-1 District, while interior (non-waterfront lots) are zoned RM-2. The Town also adopted numerous other modifications to many other code provisions that affect yard encroachments, parking lot designs, building height limits and exceptions, building design standards, landscaping and other provisions.

COMPREHENSIVE PLAN / ZONING

Comprehensive Plan – The property has a Future Land Use Map (FLUM) designation of "Medium-High Density Residential". The maximum allowable base density is 34 DUA. Additional dwelling units may be acquired to increase the base density if approved by the Town Commission. The developer is seeking to build fifteen (15) DU. The base density allows for nine (9) DU on site. Therefore, six (6) TDR units are being requested. If the Town approves the requested TDR units, the proposed development will be consistent with the applicable FLUM designation of the property.

Land Development Regulations / Zoning Code – The property has a Zoning classification of RM-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; however, the proposed site design is not consistent with some provisions of the Code at present, unless the PZ Board approves the items. Unless the Town Council allows the additional TDR units, the density would not be consistent.

PLATTING

The site will not require re-platting, as the site is currently platted as described above.

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

As stated above, the Site Development Plan depicts access to the site from a two-way driveway connection to 101st Street. The driveway is 23 feet in width and provides access to a grade level parking garage.

Based on fifteen (15) DU the Code requires at least thirty (30) parking spaces. Thirty-one (31) parking spaces are provided in the parking garage (26 through the use of lifts) and one (1) guest space is provided in the front yard area for a total of thirty-two (32) spaces. The plans exceed the minimum parking requirement.

A Fire Department staging area is shown in the driveway. Any changes required by the Fire Department subsequent to the Town's site plan approval may cause the plans to be resubmitted to the DRC / PZB.

TRANSFER OF DEVELOPMENT RIGHT (TDR) ANALYSIS

The process of TDR allocation is discretionary on the part of the Town. The TDR system was established in 2004 with the consent of the state planning agency, due to problems with existing development characteristics, density limit errors in the 1989 Comprehensive Plan and desired development scale / types by the community. The TDR system ensures that all sites can be developed to at least the base density (34 DUA) but additional density can be allocated if found to be acceptable in design and compatibility. When the Comprehensive Plan was updated / TDR system was established in 2004, over one third of the existing multi-family development sites in the Town exceeded the 34 DUA limit. Since that time several developments have been approved by the Town with TDR units. There is a very limited amount of TDR units. Since the Planning and Zoning Code establishes the maximum building envelope (height / setbacks / parking spaces / open space) it is incumbent on the developer / designers to keep within the regulatory framework to provide for the number of dwelling units requested and convince the Town Council / Planning and Zoning Board that the building is attractive and not congested. In our opinion, this site design meets all Code requirements, is self-contained, and does not appear to increase the building volume significantly, but it is up to the Town to decide.

BUILDING DESIGN / BUILDING LENGTH / BREEZEWAY

The building design is a typical modern with decorative vertical and horizontal design elements.

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 11/13/14 submitted to the Town for consideration:

- 1) This approval is based on the revised Site Development Plans dated 11/13/14, as well as any required modifications stated herein, and any modification required by the Planning and Zoning Board. Any changes desired after the Board's approval may require separate approvals from the Town staff and/or Planning and Zoning Board as specified in the Code.
- 2) School Concurrency - Coordinate with the Miami-Dade County School Board staff through the Town staff (Building Dept.) to address any deficiencies at public schools that serve the Town. If mitigation is required, an agreement / payment must be finalized prior to the issuance of building permits.
- 3) This approval is subject to the Town Council granting the developer / property owner the ability to allocate six (6) additional TDR dwelling units to the site from either the Town or private property owners. If the number of DU requested is not approved by the Town the development approval shall be deemed null and void and must be re-designed.

**Site Development Plan Application
Pearl House - Multi-Family Residential
1170 101st Street
Planning and Zoning Board Staff Report
December 5th, 2014
Page 5**

- 4) Some of the balconies are deeper than the Code allows. Per Section 23-12(15)(a)(vi), balconies in the front (street) and rear yards may encroach 4' into the setback with a maximum depth of 6' unless the Town approves otherwise during site plan review. The applicant meets to setback requirement but seeks balcony depths up to 9'-0" in the front yard and 6'-6" in the rear yard. Specific Planning and Zoning Board approval is required.
- 5) 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).
- 6) Payment of all required impacts fees (Town / County / School Board) prior to issuance of building permits.

PEARL HOUSE CONDOMINIUM BUILDING

1170 101 STREET, BAY HARBOR ISLANDS, FLORIDA 33154

INDEX OF DRAWINGS

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	PROJECT INFO
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A-0.02	AERIAL VIEWS
A-0.03	FRONT VIEW RENDERING
A-0.04	ROOF TOP RENDERING
A-1.01	SITE PLAN - LEVEL 1 FLOOR PLAN
A-1.02	LEVEL 2 FLOOR PLAN
A-1.03	LEVEL 3 FLOOR PLAN
A-1.04	LEVEL 4 FLOOR PLAN
A-1.05	LEVEL 5 FLOOR PLAN
A-1.06	LEVEL 6 FLOOR PLAN
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A-1.08	ROOF PLAN
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C-1	PAVING, GRADING & DRAINAGE
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C-3	PAVEMENT MARKING & SIGNAGE PLAN
E-1.01	SITE PHOTOMETRIC PLAN



ARCHITECT:
FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-C001494
MARKUS A. FRANKEL, LICENSE NO. AR0007143
IFHAT BENAYOUN FISHMAN, LICENSE NO. AR0017273
1177 KANE CONCOURSE, SUITE 120, BAY HARBOR ISLANDS, FLORIDA
33154
PH: (305) 868.3665 FAX: (305) 868.3650
E-MAIL: INFO@FRANKELBENAYOUN.COM

LANDSCAPE ARCHITECT:
GEOMANTIC DESIGNS, INC.
6800 SW 81 STREET
Miami, Florida 33143
PH: (305) 665.9688

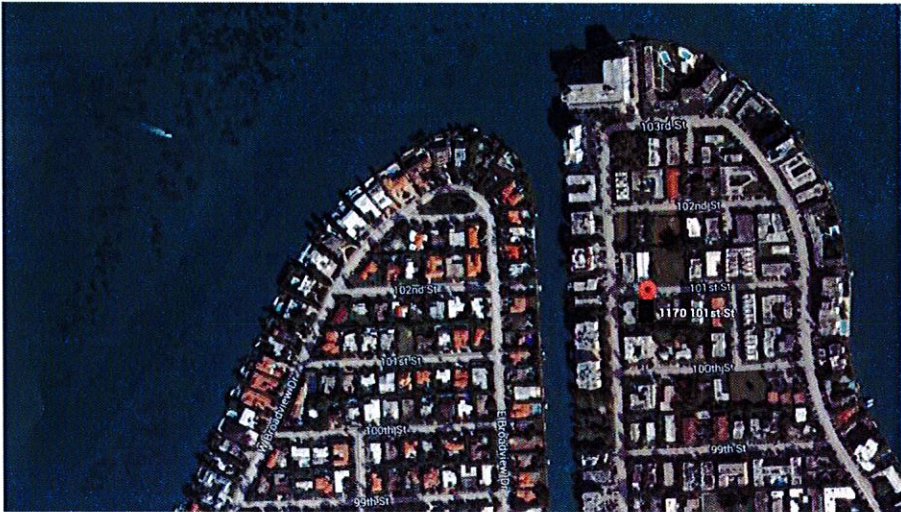
P&Z BOARD SUBMITTAL

OWNER DEVELOPER:
PEARL HOUSE, LLC
200 BISCAYNE BOULEVARD WAY SUITE 4709
Miami, Florida 33131
PH: (305) 749-5819

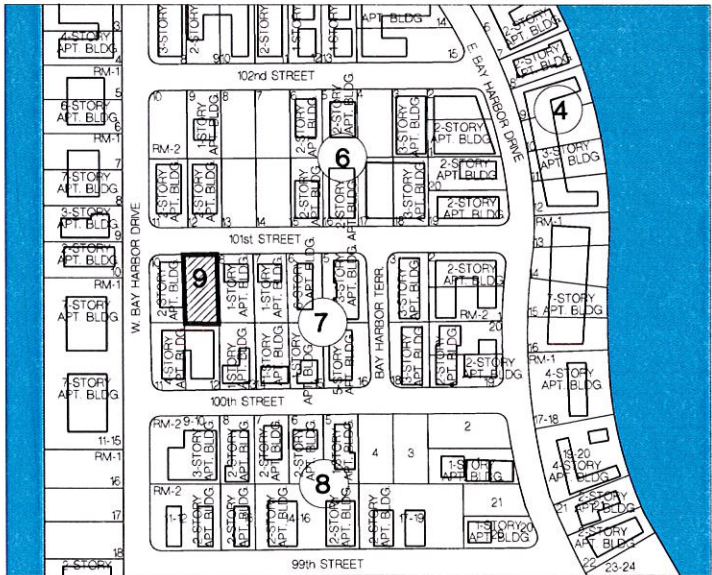
CIVIL ENGINEER:
HOLLAND ENGINEERING
111 South 21 Avenue
Hollywood, Florida 33020
PH: (954) 367.0371
FAX: (305) 367.0372

DEC 15 REC'D
PLANNING & ZONING BOARD

NOVEMBER 13, 2014



AERIAL MAP
SCALE: N.T.S.



LOCATION MAP
SCALE: N.T.S.

NOTE: FLUM LAND USE DESIGNATION FOR PROPERTIES WITHIN 300' RADIUS OF SITE IS MEDIUM-HIGH DENSITY RESIDENTIAL.

ARCHITECTURAL ANALYSIS

THE EXISTING BUILDING ON SITE (TO BE DEMOLISHED) IS A ONE-STORY APARTMENT BUILDING OF MASONRY & STUCCO CONSTRUCTION, BUILT IN THE 1960s. THE BUILDING IS AN EXAMPLE OF MASONRY VERNACULAR MIMO ARCHITECTURE.

BUILDING OCCUPANCY RESIDENTIAL					R1
TYPE OF CONSTRUCTION					TYPE I-B
UNIT #	# OF UNITS	NSF PER UNIT	GSF PER UNIT	SF	# OF BD / # OF BA
UNIT A	2	1,740	1,617	SF	3 BD / 3 BA
UNIT B	3	1,468	1,353	SF	2 BD / 2 BA
UNIT C	1	1,522	1,396	SF	2 BD / 2.5 BA
UNIT D	1	1,809	1,680	SF	3 BD / 3.5 BA
UNIT E	1	1,578	1,441	SF	3 BD / 3 BA
UNIT F	1	1,745	1,615	SF	3 BD / 3 BA
UNIT G	2	1,829	1,680	SF	3 BD / 3.5 BA
UNIT H	2	1,855	1,711	SF	3 BD / 3.5 BA
UNIT PH-1	1	2,259	2,088	SF	4 BD / 4 BA
UNIT PH-2	1	1,440	1,298	SF	2 BD / 2.5 BA
TOTAL	15	25,605	23,593	#####	SF

ZONING SUMMARY

	SF	ACRES
LOT AREA	11,250	0.26 +/-
LEGAL DESCRIPTION LOT 9, BLOCK 7, BAY HARBOR ISLAND, RECORDED IN PLAT BOOK 46 AT PAGE 5 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.		
FLOOD ELEVATION 8.0' NGVD		
THE SITE IS LOCATED IN FLOOD ZONE "AE", WITH A BFE OF 8.0' NGVD. MAP/PANEL 12086C0144		
CROWN OF THE ROAD 4.32' NGVD		
ZONING CLASSIFICATION RM2 - MULTI FAMILY RESIDENTIAL DISTRICT		
FUTURE LAND USE DESIGNATION MEDIUM-HIGH DENSITY RESIDENTIAL		
FLR (DETERMINED BY THE SETBACKS)		
ALLOWABLE N/A		
PROPOSED N/A		
MAXIMUM DENSITY 34 UNITS PER NET ACRE		
REQUIRED 9		
PROPOSED 15 (6 TDRs REQ.)		
SETBACKS FRONT: UP TO 30'-0" HIGH UP TO 45'-0" HIGH UP TO 65'-0" HIGH REAR: UP TO 30'-0" HEIGHT 1'-0" ADDITIONAL FOR EACH 3'-0" OF HEIGHT ABOVE 30'-0" SIDE: UP TO 30'-0" HIGH 1'-0" ADDITIONAL FOR EACH 3'-0" OF HEIGHT ABOVE 30'-0" FLEX: 1/3 OF BUILDING LENGTH @ NORTH [0.33 X 55'-0"] @ WEST [0.33 X 120'-0"] @ SOUTH [0.33 X 55'-0"] @ EAST [0.33 X 120'-0"]		
REQUIRED 20'-0" 25'-0" 30'-0" 10' 21'-8" (MAX) 10'-0" 20'-0" (MAX) 18'-4" 40'-0" 18'-4" 40'-0"		
PROPOSED 20'-0" 30'-0" 30'-0" 10' 21'-8" (MAX) 10'-0" 20'-0" (MAX) 18'-2" 40'-0" 18'-2" 37'-0"		
MAXIMUM HEIGHT MAXIMUM BUILDING HEIGHT		
ALLOWABLE 65'-0" above BFE		
PROPOSED 65'-0" above BFE		
GROUND LANDSCAPE AREA 20% OF LOT AREA MINIMUM		
REQUIRED 2,250 SF		
PROPOSED 2,298 SF = 20.4%		
ROOF DECK LANDSCAPE REQUIREMENTS 15% OF ROOF AREA MINIMUM		
REQUIRED 395 SF		
PROPOSED 771 SF = 29 %		
LOT COVERAGE (PERIMETER DETERMINED BY THE SETBACKS)		
ALLOWABLE DETERMINED BY SETBACKS		
PROPOSED 7570 SF = 67%		
PARKING SPACE REQUIREMENTS RESIDENTIAL - 2 PER DWELLING UNIT MINIMUM & DROP-OFF AREA. INCLUDES 1 GUEST SPACE OUTSIDE OF GARAGE		
REQUIRED 30		
PROPOSED 32		

CIV. ENG.
HOLLAND ENGINEERING INC.
civil engineers
3800 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 ARCHITECTS
ROBERT PARSLEY A.S.L.A.
1101 S.W. 11th STREET, MIAMI, FL 33134
PHONE: 305.351.1111 FAX: 305.351.1112

STRUCTURAL ENG.

MEP ENG.

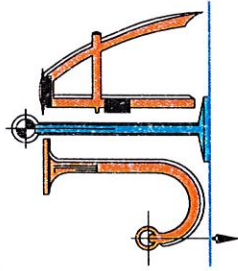
CONTRACT OWNER
PEARL HOUSE, LLC
200 BISCAYNE BOULEVARD WAY SUITE 4709
MIAMI, FLORIDA 33134

PEARL HOUSE
NEW CONDOMINIUM BUILDING
1170 101 STREET
BAY HARBOR ISLANDS, FLORIDA 33154

FRANKEL BENAYOUN ARCHITECTS INC.
ARCHITECTS
PLANNERS
DESIGN
LICENSE NO. AA-C001484
FRANKEL A. FRANKEL: LICENSE NO. AR0007143
FRANKEL BENAYOUN: FISHMAN LICENSE NO. AR0017273
1177 BAYVIEW BOULEVARD, SUITE 120, BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868-3665 FAX: (305) 868-3660
E-MAIL: INFO@FRANKELBENAYOUN.COM

SIGNATURE
DATE

NO.	REVISION	DATE	BY	DRAWING TITLE
				ZONING DATA
				SCALE: DATE: NOVEMBER 13, 2014
				SHEET NUMBER: A-0.00
				P&Z BOARD SUBMITTAL

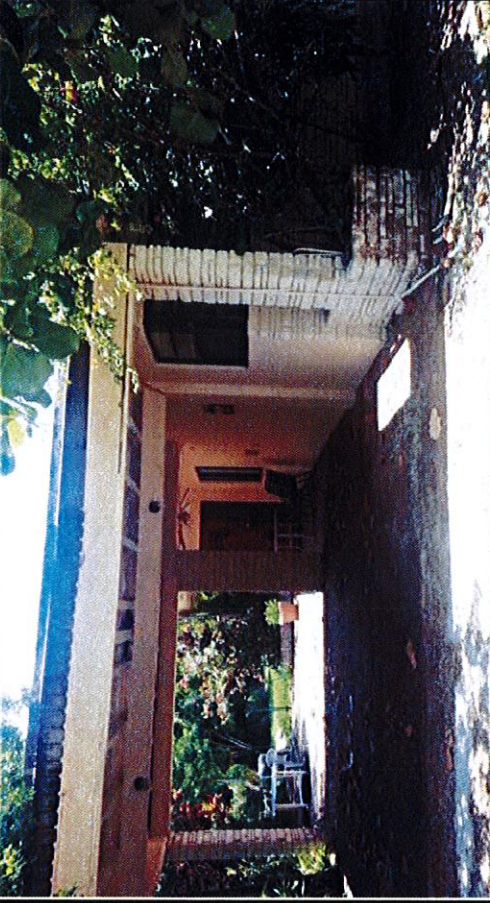


JOHN IBARRA & ASSOCIATES, INC.

Professional Land Surveyors & Mappers

777 N.W. 72nd AVENUE
SUITE 3025
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WWW.IBARRALANDSURVEYORS.COM
2804 DEL PRADO BLVD SOUTH
SUITE NO. 202 UNIT 1
CAPE CORAL, FL 33904
PH: (239) 540-2660
FAX: (239) 540-2664



LOCATION SKETCH

SCALE = N.T.S.

VIEW OF SUBJECT PROPERTY

1170 101st STREET, BAY HARBOR ISLANDS, FLORIDA 33154

A = ARC.
A/C = AIR CONDITIONER PAD
A.E. = ANCHOR EASEMENT
A.R. = ALUMINUM ROOF
A.S. = ALUMINUM SHED
ASPH. = ASPHALT
B.C. = BLOCK CORNER
BLDG. = BUILDING
B.M. = BENCH MARK
B.C.R. = BROWARD COUNTY RECORDS
B.O.B. = BASIS OF BEARING
(C) = CALCULATED
C.B. = CONCRETE BLOCK STRUCTURE
C.B.S. = CONCRETE BLOCK WALL
C.B.W. = CHORD
CH. = CHORD BEARING
CH.B. = CHORD LENGTH
CH.L. = CHORD
CL. = CLEAN OUT
C.O. = CHAIN LINK FENCE
C.M.F. = CANAL MAINTENANCE EASEMENT
CONC. = CONCRETE
C.U.P. = CONCRETE UTILITY POLE
C.P. = CONCRETE PORCH
C.S. = CONCRETE SLAB
C.W. = CONCRETE WALK
D.E. = DRAINAGE EASEMENT
D.M.E. = DRAINAGE MAINTENANCE EASEMENT
DRIVE = DRIVEWAY
° = DEGREES
EB = ELECTRIC BOX

E.T.P. = ELECTRIC TRANSFORMER PAD
ELEV. = ELEVATION
ENC. = ENCROACHMENT
F.H. = FIRE HYDRANT
F.I.P. = FOUND IRON PIPE
F.F.E. = FINISHED FLOOR ELEVATION
F.N.D. = FOUND NAIL & DISK
FT. = FEET
FNIP. = FEDERAL NATIONAL INSURANCE PROGRAM
F.N. = FOUND NAIL
H. = HIGH OR (HEIGHT)
IN.&EG. = INGRESS AND EGRESS EASEMENT
I.C.V. = IRRIGATION CONTROL VALVE
I.F. = IRON FENCE
L.B. = LICENSED BUSINESS
L.P. = LIGHT POLE
L.F.E. = LOWEST FLOOR ELEVATION
L.M.E. = LAKE MAINTENANCE EASEMENT
(M) = MINUTES
(M) = MEASURED DISTANCE
M.B. = MAIL BOX
M.D.C.R. = MIAMI DADE COUNTY RECORDS
M.E. = MAINTENANCE EASEMENT
M.H. = MANHOLE
N.A.P. = NOT A PART OF
NGVD = NATIONAL GEODETIC VERTICAL DATUM
N.T.S. = NOT TO SCALE
OR NO. = NUMBER
OS = OFFSET
O.H. = OVERHEAD
O.H.L. = OVERHEAD UTILITY LINES

O.R.B. = OFFICIAL RECORDS BOOK
O.V.H. = OVERHANG
P.V.M.T. = PAVEMENT
PL. = PLANTER
P.L. = PROPERTY LINE
P.C.C. = POINT OF COMPOUND CURVATURE
P.C. = POINT OF CURVATURE
P.O.T. = POINT OF TANGENCY
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
P.W.Y. = PARKWAY
P.R.C. = POINT OF REVERSE CURVATURE
P.R.M. = PERMANENT REFERENCE MONUMENT
P.P.S. = PROFESSIONAL LAND SURVEYOR
P.P. = POWER POLE
P.P.S. = POOL PUMP SLAB
P.U.E. = PUBLIC UTILITY EASEMENT
(R) = RECORD DISTANCE
R.R. = RAIL ROAD
RES. = RESIDENCE
R.W. = RIGHT-OF-WAY
RAD. = RADIUS OR RADIAL
RGE. = RANGE
R.O.E. = ROOF OVERHANG EASEMENT
SEC. = SECTION
STY. = SIDEWALK
SWK. = SET IRON PIPE
S.I.P. = SOUTH
S. = SEWER VALVE
S.V. = SECONDS
° = SECONDS

T. = TANGENT
TB. = TELEPHONE BOOTH
T.B.M. = TEMPORARY BENCHMARK
T.U.E. = TECHNOLOGY UTILITY EASEMENT
TSB. = TRAFFIC SIGNAL BOX
T.S.P. = TRAFFIC SIGNAL POLE
TWP. = TOWNSHIP
UTL. = UTILITY
U.E. = UTILITY EASEMENT
U.P. = UTILITY POLE
W.M. = WATER METER
W.F. = WOOD FENCE
W.P. = WOOD PORCH
W.R. = WOOD ROOF
W.V. = WATER VALVE
M. = MONUMENT LINE
C. = CENTER LINE
Δ = DELTA

LEGEND

OVERHEAD UTILITY LINES
CONCRETE BLOCK WALL
CHAIN LINK FENCE
IRON FENCE
WOOD FENCE
BUILDING SETBACK LINE
UTILITY EASEMENT
LIMITED ACCESS R/W
NON-VEHICULAR ACCESS R/W
EXISTING ELEVATIONS

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY:

- THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY.
- EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.
- THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.
- LEGAL DESCRIPTIONS PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
- BOUNDARY SURVEY MEANS A DRAWING AND/OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE; THE WALLS OR FENCES MAY BE EXAGGERATED FOR CLARITY PURPOSES.
- EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS DEPICTED OTHERWISE.
- THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.
- ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS, SETBACKS AND WILL BE RESPONSIBLE FOR SUBMITTING PLOT PLANS WITH CORRECT INFORMATION FOR "APPROVAL FOR AUTHORIZATION" TO THE PROPER AUTHORITIES IN NEW CONSTRUCTION.
- UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.
- FENCE OWNERSHIP NOT DETERMINED.
- THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.

SURVEYOR'S NOTES:

- IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY, IF NOT, BEARINGS ARE THEN REFERRED TO COUNTY, TOWNSHIP MAPS.
- THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.
- CERTIFICATE OF AUTHORIZATION LB # 7806.
- ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 MIAMI-DADE COUNTY BENCH MARK WR-243 LOCATOR NO. 2225 W; ELEVATION IS 6.61 FEET OF N.G.V.D. OF 1929

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

FLOOD ZONE INFORMATION:

THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN:

FLOOD ZONE: "AE"
BASE FLOOD ELEVATION: 8 FT.
COMMUNITY: 120636
PANEL: 0144
DATE OF FIRM: 09/11/2009
THE SUBJECT PROPERTY DOES LIE IN A SPECIAL FLOOD HAZARD AREA.

07/19/2014

CARLOS IBARRA (DATE OF FIELD WORK)

PROFESSIONAL LAND SURVEYOR NO.: 6770 STATE OF FLORIDA
(NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER).

REVISED ON: ADDED CONSTRUCTION ELEV 09/24/2014

REVISED ON:

TITLE COMPANY

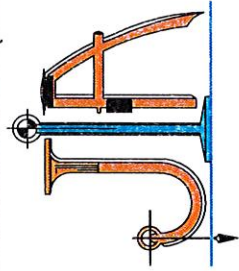
Gary Silberman, P.A.

UNDERWRITER

DRAWN BY:	MPL
FIELD DATE:	07/19/2014
SURVEY NO:	14-002547-2
SHEET:	1 OF 2



L.B.# 7806 SEAL

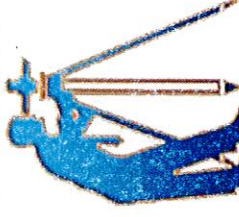


JOHN IBARRA & ASSOCIATES, INC.

Professional Land Surveyors & Mappers

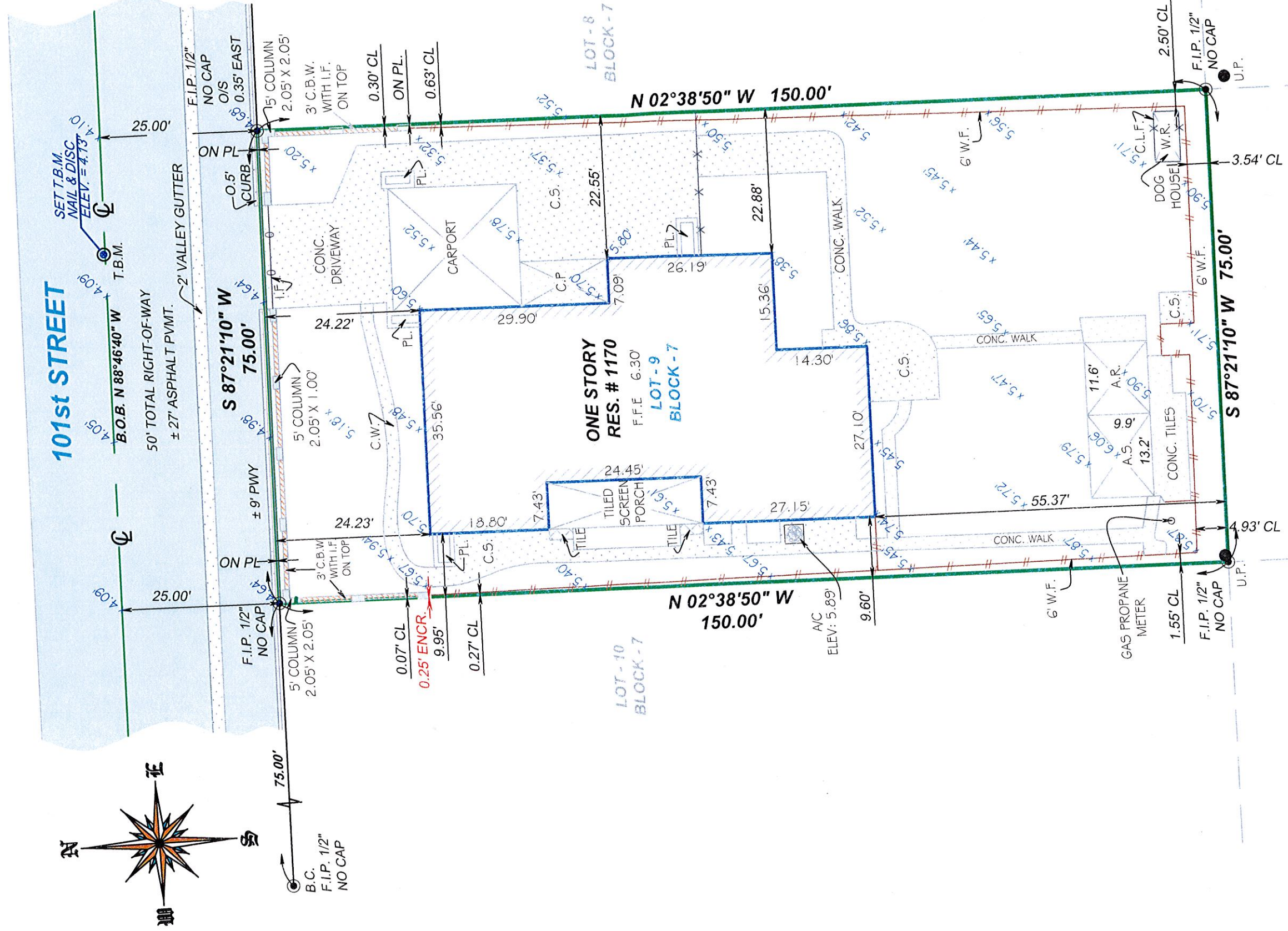
WWW.IBARRALANDSURVEYORS.COM
2804 DEL PRADO BLVD SOUTH
SUITE NO. 202 UNIT 1
CAPE CORAL, FL 33904
PH: (239) 540-2660
FAX: (239) 540-2664

777 N.W. 72nd AVENUE
SUITE 3025
MIAMI, FLORIDA 33126
PH: (305) 262-0400
FAX: (305) 262-0401



MAP OF BOUNDARY SURVEY

1170 101st STREET, BAY HARBOR ISLANDS, FLORIDA 33154



LEGAL DESCRIPTION:
LOT 9, BLOCK 7, BAY HARBOR ISLANDS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

CERTIFICATION:
PEARL HOUSE, LLC.
GARY SILBERMAN, PA
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY



L.B.# 7806 SEAL

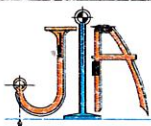
DRAWN BY: MPL

SCALE: 1"=20'

FIELD DATE: 07/19/2014

SURVEY NO: 14-002547-2

SHEET: 2 OF 2



JOHN IBARRA & ASSOCIATES, INC.

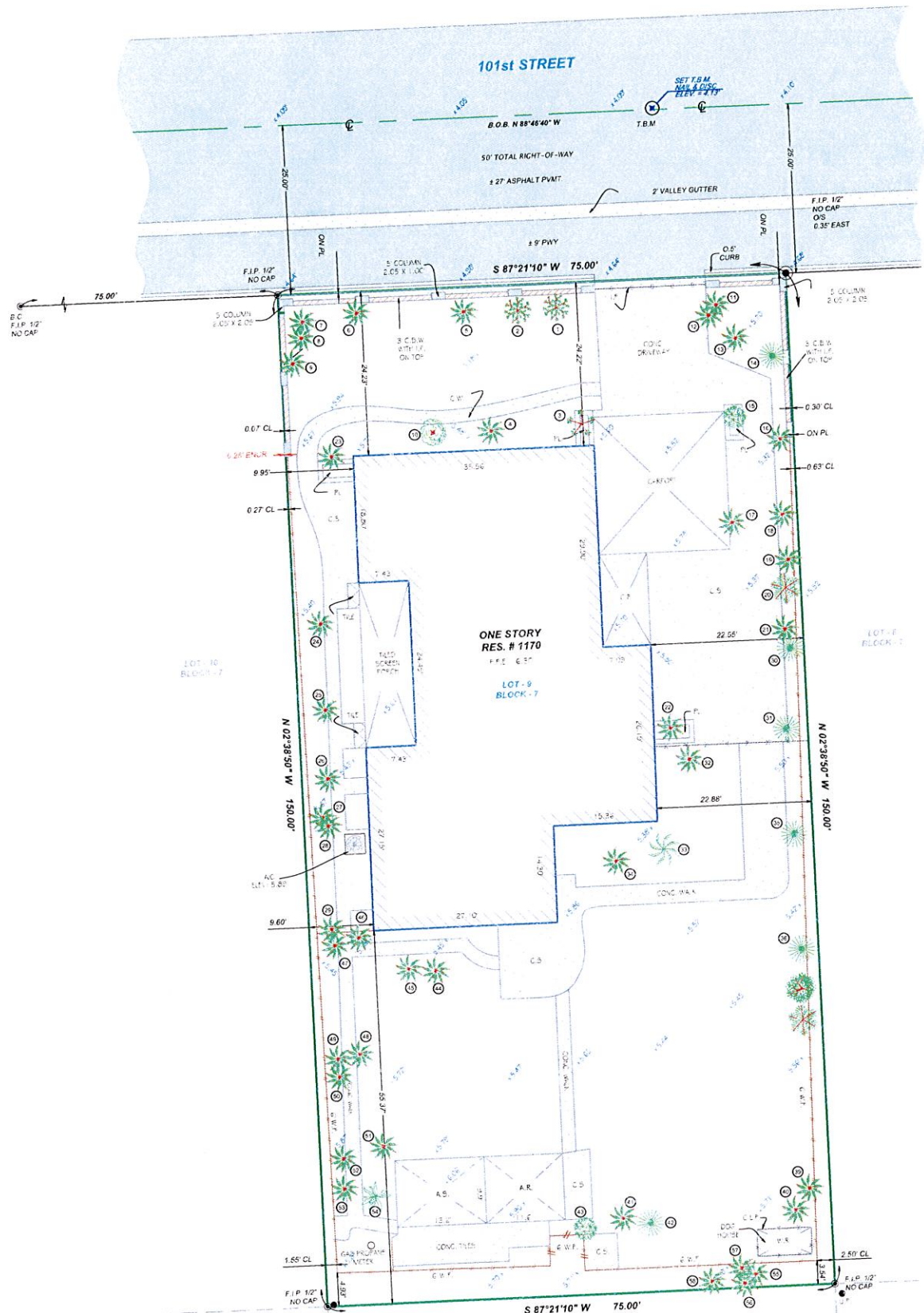
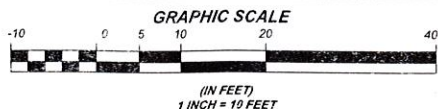
Professional Land Surveyors & Mappers

WWW.IBARRALANDSURVEYORS.COM
777 N.W. 72nd AVENUE
SUITE 3025
MIAMI, FLORIDA 33126
PH: (305) 262-0400
FAX: (305) 262-0401

2804 DEL PRADO BLVD SOUTH
SUITE NO. 202 UNIT 1
CAPE CORAL, FL 33904
PH: (239) 540-2660
FAX: (239) 540-2664



MAP OF BOUNDARY SURVEY



TREE TABLE				
No.	NAME	DIAMETER (FT.)	HEIGHT (FT.)	SPREAD (FT.)
1	SEAGRAPE	2.0	25	25
2	SEAGRAPE	1.5	25	25
3	BOUGAINVILLEA	0.7	15	12
4	ALEXANDER PALM	0.3	20	6
5	ALEXANDER PALM	0.3	25	6
6	ALEXANDER PALM	0.6	25	6
7	ALEXANDER PALM	0.3	25	6
8	ALEXANDER PALM	0.3	15	6
9	ALEXANDER PALM	0.5	15	6
10	UNKNOWN	0.9	15	10
11	ALEXANDER PALM	0.5	20	8
12	ALEXANDER PALM	0.3	15	8
13	ALEXANDER PALM	0.4	15	6
14	UMBRELLA	1.0	20	12
15	BRAZILIAN PEPPER	1.0	20	20
16	ALEXANDER PALM	0.3	25	8
17	ALEXANDER PALM	0.3	20	8
18	ALEXANDER PALM	0.5	20	8
19	ALEXANDER PALM (2)	0.4	25	8
20	PINE	0.7	25	15
21	ALEXANDER PALM	0.5	25	8
22	ALEXANDER PALM	0.3	25	8
23	ALEXANDER PALM	0.5	25	8
24	ALEXANDER PALM (2)	0.5	25	8
25	ALEXANDER PALM	0.3	15	6
26	ALEXANDER PALM	0.6	35	10
27	ALEXANDER PALM	0.3	25	8
28	ALEXANDER PALM	0.5	30	10
29	ALEXANDER PALM	0.4	30	10
30	UMBRELLA	1.0	30	15
31	BRAZILIAN PEPPER	1.2	20	20
32	ALEXANDER PALM	0.4	15	8
33	ARECA	2.5	12	12
34	ALEXANDER PALM	0.3	12	4
35	UMBRELLA	0.4	20	6
36	UMBRELLA	0.8	25	15
37	FICUS	0.6	20	20
38	PINE	0.5	15	15
39	ALEXANDER PALM	0.2	3	8
40	ALEXANDER PALM	0.4	25	8
41	ALEXANDER PALM	0.3	25	8
42	UMBRELLA	1.7	35	20
43	BRAZILIAN PEPPER	2.0	30	25
44	ALEXANDER PALM	0.5	20	10
45	ALEXANDER PALM	0.1	15	10
46	ALEXANDER PALM (2)	0.5	25	10
47	ALEXANDER PALM	0.3	15	8
48	ALEXANDER PALM (3)	0.4	20	8
49	ALEXANDER PALM	0.5	25	10
50	ALEXANDER PALM	0.5	20	10
51	ALEXANDER PALM	0.4	25	6
52	ALEXANDER PALM	0.3	15	8
53	ALEXANDER PALM	0.3	20	8
54	DRACAENA	0.3	20	6
55	ALEXANDER PALM	0.3	35	8
56	ALEXANDER PALM (2)	0.3	25	8
57	ALEXANDER PALM	0.3	25	8
58	ALEXANDER PALM	0.3	25	8

LOCATION SKETCH

PROPERTY ADDRESS:
1170 101st STREET, BAY HARBOR ISLANDS, FLORIDA 33154

LEGAL DESCRIPTION:
LOT 9, BLOCK 7, BAY HARBOR ISLANDS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46, PAGE 5 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

CERTIFICATION:
PEARL HOUSE, LLC
CARY SILBERMAN, P.A.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY:
* THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY.
* THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.
* EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.
* THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.
* LEGAL DESCRIPTIONS PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
* BOUNDARY SURVEY MEANS A DRAWING AND/OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE. THE WALLS OR FENCES MAY BE EXAGGERATED FOR CLARITY PURPOSES.
* EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS DEPICTED OTHERWISE.
* THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.
* ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS, SETBACKS AND WILL BE RESPONSIBLE FOR SUBMITTING PLAT PLANS WITH CORRECT INFORMATION FOR APPROVAL FOR AUTHORIZATION TO THE PROPER AUTHORITIES IN NEW CONSTRUCTION.
* UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.
* FENCE OWNERSHIP NOT DETERMINED.
* THIS PLAN OF SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.

FLOOD ZONE INFORMATION:
THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN:
FLOOD ZONE: "AE"
BASE FLOOD ELEVATION: 8 FT
COMMUNITY: 13003E
PANEL: 0144
SUFFIX:
DATE OF FIRM: 09/11/2009
THE SUBJECT PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA.

SURVEYOR'S NOTES:
1. IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY. IF NOT, BEARINGS ARE THEN REFERRED TO COUNTY TOWNSHIP MAPS.
2. THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.
3. CERTIFICATE OF AUTHORIZATION LB # 7806.
4. ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929. MIAMI-DADE COUNTY BENCH MARK BR-243 LOCATOR NO. 2225 W. ELEVATION IS 8.61 FEET OF N.G.V.D. OF 1929.

SURVEYOR'S CERTIFICATION:
THEREBY CERTIFY: THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION AND COMPLES WITH THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER S-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.02, FLORIDA STATUTES.

BY: 07/19/2014
CARLOS IBARRA (DATE OF FIELD WORK)

PROFESSIONAL LAND SURVEYOR NO. 6771, STATE OF FLORIDA
(NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPING)

REVISED ON: ADDED CONSTRUCTION ELEV. 9/24/2014

REVISED ON: ADDED TREES 10/16/2014

TREE LEGEND



DRAWN BY:	MPL
FIELD DATE:	07/19/2014
SURVEY NO:	14-002547-2
SHEET:	1 OF 1



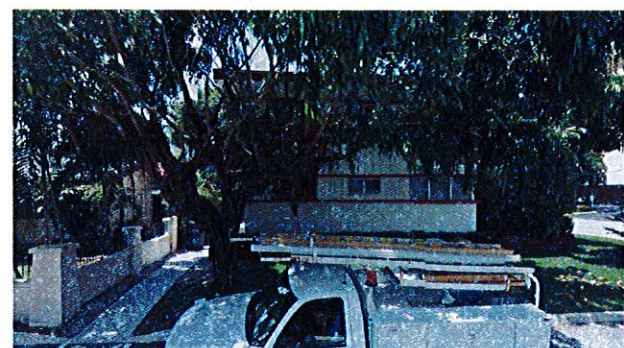
ADJACENT SOUTHEAST NEIGHBORS



ADJACENT EAST NEIGHBOR



SUBJECT SITE



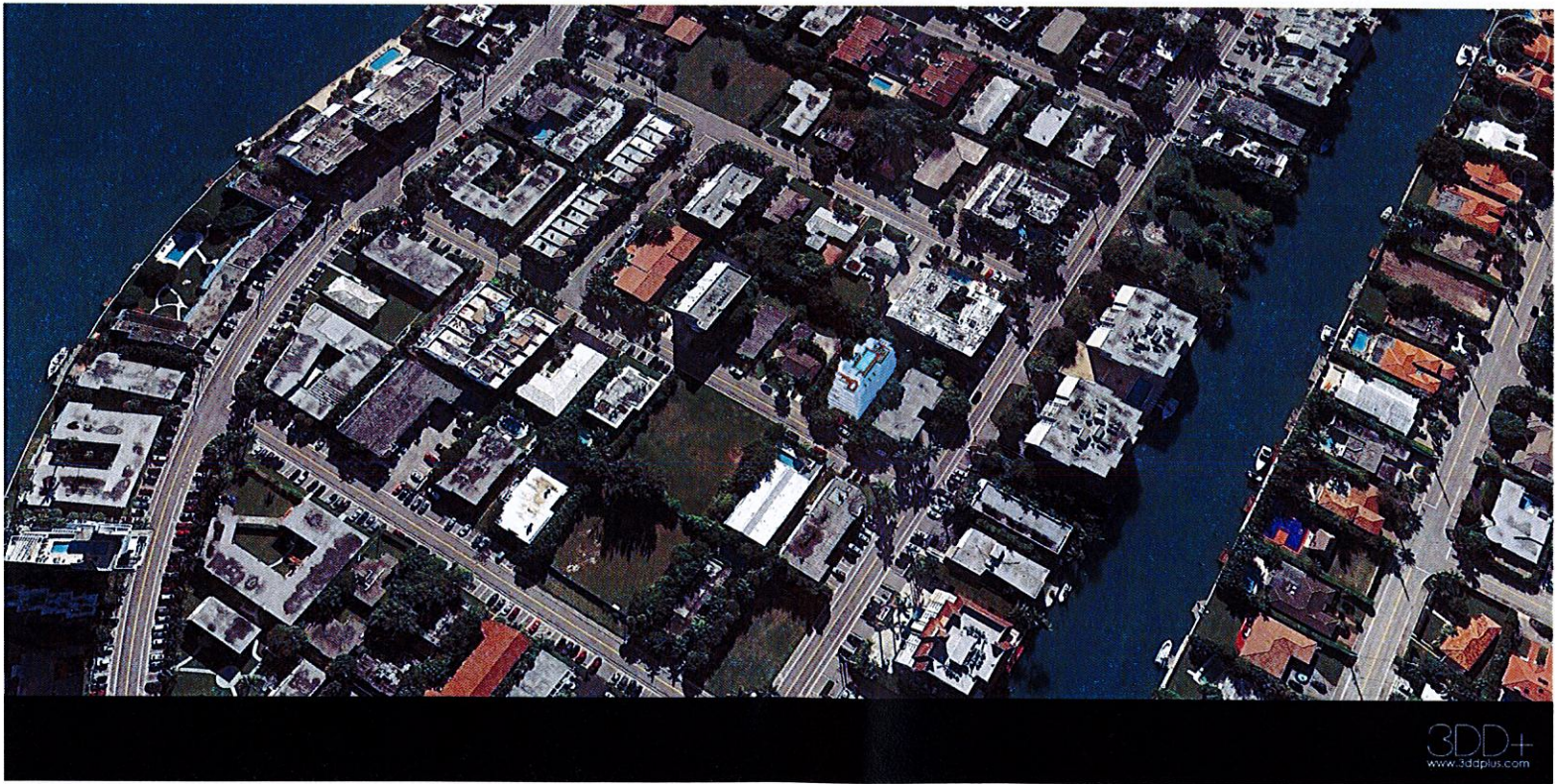
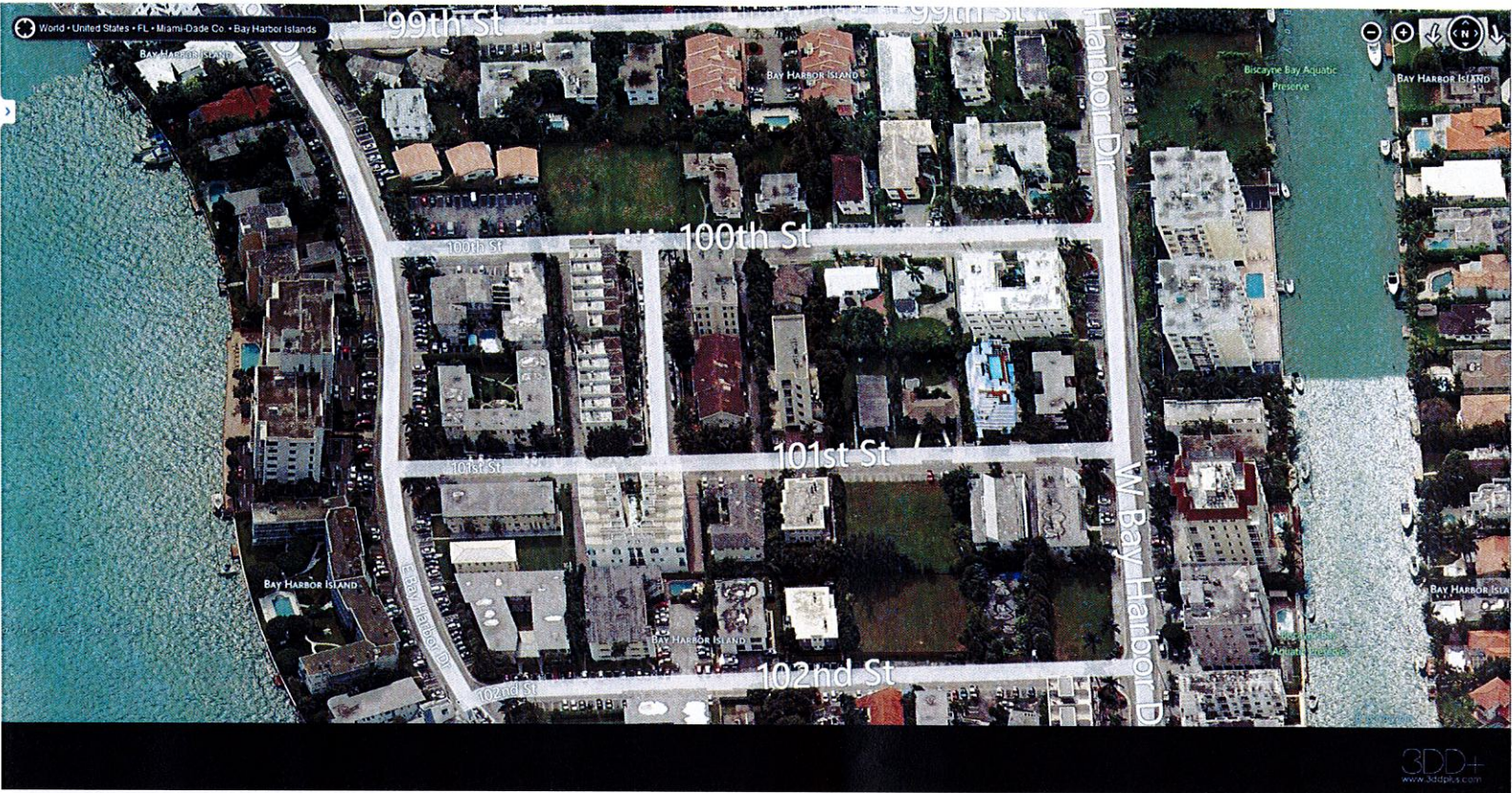
ADJACENT WEST NEIGHBOR

EXISTING PROPERTIES



CONTEXT ELEVATION

CHA ENG	LANDSCAPE ARCH	STRUCTURAL ENG	MEP ENG	CONTRACT OWNER			NO	REVISION	DATE	BY	DRAWING TITLE
 HOLLAND ENGINEERING INC. Civil Engineers 3930 HOLLYWOOD BOULEVARD - HOLLYWOOD, FL - 33021 (954)367-0371 • (954)367-0372 Fax SUSAN C. HOLLAND, PE Reg. No. 41831	 GEOMANTIC DESIGNS, INC. LANDSCAPE ARCHITECTURE ROBERT PARSLEY A.S.A. 200 17th Street, Suite 101 Fort Lauderdale, FL 33304			PEARL HOUSE, LLC 200 BISCAYNE BOULEVARD SUITE 4709 MIAMI, FLORIDA 33131	PEARL HOUSE NEW CONDOMINIUM BUILDING 1170 101 STREET BAY HARBOR ISLANDS, FLORIDA 33154	FRANKEL BENAYOUN ARCHITECTS INC. ARCHITECTS PLANNERS INTERIORS DESIGN LICENSE NO. AA-0001484 MARKUS A. FRANKEL, LICENSE NO. AR0007143 FRANK BENAYOUN, FISHMAN, LICENSE NO. AR0017273 1177 KANE CONDOURSE, SUITE 100, BAY HARBOR ISLANDS, FLORIDA 33154 PH: (305) 858-3665 FAX: (305) 858-3650 E-MAIL: INFO@FRANKELBENAYOUN.COM					CONTEXT PHOTOS SCALE: _____ DATE: NOVEMBER 13, 2014 SHEET NUMBER: A-0.01 P&Z BOARD SUBMITTAL



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.
4875 N. W. 17th ST. SUITE 101
FORT LAUDERDALE, FL 33311

STRUCTURAL ENG

MEP ENG

CONTRACT OWNER
PEARL HOUSE, LLC
200 BISCAYNE BOULEVARD WAY SUITE 4709
MIAMI, FLORIDA 33131

PEARL HOUSE
NEW CONDOMINIUM BUILDING
1170 101 STREET
BAY HARBOR ISLANDS, FLORIDA 33154

**FRANKEL BENAYOUN
ARCHITECTS INC.**
ARCHITECTS PLANNERS DESIGN
LICENSE NO. AA-0001484
MARKUS A. FRANKEL LICENSE NO. AR0007143
FRANK BENAYOUN F.S.H.A. LICENSE NO. AR0072713
1177 MIAMI CONDOMINIUM SUITE 120 BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 858-3665 FAX: (305) 858-3650
E-MAIL: INFO@FRANKELBENAYOUN.COM

SIGNATURE
DATE

NO.	REVISION	DATE	BY

DRAWING TITLE
AERIAL VIEWS
SCALE
DATE
NOVEMBER 13, 2014
SHEET NUMBER
A-0.02
P&Z BOARD SUBMITTAL



STREET VIEW RENDERING



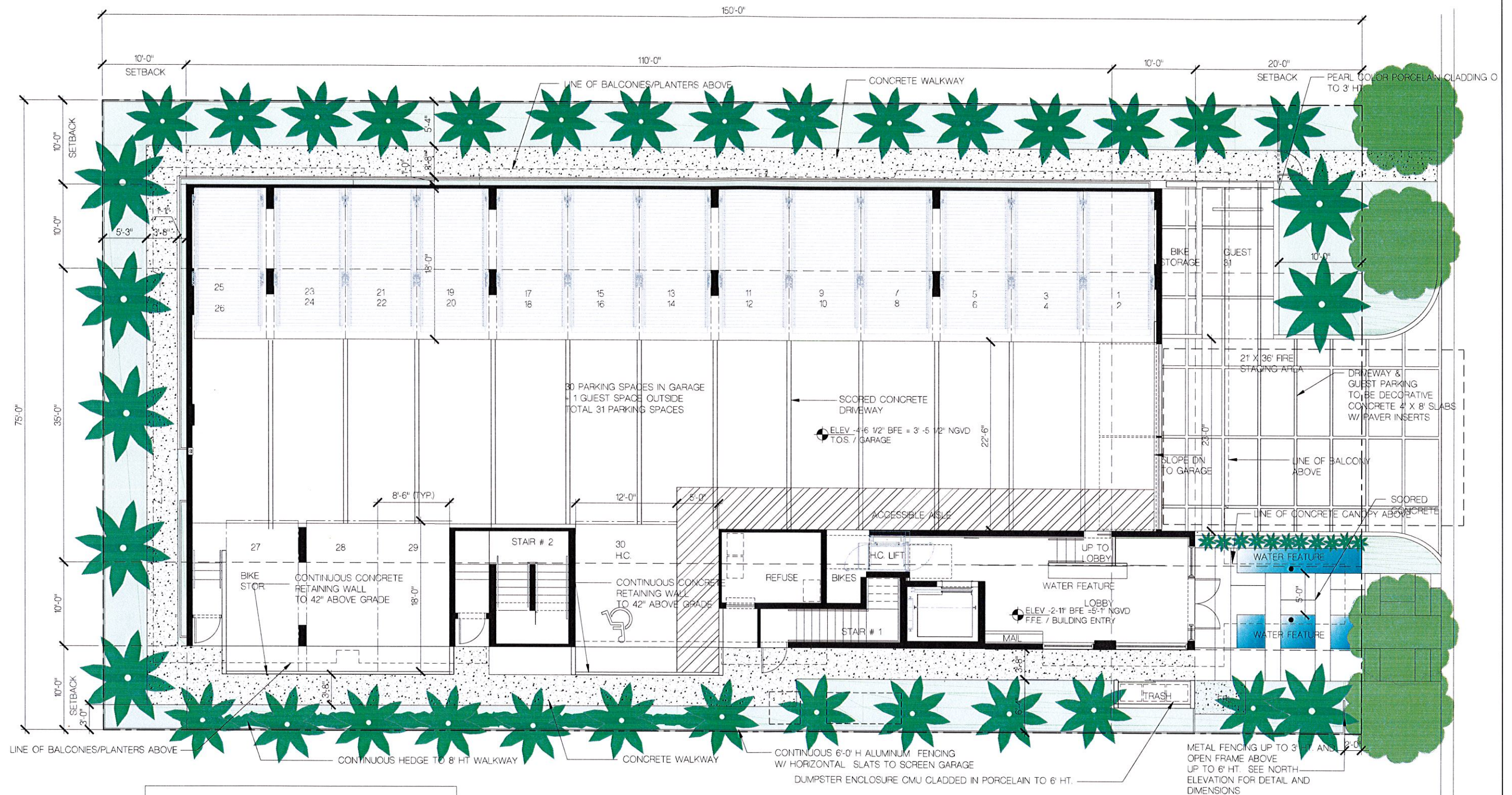
FRONT VIEW RENDERING

CIVIL ENG. </



ROOF TOP RENDERING

CIV. ENG.  HOLLAND ENGINEERING INC. CIVIL 875-0275 3300 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 ARCHITECTS ROBERT PARSLEY A.S.L.A. 4015 W. 81 STREET MIAMI, FL 33141 PHONE: 784-0194 FAX: 784-0195	STRUCTURAL ENG.	MEP ENG.	CONTRACT OWNER PEARL HOUSE, LLC 200 BISCAYNE BOULEVARD WAY SUITE 4709 MIAMI, FLORIDA 33131	PEARL HOUSE NEW CONDOMINIUM BUILDING 1170 101 STREET BAY HARBOR ISLANDS, FLORIDA 33154	FRANKEL BENAYOUN ARCHITECTS INC ARCHITECTS PLANNERS INTERIORS DESIGN LICENSE NO. AA-0001488 MARCELO A. FRANKEL LICENSE NO. AR0007143 FRANKEL BENAYOUN, P.A. LICENSE NO. AR0017373 1177 KANE CONDOURSE, SUITE 100, BAY HARBOR ISLANDS, FLORIDA 33154 PH: (305) 868-3865 FAX (305) 868-3650 E-MAIL: INFO@FRANKELBENAYOUN.COM 	SIGNATURE _____ DATE _____	<table><thead><tr><th>NO.</th><th>REVISION</th><th>DATE</th><th>BY</th></tr></thead><tbody><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr></tbody></table>	NO.	REVISION	DATE	BY																													DRAWING TITLE ROOF TOP RENDERING SCALE _____ DATE NOVEMBER 13, 2014 SHEET NUMBER A-0.04 P&Z BOARD SUBMITTAL
NO.	REVISION	DATE	BY																																						



LANDSCAPING:

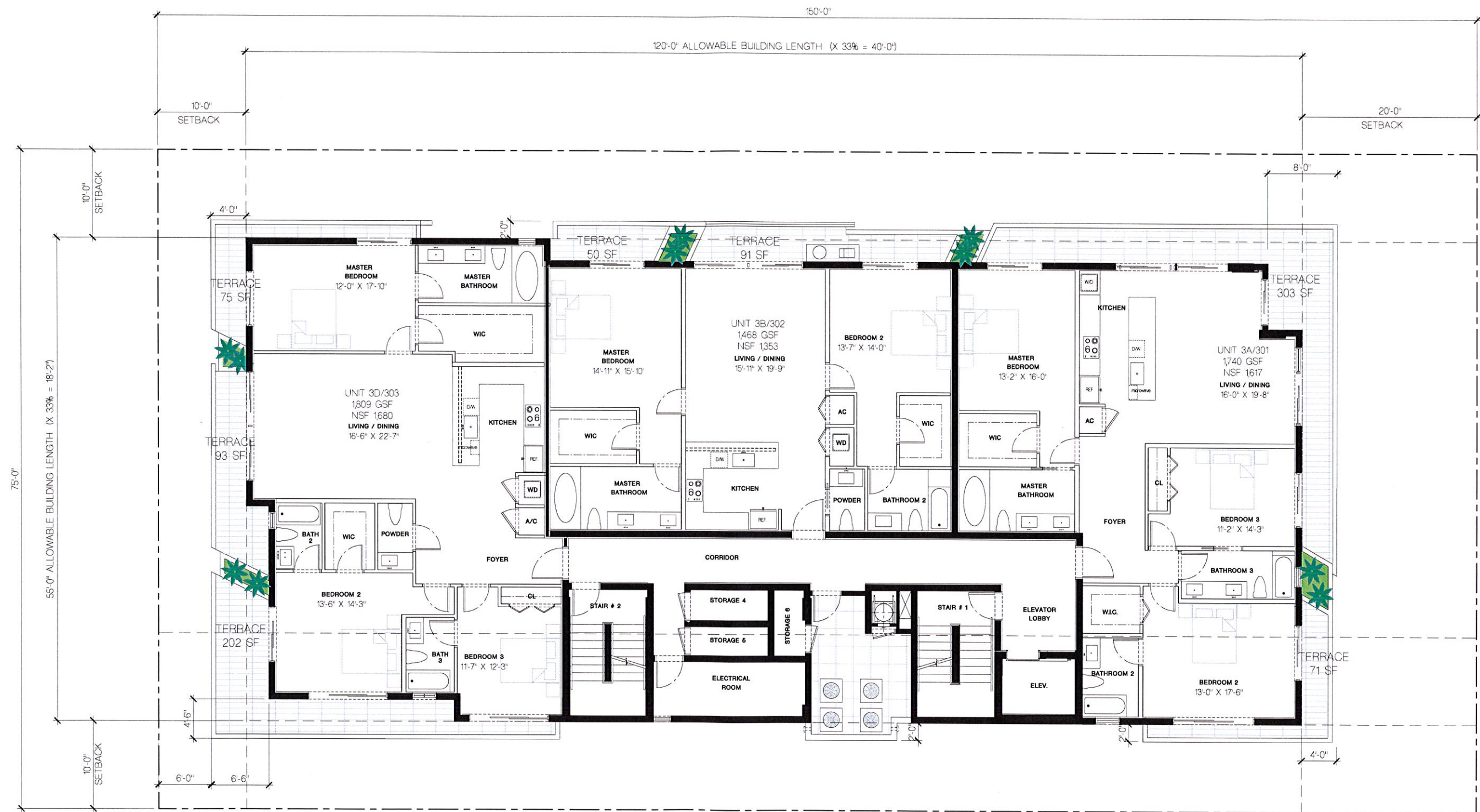
TOTAL SITE AREA: = 11,250 SF
 LANDSCAPE AREA REQUIRED (20% OF LOT AREA): = 2,250 SF
 LANDSCAPED AREA PROVIDED (20.4% OF LOT AREA): = 2,298 SF



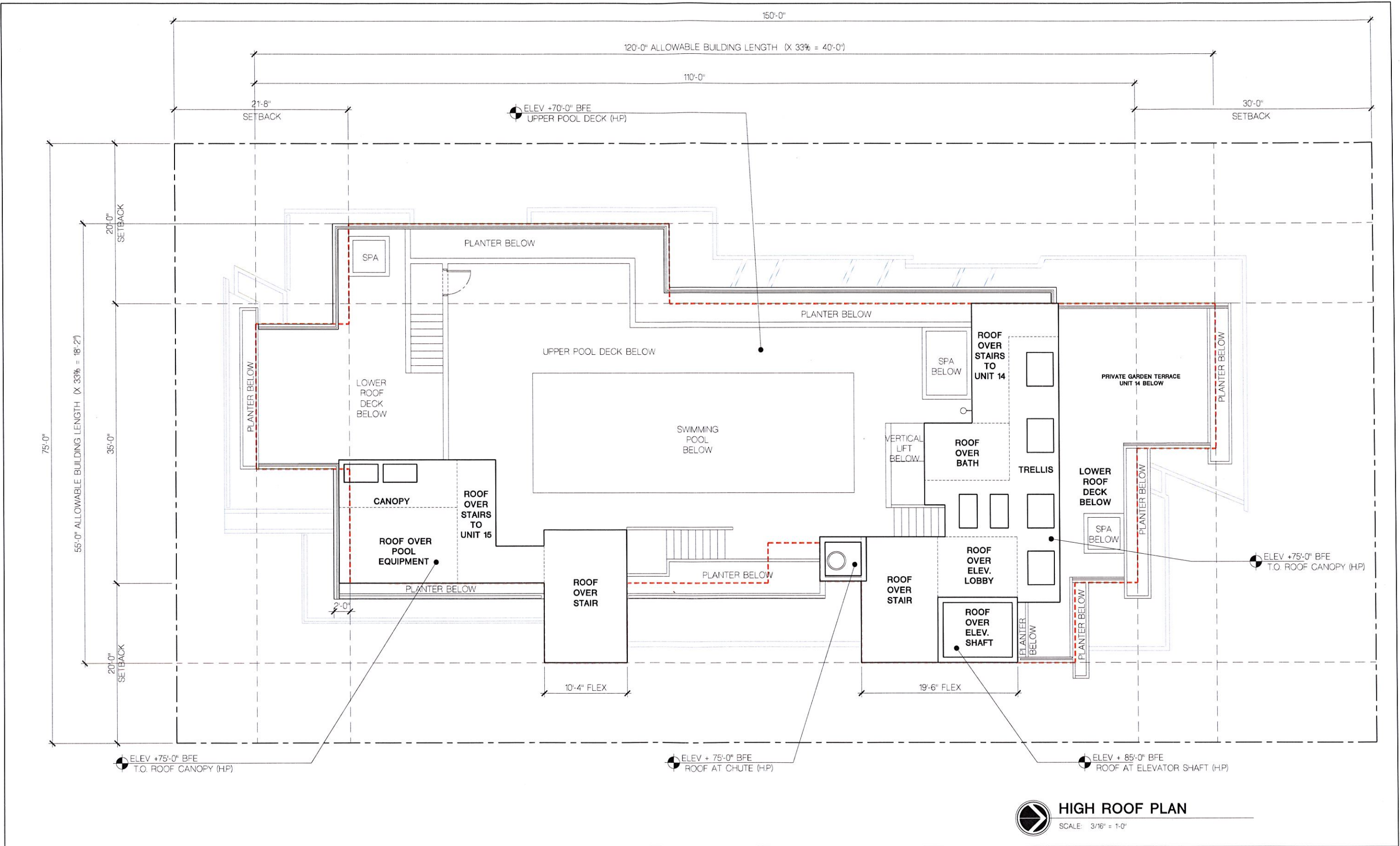
SITE PLAN

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

CM, ENG HOLLAND ENGINEERING INC. civil engineers 3800 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 ARCHITECTS ROBERT PARSLEY A.S.L.A. 100 S.W. 11 STREET SUITE FL 1111 FORT LAUDERDALE, FL 33304	STRUCTURAL ENG	MEP ENG	CONTRACT OWNER PEARL HOUSE, LLC 200 BISCAYNE BOULEVARD WAY SUITE 4709 MIAMI, FLORIDA 33131	PEARL HOUSE NEW CONDOMINIUM BUILDING 1170 101 STREET BAY HARBOR ISLANDS, FLORIDA 33154	FRANKEL BENAYOUN ARCHITECTS INC. ARCHITECTS INTERIOR DESIGN LICENSE NO. AX-0001484 MARCUS A. FRANKEL LICENSE NO. AR0007143 FRANKEL BENAYOUN, FLSMARCH, LICENSE NO. AR0007273 1170 101 STREET SUITE 1202 BAY HARBOR ISLANDS, FLORIDA 33154 PH: (305) 858-3665 FAX: (305) 858-3650 E-MAIL: INFO@FRANKELBENAYOUN.COM	NO REVISION DATE BY DRAWING TITLE SITE PLAN SCALE: 1/8" = 1'-0" DATE: NOVEMBER 13, 2014 SHEET NUMBER A-1.01 P&Z BOARD SUBMITTAL
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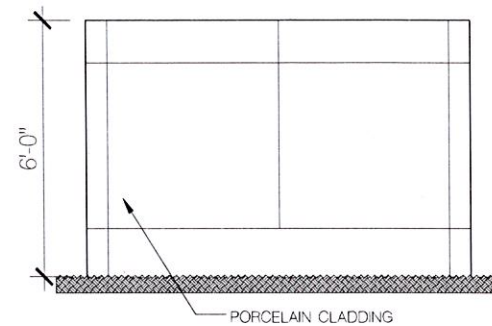






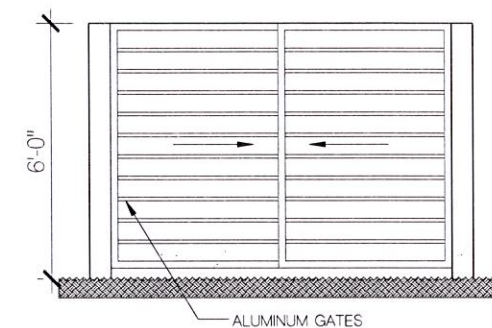
HIGH ROOF PLAN
SCALE: 3/16" = 1'-0"

CIVIL ENGINEERING



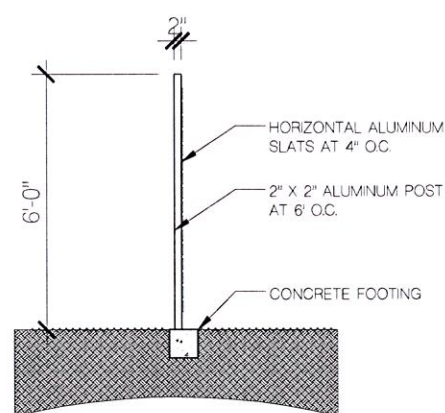
DUMPSTER ENCLOSURE

SCALE: 1/2" = 1'-0"



DUMPSTER ENCLOSURE

SCALE: 1/2" = 1'-0"



FENCE SECTION [SIDE YARD]

SCALE: 1/2" = 1'-0"

ELEVATOR SHAFT

CONCRETE TRELLIS

CONCRETE EYEBROW

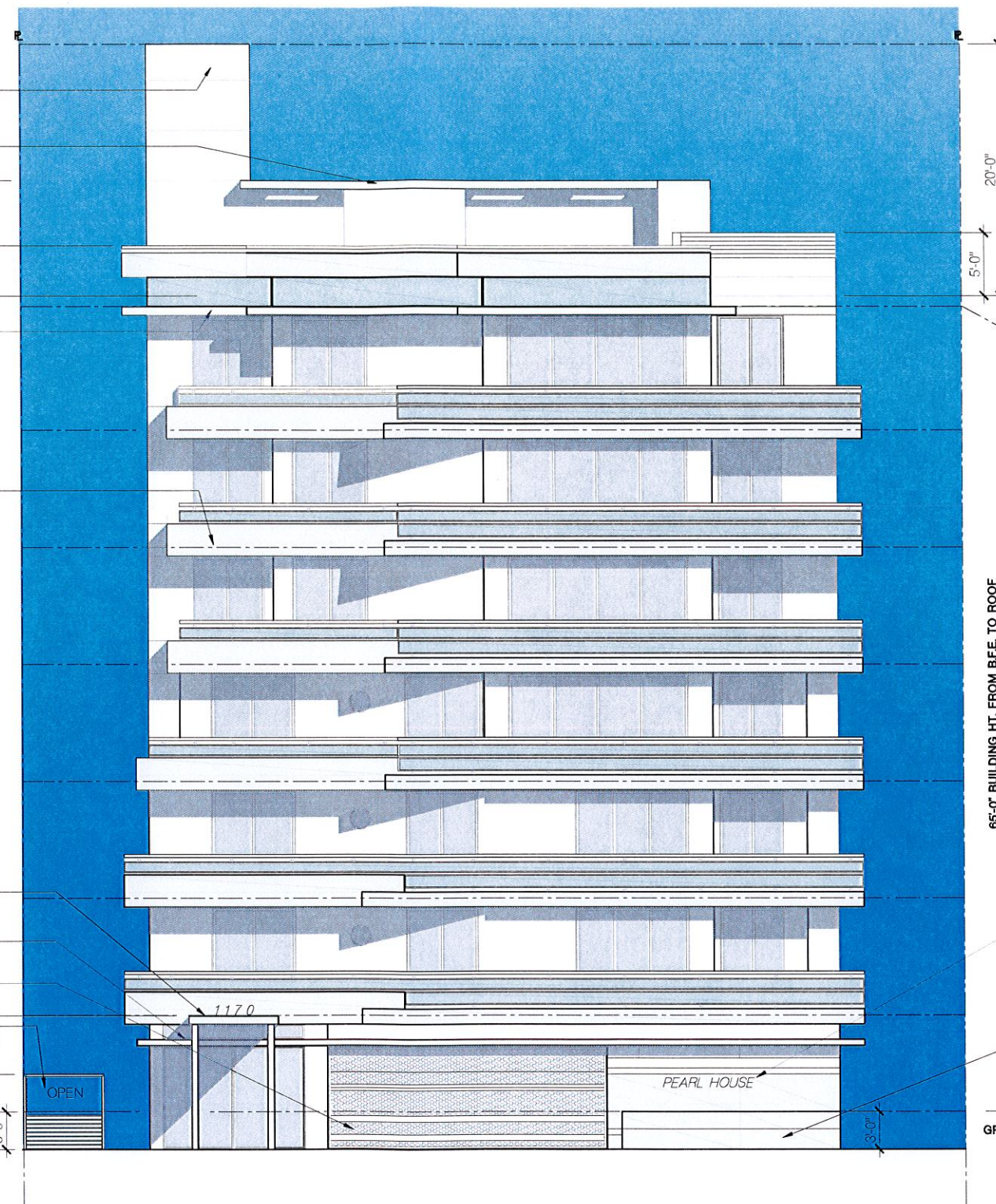
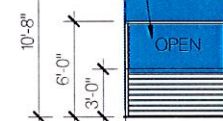
MASONRY & GLASS RAIL WITH
HORIZONTAL METAL TOP
MEMBER

CONCRETE CANOPY WITH
ADDRESS SIGN ABOVE

CONCRETE EYEBROW

METAL GATE

CONTINUOUS 6'-0"
ALUMINUM W/ HORIZONTAL SLATS



ELEV 70'-0" BFE = 78'-0" NGVD
FFE UPPER ROOF DECK

ROOF

ELEV 65'-0" BFE = 73'-0" NGVD
FFE ROOF
ELEV +64'-2" BFE = 72'-17" NGVD
T.O.S. ROOF

7

ELEV +54'-4" BFE = 62'-4" NGVD
T.O.S. LEVEL 7

6

ELEV +45' BFE = 53' NGVD
T.O.S. LEVEL 6

5

ELEV +35'-8" BFE = 43'-8" NGVD
T.O.S. LEVEL 5

4

ELEV +26'-4" BFE = 34'-4" NGVD
T.O.S. LEVEL 4

3

ELEV +17' BFE = 25' NGVD
T.O.S. LEVEL 3

LOCATION FOR BUILDING
NAME/SIGN

2

ELEV +7'-8" BFE = 15'-8" NGVD
T.O.S. LEVEL 2

PEARL COLORED
STONE/PORCELAIN WALL
CLADDING TO 3' HT.

1

ELEV 0' BFE = 8'-0" NGVD

GRADE

ELEV -3'-0 1/4" BFE = 4'-11 3/4" NGVD
FFE / BUILDING ENTRY

NORTH ELEVATION

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

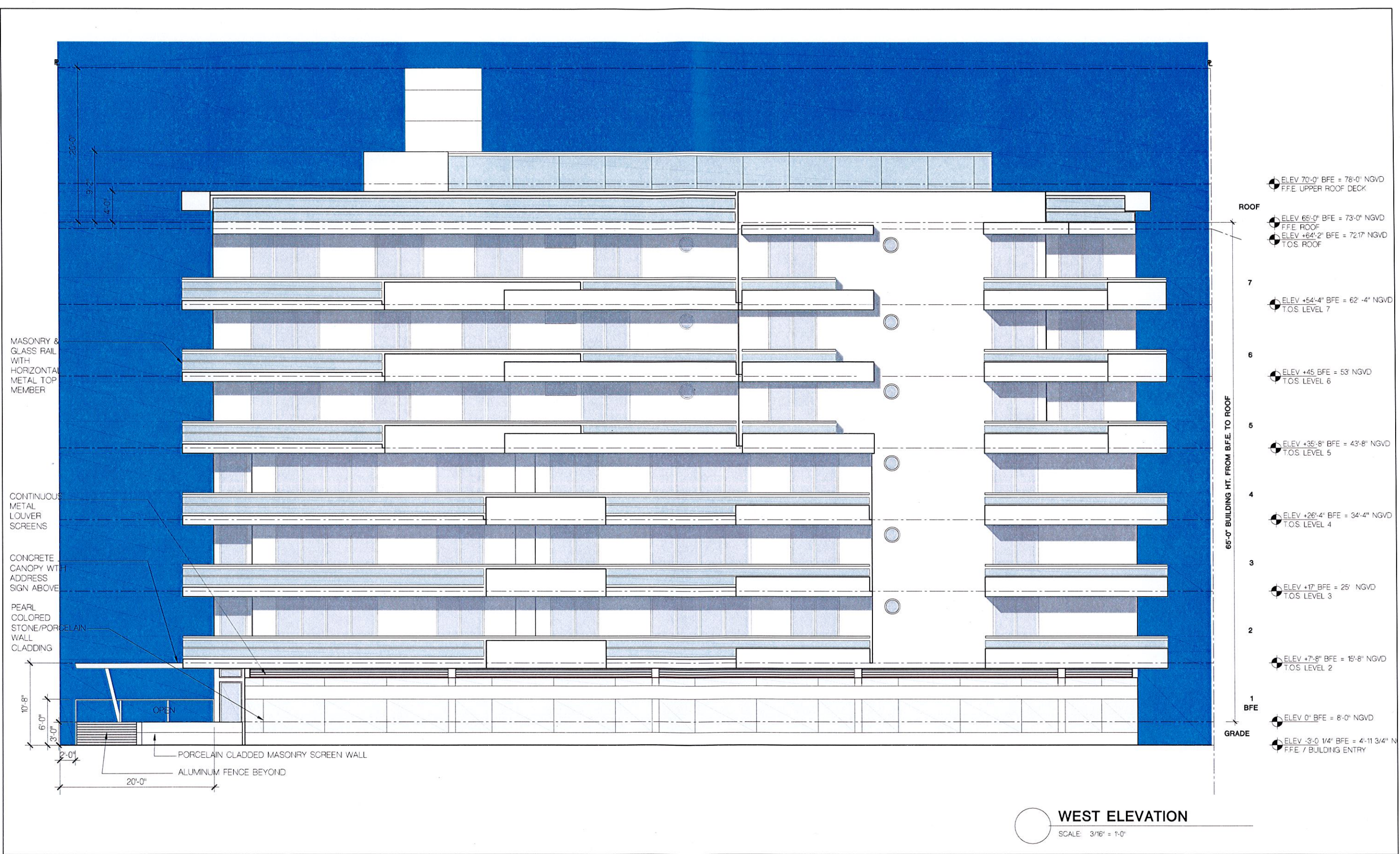
CIVIL ENG. HOLLAND ENGINEERING INC. civil engineers 3900 HOLLYWOOD BOULEVARD - HOLLYWOOD, FL - 33021 (854)367-0371 • (854)367-0372 Fax SUSAN C. HOLLAND, PE Reg. no. 41831	LANDSCAPE ARCH. GEOMANTIC DESIGNS, INC. LANDSCAPE ARCHITECTURE ROBERT PARSLEY A.S.A. 200 S.W. 11 STREET, SUITE 111 MIAMI, FLORIDA 33135	STRUCTURAL ENG.	MEP ENG.	CONTRACT OWNER PEARL HOUSE, LLC 200 BISCAYNE BOULEVARD WAY SUITE 4709 MIAMI, FLORIDA 33131	PEARL HOUSE NEW CONDOMINIUM BUILDING 1170 101 STREET BAY HARBOR ISLANDS, FLORIDA 33154	FRANKEL BENAYOUN ARCHITECTS INC. ARCHITECTS PLANNERS INTERIOR DESIGN LICENSE NO. AA-0001484 MARQUE A. FRANKEL, LICENSE NO. AR0001143 FRANKEL BENAYOUN FIRM, LICENSE NO. AR0011273 1177 KANE CONCOURSE, SUITE 120, BAY HARBOR ISLANDS, FLORIDA 33154 PH: (305) 858-3885 FAX: (305) 858-3850 E-MAIL: INFO@FRANKELBENAYOUN.COM	NO. REVISION DATE BY	DRAWING TITLE NORTH ELEVATION SCALE: 3/16" = 1'-0" DATE: NOVEMBER 13, 2014 SHEET NUMBER A-2.01 P&Z BOARD SUBMITTAL
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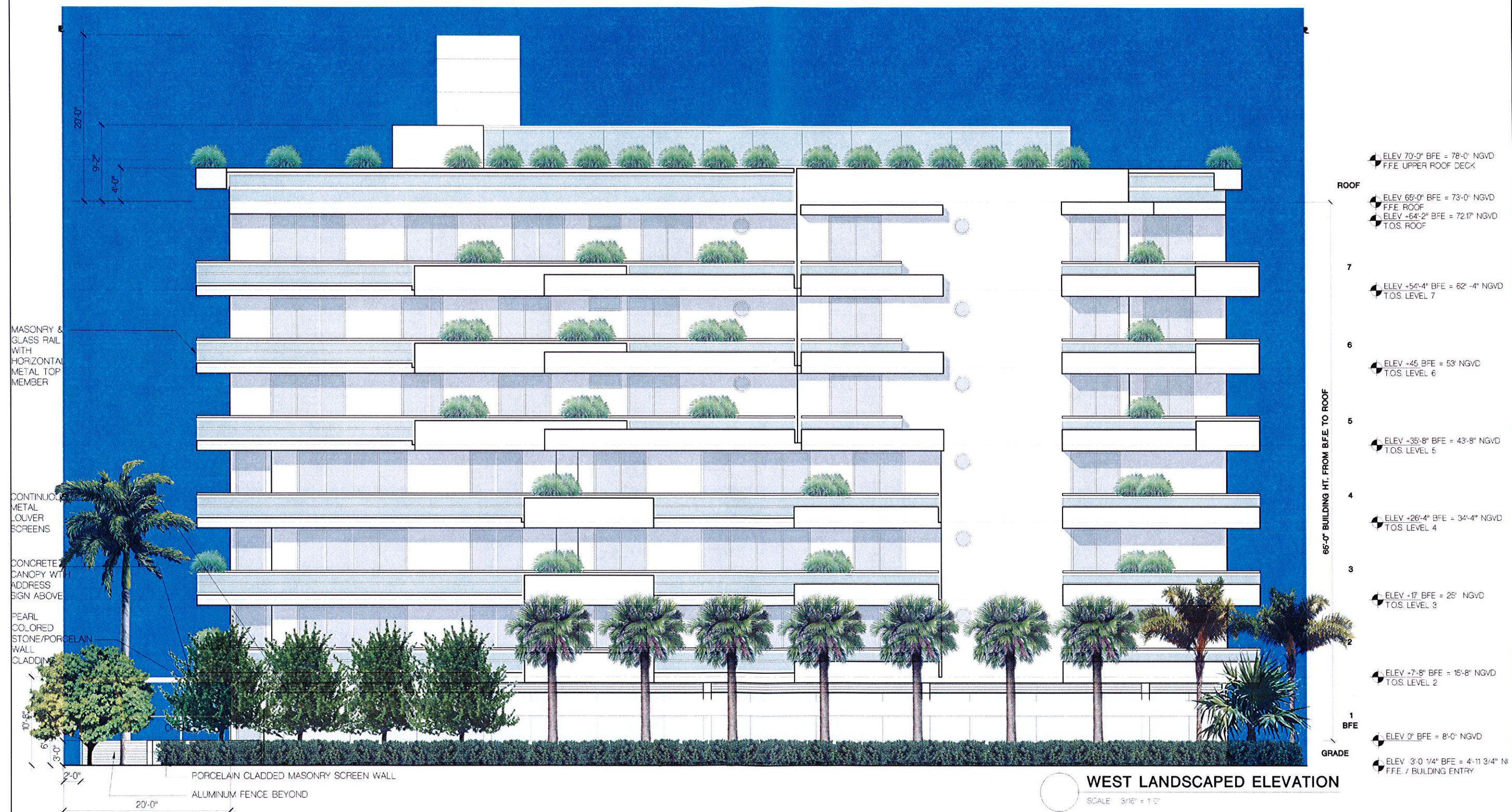
NORTH LANDSCAPED ELEVATION

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

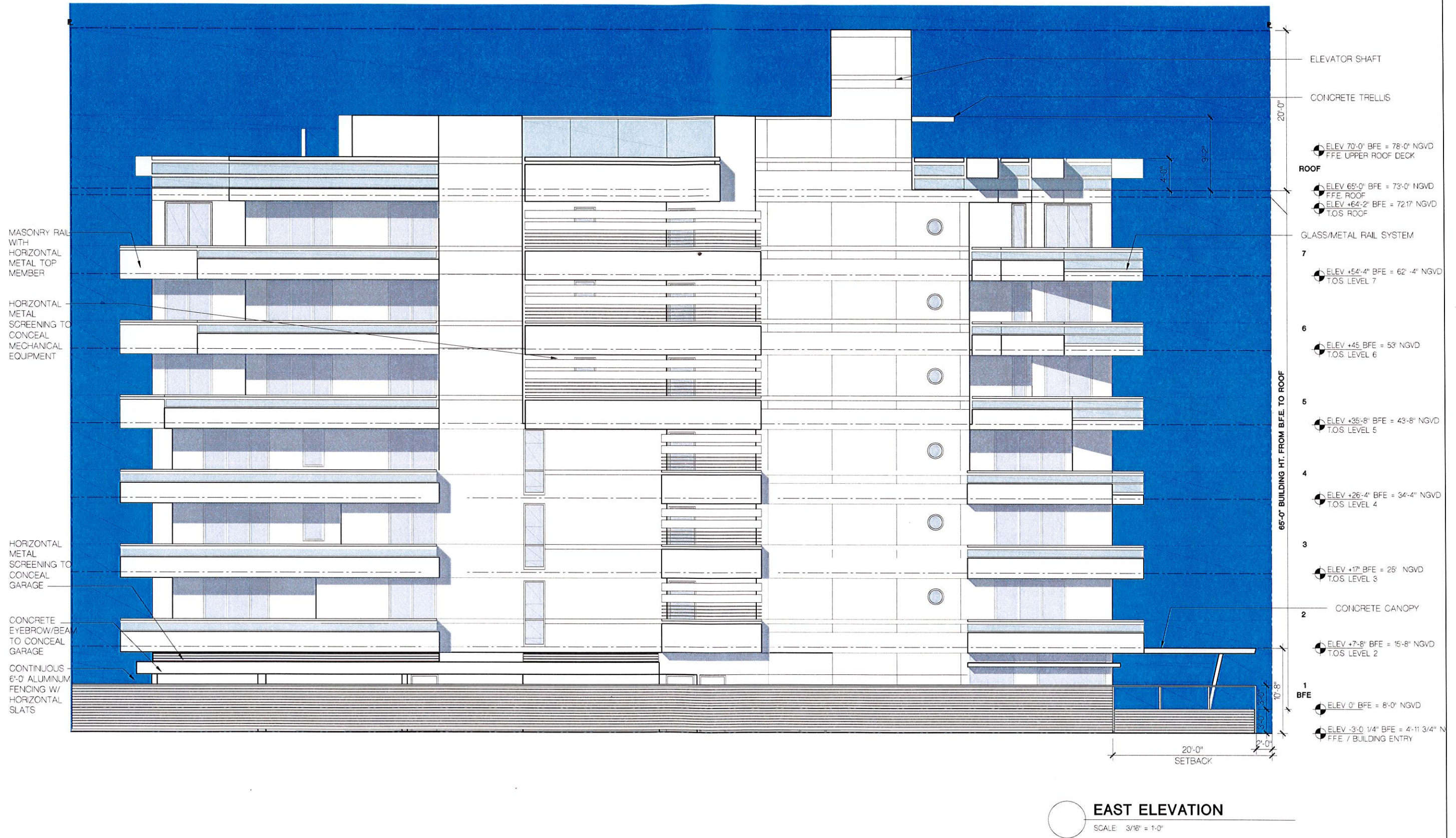
HOLLAND ENGINEERING INC. Civil Engineers 1500 HOLLYWOOD BLVD. SUITE 100, HOLLYWOOD, FL 33021 (954) 267-2371 • (954) 267-0372 Fax SUSAN C. HOLLAND, PE Reg. No. 41831	GEOMANTIC DESIGNS, INC. LANDSCAPE ARCHITECTURE ROBERT PARSLEY A.S.I.A. 1000 N. W. 103RD ST., SUITE 101, MIAMI, FL 33151 PHONE: 781-451-7900 FAX: 781-451-7901	STRUCTURAL ENG.	MEP ENG.	CONTRACT OWNER PEARL HOUSE, L.L.C. 200 BISCAYNE BOULEVARD, SUITE 4705 MIAMI, FLORIDA 33131	PEARL HOUSE NEW CONDOMINIUM BUILDING 1170 101 STREET BAY HARBOR ISLANDS, FLORIDA 33154	FRANKEL BENAYOUN ARCHITECTS INC. ARCHITECTS 1170 101 STREET, SUITE 4705, BAY HARBOR ISLANDS, FLORIDA 33154 PHONE: 781-451-7900 FAX: 781-451-7901 E-MAIL: TUD@FRANKELBENAYOUN.COM	NO. REVISION DATE BY	NORTH ELEVATION SCALE: 3/16" = 1'-0" DATE: NOVEMBER 4, 2014 SHEET NUMBER: A-2.01 F&Z BOARD SUBMITTAL
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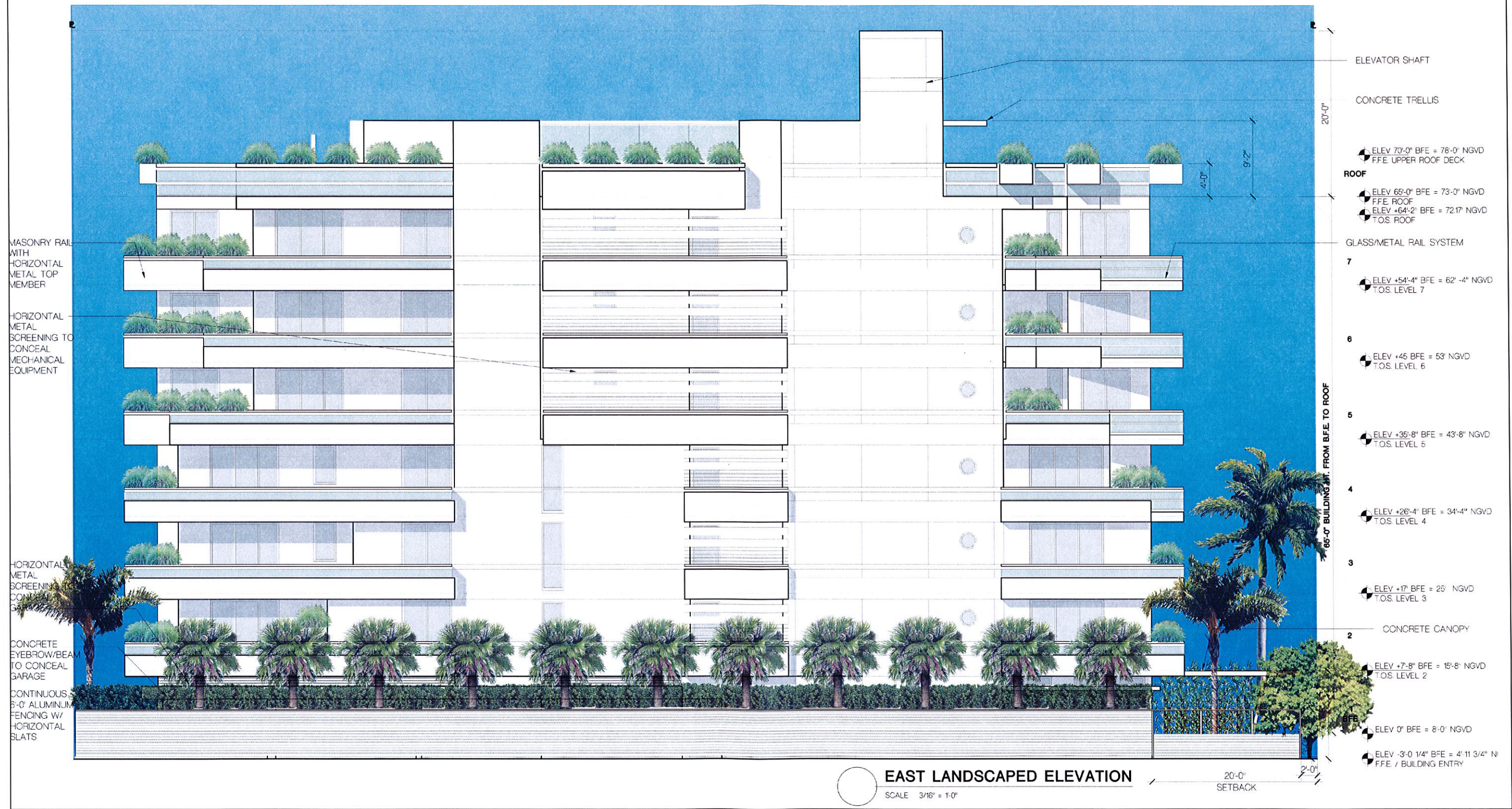
ORL ENG HOLLAND ENGINEERING INC. civil engineers 3900 HOLLYWOOD BOULEVARD - HOLLYWOOD, FL - 33021 (954)367-0371 • (954)367-0372 Fax SUSAN C. HOLLAND, PE Reg. no. 41831	LANDSCAPE ARCH  GEOMANTIC DESIGNS, INC. LANDSCAPE ARCHITECTURE ROBERT PARSLEY A.S.L.A. 400 S.W. 41 STREET MIAMI, FL 33135 PHONE: 313-461-5441 FAX: 313-461-5442	STRUCTURAL ENG	MEP ENG	CONTRACT OWNER PEARL HOUSE, LLC 200 BISCAYNE BOULEVARD WAY SUITE 4709 MIAMI, FLORIDA 33131	PEARL HOUSE NEW CONDOMINIUM BUILDING 1170 101 STREET BAY HARBOR ISLANDS, FLORIDA 33154	FRANKEL BENAYOUN ARCHITECTS INC. ARCHITECTS PLANNERS INTERIOR DESIGN LICENSE NO. AA-C001438 MARQUE A. FRANKEL LICENSE NO. AR000143 FRANKEL BENAYOUN FIRM LICENSE NO. AR0012273 1177 KANE CONDOURSE SUITE 120 BAY HARBOR ISLANDS, FLORIDA 33154 PH: (305) 868-1645 FAX: (305) 868-3650 E-MAIL: INFO@FRANKELBENAYOUN.COM  SIGNATURE DATE	<table><tr><th>NO.</th><th>REVISION</th><th>DATE</th><th>BY</th></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr></table>	NO.	REVISION	DATE	BY																					DRAWING TITLE WEST ELEVATION SCALE: 3/16" = 1'-0" DATE: NOVEMBER 13, 2014 SHEET NUMBER A-2.02 P&Z BOARD SUBMITTAL
NO.	REVISION	DATE	BY																													



DLA ENG  HOLLAND ENGINEERING INC. Civil Engineers 3900 HOLLYWOOD BOULEVARD - HOLLYWOOD, FL - 33020 (954) 351-1127 (954) 351-1032 Fax SUSAN C. HOLLAND, PE Reg. No. 47251	LANDSCAPE ARCH.  GEOMANTIC DESIGNS, INC. LANDSCAPE ARCHITECTURE ROBERT PAKSELY A.S.L.A. 4000 W. 41 STREET MIAMI, FL 33140 TEL: 305-403-7400 FAX: 305-403-8100	STRUCTURE, ENG.	MEP ENG.	CONTRACT OWNER PEARL HOUSE, LLC 200 BISCAYNE BOULEVARD, SUITE 4700 MIAMI, FLORIDA 33139	PEARL HOUSE NEW CONDOMINIUM BUILDING 1170 101 STREET RAY HARBOR ISLANDS, FLORIDA 33154	FRANKEL BENAYOUN ARCHITECTS INC. ARCHITECTS PLANNERS INTERIOR DESIGN 10000 NW 10th AVENUE, SUITE 100, MIAMI, FL 33150 FRANKEL BENAYOUN ARCHITECTS INC. 10000 NW 10th AVENUE, SUITE 100, MIAMI, FL 33150 1170 101 STREET, SUITE 100, RAY HARBOR ISLANDS, FLORIDA 33154 P: 305.400.1000 FAX: 305.400.1001 E: INFO@FRANKELBENAYOUN.COM  SIGNATURE DATE	NO. REVISION DATE BY WEST ELEVATION SCALE: 3/16" = 1'-0" DATE: NOVEMBER 4, 2014 SHEET NUMBER: A-2.02 R&Z BOARD SUBMITTAL
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CIV. ENG.  HOLLAND ENGINEERING INC. Civ. engineers 900 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 ARCHITECTS ROBERT PARSLEY A.S.A. 4001 N.W. 11 STREET MIAMI, FL 33147 PHONE: (305) 554-1940 FAX: (305) 554-1940	STRUCTURAL ENG.	MEP ENG.	CONTRACT OWNER PEARL HOUSE, LLC 200 BISCAYNE BOULEVARD WAY SUITE 4709 MIAMI, FLORIDA 33131	PEARL HOUSE NEW CONDOMINIUM BUILDING 1170 101 STREET BAY HARBOR ISLANDS, FLORIDA 33154	FRANKEL BENAYOUN ARCHITECTS INC. ARCHITECTS PLANNERS INTERIOR DESIGN LICENSE NO. AA-000148 ENGINEER NO. AR0007143 MARKUS A. FRANKEL FRANK BENAYOUN, FISHMAN, LICENSE NO. AR0017373 1177 KANE CONDOURSE, SUITE 120, BAY HARBOR ISLANDS, FLORIDA 33154 PH: (305) 888-3845 FAX: (305) 888-3850 E-MAIL: INFO@FRANKELBENAYOUN.COM 	SIGNATURE DATE <table><tr><th>NO.</th><th>REVISION</th><th>DATE</th><th>BY</th></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr></table>	NO.	REVISION	DATE	BY																	DRAWING TITLE EAST ELEVATION SCALE 3/16" = 1'-0" DATE NOVEMBER 13, 2014 SHEET NUMBER A-2.03 P&Z BOARD SUBMITTAL
NO.	REVISION	DATE	BY																									



DATE ENG HOLLAND ENGINEERING INC. 2890 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. 1801 SW 41ST STREET, MIAMI, FL 33135 PHONE: (305) 557-7400 FAX: (305) 557-7474	STRUCTURAL ENG	MEP ENG	CITY/STATE OWNER PEARL HOUSE, LLC 200 BISCAYNE BOULEVARD, SUITE 4705 MIAMI, FL 33139	PEARL HOUSE NEW CONDOMINIUM BUILDING 1170 101 STREET BAY HARBOR ISLANDS, FLORIDA 33434	FRANKEL BENAYOUN ARCHITECTS INC. ARCHITECTS PLANNERS DESIGN JENNIFER W. FRANKEL, AIA, LEED AP, NCARB FRANKEL BENAYOUN ARCHITECTS INC. ARCHITECTS 1170 KAZZ CONDOURSE, SUITE 110, BAY HARBOR ISLANDS, FLORIDA 33434 PH: (407) 366-1000 FAX: (407) 366-1001 E-MAIL: INFO@FRANKELBENAYOUN.COM	NO. REVIEWED DATE NO. 3/16" = 1'-0" DATE NOVEMBER 4, 2014 SHEET NUMBER A-2.03 PAZ (CARE) SUBMITTAL	DATE
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METAL & GLASS GUARD RAIL
AROUND THE UPPER POOL
DECK TO 48" HT.

20'-0"

9'-2"

4'-0"

MASONRY & GLASS RAIL WITH
HORIZONTAL METAL TOP
MEMBER

MASONRY PLANTER WALL

CONTINUOUS METAL LOUVER
SCREENS

PEARL COLORED
STONE/PORCELAIN WALL
CLADDING

ELEV 70'-0" BFE = 78'-0" NGVD
FFE UPPER ROOF DECK

ROOF

ELEV 65'-0" BFE = 73'-0" NGVD
FFE ROOF
ELEV +64'-2" BFE = 72'-17" NGVD
T.O.S. ROOF

7

ELEV +54'-4" BFE = 62'-4" NGVD
T.O.S. LEVEL 7

6

ELEV +45' BFE = 53' NGVD
T.O.S. LEVEL 6

5

ELEV +35'-8" BFE = 43'-8" NGVD
T.O.S. LEVEL 5

4

ELEV +26'-4" BFE = 34'-4" NGVD
T.O.S. LEVEL 4

3

ELEV +17' BFE = 25' NGVD
T.O.S. LEVEL 3

2

ELEV +7'-8" BFE = 15'-8" NGVD
T.O.S. LEVEL 2

1

BFE
ELEV 0' BFE = 8'-0" NGVD

GRADE

ELEV -3'-0 1/4" BFE = 4'-11 3/4" NGVD
FFE / BUILDING ENTRY

65'-0" BUILDING HT. FROM BFE TO ROOF



SOUTH ELEVATION

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

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.
200 S.W. 41 STREET - MIAMI, FL 33134
PHONE: 783-6600 • FAX: 783-6642

STRUCTURAL ENG

MEP ENG

CONTRACT OWNER
PEARL HOUSE, LLC
200 BISCAYNE BOULEVARD WAY SUITE 4709
MIAMI, FLORIDA 33131

PEARL HOUSE
NEW CONDOMINIUM BUILDING
1170 101 STREET
BAY HARBOR ISLANDS, FLORIDA 33154

**FRANKEL BENAYOUN
ARCHITECTS INC.**
ARCHITECTS PLANNERS DESIGN
LICENSE NO. AA-C001494
MARCOUS A. FRANKEL LICENSE NO. AR0001143
FRANK BENAYOUN FRANKEL LICENSE NO. AR0001275
1177 KANE CONDOURSE, SUITE 120, BAY HARBOR ISLANDS, FLORIDA 33154
P: (305) 888-3880 FAX: (305) 888-3880
E-MAIL: INFO@FRANKELBENAYOUN.COM

SIGNATURE

DATE

NO.	REVISION	DATE	BY

DRAWING TITLE
SOUTH ELEVATION
SCALE: 3/16" = 1'-0" DATE: NOVEMBER 13, 2014
SHEET NUMBER
A-2.04
P&Z BOARD SUBMITTAL

METAL & GLASS GUARD RAIL
AROUND THE UPPER POOL
DECK TO 48" HT.

20'-0"

9'-2"

4'-0"

MASONRY & GLASS RAIL WITH
HORIZONTAL METAL TOP
MEMBER

MASONRY PLANTER WALL

CONTINUOUS METAL LOUVER
SCREENS

PEARL COLORED
STONE/PORCELAIN WALL
CLADDING

ELEV 70'-0" BFE = 78'-0" NGVD
F.F.E. UPPER ROOF DECK

ROOF

ELEV 65'-0" BFE = 73'-0" NGVD
F.F.E. ROOF
ELEV +64'-2" BFE = 72.17' NGVD
T.O.S. ROOF

7

ELEV +54'-4" BFE = 62'-4" NGVD
T.O.S. LEVEL 7

6

ELEV +45' BFE = 53' NGVD
T.O.S. LEVEL 6

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ELEV +35'-8" BFE = 43'-8" NGVD
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ELEV +26'-4" BFE = 34'-4" NGVD
T.O.S. LEVEL 4

3

ELEV +17' BFE = 25' NGVD
T.O.S. LEVEL 3

2

ELEV +7'-8" BFE = 15'-8" NGVD
T.O.S. LEVEL 2

1

ELEV 0' BFE = 8'-0" NGVD

GRADE

ELEV -3'-0 1/4" BFE = 4'-11 3/4" NGVD
F.F.E. / BUILDING ENTRY

65'-0" BUILDING HT. FROM BFE TO ROOF

35'-8"

SOUTH LANDSCAPED ELEVATION

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

CAL ENG
HOLLAND ENGINEERING INC.
Civil Engineers
15100 HWY 140/139 RD SW, SUITE 100, PALM BEACH, FL 33411
(561) 847-1271 • (561) 847-0372 Fax
SUSAN C. HOLLAND, PE
Reg. No. 41831

LANDSCAPE ARCH
GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY, A.S.L.A.
1000 N. US HWY 1, SUITE 101, PALM BEACH, FL 33480
PHONE: 561-847-1271 FAX: 561-847-1427

STRUCTURAL ENG

MEP ENG

CONTRACT OWNER
PEARL HOUSE, LLC
200 BISCAYNE BOULEVARD, SUITE 4709
MIAMI, FLORIDA 33131

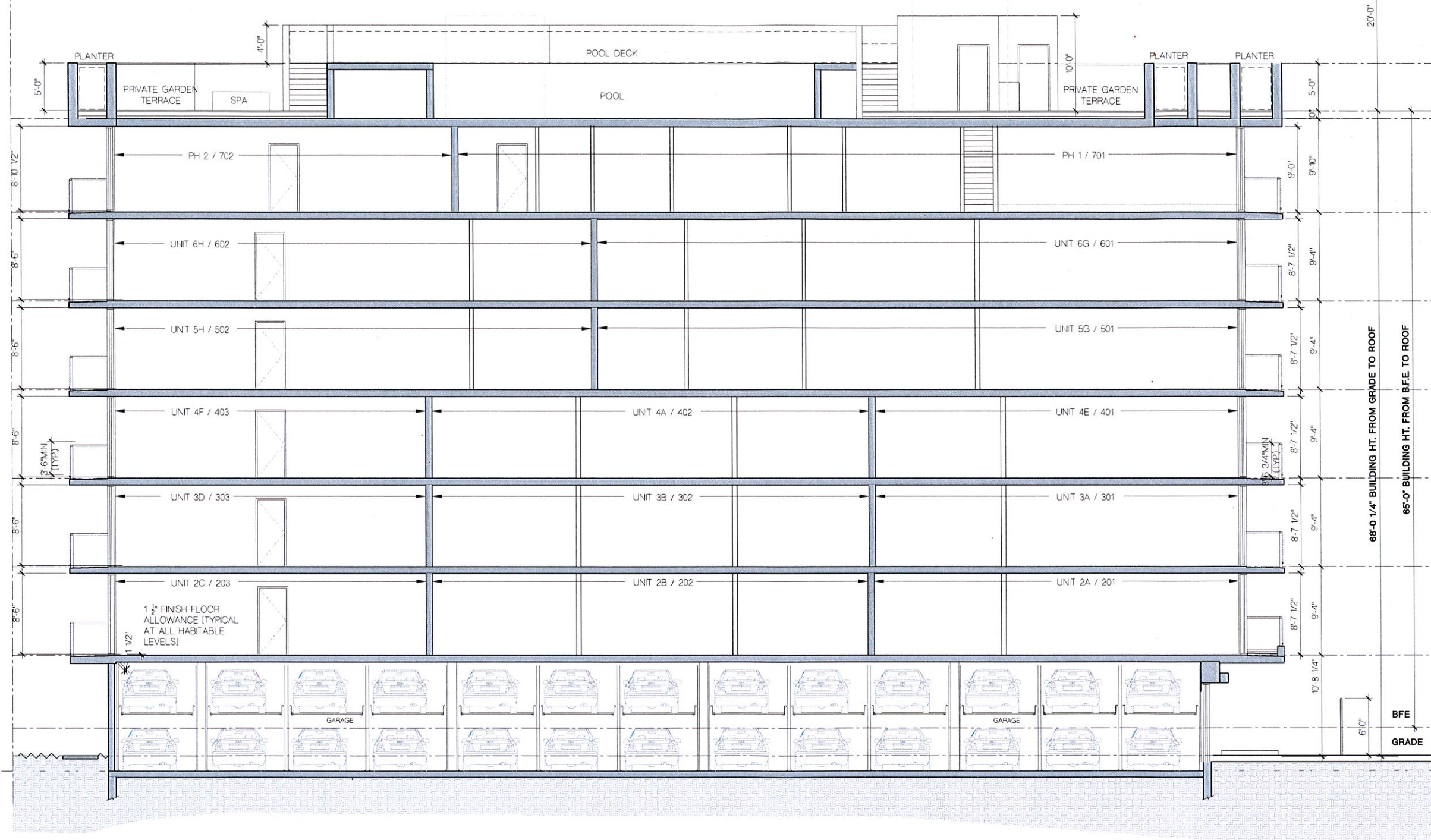
PEARL HOUSE
NEW CONDOMINIUM BUILDING
1170 101 STREET
BAY HARBOR ISLANDS, FLORIDA 33154

FRANKEL BENAYOUN ARCHITECTS INC.
ARCHITECTS
1170 101 STREET, SUITE 100, BAY HARBOR ISLANDS, FLORIDA 33154
PHONE: 305-444-1170 FAX: 305-444-1171
E-MAIL: INFO@FRANKELBENAYOUN.COM

DATE: _____
SIGNATURE: _____

NO. _____
REVISION: _____
DATE: _____

DRAWING FILE
SOUTH ELEVATION
SCALE: 3/16" = 1'-0" DATE: NOVEMBER 4, 2014
SHEET NUMBER
A-2.04
P&Z BOARD SUBMITTAL



- ROOF
- ELEV 70'-0" BFE = 78'-0" NGVD
F.F.E. UPPER ROOF DECK
 - ELEV 65'-0" BFE = 73'-0" NGVD
F.F.E. ROOF
 - ELEV +64'-2" BFE = 72.17' NGVD
T.O.S. ROOF
- 7
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T.O.S. LEVEL 4
- 3
- ELEV +17' BFE = 25' NGVD
T.O.S. LEVEL 3
- 2
- ELEV +7'-8" BFE = 15'-8" NGVD
T.O.S. LEVEL 2
- 1
- ELEV 0" BFE = 8'-0" NGVD
ELEV -2'-11" BFE = 5'-1" NGVD
F.F.E. / BUILDING ENTRY
 - ELEV -4'-6 1/2" BFE = 3'-5 1/2" NGVD
T.O.S. / GARAGE

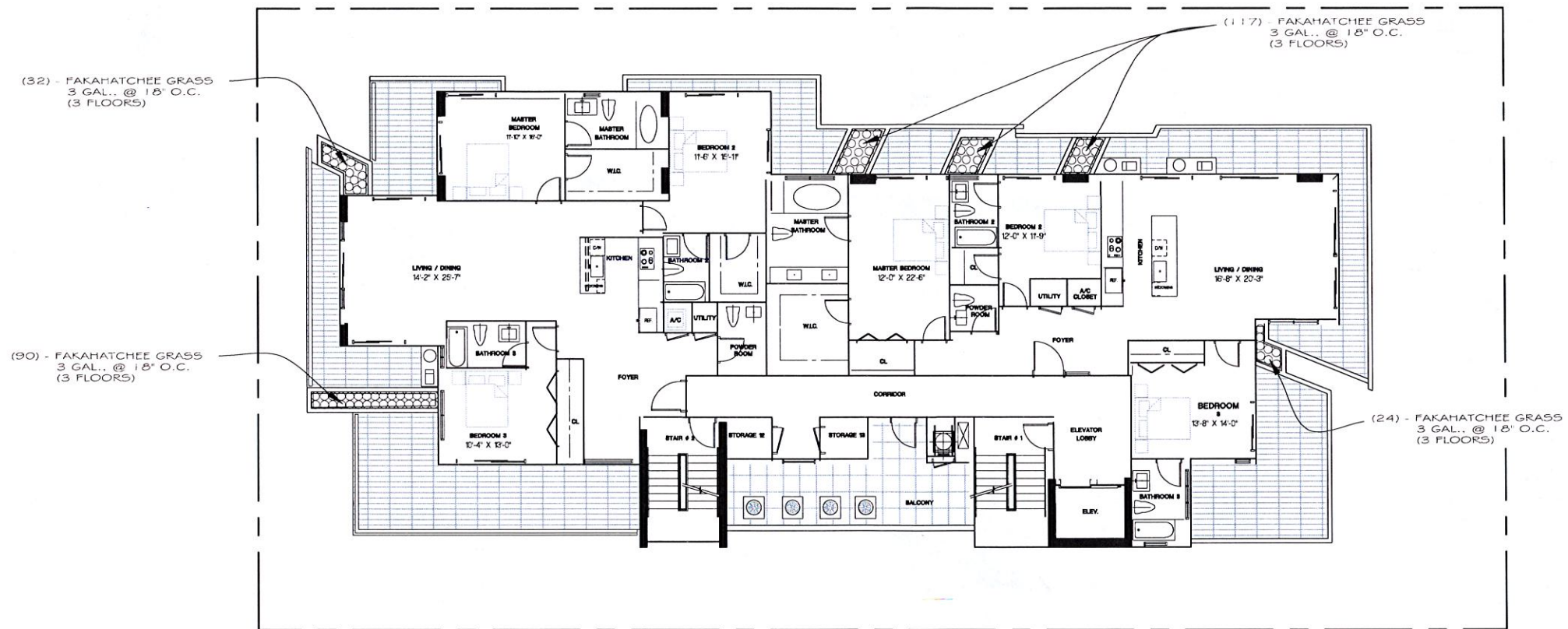


SECTION

SCALE 3/16" = 1'-0"

CIV. 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.A. 400 N.W. 17TH ST. SUITE 101 FORT LAUDERDALE, FL 33311	STRUCTURAL ENG.	MEP ENG.	CONTRACT OWNER PEARL HOUSE, LLC 200 BISCAYNE BOULEVARD WAY SUITE 4709 MIAMI, FLORIDA 33131	PEARL HOUSE NEW CONDOMINIUM BUILDING 1170 101 STREET BAY HARBOR ISLANDS, FLORIDA 33154	FRANKEL BENAYOUN ARCHITECTS INC. ARCHITECTS PLANNERS INTERIOR DESIGN LICENSE NO. AR-0001454 MANUEL A. FRANKEL LICENSE NO. AR0001453 FRANK BENAYOUN LICENSE NO. AR0017973 1177 KANE CONCOURSE, SUITE 120, BAY HARBOR ISLANDS, FLORIDA 33154 PH: (305) 858-3445 FAX: (305) 858-3550 E-MAIL: INFO@FRANKELBENAYOUN.COM  SIGNATURE DATE	<table><tr><th>NO.</th><th>REVISION</th><th>DATE</th><th>BY</th></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr></table> DRAWING TITLE SECTION SCALE 3/16" = 1'-0" DATE NOVEMBER 13, 2014 SHEET NUMBER A-3.01 P&Z BOARD SUBMITTAL	NO.	REVISION	DATE	BY																												
NO.	REVISION	DATE	BY																																				

5/20/2014 3:50 PM J:\PROJECTS\FRANKEL-BENAYOUN MULTIPLE PROJECTS\2014\170-101 ST PEARL HOUSE-PEARL HOUSE PLANTING.DWG



LEVELS 5,6 & 7 PLANTING PLAN 
SCALE: 1/8" = 1'-0"

CIVIL ENG.

LANDSCAPE ARCH.



GEOMANTIC
DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
4601 S.W. 117TH STREET, SUITE 100, MIAMI, FL 33154
PHONE: 305-444-4444 FAX: 305-444-4444

STRUCTURAL ENG.

MEP ENG.

CONTRACT OWNER

DIMITRY ROMANTSOV & ROMAN TEMPKIN
200 BISCATINE BOULEVARD, SUITE 4709
MIAMI, FLORIDA 33131

PEARL HOUSE
NEW CONDOMINIUM BUILDING
1170 101 STREET
BAY HARBOR ISLANDS, FLORIDA 33154

FRANKEL BENAYOUN
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-0001484
NATHAN A. FRANKEL LICENSE NO. AR0002143
FRANKEL BENAYOUN FIRM LICENSE NO. AR0017333
1177 KANE CONCOURSE, SUITE 120, BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 856-3855 FAX: (305) 856-3850
E-MAIL: INFO@FRANKELBENAYOUN.COM

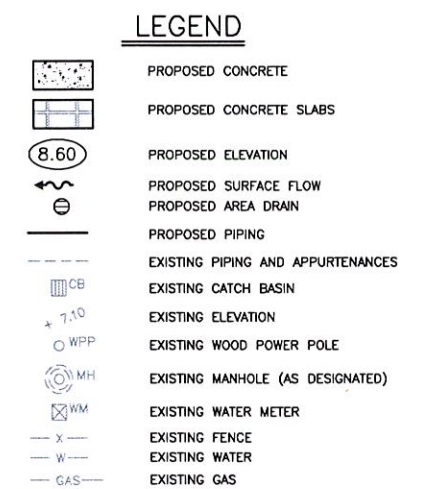
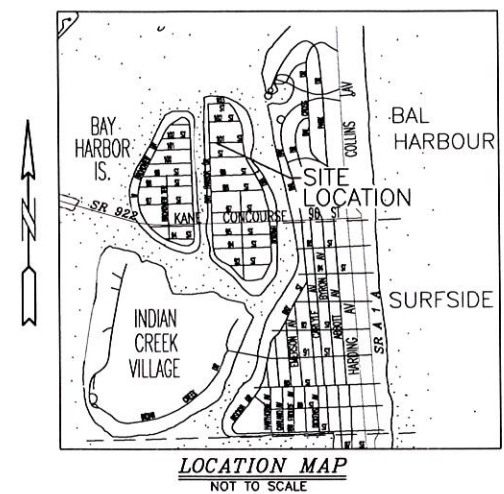
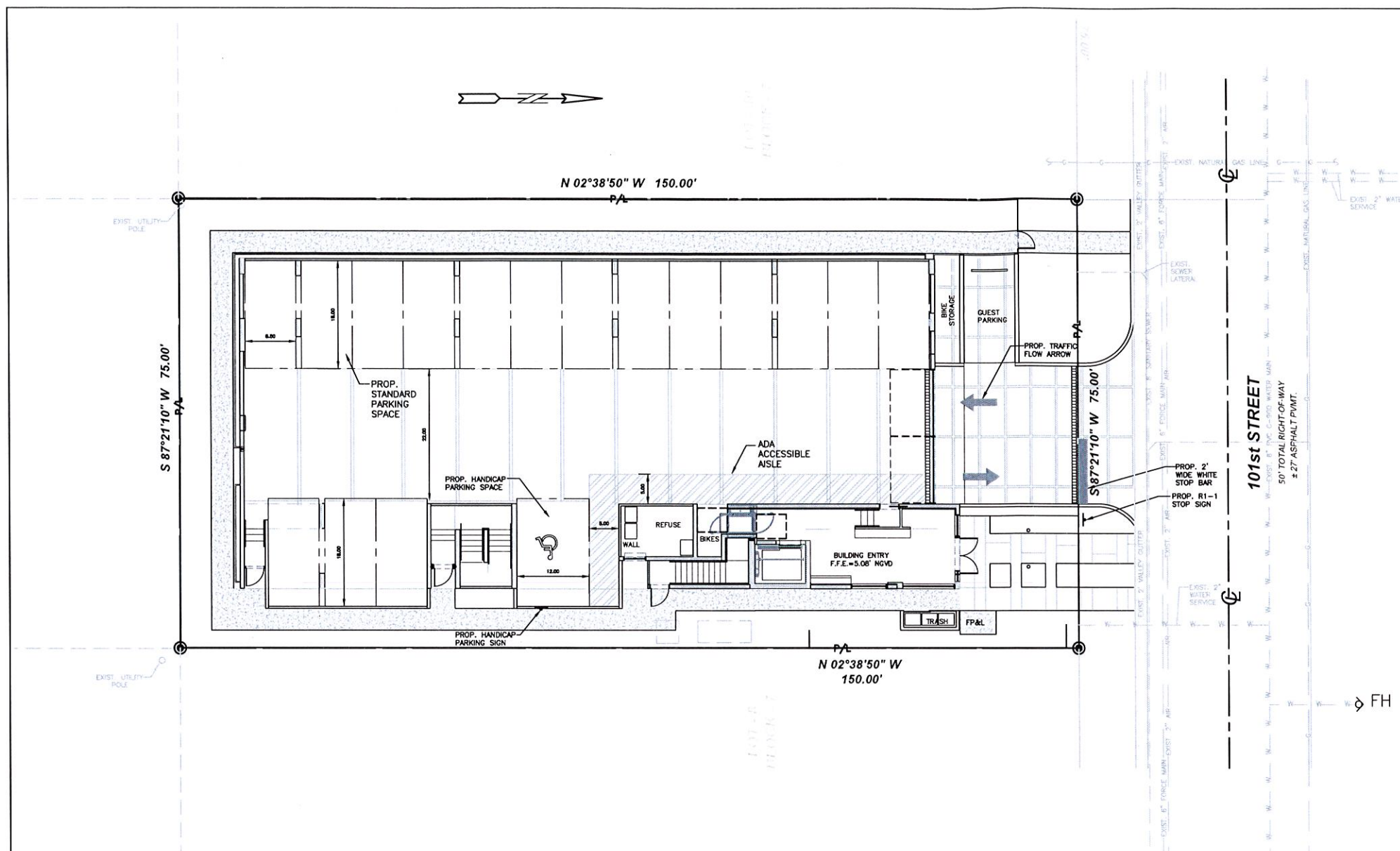


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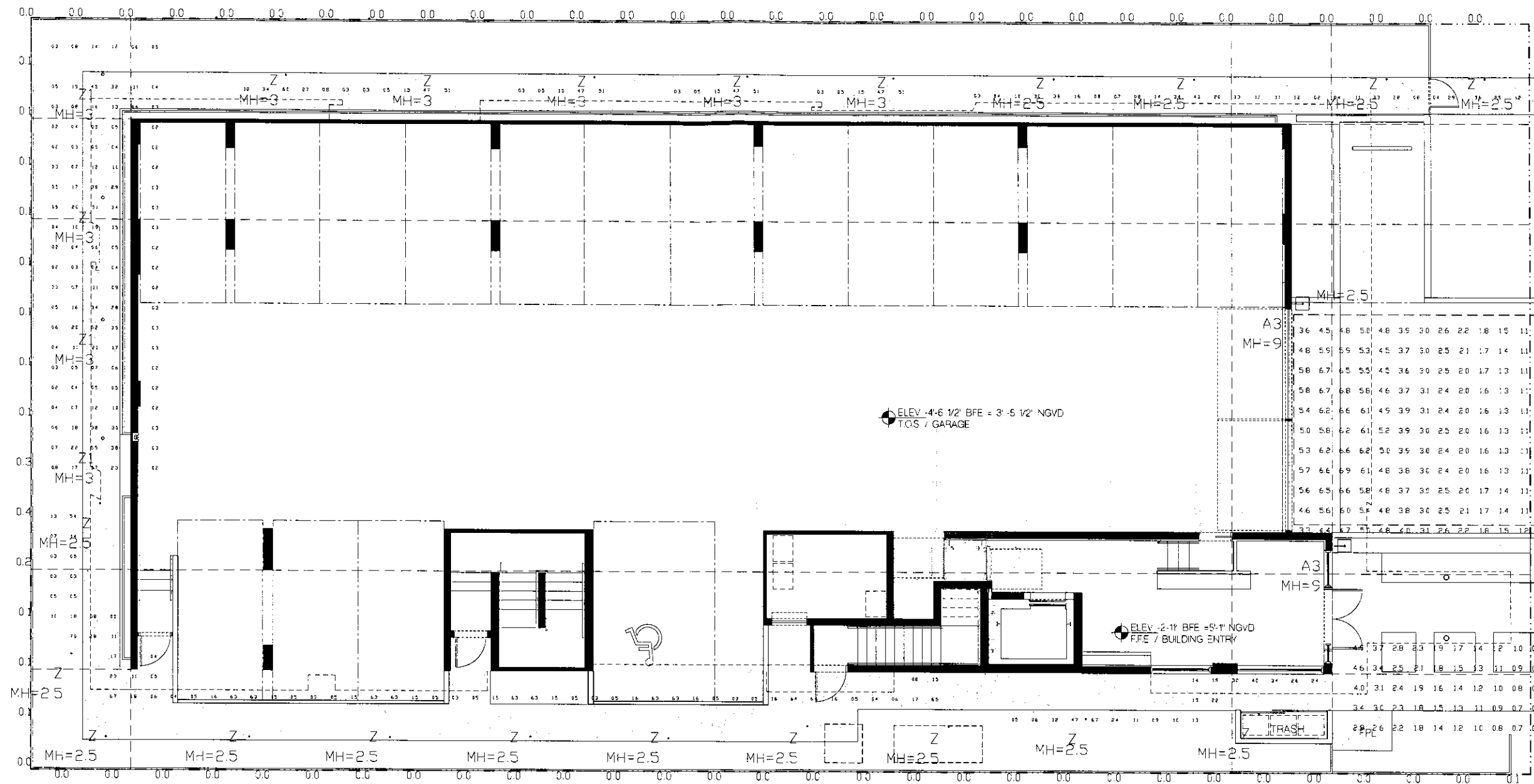
DATE

NO.	REVISION	DATE	BY

DRAWING TITLE	
LEVELS 5,6 & 7 PLANTING PLAN	
SCALE	DATE
1/8" = 1'-0"	OCTOBER 13, 2014
SHEET NUMBER	
L-3	
P&Z BOARD SUBMITTAL	



3/30/2014 3:30 PM 1:13 SIGNATURE _____ DATE _____	LANDSCAPE ARCH.	STRUCTURAL ENG.	MEP ENG	CONTRACT OWNER DIMITRY ROMANTSOV & ROMAN TEMPKIN 200 BISCAMITE BOULEVARD WAY SUITE 4705 MIAMI, FLORIDA 33131	PEARL HOUSE NEW CONDOMINIUM BUILDING 1170 101 STREET BAY HARBOR ISLANDS, FLORIDA 33154	FRANKEL BENAYOUN ARCHITECTS INC. PLANNERS INTERIOR DESIGN LICENSE NO. AA-C0011484 MARCUS A. FRANKEL, LICENSE NO. AR00011143 FRANK BENAYOUN, FLSBEN, LICENSE NO. AR00019935 1177 KANE CONCOURSE, SUITE 120, BAY HARBOR ISLANDS, FLORIDA 33154 PH: (954) 367-0371 FAX: (954) 367-0372 E-MAIL: INFO@FRANKELBENAYOUN.COM 	CIVIL ENG. HOLLAND ENGINEERING INC. civil engineers 3600 HOLLYWOOD BLVD., SUITE 303 - HOLLYWOOD, FL - 33021 (954)367-0371, (954)367-0372 Fax SUSAN C. HOLLAND, PE Reg. no. 41831 SIGNATURE _____ DATE FR7325	<table><tr><th>NO.</th><th>REVISION</th><th>DATE</th><th>BY</th></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr></table>	NO.	REVISION	DATE	BY																																					DRAWING TITLE PAVEMENT MARKING & SIGNAGE PLAN SCALE: 1"=10' DATE: NOVEMBER 4, 2014 SHEET NUMBER: C-3 16-66
	NO.	REVISION	DATE	BY																																													



Numeric Summary					
Project: Millennium 930: REV1					
Label	Avg	Max	Min	Avg/Min	Max/Min
SIDEWALK (SOUTH) Planar	2.11	7.0	0.3	7.03	23.33
PROP. LINE	0.03	0.4	0.0	0.00	0.00
ENTRANCE & LOADING	3.06	6.9	0.6	5.10	11.50
SIDEWALK TO MAIN ENTRANCE	5.34	18.3	1.5	3.56	12.20
SIDEWALK (NORTH)	1.55	4.3	0.2	7.75	21.50
SIDEWALK (RIGHT TOP)_6_P	1.21	6.0	0.2	6.05	30.00

Luminaire Schedule						
Project: D Group - Apartment Building						
Symbol	Qty	Label	Description	NOTE	Lumens	LLF
	2	A3	DECORATIVE ACORN 175W MH WALL MNT		16000	0.750
	4	Z1	BEGA B582 40WT3DCB (BOLLARD)		540	0.750
	19	Z	BEGA B685 40WT3DCB (BOLLARD)		540	1.000
	5	AA	LUMINAIRE: ARV13 226PL		1800	0.750

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

HOLLAND ENGINEERING INC. Civil Engineers 3830 HOLLYWOOD BOULEVARD - HOLLYWOOD, FL - 33021 (954)367-0377 - (954)367-0372 Fax SUSAN C. HOLLAND, PE Reg. no. 41831	LANDSCAPE ARCHITECT	STRUCTURAL ENGINEER	MECHANICAL ENGINEER	CONTRACT OWNER PEARL HOUSE, LLC 200 BISCAYNE BOULEVARD, SUITE 4700 MIAMI, FLORIDA 33131	PEARL HOUSE NEW CONDOMINIUM BUILDING 1170 101 STREET BAY HARBOR ISLANDS, FLORIDA 33154	FRANKEL BENAYOUN ARCHITECTS INC. ARCHITECTS LICENSE NO. AA-0001484 MARQUEE A. FRANKEL, LICENSE NO. AR0007143 PETER BENAYOUN, LICENSE NO. AR0007275 1177 BAYVIEW BLVD., SUITE 120, MIAMI BEACH, FLORIDA 33139 PH: (305) 856-3845 FAX: (305) 856-3850 E-MAIL: FRANKELBENAYOUN@GMAIL.COM	NO. REVISION DATE BY DRAWING FILE	SITE PLAN - PHOTOMETRIC SCALE: 1/8" = 1'-0" DATE: NOVEMBER 13, 2014 SHEET NUMBER E-100 P&Z BOARD SUBMITTA
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AGENDA ITEM REPORT

January 6, 2015

ITEM NUMBER: 4.

ITEM:

Request for approval for a new multi-family dwelling for "Le Jardin" located at 1150-60 102 Street, Lots 7-8 of Block 6. The developers are proposing to construct a thirty (30) dwelling unit mid rise residential development. The proposed units range from 1,385 to 2,235 sq. ft. of a/c plus balconies, etc. The proposed design incorporates one square shaped building positioned on top of a 2-story parking garage structure. The building has 7 stories in height (5 floors of residential over two floors of parking garage @ max. 65 feet above BFE. The developer will be required to obtain 12 Transfer of Development Rights (TDR). Enclosed please find the site plan and elevations. (Item #4A)

DESCRIPTION:

PUBLIC COMMENT - for the purpose of hearing any public comment with respect to an application for site plan approval at 1150-60 102 Street.

RECOMMENDED ACTION:

Design meets Town Code and was approved by the Development Review Committee pending the approval of 12 Transfer of Development Rights.

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Marante
 Ayanidys Marante

ATTACHMENTS

1.	Staff Review	BHI PZB Staff Report Le Jardin MFR Dec 4 2014.pdf
2.	Site Plan & Elevations	lejardindec15.pdf

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

To: Planning and Zoning Board
Town of Bay Harbor Islands

From: Michael J. Miller, AICP *[Signature]*
Consultant Town Planner

Date: December 4th, 2014

Subject: Site Development Plan Application
Le Jardin – 30 DU Multifamily Residential Complex
1150-60 102nd Street
Bay Harbor Islands Acct. No. MB2014-125
MMPA Acct. No. 01-0702-1001

RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board review the most recent revised plans (dated 11/13/14) and, if found acceptable, **APPROVE** the proposed Site Development Plan application subject to the following:

- (1) The Board finds the proposed increased density (18 Base DU / 12 TDR Units = 30 DU) "fits" within the building envelope without alterations or variances;
 - (2) Subject to any staff recommended conditions listed herein.
-

PROJECT REVIEW HISTORY

A formal Site Development Plan submission was made to the Town on 9/25/14. The Town's DRC met on 10/9/14 and recommended approval of the application, subject to the architect making several minor plan revisions discussed at the meeting, and submitting a plan revision check-set to staff for final sign-off prior to scheduling the matter for Planning and Zoning Board meeting. The Town / MMPA received several revised sets of plans from the architect and found that the most recent plans (11/13/14) have addressed all DRC issues.

GENERAL PROJECT INFORMATION

Land Use Designation: MH – Medium-High Density Residential

Zoning District: RM-2 Multiple Family District

General Location: 1150-60 102nd Street

Legal Description: Lots 7 and 8, less the north 11 feet thereof in Block 6, "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

The project architect, Frankel Benayoun Architects Inc., as agent for the owner, Le Jardin, LLC, has submitted a Site Development Plan application to allow for the construction of a thirty (30) dwelling unit mid-rise residential development located at 1150-60 102nd Street. The proposed dwelling units range between 1,385 to 2,235 square feet of A/C space plus balconies, etc. The lots are currently vacant. The proposed site design incorporates one (1) square-shaped building positioned on top of a two-story parking garage structure. The building floors above the parking garage form a single enclosed structure.

Two (2) main driveway connections to 102nd Street are proposed. The western driveway is a two-way driveway that provides access to the first story parking garage that is at grade. The eastern driveway is a two-way driveway leading up to a second story parking garage. Each driveway is twenty-three (23) feet in width and depicts one (1) outdoor parking space near the building entrance. The driveways are connected internally by a one-way driveway (looped) near the building entrance. Fire Department staging areas are shown in each driveway. The survey indicates that the lots previously deeded the front 11-feet of the lots to the Town for on-street roadway swale parking, as many others did in the past.

On the building rooftop is a recreational facility with a swimming pool, sun-deck area, 5 private terraces, one common terrace and men's and women's restrooms. The proposed new building is 7-stories in height - five (5) floors of residential over two (2) floors of parking garage @ max. 65-feet above BFE (maximum allowed for this area).

According to the survey, the lots are currently vacant. Both lots previously dedicated 11-feet of right-of-way to the Town for on-street parking. Unless this is vacated the combined lot area is only 20,850 square feet / 0.48 acres in size. A request should be made to the Town to vacate the 11-foot strip back to the upland landowner to square off the site (setback issues) and to assist in density calculations. If the right-of-way is vacated this would allow a maximum of 18 dwelling units on the property at the maximum allowable base density (34 DUA) – otherwise only 16 units would be allowed. The developer is proposing to build thirty (30) residential units (57.7 DUA) which would require the developer to obtain 12 TDR units. The maximum residential density for these lots is 60 DUA, which the plan meets.

**Site Development Plan Application
Le Jardin - Multi-Family Residential
1150-60' 102nd Street
Planning and Zoning Board Staff Report
December 4th, 2014
Page 3**

According to the Town's Historic Structure Survey, a previous duplex on one of the lots was built in 1956. The architectural style listed was MiMo (FMSF No. DA10206). The other lot was not listed included in the study.

The adjoining / nearby development sites currently include the 4-story Island House North Condominium complex @ 4 DU / 15.4 DUA to the immediate east. To the immediate west is a one-story duplex @ 2 DU / 7.7 DUA. To the immediate south are two vacant lots that are currently under review by the Town's DRC for a proposed townhouse complex known as 101 Bay Harbor Townhouses @ 12 DU / 23.5 DUA. The project known as Bay Harbor 101 was previously approved for the adjacent southern site on July 9th, 2013 but has since expired. To the north across 102nd Street is the 4-story Wedgewood Apartment Complex @ 14 DU / 26.9 DUA and the 4-story Harbor Chalet Condominium complex @ 10 DU / 38.5 DUA. This area of the Town is predominated by a mixture of older low-rise residential complexes (2-3 stories) and mid-rise residential complexes (5-7 stories). The Town's 2002 Community Vision Master Plan identifies this area as being preferred for mid-rise residential complexes (5-7+/- stories). Therefore, the proposed development is deemed generally consistent with the Town's future vision for this area.

BACKGROUND INFORMATION

The Town of Bay Harbor Islands completed major amendments to the Town's adopted Comprehensive Plan and Land Development Regulations (LDRs) in the last 10+/- years. The former RE zoned lands located on waterfront lots were rezoned into the RM-1 District, while interior (non-waterfront lots) are zoned RM-2. This non-waterfront lot is zoned RM-2. The Town also adopted numerous other modifications to many other code provisions that affect yard encroachments, parking lot designs, building height limits and exceptions, building design standards, landscaping and other provisions.

COMPREHENSIVE PLAN / ZONING

Comprehensive Plan – The property has a Future Land Use Map (FLUM) designation of "Medium-High Density Residential". The maximum allowable base density is 34 DUA. Additional dwelling units may be acquired to increase the base density if approved by the Town Commission. The developer is seeking to build 30 DU while 18 DU are allowed via the base density. Therefore, 12 additional TDR units must be acquired by the developer prior to construction commencing (assume 11-foot right-of-way is vacated). If the Town Council approves the acquisition of the requested additional TDR units, the proposed development would be 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. Unless the Town Council allows the additional TDR units, the density would not be consistent.

PLATTING

The site will not require re-platting, as the site is currently platted as described above. However, as stated previously an 11-foot wide strip of land off the front of both lots was granted to the Town for on-street parking spaces. This was a common occurrence years ago to deal with the on-street parking situation but right-of-way vacations regularly occur to return the 11-foot wide strips back to the upland landowners. These previous right-of-way dedications negatively affect density, setbacks and other land development criteria. The proposed development plans anticipate the use of the 11-foot area. Without the use of the 11-foot area, the site area would be only 20,850 sq. ft. versus the normal 22,500 sq. ft.

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

As stated above, the Site Development Plan depicts access to the site from two (2) main driveway connections to 102nd Street. The western driveway is a 23-foot wide two-way driveway that provides access to the first story parking garage, which is at grade. The eastern driveway is also a 23-foot wide two-way driveway leading up to a second story parking garage. The front yard driveways are connected by a 12-foot wide one-way driveway (looped) near the building entrance. The Town requires at least 23 feet width of pavement for 2-way driveways and 12 feet for one-way driveways, which the plan meet.

Based on 30 DU the Code requires at least sixty (60) parking spaces including two (2) guest spaces. Thirty-two (32) parking spaces are shown in the first story parking garage, which includes four (4) standard parking spaces, two (2) ADA spaces and twenty-six (26) tandem parking spaces. The second story parking garage provides twenty-eight (28) parking spaces which includes two (2) standard parking spaces and twenty-six (26) tandem spaces. In addition to the parking spaces in the garages, there is one (1) parking space shown adjoining each driveway (2 spaces total), for a total of sixty-two (62) parking spaces on the site. Therefore, the site design exceeds the current minimum Code requirements for on-site parking spaces.

A Fire Department staging area is shown in each driveway. Any changes required by the Fire Department subsequent to the Town's site plan approval may cause the plans to be resubmitted to the DRC / PZB.

TRANSFER OF DEVELOPMENT RIGHT (TDR) ANALYSIS

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

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

BUILDING DESIGN / BUILDING LENGTH / BREEZEWAY

The building design is modern with decorative vertical and horizontal design elements, expansive balconies and abundant use of glass and porcelain cladding on several prominent surfaces.

The building does not exceed one hundred twenty (120) feet in length; therefore, a formal "breezeway" is not required.

SUGGESTED CONDITIONS OF APPROVAL / SITE PLAN COMMENTS

Following are suggested conditions of approval and/or comments on the latest plans dated 11/13/14 submitted to the Town for consideration:

- 1) This approval is based on the revised Site Development Plans dated 11/13/14, as well as any required modifications stated herein, and any modification required by the Planning and Zoning Board. Any changes desired after the Board's approval may require separate approvals from the Town staff and/or Planning and Zoning Board as specified in the Code.
- 2) School Concurrency - Coordinate with the Miami-Dade County School Board staff through the Town staff (Building Dept.) to address any deficiencies at public schools that serve the Town. If mitigation is required, an agreement / payment must be finalized prior to the issuance of building permits.
- 3) Although a note was added to the plans stating the developer / owner will seek to vacate the 11-foot right-of-way, this must occur prior to the issuance of building permits; otherwise, the density / setbacks / design needs to be changed.
- 4) This approval is subject to the Town Council granting the developer / property owner the ability to allocate 12 additional TDR dwelling units to the site from either the Town or private property owners. If the number of DU requested is not approved by the Town the development approval shall be deemed null and void and must be re-designed.
- 5) Prior to the issuance of building permits, a Unity of Title document acceptable to the Town Attorney needs to be finalized / recorded in the public records.
- 6) 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).
- 7) Payment of all required impacts fees (Town / County / School Board) prior to issuance of building permits.

LE JARDIN HOUSE CONDOMINIUM

1150 - 1160 102 STREET, BAY HARBOR ISLANDS, FLORIDA 33154

INDEX OF DRAWINGS

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A-0.03	AERIAL VIEWS
A-0.04	FRONT VIEW RENDERINGS
A-0.05	AERIAL VIEW & STREET VIEW RENDERINGS
A-1.01	SITE PLAN - LEVEL 1 FLOOR PLAN
A-1.02	LEVEL 2 FLOOR PLAN
A-1.03	LEVEL 3 FLOOR PLAN
A-1.04	LEVEL 4 FLOOR PLAN
A-1.05	LEVEL 5 FLOOR PLAN
A-1.06	LEVELS 6 & 7 FLOOR PLAN
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L-5	PLANTING DETAILS
C-1	PAVING, GRADING & DRAINAGE
C-2	WATER & SEWAGE PLAN
C-3	PAVEMENT MARKING & SIGNAGE PLAN
E-1.01	SITE PHOTOMETRIC PLAN



OWNER DEVELOPER:
LE JARDIN, LLC

200 BISCAYNE BOULEVARD WAY SUITE 4709
Miami, Florida 33131
PH: (305) 749-5819

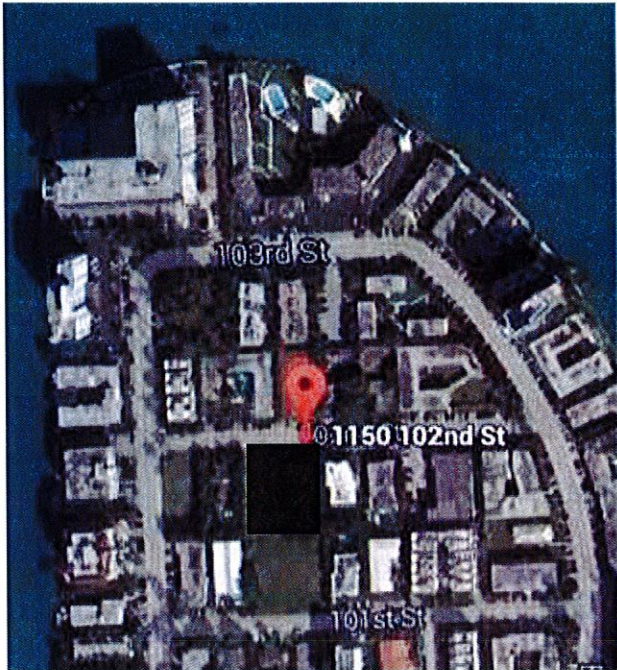
ARCHITECT:
FRANKEL BENAYOUN
ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-C001494
MARKUS A. FRANKEL, LICENSE NO. AR0007143
IFRAT BENAYOUN FISHMAN, LICENSE NO. AR0017273
1177 KANE CONCOURSE, SUITE 120, BAY HARBOR ISLANDS, FLORIDA
33154
PH: (305) 868.3665 FAX: (305) 868.3650
E-MAIL: INFO@FRANKELBENAYOUN.COM

LANDSCAPE ARCHITECT:
GEOMANTIC DESIGNS, INC.
6800 SW 81 STREET
Miami, Florida 33143
PH: (305) 665.9688

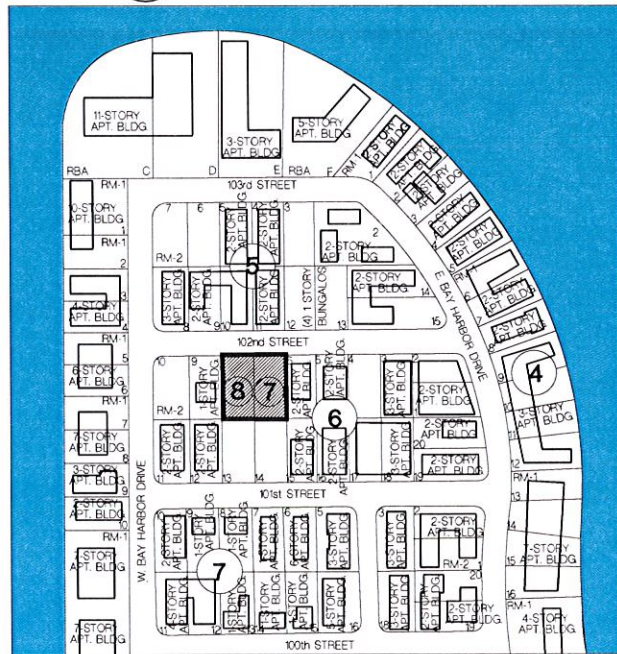
DEC 15 REC'D



CIVIL ENGINEER:
HOLLAND ENGINEERING
111 South 21 Avenue
Hollywood, Florida 33020
PH: (954) 367.0371
FAX: (305) 367.0372



AERIAL MAP
SCALE: N.T.S.



NOTE: LAND DESIGNATION FOR PROPERTIES WITHIN 300' RADIUS OF SITE IS MEDIUM-HIGH DENSITY RESIDENTIAL.

LOCATION MAP
SCALE: N.T.S.

ARCHITECTURAL ANALYSIS

THE EXISTING SITES ARE VACANT. THERE ARE NO BUILDINGS ON THE SITE.

BUILDING
OCCUPANCY
RESIDENTIAL R2
TYPE OF
CONSTRUCTION
TYPE I-B

UNIT #	# OF UNITS	NSF PER UNIT	GSF PER UNIT	AREA	SF	# OF BD / # OF BA
1 (LEVELS 3-4-5-6-7)	5		1,400	7,000	SF	2 BD / 2 1/2 BA
2 (LEVEL 3)	1		1,800	1,800	SF	2 BD / 2 1/2 BA + DEN
2 (LEVEL 4)	1		1,740	1,745	SF	2 BD / 2 1/2 BA + DEN
2 (LEVEL 5)	1		1,590	1,590	SF	2 BD / 2 1/2 BA + DEN
2 (LEVELS 6-7)	2		1,420	2,840	SF	2 BD / 2 1/2 BA + DEN
3&4 (LEVEL 3)	2		2,235	4,470	SF	2 BD / 2 1/2 BA
3&4 (LEVEL 4)	2		2,185	4,370	SF	2 BD / 2 1/2 BA
3&4 (LEVEL 5)	2		1,900	3,800	SF	2 BD / 2 1/2 BA
3&4 (LEVELS 6-7)	4		1,509	6,036	SF	2 BD / 2 1/2 BA
5 (LEVEL 3)	1		1,800	1,800	SF	2 BD / 2 1/2 BA + DEN
5 (LEVEL 4)	1		1,740	1,740	SF	2 BD / 2 1/2 BA + DEN
5 (LEVEL 5)	1		1,590	1,590	SF	2 BD / 2 1/2 BA + DEN
5 (LEVEL 6-7)	2		1,420	1,420	SF	2 BD / 2 1/2 BA + DEN
6 (LEVEL 3, 4, 5, 6&7)	5		1,385	6,925	SF	2 BD / 2 1/2 BA
TOTAL	30			47,126		

ZONING SUMMARY

1150 - 1160 102 STREET

	SF	ACRES	
LOT AREA	22,500	0.52 +/-	[INCLUDES THE NORTHERN 11' TO BE VACATED]

LEGAL DESCRIPTION

LOT 7 AND 8, LESS THE NORTH 11.00 FEET THEREOF IN BLOCK 6 OF "BAY HARBOR ISLAND", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 5 OF THE PUBLIC RECORDS OF MIAMI/DADE COUNTY, FLORIDA.
OWNER WILL SEEK VACATION OF THE NORTHERN 11'

NOTE: THE

FLOOD ELEVATION

9.0'
NGVD

THE SITE IS LOCATED IN FLOOD ZONE "AE", WITH A BFE OF 9.0' NGVD. MAP / PANEL No. 120636 / 0144L

CROWN OF THE ROAD

5.33
NGVD

ZONING CLASSIFICATION

RM2 - MULTI FAMILY RESIDENTIAL
DISTRICT

FLUM : MEDIUM HIGH DENSITY

FLR

(DETERMINED BY THE SETBACKS)

ALLOWABLE

N/A

PROPOSED

MAXIMUM DENSITY

34 UNITS PER NET ACRE

34

.52

18

30 (12 TDRs REQUIRED)

SETBACKS

REQUIRED

PROPOSED

FROM SETBACK (102 STREET.)

Buildings less than 30 feet in height. 20 feet

20'

Buildings less than 45 feet in height. 25 feet

30'

Buildings less than 65 feet in height. 30 feet

30'

SIDE SETBACK

Buildings less than 30 feet in height. 10% of
street frontage = 15 feet; plus 1:3 over 30'
(maximum setback shall be 26 feet 8 inches)

15' to 26'-8"

REAR SETBACK

Buildings less than 30' in height 10 feet
maximum setback 21'-8"

10' to 21'-8"

FLEX SETBACK (SIDES)

SIDE
BUILDING
LENGTH

ALLOWABLE (Feet)

PROPOSED (Feet)

MAXIMUM ALLOWED 1/3 OF LENGTH OF
BUILDING

120'-0"

40'-0"

39'-8"

FRONT FLEX @ SIDES AND REAR

120'-0"

40'-0"

40'-0"

MAXIMUM HEIGHT

ALLOWABLE

PROPOSED

MAXIMUM BUILDING HEIGHT

65 feet above BFE

65'-0" above BFE

GROUND LANDSCAPE AREA

REQUIRED

PROPOSED

20% OF LOT AREA MINIMUM

22,500 X .20

4,500 SF

5,577 SF = 25%

ROOF DECK LANDSCAPE REQUIREMENTS

REQUIRED

PROPOSED

15% OF ROOF AREA MINIMUM

6,347 X .15

952 SF

1,223 SF = 19 %

LOT COVERAGE

(PERIMETER DETERMINED BY THE
SETBACKS)

DETERMINED BY SETBACKS

PROPOSED

13,183 SF

BUILDING LENGTH

N/A

@ FRONT AND REAR

120'-0"

@ SIDES

120'-0"

BREEZEWAY

A BUILDING MAY EXCEED 120' FEET IN
LENGTH IF BREEZEWAYS
DIVIDE SUCH BUILDING. SUCH
BREEZEWAYS SHALL HAVE A MINIMUM
UNOBSTRUCTED WIDTH, COMPLETELY
THROUGH THE
BUILDING, OF 20' FEET.

THE BUILDING DOES NOT EXCEED 120' IN
LENGTH

PARKING SPACE REQUIREMENTS

REQUIRED

PROPOSED

RESIDENTIAL - 2 PER DWELLING UNIT
MINIMUM & DROP-OFF AREA

60

61

TOTAL PARKING SPACES (INCLUDING 2 H.C.
SPACES) & 2 GUEST SPACES OUTSIDE
GARAGE

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494

MARKUS A. FRANKEL
LICENSE NO. AR0007143

FRANK BENAYOUN FISHMAN
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1177 KANE CONCOURSE SUITE 120
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PH: (305) 868-3665 FAX: (305) 868-3650
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER

LE JARDIN, LLC

200 BISCAYNE BOULEVARD SUITE 4709
MIAMI, FLORIDA 33131

CIVIL ENG.

HOLLAND ENGINEERING INC.
Civil Engineers

3300 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.

1400 N.W. 41 STREET SUITE 101 MIAMI
BEACH, FLORIDA 33544

STRUCTURAL ENG.

MEP ENG.

LE JARDIN
NEW CONDOMINIUM BUILDING
1150-1160 102 STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE DATE

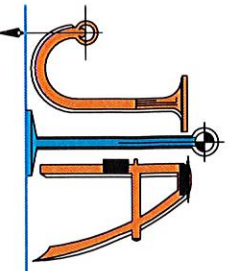
NO. REVISION DATE BY

DRAWING TITLE

SCALE DATE NOVEMBER 13, 2014

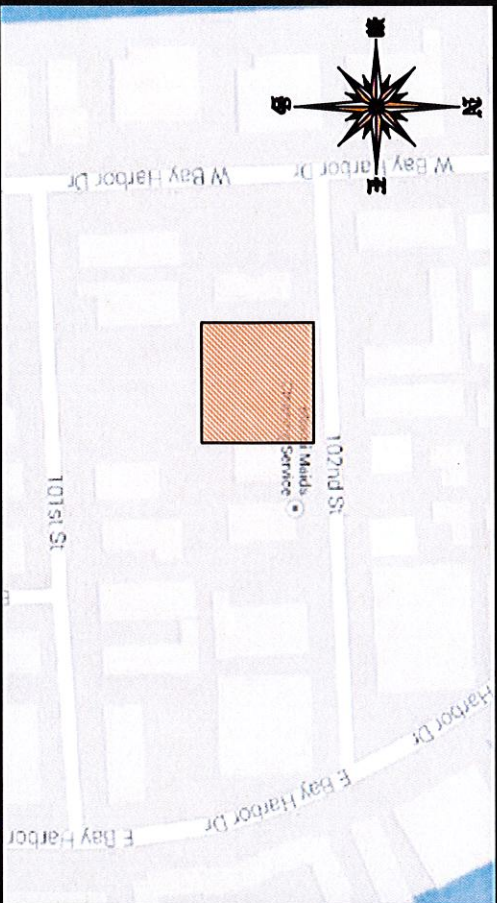
SHEET NUMBER

P&Z SUBMITTAL



JOHN IBARRA & ASSOCIATES, INC.
Professional Land Surveyors & Mappers
www.IBARRALANDSURVEYORS.COM
777 N.W. 72nd AVENUE
SUITE 3025
MIAMI, FLORIDA 33126
PH: (305) 262-0400
FAX: (305) 262-0401

2804 DEL PRADO BLVD SOUTH
SUITE NO. 202 UNIT 1
CAPE CORAL, FL 33904
PH: (239) 540-2660
FAX: (239) 540-2664



LOCATION SKETCH

SCALE = N.T.S.

VIEW OF SUBJECT PROPERTY

LOT 7, 1150-52 102nd STREET, BAL HARBOUR, FLORIDA, 33154 (FOLIO NO: 13-2227-001-1310)
LOT 8, 1160 102nd STREET, BAL HARBOUR, FLORIDA, 33154 (FOLIO NO: 13-2227-001-1320)

ABBREVIATIONS

A	= ARC	E.T.P.	= ELECTRIC TRANSFORMER PAD	O.R.B.	= OFFICIAL RECORDS BOOK	T	= TANGENT
A.C.	= AIR CONDITIONER PAD	ELEV.	= ELEVATION	O.V.H.	= OVERHANG	T.B.M.	= TELEPHONE BOOTH
A.E.	= ANCHOR EASEMENT	ENCOR	= ENCROACHMENT	P.V.H.	= PAVEMENT	T.B.M.	= TEMPORARY BENCHMARK
A.R.	= ALUMINUM ROOF	F.H.	= FIRE HYDRANT	PL.	= PLANTER	T.U.E.	= TECHNOLOGY UTILITY EASEMENT
A.S.	= ALUMINUM SHED	F.I.P.	= FOUND IRON PIPE	P.L.	= PROPERTY LINE	T.S.B.	= TRAFFIC SIGNAL BOX
ASPH.	= ASPHALT	F.I.R.	= FOUND IRON ROD	P.C.	= POINT OF COMPOUND CURVATURE	T.S.P.	= TRAFFIC SIGNAL POLE
B.C.	= BLOCK CORNER	F.F.E.	= FINISHED FLOOR ELEVATION	P.O.T.	= POINT OF TANGENCY	T.M.P.	= TOWNSHIP
B.L.D.G.	= BUILDING	F.N.D.	= FOUND NAIL & DISK	P.O.C.	= POINT OF COMMENCEMENT	U.T.L.	= UTILITY
B.M.	= BENCHMARK	FT.	= FEET	P.O.B.	= POINT OF BEGINNING	U.E.	= UTILITY EASEMENT
B.C.R.	= BROWARD COUNTY RECORDS	F.M.P.	= FEDERAL NATIONAL INSURANCE PROGRAM	P.R.C.	= POINT OF REVERSE CURVATURE	U.P.	= UTILITY POLE
B.O.B.	= BASIS OF BEARING	F.N.	= FOUND NAIL	P.M.	= PERMANENT REFERENCE MONUMENT	W.M.	= WATER METER
(C)	= CALCULATED	H.	= HIGH OR (HEIGHT)	P.S.	= PROFESSIONAL LAND SURVEYOR	W.F.	= WOOD FENCE
C.B.	= CATCH BASIN	I.N.B.E.G.	= INGRESS AND EGRESS EASEMENT	P.P.	= POWER POLE	W.R.	= WOOD ROOF
C.B.S.	= CONCRETE BLOCK STRUCTURE	I.C.V.	= IRRIGATION CONTROL VALVE	P.P.S.	= POOL PUMP SLAB	W.V.	= WATER VALVE
C.B.W.	= CONCRETE BLOCK WALL	L.B.	= LICENSED BUSINESS	P.U.E.	= PUBLIC UTILITY EASEMENT	W.	= WATER
CH.	= CHORD	L.P.	= LIGHT POLE	(R)	= RAILROAD DISTANCE	W.	= WOOD FENCE
CH.B.	= CHORD BEARING	L.F.E.	= LOWEST FLOOR ELEVATION	R.	= RAIL ROAD	W.	= WATER VALVE
CH.L.	= CHORD LENGTH	L.M.E.	= LAKE MAINTENANCE EASEMENT	R.R.	= RAIL ROAD	W.	= WOOD FENCE
CL.	= CLEAR	(M)	= MINUTES	R.S.	= RESIDENCE	W.	= WATER VALVE
C.O.	= CLEAN OUT	M.B.	= MAILED BOX	R.W.	= RIGHT-OF-WAY	W.	= WOOD FENCE
C.L.F.	= CHAIN LINK FENCE	M.D.C.R.	= MIAMI DADE COUNTY RECORDS	R.O.E.	= RANGE OR RADIAL	W.	= WOOD FENCE
C.M.E.	= CANAL MAINTENANCE EASEMENT	M.E.	= MAINTENANCE EASEMENT	R.O.E.	= RANGE OR RADIAL	W.	= WOOD FENCE
CONC.	= CONCRETE	M.H.	= MANHOLE	R.O.E.	= RANGE OR RADIAL	W.	= WOOD FENCE
C.U.P.	= CONCRETE UTILITY POLE	N.A.P.	= NOT A PART OF	R.O.E.	= RANGE OR RADIAL	W.	= WOOD FENCE
C.S.	= CONCRETE PORCH	N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM	R.O.E.	= RANGE OR RADIAL	W.	= WOOD FENCE
C.W.	= CONCRETE WALK	N.T.S.	= NOT TO SCALE	R.O.E.	= RANGE OR RADIAL	W.	= WOOD FENCE
D.E.	= DRAINAGE EASEMENT	# OR NO.	= NUMBER	R.O.E.	= RANGE OR RADIAL	W.	= WOOD FENCE
D.M.E.	= DRAINAGE MAINTENANCE EASEMENT	OS	= OFFSET	R.O.E.	= RANGE OR RADIAL	W.	= WOOD FENCE
DRIVE	= DRIVEWAY	O.H.	= OVERHEAD	R.O.E.	= RANGE OR RADIAL	W.	= WOOD FENCE
E	= DEGREES	O.H.L.	= OVERHEAD UTILITY LINES	R.O.E.	= RANGE OR RADIAL	W.	= WOOD FENCE
E.B.	= ELECTRICAL BOX			R.O.E.	= RANGE OR RADIAL	W.	= WOOD FENCE

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY:

- THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY.
- EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS. IF ANY, AFFECTING THE PROPERTY.
- THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.
- LEGAL DESCRIPTIONS PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
- BOUNDARY SURVEY MEANS A DRAWING AND/OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE. THE WALLS OR FENCES MAY BE EXAGGERATED FOR CLARITY PURPOSES.
- EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS DEPICTED OTHERWISE.
- THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.
- ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS, SETBACKS AND WILL BE RESPONSIBLE FOR SUBMITTING PLAT PLANS WITH CORRECT INFORMATION FOR "APPROVAL FOR AUTHORIZATION" TO THE PROPER AUTHORITIES IN NEW CONSTRUCTION.
- UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.
- FENCE OWNERSHIP NOT DETERMINED.
- THIS PLAN OF SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.

FLOOD ZONE INFORMATION:

THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN:
FLOOD ZONE: "AE"
BASE FLOOD ELEVATION: 8.00 FEET.
COMMUNITY: 120636
PANEL: 0144
SUFFIX: L
DATE OF FIRM: 09/11/2009
THE SUBJECT PROPERTY DOES LIE IN A SPECIAL FLOOD HAZARD AREA.

TITLE COMPANY

DRAWN BY: E.O.

FIELD DATE: 07/19/2014

SURVEY NO: 14-002548-2

SHEET: 1 OF 2

UNDERWRITER

Gary Silberman, P.A.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

BY:

CARLOS IBARRA (DATE OF FIELD WORK)

07/19/2014

PROFESSIONAL LAND SURVEYOR NO.: 6770 STATE OF FLORIDA
(NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER).

REVISED ON: ADDED CONSTRUCTION ELEV 09/24/2014

REVISED ON:

SURVEYOR'S NOTES:

1. IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY. IF NOT, BEARINGS ARE THEN REFERRED TO COUNTY, TOWNSHIP MAPS.
2. THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.
3. CERTIFICATE OF AUTHORIZATION LB # 7806
4. THE SUBJECT PROPERTY IS VACANT LAND. THE ADDRESS IS PLUS OR MINUS AND SHOULD BE VERIFIED BY MIAMI-DADE COUNTY.
5. ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 MIAMI-DADE COUNTY BENCH MARK #R-243. LOCATOR NO. 2225 W. ELEVATION IS 6.61 FEET OF N.G. V.D. OF 1929

SURVEYOR'S CERTIFICATION:

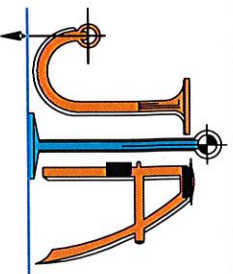
I HEREBY CERTIFY: THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLES WITH THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 54-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

	LEGEND
	= OVERHEAD UTILITY LINES
	= CONCRETE BLOCK WALL
	= CHAIN LINK FENCE
	= IRON FENCE
	= WOOD FENCE
	= BUILDING SETBACK LINE
	= UTILITY EASEMENT
	= LIMITED ACCESS R/W
	= NON-VEHICULAR ACCESS R/W
	= EXISTING ELEVATIONS

* 0.00



L.B.# 7806 SEAL



JOHN IBARRA & ASSOCIATES, INC.

Professional Land Surveyors & Mappers

WWW.IBARRALANDSURVEYORS.COM

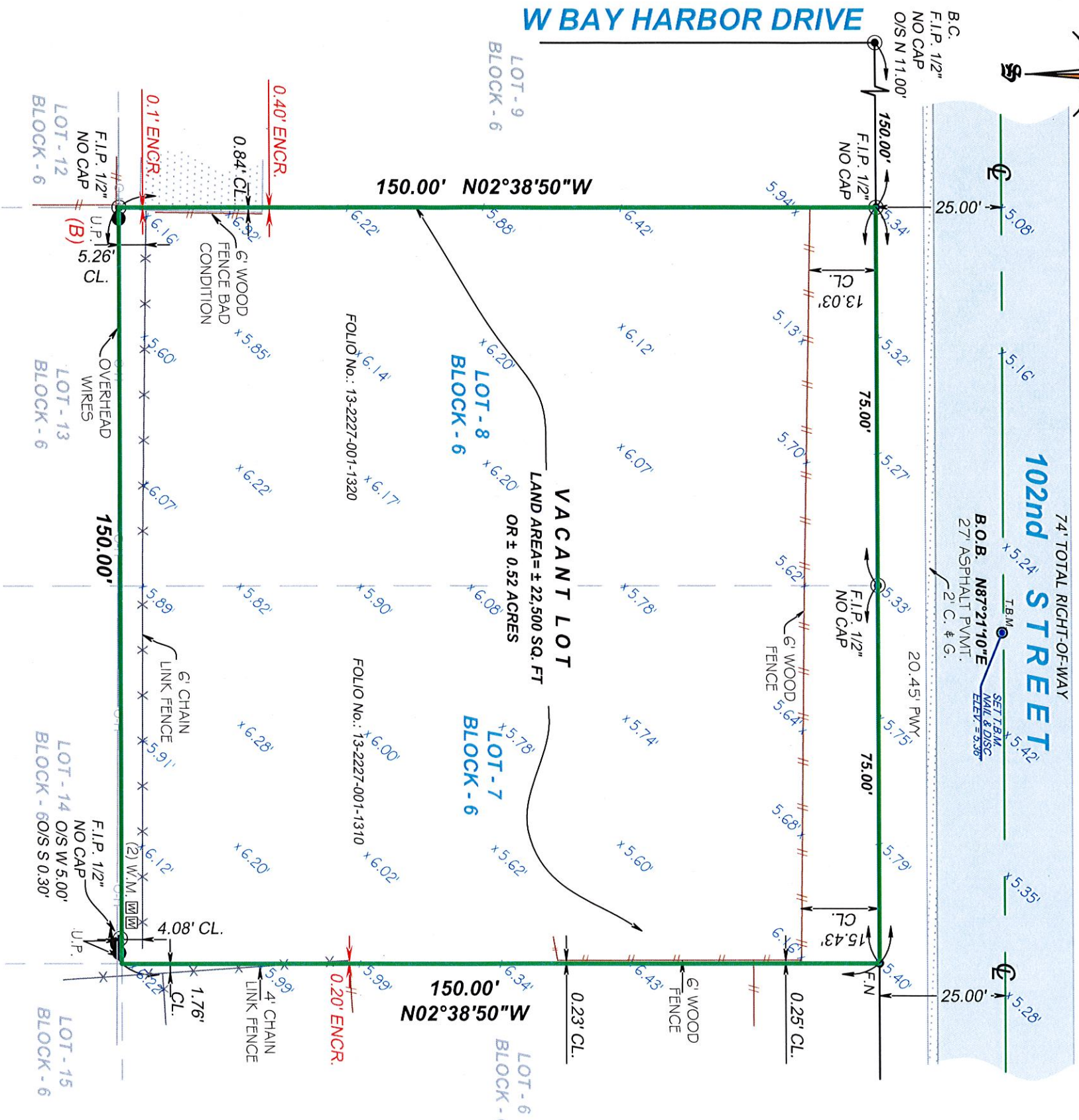
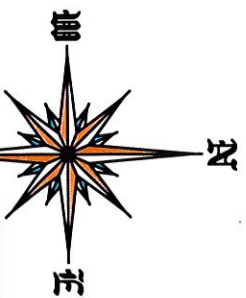
777 N.W. 72nd AVENUE
SUITE 3025
MIAMI, FLORIDA 33126
PH: (305) 262-0400
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2804 DEL PRADO BLVD SOUTH
SUITE NO. 202 UNIT 1
CAPE CORAL, FL 33904
PH: (239) 540-2660
FAX: (239) 540-2664



MAP OF BOUNDARY SURVEY

LOT 7, 1150-52 102nd STREET, BAL HARBOUR, FLORIDA, 33154 (FOLIO No.: 13-2227-001-1310)
LOT 8 - 1160 102nd STREET, BAL HARBOUR, FLORIDA, 33154 (FOLIO No.: 13-2227-001-1320)



SURVEYOR'S NOTE:

1. THE SUBJECT PROPERTY IS VACANT LAND. THE ADDRESS IS PLUS OR MINUS AND SHOULD BE VERIFIED BY MIAMI-DADE COUNTY.

LEGAL DESCRIPTION:

LOTS 7 AND 8, BLOCK 6, BAY HARBOR ISLAND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. A/K/A FOLIO No. S 13-227-001-1310 & 13-2227-001-1320.

CERTIFICATION:

LE JARDIN HOUSE, LLC
GARY SILBERMAN, P.A.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY



L.B.# 7806 SEAL

DRAWN BY: E.O.

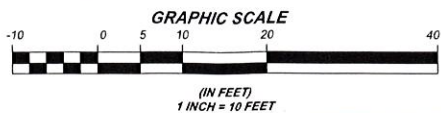
SCALE: 1"=30'

FIELD DATE: 07/19/2014

SURVEY NO.: 14-002548-2

SHEET: 2 OF 2

MAP OF BOUNDARY SURVEY



No.	NAME	DIAMETER R (FT.)	HEIGHT T (FT.)	SPREAD S (FT.)
1	ALEXANDER PALM	0.5	25.00	8.00
2	ALEXANDER PALM	0.5	25.00	8.00
3	ALEXANDER PALM	0.5	25.00	8.00
4	SABAL PALM	0.7	30.00	10.00
5	SABAL PALM	1.0	25.00	15.00
6	ALEXANDER PALM	0.5	25.00	10.00
7	SABAL PALM	0.7	30.00	10.00
8	UMBRELLA	1.2	20.00	12.00
10	ALEXANDER PALM	0.5	25.00	8.00
11	ALEXANDER PALM	0.3	30.00	8.00
12	BRASILIAN PEPPER	3.0	25.00	25.00
13	UMBRELLA	3.0	30.00	20.00
14	SABAL PALM	1.3	15.00	15.00
15	ALEXANDER PALM	0.3	15.00	15.00
16	FICUS	0.7	20.00	20.00
17	SABAL PALM	1.3	30.00	20.00
18	FICUS	0.7	25.00	20.00
19	FICUS	0.8	30.00	25.00
20	FICUS	0.3	30.00	20.00
21	ALEXANDER PALM	0.3	30.00	8.00
22	FICUS	1.2	30.00	25.00
23	FICUS	0.8	30.00	25.00
24	UMBRA	1.2	30.00	25.00
25	SABAL PALM	1.3	30.00	15.00
26	ALEXANDER PALM	0.40	25.00	10.00
27	ALEXANDER PALM (2)	0.4	30.00	10.00
28	ALEXANDER PALM	0.4	30.00	10.00
29	ALEXANDER PALM (2)	0.4	30.00	10.00
30	ALEXANDER PALM	0.3	25.00	8.00
31	ALEXANDER PALM	0.3	30.00	10.00
32	ALEXANDER PALM	0.3	30.00	10.00
33	ALEXANDER PALM (2)	0.3	35.00	10.00
34	ALEXANDER PALM (2)	0.3	35.00	10.00
35	UMBRELLA	2.5	35.00	30.00
36	ALEXANDER PALM	0.3	25.00	8.00
37	ALEXANDER PALM	0.4	35.00	10.00
38	ALEXANDER PALM	0.4	30.00	10.00
39	ALEXANDER PALM	0.4	30.00	10.00
40	ALEXANDER PALM	0.4	35.00	10.00
41	ALEXANDER PALM	0.4	35.00	10.00
42	ALEXANDER PALM	0.4	35.00	10.00
43	ALEXANDER PALM	0.4	35.00	10.00
44	ALEXANDER PALM	0.4	35.00	10.00
45	ALEXANDER PALM	0.4	35.00	10.00
46	ALEXANDER PALM	0.4	35.00	10.00
47	ALEXANDER PALM	0.4	35.00	10.00
48	ALEXANDER PALM	0.4	35.00	10.00
49	ALEXANDER PALM	0.4	35.00	10.00
50	ALEXANDER PALM	0.3	35.00	10.00
51	ALEXANDER PALM	0.4	35.00	10.00
52	ALEXANDER PALM	0.4	35.00	10.00
53	ALEXANDER PALM	0.4	30.00	10.00
54	ALEXANDER PALM	0.4	30.00	10.00
55	ALEXANDER PALM	0.4	30.00	10.00
56	ALEXANDER PALM	0.4	30.00	10.00
57	ALEXANDER PALM	0.4	30.00	10.00
58	ALEXANDER PALM	0.3	25.00	8.00
59	ALEXANDER PALM	0.4	30.00	10.00
60	ALEXANDER PALM	0.4	30.00	10.00
61	ALEXANDER PALM	0.3	15.00	8.00
62	ALEXANDER PALM	0.4	30.00	10.00
63	ALEXANDER PALM	0.4	30.00	10.00
64	SABAL PALM	1.3	25.00	15.00
65	SABAL PALM	1.3	25.00	15.00
66	UMBRELLA	1.8	40.00	25.00
67	SABAL PALM	1.5	35.00	15.00
68	ALEXANDER PALM (2)	0.3	25.00	8.00
69	ALEXANDER PALM (2)	0.3	25.00	8.00
70	AUSTRALIAN PINE	1.5	55.00	15.00
71	AUSTRALIAN PINE	1.5	55.00	15.00
72	AUSTRALIAN PINE	2.0	55.00	15.00
73	FICUS	1.2	20.00	15.00
74	AUSTRALIAN PINE	2.5	55.00	20.00
75	AUSTRALIAN PINE	2.0	55.00	15.00
76	AUSTRALIAN PINE	1.0	55.00	15.00
77	AUSTRALIAN PINE	1.0	55.00	15.00
78	ALEXANDER PALM	0.3	25.00	8.00
79	ALEXANDER PALM	0.4	25.00	8.00
80	ALEXANDER PALM	0.4	25.00	8.00
81	ALEXANDER PALM	0.4	25.00	8.00
82	FICUS	2.0	25.00	20.00
83	FICUS	0.8	25.00	20.00
84	FICUS	2.0	25.00	20.00
85	FICUS	2.0	25.00	20.00
86	FICUS	0.6	30.00	20.00
87	FICUS	0.6	30.00	20.00
88	FICUS	0.6	20.00	20.00

ABBREVIATIONS

[illegible]

PROPERTY ADDRESS:

LOT 7- 1150-52 102nd STREET, BAL HARBOUR, FLORIDA, 33154 (FOLIO No: 13-2227-001-1310)
LOT 8- 1160 102nd STREET, BAL HARBOUR, FLORIDA, 33154 (FOLIO No: 13-2227-001-1320)

CERTIFICATION:

LE JARDIN HOUSE, LLC
GARY SILBERMAN, P.A.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

LEGAL DESCRIPTION:

LEGAL DESCRIPTION:
 LOTS 7 AND 8, BLOCK 6, BAY HARBOR ISLAND, ACCORDING TO THE PLAT THEREOF AS
 RECORDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY,
 FLORIDA. A/K/A FOLIO No.'S 13-227-001-1310 & 13-2227-001-1320.

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY:

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY:

- * THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY
- * THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES
- * EXAMINATIONS OF THE ABSTRACT OF TITLE MAY BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY
- * THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD
- * LEGAL DESCRIPTIONS PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY
- * BOUNDARY SURVEY MEANS A DRAWING AND/OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE; THE WALLS OR FENCES MAY BE EXAGGERATED FOR CLARITY PURPOSES
- * DISTANCES ARE PER AS SHOWN ON THE SURVEY
- * THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS
- * ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS, SETBACKS AND WILL BE RESPONSIBLE FOR SUBMITTING PLAT PLANS WITH CORRECT INFORMATION FOR "APPROVAL" BY THE APPROPRIATE TO THE PROPER AUTHORITIES IN NEW CONSTRUCTION
- * UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS
- * FENCE OWNERSHIP NOT DETERMINED
- * THIS PLAN OF SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES IDENTIFIED HEREIN AND DOES NOT EXTEND TO ANY UNNAMED PARTY.

FLOOD ZONE INFORMATION:

THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN:
FLOOD ZONE: "A"
BASE FLOOD ELEVATION: 8.00 FEET.
COMMUNITY: 120636
PANEL: 0144
SUFFIX: L
DATE OF FIRM: 09/11/2009
THE SUBJECT PROPERTY DOES LIE IN A SPECIAL FLOOD HAZARD AREA

SURVEYOR'S NOTES:

1. IF SHOW, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY, IF NOT, BEARINGS ARE THEN REFERRED TO COUNTY TOWNSHIP MAPS
2. THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.
3. CERTIFICATE OF AUTHORIZATION LB # 7806.
4. THE SUBJECT PROPERTY IS VACANT LAND. THE ADDRESS IS PLUS OR MINUS AND SHOULD BE VERIFIED BY MIAMI-DADE COUNTY.
5. ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929. THE PROPERTY BENCH MARK NR 243 LOCATOR NO. 2225 W. ELEVATION IS 6.61 FEET OF N.G.V.D. OF 1929.

SURVEYOR'S CERTIFICATION:

THEREBY CERTIFY: THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 53-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES

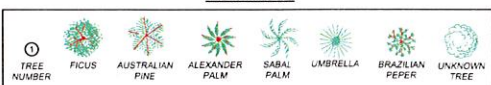
BY: CARLOS IBARRA 07/19/2014 (DATE OF FIELD WORK)

PROFESSIONAL LAND SURVEYOR NO.: 6770 STATE OF FLORIDA
(NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER)

REVISIONS: ADDED CONSTRUCTION ELEV. 9/24/2014

REVISÉD ON: _____ ADDED TREES 10/10/2014

TREE LEGEND



DRAWN BY: E.O.

FIELD DATE:	07/19/2014
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SURVEY NO. 14 002548 2

0.1555	1.054
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ADJACENT EAST NEIGHBOR



SUBJECT SITE



ADJACENT WEST NEIGHBOR

EXISTING PROPERTIES



CONTEXT ELEVATION

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
IFHAT BENAYOUN FISHMAN
LICENSE NO. AR0017273
11177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868 3665 FAX (305) 868 3650
E MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER

LE JARDIN, LLC
200 BISCAYNE BOULEVARD WAY SUITE 4709
MIAMI, FLORIDA 33131

CIVIL ENG.

HE

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

LANDSCAPE ARCH.

GD

GEOMANTIC
DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
1801 S.W. 113 STREET DEALE FL 33441
TEL: 813-944-1981 FAX: 813-944-8181

STRUCTURAL ENG.

MEP ENG.

LE JARDIN
NEW CONDOMINIUM BUILDING
1150-1160 102 STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE

DATE

NO

REVISION

DATE

BY

DRIVING TITLE

CONTEXT
PHOTOS

SCALE

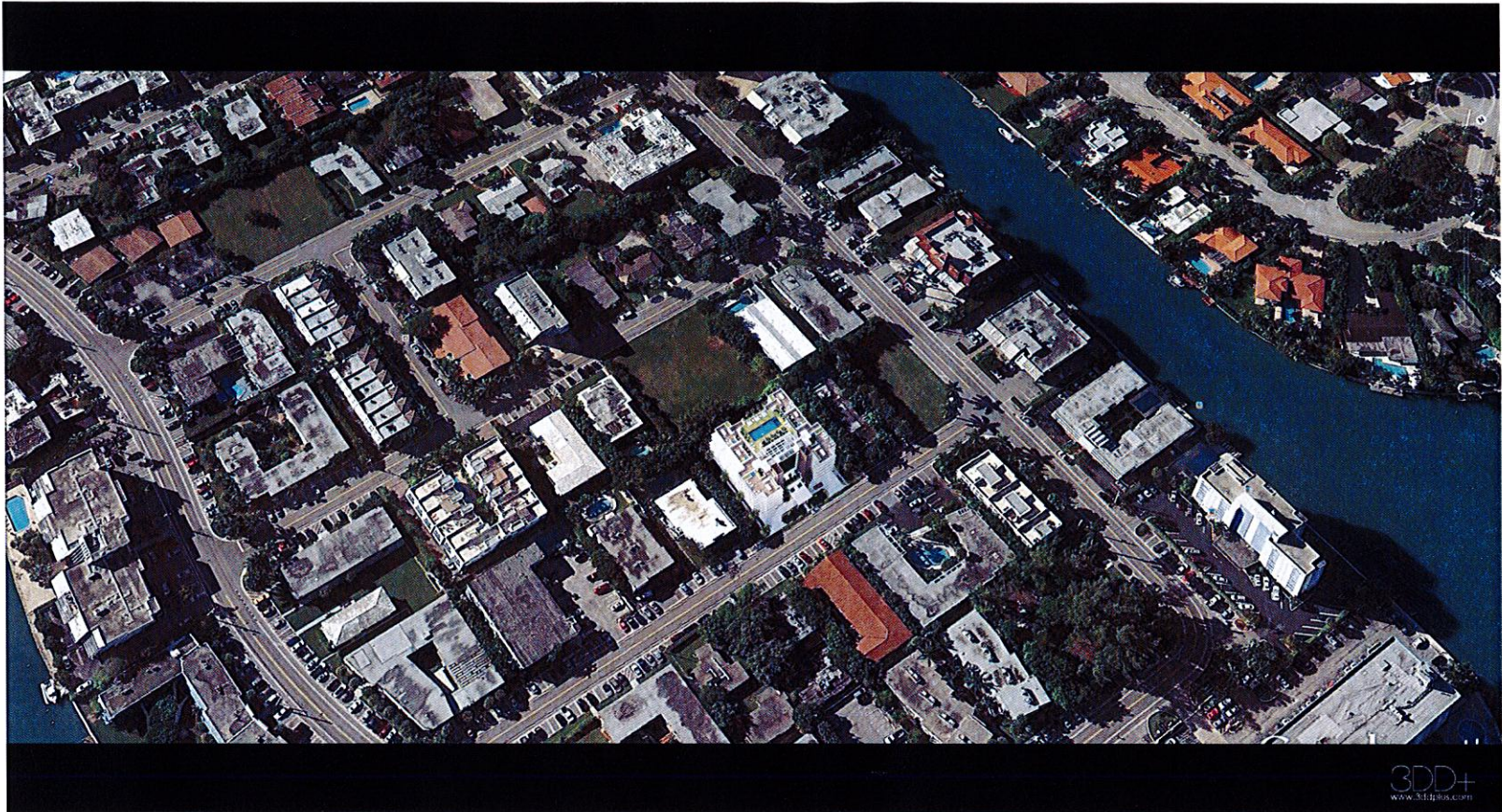
DATE

NOVEMBER 13, 2014

SHEET NUMBER

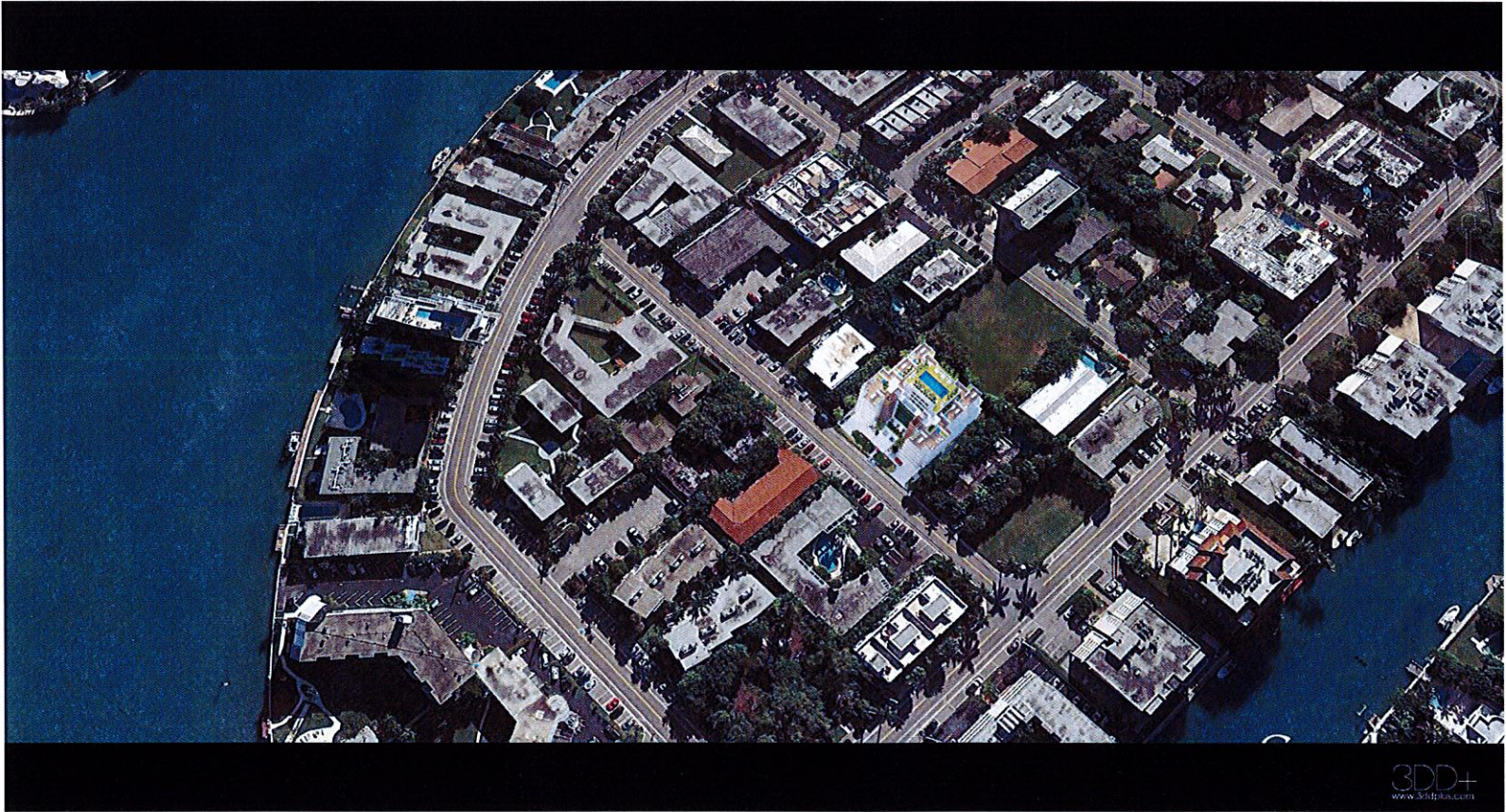
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P&Z SUBMITTAL



CONTEXT AERIAL RENDERING

SCALE 1/8" = 1'-0"



CONTEXT AERIAL RENDERING

SCALE 1/8" = 1'-0"

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
IFRAT BENAYOUN FISHMAN
LICENSE NO. AR0017273

1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868-3665 FAX: (305) 868-3650
E MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER

LE JARDIN, LLC
200 BISCAYNE BOULEVARD WAY SUITE 4709
MIAMI, FLORIDA 33131

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.
400 S.W. 8 STREET MIAMI FL 33135
TEL: 305 854-1000 FAX: 305 854-1001

STRUCTURAL ENG.

MEP ENG.

LE JARDIN
NEW CONDOMINIUM BUILDING
1150-1160 102 STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE		DATE	
NO.	REVISION	DATE	BY

DRAWING TITLE

**CONTEXT
AERIAL VIEWS**

SCALE DATE NOVEMBER 13, 2014

SHEET NUMBER

A-0.03

P&Z SUBMITTAL



FRONT VIEW WITHOUT SCREEN



FRONT VIEW WITH SCREEN

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
FRANK BENAYOUN FISHERMAN
LICENSE NO. AR0017273

1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868-3665 FAX: (305) 868-3650
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER

LE JARDIN, LLC
200 BISCAYNE BOULEVARD WAY SUITE 4709
MIAMI, FLORIDA 33131

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civil engineers
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LANDSCAPE ARCH.

GEOMANTIC
DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
1000 N. W. 11TH STREET SUITE 101
MIAMI, FLORIDA 33136

STRUCTURAL ENG.

MEP ENG.

LE JARDIN
NEW CONDOMINIUM BUILDING
1150-1160 102 STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE		DATE	
NO.	REVISION	DATE	BY

DRAWING TITLE

PERSPECTIVE RENDERING

SCALE DATE NOVEMBER 13, 2014

SHEET NUMBER

A-0.04

P&Z SUBMITTAL



AERIAL VIEW



STREET VIEW

FRANKEL BENAYOUN
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-0001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
IFRAT BENAYOUN FISHMAN
LICENSE NO. AR0017273

1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
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E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER

LE JARDIN , LLC
200 BISCAYNE BOULEVARD WAY SUITE 4709
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HI HOLLAND ENGINEERING INC.
civil engineers
3500 HOLLYWOOD BOULEVARD
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.I.A.
4001 N. W. 11 STREET MIAMI FL 33154
PHONE: 408-1081 FAX: 31-44-8154

STRUCTURAL ENG.

MEP ENG.

LE JARDIN
NEW CONDOMINIUM BUILDING
1150-1160 102 STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE		DATE	
NO.	REVISION	DATE	BY

DRAWING TITLE

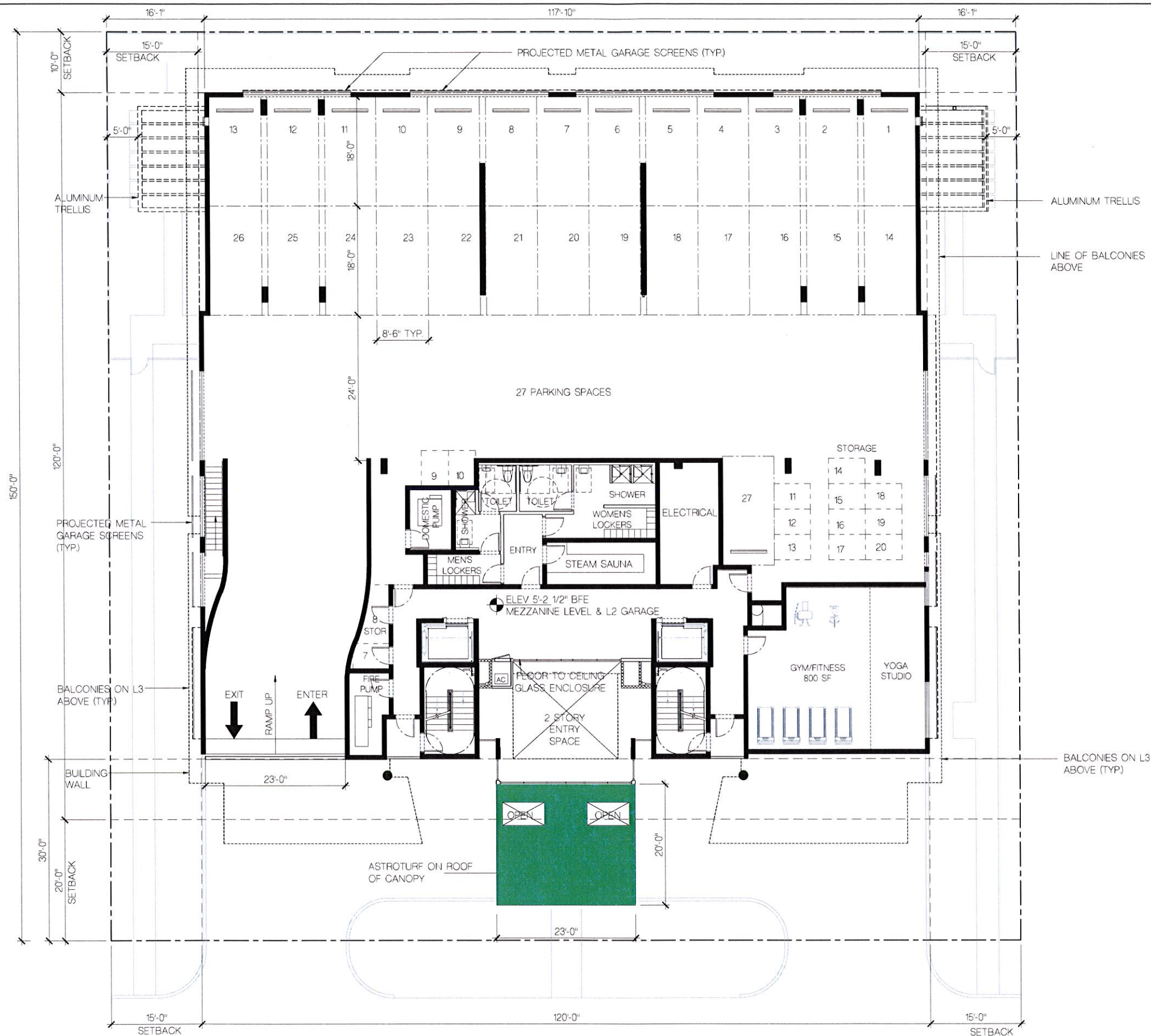
RENDERING

SCALE DATE NOVEMBER 13, 2014

SHEET NUMBER

A-0.05

P&Z SUBMITTAL



LEVEL 2 FLOOR PLAN

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

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-C001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
JULIA BENAYOUN FISHMAN
LICENSE NO. AR0017273
1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868.3665 FAX: (305) 868.3650
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER
LE JARDIN, LLC
200 BISCAYNE BOULEVARD WAY SUITE 4709
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CIVIL ENG.
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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.
400 N. W. 11 STREET SUITE 201
MIAMI BEACH, FLORIDA 33139

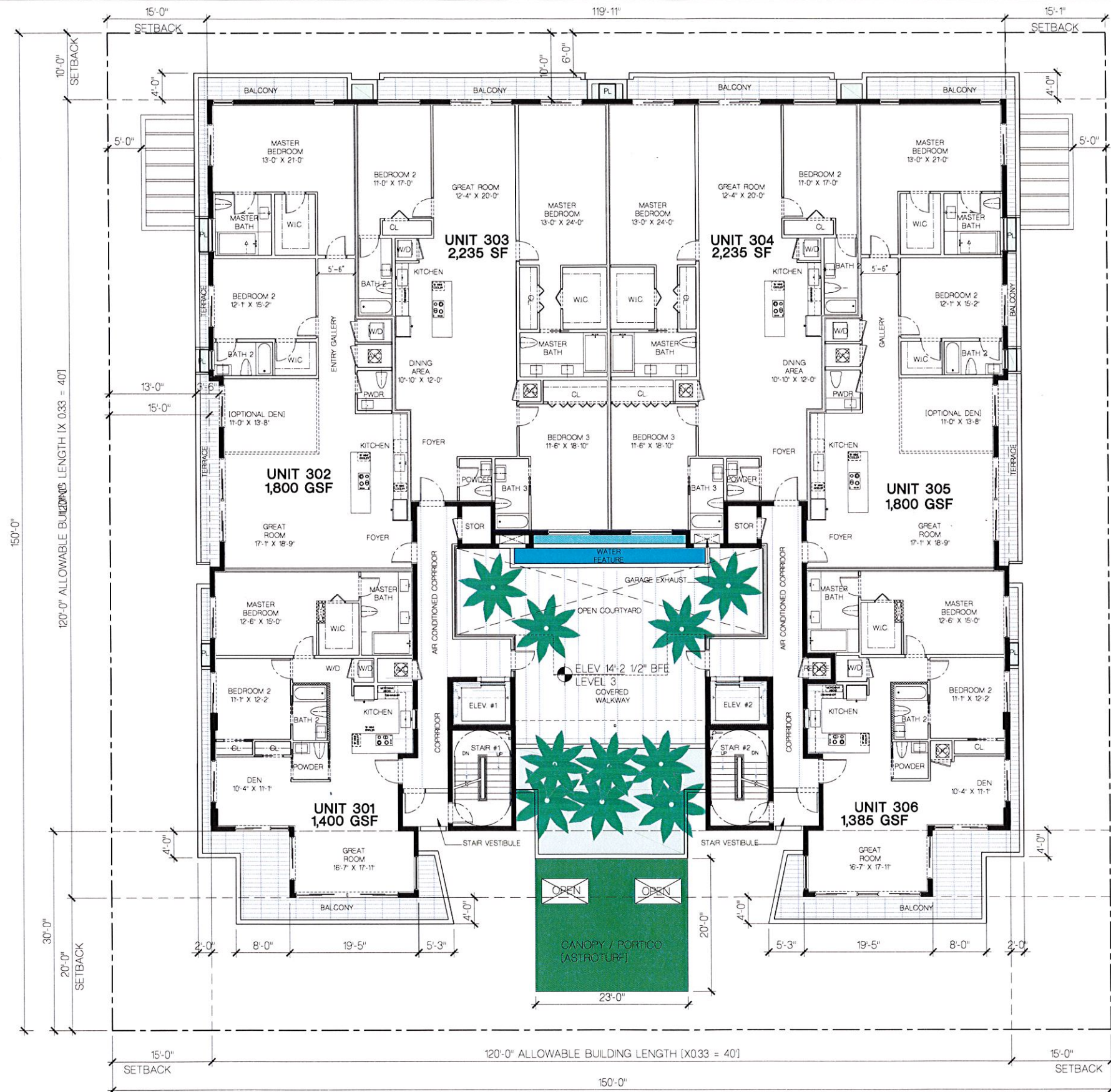
STRUCTURAL ENG.

MEP ENG.

LE JARDIN
NEW CONDOMINIUM BUILDING
1150-1160 102 STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE		DATE	
NO.	REVISION	DATE	BY

DRAWING TITLE
**LEVEL 2
FLOOR PLAN**
SCALE: 1/8" = 1'-0" DATE: NOVEMBER 13, 2014
SHEET NUMBER
A-102
P&Z SUBMITTAL



LEVEL 3 FLOOR PLAN [6 UNITS 10,855 GSF]

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

FRANKEL BENAYOUN
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-C001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
IFRAT BENAYOUN FISHMAN
LICENSE NO. AR0017273
1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868-3665 FAX: (305) 868-3650
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER
LE JARDIN, LLC
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MIAMI, FLORIDA 33131

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Reg. no. 41831

LANDSCAPE ARCH.
GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
400 S.W. 11th STREET, SUITE 101
MIAMI, FLORIDA 33135

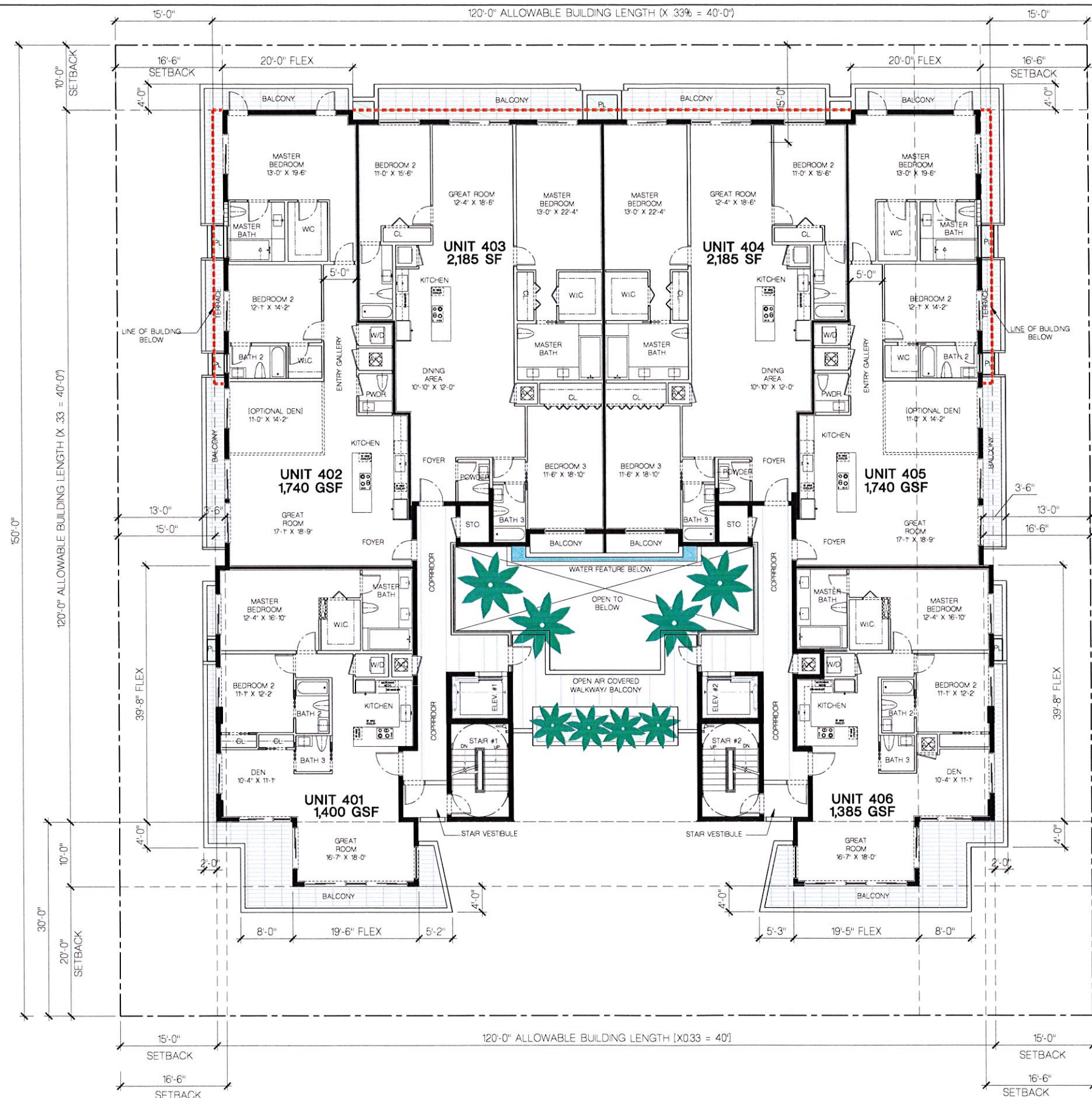
STRUCTURAL ENG.

MEP ENG.

LE JARDIN
NEW CONDOMINIUM BUILDING
1150-1160 102 STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE	DATE
NO.	REVISION
	DATE
	BY

DRAWING TITLE
**LEVEL 3
FLOOR PLAN**
SCALE: 1/8" = 1'-0" DATE: NOVEMBER 13, 2014
SHEET NUMBER
A-103
P&Z SUBMITTAL



LEVEL 4 - FLOOR PLAN [6 UNITS 10,635 GSF]

SCALE 1/8" = 1'-0"

FRANKEL BENAYOUN
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-C001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
FRANK BENAYOUN, FISHMAN
LICENSE NO. AR0017273
1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868-3665 FAX: (305) 868-3650
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER
LE JARDIN, LLC
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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.I.A.
409 S.W. 11 STREET MIAMI BEACH, FL 33139
TEL: 305-442-9848 FAX: 305-442-9849

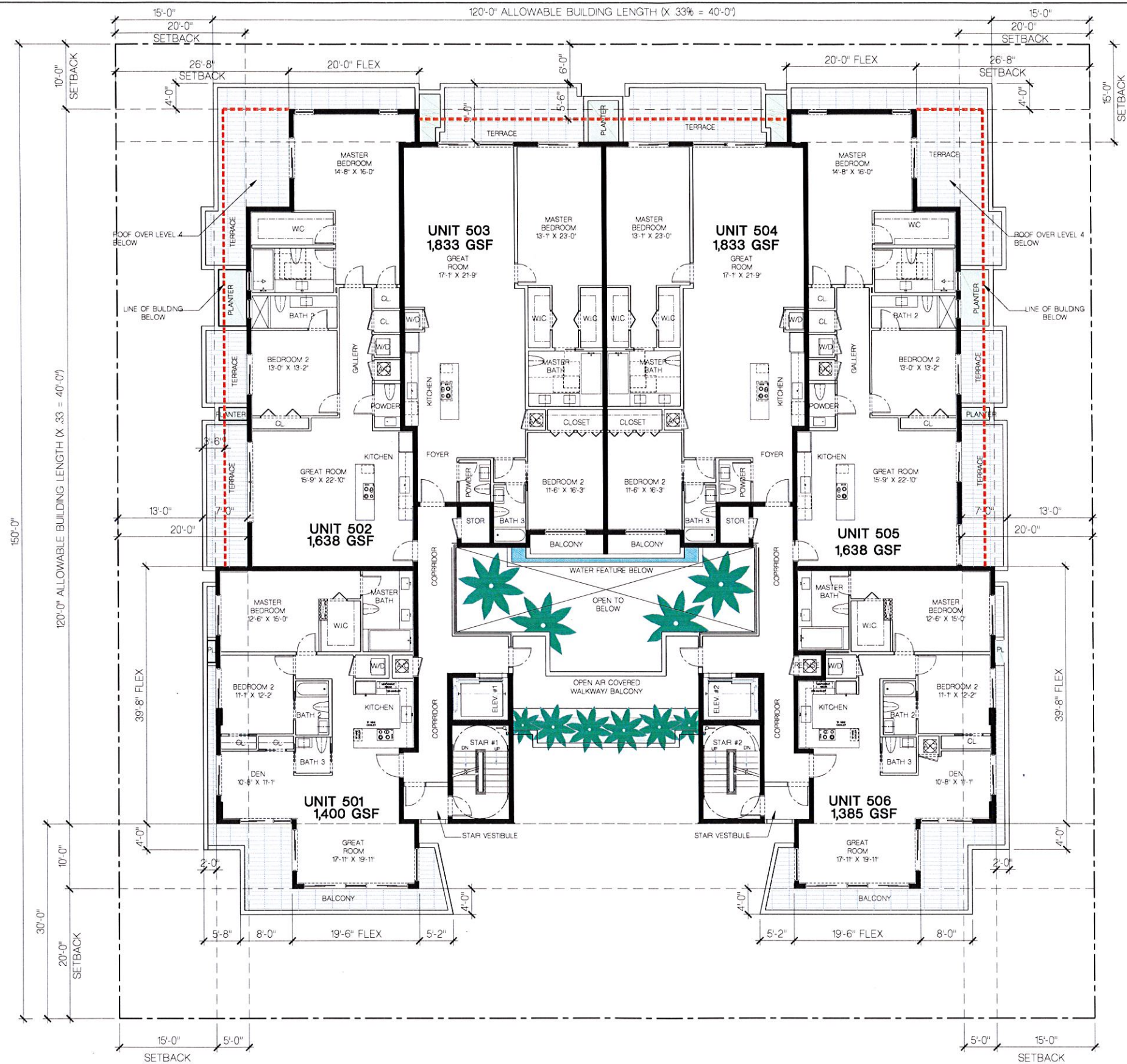
STRUCTURAL ENG.

MEP ENG.

LE JARDIN
NEW CONDOMINIUM BUILDING
1150-1160 102 STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE		DATE	
NO.	REVISION	DATE	BY

DRAWING TITLE
**LEVEL 4
FLOOR PLAN**
SCALE 1/8" = 1'-0"
DATE NOVEMBER 13, 2014
SHEET NUMBER
A-104
P&Z SUBMITTAL



LEVEL 5 - FLOOR PLAN [6 UNITS 9,765 GSF]

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

REVISED
11.03.14

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-C001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
PHIL BENAYOUN FISHMAN
LICENSE NO. AR0017273
1177 KANE CONCOURSE, SUITE 120
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PH: (305) 868.3665 FAX: (305) 868.3650
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SUSAN C. HOLLAND, PE
Reg. no. 41831

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GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
1802 S.W. 41 STREET SUITE 101
MIAMI, FL 33135

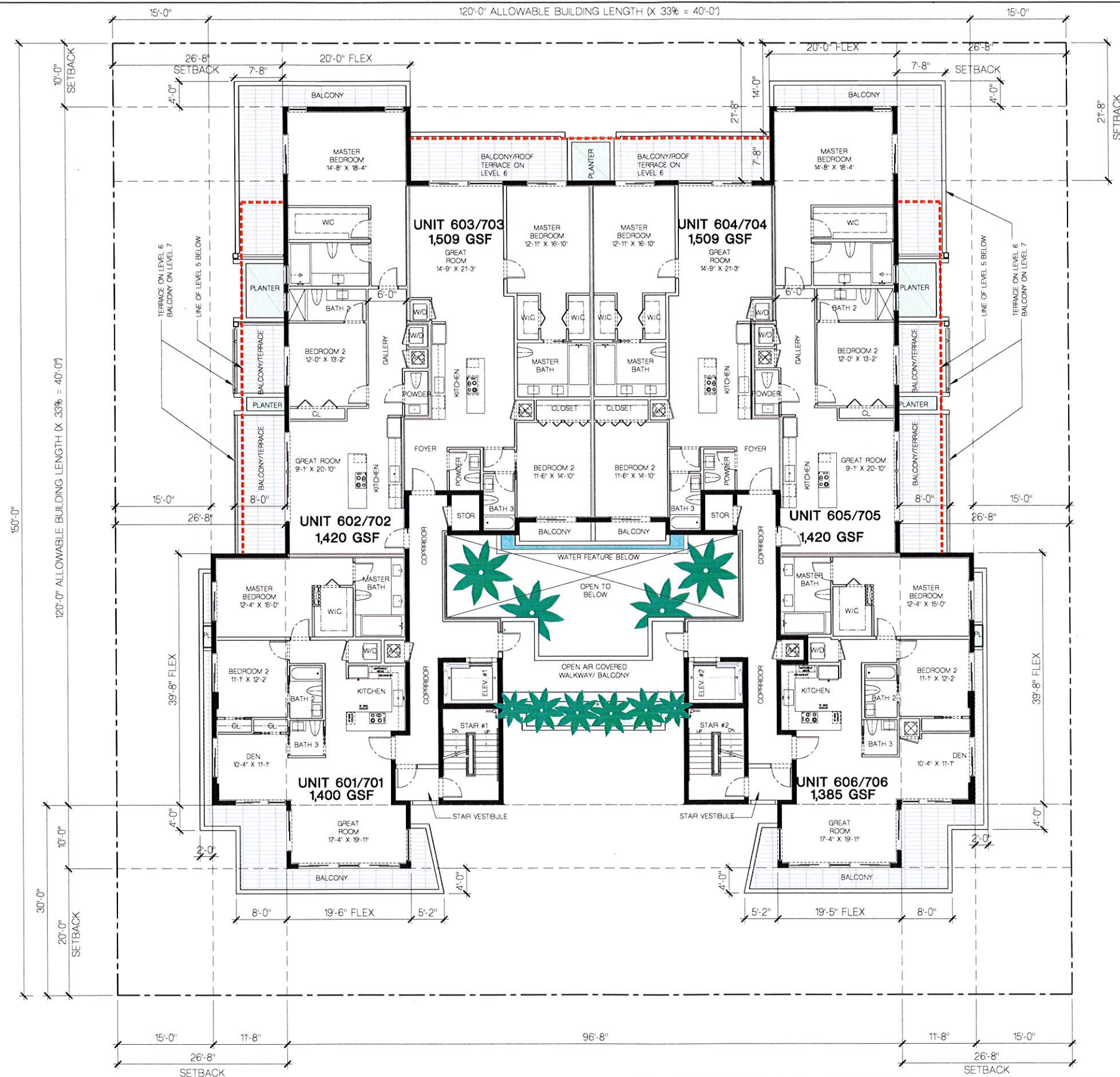
STRUCTURAL ENG.

M/E/ENG.

LE JARDIN
NEW CONDOMINIUM BUILDING
1150-1160 102 STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE		DATE	
NO.	REVISION	DATE	BY

DRAWING TITLE
**LEVEL 5
FLOOR PLAN**
SCALE: 1/8" = 1'-0" DATE: NOVEMBER 13, 2014
SHEET NUMBER
A-105
P&Z SUBMITTAL



LEVELS 6 & 7 - FLOOR PLAN [6 UNITS 8,643 SF/FLOOR X 2 = 17,286 GSF]

SCALE 1/8" = 1'-0"

FRANKEL BENAYOUN
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-C001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
FRANK BENAYOUN, FISHMAN
LICENSE NO. AR0017273
1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 888-3665 FAX: (305) 888-3050
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER
LE JARDIN, LLC
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CIVIL ENG.
HOLLAND ENGINEERING INC.
Civil Engineers
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Reg. no. 41831

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DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.A.
400 S.W. 81 STREET MIAMI FL 33135
TEL: 305-454-7800 FAX: 305-454-7801

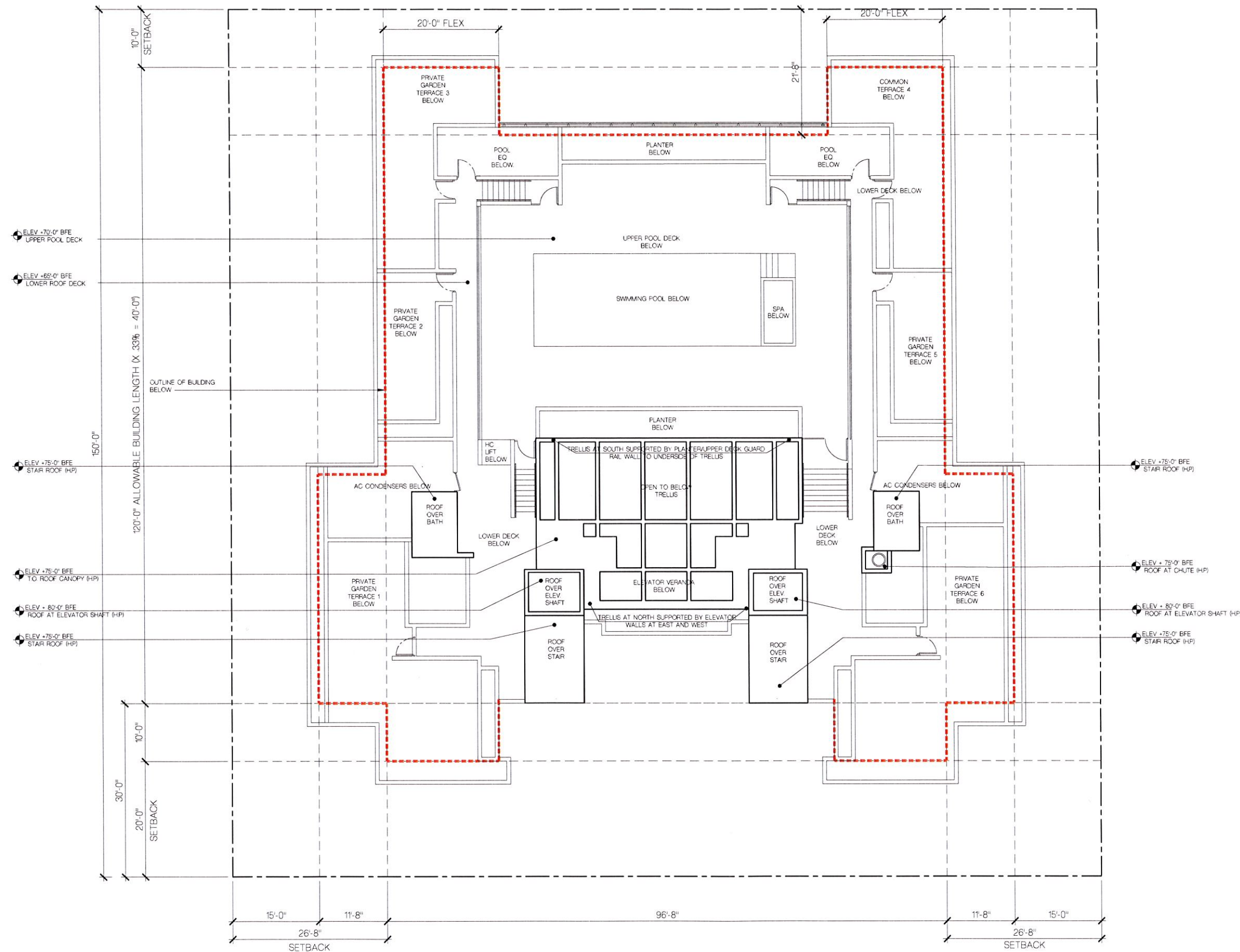
STRUCTURAL ENG.

MEP ENG.

LE JARDIN
NEW CONDOMINIUM BUILDING
1150-1160 102 STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE	DATE
NO.	REVISION
DATE	BY

DRAWING TITLE
**LEVELS 6-7
FLOOR PLAN**
SCALE 1/8" = 1'-0"
DATE NOVEMBER 13, 2014
SHEET NUMBER
A-106
P&Z SUBMITTAL



FRANKEL BENAYOUN
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
FRANK BENAYOUN, FISHMAN
LICENSE NO. AR0017273

1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868-3665 FAX: (305) 868-3650
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER
LE JARDIN, LLC
200 BISCAYNE BOULEVARD WAY SUITE 4709
MIAMI, FLORIDA 33131

CHA. ENG.
HOLLAND ENGINEERING INC.
Civil Engineers
3950 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.
1001 N. W. 11th Street, Suite 1111
MIAMI, FL 33136 • FAX: 305-441-4442

STRUCTURAL ENG.

MEP ENG.

LE JARDIN
NEW CONDOMINIUM BUILDING
1150-1160 102 STREET
BAY HARBOR ISLANDS, FLORIDA 33154

NO.	REVISION	DATE	BY

DRAWING TITLE
HIGH ROOF PLAN

SCALE: 1/8" = 1'-0"
DATE: NOVEMBER 13, 2014
SHEET NUMBER
A-108
P&Z SUBMITTAL



HIGH ROOF PLAN
SCALE: 1/8" = 1'-0"

LICENSE NO. AA-C001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
IFHAT BENAYOUN FISHMAN
LICENSE NO. AR0019273
1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 866.3665 FAX:(305) 866.3650
E MAIL: INFO@FRANKELBENAYOUN.COM

CAL. ENG.
HE 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/LA

400 S.W. 81 STREET MEANE R. 3304
TEL: 904-663-0080 FAX: 904-668-0076

STRUCTURAL ENG

MEP ENG

LE JARDIN
NEW CONDOMINIUM BUILDING
1150-1160 102 STREET
BAY HARBOR ISLANDS, FLORIDA, 3354

[illegible]

DRAWING TITLE	
NORTH ELEVATION	
SCALE	DATE
1/8" = 1'-0"	NOVEMBER 13, 2014
SHEET NUMBER	
A-2.01	
P&Z SUBMITTAL	



NORTH ELEVATION

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



- FF.E. 80'-0" BFE
ROOF OF ELEV SHAFT
- FF.E. 75'-0" BFE
ROOF OF STAIR
- FF.E. 65'-0" BFE
ROOF LEVEL
- ELEV 54'-2 1/2" BFE
LEVEL 7
- ELEV 44'-2 1/2" BFE
LEVEL 6
- ELEV 34'-2 1/2" BFE
LEVEL 5
- ELEV 24'-2 1/2" BFE
LEVEL 4
- ELEV 14'-2 1/2" BFE
LEVEL 3
- ELEV 5'-2 1/2" BFE
MEZZANINE LEVEL & L2 GARAGE
- ELEV +/- 0'-0" BFE / (9.0' NGVD)
- ELEV - 3'-6" BFE
BUILDING ENTRY
- ELEV - 3'-10" BFE
GRADE LEVEL

PORCELAIN CLADDING ON STAIR TOWERS

PROPOSED LOCATION FOR BUILDING SIGNAGE - TO BE SUBMITTED FOR REVIEW AND APPROVAL BY THE SIGNAGE CONTRACTOR

GREEN SCREEN SYSTEM

PORCELAIN CLADDING ON STAIR TOWERS

GARAGE GATE METAL

NORTH LANDSCAPE ELEVATION

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

FRANKEL BENAYOUN ARCHITECTS INC.
ARCHITECTS PLANNERS
LICENSE NO. AA-0001494
MARKUS A. FRANKEL
LICENSE NO. AR0002145
IFHAT BENAYOUN FISHMAN
LICENSE NO. AR0019273
1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33104
PH: (305) 868-3665 FAX: (305) 868-3665
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER
LE JARDIN, LLC
200 BISCAYNE BOULEVARD WY SUITE 4709
MIAMI, FLORIDA 33101

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CIVIL ENGINEER
3500 HOLLYWOOD BOULEVARD
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SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCH.
GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
1000 W. 40 STREET MIAMI FL 33135
PHONE: 305-441-1000 FAX: 305-441-1001

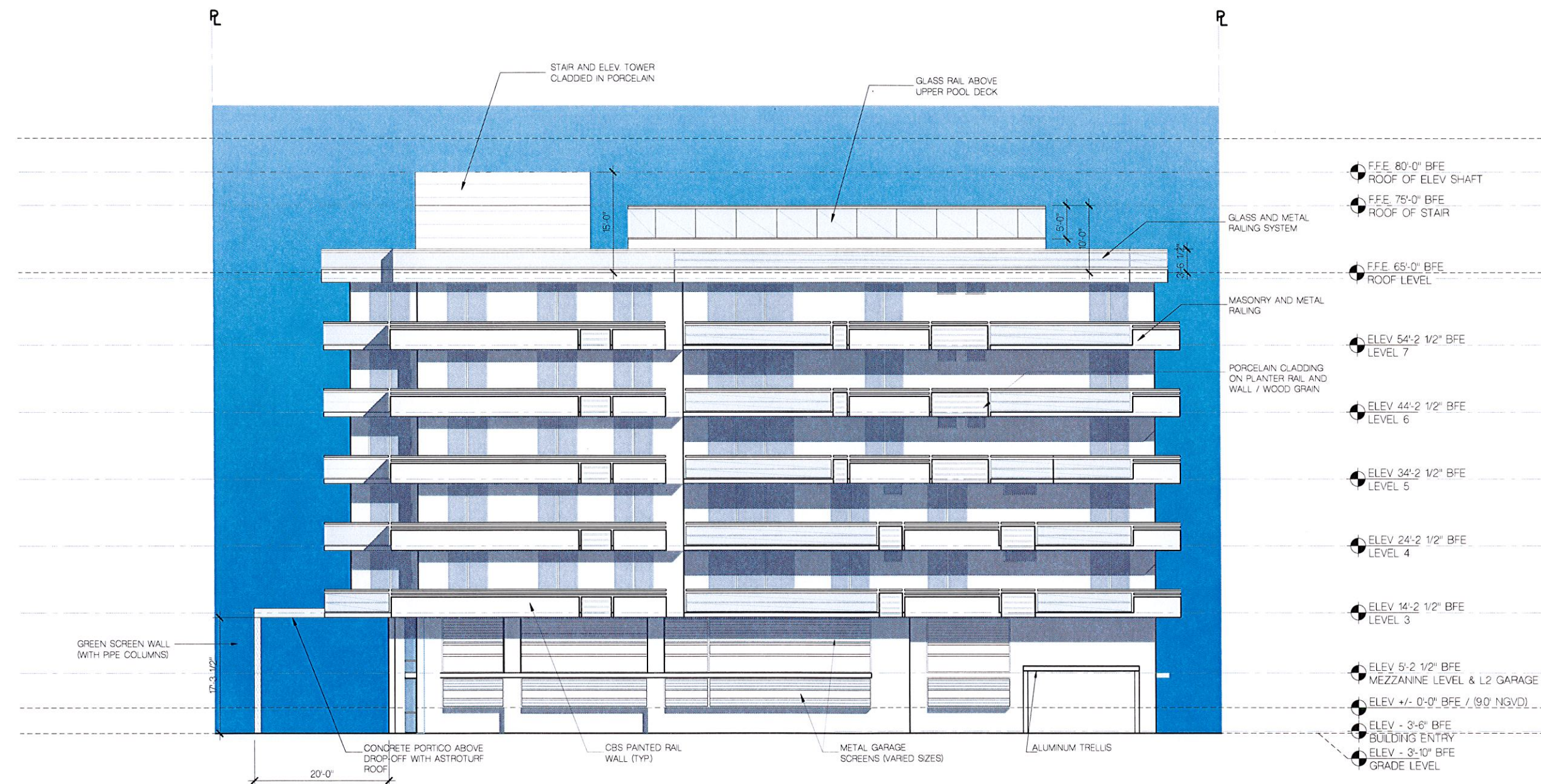
STRUCTURAL ENG.

MEP ENG.

LE JARDIN
NEW CONDOMINIUM BUILDING
1150-1160 102 STREET
BAY HARBOR ISLANDS, FLORIDA 33104

SIGNATURE	DATE
NO.	REVISION
	DATE

PROJECT TITLE:
NORTH ELEVATION
SCALE: 1/8" = 1'-0" DATE: OCTOBER 16, 2014
SHEET NUMBER: **A-2.01**
7/2 SUBMITTAL



WEST ELEVATION
SCALE 1/8" = 1'-0"

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-0001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
PHILIP BENAYOUN, P.E.
LICENSE NO. AR0017273
1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868.3665 FAX: (305) 868.3650
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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.I.A.
1500 S.W. 81 STREET MIAMI BEACH, FL 33135
770.555.4000 FAX 770.555.4000

STRUCTURAL ENG.

MEP ENG.

LE JARDIN
NEW CONDOMINIUM BUILDING
1150-1160 102 STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE		DATE	
NO.	REVISION	DATE	BY

DRAWING TITLE
WEST ELEVATION
SCALE 1/8" = 1'-0" DATE NOVEMBER 13, 2014
SHEET NUMBER
A-2.02
P&Z SUBMITTAL

R

R



WEST LANDSCAPE ELEVATION

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

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNING INTERIOR DESIGN
LICENSE NO. AA-0001494
MARILYN A. FRANKEL
LICENSE NO. AR0001143
FRANKEL BENAYOUN FURMAN
LICENSE NO. AR0001273
1177 FAINE CONDORES, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868-3665 FAX: (305) 868-3050
E-MAIL: INFO@FRANKEL-BENAYOUN.COM

OWNER / DEVELOPER
LE JARDIN, LLC
200 BISTAYNE BOULEVARD SUITE 4700
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ENGINEER
HE HOLLAND ENGINEERING INC.
P.L.L.C.
2500 HOLLYWOOD BOULEVARD
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SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCHITECT
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STRUCTURAL ENGINEERING
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TEL: 305.461.1111 FAX: 305.461.1111

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MATERIALS
1000 N. 11 STREET MIAMI, FL 33136
TEL: 305.461.1111 FAX: 305.461.1111

MECHANICAL ENGINEER
MECHANICAL ENGINEERING
1000 N. 11 STREET MIAMI, FL 33136
TEL: 305.461.1111 FAX: 305.461.1111

ELECTRICAL ENGINEER
ELECTRICAL ENGINEERING
1000 N. 11 STREET MIAMI, FL 33136
TEL: 305.461.1111 FAX: 305.461.1111

PLUMBING ENGINEER
PLUMBING ENGINEERING
1000 N. 11 STREET MIAMI, FL 33136
TEL: 305.461.1111 FAX: 305.461.1111

FIRE ENGINEER
FIRE ENGINEERING
1000 N. 11 STREET MIAMI, FL 33136
TEL: 305.461.1111 FAX: 305.461.1111

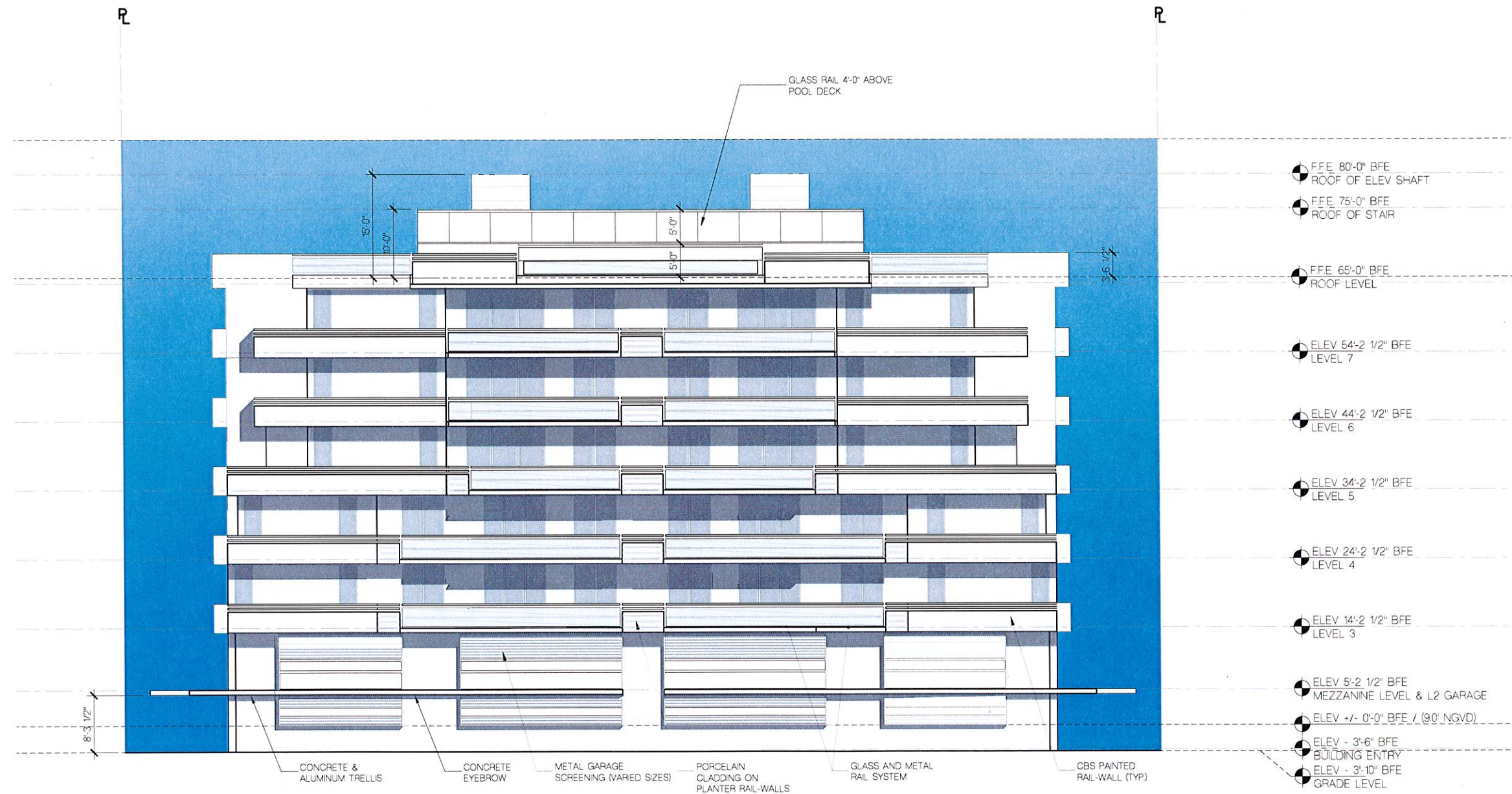
ENVIRONMENTAL ENGINEER
ENVIRONMENTAL ENGINEERING
1000 N. 11 STREET MIAMI, FL 33136
TEL: 305.461.1111 FAX: 305.461.1111

TRANSPORTATION ENGINEER
TRANSPORTATION ENGINEERING
1000 N. 11 STREET MIAMI, FL 33136
TEL: 305.461.1111 FAX: 305.461.1111

WATER ENGINEER
WATER ENGINEERING
1000 N. 11 STREET MIAMI, FL 33136
TEL: 305.461.1111 FAX: 305.461.1111

SEWER ENGINEER
SEWER ENGINEERING
1000 N. 11 STREET MIAMI, FL 33136
TEL: 305.461.1111 FAX: 305.461.1111

GEOTECHNICAL ENGINEER
GEOTECHNICAL ENGINEERING
1000 N. 11 STREET MIAMI, FL 33136
TEL: 305.461.1111 FAX: 305.461.1111



SOUTH ELEVATION

SCALE 1/8" = 1'-0"

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001454
MARKUS A. FRANKEL
LICENSE NO. AR0007143
IFRAT BENAYOUN FISHMAN
LICENSE NO. AR0017273

1177 KANE CONCOURSE, SUITE 120
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PH: (305) 868.3665 FAX: (305) 868.3650
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER

LE JARDIN, LLC
200 BISCAYNE BOULEVARD WAY SUITE 4709
MIAMI, FLORIDA 33131

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Civil Engineers
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(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.I.A.
REVISED 11/13/2014 SCALE: 1/8" = 1'-0" (SEE PLAN) DATE: 11/13/2014

STRUCTURAL ENG.

MEP ENG.

LE JARDIN
NEW CONDOMINIUM BUILDING
1150-1160 102 STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE		DATE	
NO.	REVISION	DATE	BY

DRAWING TITLE

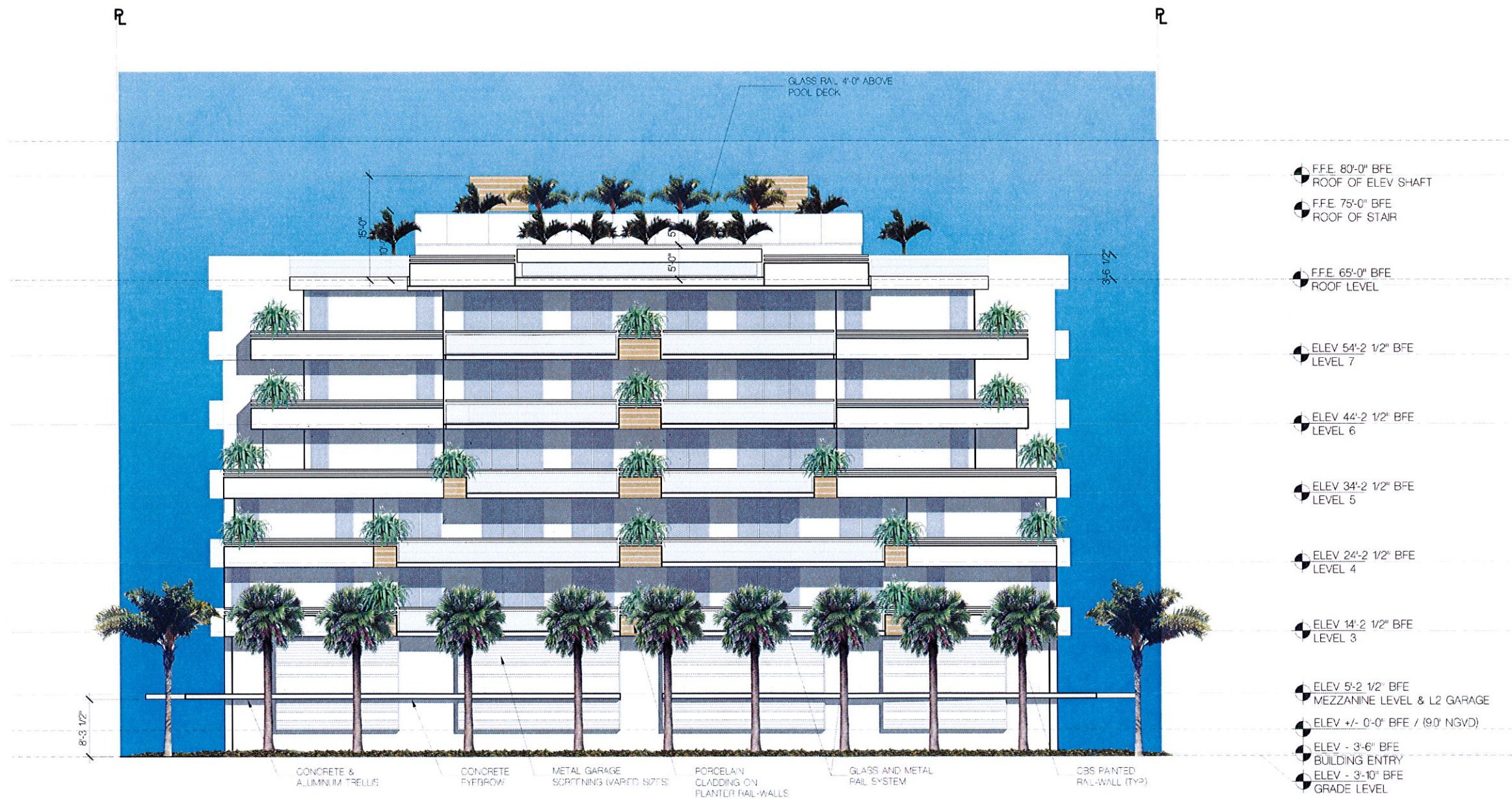
SOUTH ELEVATION

SCALE 1/8" = 1'-0" DATE NOVEMBER 13, 2014

SHEET NUMBER

A-2.03

P&Z SUBMITTAL



SOUTH LANDSCAPE ELEVATION

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

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-0001184
MARKUS A. FRANKEL
L. LICENSE NO. AR0001143
OFFICE: FRANKEL BENAYOUN FISHMAN
L. LICENSE NO. AR0017273

1177 KAHUNA DRIVE, SUITE 1100
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E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER

LE JARDIN, LLC
200 BISCAYNE BOULEVARD SUITE 4709
MIAMI, FLORIDA 33133

DATE

HOLLAND ENGINEERING INC.
civil engineer
3900 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL 33021
(954) 267-0371 / (954) 267-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCHITECT

GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARKLEY A.S.A.
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MIAMI, FLORIDA 33136

STRUCTURAL ENGINEER

MECHANICAL ENGINEER

PLUMBING ENGINEER

LE JARDIN
NEW CONDOMINIUM BUILDING
1150-1160 102 STREET
DAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE	DATE
NO.	REVISION
DATE	BY

DRAWING TITLE

SOUTH ELEVATION

SCALE: 1/8" = 1'-0" DATE: OCTOBER 12, 2014
SHEET NAME: A-2.03
P&Z SUBMITTAL



EAST LANDSCAPE ELEVATION

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

FRANKEL BENAYOUN
ARCHITECTS INC.

LICENS# NG- AA-0001484
MARKUS A. FRANKEL
LICENSE NO. AR0007143
FRANK BENAYOUN FISHMAN
LICENSE NO. AR0017273
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LANDSCAPE ARCHITECT
GEOMANTIC
DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
3000 N. K STREET SUITE 200
DADE COUNTY, FL 33137
PHONE: 954-900-0000 FAX: 954-900-0001

STRUCTURAL ENGINEER

MECHANICAL ENGINEER

LE JARDIN
NEW CONDOMINIUM BUILDING
1150-1160 102 STREET
BAY HARBOR ISLANDS FLORIDA 33154

DESIGNER DATE

NO. REVISIONS DATE BY

DRAWING TITLE
EAST ELEVATION

SCALE: 1/8" = 1'-0" DATE: OCTOBER 14, 2014

SHEET NUMBER

A-2.04

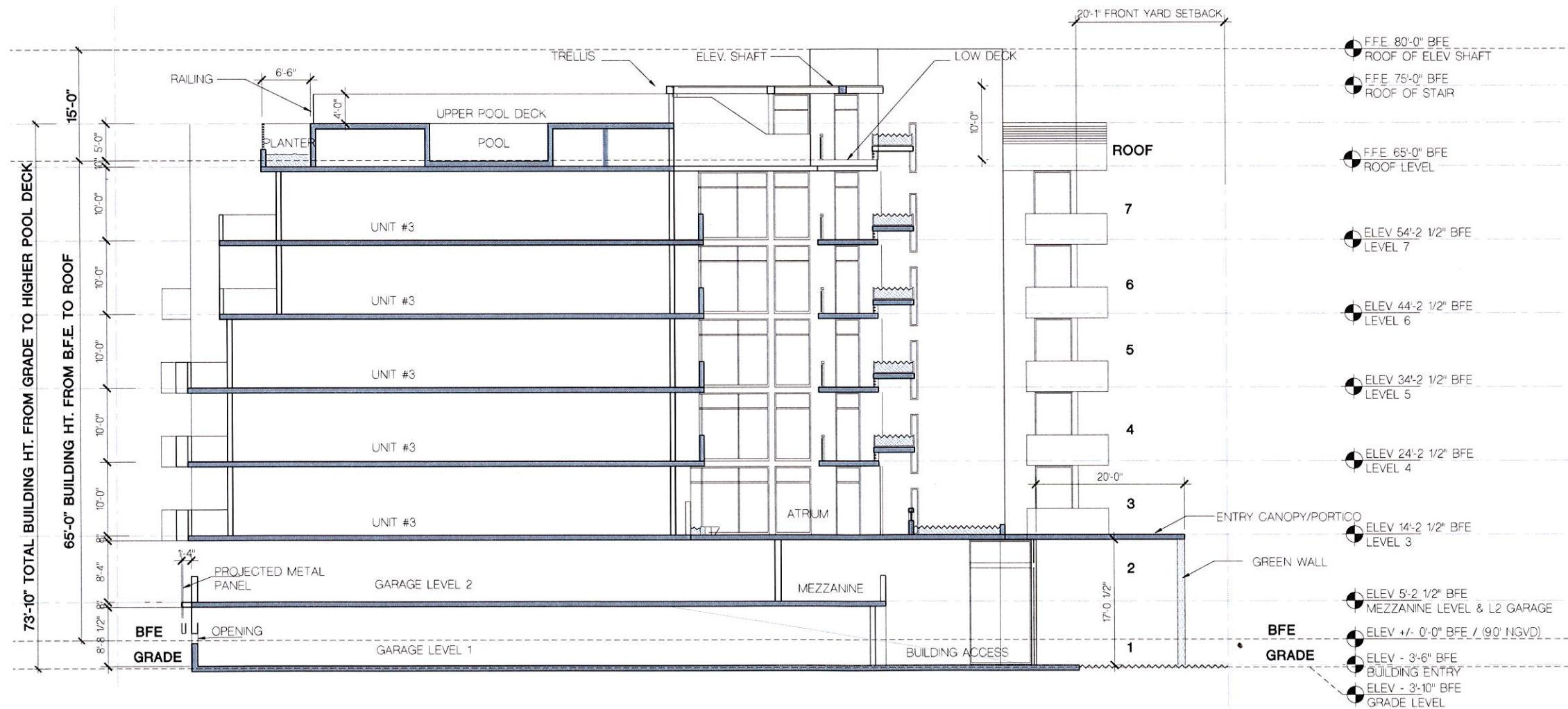
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SCALE: 1/2" = 1'-0"



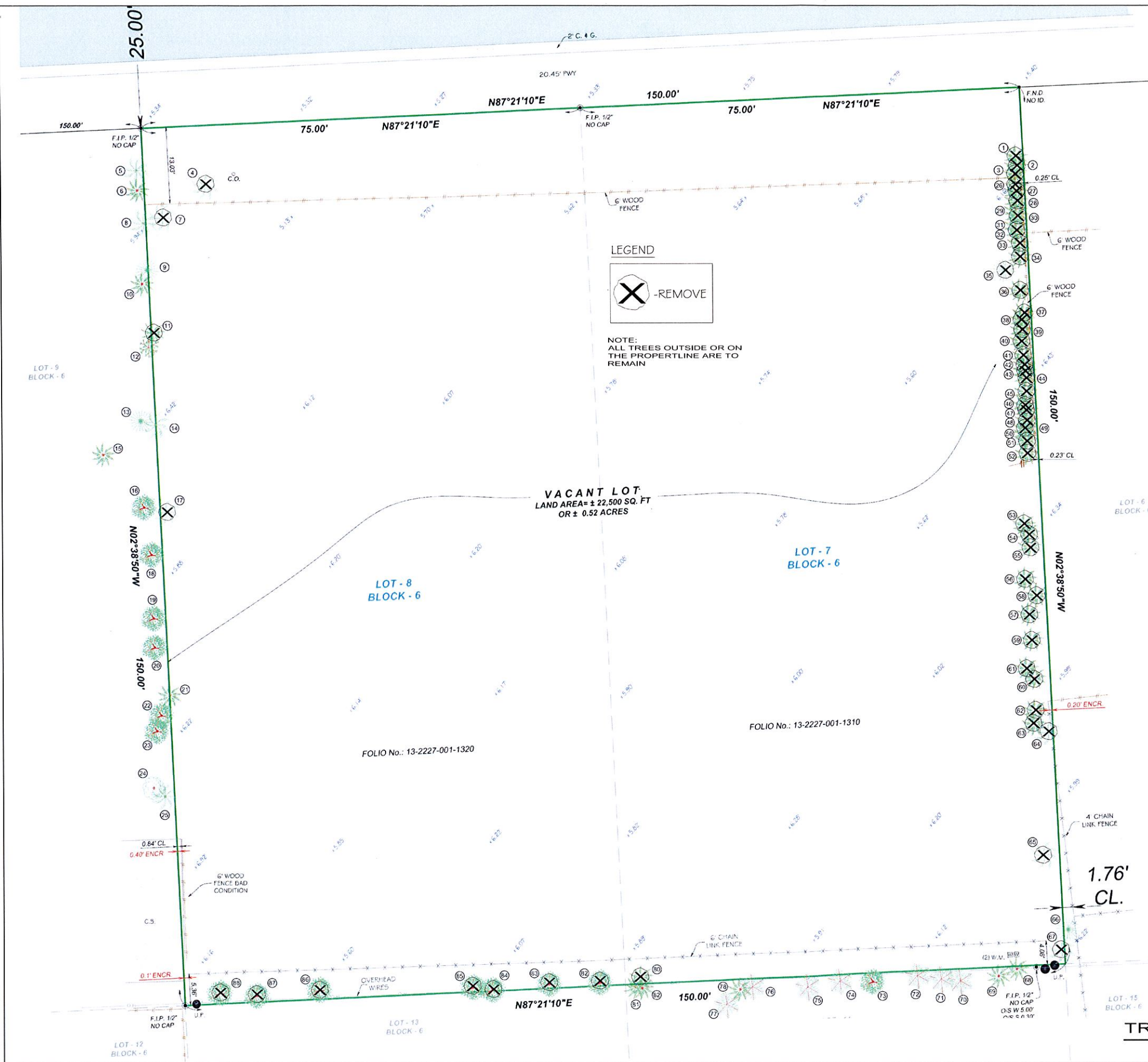
SCALE: 1/2" = 1'-0"



BUILDING SECTION

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

P&Z SUBMITTAL



TREE TABLE			
No.	NAME	DBH (IN)	HEIGHT (FT)
1	ALEXANDER PALM	0.5	25.00
2	ALEXANDER PALM	0.5	25.00
3	ALEXANDER PALM	0.5	25.00
4	SABAL PALM	0.7	30.00
5	SABAL PALM	1.0	25.00
6	ALEXANDER PALM	0.5	25.00
7	SABAL PALM	0.7	30.00
8	SABAL PALM	1.2	20.00
9	UMBRELLA	0.5	25.00
10	ALEXANDER PALM	0.3	30.00
11	ALEXANDER PALM	0.3	30.00
12	BRASILIAN PEPPER	3.0	25.00
13	UMBRELLA	3.0	30.00
14	SABAL PALM	1.3	15.00
15	ALEXANDER PALM	0.3	15.00
16	FICUS	0.7	30.00
17	SABAL PALM	1.3	20.00
18	FICUS	0.7	25.00
19	FICUS	0.8	30.00
20	FICUS	0.3	30.00
21	ALEXANDER PALM	0.3	30.00
22	FICUS	1.2	30.00
23	FICUS	0.8	30.00
24	UNION	1.0	30.00
25	SABAL PALM	1.3	30.00
26	ALEXANDER PALM	0.40	25.00
27	ALEXANDER PALM (2)	0.4	30.00
28	ALEXANDER PALM	0.4	30.00
29	ALEXANDER PALM (2)	0.4	30.00
30	ALEXANDER PALM	0.3	25.00
31	ALEXANDER PALM	0.3	30.00
32	ALEXANDER PALM	0.3	30.00
33	ALEXANDER PALM (2)	0.3	35.00
34	ALEXANDER PALM (2)	0.3	35.00
35	UMBRELLA	2.5	35.00
36	ALEXANDER PALM	0.3	25.00
37	ALEXANDER PALM	0.4	35.00
38	ALEXANDER PALM	0.4	30.00
39	ALEXANDER PALM	0.4	30.00
40	ALEXANDER PALM	0.4	35.00
41	ALEXANDER PALM	0.4	35.00
42	ALEXANDER PALM	0.4	35.00
43	ALEXANDER PALM	0.4	35.00
44	ALEXANDER PALM	0.4	35.00
45	ALEXANDER PALM	0.4	35.00
46	ALEXANDER PALM	0.4	35.00
47	ALEXANDER PALM	0.4	35.00
48	ALEXANDER PALM	0.4	35.00
49	ALEXANDER PALM	0.4	35.00
50	ALEXANDER PALM	0.3	35.00
51	ALEXANDER PALM	0.4	35.00
52	ALEXANDER PALM	0.4	35.00
53	ALEXANDER PALM	0.4	30.00
54	ALEXANDER PALM	0.4	30.00
55	ALEXANDER PALM	0.4	30.00
56	ALEXANDER PALM	0.4	30.00
57	ALEXANDER PALM	0.4	30.00
58	ALEXANDER PALM	0.3	25.00
59	ALEXANDER PALM	0.4	30.00
60	ALEXANDER PALM	0.4	30.00
61	ALEXANDER PALM	0.3	15.00
62	ALEXANDER PALM	0.4	30.00
63	ALEXANDER PALM	0.4	30.00
64	SABAL PALM	1.3	25.00
65	SABAL PALM	1.3	25.00
66	UMBRELLA	1.8	40.00
67	SABAL PALM	1.5	35.00
68	ALEXANDER PALM (2)	0.3	25.00
69	ALEXANDER PALM (2)	0.3	25.00
70	AUSTRALIAN PINE	1.5	55.00
71	AUSTRALIAN PINE	1.5	55.00
72	AUSTRALIAN PINE	2.0	55.00
73	FICUS	1.2	20.00
74	AUSTRALIAN PINE	2.5	55.00
75	AUSTRALIAN PINE	2.2	55.00
76	AUSTRALIAN PINE	1.0	55.00
77	AUSTRALIAN PINE	1.0	55.00
78	ALEXANDER PALM	0.3	25.00
79	ALEXANDER PALM	0.4	25.00
80	ALEXANDER PALM	0.4	25.00
81	ALEXANDER PALM	0.4	25.00
82	FICUS	2.0	25.00
83	FICUS	0.6	25.00
84	FICUS	2.0	25.00
85	FICUS	2.0	25.00
86	FICUS	0.8	20.00
87	FICUS	0.8	20.00
88	FICUS	0.6	20.00

TREE DISPOSITION PLAN
SCALE: 1" = 1'-0"

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIORS DESIGN
LICENSE NO. AA-001494
MARKUS A. FRANKEL
LICENSE NO. ARD001443
ITAI BENAYOUN FISHMAN
LICENSE NO. ARD017273
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HOLLYWOOD, FL. 33021
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SUSAN C. HOLLAND, PE
Reg. No. 47831

GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
1000 N. W. 10TH STREET, SUITE 101
MIAMI, FLORIDA 33136

STRUCTURAL ENG.

MEP ENG.

LE JARDIN
NEW CONDOMINIUM BUILDING
1150-1160 102 STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATUREDATE

NO.	PERSON	DATE	BY

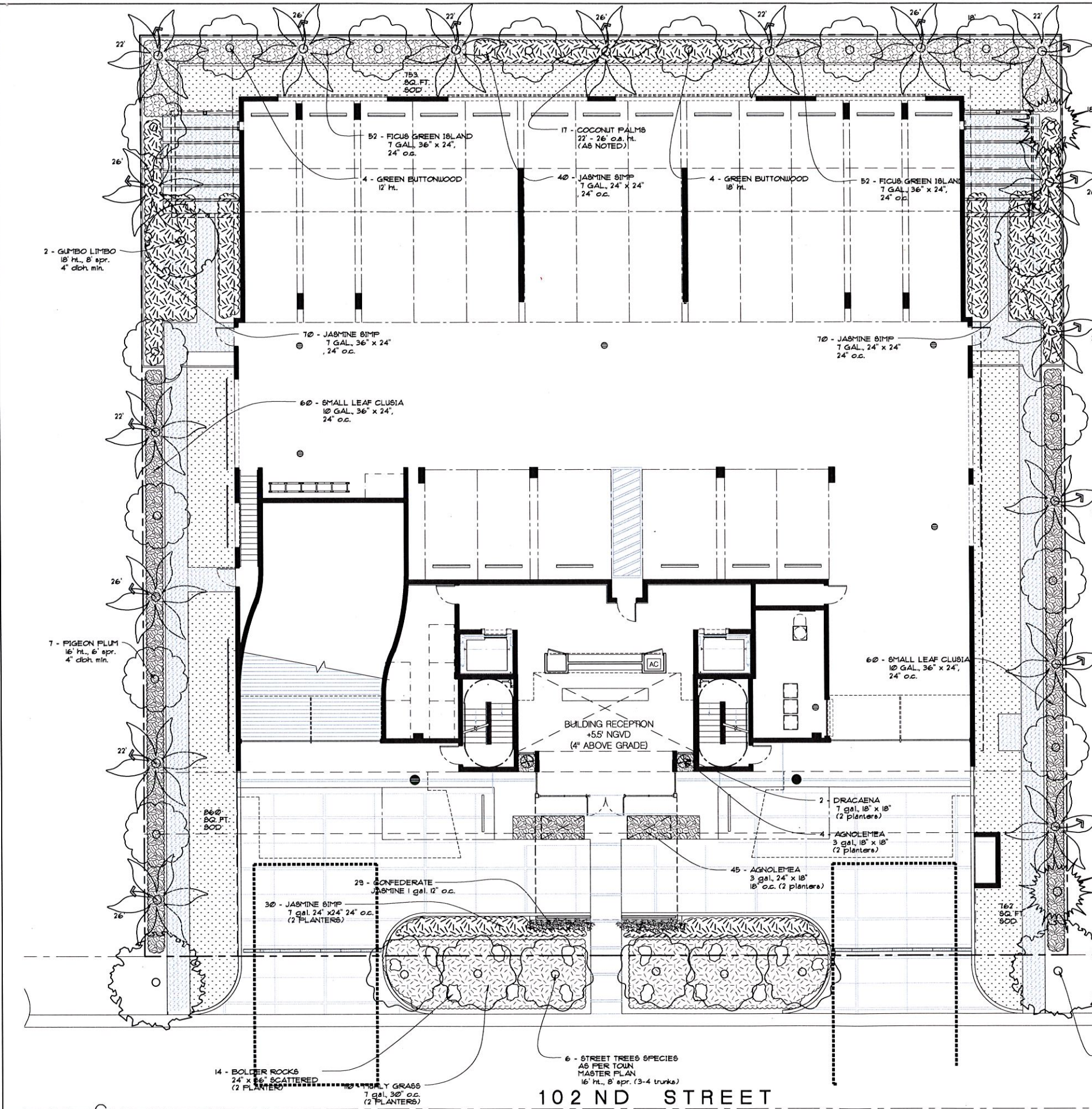
DRAWING TITLE

Survey

SCALEDATE
OCTOBER 13, 2014

SHEET NUMBER
D-1

F&Z BOARD SUBMITTAL



Town of Bay Harbor Island				
Landscape Code (Sec. 24-16) Requirements				
Multi-Family Residential - Townhouse Sites (RM-1, RM-2, RM-3)				
Property Address: 1150-1160 102 Street Bay Harbor Island, 33154				
Net Lot Area Acres	0.519	Net Lot Area (Sq. Ft.)	22,500	
A. Open Space Requirement				
Net Lot Area	22,500	S.F. x 20% = 4,500	REQUIRED	PROVIDED
			Min. 4,500	5,577
B. Maximum Lawn Area Allowed				
Req. open space	4,500	S.F. x 60% = 2,700	Max. 2,700	2,284
C. Shade Trees Required				
1. 28 trees/acre	28 x 0.519	Required Trees	15	122
2. Native Species Required	50%	Required Trees	8	28
3. Drought Tolerant and Low Maintenance Species Required - 50%		Required Trees	7	73
(NOTE: No more of required trees can be palms)				
D. Shrubs Required				
1. 10 shrubs/required per tree		Required Shrubs	150	2,339
2. Native Species Required - 30%		Required Shrubs	45	780
3. Drought Tolerant and Low Maintenance Species Required - 50%		Required Shrubs	75	216
Minimum Tree Height - 5 Plus bldg.				
I. 25% of trees to be minimum 12' ft. ht.		Required Trees	4	4
II. 50% of trees to be minimum 16' ft. ht.		Required Trees	7	7
III. 25% of the trees to be minimum 18' ft. ht.		Required Trees	4	4
(Note: Maximum 25% Palms of required trees, I. 14', II. 22', III. 22' min. ht.)				
Street Trees (1 per 35' of frontage) = 150				
(Note: Street trees are not included in required tree calculation)				
R PLANT LIST				
QTY	COMMON NAME	BOTANICAL NAME	Drought Tolerant	SIZE / REMARKS
Trees and Palms				
4	Alexander Palm (spl.)	Ptychosperma elegans		15 o.e. 25 gal.
2	Alexander Palm (spl.)	Ptychosperma elegans		20 o.e. 45 gal.
10	Christmas Palms	Adonis merillii		10-15 ft. 45 gal. (opt.)
6	Coconut Palms	Cocos nucifera	6	15 - 20 o.e. ht., 30 gal.
17	Coconut Palms	Cocos nucifera	17	22 - 28 ft. ht., 55 gal.
17	Florida Thatch Palm	Thrinax radiata	10	6 ft. ht., 25 gal.
2	Gumbo Limbo	Bursera simaruba		18 ft. x 8 spr. 45 gal. 4' dbh.
12	Lady Palm	Rhapis excelsa		6 ft. ht., 10 gal.
9	Montgomery Palms	Veitchia montgomeryana		18 ft. x 8 spr. 4' dbh. min.
2	STREET TREE SPECIES PER TOWN MASTER PLAN			10 - 15' 22 o.e. 65 gal.
7	Pigeon Plum	Native		16 o.e. ht. x 7 spr. 45 gal.
4	Green Buttonwood	Native		12 o.e. ht. x 6 spr. 65 gal.
4	Green Buttonwood	Native		18 o.e. ht. x 6 spr. 65 gal.
24	Ponytail Palm	Beaucarnea recurvata	24	4 ft. x 3 spr. 15 gal.
1	Sabal Palm	Native		18 o.e. Botted B&B
6	STREET TREE SPECIES PER TOWN MASTER PLAN			16 ft. x 6 spr. 45 gal.
2	Sylvester Date Palm	Phoenix sylvesteria		26 o.e. 20 g.w.
122	Total		73	
Shrubs and Groundcovers & Vines				
53	Agaloma 'Silver Bay'	Agaloma		3 gal. 18" o.c.
237	Asparagus	Asparagus Foxtail		3 gal. 18" o.c.
39	Bromeliad	Alcantara imperialis		10 gal. 30" - 30" ht.
23	Bromeliad	Alcantara imperialis		7 gal. 24" - 24" ht.
163	Confederate Jasmine	Trachelospermum jasminoides		3 gal. 12" o.c.
220	Natal Plum	Cassia macrocarpa		3 gal. 18" o.c.
186	Ficus 'Green Island'	Ficus microcarpa 'Green Island'		7 gal. 24" ht. 24" o.c.
382	Ficus 'Green Island'	Ficus microcarpa 'Green Island'		3 gal. 12" o.c.
6	Felice Agave	Furcraea florida 'Virens'		10 gal. 30" - 30" ht.
110	Florida Munny Grass	Native		7 gal. 30" ht. 30" o.c.
340	Golden Creeper	Variegated Pittosporum	170	3 gal. 18" o.c.
210	Jasmine Simp	Jasminum volubile		7 gal. 24" x 24" 24" o.c.
120	Small Leaf Clusia	Native	45	7 gal. 30" o.c.
2	Song of India	Dracaena Reflexa		7 gal. 24" x 18"
248	White Indian Hawthorn	Raphicarpis indica		7 gal. 24" o.c.
2,339	Total		216	
2,284	Total S. Augustine Sod ground floor			
1,450	Total Artificial Sod on roof by: "SYNLAWN" see L-7			
PLANTING NOTES				
1. IF THERE ARE ANY DISCREPANCIES BETWEEN QUANTITIES ON PLAN VERSUS QUANTITIES FROM PLANT LIST, THE PLANS TAKE PRECEDENCE.				
2. ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATIC SPRINKLER SYSTEM w/ 100% COVERAGE AND 100% OVERLAP BETWEEN HEADS.				
3. LANDSCAPE BEDS IN SOD AREAS MUST BE GRADED SO WATER IS SAND / TOPSOIL MIX.				
4. ALL SOD AREAS TO RECEIVE 2" OF 80/20 LAKE WALES FLORATAM.				
5. MULCH ALL PLANTING BEDS WITH 3" OF CYPRESS OR EUCALYPTUS MULCH.				
6. PLANTING BEDS SHOULD RECEIVE 4" OF QUARTERS MIX PLANTING SOL.				
7. ALL SOD AREAS TO BE ST. AUGUSTINE PALMETTO, SOD SOD.				
8. ALL PLANT MATERIAL TO BE FLORIDA #1 OR BETTER.				

LANDSCAPING:
SITE AREA = 22,500 SF
LANDSCAPE AREA REQUIRED (20%) = 4,500 SF
LANDSCAPE AREA PROVIDED (25%) = 5,577 SF

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

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-C001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
FRANK BENAYOUN FISHMAN
LICENSE NO. AR0017273
1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868-3665 FAX: (305) 868-3650
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OWNER / DEVELOPER
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200 BISCAYNE BOULEVARD WAY SUITE 4709
MIAMI, FLORIDA 33131

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

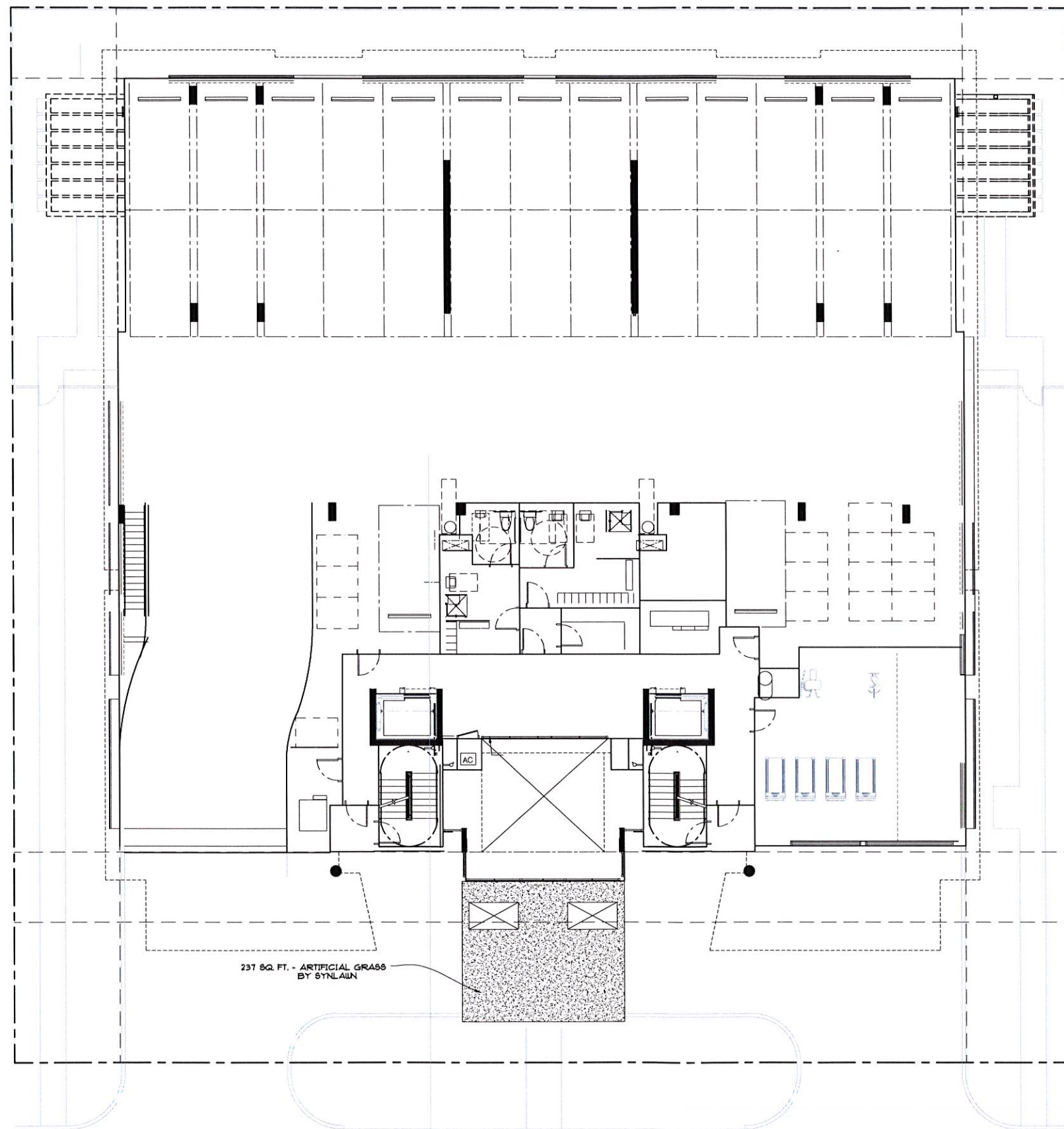
LANDSCAPE ARCH.
GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTURE
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(305) 571-0000 FAX: (305) 571-0001

STRUCTURAL ENG.

MEP ENG.

LE JARDIN
NEW CONDOMINIUM BUILDING
1150-1160 102 STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE DATE
NO. REVISION DATE BY
DRAWING TITLE
LEVEL 1
SCALE DATE
OCTOBER 13, 2014
SHEET NUMBER
L-1
P&Z BOARD SUBMITTAL



LEVEL 2 PLANTING PLAN
SCALE: 1/8" = 1'-0"

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-0001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
JUDITH BENAYOUN FISHMAN
LICENSE NO. AR0017273

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MIAMI, FLORIDA 33131

DATE: 10/13/14
HOLLAND ENGINEERING INC.
civil engineers
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HOLLYWOOD, FL - 33021
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SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCHITECT
GEOMANTIC
DESIGNS, INC.
LANDSCAPE ARCHITECTURE
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440 S.W. 41 STREET SEASIDE FL 33154
TEL: (305) 441-1111 FAX: (305) 441-1111

STRUCTURAL ENG.

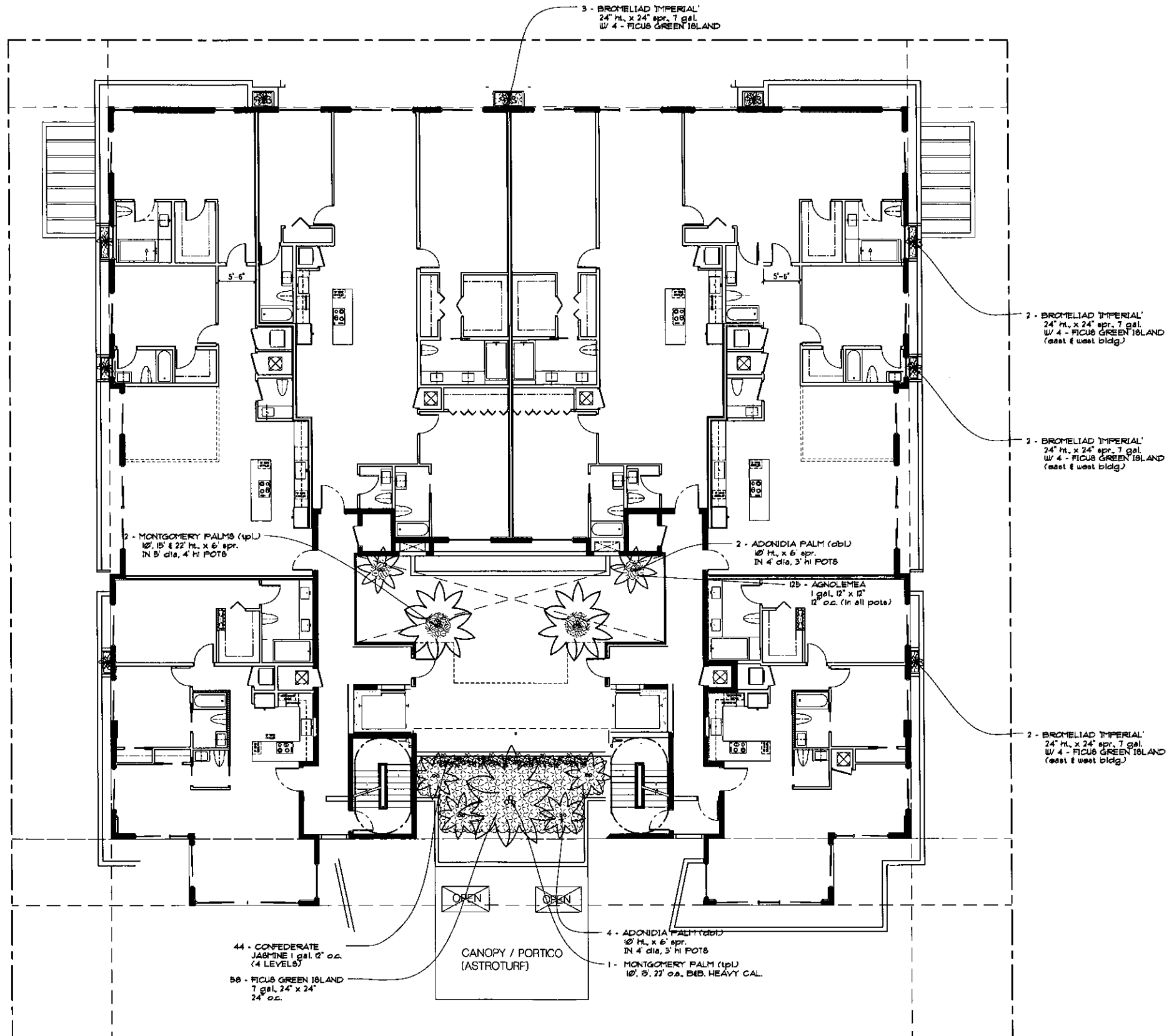
MEP ENG.

LE JARDIN
NEW CONDOMINIUM BUILDING
1150-1160 102 STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE		DATE	
NO.	REVISION	DATE	BY

DRAWING TITLE
LEVEL 2

SCALE: 1/8" = 1'-0"
DATE: OCTOBER 13, 2014
SHEET NUMBER
L-2
P&Z BOARD SUBMITTAL



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

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001484
MARKUS A. FRANKEL
LICENSE NO. AR0005143
PHAT BENAYOUN FISHMAN
LICENSE NO. AR0017273

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E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER
PEARL HOUSE, LLC
290 BISCAYNE BOULEVARD WAY SUITE 4709
MIAMI, FLORIDA 33131

DATE: 10/13/2014
HOLLAND ENGINEERING INC.
CIVIL ENGINEERS
3900 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021
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SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCHITECT
GEOMANTIC
DESIGNS, INC.
LANDSCAPE ARCHITECT
ROBERT PARSLEY A.S.L.A.
APCS 01155237 ADAMS R. TITUS
18100 104th AVE. APT. 3, VERO BEACH, FL 33434

STRUCTURAL ENG.

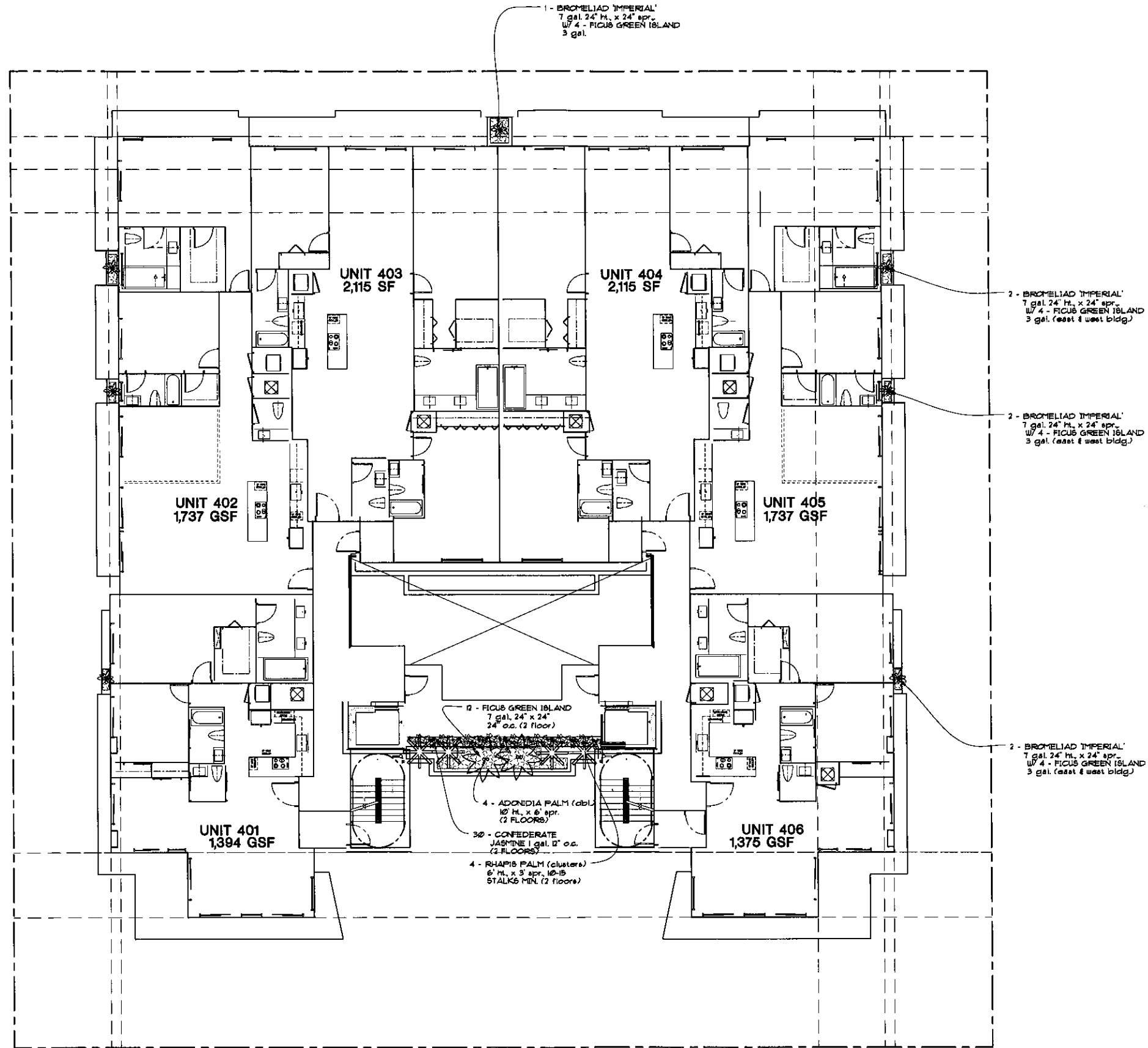
MEP ENG.

LE JARDIN
NEW CONDOMINIUM BUILDING
1150-1160 102 STREET
BAY HARBOR ISLANDS, FLORIDA 33154

REVISION		DATE	
NO.	REVISION	DATE	BY

DRAWING TITLE
LEVEL 3

SCALE: 1/8" = 1'-0"
DATE: OCTOBER 13, 2014
SHEET NUMBER
L-3
P&Z BOARD SUBMITTAL



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

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494

MARKUS A. FRANKEL
LICENSE NO. AR0007143

ITZAR BENAYOUN FISHMAN
LICENSE NO. AR0017273

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DIRECTOR/DEVELOPER

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CHA. ENG.

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civil engineers
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Reg. no. 41831

LANDSCAPE ARCH.

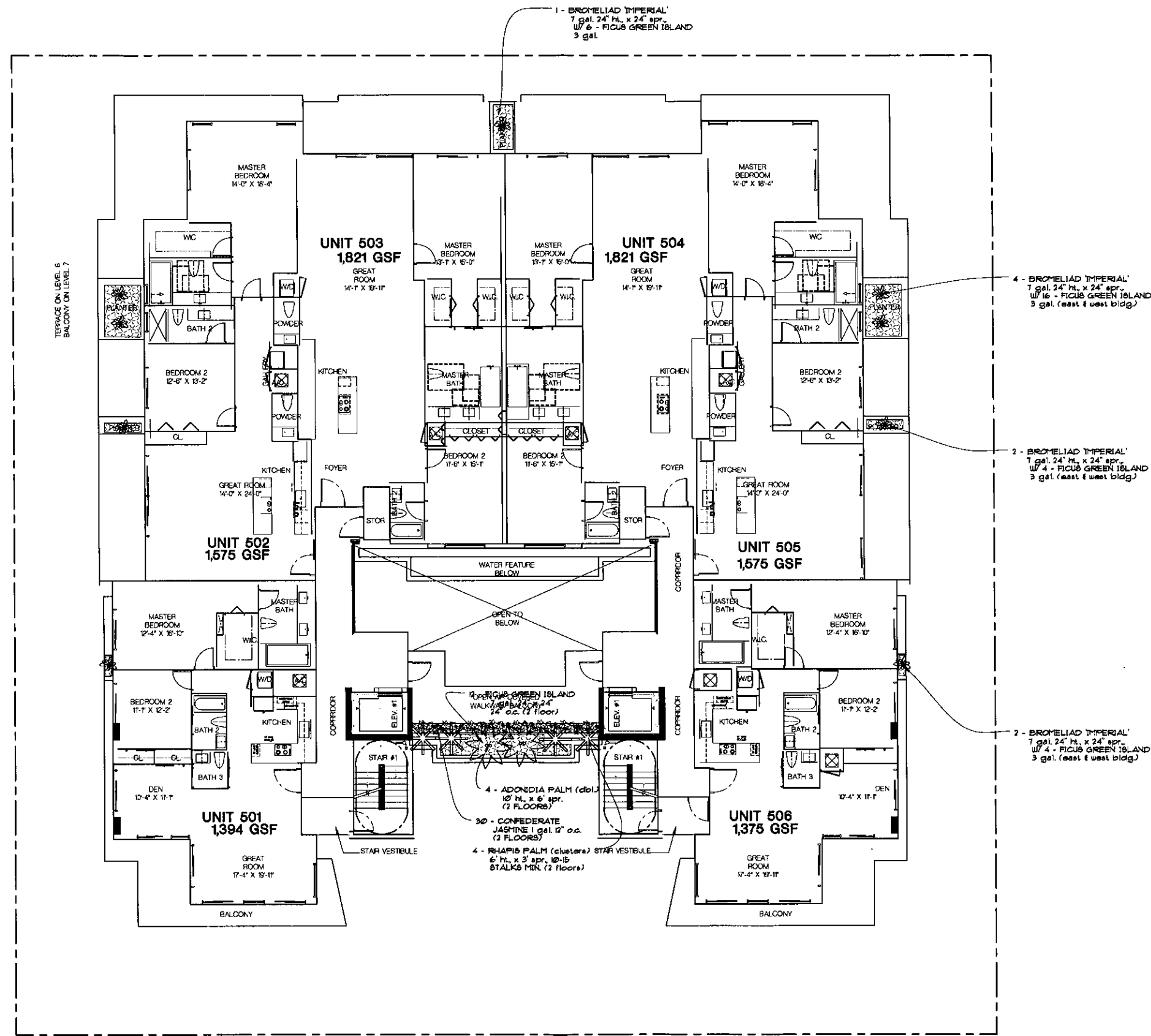
GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARKLEY A.S.A.
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FL 33136, FLORIDA, USA

STRUCTURAL ENG.

MEP ENG.

LE JARDIN
NEW CONDOMINIUM BUILDING
1150-1160 102 STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE		DATE	
NO.	REVISION	DATE	BY
DRAWING TITLE			
LEVEL 4			
SCALE		DATE	
		OCTOBER 13, 2014	
SHEET NUMBER			
L-4			
P&Z BOARD SUBMITTAL			



FRANKEL BENAYOUN
 ARCHITECTS INC.
 ARCHITECTS PLANNERS INTERIOR DESIGN
 LICENSE NO. AA-0001494
 MARKUS A. FRANKEL
 LICENSE NO. AR0007143
 THOMAS BENAYOUN FISHMAN
 LICENSE NO. AR0017273
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 HOLLYWOOD, FL 33021
 (954) 387-0371 • (954) 387-0372 Fax
 SUSAN C. HOLLAND, PE
 Reg. no. 41831

LANDSCAPE ARCHITECT
GEOMANTIC DESIGNS, INC.
 LANDSCAPE ARCHITECTS
 ROBERT PARSLEY A.S.A.
 480 S.W. 11 STREET SUITE 25, MIAMI
 MIAMI, FLORIDA 33135

STRUCTURAL ENGINEER

MEP ENGINEER

LE JARDIN

NEW CONDOMINIUM BUILDING
 1150-1160 102 STREET
 BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE		DATE	
NO.	REVISION	DATE	BY

DRAWING TITLE
LEVEL 5

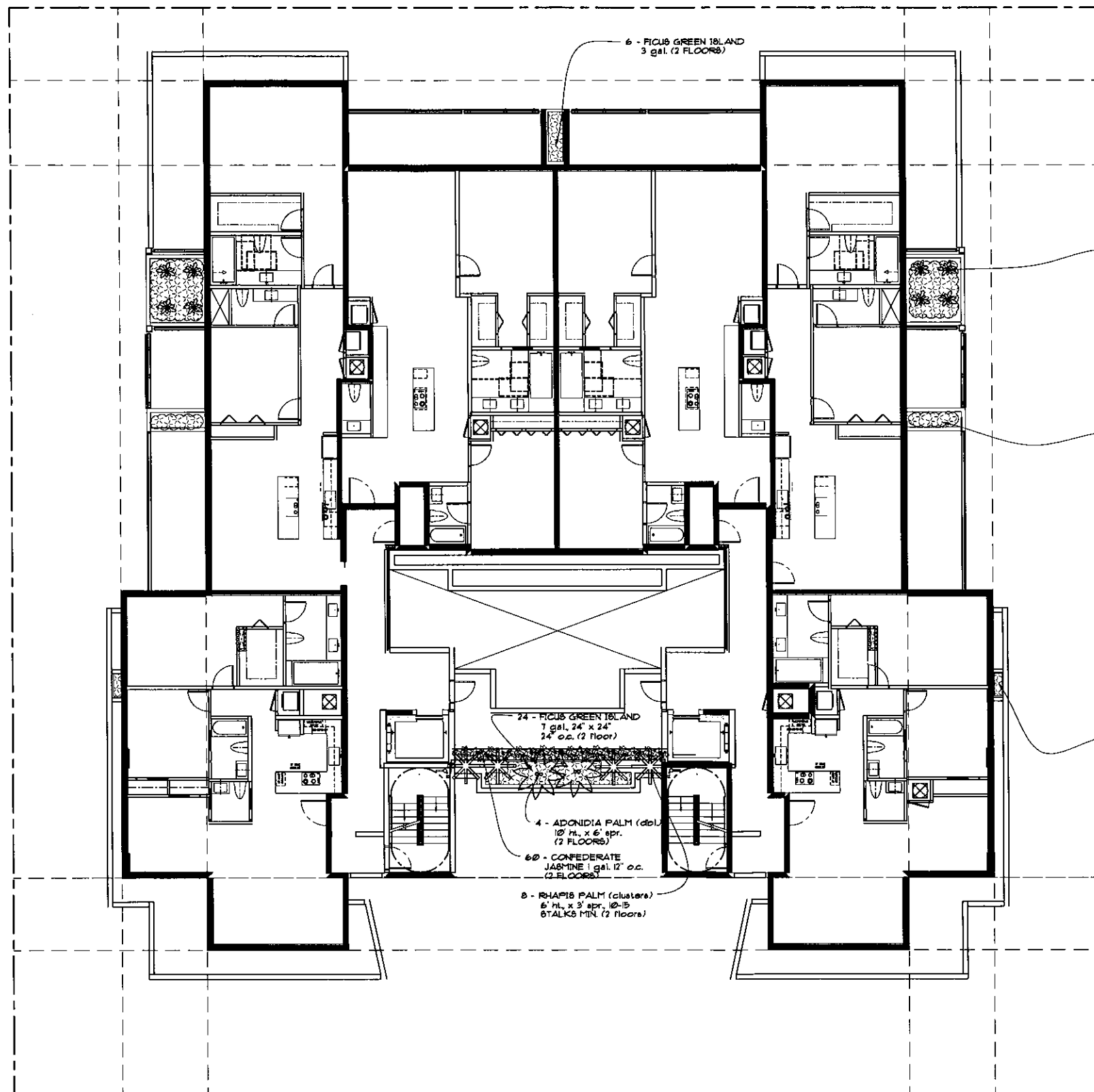
SCALE: 1" = 1'-0"

DATE
 OCTOBER 13, 2014

SHEET NUMBER
L-5

P&Z BOARD SUBMITTAL

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



LEVELS 6 & 7 PLANTING PLAN

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

FRANKEL BENAYOUN
ARCHITECTS INC.

LICENSE NO. AA-C001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
ITHA BENAYOUN FISHMAN
LICENSE NO. AR0017273
1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 888-3885 FAX: (305) 888-3850
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER

PEARL HOUSE, LLC
200 BISCAYNE BOULEVARD WAY SUITE 4708
MIAMI, FLORIDA 33131

ONL. 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 PARKLEY A.S.A.
1001 N.W. 11TH STREET SUITE 1100
MIAMI, FLORIDA 33136

STRUCTURAL ENG.

MEP ENG.

LE JARDIN

NEW CONDOMINIUM BUILDING
1150-1160 102 STREET
BAY HARBOR ISLANDS, FLORIDA 33154

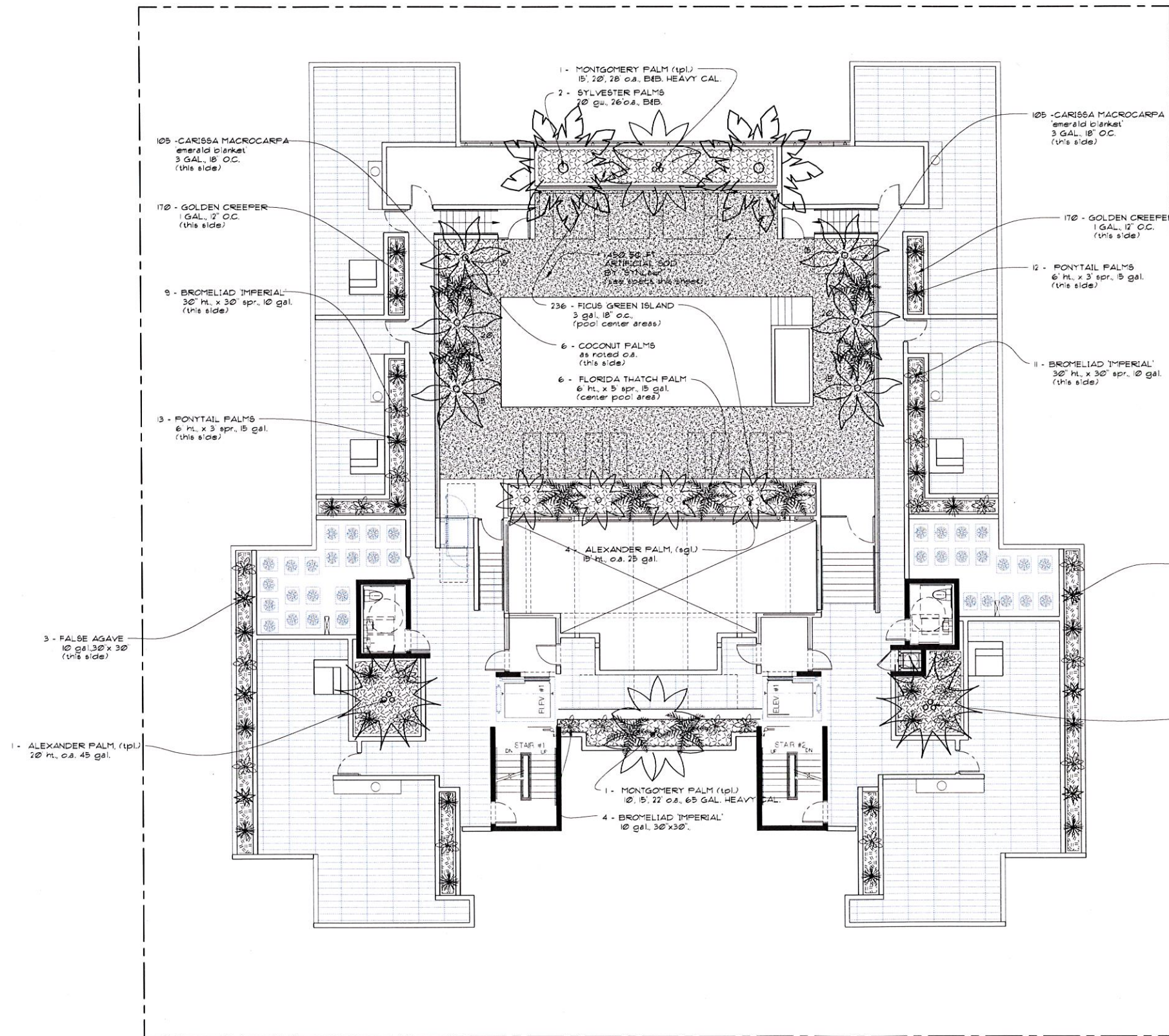
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NO.	PERSON
DATE	BY

DRAWING TITLE
LEVEL 6 & 7

SCALE DATE
OCTOBER 10, 2014

SHEET NUMBER
L-6

P&Z BOARD SUBMITTAL



SYNTLAWN™			PRODUCT DATA SHEET
Collection Group: SYNTPEd®			
Product Name: SYNTPEd™ 214			
Product Code: ST 214			
Applications: Landscape			
Product Specification:			
Physical Property	Physical Characteristic	Method of Determination	
Yarn Type: Grass Zone™	Polycarbonate w/ Haff®/Haff™	n/a	
Yarn Type: Thatch Zone™	Texturized Polypropylene	n/a	
Yarn Color: Grass Zone™	Field Green Line	n/a	
Yarn Color: Thatch Zone™	Yarn Color	n/a	
Pile Height: Grass Zone™	1" Green	ASTM D 5623	
Pile Height: Thatch Zone™	1/2" --- 1 1/2"	ASTM D 5623	
Pile Weight: Grass Zone™	40 oz.	ASTM D 5848	
Pile Weight: Thatch Zone™	20 oz.	ASTM D 5848	
Total Pile Weight:	60 oz.	ASTM D 5848	
Yarn Denier: Grass Zone™	10,800/6 H	ASTM D 1557	
Yarn Denier: Thatch Zone™	5,016/12 D	ASTM D 1557	
Primary Backing:	8.0 oz. w/ Woven	ASTM D 5848	
Secondary Backing:	200.0 oz. ImvioLo™	ASTM D 5848	
Secondary Cushion Weave:	n/a	ASTM D 5848	
Total Fabric Weight:	88 oz. sq	ASTM D 5848	
Fabric Width:	15 feet	n/a	
Tuft Gauge:	3 x 8	ASTM D 5793	
Tuft Bind:	> 8 lb.	ASTM D 1335	
Flammability (Filt Test)	Pass	ASTM D 2859	
Flammability (Critical Radiant Flux)	Pass	ASTM F 668	
Shock Absorbing Properties:	200.00 in. per hour	ASTM F 355	
Water Permeability:	> 30 inches per hour	ASTM F 1551	
Lead Lines:	(Compliant)	ASTM F 2763-09	
Warranty Period:	See applicable Warranty Chart		
Material Safety Data Sheets	Provided upon request	29CTR19/0.1200	

Physical characteristics may vary within industry standard

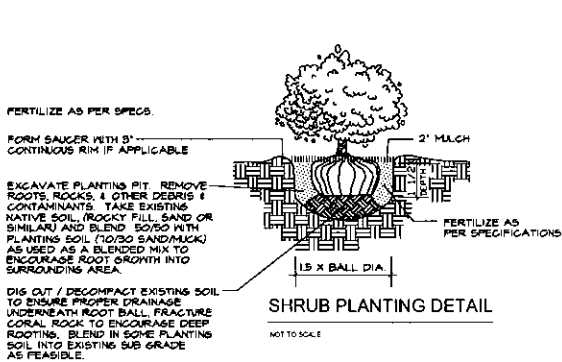
FEATURES	BENEFITS
ENVIROLOK™	• Incorporates BioC™ technology with one of the most technically advanced and environmentally friendly backing systems in the industry • 60 – 70% green by weight, greater dimensional stability
Advance yarn cross section	• Maximum resiliency
High density construction	• Greater durability
ATF Omega Yarn Profile	• Cooler surface temperature
Envirolok™ Technology	• Reflects more heat away from the surface making yarn 15% cooler than other yarns

Updated 3/11/2014

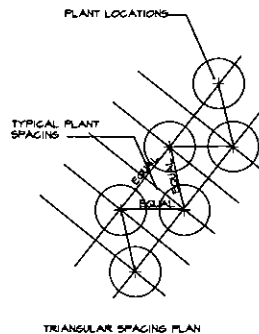
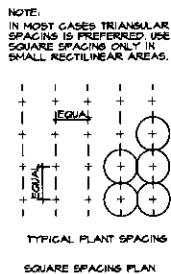
LEVEL 8 - ROOF PLANTING PLAN

SCALE: $\frac{1}{8}" = 1'-0"$





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"

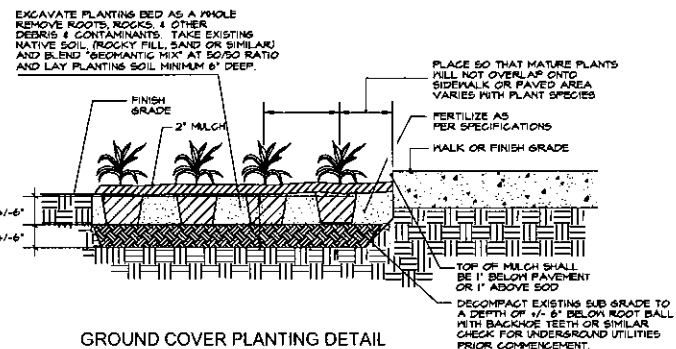
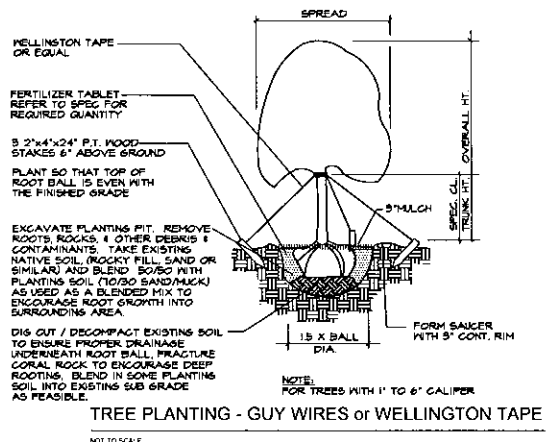
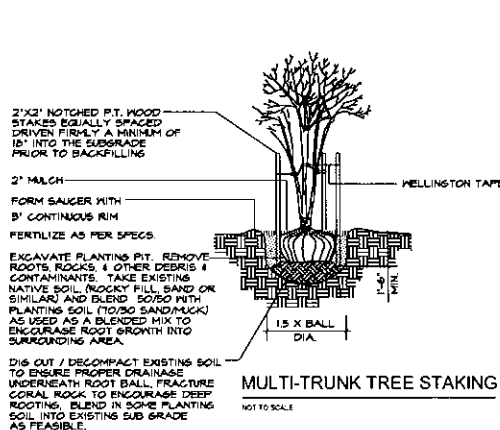


PLANTING SPECIFICATIONS AND WARRANTIES

- 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 pricing 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 "Geomatic Mix" planting soil. See soil specification.
- Planting soil specification: "Geomatic 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.
- Fertilize all plants with Osmocote "Sierra Blend" 15-7-10, 1/2 hand full for 1 - 3 gallons, 1 hand full for 1-20 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" - 3" of Eucalyptus or Metelapa mulch (No cypress or red color mulch).
- All soil areas laid with St. Augustine "Palmetto" to be hand raked prior to installing the sod.
- All soil areas to be top dressed with 2" of 80/20 Lake Wales silica sand/ Florida peat moss prior to sodding.
- All plant material, excluding B&B, to be warranted as follows: Shrubs and Ground covers for 90 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 as 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 to be on an automatic sprinkler system, 100% coverage, 100% overlaps, with rain sensor per city codes.
- 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, etc. 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 ensure that all construction materials 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 road areas, Landscape contractor to decompact soil with back hoe teeth to a depth of 4" and add 3" 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.

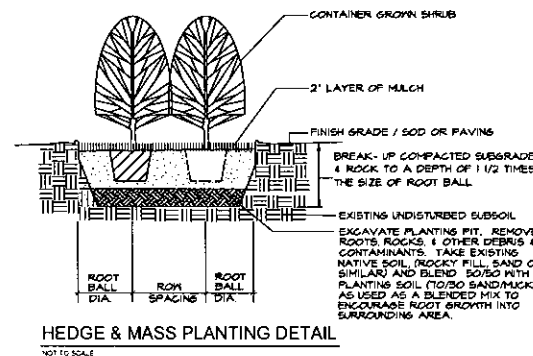
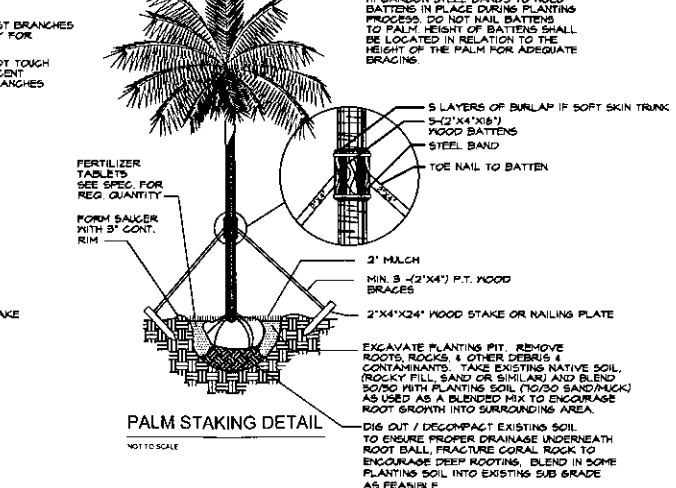
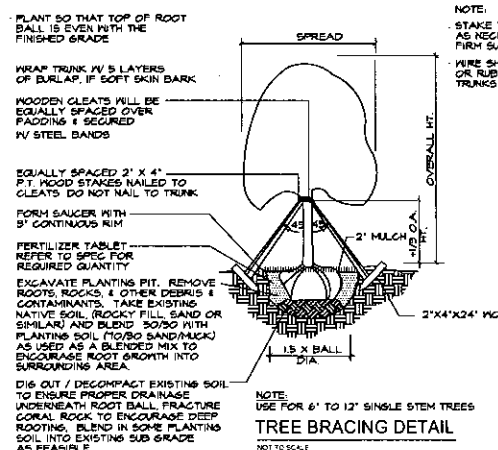
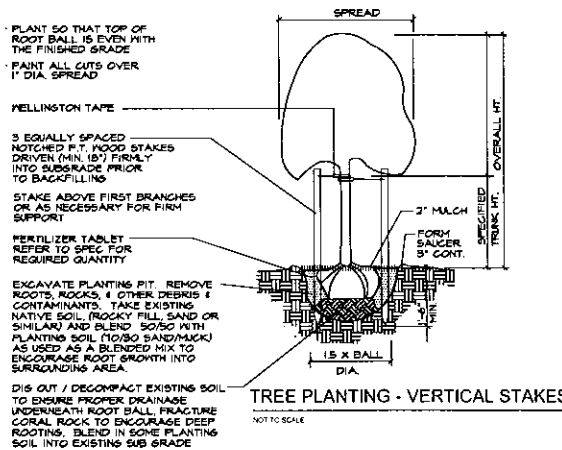
TRANSPLANTING SPECIFICATIONS

- 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 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 L.A. 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 back off 1/2" large piece of existing coral rock, 1/2-36" 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 \$800 per caliper inch.
- Remove plastic backfill with 50% existing soil blended with 50% planting soil plus 1/2 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 watering, but are not a substitution.



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"	5	2 # 12	3 - 2 X 2

CALIPER	CLEATS	STRAPS	BRACES	NAILS
4" - 6"	2 x 4 x 8"	1 # 12	3 - 2 X 4	2 - 16d
6" - 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



FRANKEL BENAYOUN
 ARCHITECTS PLANNERS INTERIOR DESIGN
 LICENSE NO. AA-0001494
 MARKUS A. FRANKEL
 LICENSE NO. AR0007143
 JEFF BENAYOUN FISHERMAN
 LICENSE NO. AR0017273
 1177 WAVE CONDOURSE, SUITE 120
 BAY HARBOR ISLANDS, FLORIDA 33154
 PH: (305) 864-3665 FAX: (305) 868-3850
 E-MAIL: INFO@FRANKELBENAYOUN.COM

OHIO / SHELTER
PEARL HOUSE, LLC
 200 BISCAYNE BOULEVARD WAY SUITE 4708
 MIAMI, FLORIDA 33137

OHIO / SHELTER
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 civil engineer
 3000 HOLLYWOOD BOULEVARD
 HOLLYWOOD, FL - 33021
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 SUSAN C. HOLLAND, PE
 Reg. no. 41831

LANDSCAPE ARCHITECT
GEOMANTIC DESIGNS, INC.
 LANDSCAPE ARCHITECTURE
 ROBERT FARLEY A.S.L.A.
 1111 S. STREET, SUITE 101, MIAMI
 BEACH, FLORIDA 33556

STRUCTURAL ENG.
LE JARDIN
 NEW CONDOMINIUM BUILDING
 1150-1160 102 STREET
 BAY HARBOR ISLANDS, FLORIDA 33154

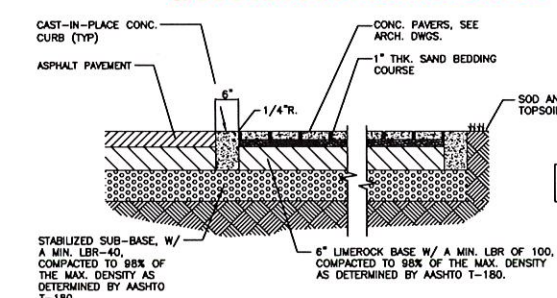
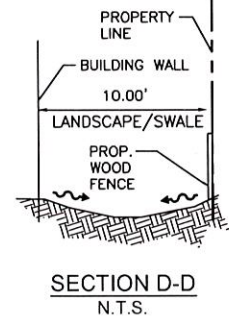
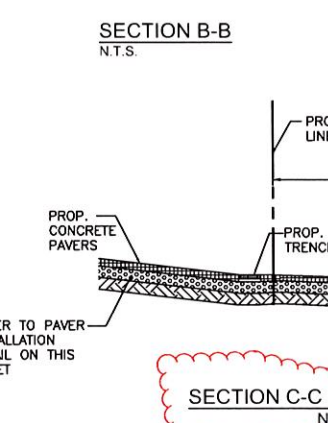
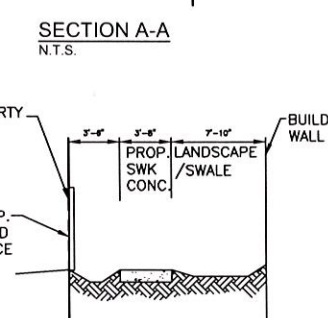
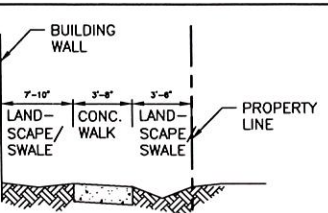
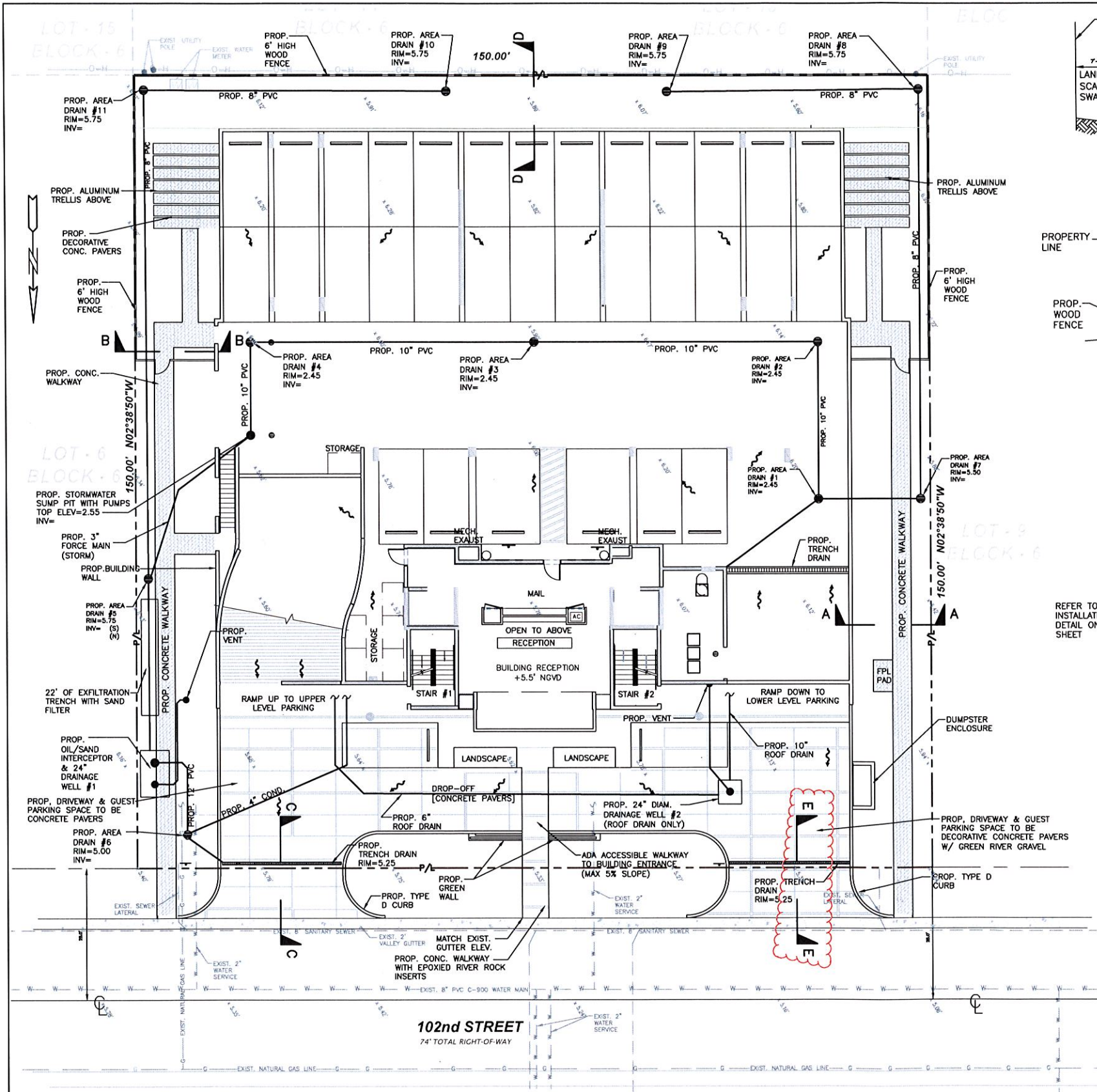
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 NO. POSITION DATE BY

DRAWING TITLE
PLANTING DETAILS

SCALE DATE
 OCTOBER 13, 2014

SHEET NUMBER
L-8

PS2 BOARD SUBMITAL



PAVER INSTALLATION DETAIL

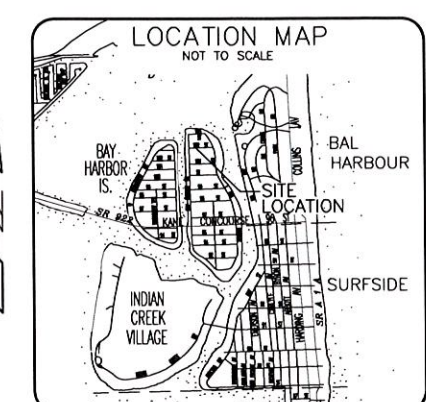
- NOTES:
1. EXISTING VALLEY GUTTER TO BE REPLACED WHERE CRACKED OR DAMAGED.
 2. EXISTING OVERHEAD POWER LINES TO BE REMOVED AND INSTALLED UNDERGROUND.
 3. MAXIMUM CROSS SLOPE ON WALKWAYS TO BE 2%.
 4. MAXIMUM LENGTH WISE SLOPE ON WALKWAYS TO BE 5%.
 5. CONNECT ALL ROOF DRAINS TO DRAINAGE SYSTEM.
 6. CONTRACTOR TO COORDINATE CONSTRUCTION OF DRAINAGE SYSTEM WITH WATER, FIRE AND IRRIGATION PIPES.
 7. ALL EXISTING AND PROPOSED ELEVATIONS ARE REFERENCED TO NGVD 1929.
 8. MAXIMUM SLOPE ON GARAGE RAMPS TO BE 20%.
 9. ALL DRAINAGE PIPE TO HAVE MINIMUM 1% (1/8 INCH/FT) SLOPE.
 10. REFER TO PLUMBING PLANS FOR INFORMATION ON ROOF DRAINS.

LEGEND

	PROPOSED CONCRETE
	PROPOSED CONC. PAVERS
	PROPOSED ELEVATION
	PROPOSED SURFACE FLOW
	PROPOSED AREA DRAIN
	PROPOSED PIPING
	EXISTING PIPING AND APPURTENANCES
	EXISTING CATCH BASIN
	EXISTING ELEVATION
	EXISTING WOOD POWER POLE
	EXISTING MANHOLE (AS DESIGNATED)
	EXISTING WATER METER
	EXISTING FENCE
	EXISTING WATER
	EXISTING GAS

PAVING, GRADING AND DRAINAGE PLAN

SCALE 1" = 10'-0"



THE LOCATION AND SIZE OF ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITIES, BY ELECTRONIC METHODS AND BY HAND EXCAVATION IN COORDINATION WITH ALL UTILITY COMPANIES, PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS. CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF DISCREPANCIES PRIOR TO BEGINNING WORK. ANY AND ALL CONFLICTS OF EXISTING UTILITIES WITH PROPOSED IMPROVEMENTS SHALL BE RESOLVED BY THE ENGINEER AND THE UTILITY OWNER PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS. THIS WORK BY THE CONTRACTOR SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

FRANKEL BENAYOUN ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-0001484

MARKUS A. FRANKEL
LICENSE NO. AR0007143
FRANK BENAYOUN
LICENSE NO. AR0017273

1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868.3659 FAX: (305) 868.3650
E MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER:

PEARL HOUSE, LLC
200 BISCAYNE BOULEVARD WAY SUITE 4709
MIAMI, FLORIDA 33131

CONS. ENG.:

HOLLAND ENGINEERING INC.
civil engineers
3900 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021
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LANDSCAPE ARCH.:

GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.A.
2015 N. W. STREET, MIAMI, FL 33136
PHONE: (305) 442-1111 FAX: (305) 442-1112

STRUCTURAL ENG.:

MEP ENG.:

LE JARDIN
NEW CONDOMINIUM BUILDING
1150-1160 102nd STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE: _____ DATE: _____

NO.	REVISION	DATE	BY

DRAWING TITLE:
PAVING, GRADING & DRAINAGE PLAN

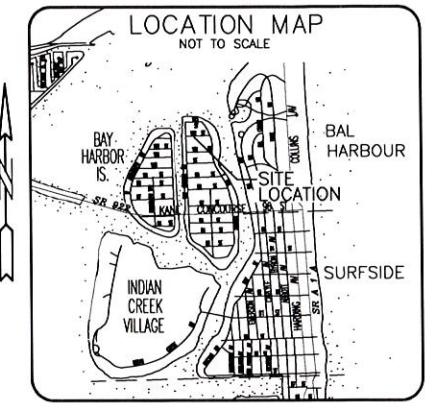
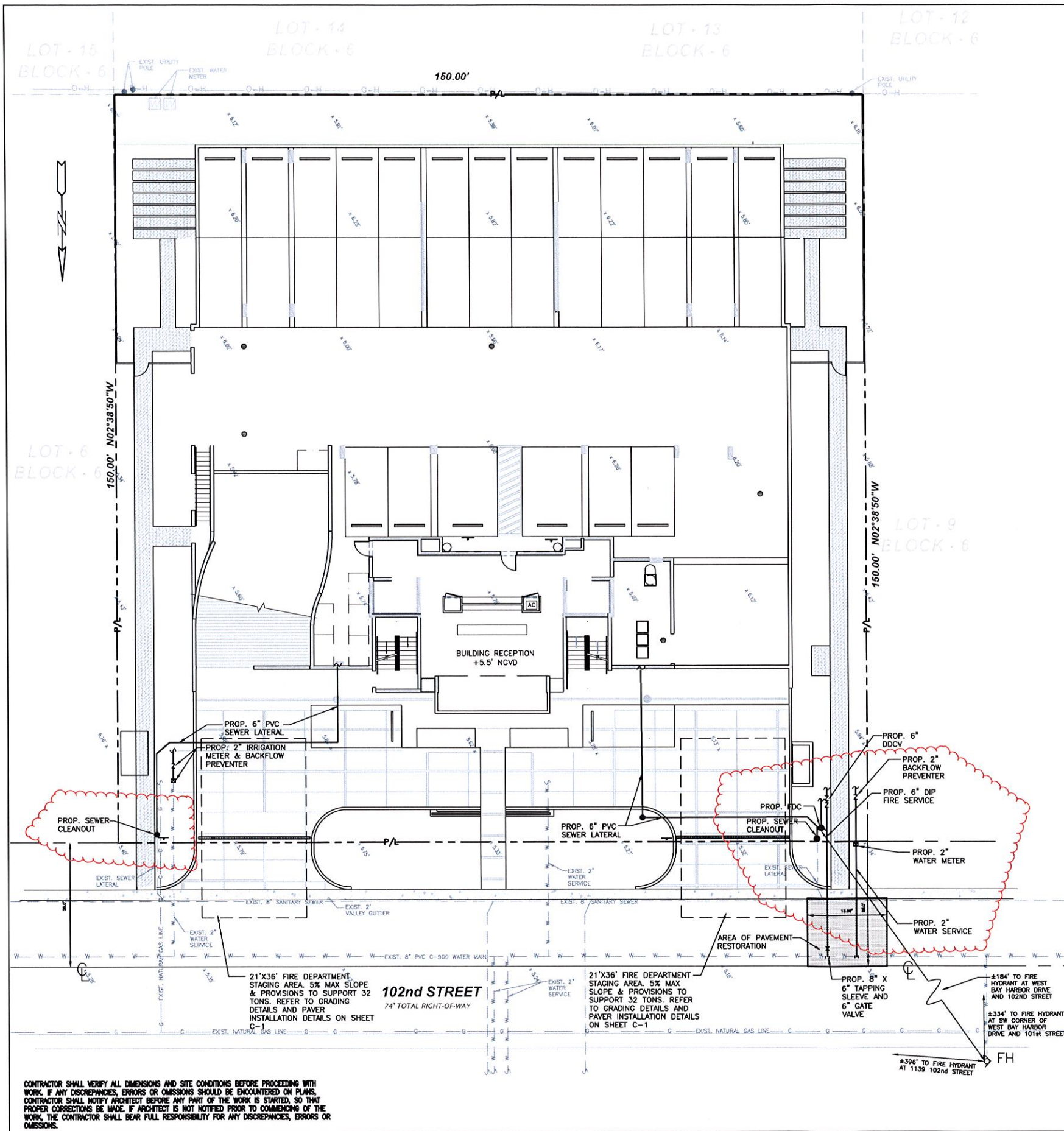
SCALE: 1"=10' DATE: NOVEMBER 4, 2014
SHEET NUMBER: **C-1**

14-45

DRAINAGE TO BE RETAINED ON-SITE AND NOT DISCHARGE ONTO ADJACENT PROPERTY.

REFER TO SHEET C-2 FOR LOCATION OF FIRE DEPARTMENT STAGING AREA.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE ENCOUNTERED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED, SO THAT PROPER CORRECTIONS BE MADE. IF ARCHITECT IS NOT NOTIFIED PRIOR TO COMMENCING OF THE WORK, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.



- NOTES:
1. REFER TO PLUMBING PLANS FOR COORDINATION WITH BUILDING WATER AND SEWER SERVICES.
 2. CONTRACTOR TO FIELD LOCATE EXISTING SEWER MAIN AND CONFIRM DEPTH OF PIPE.
 3. CONTRACTOR TO FIELD LOCATE ALL EXISTING UNDERGROUND UTILITIES AND CONFIRM DEPTH PRIOR TO CONSTRUCTION.
 4. INSTALLATION OF ALL UTILITIES TO BE COORDINATED TO PREVENT PIPE CONFLICTS

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LEGEND

- PROPOSED CONCRETE
- PROPOSED CONC. PAVERS
- PROPOSED ELEVATION
- PROPOSED SURFACE FLOW
- PROPOSED AREA DRAIN
- PROPOSED PIPING
- EXISTING PIPING AND APPURTENANCES
- EXISTING CATCH BASIN
- EXISTING ELEVATION
- EXISTING WOOD POWER POLE
- EXISTING MANHOLE (AS DESIGNATED)
- EXISTING WATER METER
- EXISTING FENCE
- EXISTING WATER
- EXISTING GAS

FRANKEL BENAYOUN ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-0001484
MARKUS A. FRANKEL
LICENSE NO. AR0001143
FRANK BENAYOUN FISHMAN
LICENSE NO. AR00017273

1177 KANE CONCOURSE, SUITE 120
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PH: (305) 868-3888 FAX: (305) 868-3880
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MIAMI, FLORIDA 33131

CIVIL ENG:
HS HOLLAND ENGINEERING INC.
civil engineers
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1001 W. FLORIDA AVE. SUITE 100
MIAMI, FLORIDA 33135

STRUCTURAL ENG:

MEP ENG:

LE JARDIN
NEW CONDOMINIUM BUILDING
1150-1160 102 STREET
BAY HARBOR ISLANDS, FLORIDA 33154

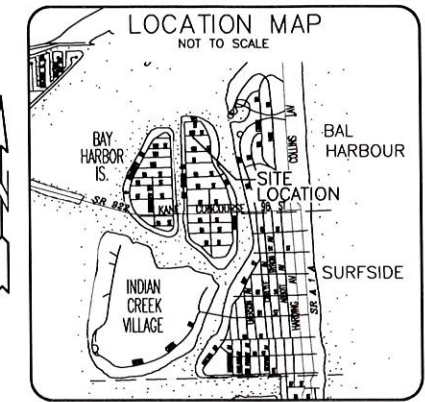
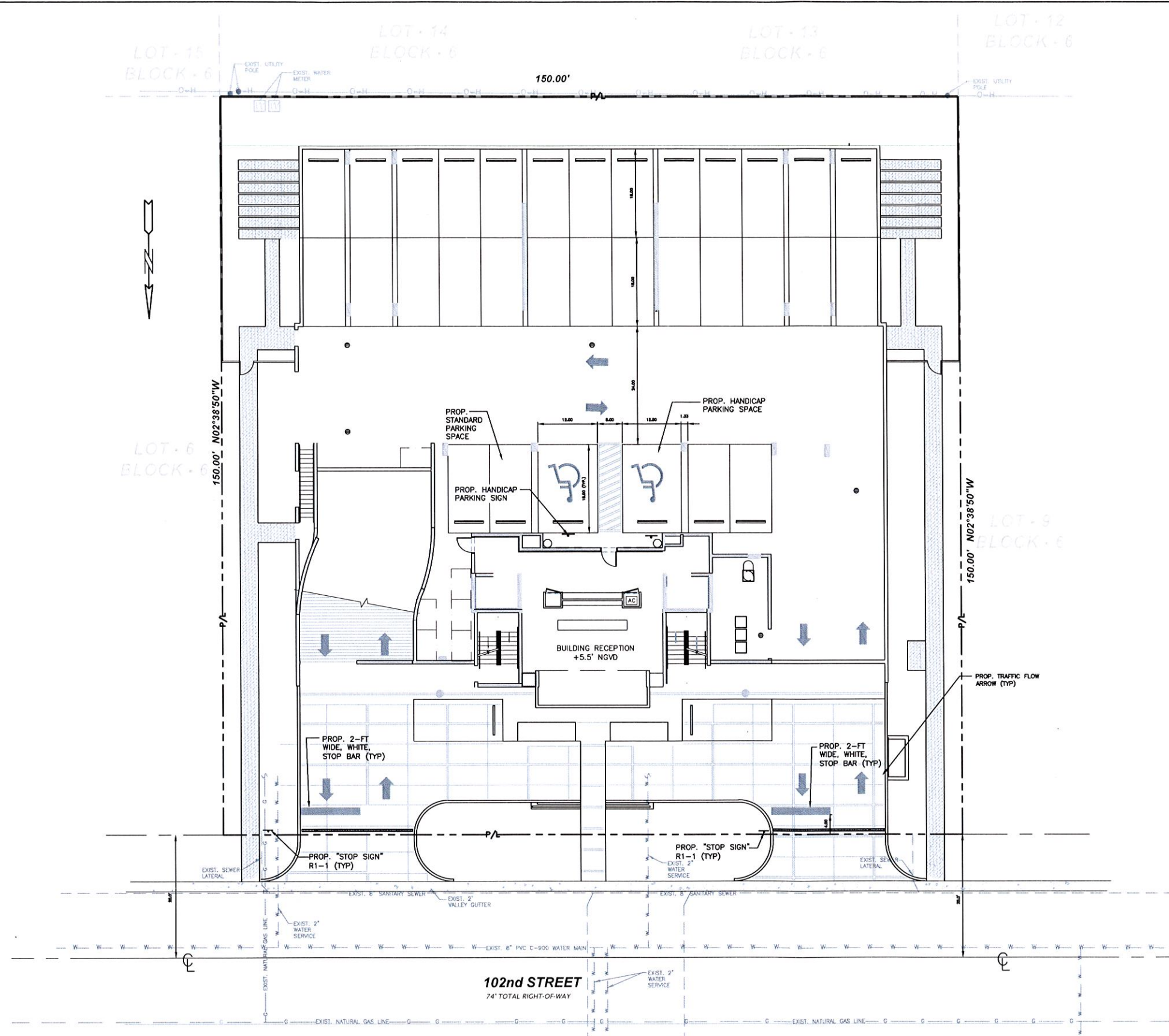
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NO.	REVISION	DATE	BY

DRAWING TITLE:
WATER AND SEWER PLAN

SCALE: 1"=10'
SHEET NUMBER:
C-2

DATE: NOVEMBER 4, 2014

WATER AND SEWER PLAN
SCALE 1" = 10'-0"



FRANKEL BENAYOUN ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-0001484
MARKUS A. FRANKEL
LICENSE NO. AR0001483
IPAT BENAYOUN FISHMAN
LICENSE NO. AR00017273
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BAY HARBOR ISLANDS, FLORIDA 33154
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OWNER / DEVELOPER
PEARL HOUSE, LLC
200 BISCAYNE BOULEVARD WAY SUITE 4700
MIAMI, FLORIDA 33131

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HE HOLLAND ENGINEERING INC.
civil engineers
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HOLLYWOOD, FL - 33021
(854)367-0371 - (854)367-0373 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCH.
GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY ASLA
2001 W. 15TH STREET MIAMI, FL 33134
PH: 305.351.1111 FAX: 305.351.1112

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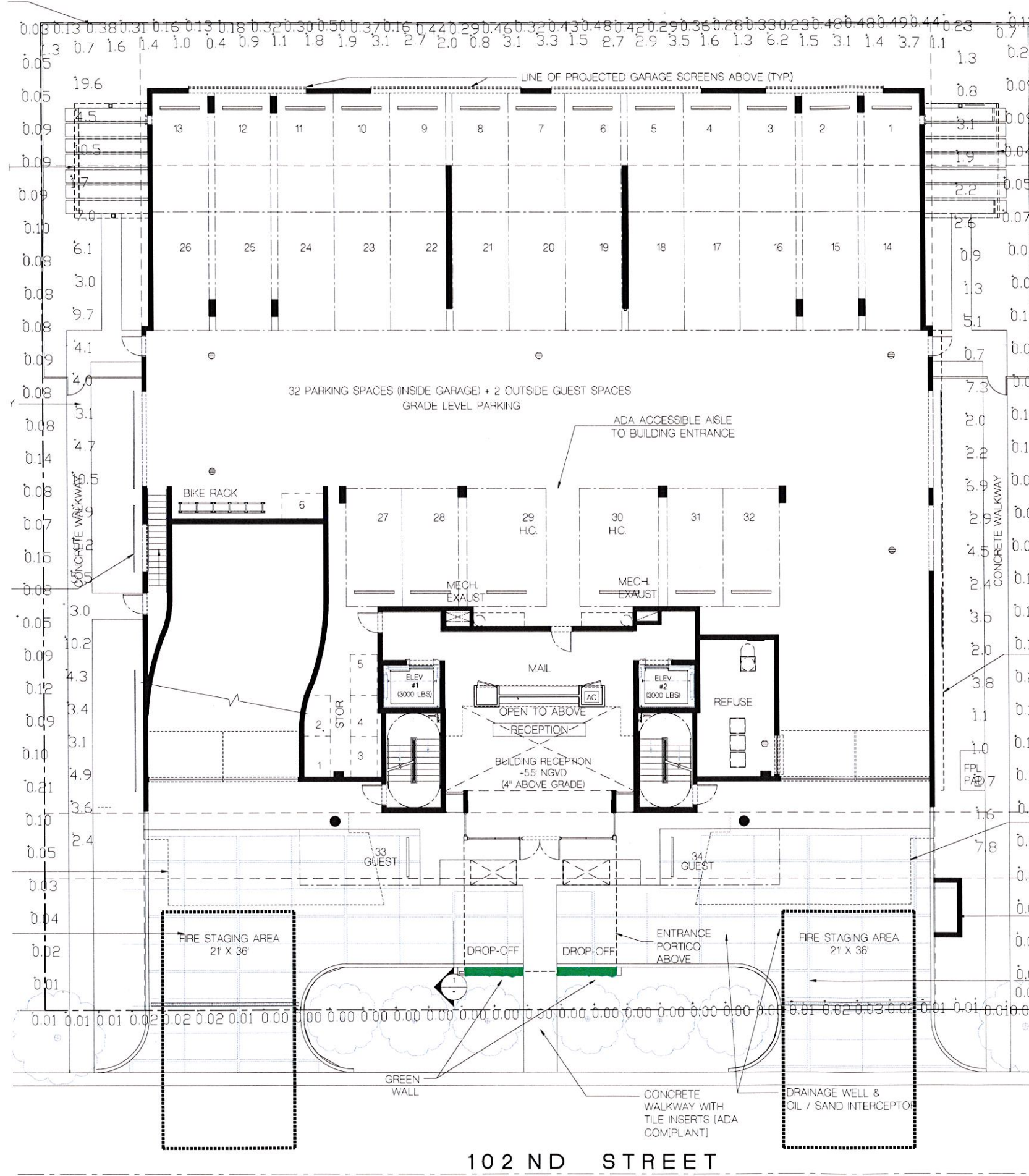
LE JARDIN
NEW CONDOMINIUM BUILDING
1150-1160 102 STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE		DATE	
NO.	REVISION	DATE	BY

DRAWING TITLE:
PAVEMENT MARKING & SIGNAGE PLAN
SCALE: 1"=10'
DATE: NOVEMBER 4, 2014
SHEET NUMBER:
C-3

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE ENCOUNTERED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED, SO THAT PROPER CORRECTIONS BE MADE. IF ARCHITECT IS NOT NOTIFIED PRIOR TO COMMENCING OF THE WORK, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.

PAVEMENT MARKING & SIGNAGE PLAN
SCALE 1" = 10'-0"



ALUMINUM TRELLIS ABOVE

Luminaire Schedule									
Project: Bay View 102									
Symbol	Qty	Label	Description	Lumens	LLD	LDD	LLF	Lum. Watts	Total Watts
	40	LP	PATH LIGHT TWIN 20WMR16 FL 40 @ 3 FT AFG		1000	1000	1000	0	0

Calculation Summary					
Project: EDGEWATER SPILL					
Label	Avg	Max	Min	Avg/Min	Max/Min
EAST PL	0.09	0.22	0.01	9.00	22.00
NORTH PL	0.31	0.50	0.03	10.33	16.67
SOUTH PL	0.01	0.03	0.00	N.A.	N.A.
LINE OF PROJECTED GARAGE SCREENS ABOVE (TYP)	0.08	0.21	0.01	8.00	21.00
SIDEWALK (EAST)	2.86	7.8	0.7	4.09	11.14
SIDEWALK (NORTH)	2.19	7.5	0.4	5.48	18.75
SIDEWALK (WEST)	5.71	19.6	1.7	3.36	11.53

LINE OF WALL OF BUILDING ABOVE

PORCELAIN ON CMU DUMPSTER ENCLOSURE TO 6' HEIGHT W/ METAL GATES

DRIVEWAY & GUEST PARKING TO BE DECORATIVE CONCRETE PAVERS WITH STONE INSERTS



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

FRANKEL BENAYOUN ARCHITECTS, INC.
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-0001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
FRANK BENAYOUN, P.S.D., M.A.S.
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SUSAN C. HOLLAND, PE
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STRUCTURAL ENGINEER

MEP ENGINEER

LE JARDIN
NEW CONDOMINIUM BUILDING
1150-1160 102 STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE		DATE	
NO.	REVISION	DATE	BY

DRAWING TITLE
**SITE PLAN
PHOTOMETRIC**
SCALE 1/8" = 1'-0" DATE: NOVEMBER 13, 2014
SHEET NUMBER
A-E.01
P&Z SUBMITTAL

AGENDA ITEM REPORT

January 6, 2015

ITEM NUMBER: 5.

ITEM:

Request for approval for a revision for the "Bay Harbor Island 1" located at 1100-20 100 Street, Lots 3-4 of Block 8. The developers have made several changes from the approved plans submitted to the Planning and Zoning Board on September 3, 2013. When reviewing the construction plans it was noted that some of the plans have been modified after the approval from P&Z. Enclosed please find the narrative of the changes, site plan and elevations. (Item #5A)

DESCRIPTION:

N/A

RECOMMENDED ACTION:

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

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Marante
 Ayanidys Marante

ATTACHMENTS

1.	Site Plan & Elevations	1100.100stDEC15.pdf
2.	Narrative	Narrative1100.100st.pdf
3.	Staff Review	BHI PZB Staff Report BH 1 Revisions Dec 5 2014.pdf

DRAWING INDEX

NO.	SHEET NAME
	COVER SHEET / INDEX
A-0.05	ROOF DECK VIEW RENDERING
A-0.05 A	ROOF DECK VIEW RENDERING COMPARISON
LANDSCAPE	
L-1	SITE PLANTING PLAN
L-2	3rd FLOOR PLANTING PLAN
L-3	4th - 8th FLOOR & PLANTING PLAN
L-4	ROOF POOL LEVEL PLANTING PLAN
L-5	PLANTING DETAILS
ARCHITECTURE	
A-1.01	LEVEL 1 FLOOR PLAN
A-1.0 A	LEVEL 1 FLOOR PLAN COMPARISON
A-1.02	LEVEL 2 FLOOR PLAN
A-1.02 A	LEVELS 2 FLOOR PLAN COMPARISON
A-1.03	LEVEL 3 FLOOR PLAN
A-1.03 A	LEVEL 3 FLOOR PLAN COMPARISON
A-1.04	LEVEL ROOF FLOOR PLAN
A-1.04 A	LEVEL ROOF FLOOR PLAN COMPARISON
A-1.05	LEVEL UPPER ROOF FLOOR PLAN
A-1.05 A	LEVEL UPPER ROOF FLOOR PLAN COMPARISON
A-2.01	NORTH ELEVATION
A-2.01 A	NORTH ELEVATION COMPARISON
A-2.02	SOUTH ELEVATION
A-2.02 A	SOUTH ELEVATION COMPARISON
A-2.03	EAST ELEVATION
A-2.03 A	EAST ELEVATION COMPARISON
A-2.04	WEST ELEVATION
A-2.04 A	WEST ELEVATION COMPARISON

BAY HARBOR ISLAND I

1 1 0 0 - 1 0 0 T H S T R E E T
BAY HARBOR ISLANDS, FLORIDA 33154



OWNER / DEVELOPER:
BAY HARBOR ISLAND I, LLC
1395 BRICKELL AVENUE
MIAMI, FLORIDA 33131



DESIGN TEAM:

FRANKEL BENAYOUN

ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

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IFHAT BENAYOUN FISHMAN, LICENSE NO. AP0017273

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DATE

10/13/2013

10/13/2013

10/13/2013

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10/13/2013

LANDSCAPE LEGEND
Chapter 18 A - Ordinance 98-13
Miami-Dade Code and Bay Harbor Code Sec. 24-16

Gross Land (Acres) 0.52 Net Land (S.F.) 22,500
Zoning: RM-2 (Multi-Family Residential)

TREES :	REQUIRED	PROVIDED
Trees per Net Acre (28 x 0.52) (NOTE: 50% of required trees and/or plants shall be native species.)	14	38
Natives trees required	7	12
Street Trees (1 per 35 lf of frontage) Live Oak or Mahogany trees	4	4
Native Trees: (Minimum of 50%) 12 Simpson Stoppers	7	12
Drought Tolerant Trees: (Minimum of 50%) 7 Florida Thatch Palm, 13 Sabal palms, 12 Simpson Stoppers	7	12
Tree Species: Sabal Palm, Royal Palm, Florida Thatch, Ponytail Palm, Key Thatch Palm, Ligustrum, Banana	4	6
TOTAL NUMBER OF TREES 6 Ligustrum + 4 Street Trees + (41) palms	14	42
Min. Tree Height - 5 Plus bldg. 14 min. trees & 14 min. palms (25%), 5 min. spread 16 min. trees & 22 min. palms (50%), 7 min. spread 18 min. trees & 22 min. palms (25%), 8 min. spread	4 trees 7 trees 3 trees	12 palms/trees 7 palms/trees 3 palms
Shrubs (10 per Req. Tree)	140	993
Native Shrubs: (Minimum of 50%) Beach Creeper (324), Wild Coffee (40)	70	70
Drought Tolerant Shrubs: (Minimum of 50%) Beach Creeper (324) Dwarf Oca (11)	70	584

MASTER PLANT LIST

QTY.	COMMON /	BOTANICAL NAME	SIZE / REMARKS
TREES AND PALMS			
3	* COCONUT PALM, <i>Cocos nucifera</i>		20' 5' g.w. B&B
7	* FLORIDA THATCH PALM, <i>Thrinax radiata</i>		8' Ht. 25 gal
5	* FLORIDA THATCH PALM, <i>Thrinax radiata</i>		4' Ht. 25 gal
1	PONYTAIL PALM		4' Ht. 4" SPR. 25 gal.
4	LIGUSTRUM TREE, <i>Ligustrum lucidum</i>		12 Ht. 5' SPR. 45 gal.
4	STREET TREE PER TOWN MASTER PLAN		14 Ht.
12	* SIMPSON STOPPER		25 gal. 8' o.a. 36" spr.
6	* ROYAL PALM, <i>Royal Palm</i>		18' g.w. 30' o.a. B&B
13	* SABAL PALM, <i>Sabal palmetto</i>		18' - 22' o.a. 8' spr. B&B
7	MONTGOMERY PALM, <i>Montgomerya</i>		16' - 10' spr. B&B
38	Total		
SHRUBS & GROUNDCOVERS			
584	* Golden Creeper <i>Emodea</i>		3 gal. 24 o.c.
8	BOUGAINVILLEA (Dwarf), <i>Bougainvillea 'Helen Johnson'</i>		7 gal. 24" HT. 2 ROWS
10	BROMELIA IMPERIALIS		7 gal. 24" Ht.
2	CRINUM LILY, <i>Crinum asiaticum</i>		25 gal. 4' x 4'
2	FALSE AGAVE, <i>Furcraea foetida 'Medio-picta'</i>		15 gal. 3' x 3'
168	FIGUS GREEN ISLAND (POINTED LEAF), <i>Ficus microcarpa</i>		3 gal. 24" o.c.
50	PODOCARPUS MAKI, <i>Podocarpus</i>		25 gal. 8' o.a. 24" spr.
12	PODOCARPUS MAKI, <i>Podocarpus</i>		7 gal. 3' o.a. 24" o.c.
40	VARIEGATED PITTOSPORUM, <i>Variegated Pittosporum</i>		3 gal. 24" Ht.
40	BAHAMAS WILD COFFEE, <i>Psychotria ligustrifolia</i>		3 gal. 24" Ht.
11	* DWARF CLUSIA, <i>Clusia rosea 'Vera'</i>		7 gal. 5' x 3'
66	* WHITE INDIAN HAWTHORN		3 gal. 24" o.c.
ACCENT PLANTS			
8	BANANA TREES, <i>Musa Spp</i>		25 gal. 10' x 6'
8	BANANA TREES, <i>Musa Spp</i>		25 gal. 10' x 6'
8	CITRUS TREES		25 gal. 4' x 4'
8	PINEAPPLE PLANTS		15 gal. 3' x 2'
993	Total		

PLANTING NOTES

IF THERE ARE ANY DISCREPANCIES BETWEEN QUANTITIES ON PLAN VERSUS QUANTITIES FROM PLANT LIST, THE PLANS TAKE PRECEDENCE.
ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATIC SPRINKLER SYSTEM w/ 100% COVERAGE AND 100% OVERLAP BETWEEN HEADS.
LANDSCAPE BEDS IN SODD AREAS MUST BE GRADED SO WATER IS SAND / TOPSOIL MIX.
ALL SOD AREAS TO RECEIVE 2" OF 80/20 LAKE WALES FLORATAM
MULCH ALL PLANTING BEDS WITH 3" OF CYPRESS OR EUCALYPTUS MULCH.
PLANTING BEDS SHOULD RECEIVE 4" OF QUARTERS MIX PLANTING SOIL.
ALL SOD AREAS TO BE ST. AUGUSTINE PALMETTO, SOLID SOD.
ALL PLANT MATERIAL TO BE FLORIDA #1 OR BETTER.



SITE PLANTING PLAN

SCALE: 1" = 10'-0"

SITE PLANTING PLAN

DATE: AUGUST 13, 2013

L - 1

BY: [Signature]

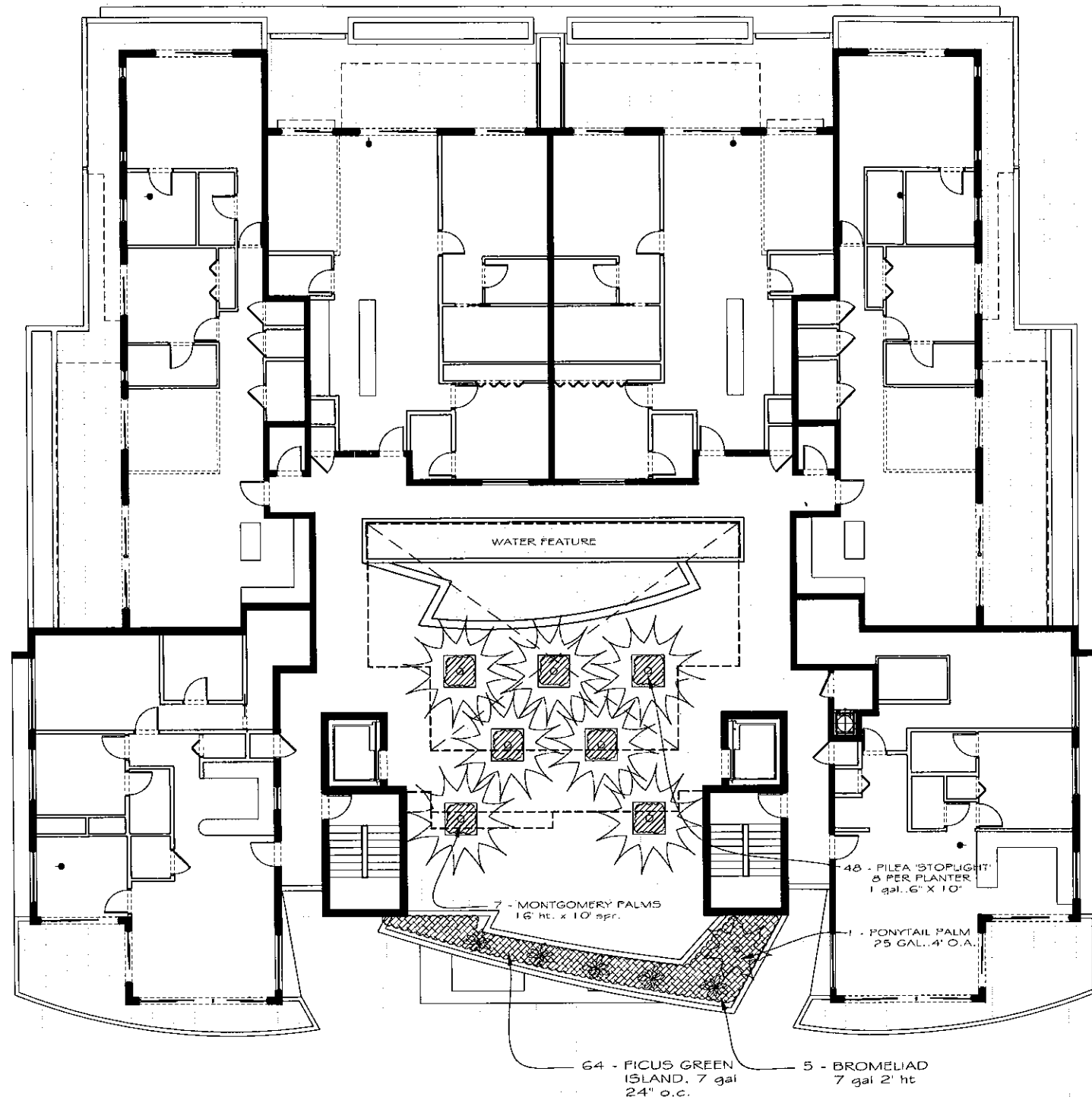
DATE: AUGUST 13, 2013

BY: [Signature]

DATE: AUGUST 13, 2013

BY: [Signature]

DATE: AUGUST 13, 2013



100 TH STREET

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

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-0001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
FRANK BENAYOUN FISHMAN
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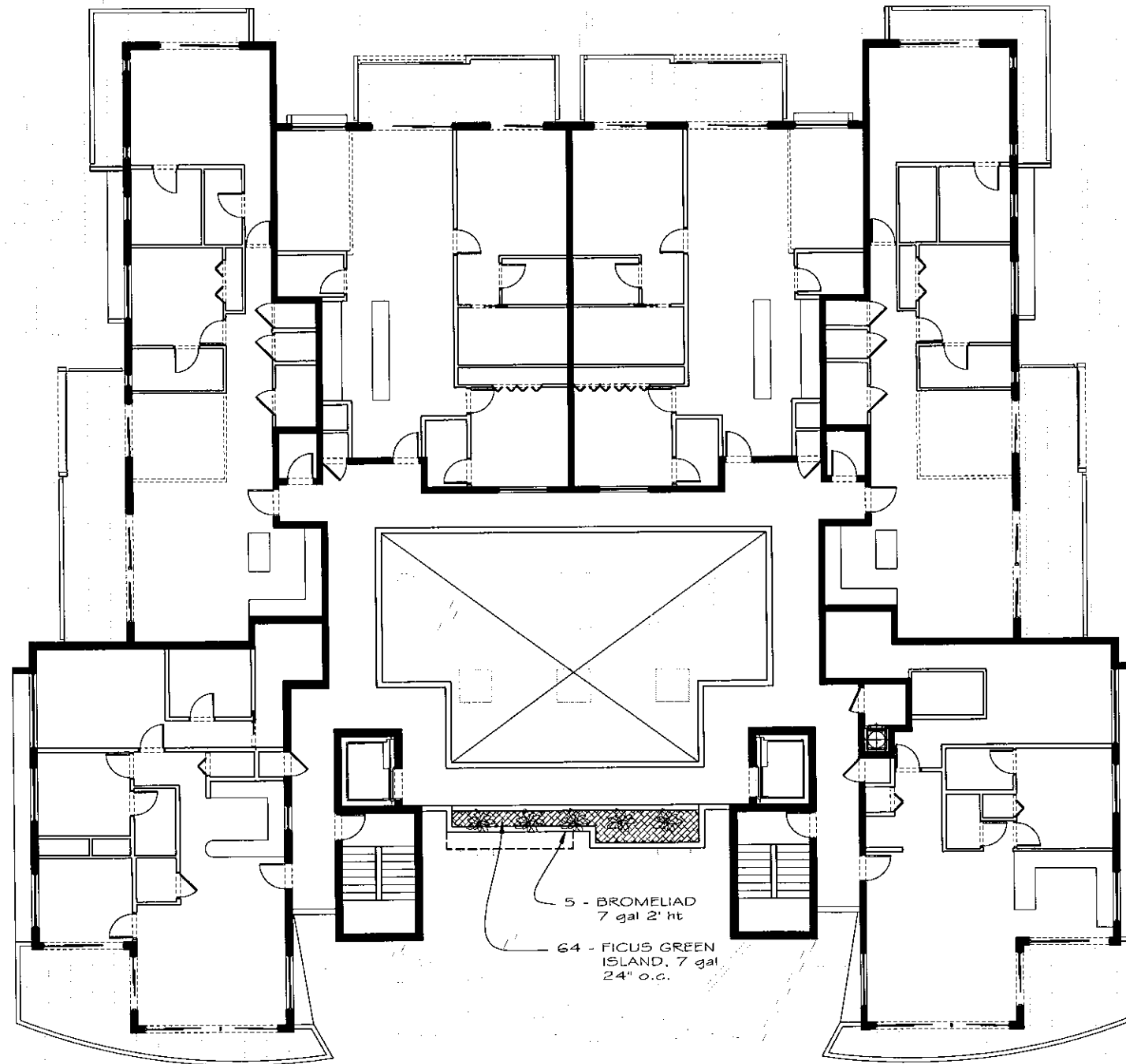
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BAY HARBOR I
NEW APARTMENT BUILDING
1100 - 100TH STREET
BAY HARBOR ISLANDS FLORIDA 3354

SIGNATURE		DATE	
NO.	REVISION	DATE	BY

DRAWING TITLE
LEVEL 3 PLANTING PLAN
SCALE: 1/8" = 1'-0" DATE: AUGUST 13, 2013
SHEET NUMBER
L - 2
P & Z PE-SUBMITTAL AUGUST 13, 2013



100 TH STREET



LEVELS 4 - 8 PLANTING PLAN

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

SIGNATURE		DATE	
NO.	REVISION	DATE	BY

DRAWING TITLE

**LEVELS 4 - 8
PLANTING PLAN**

SCALE: 1/8" = 1'-0" DATE: AUGUST 13, 2013

SHEET NUMBER

L - 3

P & Z RE-SUBMITTAL AUGUST 13, 2013

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN

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ITHAH BENAYOUN FISHMAN
LICENSE NO. AR0017273

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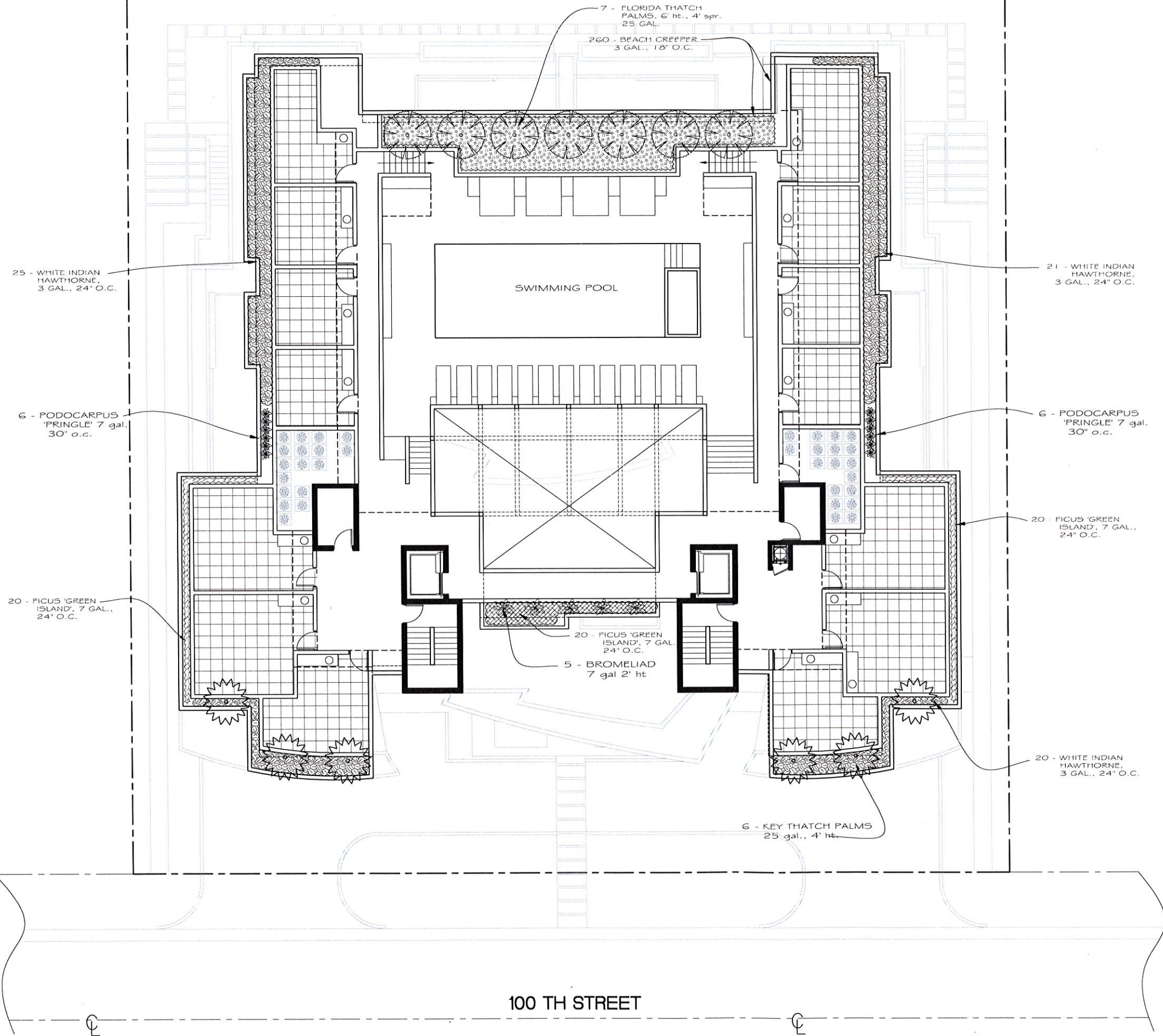
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1100 - 100TH STREET
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LANDSCAPE ARCH.

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ROBERT PARSLEY A.S.L.A.
 A.S.L.A. NO. 410827 MIAMI FL, U.S.A.
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BAY HARBOR I
NEW APARTMENT BUILDING
 1100 - 100TH STREET
 BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE		DATE	
NO.	REVISION	DATE	BY

DRAWING TITLE

ROOF
PLANTING PLAN

SCALE: 1/8" = 1'-0" DATE: AUGUST 13, 2013

SHEET NUMBER

L - 4

P & Z RE-SUBMITTAL AUGUST 13, 2013

ROOF PLANTING PLAN

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



ROOF DECK VIEW RENDERING

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN
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MARVUS A. FRANKEL
LICENSE NO. AR0007143
FRANK BENAYOUN
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JOSE J. PUGA JR. FLORIDA P.E. # 47817
JOSE J. PUGA JR. FLORIDA P.E. # 49145
HECTOR W. BLANCO FLORIDA P.E. # 56115

BAY HARBOR ISLAND I
NEW APARTMENT BUILDING
100 - 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE	DATE
NO.	REVISION
	DATE
	BY

DRAWING TITLE
ROOF DECK VIEW RENDERING
SCALE: 1/8" = 1'-0" DATE: OCTOBER 23, 2012
SHEET NUMBER
A-0.05



ROOF DECK VIEW - P&Z BOARD APPROVED



ROOF DECK VIEW - REVISED FOR CONSTRUCTION

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. SA-0001494
HARVUS A. FRANKEL
LICENSE NO. AR0001163
FRANK BENAYOUN FORMER
LICENSE NO. AR0017273

1177 MAINE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868 3655 FAX: (305) 868 3650
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER
BAY HARBOR ISLAND I, LLC
1395 BRICKEL AVE
MIAMI, FLORIDA 33131

CIVIL ENG.
HOLLAND ENGINEERING INC.
Civil Engineers
3500 HOLLWOOD BOULEVARD
HOLLWOOD, FL 33023
(954) 967-0371 (954) 967-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCH.
GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY ASLA
2001 W. 41 STREET MIAMI, FL 33140
PHONE: (305) 444-1044 FAX: (305) 444-1044

STRUCTURAL ENG.
ARBAB ENGINEERING, INC.
CONSULTING ENGINEERS
3363 NE 163 STREET, SUITE 701
NORTH MIAMI BEACH, FLORIDA 33160
PHONE NO. (305) 442-2281 FAX NO. (305) 442-1335
E-MAIL: INFO@ARBABENGINEERING.COM

MEP ENG.
J.G.P. ENGINEERING GROUP P.A.
MECHANICAL PLUMBING & ELECTRICAL
2053 NW 72 AVENUE
MIAMI, FLORIDA 33150
(305) 455-4292 FAX: (305) 455-4272
E-MAIL: JGPE@JGPEGROUP.COM

JOSE J. PARSLEY, P.E. # 47817
JOSE J. PARSLEY, P.E. # 49145
ROBERT W. BLASCO, P.E. # 54115

BAY HARBOR ISLAND I
NEW APARTMENT BUILDING
1100 - 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

NO.	REVISION	DATE	BY

DRAWING TITLE
**ROOF DECK VIEW
RENDERING**

SCALE: 1/8" = 1'-0" DATE: OCTOBER 28, 2014
SHEET NUMBER
A-0.05 A

WOOD FENCE TO 6' HT.

PERFORATED METAL PANEL

EYEBROW ABOVE

GARAGE OPENING WITH PERFORATED METAL SCREEN (TYP)

STORAGE LOCKERS BY ACME CHUTE COMPANY, INC. OR EQUAL PROVIDE FULL HEIGHT DOORS FRONT AND SIDE PANELS FRAMED WITH 1"x2"x1" FORMED 14 GAUGE STEEL CHANNEL AND 1"x 1 1/2" FORMED STEEL ANGLE WITH 1 1/2" #13 STANDARD EXPANDED METAL PANELS. CENTERED 3'-0" W. DOOR (TYP)

4'X8'X 3/8" DOT PRECAST CONCRETE PAVERS

CONCRETE PAVERS

PERFORATED METAL PANEL

EYEBROW ABOVE

GARAGE OPENING WITH PERFORATED METAL PANEL (TYP)

PERFORATED METAL PANEL

4'X8'X 3/8" DOT PRECAST CONCRETE PAVERS

ELEV - 6'-4" BFE / (2.66' NGVD)
T.O.S. (HI POINT)
GARAGE

100 TH STREET



LEVEL 1 FLOOR PLAN

SCALE 1/8" = 1'-0"

FRANKEL BENAYOUN ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-0001494
MARIUS A. FRANKEL
LICENSE NO. AA0007143
PAT BENAYOUN
LICENSE NO. AA0017273
11177 WARE CONCOURSE, SUITE 120
BAY HARBOR ISLAND, FLORIDA 33154
PH (305) 868 3665 FAX (305) 868 3660
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BAY HARBOR ISLAND I, LLC
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MIAMI, FLORIDA 33131

HOLLAND ENGINEERING INC.
civil engineers
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HOLLWOOD, FL 33023
(954) 967-3371 (954) 967-3372 FAX
SUSAN C. HOLLAND, PE
Reg. no. 41831

GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
1400 N.W. 11TH STREET MIAMI, FL 33136
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ARBAB ENGINEERING INC.
CONSULTING ENGINEERS
3363 NE 183 STREET, SUITE 701
NORTH MIAMI BEACH, FLORIDA 33160
PHONE NO. (305) 445-3388 FAX NO. (305) 445-3375
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J & P ENGINEERING GROUP P.A.
P.E. & A.S.L.A.
3355 NW 79 AVENUE
MIAMI, FLORIDA 33122
305-455-4200 FAX 305-455-4270
E-MAIL: JAP@JPEGROUP.COM
JOSE J. PUGA, P.E. FLORIDA P.E. # 47817
JOSE J. PUGA, A.S.L.A. FLORIDA P.E. # 47818
HECTOR M. BLANCO, FLORIDA P.E. # 15115

**BAY HARBOR ISLAND I
NEW APARTMENT BUILDING
1100 - 100TH STREET
BAY HARBOR ISLAND, FLORIDA 33154**

SIGNATURE	DATE
140	REVISION
	DATE
	BY

**LEVEL 1
FLOOR PLAN**
SCALE 1/8" = 1'-0" DATE OCTOBER 28, 2012
SHEET NUMBER
A-1.01

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. SA-0001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
FRANK BENAYOUN FINKMAN
LICENSE NO. AR0017273
1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLAND, FLORIDA 33154
PH: (305) 868-3665 FAX: (305) 868-3650
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER
BAY HARBOR ISLAND I, LLC
1395 BRICKELL AVE
MIAMI, FLORIDA 33131

CONSULTANT
HOLLAND ENGINEERING INC.
civil engineers
3900 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL 33021
(954) 967-0371 (954) 967-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCH.
GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
1000 N.W. 11 STREET MIAMI, FL 33136
PHONE: 305-441-0404 FAX: 305-441-0405

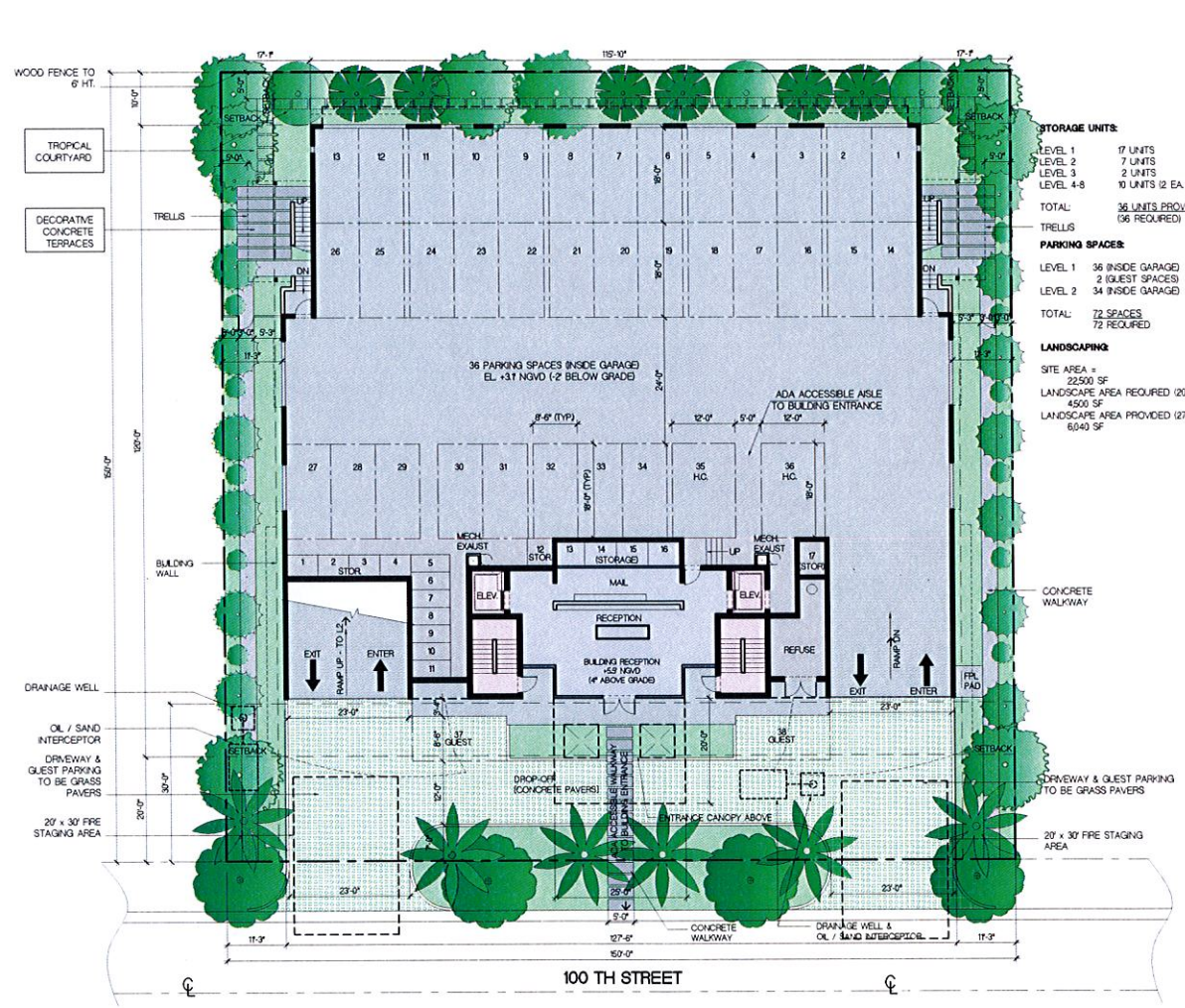
STRUCTURAL ENG.
ARBAB ENGINEERING, INC.
3583 NE 183 STREET, SUITE 701
NORTH MIAMI BEACH, FLORIDA 33160
PHONE NO. (305) 482-3388 FAX NO. (305) 442-0273
E-MAIL: JON@ARBAENGINEERING.COM

MEP ENG.
J.P.P. ENGINEERING GROUP P.A.
1000 N.W. 11 STREET MIAMI, FL 33136
3055 NW 18 AVENUE
MIAMI, FLORIDA 33125
305-441-0404 FAX: 305-441-0405
E-MAIL: JPP@JPPENGINEERING.COM

BAY HARBOR ISLAND I
NEW APARTMENT BUILDING
100 - 100TH STREET
BAY HARBOR ISLAND, FLORIDA 33154

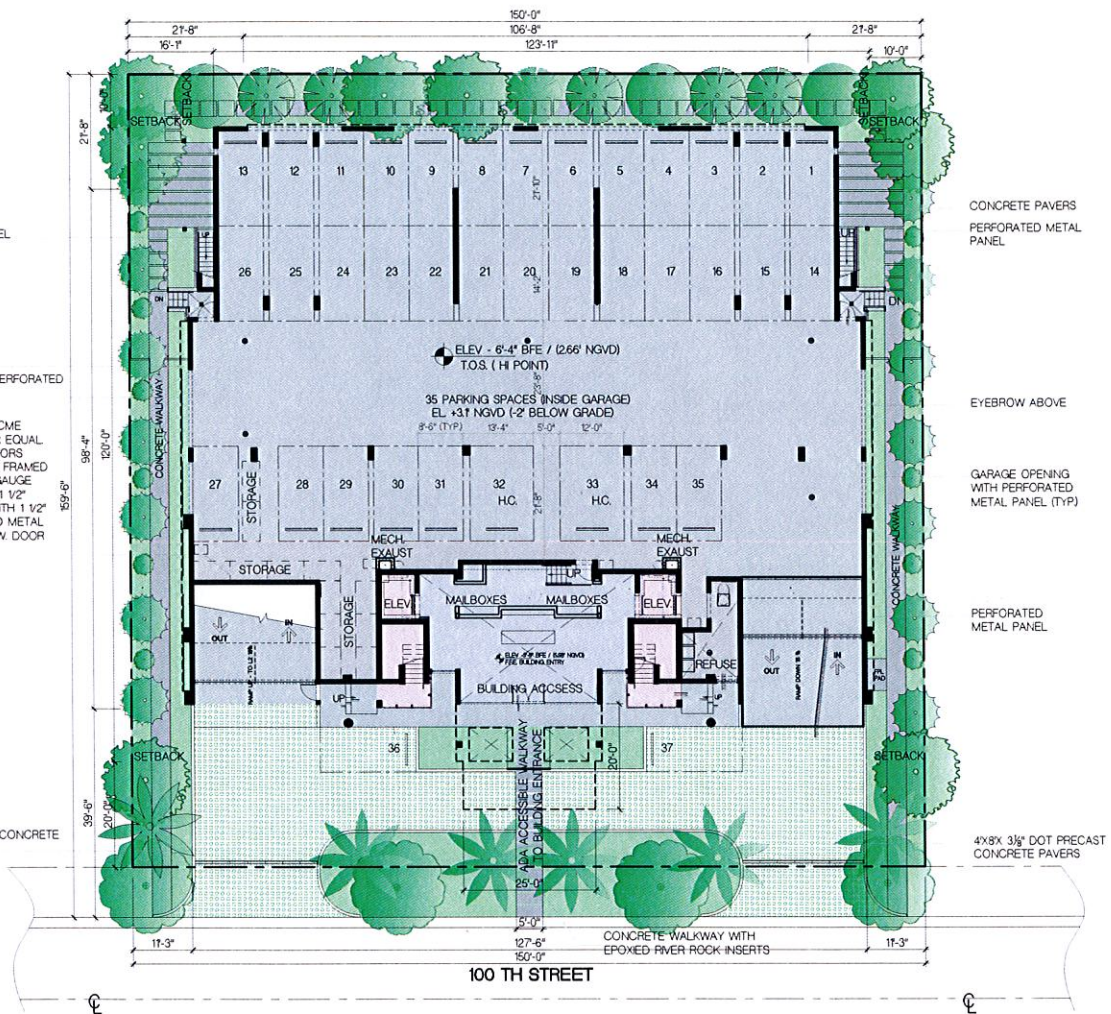
SIGNATURE	DATE
NO.	REVISION
	DATE
	DATE
	DATE

DRAWING TITLE
SITE PLAN
LEVEL 1 FLOOR PLAN
SCALE: 1/8" = 1'-0" DATE: OCTOBER 23, 2014
SHEET NUMBER
A-1.01 A

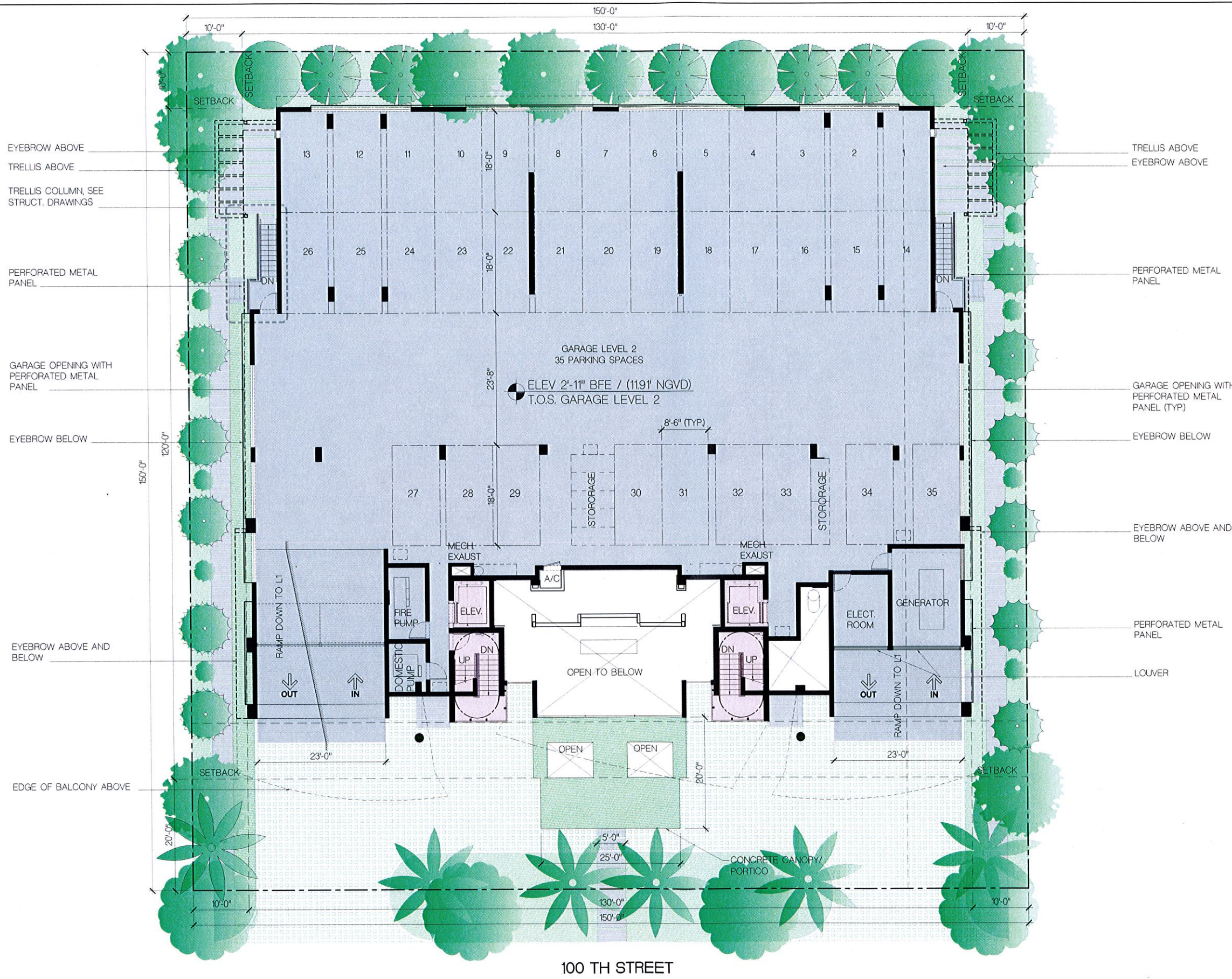


 **LEVEL 1 FLOOR PLAN - P&Z BOARD APPROVED**
SCALE: 1/16" = 1'-0"

WOOD FENCE TO 6' HT.
PERFORATED METAL PANEL
EYEBROW ABOVE GARAGE OPENING WITH PERFORATED METAL SCREEN (TYP)
STORAGE LOCKERS BY ACME CHUTE COMPANY, INC. OR EQUAL PROVIDE FULL HEIGHT DOORS FRONT AND SIDE PANELS FRAMED WITH 1"x2"x1/2" FORMED 14 GAUGE STEEL CHANNEL AND TX 1 1/2" #13 STANDARD EXPANDED METAL PANELS. CENTERED 3'-0" W. DOOR (TYP)



 **LEVEL 1 FLOOR PLAN - REVISED FOR CONSTRUCTION**
SCALE: 1/16" = 1'-0"



FRANKEL BENAYOUN
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-0001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
TAYLOR BENAYOUN, P.E.
LICENSE NO. AR0017273
1177 MAINE CONCOURSE, SUITE 120
BAY HARBOR ISLAND, FLORIDA 33154
PH: (305) 868 3665 FAX: (305) 868 3660
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER/DEVELOPER
BAY HARBOR ISLAND I, LLC
1395 BRICKEL AVE
MIAMI, FLORIDA 33131

CIVIL ENGR.
HOLLAND ENGINEERING INC.
civil engineers
3909 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL 33021
(954) 967-0371 (954) 967-0372 Fax
SUSAN C. HOLLAND, P.E.
Reg. no. 41831

LANDSCAPE ARCH.
GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
1000 N. 10TH STREET, SUITE 100
MIAMI, FL 33136
PH: (305) 371-1111 FAX: (305) 371-1112
WWW.GEOMANTICDESIGNS.COM

STRUCTURAL ENGR.
ARBAB ENGINEERING, INC.
CONSULTING ENGINEERS
3363 NE 163 STREET, SUITE 701
NORTH MIAMI BEACH, FLORIDA 33160
PHONE NO. (305) 400-5088 FAX NO. (305) 400-5112
E-MAIL: INFO@ARBABENGINEERING.COM

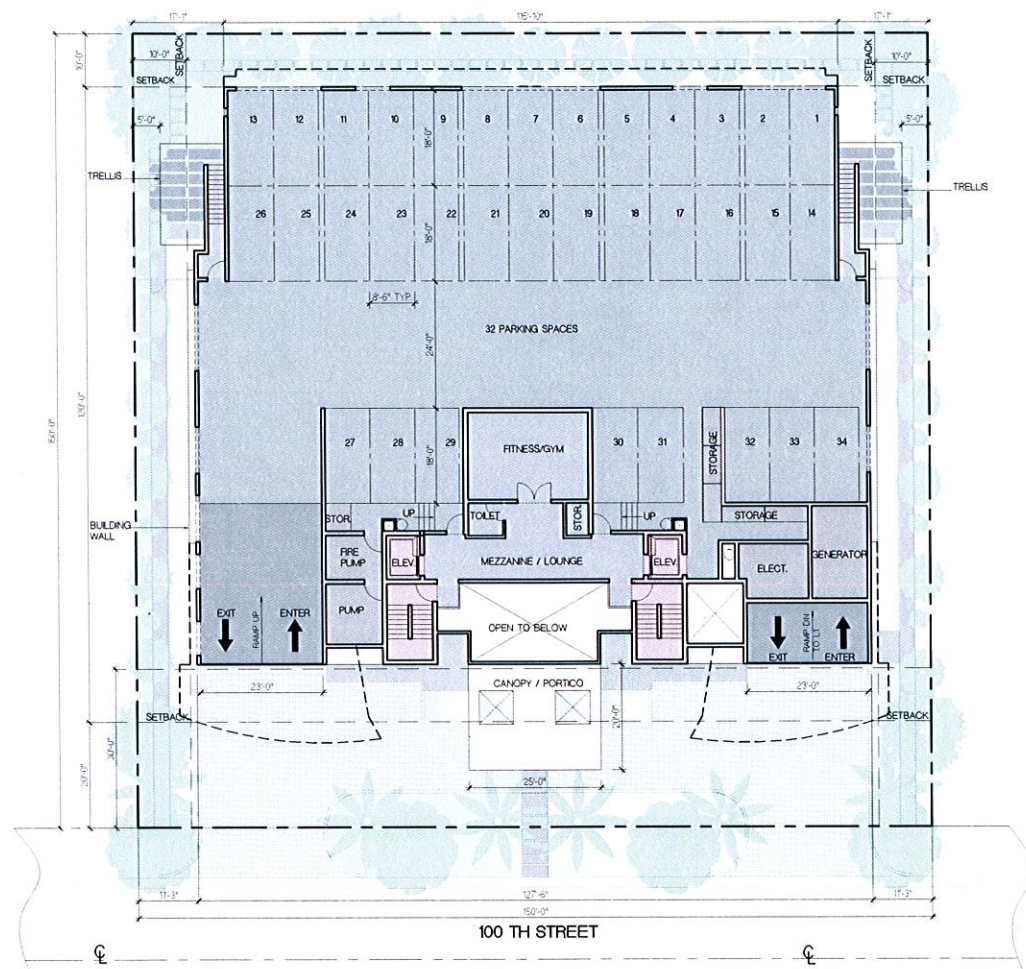
MEP ENGR.
J.O.P. ENGINEERING GROUP P.A.
MECHANICAL, ELECTRICAL, PLUMBING
3553 NW 79 AVENUE
MIAMI, FLORIDA 33112
(305) 444-8888 FAX: (305) 444-8877
WWW.JOPEENGINEERING.COM
JOSE J. PUECO, P.E. # 47617
JOSE J. PUECO, P.E. # 47617
MIGUEL M. BLANCO, P.E. # 47617

BAY HARBOR ISLAND I
NEW APARTMENT BUILDING
1100 - 100TH STREET
BAY HARBOR ISLAND, FLORIDA 33154

NO.	REVISION	DATE	BY

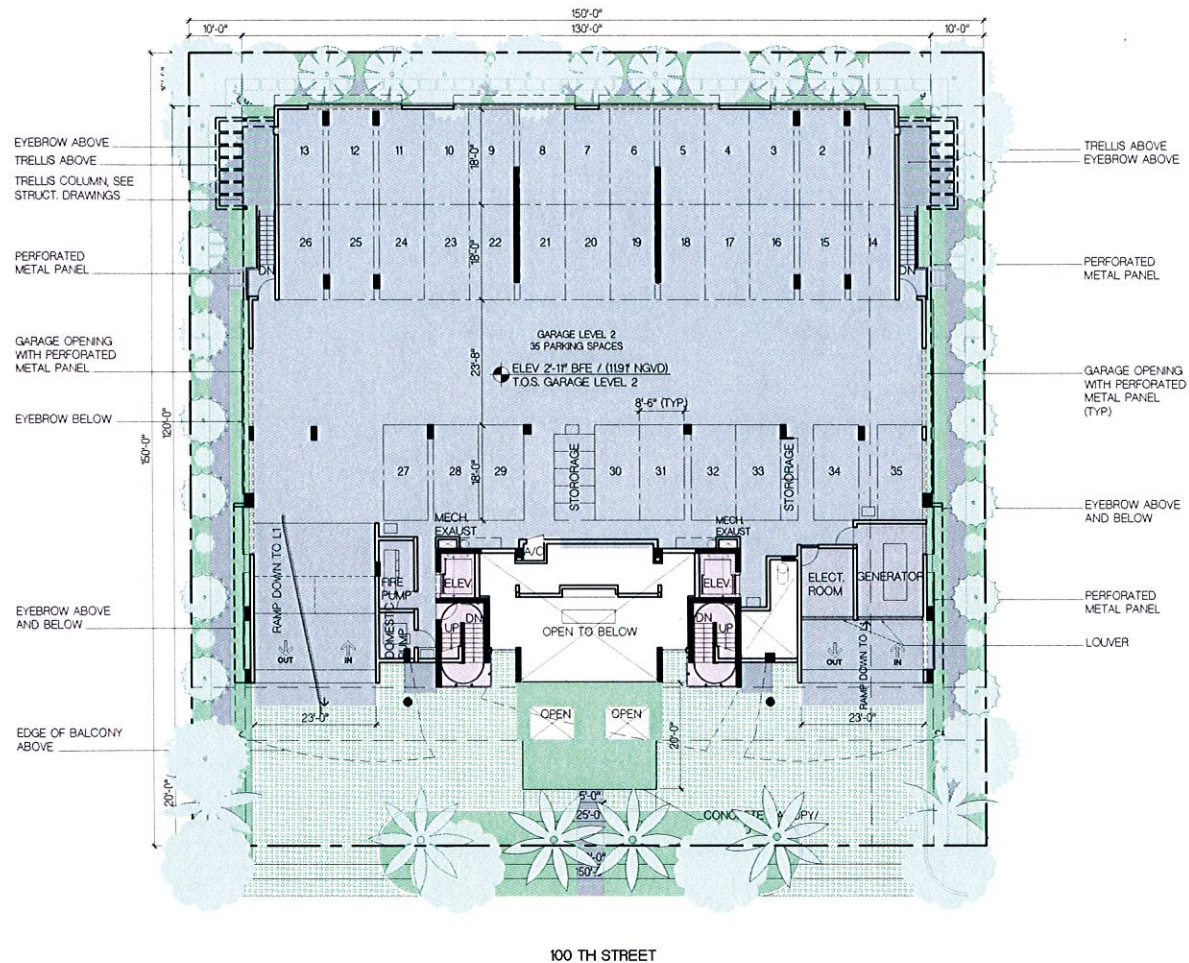
PROJECT TITLE
LEVEL 2 FLOOR PLAN
SCALE 1/8" = 1'-0"
DATE OCTOBER 28, 2014
SHEET NUMBER
A-102

LEVEL 2 FLOOR PLAN
SCALE 1/8" = 1'-0"



LEVEL 2 FLOOR PLAN - P&Z BOARD APPROVED

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



LEVEL 2 FLOOR PLAN - REVISED FOR CONSTRUCTION

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

FRANKEL BENAYOUN
ARCHITECTS INC.

ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-0001494
MARKUS A. FRANKEL
LICENSE NO. AR00007143
PHOT BENAYOUN, FISHMAN
LICENSE NO. AR0001213
1177 WANE CONDOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868-5555 FAX: (305) 868-3550
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER

BAY HARBOR ISLAND I, LLC
1395 BRICKELL AVE
MIAMI FLORIDA 33131

DATE: 04/15/2014

HOLLAND ENGINEERING INC.
civil engineers
3900 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021
(954) 387-0377 (954) 387-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCH.

GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
1000 S.W. 11 STREET MIAMI, FL 33135
PHONE: 305.444.4444 FAX: 305.444.4444

STRUCTURAL ENG.

ARBAB ENGINEERING, INC.
CIVIL ENGINEER
3343 N.E. 163 STREET, SUITE 101
NORTH MIAMI BEACH, FLORIDA 33162
PHONE: (305) 340-1088 FAX: (305) 340-1075
E-MAIL: JORDAN@ARBAENGINEERING.COM

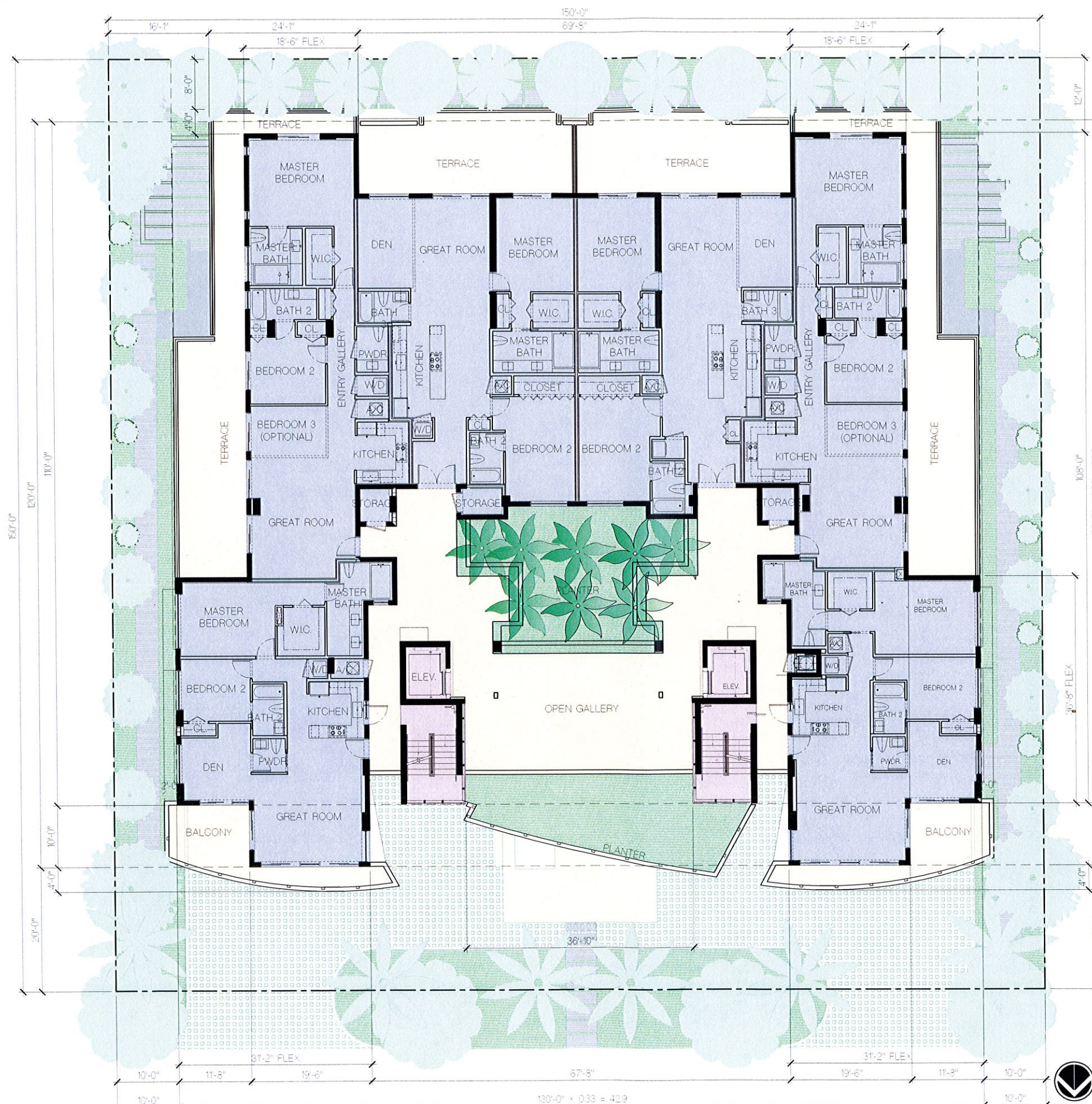
MEP ENG.

J.Q.P. ENGINEERING GROUP P.A.
MECHANICAL, PLUMBING & ELECTRICAL ENGINEERS
1555 NW 75 AVENUE
MIAMI, FLORIDA 33122
305-444-4444 FAX: 305-444-4444
E-MAIL: JQPE@JQPEENGINEERING.COM
JOSE J. PARRA JR. FLORIDA P.E. # 47817
JOSE D. PARRA JR. FLORIDA P.E. # 47434
HECTOR M. BLASCO FLORIDA P.E. # 56115

BAY HARBOR ISLAND I
NEW APARTMENT BUILDING
1100 - 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE	DATE
NO.	REVISION
DATE	BY

DRAWING TITLE
SITE PLAN
LEVEL 2 FLOOR PLAN
SCALE: 1/16" = 1'-0" DATE: OCTOBER 28, 2014
SHEET NUMBER
A-102 A



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

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. SA-0001494
MARIUS A. FRANKEL
LICENSE NO. AR0001143
PHIL BENAYOUN, FSRM
LICENSE NO. AR0017273

1177 W. WALKER CONCOURSE, SUITE 1100
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868 3665 FAX: (305) 868 3660
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER:

BAY HARBOR ISLAND I, LLC
1395 BRICKEL AVE
MIAMI, FLORIDA 33131

CIVIL ENGR.

HOLLAND ENGINEERING INC.
Civil Engineers
3920 HOLLWOOD BOULEVARD
HOLLWOOD, FL 33023
(954) 367-0371 (954) 367-0372 Fax
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Reg. No. 41831

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LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
2001 N. W. 10TH STREET MIAMI, FL 33136
PHONE: (305) 442-0888 FAX: (305) 442-0315
E-MAIL: INFO@GEOMANTIC.COM

STRUCTURAL ENGR.

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CONSULTING ENGINEERS
3563 NE 163 STREET, SUITE 701
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PHONE NO. (305) 442-0888 FAX NO. (305) 442-0315
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MEP ENGR.

J.G.P. ENGINEERING GROUP P.A.
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PHONE NO. (305) 442-0888 FAX NO. (305) 442-0315
E-MAIL: INFO@JGP-ENG.COM

BAY HARBOR ISLAND I
NEW APARTMENT BUILDING
100 - 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE	DATE
NO.	REVISION

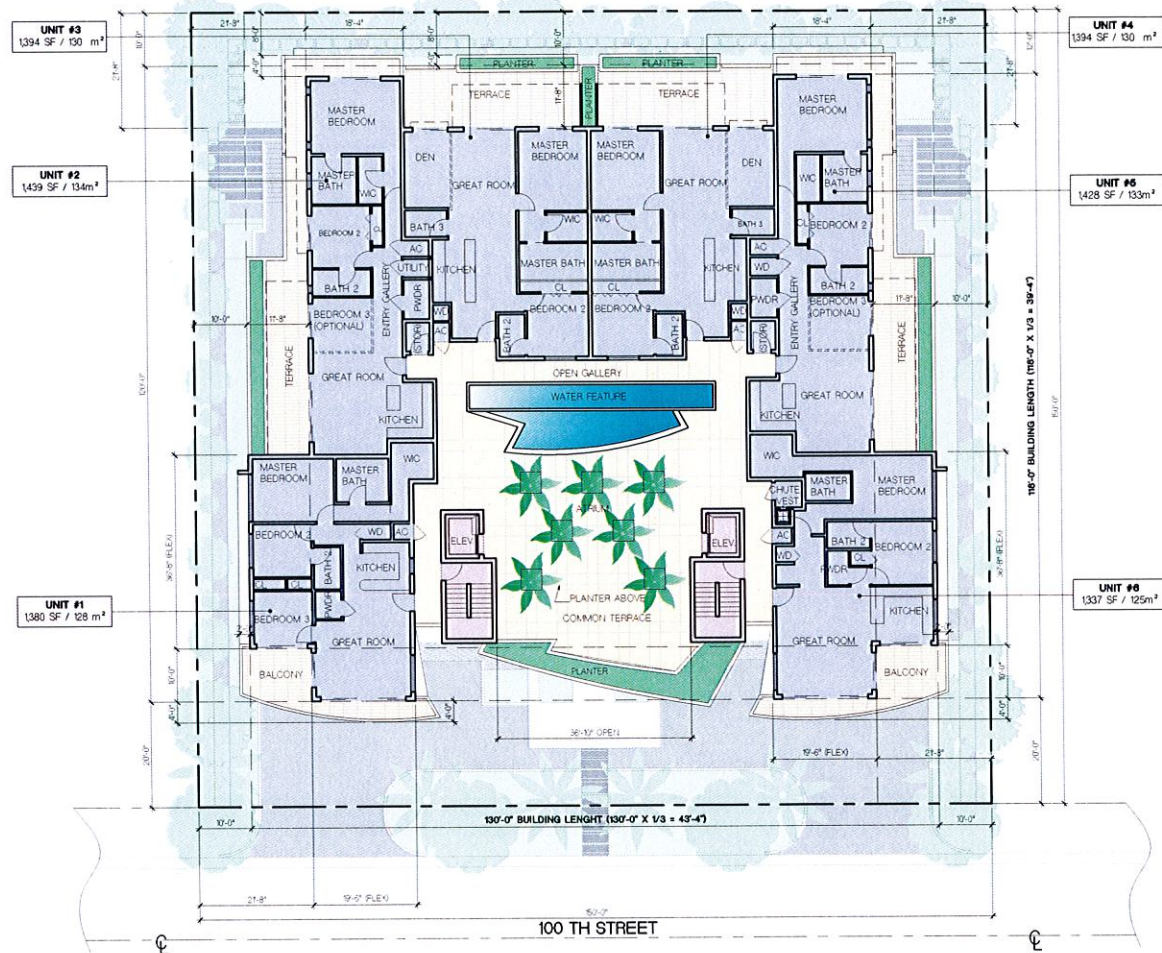
DESIGNER TITLE

LEVEL 3 FLOOR PLAN

SCALE 1/8" = 1'-0" DATE OCTOBER 28, 2014

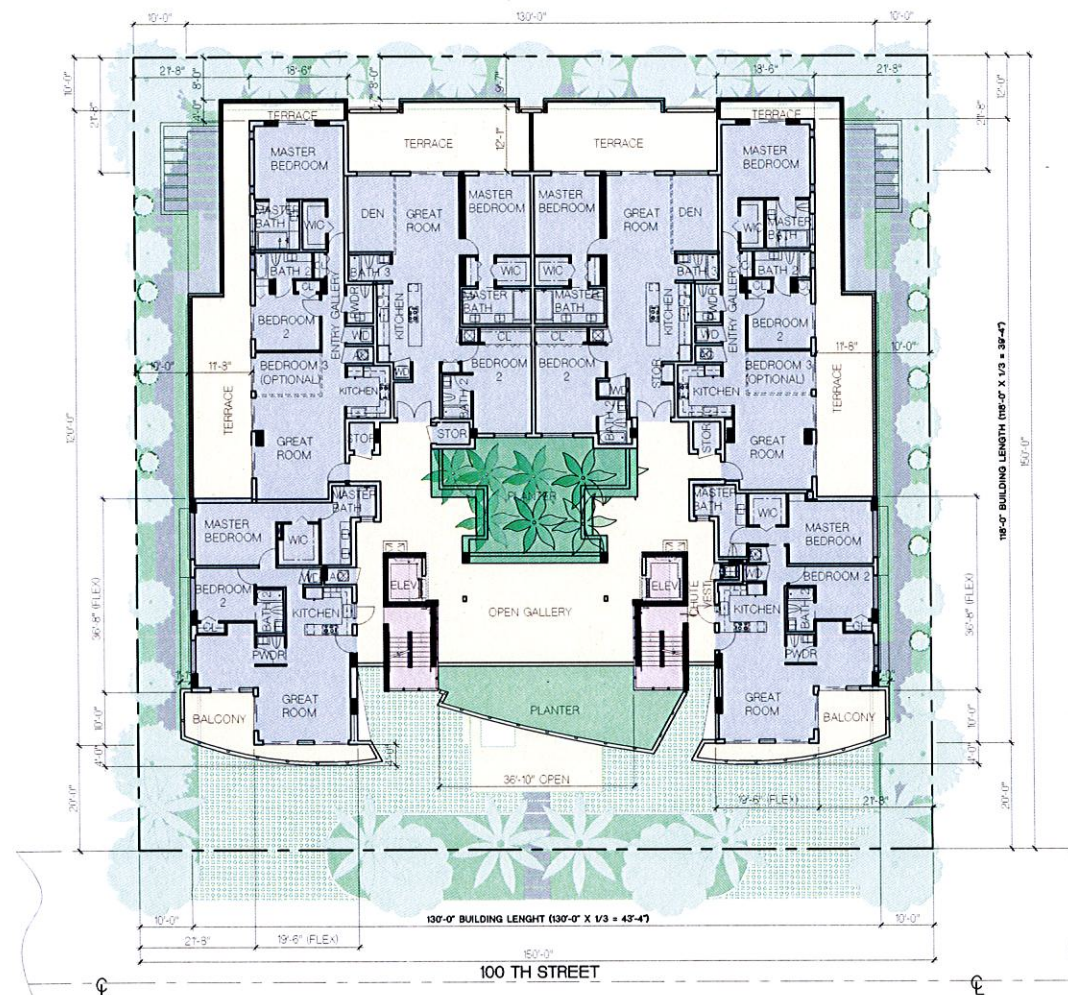
SHEET NUMBER

A-103



LEVEL 3 FLOOR PLAN - P&Z BOARD APPROVED

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



LEVEL 3 FLOOR PLAN - REVISED FOR CONSTRUCTION

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

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-0001494
HARRIS A. FRANKEL
LICENSE NO. AR0007143
PAT BENAYOUN-EDWARDS
LICENSE NO. AR0017373
1177 W. WALKER CONCOURSE, SUITE 1100
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868-1665 FAX: (305) 868-1660
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OWNER / DEVELOPER
BAY HARBOR ISLAND I, LLC
1395 BRICKEL AVE
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CAV. ENG.
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Civil Engineers
3900 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL 33021
(954) 967-9371 (954) 967-0372 Fax
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Reg. No. 41831

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DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
100 W. 41 STREET MIAMI, FL 33134
PHONE: 305-463-4668 FAX: 305-463-4669

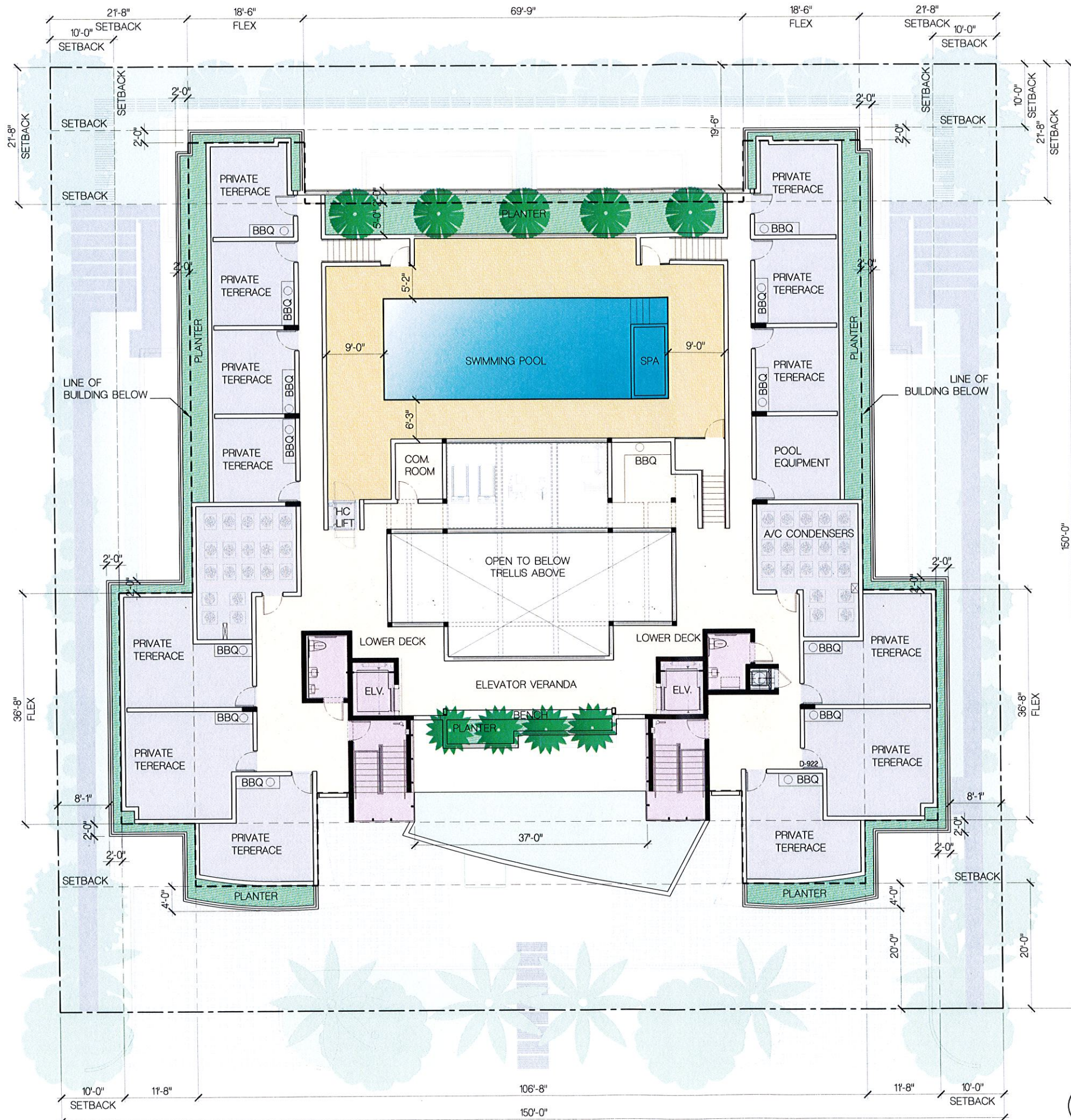
STRUCTURAL ENG.
ARABAB ENGINEERING INC.
CORPORATION
3363 NE 163 STREET, SUITE 701
NORTH MIAMI BEACH, FLORIDA 33160
PHONE NO. (305) 445-1088 FAX NO. (305) 445-1075
EE NUMBER: 0007488 PE NO. 35460

MEP ENG.
J.O.P. ENGINEERING GROUP P.A.
MECHANICAL ELECTRICAL PLUMBING
1055 NW 13 AVENUE
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305-436-4026 FAX 305-436-9272
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JOSE J. PUGA JR. FLORIDA P.E. # 18717
JOSE C. PUGA JR. FLORIDA P.E. # 11148
ROBERT M. BLANCO FLORIDA P.E. # 56115

BAY HARBOR ISLAND I
NEW APARTMENT BUILDING
100 - 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 3354

SIGNATURE	DATE
100	REVISION
	DATE

DRAWING TITLE
SITE PLAN
LEVEL 3 FLOOR PLAN
SCALE: 1/16" = 1'-0" DATE: OCTOBER 28, 2014
SHEET NUMBER
A-1.03 A



ROOF LEVEL FLOOR PLAN
SCALE 1/8" = 1'-0"
OCTOBER 28, 2014

FRANKEL BENAYOUN ARCHITECTS P.C.
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-0001494
MARKUS A. FRANKEL
LICENSE NO. AR-0001143
FRANK BENAYOUN FISHMAN
LICENSE NO. AR-0001723
1177 W. WALKER CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868 3365 FAX: (305) 868 3655
E-MAIL: INFO@FRANKELBENAYOUN.COM

BAY HARBOR ISLAND I, LLC
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Civil Engineers
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HOLLYWOOD, FL - 33021
(954) 367-0371 (954) 367-0372 FAX
SUSAN C. HOLLAND, PE
Reg. No. 41831

GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
2400 S.W. 11th STREET MIAMI, FL 33135
PHONE: 305-665-8888 FAX: 305-665-8828

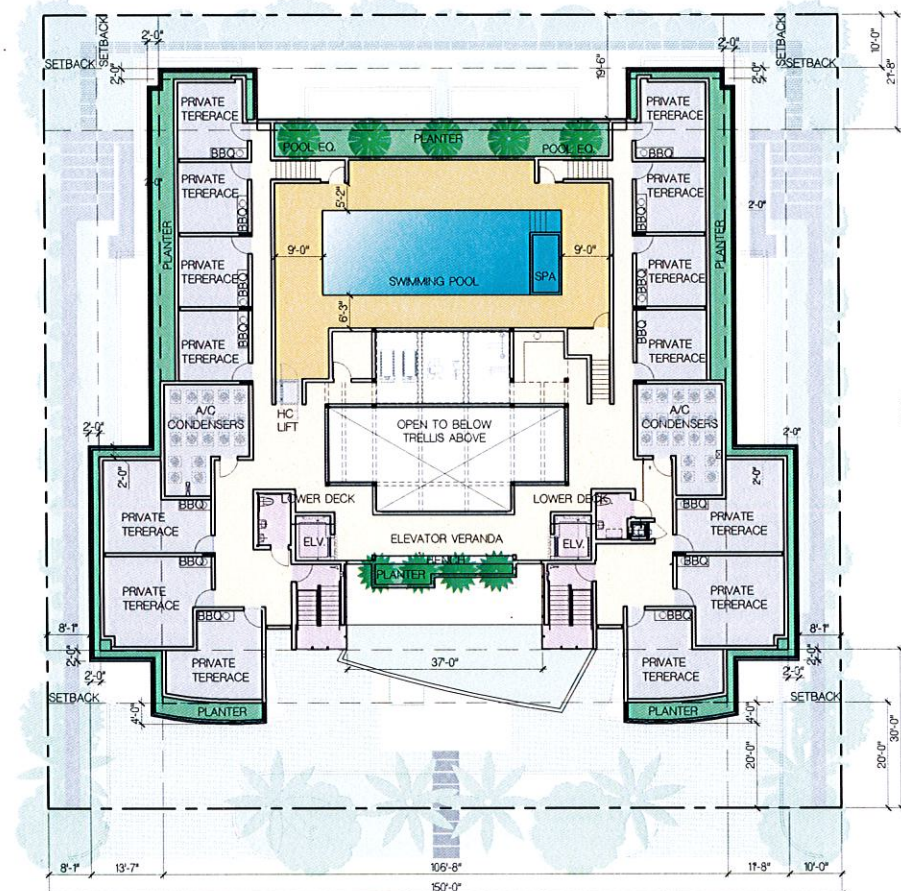
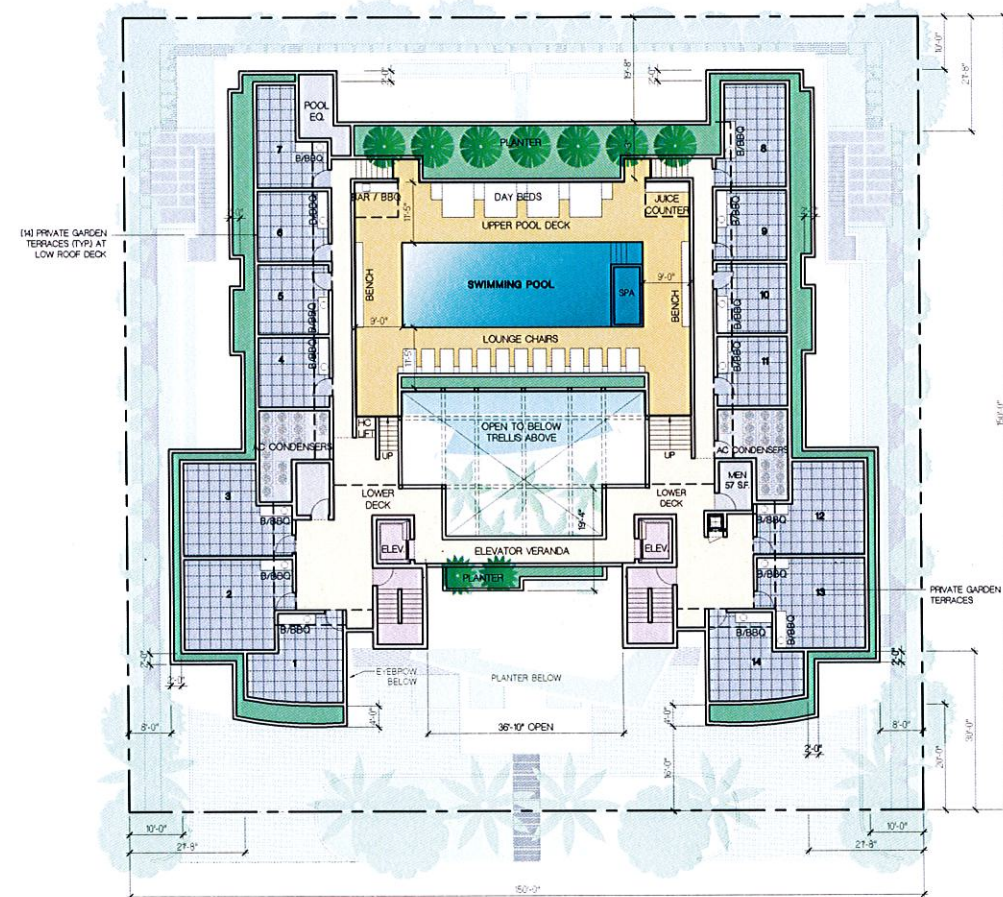
ARBAB ENGINEERING, INC.
STRUCTURAL ENGINEERS
3363 NE 163 STREET, SUITE 701
NORTH MIAMI BEACH, FLORIDA 33160
PHONE NO. (305) 440-2088 FAX NO. (305) 440-1073
E-MAIL: INFO@ARBABENGINEERING.COM

J.G.P. ENGINEERING GROUP P.A.
MECHANICAL ENGINEERS
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3355 NW 79th AVENUE
MIAMI, FLORIDA 33122
(305) 435-4250 FAX (305) 435-1270
E-MAIL: JGPE@JGPE.COM
JOSE G. PARGAS, P.E. # 47817
JOSE G. PARGAS, P.E. # 47148
MIGUEL A. BACCI, P.E. # 56115

BAY HARBOR ISLAND I
NEW APARTMENT BUILDING
1100 - 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE	DATE
NO.	REVISION
DATE	BY

ROOF LEVEL FLOOR PLAN
SCALE 1/8" = 1'-0"
OCTOBER 28, 2014
SHEET NUMBER
A-104



FRANKEL BENAYOUN
ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. 44-C001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
IFHAT BENAQUON PSHMAN
LICENSE NO. AR0017273
1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868 3645 FAX: (305) 868 3650
E-MAIL: INFO@FRANKELBENAQUON.COM

OWNER / DEVELOPER
BAY HARBOR ISLAND I, LLC
1395 BRICKEL AVE
MIAMI, FLORIDA 33131

HOLLAND ENGINEERING INC
civil engineers
3800 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.
680 S.W. 81 STREET MIAMI, FL. 33133
(305) 358-8851

STRUCTURAL ENGR.



ARBAB ENGINEERING, INC.
CONSULTING ENGINEERS
3363 NE 163 STREET, SUITE 701
NORTH MIAMI BEACH, FLORIDA 33160
PHONE NO. (305) 940-5088 FAX NO. (305) 940-5273
E.B. NUMBER: 0007458 PE NO. 35440

MEP ENR

J & P ENGINEERING GROUP P.A.
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3552 NW 79 AVENUE
MIAMI, FLORIDA, 33102
(305) 436-9292 FAX: (305) 436-9272
E-MAIL: JOPMAMP@BELL.SOUTH.NET

JOSE S. PUG JR. FLORIDA P.E. # 17817
JOSE S. PUG JR. FLORIDA P.E. # 43140
HECTOR M. BLASCO FLORIDA P.E. # 56115

**BAY HARBOR ISLAND I
NEW APARTMENT BUILDING
1100 - 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33564**

SIGNATURE		DATE
NO.	REVISION	DATE

DRAWING TITLE
**SITE PLAN
ROOF LEVEL FLOOR PLAN**

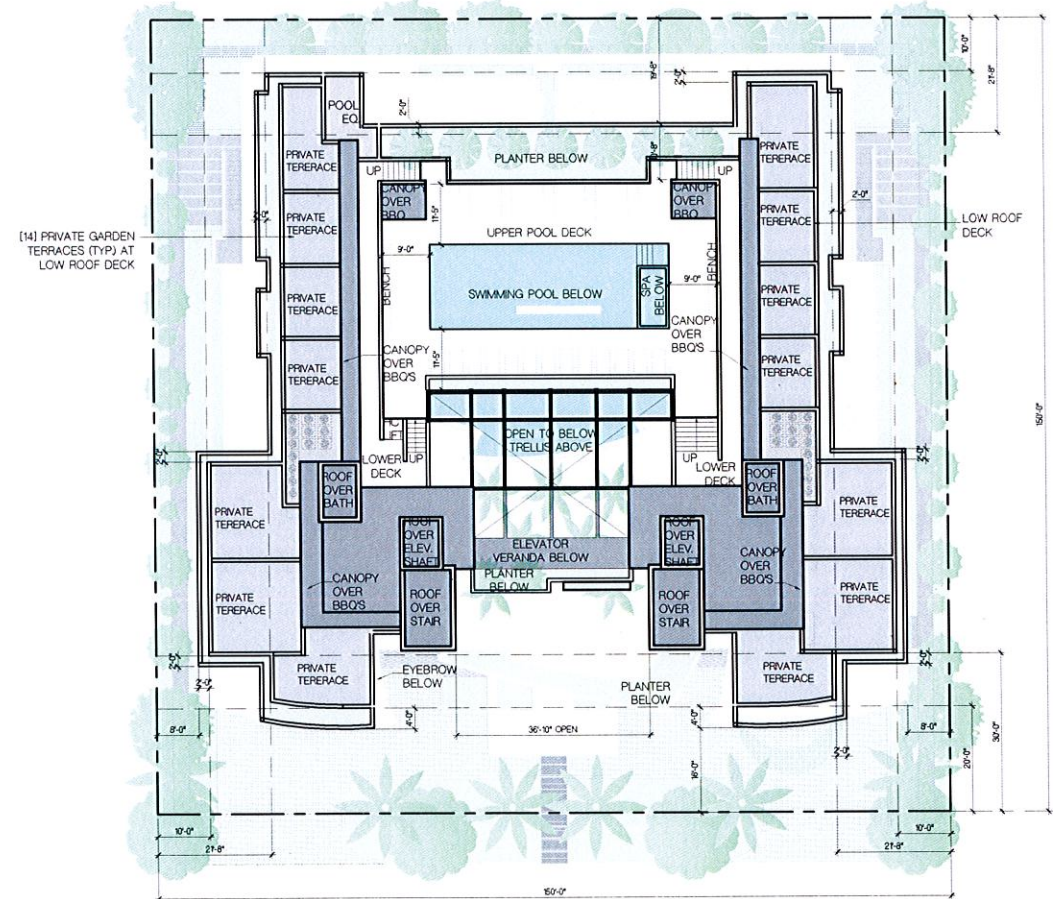
SCALE 1/8" = 1'-0" DATE OCTOBER 23, 2011
SHEET NUMBER
A-1.04 A



SCALE 1/3" = 1'-0"

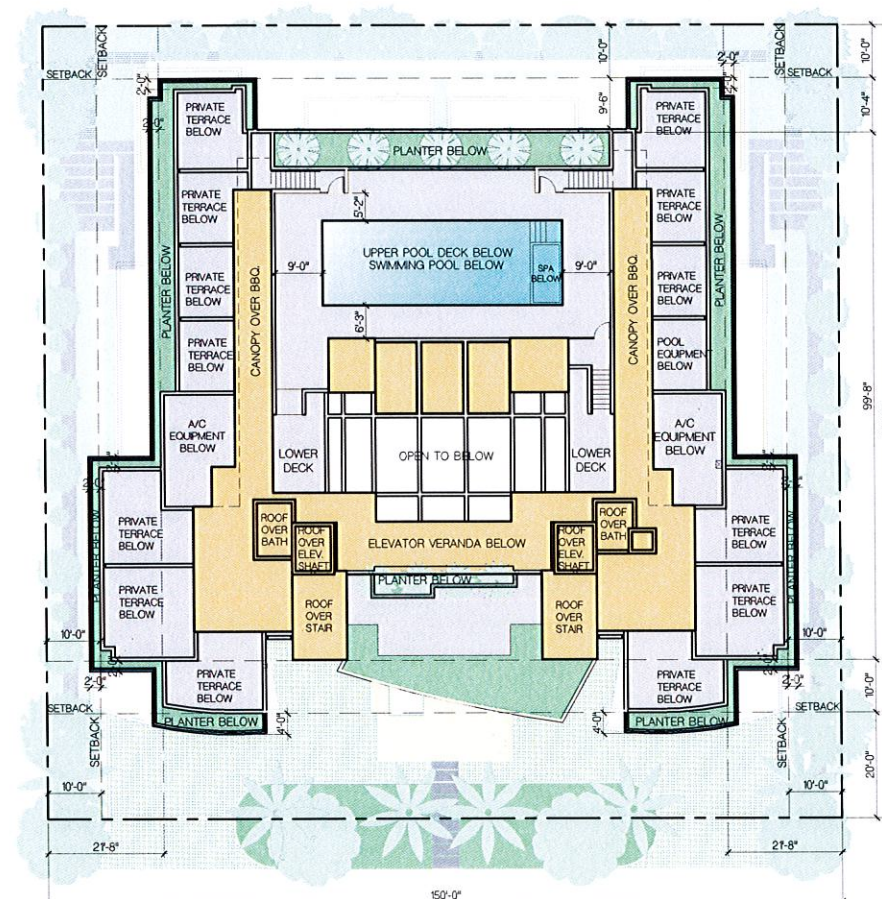
—

BAY HARBOR ISLAND I
NEW APARTMENT BUILDING
1100 - 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 3354



ROOF LEVEL FLOOR PLAN - P&Z BOARD APPROVED

SCALE 1/16" = 1'-0"



ROOF LEVEL FLOOR PLAN - REVISED FOR CONSTRUCTION

SCALE 1/16" = 1'-0"

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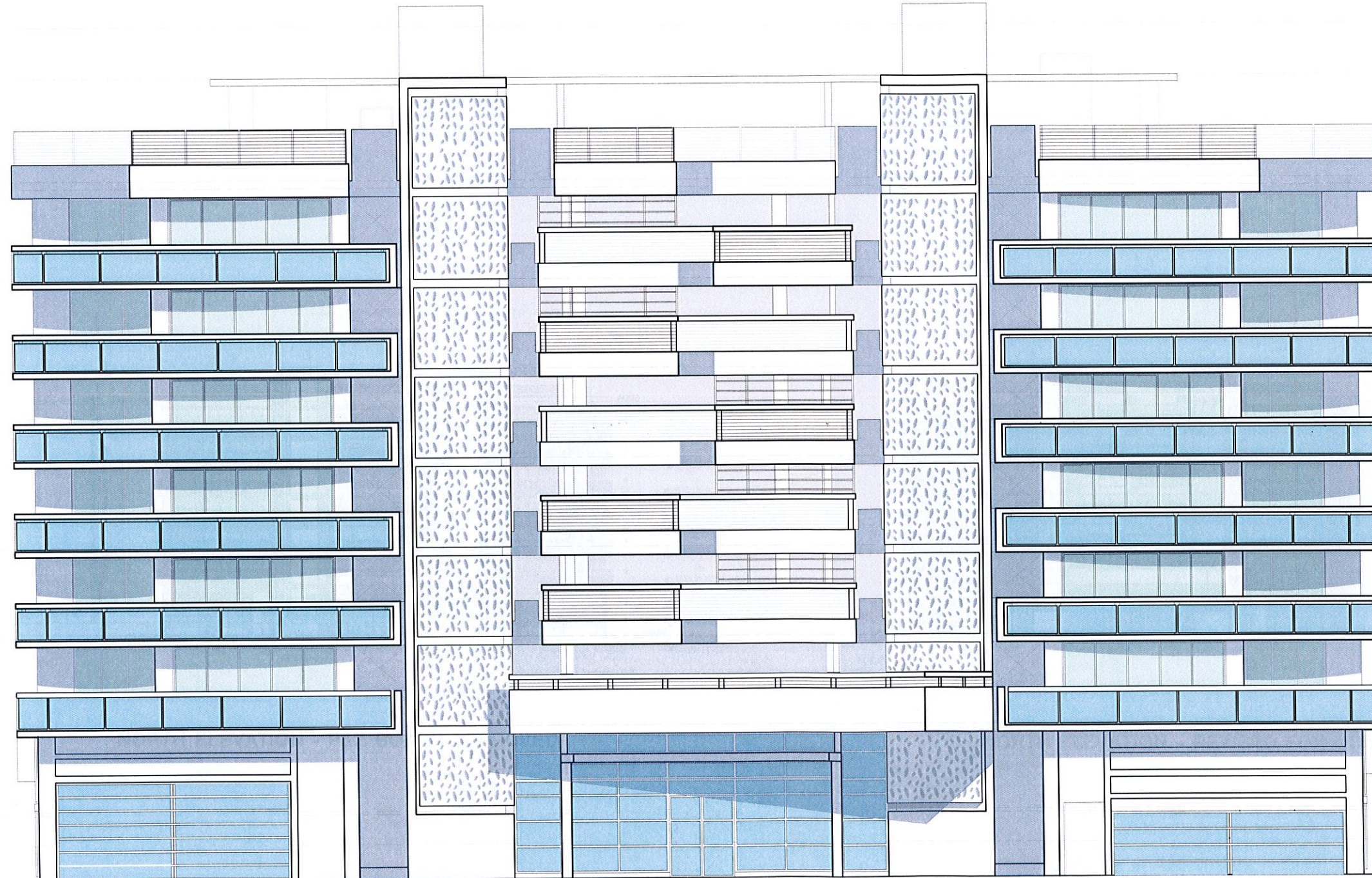
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BAY HARBOR ISLAND I
NEW APARTMENT BUILDING
100 - 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33194

SIGNATURE	DATE
NO.	REVISION
	DATE
	BY

DRAWING TITLE
SITE PLAN
LEVEL 3 FLOOR PLAN
SCALE 1/16" = 1'-0" DATE OCTOBER 28, 2014
SHEET NUMBER
A-1.05 A



NORTH ELEVATION

SCALE 3/16" = 1'-0"

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BAY HARBOR ISLAND I
NEW APARTMENT BUILDING
1100 - 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE	DATE	BY

DRAWING TITLE
NORTH ELEVATION
SCALE 3/16" = 1'-0" DATE OCTOBER 28, 2014
SHEET NUMBER
A-2.01

FRANKEL BENAYOUN
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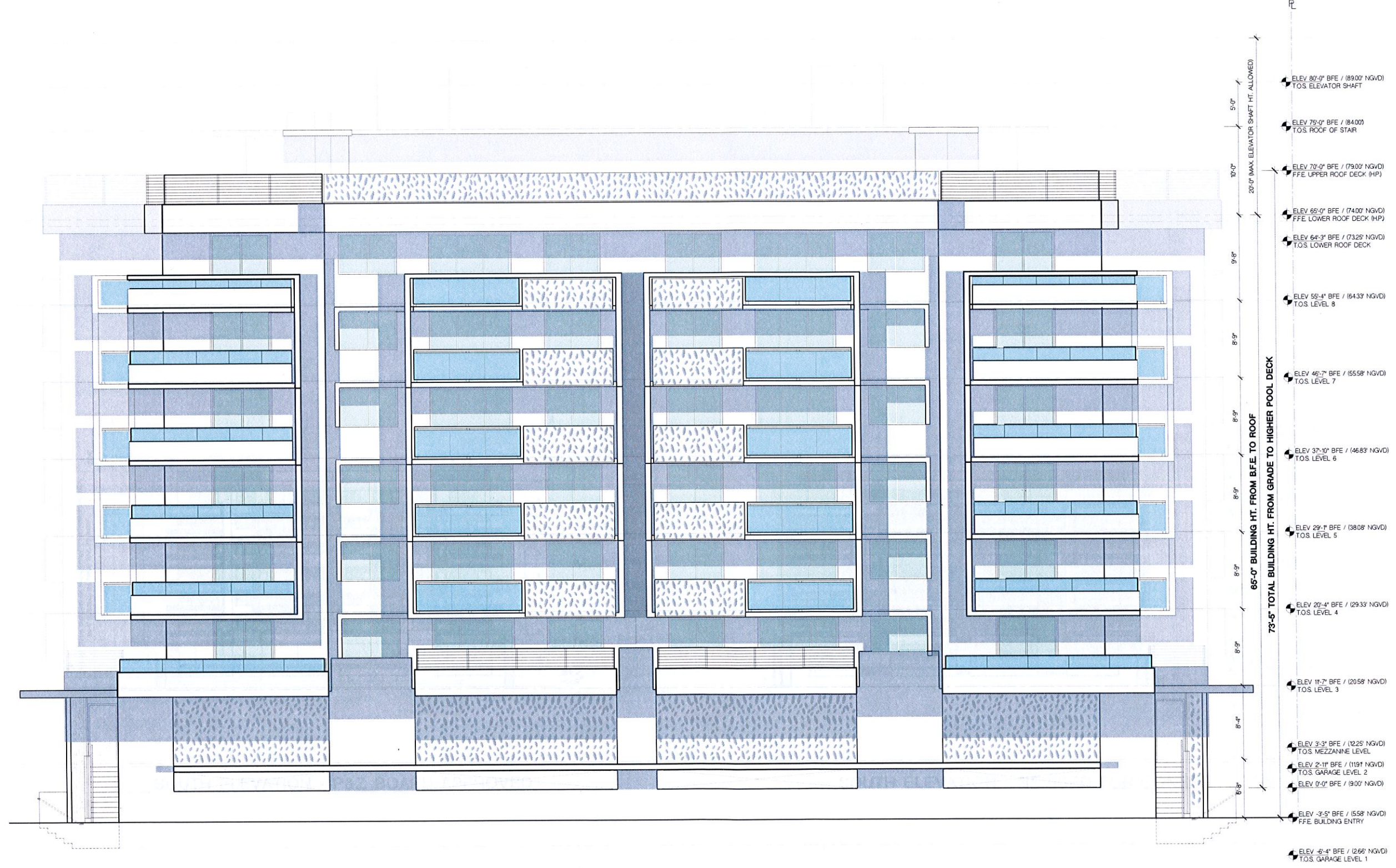
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BAY HARBOR ISLAND I
NEW APARTMENT BUILDING
100 - 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33134

SIGNATURE	DATE
NO.	REVISION
DATE	BY

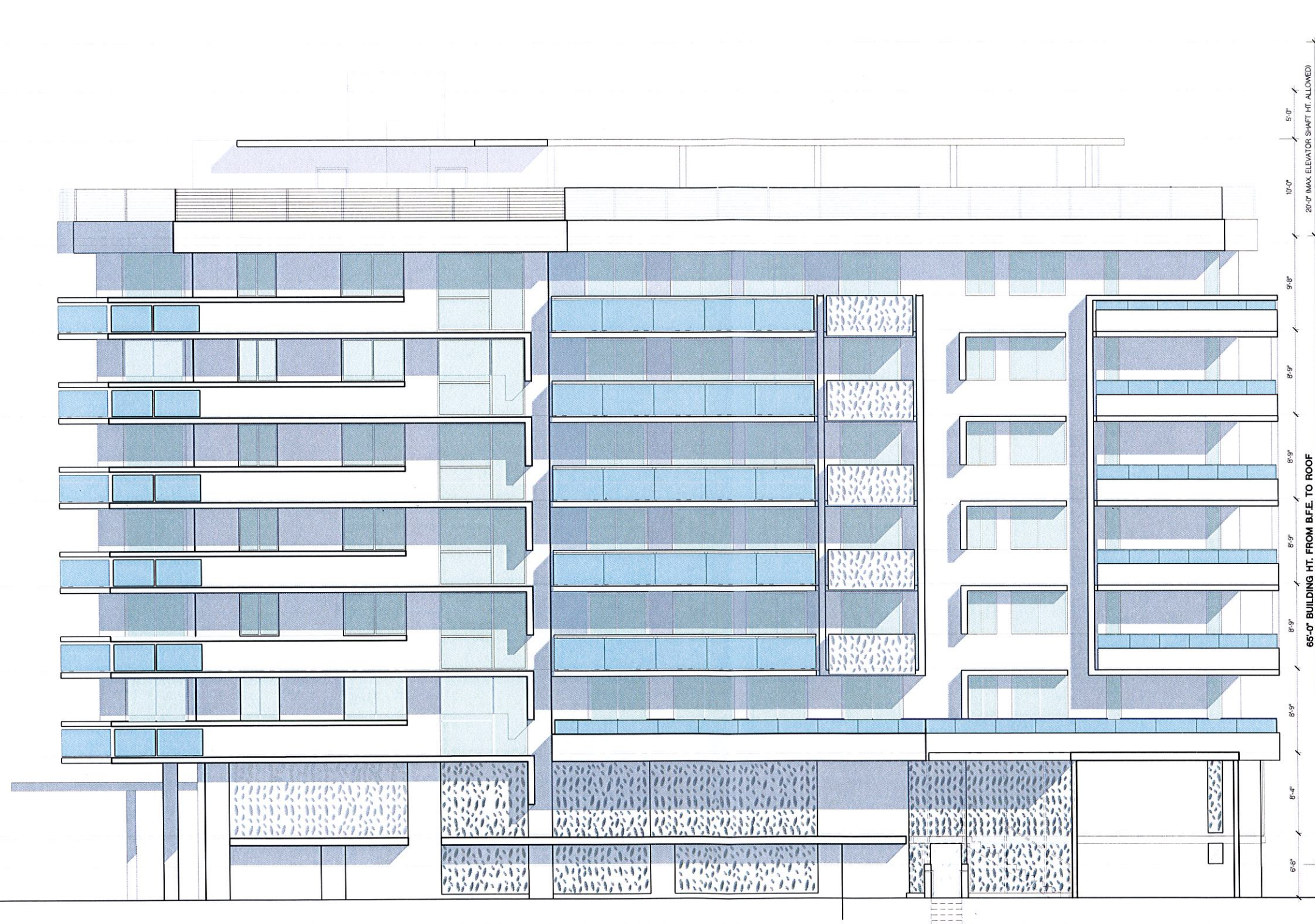
DRAWING TITLE
SOUTH ELEVATION
SCALE: 3/16" = 1'-0" DATE: OCTOBER 23, 2014
SHEET NUMBER
A-2.02



SOUTH ELEVATION

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

P



WEST ELEVATION

SCALE 3/16" = 1'-0"

FRANKEL BENAYOUN
ARCHITECTS INC.

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MARKUS A. FRANKEL
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BAY HARBOR ISLAND I
NEW APARTMENT BUILDING
100 - 100TH STREET
BAY HARBOR ISLAND, FLORIDA 33134

NO.	REVISION	DATE	BY

CRAWFORD TITLE

WEST
ELEVATION

SCALE 3/16" = 1'-0" DATE OCTOBER 28, 2014

SHEET NUMBER

A-2.04

FRANKEL BENAYOUN
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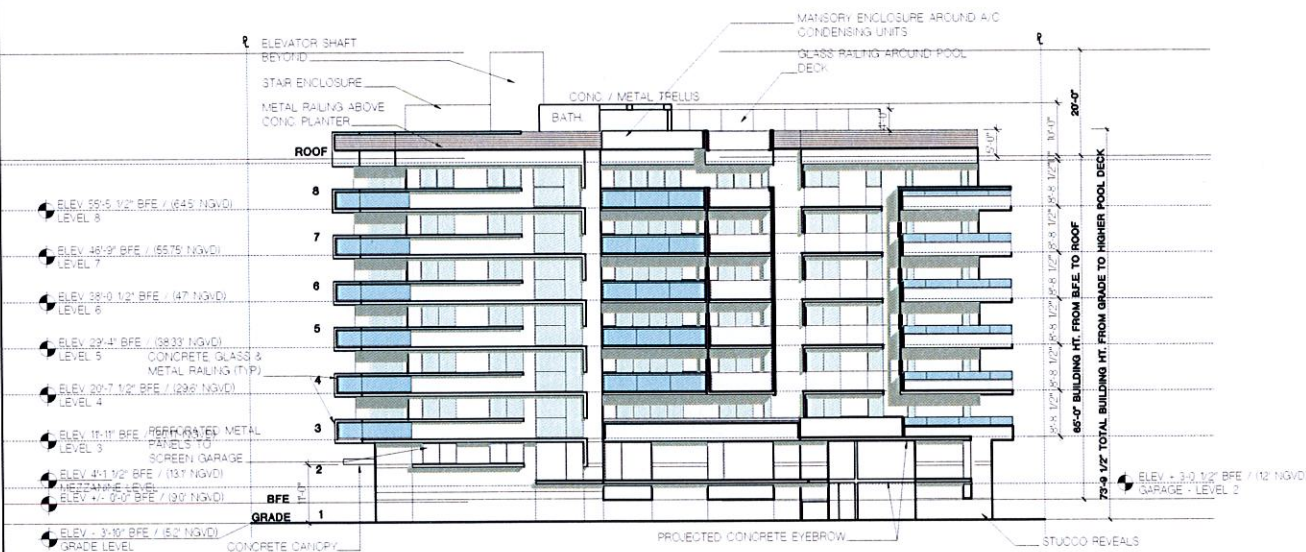
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VICTOR M. BACCO FLORIDA P.E. # 56115

**BAY HARBOR ISLAND I
NEW APARTMENT BUILDING
1100 - 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154**

SIGNATURE	DATE
NO.	REVISION

DRAWING TITLE
**WEST
ELEVATION**
SCALE: 1/16" = 1'-0" DATE: OCTOBER 28, 2014
SHEET NUMBER
A-2.04 A



November 21, 2014

RE: NARRATIVE FOR P&Z REVISIONS
PROJECT NAME: BAY HARBOR ONE
ADDRESS: 1100 - 100 STREET, BAY HARBOR ISLANDS

This Revised P&Z set addresses Michael Miller's comments to the Building Permit, as well as some Owner requested changes.

The Owner revisions include:

- Enlargement of the Lobby at the Level 1 which required re-location of storage units. These relocated Storage Units are now on each residential floor adjacent to the center units.
- Elimination of the Gym on Level 2 which allows for Level 1 to have a more gracious entry with a high ceiling.
- Modification of the central landscaping design on Level 3. The planter that is between the stairs was enlarged as a Fire Department request; the planter in the center of the atrium was re-designed per Owner's request to be consolidated into one space with built in bench around it. The water feature was eliminated. The reason for the Fire Department requesting enlargement of the planter is that in this project the stairs are open at the North end and this opening wraps the corner towards the center courtyard on the East and West sides of each stair and the opening is enclosed with the perforated metal material. This design is acceptable to the Fire Department, but they requested that we put a barrier that is 10' away from each stair in the areas where the stairs are open. We proposed that the barrier be in the form of the planter. The MD Fire Department accepted this solution, and we believe that the cleanest way of achieving this is by squaring off the planter so that there is a continuous barrier (no one will be able to walk in the area of the planter). The planter is in line with the open portion of the stair
- At the Roof we located a Command Room, this is now a requirement of the Fire Department; when the building is built and at the time of Fire Inspections, the Inspector will test the radio signal from the ground floor to the roof, and if this signal is not sufficient (which cannot be known until testing), then the MDDFD requires a 10'x10' air conditioned room on the roof in order to house their equipment for boosting the signal.
- Roof: at the lower level we added an outdoor, covered Fitness area, and re-located the BBQ area to be on the lower deck adjacent to the BBQ area.

We updated the aerial rendering to clearly show the proposed revisions as described.

In the comments made by Michael Miller Planning there was a reference to some windows which are different from the approved P&Z plans, and we therefor include the comparison elevation sheets.

- South Elevation: The sliding glass panels to the end units (which is the Master Bedroom of the East and West units is now in between 2 structural columns which must go straight down to the garage; the approved plans show this opening with 3 panels of glass and the current plans show this opening with 2 panels of glass (which is sufficient for a bedroom).
- East and West Elevations: some of the windows were flipped in location, and these are the Master Bath windows and secondary Bath windows. The other change was the arrangement of openings for the South units due to plan modifications, and location of partitions.

- There was mention that the perforated metal panels for the garage changed, but this is not the case, it may be that the Permit Set showed a different hatch than that shown for the P&Z presentation; this is a graphic representation in the Construction Documents. Once the actual material and pattern for these perforated panels is selected we intend to submit it to you for review.

Prepared by,
FRANKEL BENAYOUN ARCHITECTS, INC.

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

To: Planning and Zoning Board
Town of Bay Harbor Islands

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

Date: December 5th, 2014

Subject: Site Development Plan Application
Bay Harbor Island 1 / Formerly Town Lofts
1100-1120 100th Street
Proposed Revisions from Original PZ Board Approval
Bay Harbor Islands Acct. No. BP2014-274
MMPA Acct. No. 01-0702-0967

RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board review the most recent revised plans (dated 10/28/14) and, if found acceptable, **APPROVE** the proposed Site Development Plan application subject to the following:

- (1) The Board reviews / approves the applicant's request to make alterations to the previously approved design;
 - (2) Subject to any staff recommended conditions listed herein.
-

GENERAL PROJECT INFORMATION

Land Use Designation: MH – Medium-High Density Residential

Zoning District: RM-2 Multiple Family District

General Location: 1100-1120 100th Street

Legal Description: Lots 3 and 4 of Block 8, "Bay Harbor Island" Subdivision according to the plat thereof, as recorded in Plat Book 46, at Page 5 of the Public Records of Miami-Dade County.

PROJECT DESCRIPTION / HISTORY

In mid-2013 the Town reviewed / processed / approved a Site Development Plan for the above referenced land re-development project. The Planning and Zoning Board approved the Site Development Plan on September 3rd, 2013 subject to several conditions. This two-lot development included thirty-six (36) DU (69 DUA) on the approved plans. This project was approved by the PZB prior to the Town Council setting a density cap (11/12/13) of 60 DUA for RM-2 lots. The owners have filed a request with the Town to vacate the 11-foot right-of-way area increasing the lot size back to 22,500 sq. ft. / 0.52 acres in size, which would yield 18 allowable base DU. As the project has 36 DU this requires the acquisition of 18 TDR units. The owner has contracted to acquire all 18 TDR units (13 Town-owned DU and 5 DU from a nearby privately developed site - both on 10/14/13).

The Town recently received and is currently reviewing the Building Permit plans for this development. Initial construction has not yet commenced. MMPA staff was requested to review the Building Permit plans prior to issuance to confirm consistency with the PZB approved plans, Code requirements and conditions of approval.

MMPA noted that some of the plans have been modified after approval by the PZB. For example, the building elevations and roof layout were changed and do not appear to be related to any Building / Fire Code requirements. The lobby design was changed and a gym was removed (an open fitness area on the roof is now proposed). The PZB spends most of its review time on detailed exterior appearances but also looks at floor plans and the overall design. It is to be expected that on occasion Building Codes or Fire Codes require certain plan refinements; however, if conflicts occur they are to be discussed and plan modifications / re-approvals may be necessary. Also, when construction plans are prepared certain owner "refinements" may result. If the changes are deemed "substantial", the Code requires re-approval by the PZB (Sec. 5-23.1(c)). Despite requests by the Town in the past, the Miami-Dade County Fire Department does not attend / review / comment on site plan applications during DRC processing, as is common in most communities. This concurrent review would afford a project designer knowledge of preliminary Fire Department issues, such as fire staging areas, access into, out of and around buildings, etc. This review would help to avoid conflicts at the time of Building Permit review / issuance. A standard Town condition of PZB approval is that if the Miami-Dade Fire Department requires any substantial site design changes, the Town staff will review those requested changes, and may require the submission and re-approval of a revised Site Development Plan. MMPA notes this project was approved by the PZB with that condition of approval noted.

Section 5-23.1(c) states as follows:

"Subsequent to planning and zoning board approval, if the proposed structure or project is not constructed in accordance with the plan proposed and approved by the planning and zoning board, no certificate of occupancy shall be issued, and a fine may be levied against a real property owner in an amount not to exceed \$250.00 per day per unit for each day of continued violation. And in the event that a certificate of occupancy has been issued previously, it shall be revoked

and no further occupancy shall be permitted until the proposed structure or project is brought into conformity with the plan approved by the planning and zoning board. Provided further, in the event that occupancy is not discontinued, then a fine shall be levied in the amount of \$250.00 per day per unit for each day of continued occupancy until the proposed structure or project is brought into conformity with the plan approved by the planning and zoning board."

APPLICANT'S REQUESTED MODIFICATIONS REQUIRING PZB APPROVAL

MMPA notes the following modifications requested for PZB re-approval:

- 1) The building lobby at Level 1 was modified between the garage door openings. While the lobby change itself appears to be mostly an interior layout change that does not affect the exterior appearance, the flanking stair towers are much different (design / size / material) as well as new doors, steps, etc. Also it appears two new round columns have been added on the walkways near the guest parking spaces to support the level above. **PZB approval is being requested for the design change.**
- 2) The Gym on Level 2 was eliminated. While the gym elimination change itself would be an interior layout change that does not affect the exterior appearance (there is no requirement for a gym but it was an integral part of the PZB submittal). **PZB approval is being requested for the design change.**
- 3) The central landscaping design on Level 3 was modified. The planter that is between the stairs was enlarged as a Fire Department request; the planter in the center of the atrium was re-designed per Owner's request to be consolidated into one space with built in bench around it. The water feature was also eliminated. **PZB approval is being requested for the design change.**
- 4) On Level 3, the planters on the balconies on the sides and rear of the property were also eliminated which increase the balcony sizes. Some of the balconies are deeper than the Code allows. Per Section 23-12(15)(a)(vi), balconies in the rear yard may encroach 4' into the setback with a maximum depth of 6' and balconies in the side yard may encroach 2' into the setback with a maximum depth of 8' unless the Town approves otherwise during site plan review. The applicant meets to setback requirement but seeks balcony depths of 12'-1" in the rear yard and 11'-8" in the side yard. **Specific Planning and Zoning Board approval is required.**
- 5) The roof design at the lower level was changed. MMPA notes that the trellis is different / benches removed / barbeque moved / fitness area added / etc. While none of these changes will be visible off-site it is different. **PZB approval is being requested for the design change.**

- 6) The south elevation shows that some windows were modified. The sliding glass panels to the end units (which is the Master Bedroom of the East and West units is now between 2 structural columns which go straight down to the garage; the approved plans show this opening with 3 panels of glass and the current plans show this opening with 2 panels of glass (which is sufficient for a bedroom). **PZB approval is being requested for the design change.**
- 7) The east and west elevations show that some windows were modified. Some of the windows were “flipped” in location, and these are the Master Bath windows and Secondary Bath windows. The other change was the arrangement of openings for the South units due to plan modifications, and location of partitions. **PZB approval is being requested for the design change.**
- 8) The north elevation was modified as noted previously. **PZB approval is being requested for the design change.**

AGENDA ITEM REPORT

January 6, 2015

ITEM NUMBER: 6.

ITEM:

Approval of minutes of the Board meeting held on September 16, 2014. (Item #6A)

DESCRIPTION:

N/A

RECOMMENDED ACTION:

N/A

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Marante
 Ayanidys Marante

ATTACHMENTS

1.	Minutes 9.16.14	9-16-14 DRAFT.docx
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**MINUTES OF A PLANNING & ZONING BOARD MEETING
TOWN OF BAY HARBOR ISLANDS**

A Planning & Zoning Board Meeting was held Tuesday, September 16, 2014 at 6:00 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 Jed Frankel

Board Member Oscar Sklar

Board Member Thomas Telesco

Item 1. Request for approval for a revision for "Robert and Rochelle Finvarb" located at 9500 W. Broadview Drive, Lots 76-77 of Block 23. The owners have made a modification to the back (south) wall of the Cabana.

At this time Vice chair Gavcovich recused himself for this item.

Homeowner Robert Finvarb, came forward to address the Board. He explained that the project was approved in 2013 by the Board. He stated that he was requesting an administrative approval for a modification to the rear (south) wall of the cabana. He added that the gazebo complied with all of the Town Code requirements.

Town Planner Scott Marks came forward to address the Board. He briefly explained that the project had been approved by the Board in 2013 and because the modifications were not in the original plans, it required the approval from the Board for the proposed revisions to the approval.

There was a brief discussion by the Board regarding the proposed wall; questions if a building permit had been obtained; roof summer kitchen and the site plans of the proposed structure.

Contractor Jordan Ruben came forward to address the Board. He explained that page A0.5 had a detailed description of what was approved previously. He added that the applicant received a building permit for the proposed structure modifications and had met all of the Town Code requirements. He stated that the proposed revisions were for the Board to approve based on the architectural criteria.

PUBLIC COMMENT

Frances Neuhut, 1060 Kane Concourse, came forward to address the Board. She stated that the Miami-Dade County Property Appraiser updated their maps, but she felt that the information provided on their website was not accurate for the setbacks, side setbacks, height and fences. She also stated that the land survey dimensions were difficult to read and the site plans did not provide the dedications or the existing right of way.

CLOSED PUBLIC COMMENT

There was a brief discussion from the Board about the rear wall, hedges, renderings, materials, side yard setbacks, possible option to add a green screen and the impact on the neighbor to the south of the property.

ACTION: Board Member Gambach made a motion to approve as proposed. Board Member Sklar seconded the motion and it passed unanimously.

Item 2. Request for approval for a new single family home for "BRG Homes, LLC" located at 1311 100 Street, Lot 13 of Block 26. The owner is proposing to construct a new single family home. The proposed 2 story home has approximately 5,430 square feet of a/c living space with a two car garage. The residence will have 7 bedrooms, seven full bathrooms and one half bath. A new pool and pool deck is also proposed.

At this time Vice Chair Gavcovich returned to the dias.

Architect Matias Aries came forward to address the Board. He represented the home owner and was proposing to construct a new single family home with seven (7) bedrooms, seven (7) bathrooms and a pool. He explained that the proposed home would include a two (2) car garage, a large rear terrace, pool and deck on the first floor. The second floor living space included a master bedroom with a balcony facing south and five (5) bedrooms. He also provided renderings for the front and rear elevations. He explained that among the materials being used was stucco, coral stone, metal, and glass panels.

There was a detailed discussion on the glass rails, louvers, retaining wall height, hedges, rendering for the car garage, front door material, garage door materials consisting of aluminum white to mimic the coral stone, front elevation, balconies, setbacks, glass panels, façade, width of the garage door and having the elements on the same plan.

ACTION: Consensus was for the architects to come back to the board with the following suggestions:

1. Retaining wall specifications
2. Break down of the square footage
3. Add the grade on the lot
4. Add hedges to the front of the home
5. Suggested having the elements on the same plan.
6. Garage door needs to be addressed.
7. Front fasade windows
8. The retaining wall on the front yard needs to be on the site plans with hedge.
9. Provide the neighbors view to the proposed site.
10. Front panels leavers

Item 3. Request for approval for a new single family home for "Casa Bahia Mar" located at 1261 101 Street, Lot 13 of Block 25. The owner is proposing to construct a new single family home. The proposed 2 story home has approximately 3,595 square feet of a/c

living space. The plan includes a so called "portico" however, it will be used as carport. The main entrance to the house is on one side with a covered walkway connecting the carport to the front door. The residence will have 4 bedrooms, four full bathrooms and one half bath. A new pool and pool deck is also proposed.

Homeowner Steve Kerbel came forward to address the Board. He explained that the site plans were submitted to the Town for approval five months prior.

Architect Ronney Mateo came forward to address the Board. He explained that the homeowners were proposing a two story home with approximately 3,595 square feet of living space. He added that the home was broken down into parts that would be connected with a breezeway and a portico on the side of the home. He stated the portico was designed to break down the mass and provide enhancement to the home.

Town Attorney Simone explained that the portico should be attached to structure and it should be connected to the home.

Architect Mateo further explained the project included a water feature in the front of the portico and provided the roof rendering for the portico. He also provided samples of all the renderings, elevations, landscaping plan and stated that it all met of the Town Code requirements.

There was a brief discussion from the Board on the materials, renderings, railing on the side of the home, neighbor view of the front door on the east side. The Board asked, what were the Town requirements for the width of the driveway?

Town Planner Marks came forward to address the board. He explained the Town requirement for a straight driveway was 18 feet and for a circular driveway was 12 feet.

PUBLIC COMMENT

Frances Neuhut, 1060 Kane Concourse, came forward to address the Board. She felt that the project did not have the correct dimensions.

CLOSED PUBLIC COMMENT

There was a detailed discussion by the Board about the front wall integrated with the portico, columns on the portico, walkway and definition of a portico.

ACTION: Vice Chair Gavcovich made a motion to approve the project with the following conditions:

1. Covered walkway from the portico to the breezeway be lighter.
2. Front wall to be pushed back.

Board Member Sklar seconded the motion and it passed unanimously.

4. **Approval of minutes of the Board meetings held on April 23, 2014, May 6, 2014 and May 20, 2014. Item #4**

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

There being no further business meeting was adjourned at 9:12 p.m.

CHAIR

ATTEST

TOWN CLERK

DRAFT