

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

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

February 3, 2015

AGENDA

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

PLEDGE OF ALLEGIANCE

ROLL CALL

1. Request for approval for a new multi-family dwelling for "1150 100 St Townhouses" located at 1150 100 Street, Lot 7 of Block 8. The developers are proposing to construct a four (4) dwelling unit townhouse development. The proposed units range from 3,735 to 4,123 sq. ft. of a/c plus balconies, etc. The proposed design incorporates one rectangular shaped building positioned north/south on site. The building has 4 stories in height (3 floors of residential over one floor of parking garage/family room and bathroom @ max. 40 feet above BFE. Enclosed please find the site plan and elevations. (Item #1A)

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

PUBLIC COMMENT - for the purpose of hearing any public comment with respect to an application for site plan approval at 1150 100 Street.

CONCLUSION OF QUASI-JUDICIAL PUBLIC HEARING

2. Request for approval for a sign for "Ocean Cadillac" located at 1000 Kane Concourse, Tract N. The owner is proposing to replace the existing primary sign on the side facing E. Bay Harbor Drive. The sign does not meet code and will require approval from the Board as it is larger than the code permits. Enclosed please find elevation showing the sign and dimensions. (Item 2A)

** Staff Review:* The large logo sign on the tower and the "Cadillac" sign facing East Bay Harbor Drive will need Planning and Zoning approval as they are larger than the code permits.

ADJOURNMENT: Approximately 8:00 p.m.

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

AGENDA ITEM REPORT

February 3, 2015

ITEM NUMBER: 1.

ITEM: Request for approval for a new multi-family dwelling for "1150 100 St Townhouses" located at 1150 100 Street, Lot 7 of Block 8. The developers are proposing to construct a four (4) dwelling unit townhouse development. The proposed units range from 3,735 to 4,123 sq. ft. of a/c plus balconies, etc. The proposed design incorporates one rectangular shaped building positioned north/south on site. The building has 4 stories in height (3 floors of residential over one floor of parking garage/family room and bathroom @ max. 40 feet above BFE. Enclosed please find the site plan and elevations. (Item #1A)

DESCRIPTION:

for the purpose of hearing any public comment with respect to an application for site plan approval at 1150 100 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 & Elevation	1150.100stPNZ2.3.15.pdf
2.	Staff Report	BHI PZB Staff Report 1150 100 St TH Jan 9 2015.pdf

1150 - 100 STREET TOWNHOME DEVELOPMENT

1150 100 STREET, BAY HARBOR ISLANDS, FLORIDA 33154

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E-1.01	SITE PHOTOMETRIC PLAN



ARCHITECT:
FRANKEL BENAYOUN
ARCHITECTS INC
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
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 SUBMITTAL

OWNER / DEVELOPER:
ALL SEASONS DEVELOPERS, LLC
1150 - 100 Street Bay Harbor Islands, Florida 33154

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

JANUARY 5, 2015



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 FOUR-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	GSF PER UNIT	SF	# OF BD / # OF BA
UNIT 1	1	3,735	SF	4 BD / 4.5 BA
UNIT 2	1	4,123	SF	4 BD / 4.5 BA
UNIT 3	1	4,123	SF	4 BD / 4.5 BA
UNIT 4	1	3,980	SF	5 BD / 5.5 BA
TOTAL				
	4	15,961	SF	

ZONING SUMMARY

	SF	ACRES
LOT AREA	11,250	0.26 +/-
LEGAL DESCRIPTION LOT 7, BLOCK 8, 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 5' 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
MAXIMUM DENSITY 34 UNITS PER NET ACRE	9	4
SETBACKS		REQUIRED PROPOSED
FRONT:		
UP TO 30'-0" HIGH		20'-0"
UP TO 45'-0" HIGH		30'-0"
UP TO 65'-0" HIGH		30'-0"
REAR: UP TO 30'-0" HEIGHT		10'
1'-0" ADDITIONAL FOR EACH 3'-0" OF HEIGHT ABOVE 30'-0"		15'-0" (MAX)
SIDE:		
UP TO 30'-0" HIGH		10'-0"
1'-0" ADDITIONAL FOR EACH 3'-0" OF HEIGHT ABOVE 30'-0"		15'-0" (MAX)
FLEX: 1/3 OF BUILDING LENGTH		
@ NORTH [0.33 X 55'-0"]		18'-4"
@ EAST [0.33 X 120'-0"]		40'-0"
@ SOUTH [0.33 X 55'-0"]		18'-4"
MAXIMUM HEIGHT		ALLOWABLE PROPOSED
MAXIMUM BUILDING HEIGHT		65'-0" above BFE 45'-0" above BFE
GROUND LANDSCAPE AREA		REQUIRED PROPOSED
20% OF LOT AREA MINIMUM		2,250 SF 3,204 SF = 28%
ROOF DECK LANDSCAPE REQUIREMENTS		REQUIRED PROPOSED
UNIT #1		421 x 15% = 63 SF 274 SF = 65%
UNIT #2		642 x 15% = 96 SF 205 SF = 32%
UNIT #3		660 x 15% = 99SF 196 SF = 30%
UNIT #4		519 x 15% = 78 SF 257 SF = 50%
LOT COVERAGE (PERIMETER DETERMINED BY THE SETBACKS)		ALLOWABLE PROPOSED
PARKING SPACE REQUIREMENTS		8 6,324 SF = 56%
RESIDENTIAL - 2 PER DWELLING UNIT		8

CIVIL ENG
HOLLAND ENGINEERING INC.
civil engineers
3900 HOLLYWOOD BOULEVARD - HOLLYWOOD, FL - 33021
(954)367-3371 - (954)367-3372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCH
GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.A.
HOLLAND STREET, MIAMI, FL 33134
PHONE: (305) 444-1444 FAX: (305) 444-1444

STRUCTURAL ENG

OWNER / DEVELOPER
ALL SEASONS DEVELOPERS, LLC
1150 100 STREET
BAY HARBOR ISLANDS, FLORIDA 33154

1150 - 100 STREET
NEW TOWNHOME DEVELOPMENT
1150 100 STREET
BAY HARBOR ISLANDS, FLORIDA 33154

FRANKEL BENAYOUN ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AM-0001494
NATIVE ALI, FLORENCE, LICENSE NO. AR00007143
1177 KANE CONCOURSE, SUITE 120, BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868-1885 FAX: (305) 868-1880
E-MAIL: INFO@FRANKELBENAYOUN.COM

SIGNATURE
DATE

NO	REVISION	DATE	BY

PROJECT INFO
SCALE
DATE
JANUARY 5, 2015
SHEET NUMBER
A-0.00
P & L SUBMITTAL

PREPARED BY:
GUNTER GROUP, INC.
LAND SURVEYING - LAND PLANNING
FLORIDA CERTIFICATE OF AUTHORIZATION # LB 4507
9350 S.W. 22nd TERRACE
MIAMI, FLORIDA 33165
(305) 220-0073

PROPERTY ADDRESS:

1150 100 Street, Bay Harbor Islands, Florida 33154.

LEGAL DESCRIPTION:

Lot 7, in Block 8, of "BAY HARBOR ISLANDS" according to the plat thereof as recorded in Plat Book 46 at Page 5 of the public records of Miami-Dade County, Florida.

FOR:

ALL SEASONS DEVELOPERS, LLC, a Florida limited liability company.

SURVEYOR'S NOTES:

- 1) This survey was conducted for the purpose of a "Boundary Survey" only and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other entity.
- 2) The accuracy obtained by measurements and calculations on this survey, meets and exceeds the Minimum Technical Standards requirements for a Suburban area (1 foot in 7,500 feet) as specified in Chapter 5J-17, Florida Administrative Code.
- 3) The North arrow direction shown herein is based on an assumed Meridian.
- 4) In some cases graphic representation have exaggerated to more clearly illustrate a particular area where dimensions shall have preference over graphic location.
- 5) Legal description was provided by the client and is subject to any dedications, limitations, restrictions reservations or easements of record.
- 6) Examination of the Abstract of Title will have to be made to determine recorded instruments, if any affecting the property; search of Public Records not performed by this office.
- 7) No effort was made by this office to locate any underground utilities and/or structures within or abutting the subject property.
- 8) This survey has been prepared for the exclusive use of the entities named hereon only and the certifications hereon do not extend to any unnamed parties.
- 9) According to the National Flood Insurance Program the subject property falls in Community No. 120637, Panel No. 0144, Suffix "L", Date of FIRM 09-11-2009, Flood Zone "AE", Based Flood Elevation: 8.00 feet.
- 10) Contact the appropriate authorities prior to any design work on the hereon-described parcel for Building and Zoning information.
- 11) Professional Land Surveyor and Mapper in responsible charge: Rolando Ortiz LS 4312, State of Florida.
- 12) This survey is not valid without the signature and the raised seal of a Florida Licensed Land Surveyor and Mapper.

I hereby certify to 1) ALL SEASONS DEVELOPERS, LLC, a Florida limited liability company; 2) First American Title Insurance Company; 3) J. Castro & Associates, P.A.; that the Sketch of Boundary Survey of the described property is true and correct to the best of my knowledge and belief, as recently surveyed and platted under my direction; also that meets the Minimum Technical Standards set in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.

Date: 09-13-2013
Job No.: 13-29345
Sketch No. 26741



By: Rolando Ortiz LS 4312
Professional Land Surveyor
& Mapper, State of Florida.

SCALE 1" = 20'

BLOCK
CORNER
FOUND $\frac{3}{4}$ " ϕ
IRON PIPE

W. BAY HARBOR DRIVE

LOT 8, BLOCK 8

150.00'(Meas&R)
LOT 6, BLOCK 8

LOT 7, BLOCK 8

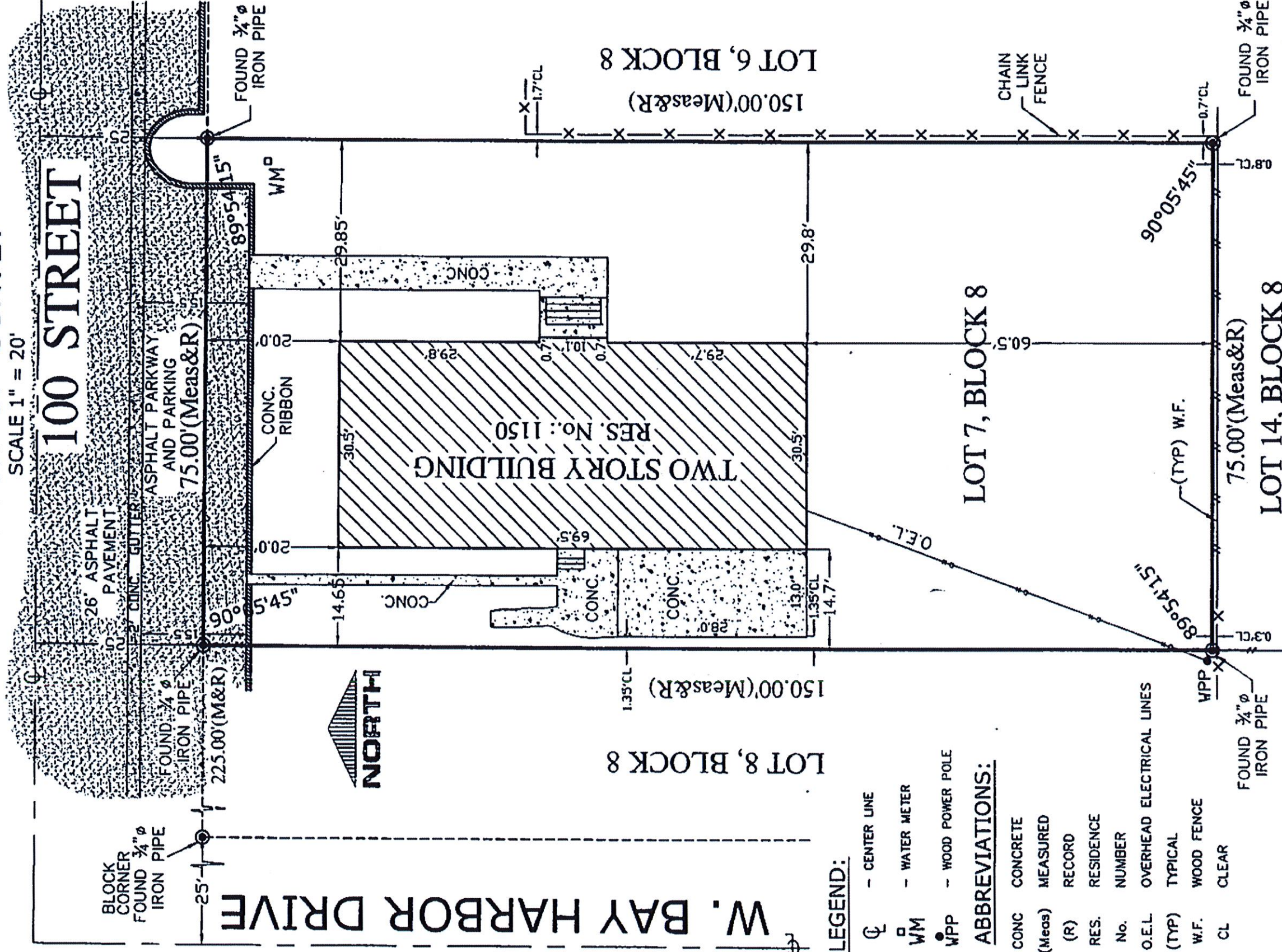
LOT 14, BLOCK 8

LEGEND:

- Ⓢ — CENTER LINE
- ◻ WM — WATER METER
- WPP — WOOD POWER POLE

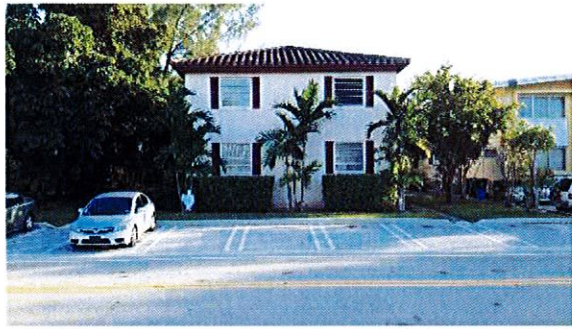
ABBREVIATIONS:

CONC (Meas)	CONCRETE MEASURED
(R)	RECORD
RES.	RESIDENCE
No.	NUMBER
O.E.L	OVERHEAD ELECTRICAL LINES
(TYP)	TYPICAL
W.F.	WOOD FENCE
CL	CLEAR
	WPI





ADJACENT EAST NEIGHBOR



SUBJECT SITE



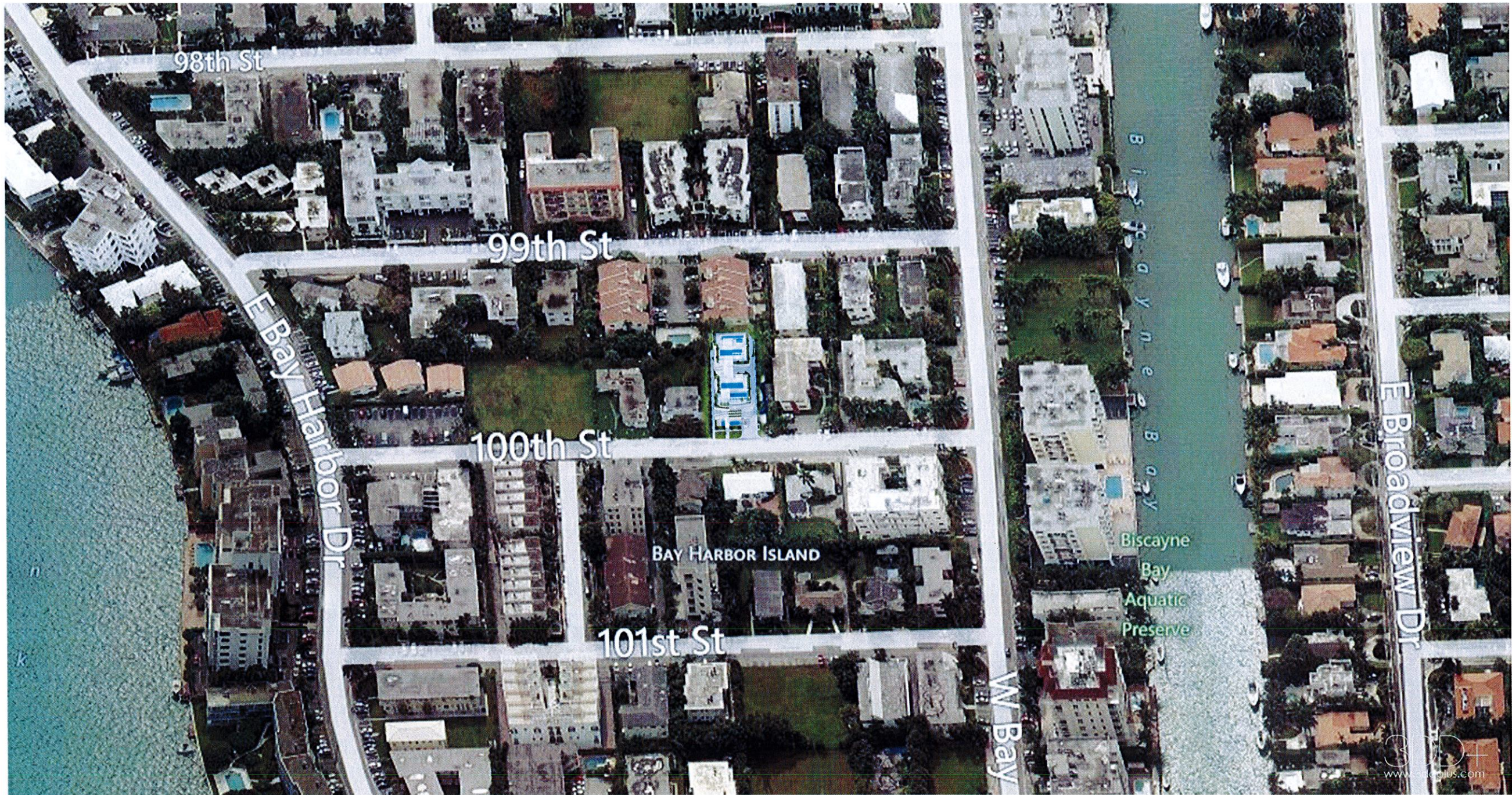
ADJACENT WEST NEIGHBOR

EXISTING PROPERTIES



CONTEXT ELEVATION

04A (ING)  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 ARCHITECTS ROBERT PARSLEY A.S.L.A. ALL NEW CONCEPTS - SCENE RE. 11/15/15 DESIGN - 11/15/15 - 11/15/15	STRUCTURAL ENG	OWNER / DEVELOPER ALL SEASONS DEVELOPERS, LLC 1150 100 STREET BAY HARBOR ISLANDS, FLORIDA 33154	1150 - 100 STREET NEW TOWNHOME DEVELOPMENT 1150 100 STREET BAY HARBOR ISLANDS, FLORIDA 33154	FRANKEL BENAYOUN ARCHITECTS INC. ARCHITECTS PLANNERS INTERIOR DESIGN LICENSE NO. AA-0001484 STATE OF FLORIDA 1177 KANE CONCOURSE, SUITE 120, BAY HARBOR ISLANDS, FLORIDA 33154 PH: (305) 888-3885 FAX: (305) 888-3885 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 CONTEXT PHOTOS SCALE: DATE: JANUARY 5, 2015 SHEET NUMBER A-0.01 P & Z SUBMITTAL
NO.	REVISION	DATE	BY																												



AERIAL VIEW

CIVIL ENG HOLLAND ENGINEERING INC. </
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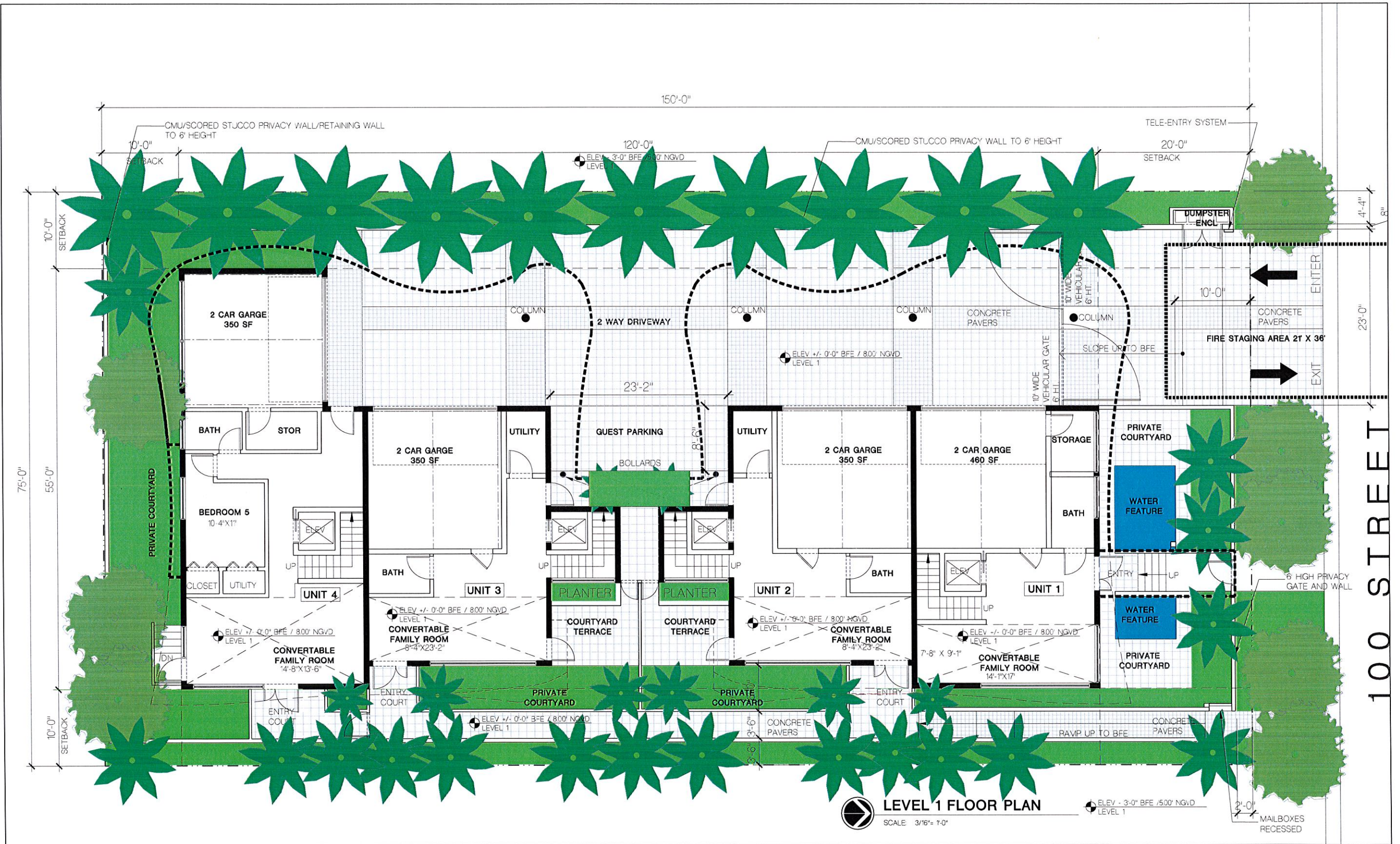
FRONT VIEW RENDERING

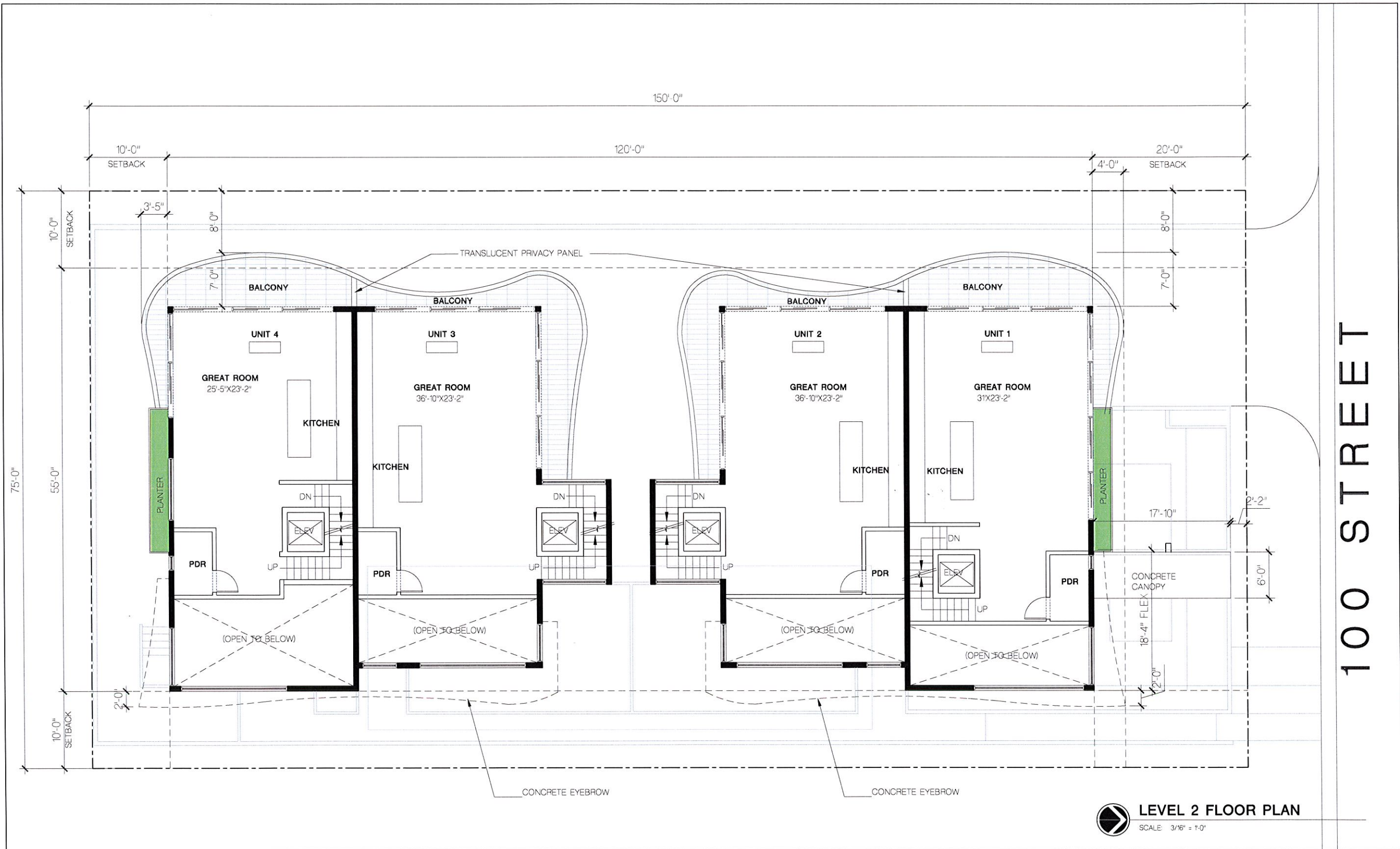
CIV. ENG. HOLLAND ENGINEERING INC. civil engineers 3900 HOLLYWOOD BOULEVARD - HOLLYWOOD, FL - 33021 (954)367-0371 • (954)367-0372 Fax SUSAN C. HOLLAND, PE Reg. no. 41831	LANDSCAPE ARCH. GEOMANTIC DESIGNS, INC. LANDSCAPE ARCHITECTURE ROBERT PARSLEY A.S.A. 1150 100 STREET, SUITE 201, 1151 THREE LAKES DRIVE, FORT LAUDERDALE, FL 33304	STRUCTURAL ENG.	OWNER / DEVELOPER ALL SEASONS DEVELOPERS, LLC 1150 100 STREET BAY HARBOR ISLANDS, FLORIDA 33154	1150 - 100 STREET NEW TOWNHOME DEVELOPMENT 1150 100 STREET BAY HARBOR ISLANDS, FLORIDA 33154	FRANKEL BENAYOUN ARCHITECTS INC. ARCHITECTS PLANNERS INTERIOR DESIGN LICENSE NO. AA-0001434 FRANKEL A. BENAYOUN, LICENSE NO. AR0002143 FRANKEL BENAYOUN, LICENSE NO. AR0002143 1177 KANE CONCOURSE, SUITE 120, BAY HARBOR ISLANDS, FLORIDA 33154 PH: (305) 368-1845 FAX: (305) 368-1850 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 FRONT VIEW RENDERING SCALE DATE JANUARY 5, 2015 SHEET NUMBER A-0.03 P & 2 SUBMITTAL	NO.	REVISION	DATE	BY																												
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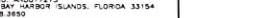


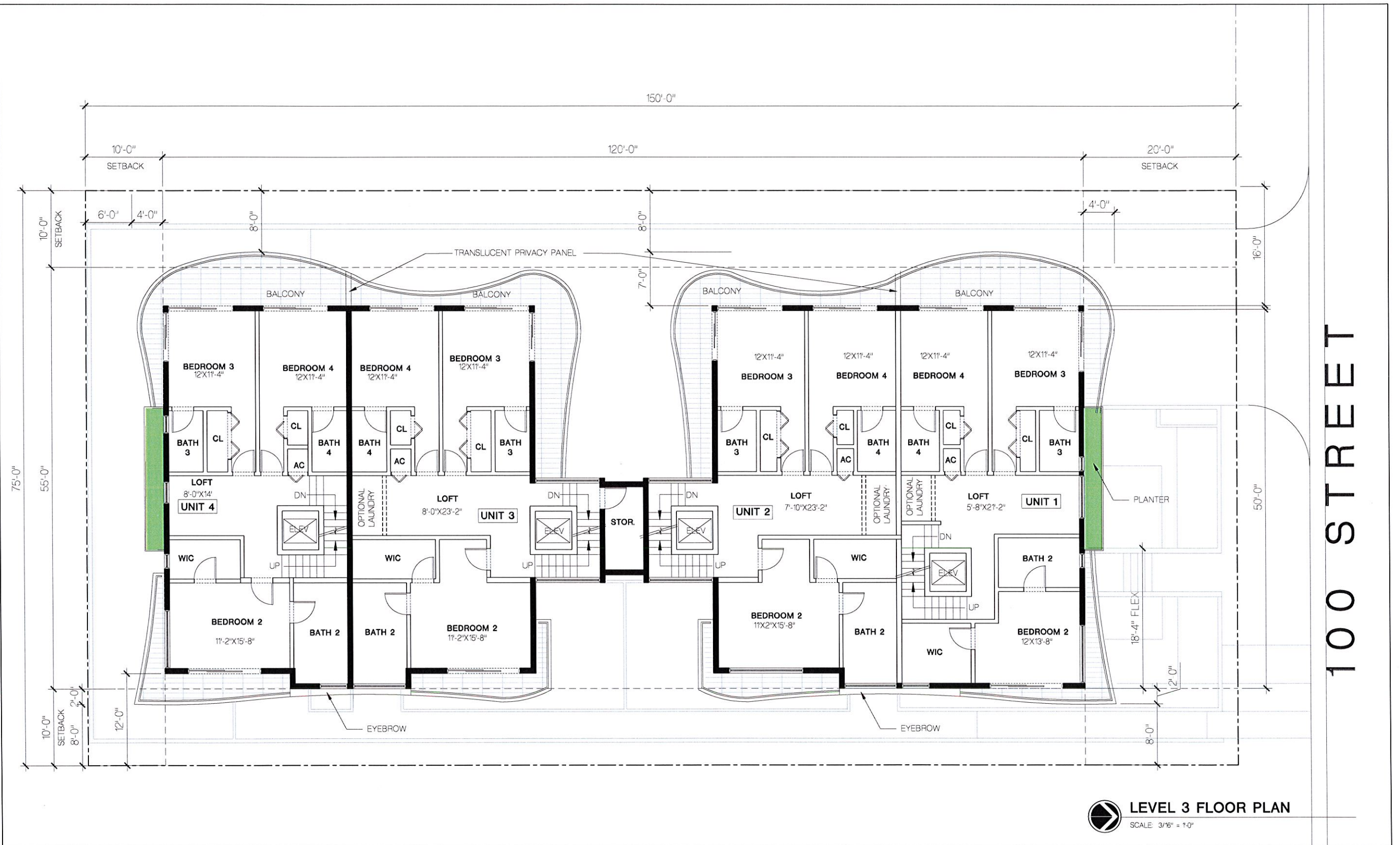
ROOF TOP RENDERING

Civil 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 ARCHITECTURE ROBERT FARLEY A.S.A. 11111 N. W. 111TH AVE. SUITE 11111 FORT LAUDERDALE, FL 33331	Structural Eng <td> Owner / Developer ALL SEASONS DEVELOPERS, LLC 1150 - 100 STREET BAY HARBOR ISLANDS, FLORIDA 33154 </td> <td> 1150 - 100 STREET NEW TOWNHOME DEVELOPMENT 1150 100 STREET BAY HARBOR ISLANDS, FLORIDA 33154 </td> <td> Frankel Benayoun Architects Inc.  LICENSE NO. AA-0001484 FRANKEL BENAYOUN, LICENSE NO. AR0002143 1177 KANE CONCOURSE, SUITE 120, BAY HARBOR ISLANDS, FLORIDA 33154 TEL: (954) 368-1885 FAX: (954) 368-1880 E-MAIL: INFO@FRANKELBENAYOUN.COM </td> <td> NO REVISION DATE BY DRIVING TITLE ROOF TOP RENDERING SCALE DATE JANUARY 5, 2015 SHEET NUMBER A-0.04 </td>	Owner / Developer ALL SEASONS DEVELOPERS, LLC 1150 - 100 STREET BAY HARBOR ISLANDS, FLORIDA 33154	1150 - 100 STREET NEW TOWNHOME DEVELOPMENT 1150 100 STREET BAY HARBOR ISLANDS, FLORIDA 33154	Frankel Benayoun Architects Inc.  LICENSE NO. AA-0001484 FRANKEL BENAYOUN, LICENSE NO. AR0002143 1177 KANE CONCOURSE, SUITE 120, BAY HARBOR ISLANDS, FLORIDA 33154 TEL: (954) 368-1885 FAX: (954) 368-1880 E-MAIL: INFO@FRANKELBENAYOUN.COM	NO REVISION DATE BY DRIVING TITLE ROOF TOP RENDERING SCALE DATE JANUARY 5, 2015 SHEET NUMBER A-0.04
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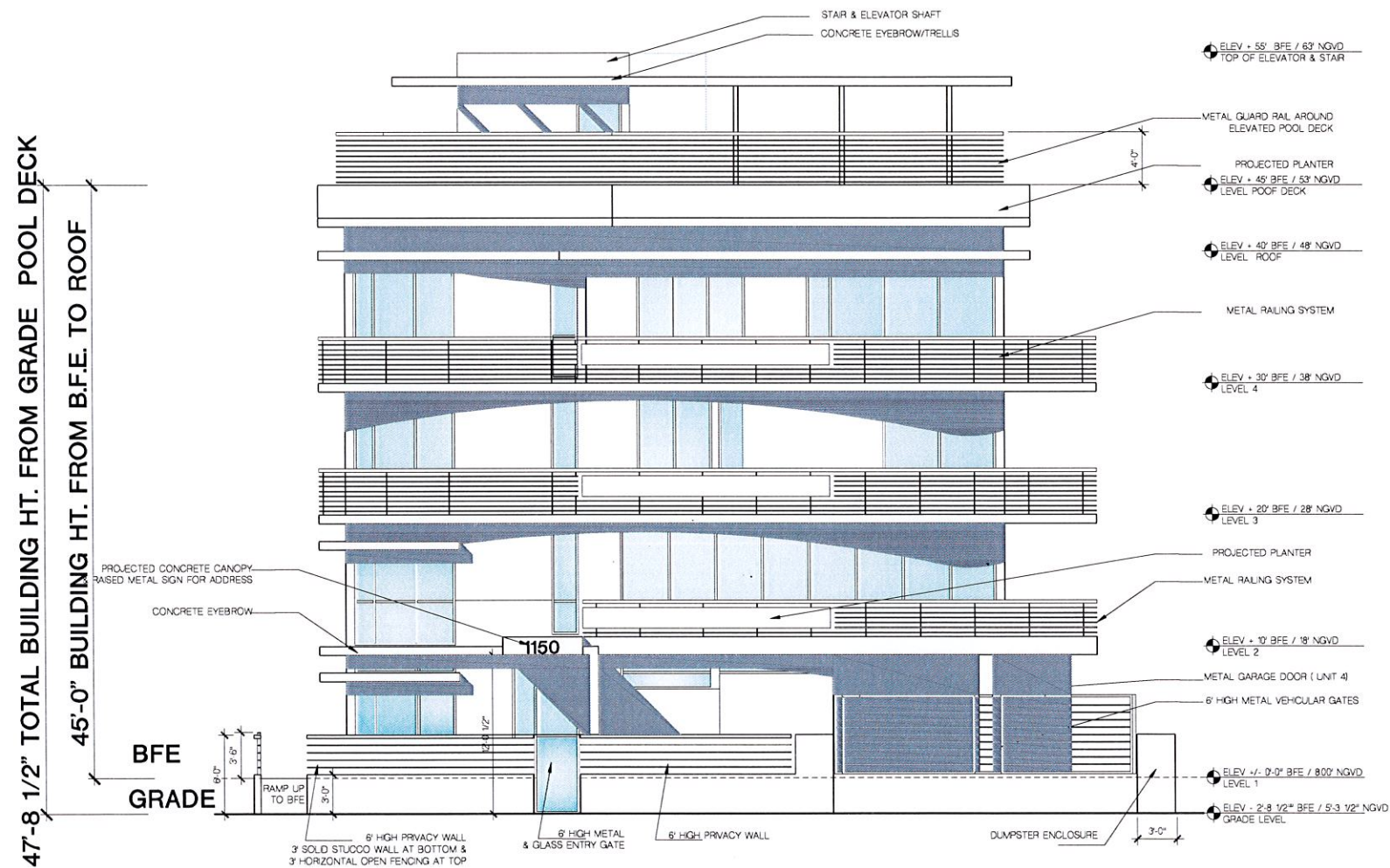




CIVIL ENG.  HOLLAND ENGINEERING INC. Civil Engineers 3930 HOLLYWOOD BOULEVARD - HOLLYWOOD, FL - 33021 (954)367-0371 (954)367-0372 Fax SUSAN C. HOLLAND, PE Reg. no. 41831	LANDSCAPE ARCH.  GEOMANTIC DESIGNS, INC. LANDSCAPE ARCHITECTURE ROBERT PARSLEY A.S.L.A. 15000 UNIVERSITY BLVD. SUITE 100 TAMPA, FLORIDA 33618	STRUCTURAL ENG.	OWNER / DEVELOPER ALL SEASONS DEVELOPERS, LLC 1150 100 STREET BAY HARBOR ISLANDS, FLORIDA 33154	1150 - 100 STREET NEW TOWNHOME DEVELOPMENT 1150 100 STREET BAY HARBOR ISLANDS, FLORIDA 33154	FRANKEL BENAYOUN ARCHITECTS INC. ARCHITECTS PLANNERS INTERIOR DESIGN LICENSE NO. AA-0001484 BARBARA A. FRANKEL, LICENSE NO. AR0007143 FRANK BENAYOUN, FLSHA LICENSE NO. AR0017273 1177 KANE CONCURSE, SUITE 100, BAY HARBOR ISLANDS, FLORIDA 33154 PH: (202) 858-1885 FAX: (202) 858-3993 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 LEVEL 2 FLOOR PLAN SCALE: 3/16" = 1'-0" DATE: JANUARY 5, 2015 SHEET NUMBER A-102 P & Z SUBMITTAL
NO.	REVISION	DATE	BY																								



CIVIL ENG. HOLLAND ENGINEERING INC. civil engineers 3900 HOLLYWOOD BOULEVARD - HOLLYWOOD, FL - 33021 (954)367-3371 • (954)367-3372 Fax SUSAN C. HOLLAND, PE Reg. no. 41831	LANDSCAPE ARCH. GEOMANTIC DESIGNS, INC. LANDSCAPE ARCHITECTURE ROBERT PARSLEY A.S.L.A. DALE L. GEORGE NATHANIEL FRANKEL NATHANIEL FRANKEL NATHANIEL FRANKEL	STRUCTURAL ENG. ALL SEASONS DEVELOPERS, LLC 1150 100 STREET BAY HARBOR ISLANDS, FLORIDA 33154 -	OWNER / DEVELOPER 1150 - 100 STREET NEW TOWNHOME DEVELOPMENT 1150 100 STREET BAY HARBOR ISLANDS, FLORIDA 33154	1150 - 100 STREET NEW TOWNHOME DEVELOPMENT 1150 100 STREET BAY HARBOR ISLANDS, FLORIDA 33154	FRANKEL BENAYOUN ARCHITECTS INC ARCHITECTS INTERIOR PLANNERS LICENSE NO. AA-0001484 NATHANIEL FRANKEL LICENSE NO. AR0001143 NATHANIEL FRANKEL LICENSE NO. AR0001273 1177 CANE CONCOURSE, SUITE 100, BAY HARBOR ISLANDS, FLORIDA 33154 PH: (248) 888-1845 FAX: (248) 888-2830 E-MAIL: INFO@FRANKELBENAYOUN.COM SIGNATURE DATE	NO. REVISION DATE BY <table><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> LEVEL 3 FLOOR PLAN SCALE: 3/16" = 1'-0" DATE: JANUARY 5, 2015 SHEET NUMBER A-103 P & Z SUBMITTAL																				



NORTH ELEVATION

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

MAILBOXES

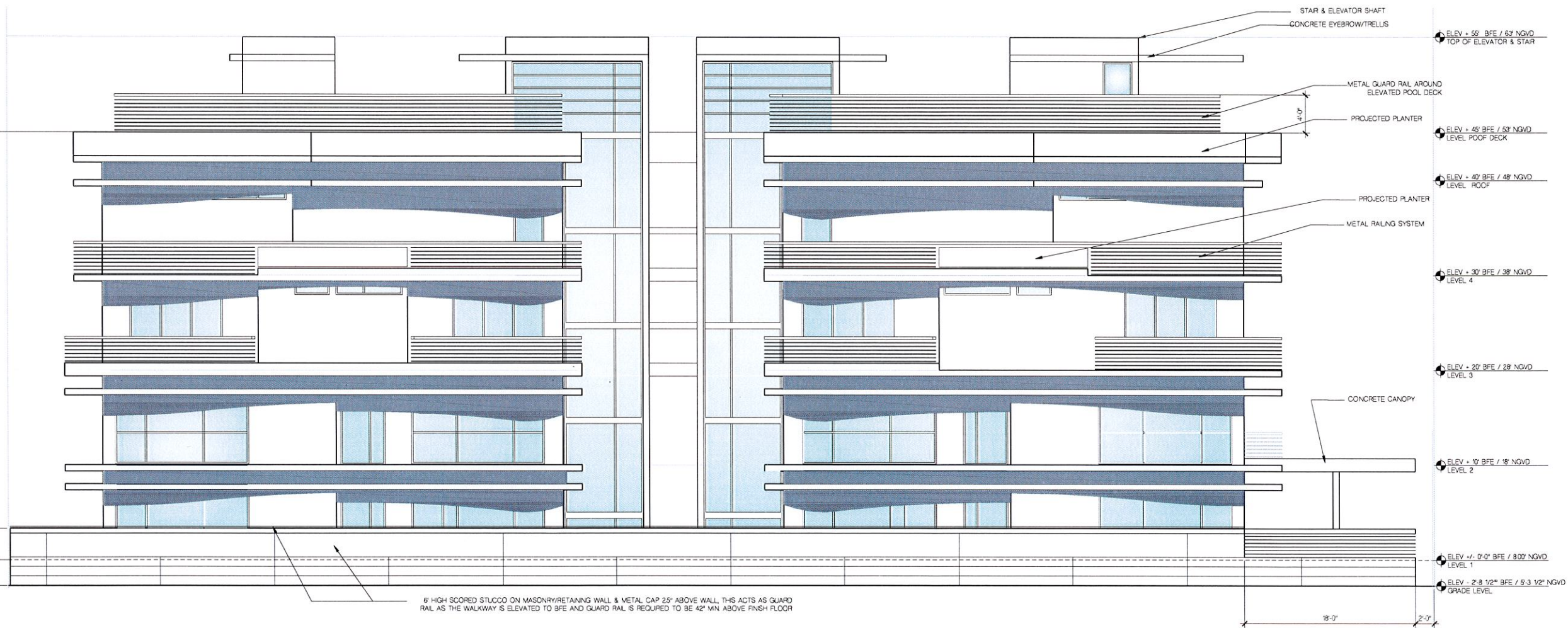
SCALE: 3/16" = 1'-0"

DUMPSTER ENCLOSURE

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.A. 1150 N. 100 STREET, SUITE 100, BAY HARBOR ISLANDS, FL 33154 PHONE: (954) 367-0371 FAX: (954) 367-0372	STRUCTURAL ENG.	OWNER / DEVELOPER ALL SEASONS DEVELOPERS, LLC 1150 100 STREET BAY HARBOR ISLANDS, FLORIDA 33154	1150 - 100 STREET NEW TOWNHOME DEVELOPMENT 1150 100 STREET BAY HARBOR ISLANDS, FLORIDA 33154	FRANKEL BENAYOUN ARCHITECTS INC. ARCHITECTS PLANNERS INTERIOR DESIGN LICENSE NO. AR-0001484 FRANKEL A. BENAYOUN LICENSE NO. AR0001484 1177 KANE CONCOURSE, SUITE 120, BAY HARBOR ISLANDS, FLORIDA 33154 PH: (954) 368-1985 - FAX: (954) 368-3950 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><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 NORTH ELEVATION SCALE: 3/16" = 1'-0" DATE: JANUARY 5, 2015 SHEET NUMBER A-2.01 P & L SUBMITTAL
NO.	REVISION	DATE	BY																																																

47'-8 1/2" TOTAL BUILDING HT. FROM GRADE POOL DECK
45'-0" BUILDING HT. FROM B.F.E. TO ROOF



EAST 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. 1000 N. W. 10TH AVE., SUITE 100, MIAMI, FL 33136 (305) 576-1111	STRUCTURAL ENG. <td> OWNER / DEVELOPER ALL SEASONS DEVELOPERS, LLC 1150 100 STREET BAY HARBOR ISLANDS, FLORIDA 33154 </td> <td> 1150 - 100 STREET NEW TOWNHOME DEVELOPMENT 1150 100 STREET BAY HARBOR ISLANDS, FLORIDA 33154 </td> <td> FRANKEL BENAYOUN ARCHITECTS INC. ARCHITECTS INTERIOR DESIGN PLANNERS LICENSE NO. AA-C001484 MARSHALL A. FRANKEL, LICENSE NO. AR0007143 FRANK BENAYOUN, LICENSE NO. AR0017273 1177 KANE CONDOURSE, SUITE 100, BAY HARBOR ISLANDS, FLORIDA 33154 PH: (305) 858-1865 FAX: (305) 858-1860 E-MAIL: INFO@FRANKELBENAYOUN.COM  </td> <td> SIGNATURE DATE </td> <td><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></td> <td> DRAWING TITLE EAST ELEVATION SCALE 3/16" = 1'-0" DATE JANUARY 5, 2015 SHEET NUMBER A-2.02 P & Z SUBMITTAL </td>	OWNER / DEVELOPER ALL SEASONS DEVELOPERS, LLC 1150 100 STREET BAY HARBOR ISLANDS, FLORIDA 33154	1150 - 100 STREET NEW TOWNHOME DEVELOPMENT 1150 100 STREET BAY HARBOR ISLANDS, FLORIDA 33154	FRANKEL BENAYOUN ARCHITECTS INC. ARCHITECTS INTERIOR DESIGN PLANNERS LICENSE NO. AA-C001484 MARSHALL A. FRANKEL, LICENSE NO. AR0007143 FRANK BENAYOUN, LICENSE NO. AR0017273 1177 KANE CONDOURSE, SUITE 100, BAY HARBOR ISLANDS, FLORIDA 33154 PH: (305) 858-1865 FAX: (305) 858-1860 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><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 JANUARY 5, 2015 SHEET NUMBER A-2.02 P & Z SUBMITTAL
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47'-8 1/2" TOTAL BUILDING HT. FROM GRADE POOL DECK
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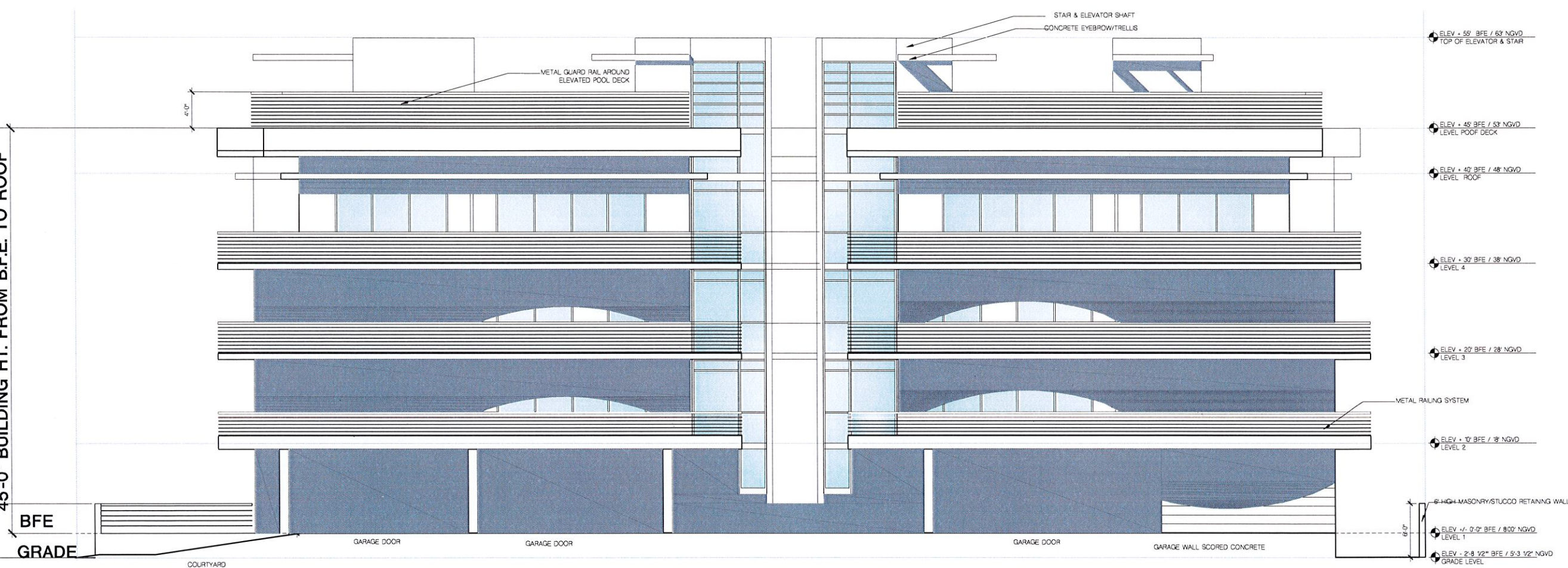


EAST ELEVATION

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

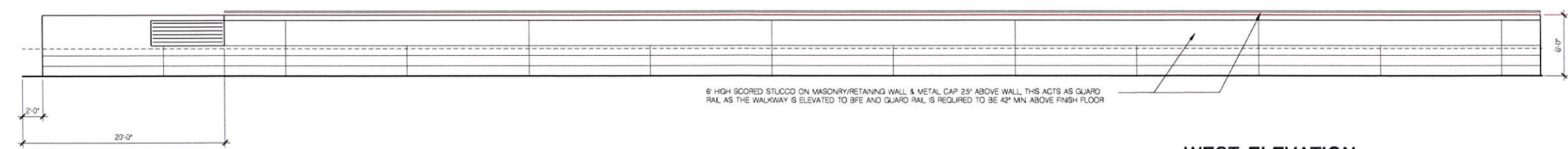
LANDSCAPE ARCHITECT GEOMANTIC DESIGNS, INC. LANDSCAPE ARCHITECTURE ROBERT PARSLEY A.S.L.A. 1500 HOLLYWOOD BOULEVARD - HOLLYWOOD, FL - 33021 (954)367-0371 (954)367-0372 Fax SUSAN C. HOLLAND, P.E. Reg. No. 41831	OWNER / DEVELOPER ALL SEASONS DEVELOPERS, LLC 1150 100 STREET BAY HARBOR ISLANDS, FLORIDA 33154	1150 - 100 STREET NEW TOWNHOME DEVELOPMENT 1150 100 STREET BAY HARBOR ISLANDS, FLORIDA 33154	ARCHITECTS FRANKEL BENAYOUN ARCHITECTS INC. ARCHITECTS PLANNERS INTERIOR DESIGN LICENSE NO. AA-0001438 FRANKEL A. FRANKEL, LICENSE NO. AA-0001438 FRANKEL BENAYOUN ARCHITECTS, INC. 8000 12TH STREET SUITE 100 CONDOURSE SUITE 100 BAY HARBOR ISLANDS, FLORIDA 33154 TEL: (305) 868-7465 FAX: (305) 868-7465 E-MAIL: INFO@FRANKELBENAYOUN.COM	NO. REVISION DATE BY 1 1/2" SUBMITTAL	EAST ELEVATION SCALE: 3/16" = 1'-0" DATE: JANUARY 5, 2015 SHEET NUMBER: A-2.02
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47'-8 1/2" TOTAL BUILDING HT. FROM GRADE POOL DECK
45'-0" BUILDING HT. FROM B.F.E. TO ROOF



WEST ELEVATION

SCALE 3/16" = 1'-0"



WEST ELEVATION

PRIVACY/RETAINER WALL AT WEST PL - SCALE 3/16" = 1'-0"

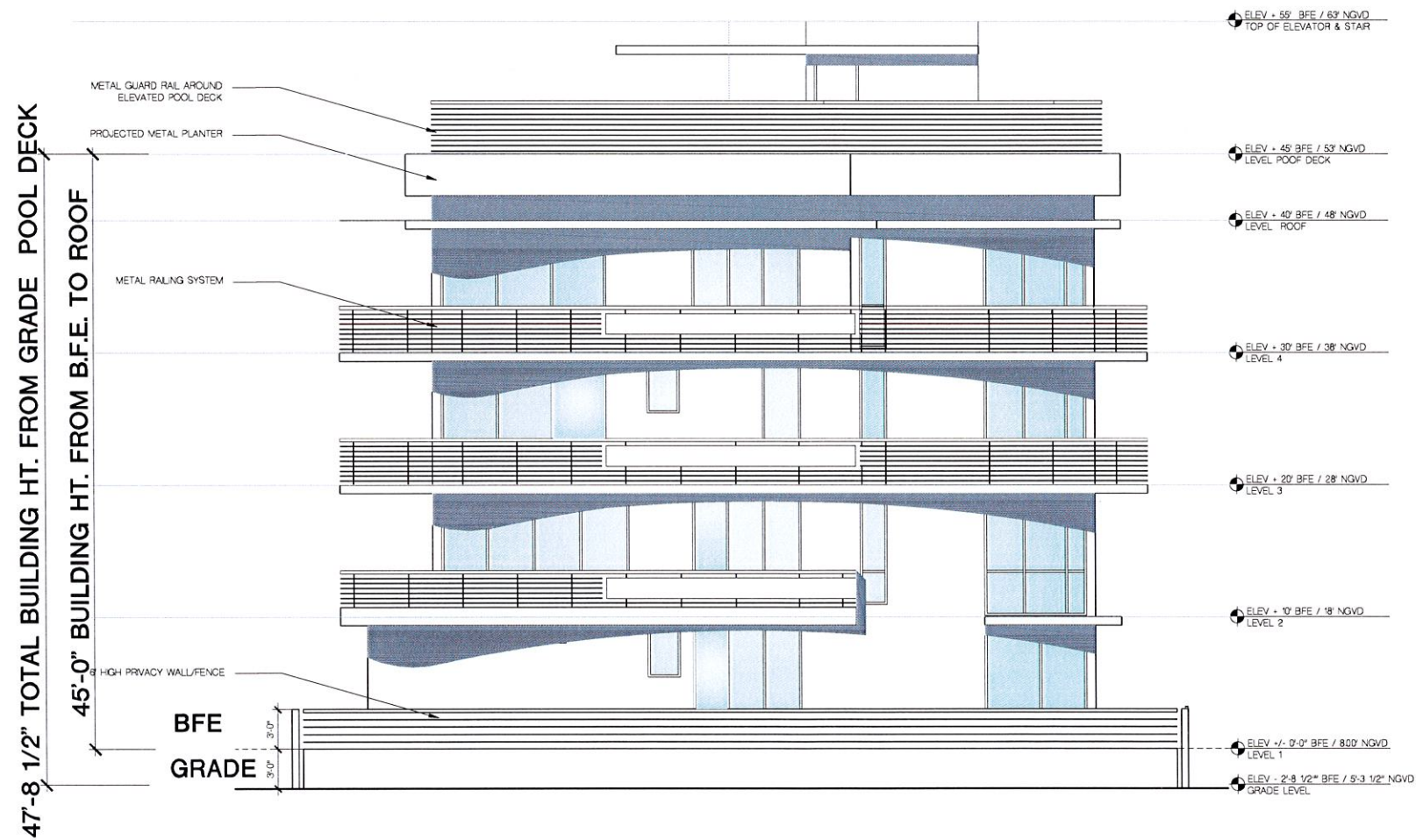
CAL. ENG. HOLLAND ENGINEERING INC. civil engineers 3900 HOLLYWOOD BOULEVARD - HOLLYWOOD, FL - 33021 (954)367-0371 • (954)367-0372 Fax SUSAN C. HOLLAND, PE Reg. no. 41831	LANDSCAPE ARCH. GEOMANTIC DESIGNS, INC. LANDSCAPE ARCHITECTURE ROBERT PARSLEY A.S.L.A. 1150 100 STREET, SCENE 25, 33154 STATE: FLORIDA - 33154 FAX: 335-1543	STRUCTURAL ENG.	OWNER / DEVELOPER ALL SEASONS DEVELOPERS, LLC 1150 100 STREET BAY HARBOR ISLANDS, FLORIDA 33154	1150 - 100 STREET NEW TOWNHOME DEVELOPMENT 1150 100 STREET BAY HARBOR ISLANDS, FLORIDA 33154	FRANKEL BENAYOUN ARCHITECTS INC. ARCHITECTS PLANNERS DESIGN LICENSE NO. AA-C001454 BAYHARBOR ISLANDS, FLORIDA 33154 1150 100 STREET, SUITE 120, BAY HARBOR ISLANDS, FLORIDA 33154 PH: (954) 368-1885 FAX: (954) 368-1885 E-MAIL: INFO@FRANKELBENAYOUN.COM	NO. REVISION DATE BY <table border="1"><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 WEST ELEVATION SCALE 3/16" = 1'-0" DATE JANUARY 5, 2015 SHEET NUMBER A-2.03 P & Z SUBMITTAL

47'-8 1/2" TOTAL BUILDING HT. FROM GRADE POOL DECK
45'-0" BUILDING HT. FROM B.F.E. TO ROOF



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

CAL ENG HOLLAND ENGINEERING INC. civil engineers 1302 HOLLYWOOD BOULEVARD - HOLLYWOOD, FL - 33021 (954)361-0571 (954)361-0172 Fax SUSAN C. HOLLAND, PE Reg. no. 41831	LANDSCAPE ARCH GEOMANTIC DESIGNS, INC. LANDSCAPE ARCHITECTURE ROBERT PARSLEY A.S.A. 1000 N.W. 10TH STREET, SUITE 100, MIAMI, FL 33136 PHONE: 305.441.1111 FAX: 305.441.1112	STRUCTURAL ENG	OWNER / DEVELOPER ALL SEASONS DEVELOPERS, LLC 1150 100 STREET BAY HARBOR ISLANDS, FLORIDA 33154	1150 - 100 STREET NEW TOWNHOME DEVELOPMENT 1150 100 STREET BAY HARBOR ISLANDS, FLORIDA 33154	FRANKEL BENAYOUN ARCHITECTS INC. ARCHITECTS PLANNERS INTERIOR DESIGN LICENSURE NO. AR-0001484 MARJORIE A. FRANKEL LICENSE NO. AR0001484 FRANKEL BENAYOUN ARCHITECTS INC. 1150 100 STREET 1150 KANE CONCOURSE SUITE 100, BAY HARBOR ISLANDS, FLORIDA 33154 PH: (305) 868-1645 FAX: (305) 868-1646 E-MAIL: INFO@FRANKELBENAYOUN.COM	NO. REVISION DATE BY DRAWING TITLE WEST ELEVATION SCALE: 3/16" = 1'-0" DATE: JANUARY 5, 2015 SHEET NUMBER A-2.03 1 & 2 SUBMITTAL
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SOUTH (REAR) 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.	STRUCTURAL ENG.	OWNER / DEVELOPER ALL SEASONS DEVELOPERS, LLC 1150 100 STREET BAY HARBOR ISLANDS, FLORIDA 33154	1150 - 100 STREET NEW TOWNHOME DEVELOPMENT 1150 100 STREET BAY HARBOR ISLANDS, FLORIDA 33154	FRANKEL BENAYOUN ARCHITECTS INC. ARCHITECTS PLANNERS INTERIOR DESIGN LICENSE NO. AM-0001454 FRANKEL A. BENAYOUN, LICENSE NO. AR0002143 FRANK BENAYOUN, LICENSE NO. AR0001723 1177 KANE CONCOURSE, SUITE 120, BAY HARBOR ISLANDS, FLORIDA 33154 PH: (202) 548-1545 FAX: (202) 548-1550 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><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 SOUTH (REAR) ELEVATION SCALE 3/16" = 1'-0" DATE JANUARY 5, 2015 SHEET NUMBER A-2.04 P & Z SUBMITTAL	NO.	REVISION	DATE	BY																																								
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47'-8 1/2" TOTAL BUILDING HT. FROM GRADE POOL DECK

45'-0" BUILDING HT. FROM B.F.E. TO ROOF



ELEV. + 55' B.F.E. / 63' NGVD
TOP OF ELEVATOR & STAIR

ELEV. + 45' B.F.E. / 53' NGVD
LEVEL ROOF DECK

ELEV. + 40' B.F.E. / 48' NGVD
LEVEL ROOF

ELEV. + 30' B.F.E. / 38' NGVD
LEVEL 4

ELEV. + 20' B.F.E. / 28' NGVD
LEVEL 3

ELEV. + 10' B.F.E. / 18' NGVD
LEVEL 2

ELEV. + 0'-0" B.F.E. / 8'00' NGVD
LEVEL 1

ELEV. - 2'-8 1/2" B.F.E. / 5'-3 1/2" NGVD
GRADE LEVEL

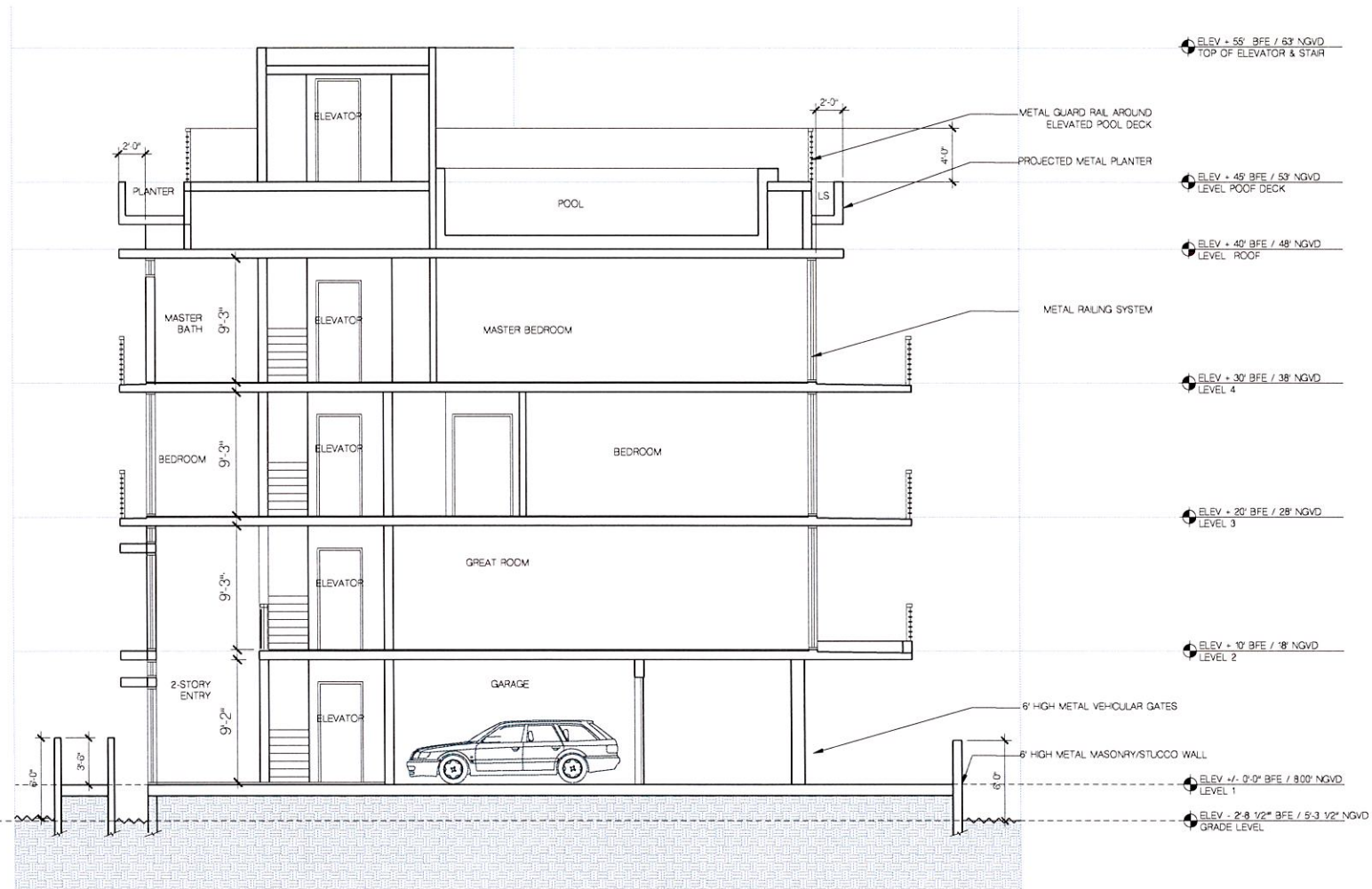
SOUTH (REAR) ELEVATION

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

CIVIL ENG  HOLLAND ENGINEERING INC. civil engineers 1500 HOLLYWOOD BOULEVARD - HOLLYWOOD, FL - 33021 (954)361-0371 (954)361-0372 Fax SUSAN C. HOLLAND, PE Reg. no. 41831	LANDSCAPE ARCH  GEOMANTIC DESIGNS, INC. LANDSCAPE ARCHITECTURE ROBERT PARSLEY A.S.L.A. ONE NW 63 STREET MIAMI FL 33147 PHONE: 305.467.9448 FAX: 305.467.9448	STRUCTURAL ENG	OWNER / DEVELOPER ALL SEASONS DEVELOPERS, LLC 1150 100 STREET BAY HARBOR ISLANDS, FLORIDA 33554	1150 - 100 STREET NEW TOWNHOME DEVELOPMENT 1150 100 STREET BAY HARBOR ISLANDS, FLORIDA 33554	FRANKEL BENAYOUN ARCHITECTS INC. ARCHITECTS PLANNERS INTERIOR DESIGN LICENSE NO. AH-0001464 MARCO A. FRANKEL LICENSE NO. AR0001464 JERRY BENAYOUN LICENSE NO. AR0001464 1177 KONTI CONCOURSE, SUITE 100, BAY HARBOR ISLAND, FLORIDA 33554 PH: (904) 668-9445 FAX: (904) 668-9446 E-MAIL: INFO@FRANKELBENAYOUN.COM  SIGNATURE DATE	NO. REVISION DATE BY <table><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> SIGNATURE DATE																					DRAWING TITLE SOUTH (REAR) ELEVATION SCALE: 3/16" = 1'-0" DATE: JANUARY 5, 2015 SHEET NUMBER A-2.04 P & Z SUBMITAL

47'-8 1/2" TOTAL BUILDING HT. FROM GRADE POOL DECK

45'-0" BUILDING HT. FROM B.F.E. TO ROOF



SECTION

SCALE 3/16" = 1'-0"

CIVIL ENG.



HOLLAND ENGINEERING INC.

CIVIL ENGINEERS

3500 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.

ROBERT PARSLEY, A.S.L.A.
LANDSCAPE ARCHITECT
1117 KANE CONDO, SUITE 120, BAY HARBOR ISLANDS, FLORIDA 33154
TEL: (305) 448-1665 FAX: (305) 448-1665
E-MAIL: RPARLEY@GEOMANTIC.COM

STRUCTURAL ENG.

OWNER / DEVELOPER

ALL SEASONS DEVELOPERS, LLC

1150 100 STREET
BAY HARBOR ISLANDS, FLORIDA 33154

1150 - 100 STREET

NEW TOWNHOME DEVELOPMENT

1150 100 STREET

BAY HARBOR ISLANDS, FLORIDA 33154

FRANKEL BENAYOUN
ARCHITECTS INC.

ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-0001484
MARQUEE A. FRANKEL LICENSE NO. AR000143
FRANKEL BENAYOUN ARCHITECTS, INC. LICENSE NO. AR0017213
1177 KANE CONDO, SUITE 120, BAY HARBOR ISLANDS, FLORIDA 33154
TEL: (305) 448-1665 FAX: (305) 448-1665
E-MAIL: RPARLEY@GEOMANTIC.COM



SIGNATURE _____

DATE _____

NO.	REVISION	DATE	BY

DRAWING TITLE

SECTION

SCALE 3/16" = 1'-0" DATE JANUARY 5, 2015

SHEET NUMBER

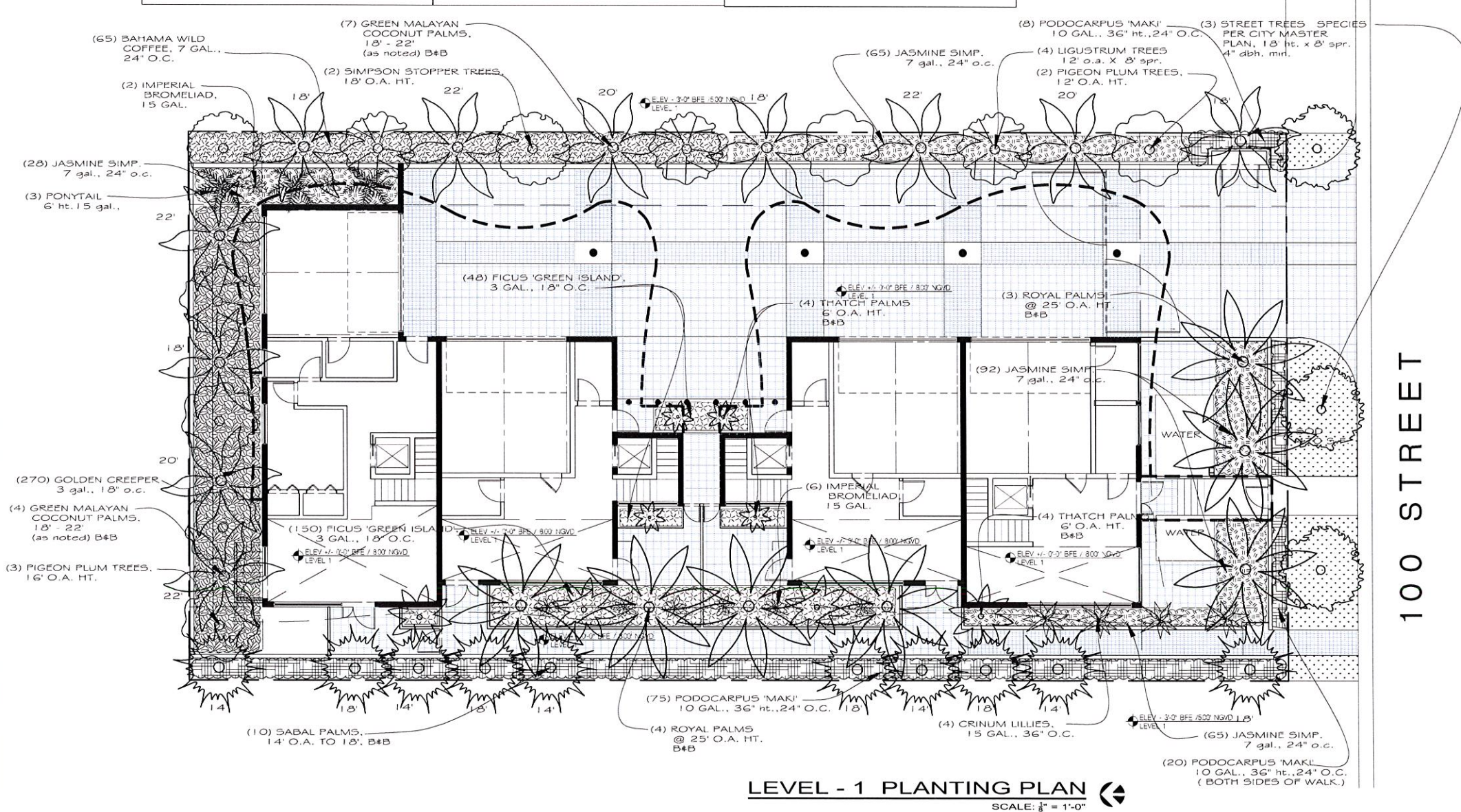
A-3.01

P & I SUBMITAL

	Required	Provided
IV. Shrubs Required	2%	1,250
1. 10 shrubs required per shade tree (Shrubs 1" height (measured within 30" of height) max 30" in caliper) (MGC - Sec. 1A-14-03)(15)	74	516
2. Native Species Required - 30% Min. (MGC - Sec. 1A-14-03)(15)		
3. Drought Tolerant and Low Maintenance Species Required - 50% Min. (MGC - Sec. 1A-14-03)(15)	>0	>15
V. Buffers (if applicable) (MGC - Sec. 1A-15)		
1. Parking Lot from ROW	20'	20'
	(per 100')	(per 100')
2. Driveway Uses	50'	50'
	(per 100')	(per 100')
VI. Parking Lot Landscaping (if applicable)	Required	Provided
1. 10 SF parking space: - 10' x 20' = 200 SF (MGC - Sec. 1A-14-03)	N/A	30/A
2. Shade Trees Required (MGC - Sec. 1A-14-03)	N/A	N/A
3. Shrubs Required (MGC - Sec. 1A-14-03)	N/A	30/A
VII. Right Tree Right Place (MGC - Sec. 1A-15)(15)		0
1. Number of trees near power lines (See attached FRB guidelines)		
VIII. Florida Friendly Landscaping (MGC - Sec. 1A-34)		

All landscaping and/or Florida Friendly landscaping activities through the use of shade trees and plant material, grouping of trees related by water requirements, the use of indigenous plants, tree canopy coverage, the use of durable and non-toxic tree species and selections on the amount of water taken Florida friendly landscape activities also encompassing the right plant in the right place, and appropriate fertilization and watering.

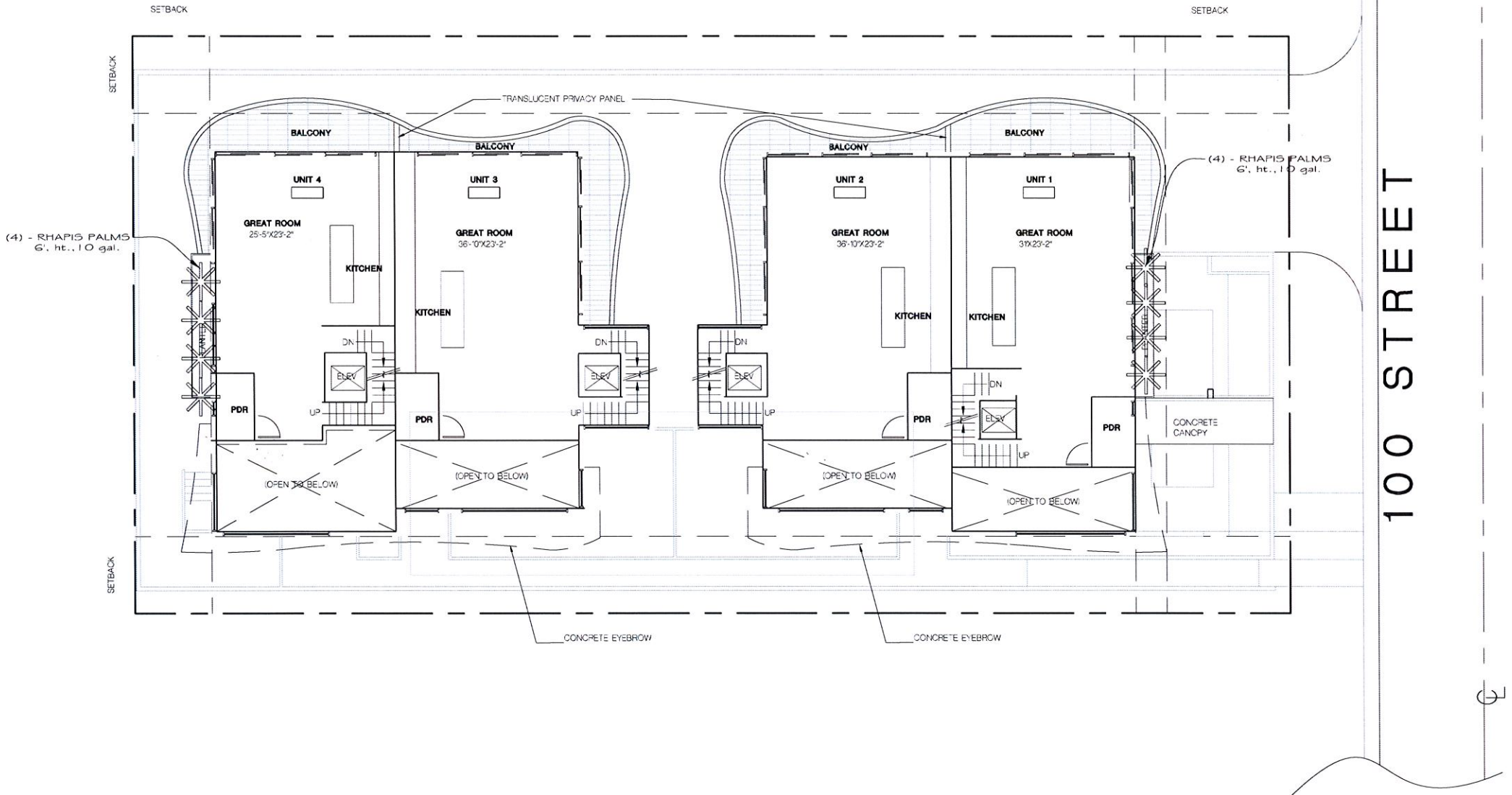
Revised 12/2014



MASTER PLANT LIST					
QTY	COMMON NAME	BOTANICAL NAME	Drought Tolerant	SIZE	REMARKS
Trees and Palms					
24	Khaya Palm	<i>Rapanea exaltata</i>		8' - 10' ht. 10 gal. 6 stalk mm	
3	Pontal Palm	<i>Bursera racemata</i>		0' ht. 45 gal.	
STREET TREE SPECIES PER TOWN MASTER PLAN					
18	Florida Tuckah Plant	<i>Thesia velutina</i>	10	0' to 15 gal.	
11	Mayan Coconut Palm	<i>Coccothrinax</i>	11	18" - 22" o.e. B&B	
4	Liquidum Tree	<i>Liquidum lucidum</i>		12" ht. x 8 gal. 45 gal.	
3	Pigeon Palm	<i>Navia</i>	3	18" o.e. x 7 spr. B&B	
2	Smother Shrub	<i>Mycroseris fragrans</i>	2	18" o.e. x 7 spr. B&B	
2	Pigeon Palm	<i>Coccothrinax</i>	2	12" o.e. x 7 spr. B&B	
7	Royal Palm	<i>Roystonea elata</i>		20" o. 20" g.w.	
10	Sabal Palm	<i>Native</i>	10	14" x 10" o. Botted B&B	
47	Total	10		40	
Shrubs and Groundcovers & Vines					
31	Banana Wild Coffee	<i>Euphorbia venosa</i>		7 gal. 24" o.c.	
1	Banana Wild Coffee	<i>Alcantarea inflata</i>		15 gal. 36" 36" ht.	
250	Jasmine Simp	<i>Jasminum volubile</i>		3 gal. 12" o.c.	
10	Clemis Lilies	<i>Clemis arum</i>		15 gal. 36" ht.	
101	Ficus Green Island	<i>Ficus microcarpa</i> "Green Island"		3 gal. 15" ht. 15" o.c.	
435	Garden Creeper	<i>Native</i>	435	3 gal. 16" o.c.	
10	Podocarpus 'Naki'	<i>Podocarpus macrophylla</i>		10 gal. 36" h. 24" o.c.	
15	Sansonea Golden Flame	<i>Sansonea teleoacta</i> hybrid		7 gal. 24" x 12"	
1,270	Total	516		435	
470	Total Soil				
PLANTING NOTES					
1	IF THERE ARE ANY DISCREPANCIES BETWEEN QUANTITIES ON PLAN VERSUS QUANTITIES FROM PLANT LIST, THE PLANTS TAKE PRECEDENCE				
1	ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATIC SPRINKLER SYSTEM w/ 100% COVERAGE AND 5" OF OVERLAP BETWEEN HEADS.				
3	LANDSCAPE BEDS w/ SOO AREAS MUST BE GRADED SW WATER IS SAND / TOP SOIL MIX				
8	SAND / TOP SOIL AREAS TO RECEIVE 2" OF 80/20 LAKE WALES FLORITAM				
5	MULCH ALL PLANTING BEDS WITH 3" OF CYPRESS OR EUCALYPTUS MULCH.				
1	PLANTING BEDS SHOULD RECEIVE 4" OF QUARTERS MIX PLANTING SOIL.				
8	SAND / SOO AREAS TO BE ST AUGUSTINE PALMETTO, SOD PALMETTO.				
1	SAND / PLANT MATERIAL TO BE FLORIDA #1 OR BETTER.				

[illegible]

Filename: J:\PROJECTS\FRANKEL BENAYOUN (multiple Projects)\2014\Didario Apartments\Didario Apartments- Landscape-Current - Plot Date: 12.31.2014 - Plotted By: Geomantic



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

DAE ENG
HOLLAND ENGINEERING INC.
Civil Engineers
3900 HOLLYWOOD BOULEVARD - HOLLYWOOD, FL - 33021
(954) 357-0371 • (954) 357-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCHITECT
GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
NORTH: 10115551 MONTELEONE, HOA
PHONE: 954-552-0508 FAX: 954-552-0508

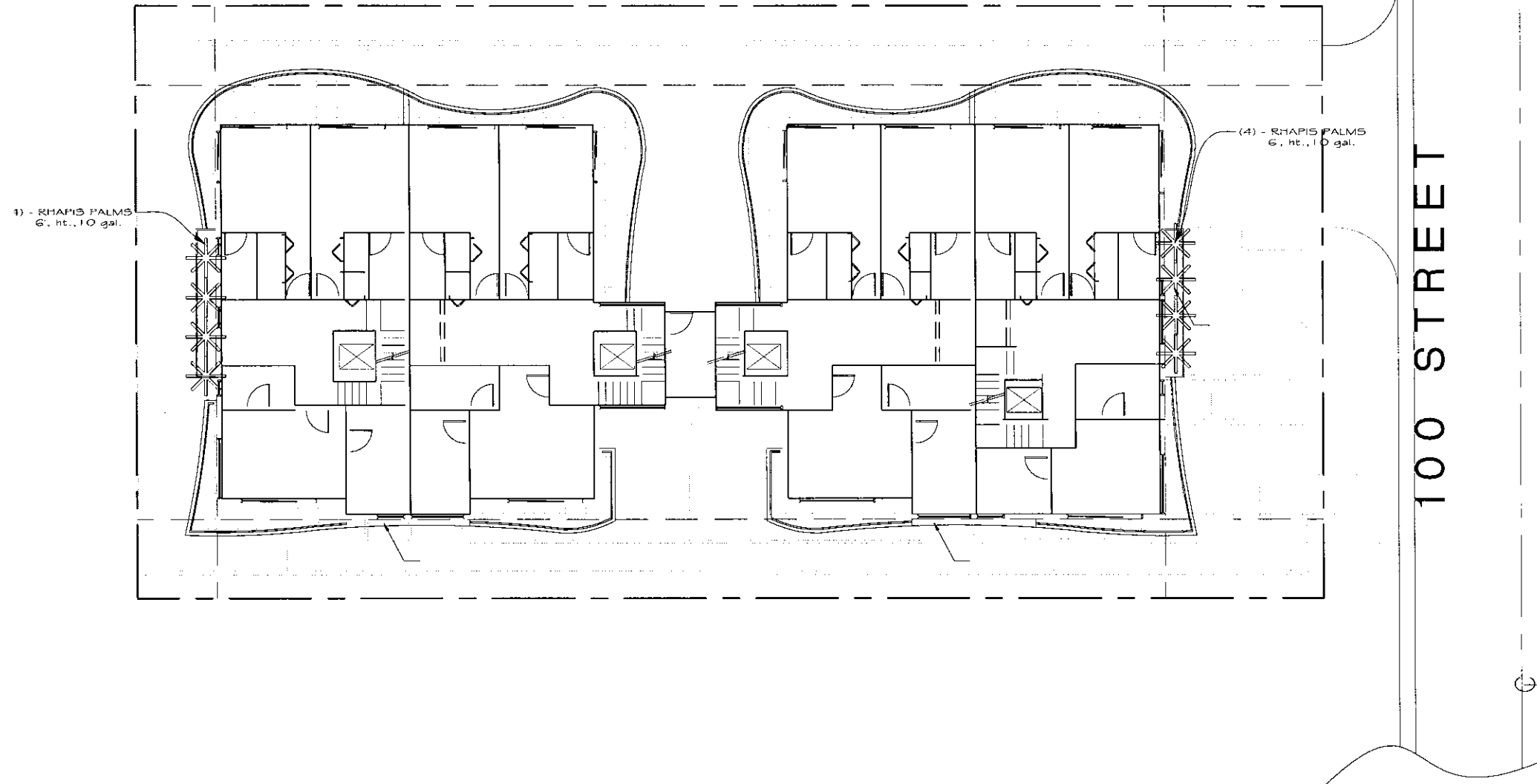
STRUCTURAL ENG
ALL SEASONS DEVELOPERS, LLC
1150 100 Street
BAY HARBOR ISLANDS, FLORIDA 33154

OWNER / DEVELOPER
1150 - 100 STREET
NEW TOWNHOME DEVELOPMENT
1150 100 STREET
BAY HARBOR ISLANDS, FLORIDA 33154

FRANKEL BENAYOUN ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-0201434
MARILYN A. FRANKEL LICENSE NO. AR0007143
FRANK BENAYOUN LICENSE NO. AR0007123
1177 PINE CONCOURSE, SUITE 100, BAY HARBOR ISLANDS, FLORIDA 33154
(954) 350-5800 FAX: (954) 350-5809
E-MAIL: INFO@FRANKELBENAYOUN.COM

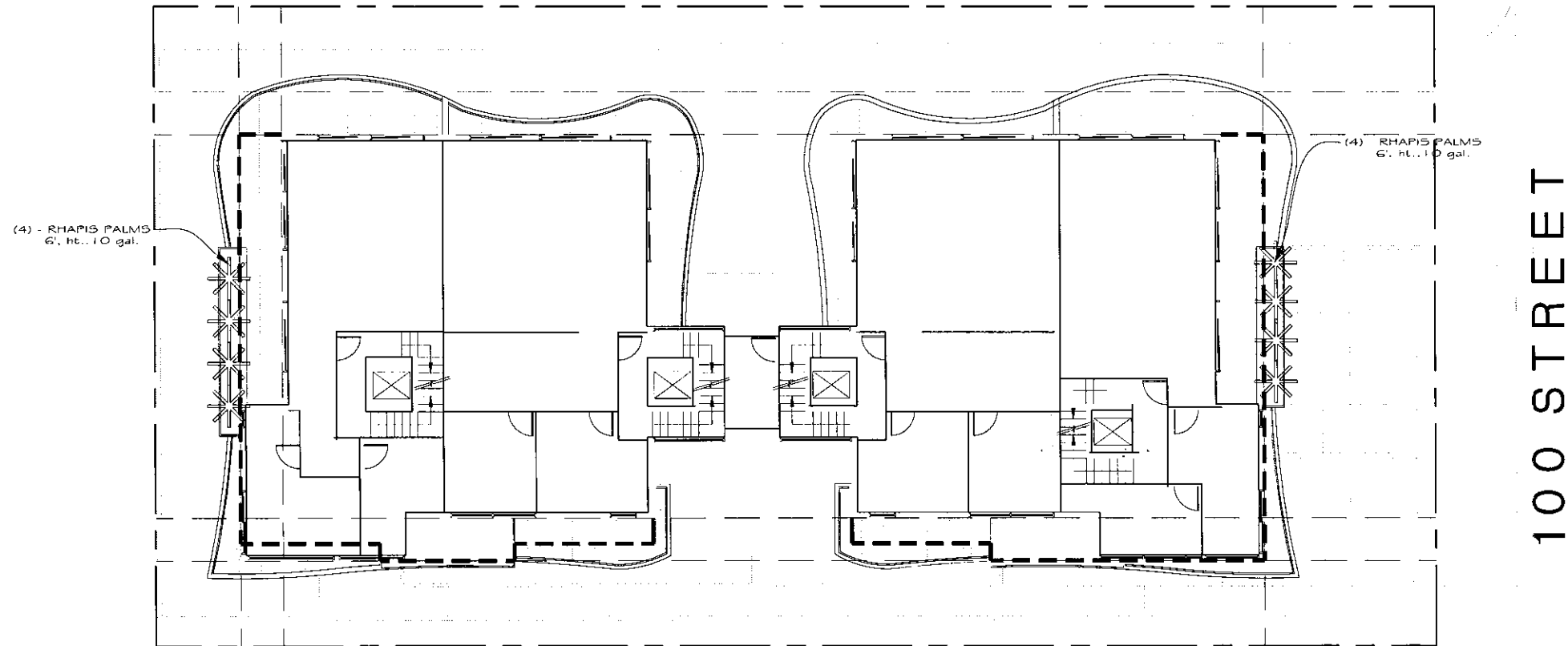
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SCALE: 1/8" = 1'-0" DATE: OCTOBER 30, 2014
SHEET NUMBER
L-2
DRC SUBMITTAL

SIGNATURE DATE



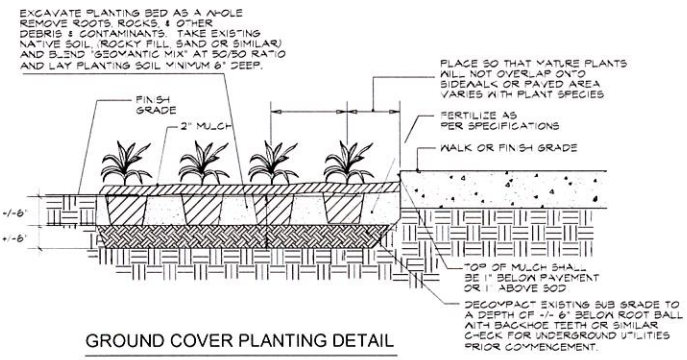
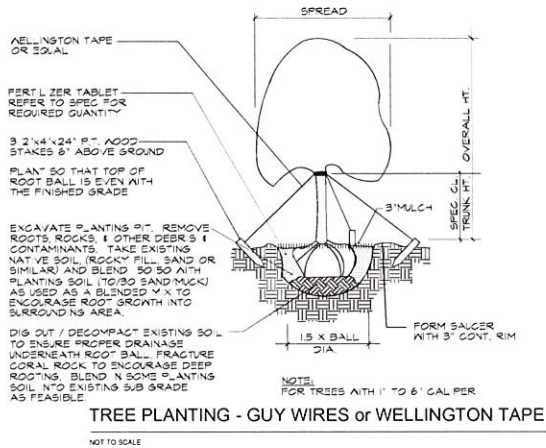
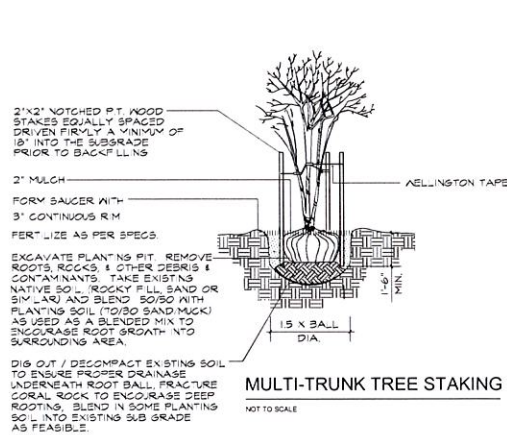
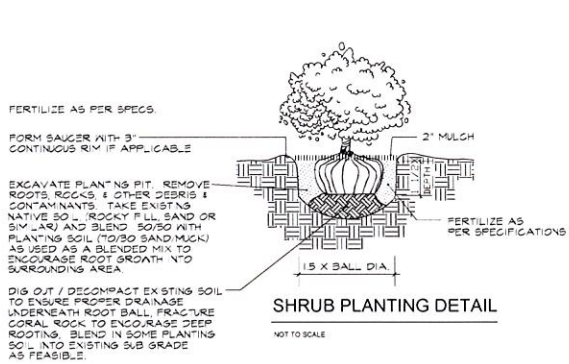
LEVEL - 3 PLANTING PLAN 
SCALE: 1/8" = 1'-0"

DATE: 10/22/2014  HOLLAND ENGINEERING INC. Architect 1902 HOLLYWOOD BOULEVARD - HOLLYWOOD, FL - 33021 784.387-0377 • (854)367-3272 fax SUSAN C. HOLLAND, PE Reg. no. 41331		LANDSCAPE ARCH.  GEOMANTIC DESIGNS, INC. LANDSCAPE ARCHITECTS ROBERT PARSLEY, A.S.L.A. 1150 100 STREET SUITE 101 BAY HARBOR ISLANDS, FLORIDA 33664	STRUCTURAL ENG. ALL SEASONS DEVELOPERS, LLC 1150 100 Street BAY HARBOR ISLANDS, FLORIDA 33664	OWNER / DEVELOPER ALL SEASONS DEVELOPERS, LLC 1150 100 Street BAY HARBOR ISLANDS, FLORIDA 33664	1150 - 100 STREET NEW TOWNHOME DEVELOPMENT 1150 100 STREET BAY HARBOR ISLANDS, FLORIDA 33664	FRANKEL BENAYOUN ARCHITECTS INC. ARCHITECTS DESIGN LICENSE NO. SA-2001492 FRANKEL BENAYOUN, LICENSE NO. AR00001143 1150 100 STREET, SUITE 101, BAY HARBOR ISLANDS, FLORIDA 33664 P.O. BOX 888 888888 - FAX (205) 888 8888 E-MAIL: FRANKEL.BENAYOUN@GMAIL.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 SCALE: 3/8" = 1'-0" SHEET OCTOBER 22, 2014 SHEET NUMBER L-3 DRC NUMBER
NO.	REVISION	DATE	BY																													



LEVEL - 4 PLANTING PLAN 
SCALE: $\frac{1}{8}" = 1'-0"$

HOLLAND ENGINEERING INC. Civil Engineers 3003 HOLLYWOOD BOULEVARD - HOLLYWOOD, FL - 33027 (954) 367-0371 (954) 367-2272 Fax SUSAN C. HOLLAND, PE Reg. no. 41331	GEOMANTIC DESIGNS, INC. LANDSCAPE ARCHITECTS ROBERT PARSLEY A.S.L.A. 1802 W. 11TH STREET, SUITE 1111 MIAMI BEACH, FLORIDA 33134	STRUCTURAL: N/A	OWNER / DEVELOPER ALL SEASONS DEVELOPERS, LLC 1150 100 Street BAY HARBOR ISLANDS, FLORIDA 33154	1150 - 100 STREET NEW TOWNHOME DEVELOPMENT 1150 100 STREET BAY HARBOR ISLANDS, FLORIDA 33154	FRANKEL BENAYOUN ARCHITECTS INC. ARCHITECTS LICENSE NO. AC-000148 VARDIS A. FRANKEL, LICENSE NO. AR000743 FRANKEL BENAYOUN ARCHITECTS, INC. 1150 100 STREET 1150 100 STREET, SUITE 100, BAY HARBOR ISLANDS, FLORIDA 33154 PH: (261) 882 2225 - FAX: (261) 882 3699 E-MAIL: INFO@FRANKELBENAYOUN.COM	SIGNATURE: _____ DATE: _____	<table border="1"> <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> </tbody> </table>	NO.	REVISION	DATE	BY																					DRAWING TITLE L-4 DATE: OCTOBER 22, 2014 SHEET NUMBER: 1 OF 1
NO.	REVISION	DATE	BY																													



PLANTING SPECIFICATIONS AND WARRANTIES

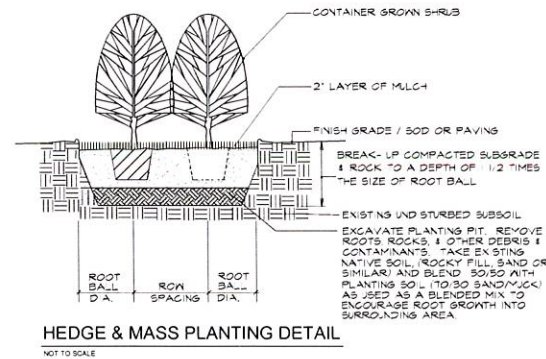
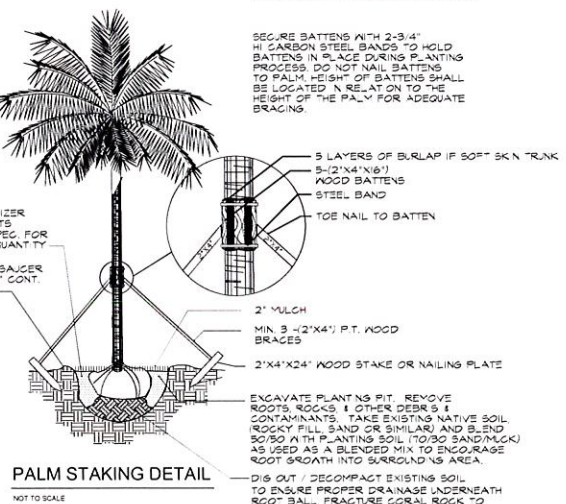
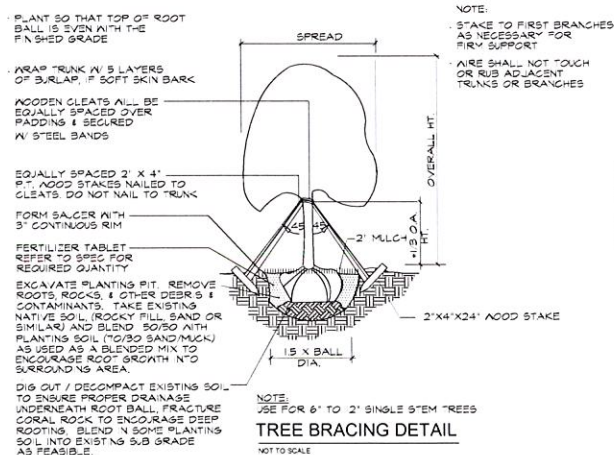
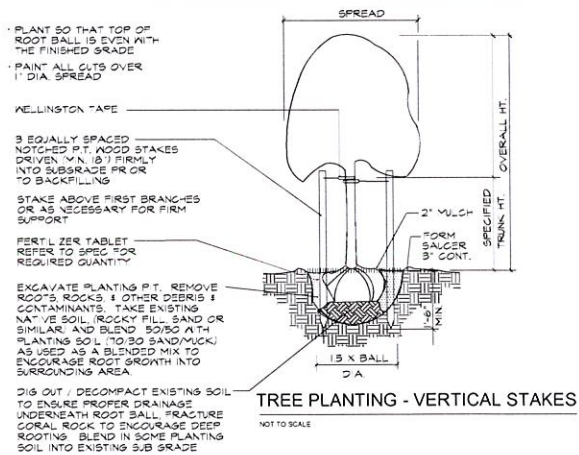
- The demolition of existing plant material must be marked with spray paint by Landscape Architect (L.A.).
- All trees and palms to be laid out by Landscape contractor in the field with stakes and spray paint. To be reviewed and approved by L.A.
- Plant list is for information only. If there are any discrepancies between "plant quantities" on plan versus "plant list", the plan will take priority. Please notify L.A. of any discrepancies.
- Only work on existing installed planting beds based on Landscape Architect's planting plans and plant list will be accepted. Owner retains the right to remove portions of the work from the contract and / or create separate contracts for phasing of the project. Landscape Architect reserves the right to deny any and all bids when such rejections are in the best interest of the Owner.
- All plant material must be Florida #1 or better, unless specified as "character" or with written approval from L.A.
- All planting beds must be free of surface rock over 1/2 diameter prior to mulching.
- Planting beds should receive 6" of "Geomatic Mix" planting soil. See soil specification.
- Planting soil specification: Geomatic Mix (20% Florida Peat, 20% Compost, 20% Lake Wales Silica sand, 20% local "beach sand" or "beach sand" and 20% Cypress shavings). Landscape contractor to submit samples to be approved by L.A.
- Fertilize all plants with Canocoats "Sierra Blend" (8-7-10) 1/2 hand full for 1 - 3 gallons, 1 hand full for 7-20 gallon, and 4 hands full for ball and burlapped (B & B) material.
- Fertilize all B&B material with 2" AgriForm tablets or equal.
- Mulch all landscape areas with 2" - 3" of Eucalyptus or Melaleuca mulch "Euc mulch" (no cypress or red cedar mulch).
- All sod areas laid with St. Augustine Palmetto to be hand raked prior to installing the sod.
- All sod areas to be top dressed with 2" of 80/20 Lake Wales silica sand/ Florida peat: less prior to sodding.
- All plant material, including sod, to be delivered as follows: Shrubs and ground covers for 30 days, large shrubs (over 10 gal) and small palms for 180 days, and B&B material for 360 days provided that plant material is receiving proper maintenance prescribed by Landscape contractor.
- Note: Hurricanes and other causes beyond the control of the Landscape contractor are not covered.
- All warranties for or concurrently beginning upon Landscape contractor'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 ensure irrigation installation is properly progressing, and in the and adequate for good growth. The owner or G.C. must be notified in writing of any problems with irrigation 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). 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 relocation conflicts.
- Landscape contractor is responsible for immediate repair of any damage caused by their installation. Landscape contractor is responsible for working with the general contractor to assure that all construction materials and other construction materials are removed from all soils.
- In planting beds, including by buildings, Landscape contractor to excavate existing soils to a minimum depth of 12" and backfilled with planting soil. In sod areas, Landscape contractor to decompact soil with back hoe teeth to a depth of 6" and add 2" 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 a clean yellow sand.
- All Tree pits to be excavated with a backhoe only. Absolutely no use of augers.

TRANSPLANTING SPECIFICATIONS

- Root prune all trees and palms to a minimum depth of 24" for the palms and 48" for the trees.
- Trim frayed roots with clippers saws or similar and leave clean cuts.
- Wrap balls with shrink wrap plastic back filling with shredded peat moss, fill up voids between plastic & soil, 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 trees lines per week for next 2 months or until trees are ready to move.
- Harvest palms after 3 weeks minimum and trees after 8 to 10 weeks depending on size. Consult with L.A. prior to moving on schedule.
- Re-dig holes call outside the plant wrap being careful not to disturb or tear preserving root ball, re-wrap if needed for transplanting.
- When digging trees, break off large piece of existing coral rock, 4-36" 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.
- Rep air transplanted trees and palms at correct height in new location keeping original ball top exposed.
- Properly wrap and rock-up trees and palms to lifting equipment in such a way as to not tear cambium layer and excessively disfigure appearance.
- Plants that are not properly lifted and die due to girdling, compression or excessive damage to the cambium layer will be charged to the G.C. and sub-contractor at a rate of \$500 per caliper inch.
- Remove plastic backfill with 50% existing soil blended with 50% planting soil plus 1/4 bale of Canadian peat moss for palms and 1/2 bale for trees.
- Backfill sink place in AgriForm fertilizer tablets per recommendations, grade and trim broken branches and prune as needed. Grade per specification.
- Water daily for duration of overall job will be required. Having bubblers as part of automatic irrigation system for post construction can supplement additional drenching, but are not a substitution.

CALIPER	TIES	STRINGS	STAKES
1" - 1/2"	2	1 # 2	2 - 2 X 2
1 1/2" - 2"	3	1 # 2	3 - 2 X 2
2" - 3"	3	2 # 2	2 - 2 X 2
3" - 6"	3	2 # 2	3 - 2 X 2

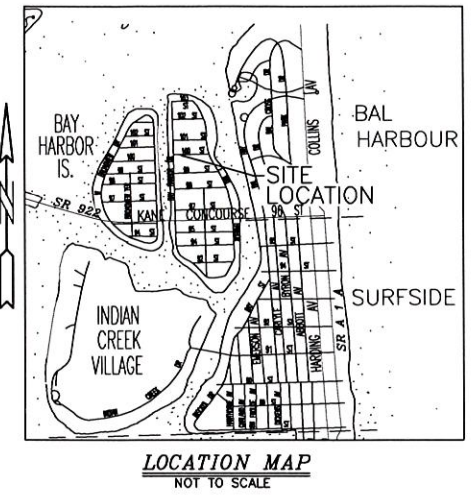
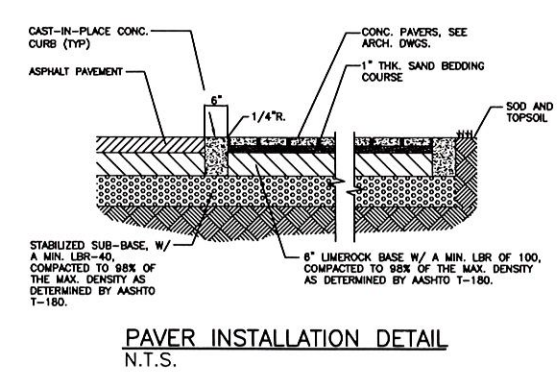
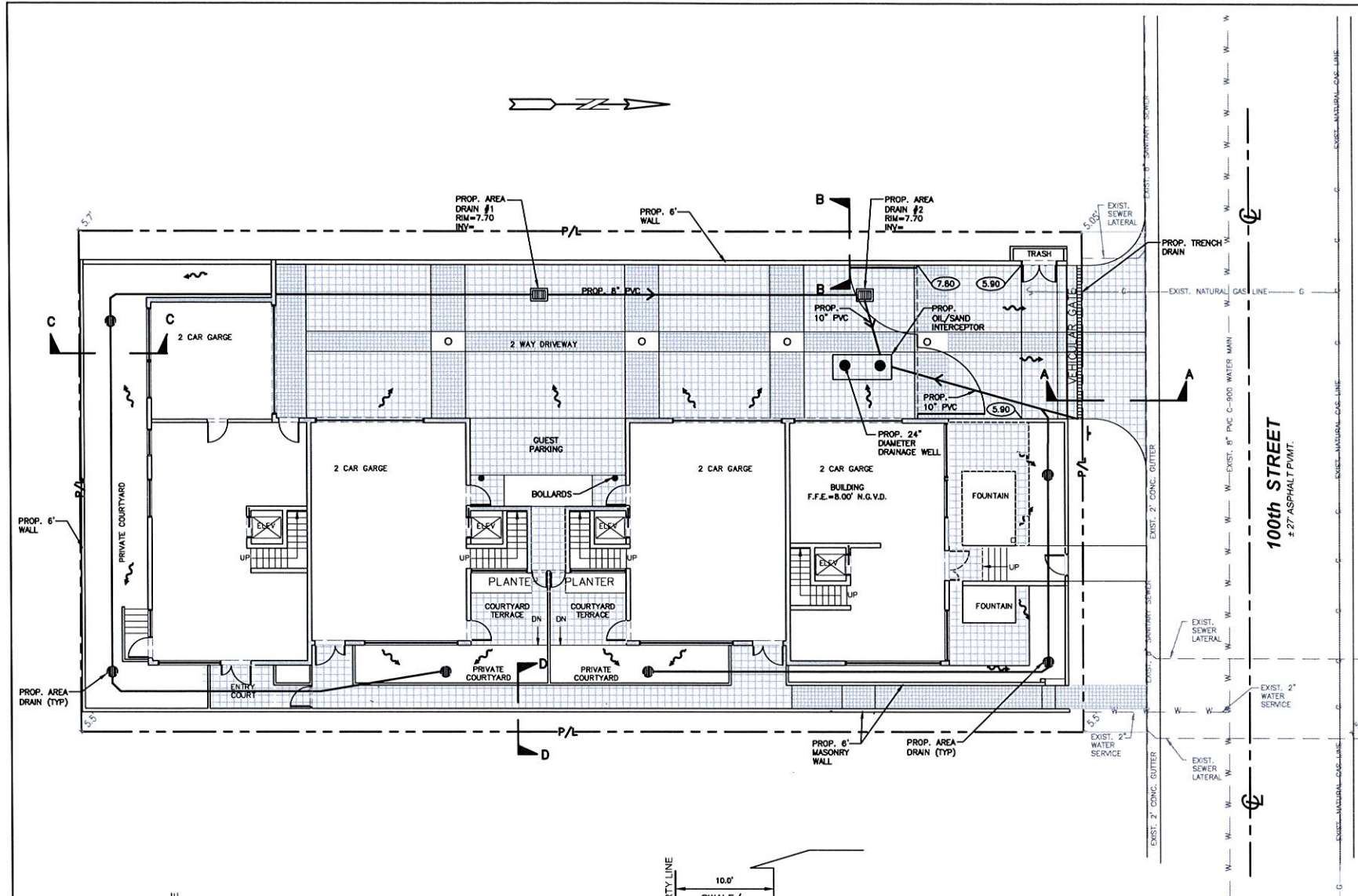
CALIPER	CLEATS	STRAPS	BRACES	NAILS
4" - 6"	2 X 4 X 8'	1 # 12	3 - 2 X 4	2 - 6d
6" - 10"	2 X 4 X 12'	1 # 12	3 - 2 X 4	3 - 6d
10" - 16"	2 X 4 X 12'	2 # 12	4 - 2 X 4	3 - 6d



PLANTING DETAILS

SCALE: N.T.S.

OWNER HOLLAND ENGINEERING INC. civil engineers 3902 HOLLYWOOD BOULEVARD - HOLLYWOOD, FL - 33021 (954) 567-0371 • (954) 567-2272 fax SUSAN C. HOLLAND, PE Reg. no. 41831	LANDSCAPE ARCH. GEOMANTIC DESIGNS, INC. LANDSCAPE ARCHITECTS ROBERT PARSLEY A.S.A. 14615 N. W. STREET, SUITE 101 TROY, OHIO 45359 FAX: 938-8634	STRUCTURAL ENG. OWNER / DEVELOPER ALL SEASONS DEVELOPERS, LLC 1150 100 Street BAY HARBOR ISLANDS, FLORIDA 33554	1150 - 100 STREET NEW TOWNHOME DEVELOPMENT 1150 100 STREET BAY HARBOR ISLANDS, FLORIDA 33554	FRANKEL BENAYOUN ARCHITECTS INC. ARCHITECTS LICENSE NO. RA-0001494 MARILYN A. FRANKEL, LICENSE NO. AR0001743 FRANK BENAYOUN, LICENSE NO. AR0001773 1150 100 STREET, SUITE 101, BAY HARBOR ISLANDS, FLORIDA 33554 PH: (305) 868-3555 FAX: (305) 868-3555 E-MAIL: INFO@FRANKELBENAYOUN.COM	NO. REVISION DATE BY DRAWING TITLE SCALE DATE OCTOBER 30, 2014 SHEET NUMBER L-6 DWG. SUBMITTAL
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LEGAL DESCRIPTION
LOT 7, BLOCK 8, OF "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

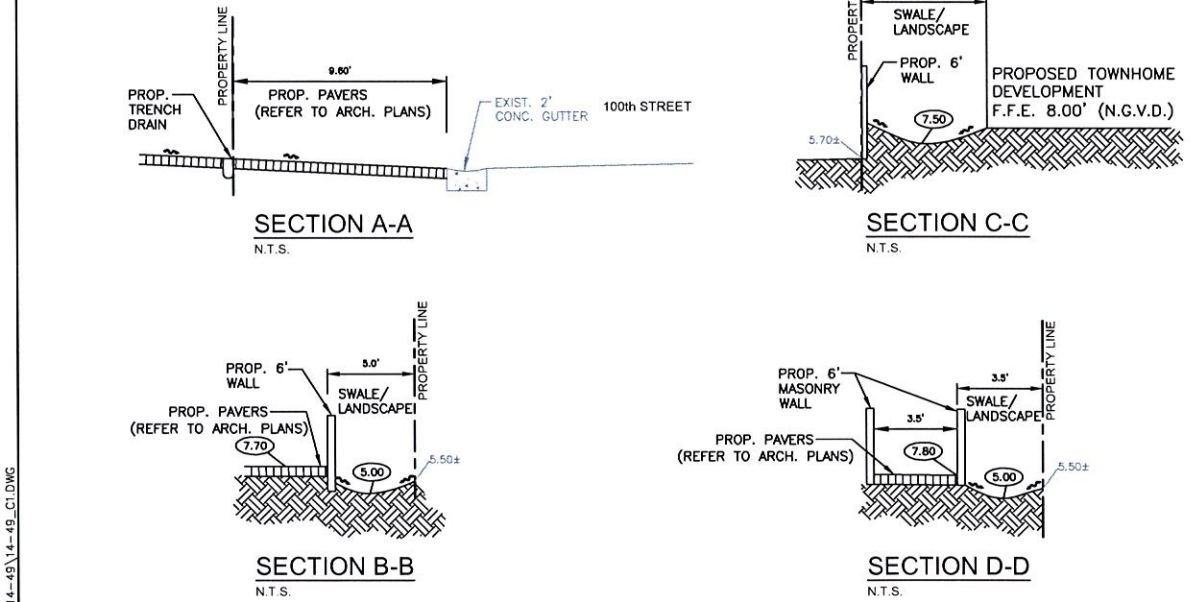
- NOTES:**
1. EXISTING VALLEY GUTTER TO BE REPLACED WHERE CRACKED OR DAMAGED.
 2. EXISTING OVERHEAD POWER LINES TO BE REMOVED AND INSTALLED UNDERGROUND.
 3. MAXIMUM CROSS SLOPE ON WALKWAYS TO BE 2%.
 4. MAXIMUM LENGTH WISE SLOPE ON WALKWAYS TO BE 5%.
 5. CONNECT ALL ROOF DRAINS TO DRAINAGE SYSTEM.
 6. 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 DRIVEWAY TO BE 5%.
 9. ALL DRAINAGE PIPE TO HAVE MINIMUM 1% (1/8 INCH/FT) SLOPE.
 10. REFER TO PLUMBING PLANS FOR INFORMATION ON ROOF DRAINS.

LEGEND

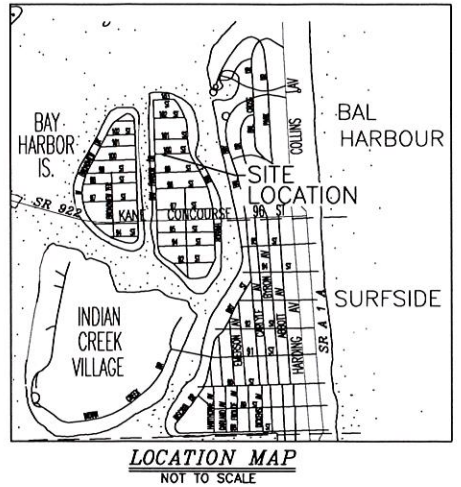
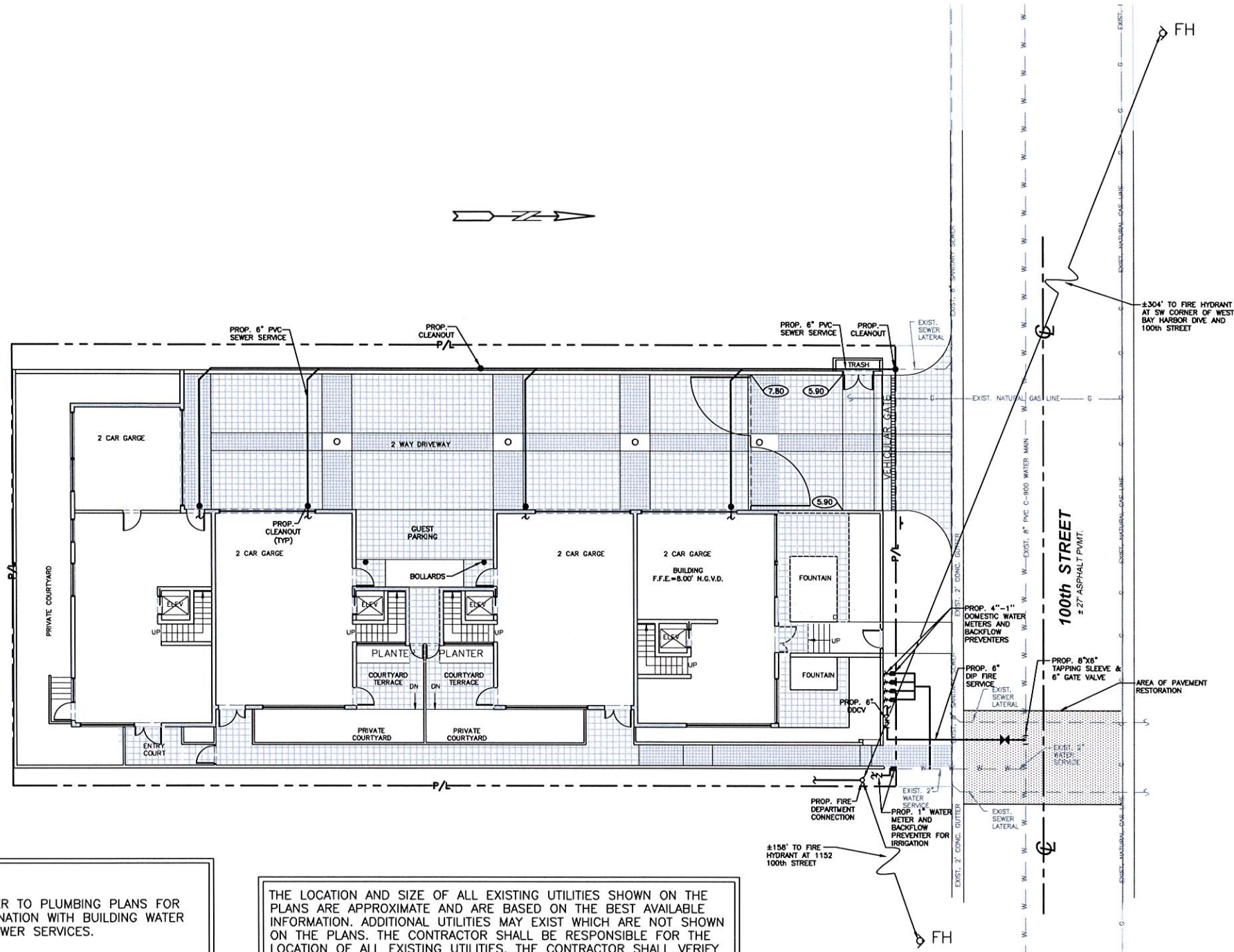
	PROPOSED CONCRETE
	PROPOSED PAVER
	PROPOSED ELEVATION
	PROPOSED SURFACE FLOW
	PROPOSED AREA DRAIN
	PROPOSED PIPING
	PROPOSED CATCH BASIN
	PROPOSED WATER METER
	EXISTING ELEVATION
	EXISTING PIPING AND APPURTENANCES
	EXISTING WATER METER
	EXISTING WATER
	EXISTING GAS
	EXISTING CONCRETE

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.

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



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. 1801 N.W. 41 STREET, SUITE 11, MIAMI BEACH, FLORIDA 33134	STRUCTURAL ENG.	OWNER / DEVELOPER ALL SEASONS DEVELOPERS, LLC 1150 100 STREET BAY HARBOR ISLANDS, FLORIDA 33154	1150 - 100 STREET NEW TOWNHOME DEVELOPMENT 1150 100 STREET BAY HARBOR ISLANDS, FLORIDA 33154	FRANKEL BENAYOUN ARCHITECTS INC. ARCHITECTS PLANNERS INTERIOR DESIGN LICENSE NO. AA-0001484 MARION A. FRANKEL LICENSE NO. AR0007113 JULIA BENAYOUN FISHMAN LICENSE NO. AR0017273 1177 BAY CONSUMERS DRIVE, 10TH FLOOR, BAY HARBOR ISLANDS, FLORIDA 33154 PH: (305) 858-3685 FAX: (305) 858-3650 E-MAIL: INFO@FRANKELBENAYOUN.COM	<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></table> DRAWING TITLE: PAVING, GRADING & DRAINAGE PLAN SCALE: DATE: JANUARY 5, 2015 SHEET NUMBER: C-1 P & Z	NO.	REVISION	DATE	BY				
NO.	REVISION	DATE	BY											



NOTES:

1. REFER TO PLUMBING PLANS FOR COORDINATION WITH BUILDING WATER AND SEWER SERVICES.
2. CONTRACTOR TO FIELD LOCATE EXISTING SEWER LATERAL 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

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.

LEGEND

	PROPOSED CONCRETE
	PROPOSED PAVER
	PROPOSED ELEVATION
	PROPOSED SURFACE FLOW
	PROPOSED AREA DRAIN
	PROPOSED PIPING
	PROPOSED CATCH BASIN
	PROPOSED WATER METER
	EXISTING ELEVATION
	EXISTING PIPING AND APPURTENANCES
	EXISTING WATER METER
	EXISTING WATER
	EXISTING GAS
	EXISTING CONCRETE

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
 SIGNATURE DATE
EB7325

LANDSCAPE ARCH.
GEOMANTIC DESIGNS, INC.
 LANDSCAPE ARCHITECTURE
 ROBERT PARSLEY A.S.L.A.
 4812 W. 117 STREET, MIAMI FL, 33147
 (305) 554-0888 FAX: 305-554-0887

STRUCTURAL ENG.

OWNER / DEVELOPER

ALL SEASONS DEVELOPERS, LLC
 1150 100 STREET
 BAY HARBOR ISLANDS, FLORIDA 33154

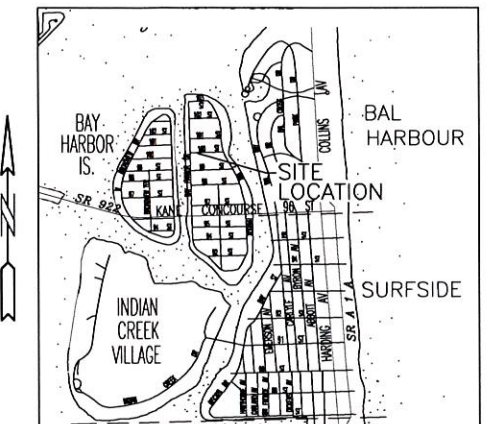
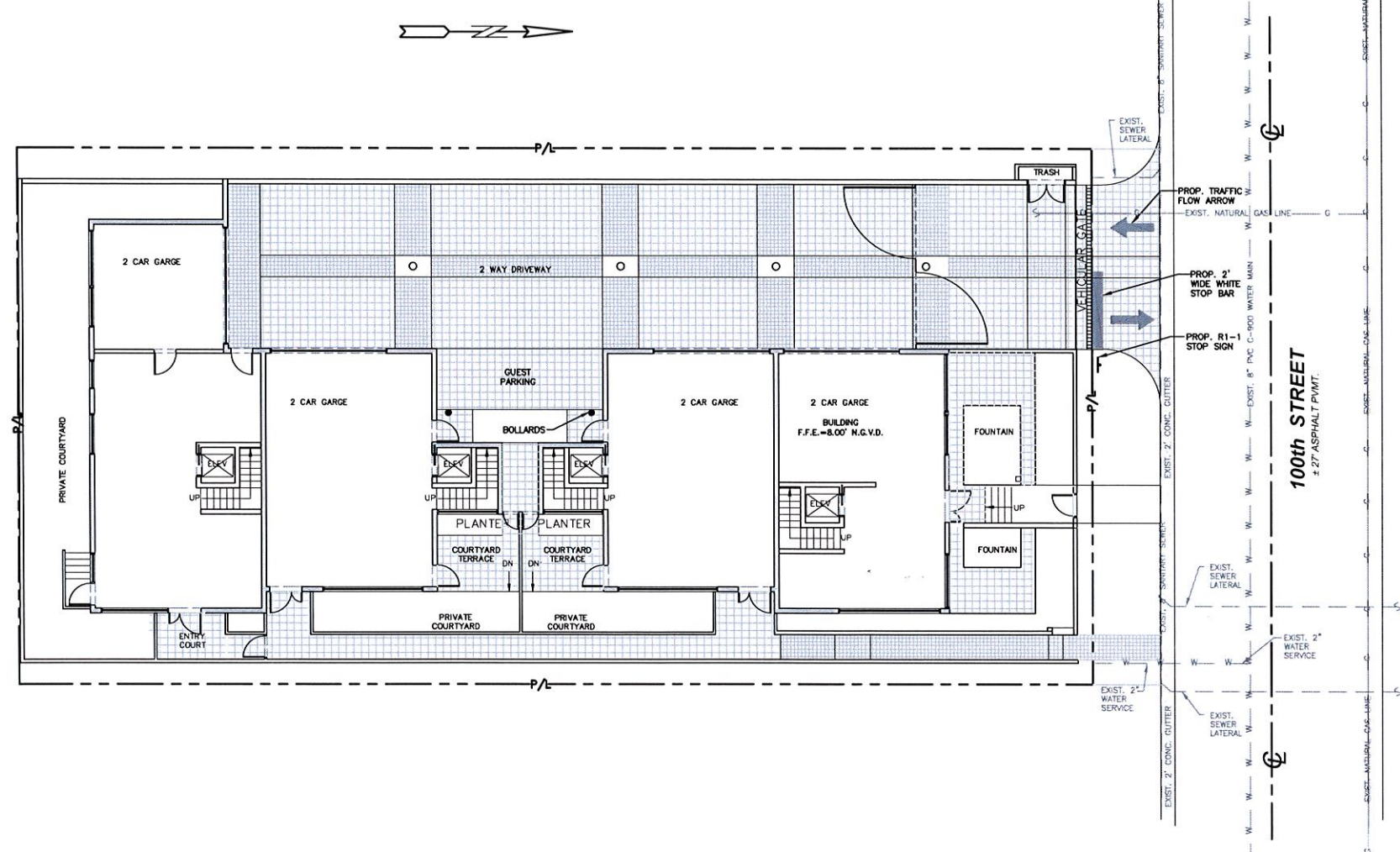
1150 - 100 STREET
 NEW TOWNHOME DEVELOPMENT
1150 100 STREET
 BAY HARBOR ISLANDS, FLORIDA 33154

FRANKEL BENAYOUN ARCHITECTS INC.
 ARCHITECTS PLANNERS INTERIOR DESIGN
 LICENSE NO. AA-C001484
 MARCUS A. FRANKEL LICENSE NO. AR0001143
 THAI BENAYOUN FISHMAN LICENSE NO. AR0017273
 1177 AVE. CONQUEROR, SUITE 100, BAY HARBOR ISLANDS, FLORIDA 33154
 PH: (305) 868 3885 FAX: (305) 868 3880
 E-MAIL: INFO@FRANKELBENAYOUN.COM

SIGNATURE

DATE

NO.	REVISION	DATE	BY	DRAWING TITLE:
				WATER & SEWER PLAN
				SCALE: DATE: JANUARY 5, 2015
				SHEET NUMBER: C-2
				P & Z 14-49



LOCATION MAP
NOT TO SCALE

LEGEND

- PROPOSED CONCRETE
- PROPOSED PAVEMENT
- PROPOSED ELEVATION
- PROPOSED SURFACE FLOW
- PROPOSED AREA DRAIN
- PROPOSED PIPING
- PROPOSED CATCH BASIN
- PROPOSED WATER METER
- EXISTING ELEVATION
- EXISTING PIPING AND APPURTENANCES
- EXISTING WATER METER
- EXISTING WATER
- EXISTING GAS
- EXISTING CONCRETE

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

GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTS
ROBERT PARSLEY A.S.A.
(407) 278-1111 • (407) 278-1112
11111 S.W. 111TH AVE. SUITE 11111, MIAMI, FL 33154

STRUCTURAL ENG.

OWNER / DEVELOPER
ALL SEASONS DEVELOPERS, LLC
1150 100 STREET
BAY HARBOR ISLANDS, FLORIDA 33154

1150 - 100 STREET
NEW TOWNHOME DEVELOPMENT
1150 100 STREET
BAY HARBOR ISLANDS, FLORIDA 33154

FRANKEL BENAYOUN ARCHITECTS INC.
ARCHITECTS PLANNERS
LICENSE NO. AA-0001484
MARCO A. FRANKEL LICENSE NO. AR0000113
FRANKEL BENAYOUN FISHMAN LICENSE NO. AR0001273
1119 BAY CONCOURSE SUITE 1119 BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868-3885 FAX: (305) 868-3850
E-MAIL: INFO@FRANKELBENAYOUN.COM

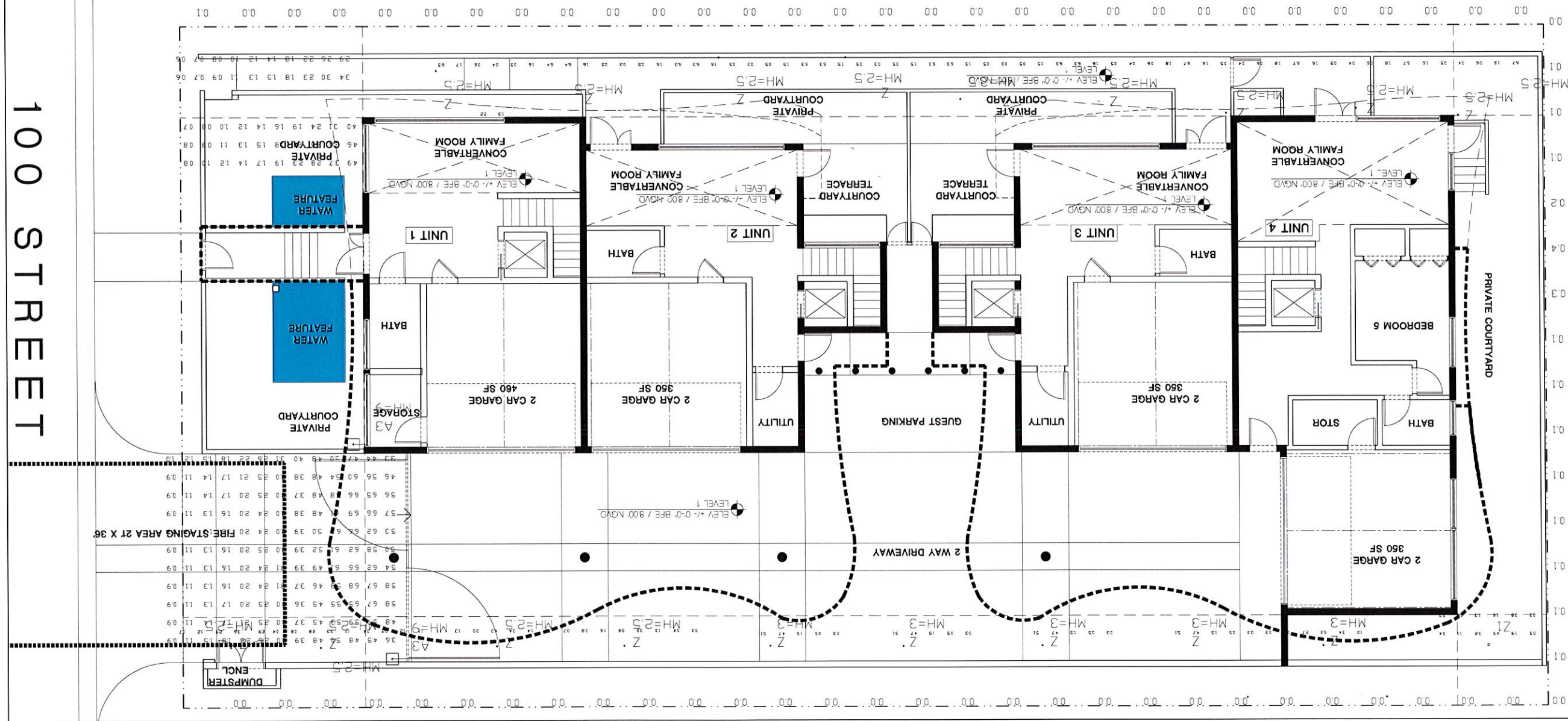
SIGNATURE _____ DATE _____

NO.	REVISION	DATE	BY

DRAWING TITLE:
PAVEMENT MARKING & SIGNAGE PLAN
SCALE: 1"=10'
DATE: JANUARY 5, 2015
SHEET NUMBER:
C-3
P & Z 14-49

Numeric Summary		Project: Millennium 9301 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), G.P	1.21	6.0	0.2	6.05	30.00	

Symbol	Qty	Label	Description	NOTE	Lumens	LLF
	2	A3	DECORATIVE ACORN 175W MH WALL MNT		16000	0.750
	4	Z1	BEGA 8582 40W T3DC9 (80LLAPD)		940	0.750
	19	Z	BEGA 8685 40W T3DC8 (80LLAPD)		940	1.000
	5	AA	LUMINAIRE ARV13 226PL		1800	0.750



**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: January 9th, 2015

Subject: Site Development Plan Application
1150 100th Street Townhouses – 4 DU Residential Complex
1150 100th Street
Bay Harbor Islands Acct. No. MB2014-154
MMPA Acct. No. 01-0702-1002

RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board review the most recent revised plans (dated 01/06/15) and, if found acceptable, **APPROVE** the proposed Site Development Plan application subject to the following:

- (1) The Board approve the covered pedestrian canopy as required by Code;
 - (2) The Board reviews / approves the applicant's request to provide a few deeper balconies than specified in Section 23-15(a)(vi);
 - (3) The Board approve the alternative location of the guest space (not in the front yard);
 - (4) Subject to any staff recommended conditions listed herein.
-

PROJECT REVIEW HISTORY

A formal Site Development Plan submission was made to the Town in early November 2014. The Town's DRC met on 11/13/14 and deferred the application to allow the applicants design team to address a few issues. On 12/11/14 the Town's DRC met again and recommended approval of the application, subject to the architect making a few additional 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.

**Town of Bay Harbor Islands
Planning and Zoning Board Staff Report
Site Development Plan Application
1150 100th Street Townhouses
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The Town / MMPA received several revised sets of plans from the architect and found that the most recent plans (01/06/15) have now addressed all previous DRC issues.

GENERAL PROJECT INFORMATION

Land Use Designation: MH – Medium-High Density Residential

Zoning District: RM-2 Multiple Family District

General Location: 1150 100th Street

Legal Description: Lot 7 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 M-D County.

PROJECT DESCRIPTION

The project architect, Frankel Benayoun Architects Inc., as agent for the owner (All Seasons Developers, LLC), submitted a new Site Development Plan application to allow for the construction of a four (4) dwelling unit townhouse development located at 1150 100th Street. The proposed dwelling units will range between 3,735 to 4,123 square feet of A/C space plus balconies, etc. The lot is currently developed with a 2-story / 4 DU complex. Therefore, there will be no increase in number of DU for the site.

The proposed site design incorporates one (1) rectangular-shaped building positioned north / south on the site. The "front doors" of the units face east along the eastern side lot line. Along the west side of the development is a two-way driveway with access to individual under-building parking garages (2 spaces per DU). One (1) driveway connection to 100th Street is proposed. The driveway is twenty-three (23) feet in width, which meets the minimum Town criteria. The survey indicates that the lot is a "full lot" that never deeded the front 11-feet of the lot to the Town for on-street roadway swale parking, as many others did in the past.

On the building rooftop are four (4) proposed individual recreation areas, each with a swimming pool and summer kitchen. The proposed new building is 4-stories in height - three (3) floors of residential over one (1) floor of garage / family room / bathroom @ 40-feet above BFE. There is an elevator / stair tower to the roof. The rooftop swimming pool deck is raised five (5) feet to 45 feet BFE. On the rooftop are elevator / stair towers extending to 55 feet BFE.

According to the survey, the lot is currently developed as a two-story / four DU building and the current 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 four (4) townhouse residential units (15.5 DUA) which would not require the developer to obtain any TDR units. There will be five (5) TDR units available.

According to the Town's Historic Structure Survey, the existing 4 DU complex was built in 1951. The architectural style listed Masonry Vernacular (FMSF No. DA10195).

The adjoining / nearby development sites currently include several one-story duplexes @ 2 DU / 7.7 DUA to the north across 100th Street. To the immediate west is a two-story multi-family residential complex @ 6 DU / 23.1 DUA. To the immediate south is the two-story Cambridge multi-family residential complex @ 8 DU / 10.26 DUA. To the immediate east is a two-story duplex @ 2 DU / 7.69 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. 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 only 4 DU while 9 DU are allowed via the base density. Therefore, no additional TDR are being requested; nor or any 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, some features of the proposed site design are 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.

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

As stated above, the Site Development Plan depicts access to the site from one (1) main driveway connection to 100th Street. The driveway is shown 23 feet in width and provides access to four (4) individual 2-car garages. The Town requires at least 23 feet width of pavement for 2-way driveways; therefore, the design complies with the Town's minimum standard.

Based on four (4) DU the Code requires at least eight (8) parking spaces plus one (1) additional guest space due to the townhouse design (non-street access to garages). Eight (8) parking spaces are shown through the use of four (4) individual two-car garages. Townhouse developments with garages or parking facilities that are interior to the site are required to have at least one (1) guest parking space per lot, in the front yard area, unless otherwise approved by the PZB (Sec. 23-24(c)(3)(4)). The proposed guest parking space is shown under the building in the middle of the complex behind a driveway gate. The space is shown as a 23'-2" long parallel parking space. There is no specified size for a parallel space for multifamily development (25' for business use). Typically, a parallel parking space is 23-25 feet in length to allow adequate room for maneuvering. If this arrangement is allowed by the PZB, adequate signage / access provisions must be provided for guest access. The PZB will need to decide if the internal guest parking space location, size and access provision is acceptable.

A Fire Department staging area is shown on the plans at the driveway entrance. 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.

BUILDING DESIGN / BUILDING LENGTH / BREEZEWAY

The building design is modern with decorative horizontal design elements, expansive swooping balconies and abundant use of glass.

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 01/06/15 submitted to the Town for consideration:

- 1) This approval is based on the revised Site Development Plans dated 01/06/15, 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) Per Section 23-12(15)(e)(vii), PZB approval is required for an entrance canopy over the walkway leading to the street (no design criteria in Code). Specific Planning and Zoning Board approval is required.
- 3) 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-feet into the setback with a maximum depth of 6-feet unless the Town approves otherwise during site plan review. The applicant meets the setback requirement but seeks balcony depths up to 9'-0" in the front yard and 8'-8" in the rear yard. Specific Planning and Zoning Board approval is required.
- 4) Changes required by the Miami-Dade County Fire Department, Building Codes or owner / architect refinements subsequent to the Town's site plan approval may cause the plans to be resubmitted to the DRC / PZB in accordance with Section 5-23.1(c).

- 5) Section 23-24 requires the placement of required guest parking spaces in the front yard area, unless otherwise approved by the PZB. The proposed guest parking space is shown under the building in the middle of the site behind a driveway gate. There needs to be an operational plan submitted setting forth how the system will work prior to the issuance of permits. Guests need to be alerted where the parking space is located, be able to access the parking space and exit the site if access is denied. The guest space is shown as 23'-2" in length. Typically a parallel parking space is between 23-25 feet in length to allow sufficient room for vehicle maneuvering. The Town Code has a criteria of 25 feet in length for a parallel space in the business district but no criteria is listed for residential application. Specific Planning and Zoning Board approval is required.

AGENDA ITEM REPORT

February 3, 2015

ITEM NUMBER: 2.

ITEM: Request for approval for a sign for "Ocean Cadillac" located at 1000 Kane Concourse, Tract N. The owner is proposing to replace the existing primary sign on the side facing E. Bay Harbor Drive. The sign does not meet code and will require approval from the Board as it is larger than the code permits. Enclosed please find elevation showing the sign and dimensions. (Item 2A)

DESCRIPTION:

RECOMMENDED ACTION:

The large logo sign on the tower and the "Cadillac" sign facing East Bay Harbor Drive will need Planning and Zoning approval as they are larger than the code permits.

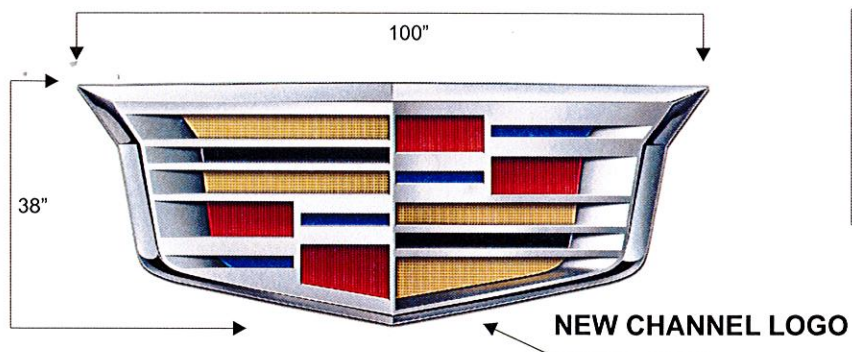
FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Marante
 Ayanidys Marante

ATTACHMENTS

1.	Elevation	OceanCadillac2.3.15.pdf
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REPLACE THE FACES
AND TRIM CAP



FOREVER
Signs
SIGN MANUFACTURING
2400 WEST 3 CT
HIALEAH, FL
305.885.3411

1000 KANE CONCOURSE,
BAY HARBOR ISLANDS, FL 33154

SALES REP.
ROBIN PEREZ

SCALE : 1/100

DRAWING BY :
YOANIS LEON

DATE : 10 / 19 / 14

FOREVER

SHEET :

040 ALUM. RETURN

1" TRIM-CAP

1/8" THICK PLASTIC FACE

LED SELF SUPPORTED
ATTACHED W/3M VHB BY
MANUFACTURING SUGGESTED
SYSTEM AS PER NEC 600-41

20 AMP DISCONNECT SWITCH

TRANSFORMER CANE

1/2" WIRE CONDUIT
W/ #12 WIRE, THNN.
THWN. (GROUNDED)
AS PER NEC 600.24

GROUND WIRE

LED POWER SUPPLY 12 VOLT.

● MONTING HARDWARE CHART

WALL
CONCRETE
METAL
WOOD
MASONRY

3 min. per letter

1/4" DRAIN HOLES

ALEJANDRO VARGAS P.E.

1025 Cedar Falls Dr. Weston, FL 33327

- 701351 24.0 VDC Power Supply for UP TO 2.50 AMPS

- AWG # 18, 2 conductor, PVC jacketed, NEC type Power Limited Tray Cable (PULC) with UL Listing. Used for letter to letter jumpers or extension of power supply
- AWG # 14, 2 conductor, PVC jacketed, NEC type Power Limited Tray Cable (PULC) with UL Listing. Used for extension of power supply lead up to 50'.
- UL Listed for wet location or NEMA 3R Box, min. dimensions 12" x 12" x 6", vented (if power supply is to be mounted in a location exposed to weather)
- Cable tie downs (Plastic with double sided tape for mounting)
- 4" nylon zip ties
- Wire Nuts (IDEAL PN #30-072 Blue)
- Sheet Metal Screws (#8 or #10) or Rivets (1/8" or 3/16") for mounting frames.
- Rags or shop towels
- Silicone sealant
- 1/2" Conduit for Power Supply Primary (Water tight if mounting Power Supply in a box outdoors)
- 1/2" Conduit connectors for Power Supply Primary (Water tight if mounting Power Supply in a box outdoors)
- Disconnect switch for primary power shutoff (see Figure 13) Red Dot S932E, Leviton 1451-1CP or equivalent.
- ALL ELECTRICAL COMPONENTS ARE U.L. LISTED AS PER NEC 600.3
- PRIMARY 120 VOLTS #12 WIRES BY OTHERS
- SIGN GROUNDED ACCORDING TO NEC 600.24 and 600.7

NOTE:
TIME CLOCK OR
PHOTO CELL REQ'D.

**LISTING MARK SIGN SECTION LABEL
SHOWN ON EACH LETTER AS PER DRAWING**

UL LISTED
INSURANCE CORPORATION OF AMERICA, INC.

**ELECTRIC SIGN
No. BK (6 DIGITS)
ONE BOX OF ONE BOX**



FOREVER
Signs
SIGN MANUFACTURING

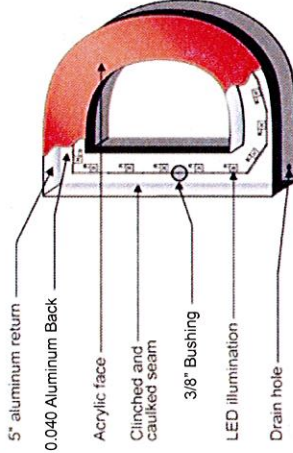
2400 WEST 3 CT
HIALEAH, FL
305.885.3411

DRAWING BY :
YOANTS LEON

SCALE : N/A

DATE : 10 / 19 / 14

SHEET :



PANEL SCHEDULE

ALL ELECTRICAL COMPONENTS ARE UL LISTED AND APPROVED
UL SIGNS GROUNDED ACCORDING TO ARTICLE 600.3 OF THE N.E.C.

WTR	CIRCUIT SIZE NUMBER	BREAKER SIZE	LOAD DESCRIPTION	LOAD VA	PHASE VA	LOAD DESCRIPTION	LOAD VA
12	4	20A	SIGN				

LOAD PER PHASE	TOTAL LOAD	EXISTING ELECTRICAL SERVICE
EXISTING DISCONNECT SWITCH FUSED AT 125 AMPS# METER OTR	TOTAL AMPS 20 AMP CIRCUIT(S) REQUIRED 1	EXISTING ELECTRICAL SERVICE

EXISTING
PANEL A