

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**

October 6, 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 "Nohum Labkowski" located at 1125 97 Street, Lot 15 of Block 22. The developer is proposing to construct a ten (10) dwelling unit complex. The proposed units range from 1,517 to 3,408 sq. ft. of a/c plus balconies. The proposed design incorporates one rectangular shaped building positioned north/side on the site. The building has 7 stories in height (6 floors of residential use over one floor of at grade parking @ max. 65 feet above BFE. The developer will be required to obtain 1 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 pending the approval of 1 Transfer of Development Rights.

PUBLIC COMMENT - for the purpose of hearing any public comment with respect to an application for site plan approval at 1125 97 Street.

CONCLUSION OF QUASI-JUDICIAL PUBLIC HEARING

2. Request for approval for an addition and renovation for "Alain & Arielle Albergel" located at 9811 W. Broadview Drive, Lot 7 of Block 36. The owners came before Planning and Zoning on February 4, 2014 and received approval for their project. The construction plans were received on May 22, 2015. At that time they were advised that the plans submitted was expired and would be required re-approval from PZB. The proposed two-story home will have approximately 4,581 square feet of a/c living space with a two car garage. The residence will have 5 bedrooms, six bathrooms, one half bath and a study. Enclosed please find the site plan and elevations. (Item #2A)

** Staff Review:* Design meets Town Code and was approved by Michael Miller Planning Associates Representative, Mr. Scott Marks, Community Planner.

3. Request for approval for modifications for "1150 101 Street" located at 1150 101 Street, Lot 7 of Block 7. The Developers have requested to modify some of the plans after approval by the PZB and the issuance of the Building Permit. If the changes are deemed "substantial", the code requires re-approval by the PZB. Enclosed please find the revised plan and elevations. (Item #3A)

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

4. Request for approval for a garage enclosure "Marc & Yvette Lerner" located at 1281 100 Street, Lot 15 of Block 26. The owners are proposing to enclose their existing garage. Enclosed please find pictures and front elevation. (Item #4A)

** Staff Review:* Design meets Town Code and was approved by Michael Miller Planning Associates Representative, Mr. Scott Marks, Community Planner.

5. Approval of minutes of the Board meeting held on July 21, 2015. (Item #5A)

ADJOURNMENT: Approximately 8:00 p.m.

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

AGENDA ITEM REPORT

October 6, 2015

ITEM NUMBER: 1.

ITEM:

Request for approval for a new multi-family dwelling for "Nohum Labkowski" located at 1125 97 Street, Lot 15 of Block 22. The developer is proposing to construct a ten (10) dwelling unit complex. The proposed units range from 1,517 to 3,408 sq. ft. of a/c plus balconies. The proposed design incorporates one rectangular shaped building positioned north/side on the site. The building has 7 stories in height (6 floors of residential use over one floor of at grade parking @ max. 65 feet above BFE. The developer will be required to obtain 1 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 1125 97 Street.

RECOMMENDED ACTION:

Design meets Town Code and was approved by the Development Review Committee pending the approval of 1 Transfer of Development Rights.

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez
 Ayanidys Martinez

ATTACHMENTS

1.	Staff Review	BHI PZB Staff Report 1125 97 St MFR Sept 25 2015.pdf
2.	Site Plan and Elevations	1125.97Street.pdf

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

To: Planning and Zoning Board
Town of Bay Harbor Islands

From: Michael J. Miller, AICP 
Consultant Town Planner

Date: September 25th, 2015

Subject: Site Development Plan Application
1125 97th Street – 10 DU Multi-Family Residential Complex
Bay Harbor Islands Acct. No. MB2015-131
MMPA Acct. No. 01-0702-1019

RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board review the most recent revised plans dated September 11th, 2015 and, if found acceptable, **APPROVE** the proposed Site Development Plan application subject to the following:

- (1) The Board finds the proposed increased density (9 Base DU / 1 TDR Unit = 10 DU) "fits" within the building envelope without alterations or variances;
 - (2) Subject to any staff recommended conditions listed herein.
-

GENERAL PROJECT INFORMATION

Land Use Designation: MH – Medium-High Density Residential

Zoning District: RM-2 Multiple Family District

General Location: 1125 97th Street

Legal Description: Lot 15 of Block 22, "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 REVIEW HISTORY

On July 28th, 2015 the Town received a formal Site Development Plan application for the above referenced property. The Town's DRC met 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 / Town staff received several revised sets of plans from the architect and found that the most recent plans (9/11/15) have resolved all DRC issues.

PROJECT DESCRIPTION

The project architect, Alain Bartoli, as agent for the land owner (Nohum Labkowski), has submitted a Site Development Plan application to allow for the construction of a ten (10) dwelling unit complex located at 1125 97th Street. The proposed dwelling units will range from 1,517 to 3,408 square feet of A/C space plus balconies, etc. The lot is currently developed as a 2-story / 4 DU apartment building. Therefore, there will be a net increase of 6 DU for the site.

The proposed site design incorporates one rectangular-shaped building positioned north / south on the site. One (1) main driveway connection to 97th Street is proposed. The driveway is a two-way driveway that is 23-feet in width and provides access to the guest parking space as well as the at-grade parking spaces below the building. A Fire Department staging area is shown on the plans in the driveway apron.

The proposed new building is 7-stories in height; six (6) floors of residential use over one (1) floor of at grade parking @ 65-feet above BFE.

According to the survey the current lot area as 11,250 square feet / 0.258 acres in size which would allow for a maximum of nine (9) DU on the property at the maximum allowable base density (34 DUA). The proposal is to build ten (10) residential units (38.8 DUA) which would require the developer to obtain one (1) TDR unit.

The Town's Historic Structure Survey lists the existing structure as a Masonry Vernacular design with some MiMo features that was built in 1951 (DA10173).

The adjoining / nearby development sites currently include the 2-story Dartmouth Apartment complex @ 4 DU / 15.4 DUA to the immediate east. The lot to the immediate north is currently under construction and is being developed as the 7-story Town Lofts @ 36 DU / 69 DUA. To the immediate west is the 3-story Villas of Bay Harbor Townhouses complex @ 10 DU / 19.4 DUA. To the south across 97th Street is surface parking lot for the 1111 Kane Concourse commercial building. 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 (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. This interior lot is Zoned RM-2. The Town also adopted numerous other modifications to many other code provisions that affect yard encroachments, parking lot designs, building height limits and exceptions, building design standards, landscaping and other provisions.

COMPREHENSIVE PLAN / ZONING

Comprehensive Plan – The property has a Future Land Use Map (FLUM) designation of "Medium-High Density Residential". The maximum allowable base density is 34 DUA. Additional dwelling units may be acquired to increase the base density if approved by the Town Commission. The developer is seeking to build 10 DU while 9 DU are allowed via the base density. Therefore, one (1) additional TDR is being requested. The proposed development is not consistent with the applicable FLUM designation of the property unless the Town Council approves the additional one (1) TDR unit being requested.

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

PLATTING

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

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

As stated above, the Site Development Plan depicts access to the site from one (1) main driveway connection to 97th Street. The driveway is a two-way driveway that is 23-feet in width and provides access to the ADA / guest parking space as well as the at grade parking spaces below the building.

Based on 10 DU the Code requires at least twenty (20) parking spaces. Twenty-two (22) parking spaces are shown on the plans; twenty (20) standard parking spaces under the building and two (2) parking spaces in the front yard area (1 ADA / 1 standard). Therefore, the site design exceeds the current minimum Code requirements for on-site parking spaces.

A Fire Department staging area is shown on the plans in the driveway apron. 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 "Bay Harbor" modern and with an abundant use of glass. Stone cladding is proposed on some of the ground level building façade surfaces.

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

SUGGESTED CONDITIONS OF APPROVAL / SITE PLAN COMMENTS

Following are suggested conditions of approval and/or comments on the latest plans dated September 11th, 2015 submitted to the Town for consideration:

- 1) This approval is based on the revised Site Development Plans prepared by, Alain Bartoli dated September 11th, 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) This approval is subject to the Town Council granting the developer / property owner the ability to allocate 1 additional TDR dwelling unit to the site from either the Town or private property owners. If the number of DU requested is not approved by the Town the development approval shall be deemed null and void and must be re-designed.

SITE DATA

LOT SIZE	11,250 SF	100%
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LEGAL DESCRIPTION

LOT 15, BLOCK 22, BAY HARBOR ISLANDS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46, AT PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

UTILITY NOTES:

1. THERE ARE NO OVERHEAD POWER LINES RUNNING IN FRONT OF THE SITE. ALL LATERAL CONNECTIONS WITHIN OUR PROPERTY WILL BE UNDERGROUND. ALL PROPOSED UTILITIES WILL BE INSTALLED IN COMPLIANCE WITH CITY ORDINANCE 96B SECTION 18-22

ZONING DATA

DISTRICT: RM-2 "MEDIUM HIGH DENSITY RESIDENTIAL"
COMPREHENSIVE PLAN FLUM DESIGNATION: MEDIUM HIGH DENSITY RESIDENTIAL: 34 DU/ACRE

DENSITY ALLOWED: (0.26 ACRES X 34 DU/ACRE) =	9 DU
PROPOSED DENSITY: (0.26 ACRES X 38 DU/ACRE) =	10 DU (1 TOR)
BUILDING HEIGHT ALLOWED ABOVE BFE =	65 FT.
PROPOSED BUILDING HEIGHT ABOVE BFE =	65 FT.

PERVIOUS AND IMPVIOUS AREA / OPEN SPACE (GROUND FLOOR)	
REQUIRED (20% OF LOT AREA) (11,250 X 0.20) =	2,250 SF
PROVIDED (20% OF LOT AREA) =	2,306 SF

LANDSCAPE SPACE (ROOF DECK)	
REQUIRED (15% OF ROOF DECK AREA) = 2,278 SF X 0.15	342 SF
PROVIDED (25% OF ROOF DECK AREA) =	578 SF

ALL FLOOR ELEVATIONS ARE TAKEN ABOVE THE FLOOD ELEVATION WHICH IS SHOWN AS 0'-0" B.F.E. = 8'-0" N.G.V.D.
FLOOD ZONE = AE - ELEV. +8'-0" N.G.V.D.

STORAGE UNITS	
REQUIRED (1/UNIT)	10
PROVIDED	10

PARKING DATA

PARKING REQUIRED	
2 SPACES / UNIT (10 X 2)	20
TOTAL REQUIRED	20

PARKING PROVIDED	
PROVIDED	22
TOTAL PROVIDED	22

UNIT BREAK DOWN

SECOND LEVEL			
UNIT A	1 UNIT	3 BED	1,747 SF
UNIT B	1 UNIT	3 BED	1,517 SF

THIRDLLEVEL			
UNIT A	1 UNIT	4 BED	2,304 SF
UNIT B	1 UNIT	4 BED	2,304 SF

FOURTH & FIFTH LEVEL			
UNIT A	2 UNITS	3 BED	2,058 SF
UNIT B	2 UNITS	3 BED	2,058 SF

SIXTH LEVEL			
UNIT PH	1 UNIT	4 BED	3,207 SF

SEVENTH LEVEL			
UNIT PH	1 UNIT	4 BED	3,321 SF

TOTAL	10 UNITS		
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SETBACK CHART

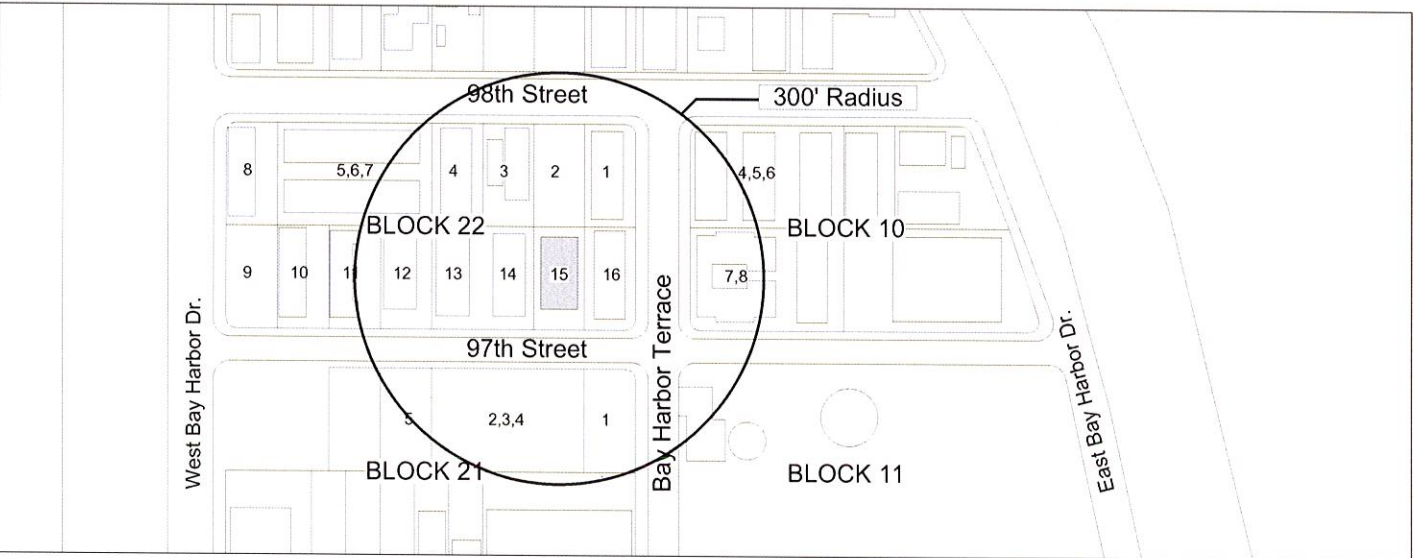
REQUIRED	PROVIDED
FRONT	
LESS THAN 30' IN HT. = 20'-0"	LESS THAN 30' IN HT. = 20'-0"
LESS THAN 45' IN HT. = 25'-0"	LESS THAN 45' IN HT. = 25'-0"
LESS THAN 65' IN HT. = 30'-0"	LESS THAN 65' IN HT. = 30'-0"
REAR	
LESS THAN 30' IN HT. = 10'-0"	LESS THAN 30' IN HT. = 10'-0"
ABOVE 30' IN HT. FOR EACH ADDL. 3' OF BLDG. HT. (1) ADDL. FOOT OF BLDG. SETBACK FOR THAT PORTION OF THE STRUCTURE ABOVE 30' IN HT.	LESS THAN 30' IN HT. = 10'-0" ABOVE 30' FT. IN HT = 22'-0"
SIDES	
LESS THAN 30' IN HT. = 10'-0"	LESS THAN 30' IN HT. = 10'-0"
ABOVE 30' IN HT. FOR EACH ADDL. 3' OF BLDG. HT. (1) ADDL. FOOT OF BLDG. SETBACK FOR THAT PORTION OF THE STRUCTURE ABOVE 30' IN HT. MAXIMUM SETBACK 20'-0" FOR SINGLE LOTS	LESS THAN 30' IN HT. = 10'-0" ABOVE 30' FT. IN HT = 15'-3" UP TO LV. 5 20'-0" UP TO LV. 7

FLEX SETBACK

REQUIRED	PROVIDED
SIDES	
1/3 OF ALLOWABLE BUILDING LENGHT (120'-0" / 3) = 40'-0"	40'-0"
FRONT	
1/3 OF ALLOWABLE BUILDING LENGHT (55'-0" / 3) = 18'-4"	NOT USED



BUILDING PERSPECTIVE



LOCATION / LAND USE

SCALE: N.T.S.

LAND USE

BLOCK 22	
LOT # 1	EXISTING (2) STORY, MULTI-FAMILY APARTMENT. FLUM: MEDIUM HIGH DENSITY
LOT # 2	PROPOSED (6) STORY, MULTI-FAMILY APARTMENT. FLUM: MEDIUM HIGH DENSITY
LOT # 3	EXISTING (1) STORY, MULTI-FAMILY APARTMENT. FLUM: MEDIUM HIGH DENSITY
LOT # 4	EXISTING (1) STORY, MULTI-FAMILY APARTMENT. FLUM: MEDIUM HIGH DENSITY
LOTS # 5,6,7	EXISTING (4) STORY, MULTI-FAMILY APARTMENT. FLUM: MEDIUM HIGH DENSITY
LOT # 11	EXISTING (1) STORY, MULTI-FAMILY APARTMENT. FLUM: MEDIUM HIGH DENSITY
LOT # 12	EXISTING (4) STORY, MULTI-FAMILY APARTMENT. FLUM: MEDIUM HIGH DENSITY
LOT # 13	EXISTING (3) STORY, MULTI-FAMILY APARTMENT. FLUM: MEDIUM HIGH DENSITY
LOT # 14	EXISTING (3) STORY, MULTI-FAMILY APARTMENT. FLUM: MEDIUM HIGH DENSITY
LOT # 16	EXISTING (2) STORY, MULTI-FAMILY APARTMENT. FLUM: MEDIUM HIGH DENSITY
BLOCK 10	
LOTS # 4,5,6	EXISTING (2) STORY, MULTI-FAMILY APARTMENT. FLUM: MEDIUM HIGH DENSITY
LOTS # 7,8	EXISTING (2) STORY, MULTI-FAMILY APARTMENT. FLUM: MEDIUM HIGH DENSITY
BLOCK 21	
LOT # 1	PARKING. FLUM: COMMERCIAL
LOTS # 2,3,4	PARKING. FLUM: COMMERCIAL
LOT # 5	EMPTY. FLUM: COMMERCIAL

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1125 97th Street Residences
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Date Of Issue
9/14/2015

Revisions

Submittal Type
Planning & Zoning Board

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AB

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1508
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A-000

THE CONTRACTOR MUST CHECK ALL DIMENSIONS OF THE JOB AND SHALL BE RESPONSIBLE FOR ALL DIMENSIONS PROVIDED. FURTHERMORE, THE CONTRACTOR MUST REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCEMENT OF WORK. THESE DIMENSIONS ARE TO BE SAVED OR REPRODUCED WITH A SCALE OF 1/8" = 1'-0". THESE DIMENSIONS ARE NOT TO BE SAVED OR REPRODUCED WITHOUT SPECIFIC WRITTEN CONSENT OF THE ARCHITECT. EAGAN & BARTROLI, ARCHITECTS

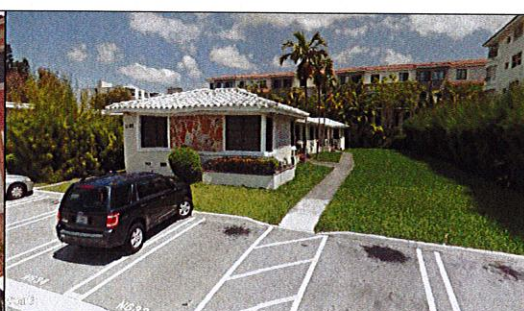
97th Street North



1135-45



1155



1165

97th Street South



BLK 21 LOT 1



BLK 21 LOTS 2,3,4

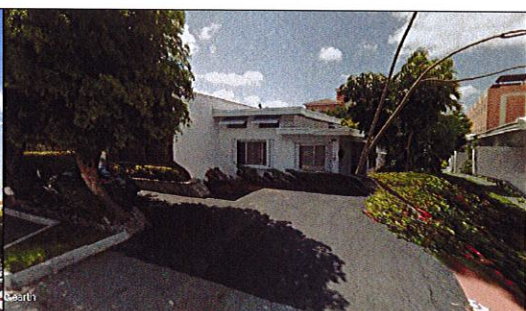


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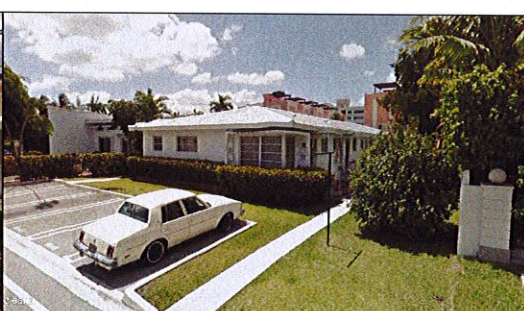
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1120



1130

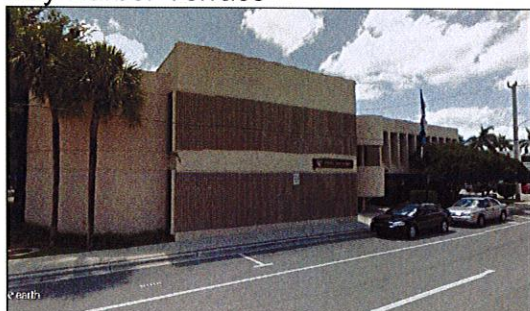


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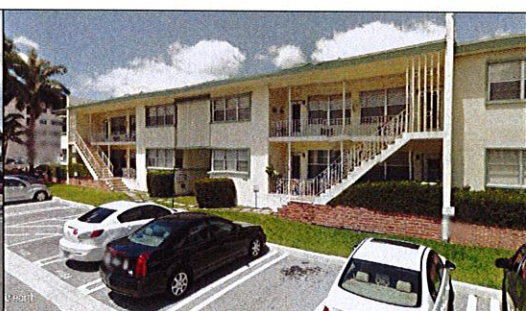


1150

Bay Harbor Terrace



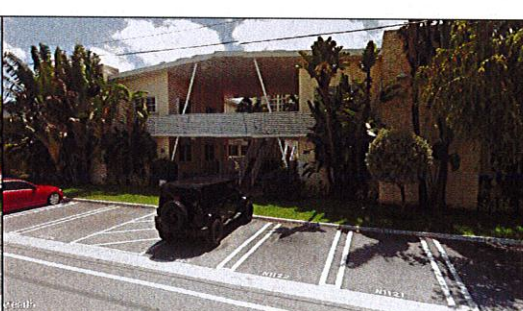
9665



9720



9760



9745



1070

CONTEXT IMAGES

Alain R. Bartroli

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1125 97th Street Residences

1125 97th Street
Bay Harbor Islands, Florida 33154

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1 N.E. AERIAL VIEW



4 N.W. AERIAL VIEW



2 S.W. AERIAL VIEW



3 S.E. AERIAL VIEW

AERIAL IMAGES

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1125 97th Street Residences
1125 97th Street
Bay Harbor Islands, Florida 33154

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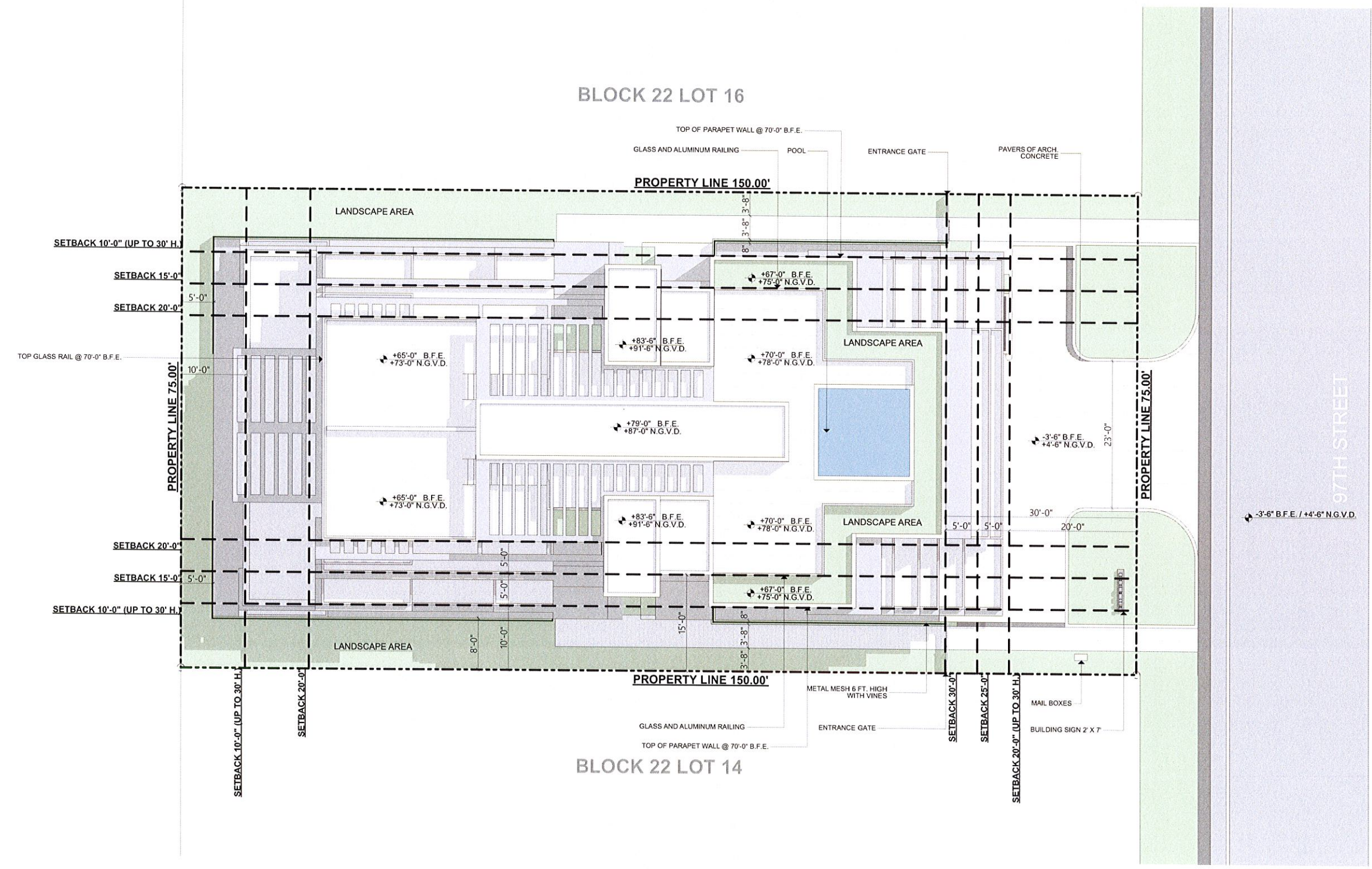
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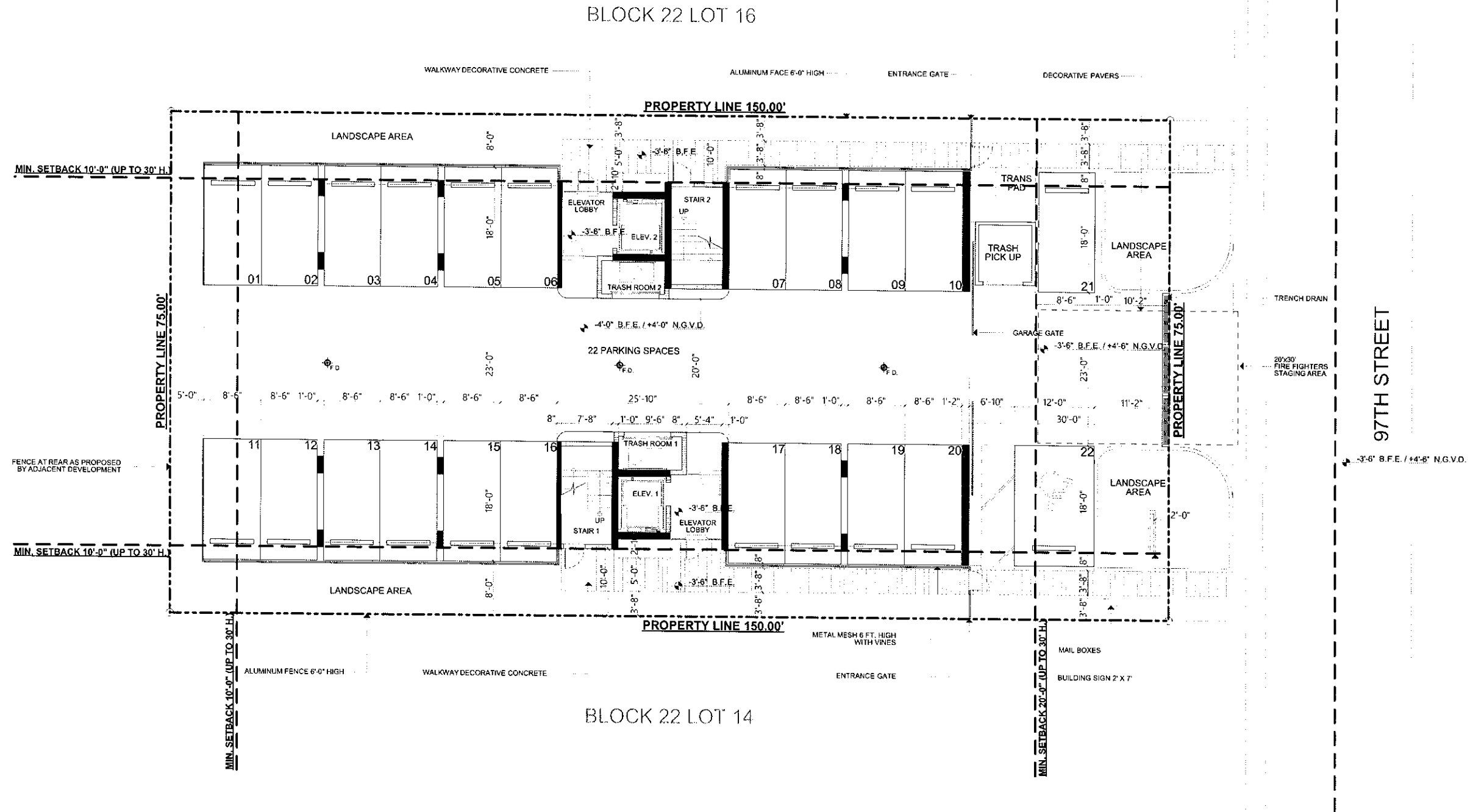
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THE CONTRACTOR MUST CHECK A VERY ALL DIMENSIONS OF THE JOB AND SHALL BE RESPONSIBLE FOR ALL THE INFORMATION FURNISHED. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCEMENT OF WORK. THESE DRAWINGS ARE NOT TO BE USED OR REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. PLANS BY: ALAIN R. BARTROLI, ARCHITECT

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



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1125 97th Street Residences 1125 97th Street Bay Harbor Islands, Florida 33154	
Date Of Issue 9/14/2015	Revisions
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Sheet No. A-100	



1 LEVEL 1
SCALE: 1/8" = 1'-0"
OPEN SPACE:
REQUIRED (20% LOT SIZE) = (11,250x0.2) = 2,250 SF (20%)
PROVIDED = 2,306 SF (20%)



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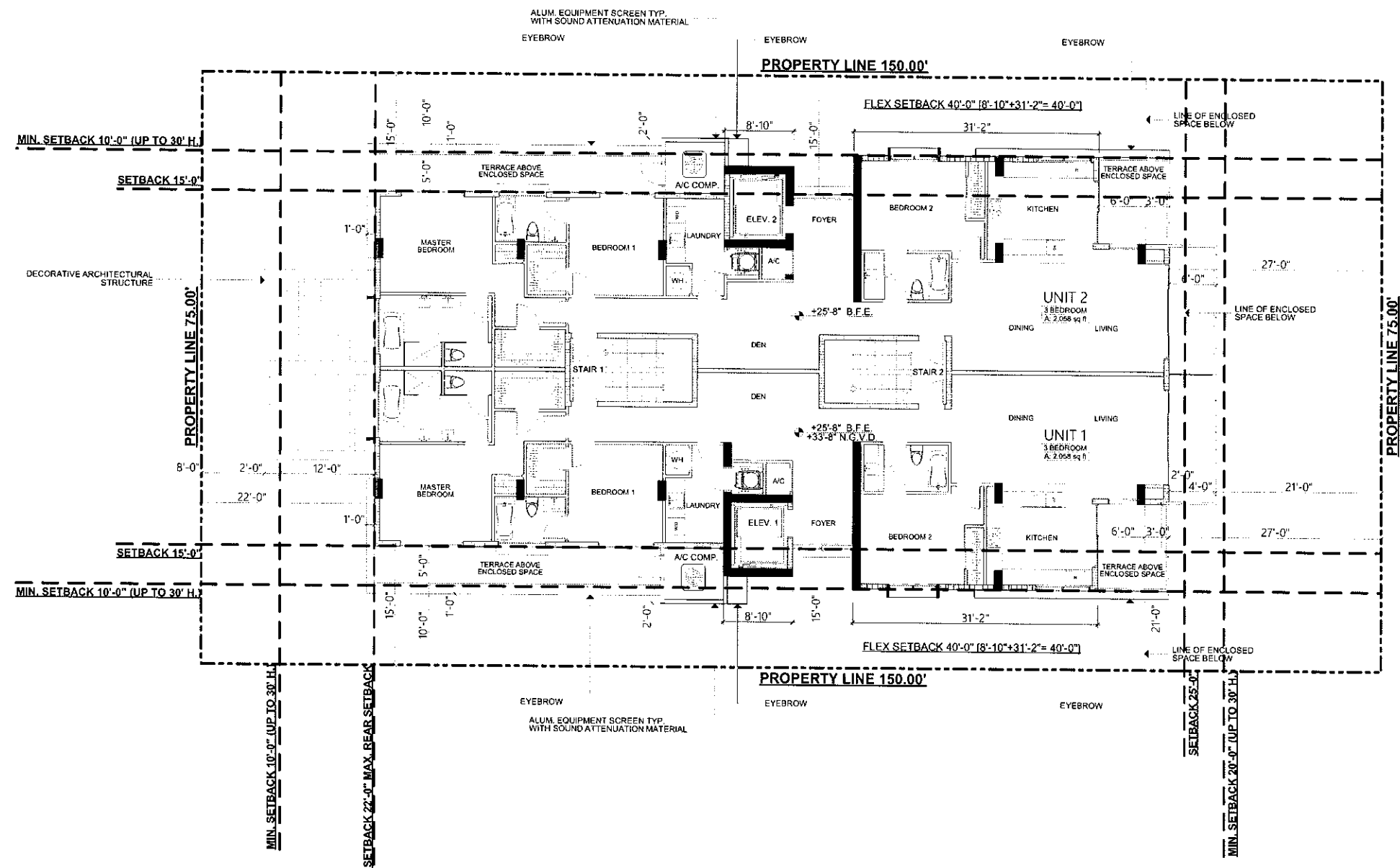
1125 97th Street Residences
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Bay Harbor Islands, Florida 33154

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1 LEVEL 4 & 5
SCALE: 1/8" = 1'-0"

FLEX SETBACK	
REQUIRED	PROVIDED
SIDES	
1/3 OF ALLOWABLE BUILDING LENGTH (120'-0" / 3) = 40'-0"	40'-0"
FRONT	
1/3 OF ALLOWABLE BUILDING LENGTH (55'-0" / 3) = 18'-4"	NOT USED



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1125 97 Street
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Tel: 845-222-6323

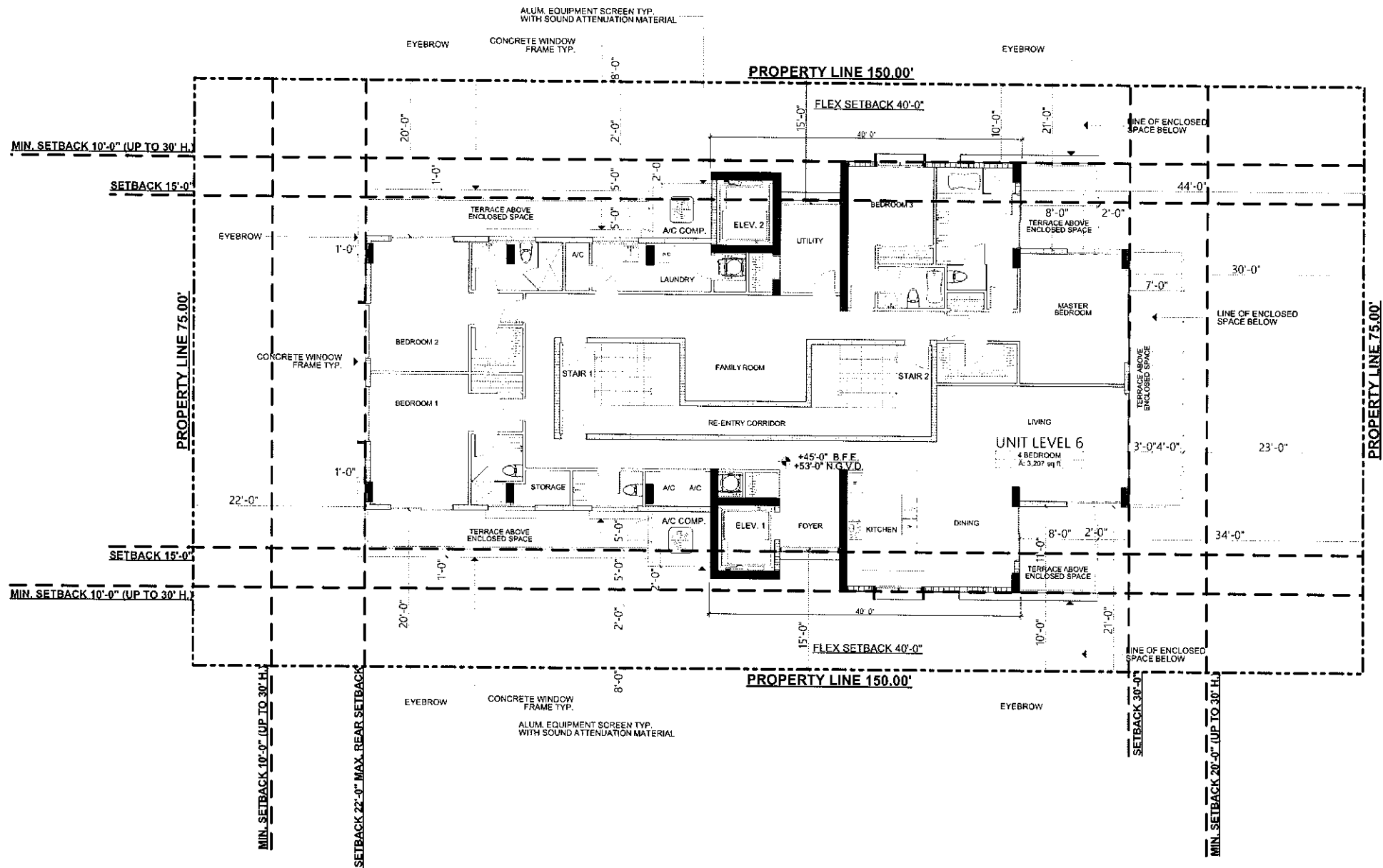
1125 97th Street Residences
1125 97th Street
Bay Harbor Islands, Florida 33154

Date Of Issue
9/14/2015

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AS SHOWN
Project Number
1508
Sheet No.
A-104



1 LEVEL 6
SCALE: 1/8" = 1'-0"

FLEX SETBACK

REQUIRED	PROVIDED
SIDES	
1/3 OF ALLOWABLE BUILDING LENGTH (120'-0" / 3) = 40'-0"	40'-0"
FRONT	
1/3 OF ALLOWABLE BUILDING LENGTH (55'-0" / 3) = 18'-4"	NOT USED



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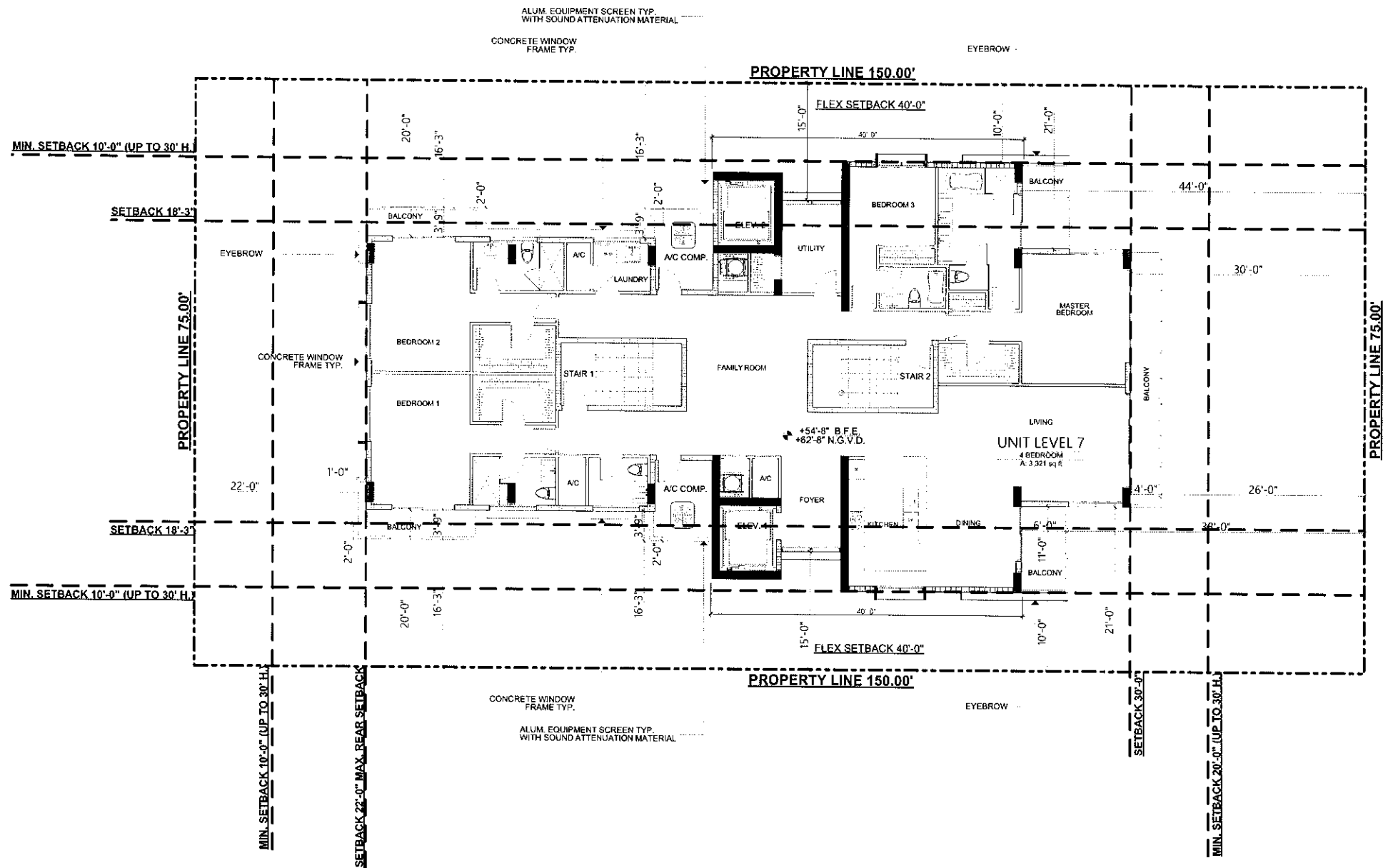
Date Of Issue
9/14/2015

Revisions

Submittal Type
Planning & Zoning Board

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AS SHOWN
Project Number
1508
Sheet No.
A-105



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

FLEX SETBACK

REQUIRED	PROVIDED
SIDES	
1/3 OF ALLOWABLE BUILDING LENGTH (120'-0" / 3) = 40'-0"	40'-0"
FRONT	
1/3 OF ALLOWABLE BUILDING LENGTH (55'-0" / 3) = 18'-4"	NOT USED



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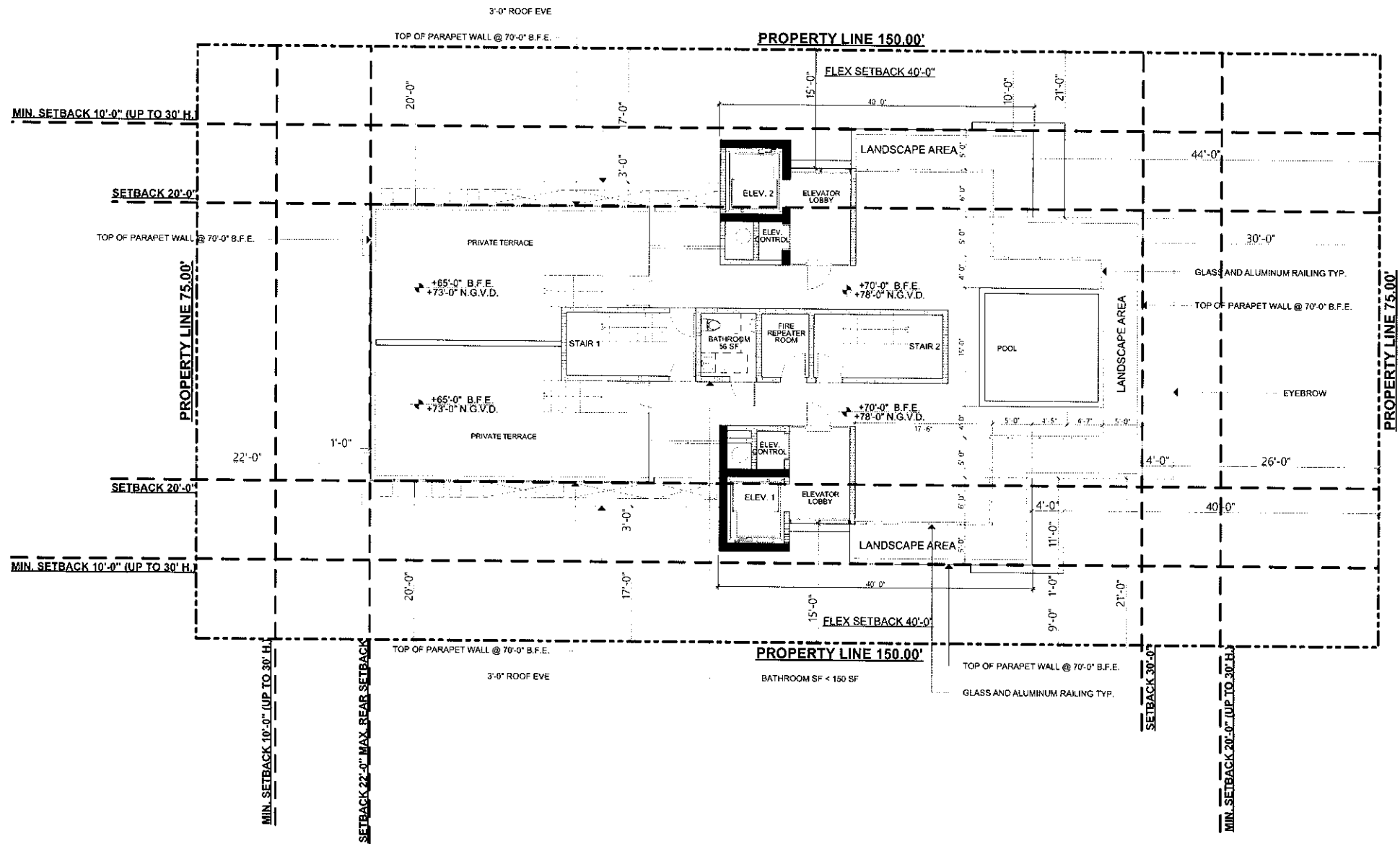
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A-106



1

LEVEL ROOF

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

ROOF DECK AREA: 2,278 SF
LANDSCAPE AREA REQUIRED (MIN. 15% OF ROOF DECK AREA): 342 SF
LANDSCAPE AREA PROPOSED: 578 SF (25% OF ROOF DECK AREA)

FIXTURE CALCULATIONS
FBC 2014 PLUMBING
403.6 Sanitary facilities for public swimming pools.
Exception: Where a swimming pool serves only a designated group of residential dwelling units and not the general public, poolside sanitary facilities are not required if all living units are within a 200 foot (60 960 mm) horizontal radius of the nearest water's edge, are not over three stories in height unless serviced by an elevator, and are each equipped with private sanitary facilities.

FLEX SETBACK

REQUIRED	PROVIDED
SIDES	
1/3 OF ALLOWABLE BUILDING LENGTH (120'-0" / 3) = 40'-0"	40'-0"
FRONT	
1/3 OF ALLOWABLE BUILDING LENGTH (58'-0" / 3) = 19'-4"	NOT USED



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1125 97th Street Residences

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Bay Harbor Islands, Florida 33154

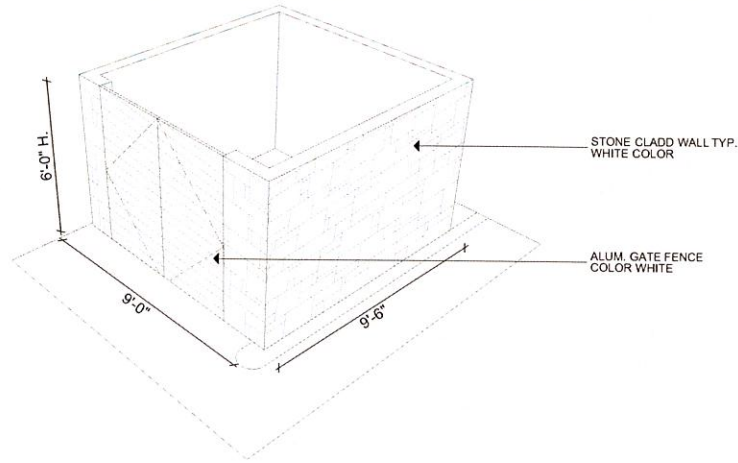
Date Of Issue
9/14/2015

Revisions

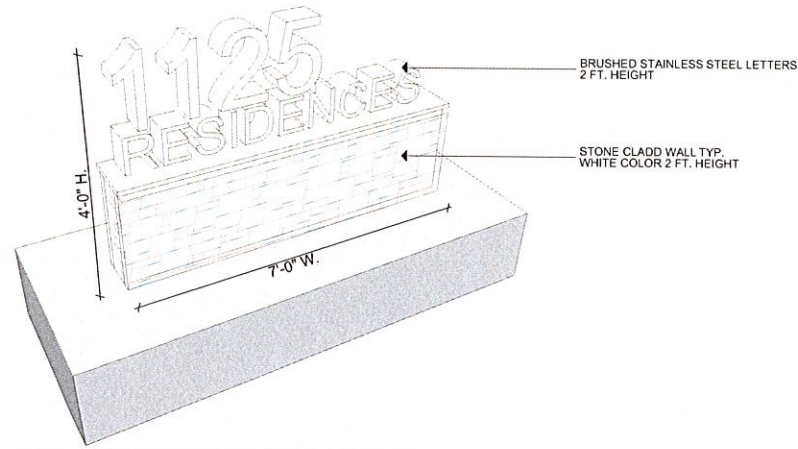
Submission Type
Planning & Zoning Board

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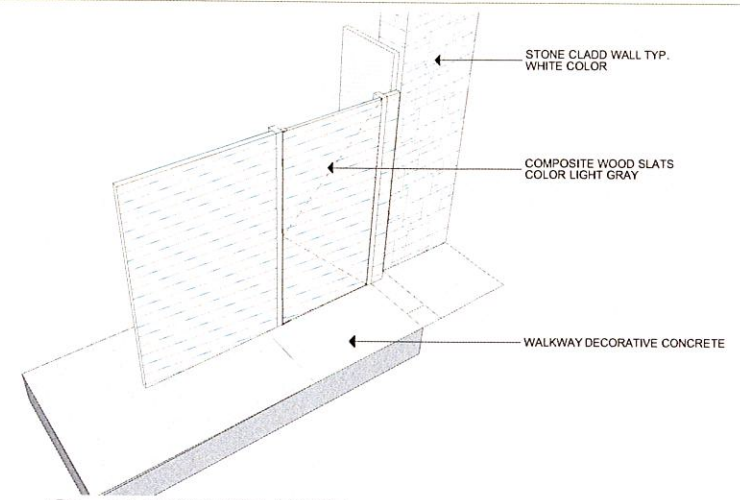
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Project Number
1508
Sheet No.
A-107



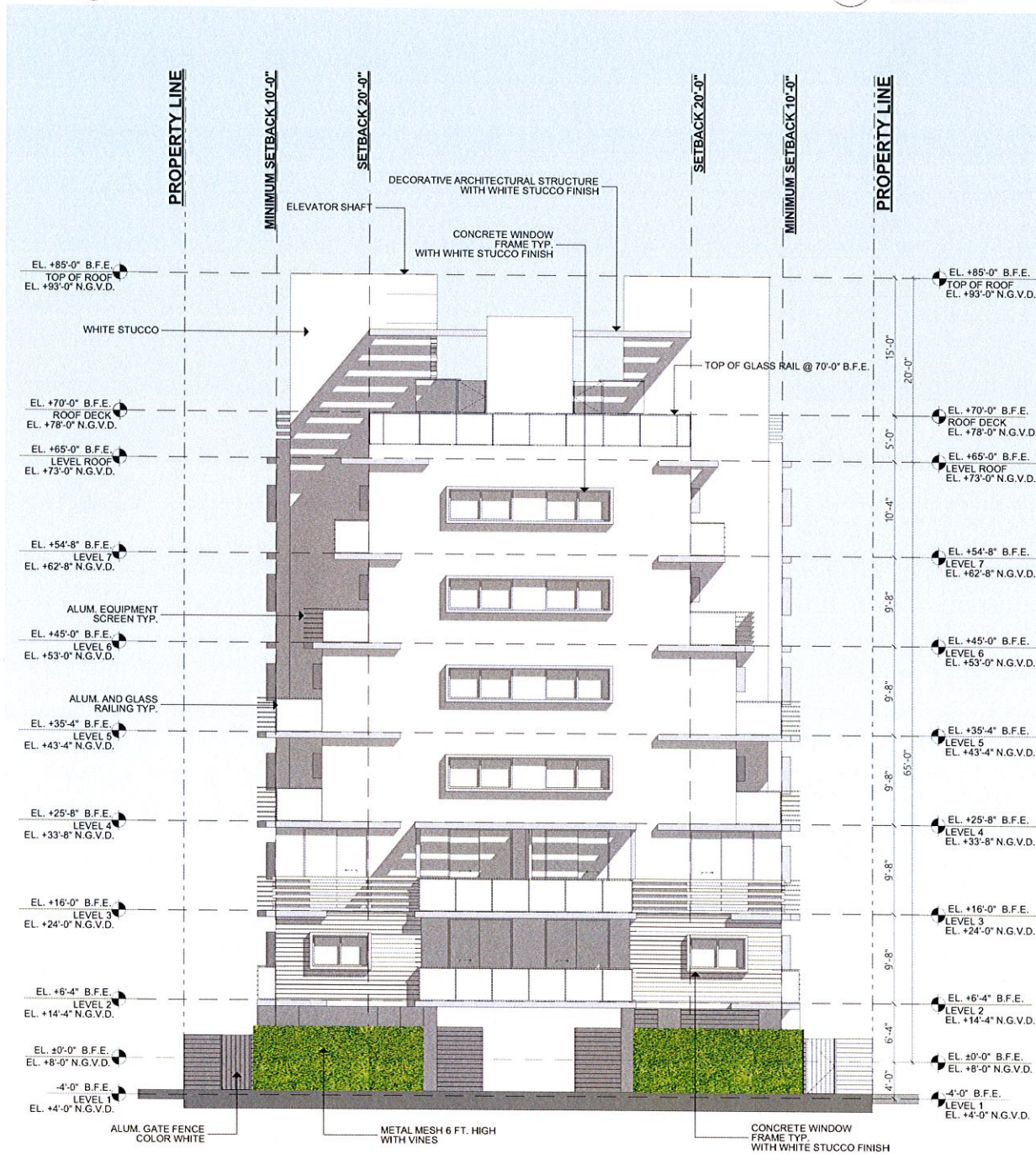
3 TRASH PICK UP AREA
NOT TO SCALE



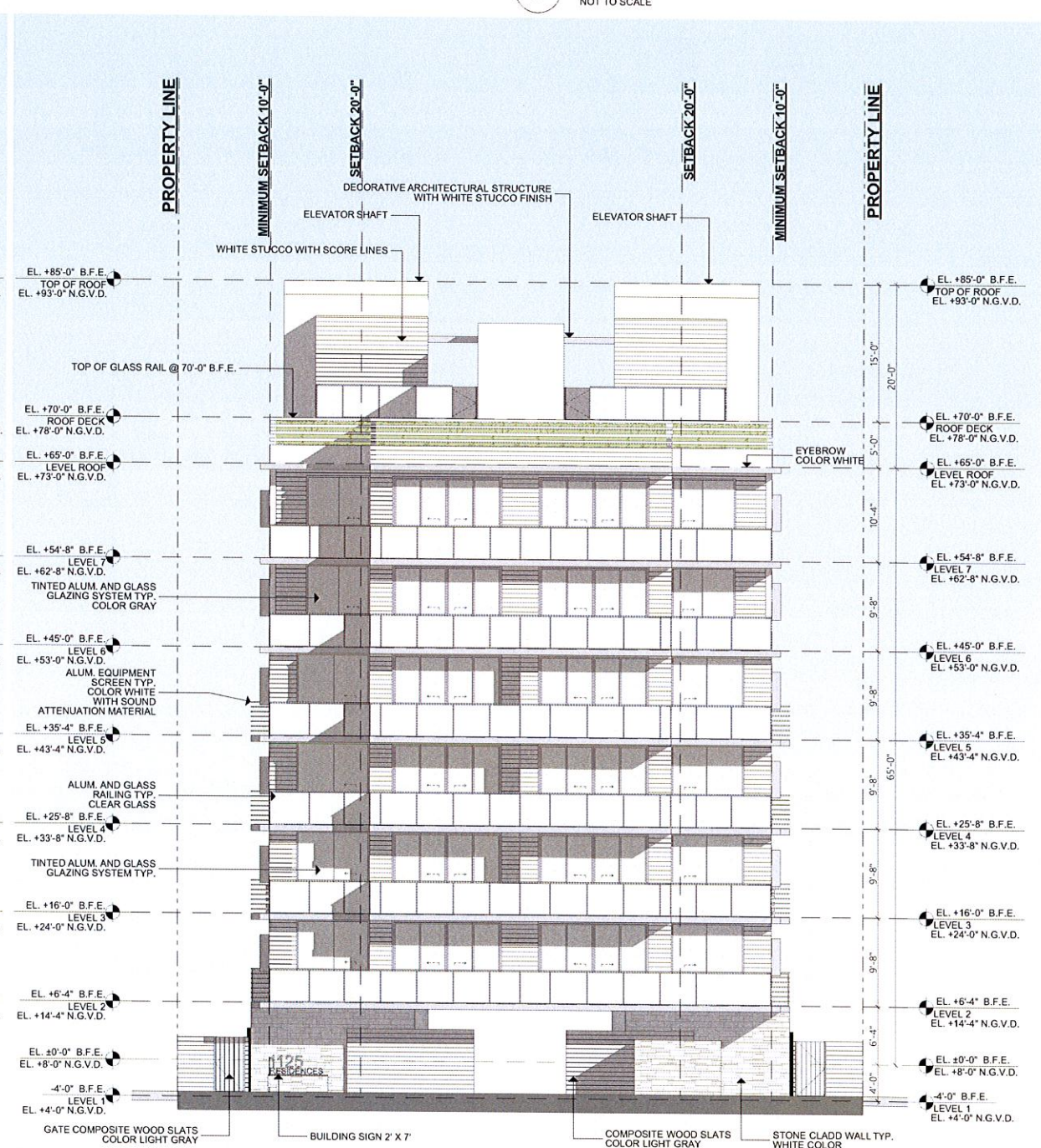
4 MONUMENT SIGN 2' X 7'
NOT TO SCALE



5 ENTRANCE GATE
NOT TO SCALE



2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



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

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Sheet No.
A-401

Architectural elevation drawing of a building facade, showing two wings of a structure. The drawing includes detailed annotations for materials, setbacks, and elevations.

Left Wing Annotations:

- EL. +85'-0" B.F.E. TOP OF ROOF EL. +93'-0" N.G.V.D.
- EL. +70'-0" B.F.E. ROOF DECK EL. +78'-0" N.G.V.D.
- EL. +65'-0" B.F.E. LEVEL ROOF EL. +73'-0" N.G.V.D.
- EL. +54'-8" B.F.E. LEVEL 7 EL. +62'-8" N.G.V.D.
- EL. +45'-0" B.F.E. LEVEL 6 EL. +53'-0" N.G.V.D.
- EL. +35'-4" B.F.E. LEVEL 5 EL. +43'-4" N.G.V.D.
- EL. +25'-8" B.F.E. LEVEL 4 EL. +33'-8" N.G.V.D.
- EL. +16'-0" B.F.E. LEVEL 3 EL. +24'-0" N.G.V.D.
- EL. +6'-4" B.F.E. LEVEL 2 EL. +14'-4" N.G.V.D.
- EL. ±0'-0" B.F.E. EL. +8'-0" N.G.V.D.
- 4'-0" B.F.E. EL. +4'-0" N.G.V.D.

Right Wing Annotations:

- EL. +85'-0" B.F.E. TOP OF ROOF EL. +93'-0" N.G.V.D.
- EL. +70'-0" B.F.E. ROOF DECK EL. +78'-0" N.G.V.D.
- EL. +65'-0" B.F.E. LEVEL ROOF EL. +73'-0" N.G.V.D.
- EL. +54'-8" B.F.E. LEVEL 7 EL. +62'-8" N.G.V.D.
- EL. +45'-0" B.F.E. LEVEL 6 EL. +53'-0" N.G.V.D.
- EL. +35'-4" B.F.E. LEVEL 5 EL. +43'-4" N.G.V.D.
- EL. +25'-8" B.F.E. LEVEL 4 EL. +33'-8" N.G.V.D.
- EL. +16'-0" B.F.E. LEVEL 3 EL. +24'-0" N.G.V.D.
- EL. +6'-4" B.F.E. LEVEL 2 EL. +14'-4" N.G.V.D.
- EL. ±0'-0" B.F.E. EL. +8'-0" N.G.V.D.
- 4'-0" B.F.E. EL. +4'-0" N.G.V.D.

Setbacks and Property Lines:

- PROPERTY LINE
- MINIMUM SETBACK 20'-0"
- SETBACK 30'-0"
- SETBACK 20'-0"
- MINIMUM SETBACK 10'-0"
- PROPERTY LINE

Materials and Details:

- WHITE STUCCO
- WHITE STUCCO WITH SCORE LINES
- ALUM. AND GLASS RAILING TYP. CLEAR GLASS
- ELEVATOR LOBBY
- ELEVATOR SHAFT
- DECORATIVE ARCHITECTURAL STRUCTURE WITH WHITE STUCCO FINISH
- CONCRETE WINDOW FRAME TYP. WITH WHITE STUCCO FINISH
- ALUM. EQUIPMENT SCREEN TYP. COLOR WHITE WITH SOUND ATTENUATION MATERIAL
- TINTED ALUM. AND GLASS GLAZING SYSTEM TYP. COLOR GRAY
- ALUM. AND GLASS RAILING TYP. CLEAR GLASS
- DECORATIVE ARCHITECTURAL STRUCTURE COLOR WHITE
- FROSTED GLASS DIVIDER
- BUILDING SIGN 2' X 7'

Dimensions:

- 15'-0"
- 20'-0"
- 5'-0"
- 10'-4"
- 9'-8"
- 9'-8"
- 9'-8"
- 65'-0"
- 9'-8"
- 9'-8"
- 9'-8"
- 6'-4"
- 4'-0"

PROPERTY LINE

MINIMUM SETBACK 20'-0"

SETBACK 30'-0"

DECORATIVE ARCHITECTURAL STRUCTURE
WITH WHITE STUCCO FINISH

ELEVATOR SHAFT

ELEVATOR SHAFT

SETBACK 20'-0"

MINIMUM SETBACK 10'-0"

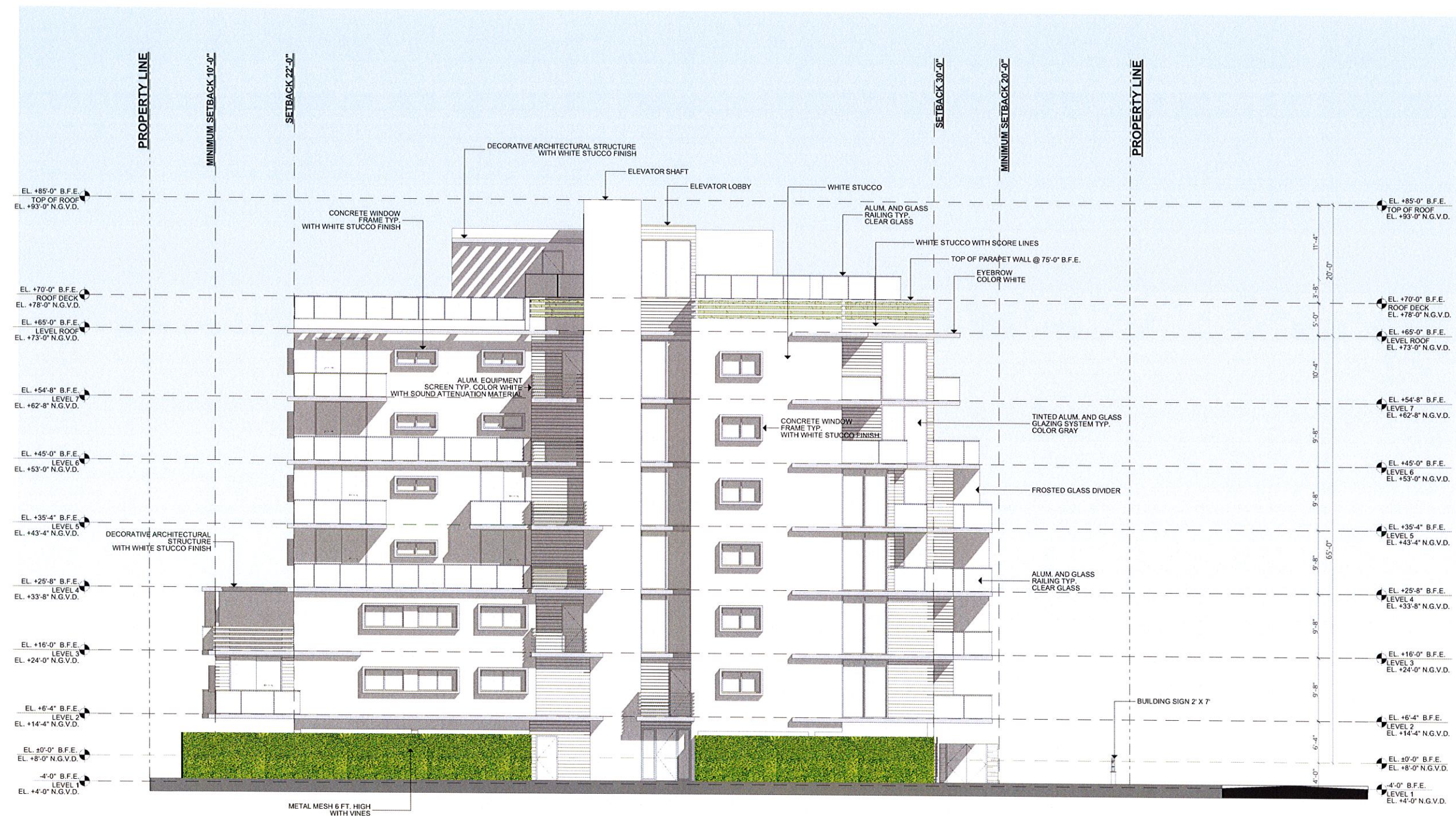
PROPERTY LINE

Scale
AS SHOWN

Project Number
1508

Sheet No.
A-402

THE CONTRACTOR MUST CHECK ALL DIMENSIONS OF THE JOB AND SHALL BE RESPONSIBLE FOR ALL THE DIMENSIONS. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING WORK. THESE DIMENSIONS ARE TO BE USED AS GUIDELINES ONLY. THESE DIMENSIONS ARE NOT TO BE USED AS A SUBSTITUTE FOR A PROFESSIONAL ENGINEER'S DESIGN. DIMENSIONS AND/OR SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND MAY NOT BE REPRODUCED WITHOUT SPECIFIC WRITTEN CONSENT OF THE ARCHITECT. CLARENCE R. BARTROLI, ARCHITECT



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

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1125 97th Street Residences
1125 97th Street
Bay Harbor Islands, Florida 33154

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Revisions

Submittal Type
Planning & Zoning Board

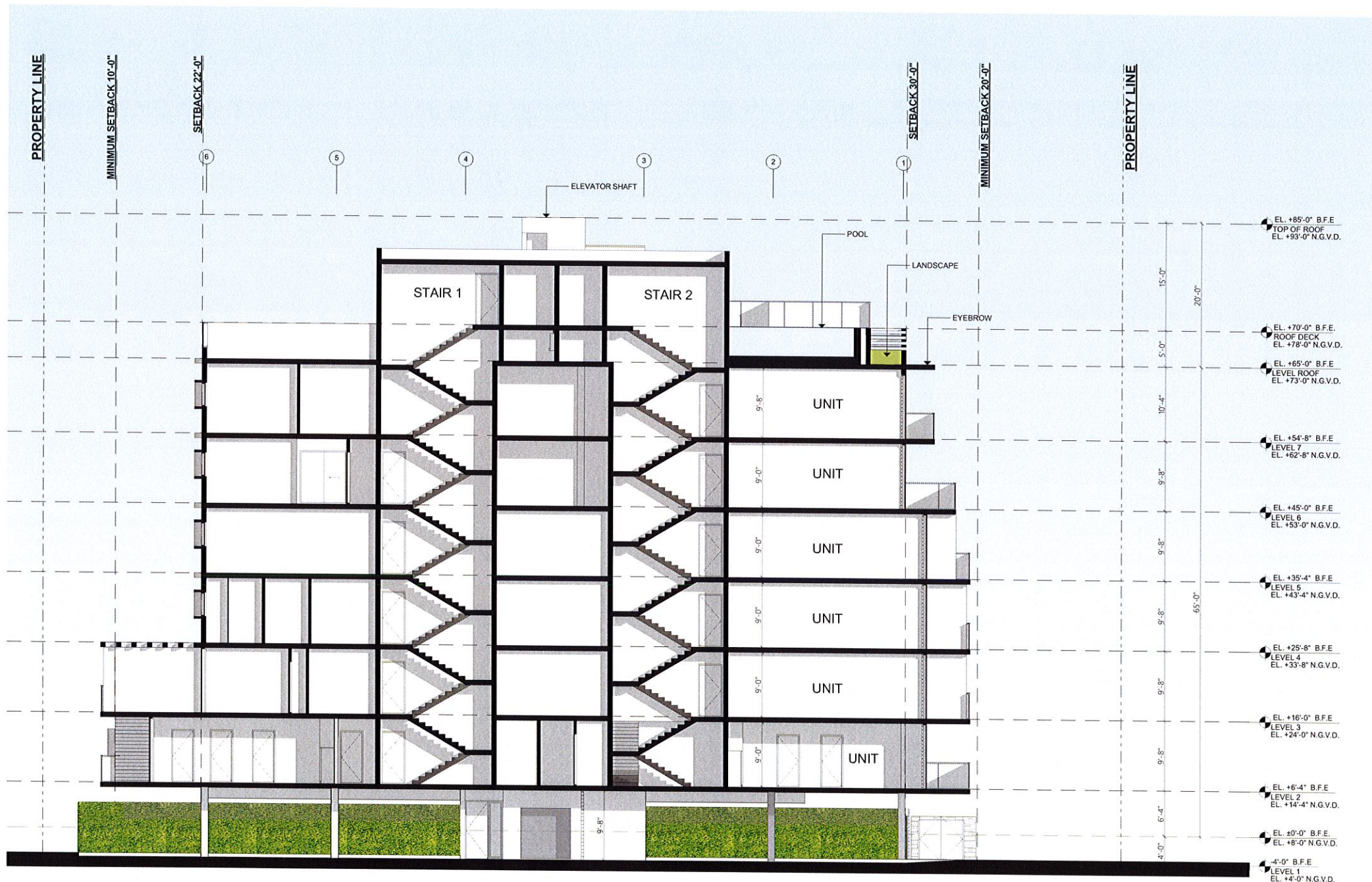
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AB

Scale
AS SHOWN
Project Number
1508
Sheet No.
A-403

THE CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS OF THE AREA AND SHALL BE RESPONSIBLE FOR ALL THE AGREEMENTS. FURTHERMORE, THE CONTRACTOR MUST REPAIR ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCEMENT OF WORK. THESE DIMENSIONS AND VOT TO BE SCALED OR MEASURED WITH A SCALE. DIMENSIONS LIMITED ACCURACY. THESE DIMENSIONS, DRAWINGS AND/OR SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND MAY NOT BE REPRODUCED WITHOUT SPECIFIC WRITTEN CONSENT OF THE ARCHITECT. ©ALAIN R. BARTROLI, AIA, LEED AP

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



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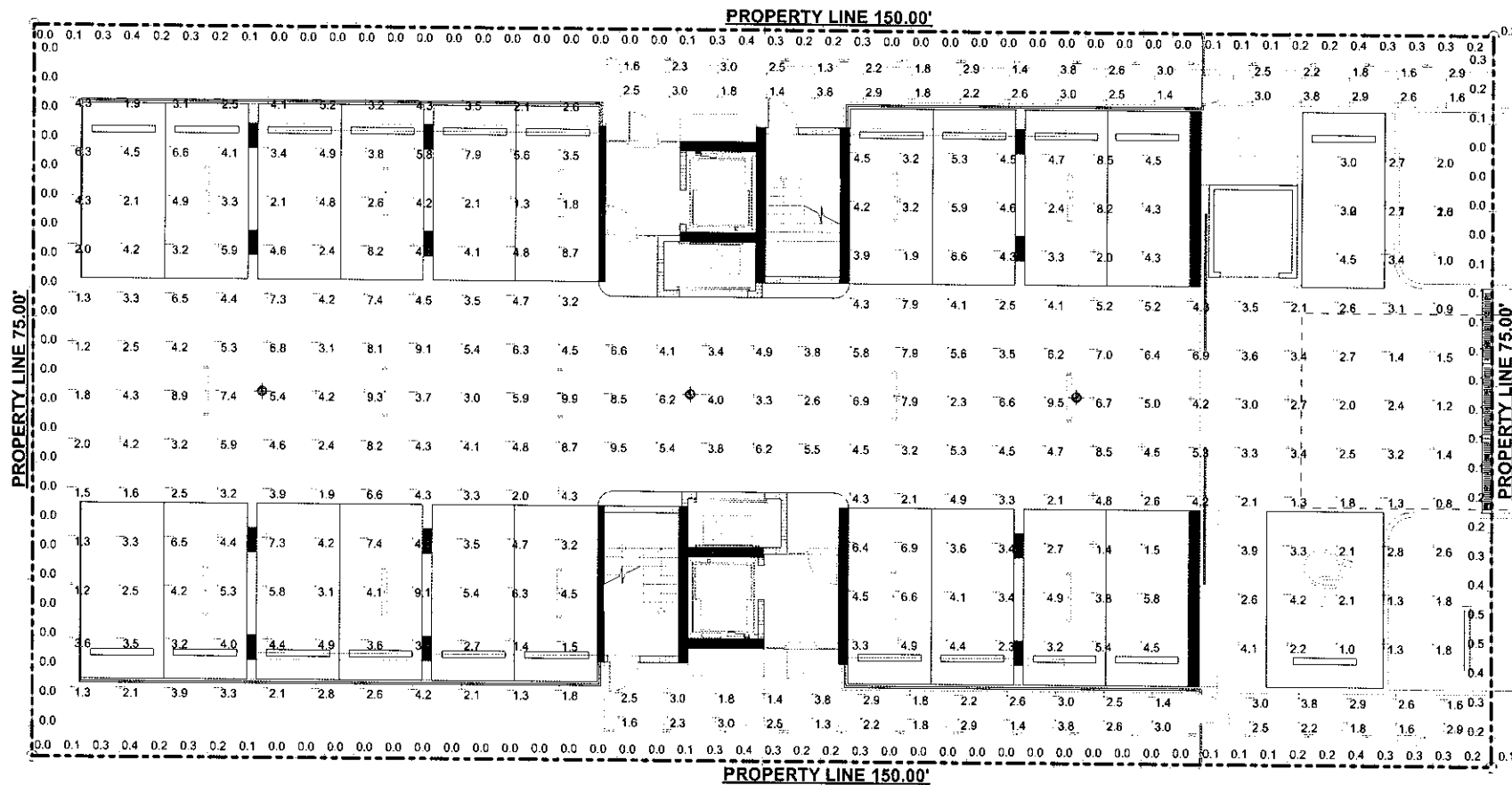
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Project Number
1508
Sheet No.
A-501

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

1 PHOTOMETRIC PLAN

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



Luminaire Schedule									
Project: 1125 97th Street Residences									
Symbol	Qty	Label	Description	Lumens/Lamp	LLD	LBD	LLF	Lum. Watts	Total Watts
	15	A	BS100T84HT232V120/277V	2950	1.000	1.000	0.850	34.4	6528
	30	B	YRV17-2PLC26-BLK-V/L	1800	1.000	1.000	0.850	41	615



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Bay Harbor Islands, Florida 33154

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Project Number
1508
Sheet No.
PH-101

GENERAL NOTES

- HORIZONTAL AND VERTICAL CONTROL SHALL BE PROVIDED BY THE OWNER'S SURVEYOR. LAYOUT IS THE RESPONSIBILITY OF THE CONTRACTOR.
- IT IS THE INTENT OF THESE DRAWINGS TO BE IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND APPLICABLE CODES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER.
- EXISTING UTILITIES SHOWN ARE BASED ON INFORMATION SUPPLIED BY OTHERS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MEET WITH ALL APPLICABLE UTILITY COMPANIES TO VERIFY ALL UNDERGROUND FACILITIES PRIOR TO THE START OF CONSTRUCTION. ALL TRENCH EXCAVATION SHALL PROCEED WITH EXTREME CAUTION AT ALL TIMES. IN THE EVENT THAT EXISTING UTILITIES ARE DAMAGED, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR OR REPLACE ALL SUCH DAMAGE.
- REFERENCE SHALL BE MADE TO THE MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR LOCATIONS, SIZE AND DETAILS OF ALL UTILITY SERVICES TO THE BUILDING.
- CONTRACTOR SHALL BE RESPONSIBLE FOR RESETTling ALL DISTURBED EXISTING MANHOLE COVERS, VALVE BOXES, BLOW-OFF RISERS, ETC. TO NEW ELEVATIONS, AS REQUIRED, WHETHER SPECIFICALLY SHOWN ON DRAWINGS OR NOT.

DEMOLITION NOTES

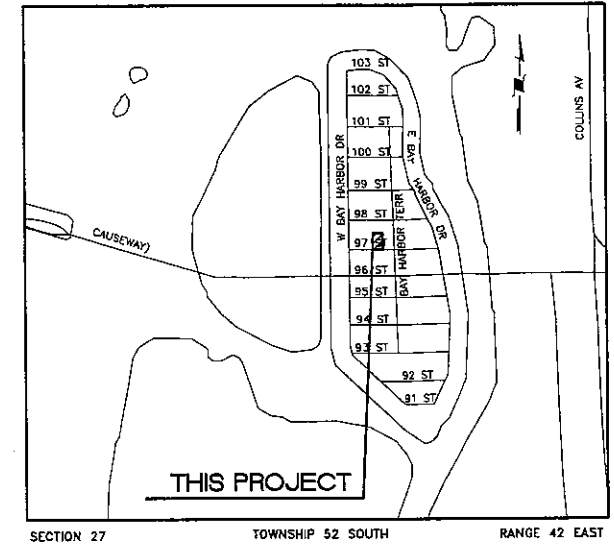
- UNLESS OTHERWISE NOTED, ALL EXISTING IMPROVEMENTS WITHIN THE DESIGNATED PROJECT LIMITS, INCLUDING BUT NOT LIMITED TO STRUCTURES, FOUNDATIONS, SLABS, PAVEMENT, DRAINAGE FACILITIES, SITE LIGHTING FACILITIES AND UTILITY FACILITIES, SHALL BE REMOVED IN THEIR ENTIRETY. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- ALL EXISTING BUILDING STRUCTURES SHALL BE REMOVED INCLUDING FOUNDATIONS, UNDERGROUND PIPING, GREASE TRAPS, ETC.
- ASPHALTIC PAVEMENT DESIGNATED FOR DEMOLITION SHALL BE REMOVED AND DISPOSED OF OFF-SITE AT AN APPROVED LOCATION. SAWCUT ALL PAVEMENT EDGES WHERE EXISTING PAVEMENT IS TO REMAIN.
- LIMEROCK SUBBASE SHALL BE SCARIFIED TO ITS FULL DEPTH AND SHAPED TO THE LINES AND GRADES SHOWN IN THESE DRAWINGS. IN NO CASE SHALL REMOVED LIMEROCK SUBBASE BE USED AS SUBBASE FOR NEW DRIVEWAYS OR PARKING AREAS.
- ALL EXISTING DRAINAGE IMPROVEMENTS SHALL BE REMOVED, INCLUDING STRUCTURES, PIPES, FRENCH DRAINS, ETC.
- ALL EXISTING UTILITIES INCLUDING, BUT NOT LIMITED TO, WATER, SEWER, GAS, POWER & TELEPHONE SHALL BE TERMINATED AT PROPERTY LINE AND REMOVED WITHIN THE PROJECT LIMITS. CONTRACTOR SHALL COORDINATE WITH EACH AFFECTED UTILITY COMPANY.
- ALL DEMOLITION DEBRIS, EQUIPMENT AND APPURTENANCES SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND DISPOSED OF OFF-SITE IN AN APPROVED MANNER, UNLESS OTHERWISE DESIGNATED BY THE OWNER.

STRIPING AND SIGNAGE NOTES

- ALL STRIPING IN RIGHT-OF-WAY AND ALL ON-SITE STOP BARS APPLIED TO ASPHALTIC PAVEMENT SHALL BE THERMOPLASTIC WITH A MIXTURE OF 50 PERCENT GLASS SPHERES AND 50 PERCENT SHARP SILICA SAND APPLIED AT A RATE OF 0.20 PSF IN ACCORDANCE WITH FDOT SECTION 711.
- ALL ON-SITE STRIPING APPLIED TO CONCRETE PAVEMENT SHALL BE TRAFFIC PAINT IN ACCORDANCE WITH FDOT SECTION 917.
- ALL SIGNAGE SHALL BE IN ACCORDANCE WITH "THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION.
- SIGN POSTS SHALL BE STEEL CHANNEL IN ACCORDANCE WITH MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT STANDARDS AND SHALL BE BREAK-A-WAY.
- STOP SIGNS SHALL BE MOUNTED WITH 7' CLEAR FROM SIGN BOTTOM TO GRADE. WHERE INDICATED, ADDITIONAL SIGNAGE SHALL BE MOUNTED BELOW STOP SIGN.
- PROVIDE REFLECTIVE PAVEMENT MARKERS, AS REQUIRED BY MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT.

SIGN LEGEND

R1-1 30" X 30" STOP SIGN



LOCATION MAP

N.T.S.

LEGAL DESCRIPTION

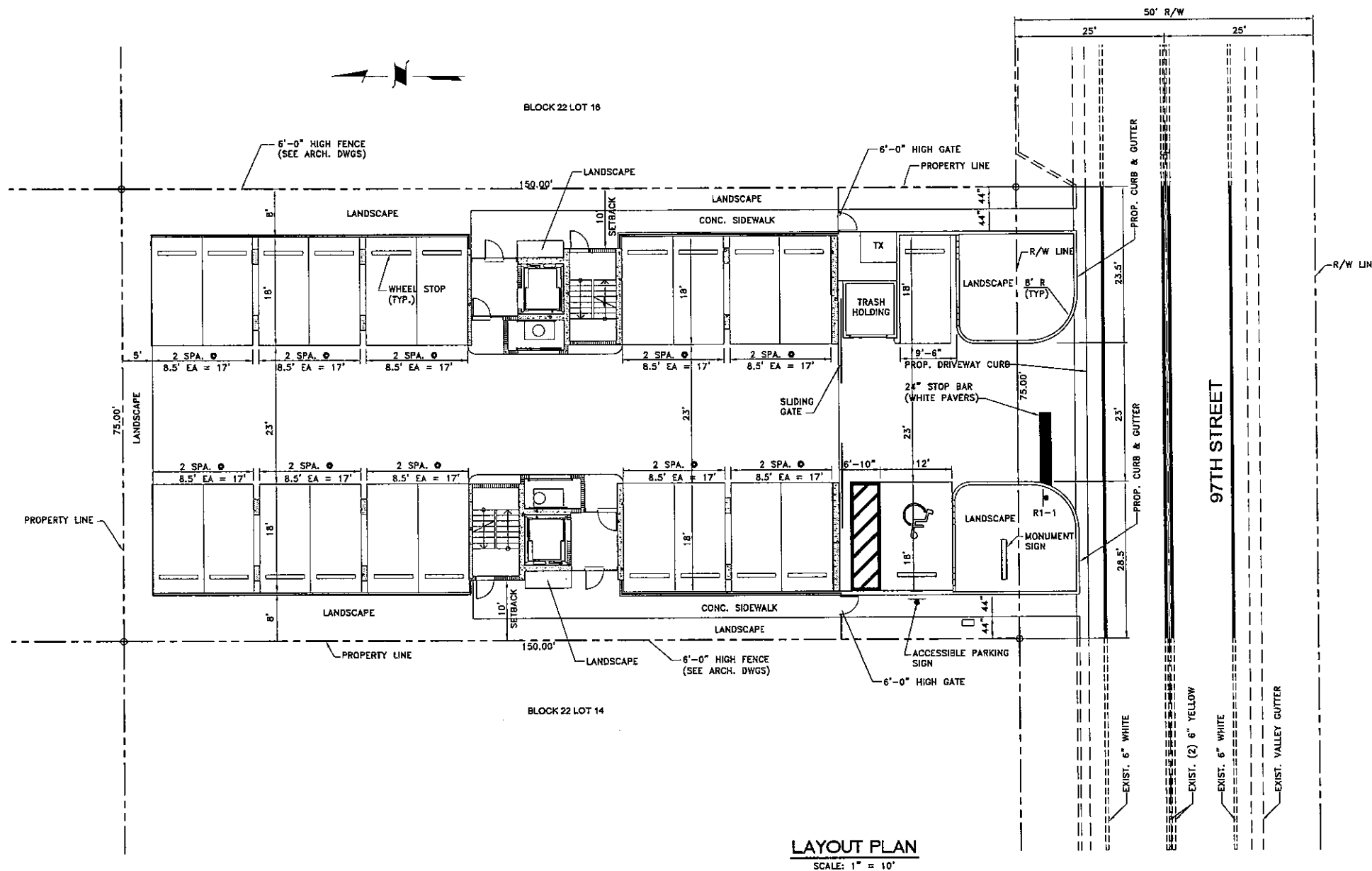
LOT 15, BLOCK 22, BAY HARBOR ISLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, AT PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

ADDRESS: 1125 97 STREET,
BAY HARBOR ISLANDS, FL 33154
FOLIO NO: 13-2227-001-3770

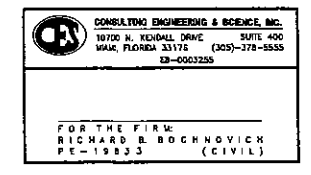
ADA COMPLIANCE NOTE:

THIS SET OF DOCUMENTS HAS BEEN DESIGNED TO COMPLY WITH THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION OF THE FLORIDA BUILDING CODE - 2014 EDITION. ALL RELATED SECTIONS OF THE CODE ARE NOTED WITHIN THESE DOCUMENTS AND STRICT COMPLIANCE IS REQUIRED BY ALL CONSTRUCTION TRADES. CONSTRUCTION QUALITY AND COMPLIANCE OF THE FINAL PRODUCT ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

SITE DESIGN, ACCESS, AND PARKING HAVE BEEN DESIGNED AND SHALL BE CONSTRUCTED IN COMPLIANCE WITH APPLICABLE SECTIONS.



LAYOUT PLAN
SCALE: 1" = 10'



LAYOUT PLAN

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Architect

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AR92520
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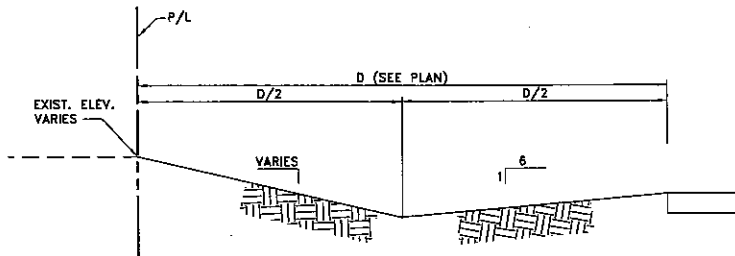
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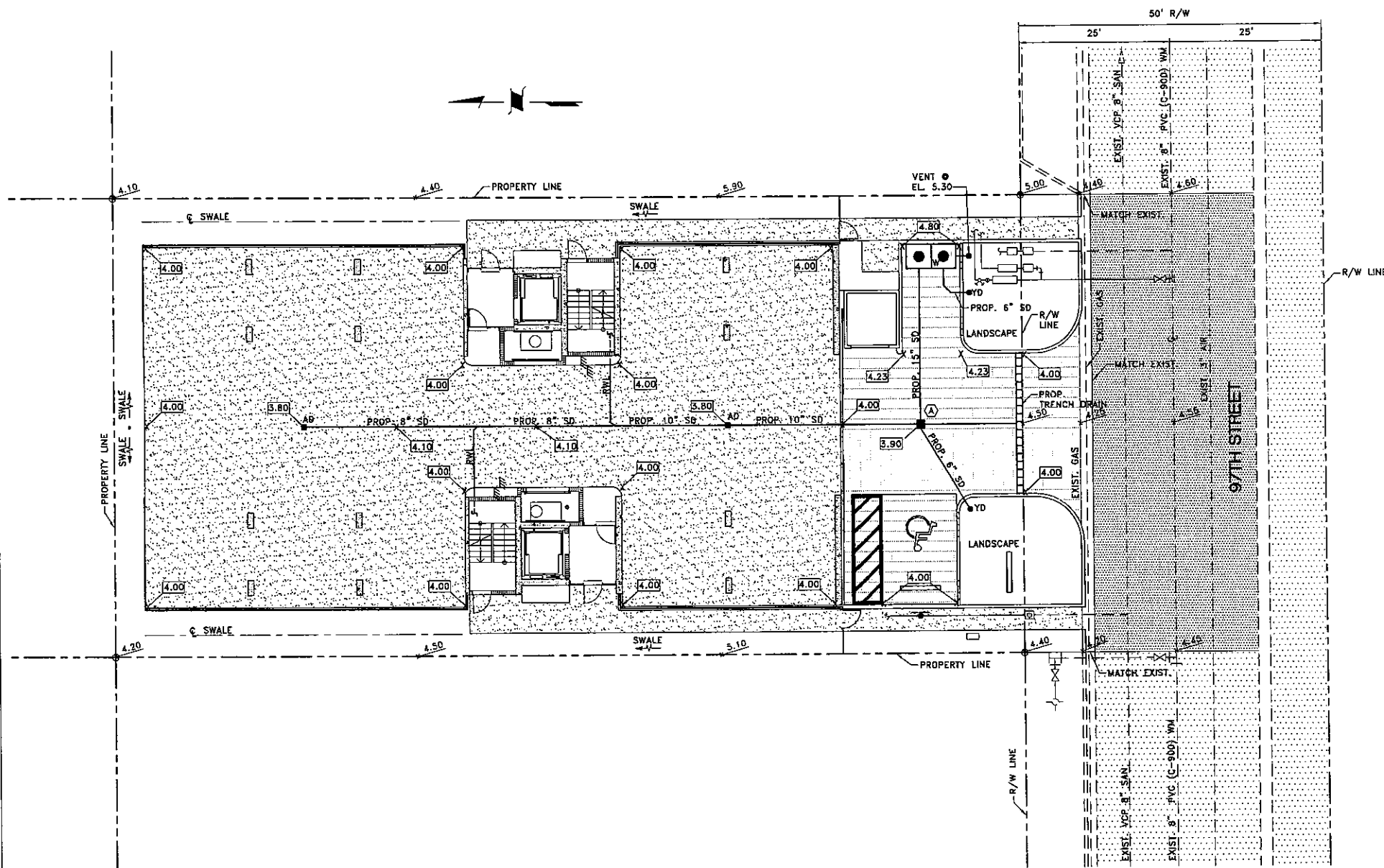
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Sheet No.

C-1



TYPICAL SWALE SECTION
SCALE: 1" = 10'



PAVING-GRADING-DRAINAGE PLAN
SCALE: 1" = 10'

PAVING-GRADING-DRAINAGE NOTES

- ELEVATIONS SHOWN REFER TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.).
- GRADING SHALL CONSIST OF ALL EXCAVATION, FILLING, SHAPING AND SLOPING NECESSARY FOR THE CONSTRUCTION, PREPARATION AND COMPLETION OF ALL SUBGRADES SHOULDERS, SLOPES, INTERSECTIONS, PAVEMENTS AND OTHER AREAS, ALL IN ACCORDANCE WITH THE ALIGNMENT AND GRADES SHOWN IN THESE DRAWINGS.
- DRAINAGE STRUCTURES SHALL BE AS DETAILED IN THESE DRAWINGS. DRAINAGE PIPE TO BE CORRUGATED POLYETHYLENE.
- SAWCUT ALL PAVEMENT EDGES WHERE EXISTING PAVEMENT IS TO REMAIN.
- ASPHALTIC PAVEMENTS SHALL CONSIST OF COMPACTED SUBGRADE, COMPACTED LIMEROCK SUBBASE AND TYPE S-3 ASPHALTIC CONCRETE, AS SHOWN IN THESE DRAWINGS.
- CONCRETE CURB, SIDEWALK AND SLABS SHALL CONSIST OF 3,000 PSI PORTLAND CEMENT CONCRETE, AS SHOWN IN THESE DRAWINGS.
- ALL REINFORCING, ALL SIZES, SHALL CONFORM TO ASTM A615, GRADE 60.
- ALL EXPOSED CONCRETE SURFACES SHALL RECEIVE A LIGHT BROOM FINISH, UNLESS OTHERWISE DIRECTED.
- TESTING LABORATORY SHALL BE RETAINED BY THE CONTRACTOR TO VERIFY SPECIFIED COMPACTION DENSITY AND CONCRETE STRENGTH. FAILURE OF ANY TESTING TO MEET SPECIFIED REQUIREMENTS SHALL BE DEEMED NON-COMPLYING.

SPECIAL NOTES

- EXISTING VALLEY GUTTER TO BE REPLACED WHERE CRACKED AND DAMAGED.
- MAXIMUM CROSS SLOPE ON WALKWAYS TO BE 2%.
- MAXIMUM LENGTH WISE SLOPE ON WALKWAYS TO BE 5%.
- MAXIMUM SLOPE ON DRIVEWAYS TO BE 20%.
- CONNECT ALL ROOF DRAINS TO DRAINAGE SYSTEM.
- ALL DRAINAGE PIPE TO HAVE MINIMUM 1% (1/8 INCH/FT) SLOPE.

STORMWATER TO BE RETAINED ON-SITE & NOT ALLOWED TO DISCHARGE ON ADJACENT PROPERTIES.

LEGEND

- EXISTING ASPHALTIC PAVEMENT
- MILL & RESURFACE
- CONCRETE PAVEMENT/SIDEWALK (COORD. W/ ARCH. DWG'S FOR PATTERN AND FINISHES)
- PAYER SPECIALTY PAVEMENT (COORD. W/ ARCH./LANDSCAPE DWG'S)
- EXIST. SPOT ELEVATION
- PROP. SPOT ELEVATION
- GRIT TANK & WELL BOX
- YD YARD DRAIN
- AD AREA DRAIN
- DIRECTION OF RUNOFF

DATUM: NGVD

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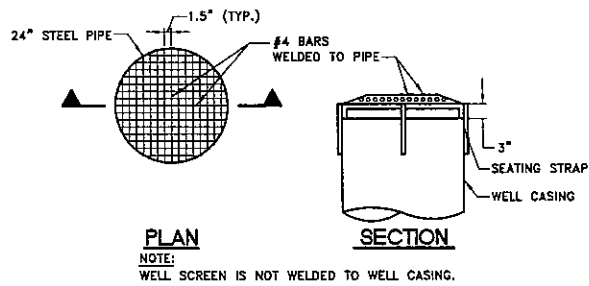
CONSULTING ENGINEERING & SCIENCE, INC.
10700 N. KENDALL DRIVE SUITE 400
MIAMI, FLORIDA 33176 (305) 378-3555
CE-0093255

FOR THE FIRM
RICHARD B. BOCHNIVICH
PE-19833 (CIVIL)

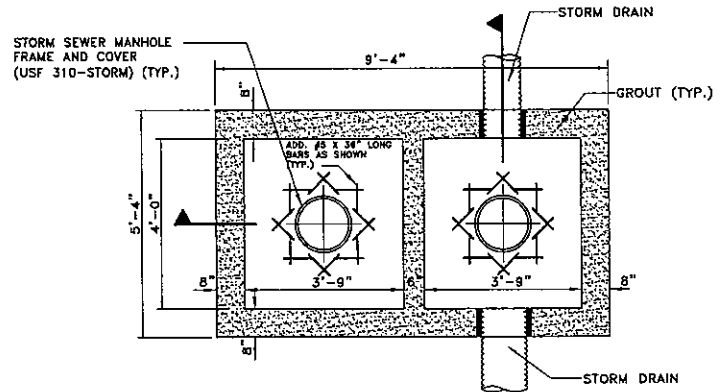
CES PROJECT NO.: 15047

PAVING-GRADING-DRAINAGE PLAN

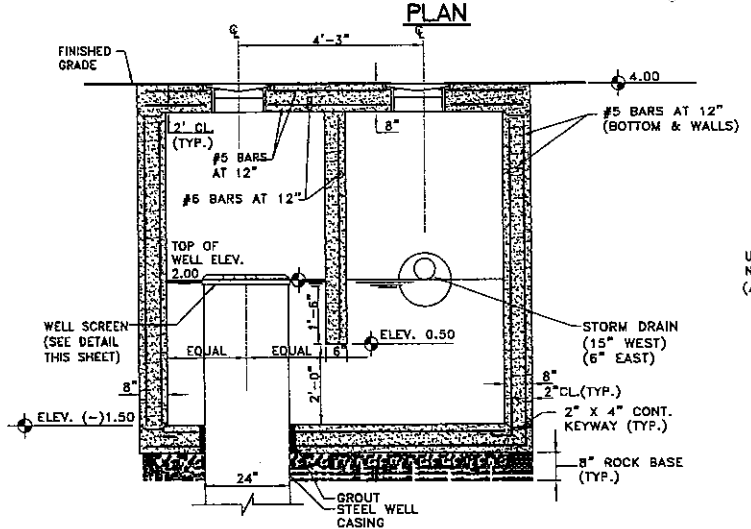
Alain R. Bartroli Architect 2480 TRAPP AVE. MIAMI BEACH, FL 33134 (305) 378-3555 alain@artroli.com	Seal Of Project Architect
	Project Owner
1125 97th Street Residences 1125 97th Street Bay Harbor Islands, Florida 33154	
Date Of Issue 06/14/2015	Revisions
Submittal Type Planning and Zoning Board	
Drawn By AD	Checked By AB
Scale AS SHOWN	Project Number
Sheet No.	C-2



WELL SCREEN DETAIL
SCALE: 1/2" = 1'-0"



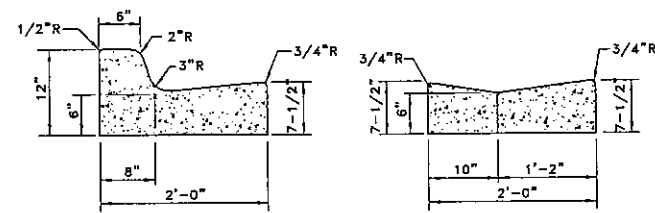
NOTE: SEE PLAN FOR PIPE ORIENTATION



GRIT TANK AND WELL BOX DETAIL
SCALE: 1/2" = 1'-0"

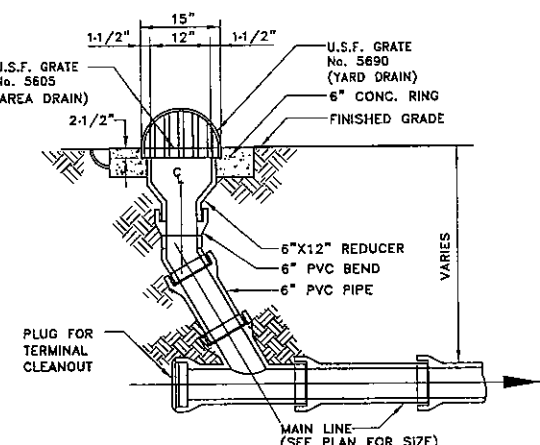
DRAINAGE WELL NOTES

1. DRAINAGE WELLS SHALL BE DRILLED TO AN ESTIMATED TOTAL DEPTH OF 90 FEET TO DISCHARGE RUNOFF TO AN AQUIFER HAVING A MINIMUM TOTAL DISSOLVED SOLIDS OF 10,000 PPM (MG/L).
2. WELLS SHALL HAVE AN UPPER CASING OF BLACK STEEL PIPE OF A MINIMUM OF 24 INCHES IN DIAMETER AND 3/8 INCH THICKNESS, WITH DRIVE SHOE, WHICH SHALL BE DRIVEN TO A FIRM SEAT AND GROUT SEALED AT LEAST 3 FEET BELOW THE CAP OF THE UPPERMOST ROCK FORMATION TO BE DEVELOPED. CASING ENDS SHALL BE SQUARE TO THE AXIS OF THE SECTION AND SHALL BE WELDED TOGETHER AS DRIVING PROGRESSES.
3. WELLS SHALL BE AS PLUMB AND TRUE TO LINE AS GOOD WORKMANSHIP WILL PROVIDE.
4. COMPLETED WELLS SHALL BE THOROUGHLY AGITATED AND DEVELOPED.
5. CONTRACTOR SHALL SUBMIT THE METHOD OF TESTING OF THE WELLS FOR CAPACITY TO THE ENGINEER FOR APPROVAL, DURING THE SHOP DRAWING SUBMITTAL. THE APPROVED TEST SHALL RUN FOR A PERIOD OF A HALF-HOUR. CONTRACTOR SHALL PROVIDE CERTIFIED STATEMENT BY A PROFESSIONAL GEOLOGIST THAT THE WELL WILL COMPLY WITH THE DESIGN DISCHARGE RATE UPON COMPLETION.
6. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY EQUIPMENT FOR CONDUCTING THE WELL TEST AND SATISFACTORILY DISPOSING OF THE WATER PUMPED FROM THE WELL. THE CONTRACTOR SHALL PROVIDE A MINIMUM OF 48 HOURS NOTICE TO THE OWNER AND ENGINEER PRIOR TO THE START OF THE TEST. CONTRACTOR IS TO COORDINATE THE DISPOSAL OF WATER PUMPED FROM THE WELL WITH THE OWNER.
7. TEST SHALL BEGIN AT HIGH TIDE. THE WATER LEVEL IN THE DRAINAGE WELL AND THE BAY SHALL BE RECORDED EVERY 15 MINUTES FROM 30 MINUTES PRIOR TO THE START OF TEST UNTIL PUMPING IS STOPPED, AND EVERY 5 MINUTES THEREAFTER DURING THE RECOVERY UNTIL THE LEVEL IN THE WELL INCREASES BY LESS THAN 0.1 FEET PER HOUR.
8. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO SECURE THE NECESSARY FLORIDA D.E.P. WELL DRILLING PERMITS AND COMPLY WITH ALL THE PROVISIONS THEREOF.
9. DESIGN CAPACITY OF WELLS IS 1000 GPM WITH MAX. DRAWDOWN OF 24 INCHES (500 GPM/FT OF HEAD). CONTRACTOR SHALL PROVIDE ENGINEER WITH WELL TEST REPORTS PRIOR TO DEMOBILIZATION.



TYPE 'F' CURB AND GUTTER
SCALE: 1" = 1'-0"

DRIVEWAY CURB
SCALE: 1" = 1'-0"

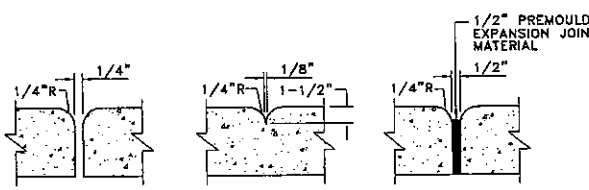
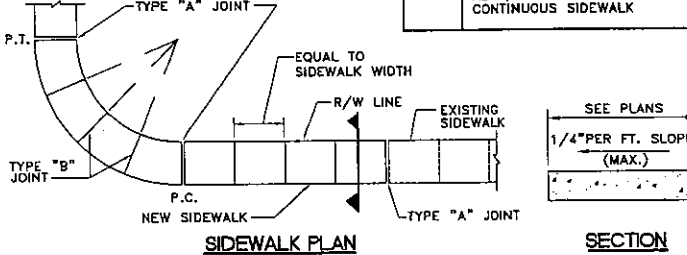


AREA DRAIN/ YARD DRAIN DETAIL
SCALE: N.T.S.

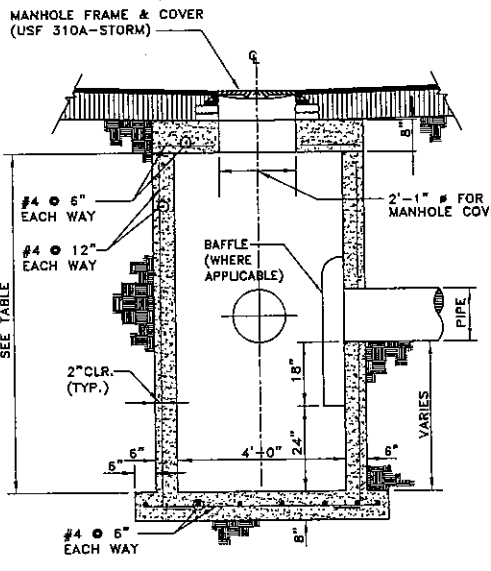
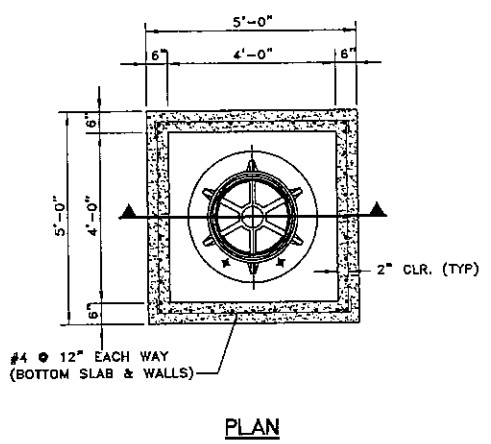
DRAINAGE STRUCTURE TABLE				
ID	TYPE	RM/GRATE	PIPE INVERT	STRUCTURE INVERT
A	CATCH BASIN	3.90	1.38	(-)-0.62

TABLE OF SIDEWALK THICKNESS "T"	
LOCATION	"T"
RESIDENTIAL AND INTERIOR AREAS	4"
AT DRIVEWAYS AND OTHER AREAS	6"

TABLE OF SIDEWALK JOINTS	
TYPE	LOCATION
"A"	P.C. AND P.T. OF CURVES, JUNCTION OF EXISTING AND NEW SIDEWALKS.
"B"	5'-0" CENTER TO CENTER ON SIDEWALKS
"C"	WHERE SIDEWALK ABUTS CONCRETE CURBS, DRIVEWAYS, AND SIMILAR STRUCTURES. ALSO, EVERY 50 FEET OF CONTINUOUS SIDEWALK



TYPE 'A' TYPE 'B' TYPE 'C'
SIDEWALK JOINTS
STANDARD SIDEWALK CONSTRUCTION
N.T.S.



- NOTES:
1. SUMP 2'-0" (TYP.), EXCEPT AT POLLUTION CONTROL STRUCTURES SUMP TO BE 3'-6".
 2. PROVIDE BAFFLES AS REQUIRED BY MIAMI-DADE D.E.R.M., AS NOTED.

CATCH BASIN/MANHOLE DETAIL
N.T.S.

VEHICULAR CONCRETE PAVEMENT
N.T.S.

CONSULTING ENGINEERING & SCIENCE, INC.
10700 N. KENDALL DRIVE SUITE 400
MIAMI, FLORIDA 33176 (305) 378-3555
FAX 305-378-3555

FOR THE FIRM
RICHARD & BOCHROVICH
PE-19833 (CIVIL)

CES PROJECT NO.: 15047

SITE & DRAINAGE DETAILS

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Seal Of Project Architect

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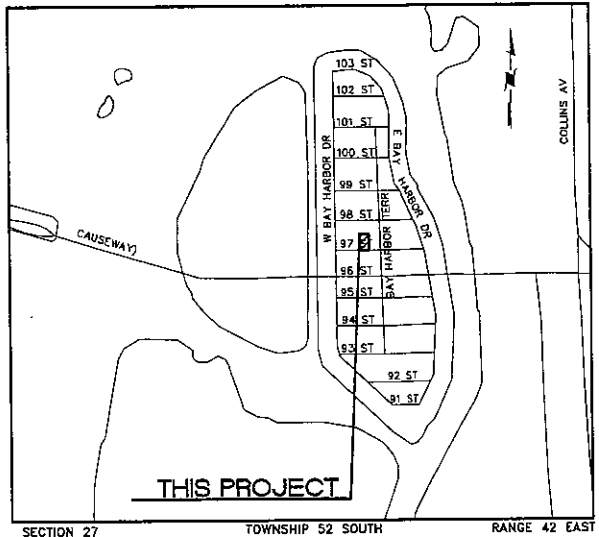
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AS SHOWN

Project Number

Sheet No.

C-3

AVERAGE DAILY WATER AND SEWER DEMANDS			
EXISTING		PROPOSED	
WATER:		WATER:	
DOMESTIC: 4 APARTMENT UNITS • 2.17 PERS/UNIT		DOMESTIC: 10 APARTMENT UNITS • 2.17 PERS/UNIT	
• 200 GPD/UNIT	= 1,736 GPD	• 200 GPD/UNIT	= 4,340 GPD
SEWER:		SEWER:	
DOMESTIC: 4 APARTMENT UNITS • 2.17 PERS/UNIT		DOMESTIC: 10 APARTMENT UNITS • 2.17 PERS/UNIT	
• 156 GPD/UNIT	= 1,354 GPD	• 156 GPD/UNIT	= 3,385 GPD

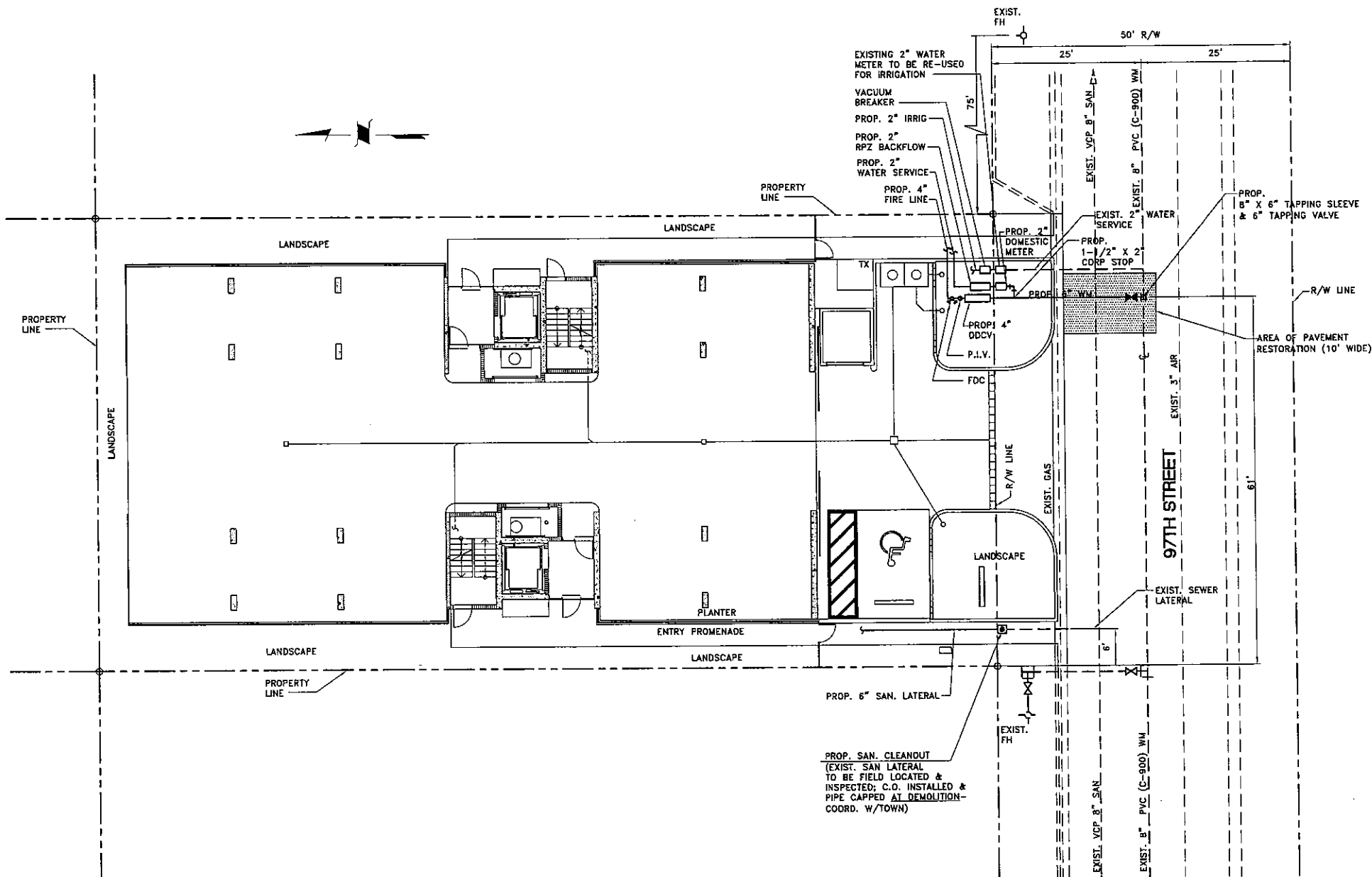


LOCATION MAP
N.T.S.

LEGAL DESCRIPTION

LOT 15, BLOCK 22, BAY HARBOR ISLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, AT PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

ADDRESS: 1125 97 STREET,
BAY HARBOR ISLANDS, FL 33154
FOLIO NO: 13-2227-001-3770



WATER AND SEWER PLAN
SCALE: 1" = 10'

EXISTING		PROPOSED	
WM	WATER MAIN	WM	WATER MAIN
GV	GATE VALVE	GV	GATE VALVE
FH	FIRE HYDRANT	FH	FIRE HYDRANT
SM	SEWER MANHOLE	N/A	N/A
SAN	SEWER MAIN	SAN	SEWER MAIN
N/A	CLEAN-OUT	C.O.	CLEAN-OUT
N/A	PAVEMENT RESTORATION		PAVEMENT RESTORATION

NOTE: EXIST. WATER METERS TO BE REMOVED BY UTILITY COMPANY.

CONSULTING ENGINEERING & SCIENCE, INC.
10700 N. KENDALL DRIVE, SUITE 400
MIAMI, FLORIDA 33176 (305)-378-5555
EIR-0003233

FOR THE FIRM
RICHARD B. BOCKNOVICH
PE-15833 (CIVIL)

CES PROJECT NO.: 15047

WATER & SEWER PLAN

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Seal Of Project Architect

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Consultants

Project Owner

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1125 97th Street
Bay Harbor Islands, Florida 33154

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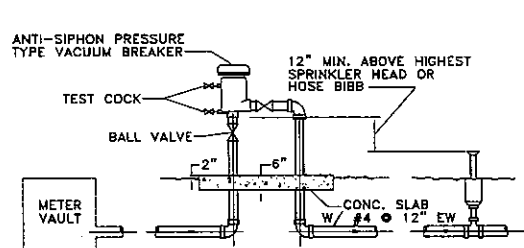
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Project Number

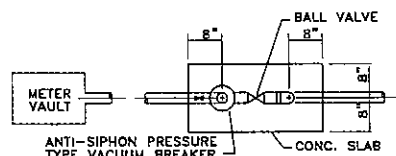
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C-4

WATER AND SEWER NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH BAY HARBOR ISLANDS STANDARD SPECIFICATIONS AND DETAILS. ANY DISCREPANCIES BETWEEN THOSE REQUIREMENTS AND ANYTHING SHOWN IN THESE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ENGINEER'S ATTENTION.
2. ALL WORK LOCATED IN ROADWAY RIGHT-OF-WAY SHALL BE PERFORMED BY CITY OF MIAMI BEACH FORCES. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL SUCH WORK WITH THE CITY AND SHALL PAY ALL CITY IMPOSED FEES.
3. SEE GENERAL NOTES, SHEET C-1.
4. CONTRACTOR'S ATTENTION IS DIRECTED TO GENERAL AND SPECIFIC CONDITIONS AND PERMIT PROVISIONS OF WATER SUPPLY AND SEWAGE SYSTEM PERMITS.
5. CONTRACTOR SHALL PREPARE AND SUBMIT SHOP DRAWINGS FOR ALL ITEMS DETAILED IN
6. ALL WATER MAINS SHALL BE DUCTILE IRON PIPE, CLASS 52. WATER MAINS, INCLUDING PIPES, FITTINGS, VALVES AND HYDRANTS SHALL BE POLYETHYLENE ENCASED IN ACCORDANCE WITH AWWA STANDARD C-105.
7. GRAVITY SANITARY SEWER MAIN SHALL BE PVC CONFORMING TO THE REQUIREMENTS OF ASTM D3034, SDR 35, WITH ELASTOMASTIC GASKET JOINTS.
8. CONTRACTOR SHALL PREPARE AND SUBMIT AS-BUILT DRAWINGS INDICATING ALL FINAL RIM ELEVATIONS, INVERT ELEVATIONS, TOP OF PIPE ELEVATIONS, AS APPLICABLE, AND ALL ELEVATIONS FROM THESE DRAWINGS. AS-BUILT DRAWINGS SHALL BE PREPARED BY, AND SIGNED AND SEALED BY, A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR.



ELEVATION



PLAN

NOTES

1. THE ASSEMBLY SHALL BE INSTALLED WITH MINIMUM HORIZONTAL CLEARANCES OF 30 INCHES FREE FROM OBSTRUCTIONS IN ALL DIRECTIONS.
2. GUARD POST SHALL BE INSTALLED IF THE ASSEMBLY IS EXPOSED TO POSSIBLE DAMAGE FROM VEHICULAR TRAFFIC, AS DETERMINED BY THE DEPARTMENT, OR THE WASH INSPECTOR.
3. THE ASSEMBLY SHALL BE INSTALLED IN ACCESSIBLE LOCATION, APPROVED BY THE DEPARTMENT AND THE WASH INSPECTOR.
4. PIPING SHALL BE SCHEDULE 40 GALVANIZED STEEL PIPE WITH GALVANIZED MALLEABLE IRON THREADED FITTINGS IN ACCORDANCE WITH WASH "CONSTRUCTION SPECIFICATIONS FOR DONATION OF WATER MAINS."
5. ALL EXPOSED METALLIC THREADS SHALL BE PAINTED WITH BITUMASTIC PAINT.
6. THE DEPARTMENT SHALL HAVE UNRESTRICTED AND CONTINUOUS ACCESS TO THE VACUUM BREAKER ASSEMBLY.

**PRESSURE VACUUM BREAKER
ASSEMBLY DETAIL**
(IRRIGATION SERVICE) N.T.S.

**REDUCED PRESSURE BACKFLOW PREVENTION
ASSEMBLY DETAIL**
(2" - DOMESTIC SERVICE) N.T.S.

HEALTH DEPARTMENT NOTES

WATER MAIN HORIZONTAL SEPARATIONS

SEPARATIONS SHALL BE MEASURED OUTSIDE EDGE TO OUTSIDE EDGE BETWEEN WATER MAINS AND, STORM SEWERS, STORMWATER FORCE MAINS, OR RECLAIMED WATER LINES, SHALL BE 3 FT MINIMUM.

BETWEEN WATER MAINS AND VACUUM TYPE SEWER PREFERABLY 10 FT. AND AT LEAST 3 FT. MINIMUM.

GRAVITY OR PRESSURE SANITARY SEWERS, WASTEWATER FORCE MAINS OR RECLAIMED WATER PREFERABLY 10 FT. AND AT LEAST 6 FT. MAY BE REDUCED TO 3 FT. WHERE BOTTOM OF WATER MAINS IS AT LEAST 6 INCHES ABOVE TOP OF SEWER.

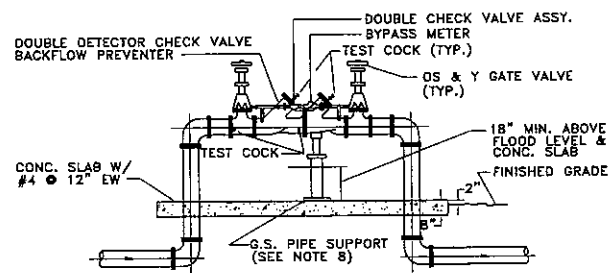
10 FT. TO ANY PART OF ON-SITE SEWER TREATMENT OR DISPOSAL SYSTEM.

WATER MAIN VERTICAL SEPARATIONS

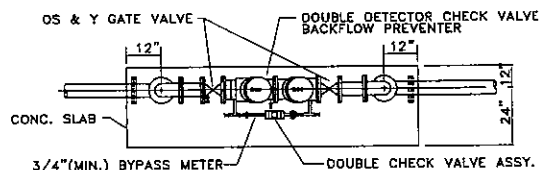
SEPARATIONS BETWEEN WATER MAINS AND GRAVITY SEWER, VACUUM TYPE SEWER, OR STORM SEWERS, TO BE PREFERABLY 12 INCHES, OR AT LEAST 6 INCHES ABOVE, OR AT LEAST 12 INCHES IF BELOW.

PRESSURE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR RECLAIMED WATER, AT LEAST 12 INCHES ABOVE OR BELOW.

* NOTE: CENTER 1-FULL LENGTH OF WATER MAIN PIPE AT CROSSINGS; ALTERNATIVELY ARRANGE PIPES SO JOINTS ARE AT LEAST 3 FEET FROM JOINTS IN VACUUM, STORM OR STORM FORCE MAINS. AT LEAST 6 FEET FROM JOINTS IN GRAVITY OR PRESSURE SEWERS, WASTEWATER FORCE MAINS OR RECLAIMED WATER.



ELEVATION



PLAN

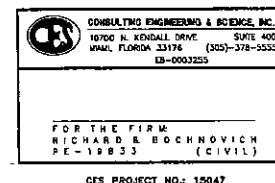
NOTES

1. THE ASSEMBLY SHALL BE INSTALLED WITH MINIMUM HORIZONTAL CLEARANCES OF 30 INCHES FREE FROM OBSTRUCTIONS IN ALL DIRECTIONS.
2. GUARD POSTS SHALL BE INSTALLED IF THE ASSEMBLY IS EXPOSED TO POSSIBLE DAMAGE FROM VEHICULAR TRAFFIC, AS DETERMINED BY THE DEPARTMENT, OR THE WASH INSPECTOR.
3. THE ASSEMBLY SHALL BE INSTALLED IN AN ACCESSIBLE LOCATION, APPROVED BY THE DEPARTMENT AND THE WASH INSPECTOR.
4. ALL JOINTS SHALL BE FLANGED OR RESTRAINED IN ACCORDANCE WITH DEPARTMENT STANDARDS.
5. ALL ABOVE GROUND PIPING AND EQUIPMENT SHALL BE FINISHED WITH RED ENAMEL PAINT (KOP-COAT 0508 LEAD-FREE), IN ACCORDANCE WITH DEPARTMENT STANDARDS.
6. THE DEPARTMENT WILL PROVIDE CHAINS AND LOCKS FOR GATE VALVES.
7. FOR RETROFIT PROJECTS, REPLACE THE EXISTING BACKFLOW PREVENTION DEVICE WITH A SPOOL PIECE AND INSTALL A NEW DOUBLE DETECTOR CHECK VALVE ASSEMBLY INSIDE OF PROPERTY LINE.
8. ADJUSTABLE PIPE SADDLE SUPPORT (GRINNELL FIG. 264, OR EQUAL) SIZED TO FIT CURVATURE OF DOUBLE DETECTOR CHECK VALVE ASSEMBLY, WITH GALVANIZED STEEL PIPE AND FLOOR FLANGE. ATTACH FLOOR FLANGE TO CONCRETE SLAB WITH GALVANIZED EXPANSION BOLTS.
9. THE DEPARTMENT SHALL HAVE UNRESTRICTED AND CONTINUOUS ACCESS TO THE VACUUM BREAKER ASSEMBLY.

**DOUBLE DETECTOR CHECK VALVE
ASSEMBLY DETAIL**
(6" - FIRE SERVICE) N.T.S.

REGULATORY AND ECONOMIC RESOURCES RER NOTES ON WATER-SEWER INSTALLATION

1. A PREFERRED HORIZONTAL DISTANCE (OUTSIDE TO OUTSIDE) OF 10 FEET OR MINIMUM OF 6 FEET SHALL BE MAINTAINED BETWEEN GRAVITY OR PRESSURE SEWER PIPES AND WATER PIPES. THE HORIZONTAL SEPARATION CAN BE REDUCED TO 3 FEET ONLY FOR GRAVITY SEWERS WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST 6 INCHES ABOVE THE TOP OF THE GRAVITY SANITARY SEWER. WHEN THE ABOVE SPECIFIED HORIZONTAL DISTANCE CRITERIA CANNOT BE MET DUE TO AN EXISTING UNDERGROUND FACILITY CONFLICT, SMALLER SEPARATIONS ARE ALLOWED IF:
 - THE SEWER PIPES ARE DESIGNED AND CONSTRUCTED EQUAL TO THE WATER PIPE AND PRESSURE TESTED AT 150 PSI.
 - THE SEWER IS ENCASED IN A WATERTIGHT CARRIER PIPE OR CONCRETE.
 - THE TOP OF THE SEWER IS AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER PIPE.
2. A VERTICAL DISTANCE OF AT LEAST 12 INCHES (OUTSIDE TO OUTSIDE) SHALL BE MAINTAINED BETWEEN ANY WATER AND SEWER MAINS WITH SEWER PIPES PREFERABLY CROSSING UNDER WATER MAINS. THE MINIMUM VERTICAL SEPARATION CAN BE REDUCED TO 6 INCHES FOR GRAVITY SEWERS WHERE THE SEWER PIPE IS BELOW THE WATER MAIN, THE CROSSING SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST 6 FEET FROM ALL JOINTS IN GRAVITY AND PRESSURE SEWER PIPES. WHEN THE ABOVE SPECIFIED VERTICAL DISTANCE CRITERIA CANNOT BE MET DUE TO AN EXISTING UNDERGROUND FACILITY CONFLICT, SMALLER SEPARATIONS ARE ALLOWED IF:
 - THE SEWER PIPES ARE DESIGNED AND CONSTRUCTED EQUAL TO THE WATER PIPE AND PRESSURE TESTED AT 150 PSI.
 - THE SEWER IS ENCASED IN A WATERTIGHT CARRIER PIPE OR CONCRETE.
3. THE CONTRACTOR SHALL VERIFY NATURE, DEPTH AND CHARACTER OF EXISTING UNDERGROUND UTILITIES PRIOR TO START OF CONSTRUCTION.
4. ALL OTHER PUBLIC OR PRIVATE UTILITY FACILITIES SHALL BE CONSTRUCTED AT LEAST 5 FEET FROM ANY WATER AND SEWER MAIN AS MEASURED FROM THE OUTSIDE BELL OF THE WATER OR THE UTILITY PIPE.
5. WHEN THE 5 FEET SEPARATION BETWEEN PROPOSED AND EXISTING LINE IS NOT POSSIBLE, THE CONTRACTOR SHALL HAND DIG OR EXPOSE THE WATER AND SEWER PIPES BEFORE PROCEEDING WITH POWER EQUIPMENT EXCAVATION.
6. IN NO CASE SHALL A CONTRACTOR INSTALL UTILITY PIPES, CONDUITS, CABLES, ETC. IN THE SAME TRENCH PARALLEL AND ABOVE AN EXISTING WATER OR SEWER PIPES EXCEPT WHERE THEY CROSS. ANY DEVIATION FROM NOTES 3, 4 AND 5 SHALL BE APPROVED IN WRITING BY THE RESPONSIBLE WATER AND SEWER UTILITY.
7. IN HIGHLY CONGESTED AREAS, WHERE EITHER WATER OR SEWER FACILITIES ARE EXISTING OR THE SEPARATION REQUIREMENTS CANNOT BE MET, SPECIAL CONSIDERATION MAY BE GIVEN SUBJECT TO SUBMITTAL OF DOCUMENTATION SHOWING THAT THE PROPOSED ALTERNATIVE WILL RESULT IN AN EQUIVALENT LEVEL OF RELIABILITY AND PUBLIC HEALTH PROTECTION.
8. GRAVITY SANITARY SEWERS CONSTRUCTED WITHIN A PUBLIC WELLFIELD PROTECTION AREA SHALL BE PVC-900 OR DUCTILE IRON PIPE THE MAXIMUM ALLOWABLE EXFILTRATION, INFILTRATION, OR LEAKAGE FOR GRAVITY SANITARY SEWERS CONSTRUCTED WITHIN A PUBLIC WELLFIELD PROTECTION AREA SHALL BE FIFTY (50) GALLONS PER INCH PIPE DIAMETER PER MILE PER DAY FOR RESIDENTIAL LAND USE AND TWENTY (20) GALLONS PER INCH PIPE DIAMETER PER MILE PER DAY FOR NON-RESIDENTIAL LAND USE WITH NO ALLOWANCES FOR MANHOLES OR LATERALS. THE MAXIMUM ALLOWABLE EXFILTRATION, INFILTRATION, OR LEAKAGE IN GRAVITY SANITARY SEWERS CONSTRUCTED OUTSIDE A PUBLIC WELLFIELD PROTECTION AREA SHALL BE ONE HUNDRED (100) GALLONS PER INCH PIPE DIAMETER PER MILE PER DAY. THE DURATION OF ALL TESTS SHALL BE A MINIMUM OF TWO (2) HOURS. ANY OBSERVED LEAKS OR ANY OBVIOUSLY DEFECTIVE JOINTS OR PIPES SHALL BE REPLACED EVEN WHEN THE TOTAL LEAKAGE IS BELOW THAT ALLOWED.
9. FORCE MAIN SEWERS CONSTRUCTED IN A PUBLIC WELLFIELD PROTECTION AREA SHALL BE EITHER DUCTILE IRON OR REINFORCED CONCRETE PRESSURE SEWER PIPES.
 - FOR DUCTILE IRON PIPE, EXFILTRATION RATE SHALL NOT BE GREATER THAN THE ALLOWABLE LEAKAGE RATE SPECIFIED IN AMERICAN WATER WORKS ASSOCIATION STANDARD (AWWAS) C600-82 AT A TEST PRESSURE OF 100 PSI.
 - FOR REINFORCED CONCRETE PRESSURE SANITARY SEWER, EXFILTRATION RATE SHALL NOT BE GREATER THAN HALF (1/2) THE ALLOWABLE LEAKAGE RATE SPECIFIED IN AWWA C600-82 AT A TEST PRESSURE OF 100 PSI.
10. A NON-RESETTABLE ELAPSED TIME METER SHALL BE INSTALLED AT EACH PUMP TO RECORD THE TOTAL NUMBER OF OPERATING HOURS OF THE STATION.



CES PROJECT NO.: 15047

WATER & SEWER DETAILS

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C-5

STORMWATER POLLUTION PREVENTION PLAN (SWPPP) NOTES

A. GENERAL NOTES

- ENVIRONMENTAL CONTROL FEATURES AS PROVIDED IN PLANS ARE TO BE INSTALLED AT ALL AREAS OF EXCAVATION OR FILL FOR DRAINAGE SYSTEM OR STRUCTURE CONSTRUCTION PRIOR TO SUCH EXCAVATION OR FILL. INLET ENTRANCES ARE ALSO TO BE PROTECTED FROM SILTATION AS DETAILED IN THE FDOT STANDARDS.
- ALL ENVIRONMENTAL CONTROL FEATURES ARE TO BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT IN ACCORDANCE WITH FDEP'S NPDES REQUIREMENTS. THE CONTRACTOR MUST ENSURE THAT ALL EROSION CONTROL FEATURES FUNCTION PROPERLY AT ALL TIMES.
- ALL EROSION AND MATERIAL DEPOSITS MUST BE CONTAINED WITHIN THE PROJECT LIMITS.
- CONTRACTOR'S SUBMITTALS:
THE CONTRACTOR IS RESPONSIBLE FOR SUBMITTING THE FOLLOWING ITEMS TO FDEP IN ORDER FOR THE NPDES PERMIT TO BE PROCESSED:
 - IF THIS SWPPP IS ADOPTED BY THE CONTRACTOR, THE SWPPP SHEETS AND OTHER PLAN SHEETS SHALL BE INCLUDED BY REFERENCE IN THE NOTICE OF INTENT (NOI) SUBMITTAL. THE CONTRACTOR MAY ELECT TO SUBMIT A REVISED SWPPP THAT IS IN COMPLIANCE WITH THE STORM WATER REGULATIONS AT 40 CFR 122.26(b)(14) AND STATE WATER QUALITY STANDARDS.
 - SIGNED CONTRACTOR CERTIFICATION FORMS (2). THESE FORMS MUST BE SIGNED BY BOTH THE PRIME CONTRACTOR AND SUB-CONTRACTOR (IF APPLICABLE) PERFORMING SOIL-DISTURBING ACTIVITIES.
 - HAZARDOUS MATERIAL SPILL CONTROL PLAN.
 - STAGING AREAS, STOCKPILE LOCATIONS AND STABILIZATION PRACTICES.
 - BRIDGE CONSTRUCTION METHOD AND SEQUENCING (IF APPLICABLE).
 - DEWATERING PLAN (IF APPLICABLE).
- NO SOIL DISTURBING ACTIVITIES CAN BE CONDUCTED UNTIL THE NPDES PACKAGE HAS BEEN MAILED TO THE FDEP.
- ANY DAMAGED OR INEFFECTIVE BAGS ARE TO BE REPLACED WITH NEW ONES. THE LOCATION OF ROCK BAG INSTALLATION IS AS MENTIONED IN EROSION CONTROL PLANS. THE PROJECT ENGINEER MAY SPECIFY OTHER AREAS AS NECESSARY.
- DITCH BOTTOM INLETS SHALL BE PROTECTED FROM SEDIMENT INTAKE UNTIL PROJECT IS COMPLETE. ELEVATION OF GROUND OUTSIDE INLET TOP SHALL NOT BE HIGHER THAN INLET TOP. ROCK BAGS SHALL BE INSTALLED AROUND INLET TOP.
- COMPLETED INLETS IN PAVED AREAS SHALL ALSO BE PROTECTED WITH ROCK BAGS TO PREVENT SEDIMENT INTAKE FROM OTHER AREAS.
- CURB INLETS ALSO SHALL BE PROTECTED FROM SEDIMENT INTAKE UNTIL THE PROJECT IS COMPLETE. ALL FILL EMBANKMENT AND GRADED AREAS SHALL BE PROTECTED AGAINST EROSION BY METHODS STATED IN "SECTION 104" FDOT STANDARDS SPECIFICATIONS FOR BRIDGE AND ROAD CONSTRUCTION.
- STOCKPILED MATERIALS SHALL NOT BE LEFT IN EROSION PRONE AREAS UNLESS PROTECTED BY COVER AND/OR OTHER APPROPRIATE EROSION CONTROL MEASURES.
- INSPECTION OF EROSION CONTROL MEASURES AND CONDITION OF ADJACENT PROPERTIES SHALL BE PERFORMED DAILY BY THE CONTRACTOR'S REPRESENTATIVE AND THE PROJECT ENGINEER. DEFICIENCIES SHALL BE NOTED AND CORRECTED.
- ANY OFFSITE SEDIMENT DISCHARGE TO A MUNICIPALLY SEPARATE STORM SEWER SYSTEM ARISING FROM THE CONTRACTOR'S ACTIVITIES SHALL HAVE EROSION CONTROLS PROVIDED FOR THOSE INLETS.
- THE AGGREGATE LAYER OF ALL CONSTRUCTION ENTRANCE GRAVEL BEDS MUST BE AT LEAST 6 INCHES THICK. IT MUST EXTEND THE FULL WIDTH OF THE VEHICULAR INGRESS AND EGRESS AREA. THE LENGTH OF THE ENTRANCE MUST BE AT LEAST 50 FEET. THE ENTRANCE MUST WIDEN AT ITS CONNECTION TO THE ROADWAY IN ORDER TO ACCOMMODATE THE TURNING RADIUS OF LARGE TRUCKS.

B. SITE DESCRIPTION

- CONSTRUCTION ACTIVITY:
DRAINAGE AND UTILITY INSTALLATION, NEW BUILDING, LAND DEVELOPMENT.

PROJECT LIMITS:
1125 97TH STREET RESIDENCES, BAY HARBOR ISLANDS.

PROJECT DESCRIPTION:
LAND DEVELOPMENT AT THE 1125 97TH STREET RESIDENCES PROJECT WILL INCLUDE A NEW MULTI-STORY RESIDENTIAL BUILDING WITH COVERED GROUND LEVEL PARKING. THE PROPOSED DRAINAGE SYSTEM WILL BE AREA DRAINS, YARD DRAINS AND RAINWATER LEADERS DISCHARGING TO ONE (1) DRAINAGE WELL.
- MAJOR SOIL DISTURBING ACTIVITIES:
CLEARING AND GRUBBING, EXCAVATION FOR STORMWATER FACILITIES, AND OTHER UTILITIES.
- TOTAL PROJECT AREA: 0.26 ACRES
TOTAL AREA TO BE DISTURBED: 0.26 ACRES
- LOCATIONS OF DRAINAGE AREAS AND OUTFALLS:
SEE ATTACHED PLAN.
- THE DRAINAGE SYSTEM FOR THIS PROJECT IS A CLOSED SYSTEM. RECEIVING WATERS IN THE EVENT OF A MAJOR STORM EVENT WILL BE THE INDIAN CREEK CONNECTOR AT LATITUDE AND LONGITUDE 25°53'15.56" N/80°08'02.00" W.
- AREA OF DISCHARGE FOR THIS PROJECT IS 0.26 ACRES = 11,250 SF
- SOILS ARE CLASSIFIED AS URBAN LAND AND QUALITY OF DISCHARGE IS LIMESTONE FILL AND SAND.
- LATITUDE AND LONGITUDE OF DIRECT DISCHARGE POINT IS NOT APPLICABLE SINCE THIS IS A CLOSED SYSTEM WITH NO DIRECT DISCHARGE TO ADJACENT SURFACE WATERS. HOWEVER, LATITUDE AND LONGITUDE OF THIS PROJECT AS INDICATED IN THE NOI IS 25°53'16.85" N/80°07'54.36" W AND LATITUDE AND LONGITUDE OF THE INDIAN CREEK CONNECTOR, IS 25°53'15.56" N/80°08'02.00" W.

C. CONTROLS

NARRATIVE - SEQUENCE OF SOIL DISTURBING ACTIVITIES AND IMPLEMENTATION OF CONTROLS.
CONSTRUCTION OF THE 1125 97TH STREET RESIDENCES PROJECT AND ASSOCIATED DRAINAGE SYSTEM WILL INCLUDE ON-SITE AREA DRAINS, YARD DRAINS AND RAINWATER LEADERS DISCHARGING TO ONE (1) DRAINAGE WELL.

PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES, ALL EROSION CONTROLS PERTAINING TO THAT MUST BE IMPLEMENTED.

TEMPORARY STABILIZATION:
DISTURBED PORTIONS OF THE SITE (E.G. EMBANKMENT AT TEMPORARY RAMPS) WHERE CONSTRUCTION ACTIVITY CEASES FOR AT LEAST 21 DAYS, SHALL BE STABILIZED WITH TEMPORARY SOD OR TEMPORARY SEEDING AND MULCHING NO LATER THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY IN THAT AREA.

PERMANENT STABILIZATION:
DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY PERMANENTLY CEASES SHALL BE STABILIZED WITH SOD NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY.

1. EROSION AND SEDIMENT CONTROLS:

- (1) STABILIZATION PRACTICES:
- ☒ TEMPORARY SODDING
 - ☒ TEMPORARY GRASSING
 - ☒ PERMANENT SODDING, SEEDING OR SEED & MULCH
 - ☒ TEMPORARY MULCHING
 - ☒ ARTIFICIAL COVERING
 - ☒ BUFFER ZONES
 - ☒ PRESERVATION OF NATURAL RESOURCES

OTHER:

- (2) STRUCTURAL PRACTICES:
- ☒ SAND BAGGING
 - ☒ SILT FENCES
 - ☒ ROCK BAGS
 - ☒ BERMS
 - ☒ DIVERSION, INTERCEPTOR, OR PERIMETER DITCHES
 - ☒ PIPE SLOPE DRAINS
 - ☒ FLUMES
 - ☒ ROCK BEDDING AT CONSTRUCTION EXIT
 - ☒ TIMBER BEDDING AT CONSTRUCTION EXIT
 - ☒ DITCH LINER
 - ☒ SEDIMENT TRAPS (DURING DE-WATERING)
 - ☒ SEDIMENT BASINS
 - ☒ STORM INLET SEDIMENT TRAP
 - ☒ STONE OUTLET STRUCTURES
 - ☒ CURBS AND GUTTERS
 - ☒ STORM SEWERS
 - ☒ VELOCITY CONTROL DEVICES
 - ☒ TURBIDITY BARRIER
 - ☒ RIP RAP

2. DESCRIPTION OF STORM WATER MANAGEMENT:

THE STORMWATER MANAGEMENT SYSTEM CONSISTS OF AREA DRAINS, YARD DRAINS AND RAINWATER LEADERS THAT CONVEY STORMWATER INTO ONE (1) DRAINAGE WELL THAT TREATS WATER QUALITY AND WATER QUANTITY REQUIREMENTS.

3. OTHER CONTROLS

(1) WASTE DISPOSAL:
IN APPROVED OFFSITE AREAS PROVIDED BY THE CONTRACTOR.

(2) OFFSITE VEHICLE TRACKING:
☒ HAUL ROADS DAMPENED FOR DUST CONTROL
☒ LOADED HAUL TRUCKS TO BE COVERED WITH TARPULIN
☒ EXCESS DIRT ON ROAD REMOVED DAILY
☒ STABILIZED CONSTRUCTION ENTRANCE

OTHER:

(3) SANITARY WASTE:
ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS AS NECESSARY OR AS REQUIRED BY LOCAL REGULATION OF A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR.

(4) FERTILIZERS AND PESTICIDES:
FERTILIZER TO BE APPLIED ONLY IN THE MINIMUM AMOUNTS RECOMMENDED BY THE MANUFACTURER. ONCE APPLIED, FERTILIZER WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORMWATER. IF STORED ON-SITE, STORAGE WILL BE IN COVERED SHED. THE CONTENT OF ANY PARTIALLY USED BAGS OF FERTILIZER WILL BE TRANSFERRED TO A SEPARATE PLASTIC BIN TO AVOID SPILLS.

(5) NON-STORM WATER DISCHARGE (INCLUDING SPILL REPORTING) THE CONTRACTOR IS RESPONSIBLE FOR REPORTING SPILLS TO MIAMI-DADE COUNTY DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES (RER). DEWATERING IS NOT ANTICIPATED.

REMARKS:
IF CONTAMINATED SOIL OR GROUNDWATER IS ENCOUNTERED OR HAZARDOUS SPILLS OCCUR DURING CONSTRUCTION THE MIAMI-DADE COUNTY DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES (RER) SHALL BE CONTACTED AT THEIR HOTLINE: (305) 372-6955.

4. APPROVED STATE, LOCAL PLANS, OR STORM WATER PERMITS:
CITY OF MIAMI BUILDING DEPARTMENT, CITY OF MIAMI PUBLIC WORKS DEPARTMENT AND MIAMI-DADE COUNTY RER.

D. MAINTENANCE

ITEM:
SILT FENCE

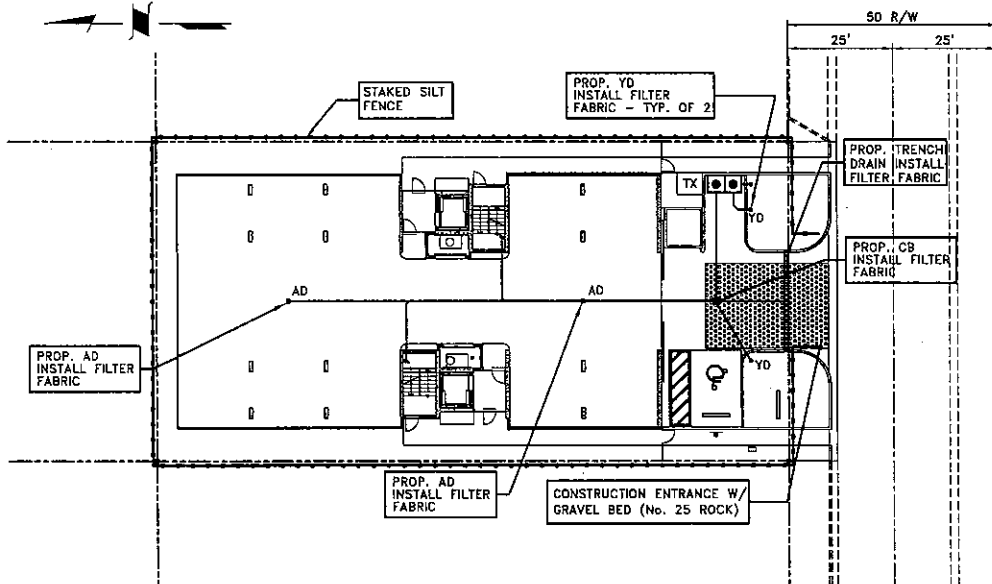
MAINTENANCE:
ALL CONTROLS SHALL BE MAINTAINED IN PROPER WORKING ORDER AT ALL TIMES DURING CONSTRUCTION. IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS OF BEING NOTED IN CONTRACTOR'S DAILY INSPECTION REPORT.

CONSTRUCTION ENTRANCE GRAVEL BED

WHEN THE CONSTRUCTION ENTRANCE GRAVEL BEDS BECOME LOADED WITH SEDIMENTS, REWORK BEDS TO DISPLACE SEDIMENT LOAD AND RE-ESTABLISH EFFECTIVENESS OF THE GRAVEL BEDS.

E. INSPECTION

THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL FEATURES AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM OF 0.5" OR GREATER. IN ADDITION, A DAILY REVIEW OF THE LOCATION OF SILT FENCES SHALL BE MADE IN AREAS WHERE CONSTRUCTION ACTIVITIES HAVE CHANGED THE NATURAL CONTOUR AND DRAINAGE RUNOFF. IN ORDER TO INSURE THAT SILT FENCES AND OTHER EROSION CONTROL DEVICES ARE PROPERLY LOCATED FOR EFFECTIVENESS, A FORM ACCEPTABLE TO THE FDEP WILL BE USED TO REPORT ALL INSPECTION FINDINGS AND CORRECTIVE ACTIONS TAKEN AS A RESULT OF THE INSPECTION. EACH INSPECTION REPORT SHALL BE SIGNED AND SUBMITTED WEEKLY TO THE PROJECT ENGINEER. IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS OF BEING NOTED IN CONTRACTOR'S INSPECTION REPORT.



STORMWATER POLLUTION PREVENTION PLAN
SCALE: 1" = 20'

LEGEND

GRAVEL BED (No. 25 ROCK)

STAKED SILT FENCE

NOTES:

- INSTALLATION OF ANY STAKED SILT FENCE SHALL BE IN ACCORDANCE WITH FDOT INDEX No. 102.
- INSTALLATION OF HAY BALES (IF USED) SHALL BE IN ACCORDANCE WITH FDOT INDEX No. 102.
- PLACEMENT OF ROCK BAGS (IF USED) SHALL BE IN ACCORDANCE WITH FDOT INDEX No. 102.

18700 N. KENDALL BLVD. MIAMI, FLORIDA 33176 (305) 376-5555 CE-0003255	SUITE 400 (305) 376-5555
FOR THE FIRM: RICHARD B. BOCKNOVICH P.E. - 18833 (CIVIL)	
CES PROJECT NO.: 15047	

STORMWATER POLLUTION PREVENTION PLAN AND NOTES

Alain R. Bartoli Architect 2480 TRAPP AVE. MIAMI, FLORIDA 33134 (305) 376-5555	Seal Of Project Architect
Alain R. Bartoli, AIA, LEED AP AR92820	Consultants
Project Owner	1125 97th Street Bay Harbor Islands, Florida 33154
Date Of Issue 09/14/2015	Revisions
Submittal Type Planning and Zoning Board	Drawn By AD Checked By AB
Scale AS SHOWN Project Number	Sheet No. C-6



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 1125 97th St Legal Description LOT 15, BK 22, P.B.6, P.6
Net Lot Area 0.258 Acres / 11,250 SF

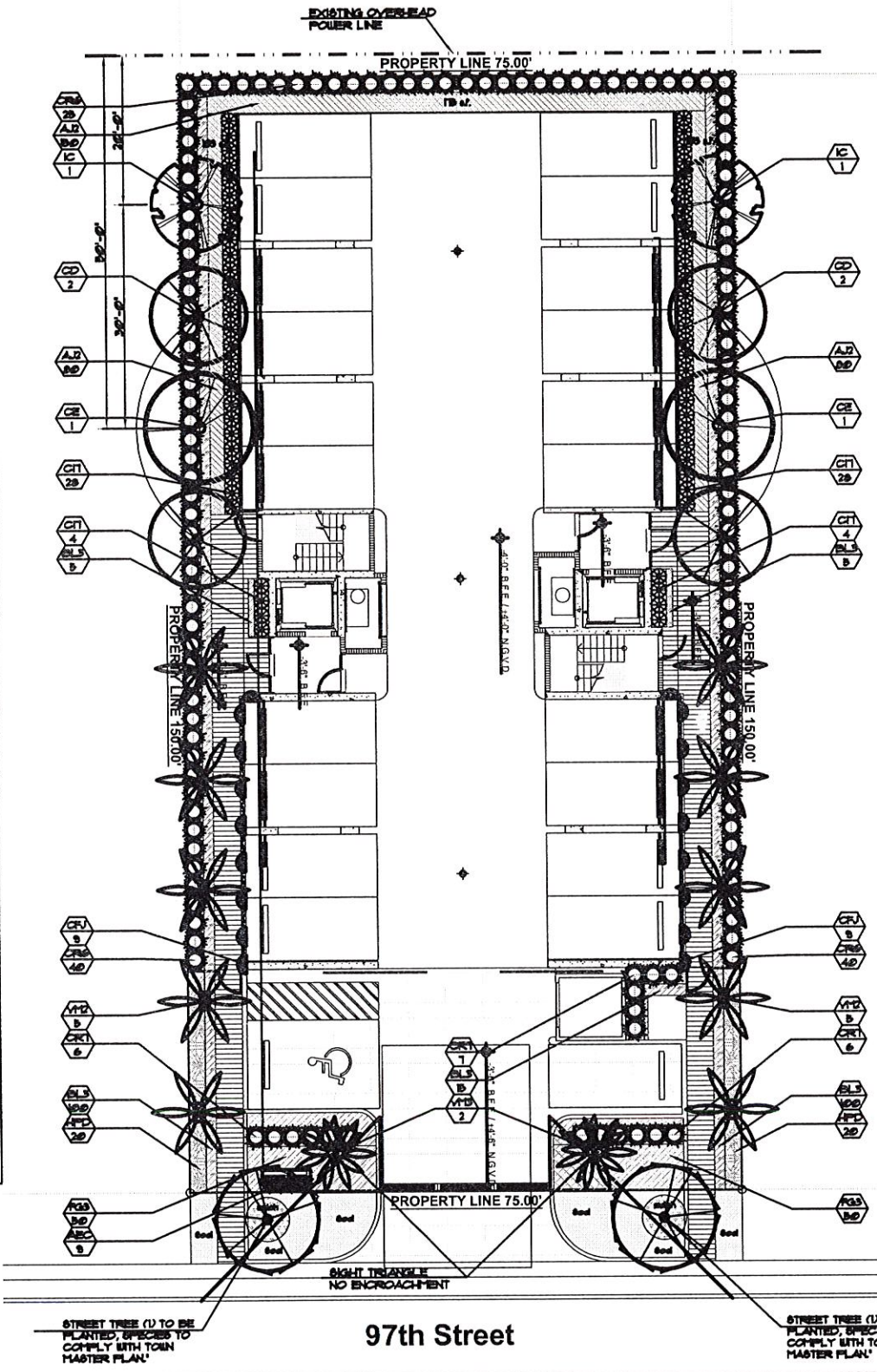
	Required	Provided
I. Open Space Requirement		
1. Net Lot Area = 11,250 SF x 20% = 2,250 SF	20% / 2,306 SF	20.5%
2. Maximum Lawn Area Allowed (MDC - Sec. 18A-6(A)(5))		
a. Req. open space 2,250 SF x 60% = 1,350 SF	60% Max / 0 SF	0 SF
II. Shade Trees		
A. Required		
1. 28 shade trees/acre: 28 x 0.258 acres = 8	8	8
2. Native Species Required - 50% Min.	4	8
3. Drought Tolerant and Low Maintenance Species Required - 50% Min.	4	8
B. Tree Species		
1. Number of shade trees required (from Sec. 18(A)(1) above)	8	
2. Number of shade tree species required (BRI - Sec. 24-16(a)(2))	3	3

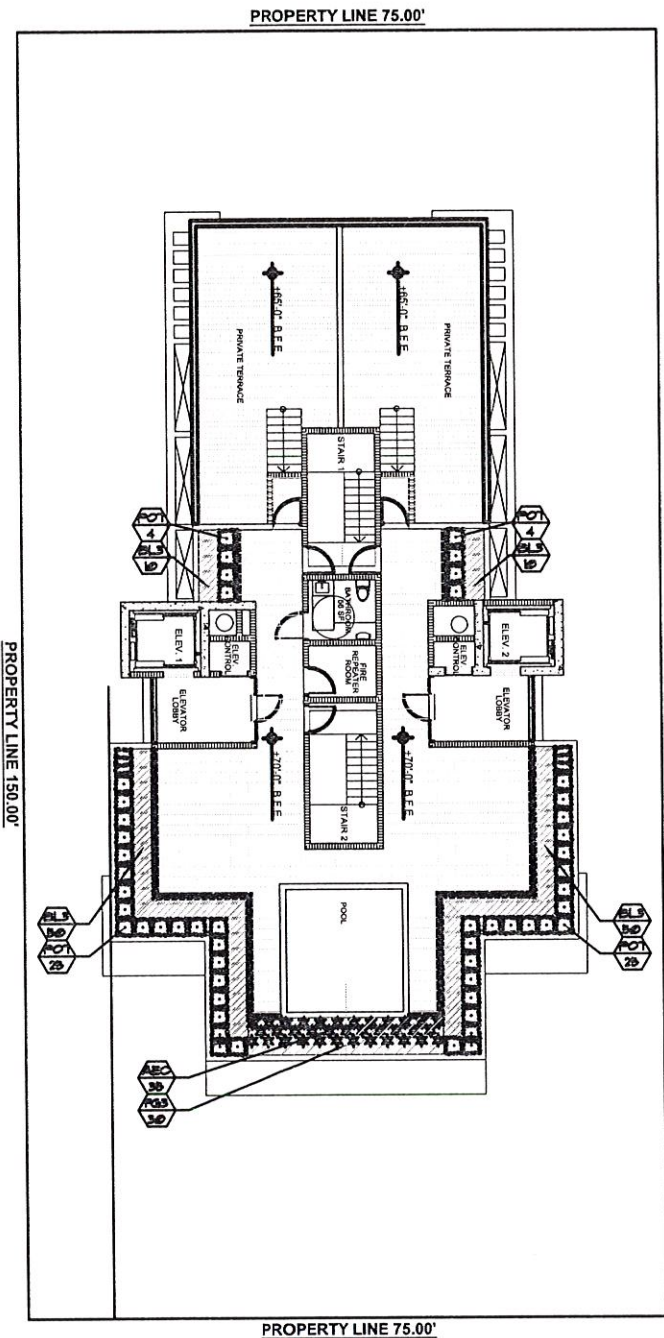
Number of Different Tree Species based on Quantity	
1-5 required shade trees	2 shade tree species
6-10 required shade trees	3 shade tree species
11-15 required shade trees	4 shade tree species
16-20 required shade trees	5 shade tree species
21-30 required shade trees	6 shade tree species
31 or more required shade trees	7 shade tree species

C. Tree Heights	
1. Number of Stories of building	7
2. Number of shade trees required (from Sec. 18(A)(1) above)	8
3. Shade tree heights required:	
12 ft. - 25% or 2 shade trees	
14-16 ft. - % or 4 shade trees	
16-18 ft. - 50% or 4 shade trees	
18-20 ft. - 25% or 2 shade trees	

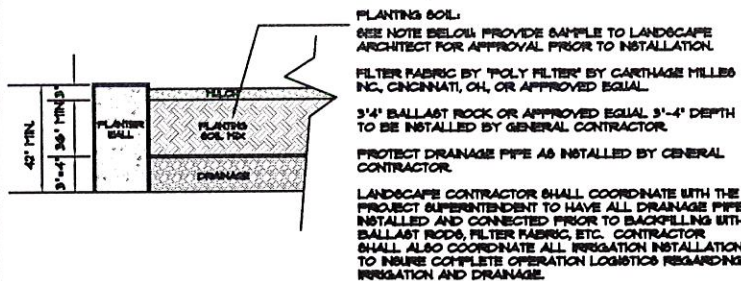
Size of Tree Species in Relationship to Building Height			
No. Stories	Min. Shade Tree Height (ft.)	Min. Spread (ft.)	Palm Height (ft.)
1-2	12	5	14-16
3	50% min. req.	5	14-16
4	50% min. req.	5	14-16
5	50% min. req.	5	14-16
6	50% min. req.	5	14-16
7	50% min. req.	5	14-16
8	50% min. req.	5	14-16
9	50% min. req.	5	14-16
10	50% min. req.	5	14-16
11	50% min. req.	5	14-16
12	50% min. req.	5	14-16
13	50% min. req.	5	14-16
14	50% min. req.	5	14-16
15	50% min. req.	5	14-16
16	50% min. req.	5	14-16
17	50% min. req.	5	14-16
18	50% min. req.	5	14-16
19	50% min. req.	5	14-16
20	50% min. req.	5	14-16
21	50% min. req.	5	14-16
22	50% min. req.	5	14-16
23	50% min. req.	5	14-16
24	50% min. req.	5	14-16
25	50% min. req.	5	14-16
26	50% min. req.	5	14-16
27	50% min. req.	5	14-16
28	50% min. req.	5	14-16
29	50% min. req.	5	14-16
30	50% min. req.	5	14-16
31	50% min. req.	5	14-16
32	50% min. req.	5	14-16
33	50% min. req.	5	14-16
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36	50% min. req.	5	14-16
37	50% min. req.	5	14-16
38	50% min. req.	5	14-16
39	50% min. req.	5	14-16
40	50% min. req.	5	14-16
41	50% min. req.	5	14-16
42	50% min. req.	5	14-16
43	50% min. req.	5	14-16
44	50% min. req.	5	14-16
45	50% min. req.	5	14-16
46	50% min. req.	5	14-16
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61	50% min. req.	5	14-16
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64	50% min. req.	5	14-16
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72	50% min. req.	5	14-16
73	50% min. req.	5	14-16
74	50% min. req.	5	14-16
75	50% min. req.	5	14-16
76	50% min. req.	5	14-16
77	50% min. req.	5	14-16
78	50% min. req.	5	14-16
79	50% min. req.	5	14-16
80	50% min. req.	5	14-16
81	50% min. req.	5	14-16
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86	50% min. req.	5	14-16
87	50% min. req.	5	14-16
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89	50% min. req.	5	14-16
90	50% min. req.	5	14-16
91	50% min. req.	5	14-16
92	50% min. req.	5	14-16
93	50% min. req.	5	14-16
94	50% min. req.	5	14-16
95	50% min. req.	5	14-16
96	50% min. req.	5	14-16
97	50% min. req.	5	14-16
98	50% min. req.	5	14-16
99	50% min. req.	5	14-16
100	50% min. req.	5	14-16

	Required	Provided
III. Street Trees		
1. Street Trees @ 1:35' (15' min height / 6" clear width / 2" 1/2" caliper) (Street tree species determined by Street Tree Master Plan) (Street trees do not count toward required on-site shade trees) (BRI - Sec. 24-16(a)(2))	2	2





PLANTLIST				
SYTH	NATIVE	NAME	BOTANICAL NAME	SPECIFICATION
SHRUBS				
P01	DB	PODOCARPUS HEDGE	Podocarpus spp.	1 gal, 36" x 24", full heavy
ACCENTS AND GROUNDCOVERS				
AEC	30	AECHMEA BROMELIADS	Aechmea blanchetiana 'Orange'	3 gal, 18" x 18", FULL10
BL3	DB	BLUEBERRY FLAX LILY	Dianella tasmanica	3 gal, 18" x 18", 10" o.c., full
FG3	30	'GREEN ISLAND' FIGS	Ficus 'Green Island'	3 gal, 18" x 18", 10" o.c., full
TOPSOIL:				
40 cu yd	2100 MDC FOR PLANTING-PER ATLAS PEAT AND SOIL FOR PLANTER BOXES			
	" BASED UPON A 2' PLANTING SOIL DEPTH			
MULCHING:				
B C.Y.N-	'FINE BARK' MULCH		3" DEPTH, SPREAD IN PLACE, ATLAS PEAT AND SOIL	
	PROVIDE SAMPLE FOR APPROVAL PRIOR TO INSTALLATION			
---	TOPSOIL, SOIL AND MULCH QUANTITIES SHOWN ARE APPROXIMATE, CONTRACTOR			
	TO PROVIDE A UNIT PRICE PER UNIT AND WILL BE PAID ON THAT UNIT PRICE BASIS			
	UPON FINAL INSPECTION AND APPROVAL			



TYPICAL LANDSCAPE PLANTER

N.T.A.

THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE PLANTING MIX WITH AN APPROVED SOIL MIX.

CONTRACTOR SHALL SUBMIT TO THE LANDSCAPE ARCHITECT A SOIL SAMPLE AND A SOIL MATERIAL RATIO CHART FOR APPROVAL PRIOR TO INSTALLATION OF THE SOIL. SOIL MIX SHALL BE A SPECIAL MIX TO PROVIDE POROSITY FOR DRAINAGE AND CONTAIN AMENDMENTS (PERLITE OR SIMILAR) TO REDUCE SOIL DENSITY AND WEIGHT. SOIL MIX SHALL BE AS PER ATLAS PEAT AND SOIL OR TOP WATERS INC. SOIL MIX OR AN APPROVED EQUAL TO CONTAIN EQUAL OR FORMULATED RATIO OF THE FOLLOWING: 1. SILICA 2. SOIL 3. COMPOST 4. PERLITE 5. SHAVINGS

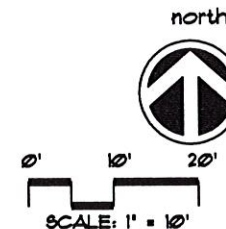
THE CONTRACTOR SHALL BE RESPONSIBLE TO FILL THE PLANTING MIX TO A DEPTH WHICH WILL BE 4" FROM THE TOP OF THE PLANTING MIX. SOIL & BALLAST ROCK QUANTITIES ARE APPROX. & WILL BE THE RESPONSIBILITY OF THE CONTRACTOR FOR FINAL GRADE AS PER THIS NOTE.

WALL INTER-SEALIZATION, DRAINS AND EYE HOOKS SHALL BE PREPARED & INSTALLED BY THE GENERAL CONTRACTOR.

THE LANDSCAPE AND IRRIGATION CONTRACTORS SHALL COORDINATE ALL WORK WITH THE PROJECT MANAGER AND ALL PERTINENT SUBCONTRACTORS TO INSURE A PROFESSIONAL EXPEDIENT PROCESS.

ALL PLANTING BEDS SHALL BE MULCHED WITH AN APPROVED RECYCLED MULCH OR AN APPROVED EQUAL SEE 'LANDSCAPE NOTES'.

THE CONTRACTOR SHALL SUBMIT PHOTOS FOR ALL SPECIES PLANT MATERIAL (ALL PALMS AND TREES) TO THE LA FOR APPROVAL PRIOR TO PLANTING.



ROOF LEVEL LANDSCAPE PLAN

A WRITTEN TREE REMOVAL PERMIT FROM MIAMI-DADE COUNTY DRR IS REQUIRED PRIOR TO REMOVAL OF ANY TREES FROM THE SITE. SEE L-3 FOR DETAILS, NOTES, SPECIFICATIONS, ETC.

1125 97th Street Residences

1125 97th Street Bay Harbor Islands, Florida 33154

Date Of Issue 9/14/2015

Revisions

Submittal Type PLANNING AND ZONING BOARD

Drawn By AD Checked By AB

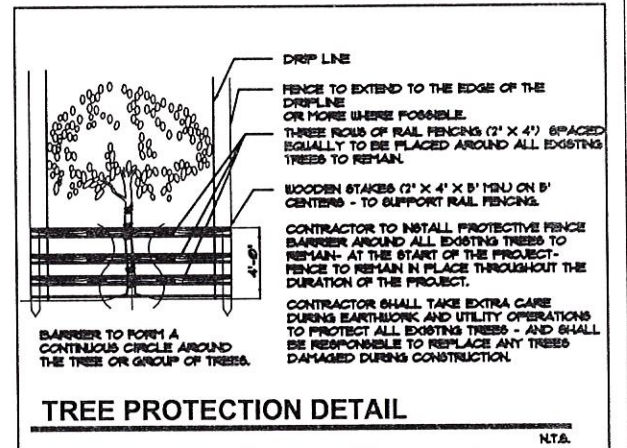
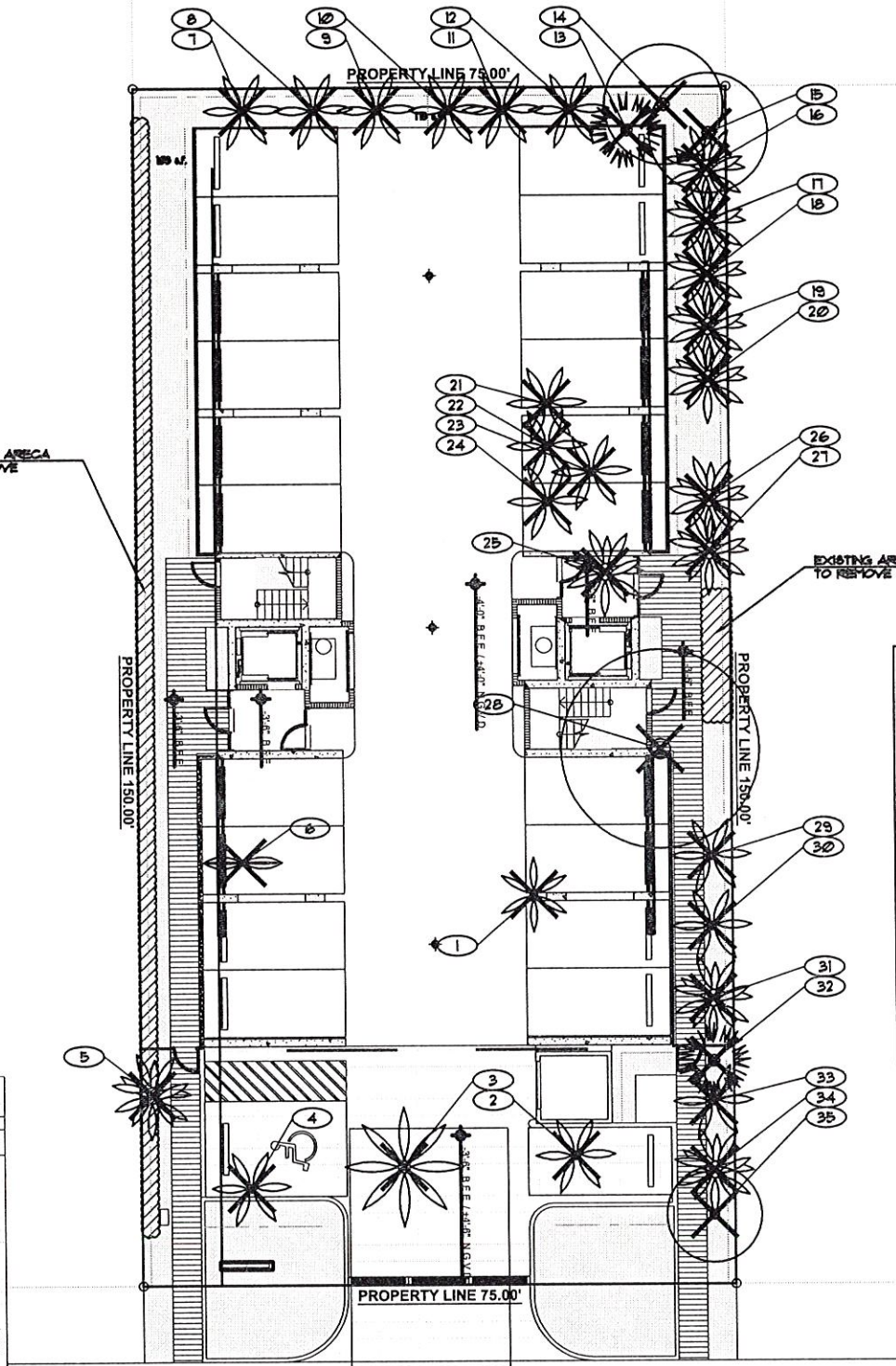
Scale AS SHOWN Project Number

Sheet No.

L-2

Sheet No.

1125 97th St., BAY HARBOR ISLANDS, FL. 33154											
FOLIO: 13-2227-001-3880											
6/2/2015											
No	SYM	COMMON NAME	BOTANICAL NAME	HEIGHT FEET	SPREAD FEET	DBH INCHES	CANOPY H.T.	EXPO- SITION	CANOPY LOSS S.F.	2X SPECIMEN	REMARKS
1	VM	MONTGOMERY PALM	<i>Veitchia montgomeryana</i>	20	10	4	79	REMOVE	79		FRIZZLE TOP-REMOVE
2	PE	ALEXANDER PALM	<i>Psychosperma elegans</i>	22	8	4	50	REMOVE	50		
3	SR	QUEEN PALM	<i>Syagrus romanzoffiana</i>	20	15	6	177	REMOVE	177		
4	PE	ALEXANDER PALM	<i>Psychosperma elegans</i>	18	6	3	50	REMOVE	50		
5	PE3	ALEXANDER PALM	<i>Psychosperma elegans</i>	18	15	3.33	177	REMOVE	177		
6	SN	WHITE BIRD OF PARADISE	<i>Strelitzia alba</i>	16	15	multi	177	REMOVE	177		
7	PE	ALEXANDER PALM	<i>Psychosperma elegans</i>	16	10	3	79	REMOVE	79		
8	PE	ALEXANDER PALM	<i>Psychosperma elegans</i>	18	10	3	79	REMOVE	79		
9	PE	ALEXANDER PALM	<i>Psychosperma elegans</i>	18	10	3	79	REMOVE	79		PROHIBITED SPECIES MUST REMOVE
10	PE	ALEXANDER PALM	<i>Psychosperma elegans</i>	18	10	3	79	REMOVE	79		
11	PE	ALEXANDER PALM	<i>Psychosperma elegans</i>	18	10	3	79	REMOVE	79		
12	PE	ALEXANDER PALM	<i>Psychosperma elegans</i>	18	10	3	79	REMOVE	79		
13	SP	SABAL PALM	<i>Sabal palmetto</i>	20	12	10	113	REMOVE	113		PROHIBITED SPECIES MUST REMOVE
14	BA	SCHIEFLER	<i>Brassia actinophylla</i>	25	15	multi	177	REMOVE	177		
15	BA	SCHIEFLER	<i>Brassia actinophylla</i>	25	15	multi	177	REMOVE	177		
16	PE3	ALEXANDER PALM	<i>Psychosperma elegans</i>	18	10	3.33	79	REMOVE	79		
17	PE3	ALEXANDER PALM	<i>Psychosperma elegans</i>	18	10	3.33	79	REMOVE	79		PROHIBITED SPECIES MUST REMOVE
18	PE3	ALEXANDER PALM	<i>Psychosperma elegans</i>	18	10	3.33	79	REMOVE	79		
19	PE3	ALEXANDER PALM	<i>Psychosperma elegans</i>	18	10	3.33	79	REMOVE	79		
20	PE3	ALEXANDER PALM	<i>Psychosperma elegans</i>	18	10	3.33	79	REMOVE	79		
21	PE	ALEXANDER PALM	<i>Psychosperma elegans</i>	20	15	9 at 3"	177	REMOVE	177		PROHIBITED SPECIES MUST REMOVE
22	PE	ALEXANDER PALM	<i>Psychosperma elegans</i>	18	10	3	79	REMOVE	79		
23	PE	ALEXANDER PALM	<i>Psychosperma elegans</i>	18	10	3	79	REMOVE	79		
24	PE	ALEXANDER PALM	<i>Psychosperma elegans</i>	18	10	3	79	REMOVE	79		
25	PE3	ALEXANDER PALM	<i>Psychosperma elegans</i>	20	15	6 at 3"	177	REMOVE	177		PROHIBITED SPECIES MUST REMOVE
26	PE3	ALEXANDER PALM	<i>Psychosperma elegans</i>	18	10	3.33	79	REMOVE	79		
27	PE3	ALEXANDER PALM	<i>Psychosperma elegans</i>	18	10	3.33	79	REMOVE	79		
28	BA	SCHIEFLER	<i>Brassia actinophylla</i>	25	15	multi	177	REMOVE	177		
29	PE	ALEXANDER PALM	<i>Psychosperma elegans</i>	18	10	3	79	REMOVE	79		PROHIBITED SPECIES MUST REMOVE
30	PE	ALEXANDER PALM	<i>Psychosperma elegans</i>	18	10	3	79	REMOVE	79		
31	PE3	ALEXANDER PALM	<i>Psychosperma elegans</i>	18	10	3.33	79	REMOVE	79		
32	SP	SABAL PALM	<i>Sabal palmetto</i>	20	12	10	113	REMOVE	113		
33	PE	ALEXANDER PALM	<i>Psychosperma elegans</i>	18	10	3	79	REMOVE	79		PROHIBITED SPECIES MUST REMOVE
34	PE3	ALEXANDER PALM	<i>Psychosperma elegans</i>	18	10	3.33	79	REMOVE	79		
35	BA	SCHIEFLER	<i>Brassia actinophylla</i>	18	12	multi	113	REMOVE	113		
36	DM	DRACAENA	<i>Dracaena marginata</i>	20	15	multi	177	REMOVE	177		
37	DM	DRACAENA	<i>Dracaena marginata</i>	20	15	multi	177	REMOVE	177		
TOTALS							4,261		3,303	0	
NUMBERING, IDENTIFICATION AND MEASUREMENTS PER IN-FIELD SURVEY ON JUNE 1, 2015											
PROHIBITED SPECIES ARE NOT COUNTED TOWARD REQUIRED TREE CANOPY PER TREE PRESERVATION ORDINANCE.											

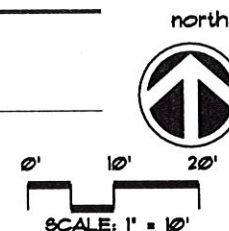


NOTES:

- SEE SHEET L-1 FOR PROPOSED TREE AND PALM LOCATIONS.
- THE CONTRACTOR SHALL REMOVE ALL TREES AND HEDGES AS PER PLANS AND AS APPROVED BY THE LOCAL GOVERNING AGENCIES (MIAMI-DADE COUNTY DEER). TREE, PALM AND HEDGE MATERIAL SHALL INCLUDE ALL TRUNKS, STUMPS AND ROOTS. ALL EXCESS DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROVED SITE. ALL HOLES AND DEPRESSIONS SHALL BE BACKFILLED WITH CLEAN, APPROVED BACKFILL.
- LOCATIONS SHOWN FOR THE EXISTING TREES AND PALMS ARE APPROXIMATE. EXACT LOCATIONS ARE TO BE FIELD VERIFIED BY A REGISTERED LAND SURVEYOR (RLS) PRIOR TO ANY PAVING OR ANY OTHER SUCH WORK WHICH WILL BE IMPACTED BY ANY TREES OR PALMS TO REMAIN.
- ALL INVASIVE EXOTIC VEGETATION AND ANY ANY OTHER PLANTS LISTED AS CATEGORY I, ON THE FLORIDA EXOTIC PEST PLANT COUNCIL'S LIST OF FLORIDA'S MOST INVASIVE SPECIES SHALL BE REMOVED FROM THE SITE AND MAINTENANCE SHALL GUARANTEE CONTROL OF RE-INVASION.

A WRITTEN TREE REMOVAL PERMIT IS REQUIRED FROM MIAMI-DADE CO. DEER PRIOR TO REMOVAL OF ANY TREES FROM THIS SITE.

SEE LANDSCAPE PLANS FOR PROPOSED PLANTINGS, LANDSCAPE LEGEND, PLANTLIST, DETAILS, ETC.



TREE DISPOSITION PLAN

Alain R. Bartroll
Architect
2480 TRAPP AVE.
SUITE 1000, APT. 101
FORT LAUDERDALE, FL 33309
Seal Of Project Architect
Alain R. Bartroll, AIA, LEED AP
ARB2569
Consultants
Project Owner
1125 97th Street
Bay Harbor Islands, Florida 33154
Date Of Issue
9/14/2015
Revisions
Submittal Type
PLANNING AND ZONING
BOARD
Drawn By
AD
Checked By
AB
Scale
AS SHOWN
Project Number
Sheet No.
TD-1

AGENDA ITEM REPORT

October 6, 2015

ITEM NUMBER: 2.

ITEM:

Request for approval for an addition and renovation for "Alain & Arielle Albergel" located at 9811 W. Broadview Drive, Lot 7 of Block 36. The owners came before Planning and Zoning on February 4, 2014 and received approval for their project. The construction plans were received on May 22, 2015. At that time they were advised that the plans submitted was expired and would be required re-approval from PZB. The proposed two-story home will have approximately 4,581 square feet of a/c living space with a two car garage. The residence will have 5 bedrooms, six bathrooms, one half bath and a study. Enclosed please find the site plan and elevations. (Item #2A)

DESCRIPTION:

RECOMMENDED ACTION:

Design meets Town Code and was approved by Michael Miller Planning Associates Representative, Mr. Scott Marks, Community Planner.

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez
 Ayanidys Martinez

ATTACHMENTS

1.	Site Plan & Elevations	AlbergelRevSet10.6.15.pdf
2.	Staff Report	AlbergelStaffReport.pdf

ALBERGEL RESIDENCE

9811 W BROADVIEW DR
BAY HARBOR ISLANDS, FL. 33154



INDEX OF DRAWINGS

SURVEY

- BOUNDARY SURVEY

ARCHITECTURE

P-1	COVER SHEET
P-2	SITE PICTURES
P-3	SITE PICTURES
P-3	CONCEPTUAL RENDERINGS
D-1	DEMOLITION PLAN
A-1	SITE / ROOF PLAN
A-2	GROUND & SECOND FLOOR PLAN
A-3	GROUND FLOOR PLAN
A-4	NEW SECOND FLOOR PLAN
A-5	EAST & WEST EXTERIOR ELEVATIONS
A-6	NORTH & SOUTH EXTERIOR ELEVATIONS
A-7	SECTIONS
A-8	LANDSCAPE PLAN
A-8A	LANDSCAPE PLAN



ARCHITECTURE URBANISM INTERIORS

ARCHITECT :

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



NORTH PROPERTY ON W. BROADVIEW DRIVE



EAST PROPERTY ON 98TH ST.



FRONT PROPERTY ON 98TH ST.



FRONT PROPERTY ON W. BROADVIEW DRIVE



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ALBERGEL RESIDENCE
 9811 W BROADVIEW DR
 BAY HARBOR ISLANDS FL 33154

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DATE	1/27/2014	PROJECT NO.	523
DRAWN BY	AS SHOWN	DATE	1/27/2014
CHECKED BY	DATE	APPROVED BY	DATE
DATE	DATE	DATE	DATE
REV#	DATE	EXTENT	

SITE NEIGHBORING PROPERTIES



FRONT VIEW FROM W. BROADVIEW DRIVE



ISOMETRIC VIEW



SOUTHWEST VIEW



SOUTHEAST VIEW



ARCHITECTURE URBANISM INTERIORS
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 Third Floor
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 Telephone (305) 866 7324
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 jaim@schioproassociates.com

ALBERGEL RESIDENCE

9811 W BROADVIEW DR.
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DATE	1/27/2014	REVISION	523
DATE	AS SHOWN	DATE	523 - AT Site Photos
CHECKED:	APPROVED:	DRAWN BY:	NOTES
DATE	DATE	DATE	DATE
REV#	DATE	EXTENT	

CONCEPTUAL
 RENDERINGS

SHEET No.:

P-3

ALBERGEL RESIDENCE

9811 W BROADVIEW DR



2 LOCATION MAP

SCALE: NT

LEGAL DESCRIPTION:

LOT 7, BLOCK 36, BAY HARBOR ISLANDS ACCORDING
TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 46,
AT PAGE 5, OF PUBLIC RECORDS OF MIAMI-DADE
COUNTY, FLORIDA.

ZONING DATA:

ZONING DISTRICT- RESIDENTIAL-RD-SINGLE FAMILY AREA
LOT WIDTH - 70.12'
LOT DEPTH - 125.00'
LOT AREA - 10,308 SF.
BUILDING COVERAGE - 3,365 SF.=33%
MIN BUILDING AREA REQUIRED - 2,000 SF.(EXCLUDING GARAGE)

PROPOSED TOTAL BUILDING AREA -
EXISTING: 1,857 SF.(EXCLUDING GARAGE)
NEW: 2,724 SF.(EXCLUDING GARAGE)
TOTAL: 4,581 SF.(EXCLUDING GARAGE)

PROPOSED FLOOR AREA

	EXISTING	NEW
	GROSS	GROSS
LEVEL ONE	1,857 SF.	174 SF.
LEVEL TWO		2,550 SF.
GARAGE	547 SF.	
TOTAL GROSS	2,404 SF.	2,724 SF.
GRAND TOTAL:	GROSS 5,128 SF.	

EXTERIOR COVERED TERRACE: 309 SF

<u>SETBACKS</u>	<u>REQUIRED</u>	<u>PROVIDED</u>
PRIMARY FRONTAGE	25'	22' EXISTING
SECONDARY FRONTAGE	15' VARIANCE	15' EXISTING
SIDE	10'	10'-3" EXISTING
REAR	15'	19'-4" EXISTING
	<u>ALLOWED</u>	<u>PROVIDED</u>
<u>HEIGHT</u>	25' IN HEIGHT ABOVE BFE (8.00 N.G.V.D.)	22' ABOVE 8.00' N.G.V.D.

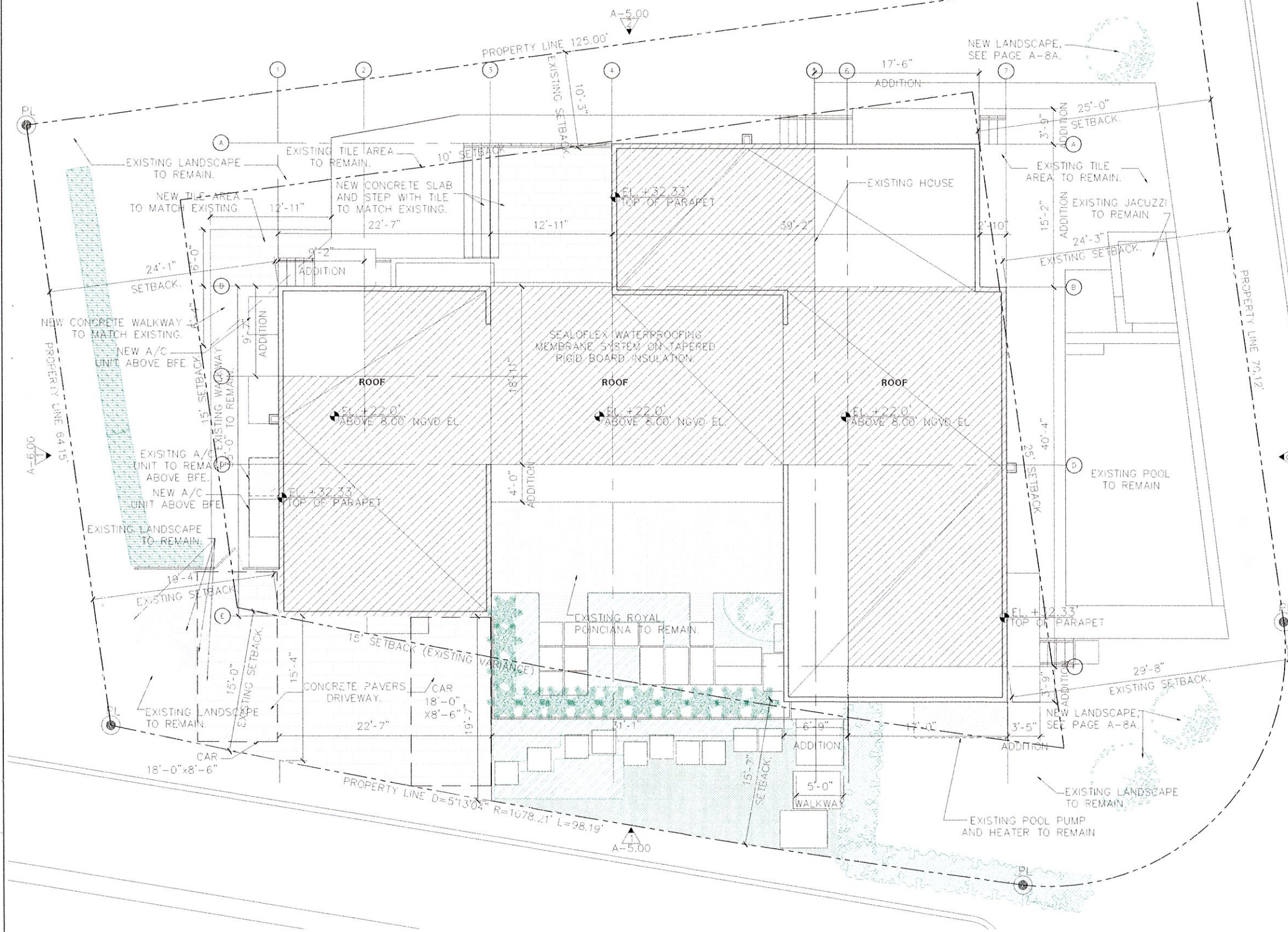
LOT COVERAGE:
LOT SIZE: 10,308 SF.
MAIN BUILDING COVERAGE: 2,886 SF.
TOTAL BUILDING LOT COVERAGE: 2,886/10,308 SF. 28%

EXTERIOR TERRACE COVERAGE: 3,494 SF.
(INCLUDING POOL EQUIP., AC, POOL, DECK)
TOTAL IMPERVIOUS AREA: 3,494 SQ. FT.
TOTAL PERVIOUS AREA: 4,155 SQ. FT.

SITE PLAN

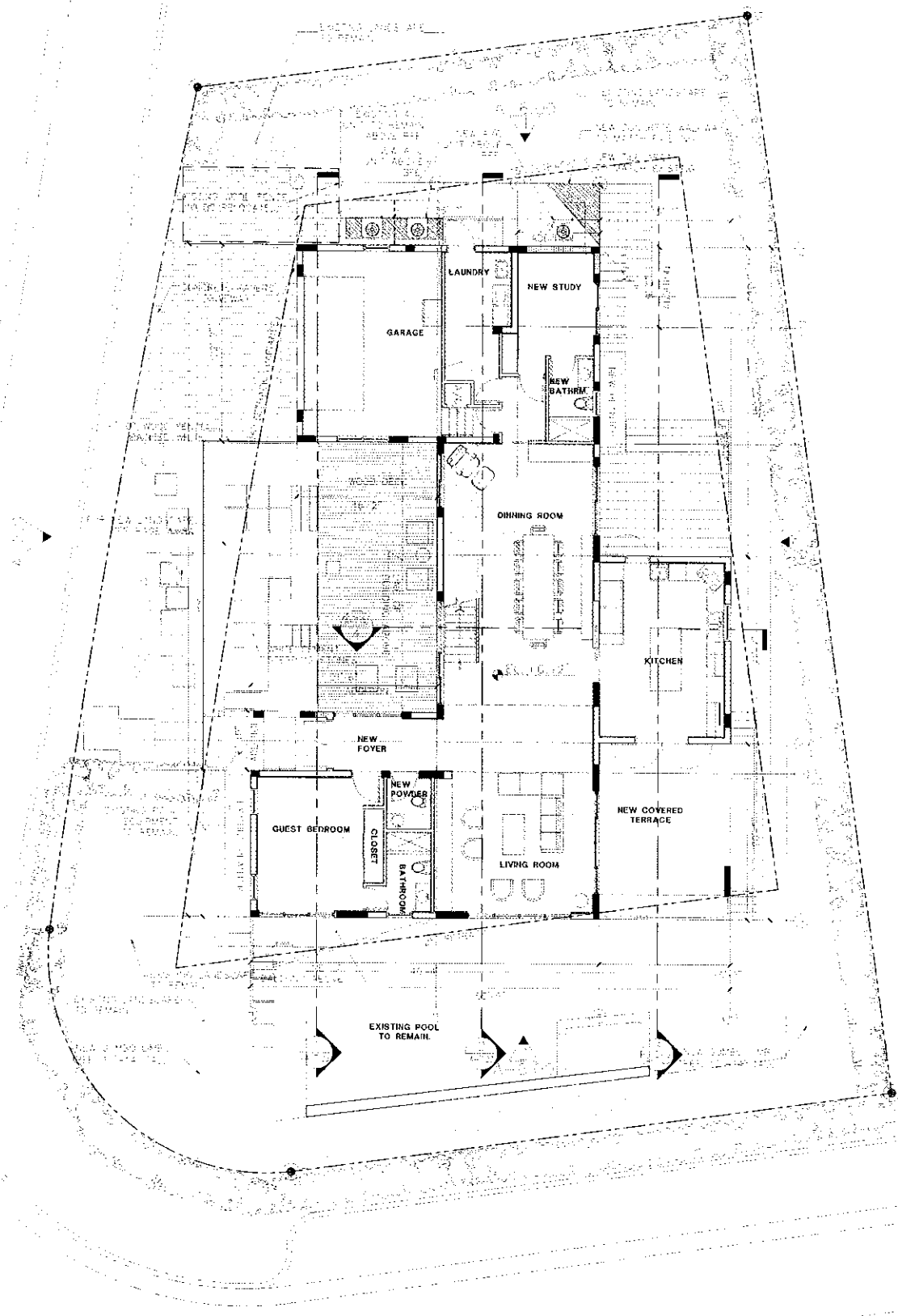
SHEET No.

A-1

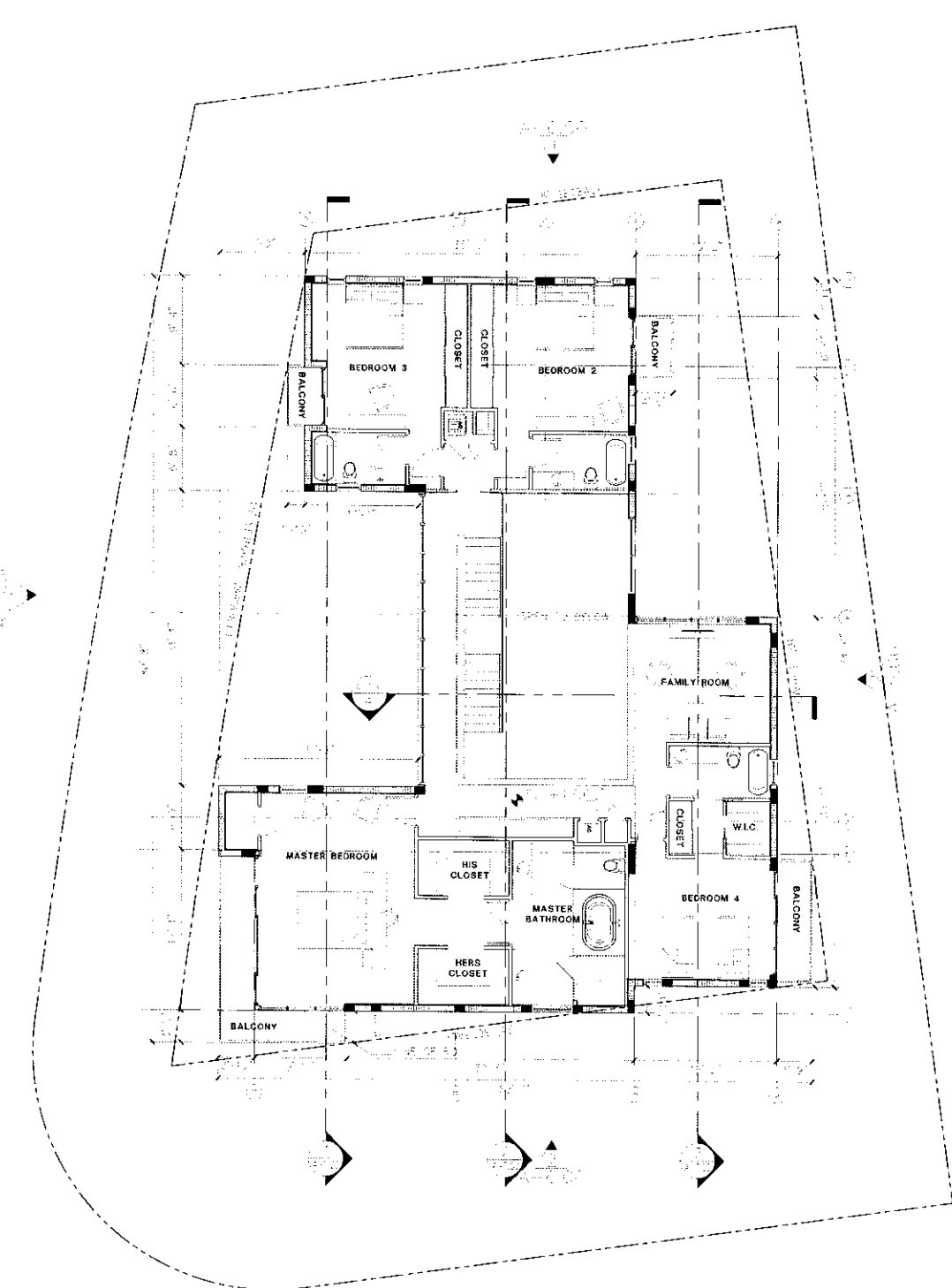


1 SITE / ROOF PLAN
SCALE: 3/16"=1'-0"

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



(1) FIRST FLOOR PLAN



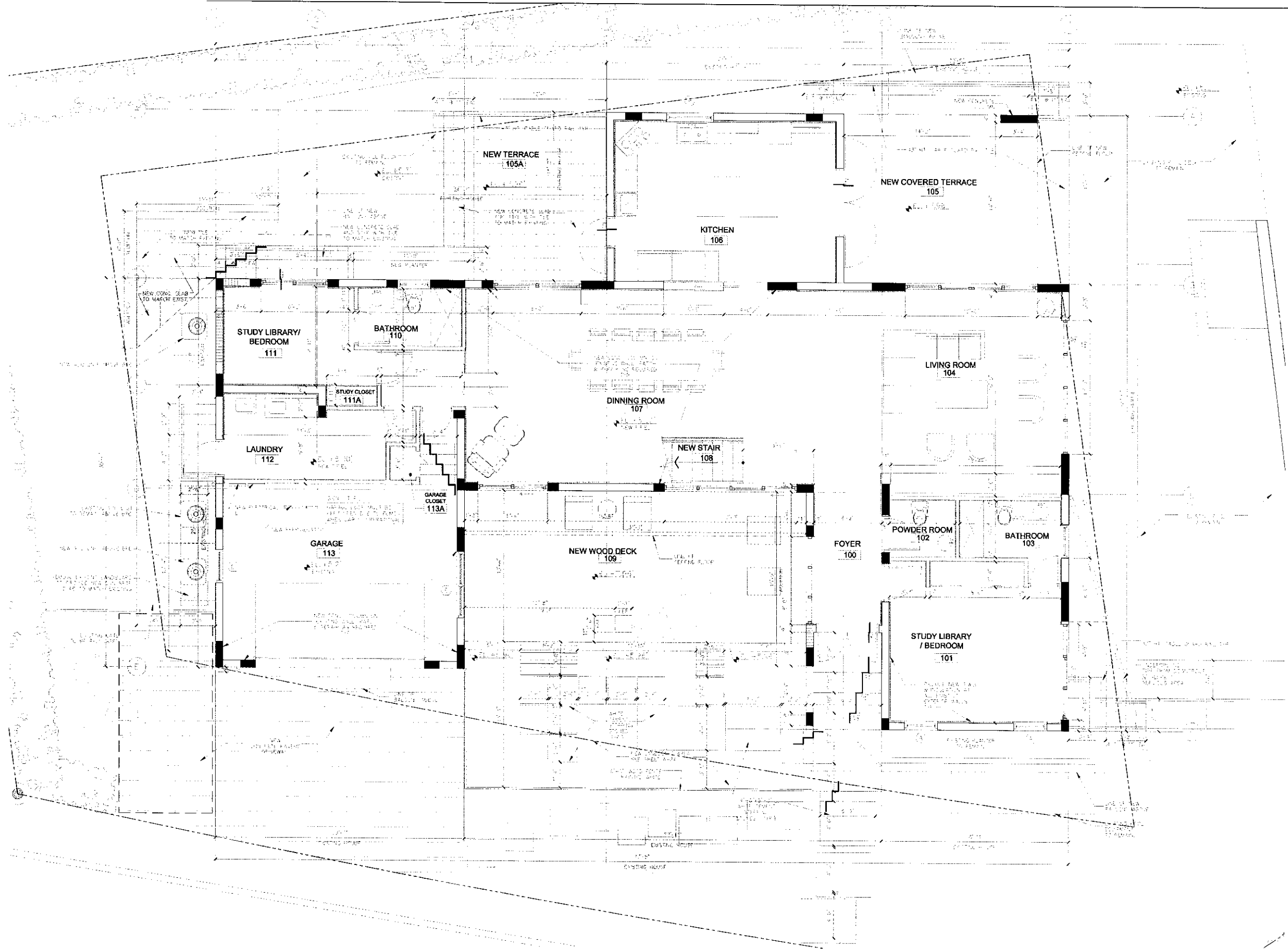
(2) SECOND FLOOR PLAN

ALBERGEL RESIDENCE

9811 W BROADVIEW DR.
BAY HARBOR ISLANDS FL 33154

GROUND / SECOND
FLOOR PLANS

A-2



FIRST FLOOR PLAN

ARCHITECTURE URBANISM INTERIORS

ALBERGEL ASSOCIATES
1000 1st Avenue, Suite 100
Boca Raton, Florida 33431
Telephone: (561) 991-1124
Fax: (561) 991-1125
albergel.com

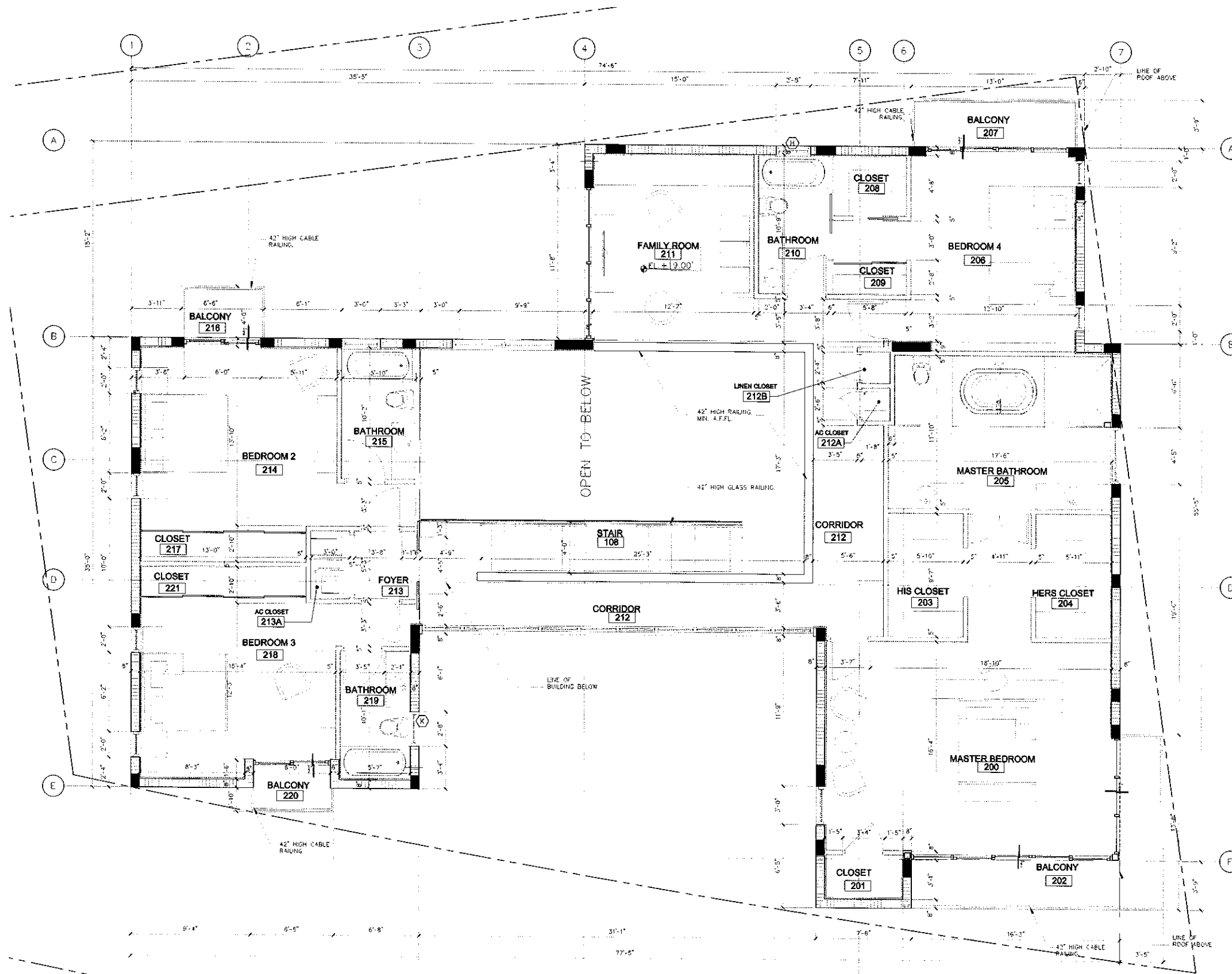
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9811 W BROADVIEW DR
BAY HARBOR ISLANDS FL 33154

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DATE	10/1/04
BY	ALB
CHKD BY	ALB
NO. SHEETS	22
NO. SHEETS USED	1
DATE	10/1/04
BY	ALB
CHKD BY	ALB
NO. SHEETS	22
NO. SHEETS USED	1

ENLARGED
GROUND
FLOOR PLAN

A-3



NEW SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"

SCHAPIRO ASSOCIATES

ARCHITECTURE URBANISM INTERIORS
 SCHAPIRO ASSOCIATES
 1150 Kane Concourse
 Third Floor
 Bay Harbor Islands, Florida 33154
 Telephone (305) 866 7324
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 AK000823
 jaim@schioproassociates.com

ALBERGEL RESIDENCE

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 BAY HARBOR ISLANDS FL 33154

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DATE	PROJECT NO.
DATE	523
DATE	DATE FOR PLOT
AS SHOWN	300 - A-4 Second Floor
CHECKED:	APPROVED:
DATE	DATE
DATE	DATE
DATE	DATE
REV#	DATE
	EXTENT

ENLARGED SECOND FLOOR PLAN

SHEET No.:
A-4

ALBERGEL RESIDENCE

9811 W BROADVIEW DR
BAY HARBOR ISLANDS FL 33154

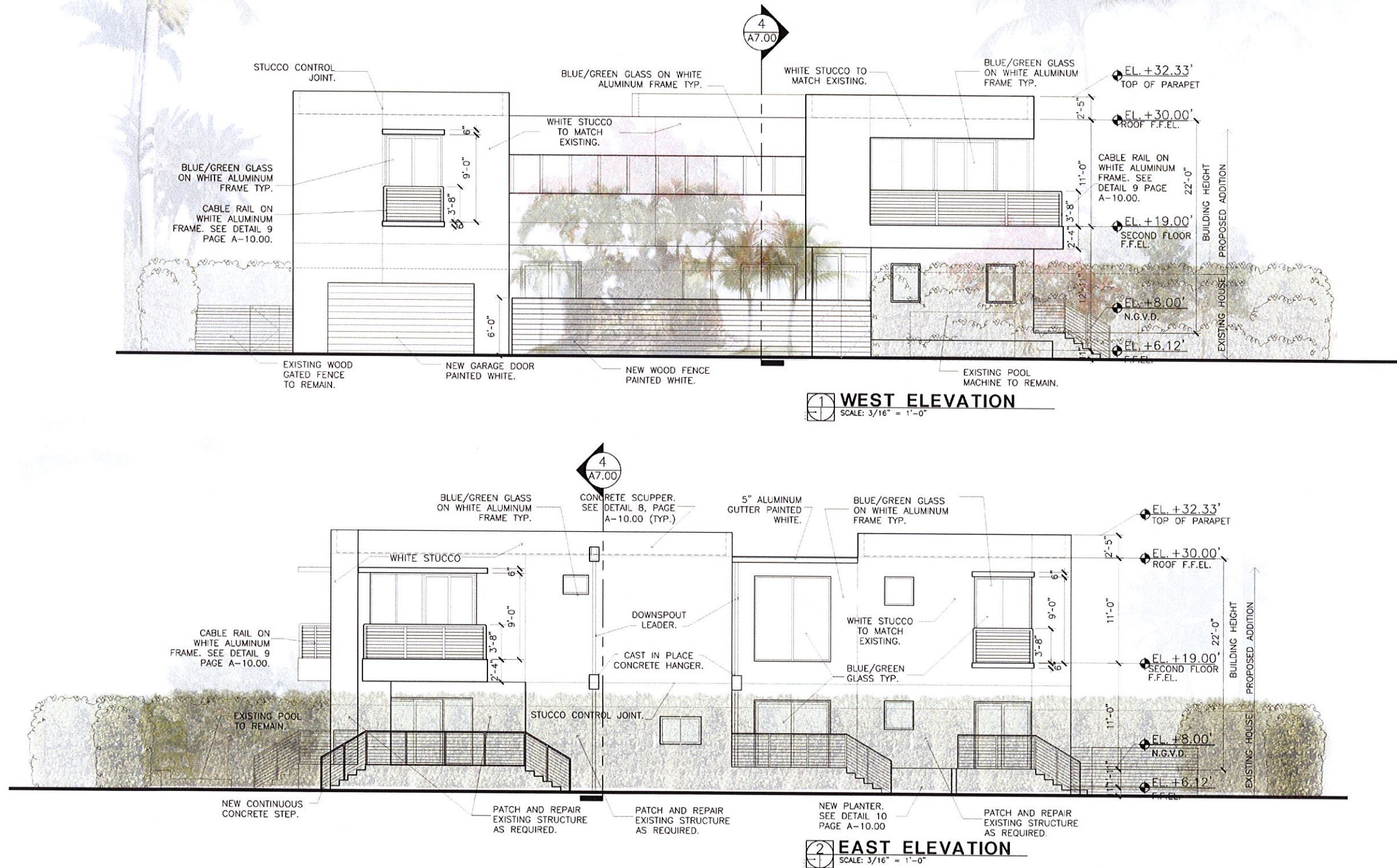
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DATE		PROJECT No.	
		523	
SCALE		JOB FILE NAME	
AS SHOWN		M1 - A-B A-B Deviation	
CHECKED:	APPROVED:	DRAWN BY:	NOTES:
DATE:	DATE:	DATE:	DATE:
REV#	DATE	EXTENT	

ELEVATIONS

SHEET No.:

A-5



ALBERGEL RESIDENCE
0811 W BROADVIEW DR

8611 W BROADVIEW DR
BAY HARBOR ISLANDS FL 33154

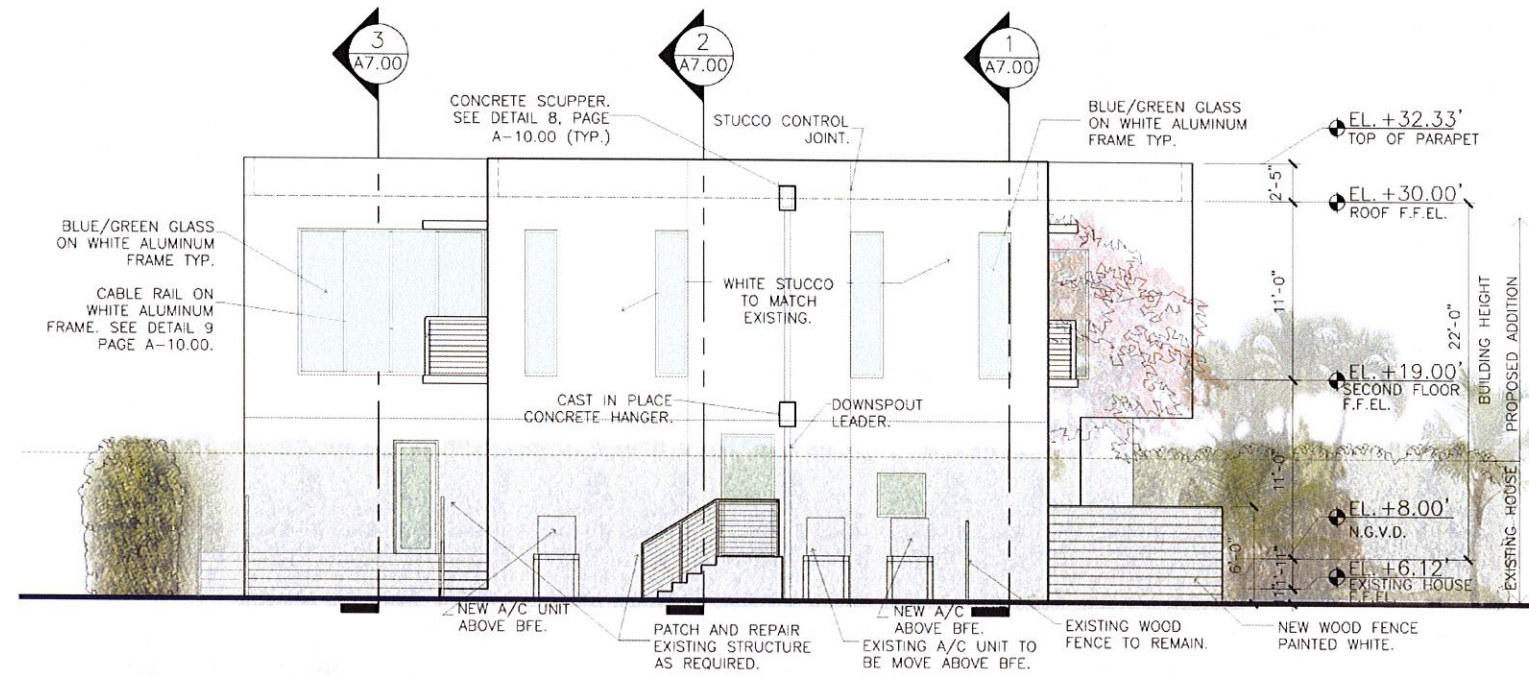
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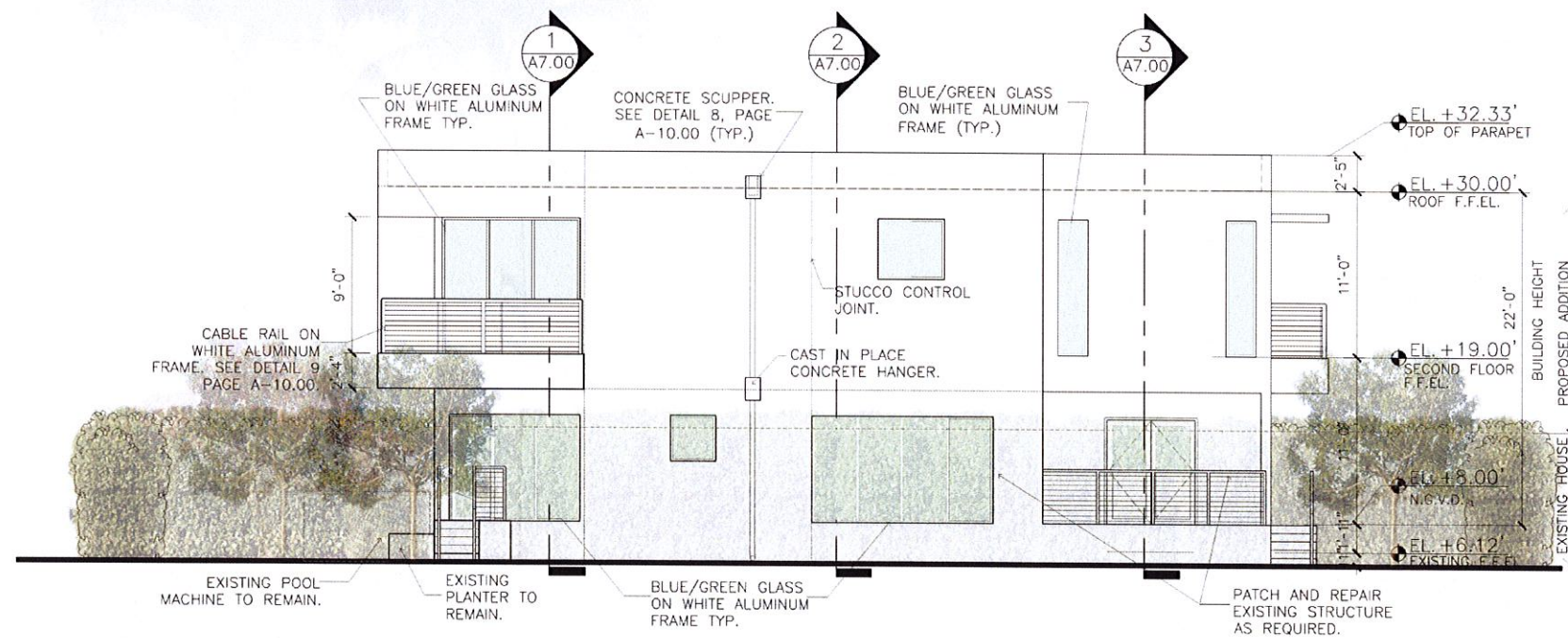
ELEVATIONS

MEET No.:

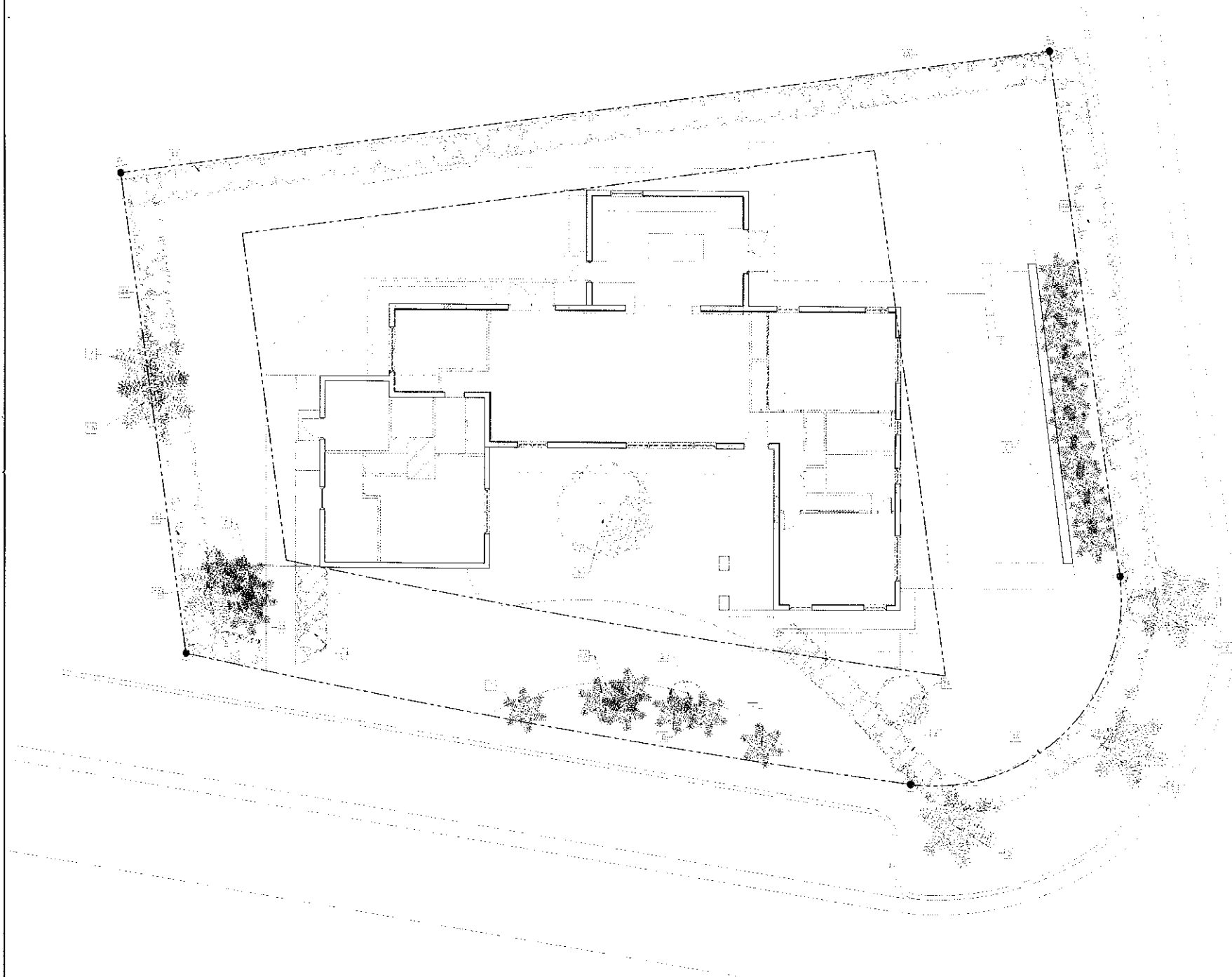
A-6



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



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



1. TREE SURVEY AND DISPOSITION PLAN

NOTES
1. ALL TREES TO BE REMOVED
2. ALL TREES TO BE PRESERVED
3. ALL TREES TO BE PLANTED

NO.	TREE NAME	SIZE	LOCATION	STATUS	REMARKS
1	CHRISTMAS PALM	12' HIGHEST	10'	✓	
2	CHRISTMAS PALM	10' HIGHEST	10'	✓	
3	CHRISTMAS PALM	10' HIGHEST	5'	✓	
4	MANGROVE	10' HIGHEST	10'	✓	
5	MANGROVE	10' HIGHEST	10'	✓	
6	MANGROVE	10' HIGHEST	10'	✓	
7	MANGROVE	10' HIGHEST	10'	✓	
8	MANGROVE	10' HIGHEST	10'	✓	
9	MANGROVE	10' HIGHEST	10'	✓	
10	MANGROVE	10' HIGHEST	10'	✓	
11	MANGROVE	10' HIGHEST	10'	✓	
12	MANGROVE	10' HIGHEST	10'	✓	
13	MANGROVE	10' HIGHEST	10'	✓	
14	MANGROVE	10' HIGHEST	10'	✓	
15	MANGROVE	10' HIGHEST	10'	✓	
16	MANGROVE	10' HIGHEST	10'	✓	
17	MANGROVE	10' HIGHEST	10'	✓	
18	MANGROVE	10' HIGHEST	10'	✓	
19	MANGROVE	10' HIGHEST	10'	✓	
20	MANGROVE	10' HIGHEST	10'	✓	

ARCHITECTURE URBANISM INTERIORS

CHARLES ALBERGEL
1000 1st Ave. N. Suite 100
St. Petersburg, FL 33701
Tel: (727) 321-1111
Fax: (727) 321-1112
Email: charles@albergel.com

ALBERGEL RESIDENCE
9811 W BROADVIEW DR
BAY HARBOR ISLANDS FL 33154

Tree Survey & Disposition Plan
A-8

ALBERGEL RESIDENCE

9811 W BROADVIEW DR
BAY HARBOR ISLANDS FL 33154

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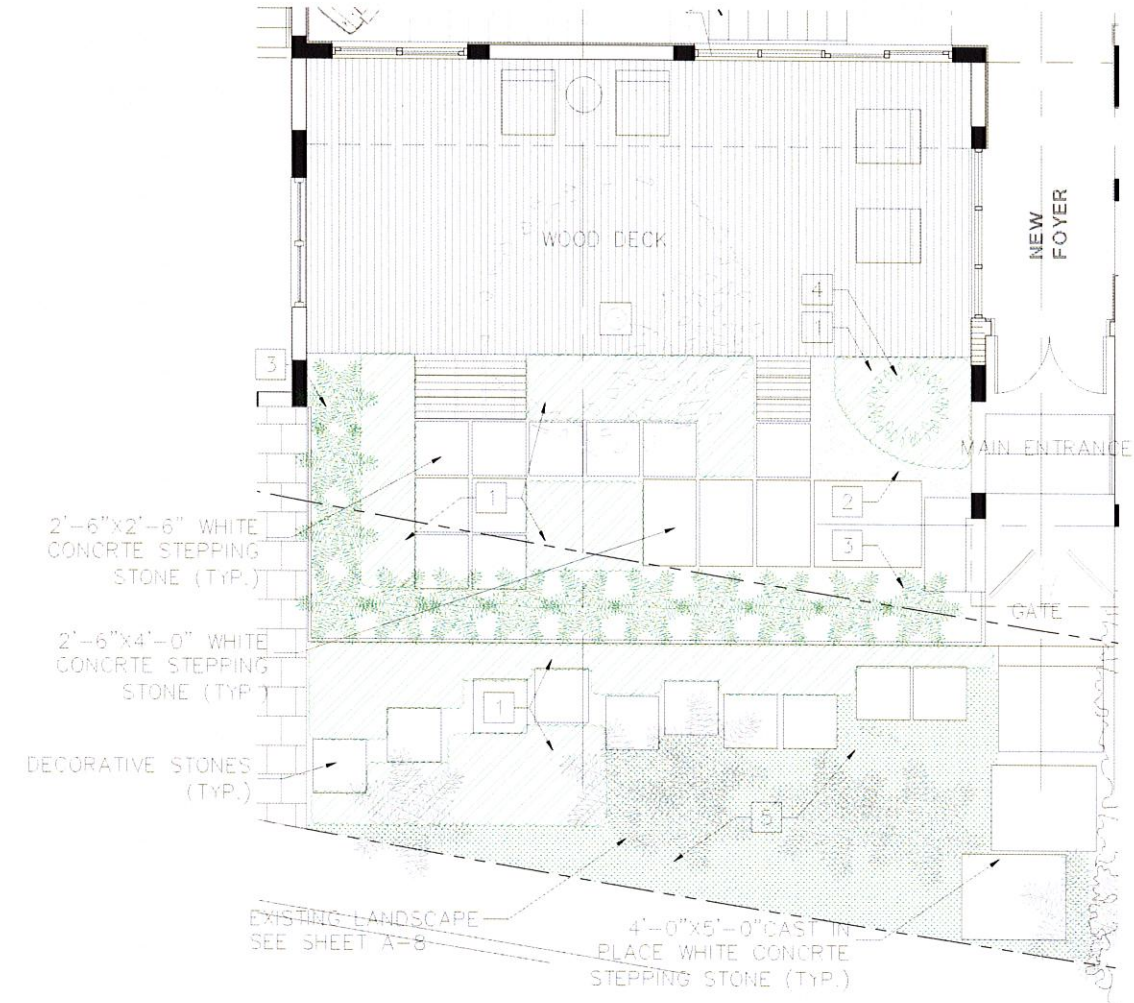
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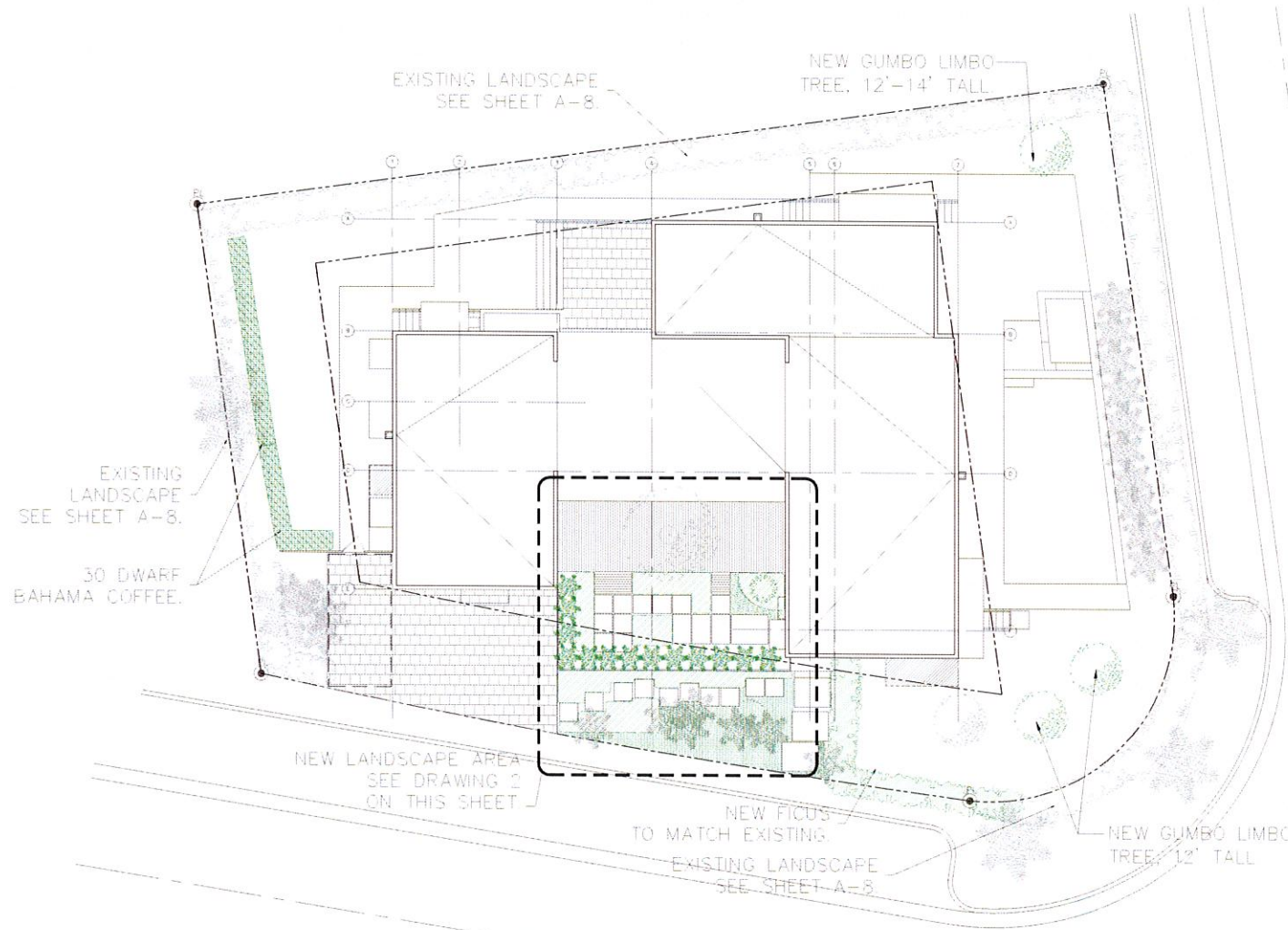
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DATE	1/27/2014	523
DATE	1/27/2014	523
DATE	1/27/2014	523



2 LANDSCAPE PLAN
SCALE: 1/4" = 1'-0"



1 OVERALL LANDSCAPE PLAN
SCALE: 3/32" = 1'-0"

LADSCAPE CODE REQUIREMENTS

SHADE TREES REQUIRED			SHRUBS REQUIRED			MAX. LAWN AREA ALLOWED	
	REQUIRED	PROVIDED		REQUIRED	PROVIDED	REQUIRED	PROVIDED
SINGLE-FAMILY NON-WATERFRONT LOT	5	5	SINGLE-FAMILY NON-WATERFRONT LOT	50	OVER 50	50% OF NET LOT AREA	22% OF NET LOT AREA
NUMBER OF TREES IN FRONT OF YARD	2	3	NATIVE SPECIES REQUIRED -30%	15/18	30 DWARF BAHAMA COFFEE		
NATIVE SPECIES	3	3 GUMBO LIMBO	DROUGHT TOLERANT AND LOW MAINTANANCE SPECIES REQUIRE.	25/30	30 DWARF BAHAMA COFFEE		
DROUGHT TOLERANT AND LOW MAINTANANCE SPECIES REQUIRE.	3	3 GUMBO LIMBO					

LEGEND

1	PHILODENDRON BURLE MARX
2	POLISHED RIVER ROCK
3	LADY PALMS, 6' HEIGHT
4	FRANGIPANI TREE, 8' HEIGHT
5	LAWN

LANDSCAPE PLAN

SHEET NO.:
A-8A

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

To: Town of Bay Harbor Islands
Planning and Zoning Board

From: Scott D. Marks *SOM*
Community Planner
MMPA-Consultant Town Planner

Date: September 29th, 2015

Subject: Addition and Renovation to an Existing Single-Family Residence
9811 West Broadview Drive
Bay Harbor Islands Acct. No.: BP2015-11
MMPA Acct. No.: 01-0702-0979

RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board review the contents of this staff report, the submitted site plan and architectural plans (dated 09/28/15) and if felt to be acceptable, **APPROVE** the plans as submitted or with modifications as deemed appropriate and/or with conditions, to allow for the addition and renovation to an existing single-family house at 9811 West Broadview Drive.

GENERAL PROJECT INFORMATION

Land Use Designation: L – Low Density Residential
Zoning District: RD Single-Family District
General Location: 9811 West Broadview Drive
Legal Description: Lot 7 of Block 36, "Bay Harbor Island" according to the plat thereof, as recorded in Plat Book 46, at Page 5 of the Public records of Miami-Dade County.

PROJECT DESCRIPTION

The project architect, Schapiro Associates, as agent for the property owner, Alain Albergel, has submitted an application for additions and renovations to an existing single-family residence on an interior corner lot located at 9811 W. Broadview Drive. The proposed two-story home will have approximately 4,581 square feet of A/C living space with a two-car* garage (see comments).

**Town of Bay Harbor Islands
Planning and Zoning Board Staff Report
Additions and Renovations to an Existing Single-Family Residence
9811 West Broadview Drive
September 29th, 2015
Page 2**

In 1954, the Town Council approved a variance for this lot reducing the street-side setback requirement from 25-feet to 15-feet along West Broadview Drive, as the platted lot is somewhat odd-shaped and on a corner. The existing home was built in accordance with the adjusted setback to that roadway. MMPA notes from the new survey submitted that a corner of the exterior wall of the existing home has a small area of encroachment (+/- 9 inches) into the 25-foot setback along 98th Street. This could be caused by where the surveyor measured or that the house was built that way. The house was built in 1954 and it is assumed that the accuracy of measurements was not the same as it is today. Often the footer is measured correctly but the vertical block / stucco extends out. Since the home is pre-existing, the walls are allowed to remain.

The renovated residence will have five (5) bedrooms, six (6) full bathrooms, one (1) half bathroom, and a study. The overall height of the structure will be 22'-0" above Base Flood Elevation (BFE), which is less than the maximum allowed within the RD Single-Family District. The applicant is proposing one (1) double-wide driveway connection to West Broadview Drive. While there is a two-car garage shown on the plans the depth of the interior parking stalls do not meet the minimum size requirements (18' required / 15'-5" shown), plus there is a new refrigerator shown making one space un-usable; therefore they cannot be counted. Currently in the RD District garages are not mandatory. Per Sec. 5-19.2(a), single-family driveways must provide off-street parking of at least two vehicles; Sec. 23-30(a) defines a parking space size as 18' x 8'-6". Landscaping is proposed that meets the Miami-Dade County Landscape Code and Town Supplemental Landscape Code requirements, including the use of native and drought tolerant plant materials.

The Historical Structure Survey for the Town of Bay Harbor Islands list the existing structure as built in 1950 (probable error) with a ranch style architecture (FMSF No. DA10429). The proposed modifications will change the existing design to a modern "flat roof" style.

PROJECT HISTORY

The project received Planning and Zoning Board approval on February 4th, 2014; however, the project expired on February 4th, 2015 as building permit plans were not submitted to the Town. On May 22nd, 2015, the applicant submitted building permit plans to the Town, at which time the applicant was informed that PZB re-approval would be required as the project expired. The applicant submitted an initial set and several revised sets of plans that were reviewed by MMPA for consistency with the Town Code requirements as several minor revisions were made to the plans after the initial PZB approval (window placements, etc.). Comments were given to the applicant each time and the current submitted plans are reflective of all requested changes.

COMPREHENSIVE PLAN / ZONING

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

Land Development Regulations / Zoning Code –The property has a Zoning Classification of RD Single Family Zoning District. The proposed use and density of the property is consistent with this zoning classification. The following Zoning and Planning sections of the Code apply to this proposal:

Michael Miller Planning Associates, Inc.

**Town of Bay Harbor Islands
Planning and Zoning Board Staff Report
Additions and Renovations to an Existing Single-Family Residence
9811 West Broadview Drive
September 29th, 2015
Page 3**

Section 23-3 (Use Regulations RD Single-Family District), Section 23-9 (Minimum Size of Living Units), Section 23-10 (Minimum Size of Building Lot), Section 23-11(A) (Land Development Regulations RD Single-Family Area) and Section 23-12 (Land Development Regulations General Provisions). In addition, the Town has separate regulations for landscaping, driveways and building material regulations.

PLATTING

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

SUMMARY / SITE PLAN COMMENTS

The current site development plan and architectural plans submitted for additions and renovations of an existing single-family house at 9811 West Broadview Drive meet or exceed all Town Land Development and Landscape Code requirements. The applicant previously submitted plans that were reviewed and commented on by MMPA / Town staff and all previous comments and issues have been addressed by the current plans.

Parking Spaces - It should be noted that the proposed plans show the driveway design slightly different (wider) than the previously approved plans and what is actually planned, as two (2) legally-sized parking spaces (8'-6" x 18') could not fit in the previously approved driveway between the public road right-of-way and garage door face. Although the plans show a parking space to the north of the main driveway the applicant intends to apply for an administrative variance to reduce the dimensional size (depth) of one parking space and only provide the double wide driveway in front of the garage door and remove the "parking space" shown north of the garage. The Town Attorney's office has opined that an administrative variance can be applied for to address this issue. If the administrative variance is granted, the applicant will request PZB approval for the design change. Town staff would generally support an administrative variance to correct this issue in this case, due to the odd-shaped lot as well as the fact there is additional pavement between the lot line and curb at the roadway edge to avoid a vehicle protruding into the roadway when parked.

AGENDA ITEM REPORT

October 6, 2015

ITEM NUMBER: 3.

ITEM:

Request for approval for modifications for "1150 101 Street" located at 1150 101 Street, Lot 7 of Block 7. The Developers have requested to modify some of the plans after approval by the PZB and the issuance of the Building Permit. If the changes are deemed "substantial", the code requires re-approval by the PZB. Enclosed please find the revised plan and elevations. (Item #3A)

DESCRIPTION:

RECOMMENDED ACTION:

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

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez
 Ayanidys Martinez

ATTACHMENTS

1.	Staff Report	BHI PZB Staff Report 1150 101 St MFR Sept 25 2015.pdf
2.	Site Plan & Elevations	1150.101StRevisions.pdf

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

To: Planning and Zoning Board
Town of Bay Harbor Islands

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

Date: September 25th, 2015

Subject: Site Development Plan Application
Request for Modifications to 8/6/13 PZB Approved Plans
1150 Condominium – 17 DU Multifamily Residential Development
1150 101st Street
Bay Harbor Islands Acct. No. BP2014-62
MMPA Acct. No. 01-0702-0968

RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board review the recent revised plans (dated 9/25/15) and, if found acceptable, **APPROVE** the revised Site Development Plan application subject to the following:

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

GENERAL PROJECT INFORMATION

Land Use Designation: MH – Medium-High Density Residential

Zoning District: RM-2 Multiple Family District

General Location: 1150 101st Street

Legal Description: Lot 7 of Block 7, "Bay Harbor Island" Subdivision according to the plat thereof, as recorded in Plat Book 46, at Page 5 of the Public Records of M-D County.

PROJECT DESCRIPTION / HISTORY

In mid-2013 the Town reviewed, processed and approved a Site Development Plan for the above referenced land re-development project. The Planning and Zoning Board approved the Site Development Plan on August 6th, 2013 subject to several conditions. This single-lot development included seventeen (17) DU on the approved plans, which required the developer to obtain eight (8) TDR units. The Town issued a Building Permit (6/9/15) and initial construction has commenced.

The applicant has requested to modify some of the plans after approval by the PZB and issuance of Building Permits. The building elevations (at roof level) and the roof layout are requested to be changed and do not appear to be related to any Building / Fire Code requirements. The PZB spends most of its review time on detailed exterior appearances. It is to be expected that on occasion Building Codes or Fire Codes require certain plan refinements; however, if conflicts occur they are to be discussed and plan modifications / re-approvals may be necessary. If the changes are deemed "substantial", the Code requires re-approval by the PZB.

It should also be noted that Section 5-23.1(c) states as follows:

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

APPLICANT'S REQUESTED MODIFICATIONS REQUIRING PZB APPROVAL

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

Pool Deck – The applicant is requesting to raise the pool deck 5-feet above the main roof deck height which is the maximum permitted by Code. Raising the pool deck allows for the size of the dwelling units on the floor below to be increased as the bottom of the pool was previously shown on Level 7.

Roof Deck – The applicant has also revised some areas of the roof deck. The pool equipment is now provided on the roof deck rather than the floor below (Level 7), a single unisex restroom is now provided (previously separate men's and women's restrooms), and some of the deck and plater areas have been altered.

Elevations – As a result of revisions to the roof design, the elevations have changed at roof level.

SUGGESTED CONDITIONS OF APPROVAL

Following are suggested conditions of approval and/or comments on the latest plans dated September 25th, 2015 submitted to the Town for consideration:

- 1) This approval is based on the revised Site Development Plans prepared by Frankel Benayoun dated September 25th, 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.

1150 - 101 ST
NEW APARTMENT BUILDING
1150 - 101ST STREET
BAY HARBOR ISLANDS, FLORIDA 33154

DRAWING INDEX

NO.	SHEET NAME
	COVER SHEET / INDEX
A-0.05 A	ROOF DECK VIEW RENDERING COMPARISON
A-0.05	ROOF DECK VIEW RENDERING

ARCHITECTURE

A 1.01 A	LEVEL 7 FLOOR PLAN COMPARISON
A 1.01	LEVEL 7 FLOOR PLAN
A-1.02 A	LEVEL ROOF FLOOR PLAN COMPARISON
A-1.02	LEVEL ROOF FLOOR PLAN
A-1.03 A	LEVEL UPPER ROOF FLOOR PLAN COMPARISON
A-1.03	LEVEL UPPER ROOF FLOOR PLAN
A-2.01 A	NORTH ELEVATION COMPARISON
A-2.01	NORTH ELEVATION
A-2.02 A	SOUTH ELEVATION COMPARISON
A-2.02	SOUTH ELEVATION
A-2.03 A	EAST ELEVATION COMPARISON
A-2.03	EAST ELEVATION
A-2.04 A	WEST ELEVATION COMPARISON
A-2.04	WEST ELEVATION



OCT 06 2015



OWNER / DEVELOPER:

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MIAMI, FLORIDA, 33181
P : 305.902.8558

DESIGN TEAM:

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HOLLAND ENGINEERING
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HOLLYWOOD, FLORIDA, 33020
P : 954.367.0371

LANDSCAPE ARCHITECT:
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6800 S.W. 81ST STREET
MIAMI, FLORIDA, 33143
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M.E.P. ENGINEER:
JGP ENGINEERING GROUP, P.A.
3553 N.W. 79th AVENUE
MIAMI, FLORIDA, 33122
P : 305.436.9292

STRUCTURAL ENGINEER:
ARBAB ENGINEERING, INC.
3363 N.E. 163RD STREET, SUITE 701
NORTH MIAMI BEACH, FLORIDA 33160
P : 305.940.3088

FRANKEL BENAYOUN
ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

L I C E N S E N O . A A - C O O 1 4 9 4
MARKUS A. FRANKEL, LICENSE NO. AR0007143
IFHAT BENAYOUN FISHMAN, LICENSE NO. AR0017273

1177 KANE CONCOURSE, SUITE 120, BAY HARBOR
I S L A N D S , F L O R I D A 3 3 1 5 4
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ROOF DECK VIEW - P&Z BOARD APPROVED



ROOF DECK VIEW - REVISED FOR CONSTRUCTION

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CIVIL ENG HOLLAND ENGINEERING INC. civil engineers 3900 HOLLYWOOD BOULEVARD - HOLLYWOOD, FL - 33021 (954)367-0371 • (954)367-0372 Fax SUSAN C. HOLLAND, PE Reg. no. 41831	LANDSCAPE ARCH	STRUCTURAL ENG ARBAB ENGINEERING, INC. CONSULTING ENGINEERS 1425 N.W. 10th Avenue, Suite 100 Fort Lauderdale, FL 33304 PHONE NO. (305) 340-3088 FAX NO. (305) 340-3273 E-MAIL: info@arbabengineering.com	MEP ENG J.G.P. ENGINEERING GROUP P.A. MIAMI, FLORIDA 33138 3555 NW 75 Avenue Miami, Florida 33122 (305) 436-3332 Fax (305) 436-5272 E-MAIL: jgpe@jgpe.com JOSE G. PUGA JR. FLORIDA P.E. # 47817 JOSE G. PUGA JR. FLORIDA P.E. # 18118 MIGUEL A. BARRIO FLORIDA P.E. # 38113	OWNER / DEVELOPER Tross International, Inc. 12000 BISCAYNE BOULEVARD, 601 MIAMI, FLORIDA 33181 PHONE: 305.902.8558	1150 101 STREET NEW CONDOMINIUM BUILDING 1150 101 STREET BAY HARBOR ISLANDS, FLORIDA 33154	FRANKEL BENAYOUN ARCHITECTS INC ARCHITECTS PLANNERS INTERIOR DESIGN LICENSE NO. AR-0001494 MARKUS A. FRANKEL, LICENSE NO. AR0002148 FRANK BENAYOUN, FLSMAN, LICENSE NO. AR0017273 1177 KANE CONCOURSE, SUITE 120, BAY HARBOR ISLANDS, FLORIDA 33154 PH. (305) 858-1855 FAX (305) 858-1850 E-MAIL: info@frankelbenayoun.com	SIGNATURE _____ DATE _____	<table border="1"><thead><tr><th>NO.</th><th>REVISION</th><th>DATE</th><th>BY</th></tr></thead><tbody><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr></tbody></table>	NO.	REVISION	DATE	BY																					DRAWING TITLE ROOF DECK VIEW RENDERING SCALE AS NOTED DATE AUGUST 28, 2015 SHEET NUMBER A-0.05 A
NO.	REVISION	DATE	BY																														



ROOF DECK VIEW RENDERING

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CIVIL ENG

HOLLAND ENGINEERING INC.
civil engineers

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SUSAN C. HOLLAND, PE
Reg. no. 41831

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MECHANICAL, ELECTRICAL, PLUMBING

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JOSE G. PUIG JR. FLORIDA P.E. # 47817
JOSE G. PUIG JR. FLORIDA P.E. # 48148
RODOLFO M. BARRIO FLORIDA P.E. # 58113

OWNER / DEVELOPER

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PHONE: 305.902.8558

1150 101 STREET
NEW CONDOMINIUM BUILDING
1150 101 STREET
BAY HARBOR ISLANDS, FLORIDA 33154

FRANKEL BENAYOUN
ARCHITECTS INC.

ARCHITECTS PLANNERS INTERIOR DESIGN

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PH: (305) 868-3885 FAX: (305) 868-3830
E-MAIL: INFO@FRANKELBENAYOUN.COM

SIGNATURE _____ DATE _____

NO.	REVISION	DATE	BY

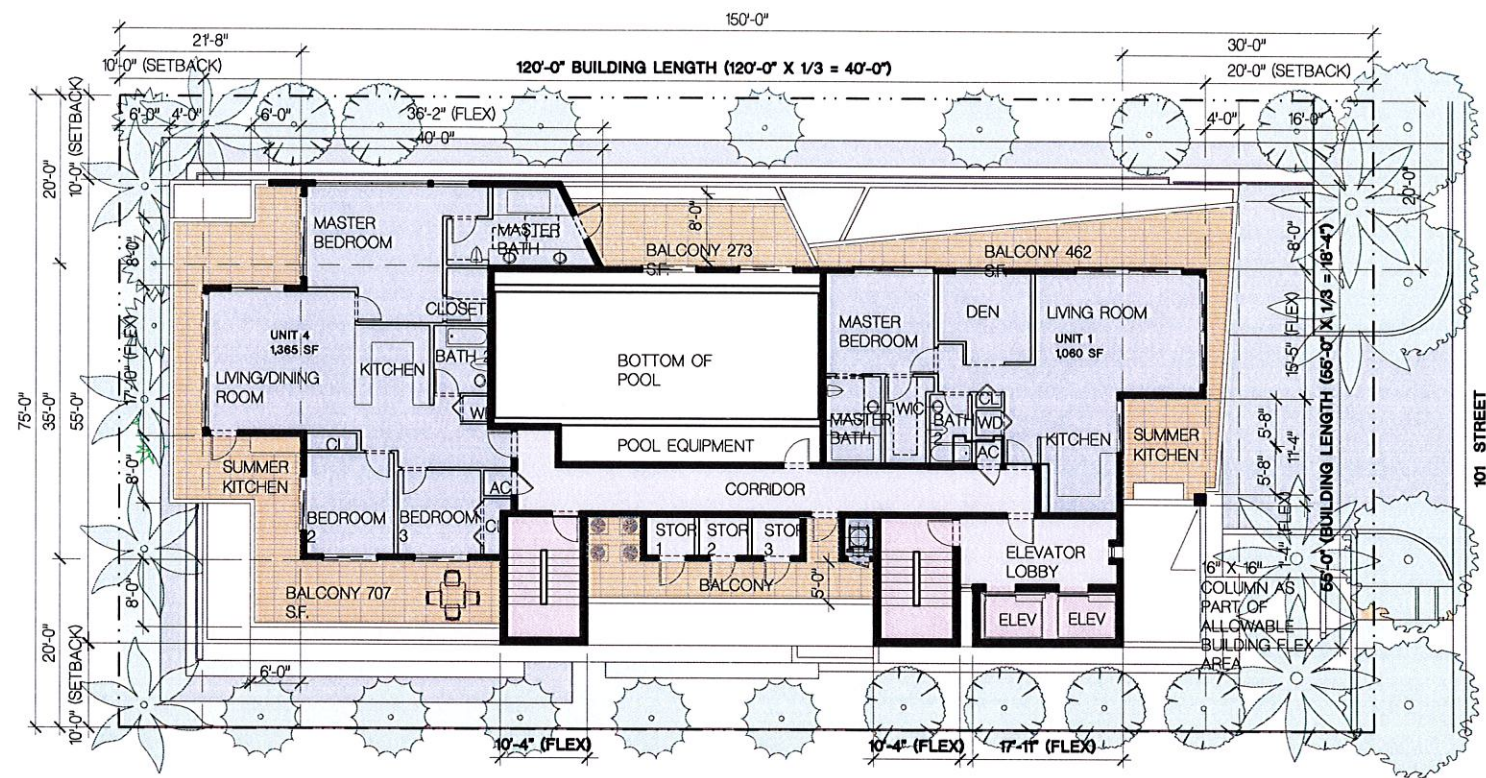
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ROOF DECK VIEW RENDERING

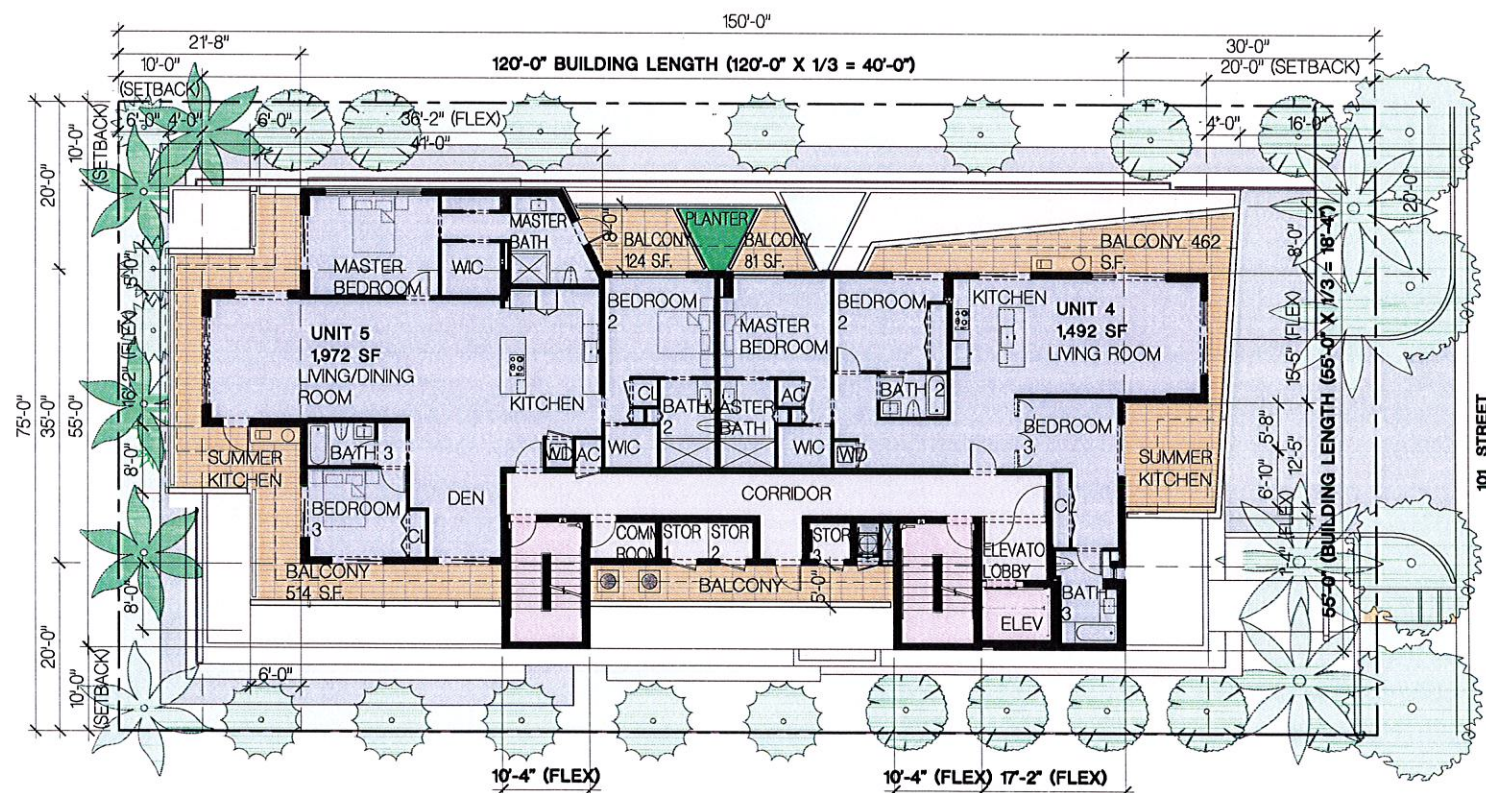
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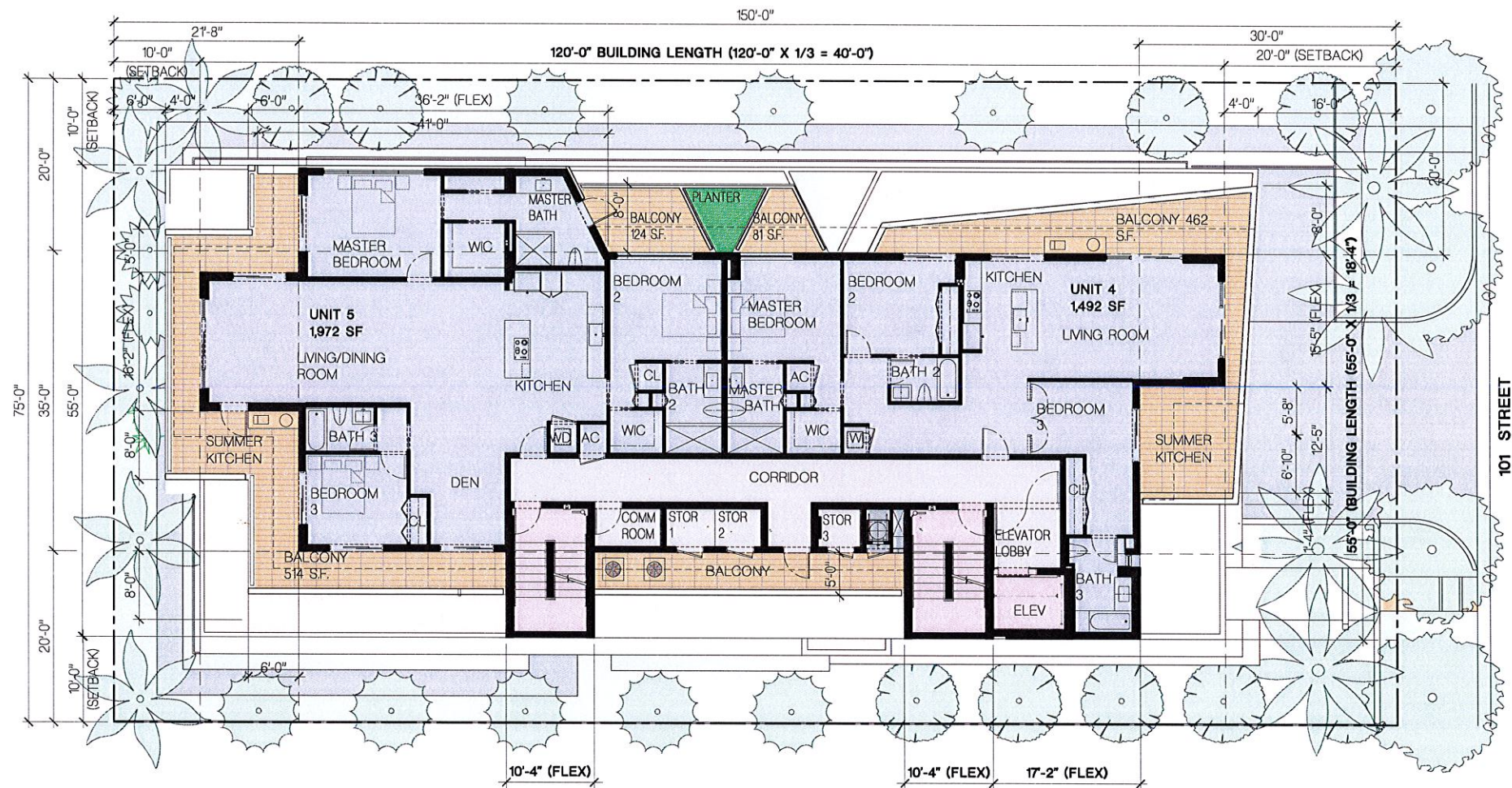
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 **LEVEL 7 FLOOR PLAN - P&Z BOARD APPROVED**
SCALE: 3/32" = 1'-0"



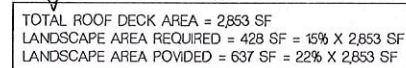
 **LEVEL 7 FLOOR PLAN - REVISED FOR CONSTRUCTION**
SCALE: 3/32" = 1'-0"



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

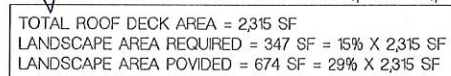
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CIVIL ENG. HOLLAND ENGINEERING INC. civil engineers 3900 HOLLYWOOD BOULEVARD - HOLLYWOOD, FL - 33021 (954)367-0371 - (954)367-0372 Fax SUSAN C. HOLLAND, PE Reg. no. 41831	LANDSCAPE ARCH.	STRUCTURAL ENG. ARBAB ENGINEERING, INC. CONSULTING ENGINEERS 2001 NW 102 STREET, SUITE 100 NORTH MIAMI BEACH, FLORIDA 33162 PHONE NO (305) 940-3088 FAX NO (305) 940-3073 E-MAIL: INFO@ARBABENGINEERING.COM	MEP ENG. J.G.P. ENGINEERING GROUP P.A. MIAMI, FLORIDA 33138 3333 NW 79 AVENUE MIAMI, FLORIDA 33122 (305) 436-1032 FAX (305) 436-1072 E-MAIL: JGP@JGPENGINEERING.COM JOSE S. PUGS JR. FLORIDA P.E. # 47817 JOSE S. PUGS JR. FLORIDA P.E. # 18148 HECTOR M. BLANCO FLORIDA P.E. # 58115	OWNER / DEVELOPER Tross International, Inc. 12000 BISCAYNE BOULEVARD, 601 MIAMI, FLORIDA 33181 PHONE: 305.902.8558	1150 101 STREET NEW CONDOMINIUM BUILDING 1150 101 STREET BAY HARBOR ISLANDS, FLORIDA 33154	FRANKEL BENAYOUN ARCHITECTS INC ARCHITECTS PLANNERS INTERIOR DESIGN LICENSE NO. 1A-0001484 MARKUS A. FRANKEL LICENSE NO. AR0007143 PHAT BENAYOUN FISHERMAN LICENSE NO. AR0017225 1177 KANE CONCOURSE, SUITE 120, BAY HARBOR ISLANDS, FLORIDA 33154 PH: (305) 858-0855 FAX: (305) 858-3850 E-MAIL: INFO@FRANKELBENAYOUN.COM	SIGNATURE DATE	<table><tr><th>NO.</th><th>REVISION</th><th>DATE</th><th>BY</th></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr></table>	NO.	REVISION	DATE	BY																																									DRAWING TITLE LEVEL 7 FLOOR PLAN SCALE: AS NOTED DATE: AUGUST 28, 2015 SHEET NUMBER A-1.01
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ROOF LEVEL FLOOR PLAN - P&Z BOARD APPROVED

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



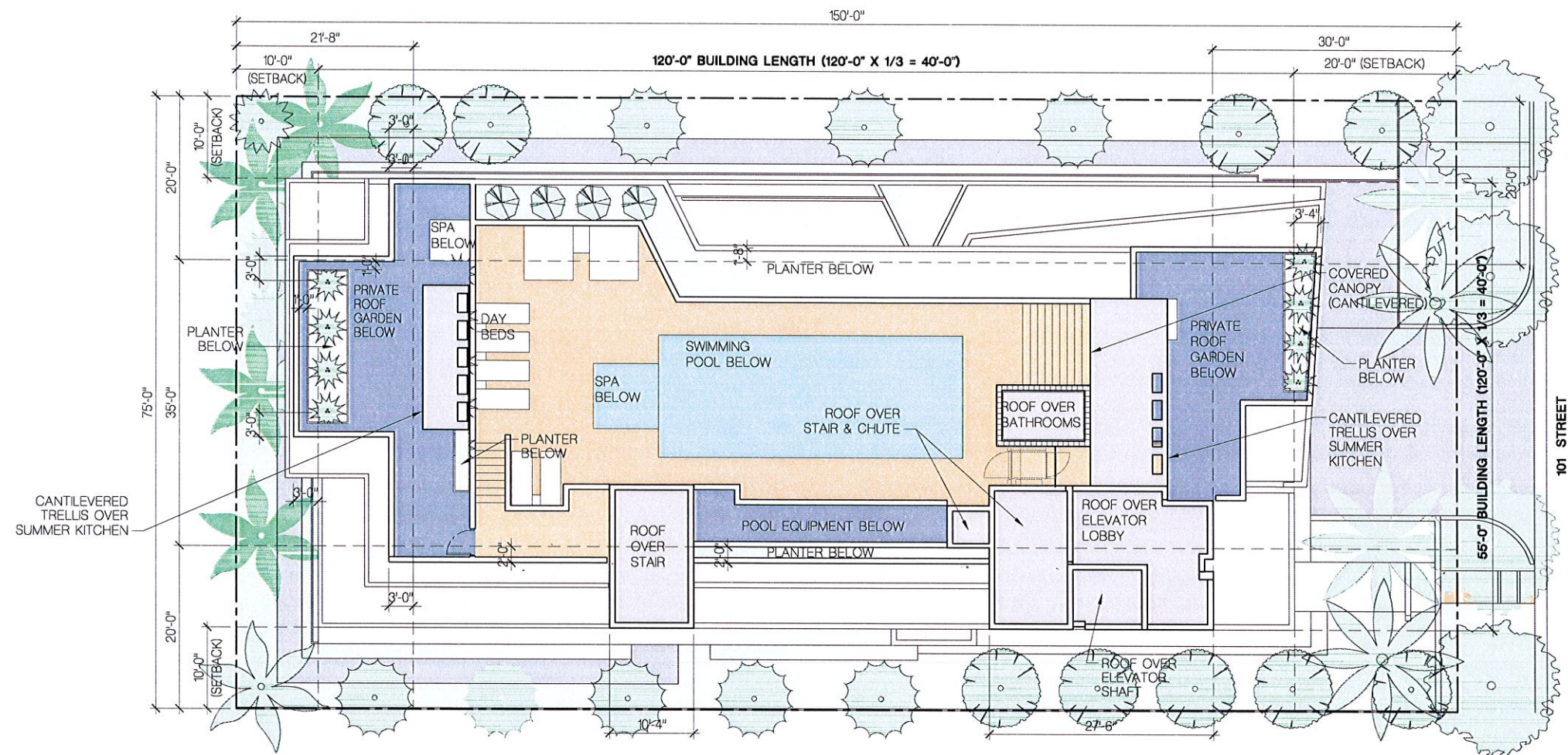
ROOF LEVEL FLOOR PLAN - REVISED FOR CONSTRUCTION

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



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

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ROOF LEVEL FLOOR PLAN	
SCALE AS NOTED	DATE AUGUST 28, 2015
SHEET NUMBER A-1.02	



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

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NORTH ELEVATION

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

WOOD & METAL
FENCE GATE

BUILDING
SIGN

GLASS

METAL GARAGE
GATE

6' HIGH WOOD
DUMPSTER
ENCLOSURE WITH
HORIZONTAL

PROJECTED CONCRETE
EYEBROW

PRIVACY WALLS ARE 60% SOLID
(WOOD) 40% GLASS (OPEN)

CIVIL ENG.



HOLLAND ENGINEERING INC.

civil engineers

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SUSAN C. HOLLAND, PE
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LANDSCAPE ARCH.



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JOSE G. PUIG JR., FLORIDA P.E. # 18148
HECTOR M. BLANCO, FLORIDA P.E. # 58115

MEP ENG.



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OWNER / DEVELOPER

Tross International, Inc.

1150 101 STREET

NEW CONDOMINIUM BUILDING

1150 101 STREET

BAY HARBOR ISLANDS, FLORIDA 33154

FRANKEL BENAYOUN

ARCHITECTS INC.

ARCHITECTS PLANNERS INTERIOR DESIGN

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FRANK BENAYOUN FISHMAN, LICENSE NO. AR0012273
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PH: (305) 868-5865 FAX: (305) 868-5860
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SIGNATURE

DATE

NO.	REVISION	DATE	BY

DRAWING TITLE

NORTH ELEVATION

SCALE: AS NOTED DATE: AUGUST 28, 2015

SHEET NUMBER

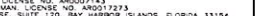
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SOUTH ELEVATION

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

CIVIL ENG  HOLLAND ENGINEERING INC. Civil Engineers 3900 HOLLYWOOD BOULEVARD - HOLLYWOOD, FL - 33021 (954)367-0371 • (954)367-0372 Fax SUSAN C. HOLLAND, PE Reg. no. 41831	LANDSCAPE ARCH  ARBAB ENGINEERING, INC. CONSULTING ENGINEERS 2800 N.W. 111th AVE., SUITE 101 NORTH MIAMI BEACH, FLORIDA 33156 PHONE NO. (305) 940-3088 FAX NO. (305) 940-3273 WWW.ARBABENGINEERING.COM	STRUCTURAL ENG  ARBAB ENGINEERING, INC. CONSULTING ENGINEERS 2800 N.W. 111th AVE., SUITE 101 NORTH MIAMI BEACH, FLORIDA 33156 PHONE NO. (305) 940-3088 FAX NO. (305) 940-3273 WWW.ARBABENGINEERING.COM	MEP ENG  J.G.P. ENGINEERING GROUP P.A. MIAMI, FLORIDA 33156 305.500.7758 3355 NW 78 AVENUE MIAMI, FLORIDA 33156 (305) 436-2292 FAX (305) 436-2272 E-MAIL: JGP@JGPENGINEERING.COM JOSE D. PUGA JR. FLORIDA P.E. # 47817 JOSE D. PUGA JR. FLORIDA P.E. # 49148 ROBERT W. BLASCO FLORIDA P.E. # 36115	OWNER / DEVELOPER Tross International, Inc. 12000 BISCAYNE BOULEVARD, 601 MIAMI, FLORIDA 33151 PHONE: 305.902.8558	1150 101 STREET NEW CONDOMINIUM BUILDING 1150 101 STREET BAY HARBOR ISLANDS, FLORIDA 33154	FRANKEL BENAYOUN ARCHITECTS INC ARCHITECTS PLANNERS INTERIOR DESIGN LICENSE NO. AR-0001488 MARKUS A. FRANKEL, LICENSE NO. AR0003143 FRANK BENAYOUN, FLSHA, LICENSE NO. AR0017233 1177 KANE CONCOURSE, SUITE 120, BAY HARBOR ISLANDS, FLORIDA 33154 PH: (305) 868-3865 FAX: (305) 868-3862 E-MAIL: INFO@FRANKELBENAYOUN.COM  SIGNATURE DATE	<table><tr><th>NO.</th><th>REVISION</th><th>DATE</th><th>BY</th></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr></table>	NO.	REVISION	DATE	BY																	DRAWING TITLE SOUTH ELEVATION SCALE: AS NOTED DATE: AUGUST 28, 2015 SHEET NUMBER A-2.02
NO.	REVISION	DATE	BY																									



EAST ELEVATION - P&Z BOARD APPROVED
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EAST ELEVATION
SCALE: 3/16" = 1'-0"

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WEST ELEVATION

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

HOLLAND ENGINEERING INC.
civil engineers
1900 HOLLYWOOD BOULEVARD - HOLLYWOOD, FL - 33021
(954)367-0371 • (954)367-0372 Fax
SUSAN C. HOLLAND, PE
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HECTOR M. JUNG FLORIDA P.E. # 38113

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1150 101 STREET
NEW CONDOMINIUM BUILDING
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BAY HARBOR ISLANDS, FLORIDA 33154

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ARCHITECTS
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PH. (305) 888-3805 FAX (305) 888-3805
E-MAIL: INFO@FRANKELBENAYOUN.COM

SIGNATURE _____ DATE _____

NO.	REVISION	DATE	BY

WEST ELEVATION
SCALE: AS NOTED DATE: AUGUST 28, 2015
SHEET NUMBER: **A-2.04**

AGENDA ITEM REPORT

October 6, 2015

ITEM NUMBER: 4.

ITEM:

Request for approval for a garage enclosure "Marc & Yvette Lerner" located at 1281 100 Street, Lot 15 of Block 26. The owners are proposing to enclose their existing garage. Enclosed please find pictures and front elevation. (Item #4A)

DESCRIPTION:

RECOMMENDED ACTION:

Design meets Town Code and was approved by Michael Miller Planning Associates Representative, Mr. Scott Marks, Community Planner.

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez
 Ayanidys Martinez

ATTACHMENTS

1.	Staff Report	LernerStaffReport.pdf
2.	Pictures / Front Elevation	LernerGarageEnclosure.pdf

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

To: Town of Bay Harbor Islands
Planning and Zoning Board

From: Scott D. Marks *SDM*
Community Planner
MMPA-Consultant Town Planner

Date: October 2nd, 2015

Subject: Proposed Enclosure of a Garage for an Existing Single-Family Residence
Lerner Residence
1281 100th Street
Bay Harbor Islands Acct. No.: BP2014-251

RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board review the contents of this staff report and the submitted plans and if felt to be acceptable, **APPROVE** the plans as submitted or with modifications as deemed appropriate and/or with conditions, to allow for the enclosure of a garage for an existing single-family house located at 1281 100th Street.

BACKGROUND:

On August 28th, 2014 the Town received an application for the enclosure of a garage for an existing single family home located at 1281 100th, Street. The plans were reviewed by MMPA for consistency with the Town Code requirements. Comments were given to the applicant and the current submitted plans are reflective of all requested changes. The current plan meets all Town Code requirements for the enclosure of a garage.

PROJECT DESCRIPTION / SUMMARY

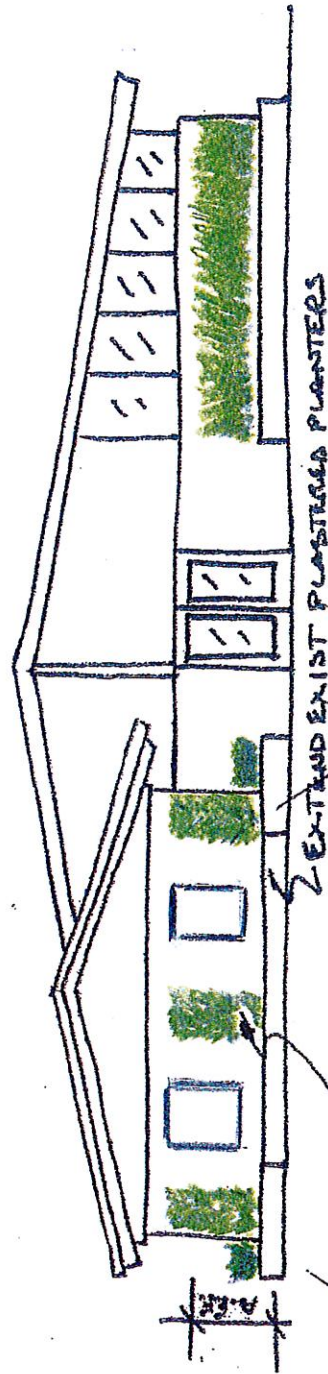
The applicant is requesting Planning and Zoning Board approval for the enclosure of a garage for an existing single-family residence on an interior lot located at 1281 100th Street. The applicant desires to enclose the garage and air condition the space which will be used for storage. According to the survey submitted, the existing two car garage is set back 25+ feet from the front property line and 10 feet from the side (east) property line which meets the current day setback requirements. The applicant will be enclosing the garage door and placing

**Town of Bay Harbor Islands
Lerner Residence - 1281 100th Street
Garage Enclosure Approval
October 2nd, 2015
Page 2**

two fixed windows in its place as well as raising the garage floor to BFE; the roof structure and garage footprint will not change. The applicant is also proposing a planter with shrubbery between the proposed windows that will match the existing shrubbery on each side of the garage.

The Miami-Dade County Property Appraisers website list the existing structure as being built in 1959. The Historical Structure Survey for the Town of Bay Harbor Islands does not identify the existing structure as the home was not 50 years old at the time of the survey. The existing structure is a ranch design.

The Town Code does not require garages for single-family homes; however, Sec. 23-24(c)(1) requires two parking spaces for single-family homes which the subject property provides in the existing driveway. As previously stated, the plans meet all Town Code requirements for the enclosure of a garage and the existing garage structure meets all current day setback requirements.



Windows

EXTEND EXIST PLASTERED PLANTERS

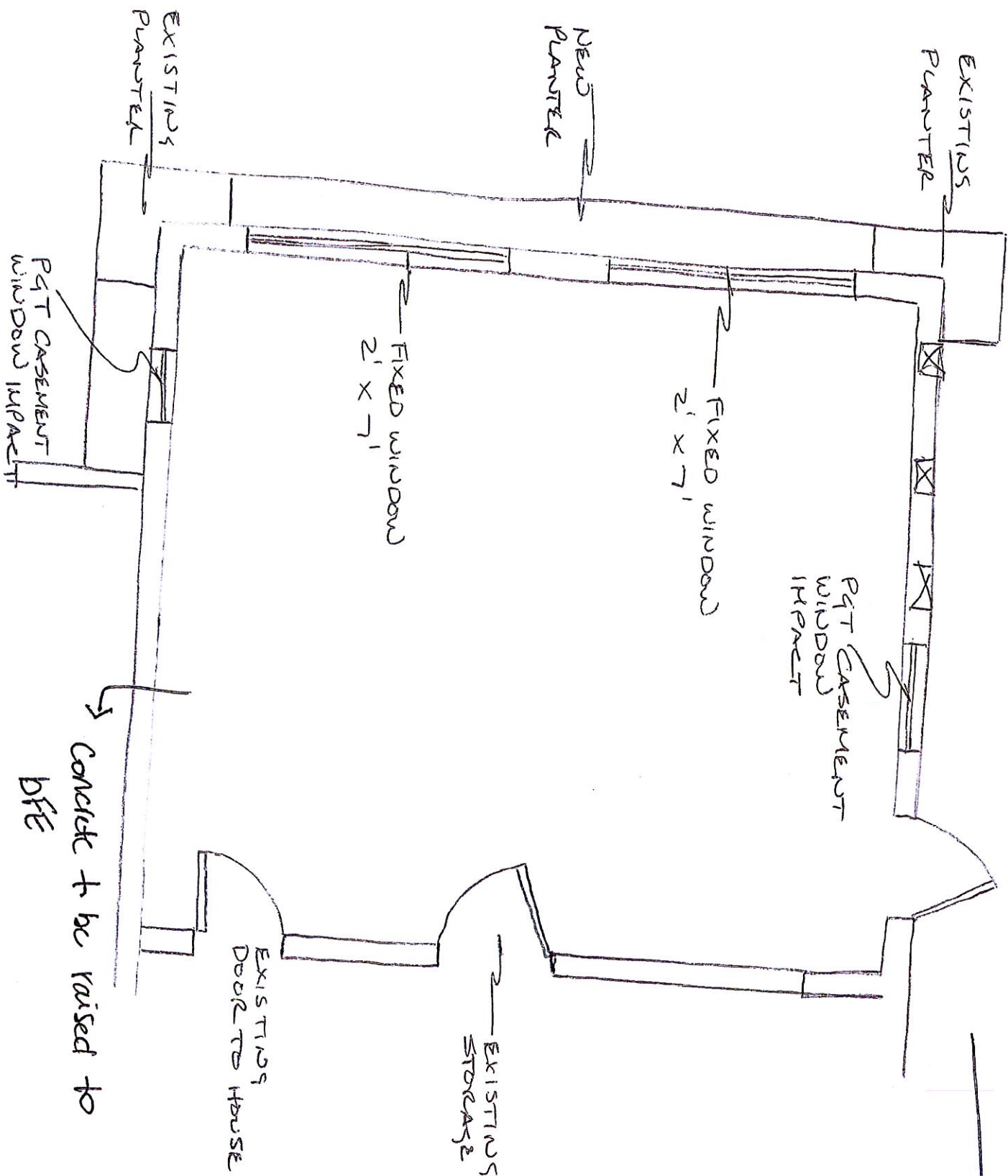
PLASTERED AND PAINTED
TO MATCH THE REST

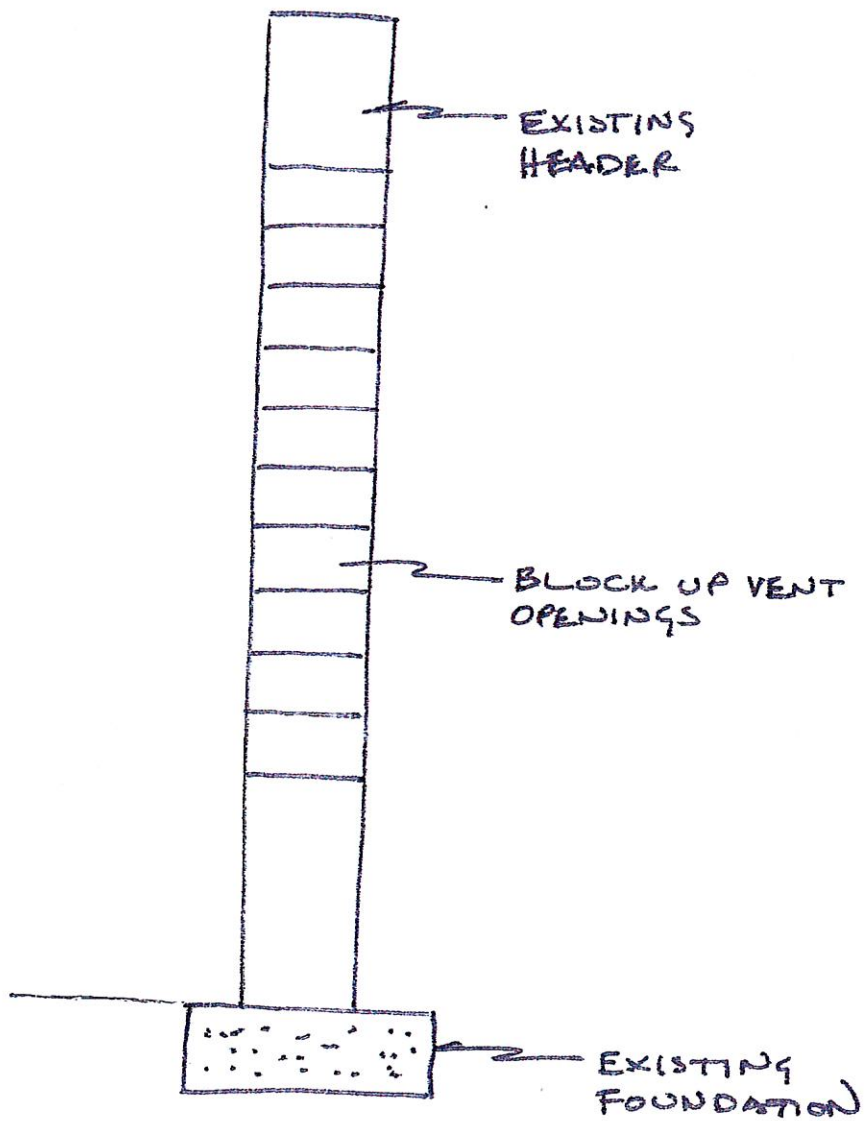
Podocarpus
3 1/2 ft

Existing
2 1/8 ft

Existing

INDOOR STORAGE





SECTION @ VENTED OPENINGS



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 9/1/2015

Property Information	
Folio:	13-2227-001-5220
Property Address:	1281 100 ST
Owner	MARC LERNER & W YVETTE
Mailing Address	1281 100 ST BAY HARBOR ISLANDS , FL 33154-1105
Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	4 / 4 / 0
Floors	1
Living Units	1
Actual Area	4,236 Sq.Ft
Living Area	3,340 Sq.Ft
Adjusted Area	3,788 Sq.Ft
Lot Size	10,000 Sq.Ft
Year Built	1959



Assessment Information			
Year	2015	2014	2013
Land Value	\$540,000	\$510,400	\$407,440
Building Value	\$370,750	\$363,193	\$365,864
XF Value	\$30,394	\$30,728	\$31,062
Market Value	\$941,144	\$904,321	\$804,366
Assessed Value	\$420,323	\$416,988	\$410,826

Benefits Information				
Benefit	Type	2015	2014	2013
Save Our Homes Cap	Assessment Reduction	\$520,821	\$487,333	\$393,540
Homestead	Exemption	\$25,000	\$25,000	\$25,000
Second Homestead	Exemption	\$25,000	\$25,000	\$25,000
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description	
BAY HARBOR ISLAND PB 46-5 LOT 15 BLK 26 LOT SIZE 80.000 X 125 OR 17355-1345 0996 1	

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$370,323	\$366,988	\$360,826
School Board			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$395,323	\$391,988	\$385,826
City			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$370,323	\$366,988	\$360,826
Regional			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$370,323	\$366,988	\$360,826

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
09/01/1996	\$300,000	17355-1345	2008 and prior year sales; Qual by exam of deed
05/01/1987	\$212,500	13280-2121	2008 and prior year sales; Qual by exam of deed

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:





AGENDA ITEM REPORT

October 6, 2015

ITEM NUMBER: 5.

ITEM:

Approval of minutes of the Board meeting held on July 21, 2015. (Item #5A)

DESCRIPTION:

RECOMMENDED ACTION:

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez
 Ayanidys Martinez

ATTACHMENTS

1.	Minutes 7.21.15	7-21-15 DRAFT.docx
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**MINUTES OF THE PLANNING AND ZONING BOARD MEETING
TOWN OF BAY HARBOR ISLANDS**

A Planning & Zoning Board Meeting was held Tuesday, July 21, 2015 at 7:12 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

QUASI-JUDICIAL PUBLIC HEARING

At this time Assistant Town Attorney Simone swore in the public speaking at the meeting.

Item 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).

Project Director, Joel Reed, 1101 Brickell Ave., came forward to address the Board. He introduced the team, which included P3 Investment, LLC, Project Designer Luis Revuelta, Pininfarina Group, and Landscaped Architect Christopher Crawle. He explained that the property received Historic Designation by the Miami-Dade County Historic Preservation Office in April. On June 30th, 2015, the Miami Dade County Commission overturn the appeal. He stated that the project has been enhanced and the applicant seeks the Board's approval to move forward with construction phase.

Managing Director, Mateo Delizio, 9551 Brickell Ave., came forward to address the Board. He explained that the team would be collaborating with Pininfarina, a well know company in Italy, with offices in Germany and China. He felt Pininfarina would be offering their legacy to this project and Bay Harbor Islands would be great to incorporate the European design.

Architect, Luis Revuelta, 2950 SW 27 Ave., came forward to address the Board. He was honored to have been selected to work together with Pininfarina, and added it was the best collaboration so far. The level

of quality was the very best. He explained that the applicant was proposing to reduce the density to 29 units, instead of the existing 35 units. No variances or encroachment would be required and two (2) guest parking spaces would be available onsite. He also stated that details of the existing building were incorporated to create strong geometric elements that are typical of Mimo architecture.

Landscape Architect, Christopher Crawle, 786 79 St., came forward to address the Board. He was honored to have the opportunity to work with Pininfarina and Architect Luis Revuelta. He explained that the proposed project was a very modern building and stated that the landscaping inspiration was taken from the Shepard Broad Causeway green open spaces. They were proposing coconut palm trees with iconic tone in the side yard; native trees to provide screening to the adjacent property and 25 to 30 feet tall trees in the front area to transition to the project. He felt that the overall mass was very clean and elegant.

Architect, Johnathan Freida, came forward to address the Board. He explained that the proposed project included Mimo elements with a boomeray shape and open views. The proposed materials included glass mosaic in the front façade; concrete with aqua & blue glass blocks.

PUBLIC COMMENT

Teri D'Amico, 9101 East Bay Harbor Drive, came forward to address the Board. She provided the Board with a handout and felt that the developers failed to provide the Board a view of the neighboring building that the propose project would be overshadowing. She felt that the project had no Mimo elements; no articulation and was not compatible with the neighborhood.

Victor Maya, 1155 103 St., came forward to address the Board. He felt that there was a lack of communication from the developers to the surrounding neighbors. He stated that the wall on the balconies had no articulation and asked to see the view from the roof line. He asked how high the retaining wall was and was also concerned with the noise from the air vent from the underground parking garage.

Marcus Frankel, 10261 E. Bay Harbor Drive, came forward to address the Board. He was very excited about the proposed project and congratulated the team on the great design. He stated that the project was a very modern Mimo design. He felt it would be a valuable addition to the Island.

Salomon Nehmad, 1135 103 St., came forward to address the Board. He felt that there was a lot of corruption between the Town and Miami Dade County. He urged them to be more transparent.

Albert Nehmad, 1805 215 St, Bayside, NY, He asked the why the Board was considering the proposed project when the real estate transaction was not finalized. He added that many homeowners would lose money from the sale of the reference property.

Frances Nuehut, 1060 Kane Concourse, came forward to address the Board. She urged the Board to look at underground parking; she was concerned with the flooding in the garage.

Fredereick Marq, 250 SE Biscayne Dr., Principal of the Grand Beach Hotel. He was happy to see the team collaboration from Pininfarina, and Revuelta Architects.

Morris Broad, 1030 Hardee Road., He came forward to address the Board. He shared the remarks from resident Marcus Frankel and felt that this was a great design with only 29 impressive units. He added that it would be a high quality design.

Jeffrey Koster, 1135 103 St., came forward to address the Board. He agreed with previous comments and felt that it would be great addition to the Island. He also stated that the reason the real estate transaction was not finalized was because Mr. Newman filed a lawsuit.

There was a detailed discussion from the Board on the proposed landscaping; 8 feet retaining wall; open views; front façade paving; wood decking in the rear; 15 feet clearance for the driveway; landscaping plan adjacent to the driveway; garage door materials; roof top; a/c compressors; front entrance landscaping and the proposed materials.

Landscaping Architect, Chris Crawley, came forward to address the Board. He explained that the proposed landscaping plan included a variety of species ranging from coconut palms, louvers, and low planters.

Alex Rueda, Revuelta and Associates, came forward to address the Board. He presented the Board with the proposed materials for the front façade, which included white stone, glass, pavers and concrete wall.

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

1. To have taller trees at the entrance of the building.
2. To study how to minimize the amount of landscaping in the front of the property to maintain the open views on the west side.

Item 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).

At this time Board Member Schapiro recused himself from the meeting.

Attorney, Marissa Amaul, came forward to address the Board. She represented the applicant Bay Harbor TH 1. She explained that the proposed development sat on an odd shape lot and did not require any TDR's. The applicant was proposing to construct fourteen (14) unit townhouse development that was compatible the surrounding buildings. The goal was to provide a new Miami modern style. She explained the proposed materials included white aluminum, stucco, glass and concrete pavers.

PUBLIC COMMENT

Frances Neuhut, 1060 Kane Concourse, came forward to address the Board. She felt that the proposed property was presented to the Board with the incorrect address.

CLOSED PUBLIC COMMENT

There was a brief discussion from the Board on the underground utilities; pavers; building façade; vertical glass; trash bins locations and the addition of windows on the west façade to provide lighting.

Architect, Barbara Garcia, came forward to address the Board. She stated that the main entrance to the building would have 8 townhouse units facing the facade.

There was a detailed discussion on the individual service water meters for the townhouses; landscaping plan; sidewalk; garage; west side elevation; windows ADA parking spaces; proposed materials; garage door material; and the trash enclosures.

ACTION: Board Member Gambach made a motion to approve the proposed project with the following conditions:

1. Refine the west elevation to be consistent to the rest of the project aesthetics, to include concrete elements, double ceramic and concrete framing.
2. The back flow water meters are landscaped and not visible to the public.

Board Member Telesco seconded the motion and it passed unanimously.

CONCLUSION OF QUASI-JUDICIAL PUBLIC HEARING

Item 3. Approval of Minutes for meetings held on February 3, 2015, May 19, 2015, June 2, 2015 and June 16, 2015.

ACTION: Chair Hurwitz made a motion to approve the Minutes. Board Member Telesco seconded the motion and it passed unanimously.

There being no further business to discussed meeting was adjourned at 10:07 p.m.

ATTEST

TOWN CLERK

CHAIR