

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**

July 21, 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 "Florida 03" located at 1135 103 Street, Tract F. The developers are proposing to construct a twenty-nine (29) dwelling unit mid rise residential development. The proposed units range from 3,104 to 4,664 sq. ft. of a/c plus balconies, etc. The proposed design incorporates one trapezoidal shaped building positioned on top of a one story parking garage structure that is partially below grade. The building has 7 stories in height (7 floors of residential over one floor of parking garage @ max. 75 feet above BFE. The developer will not be required to obtain any Transfer of Development Rights (TDR). 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 1135 103 Street.

2. Request for approval for a new multi-family dwelling for "Palm Villas at Bay Harbor" located at 1000 99 Street, Lot 1&2 of Block 9. The developers are proposing to construct a fourteen (14) dwelling unit townhouse development. The proposed units range from 2,274 to 2,950 sq. ft. of a/c plus balconies, etc. The proposed design incorporates two rectangular shaped building positioned east and west on the site - one at the north portion of the site and the other at the south portion of the site. One main driveway connection and two individual DU driveway connection to East Bay Harbor Drive are proposed. The building has 4 stories in height (townhouse will have three floors of residential use over one story of garage/den/foyer and bathroom) @ max. 40 feet above BFE. The developer will not be required to obtain any Transfer of Development Rights (TDR). 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 - For the purpose of hearing any public comment with respect to an application for site plan approval at 1000 99 Street.

CONCLUSION OF QUASI-JUDICIAL PUBLIC HEARING

3. Approval of Minutes for meetings held on February 3, 2015, May 19, 2015, June 2, 2015 and June 16, 2015 (Item #4A)

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

July 21, 2015

ITEM NUMBER: 1.

ITEM: Request for approval for a new multi-family dwelling for "Florida 03" located at 1135 103 Street, Tract F. The developers are proposing to construct a twenty-nine (29) dwelling unit mid rise residential development. The proposed units range from 3,104 to 4,664 sq. ft. of a/c plus balconies, etc. The proposed design incorporates one trapezoidal shaped building positioned on top of a one story parking garage structure that is partially below grade. The building has 7 stories in height (7 floors of residential over one floor of parking garage @ max. 75 feet above BFE. The developer will not be required to obtain any Transfer of Development Rights (TDR). 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 1135 103 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

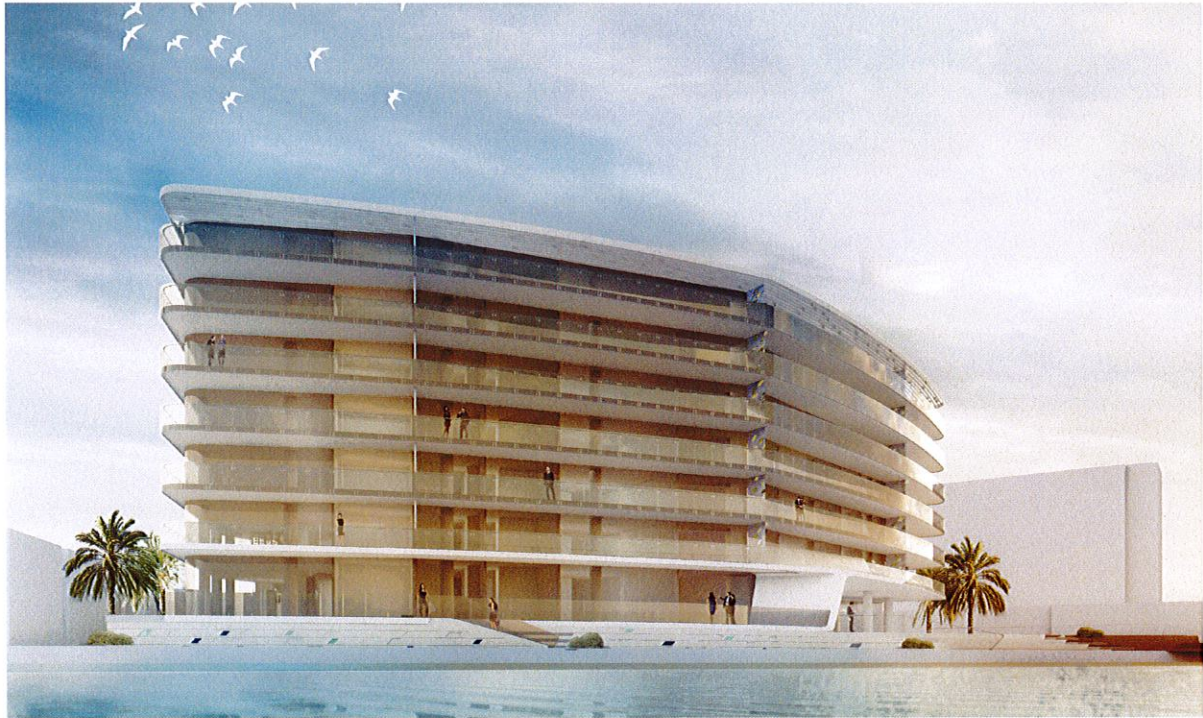
1.	Site Plan & Elevations	1135.103stPNZ.pdf
2.	Staff Report	BHI PZB Staff Report Florida 3 MFR July 13 2015.pdf

NOTES:

DEVELOPMENT CALCULATIONS ARE BASED ON THE ASSUMPTION AND WILL BE NULL AND VOID IF THE 11' AREA IS NOT VACATED

ALL EXISTING OVERHEAD POWER LINES / OTHER LINES MUST BE PLACED UNDERGROUND AT THE EXPENSE OF THE DEVELOPER.
IF FPL DOESN NOT ALLOW THIS AT THIS TIME, CONDUIT MUST BE INSTALLED.
UTILITY SERVICES TO THE BUILDING MUST BE UNDERGROUND FROM THE POLES TO THE BUILDING

BAY HARBOR CONDOMINIUM Units Breakdown			
Level	Unit Number	No. Bedrooms	Sub-Total Area
First Level	03	3	3,104
	04	3	4,284
Total Level 1	2		7,388
Level	Type	No. Bedrooms	Sub-Total Area
One Floor Units			
Level 2 to 7	01	4	4,664
	02	3	3,714
	03	3	3,714
	04	4	4,664
Total	4		16,756
Total x6 levels	24		100,536
Two Floors Unit			
Level 2-5-6	05	3	3,806
Total	1		3,806
Total x3 Levels	3		11,418
Total Units	29		
Total Net Area			119,342



PERSPECTIVE VIEW



PERSPECTIVE VIEW

Zoning Summary				revuelta architecture international p.a.			
1135 103rd Street, Bay Harbor Islands, FL.33154							
Lot Area		SF 52,567	Acres 1.21				
Legal Description Tract "F" of BAY HARBOR ISLANDS, according to the Plat thereof, recorded in Plat Book 46, Page 5, Of the Public Records of Miami-Dade County, Florida. LESS AND EXCEPT, that portion conveyed to the Town of Bay Harbor Islands, a Florida municipality by that instrument recorded in Official Records Book 427, Page 281, of the Public Records of Miami-Dade County, Florida							
Code of Ordinances Florida Building Code 2010							
Flood Elevation This property appears to be located in Flood Zone AE, with a BFE of 10'-0" N.G.V.D. MAP NUMBER 12086C0144L, Community "Town Of Bay Harbor Islands", Number 120637, Panel 0144, Suffix L Grade Level 4.15' (Crown of the road)							
Zoning Classification RM3 - MULTIPLE FAMILY RESIDENTIAL DISTRICT (WATERFRONT LOTS)							
Maximum Density		34	1.21	Allowable	41	Proposed	29
34 units per net Acre							
34 units per net Acre							
Proposed TDRs							
Setbacks				Required		Proposed	
Principal Frontage (E. Bay Harbor Dr.)				Buildings less than 30 feet in height: 20 feet Buildings less than 45 feet in height: 25 feet Buildings less than 75 feet in height: 30 feet		Buildings less than 30 feet in height: 20 feet Buildings less than 75 feet in height: 40 feet	
Side Setback				Buildings up to 30 feet in height: 20 feet For each additional three feet above 30 feet there shall be one additional foot of building setback. Maximum setback shall be 30 feet		30'-0" & 20'-0" Flex setbacks. See below.	
Rear Setback (Waterfront)				20'-0"		20'-0"	
Flex Setbacks		Allowable Building length (Feet)		Allowable setback (Feet)		Proposed (Feet)	
Side Setback\$							
west side		262.2		87.40		57.67	
maximum allowed 1/3 of length of building							
east side		173.19		57.73		57.67	
maximum allowed 1/3 of length of building							
Front Setback		97.6		32.53		NOT USED	
maximum allowed 1/3 of length of building							
Maximum Height				Allowable		Proposed	
Maximum Building Height - as of right				75 feet above BFE		75	
Landscape Requirements				Required		Proposed	
20% of Lot Area Minimum		52,567	0.20	10,513 SF		12,348 SF	23.5%
Roof Deck Landscape Requirements				Required		Proposed	
15% of Roof Area Minimum		13,576	0.15	2,036 SF		2,306 SF	17.0%
Building Coverage				Allowable		Proposed	
40% for all principal structures				21,027 SF		21,001 SF	40.0%
60% for all principal structures + garage				31,540 SF		31,503 SF	60.0%
Parking Space Requirements				Required		Proposed	
Residential - 2 per Dwelling Unit Minimum		29	2.0	58		60	
Guest Parking (5% of the required parking)		58	5.0%	3		3	
Total Parking Spaces (including guest parking spaces + handicap spaces)				61		63	
Storage Requirements							
A minimum of 25 SF of area with at least seven feet of headroom must be added for each apartment and shall be located outside the apartment		29		29		29	



LOCATION MAP

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OWNER
P3 REAL ESTATE INVESTMENTS
1101 BRICKELL AVENUE, 8TH FLOOR
MIAMI, FLORIDA 33134

ARCHITECTS
PININFARINA OF AMERICA CORP.
1101 BRICKELL AVENUE, SOUTH TOWER, 8TH FLOOR
MIAMI, FLORIDA 33133

REVUELTA ARCHITECTURE INTERNATIONAL
2950 SW 27TH AVENUE
SUITE No 110
MIAMI, FLORIDA 33133

CIVIL ENGINEER
VSN ENGINEERING INC.
8550 WEST FLAGLER STREET
SUITE 113
MIAMI, FLORIDA 33144

LANDSCAPE ARCHITECT
CHRISTOPHER CAWLEY LANDSCAPE ARCHITECTURE
MIMO DISTRICT 69TH AND BISCAYNE
MIAMI, FLORIDA 33138

LIGHTING CONSULTANT
ARPE ENGINEERING INC
GABLES INTERNATIONAL PLAZA
2655 LE JEUNE ROAD, SUITE 1109
CORAL GABLES, FLORIDA 33134

FLORIDA 03 by PININFARINA
1135 103rd STREET. BAY HARBOR ISLAND. FL. 33154

TREE CHART

PAGE 2 OF 2

No.	NAME	DIAMETER	HEIGHT	SPAN
1	PINE TREE	2.5'	60'	15'
2	PALMETTO PALM	1'	30'	10'
3	TWIN PALMETTO PALM	1'	12'	10'
4	UMBRELLA TREE	2'	20'	15'
5	PALMETTO PALM	2'	10'	12'
6	PALMETTO PALM	1.5'	10'	12'
7	PALMETTO PALM	1.2'	8'	10'
8	PALMETTO PALM	1.5'	15'	12'
9	PALMETTO PALM	2'	16'	14'
10	PALMETTO PALM	1.5'	12'	12'
11	PALMS (3)	0.7' EACH	35'	12'
12	PALMS (3)	0.60' EACH	25'	12'
13	UMBRELLA TREE	1.5'	15'	12'
14	PALMETTO PALM	0.60'	30'	10'
15	PALMETTO PALM	0.80'	30'	10'
16	UMBRELLA TREE	1' & 1.3'	20'	15'
17	PALMETTO PALM	1'	15'	12'
18	PALMETTO PALM	2'	9'	10'
19	BIRD OF PARADISE	0.30' EACH	20' (1) 15' (6)	5' EACH
20	SEA GRAPE TREET (2)	0.80' (1) 1' (1)	15' EACH	20' EACH
21	SEA GRAPE TREET	1.2'	12'	24'
22	ONKNOWN SMALL TREE & CLUSTER	0.40' (1) 0.10' - 0.25' (REST)	12'	12'
23	BUSH	8'	6'	8'
24	PALM (1) TREE (4) CLUSTER	3.40' 4'	15' 12'	8' 12'
25	PALM (1) TREE (4) CLUSTER	3.40' 2'	12' 10'	10' 15'
26	PALMS CLUSTER	4'	14'	18'
27	COCONUT PALM	1'	20'	15'
28	COCONUT PALM	0.35'	7'	5'
29	BIRD OF PARADISE	1.2'	15'	20'
30	BIRD OF PARADISE	1.0'	10'	15'

ABBREVIATIONS:

SWK=SIDEWALK, CBS=CONCRETE BLOCK STRUCTURE, CLF=CHAIN LINK FENCE, PL=PROPERTY LINE, DUE=DRAINAGE UTILITY EASEMENT, IP=IRON PIPE, F=FOUND, A/C=AIR CONDITIONER PAD, P/C=PROPERTY CORNER, DH=DRILLED HOLE, WF=WOODEN FENCE, RES=RESIDENCE, CL=CLEAR, RB=REBAR, UE=UTILITY EASEMENT, CONC=CONCRETE SLAB, R/W=RIGHT OF WAY, DE=DRAINAGE EASEMENT, CL=CENTER LINE, O=DIAMETER, TYP=TYPICAL, M=MEASURED, R=RECORDED, ENCR=ENCROACHMENT, COMP=COMPUTER, ASPH=ASPHALT, ND=NAIL & DISC, S=SET, FEE=FINISH FLOOR ELEVATION, OIS=OFFSET, PIP=POWER POLE, OHP=OVERHEAD POWERLINE, WM=WATER METER

WOOD FENCE= [Symbol]
MASONRY WALL= [Symbol]
CONCRETE= [Symbol]
MAINTENANCE & DRAINAGE EASEMENT= M & D E

ELEVATION BASED ON LOC. # 2225 W

CBM# R-243 ELV. 6.61'

TYPE OF SURVEY: BOUNDARY SURVEY

SURVEYOR'S NOTES: 1) OWNERSHIP SUBJECT TO OPINION OF TITLE. 2) NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. 3) THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE. 4) UNDERGROUND ENCROACHMENTS NOT LOCATED. 5) ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929. 6) OWNERSHIP OF FENCES ARE UNKNOWN. 7) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. 8) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK FOR BUILDING AND ZONING INFORMATION.

ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

BEARINGS WHEN SHOWN ARE REFERRED TO AN ASSUMED VALUE OF SAID FB 46 PAGE 5

NOT VALID UNLESS EMBOSSED WITH
SURVEYOR'S SEAL



REVISED: 6/17/15

I HEREBY CERTIFY That the survey represented thereon meets the minimum technical requirements adopted by the STATE OF FLORIDA Board of Land Surveyors pursuant to Section 472.027 Florida Statutes.

There are no encroachments, overlaps, easements appearing on the plat or visible easements other than as shown hereon.

Adis N. Nunez
ADIS N. NUNEZ
REGISTERED LAND SURVEYOR
STATE OF FLORIDA #5924

SINCE 1987
BLANCO SURVEYORS INC.

Engineers • Land Surveyors • Planners • LB # 0007059

555 NORTH SHORE DRIVE

MIAMI BEACH, FL 33141

(305) 865-1200 Email: blancosurveyorsinc@yahoo.com Fax: (305) 865-7810

FLOOD ZONE: AE

PANEL: 0144

DATE: 8/25/14

SCALE: 1" = 20'

SUFFIX: L

COMMUNITY # 120637

DWN. BY: F. Blanco

DATE 9/11/09 BASE 9'

JOB No 14-257



1
A-002
AERIAL 1
SCALE: 1:2 2563



2
A-002
AERIAL 2
SCALE: 1:2 2563

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DESIGN BY



Luis O. Revuelta
AR 0007972

PROJECT

FLORIDA 03
1135 103th STREET
Bay Harbor Islands, Florida 33154

OWNER INFORMATION

P3 REAL ESTATE
INVESTMENTS

1101 BRICKELL AVENUE,
8TH FLOOR
MIAMI, FLORIDA 33134

P&Z

DEVELOPMENT REVIEW
COMMITTEE SUBMITTAL

Revisions

CONSULTANTS

Date

6/26/2015
Drawing

Check by

Scale

As Shown

Project No

#PIN

A-002

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File: BIM Server: RAI_SERVER 15 - BIM Server 15 (8/13/14) - BIM HARBOUR 1410_2015 BIM MODEL - By: alonso - Date: 6/26/2015



MULTIFAMILY RM-3 TRACT DISTRICT
FLUM: MEDIUM HIGH DENSITY
3 STORY



MULTIFAMILY RM-3 TRACT DISTRICT
FLUM: MEDIUM HIGH DENSITY
11 STORY



MULTI-FAMILY, RM-1
FLUM: MEDIUM HIGH DENSITY
2 STORY

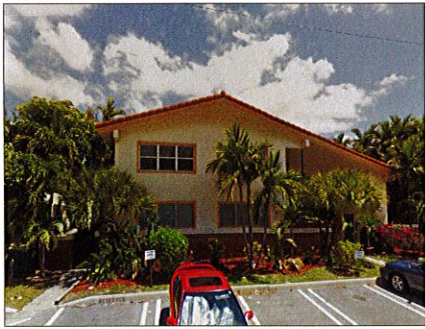


MULTI-FAMILY, RM-1
FLUM: MEDIUM HIGH DENSITY
EMPTY LOT



MULTI-FAMILY, RM-2
FLUM: MEDIUM HIGH DENSITY
2 STORY

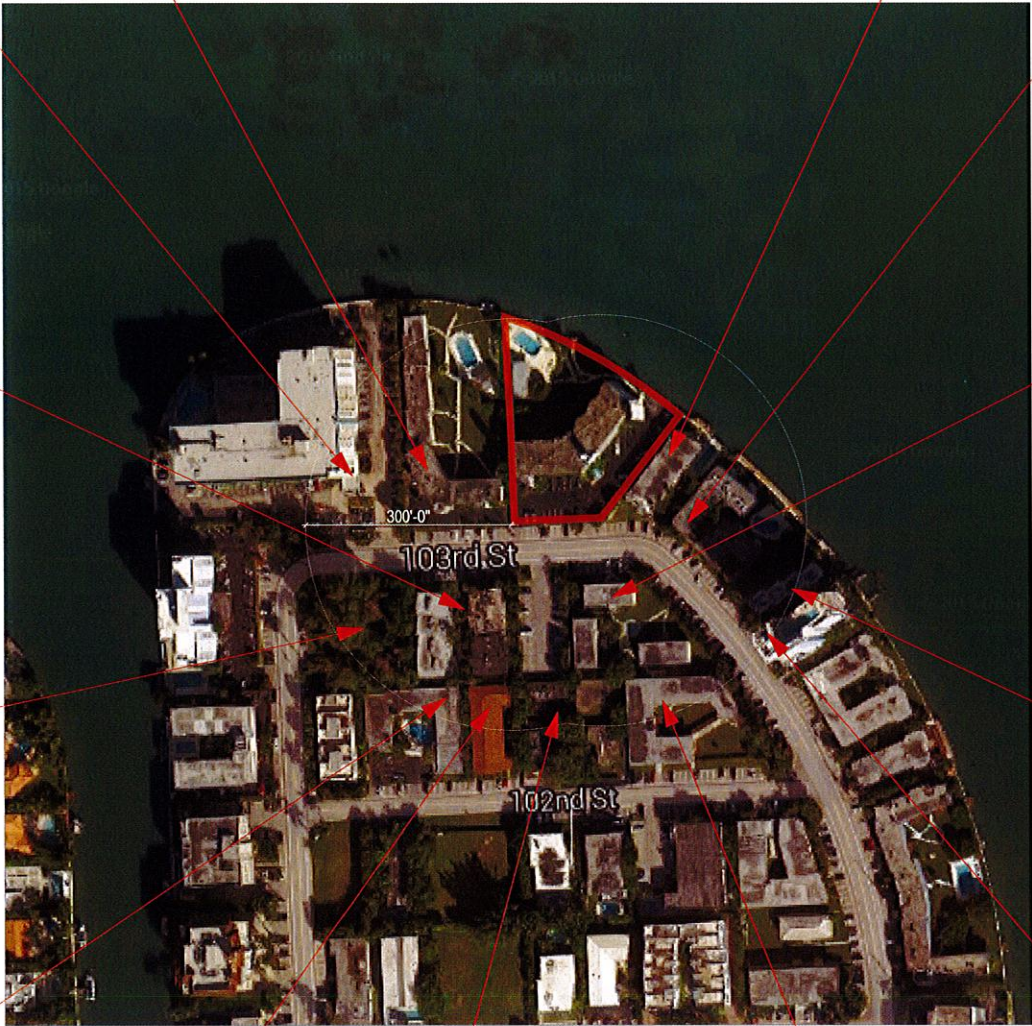
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FLUM: MEDIUM HIGH DENSITY
2 STORY



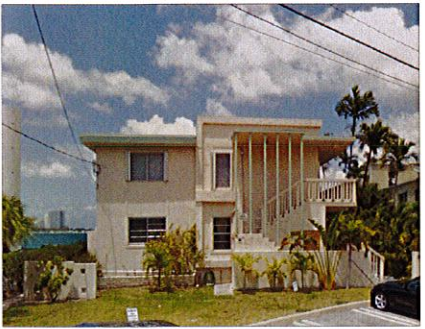
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FLUM: MEDIUM HIGH DENSITY
EMPTY LOT



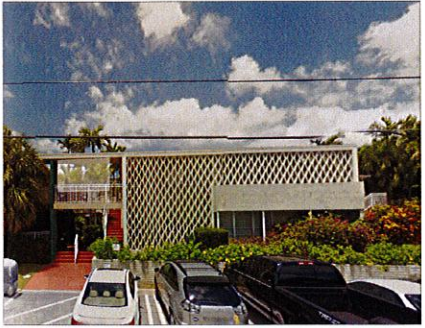
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FLUM: MEDIUM HIGH DENSITY
2 STORY



MULTI-FAMILY, RM-1
FLUM: MEDIUM HIGH DENSITY
2 STORY



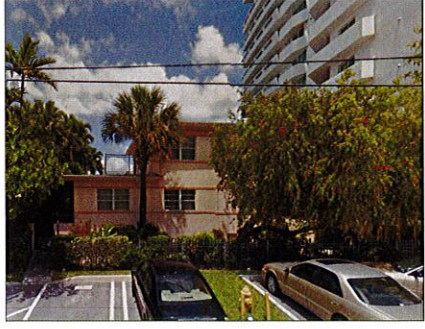
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FLUM: MEDIUM HIGH DENSITY
2 STORY



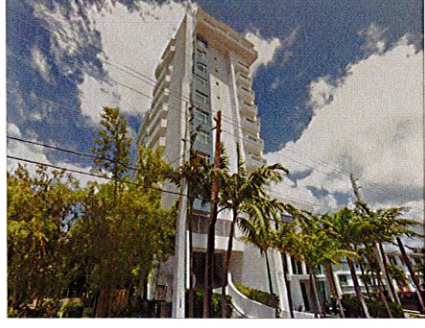
MULTI-FAMILY, RM-2
FLUM: MEDIUM HIGH DENSITY
2 STORY



MULTI-FAMILY, RM-1
FLUM: MEDIUM HIGH DENSITY
2 STORY



MULTI-FAMILY, RM-1
FLUM: MEDIUM HIGH DENSITY
11 STORY



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AR 0007972

PROJECT

FLORIDA 03
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Bay Harbor Islands, Florida 33154

OWNER INFORMATION

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MIAMI, FLORIDA 33134

P&Z

DEVELOPMENT REVIEW
COMMITTEE SUBMITTAL

Revisions

CONSULTANTS

Date

6/26/2015

Drawing

Check by

Scale

As Shown

Project No.

#Pin

LAND USE
PLAN DESIGNATION

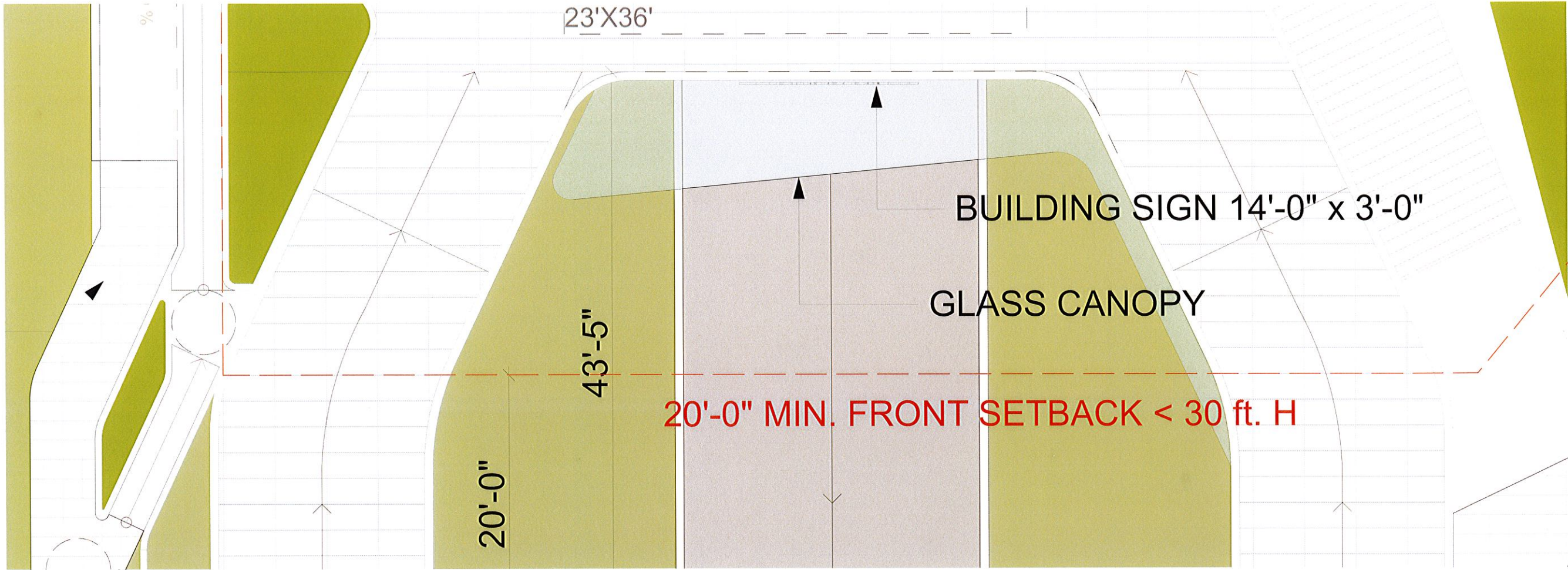
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A-003

RESULTS

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Luis O. Revuelta
AR 0007972

PROJECT

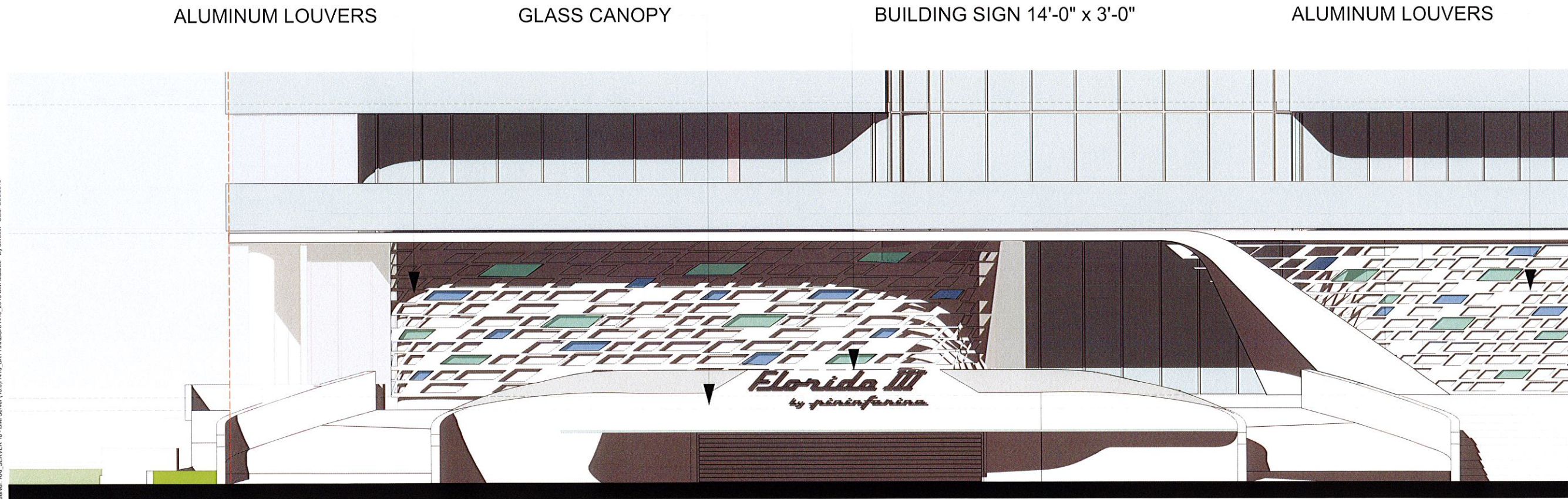
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Bay Harbor Islands, Florida 33154

ALUMINUM LOUVERS

GLASS CANOPY

BUILDING SIGN 14'-0" x 3'-0"

ALUMINUM LOUVERS



OWNER INFORMATION

P3 REAL ESTATE
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A-005

2
A-005

SOUTH ELEVATION - SIGN

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

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26 PRIVATE GARAGES
(2 CARS PER GARAGE)

4 TANDEM SPACES

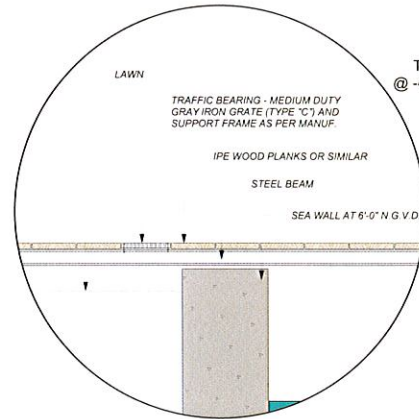
2 REGULAR SPACES

1 GUEST SPACE

59 SPACES TOTAL

29 STORAGE UNITS PROVIDED

* MIAMI DADE COUNTY CODE OF ORDINANCES SEC.33-122
Driveways where there is no parking on either side shall be a
minimum of twenty (20) feet in width for two-way traffic



TRENCH DRAIN DETAIL

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

TOP OF RETAINING WALL
@ -4'-0" BFE (+6'-0" N.G.V.D.)

TOP OF RETAINING WALL
@ -4'-6" BFE (+5'-6" N.G.V.D.)

TOP OF RETAINING WALL
@ -4'-0" BFE (+6'-0" N.G.V.D.)

RETAINING WALL DETAIL

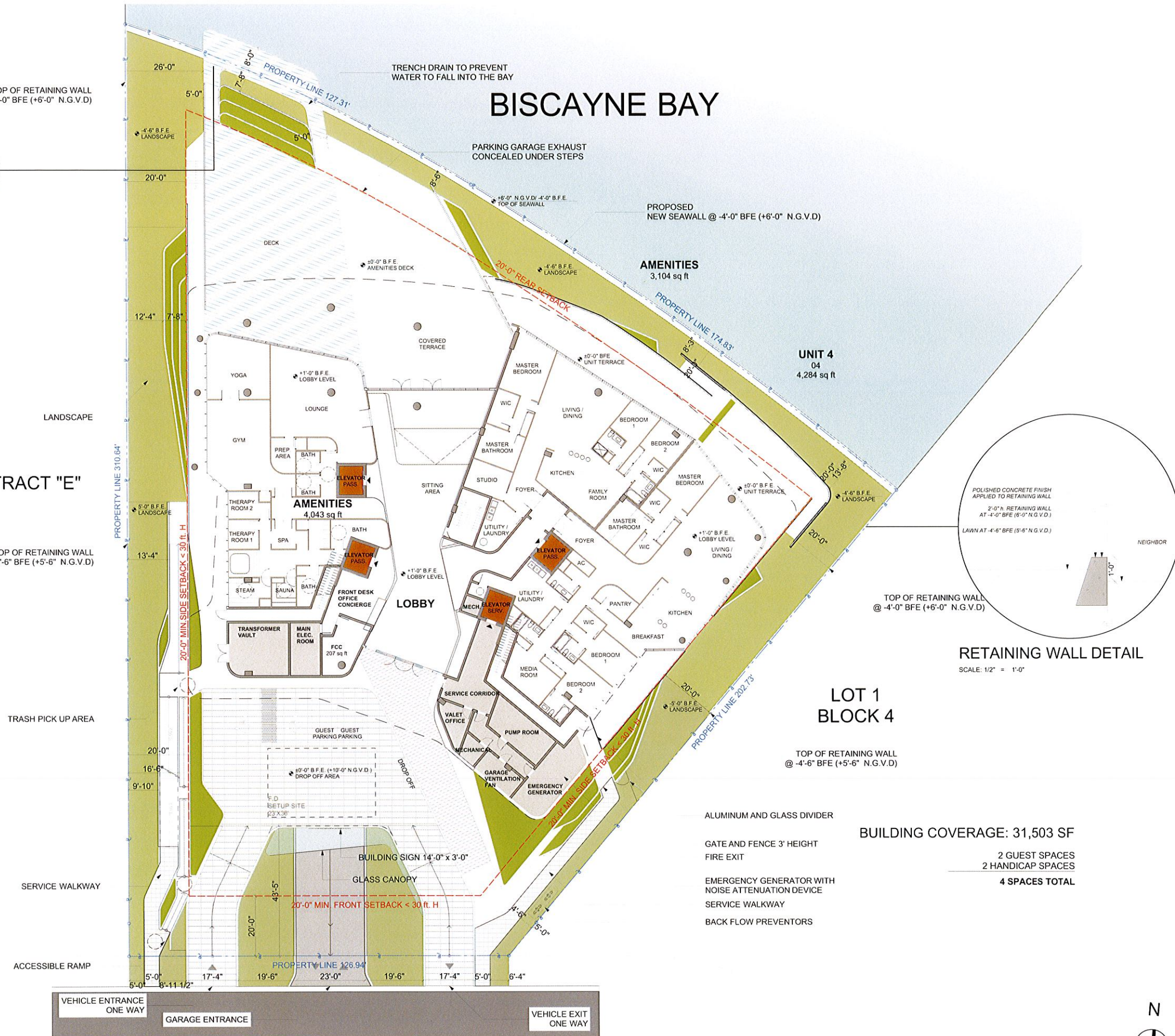
SCALE: 1/2" = 1'-0"

1
A-008

LEVEL 1 - LOBBY / AMENITIES

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

BISCAYNE BAY



- ALUMINUM AND GLASS DIVIDER
- GATE AND FENCE 3' HEIGHT
- FIRE EXIT
- EMERGENCY GENERATOR WITH NOISE ATTENUATION DEVICE
- SERVICE WALKWAY
- BACK FLOW PREVENTORS

BUILDING COVERAGE: 31,503 SF

2 GUEST SPACES
2 HANDICAP SPACES
4 SPACES TOTAL

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1
A-009

LEVEL 2,4,6 - RESIDENTIAL

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



BUILDING COVERAGE: 21,001 SF

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1
A-010

LEVEL 3,5,7 - RESIDENTIAL

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A-010

Roof Level- Amenities level (Including Mechanical areas)

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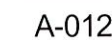
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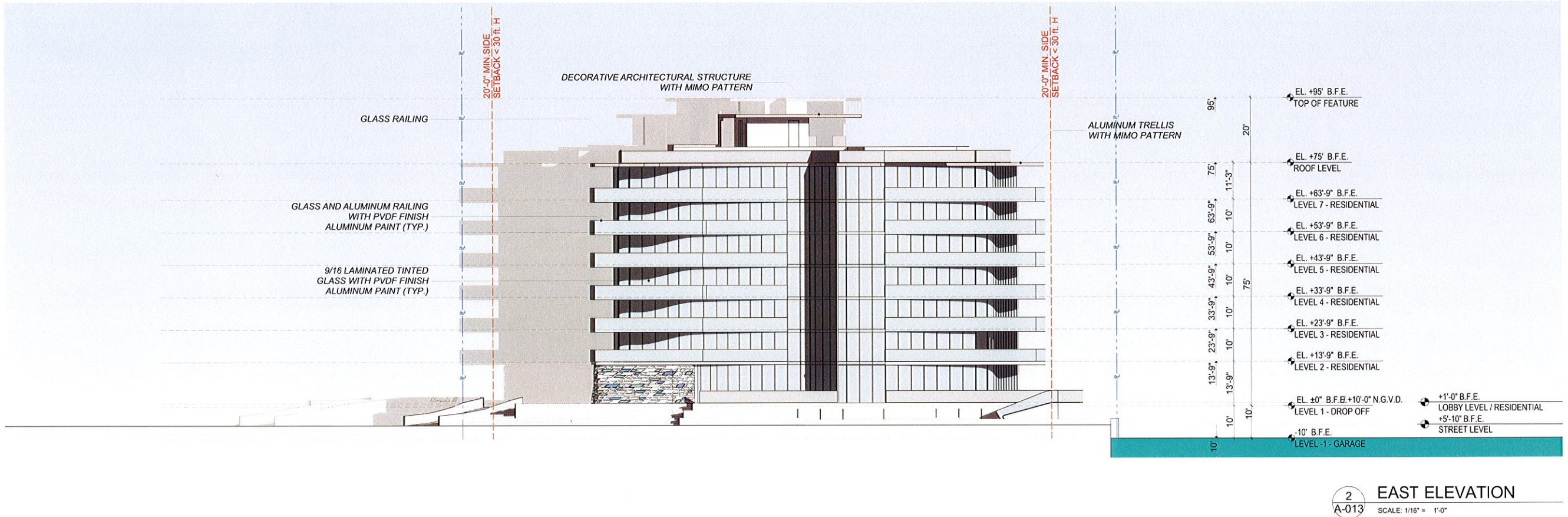
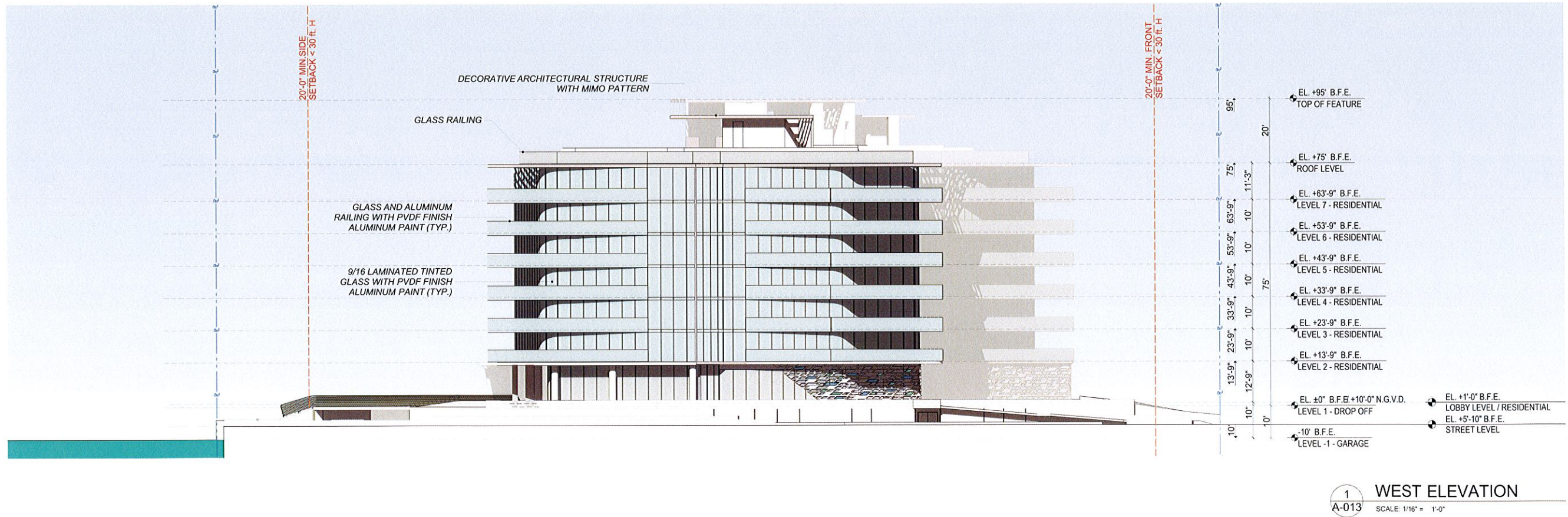
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A-011

ROOF LEVEL





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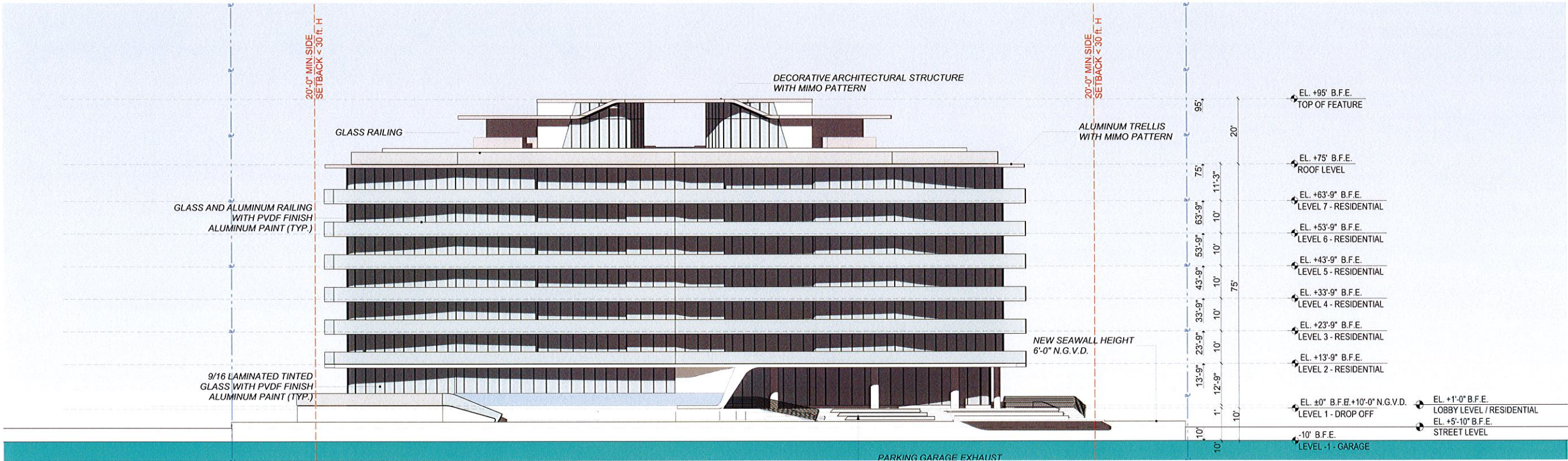
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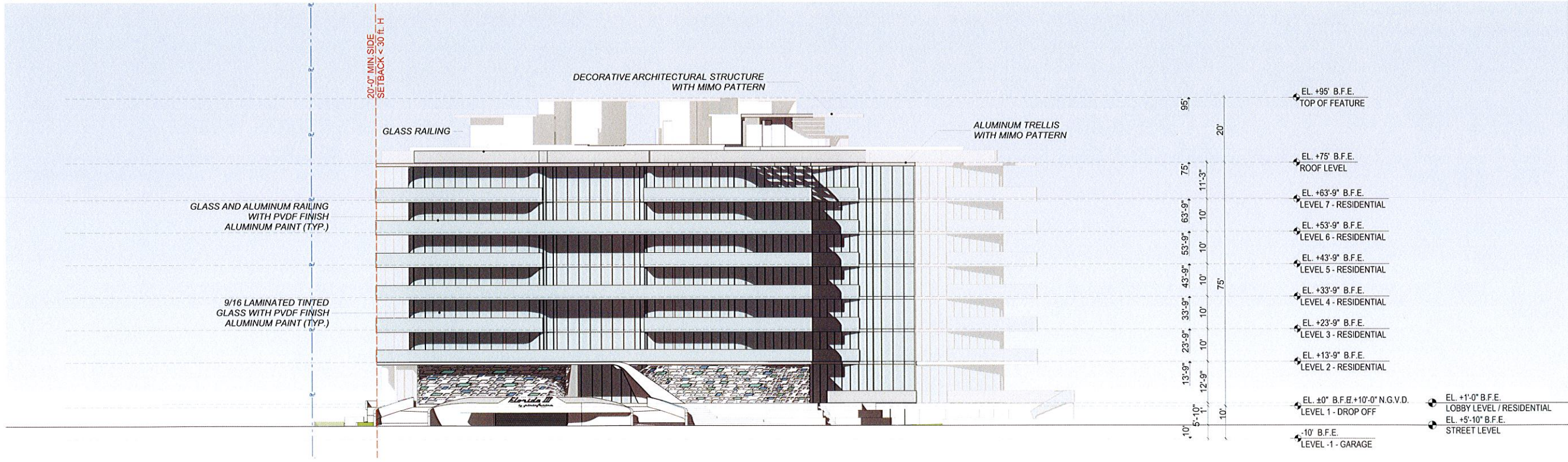
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A-013



1 NORTH ELEVATION
A-014 SCALE: 1/16" = 1'-0"



2 SOUTH ELEVATION
A-014 SCALE: 1/16" = 1'-0"

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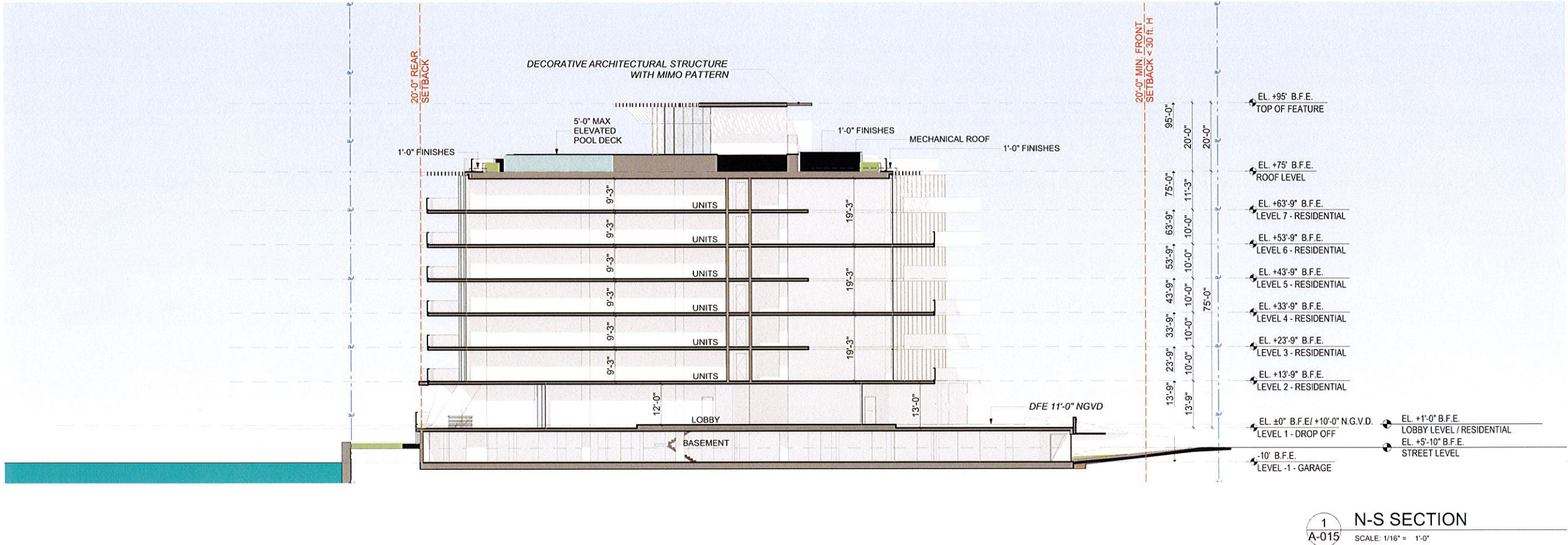
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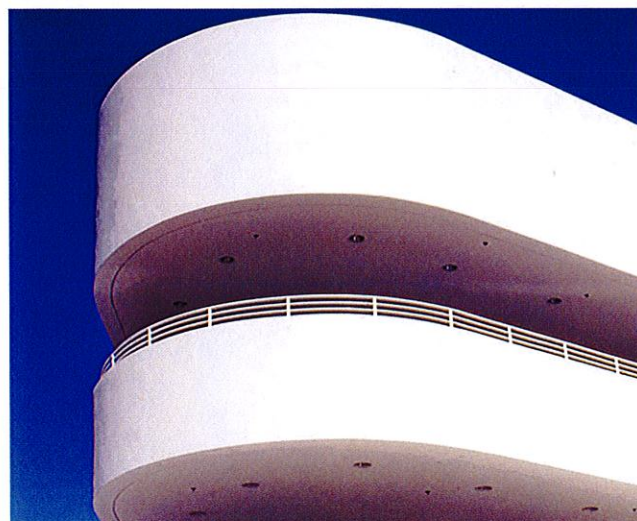
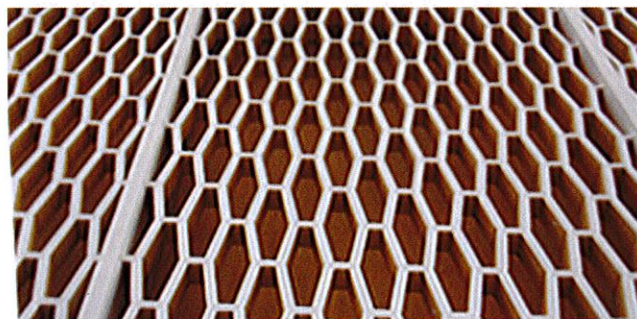
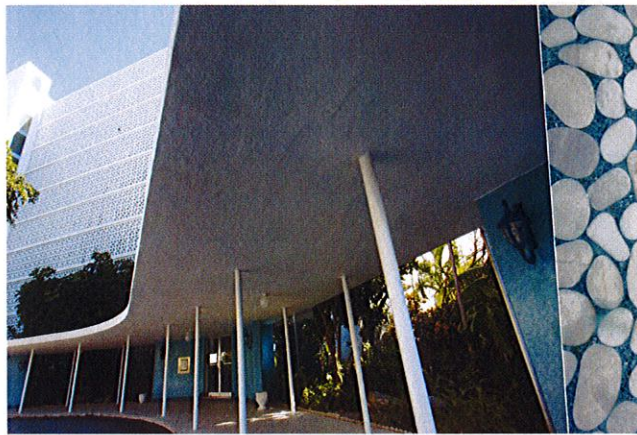
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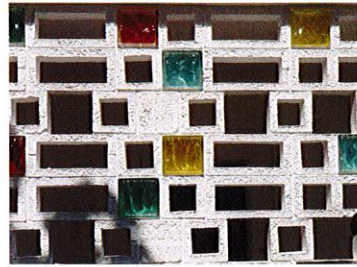
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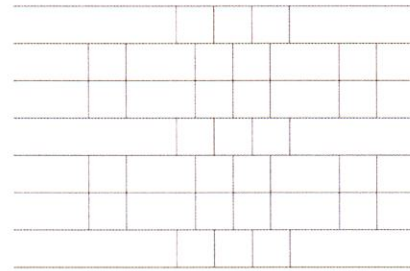
Pininfarina understanding the historical importance of the MiMo and the "Bay Harbor Continental Apartments" has took and revisited key elements such as concrete and colored glass blocks.



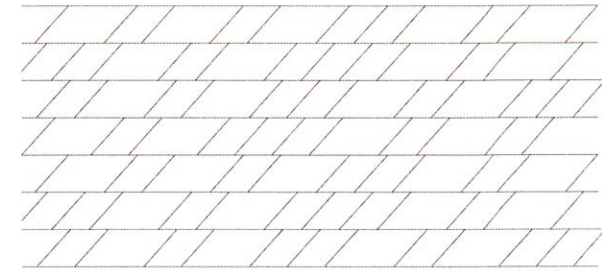
Existing historical facade



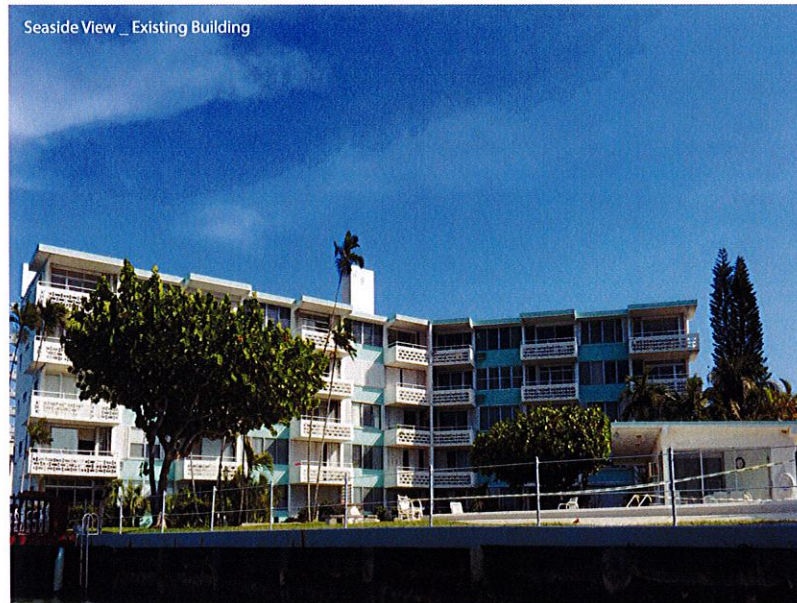
Analyze existing grid



Inclined grid; speed effect

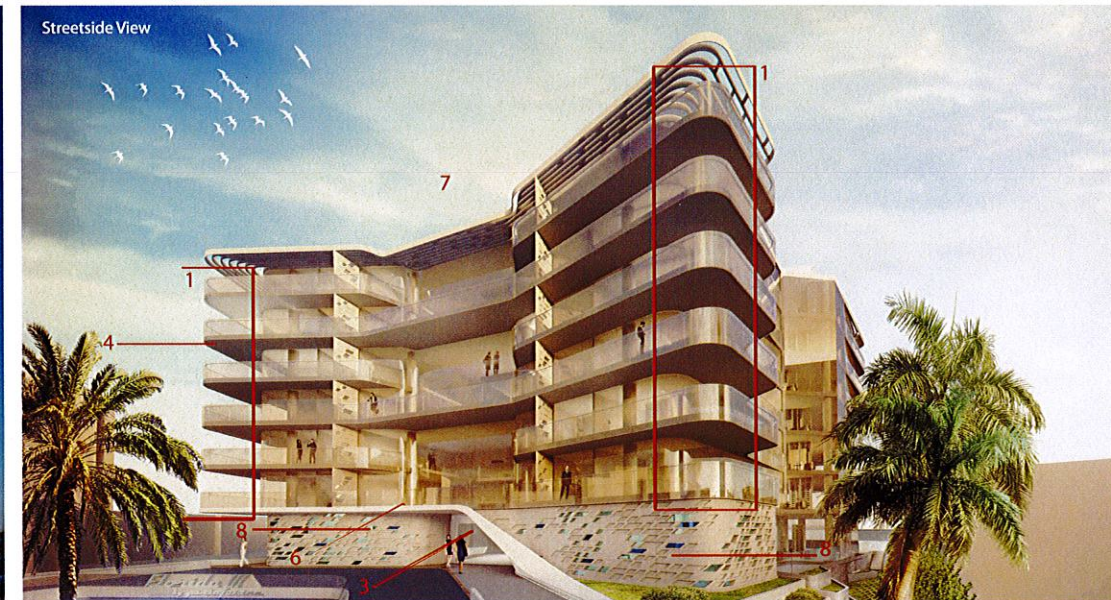
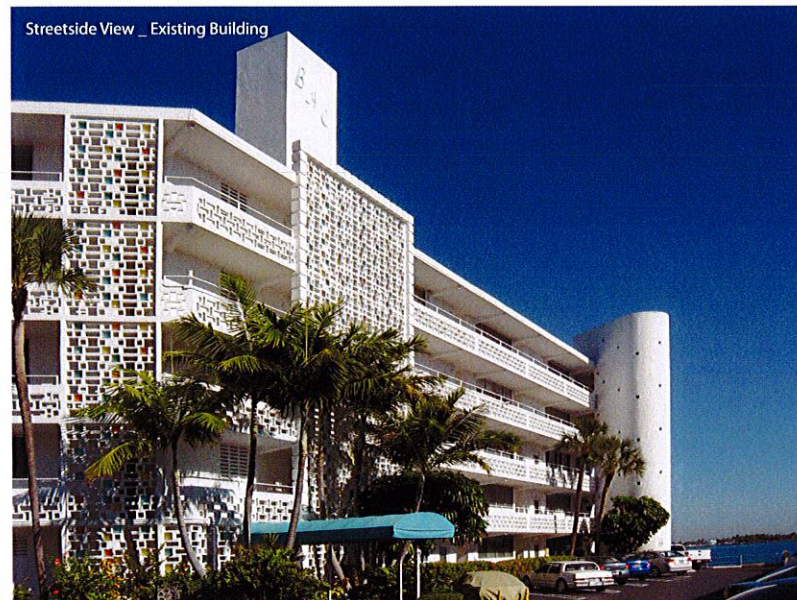


MiMo elements in the building

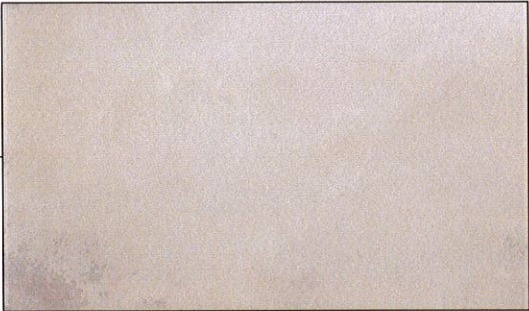


Index

1. ACUTE ANGLES 2. BOOMERANG 3. CANTED WINDOW 4. CANTILEVER 5. COMPRESSED ARCHES 6. CONCRETE BLOCK AND STUCCO
7. CURTAIN WALL CONSTRUCTION 8. GLASS MOSAIC TILE/CONCRETE BLOCKS 9. PILOTS



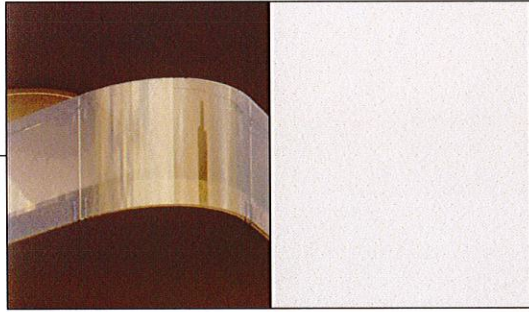
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CONCRETE FLOOR



IPE WOOD PLANKS
OR SIMILAR



VIRACON
STARPHIRE COLOR GLASS
OR SIMILAR



LEVOCELL FLOORING
Pieri® Chromefibre VBA
OR SIMILAR



WHITE GFRC WALL WITH
EMBEDDED COLOR GLASS:
-LIGHT CYAN GLASS
-MARINE BLUE GLASS

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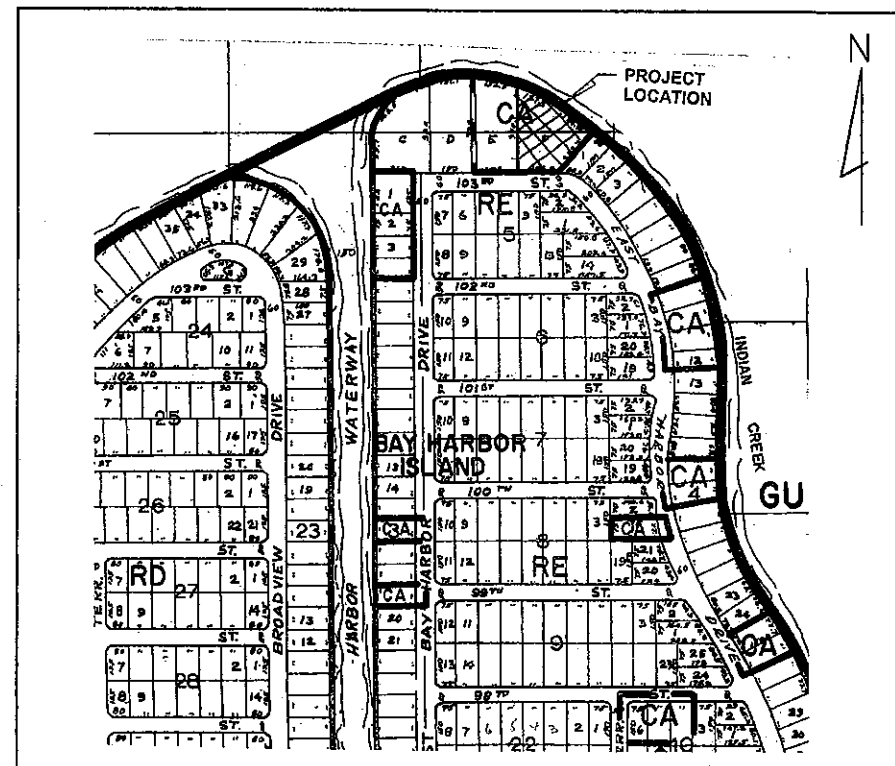
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TEL (305) 551-6267
FAX (305) 551-4542

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	STORM DRAINAGE DETAILS
C-6	SEDIMENT TANK AND DRAINAGE WELL NO 1 DETAILS
C-7	SEDIMENT TANK AND DRAINAGE WELL NO 2 DETAILS
C-8	SEDIMENT TANK PRESSURE RELEASE VENT DETAIL
C-9	SITE UTILITIES PLAN
C-10	WATER PROFILES



LOCATION MAP

LEGAL DESCRIPTION:

TRACK "F" 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.

Scale: 1" = 20'



PEDESTRIAN RAMP

1. ALL RAIOI ARE TO FACE OF CURB.
2. TOPOGRAPIIC PROVIDED BY BLANCO SURVEYORS INC.
3. ALL SIGNS SHALL CONFORM WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" U. S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION.
4. ALL EXISTING PAYEMENT AND CURB CONNECTIONS MUST BE SAN-CUT TO PROVIDE A NEAT STRAIGHT EDGE.
5. CONTRACTOR TO COORDINATE MAINTENANCE OF TRAFFIC DURING CONSTRUCTION WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION AND BROWARD COUNTY AND SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" U. S. DEPARTMENT OF TRANSPORTATION FHWA. ATTENTION IS ALSO DIRECTED TO THE FLORIDA DEPARTMENT OF TRANSPORTATION ROADWAY AND TRAFFIC DESIGN STANDARD INDEX, 600 THIRD ST.
6. IN THE EVENT THAT EXISTING CONDITIONS VARY FROM THOSE INDICATED TO THE EXTENT THAT A "FIELD REVISION" IS REQUIRED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
7. FOR SITE PLAN DETAILS SEE SHEET C-2
8. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CITY OF BAY HARBOR AND MIAMI-DADE COUNTY STANDARD DETAILS AND SPECIFICATIONS AND APPLICABLE PERMITS.
9. CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS CERTIFIED BY A PROFESSIONAL LAND SURVEYOR FOR ALL WORK, PERFORMED INCLUDING VERTICAL AND HORIZONTAL INFORMATION AND ANY EXISTING UTILITY ENCOUNTEREDS DURING CONSTRUCTION.
10. CONTRACTOR SHALL RETAIN THE SERVICES OF A REGISTERED SURVEYOR IN THE STATE OF FLORIDA TO LAY OUT THE WORK.
11. BUILDING TO BE LAID OUT FROM ARCHITECTURAL PLANS.
12. ALL EXISTING ROAD SIGNS WITHIN SIDEWALK AREAS TO BE REMOVED AND REPLACE WITH NEW ROAD SIGNS AS PER TH CITY OF BAY HARBOR ISLAND SURPRISE REQUIREMENTS.

1135 103RD ST E. BAY HARBOR DRIVE
TOWN OF BAY HARBOR ISLANDS, FLORIDA

[illegible]

designed	L. SERRATE
drawn	N. SERRATE
checked	L. SERRATE
approved	R. VARGAS
proj no	15005-01
scale	1" = 20'
date	JUNE 15, 2015
cad ref	15005-11

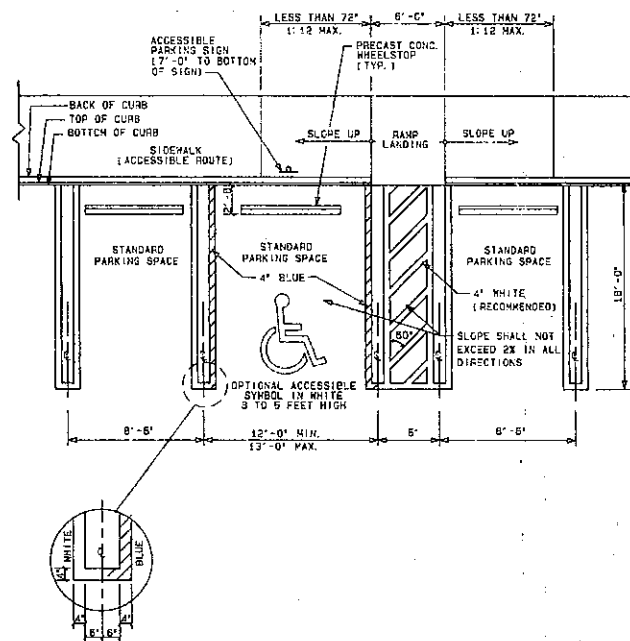
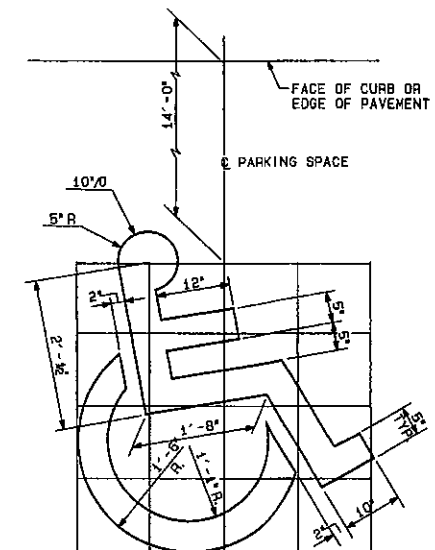
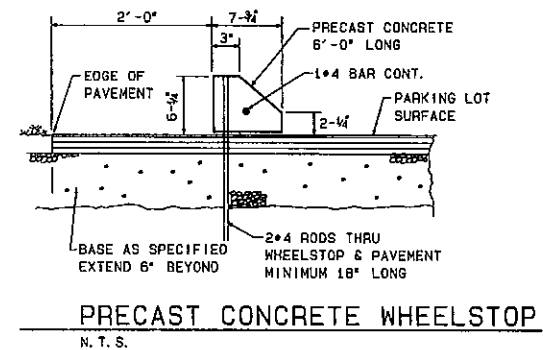
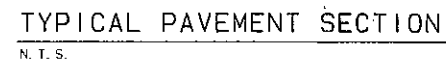
RODOLFO J. VARGAS
PE # 35648

drawing

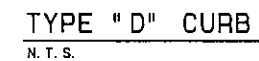
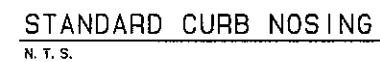
C-1

SCALE: 1" = 20' 

SITE AND PAVING PLAN



TYPICAL STALL MARKINGS



1. ALL LETTERS ARE 1" SERIES "C" PER M. U. T. C. D.
2. TOP PORTION OF SIGN SHALL HAVE A HIGHLY REFLECTORIZED BLUE BACKGROUND WITH WHITE REFLECTORIZED LEGEND & BORDER.
3. BOTTOM PORTION OF SIGN SHALL HAVE A HIGHLY REFLECTORIZED WHITE BACKGROUND WITH BLACK OPAQUE LEGEND & BORDER.
4. ONE (1) SIGN REQUIRED FOR EACH PARKING SPACE.
5. HEIGHT OF SIGN SHALL BE IN ACCORDANCE WITH SECTION 24-23 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES [M. U. T. C. D.]

NOTE:
CONTRACTOR SHALL VERIFY ALL THE REQUIRED
INFORMATION NECESSARY AT EACH SIGN
WITH LOCAL AUTHORITIES PRIOR TO
PURCHASING.

[illegible]



SPOT ELEVATION
CURB INLET
FRENCH DRAIN & LENGTH
MANHOLE
FLOW DIRECTION
SIDEWALK
FIRE HYDRANT
POWER POLE

EXISTING	PROPOSED
	
	
	
	
	
	
	
	

NOTE:
FOR GRADING
SEE SHEET C-4

V S N

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

CERTIFICATE OF AUTH #5529

• CIVIL

• LAND DEVELOPMENT

• TRAFFIC AND TRANSPORTATION

5550 N. FLAGLER ST. SUITE 113, MIAMI, FLORIDA 33144
TEL (305) 551-6267 FAX (305) 551-4542
e-mail: vsn@vsneng.com

FLORIDA III
AT
1135 103RD ST E. BAY HARBOR DRIVE
TOWN OF BAY HARBOR ISLANDS, FLORIDA

[illegible]

designed	L. SERRATE
drawn	N. SERRATE
checked	L. SERRATE
approved	R. VARGAS
proj no	15005-01
scale	1" = 20'
date	JUNE 19, 2015
cad ref	15006-13

RODOLFO J. VARGAS
PE • 35648

drawing

C-3

E. BAY HARBOR DRIVE

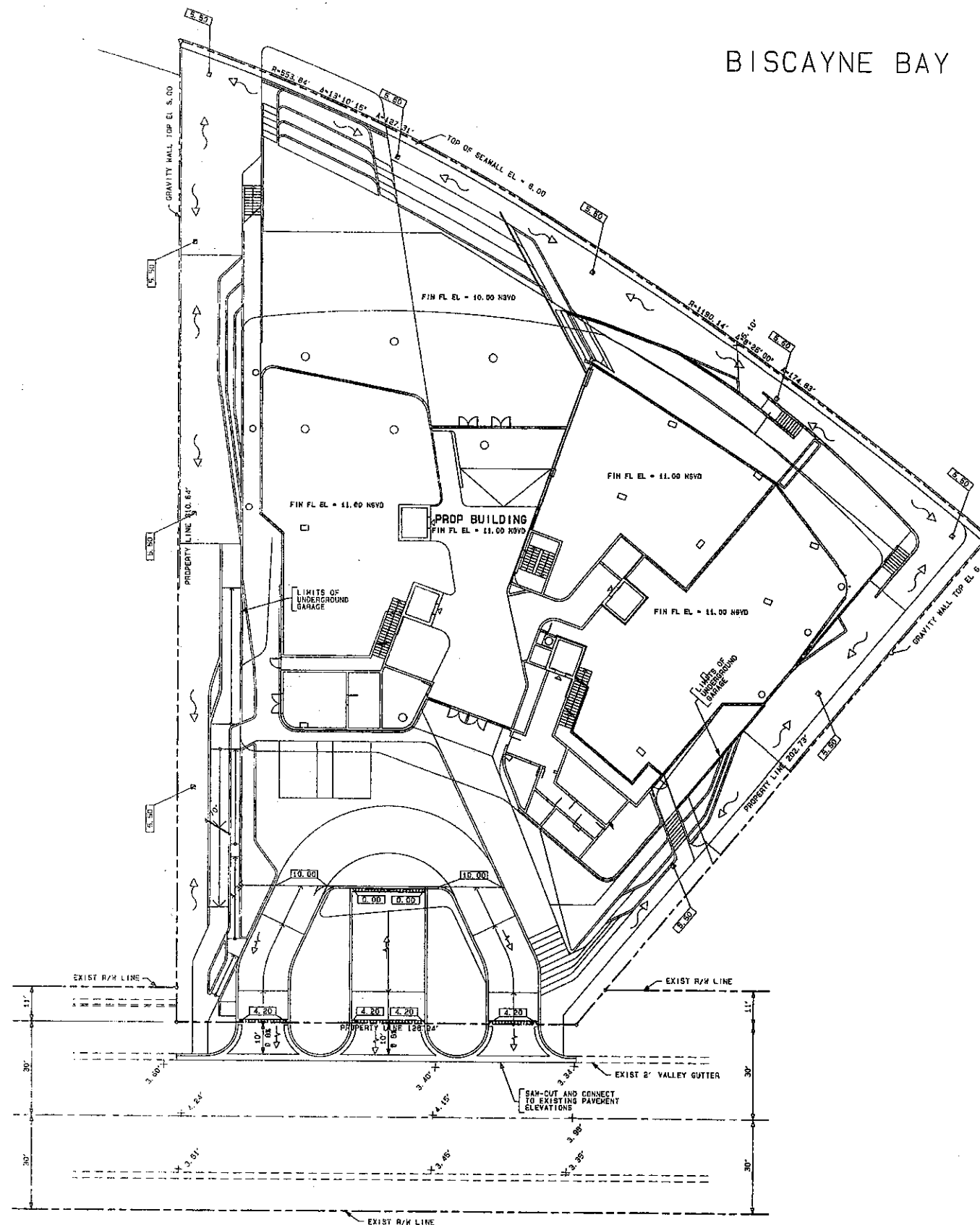
SCALE: 1" = 20'  20'

DRAINAGE PLAN

SPOT ELEVATION
FLOW ARROW

EXISTING	PROPOSED
X 4.11	5.00
	→

NOTE:
FOR DRAINAGE
SEE SHEET C-3



SCALE: 1" = 20'

20' 10' 0' 20'

GRADING PLAN

1135 103RD ST E. BAY HARBOR DRIVE
TOWN OF BAY HARBOR ISLANDS, FLORIDA

[illegible]

designed	L. SERRATE
drawn	N. SERRATE
checked	L. SERRATE
approved	R. VARGAS
proj no	15005-01
scales	1" = 20'
date	JUNE 15, 2015
cad ref	15005-14

RODOLFO J. VARGAS
PE # 35648

drawing

C-4

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

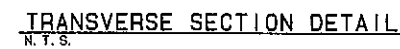
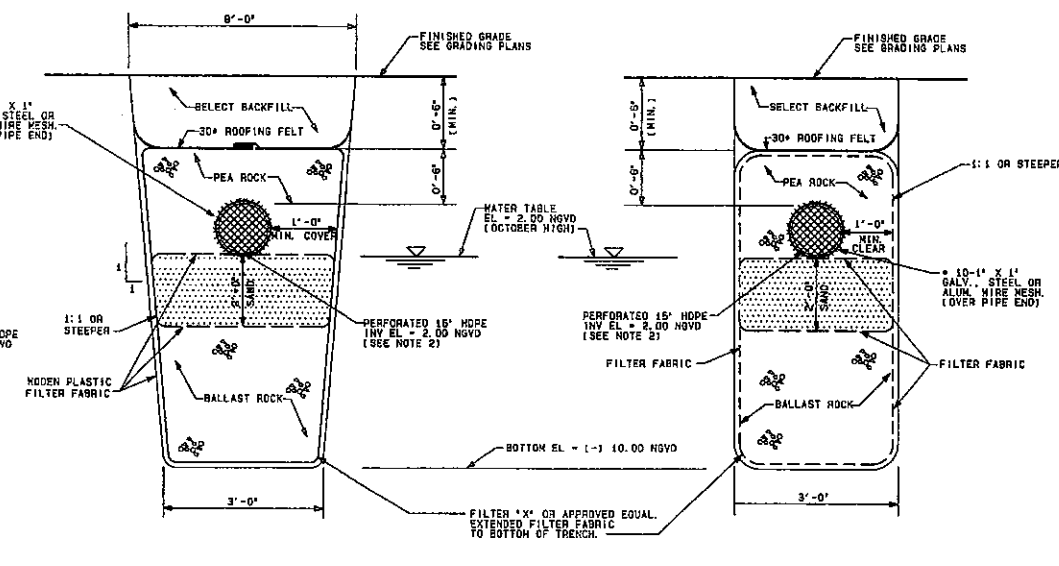
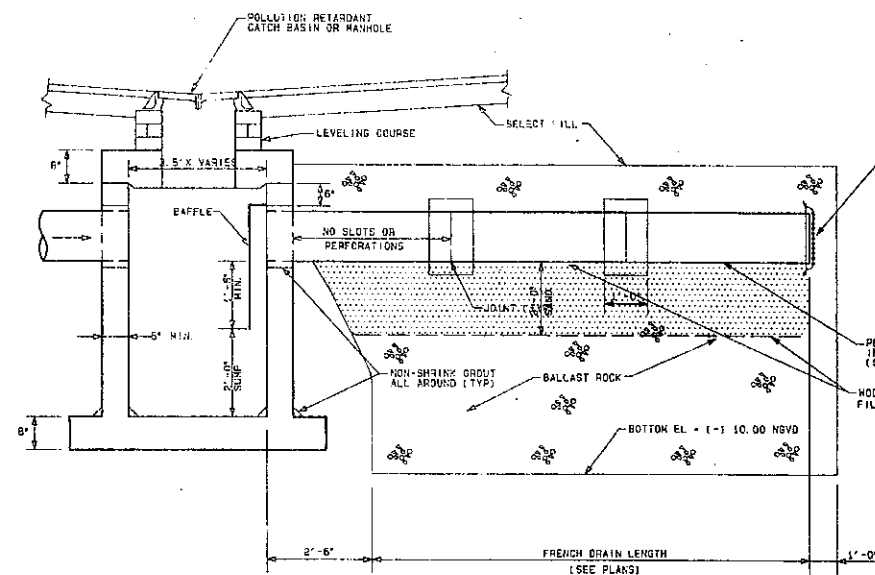
CERTIFICATE OF AUTH #5529

- LAND DEVELOPMENT

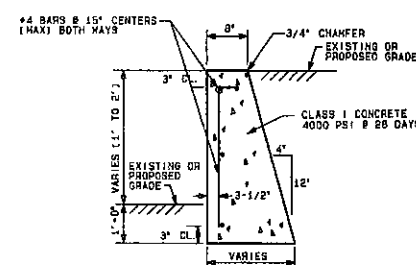
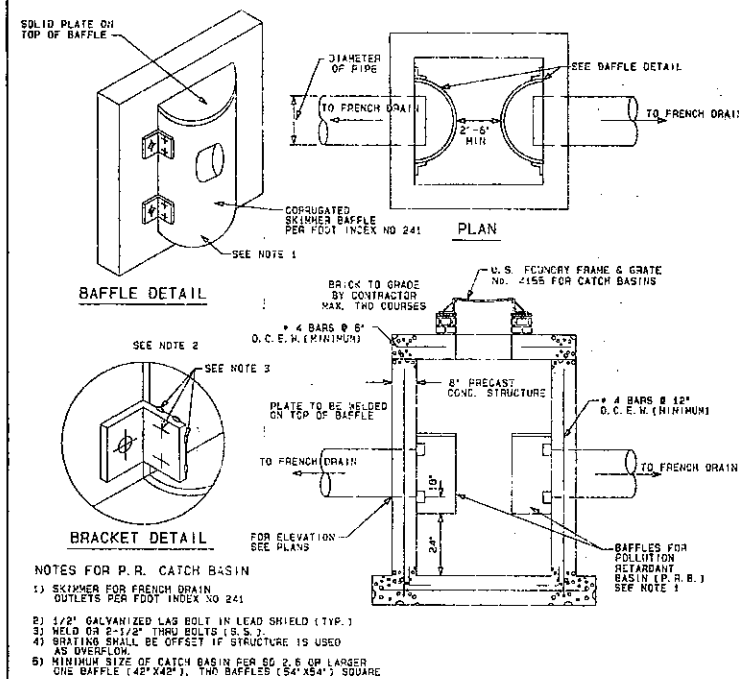
TRAFFIC AND TRANSPORTATION
E 113. MIAMI. FLORIDA 33144

FAX (305) 551-4542
ysneng.com

1



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



- DRAINAGE NOTES:

1. These plans have been prepared with the best information available to the Engineer. Contractor must verify all existing underground utilities prior to beginning of construction. If any discrepancies are encountered, the Engineer shall be notified immediately. If a "Call Before You Dig" (CBYD) or similar service is required, Contractor shall be notified immediately.
2. It is the responsibility of the Contractor to protect all existing improvements during construction. If any damage occurs as a result of the construction activities, Contractor shall restore such improvements to identical line, grade, aesthetic and structural conditions as they were prior to beginning of construction.
3. All elevations refer to National Geodetic Vertical Datum (N.G.V.D.), 1988.
4. Dade County Flood Criteria for this project is 5.00' (N.G.V.D.)
5. October High Water Elevation is 2.60' (N.G.V.D.).
6. All proposed elevations are to edge of pavement or driveway center line.
7. The following items shall be constructed in accordance with the referenced details from the Dade County Public Works Manual:
 - a. French Drains..... S.D. 1.1
 - b. Catch Basin..... S.D. 2.6
 - c. Catch Basin French Drain Grate..... S.D. 3.6
 - d. 2" Valley Gutter..... R. 14.8
 - e-g Inlet..... S.D. 3.4
 - f. Shale Inlet..... SD 3.4
8. Contractor must observe extra care to prevent debris, silt and fines from entering French Drain. Inlet Grates shall be covered with filter fabric during construction until the system is ready to enter in operation.
9. Contractor to verify soil conditions at silt. If silt is encountered, contractor shall dewater area and fill to grade with minimum 90% 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 City of Bal Harbor Details and Specifications.
12. All topographic and survey information is based on Sketches of Survey provided by Blanco Surveyors Inc.
13. Pipe requirements:
 - a. French drain pipes shall be ADS Corrugated Polyethylene (Perforated).
 - b. All other pipes shall be ADS H-12 Polyethylene Non-Perforated. (or approved equal).
14. Contractor shall provide a Pavement and Drainage "AS-BUILT PLAN" certified by a Professional Registered Land Surveyor in the State of Florida reflecting all the features of the Stormwater System and should include stationing, invert elevations, catch basin, catch basin and invert elevations, French drain length and bottom elevation, etc.
15. Invasive Trenches to be ZURN Z-892 12" Parac-French as per ZURN FLO-DRAIN COMPANY (813) 754-7148 or approved equal.
16. French Drains shall be capable of conveying a minimum flow of 1,709 gpm at the last down stream section.
17. Contractor shall submit Shop Drawings and documentation for review and approval prior to beginning of construction. Shop drawings must conform to the Manufacturer's Specifications and Installation Instructions.
18. French Drain grates shall be selected by the Project Architect.

FLORIDA III
AT

1135 103RD ST E. BAY HARBOR DRIVE
TOWN OF BAY HARBOR ISLANDS, FLORIDA

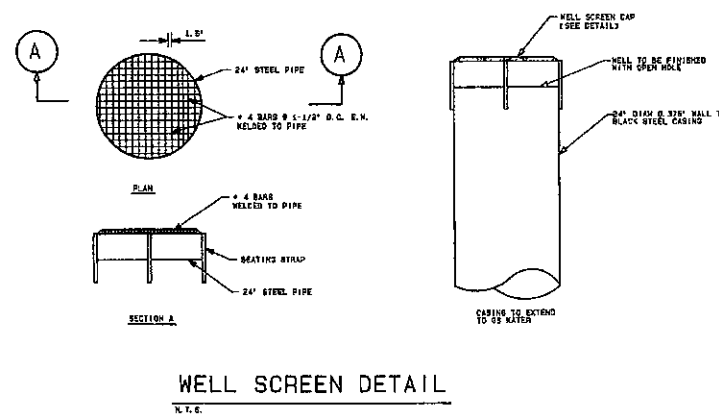
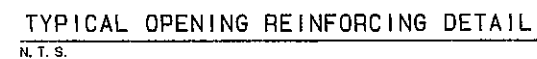
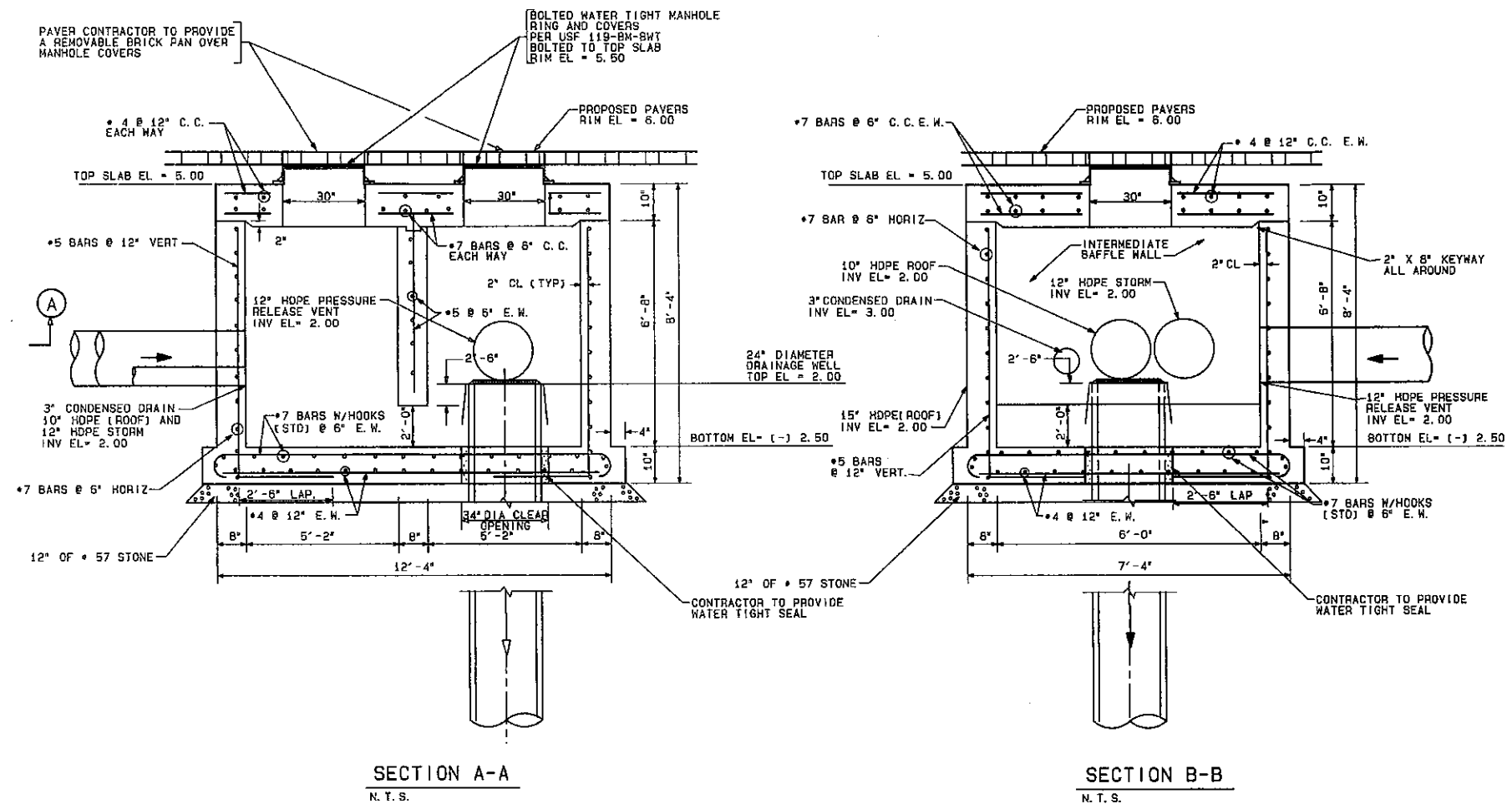
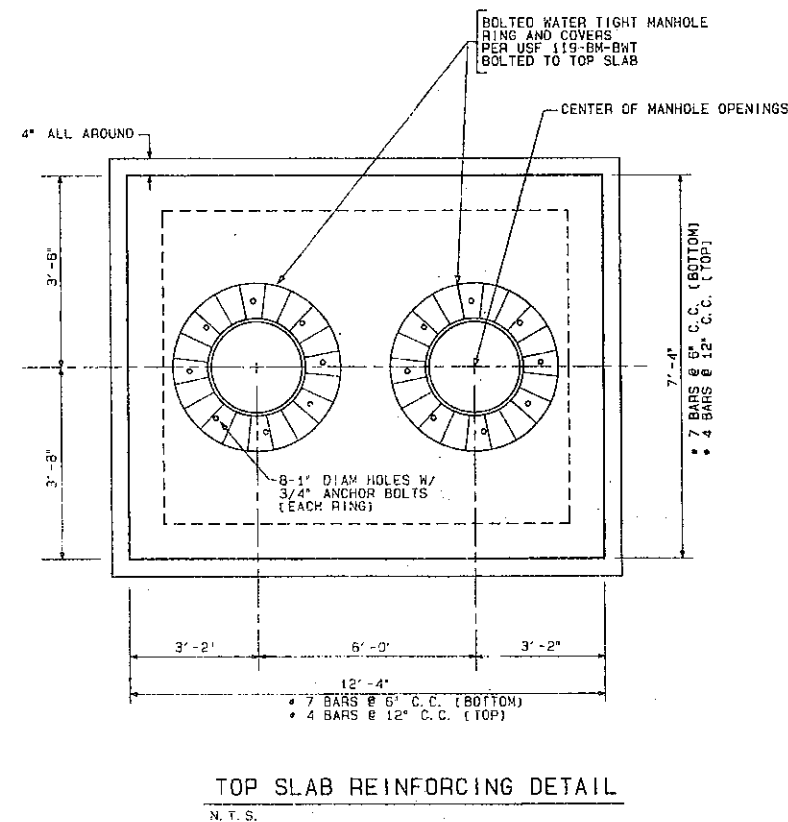
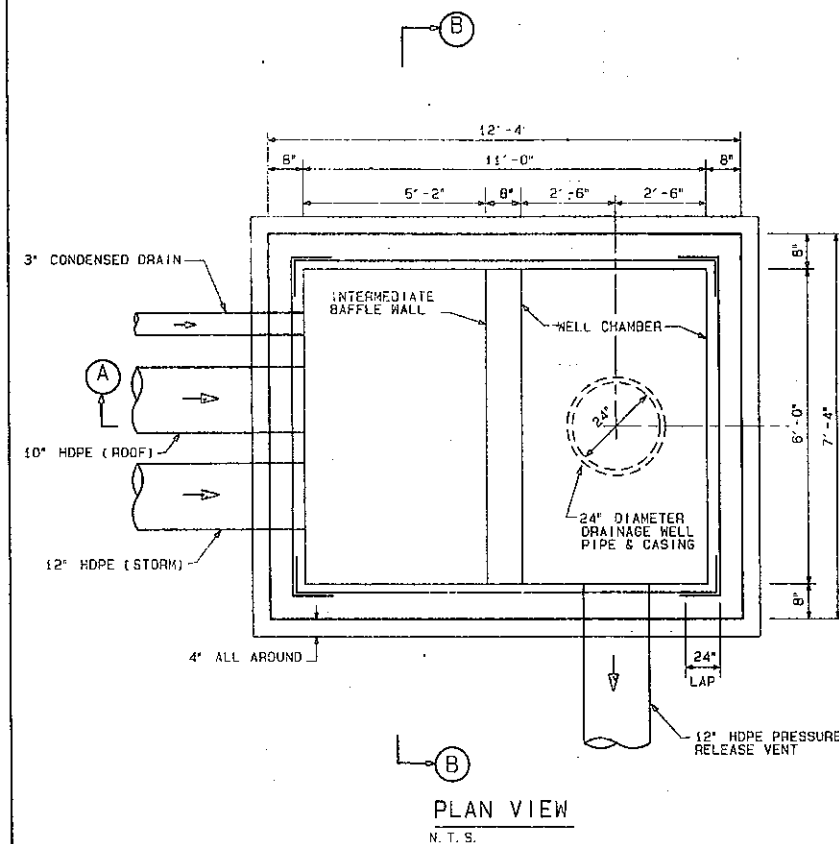
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designed	L. SERRATE
drawn	N. SERRATE
checked	L. SERRATE
approved	R. VARGAS
proj no	15005-01
scale	AS SHOWN
date	JUNE 15, 2015
cad ref	15005-15

RODOLFO J. VARGAS
PE # 35548

dragino

C-5



- NOTES:**

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

SEDIMENT TANK AND DRAINAGE WELL NO 1 DETAILS

V S N

• CIVIL

• LAND DEVELOPMENT

• TRAFFIC AND TRANSPORTATION

8550 W. FLAGLER ST. SUITE 113, MIAMI, FLORIDA 33144

TEL. (305) 551-0267 FAX (305) 551-4542

E-MAIL: ysheng@ymeng.com

FLORIDA III
AT
1135 103RD ST E. BAY HARBOR DRIVE
TOWN OF BAY HARBOR ISLANDS, FLORIDA

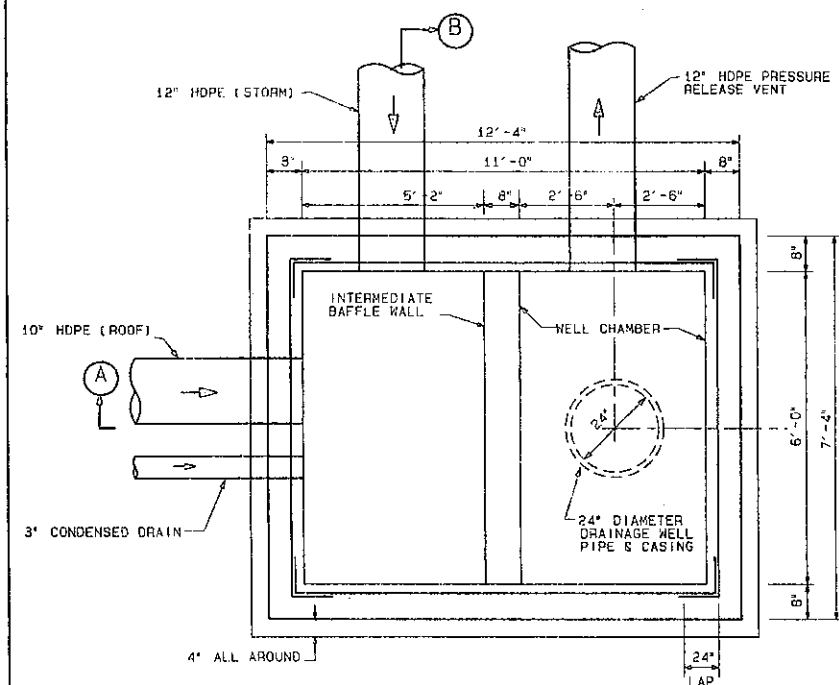
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drawn	N. SERRATE
checked	L. SERRATE
approved	R. VARGAS
proj no	15005-01
scale	AS SHOWN
date	MARCH 17, 2015
cad ref	15005-16

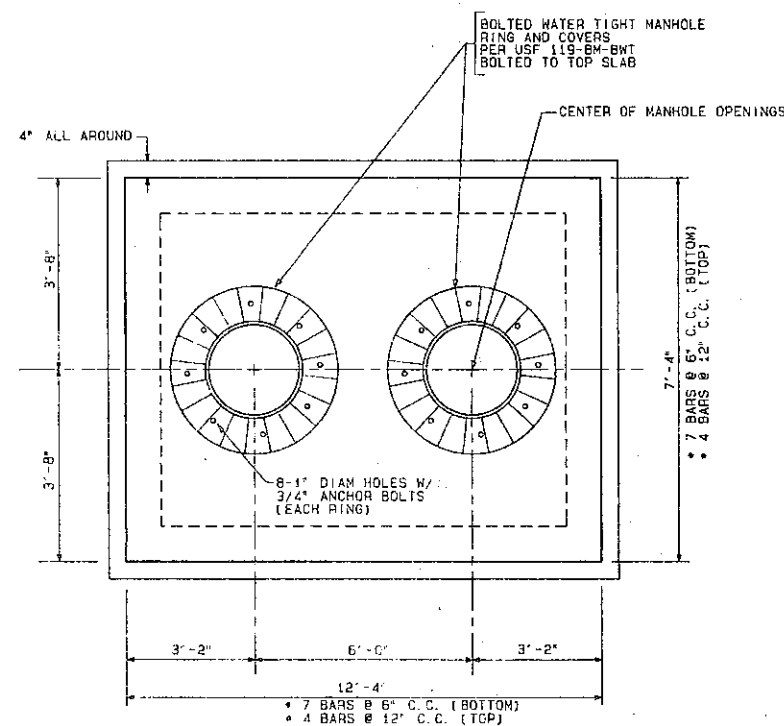
RODOLFO J. VARGAS
PE # 35648

drawing

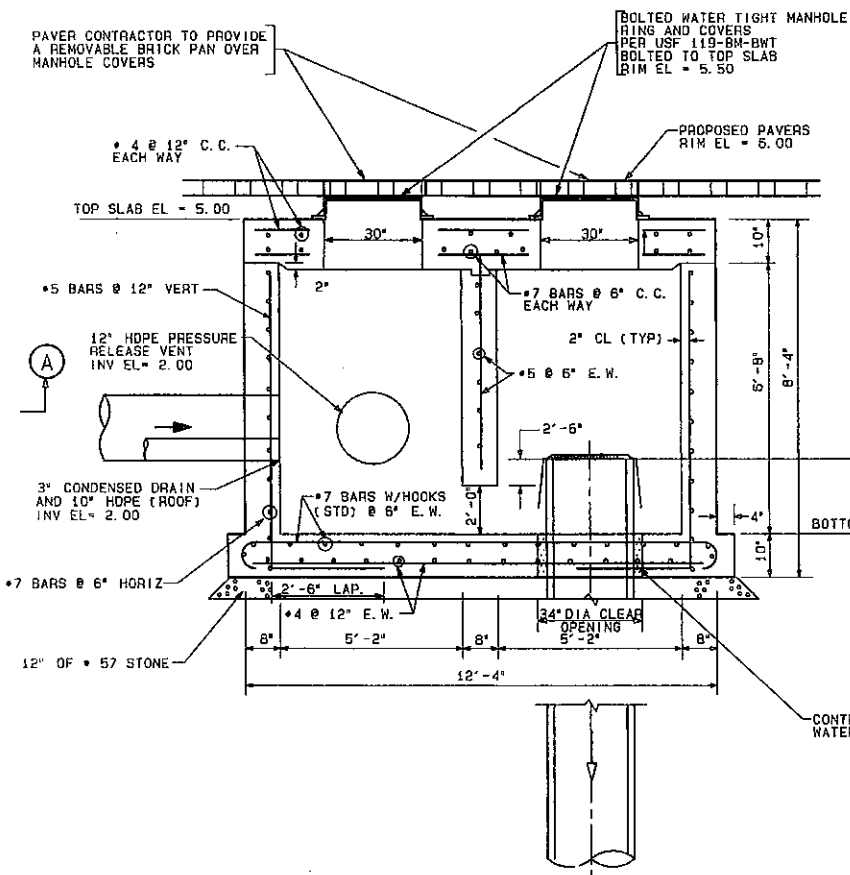
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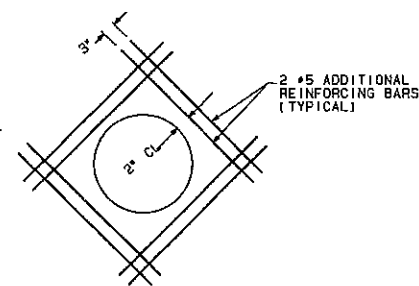
PLAN VIEW
N.T.S.



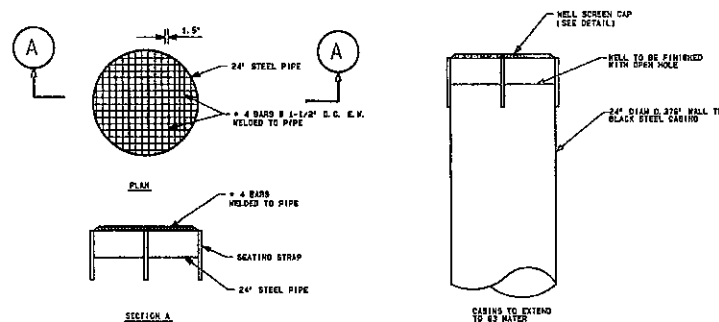
TOP SLAB REINFORCING DETAIL
N.T.S.



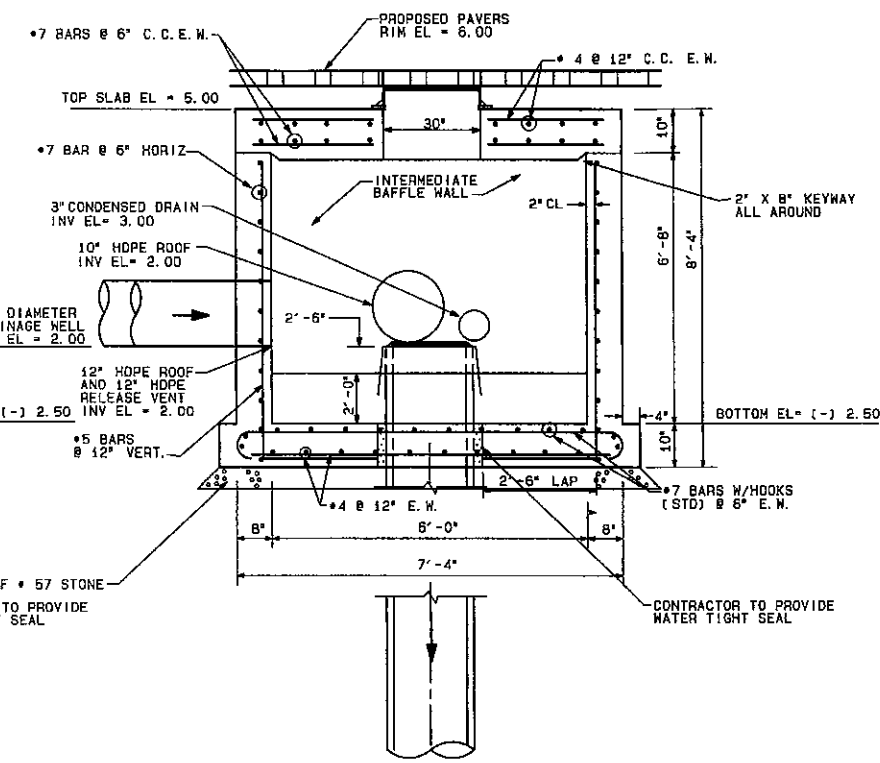
SECTION A-A
N.T.S.



TYPICAL OPENING REINFORCING DETAIL
N.T.S.



WELL SCREEN DETAIL
N.T.S.

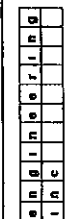


SECTION B-B
N.T.S.

NOTES:

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

SEDIMENT TANK AND DRAINAGE WELL NO 2 DETAILS



FLORIDA III
AT
1135 103RD ST E. BAY HARBOR DRIVE
TOWN OF BAY HARBOR ISLANDS, FLORIDA

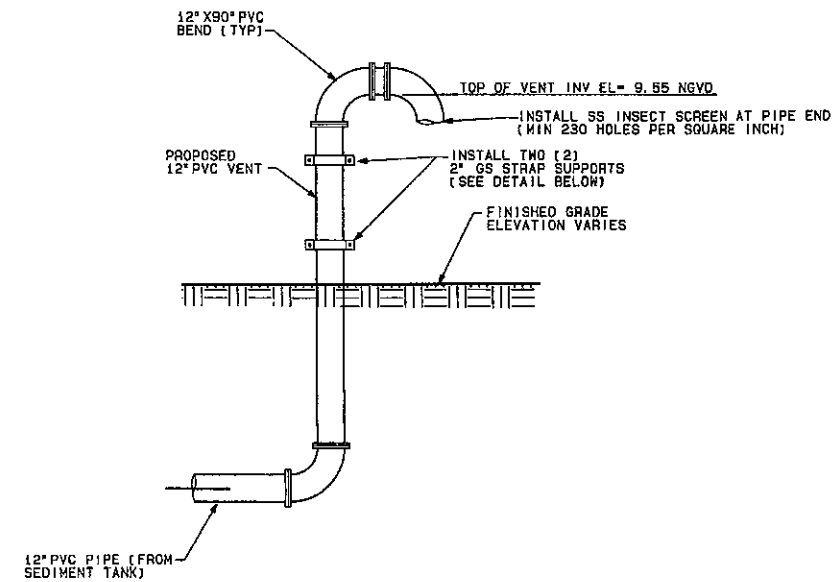
no	date	revision/issue

designed R. VARGAS
drawn N. SERRATE
checked L. SERRATE
approved R. VARGAS
proj no 15005-01
scale AS SHOWN
date MARCH 17, 2015
cad ref 15005-17

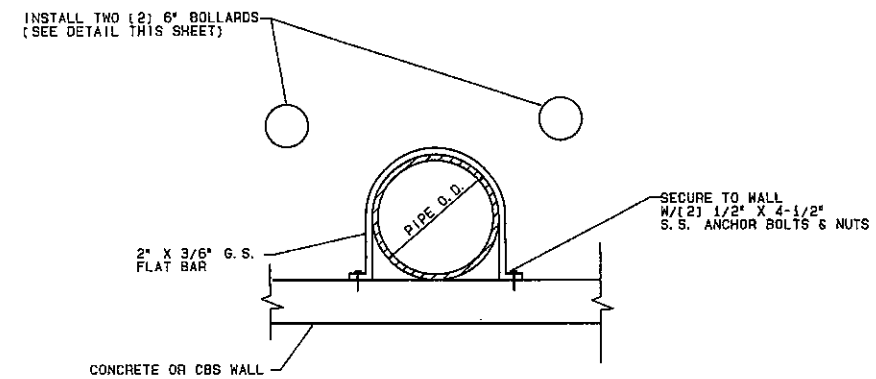
RODOLFO J. VARGAS
PE - 35648

drawing

C-7



VENT ELEVATION DETAIL



VENT SUPPORT DETAIL

PRESSURE RELIEF VENT DETAIL
N. T. S.

SEDIMENT TANK
PRESSURE RELEASE VENT DETAIL


 CERTIFICATE OF AUTHORIZATION NO. 6529
 • CIVIL
 • LAND DEVELOPMENT
 • TRAFFIC AND TRANSPORTATION
 8550 N. FLAGLER ST. SUITE 113, MIAMI, FLORIDA 33144
 TEL: (305) 551-6267 FAX: (305) 551-4542
 e-mail: vsn@vsneng.com

FLORIDA III
 AT
 1135 103RD ST E. BAY HARBOR DRIVE
 TOWN OF BAY HARBOR ISLANDS, FLORIDA

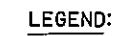
no	date	revision/issue

designed R. VARGAS
 drawn N. SERRATE
 checked L. SERRATE
 approved R. VARGAS
 proj no 15005-01
 scale AS SHOWN
 date MARCH 17, 2015
 cad ref 15005-18

RODOLFO J. VARGAS
 PE # 35648
 drawing
 C-8

Scale: 1" = 20'

N



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

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

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

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

SCALE: 1" = 20'

SITE UTILITIES PLAN

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

• CIVIL

• LAND DEVELOPMENT
• TRAFFIC AND TRANSPORTATION

8550 W. FLAGLER ST. SUITE 113, MIAMI, FLORIDA 33144
TEL. (305)551-6257 FAX (305)551-4542
E-MAIL: vsn@vsneng.com

V S Z

FLORIDA III
AT
1135 103RD ST E. BAY HARBOR DRIVE
TOWN OF BAY HARBOR ISLANDS, FLORIDA

[illegible]

designed	L. SERRATE
drawn	N. SERRATE
checked	L. SERRATE
approved	R. VARGAS
proj no	15005-01
scale	1" = 20'
date	JUNE 19, 2001
cad ref	15005-19

RODOLFO J. VARGAS
PE • 35648

drawing

C-9



LANDSCAPE SHEET INDEX

- L-100 COVER PAGE + SHEET INDEX
- L-101 GROUND LEVEL LANDSCAPE PLAN
- L-102 POOL DECK LANDSCAPE PLAN
- L-103 LANDSCAPE LEGEND, PLANT LIST, LANDSCAPE NOTES + DETAILS
- L-104 EXISTING TREE SURVEY + DISPOSITION CHART

06.18.2015
DRC Third Submittal
Revised Landscape

REVISION SUMMARY

1. THE PLANTERS LOCATED AT THE DOCK AREA HAVE BEEN UPDATED TO REFLECT THE ARCHITECTURAL SITE PLAN.

2. THE LOT AREA HAS BEEN UPDATED BY 11 SF and THE PROVIDED OPEN SPACE NUMBERS HAVE BEEN UPDATED ON SHEET L-1 AND IN THE LANDSCAPE LEGEND ON SHEET L-3.

CHRISTOPHER CRAWLEY, INC.
Florida License # LA 00002700

DATE
03.27.2015

REVISION
05.28.2015 - DRC Second
Submittal - Revised Landscap
06.18.2015 - DRC Third Submittal
- Revised Landscape
SHEET NO.

L-100

CHRISTOPHER CRAWLEY | CC
LANDSCAPE ARCHITECTURE LLC | LA
Florida Landscape Architecture Business License # LC 26000460
780 NE 69th Street | Suite 1106 | Miami, FL 33138
T 305.979.1585 | www.christophercawley.com

FLORIDA 03 BAY HARBOR ISLAND DRC SUBMITTAL
1135 103rd STREET, BAY HARBOR ISLANDS, FL
DRC SECOND SUBMITTAL - 05.28.2015



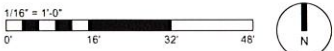
SITE IMPROVEMENTS LEGEND

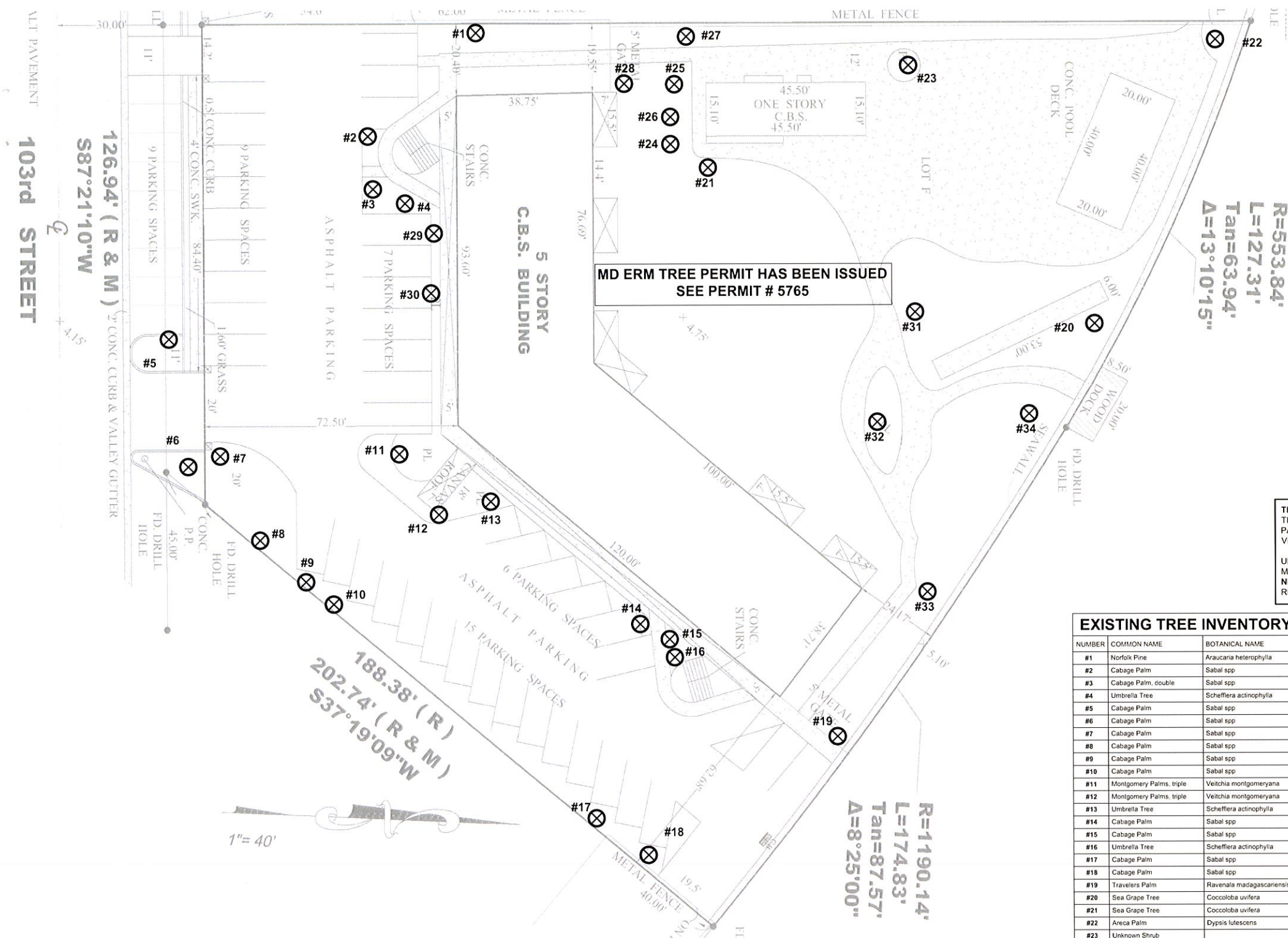
- (A) STONE PAVER TYPE 1 - TO BE SELECTED
- (B) STONE PAVER TYPE 2 - TO BE SELECTED
- (ST) STREET TREES
- (C) TURF BLOCK PERMEABLE PAVERS / ALTERNATE
- (D) WOOD DECK

GENERAL LANDSCAPE NOTES

1. THE PROPOSED LANDSCAPE AND IRRIGATION DESIGN MEETS AND EXCEEDS THE LANDSCAPE CODE REQUIREMENTS AS STIPULATED IN CHAPTER 18-A, MIAMI DADE COUNTY LANDSCAPE ORDINANCE AND CITY OF BAY HARBOR LANDSCAPE CODE. SEE LANDSCAPE LEGEND SHEET L-103.
2. ALL LANDSCAPE AREAS TO BE 100% COVERED BY A FULLY AUTOMATIC IRRIGATION SYSTEM WITH RAIN SENSOR.
3. A MD ERM TREE REMOVAL PERMIT HAS BEEN OBTAINED FOR THIS PROPERTY. SEE MD ERM PERMIT # 5765 FOR ADDITIONAL INFORMATIONAL.
4. THE TOTAL REQUIRED LANDSCAPE AREA FOR THIS PROJECT IS 10,513 SF or 20% OF THE TOTAL LOT AREA. 12,348 SF OF LANDSCAPE AREA HAS BEEN PROVIDED, or 23.5%. PLEASE SEE LANDSCAPE LEGEND ON SHEET L-103 FOR ADDITIONAL INFORMATION.

GROUND LEVEL LANDSCAPE PLAN





MD ERM TREE PERMIT HAS BEEN ISSUED
SEE PERMIT # 5765

R=553.84'
L=127.31'
Tan=63.94'
Δ=13°10'15"

R=1190.14'
L=174.83'
Tan=87.57'
Δ=8°25'00"

TREE INVENTORY + DISPOSITION PLAN NOTES
THE LANDSCAPE ARCHITECT IS PROVIDING THIS PLAN TO ILLUSTRATE ALL EXISTING TREES + PALMS CURRENTLY LOCATED ON THE PROJECT SITE. THE LANDSCAPE ARCHITECT HAS FIELD VERIFIED THE EXISTING CONDITIONS DURING A SITE VISIT PERFORMED ON OCT. 15, 2014.

UPON COMPLETION OF THE PROJECT THE OWNER OF THE PROPERTY SHALL INSTALL AT A MINIMUM (10) NEW CATEGORY 1 SHADE TREES TO OFFSET THE PROPOSED CANOPY LOSS. ALL NEW CATEGORY 1 SHADE TREES SHALL MEET ALL APPLICABLE MIAMI DADE COUNTY REQUIREMENTS FOR REPLACEMENT / MITIGATION TREES.

EXISTING TREE INVENTORY & DISPOSITION CHART

NUMBER	COMMON NAME	BOTANICAL NAME	HT. X SPREAD	D.B.H.	CONDITION	ACTION	CANOPY LOSS	COMMENTS
#1	Norfolk Pine	Araucaria heterophylla	+/- 60' x 15'	30"	GOOD	REMOVE	0 SF	PROHIBITED SPECIES NO PERMIT / MITIGATION REQ.
#2	Cabbage Palm	Sabal spp	+/- 30' x 10'	12"	GOOD	REMOVE	79 SF	MITIGATION PROVIDED
#3	Cabbage Palm, double	Sabal spp	+/- 12' x 10'	12"	GOOD	REMOVE	79 SF	MITIGATION PROVIDED
#4	Umbrella Tree	Schefflera actinophylla	+/- 20' x 15'	24"	GOOD	REMOVE	0 SF	PROHIBITED SPECIES NO PERMIT / MITIGATION REQ.
#5	Cabbage Palm	Sabal spp	+/- 10' x 12'	24"	GOOD	REMOVE	113 SF	MITIGATION PROVIDED
#6	Cabbage Palm	Sabal spp	+/- 10' x 12'	18"	GOOD	REMOVE	113 SF	MITIGATION PROVIDED
#7	Cabbage Palm	Sabal spp	+/- 8' x 10'	14"	GOOD	REMOVE	79 SF	MITIGATION PROVIDED
#8	Cabbage Palm	Sabal spp	+/- 15' x 12'	18"	GOOD	REMOVE	113 SF	MITIGATION PROVIDED
#9	Cabbage Palm	Sabal spp	+/- 16' x 14'	24"	GOOD	REMOVE	154 SF	MITIGATION PROVIDED
#10	Cabbage Palm	Sabal spp	+/- 12' x 12'	18"	GOOD	REMOVE	113 SF	MITIGATION PROVIDED
#11	Montgomery Palms, triple	Veitchia montgomeryana	+/- 35' x 12'	8"	GOOD	REMOVE	113 SF	MITIGATION PROVIDED
#12	Montgomery Palms, triple	Veitchia montgomeryana	+/- 25' x 12'	7"	GOOD	REMOVE	113 SF	MITIGATION PROVIDED
#13	Umbrella Tree	Schefflera actinophylla	+/- 15' x 12'	18"	GOOD	REMOVE	0 SF	PROHIBITED SPECIES NO PERMIT / MITIGATION REQ.
#14	Cabbage Palm	Sabal spp	+/- 30' x 10'	7"	GOOD	REMOVE	79 SF	MITIGATION PROVIDED
#15	Cabbage Palm	Sabal spp	+/- 30' x 10'	9"	GOOD	REMOVE	79 SF	MITIGATION PROVIDED
#16	Umbrella Tree	Schefflera actinophylla	+/- 20' x 15'	15"	GOOD	REMOVE	0 SF	PROHIBITED SPECIES NO PERMIT / MITIGATION REQ.
#17	Cabbage Palm	Sabal spp	+/- 15' x 12'	12"	GOOD	REMOVE	113 SF	MITIGATION PROVIDED
#18	Cabbage Palm	Sabal spp	+/- 9' x 10'	10"	GOOD	REMOVE	79 SF	MITIGATION PROVIDED
#19	Travelers Palm	Ravenala madagascariensis	+/- 20' x 35'	21"	GOOD	REMOVE	962 SF	MITIGATION PROVIDED
#20	Sea Grape Tree	Coccoloba uvifera	+/- 15' x 25'	12"	GOOD	REMOVE	491 SF	MITIGATION PROVIDED
#21	Sea Grape Tree	Coccoloba uvifera	+/- 12' x 24'	14"	GOOD	REMOVE	452 SF	MITIGATION PROVIDED
#22	Areca Palm	Dypsis lutescens	+/- 12' x 12'	8"	GOOD	REMOVE	113 SF	MITIGATION PROVIDED
#23	Unknown Shrub		+/- 8' x 6'	N/A	GOOD	REMOVE	0 SF	NOT A TREE, NO MITIGATION REQUIRED
#24	Song of India	Dracaena reflexa	+/- 15' x 15'	N/A	GOOD	REMOVE	0 SF	NOT A TREE, NO MITIGATION REQUIRED
#25	Dracaena marginata	Dracaena marginata	+/- 15' x 15'	N/A	GOOD	REMOVE	0 SF	NOT A TREE, NO MITIGATION REQUIRED
#26	Solitaire Palm, double	Phycosperma elegans	+/- 25' x 12'	8"	GOOD	REMOVE	113 SF	MITIGATION PROVIDED
#27	Areca Palm	Dypsis lutescens	+/- 20' x 15'	12"	GOOD	REMOVE	177 SF	MITIGATION PROVIDED
#28	Coconut Palm	Cocos nucifera	+/- 20' x 15'	4"	GOOD	REMOVE	314 SF	MITIGATION PROVIDED
#29	Travelers Palm	Ravenala madagascariensis	+/- 15' x 20'	14"	GOOD	REMOVE	314 SF	MITIGATION PROVIDED
#30	Travelers Palm	Ravenala madagascariensis	+/- 10' x 15'	12"	GOOD	REMOVE	177 SF	MITIGATION PROVIDED
#31	Solitaire Palm, double	Phycosperma elegans	+/- 25' x 12'	6"	GOOD	REMOVE	113 SF	MITIGATION PROVIDED
#32	Solitaire Palm, double	Phycosperma elegans	+/- 25' x 12'	6"	GOOD	REMOVE	113 SF	MITIGATION PROVIDED
#33	Solitaire Palm, double	Phycosperma elegans	+/- 25' x 12'	6"	GOOD	REMOVE	113 SF	MITIGATION PROVIDED
#34	Solitaire Palm, double	Phycosperma elegans	+/- 25' x 12'	6"	GOOD	REMOVE	113 SF	MITIGATION PROVIDED

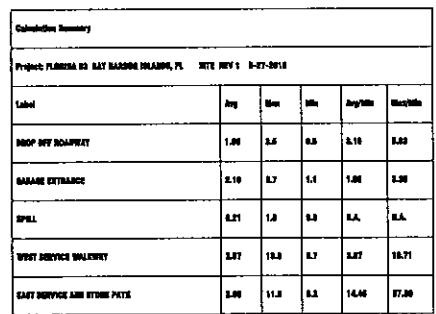
TOTAL CANOPY REMOVAL (SF) = 4,984 SF
REQUIRED CANOPY REPLACEMENT = 4,984 SF / 500 = 9.96 = 10 REPLACEMENT TREES REQUIRED PLANTED AT 12' HEIGHT MINIMUM PER MD ERM

EXISTING TREE DISPOSITION LEGEND
 TREE or PALM TO BE REMOVED and MITIGATION PROVIDED

EXISTING TREE DISPOSITION PLAN NOTES
1. EXISTING TREE, PALM, AND VEGETATION INFORMATION AS INDICATED HAS BEEN PREPARED AS AN OVERLAY ON THE ALTA SURVEY PREPARED BY BLANCO SURVEYORS INC DATED 08-25-14, 305-865-1200
2. EXISTING SITE CONDITIONS HAVE BEEN FIELD VERIFIED BY THE LANDSCAPE ARCHITECT ON OCTOBER 16, 2014. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT.
3. ALL MISCELLANEOUS VEGETATION NOT INDICATED ON EXISTING TREE DISPOSITION CHART IS TO BE REMOVED FROM THIS SITE AND DISPOSED OF PER BAY HARBOR ISLANDS and MIAMI DADE COUNTY REGULATIONS.



TRACT "E"



PROJECT

PAA4 SERIES
4" Straight Round Aluminum Pole

Symbol	Qty	Label	Description	Lot/Loc	11.5	120	11.7	Stock, White	Total White
⊙	2	SA	LONGHORN HAT4000-442W70-102 POLE MOUNT 1 P A.P.M.	S.A.	5,000	5,000	0.216	82	154
⊙	1	SA1	LONGHORN HAT4000-442W40-102 POLE MOUNT 1 P A.P.M.	S.A.	5,000	5,000	0.213	40	40
⊙	10	DE	JUNK ACCURITE PLS-415-45-30-S BOLLARD	S.A.	5,000	5,000	0.218	13	130
⊙	5	DE1	JUNK ACCURITE PLS-445-45-30-S BOLLARD	S.A.	5,000	5,000	0.210	20	105

TYPE:	QUANTITY:	PROJECT:
CATALOG NUMBER:		
	FUTURE	FRESH OPTION OPTION OPTION OPTION OPTION



NOTE:
POLE SUPPLIER SHALL CERTIFY THAT
POLE AND FITTURE MEETS 175 MPH
WIND LOAD CRITERIA AS REQUIRED
BY FLORIDA BUILDING CODE, 1508
AND ASCE 7-99 AND SHALL PROVIDE
SIGNED & SEALED CALCULATIONS BY
A REGISTERED FLORIDA ENGINEER.

Components are made of carbon or magnetic 304 aluminum alloy with a copper (Cu) content of less than 0.1%. All pieces are designed to 0.001" maximum tolerance to meet load conforming with an array of accessories and turntable attachments.

- [illegible]

FINISH

Even though these materials are usually produced in cast, aluminum parts for an introduction and an economically friendly alloy series. Regular powder casting is applied through a wide variety of processes and even used for long term trials.

NOTES

- **Selfish** is to be based on one's own interests to ensure self-interest and stability with finding and preserving low-costness of feeding rules. To be able adequate channel change from within policy others.
- **Resistant** against the others).
- **Completely** feeding by others).

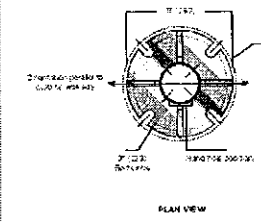


Diagram illustrating the components and assembly of a concrete box, showing the following parts and dimensions:

- WIND PINE ROOF BRINGS (1/2" x 1/2" x 1/2" CAST IRON LOCKING TYPE COVER)
- BOX ADAPTER (SOLVENT CEMENT WELDED)
- 12x12x18 MIN PVC GASKEED BOX
- CONCRETE BOX (11" NET OF PEACOCK OR CRACKED STONE FOR DRAINAGE)
- COUPLING (PVC CONDUIT SCHEDULE 40 (UNLESS OTHERWISE NOTED), EXOTHERMIC WELD)
- GROUND ROD (3/4" DIA x 10'-6")
- PVC CONDUIT SCHEDULE 40 (UNLESS OTHERWISE NOTED)
- 20"
- 18"

LIGHT POLE AND HAND BOX DETAILS

108 15 0341



AED
engineering inc

Amarilis Rodriguez, P.E.
License Number 50236
C.A. 24110

Employee Date

Signature

Mechanical ☐ Electrical ☐
 Plumbing ☐ Fire Protection ☐

www.wiley-ange.com

FLORIDA 03
1135 103th STREET
Bay Harbor Islands, Florida 33154

OWNER INFORMATION

3 REAL ESTATE INVESTMENTS

1101 BRICKELL AVENUE,
8TH FLOOR
MIAMI, FLORIDA 33134

DRC

DEVELOPMENT REVIEW
COMMITTEE SUBMITTAL

VISION 1 05/27/15

CONSULTANTS

Date _____

3/30/2015

Drawing

AR

Check by _____
A.E.

Spoke

Ag Shows

Project No. _____

#P11

PH-1

These Drawings And Readings Are The Copyrighted Property Of Revellata Architecture International P.A. And May Not Be Reproduced Except With Specific Written Consent Of The Architect.
The Contractor Must Check And Verify All Dimensions Of The Job And Be Responsible For Same. Reporting Any Discrepancies In The Architects Below Commencing work. Drawings Not to Be Scaled.
P# 001 Server: RAL_SERVER 10 - 0111 Server (18.09/1410_2015 BIM MODEL - By Email sent by - Date: 3/20/2015

**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: July 13th, 2015

Subject: Site Development Plan Application
Florida 03 – 29 DU Multi-Family Residential Complex
1135 103rd Street / Tract F
Bay Harbor Islands Acct. No. MB2015-58
MMPA Acct. No. 01-0702-1013

RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board review the most recent revised plans dated June 30th, 2015 and, if found acceptable, **APPROVE** the proposed Site Development Plan application subject to the following recommended staff findings and conditions listed hereinafter.

PROJECT REVIEW HISTORY

On March 26th, 2015, the Town received a formal Site Development Plan application for the above referenced property. The Town's DRC met several times and recommended approval of the application, subject to the architect making a few minor 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 a revised set of plans from the architect and found that the most recent plans (6/3015) have resolved all DRC issues.

GENERAL PROJECT INFORMATION

Land Use Designation: MH – Medium-High Density Residential
Zoning District: RM-3 Multiple Family District
General Location: 1135 103rd Street
Legal Description: Tract F, "Bay Harbor Island" Subdivision, less the front 11 feet, 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 architects, Revuelta Architecture International / Pininfarina, as agent for the contract purchaser (P3 Real Estate Investments), has submitted a Site Development Plan application to allow for the construction of a twenty-nine (29) dwelling unit condominium complex located at 1135 103rd Street. The proposed dwelling units will be quite large ranging from 3,104 to 4,664 square feet of A/C space plus balconies, etc. The lot is currently developed as the 5-story / 35 DU Bay Harbor Continental multi-family residential complex. Therefore, there will be a decrease of six (6) DU for the site.

The proposed site design incorporates one (1) trapezoidal-shaped building positioned on top of a one-story parking garage structure that is partially below grade. The building floors above the parking garage form a single enclosed structure. At the lobby level a broad view vista to Biscayne Bay to the northeast will occur.

Three (3) main driveway connections to 103rd Street are proposed. The westernmost driveway is a one-way inbound driveway that provides access to the lobby / drop off area and then connects back to 103rd Street as the easternmost one-way outbound driveway connection. The central driveway is a two-way driveway leading to a partially below grade parking garage (5.5+/- feet below grade). A preliminary Fire Department staging area is shown on the plans near the building entrance. The current lot owners (as many others did in years past) deeded the front 11-feet of the site to the Town for the on-street roadway swale parking, which is prohibited in new developments. The current owners / applicant have already filed a request to vacate the 11-foot area back to the upland landowner and related paperwork for an easement over the area as others have done. The Town will prepare a Quit Claim Deed for the 11-foot area once the documents are reviewed / approved and the documents will be recorded in the public records.

On the building rooftop is a proposed recreational facility with a swimming pool, expansive sun-deck area, two wet bars and restrooms. The proposed new building is 7-stories in height - seven (7) floors of residential over one (1) floor of parking garage (partially below grade) @ max. 75-feet above BFE (maximum hgt. allowed for this site unless referendum is held).

According to the latest survey submitted, the lot area is 52,567 square feet / 1.21 acres in size which would allow for a maximum of forty-one (41) DU on the property at the maximum allowable base density (34 DUA). The proposal is to build twenty-nine (29) residential units (24 DUA) which would not require the developer to obtain any TDR units (none being requested). There will be 12 TDR units available upon redevelopment.

The property was not included in the Town's 2006 Historic Structure Survey as it was not 50 years old at the time the survey was completed; however, the property was recently designated (April 2015) by the Miami-Dade Historic Preservation Board (MDHPB) as being historically significant, having a "MiMo" architectural style. A redevelopment plan was considered but denied by the MDHPB on May 20th, 2015 to demolish the existing building and build the new 29 DU multifamily development that included many of the original MiMo architectural features. The MDHPB designation was appealed to the Miami-Dade County Board of County Commissioners. At the

June 30th, 2015 County Commission meeting the MDHPB historic designation was reversed 8-2, so the property is no longer designated as being historically significant. There is an appeal period but the applicant has requested to move forward with Town development approvals and has signed a liability waiver with the Town.

The adjoining / nearby development sites currently include the 2-story Harborview Condominium multi-family residential complex @ 12 DU / 20 DUA to the immediate east. To the immediate west is the 3-story Bay Harbor Club multi-family residential complex @ 23 DU / 20.5 DUA. To the south across 103rd Street is a Town-owned surface parking lot and portions of the Town & Country multi-family residential complex @ 12 DU / 21.4 DUA. To the north is Biscayne Bay and Haulover Inlet. 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 high-rise residential complexes (12 stories), as was intended in the developer's original Town Master Plan. However, the Town Charter now limits all new multifamily residential redevelopment to 75 feet in height, unless a taller height (up to 120') is approved at an election. The contract purchaser has chosen to not seek approval of a building taller than 75 feet at this time. 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 the interior (non-waterfront lots) are zoned RM-2. The former RBA zoned lands located on the tips of the East Island were renamed / rezoned to the RM-3 District. This waterfront lot located at the northern tip of the East Island is zoned RM-3. The Town studied and updated the RM-3 District regulations in 2014 as related to land uses, setbacks, plot coverage and yard encroachments. 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 29 DU while 41 DU are allowed via the base density. Therefore, no additional TDRs are being requested; nor are 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-3 Multiple Family Zoning District. The maximum building height allowed in this area is 75 feet (measured from BFE to top of main roof deck). Building height may be increased up to 120 feet

in height if approved by the Town residents and Town Council in accordance with section 86 of the Town Charter. The proposed use and density of the property is consistent with this zoning classification.

PLATTING

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

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

As stated above, the Site Development Plan depicts access to the site from three (3) main driveway connections to 103rd Street. The westernmost driveway is a one-way inbound driveway that provides access to the lobby / drop off area and then connects back to 103rd Street as the easternmost one-way outbound driveway connection. The central driveway is a two-way driveway leading to the below grade parking garage (5.5+/- feet below grade). The Town requires at least 23 feet width of pavement for 2-way driveways and 12 feet for one-way driveways which the plan meets.

Based on 29 DU the Code requires at least fifty-eight (58) parking spaces. Fifty-nine (59) parking spaces are provided in the below grade parking garage, which includes twenty-six (26) private garages (2 spaces per garage / 52 spaces), two (2) standard parking spaces, four (4) tandem parking spaces and one (1) guest space. In addition to the parking spaces in the garage, there are two (2) guest parking spaces and two (2) ADA spaces near the building lobby entrance, for a total of sixty-three (63) parking spaces for the site. Therefore, the site design exceeds the current minimum Code requirements for on-site parking spaces.

A preliminary Fire Department staging area is shown on the plans near the building 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 can best be described as "new" Miami-Modern and incorporates many of the original existing building MiMo design elements (mosaic colored cut tiles / acute angles / compressed arches / cantilevers / etc. The plan set includes a sheet (Sheet A-016) with a description / illustration of the MiMo features incorporated into the new design. There are expansive balconies and abundant use of glass. A prominent pedestrian promenade is proposed to the waterway.

No breezeway is required in the RM-3 District for developments on single lots. In addition, the building is not long enough (260 feet) to require building angulation (building is 195+/- feet wide at widest point).

SUGGESTED CONDITIONS OF APPROVAL / SITE PLAN COMMENTS

Following are suggested conditions of approval and/or comments on the latest plans dated June 30th, 2015 submitted to the Town for consideration:

- 1) This approval is based on the revised Site Development Plans prepared by Revuelta Architecture International / Pininfarina dated June 30th, 2015. Any substantial changes requested after the PZB approval may require a separate approval from staff and/or the Planning and Zoning Board, as specified in the Town Code.
- 2) Payment of all required Town impact fees prior to issuance of building permits.
- 3) Coordinate with the Miami-Dade County School Board staff through the Town's Building Department staff to address any public school concurrency deficiencies at public schools that serve the Town. If impact fees / mitigation is required, an agreement / mitigation must be finalized prior to the issuance of building permits.
- 4) The Town Code requires that guest parking spaces must be provided in the front yard area near the building entrance (not normally in a parking garage) unless approved by the PZB. One of the three (3) required guest space is shown in the parking garage. PZB approval is required for the guest space in the parking garage.
- 5) The parking garage design plan (Sheet A-007) shows one small portion of the interior driveway at 20 feet in width, which is narrower than the Town's normal 23 foot wide criteria for a two-way flow. The developer is proposing that all parking will be via 24 / 7 / 365 valet service. The small 20-foot segment has no parking spaces backing out into that area. This width is wide enough for two vehicles to pass. MMPA supports the design for the above reasons. The PZB has the ability to approve variations in driveway widths based on site design and need. If the PZB approves the site design with the 20-foot width, the Resolution will reflect this. If it is not approved the site design must be changed. PZB approval is required for the proposed driveway gate width.
- 6) Sec. 23-12(12) states that the finished grade at adjoining lots shall be equal unless the PZB approves the retaining wall system. PZB approval is required for the retaining wall system.
- 7) As discussed at the DRC meeting staff recommends that a landscape strip be provided between the eastern outbound one-way driveway and the walkway for aesthetics / safety.
- 8) All existing overhead power lines / other lines must be placed underground at the expense of the developer. If FPL does not allow this at this time, conduit must be installed. Utility services to the building must be underground from any poles to the building.

AGENDA ITEM REPORT

July 21, 2015

ITEM NUMBER: 2.

ITEM:

Request for approval for a new multi-family dwelling for "Palm Villas at Bay Harbor" located at 1000 99 Street, Lot 1&2 of Block 9. The developers are proposing to construct a fourteen (14) dwelling unit townhouse development. The proposed units range from 2,274 to 2,950 sq. ft. of a/c plus balconies, etc. The proposed design incorporates two rectangular shaped building positioned east and west on the site - one at the north portion of the site and the other at the south portion of the site. One main driveway connection and two individual DU driveway connection to East Bay Harbor Drive are proposed. The building has 4 stories in height (townhouse will have three floors of residential use over one story of garage/den/foyer and bathroom) @ max. 40 feet above BFE. The developer will not be required to obtain any Transfer of Development Rights (TDR). Enclosed please find the site plan and elevations. (Item #2A)

DESCRIPTION:

For the purpose of hearing any public comment with respect to an application for site plan approval at 1000 99 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	1000.99stPNZ.pdf
2.	Staff Report	BHI PZB Staff Report Palm Villa TH July 13 2015.pdf

PALM VILLAS AT BAY HARBOR

PROPOSED 14-UNIT VILLAS PROJECT

1000 99th STREET

BAY HARBOR ISLANDS, FLORIDA 33154



INDEX OF DRAWINGS	
	COVER SHEET, INDEX OF DRAWINGS
	BOUNDARY SURVEY
ARCHITECTURE DRAWINGS	
PH-1	PROJECT RENDERINGS/ MATERIALS
PH-2	PROJECT LOCATIONS/ SITE VIEWS
PH-3	AERIAL VIEWS
A-1	SITE AND ROOF PLAN / ZONING AND PROJECT DATA
A-2	GROUND FLOOR PLAN
A-3	SECOND FLOOR PLAN
A-4	THIRD FLOOR PLAN
A-5	ROOF TERRACE PLAN
A-6	BUILDING ELEVATIONS
A-7	BUILDING ELEVATIONS
A-8	SECTION
EPH-1	PHOTOMETRIC PLAN
CIVIL DRAWINGS	
C-1	PAVING, GRADING & DRAINAGE PLANS
C-2	WATER & SEWER PLAN
C-3	PAVING, MARKING & SIGNAGE PLANS
LANDSCAPE DRAWINGS	
L-1	GROUND LEVEL LANDSCAPE PLAN
L-2	ROOF LEVEL LANDSCAPE PLAN
L-3	LANDSCAPE, LEGEND NOTES, DETAILS
L-4	EXISTING TREE SURVEY, DISPOSITION CHART
L-5	ELEVATIONS
L-6	ELEVATIONS

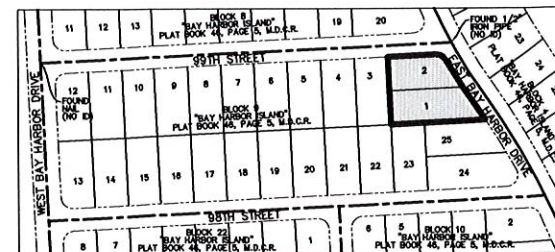
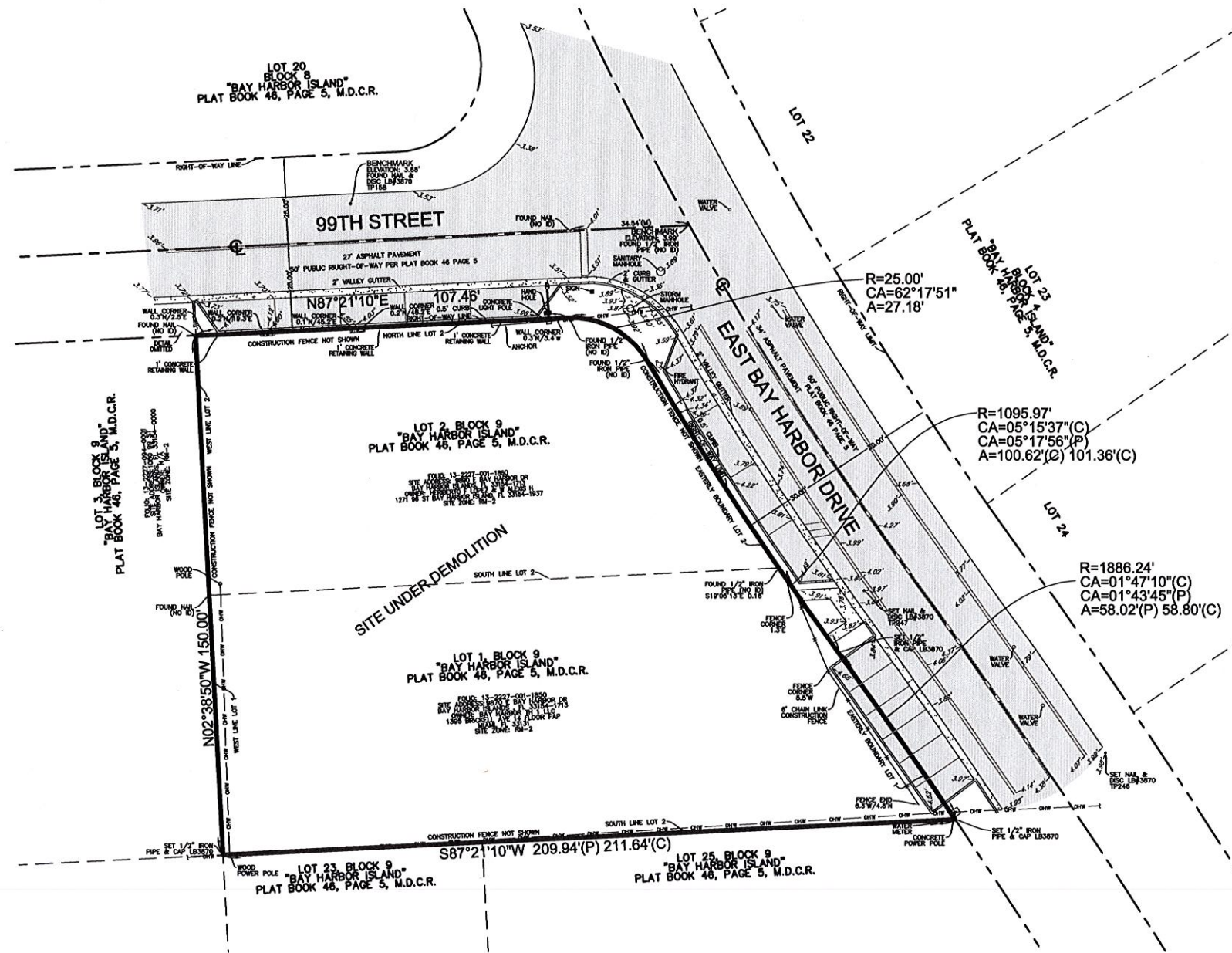


ARCHITECTURE URBANISM INTERIORS

ARCHITECT:

SCHAPIRO ASSOCIATES
1150 Kane Concourse
Third Floor
Bay Harbor Islands, Florida 33154
Telephone (305) 866 7324
Facsimile (305) 866 7474
Email jaim@schapiroassociates.com

- LEGEND**
- CONCRETE
 - ASPHALT PAVEMENT
 - ELEVATION
 - OVERHEAD WIRES
 - CENTERLINE
 - RADIUS
 - C.A. CENTRAL ANGLE
 - A ARC LENGTH
 - (C) CALCULATED
 - (P) PLATTED
 - O.R.B. OFFICIAL RECORDS BOOK
 - TP TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
 - M.D.C.R. MIAMI-DADE COUNTY RECORDS



LOCATION MAP
NOT TO SCALE

LEGAL DESCRIPTION:
LOTS 1 & 2, BLOCK 9, "BAY HARBOR ISLAND", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46, PAGE 5, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

- NOTES:**
- 1) THIS SITE CONTAINS 24,799 SQUARE FEET (0.5693 ACRES) MORE OR LESS.
 - 2) ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929. MIAMI-DADE COUNTY BENCHMARK: S-243; ELEVATION: 11.77 FEET.
 - 3) FLOOD ZONE: AE; BASE FLOOD ELEVATION: 9 FEET; PANEL #120637.0144; MAP DATE: 09/11/09.
 - 4) THIS SITE LIES IN SECTION 27, TOWNSHIP 52 SOUTH, RANGE 42 EAST, MIAMI-DADE COUNTY, FLORIDA.
 - 5) BEARINGS ARE BASED ON THE NORTH LINE OF BLOCK 9 BEING N87°21'10"E.
 - 6) REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
 - 7) THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS $\pm 0.07'$. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS $\pm 0.07'$.
 - 8) THIS SITE CONTAINS NO PARKING SPACES.
 - 9) THIS SURVEY WAS PREPARED WITH BENEFIT OF COMMITMENT FOR TITLE INSURANCE, FUND FILE NUMBER: 01-2014-114490, PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; EFFECTIVE DATE: OCTOBER 16, 2014 @ 11:00 PM AS TO LOT 2.
- THE FOLLOWING ARE SCHEDULE B-II EXCEPTIONS TO SAID COMMITMENT:
- ITEMS 1, 2 & 3-NOT ADDRESSED.
- ITEM 4-RESTRICTIONS, CONDITIONS, RESERVATIONS, EASEMENTS, AND OTHER MATTERS ON THE PLAT OF "BAY HARBOR ISLAND" IN PLAT BOOK 46, PAGE 5, AFFECT THIS SITE AS DEPICTED HEREON.
- ITEM 5-COVENANTS, CONDITIONS AND RESTRICTIONS IN O.R.B. 2848, PAGE 69, AS ASSIGNED IN O.R.B. 9632, PAGE 1157, TOGETHER WITH NOTICES TO EXTEND, IN O.R.B. 9649, PAGE 253 AND IN O.R.B. 26282, PAGE 717, AFFECT THIS SITE BUT CANNOT BE PLOTTED.
- ITEM 6-ORDINANCE NO. 97-118 IN O.R.B. 17721, PAGE 2454, DOES NOT AFFECT THIS SITE.
- ITEM 7-NOT ADDRESSED.
- 10) SITE ZONE: RM-2; REQUIRED SETBACKS: FRONT-25'; SIDE-10'; REAR-10'; MAXIMUM HEIGHT: 65'.
 - 11) THERE WAS OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK AND BUILDING CONSTRUCTION, SITE UNDER DEMOLITION.
 - 12) THERE ARE NO KNOWN PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIR.
 - 13) THERE WAS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

SURVEYOR'S CERTIFICATION:
TO, REINV24 GROUP, INC.; BAY HARBOR TH I LLC., A FLORIDA LIMITED LIABILITY COMPANY; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; FOWLER WHITE BURNETT P.A.:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENT FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-10, 11(B) AND 16-20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 25, 2015. DATE OF PLAT OR MAP: FEBRUARY 26, 2015.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Beth Burns
D. JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
STATE OF FLORIDA

REVISIONS		BY	
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99	REVISION		
100	REVISION		

BOUNDARY, TOPOGRAPHIC AND ALTA/ACSM LAND TITLE SURVEY



PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: surveys@puliceandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: B.E. SCALE: 1" = 20' FILE: REINV24 GROUP, INC.
CHECKED BY: J.F.P. SURVEY DATE: 7/2/15 ORDER NO.: 59280





1 Horizontal Textured Grey Stucco



2 Stepstone Narrow Modular Paver



3 Natural Brown Imitation Wood Ceramic



VIEW FROM EAST BAY HARBOR DRIVE



VIEW FROM 99TH STREET



ARCHITECTURE URBANISM INTERIORS

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**PALM VILLAS
AT BAY HARBOR**
1000 99th STREET
BAY HARBOR FLORIDA, 33154

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DATE	PROJECT No.	SCALE	AS SHOWN
04/20/15	530		
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DATE:	DATE:	DATE:	DATE:
REVISION	DATE	BY	

PROJECT
RENDERINGS

SHEET No.:
PH-1



1-VIEW OF 99TH STREET



2-SOUTH VIEW OF EAST BAY HARBOR DRIVE



3-NORTH VIEW FROM EAST BAY HARBOR DRIVE



LOCATION MAP 



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KEY PLAN

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SCALE: AS SHOWN

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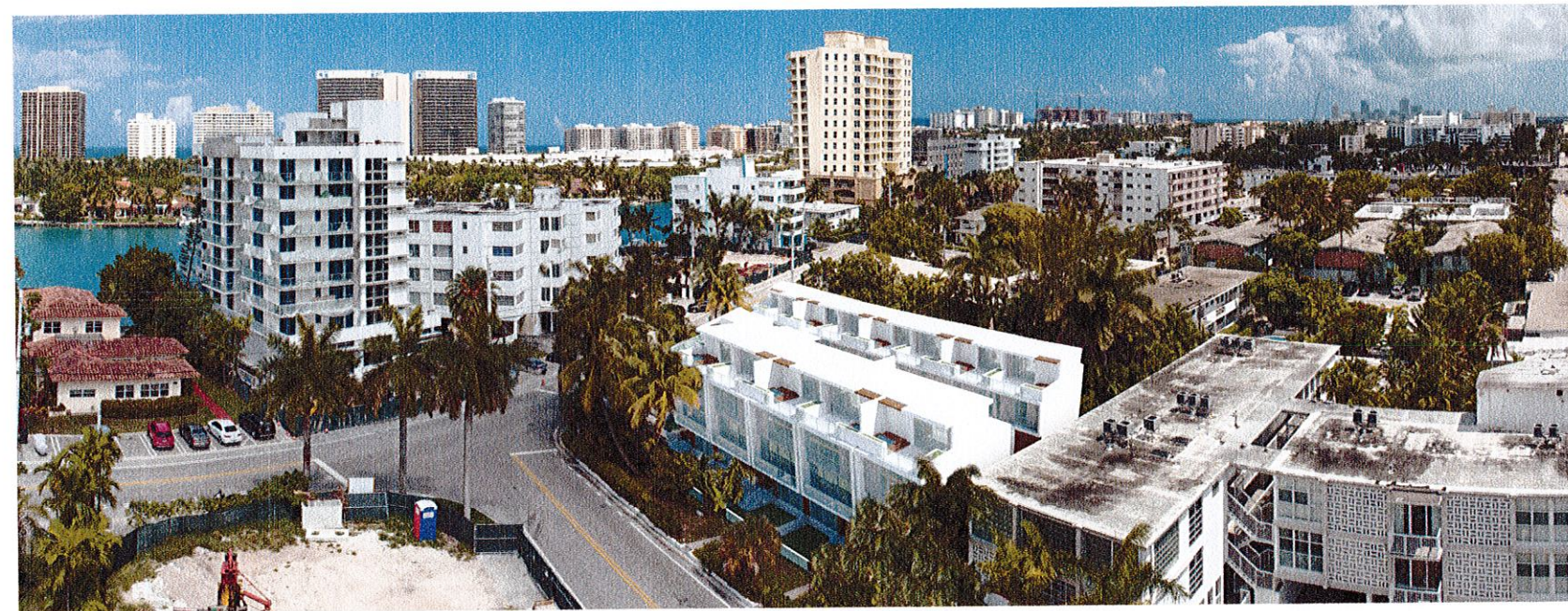
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PROJECT LOCATION

SHEET No.: **PH-2**



NORTHWEST AERIAL VIEW



NORTHEAST AERIAL VIEW



SOUTHEAST AERIAL VIEW

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KEY PLAN

DATE	PROJECT No.
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SCALE	AS SHOWN

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**AERIAL
VIEWS**

**PALM VILLAS
AT BAY HARBOR**
1000 99TH STREET
BAY HARBOR FLORIDA, 33154

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KEY PLAN

DATE:	04/20/15	PROJECT No.:	530
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DATE:	DATE:	DATE:	DATE:

REVISION	DATE	BY
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DRB	06-10-15	
DRB	06-15-15	

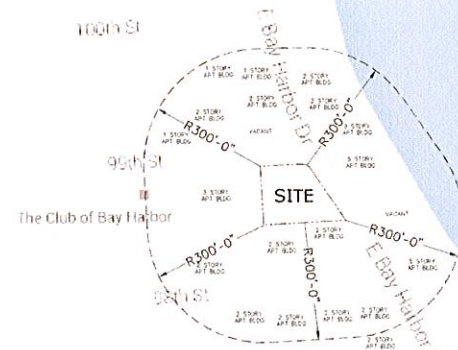
SITE PLAN

SHEET No.:

A-1



LOCATION MAP
SCALE: NTS.



FUTURE LAND USE MAP
SCALE: NTS.

ZONING SUMMARY			
LOT WIDTH	172'-1"	LOT DEPTH	120'-0"
LOT AREA	24,799 S.F.	ACRES	0.5693

LEGAL DESCRIPTION
LOT 1 & 2, BLOCK 9, BAY HARBOR ISLANDS ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 46, AT PAGE 5, OF PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
FLOOD ZONE: AE BASE FLOOD ELEVATION: 9 FEET
PANEL # 120637 0144L

ZONING CLASSIFICATION	RM-2 MULTI-FAMILY DISTRICT (NON-WATERFRONT) - CORNER LOT
FLOOR LOT RATIO	DETERMINED BY SETBACKS
MAXIMUM DENSITY	34 UNITS PER ACRE - 14 x 0.5693 = 19 UNITS PROPOSED - TOTAL OF 14 UNITS
FUTURE LAND USED (FLUM)	MEDIUM - HIGH DENSITY

BUILDING HEIGHT (ABOVE BFE)	ALLOWED	PROPOSED
	65'	40'

SETBACKS FOR BUILDING LESS THAN 30 FT	REQUIRED	PROPOSED	ALLOWED ENCROACHMENT
FRONT YARD (STREET)	20'-0"	20'-0"	2'-0"
SIDE YARD 10% OF FRONT	10'-9"	10'-9"	2'-0"
REAR YARD	10'-0"	10'-0"	2'-0"

SETBACKS ABOVE 30FT. HEIGHT	REQUIRED	PROPOSED
FRONT YARD (STREET)	25'-0"	25'-0" AT BAY HARBOR DRIVE 32'-7" AT 99TH STREET
SIDE YARD	+1 FT. PER 3FT HT.	14'-3"
REAR YARD		13'-5"

FLEX SETBACKS	MAX. ALLOWED	PROPOSED
WEST SIDE BUILDING LENGTH	120'-0"	1/3 OF 120' = 40'
		39'-5"

GROUND LANDSCAPE AREA	REQUIRED	PROPOSED
20% OF LOT AREA	4,959.8 S.F.	5,487 S.F. = 22.13%

ROOF DECK LANDSCAPE AREA	REQUIRED	PROPOSED
% OF ROOF DECK AREA	15%	15% REFER TO A-5 FOURTH FLOOR

PARKING REQUIRED	PROPOSED	TOTAL
RESIDENTIAL - 2 PER DWELLING UNIT	2 PARKING PER UNIT	14 x 2 = 28
GUEST PARKING - 2 SPACES	2 PARKING SPACES	2
TOTAL PARKING PROVIDED		30

ARCHITECTURAL ANALYSIS				
BUILDING OCCUPANCY RM-2 MULTI-FAMILY DISTRICT				
TYPE OF CONSTRUCTION:				
UNIT	NO. OF FLOORS	TOTAL S.F. (ALL FLOORS)	NO. OF BEDROOM(S)	NO. OF BATHROOM(S)
1	4	2,797	3	4.5
2	4	2,751	3	4.5
3	4	2,751	3	4.5
4	4	2,751	3	4.5
5	4	2,760	3	4.5
6	4	2,573	2	2.5
7	4	2,274	3	3.5
8	4	2,610	3	4.5
9	4	2,950	3	4.5
10	4	2,651	3	4.5
11	4	2,651	3	4.5
12	4	2,650	3	4.5
13	4	2,650	3	4.5
14	4	2,696	3	4.5
TOTAL		37,515		

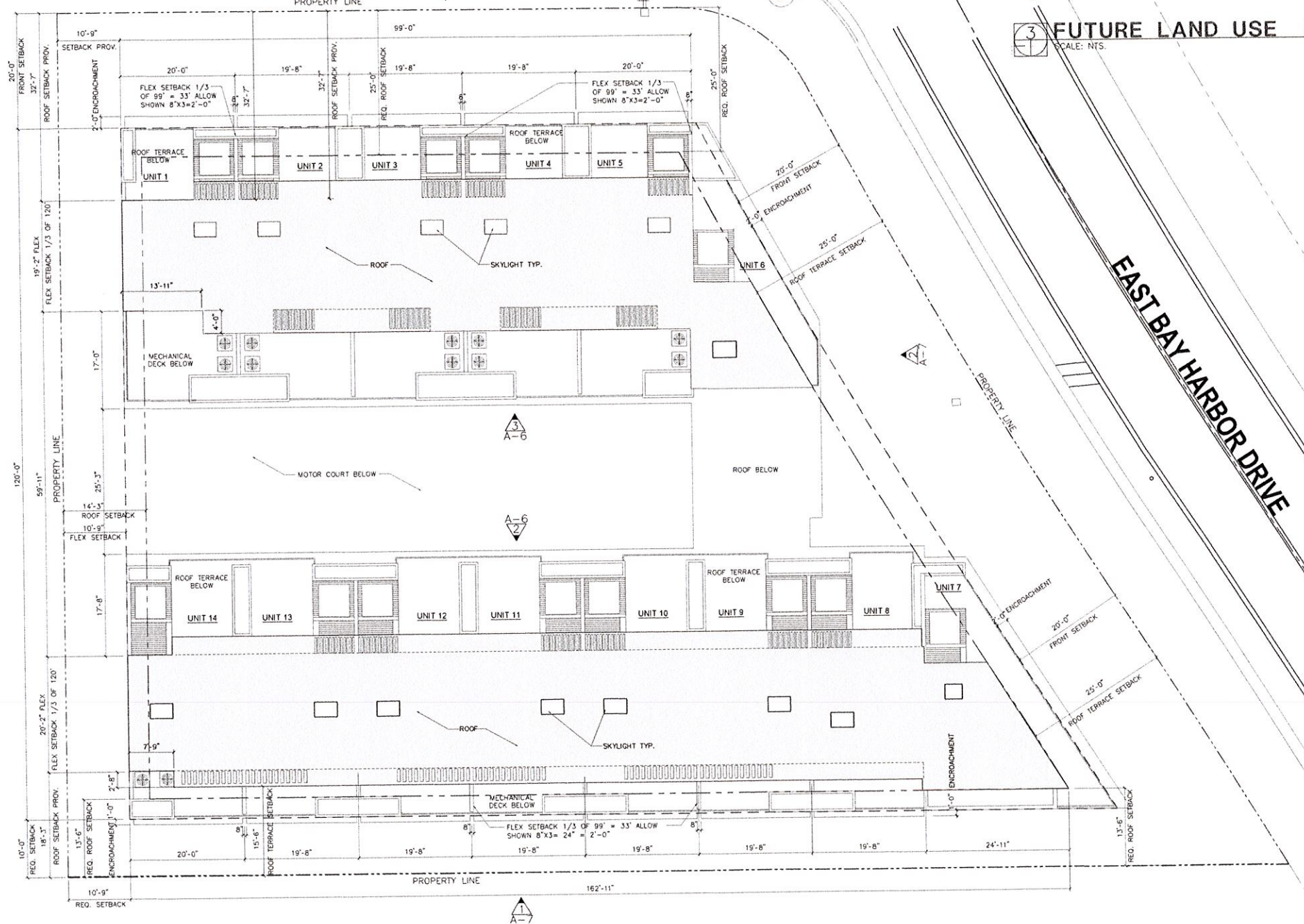
SQUARE FOOTAGES PER FLOOR	
FLOOR	AIR CONDITIONED S.F.
1	6,938
2	12,402
3	12,680
4	5,495
TOTAL	37,515

99TH STREET

OVERHEAD POWER LINE MUST BE PLACED UNDERGROUND AT THE OWNER'S EXPENSE. SERVICE TO THE BUILDING MUST BE UNDERGROUND.

SITE / UPPER ROOF PLAN
SCALE: 3/32" = 1'-0"

OVERHEAD POWER LINE MUST BE PLACED UNDERGROUND AT THE OWNER'S EXPENSE. SERVICE TO THE BUILDING MUST BE UNDERGROUND.



**PALM VILLAS
AT BAY HARBOR**
1000 99TH STREET
BAY HARBOR FLORIDA, 33154

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KEY PLAN

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SCALE:	AS SHOWN	PLAN No:	
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DRAWN BY:	DATE:	NOTES:	DATE:

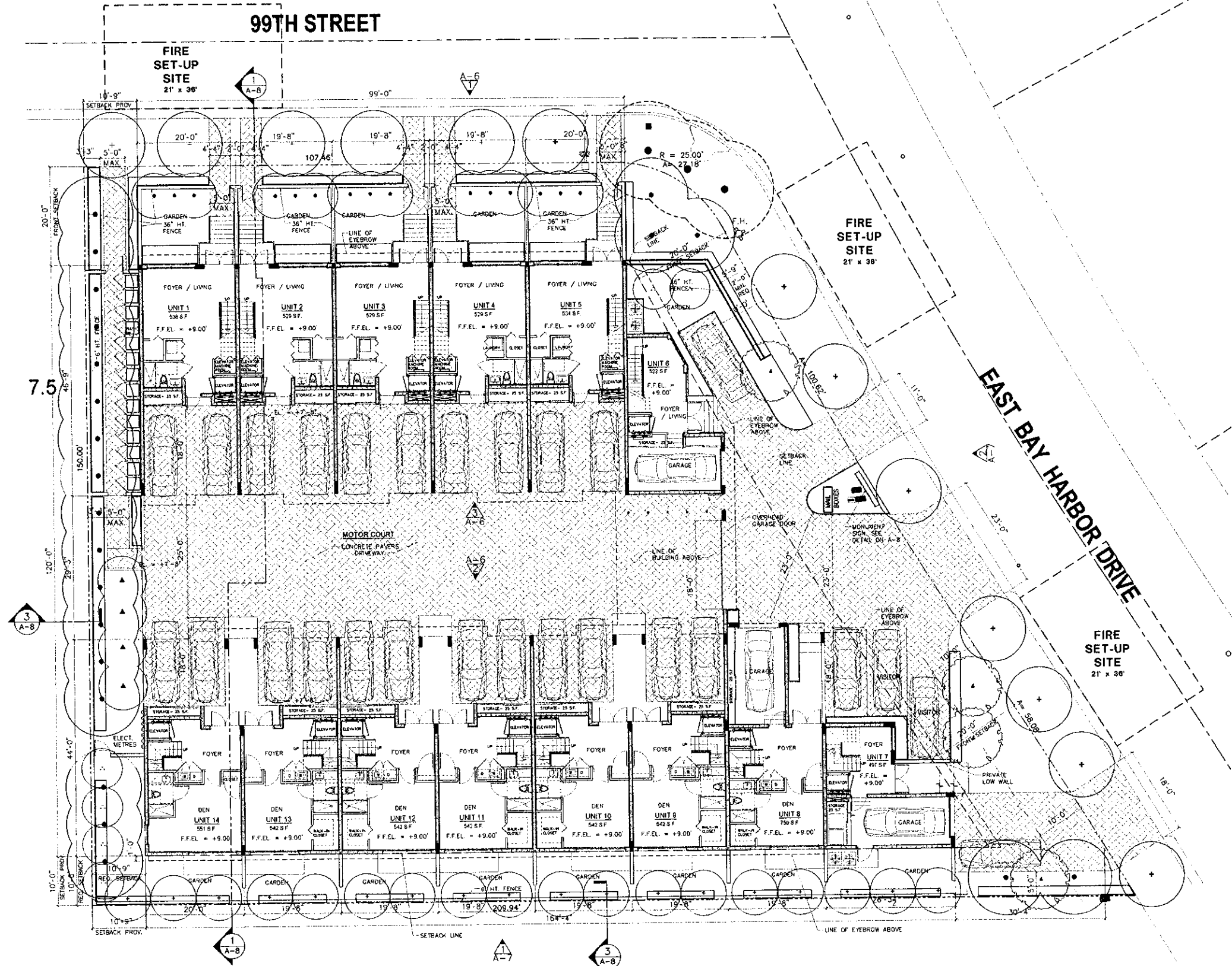
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DRB	06-15-15	

GROUND FLOOR PLAN

SHEET No.:

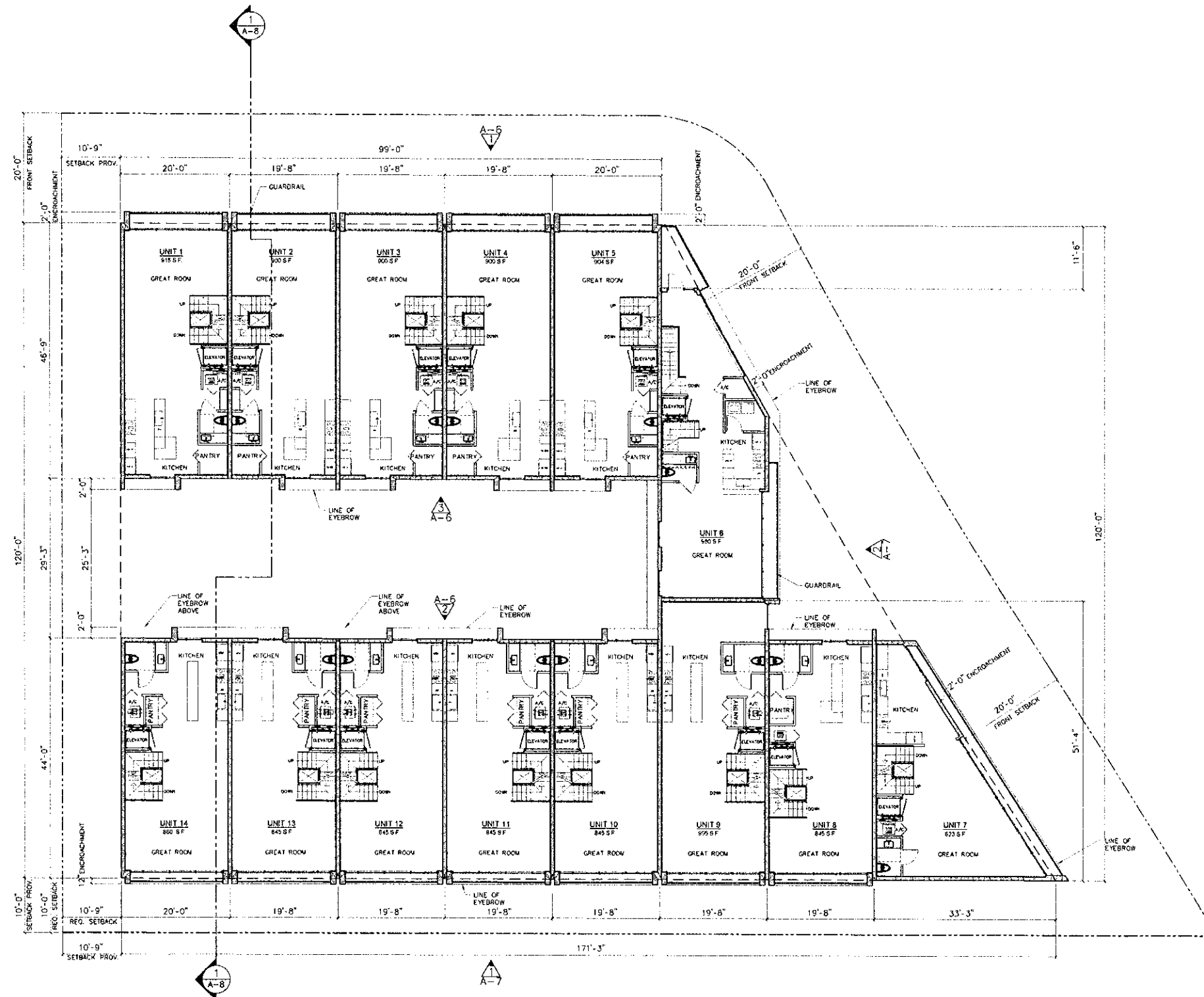
A-2

OVERHEAD POWER LINE MUST BE PLACED UNDERGROUND AT THE OWNER'S EXPENSE. SERVICE TO THE BUILDING MUST BE UNDERGROUND.



GROUND FLOOR PLAN
SCALE: 3/32" = 1'-0"

GROUND FLOOR SQUARE FOOTAGES		
UNIT	AIR CONDITIONED SPACE	
1	538	
2	529	
3	529	
4	529	
5	534	
6	301	WITHOUT GARAGE
7	218	WITHOUT GARAGE
8	501	WITHOUT GARAGE
9	542	
10	542	
11	542	
12	542	
13	542	
14	551	
TOTAL	6,938	



SECOND FLOOR PLAN
SCALE: 3/32" = 1'-0"

SECOND FLOOR SQUARE FOOTAGES		
UNIT	AIR CONDITIONED SPACE	
1	915	
2	900	
3	900	
4	900	
5	904	
6	900	
7	823	
8	845	
9	995	
10	845	
11	845	
12	845	
13	845	
14	860	
TOTAL	12,402	

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BBH STUDIO

PALM VILLAS
AT BAY HARBOR
1000 99th STREET
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KEY PLAN

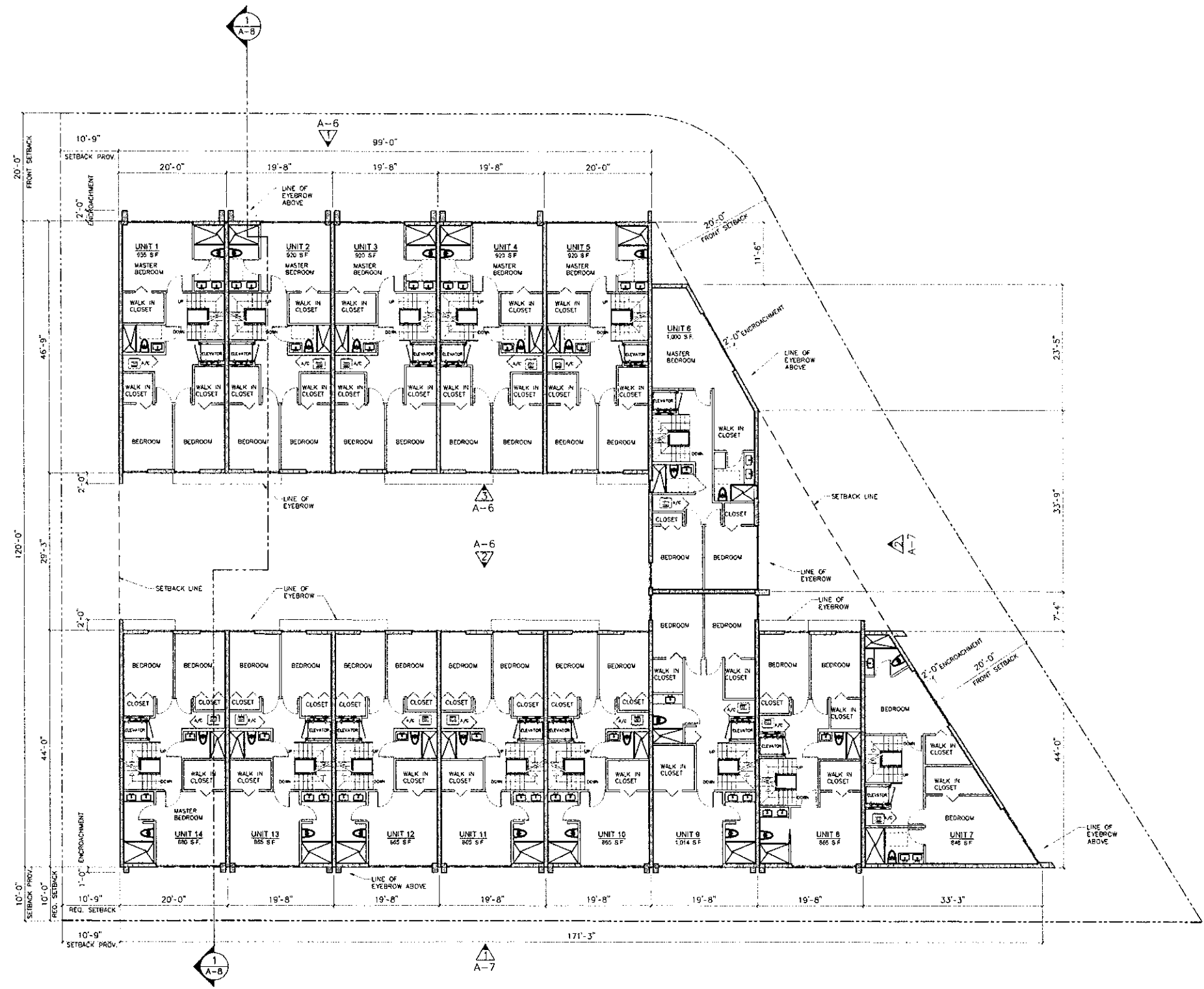
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SHEET: 530
AS SHOWN
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DATE: DATE: DATE: DATE:

REVISION	DATE	BY

SECOND FLOOR PLAN

SHEET No:

A-3



THIRD FLOOR PLAN
SCALE: 3/32" = 1'-0"

THIRD FLOOR SQUARE FOOTAGES		
UNIT	AIR CONDITIONED SPACE	
1	935	
2	920	
3	920	
4	920	
5	920	
6	1,000	
7	846	
8	865	
9	1,014	
10	865	
11	865	
12	865	
13	865	
14	880	
TOTAL	12,660	

**PALM VILLAS
AT BAY HARBOR**

1000 99th STREET
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KEY PLAN

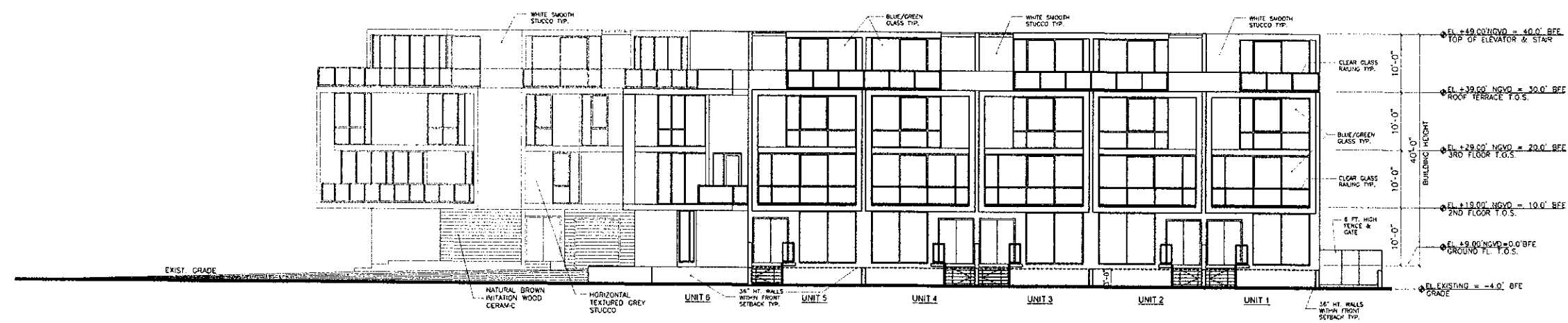
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DRB	06-15-15	

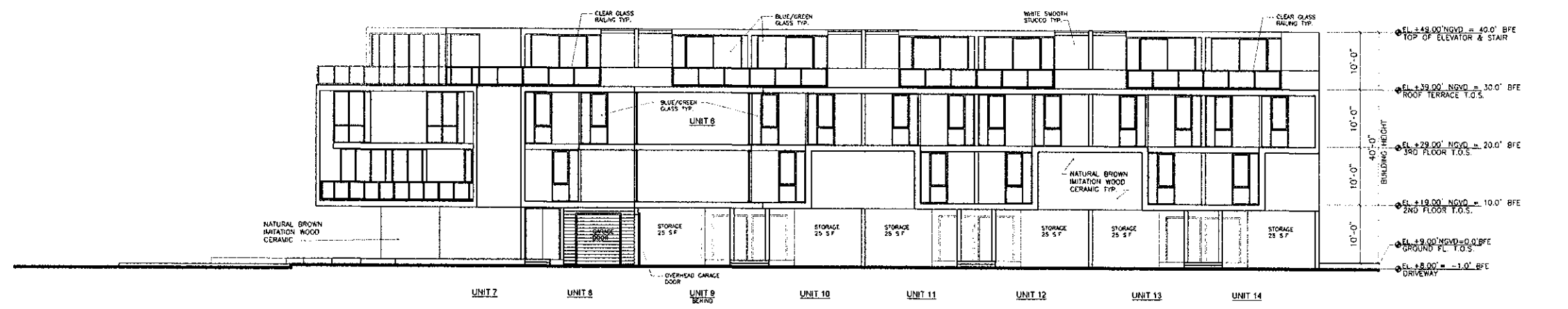
**EXTERIOR
ELEVATIONS**

SHEET No.:

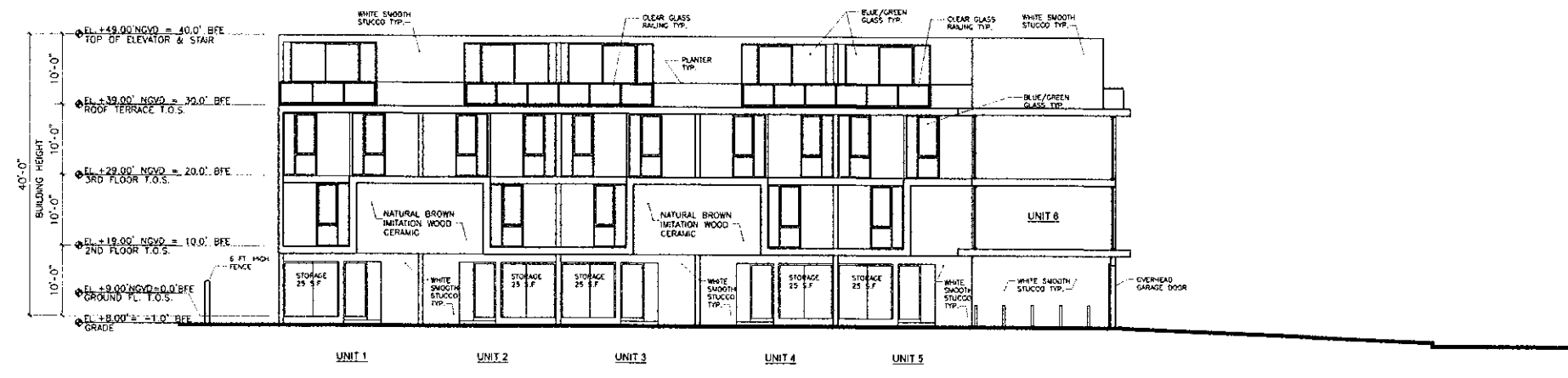
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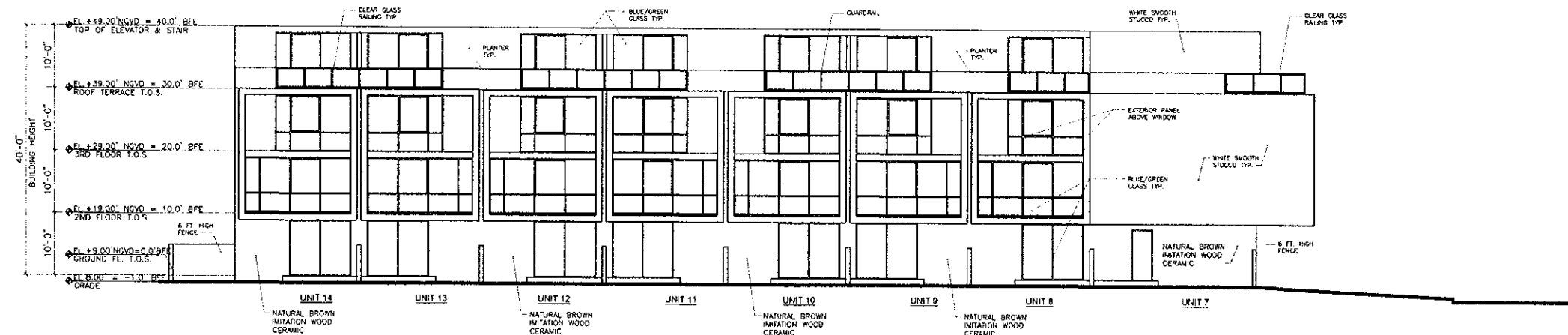
NORTH ELEVATION
SCALE: 3/32" = 1'-0"



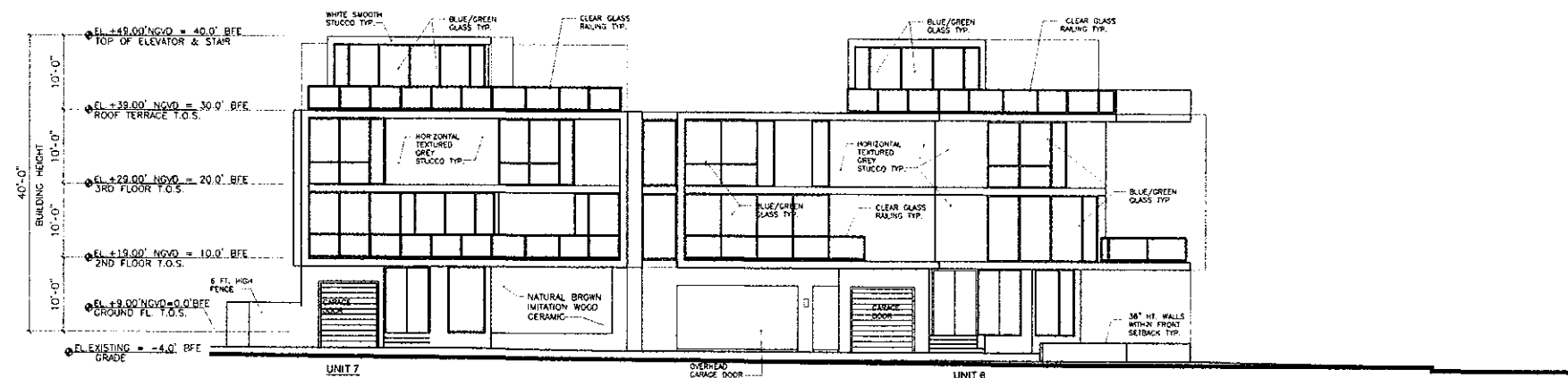
NORTH INTERIOR ELEVATION
SCALE: 3/32" = 1'-0"



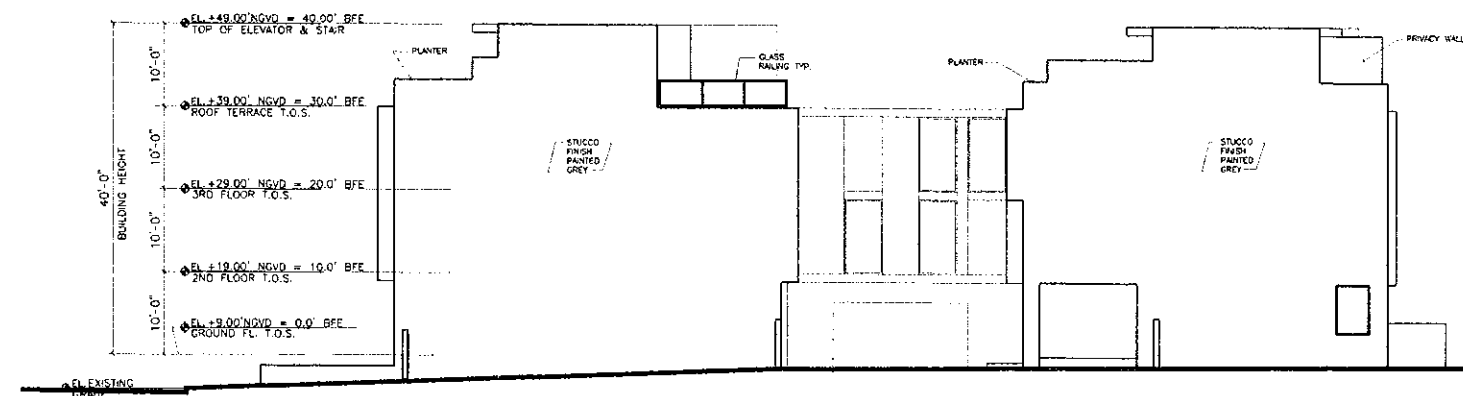
SOUTH INTERIOR ELEVATION
SCALE: 3/32" = 1'-0"



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



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



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



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BBH STUDIO

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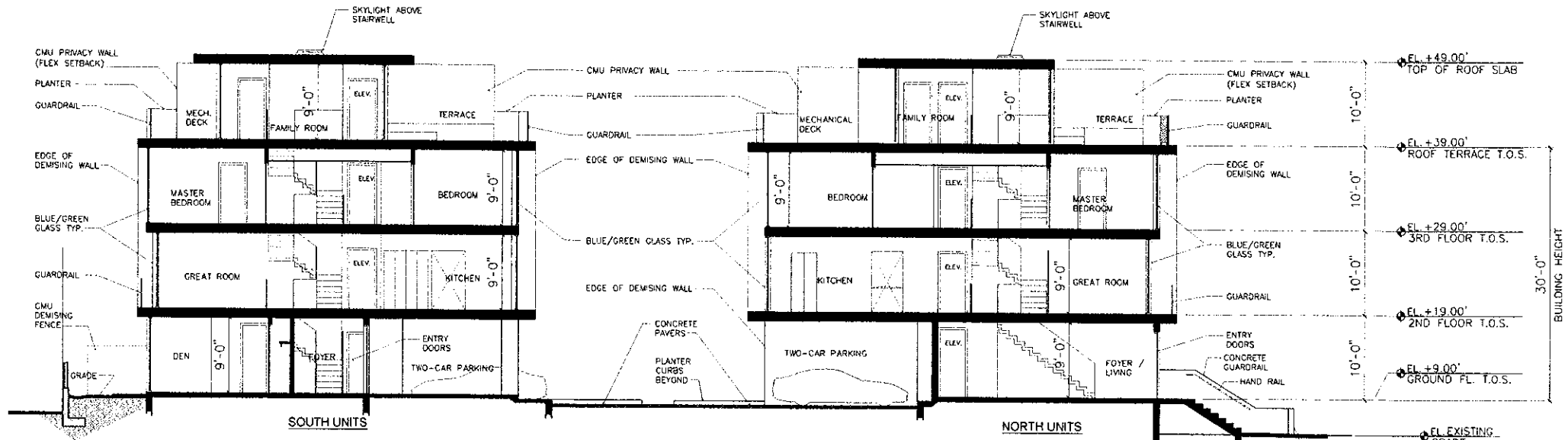
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DATE:	DATE:

REVISION	DATE	BY
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DRB	06-10-15	
DRB	06-15-15	

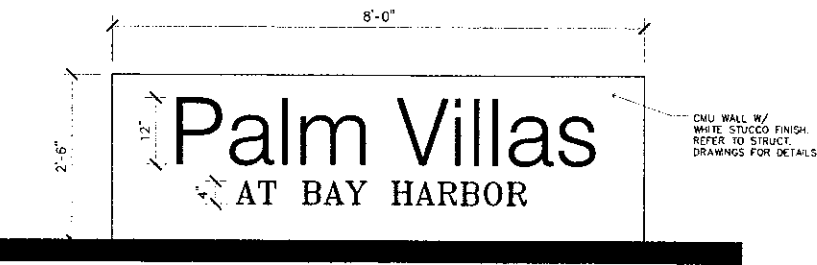
**EXTERIOR
ELEVATIONS**

SHEET No.:

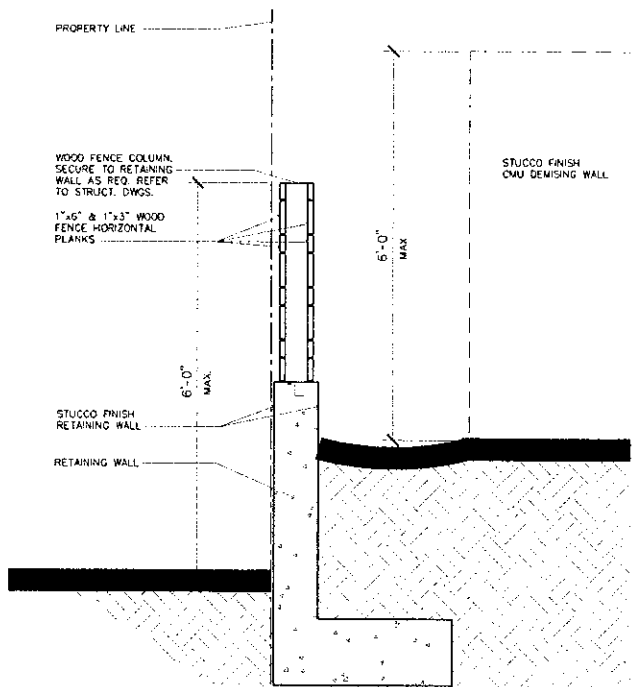
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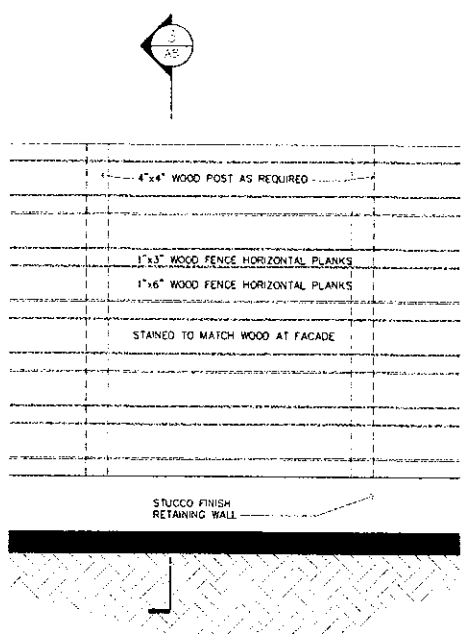
BUILDING SECTION
SCALE: 1/8" = 1'-0"



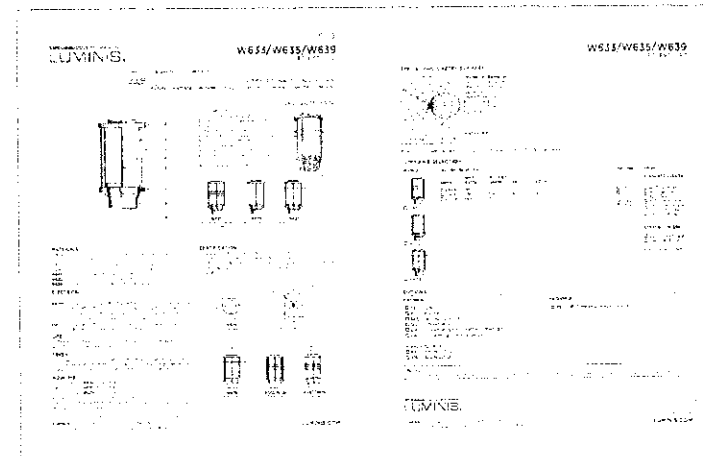
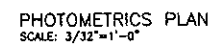
MONUMENTAL SIGN DETAIL
SCALE: 3/4" = 1'-0"



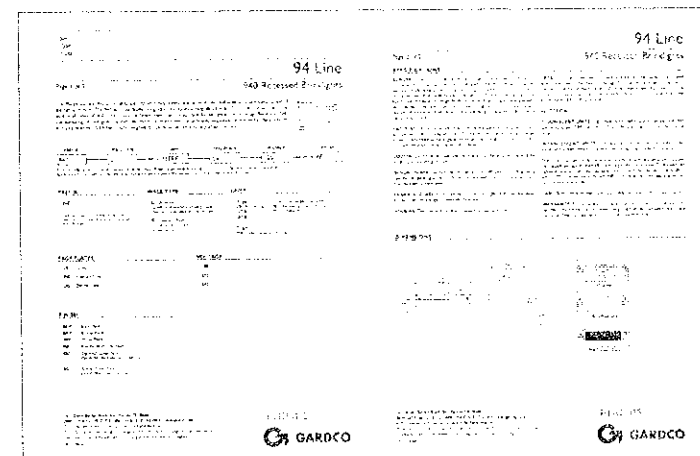
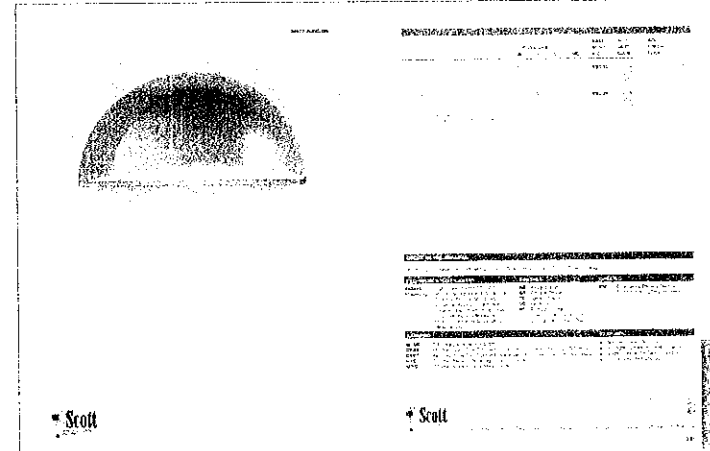
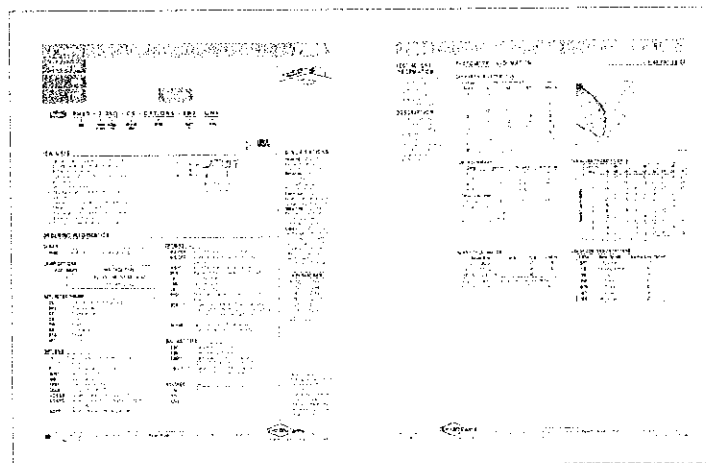
WOOD FENCE SECTION
SCALE: 3/4" = 1'-0"



WOOD FENCE ELEVATION
SCALE: 3/4" = 1'-0"



Calculation Summary					
Project: BAY HARBOR TOWNHOUSES REV1					
Label	Avg	Max	Min	Avg/Min	Max/Min
ENTRANCE , DRIVE & PARKING_6_Plo	3.37	14.6	0.0	N/A	N/A
Object_11_Top_1	2.45	2.5	2.4	1.02	1.04
Object_12_Planar	4.28	4.8	3.8	1.13	1.26
Object_7_Top_1	3.35	3.4	3.3	1.02	1.03
Object_9_Top_1	5.95	8.7	3.2	1.86	2.72
SIDEWALK SOUTH_Planar	1.29	4.9	0.0	N/A	N/A
SPILL EAST	0.11	0.3	0.0	N/A	N/A
SPILL NORTH	0.00	0.0	0.0	N/A	N/A
SPILL SOUTH	0.27	0.8	0.0	N/A	N/A
SPILL WEST	0.00	0.0	0.0	N/A	N/A



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**PALM VILLAS
AT BAY HARBOR**

1000 99th STREET
BAY HARBOR FLORIDA, 33154

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04-00-15

04-20-19

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DATE: _____	DATE: _____	DATE: _____	DATE: _____
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REVISION	DATE	BY

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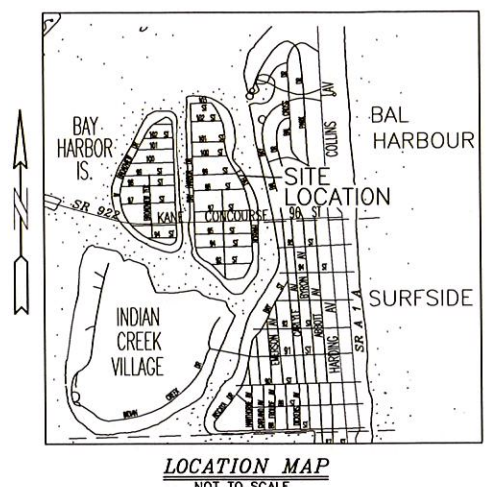
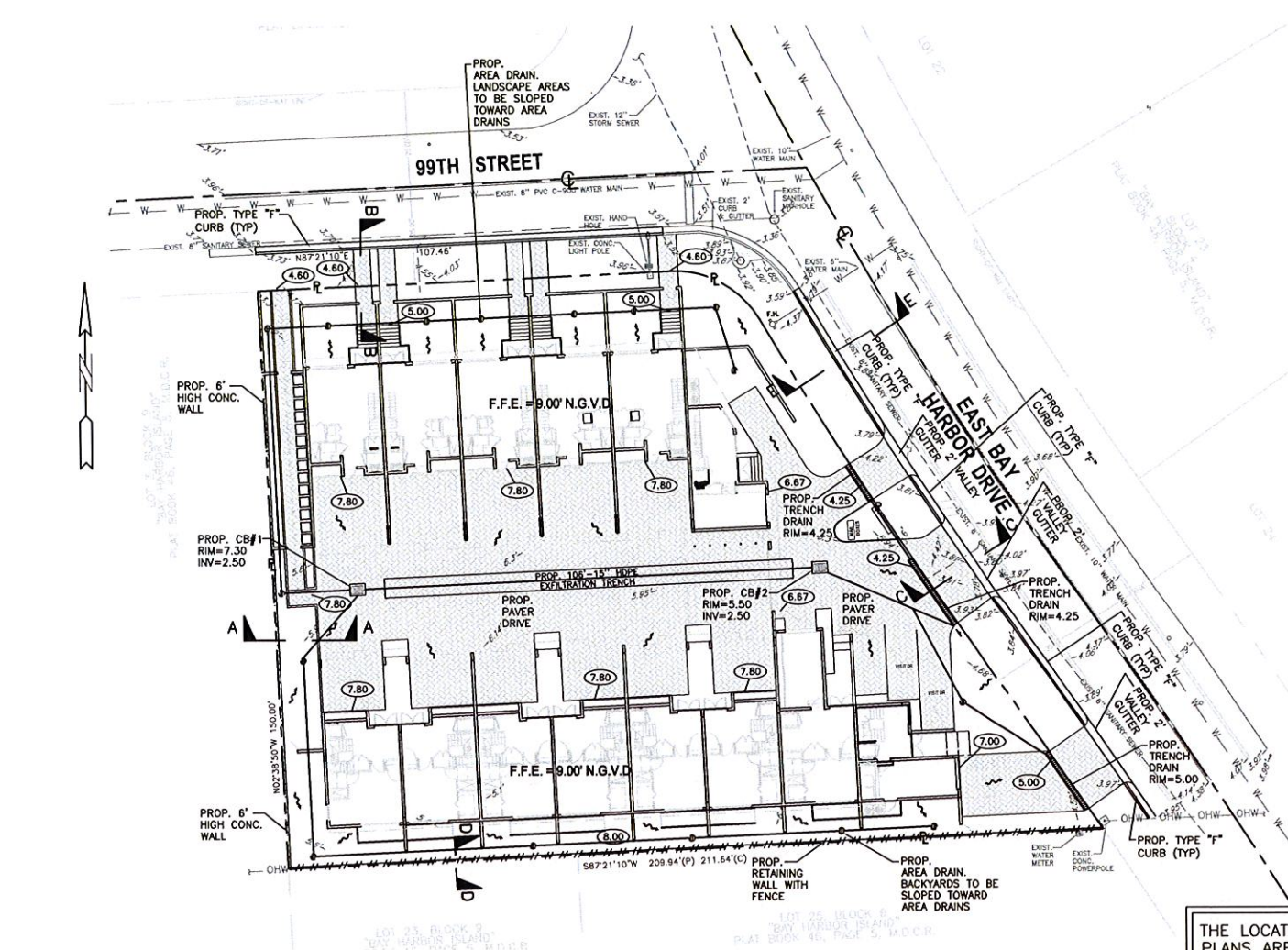
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SHEET No.:

FDL-1

CPM-1

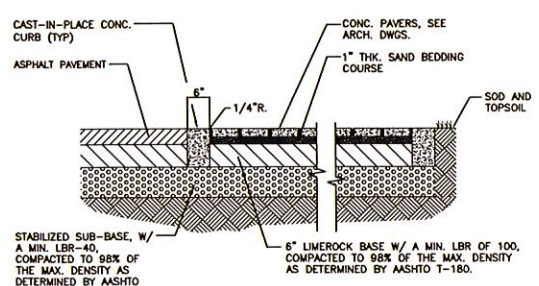
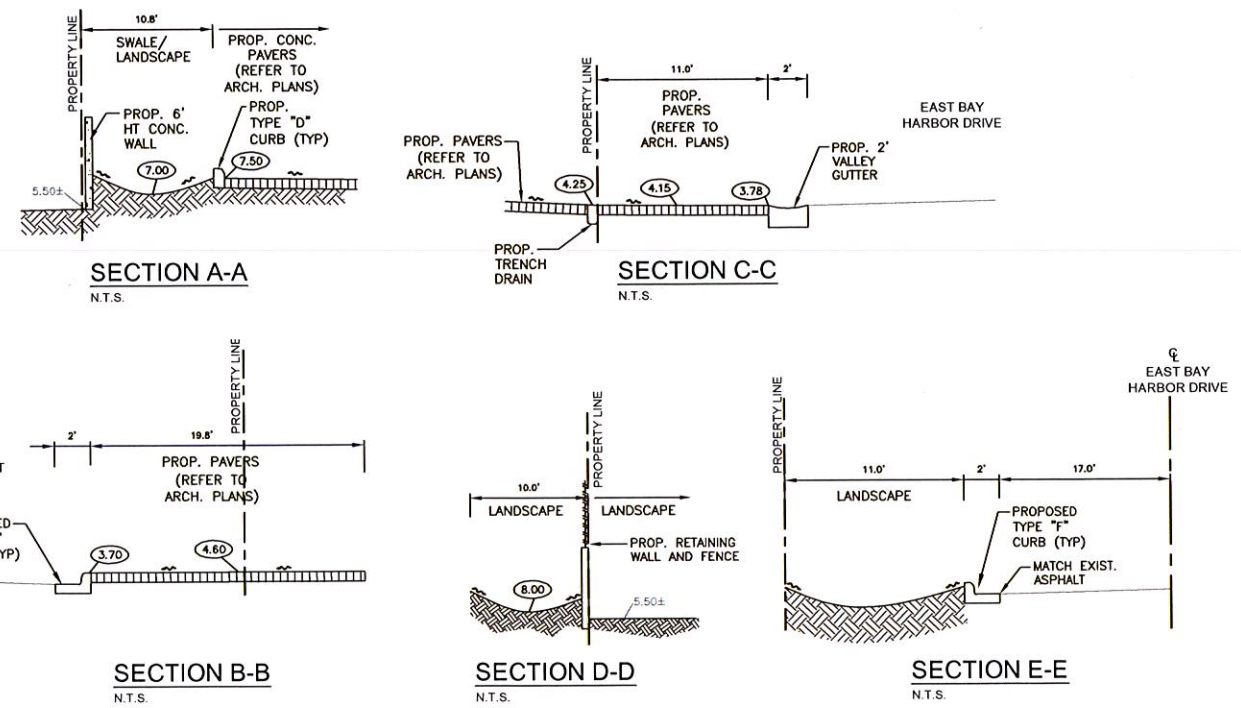


- LEGAL DESCRIPTION**
- LOTS 1 & 2, BLOCK 9, "BAY HARBOR ISLAND", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46, PAGE 5, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
- NOTES:**
1. EXISTING VALLEY GUTTER TO BE REPLACED WHERE CRACKED OR DAMAGED.
 2. EXISTING OVERHEAD POWER LINES TO BE REMOVED 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. ALL DRAINAGE PIPE TO HAVE MINIMUM 1% (1/8 INCH/FT) SLOPE.
 9. REFER TO PLUMBING PLANS FOR INFORMATION ON ROOF DRAINS.
 10. LOCATION OF AREA DRAINS TO BE COORDINATED WITH LANDSCAPE INSTALLATION.

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.

- 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



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SUSAN C. HOLLAND, PE
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DATE
E67325 15-33

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**PALM VILLAS
AT BAY HARBOR**
1000 99TH STREET
BAY HARBOR FLORIDA, 33154

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KEY PLAN

DATE:	PROJECT No.:		
04/20/15	15-33		
SCALE:	CAD FILE:		
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CHECKED:	APPROVED:	DRAWN BY:	NOTES:
DATE:	DATE:	DATE:	DATE:

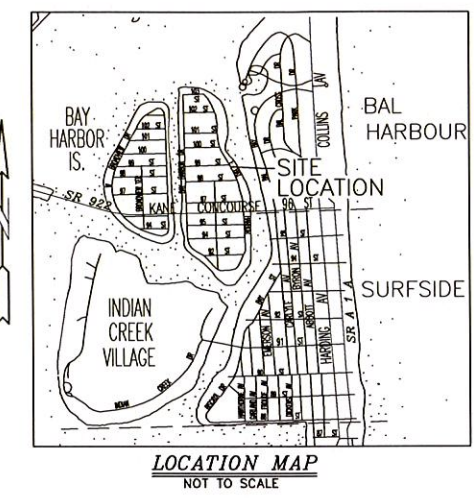
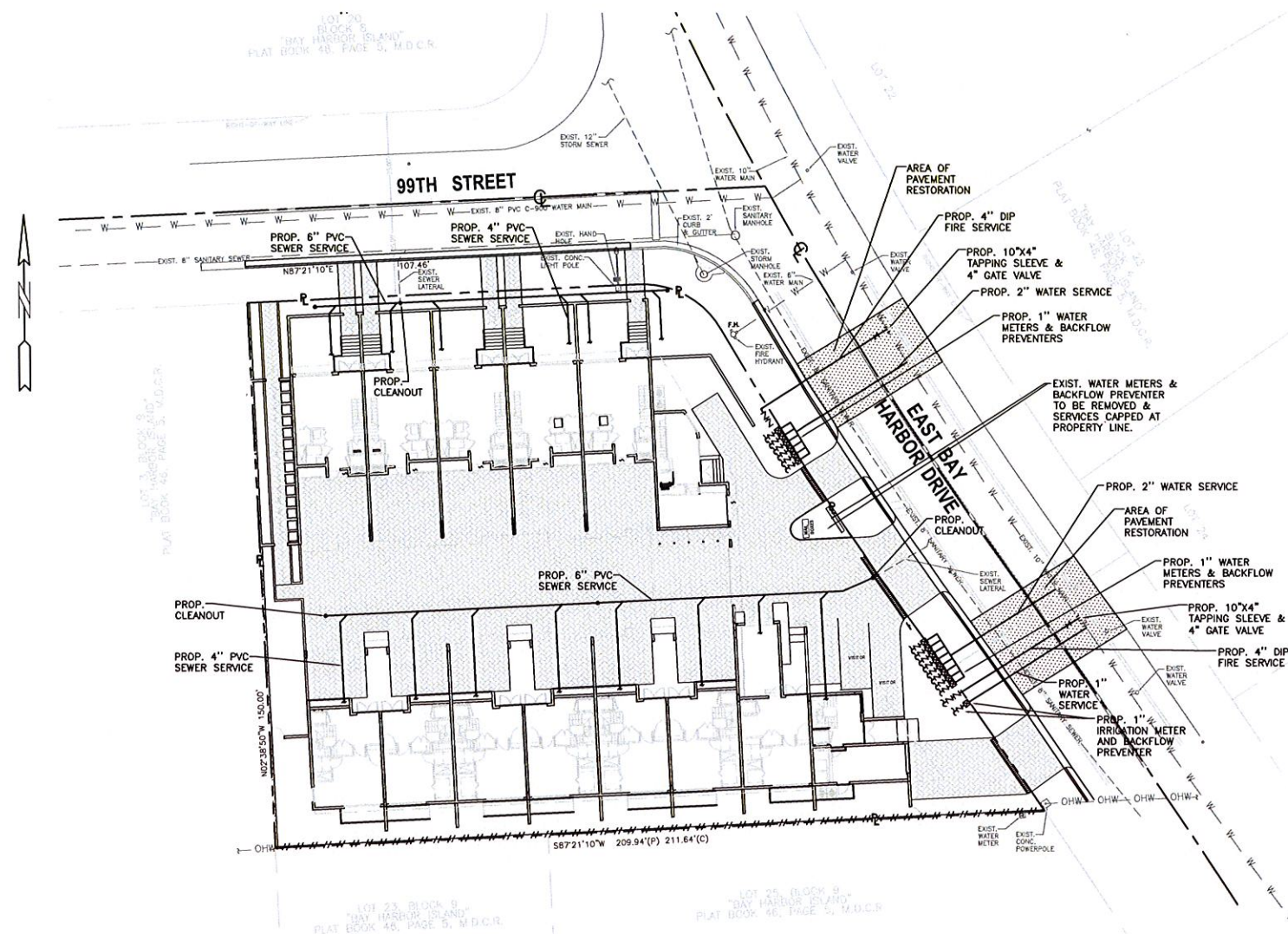
REVISION	DATE	BY
CITY COMMENTS	06/15	AA

**PAVING, GRADING
& DRAINAGE PLAN**

SHEET No.:

C-1

1 OF 3



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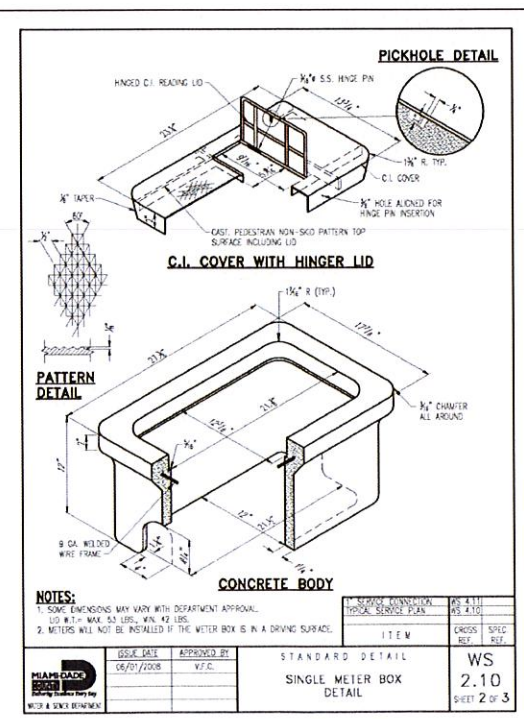
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NOTES:

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

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SIGNATURE DATE E87325 15-33

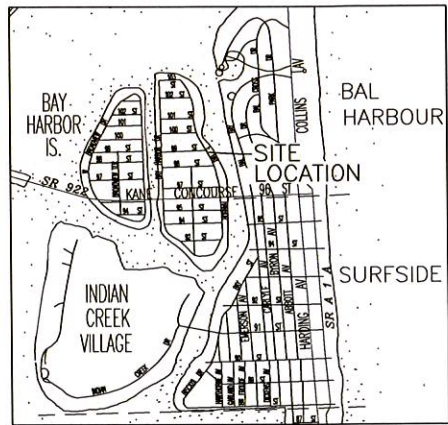
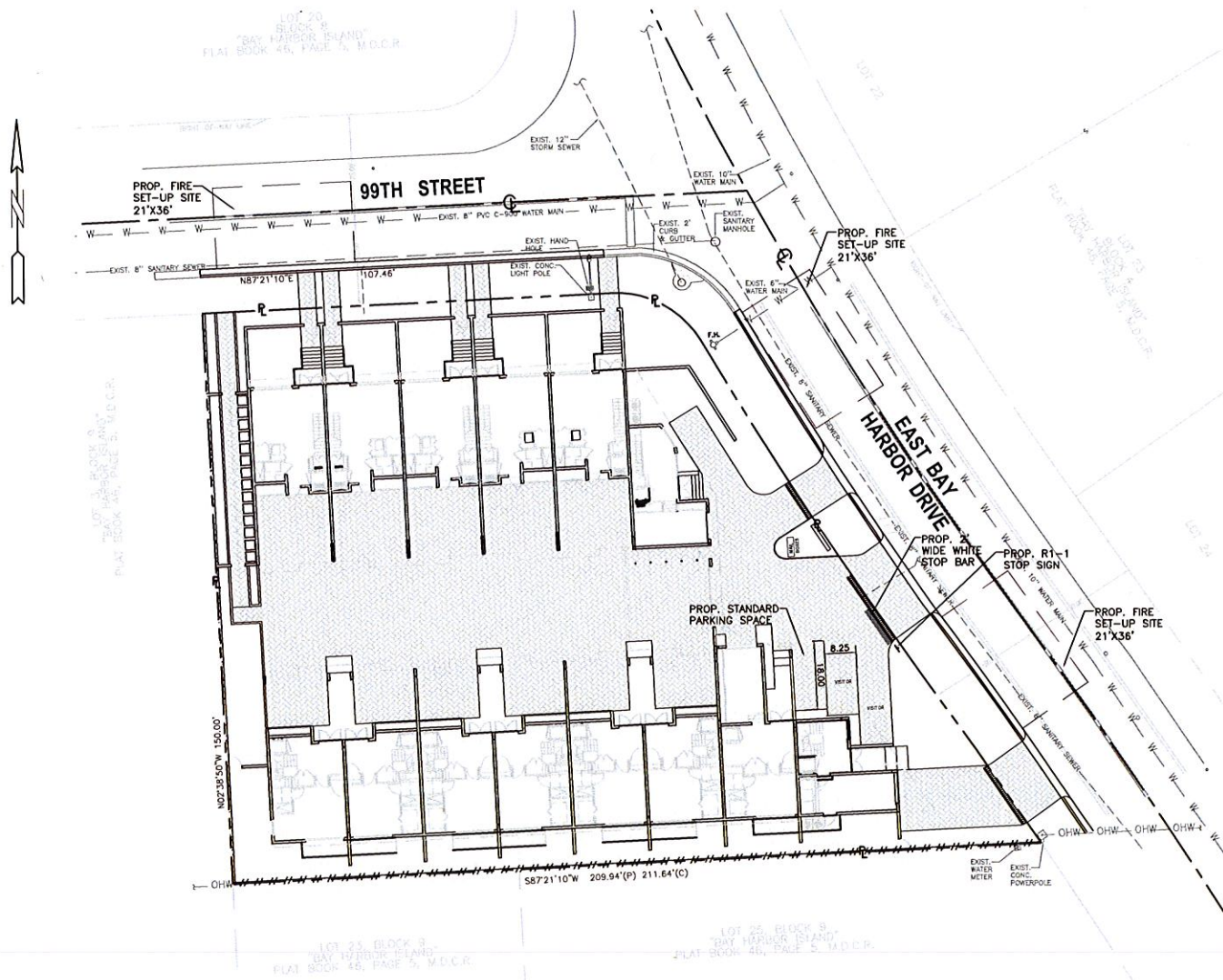
KEY PLAN

DATE	04/20/15	15-33
SCALE	1"=20'	15-33_C2
CHECKED	APPROVED	DRAWN BY
DATE	DATE	DATE
REVISION	DATE	BY
CITY COMMENTS	06/15	AA

WATER & SEWER PLAN

SHEET No.: C-2

2 OF 3



LOCATION MAP
NOT TO SCALE

LEGEND

- PROPOSED CONCRETE
- PROPOSED PAVER
- PROPOSED ELEVATION
- PROPOSED SURFACE FLOW
- PROPOSED AREA DRAIN
- PROPOSED PIPING
- PROPOSED CATCH BASIN
- PROPOSED WATER METER
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04/20/15		15-33	
SCALE:		CAD NAME:	
1"=20'		15-33_C-3	
CHECKED:	APPROVED:	DRAWN BY:	NOTES
DATE:	DATE:	DATE:	DATE:

REVISION	DATE	BY

PAVEMENT
MARKING &
SIGNAGE PLAN

SHEET No.:

C-3

3 OF 3

ST - STREET TREE SPECIES TO BE DETERMINED BY TOWN OF BAY HARBOR ISLANDS 'TOWN STREET TREE MASTER PLAN' ONLY (1) STREET TREE PROVIDED PER 35 FEET OF FRONTAGE TYP. FOR 99TH STREET + EAST BAY HARBOR DR.

ALONG WESTERN P.L.

EVERGREEN PODOCARPUS ALONG PERIMETER SCREEN WALLS

99TH STREET

STREET TREES

EXISTING ROYAL PALMS + LANDSCAPE TREATMENT IN R.O.W. TO REMAIN

ST - STREET TREE SPECIES TO BE DETERMINED BY TOWN OF BAY HARBOR ISLANDS 'TOWN STREET TREE MASTER PLAN' ONLY (1) STREET TREE PROVIDED PER 35 FEET OF FRONTAGE TYP. FOR 99TH STREET + EAST BAY HARBOR DR.

EAST BAY HARBOR DRIVE

MOTOR COURT

PLANT LIST - 9870 E BAY HARBOR DRIVE

SYM.	NATIVE	QTY.	COMMON NAME	BOTANICAL NAME	HT. X SPR. & SPECIFICATION
TREES					
CG	NO	4	BRIDAL VEIL TREES	Caesalpinia granadillo	16-18' height, 7" spread min., 4" dbh, standard, matched
CR	YES	21	PITCH APPLE TREES	Clusia rosea	12' height min., 5" spread min., 3" dbh, standard, matched
CS	YES	2	SILVER BUTTWOOD TREES	Conocarpus erectus 'Sericeus'	14' height min., 8" spread min., multi-trunk, matched
EF	YES	4	SPANISH STOPPER TREES	Eugenia foetida	12' height min., 6" spread min., 3" dbh, standard, matched
KF	YES	4	BLACK IRONWOOD TREES	Krugiodendron ferreum	14-16' height, 6" spread min., 3" dbh, standard, matched
ST	TBD	9	STREET TREE / SPECIES T.B.O.	To Be Determined	As per Bay Harbor Islands 'Town Street Tree Master Plan'
PALMS					
AM	NO	15	CHRISTMAS PALMS	Adonidia merrellii	14' overall height, 8" grey wood, single trunks, full, matched
CN	NO	16	'GR. MALAYAN' COCONUT PALMS	Cocos nucifera 'Green Malayan'	14'-20' grey wood, Florida Fancy, full heads
VM	NO	16	MONTGOMERY PALMS	Veitchia montgomeryana	18' grey wood, Florida Fancy, single trunk, full heads

* (8) CR MEETS 50% @ 12' HEIGHT FOR REQUIRED TREES
** (4) KF MEETS 25% @ 14'-16' HEIGHT FOR REQUIRED TREES
*** (4) CG MEETS 25% @ 16'-18' HEIGHT FOR REQUIRED TREES

TOTAL OF FIVE DIFFERENT SPECIES HAVE BEEN PROVIDED

PLANT LIST - 9870 E BAY HARBOR DRIVE

SYM.	NATIVE	QTY.	COMMON NAME	BOTANICAL NAME	HT. X SPR. & SPECIFICATION
SHRUBS					
CLG	NO	40	CLUSIA SHRUBS (drought tol + low)	Clusia guttata	15 gallon, 48" height x 24" spread, space 30" on center
POM	NO	200	PODOCARPUS SHRUBS	Podocarpus macrophyllus	15 gallon, 48" height x 24" spread, space 24" on center
PSL	YES	120	DWARF BAHAMA COFFEE (native)	Psychotria ligustrifolia	7 gallon, 24" height x 24" spread, space 24" o.c.
GROUNDCOVERS / GC (TO BE DEFINED AT PERMIT STAGE)					
CAM	NO	As Req.	DWARF NATAL PLUM	Carissa macro 'Emerald Blanket'	24" x 24", full, space as necessary to create a uniform planting area
LIR	NO	As Req.	LIRIOPE 'BIG BLUE'	Liriope muscari 'Big Blue'	14" x 14", full, space as necessary to create a uniform planting area
MSC	NO	As Req.	WART FERN	Microsorium scolopendrium	14" x 14", full, space as necessary to create a uniform planting area
SOD, AGGREGATE, & MULCH					
LAWN	NO	As Req.	ZOYSIA 'EMPIRE' or ST. AUGUSTINE 'FLORATAM' - OVER 2" TOPSOIL BED, SEE PLANTING SPECS.		
MULCH	NO	As Req.	3" MINIMUM DEPTH SHREDDED ORGANIC MULCH, NO CYPRESS MULCH OR RED MULCH, NO DYED MULCH		

LANDSCAPE PLAN NOTES
1. THE PROPOSED LANDSCAPE AND IRRIGATION DESIGN MEETS AND EXCEEDS THE LANDSCAPE CODE REQUIREMENTS AS STIPULATED IN THE TOWN OF BAY HARBOR ISLANDS LANDSCAPE REQUIREMENTS. SEE LANDSCAPE LEGEND SHEET L-3.
2. ALL LANDSCAPE AREAS TO BE 100% COVERED BY A FULLY AUTOMATIC IRRIGATION SYSTEM WITH RAIN SENSOR.

GROUND LEVEL
LANDSCAPE PLAN

3/32" = 1'-0"
0' 10' 20' 30'

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Florida Landscape Architecture Business LC 26000460
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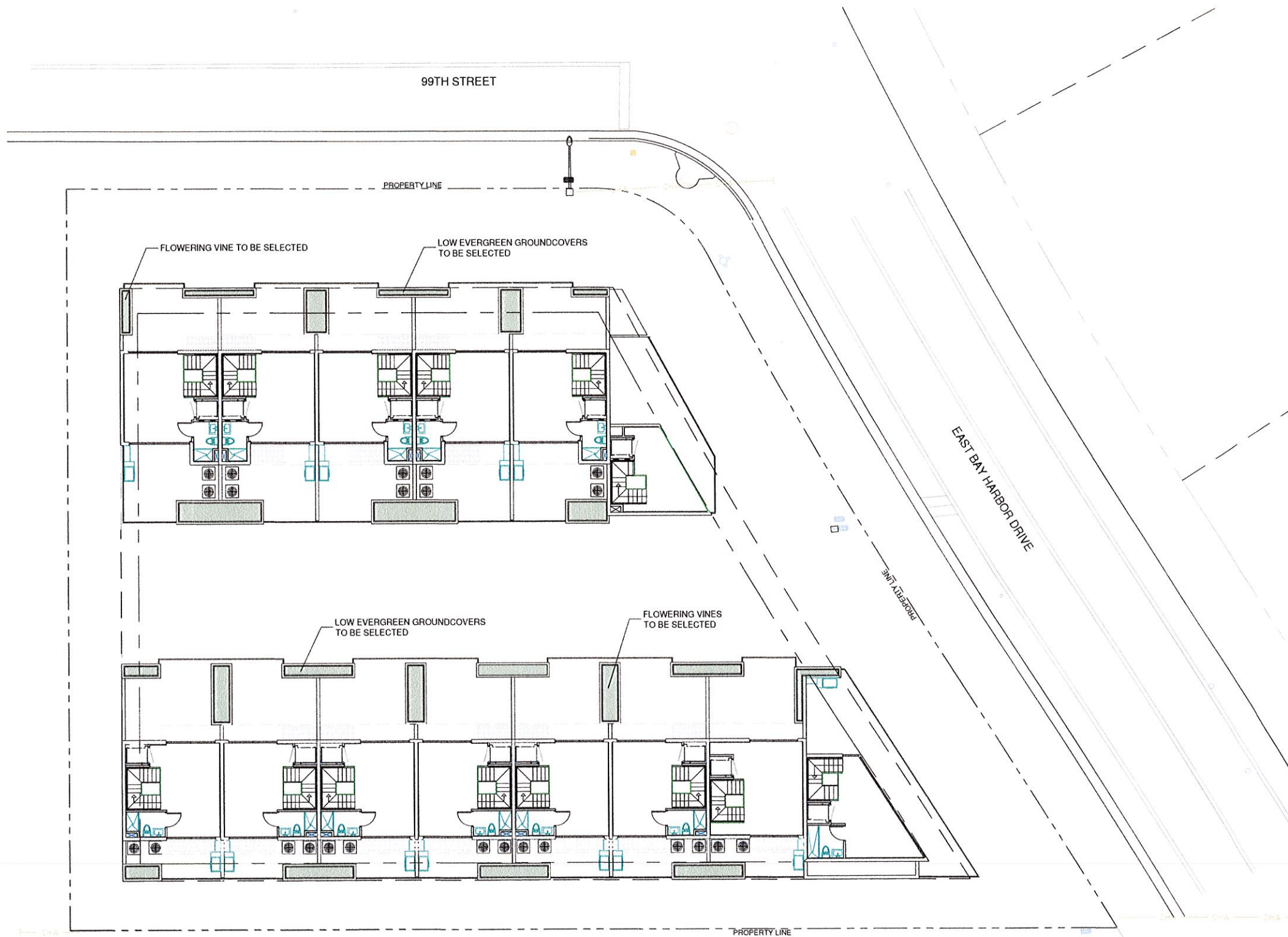
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2	06.10.2015	CCIA
3	06.15.2015	CCIA

GROUND LEVEL
LANDSCAPE PLAN

SHEET No.:

L-1



ROOF LEVEL LANDSCAPE PLAN

3/32" = 1'-0"

0' 10' 20' 30'



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ROOF LEVEL LANDSCAPE PLAN

SHEET No.:

L-2

LANDSCAPE NOTES

- ALL PLANT MATERIAL SHALL BE FLORIDA GRADE NO. 1 OR BETTER.
- CONTRACTOR SHALL BECOME FAMILIAR WITH THE LOCATION OF, AVOID, AND PROTECT ALL UTILITY LINES, BURIED CABLES, AND OTHER UTILITIES.
- TREE, PALM, ACCENT AND BED LINES ARE TO BE LOCATED IN THE FIELD AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ANY CHANGES TO R.O.W. (RIGHT OF WAY) MATERIAL IN REGARDS TO PLACEMENT OF SPECIES SHALL REQUIRE THE APPROVAL AND CONSULTATION OF THE CITY STAFF.
- ALL PLANTING SOIL SHALL BE 50:50 TOPSOIL:SAND MIX, FREE OF CLAY, STONES, ROCKS, OR OTHER FOREIGN MATTER. THIS SPECIFICATION INCLUDES ALL BACKFILL FOR BERMS AND OTHER LANDSCAPE AREAS.
- CARE SHALL BE TAKEN TO AVOID PLACEMENT OF CONSTRUCTION FILL, GRAVEL, AND OR DEBRIS OVER THE ROOTBALLS OF INSTALLED OR EXISTING TREES AND OR PALMS ON SITE.

SODDED-LAWN AREAS
2" DEPTH PLANTING SOIL SPREAD IN PLACE- THROUGHOUT.

GROUNDCOVER PLANTING BEDS:
6" DEPTH PLANTING SOIL SPREAD IN PLACE- THROUGHOUT.

SHRUB AND HEDGE PLANTING AREAS:
12" DEPTH PLANTING SOIL SPREAD IN PLACE- THROUGHOUT.

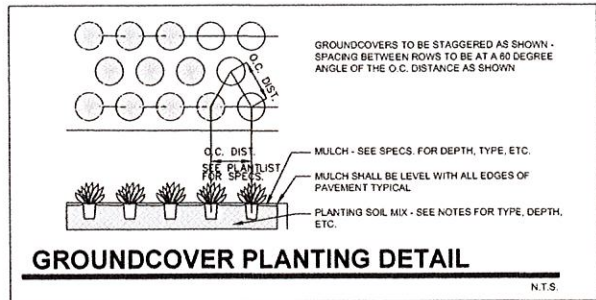
TREES, PALMS, SPECIMEN PLANT MATERIAL LOCATIONS:
REMOVE ALL LIMEROCK PRESENT TO A DEPTH OF AT LEAST 30" BEFORE PLACING NEW PLANTING SOIL.
APPLY NEW CLEAN PLANTING SOIL IN PLANTING AREA AS REQUIRED

LANDSCAPE ISLANDS AND BUILDING FOUNDATIONS:
EXCAVATE AND REMOVE ALL LIMEROCK, ROCKS, DEBRIS, ETC. TO A DEPTH OF 12" AND BACKFILL W/ 50:50 TOPSOIL:SAND MIX.
BUILDING FOUNDATIONS SHALL BE THE SAME DEPTH TO A WIDTH OF 36" FROM THE BUILDING BASE.

- THE SITE CONTRACTOR SHALL BE RESPONSIBLE TO BRING ALL GRADES TO WITHIN 2" OF FINAL GRADES. THIS SHALL INCLUDE A 2" APPLICATION OF 50:50 TOPSOIL:SAND MIX FOR ALL LANDSCAPE AND AREAS TO BE SODDED.
- THE LANDSCAPE CONTRACTOR SHALL CALCULATE AND SUBMIT AN ITEMIZED PRICE FOR THE 2" APPLICATION OF 50:50 MIX FOR ALL SOD AREAS AS A REFERENCE IN THE CASE THAT THERE WOULD BE A DISCREPANCY BETWEEN SITE AND LANDSCAPE CONTRACTORS AND NOTIFY THE SITE CONTRACTOR OR PROJECT SUPERINTENDENT AS TO THIS DISCREPANCY. IT WILL THEN BE DETERMINED WHICH PARTY WILL PROVIDE THIS 2" TOPSOIL:SAND APPLICATION AND SUBSEQUENT PAYMENT. OTHER PLANTING SOIL MIXES TO BE ADDED, I.E. FOR TREES, PALMS, SPECIMEN PLANTS, SHRUBS AND GROUNDCOVERS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR AND BE INCLUSIVE WITH THE LANDSCAPE BID.
- IRRIGATION SHALL PROVIDE FOR A 100% COVERAGE WITH 50% OVERLAP MINIMUM AND BE PROVIDED BY A FULLY AUTOMATIC IRRIGATION SYSTEM W/ RAIN MOISTURE SENSOR ATTACHED TO CONTROLLER. ALL FLORIDA BUILDING CODE APPENDIX "F" IRRIGATION REQUIREMENTS SHALL BE STRICTLY ADHERED TO FOR INSTALLATION AND PREVAILING WATER MANAGEMENT DISTRICT RESTRICTIONS AND REGULATIONS SHALL BE IN COMPLIANCE FOR POST-INSTALLATION WATERING SCHEDULES. CONTRACTOR SHALL COORDINATE WITH THE IRRIGATION CONTRACTOR AND LEAVE PROVISIONS FOR ALL SLEEVEING AND PIPE ROUTING. ALL UNDERGROUND UTILITIES TO BE LOCATED BY DIALING 811 AS REQUIRED BY LAW.
- ALL PLANTING BEDS SHALL BE MULCHED TO A DEPTH OF 2" WITH A SMALL GRAY GRANITE AGGREGATE OR APPROVED ORGANIC MULCH FREE FROM WEEDS AND PESTS. NO 'CYPRESS MULCH' OR 'RED DYED MULCH' TO BE ACCEPTED. KEEP MULCH 3" AWAY FROM TREE OR PALM TRUNKS AS PER INDUSTRY RECOMMENDATIONS.
- SOD SHALL BE 'EMPIRE TURF' ZOYSIA GRASS IN ALL LAWN AREAS AS SHOWN ON THE PLANS. SOD SHALL BE STRONGLY ROOTED, FREE FROM WEED, FUNGUS, INSECTS AND DISEASE. CONTRACTOR SHALL SOD ALL AREAS AS INDICATED ON THE PLANS OR AS DIRECTED. PAYMENT SHALL BE DETERMINED BY THE TOTAL MEASURED SODDED AREAS X THE UNIT PRICE SUBMITTED AND FIELD VERIFIED. SOD SHALL CARRY A 5-MONTH WARRANTY.
- ALL TREES, PALMS, SHRUBS AND GROUNDCOVERS, AND SOD / LAWN SHALL CARRY A ONE-YEAR WARRANTY FROM THE DATE OF FINAL ACCEPTANCE.
- THE PLANT LIST IS INTENDED ONLY AS AN AID TO BIDDING. ANY DISCREPANCIES FOUND BETWEEN THE QUANTITIES ON THE PLAN AND PLANT LIST, THE QUANTITIES ON THE PLAN SHALL BE HELD VALID.
- IF NECESSARY, CONTRACTOR SHALL PROVIDE A WATER TRUCK DURING PLANTING TO ENSURE PROPER WATERING-IN DURING INSTALLATION AND CONTRACTOR WILL BE RESPONSIBLE FOR CONTINUAL WATERING UNTIL FINAL ACCEPTANCE BY THE OWNER.
- FERTILIZATION: ONE COMPLETE APPLICATION OF GRANULAR FERTILIZER SHALL BE APPLIED PRIOR TO FINAL ACCEPTANCE AND APPROVAL BY THE LANDSCAPE ARCHITECT. FERTILIZER SHALL BE OSMOCOTE OR APPROVAL EQUAL.

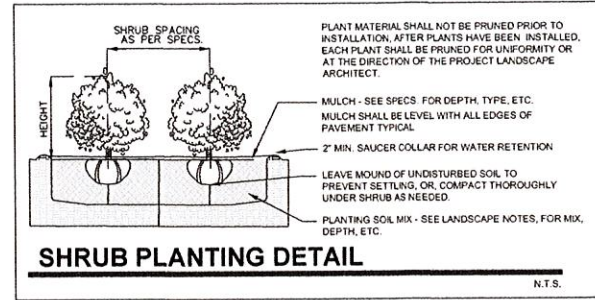
IRRIGATION NOTES

- IRRIGATION CONTRACTOR SHALL PROVIDE, FURNISH, AND INSTALL A FULLY AUTOMATIC IRRIGATION SYSTEM WHICH WILL COMPLY WITH ALL LOCAL CODE, STATE CODE, & WATER MANAGEMENT DISTRICT (SWFMD) REQUIREMENTS.
- THE IRRIGATION CONTRACTOR SHALL SCHEDULE AN ON-SITE PRE-CONSTRUCTION CONFERENCE WITH THE OWNER AND THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCEMENT OF INSTALLATION OF THE IRRIGATION SYSTEM.
- CONTRACTOR SHALL INSTALL POP-UP TYPE HEADS. SPRAY TYPE SHALL BE ROTOR, IMPACT, SPRAY, OR BUBBLER AND SHALL BE INSTALLED SO AS NOT TO CAUSE ANY OVERSPRAY ONTO ANY PAVED SURFACES, I.E. ROADS, SIDEWALKS, ETC. ALL FIXTURES SHALL BE "TORO", "RAINBIRD" OR AN APPROVED EQUAL. ALL WORK SHALL BE DONE IN A PROFESSIONAL MANNER AS PER MANUFACTURER'S SPECIFICATIONS.
- ALL MAIN SUPPLY LINE SHALL BE PVC SCHEDULE 40 PIPE. ALL PVC FITTINGS SHALL BE SCHEDULE 40. THE MAINLINE IS SHOWN SCHEMATICALLY. LOCATE MAIN LINES IN LANDSCAPE AREAS WHERE POSSIBLE AND SLEEVE UNDER PAVEMENT WHERE NECESSARY. MAINLINES SHALL BE IN THE SAME TRENCH WITH THE LATERAL LINES WHERE POSSIBLE.
- CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE LOCATION OF AND AVOID & PROTECT ALL UTILITY LINES, DUCTS, BURIED CABLES AND OTHER UTILITIES IN THE AREA. CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR, LIABILITY, AND COSTS INCURRED IN THE DAMAGE OR DESTRUCTION OF SAID UTILITIES. CALL SUNSHINE STATE ONE CALLS 811, 48 HOURS PRIOR TO COMMENCEMENT OF ANY WORK FOR PROPER UTILITY LOCATION AND CLEARANCES.
- THE CONTRACTOR SHALL SECURE ALL WORK WITH THE PROJECT MANAGER, LANDSCAPE CONTRACTOR AND ALL OTHER CONTRACTORS TO INSURE PROPER INSTALLATION, SCHEDULING, AND PROCEDURE.
- THE CONTRACTOR SHALL COORDINATE WITH THE PROJECT MANAGER TO PROVIDE ELECTRICAL SUPPLY TO THE CONTROLLER, PUMP, ETC. AS NEEDED.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO SECURE ALL PERMITS AS MAY BE DEEMED NECESSARY TO PERFORM THE WORK. ENTIRE SYSTEM SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL AND STATE CODES.
- ALL SLEEVES UNDER PAVEMENT SHALL BE BURIED PER FLORIDA BUILDING CODE, APPENDIX "F". ALL LATERAL SLEEVES UNDER SIDEWALKS SHALL BE BURIED BELOW WALKWAYS AND SHALL BE SCHEDULE 40 PVC. ALL SLEEVEING SHALL BE SCHEDULE 40 PVC PIPE AND SHALL BE 2 TIMES THE MAIN OR LATERAL PIPE SIZE.
- THE CONTRACTOR SHALL CONNECT THE MASTER VALVE (WHEN APPLICABLE) AND ALL ELECTRIC VALVES TO THE CONTROLLER AND PROVIDE PROPER SYNCHRONIZATION.
- ALL LOW VOLTAGE ELECTRIC VALVES SHALL BE #14 DIRECT BURIAL. ALL WIRES UNDER ROADS TO BE PLACED IN A SEPARATE 1" SLEEVE. CONTRACTOR SHALL PROVIDE A MINIMUM OF TWO EXTRA WIRES FOR EMERGENCY POST INSTALLATION WIRING.
- ALL LINE LOCATIONS ARE APPROXIMATE. THE CONTRACTOR SHALL ADJUST TRENCHING AND LOCATION OF SPRAY HEADS IN THE FIELD FOR EXISTING CONDITIONS, WALKS, UTILITIES, STRUCTURES, AND PLANTINGS TO PROVIDE AND INSURE 100% COVERAGE AND 100% OVERLAP.
- CONTRACTOR SHALL PROVIDE A ONE-YEAR GUARANTEE ON ALL PARTS AND A 90 DAY GUARANTEE ON LABOR FROM THE DATE OF FINAL ACCEPTANCE..
- THE IRRIGATION CONTRACTOR SHALL RECORD ALL CHANGES MADE TO THE IRRIGATION SYSTEM DURING INSTALLATION, AND PROVIDE AN AS-BUILT DRAWING & THE OWNER'S REPRESENTATIVE UPON COMPLETION AND ACCEPTANCE OF THE WORK.
- THE IRRIGATION CONTRACTOR SHALL INSTRUCT THE OWNER OR THE OWNER'S REPRESENTATIVE IN THE COMPLETE OPERATION AND MAINTENANCE OF THE SYSTEM. THE CONTRACTOR SHALL FURNISH TWO COPIES OF AN IRRIGATION SYSTEM MANAGEMENT MANUAL PREPARED BY THE MANUFACTURER AND THE SYSTEM INSTALLER.



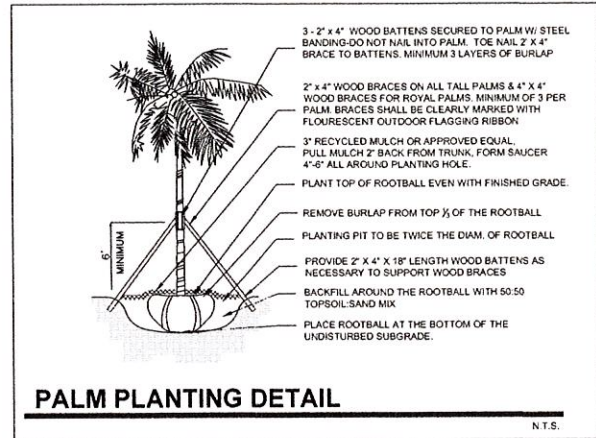
GROUNDCOVER PLANTING DETAIL

N.T.S.



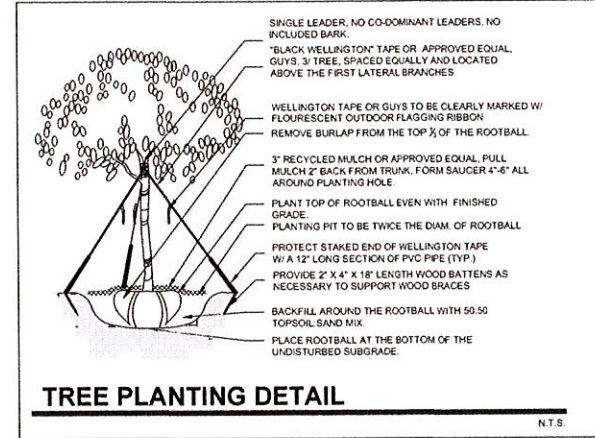
SHRUB PLANTING DETAIL

N.T.S.



PALM PLANTING DETAIL

N.T.S.



TREE PLANTING DETAIL

N.T.S.

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

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

Site Address 9870 E. BAY HARBOR DRIVE Legal Description See Sheet A-1
Net Lot Area 24,709 SF Acres / .5693 acres SF

Required Provided

I. Open Space Requirement

1. Net Lot Area = 24,709 SF x 20% = 4,942 SF 20% / 4,942 SF 20.82% / 5,113 SF (Bld - Sec. 20-11)

2. Maximum Lawn Area Allowed (MOC - Sec. 18A-6(A)(5))
a. Req. open space 4,942 SF x 50% = 2,471 SF 60% Max / 2,471 SF 60.0% / 2,400 SF

II. Shade Trees

A. Required

1. 28 shade trees/acre: 28 x .5693 acres = 15.85 16 32
(Min. 12 ft height / 6\" clear wood / 2\" 1/2\" caliper)
(Palm trees substituted at a 3:1 ratio, max. 25% of required shade trees)
(MOC - Sec. 18A-6(C)(3)) and Bld - Sec. 24-16

2. Native Species Required - 50% Min.
of shade trees req. 16 x 50% = 8 8 28
(Bld - Sec. 24-16(a)(2))

3. Drought Tolerant and Low Maintenance Species Required - 50% Min.
of shade trees req. 16 x 50% = 8 8 28
(MOC - Sec. 18A-6(C)(1)(b))

B. Tree Species

1. Number of shade trees required (from Sec. (I)(A)(1) above) 16

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

*See Following Table

Page 1 of 3

Revised 12/09/14

Number of Different Tree Species based on Quantity

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

C. Tree Heights

1. Number of Stories of building 4

2. Number of shade trees required 16
(from Sec. (I)(A)(1) above)

3. Shade tree heights required: 12 ft. - 50 % or 8 shade trees CR - Clusia rosea Trees

14-16 ft. - 25 % or 4 shade trees KF - Black Ironwood Trees

16-18 ft. - 25 % or 4 shade trees CG - Birdal Vaa Trees

18-20 ft. - N/A % or N/A shade trees

Size of Tree Species in Relationship to Building Height

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

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

III. Street Trees

Required Provided

1. Street Trees @ 1-35' 9 9

Width of lot: 35'
(15\" min height / 6\" clear wood / 2\" 1/2\" caliper)
(Street tree species determined by Street Tree Master Plan)
(Street trees do not count toward required on site shade trees)
(Bld - Sec. 24-16(a)(2)(b))

99th Street - 132 LF / 35' x 37' or 4 Required (4 Provided)

East Bay Harbor Drive - 172 LF / 35' x 49' or 5 Required (5 Provided)

Page 2 of 3

Revised 12/09/14

IV. Shrubs Required

Required Provided

1. 10 shrubs required per shade tree (Min. 24\" height / visual screen min. 36\" in height / max 24\" on center)
(Bld - Sec. 24-16(a)(2)(b)) 160 360

2. Native Species Required - 30% Min. (MOC - Sec. 18A-6(C)(1)(a)) 48 120
CLUSIA ROSEA COFFEE

3. Drought Tolerant and Low Maintenance Species Required - 50% Min. (MOC - Sec. 18A-6(C)(1)(b)) 80 160
ENRIPIA BANANA COFFEE / CLUSIA ROSEA COFFEE

V. Buffers (If applicable)

(Bld - Sec. 24-16)

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

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

VI. Parking Lot Landscaping (If applicable)

Required Provided

1. 10 SF / parking space: 10 x 10 SF N/A N/A
(MOC - Sec. 18A-6(J))

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

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

VII. Right Tree Right Place

(Bld - Sec. 24-16(a)(2)(b))

1. Number of trees near power lines (See attached FPL guidelines) 21
CR - Clusia rosea Trees

VIII. Florida Friendly Landscaping

(MOC - Sec. 18A-2(A))

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

Page 3 of 3

Revised 12/09/14

LANDSCAPE LEGEND,
NOTES + DETAILS

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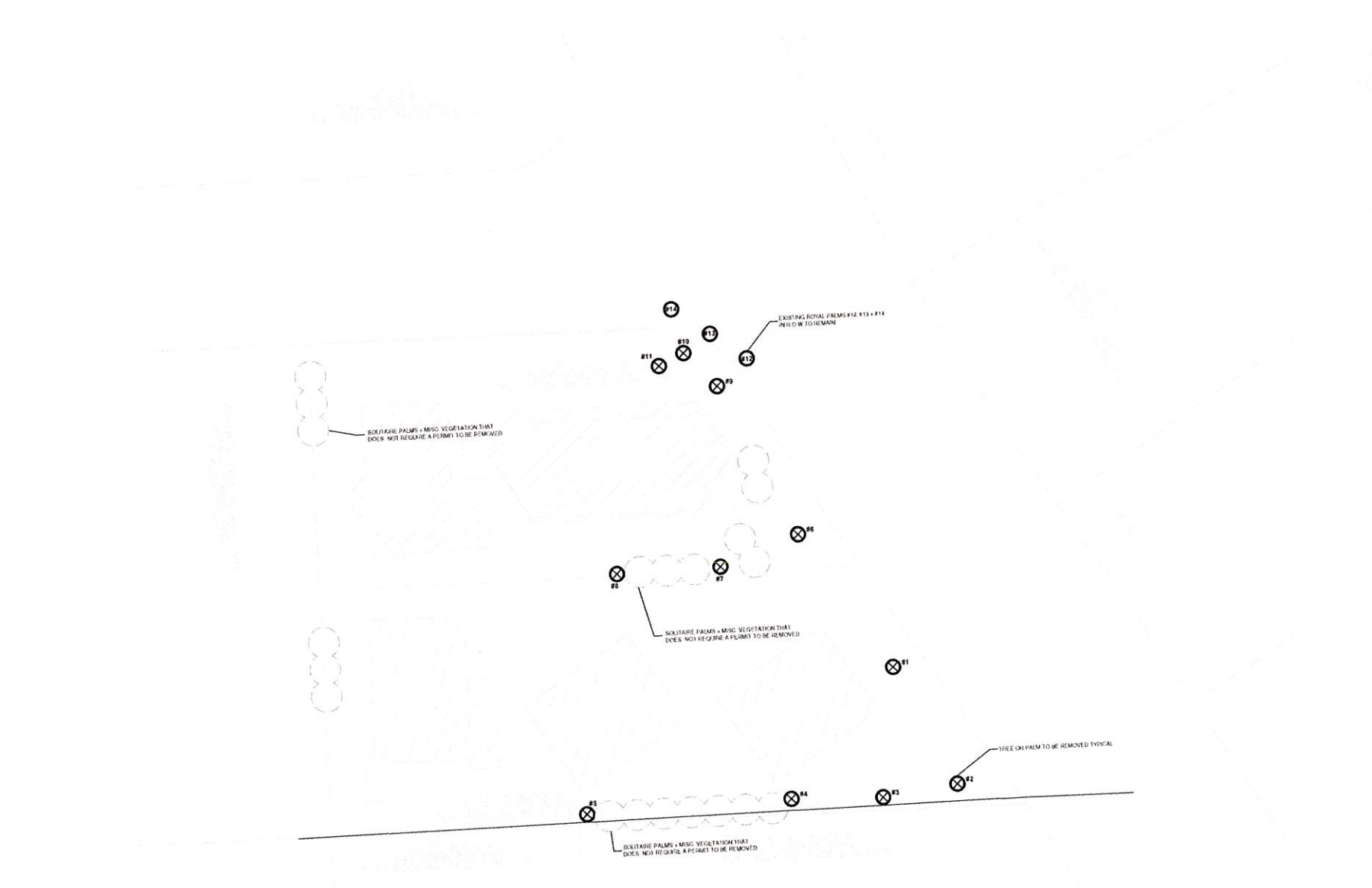
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LANDSCAPE
LEGEND, NOTES +
DETAILS

SHEET No.:

L-3



EXISTING TREE INVENTORY & DISPOSITION CHART - MIAMI DADE E.R.M.								
NUMBER	COMMON NAME	BOTANICAL NAME	HT. X SPREAD	D.B.H.	CONDITION	ACTION	CANOPY LOSS	COMMENTS
#1	Queen Palm	Syagrus romanzoffiana	+/- 30' x 20'	14"	FAIR	REMOVE	314 SF	MITIGATION PROVIDED
#2	Coconut Palm	Cocos nucifera	+/- 30' x 20'	14"	FAIR	REMOVE	314 SF	MITIGATION PROVIDED
#3	Sapote Tree	Manilkara zapota	+/- 25' x 20'	12"	FAIR	REMOVE	314 SF	MITIGATION PROVIDED
#4	Mango Tree	Mangifera indica	+/- 20' x 15'	12"	FAIR	REMOVE	179 SF	MITIGATION PROVIDED
#5	Royal Palm	Roystonea elata	+/- 40' x 20'	16"	FAIR	REMOVE	314 SF	MITIGATION PROVIDED
#6	Coconut Palm	Cocos nucifera	+/- 35' x 20'	14"	FAIR	REMOVE	314 SF	MITIGATION PROVIDED
#7	Sabal Palm	Sabal palmetto	+/- 25' x 20'	16"	FAIR	REMOVE	314 SF	MITIGATION PROVIDED
#8	Queen Palm	Syagrus romanzoffiana	+/- 35' x 20'	12"	FAIR	REMOVE	314 SF	MITIGATION PROVIDED
#9	Coconut Palm	Cocos nucifera	+/- 35' x 20'	12"	FAIR	REMOVE	314 SF	MITIGATION PROVIDED
#10	Coconut Palm	Cocos nucifera	+/- 35' x 20'	12"	FAIR	REMOVE	314 SF	MITIGATION PROVIDED
#11	Coconut Palm	Cocos nucifera	+/- 35' x 20'	14"	FAIR	REMOVE	314 SF	MITIGATION PROVIDED
#12	Royal Palm	Roystonea elata	+/- 40' x 20'	16"	GOOD	REMAIN	0 SF	NICE PALM IN ROW TO REMAIN
#13	Royal Palm	Roystonea elata	+/- 40' x 20'	16"	GOOD	REMAIN	0 SF	NICE PALM IN ROW TO REMAIN
#14	Royal Palm	Roystonea elata	+/- 40' x 20'	16"	GOOD	REMAIN	0 SF	NICE PALM IN ROW TO REMAIN
TOTAL CANOPY LOSS - 3,319 SF								
TOTAL MITIGATION PROVIDED = 4,000 SF = (8) CATEGORY 1 SHADE TREES PROVIDED								
4 BRIDAL VEIL TREES @ 500 SF + 4 BLACK IRONWOOD TREES @ 500 SF								

TREE INVENTORY + DISPOSITION PLAN NOTES

1. EXISTING TREE, PALM, AND VEGETATION INFORMATION AS INDICATED HAS BEEN PREPARED AS AN OVERLAY ON THE SURVEY PREPARED BY PUBLIC LAND SURVEYORS 02-25-15.

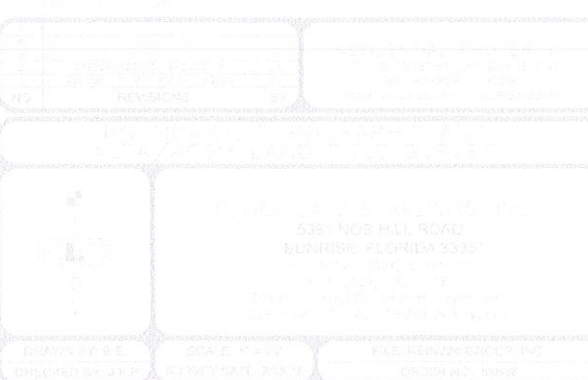
2. A WRITTEN TREE REMOVAL PERMIT IS REQUIRED BY MIAMI DADE ERM PRIOR TO REMOVING ANY TREES OR PALMS AS NOTED IN THESE PLANS

4. ALL EXISTING TREE + PALM INFORMATION THAT HAS BEEN PROVIDED ON THIS PLAN FOLLOWS THE MIAMI DADE COUNTY E.R.M. TREE PERMITTING GUIDELINES. ANY TREES OR PALMS CONSIDERED INVASIVE OR THAT FALLS UNDER THE TREE PERMIT EXEMPTION / PROHIBITED SPECIES LIST 24-94 (4) MAY NOT BE SHOWN FOR CLARITY PURPOSES. ANY DISCREPANCIES IF NOTED UPON FURTHER FIELD INSPECTION SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT.

LEGAL DESCRIPTION

NOTES

SURVEYOR'S CERTIFICATION



EXISTING TREE SURVEY + DISPOSITION CHART

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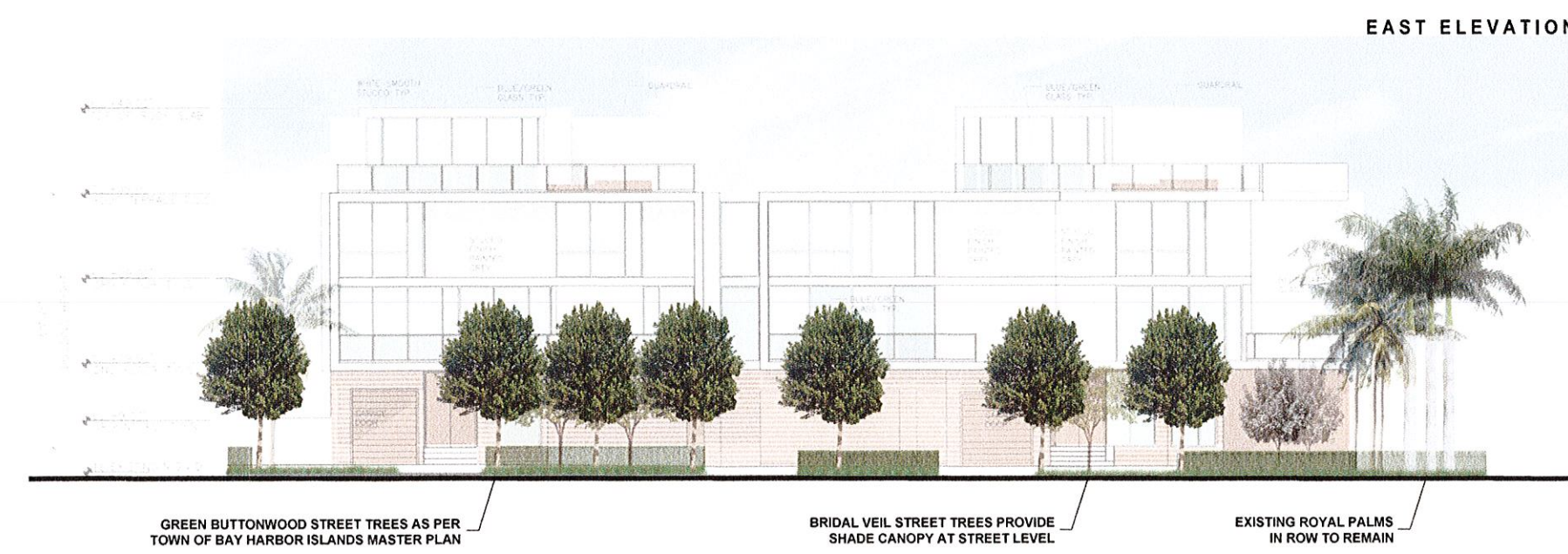
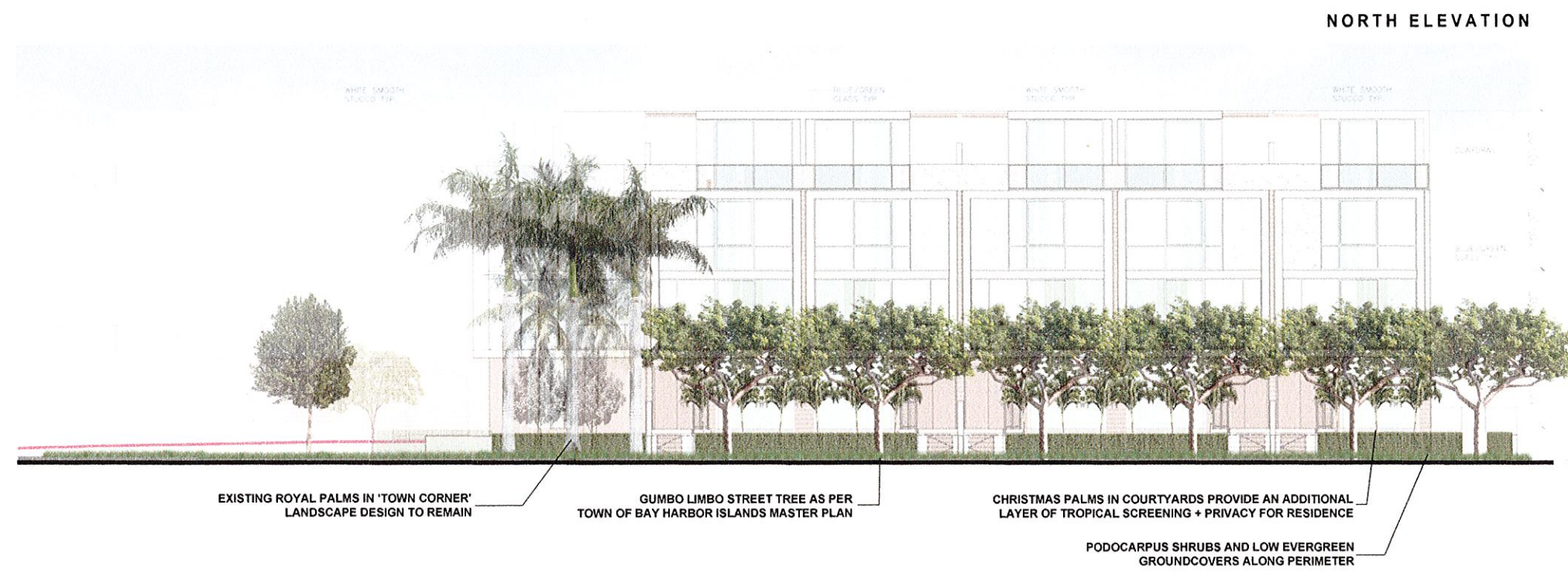
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EXISTING TREE SURVEY + DISPOSITION CHART

SHEET No.:

L-4



Proposed plant material has been drawn schematically to indicate future growth in 10 years.

ELEVATIONS **CHRISTOPHER CAWLEY | CC LA**
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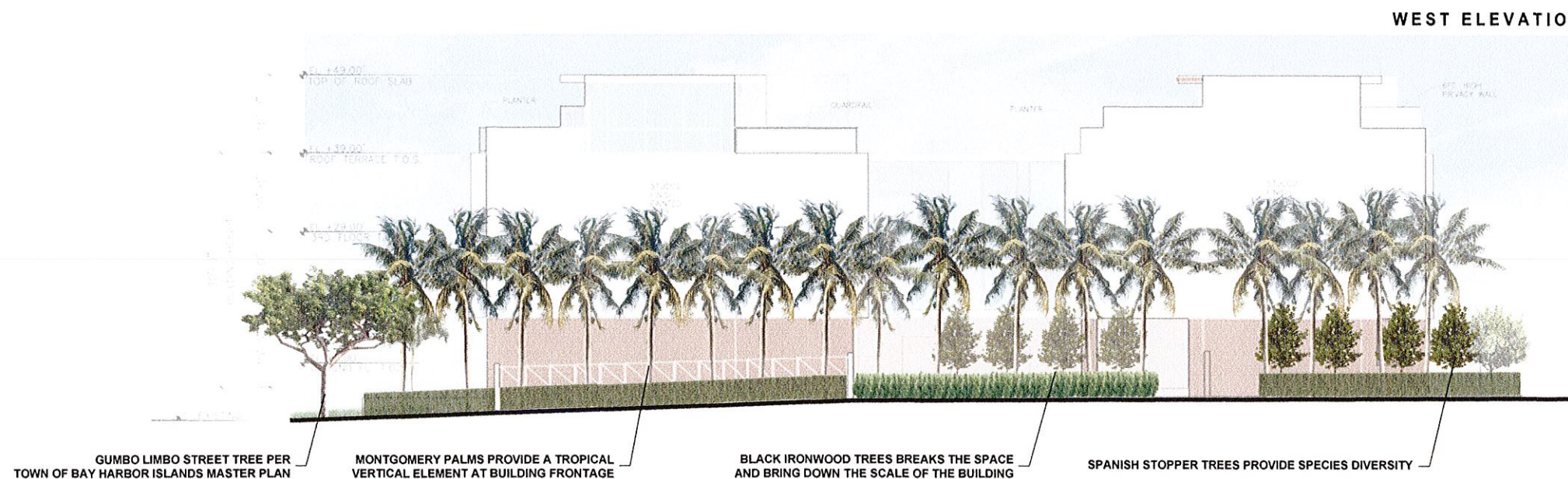
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2	06.10.2015	CCIA

ELEVATIONS

SHEET No.: **L-5**



Proposed plant material has been drawn schematically to indicate future growth in 10 years.

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**PALM VILLAS
AT BAY HARBOR**
1000 99th STREET
BAY HARBOR FLORIDA, 33154

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CHRISTOPHER CAWLEY, RLA
Florida License LA 008718

DATE: 04.20.2015	PROJECT No.:
SCALE: N.T.S.	NO. NAME:
CHECKED: DATE:	APPROVED: DATE:
DRAWN BY: DATE:	NOTES: DATE:

REVISION	DATE	BY
1	05.28.2015	CCLA
2	06.10.2015	CCLA

ELEVATIONS

SHEET No.:
L-6

**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: July 13th, 2015

Subject: Site Development Plan Application
Palm Villas at Bay Harbor – 14 DU Townhouse Complex
1000 99th Street
Bay Harbor Islands Acct. No. MB2015-79
MMPA Acct. No. 01-0702-1010

RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board review the most recent revised plans dated July 6th, 2015 and, if found acceptable, **APPROVE** the proposed Site Development Plan application subject to the following findings and recommended staff conditions listed hereinafter.

PROJECT REVIEW HISTORY

On April 30th, 2015 the Town received a formal Site Development Plan application for the above referenced property. The Town's DRC met several times and recommended approval of the application, subject to the architect making a few minor 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 a revised set of plans from the architect and found that the most recent plans (7/6/15) 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: 1000 99th Street
Legal Description: Lots 1 and 2 of Block 9, "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, Schapiro Associates, as agent for the owner (Bay Harbor TH 1 LLC), has submitted a Site Development Plan application to allow for the construction of a fourteen (14) dwelling unit townhouse complex located at the southwest corner of East Bay Harbor Drive and 99th Street. The proposed dwelling units will range from 2,274 to 2,950 square feet of A/C space plus balconies, etc. The previous buildings / improvements on the lots have been demolished (previously developed as the 2-story / 4 DU Trio Coop Apartments and a 2-story / 5 DU apartment building). Therefore, there will be a net increase of 5 DU for the site.

The proposed site design incorporates two (2) rectangular-shaped buildings positioned east / west on the site – one at the north portion of the site and the other at the south portion of the site. One (1) main driveway connection and two (2) individual DU driveway connections to East Bay Harbor Drive are proposed. The northern (single driveway / 11-feet wide) and southern (double driveway / 18-feet wide) driveways are for individual unit driveways. The central (main) driveway is a 23-foot wide / two-way driveway that provides access to the remaining 12 units and the guest parking spaces. Fire Department staging areas are shown on the plans along East Bay Harbor Drive.

The proposed new buildings are 4-stories in height. The townhouses will have three (3) floors of residential use over one (1) story of garage / den / foyer / bathroom @ 40-feet above BFE.

According to the survey submitted the current lot area is 24,799 square feet / 0.569 acres in size which would allow for a maximum of nineteen (19) DU on the property at the maximum allowable base density (34 DUA). The proposal is to build fourteen (14) residential units (24.6 DUA) which would not require the developer to obtain any TDR units (none being requested). There will be 5 TDR units available upon redevelopment.

The Town's 2006 Historic Structure Survey lists Lot 1 (southern lot) as a Masonry Vernacular design with some International features that was built in 1950 (DA10230). Lot 2 (northern lot) is also listed as a Masonry Vernacular design with some International features and is noted to have built in 1956 (DA10231).

The adjoining / nearby development sites currently include the 5-story Rexleigh Apartment complex @ 20 DU / 38.5 DUA and the 7-story Harbor Park multi-family residential complex (currently under construction) @ 19 DU / 73.6 DUA, to the east across East Bay Harbor Drive. To the north, across 99th Street, is a 1-story duplex @ 2 DU / 8.3 DUA. To the immediate west is the 3-story Rex South multi-family residential complex @ 24 DU / 31 DUA. To the immediate south is the 2-story Bougain-Villa multi-family residential complex @ 12 DU / 23.3 DUA and a 2-story apartment complex @ 16 DU / 26.7 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 has 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 the interior (non-waterfront lots) are zoned RM-2. These interior 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. The latest submittal package has one design issue; however, the PZB can approve narrower driveway widths at the security gate during their review.

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 14 DU while 19 DU are allowed via the base density. Therefore, no additional DU are being requested; nor are 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 and density of the property is consistent with this zoning classification; however, the proposed site design (driveway width at gate) is not consistent with a provision of the Code at present, unless the PZB approves it.

PLATTING

The site will not require re-platting, as the site is currently platted as described above. A Unity of Title will be required as two lots are being combined for a singular development.

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

As stated above, the Site Development Plan depicts all vehicular access to the site from East Bay Harbor Drive, one (1) main driveway connection and two (2) individual driveway connections. The northernmost (single driveway / 11-feet wide) and southernmost (double driveway / 18-feet wide) driveways are for individual townhouse units. These dimensions meet the Code minimum requirements. The central (main) driveway is a two-way driveway that is depicted as 23-feet in width and provides access to the remaining twelve units and the guest parking spaces. The main driveway is shown to narrow at a proposed security gate to 18 feet. This width is adequate for two cars to pass slowly but it is envisioned one vehicle will typically pass through the gate at one time. The Town Code requires townhouse developments to have at least one (1) of the two (2) required parking spaces to be within an enclosed garage. The three (3) units nearest to East Bay Harbor Drive have single garages (with doors) with the 2nd parking space outdoors adjoining the unit. The other 11 units in the "courtyard area" have 2-car garages (no garage doors). There is no requirement to have doors, just that there are 2 spaces and one in enclosed. The plan complies with this requirement.

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1000 99th Street
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Based on 14 DU the Code requires at least twenty eight (28) parking spaces. An additional two (2) parking spaces are required for visitor parking as this proposal includes two lots and access is via a shared driveway. Thirty (30) parking spaces are shown (25 in garages / 5 exterior) on the plans. Therefore, the site design meets the current minimum Code requirements for on-site parking spaces.

Two Fire Department staging areas are shown on the plans. 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 new Miami-Modern and with an abundant use of wooden accents. Ground level secured courtyards are provided for each dwelling unit.

The longest building (south) exceeds one hundred twenty (120) feet in length; however, the building does not exceed forty-five (45) feet in height. 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 July 6th, 2015 submitted to the Town for consideration:

- 1) This approval is based on the revised Site Development Plans prepared by Schapiro Associates dated July 6th, 2015. Any substantial changes requested after the PZB approval may require a separate approval from staff and/or the Planning and Zoning Board, as specified in the Town Code.
- 2) A Unity of Title document acceptable to the Town Attorney's Office is necessary to tie the combined lots together. This must be accomplished prior to the issuance of building permits.
- 3) Payment of all required Town impact fees prior to issuance of building permits.
- 4) Coordinate with the Miami-Dade County School Board staff through the Town's Building Department staff to address any public school concurrency deficiencies at public schools that serve the Town. If impact fees / mitigation is required, an agreement / mitigation must be finalized prior to the issuance of building permits.
- 5) The design plan shows the main driveway narrowing from 23 feet to 18 feet at a proposed security gate between Unit 9 and Unit 6 and then widening again in the vehicular courtyard. The building "bridges" over the main driveway at the security gate location. This is wide enough for two vehicles to pass slowly. MMPA supports the unique design. The PZB has the ability to approve variations in driveway widths based on site design and need. If the PZB approves the site design with the 18-foot width at the security gate, the Resolution will reflect this. If it is not approved the site design must be changed. PZB approval is required for the proposed driveway gate width.

AGENDA ITEM REPORT

July 21, 2015

ITEM NUMBER: 3.

ITEM:

Approval of Minutes for meetings held on February 3, 2015, May 19, 2015, June 2, 2015 and June 16, 2015 (Item #4A)

DESCRIPTION:

RECOMMENDED ACTION:

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Marante
 Ayanidys Marante

ATTACHMENTS

1.	Minutes 2/3/2015	2-3-15 DRAFT.docx
2.	Minutes - 5/19/15	5-15-15 DRAFT.docx
3.	Minutes 6/2/15	6-2-15 DRAFT.docx
4.	Minutes 6/16/15	6-16-15 DRAFT.docx

**MINUTES OF THE PLANNING AND ZONING BOARD MEETING
TOWN OF BAY HARBOR ISLANDS**

A Planning & Zoning Board Meeting was held Tuesday, February 3, 2015 at 7:00 p.m. in the Council Chambers. The meeting was opened with the Pledge of Allegiance. Upon roll call, the following Board Members responded:

Chair Steven Hurwitz

Vice Chair Jerome Gavcovich

Board Member Jed Frankel

Board Member Thomas Telesco

QUASI-JUDICIAL PUBLIC HEARING

Item 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.

Assistant Town Attorney Simone swore in everyone speaking at the Public Hearing.

Architect Marcus Frankel and Jason Castiane came forward to address the Board. They represented the owners and applicant for the proposed project. Architect Frankel stated that the applicant was proposing to construct a four (4) unit Townhouse development ranging 3,735 to 4,123 square feet. He explained the team objectives was to provide spacious homes; total compliance of the Town Code and to provide marketing demand to the Bay Harbor residents. He provided the Board with sample renderings; street elevation and aerial views that included the landscaping leading up to the driveway. He also provided the ground floor renderings that showed four (4) car garages; two (2) property entrances and the guest parking space located off the driveway with direct access to any of the 4 units. The third level had the second and third bedrooms with a loft; fourth level was dedicated to a large master suite with wrap around balconies and the last floor showed the roof top with the optional pool and possible a/c condensers space. He also provided the landscaping plan that included royal palms; sabal palms; coconut palms; pigeon plums; scrubs; hedges; and street trees.

There was a brief discussion from the Board regarding entry door for the garage; wrap around balconies; elevation for the water feature; the addition of more windows in the bedrooms; materials; railings; structural support columns; guest parking; and eyebrows.

PUBLIC COMMENT

Frances Neuhut, 1060 Kane Concourse, came forward to address the Board. She felt that the proposed project did not meet the Town Code and stated that the Board did not have the authority to approve a variance.

Victor Maya, 1155 103 Street, came forward to address the Board. He asked why did the balconies needed to be deeper. He felt that the Board was constantly approving projects with deeper balconies.

CLOSED PUBLIC COMMENT

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

1. Incorporated Town Planner Miller recommended conditions.
2. Lower the height of the entry canopy.
3. Increase the glazing on the 4th level.
4. The railing segment must be curved.
5. The wall surface on the 4th level eyebrows must be glazed glass or metal panel.

Chair Hurwitz seconded the motion and it passed 3-1 with Board Member Frankel opposed.

CONCLUSION OF QUASI-JUDICIAL PUBLIC HEARING

Item 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.

Town Clerk Marante explained that the Board had the discretion to approve signs that did not meet the Town Code. He added the applicant had made a lot of renovation to the building and were also upgrading their logo.

General Manager Alex Andreas came forward to address the Board. He explained that the applicant have made several improvements to the building and would like to update to a more modern logo. He stated the older signs had been there for more than 20 years and added that the square footage was less than the current signs in place. Town Planner Miller explained that the Town Code allowed for 1 sign per street view and the second sign must not be less than 50 percent of the main sign of the frontage. He stated that because the signs were separated, they required the Board approval.

Assistant Town Attorney Simone explained that the applicant was using old logos that were no longer used in their corporation.

PUBLIC COMMENT

Frances Neuhut, 1060 Kane Concourse, came forward to address the Board. She urged the Board to approve the proposed signs and was happy to see the Board discuss signs on Kane Concourse. She also suggested that the Board should focus on the aesthetics of the signs not the Code.

Victor Maya, 1155 103 Street, came forward to address the Board. He urged the Board to follow the aesthetics of the signs and follow the Town Code.

CLOSED PUBLIC COMMENT

Assistant Town Attorney Simone stated that the sign criteria varied notwithstanding that the Board had the discretion to approve based on the aesthetic.

ACTION: Board Member Telesco made a motion to approve the proposed sign as submitted. There being no seconded, motion failed.

Town Planner Miller stated that the Code allowed having 30 square feet signs, and the proposed sign was 50 square feet in the frontage and 62 square feet on the side street.

There was a brief discussion from the Board regarding the size of the signs, Code, reduction of the logo sign; and to provide elevations.

Consensus was for the applicant to come back to the Board with a smaller and more proportion signs, and to provide the Board with elevations of the proposed signs.

There being no further business meeting was adjourned at 8:49 pm.

CHAIR PERSON

ATTEST

TOWN CLERK

**MINUTES OF THE PLANNING AND ZONING BOARD MEETING
TOWN OF BAY HARBOR ISLANDS**

A Planning & Zoning Board Meeting was held Tuesday, May 19th, 2015 at 7:01 p.m. in the Council Chambers. The meeting was opened with the Pledge of Allegiance. Upon roll call, the following Board Members responded:

Chair Steven Hurwitz

Board Member Jed Frankel

Board Member Roberto Gambach

Board Member Jaime Schapiro

Item 1. Request for approval for renovations and addition for "Daniel and Melina Mizrahi" located at 1330 97 Street, Lot 3 of Block 34. The owners are proposing the renovation and expansion to their existing family home. The proposed single story home will have 3,749 square feet of a/c living space with a one car garage. The new house will have 3 bedrooms and 4 full bathrooms.

Architect Alejandro Santamaria, 10251 SW 102 Street, came forward to address the Board. He stated that the applicant was proposing the renovation and expansion to their existing single family residence. He explained the proposed home would have three (3) bedrooms, four (4) bathrooms, with approximately 3,749 square feet and one car garage. He provided a color packet with the rendering materials that included fine sand finish stucco; aluminum decorative elements; travertine honed marble; standing seam aluminum panel; wood finish for the garage door and the exterior flooring tile. He also stated the interior wall would be demolished and the interior floor plans would be reconfigured.

There was a brief discussion from the Board regarding the wall that would be demolished; landscape plan; flooring; entrance gate; rear wood fence; roof materials; roof line; west elevations; different size windows and the structural beams.

Consensus was for the applicant to come back to the Board and address the roof line, windows and reorganized the elevations.

Item 2. Request for approval for a new single family home for "David and Priscilla Burstyn" located at 1310 95 Street, Lot 9 of Block 32. The owners are proposing a new single family home. The proposed two story single family home will have 5,350 square feet of a/c living space with a two car garage. The new house will have 5 bedrooms and 6 full bathrooms, one half bath and a media room.

Architect Cassandra Strauss, came forward to address the Board. She explained that the applicant was proposing to construct a two (2) story single family residence with approximately 5,350 square feet and a two (2) car garage. She stated that the proposed home would have five (5) bedrooms, six (6) full bathrooms, one (1) half bath and a media room. She provided a list of the proposed materials that included stucco; accent materials; aluminum hand rails; metals with steel cable and wood material for the front facade. She also submitted the side yard elevations and the landscaped plan.

There was a brief discussion from the Board regarding the proposed materials; property setbacks; garage door; facade; window dimensions; east / west side elevations; redesign of the roof deck stairs; disposition plan for the trees; screen for the a/c condensers; and the kitchen layout.

ACTION: Board Member Schapiro made a motion to approve with the following conditions:

1. To use tile for the façade.
2. Open windows in the stairs tower.
3. Addition of eyebrows over the windows.

Board Member Gambach seconded the motion and it passed unanimously.

Item 3. Approval of minutes of the Board meeting held on February 3, 2015.

ACTION: Board Member Gambach made a motion to approve the meeting Minutes from February 3rd, 2015. Board Member Schapiro seconded the motion and it passed unanimously.

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

CHAIR

ATTEST

TOWN CLERK

**MINUTES OF THE PLANNING AND ZONING BOARD MEETING
TOWN OF BAY HARBOR ISLANDS**

A Planning & Zoning Board Meeting was held Tuesday, June 2nd, 2015 at 7:00 p.m. in the Council Chambers. The meeting was opened with the Pledge of Allegiance. Upon roll call, the following Board Members responded:

Chair Steven Hurwitz

Vice Chair Jerome Gavcovich

Board Member Roberto Gambach

Board Member Jaime Schapiro

Board Member Thomas Telesco

Item 1. Request for approval for a basketball court for "Eric and Cynthia Stein" located at 9901 E. Broadview Drive, Lot 13 of Block 23. On March 17, 2015 they came before the Board and were denied. The owners have revised the plans as per the changes requested by the Board.

Homeowner Eric Stein and Maria De Bruzos, Permit expeditor from Artistic Concrete came forward to address the Board. She stated that they addressed all of the Board comments from the previous meeting and respectfully asked for an approval. Mr. Stein stated that side elevations and dimensions were provided to the Board.

There was a brief discussion from the Board regarding the addition of hedging around the basketball court; slope on the driveway; side yard elevations; dimensions; setbacks; planting requirements; roof top; and landscaping plan.

PUBLIC COMMENT

Frances Neuhut, 9980 E. Broadview Drive, came forward to address the Board. She asked if the proposed Basketball court was on the driveway. She felt that the applicant should have applied for a variance that required the Town Council approval.

CLOSED PUBLIC COMMENT

ACTION: Board Member Telesco made a motion to approve the proposed Basketball Court with the condition to extend the hedge to the rear of the home. Board Member Schapiro seconded the motion and it passed unanimously.

Chair Hurwitz asked that a discussion item be placed on the next Board meeting regarding the underground parking and vehicular lifts. He stated that the Town Council was going to be discussion the reference topic at the regular June meeting.

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

CHAIR

ATTEST

TOWN CLERK

DRAFT

**MINUTES OF THE PLANNING AND ZONING BOARD MEETING
TOWN OF BAY HARBOR ISLANDS**

A Planning & Zoning Board Meeting was held Tuesday, June 16th, 2015 at 7:08 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 Roberto Gambach

Board Member Oscar Sklar

Item 1. Request for approval for a revision of a previously approved project for "Matty and Dekla Oren" located at 1261 99 Street, Lot 10 of Block 27. The owners have made some minor revisions to the front façade, building footprint and elevations.

Architect Daniel Sorogon, 34 NW 168 St., came forward to address the Board. He explained that the Planning & Zoning Board approved site plan development on May 4th, 2014 to construct a single family home with seven (7) bedrooms, eight (8) bathrooms, and one (1) half bathroom. He stated that the applicant was proposing revisions from the original Planning & Zoning Board approval. He provided the Board with the proposed changes for the elevations and balconies. He explained the modifications for the front façade was to add an additional balcony to the front of the home; a column was removed on the rear elevation at ground level and the home was pushed back three (3) feet towards the rear of the property line.

At this time Board Member Gambach arrived at the meeting.

PUBLIC COMMENT

Frances Neuhut, 9920 W. Broadview Drive, came forward to address the Board. She reminded the Board that no meetings had been approved since the March 19th Board meeting. She felt that the Town ordinances were changing to benefit others. She also stated that there were no modification to the elevation for the residence driveway and suggested a french drained.

CLOSED PUBLIC COMMENT

At this time there was a brief discussion from the Board regarding the project modifications; driveway; concrete structure column; and the balcony.

ACTION: Vice Chair Gavcovich made a motion to approve the modification as submitted. Board Member Sklar seconded the motion and it passed unanimously.

There being no further business meeting was adjourned at 7:19 p.m.

CHAIR

ATTEST

TOWN CLERK

DRAFT