

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**

November 3, 2015

AGENDA

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

PLEDGE OF ALLEGIANCE

ROLL CALL

1. Request for approval for a new multi-family dwelling for "1145-1167 100 Street" located at 1145-1167 100 Street, Lots 13-15 of Block 7. The developers are proposing to construct a forty five (45) dwelling unit residential condominium development. The proposed design incorporates one rectangular shaped building positioned east/west on top of an enclosed parking garage structure. The building has 6 - stories in height (5 floors of residential over 1st floor parking and building lobby) @ 65 ft above BFE. The maximum allowable density for this property is 26 units. The developer will be required to obtain 19 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 19 Transfer of Development Rights.

PUBLIC COMMENT - for the purpose of hearing any public comment with respect to an application for site plan approval at 1145 - 1167 100 Street.

CONCLUSION OF QUASI-JUDICIAL PUBLIC HEARING

2. Request for approval for a new single family home for "Pro Nan IV, LLC" at 1350 97 Street, Lot 4 of Block 34. The proposed 2-story home has approximately 6,898 square feet of living space with a two-car garage. The residence will have five (5) bedrooms, seven (7) full bathrooms and an office. 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. Approval of minutes of the Board meeting held on August 4, 2015 (Item #3A)

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

November 3, 2015

ITEM NUMBER: 1.

ITEM: Request for approval for a new multi-family dwelling for "1145-1167 100 Street" located at 1145-1167 100 Street, Lots 13-15 of Block 7. The developers are proposing to construct a forty five (45) dwelling unit residential condominium development. The proposed design incorporates one rectangular shaped building positioned east/west on top of an enclosed parking garage structure. The building has 6 - stories in height (5 floors of residential over 1st floor parking and building lobby) @ 65 ft above BFE. The maximum allowable density for this property is 26 units. The developer will be required to obtain 19 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 1145 - 1167 100 Street.

RECOMMENDED ACTION:

Design meets Town Code and was approved by the Development Review Committee pending the approval of 19 Transfer of Development Rights.

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez
 Ayanidys Martinez

ATTACHMENTS

1.	Site Plan & Elevations	1145.100street11.3.15.pdf
2.	Staff Report	BHI PZB Staff Report 1145 100 St MFR Oct 15 2015.pdf
3.	Documents	1145Notes.pdf

1145 1167 100 STREET - CONDOMINIUM

1145 100 STREET, BAY HARBOR ISLANDS, FLORIDA 33154

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C-3	PAVEMENT MARKING & SIGNAGE PLAN
C-4	SECTIONS & DETAILS
E-1.01	SITE PHOTOMETRIC PLAN



ARCHITECT:
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P&Z SUBMITTAL

OWNER / DEVELOPER:
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7657 NW 50 STREET
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T: 305-592-2526



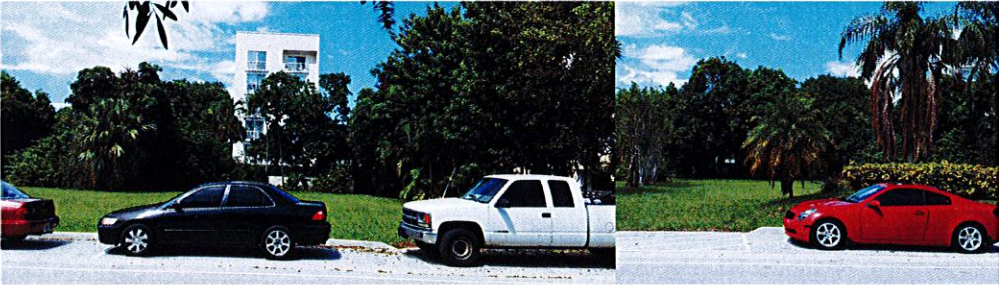
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NOV 04 2015

OCTOBER 14, 2015



ADJACENT WEST NEIGHBOR



SUBJECT SITE



ADJACENT EAST NEIGHBOR

EXISTING PROPERTIES



CONTEXT ELEVATION

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-0001494
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FRANK BENAYOUN FISHMAN
LICENSE NO. AP-0001233
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STRUCTURAL ENG.

MEP ENG.

BHI TRIPLE LOT
NEW CONDOMINIUM BUILDING
1145-1167 100 STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE	DATE
NO.	REVISION
DATE	BY

DATE: 10/14/2015
SHEET NUMBER
A-0.01



FRONT RENDERING

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN

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DAE. ENG.

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STRUCTURAL ENG.

MEP ENG.

BHI TRIPLE LOT
NEW CONDOMINIUM BUILDING
1145-1167 100 STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE

DATE

NO.	REVISION	DATE	BY

DRAWING TITLE

FRONT RENDERING

SCALE

DATE

OCTOBER 14, 2015

SHEET NUMBER

A-0.02



AERIAL RENDERING

FRANKEL BENAYOUN
ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

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PHAT BENAYOUN FISHMAN
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STRUCTURAL ENG.

MEP ENG.

BHI TRIPLE LOT
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1145-1167 100 STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE		DATE	
NO.	REVISION	DATE	BY

DRAWING TITLE
AERIAL RENDERING

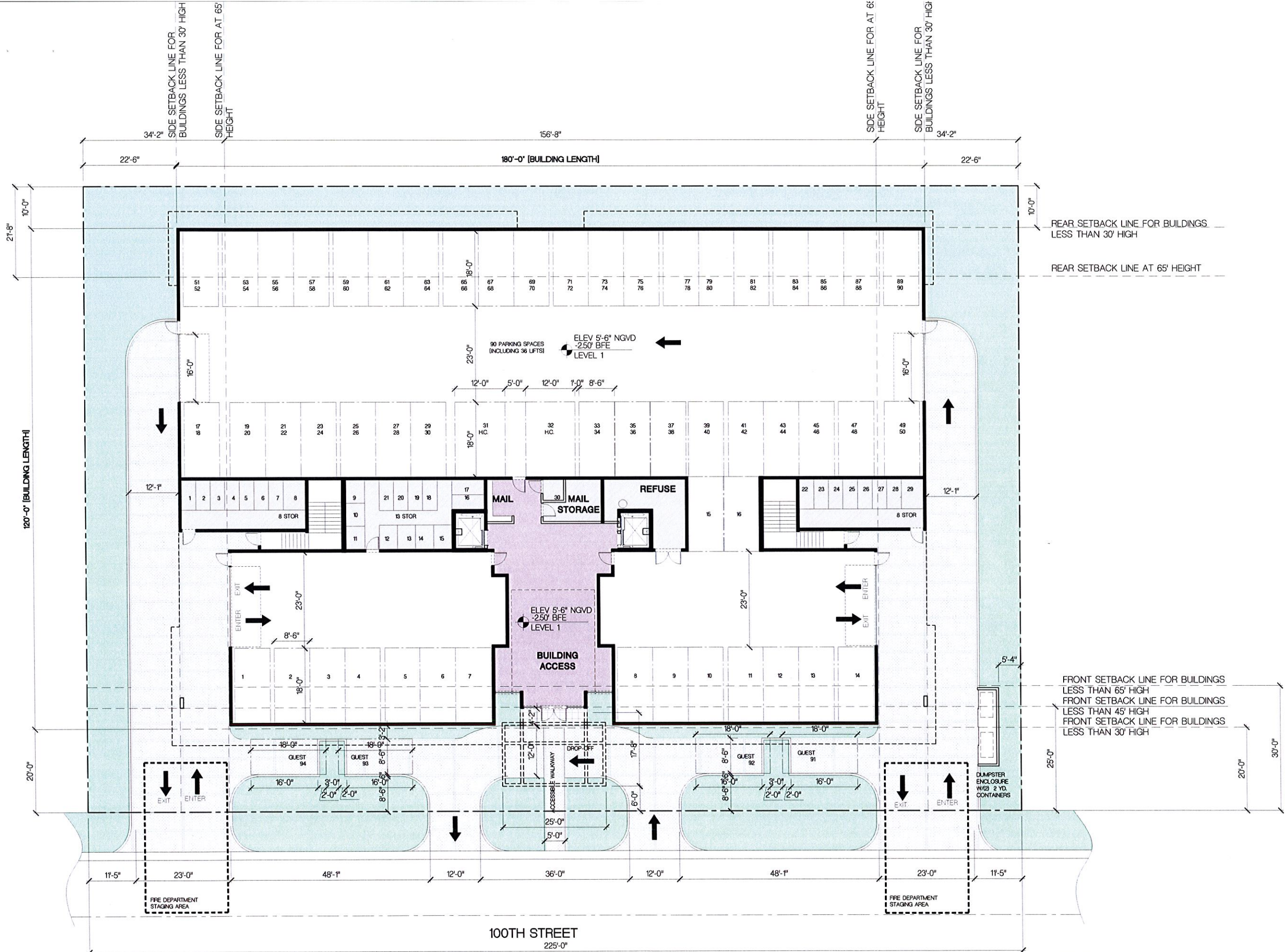
SCALE: DATE: OCTOBER 14, 2015

SHEET NUMBER
A-0.03

BHI TRIPLE LOT
NEW CONDOMINIUM BUILDING
1145-1167 100 STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE		DATE	
NO.	REVISION	DATE	BY

DRAWING TITLE	
LEVEL 1 FLOOR PLAN	
SCALE: 3/32" = 1'-0"	DATE: OCTOBER 14, 2015
SHEET NUMBER A-1.01	



TOTAL SITE AREA = 33,750 SF
LANDSCAPE AREA REQUIRED = 6,750 SF (20% OF SITE AREA)
LANDSCAPE AREA PROVIDED = 7,356 SF (22%)

TOTAL STORAGE UNITS PROVIDED 45 (1 PER UNIT)
30 STORAGE UNITS ON LEVEL 1
3 STORAGE UNITS PER FLOOR X 5 = 15



LEVEL 1 FLOOR PLAN

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



FRANKEL BENAYOUN ARCHITECTS INC.
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MARIUS A. FRANKEL
LICENSE NO. 44000143
FRANK BENAYOUN, F.S.M.A.
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STRUCTURAL ENGR.

MEP ENGR.

BHI TRIPLE LOT
NEW CONDOMINIUM BUILDING
1145-1167 100 STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE		DATE	
NO.	REVISION	DATE	BY

DRAWING TITLE
LEVEL 2 FLOOR PLAN
SCALE: 3/32" = 1'-0" DATE: OCTOBER 14, 2015
SHEET NUMBER
A-102

 **LEVEL 2 FLOOR PLAN [15,673 GSF]**
SCALE: 3/32" = 1'-0"



FRANKEL BENAYOUN ARCHITECTS INC.
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MARIUS A. FRANKEL
LICENSE NO. 480007143
FRANK BENAYOUN
LICENSE NO. 480017273
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PHONE: 305-461-8000 FAX: 305-461-8001

STRUCTURAL EXH.

MEP EXH.

BHI TRIPLE LOT
NEW CONDOMINIUM BUILDING
1145-1167 100 STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE	DATE
NO.	REVISION
DATE	BY

LEVEL 3 FLOOR PLAN
SCALE: 3/32" = 1'-0"
DATE: OCTOBER 14, 2015
SHEET NUMBER: **A-1.03**

 **LEVEL 3 FLOOR PLAN [14,835 GSF]**
SCALE 3/32" = 1'-0"



FRANKEL BENAYOUN ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN
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MARKUS A. FRANKEL
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STRUCTURAL ENG.

MEP ENG.

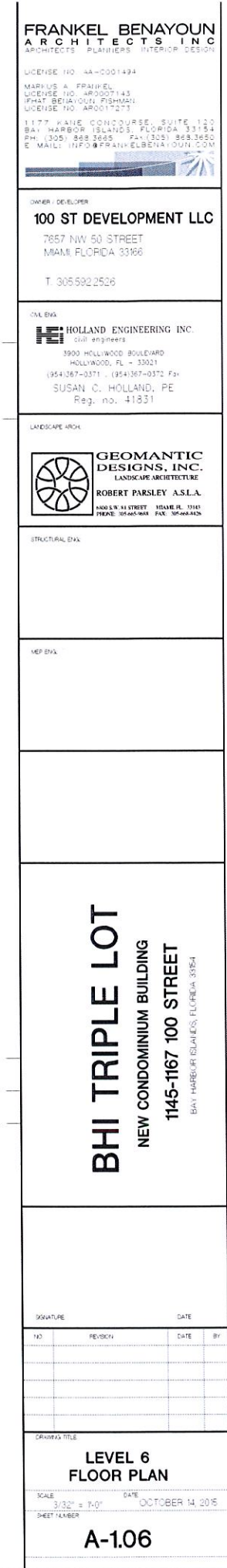
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NEW CONDOMINIUM BUILDING
1145-1167 100 STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE DATE

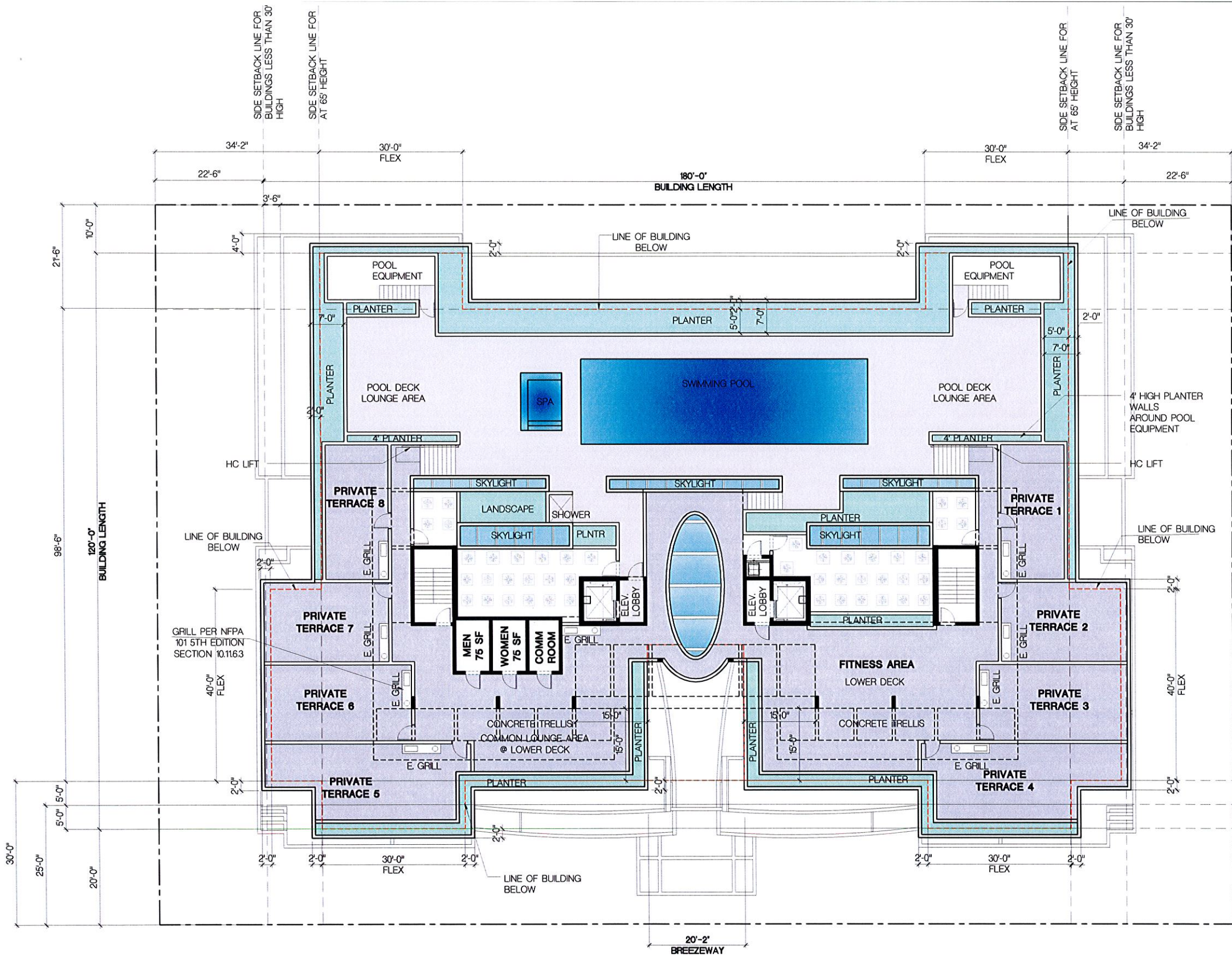
NO.	REVISION	DATE	BY

LEVEL 4 FLOOR PLAN
SCALE: 3/32" = 1'-0"
DATE: OCTOBER 14, 2015
SHEET NUMBER
A-104

LEVEL 4 FLOOR PLAN [14,460 GSF]
SCALE: 3/32" = 1'-0"



 **LEVEL 6 FLOOR PLAN [13,574 GSF]**
SCALE: 3/32" = 1'-0"



POOL TOILET (2)	=	150 SF
TOTAL ROOF DECK AREA	=	10,300 SF
LANDSCAPE AREA REQUIRED	=	1,545 SF (15% OF DECK AREA)
LANDSCAPE AREA PROVIDED	=	2,445 SF (23.7%)

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

FRANKEL BENAYOUN ARCHITECTS, INC.
ARCHITECTS PLANNERS INTERIOR DESIGN
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THAT BENAYOUN FISHMAN
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STRUCTURAL ENR

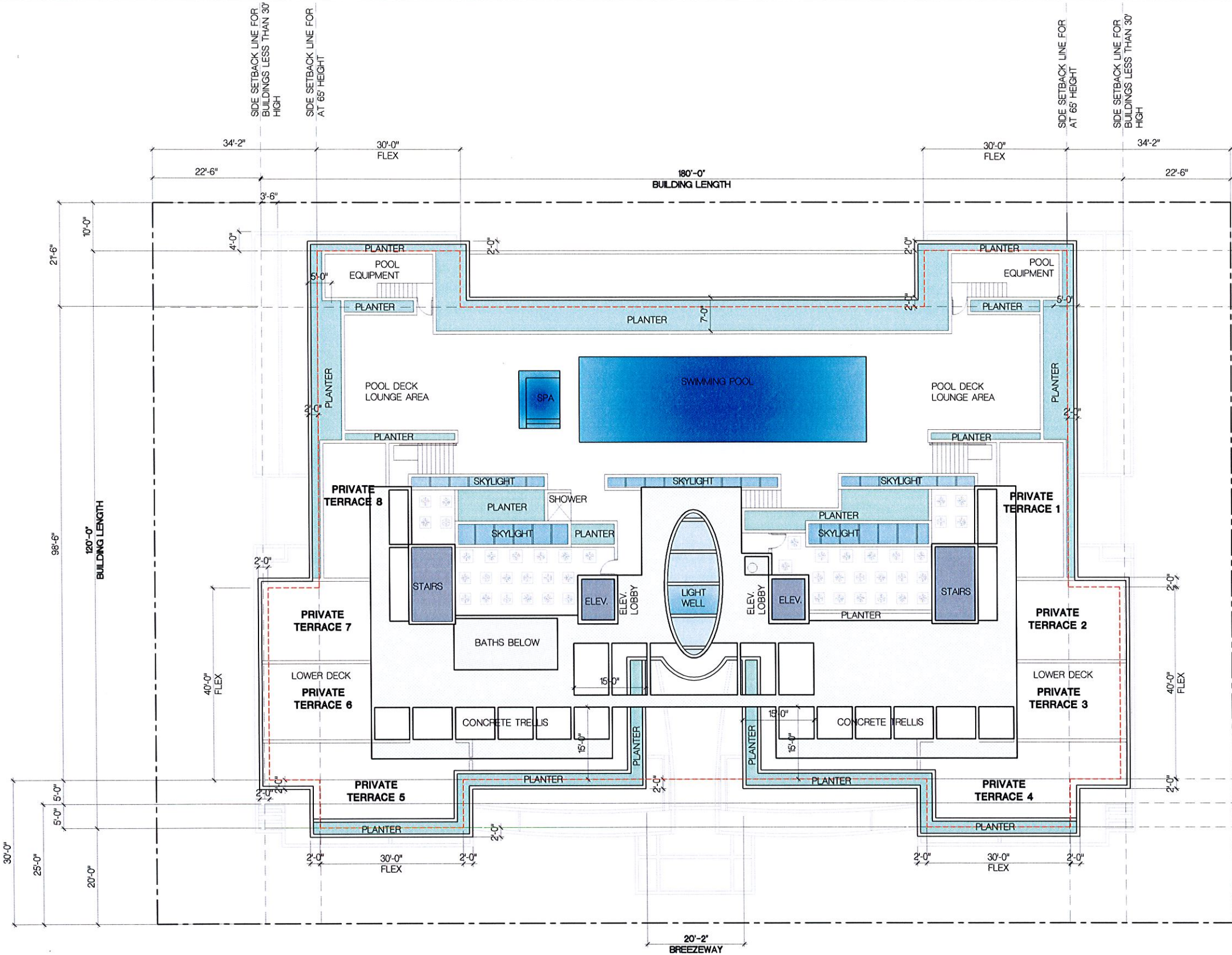
MEP ENR

BHI TRIPLE LOT
NEW CONDOMINIUM BUILDING
1145-1167 100 STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE DATE

NO.	REVISION	DATE	BY

ROOF PLAN
SCALE: 3/32" = 1'-0" DATE: OCTOBER 14, 2015
SHEET NUMBER
A-1.07



100TH STREET



UPPER ROOF PLAN

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

TOTAL ROOF DECK AREA = 10,300 SF
LANDSCAPE AREA REQUIRED = 1,545 SF [15% OF DECK AREA]
LANDSCAPE AREA PROVIDED = 2,445 SF [23.7%]

FRANKEL BENAYOUN
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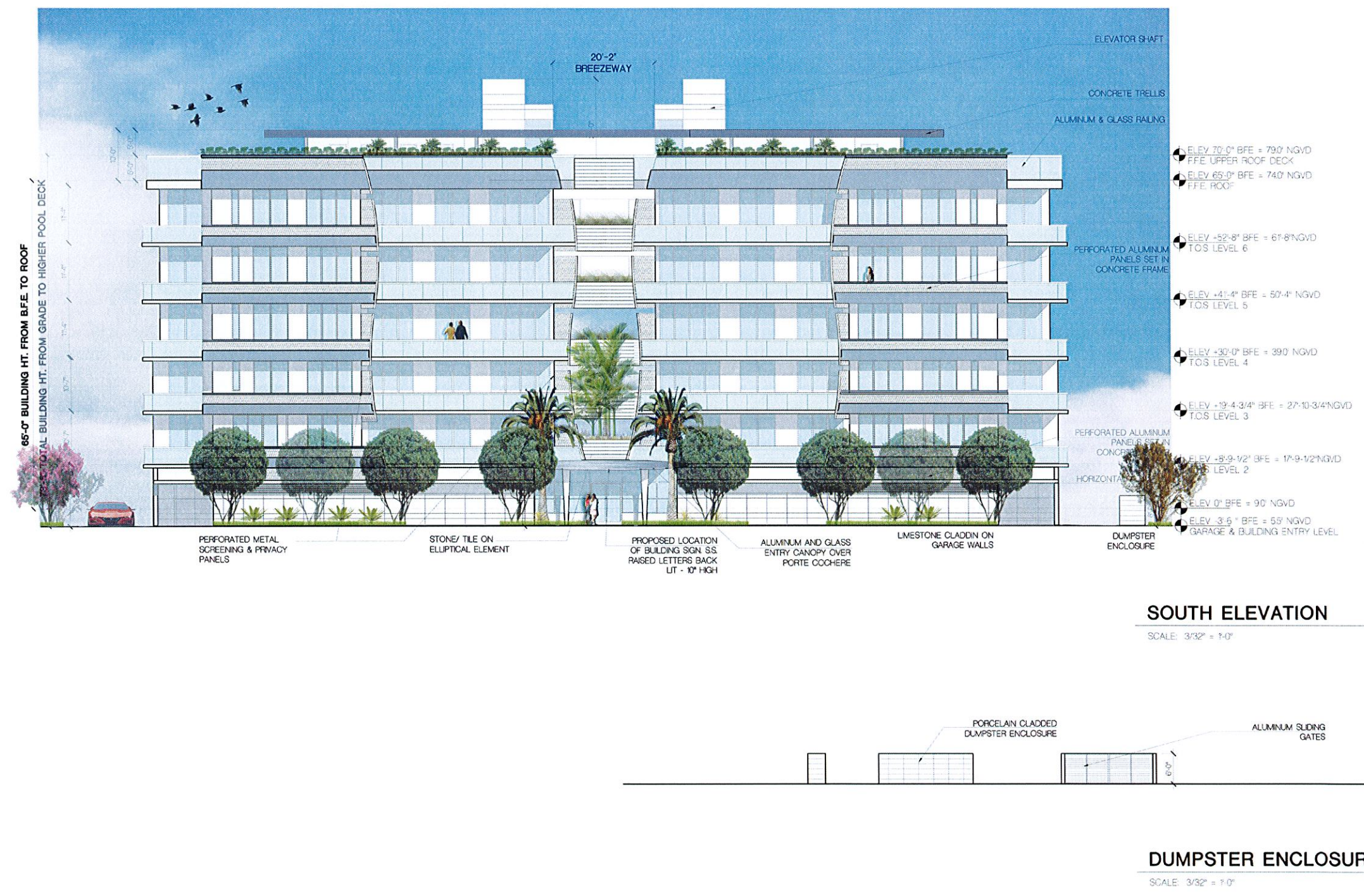
STRUCTURAL ENGINEER

MEP ENGINEER

BHI TRIPLE LOT
NEW CONDOMINIUM BUILDING
1145-1167 100 STREET
BAY HARBOR ISLANDS, FLORIDA 33184

SIGNATURE	DATE
NO.	REVISION
DATE	BY

DRAWING TITLE
UPPER ROOF PLAN
SCALE: 3/32" = 1'-0" DATE: OCTOBER 14, 2015
SHEET NUMBER
A-1.08



FRANKEL BENAYOUN ARCHITECTS INC.
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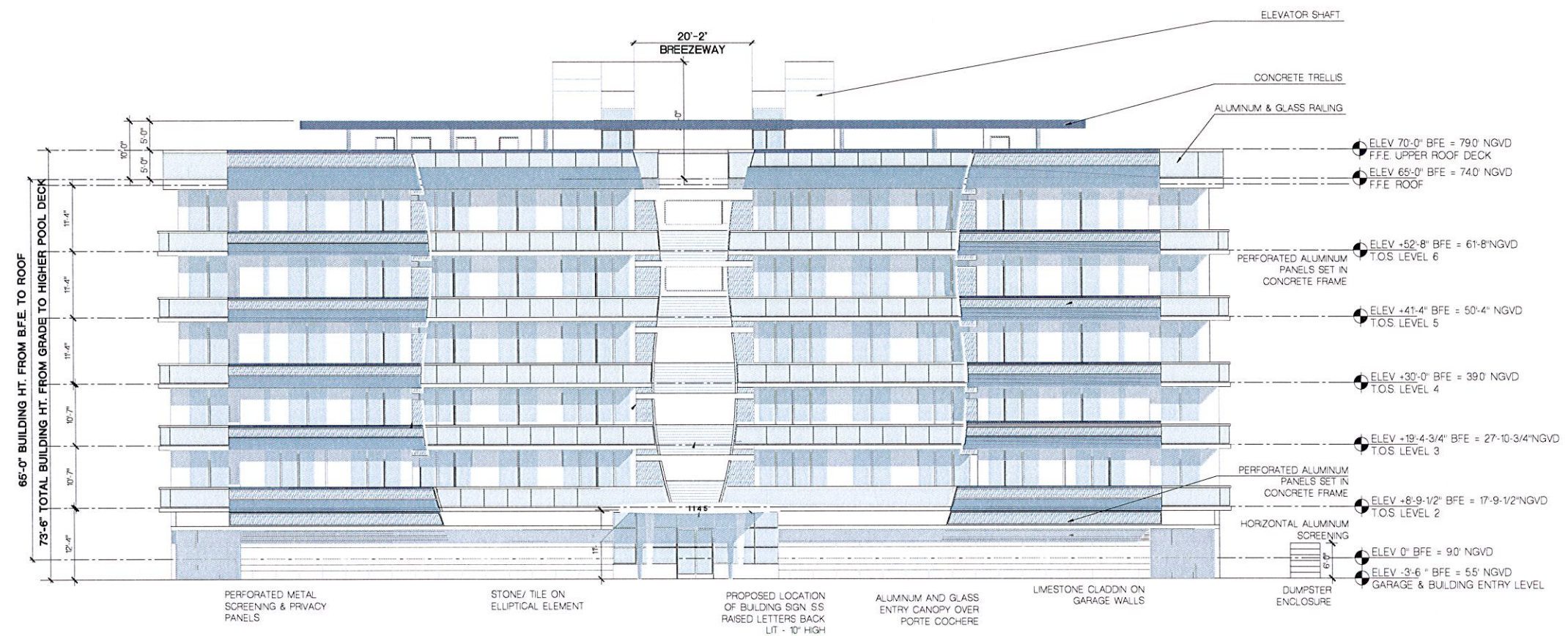
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ROBERT FARLEY ASLA
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STRUCTURAL ENG.
MEP ENG.

BHI TRIPLE LOT
NEW CONDOMINIUM BUILDING
1145-1167 100 STREET
BAY HARBOR ISLANDS, FLORIDA 33154

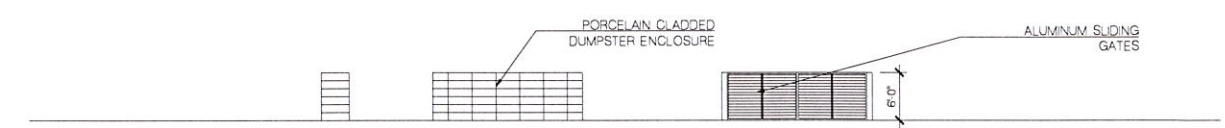
SIGNATURE _____ DATE _____
NO. _____ REVISION _____ DATE _____ BY _____

DRAWING TITLE
SOUTH ELEVATION
SCALE: 3/32" = 1'-0" DATE: OCTOBER 14, 2016
SHEET NUMBER
A-2.01



SOUTH ELEVATION

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



DUMPSTER ENCLOSURE

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

FRANKEL BENAYOUN
ARCHITECTS PLANNERS INTERIOR DESIGN

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IFHAT BENAYOUN FISHMAN
LICENSE NO. AR0017273

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STRUCTURAL ENG.

MEP ENG.

BHI TRIPLE LOT
NEW CONDOMINIUM BUILDING
1145-1167 100 STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE		DATE	
NO.	REVISION	DATE	BY

DRAWING TITLE
SOUTH ELEVATION
SCALE: 3/32" = 1'-0" DATE: OCTOBER 14, 2015
SHEET NUMBER
A-2.01A



EAST ELEVATION

SCALE 3/32" = 1'-0"

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN

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

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100 ST DEVELOPMENT LLC
7657 NW 50 STREET
MAIA, FLORIDA 33166
T 305.592.2526

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

LANDSCAPE ARCHITECT
GEOMANTIC
DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
DESIGNER, REGISTERED MEMBER, FL 1117
FEE: \$20,000.00 TAX: \$1,000.00

STRUCTURAL ENGINEER

MECHANICAL ENGINEER

ELECTRICAL ENGINEER

PLUMBING ENGINEER

FIRE ENGINEER

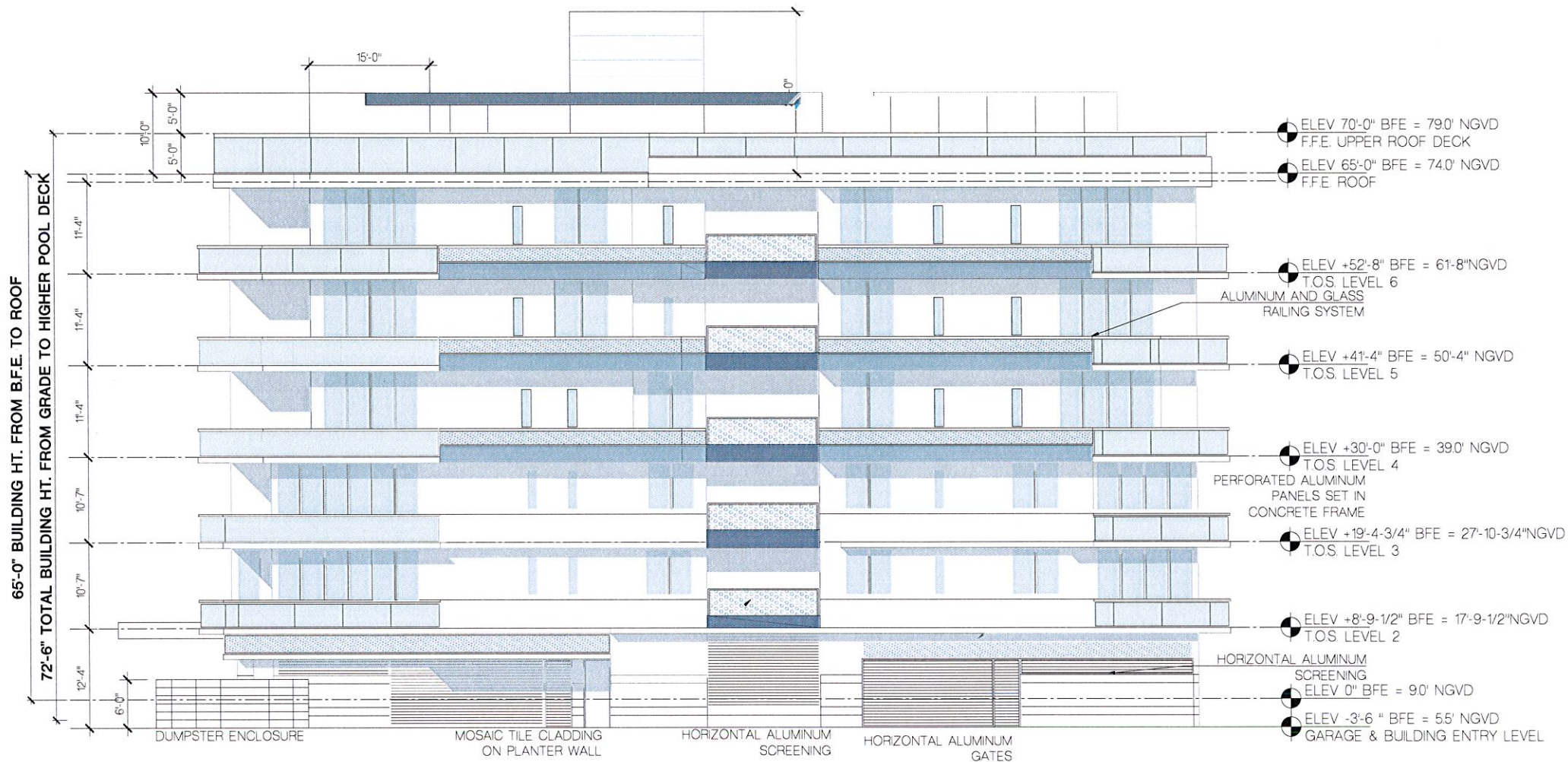
ENVIRONMENTAL ENGINEER

TRANSPORTATION ENGINEER

SIGNATURE DATE

NO. REVISION DATE BY

DRAWING TITLE
SIDE ELEVATION
SCALE 1/8" = 1'-0" DATE OCTOBER 14, 2015
SHEET NUMBER
A-2.02



EAST ELEVATION

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

FRANKEL BENAYOUN
ARCHITECTS PLANNERS INTERIOR DESIGN

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

OWNER / DEVELOPER
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HOLLAND ENGINEERING INC.
Civil Engineers
3950 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021
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SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCH.
GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY, A.S.L.A.
1145-1167 100 STREET
BAY HARBOR ISLANDS, FLORIDA 33154

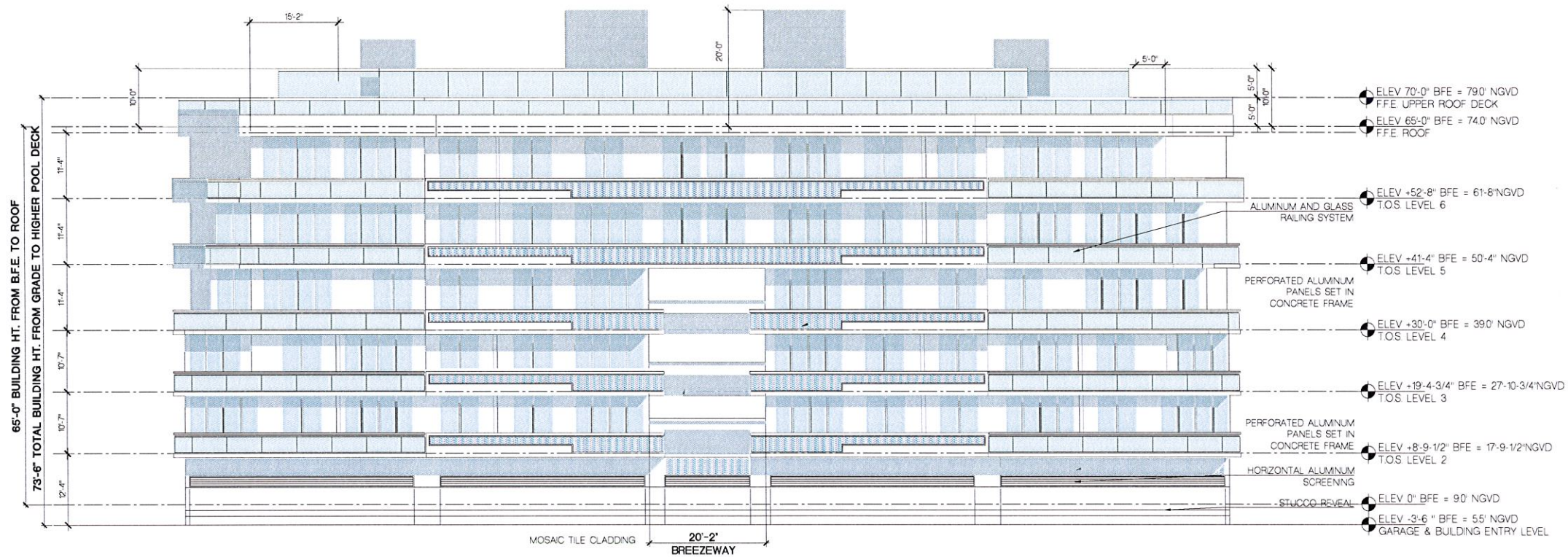
STRUCTURAL ENG.

MEP ENG.

BHI TRIPLE LOT
NEW CONDOMINIUM BUILDING
1145-1167 100 STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE		DATE	
NO.	REVISION	DATE	BY

DRAWING TITLE
SIDE ELEVATION
SCALE: 1/8" = 1'-0" DATE: OCTOBER 14, 2015
SHEET NUMBER
A-2.02A



NORTH ELEVATION

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

FRANKEL BENAYOUN
ARCHITECTS PLANNERS INTERIOR DESIGN

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

1177 KALE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868.3665 FAX: (305) 868.3650
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER
100 ST DEVELOPMENT LLC
7657 NW 50 STREET
MIAMI, FLORIDA 33166
T. 305.592.2526

DAE. ENG.
HOLLAND ENGINEERING INC.
CIVIL ENGINEERS
3900 HOLLYWOOD BOULEVARD
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SUSAN C. HOLLAND, PE
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LANDSCAPE ARCH.
GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTS
ROBERT PARSLEY A.S.L.A.
SUSAN K. JONES, ASLA
JAMES A. JONES, ASLA

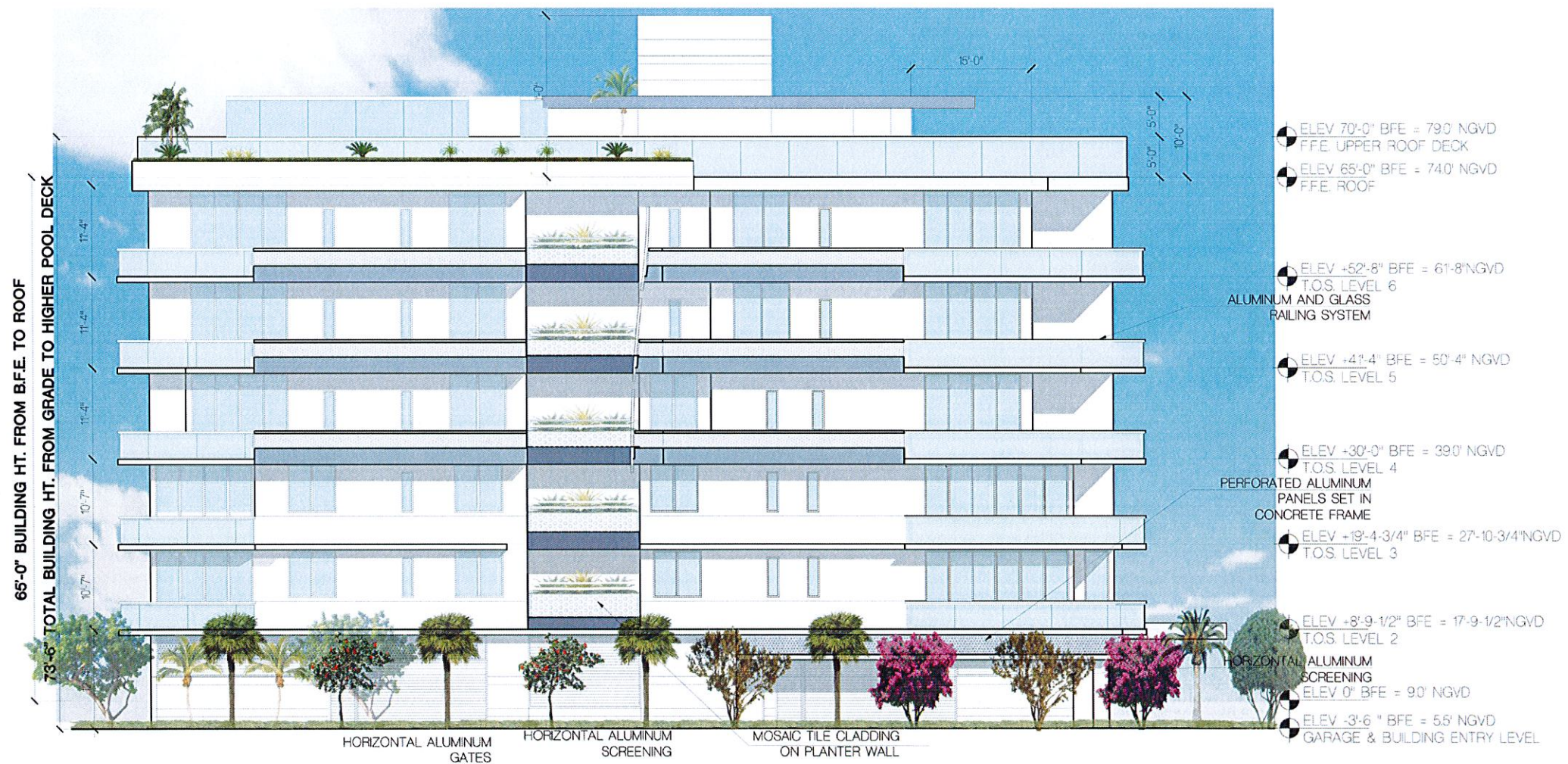
STRUCTURAL ENG.

MEP ENG.

BHI TRIPLE LOT
NEW CONDOMINIUM BUILDING
1145-1167 100 STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE		DATE	
NO.	REVISION	DATE	BY

DRAWING TITLE
NORTH ELEVATION
SCALE: 1/8" = 1'-0" DATE: OCTOBER 14, 2015
SHEET NUMBER
A-2.03A



WEST ELEVATION

SCALE 3/32" = 1'-0"

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-001434
MARILIS A. FRANKEL
LICENSE NO. AR0007143
FRANKEL BENAYOUN PISIMAK
LICENSE NO. AR0017273
1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 888.3665 FAX: (305) 888.3650
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OWNER / DEVELOPER
100 ST DEVELOPMENT LLC
7657 NW 50 STREET
MIAMI, FLORIDA 33166
T. 305.582.2526

DATE: 10/14/2015
HOLLAND ENGINEERING INC.
civil engineers
1500 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL 33021
(954) 967-0375 / (954) 967-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCHITECT
GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSELEY A.S.L.A.
1000 N.E. 21 STREET SUITE 1111
MIAMI, FLORIDA 33137
TEL: 305.464.4125 FAX: 305.464.4125

STRUCTURAL ENGINEER

MEP ENGINEER

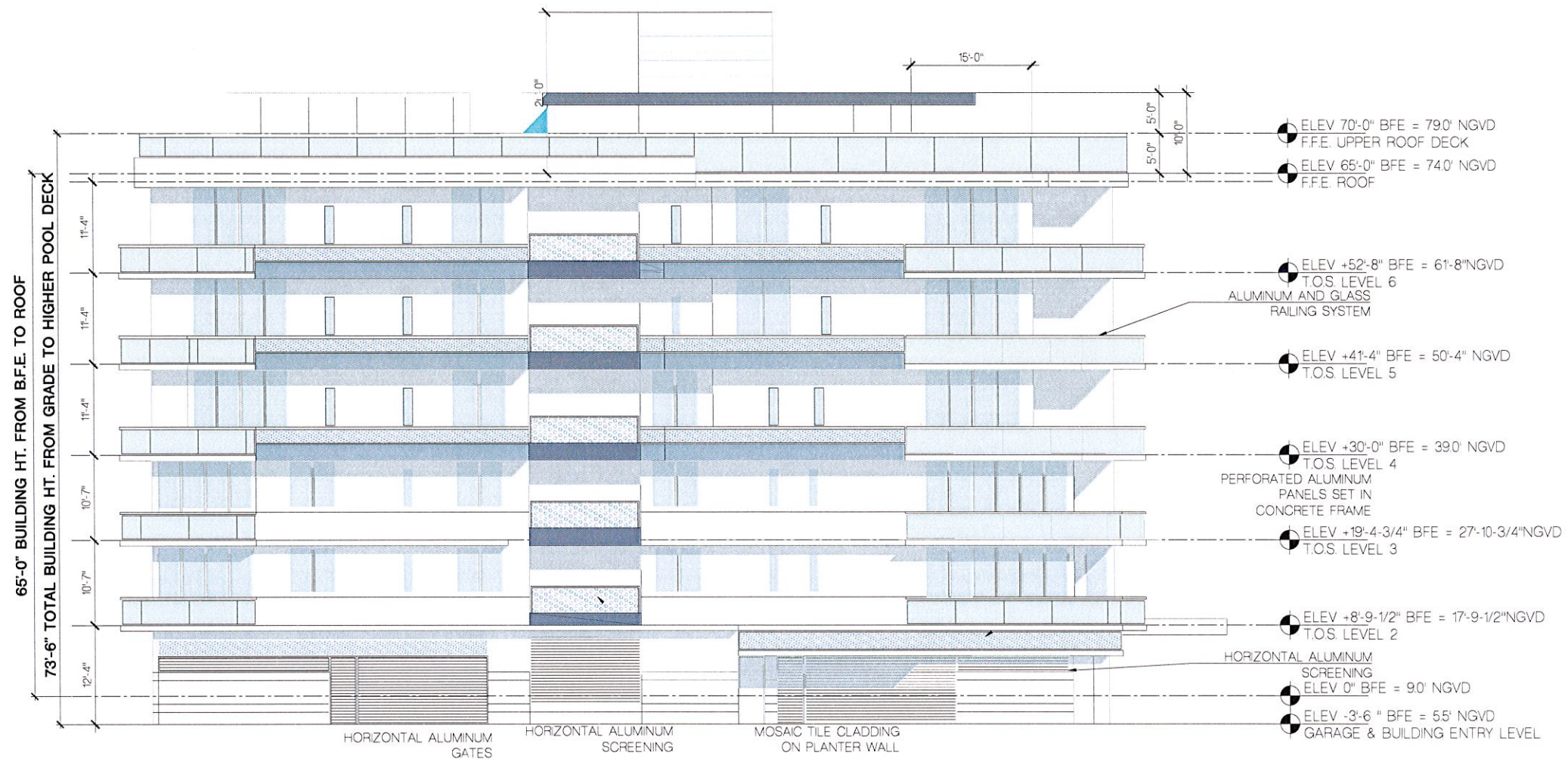
MECHANICAL ENGINEER

BHI TRIPLE LOT
NEW CONDOMINIUM BUILDING
1145-1167 100 STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE DATE
NO. REVISION DATE BY

DRAWING TITLE

SIDE ELEVATION
SCALE 1/8" = 1'-0" DATE OCTOBER 14, 2015
SHEET NUMBER
A-2.04



WEST ELEVATION

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

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN

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

1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
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100 ST DEVELOPMENT LLC

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LANDSCAPE ARCHITECTS
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15001 N. STREET SUITE 101
MIAMI, FLORIDA 33166

STRUCTURAL ENG.

MEP ENG.

BHI TRIPLE LOT
NEW CONDOMINIUM BUILDING
1145-1167 100 STREET
BAY HARBOR ISLANDS, FLORIDA 33154

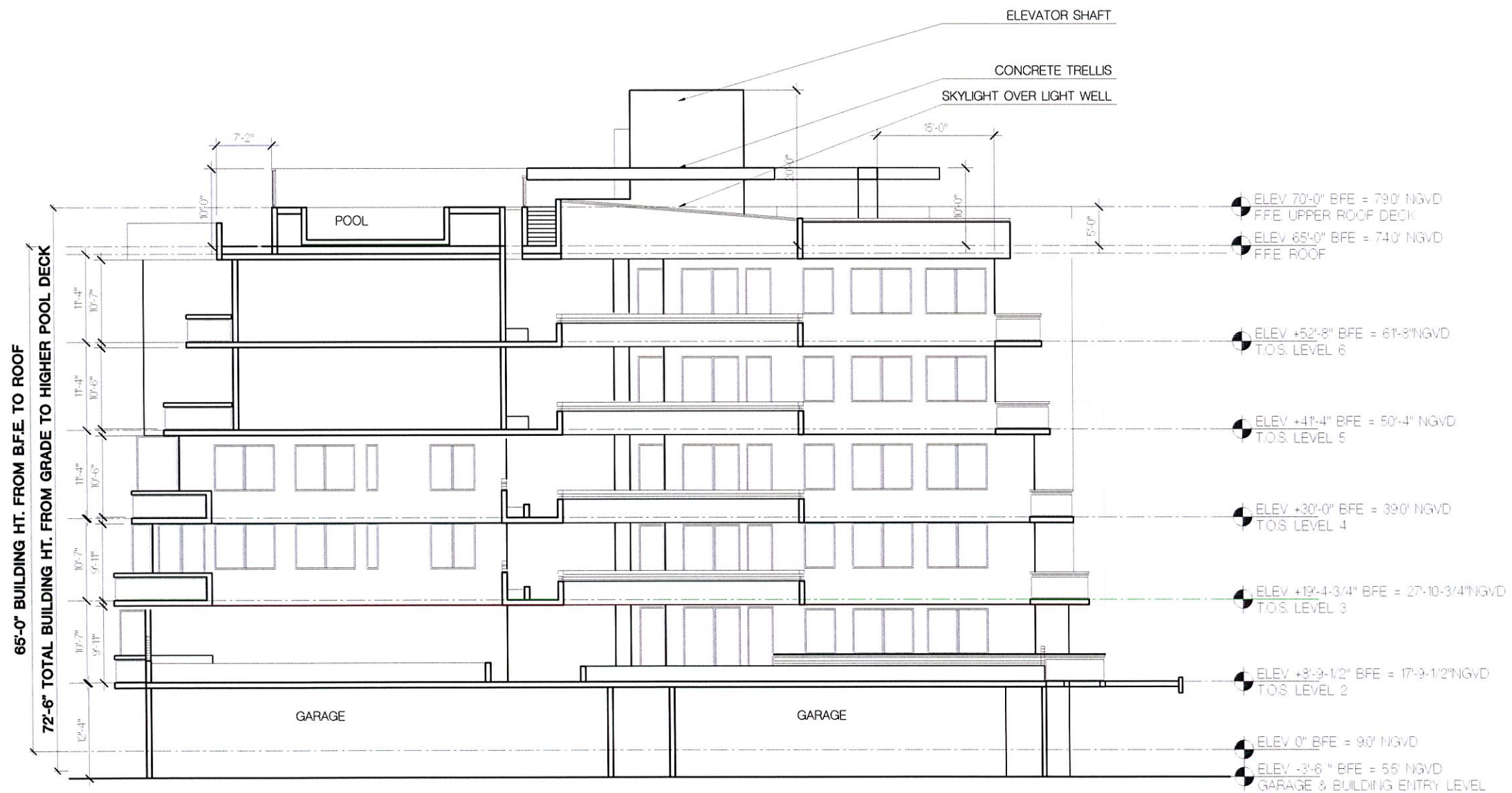
SIGNATURE		DATE	
NO.	REVISION	DATE	BY

DRAWING TITLE

SIDE ELEVATION

SCALE: 1/8" = 1'-0" DATE: OCTOBER 14, 2015

SHEET NUMBER
A-2.04 A



SECTION

SCALE 3/32" = 1'-0"

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. 44-0001424

MARSH A. FRANKEL
LICENSE NO. 440007143

FRANK BENAYOUN FISHMAN
LICENSE NO. 440017273

1177 KANE CONDOURSE SUITE 1100
BAY HARBOR ISLANDS, FLORIDA 33184
PH (305) 368-3665 FAX (305) 368-3650
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SUSAN C. HOLLAND, PE
Reg. no. 41331

LANDSCAPE ARCH
GEOMANTIC
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LANDSCAPE ARCHITECTURE
ROBERT PARSLEY, A.S.L.A.
4001 NW 41 STREET MIAMI, FL 33141
PHONE 305.465.4001 FAX 305.465.4002

STRUCTURAL ENR

MEP ENR

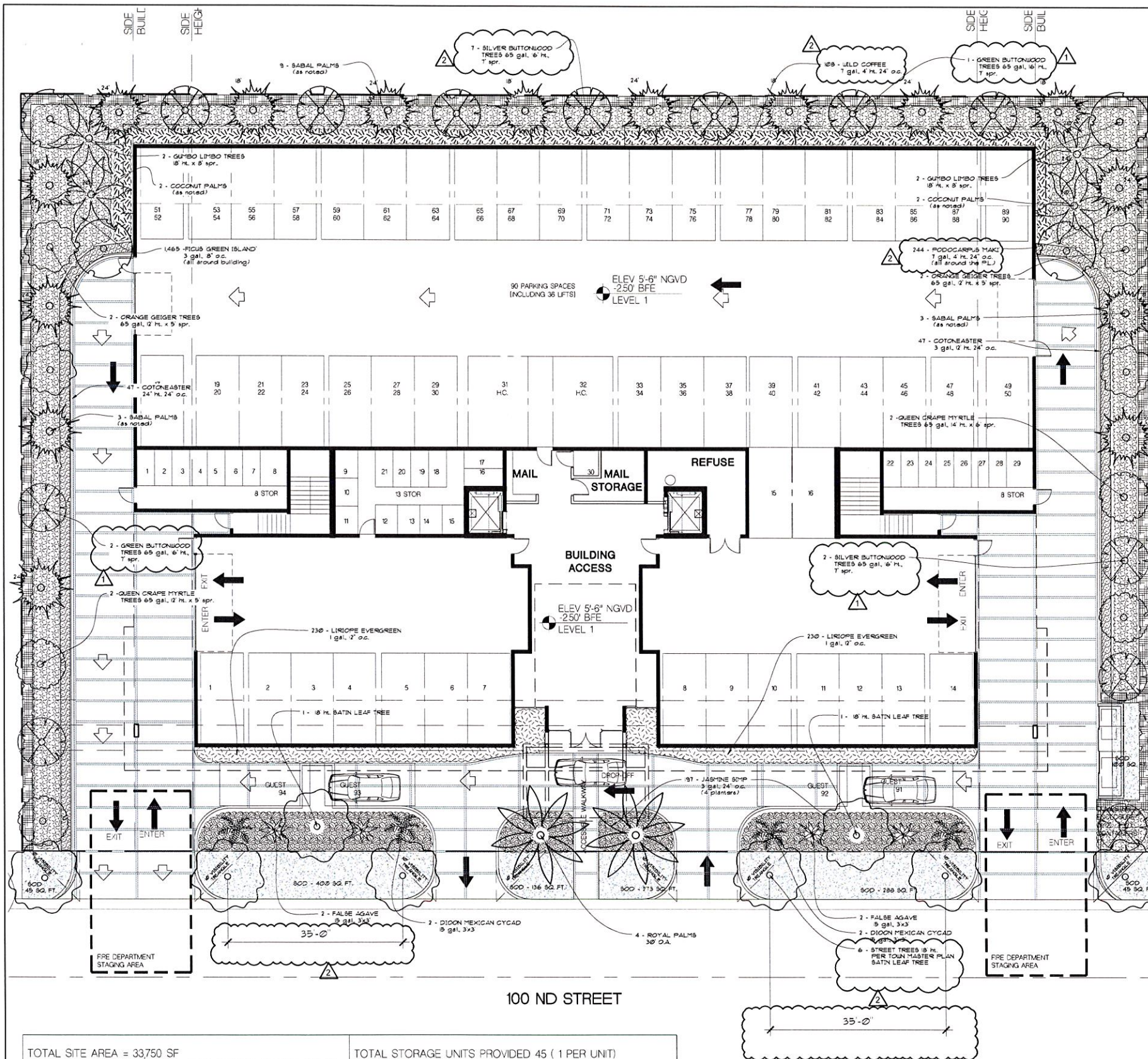
BHI TRIPLE LOT
NEW CONDOMINIUM BUILDING
1145-1167 100 STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE	DATE
NO.	REVISION
DATE	BY

DRAWING TITLE
BUILDING SECTION

SCALE 1/8" = 1'-0" DATE OCTOBER 14, 2015

SHEET NUMBER
A-3.01



MASTER PLANT LIST					
QTY	COMMON NAME	Native	BOTANICAL NAME	Drought	SIZE / REMARKS
Trees and Palms					
5	Christmas palms		<i>Adonidia merillii</i>		14' ht., 65 gal. (tpl.)
4	Coconut palms		<i>Cocos nucifera</i>	4	as noted
7	Silver Buttonwood	7	<i>Conocarpus erectus</i>	7	16' o.a. x 7' spr., 65 gal.
5	Green Buttonwood tree	5	<i>Conocarpus erectus</i>	5	16' o.a. x 7' spr., 65 gal.
4	Gumbo Limbo tree	4	<i>Bursera simaruba</i>		18' ht. x 8' spr. B&B
41	Lady palms		<i>Rhapis excelsa</i>		3 gal. 3' ht.
4	Montgomery palm		<i>Veitchia montgomeryana</i>		14' o.a. 65 gal. (tpl)
2	Montgomery palm		<i>Veitchia montgomeryana</i>		18' o.a. 65 gal. (tpl)
10	Ponytail palms		<i>Beaucarnea recurvata</i>		4' o.a., 15 gal.
4	Orange Geiger	4	<i>Cordia sebestena</i>	4	14' o.a., 6' spr., 65 gal.
4	Queen Crape Myrtle		<i>Lagerstroemia speciosa</i>		14' o.a., 6' spr., 65 gal.
2	Satin Leaf tree		<i>Chrysophyllum oliviforme</i>		18' ht. x 8' spr. B&B
6	STREET TREES		<i>Chrysophyllum oliviforme</i>		18' ht. x 8' spr. B&B
15	Sabal palms	15	<i>Sabal palmetto</i>	15	as noted
2	Royal Palms		<i>Roystonea regia</i>		30' o.a. B&B
115		35		35	
Shrubs and Groundcovers & Vines					
78	Agalomena 'Silver Bay'		<i>Agalomena</i>		3 gal., 24" o.c.
35	Asparagus		<i>Asparagus 'Foxtail'</i>		1 gal., 12" o.c.
524	Boston Fern	524	<i>Nephrolepis exaltata</i>		3 gal., 18" o.c.
157	Coontie	157	<i>Zamia pumila coontie</i>	157	3 gal., 24" o.c.
90	Sansevieria 'Green Giant'		<i>Sansevieria 'Green Giant'</i>		7 gal., 36", 24" o.c.
54	Cotoneaster hedge		<i>Cotoneaster dammeri</i>		3 gal. 12" ht. 24" o.c.
4	False Agave		<i>Furcraea foetida 'Variegata'</i>		15 gal., 3' x 3'
1555	Ficus 'Green Island'		<i>Ficus microcarpa 'Green Island'</i>		3 gal. 18" o.c.
52	Fountain Grass 'White'		<i>Pennisetum setaceum 'White'</i>	52	7 gal., 30" o.c.
700	Golden Creeper	700	<i>Variegated pittosporum</i>	700	3 gal., 18" o.c.
239	Jasmine Simp		<i>Jasminum volubile</i>		3 gal. 24" x 24" 24" o.c.
9	King Sago		<i>Cycas revoluta</i>		15 gal., 36"x-36"
4	Mexican Fern Palm		<i>Dioon edule</i>		15 gal., 36"x-36"
460	Liriope Giant Evergreen		<i>Liriope muscari 'Evergreen'</i>		1 gal., 12" o.c.
244	Podocarpus 'maki'		<i>Podocarpus macrophyllus</i>		7 gal., 4' ht. 30" o.c.
20	Podocarpus 'maki'		<i>Podocarpus macrophyllus</i>		7 gal., 5' ht. 24" o.c.
78	Small Leaf Clusia		<i>Clusia guttifera</i>		15 gal., 48" x 24", 30" o.c.
15	Soft Tip Agave		<i>Agave attenuata</i>		7 gal., 24"x 24"
10	Song of India		<i>Dracaena Reflexa</i>		15 gal., 6' ht.
86	Wild Coffe shrubs	108	<i>Psychotria nervosa</i>		7 gal., 4' ht., 30" o.c.
4,414		1489		909	
161	sq. ft. of Mexican beach pebbles smooth gray				
1,517	Total S. Augustine Sod ground floor				

LANDSCAPE LEGEND

FRONT SETBACK LINE FOR BUILDINGS
LESS THAN 65' HIGH
FRONT SETBACK LINE FOR BUILDINGS
LESS THAN 45' HIGH
FRONT SETBACK LINE FOR BUILDINGS
LESS THAN 30' HIGH

TOTAL SITE AREA = 33750 SF
LANDSCAPE AREA REQUIRED = 6750 SF (20% OF SITE AREA)
LANDSCAPE AREA PROVIDED = 7356 SF (22%)

TOTAL STORAGE UNITS PROVIDED 45 (1 PER UNIT)
30 STORAGE UNITS ON LEVEL 1
3 STORAGE UNITS PER FLOOR X 5 = 15



LEVEL 1 PLANTING PLAN

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

FRANKEL BENAYOUN ARCHITECTS INC.

LICENSE NO. AA-0007484
MARKUS A. FRANKEL
LICENSE NO. AR0007743
FRANK BENAYOUN, FLSHMAN
LICENSE NO. AR0017273
1177 KANE CONDOURSE, SUITE 123
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OWNER/DEVELOPER

100 ST DEVELOPMENT LLC

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T: 305.592.2526

DESIGNER

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Civil Engineers
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HOLLYWOOD, FL - 33021
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SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCHITECT

GEOMANTIC
DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
1001 W. 11TH STREET, SUITE 111
FORT LAUDERDALE, FL 33304

STRUCTURAL ENGINEER

MEP ENGINEER

MEP ENGINEER

MEP ENGINEER

MEP ENGINEER

MEP ENGINEER

MEP ENGINEER

MEP ENGINEER

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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: 1145-1167 ST. Bay Harbor Islands, Florida 33154 Legal Description:
Net Lot Area: 0.775 Acres / 33,750 SF

I. Open Space Requirement
1. Net Lot Area = 33,750 SF x 20% = 6,750 SF 20% / 21.7% 7,356 SF
(BHI - Sec. 23-11)

2. Maximum Lawn Area Allowed
(MDC - Sec. 18A-6(A)(5))
a. Req. open space 6,750 SF x 60% = 4,050 SF 60% Max / 4,050 SF 1,517 SF

II. Shade Trees
A. Required
1. 28 shade trees/acre: 28 x 0.775 acres = 22 22 26
(Min. 12' in height / 4" clear wood / 2 1/2" caliper)
(Palm trees substituted at a 3:1 ratio; max. 25% of required shade trees)
(MDC - Sec. 18A-6(C)(5)) and BHI Sec. 24-16

2. Native Species Required - 50% Min.
of shade trees req. 22 x 50% = 11 11 16
(BHI - Sec. 24-16(a)(2))

3. Drought Tolerant and Low Maintenance Species Required - 50% Min.
of shade trees req. 22 x 50% = 11 11 22
(MDC - Sec. 18A-6(C)(1)(b))

B. Tree Species
1. Number of shade trees required
(from Sec. II(A)(1) above) 22 22 6
2. Number of shade tree species required
(BHI - Sec. 24-16(a)(2)) 6 6 6
*See Following Table.

Page 1 of 3 Revised 12/09/14

Number of Different Tree Species based on Quantity

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

C. Tree Heights

- Number of Stories of building 7
- Number of shade trees required
(from Sec. II(A)(1) above) 22
- Shade tree heights required: 12 ft. - 25% or 6 shade trees provided 8
14-16 ft. - % or shade trees
16-18 ft. - 50% or shade trees provided 12
18-20 ft. - 25% or 5 shade trees provided 6

Size of Tree Species in Relationship to Building Height

No. Stories	Min. Shade Tree Height (ft.)	Min. Spread (ft.)	Palm Height (ft.)
1-2	12	5	14-18
3	50% min. req.	5	14-18
4	50% min. req.	5	14-18
5	25% min. req.	5	14-18
6	25% min. req.	5	14-18
7	25% min. req.	5	14-18
8	25% min. req.	5	14-18
9	25% min. req.	5	14-18
10	25% min. req.	5	14-18
11	25% min. req.	5	14-18
12	25% min. req.	5	14-18
13	25% min. req.	5	14-18
14	25% min. req.	5	14-18
15	25% min. req.	5	14-18
16	25% min. req.	5	14-18
17	25% min. req.	5	14-18
18	25% min. req.	5	14-18
19	25% min. req.	5	14-18
20	25% min. req.	5	14-18
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96	25% min. req.	5	14-18
97	25% min. req.	5	14-18
98	25% min. req.	5	14-18
99	25% min. req.	5	14-18
100	25% min. req.	5	14-18

- (BHI - Sec. 24-16(a)(2))
- III. Street Trees
1. Street Trees @ 1:35'
Width of lot 225 35' = 6 6 6
(15' min height / 6" clear wood / 2 1/2" caliper)
(Street tree species determined by Street Tree Master Plan)
(Street trees do not count toward required on site shade trees)
(BHI - Sec. 24-16(a)(2)(a))

Page 2 of 3 Revised 12/09/14

IV. Shrubs Required

- | | Required | Provided |
|--|----------|----------|
| 1. 10 shrubs required per shade tree
(Min. 24" in height / visual screen min. 36" in height / max 24" on center)
(BHI - Sec. 24-16(a)(2)(d)) | 220 | 372 |
| 2. Native Species Required - 30% Min.
(MDC - Sec. 18A-6(D)(1)(a)) | 66 | 108 |
| 3. Drought Tolerant and Low Maintenance Species Required - 50% Min.
(MDC - Sec. 18A-6(D)(1)(b)) | 110 | 265 |

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

- | | Required | Provided |
|-------------------------|----------|------------|
| 1. Parking Lot from ROW | N/A | (yes / no) |
| 2. Dissimilar Uses | N/A | (yes / no) |

VI. Parking Lot Landscaping (If applicable)

- | | Required | Provided |
|--|----------|----------|
| 1. 10 SF / parking space:
10 x spaces = SF
(MDC - Sec. 18A-6(J)) | N/A | |
| 2. Shade Trees Required
(MDC - Sec. 18A-6(J)) | N/A | |
| 3. Shrubs Required
(MDC - Sec. 18A-6(I)) | N/A | |
| VII. Right Tree Right Place
(BHI - Sec. 24-16(a)(2)(f)) | 0 | |

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

VIII. Florida Friendly Landscaping
(MDC - Sec. 18A-2(A))

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

Page 3 of 3 Revised 12/09/14

FRANKEL BENAYOUN
ARCHITECTS INC.

ARCHITECTS PLANNERS INTERIOR DESIGNERS
LICENSE NO. AA-0001494
MARKUS A. FRANKEL
LICENSE NO. AR0007145
FRANK BENAYOUN F SHIMAN
LICENSE NO. AR0007273

1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 888-3669 FAX: (305) 888-3650
E-MAIL: INFO@FRANKELBENAYOUN.COM

\\STANDARDS\LOGO.tif

OWNER / DEVELOPER
100 ST DEVELOPMENT LLC
7657 NW 50 STREET
MAV, FLORIDA 33166
T. 305.592.2526

CIVIL ENGINEER
HOLLAND ENGINEERING INC.
1303 HOLLAND BOULEVARD
HOLLYWOOD, FL 33027
(954) 967-3271 (954) 967-3272 FAX
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCHITECT
GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTS
ROBERT PARSLEY A.S.A.
1100 NW 41 STREET, SUITE 1111
FORT LAUDERDALE, FL 33309

STRUCTURAL ENGINEER

MECHANICAL ENGINEER

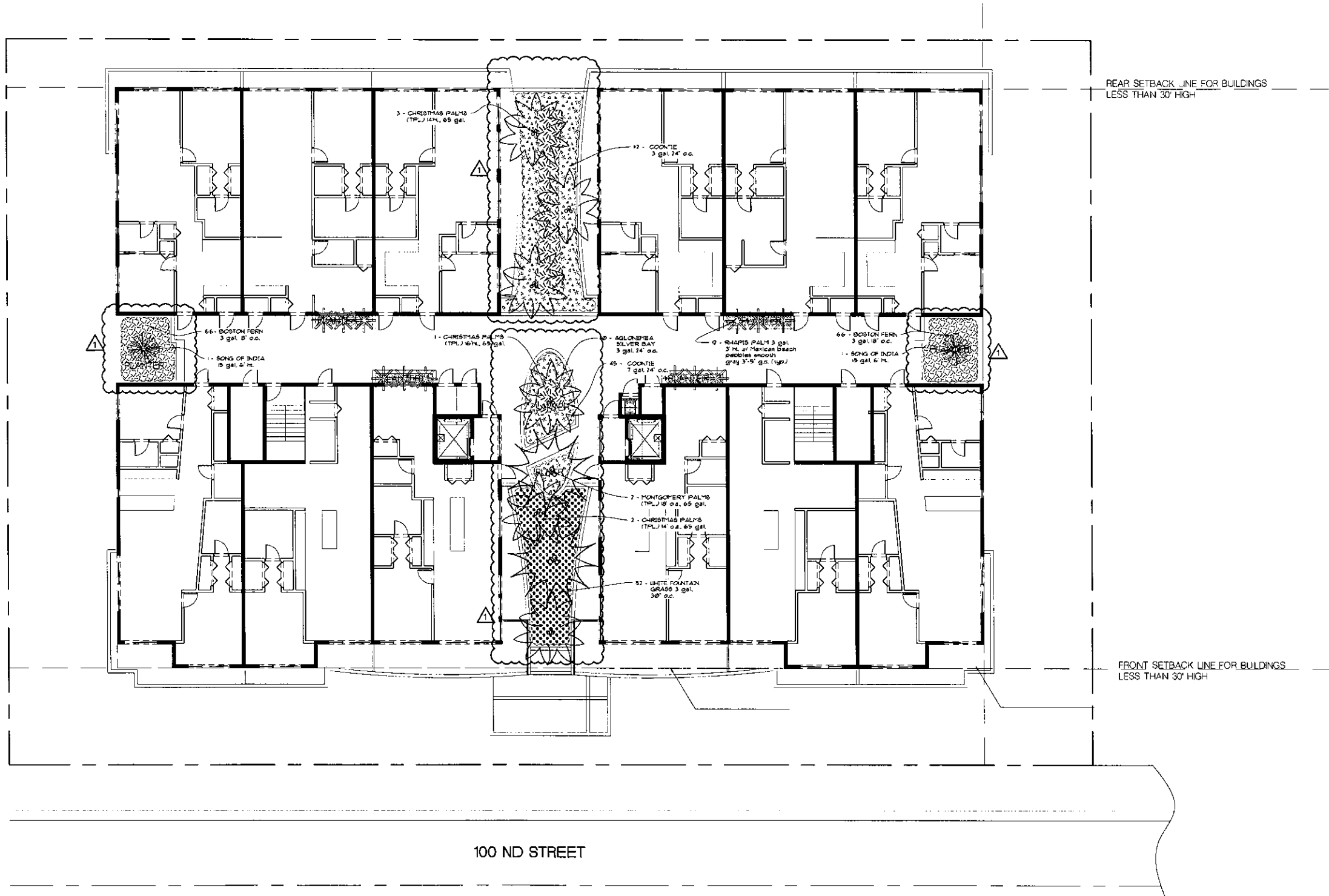
BHI TRIPLE LOT
NEW CONDOMINIUM BUILDING
1145-1167 100 STREET
BAY HARBOR ISLANDS, FLORIDA 33154

NO.	REVISION	DATE	BY
2	9/22/15		
3	10/8/15		
3	10/15/15		

DRAWING TITLE
PLANTING
DETAILS
SCALE
DATE AUGUST 27, 2015
SHEET NUMBER
L-1.1

BHI Planting Tabulation

Filename: J:\PROJECTS\FRANKEL-Benayoun (multiple Projects)\2015\BHI Triple\A-BHI- Triple Planting-current - Plot Date: 9/27/2015 - Plotted By: Geomantic



LEVEL 2 PLANTING PLAN

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

FRANKEL BENAYOUN
ARCHITECTS INC.

ARCHITECTS PLANNING INTERIOR DESIGN
LICENSE NO. AA-0007484
MARKUS A. FRANKEL
LICENSE NO. AA-0007484
FRANKEL BENAYOUN ARCHITECTS
LICENSE NO. AA-0007484
1177 KANE CONDOURSE SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868 3655 FAX: (305) 868 3650
E-MAIL: INFO@FRANKELBENAYOUN.COM

STANDARDS/LOGO.tif

OWNER DEVELOPER

100 ST DEVELOPMENT LLC

7657 NW 50 STREET
MIAMI, FLORIDA 33156

305.532.2525

PREPARED BY

HOLLAND ENGINEERING INC.

LAND ENGINEERS
1926 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL 33021
(305) 357-0311 (305) 367-0372 FAX
SUSAN C. HOLLAND, P.E.
Reg. No. 41831

LANDSCAPE ARCHITECT

GEOMANTIC DESIGNS, INC.

LANDSCAPE ARCHITECTURE
ROBERT PARSLEY, A.S.L.A.
PRACTICE NO. 10001 MIAMI, FL 33134
10001 MIAMI, FL 33134

STRUCTURAL ENGINEER

NOT SCALE

BHI TRIPLE LOT

NEW CONDOMINIUM BUILDING

1145-1167 100 STREET

BAY HARBOR ISLANDS, FLORIDA 33154

NO.	REVISION	DATE	BY
1	9/25/15		

DESIGNED BY

LEVEL 2

PLANTING PLAN

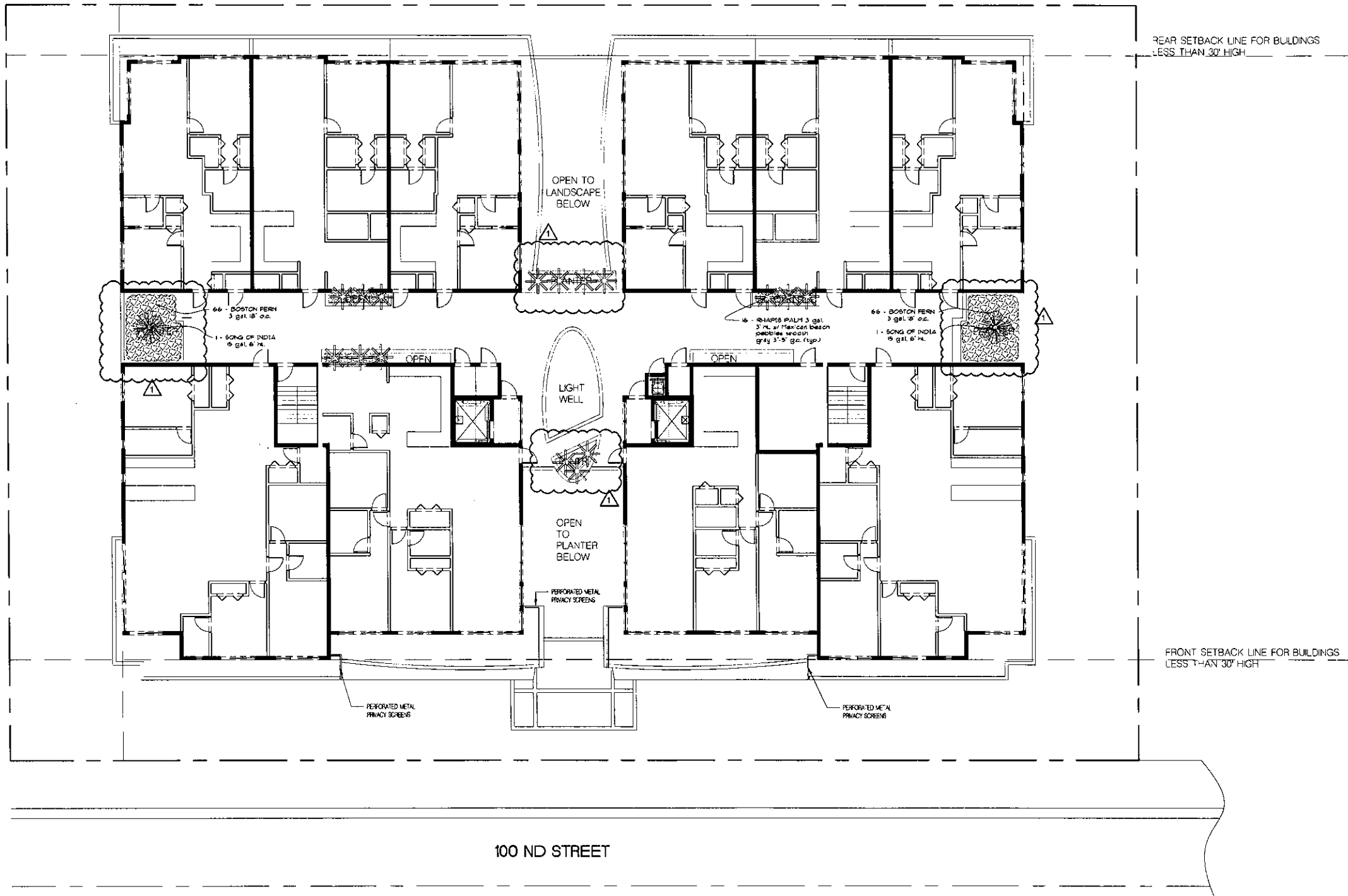
SCALE: 3/32" = 1'-0"

DATE: AUGUST 27, 2015

SHEET NUMBER

L-2

Filename: J:\PROJECTS\FRANKEL-Benayoun (multiple Projects)\2015BHI Triple LA- BHI Triple Planting current - Plot Date: 9/27/2015 - Plotted By: Geomantic



LEVEL 3 PLANTING PLAN

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

FRANKEL BENAYOUN ARCHITECTS INC.

ARCHITECTS
11177 KANE CONDO, 2ND, SUITE 102
BAY HARBOR ISLANDS, FLORIDA 33134
PH: (305) 868 3655 FAX: (305) 868 3655
E-MAIL: FRANKEL@FRANKELBENAYOUN.COM

100 ST DEVELOPMENT LLC

7657 NW 50 STREET
MIAMI, FLORIDA 33166
TEL: (305) 892 2526

HOLLAND ENGINEERING INC.

Civil Engineers
1900 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL 33021
(954) 367-0371 (954) 367-0372 FAX
SUSAN C. HOLLAND, P.E.
Reg. No. 41831

GEOMANTIC DESIGNS, INC.

LANDSCAPE ARCHITECTS
ROBERT PARSLEY A.S.L.A.
1000 N. MIAMI BLVD., SUITE 100
MIAMI, FLORIDA 33136

STRUCTURAL INC.

11177 KANE CONDO, 2ND, SUITE 102
BAY HARBOR ISLANDS, FLORIDA 33134

MEP ENG.

11177 KANE CONDO, 2ND, SUITE 102
BAY HARBOR ISLANDS, FLORIDA 33134

MEP ENG.

11177 KANE CONDO, 2ND, SUITE 102
BAY HARBOR ISLANDS, FLORIDA 33134

MEP ENG.

11177 KANE CONDO, 2ND, SUITE 102
BAY HARBOR ISLANDS, FLORIDA 33134

MEP ENG.

11177 KANE CONDO, 2ND, SUITE 102
BAY HARBOR ISLANDS, FLORIDA 33134

MEP ENG.

11177 KANE CONDO, 2ND, SUITE 102
BAY HARBOR ISLANDS, FLORIDA 33134

MEP ENG.

11177 KANE CONDO, 2ND, SUITE 102
BAY HARBOR ISLANDS, FLORIDA 33134

MEP ENG.

11177 KANE CONDO, 2ND, SUITE 102
BAY HARBOR ISLANDS, FLORIDA 33134

MEP ENG.

11177 KANE CONDO, 2ND, SUITE 102
BAY HARBOR ISLANDS, FLORIDA 33134

MEP ENG.

11177 KANE CONDO, 2ND, SUITE 102
BAY HARBOR ISLANDS, FLORIDA 33134

MEP ENG.

11177 KANE CONDO, 2ND, SUITE 102
BAY HARBOR ISLANDS, FLORIDA 33134

MEP ENG.

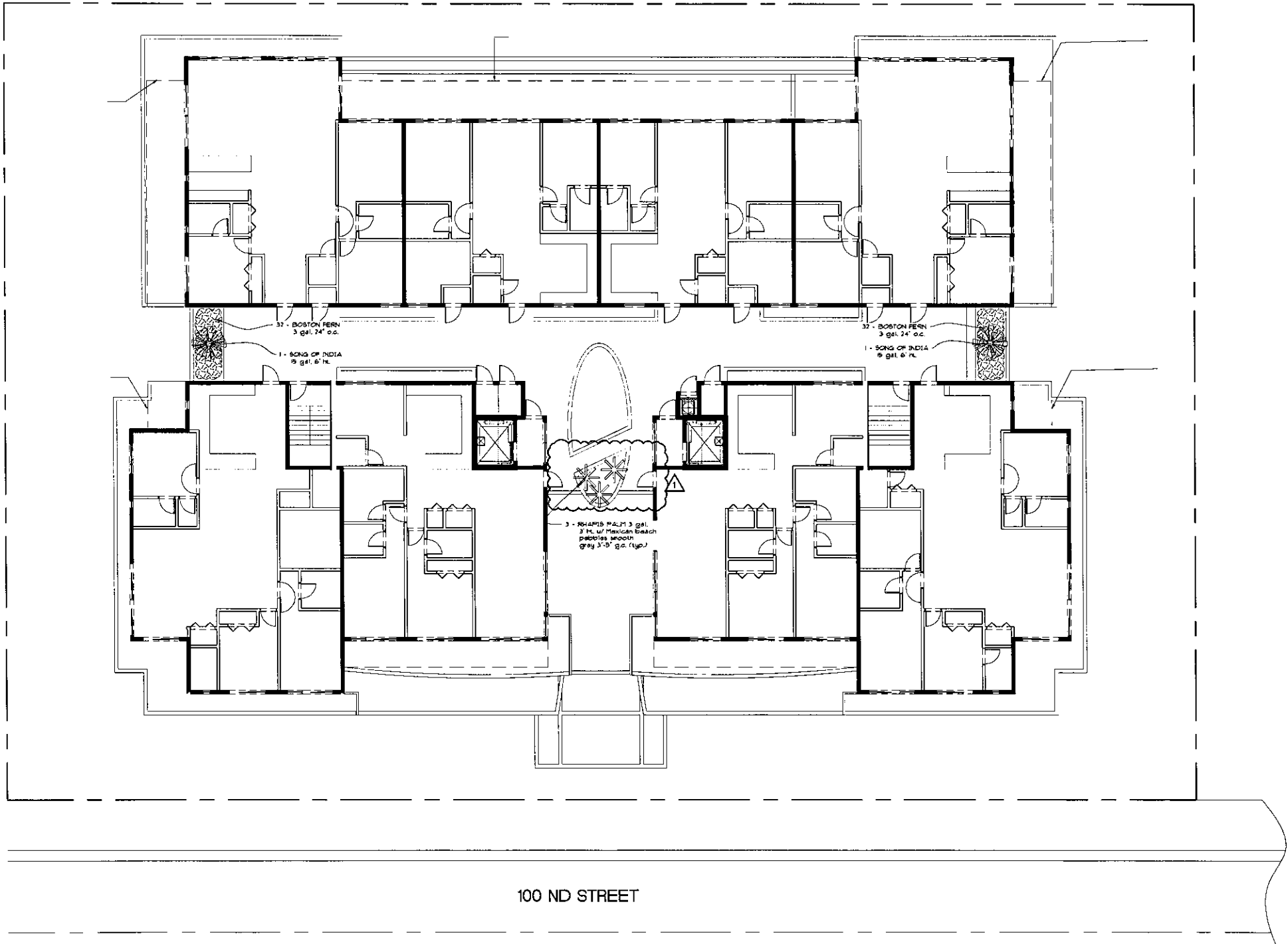
11177 KANE CONDO, 2ND, SUITE 102
BAY HARBOR ISLANDS, FLORIDA 33134

MEP ENG.

11177 KANE CONDO, 2ND, SUITE 102
BAY HARBOR ISLANDS, FLORIDA 33134

 **LEVEL 4 PLANTING PLAN**
SCALE: 3/32" = 1'-0"

Filename: J:\PROJECTS\FRANKEL-BENAYOUN (multiple Projects)\2015BHI Triple Lot\LA - BHI Triple Planting\current - Pld Date: 9/27/2015 - Plotted By: Geomantic



LEVEL 5 PLANTING PLAN

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

**FRANKEL BENAYOUN
ARCHITECTS INC.**

11177 KINGS CROSS DRIVE, SUITE 100
BAY HARBOR ISLANDS, FLORIDA 33134
PH: (305) 868-3656 FAX: (305) 868-3653
E-MAIL: INFO@FRANKELBENAYOUN.COM

LA STANDARDS\LOGO.tif

OWNER: DEVELOPER

100 ST DEVELOPMENT LLC

7557 NW 50 STREET
MIAMI, FLORIDA 33166

TEL: 305.522.2526

DATE: 9/25/15

HOLLAND ENGINEERING INC.

3900 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL 33021
TEL: (305) 357-0371 FAX: (305) 357-0372
SUSAN C. HOLLAND, P.E.
Reg. No. 41831

DATE: 9/25/15

**GEOMANTIC
DESIGNS, INC.**

LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
11177 KINGS CROSS DRIVE, SUITE 100
BAY HARBOR ISLANDS, FLORIDA 33134

DATE: 9/25/15

STRUCTURAL ENG.

DATE: 9/25/15

MEP ENG.

DATE: 9/25/15

ELECTRICAL ENG.

DATE: 9/25/15

MECHANICAL ENG.

DATE: 9/25/15

CIVIL ENG.

DATE: 9/25/15

ENVIRONMENTAL ENG.

DATE: 9/25/15

WATER RESOURCES ENG.

DATE: 9/25/15

TRANSPORTATION ENG.

DATE: 9/25/15

VEGETATION ENG.

DATE: 9/25/15

SOILS ENG.

DATE: 9/25/15

GEOTECHNICAL ENG.

DATE: 9/25/15

ARCHITECTURAL ENG.

DATE: 9/25/15

INTERIOR DESIGNER

DATE: 9/25/15

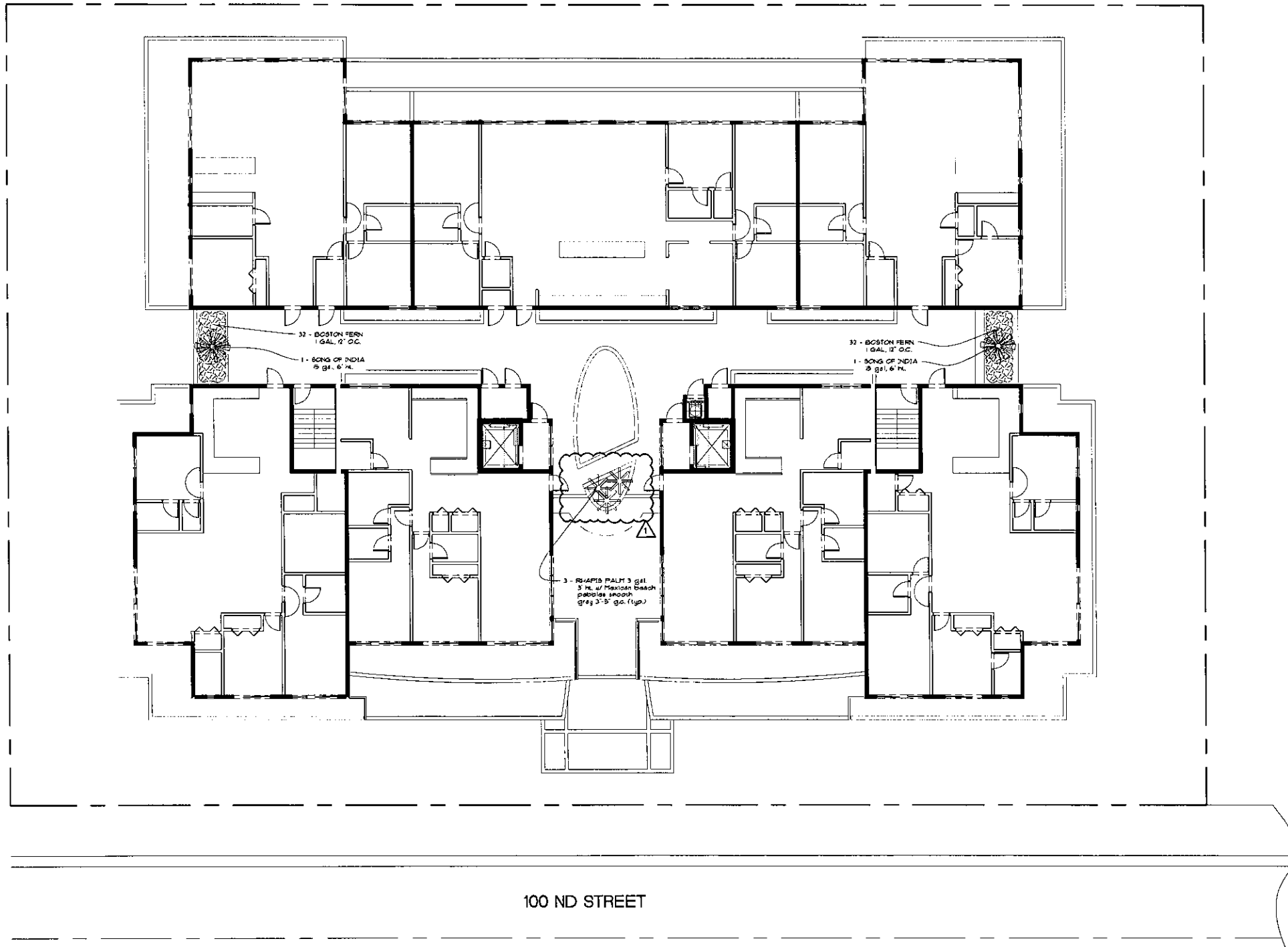
**LEVEL 5
PLANTING PLAN**

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

DATE: AUGUST 27, 2015

SHEET NUMBER

L-5



LEVEL 6 PLANTING PLAN
SCALE: 3/32" = 1'-0"

**FRANKEL BENAYOUN
ARCHITECTS INC.**
ARCHITECTS PLANNERS INTERIORS DESIGN
LICENSE NO. AA-0007444
MARKUS A. FRANKEL
LICENSE NO. ARD0007443
FRANK BENAYOUN FISHMAN
LICENSE NO. ARD017273
11177 KANE COURSE, SUITE 123
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868-3653 FAX: (305) 868-3652
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER/DEVELOPER
100 ST DEVELOPMENT LLC
7657 NW 50 STREET
MIAMI, FLORIDA 33166
TEL: 305.592.2526

PE, EIR
HOLLAND ENGINEERING INC.
Civil Engineer
3906 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL 33021
(305) 397-0311 (305) 367-0372 FAX
SUSAN C. HOLLAND, PE
Reg. No. 41831

LANDSCAPE ARCHITECT
**GEOMANTIC
DESIGNS, INC.**
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
100 W 41 STREET MIAMI FL 33134
(772) 344-1111 FAX: 772-344-1111

STRUCTURAL ENG.

MEP ENG.

MEP ENG.

MEP ENG.

MEP ENG.

MEP ENG.

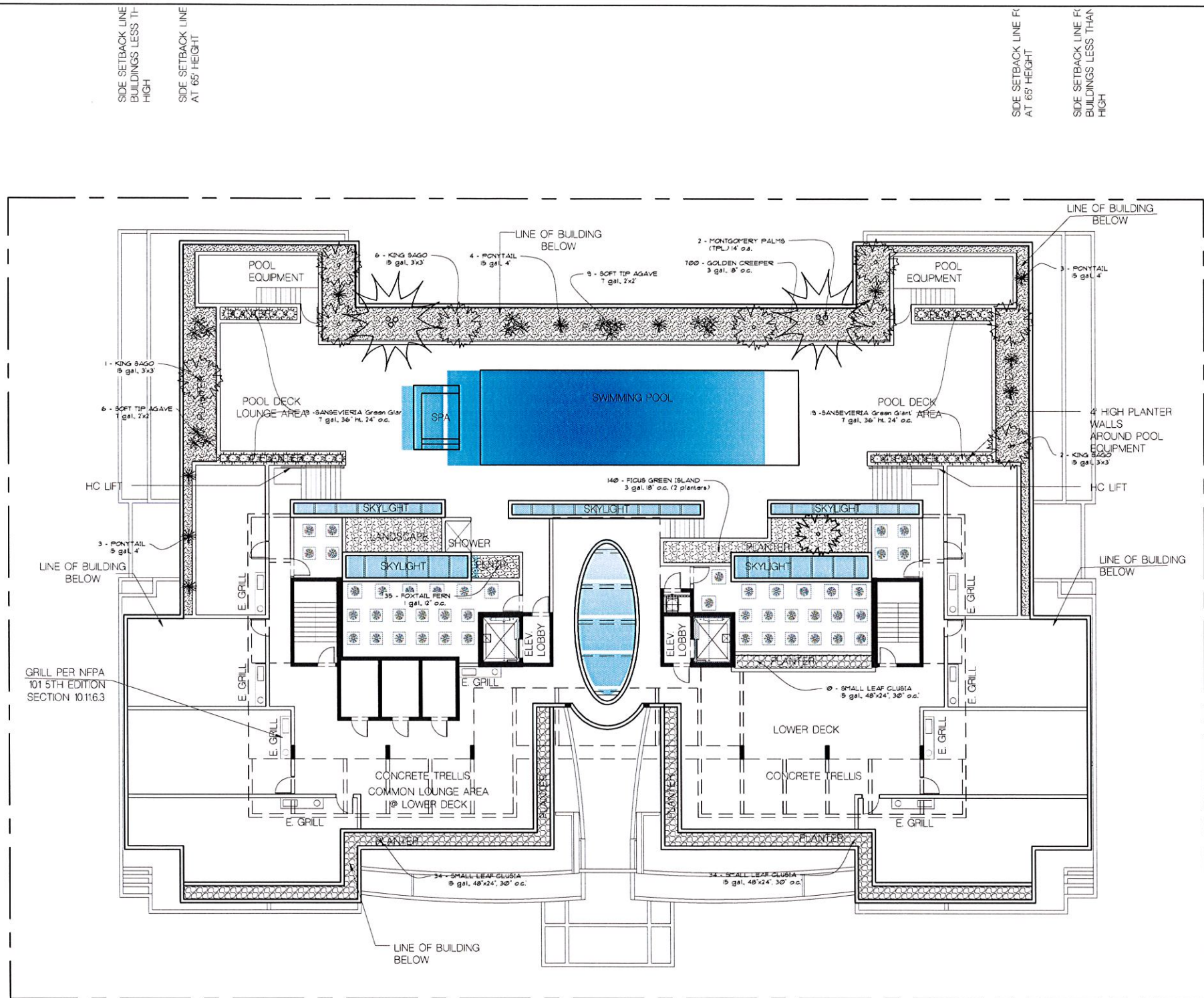
MEP ENG.

MEP ENG.

MEP ENG.

MEP ENG.

Filename: J:\PROJECTS\FRANKEL-Benayoun (multiple Projects)\019\BHI Triple Planting-current - Plot Date 9.27.2015 - Plotted By: Geomantic



100 ND STREET

POOL TOILET (2)	=	150 SF
TOTAL ROOF DECK AREA	=	10,300 SF
LANDSCAPE AREA REQUIRED	=	1,545 SF [15% OF DECK AREA]
LANDSCAPE AREA PROVIDED	=	2,445 SF [23.7%]



LEVEL ROOF PLANTING PLAN

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

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-0001494
MARKUS A. FRANKEL
LICENSE NO. AR0007431
FRANK BENAYOUN, FID-0001494
LICENSE NO. AR0017273
1177 KANE CONDOURSE, SUITE 123
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868 3555 FAX: (305) 868 3553
E-MAIL: INFO@FRANKELBENAYOUN.COM

\\A\STANDARDS\LOGO.tif

OWNER / DEVELOPER

100 ST DEVELOPMENT LLC
7857 NW 50 STREET
MIAMI, FLORIDA 33166

T. 305.592.2526

DATE

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 ARCHITECT

GEOMANTIC
DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
100 E. W. STREET, SUITE 101
MIAMI, FLORIDA 33134

STRUCTURAL ENG.

MEP ENG.

BHI TRIPLE LOT
NEW CONDOMINIUM BUILDING
1145-1167 100 STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE DATE

NO.	REVISION	DATE	BY
1		9/25/15	

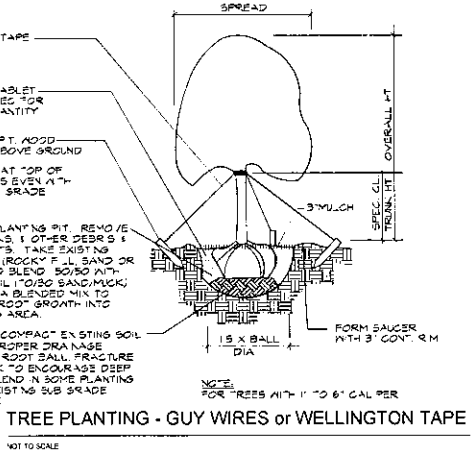
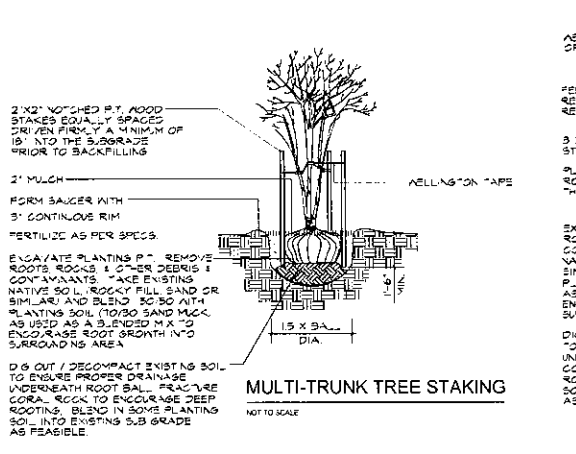
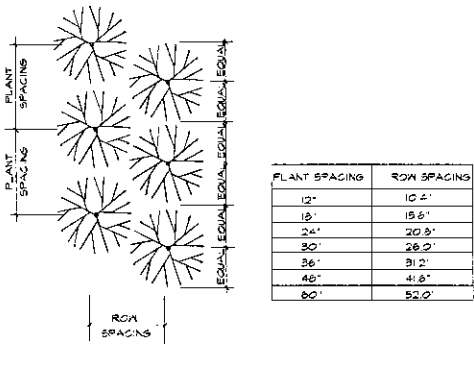
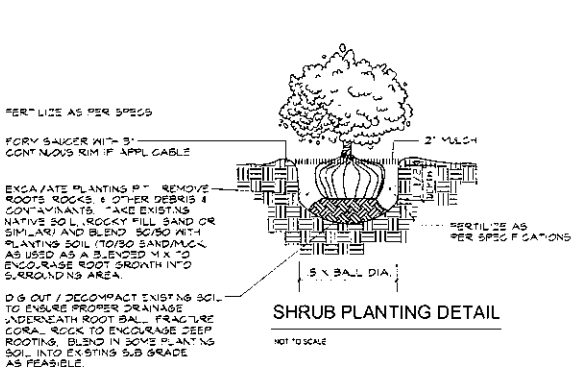
DRAWING TITLE

**ROOF LEVEL
PLANTING PLAN**

SCALE DATE AUGUST 27, 2015

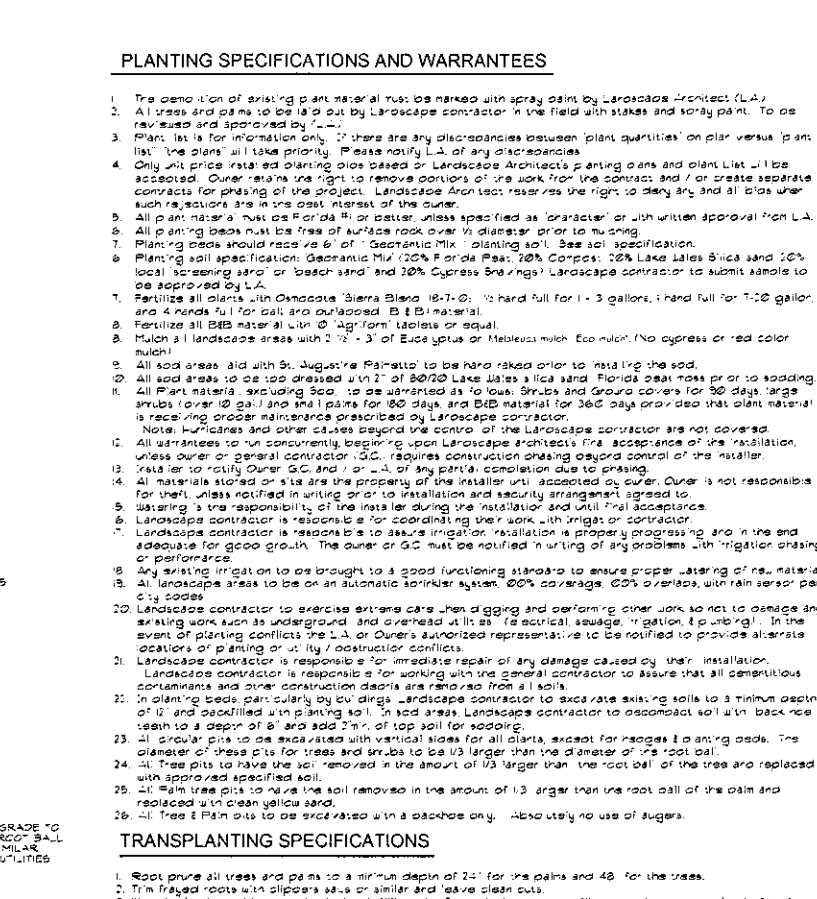
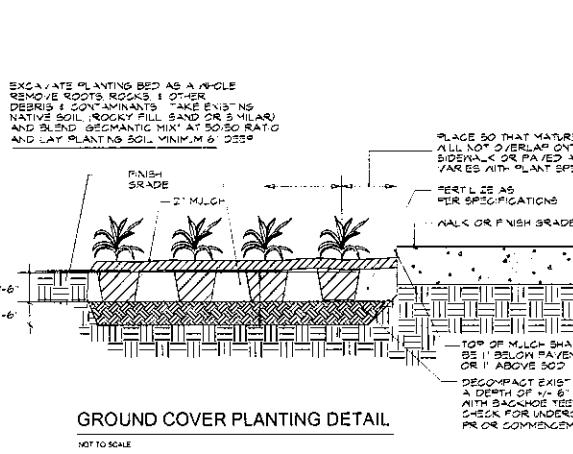
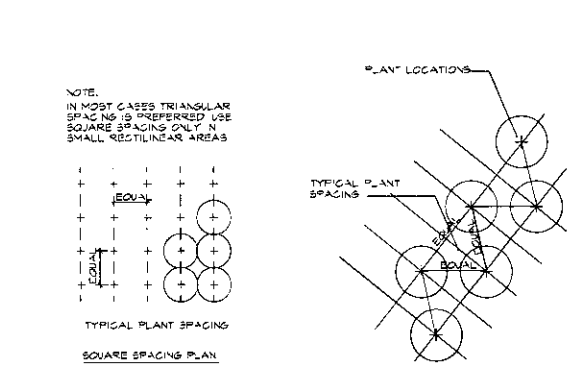
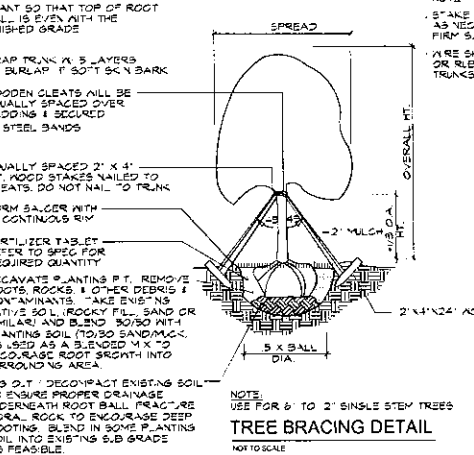
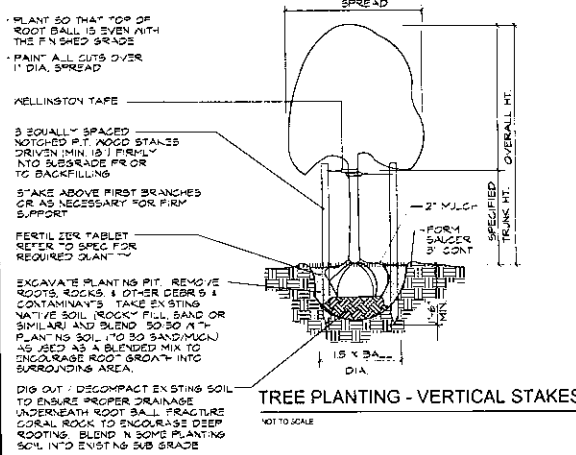
SHEET NUMBER

L-7

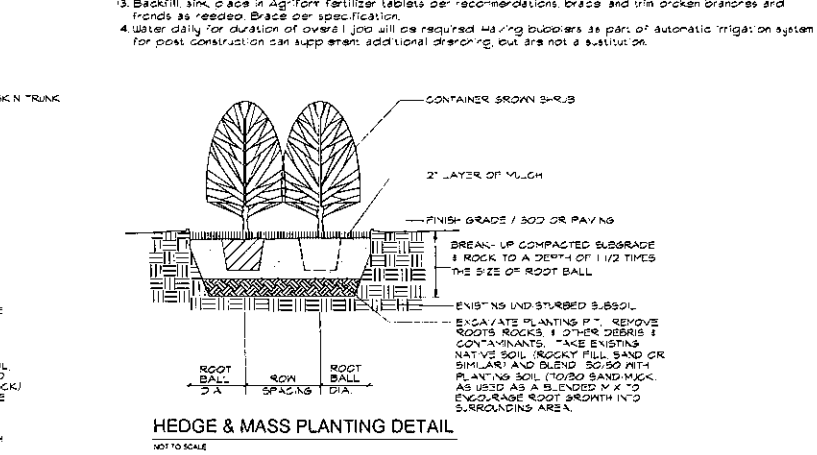


CALIPER	TIES	STRAPS	STAKES
1" - 1 1/2"	2	1 x 2	2 - 2 x 2
1 1/2" - 2"	3	1 x 2	3 - 2 x 2
2" - 3"	3	2 x 2	2 - 2 x 2
3" - 6"	3	2 x 2	3 - 2 x 2

CALIPER	CLEATS	STRAPS	BRACES	NAILS
4" - 5"	2 x 4 x 8"	1 x 12	3 - 2 x 4	2 - 16s
6" - 10"	2 x 4 x 2"	1 x 12	3 - 2 x 4	3 - 16s
10" - 16"	2 x 4 x 2"	2 x 12	4 - 2 x 4	3 - 16s



CALIPER	TIES	STRAPS	STAKES
1" - 1 1/2"	2	1 x 2	2 - 2 x 2
1 1/2" - 2"	3	1 x 2	3 - 2 x 2
2" - 3"	3	2 x 2	2 - 2 x 2
3" - 6"	3	2 x 2	3 - 2 x 2



FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS
LICENSE NO. AA-001444
MARKUS A. FRANKEL
LICENSE NO. AA-001444
FRANKEL BENAYOUN ARCHITECTS
LICENSE NO. AA-001444
11197 KANE CONDO RES. SUITE 102
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868-3652 FAX: (305) 868-3652
E-MAIL: INFO@FRANKELBENAYOUN.COM

100 ST DEVELOPMENT LLC
7657 NW 52 STREET
MIAMI, FLORIDA 33166
T: 305.592.5256

HOLLAND ENGINEERING INC.
390X HOLLAND BOULEVARD
HOLLYWOOD, FL 33221
(954) 357-0374 (954) 357-0372 FAX
SUSAN C. HOLLAND, PE
Reg. No. 41531

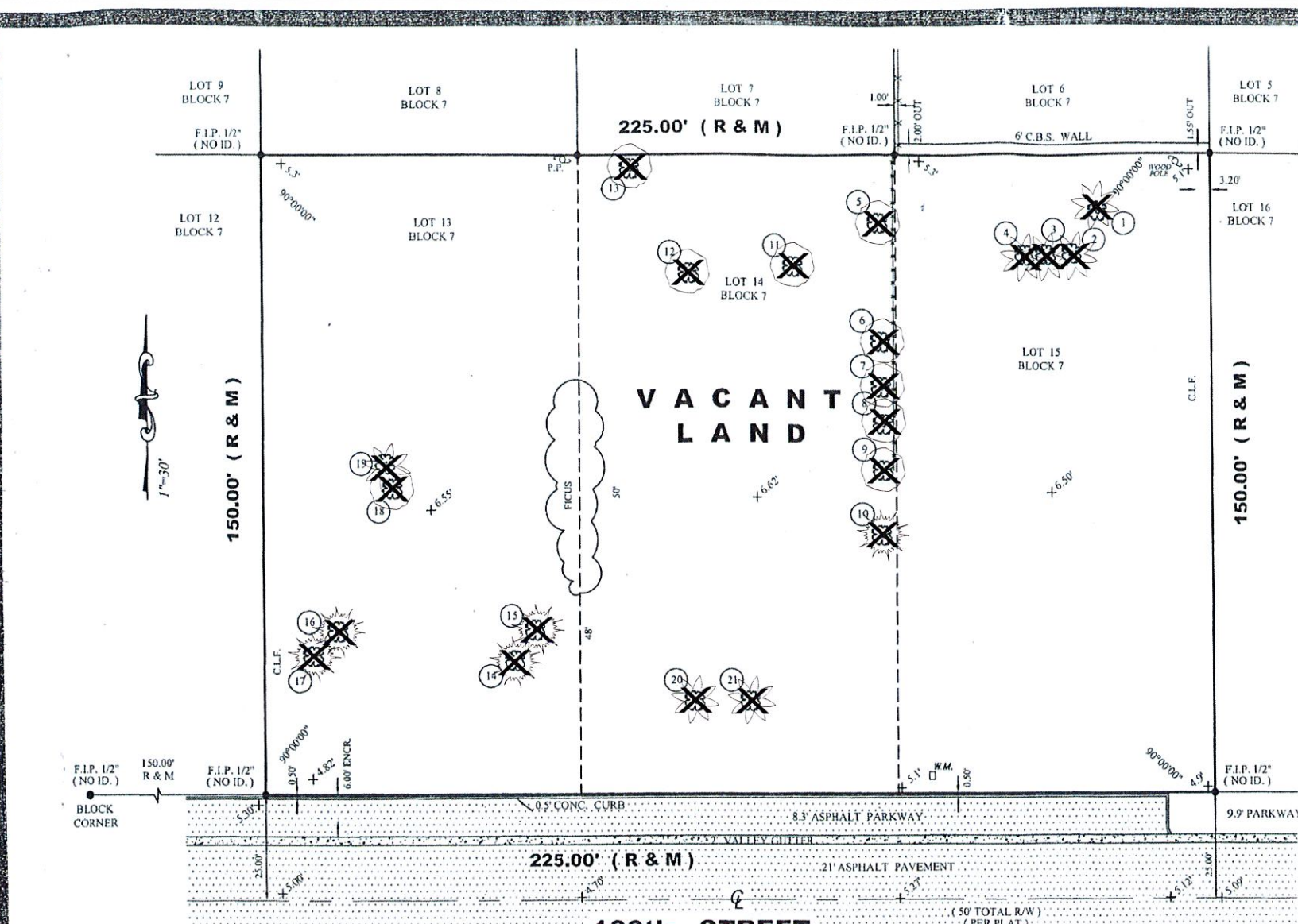
GEOMANTIC
DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARLEY A.S.T.A.
ARCHITECTS PLANNERS
11197 KANE CONDO RES. SUITE 102
BAY HARBOR ISLANDS, FLORIDA 33154

BHI TRIPLE LOT
NEW CONDOMINIUM BUILDING
1145-1167 100 STREET
BAY HARBOR ISLANDS, FLORIDA 33154

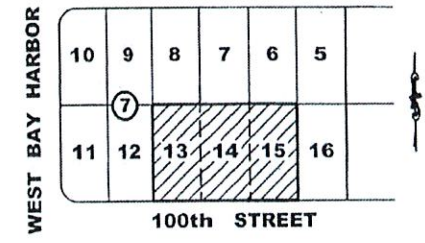
SIGNATURE DATE

NO PERSON DATE BY

PLANTING
DETAILS
DATE AUGUST 27, 2015
SHEET NUMBER
L-8



LOCATION SKETCH
SCALE: NTS



TREE CHART

No.	NAME	DIAMETER	SPAN	HEIGHT
1	AVOCADO TREE	2'	24'	30'
2	PALM CHRIST	0.4'	7'	30'
3	PALM CHRIST	0.4'	7'	30'
4	PALM CHRIST	0.4'	7'	30'
5	FLH	1'	15'	15'
6	FLH	1.5'	15'	15'
7	UMBRELLA TREE	1.2'	15'	30'
8	FLH	1'	15'	15'
9	UMBRELLA TREE	1.5'	15'	25'
10	PALMETTO PALM	1'	10'	15'
11	MANGO TREE	1.5'	10'	12'
12	MANGO TREE	2'	42'	30'
13	UMBRELLA TREE	2.5'	20'	25'
14	PALMETTO PALM	1'	10'	25'
15	PALMETTO PALM	1'	10'	15'
16	PALMETTO PALM	1'	10'	15'
17	PALMETTO PALM	1'	10'	15'
18	CUBA	2'	10'	20'
19	PALM	1'	10'	15'
20	PALM	0.7'	7'	20'
21	PALM	0.7'	7'	20'

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

SURVEYOR'S NOTES: 1) OWNERSHIP SUBJECT TO OPINION OF TITLE. 2) NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. 3) THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE. 4) LEGAL DESCRIPTION PROVIDED BY CLIENT. 5) UNDERGROUND ENCROACHMENTS NOT LOCATED. 6) ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929. 7) OWNERSHIP OF FENCES ARE UNKNOWN. 8) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. 9) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK FOR BUILDING AND ZONING INFORMATION. 10) EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY.

Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

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

Property Address: 1145-1167 100th St., Bay Harbor Islands, FL. 33154.

Legal Description: Lots 13, 14, and 15, Block 7, 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.

NOT VALID UNLESS EMBOSSED WITH SURVEYOR'S SEAL

REVISED:

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

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

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

SINCE 1987

BLANCO SURVEYORS INC.

Engineers • Land Surveyors • Planners • LB # 0007059

555 NORTH SHORE DRIVE
MIAMI BEACH, FL 33141

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

FLOOD ZONE: AE SUFFIX: L DATE 9/11/09 BASE 8'

PANEL: 0144 COMMUNITY # 120637

DATE: 6/16/15 SCALE: 1" = 20' DWN. BY: F. Blanco JOB No. 15-558

LEGEND

-EXISTING -TRANSPLANT -REMOVE

SITE TREE DISPOSITION PLAN
SCALE: 1/16" = 1'-0"

FRANKEL BENAYOUN ARCHITECTS, INC.
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-0001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
THAT BENAYOUN, PSHWA
LICENSE NO. AR0017273

1177 KANE CONDOURSE SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868 1865 FAX: (305) 868 1650
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER
100 ST DEVELOPMENT LLC
7857 NW 50 STREET
MIAMI FLORIDA 33156
T. 305.592.2526

DATE: 9/11/09
HOLLAND ENGINEERING INC.
civil engineers
3930 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL 33321
(954) 587-0371 (954) 587-2372 Fax
SUSAN C. HOLLAND, P.E.
Reg. no. 41831

ARCHITECT
GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.A.
LANDSCAPE ARCHITECT
10101 N. W. 11TH AVE. SUITE 101
MIAMI, FL 33150

STRUCTURAL ENG.
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civil engineers
3930 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL 33321
(954) 587-0371 (954) 587-2372 Fax
SUSAN C. HOLLAND, P.E.
Reg. no. 41831

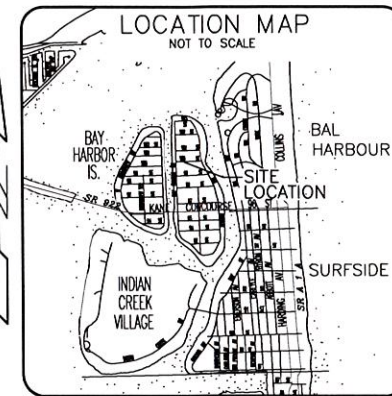
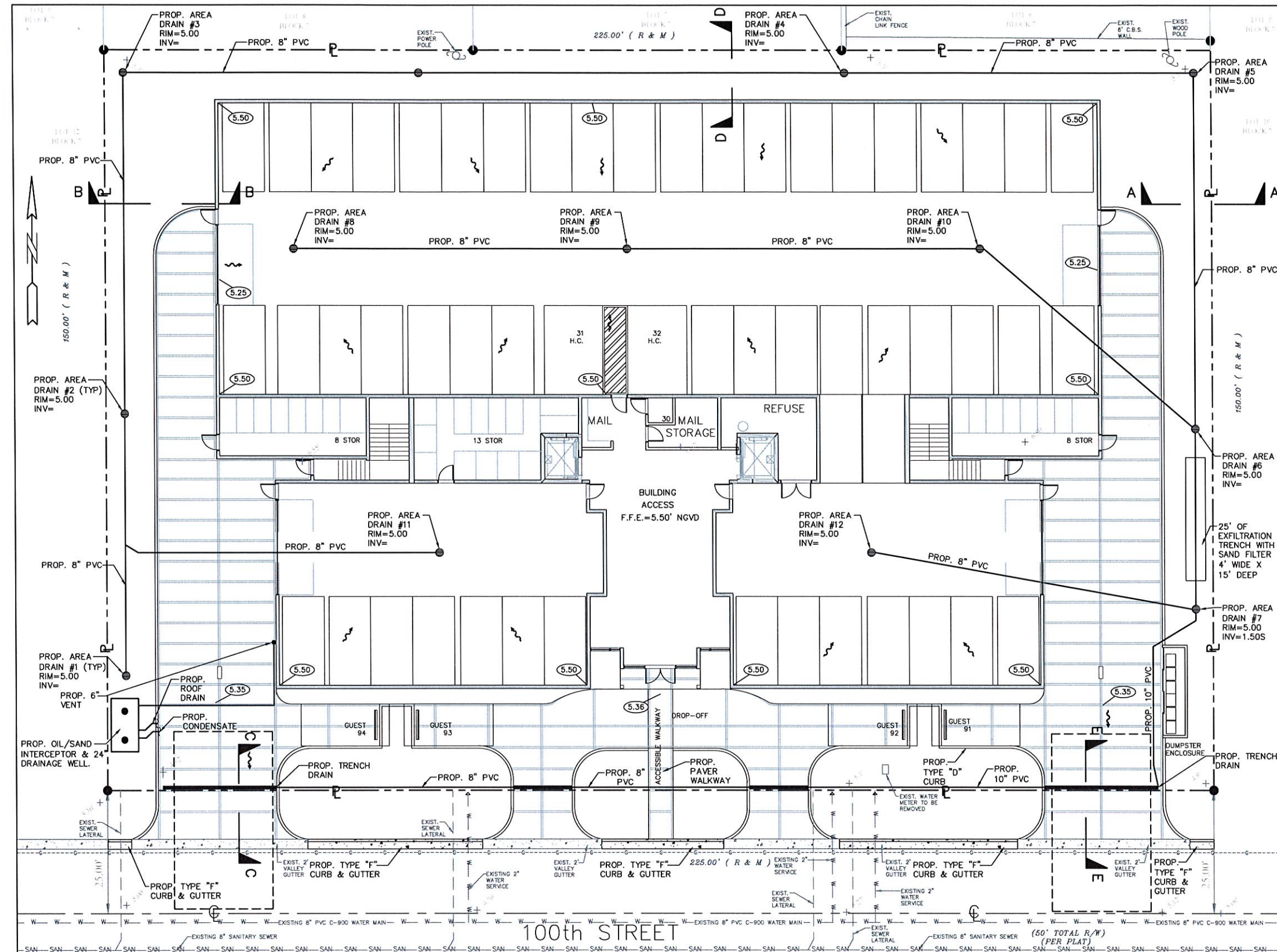
MEP ENG.
HOLLAND ENGINEERING INC.
MECHANICAL ENGINEERS
3930 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL 33321
(954) 587-0371 (954) 587-2372 Fax
SUSAN C. HOLLAND, P.E.
Reg. no. 41831

BHI TRIPLE LOT
NEW CONDOMINIUM BUILDING
1145-1167 100 STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE: DATE: NO. REASON DATE BY

DRAWING TITLE: **SITE TREE DISPOSITION PLAN**

SCALE: DATE: AUGUST 27, 2015 SHEET NUMBER: **LD-1**



LEGAL DESCRIPTION:

LOTS 13, 14, AND 15, BLOCK 7, 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.

NOTES:

1. EXISTING CURB & GUTTER TO BE REPLACED WHERE CRACKED OR DAMAGED.
2. MAXIMUM CROSS SLOPE ON WALKWAYS TO BE 2%.
3. MAXIMUM LENGTH WISE SLOPE ON WALKWAYS TO BE 5%.
4. CONNECT ALL ROOF DRAINS TO DRAINAGE WELL.
5. CONTRACTOR TO COORDINATE CONSTRUCTION OF DRAINAGE SYSTEM WITH WATER, FIRE, IRRIGATION PIPES AND STRUCTURAL FOUNDATION.
6. ALL EXISTING AND PROPOSED ELEVATIONS ARE REFERENCED TO NGVD 1929.
7. MAXIMUM SLOPE ON GARAGE RAMPS TO BE 15%.
8. ALL DRAINAGE PIPE TO HAVE MINIMUM 1% (1/8" INCH/FT) SLOPE.
9. REFER TO PLUMBING PLANS FOR INFORMATION ON ROOF DRAINS.
10. REFER TO ARCHITECTURAL PLANS FOR DETAILS ON PAVERS.
11. PROVIDE FLOOD BARRIERS UP TO 12" ABOVE BASE FLOOD ELEVATION.

REFER TO SHEET C-4 FOR SECTIONS AND PAVEMENT INSTALLATION DETAIL.

LEGEND

- PROPOSED CONCRETE
- PROPOSED PAVERS
- PROPOSED ELEVATION
- PROPOSED SURFACE FLOW
- PROPOSED WATER METER
- PROPOSED CATCH BASIN
- PROPOSED SIGN (AS INDICATED)
- PROPOSED CLEANOUT
- PROPOSED RPZ BACKFLOW PREVENTER
- PROPOSED PIPING
- EXISTING PIPING AND APPURTENANCES
- EXISTING CATCH BASIN
- EXISTING ELEVATION
- EXISTING WOOD POWER POLE
- EXISTING MANHOLE (AS DESIGNATED)
- EXISTING WATER METER
- EXISTING FENCE

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

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

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

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Sunshine811.com

PAVING, GRADING & DRAINAGE PLAN

SCALE 1" = 10'-0"

FRANKEL BENAYOUN
ARCHITECTS PLANNERS INTERIOR DESIGN

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

1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868.3665 FAX: (305) 868.3650
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER
100 ST DEVELOPMENT LLC

7657 NW 50 STREET
MIAMI, FLORIDA 33166

T. 305.592.2526

CIVIL ENG.
HOLLAND ENGINEERING INC.
civil engineers
3500 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021
(954)367-0371 • (954)367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCH.

GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.A.
3000 N.W. 11 STREET, SUITE 101
MIAMI, FLORIDA 33142

STRUCTURAL ENG.
ARBAB ENGINEERING INC.
CONSULTING ENGINEERS
3363 NE 163 STREET, SUITE 701
NORTH MIAMI BEACH, FLORIDA 33160
PHONE NO. (305) 940-3308 FAX NO. (305) 940-3373
FBI NUMBER: 0007468 PE NO. 33440

MEP ENG.
J. C. ENGINEERING GROUP P.A.
MIAMI, FLORIDA 33134
3303 NW 79 AVENUE
MIAMI, FLORIDA 33127
EXIST. L.A.M. 93357 FAX (305) 436-9272
E-MAIL: JCP@JCEGROUP.COM
JOSE C. PUE JR. FLORIDA P.E. # 12817
JOSE C. PUE JR. FLORIDA P.E. # 18146
VICTOR M. BLANCO FLORIDA P.E. # 36115

BHI TRIPLE LOT
NEW CONDOMINIUM BUILDING
1145-1167 100 STREET
BAY HARBOR ISLANDS, FLORIDA 33154

NO.	REVISION	DATE	BY

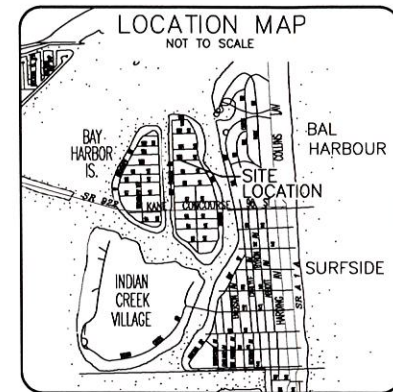
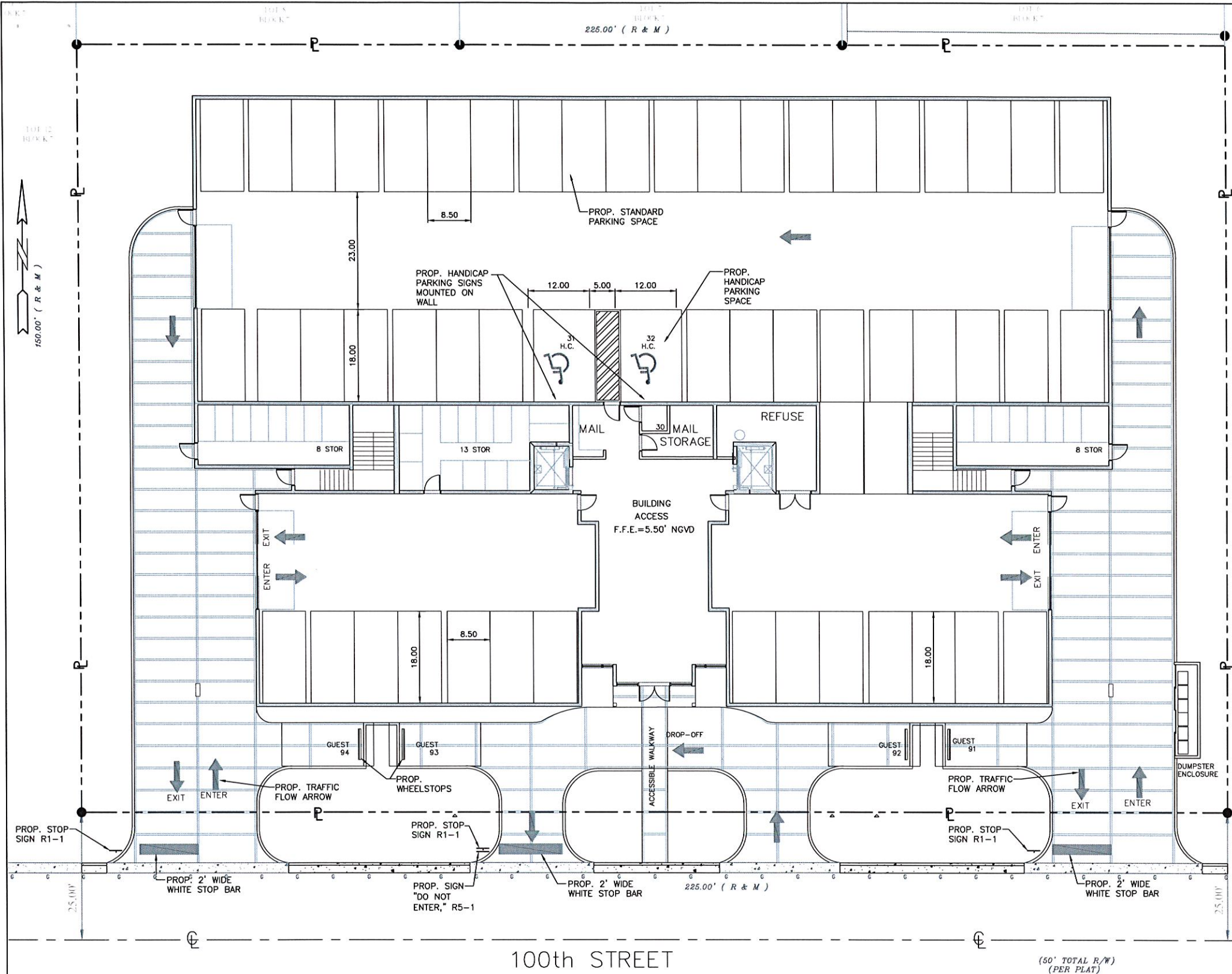
DRAWING TITLE:
PAVING, GRADING & DRAINAGE PLAN

SCALE: 1"=10'
SHEET NUMBER

C-1

15-65

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



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LEGEND

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- EXISTING ELEVATION
- EXISTING WOOD POWER POLE
- EXISTING MANHOLE (AS DESIGNATED)
- EXISTING WATER METER
- EXISTING FENCE

PAVEMENT MARKING AND SIGNAGE PLAN

SCALE 1" = 10'-0"

FRANKEL BENAYOUN ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-C001484
MARKUS A. FRANKEL
LICENSE NO. AR0007143
PHAT BENAYOUN FISHMAN
LICENSE NO. AR0017273
1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868.3665 FAX: (305) 868.3650
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER:
100 ST DEVELOPMENT LLC
7657 NW 50 STREET
MIAMI, FLORIDA 33166
T. 305.592.2526

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

LANDSCAPE ARCH.:
GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.A.
1101 SW 11 STREET SUITE 101
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PHONE: 305.441.1000 FAX: 305.441.1001

STRUCTURAL ENG.:
ARBAB ENGINEERING INC.
CONSULTING ENGINEERS
3363 NE 163 STREET, SUITE 701
NORTH MIAMI BEACH, FLORIDA 33160
PHONE NO. (305) 940-3088 FAX NO. (305) 940-3073
EB NUMBER: 0007488 PE NO. 35460

MOP ENG.:
J. G. ENGINEERING GROUP P.A.
MIAMI, FLORIDA
3030 NW 75 AVENUE
MIAMI, FLORIDA 33122
(305) 486-8907 FAX (305) 438-9372
E-MAIL: JOHNSON@JGEGROUP.COM
JOSE G. PUGA JR. FLORIDA P.E. # 47817
JOSE G. PUGA JR. FLORIDA P.E. # 48148
HECTOR W. BLAZO FLORIDA P.E. # 56115

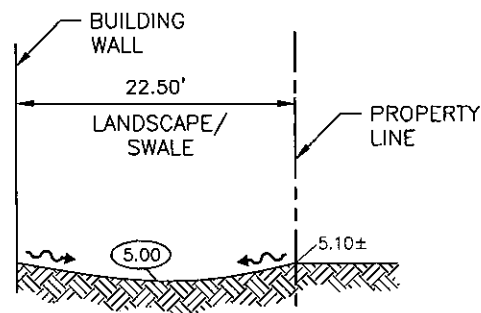
BHI TRIPLE LOT
NEW CONDOMINIUM BUILDING
1145-1167 100 STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE		DATE	
NO.	REVISION	DATE	BY

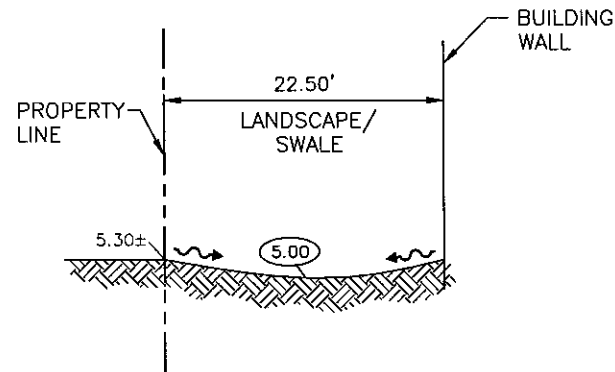
DRAWING TITLE:
PAVEMENT MARKING & SIGNAGE PLAN

SCALE: 1"=10'
DATE: SEPTEMBER 28, 2015
SHEET NUMBER:
C-3

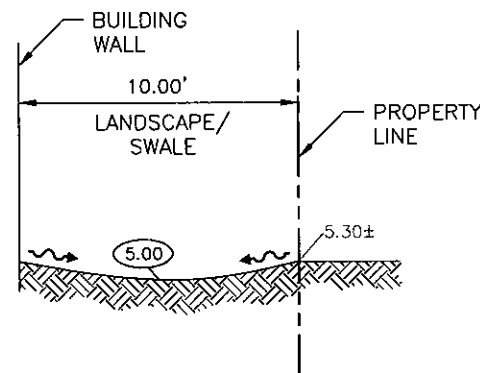
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CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE ENCOUNTERED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED, SO THAT PROPER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



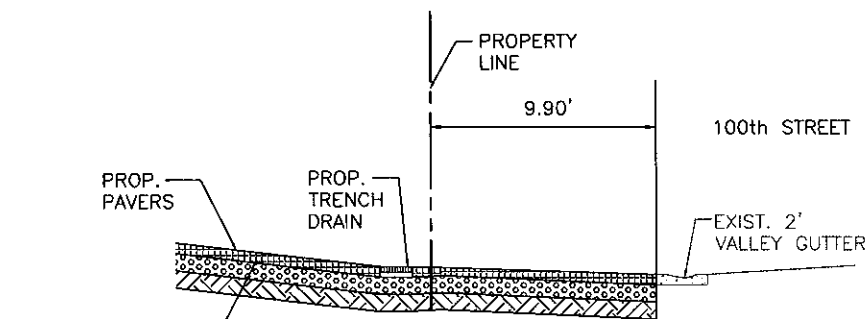
SECTION A-A
N.T.S.



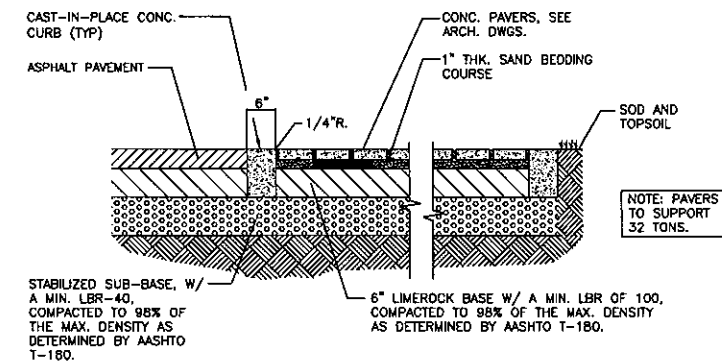
SECTION B-B
N.T.S.



SECTION D-D
N.T.S.



SECTION C-C & SECTION E-E
N.T.S.



PAVER INSTALLATION DETAIL

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001484
MARKUS A. FRANKEL
LICENSE NO. AP0007143
ITHA BENAYOUN FISHMAN
LICENSE NO. AR0017273

1177 KANE CONCOURSE, SUITE 120
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PH: (305) 868.3665 FAX: (305) 868.3650
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T. 305.592.2526

DRAWING ENGINEER:
HOLLAND ENGINEERING INC.
Civil Engineers
3900 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021
(854)367-0371 • (854)367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCHITECT:
GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTS
ROBERT PARSLEY A.S.A.
1101 N. W. 11TH ST. SUITE 111
MIAMI, FLORIDA 33136

STRUCTURAL ENGINEER:
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PHONE NO. (305) 940-2000 FAX NO. (305) 940-2023
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M.P. ENGINEER:
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BHI TRIPLE LOT
NEW CONDOMINIUM BUILDING
1145-1167 100 STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE	DATE
NO.	REVISION
	DATE
	BY

DRAWING TITLE:
SECTIONS & DETAILS

SCALE:
N.T.S.

DATE:
SEPTEMBER 28, 2015

SHEET NUMBER:
C-4

SECTIONS & DETAILS

SCALE: N.T.S.

15-65

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN

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

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civil engineers
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(954)367-0371 - (954)367-0372 Fax
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GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
1145-1167 100 STREET
BAY HARBOR ISLANDS, FLORIDA 33154

STRUCTURAL ENG.

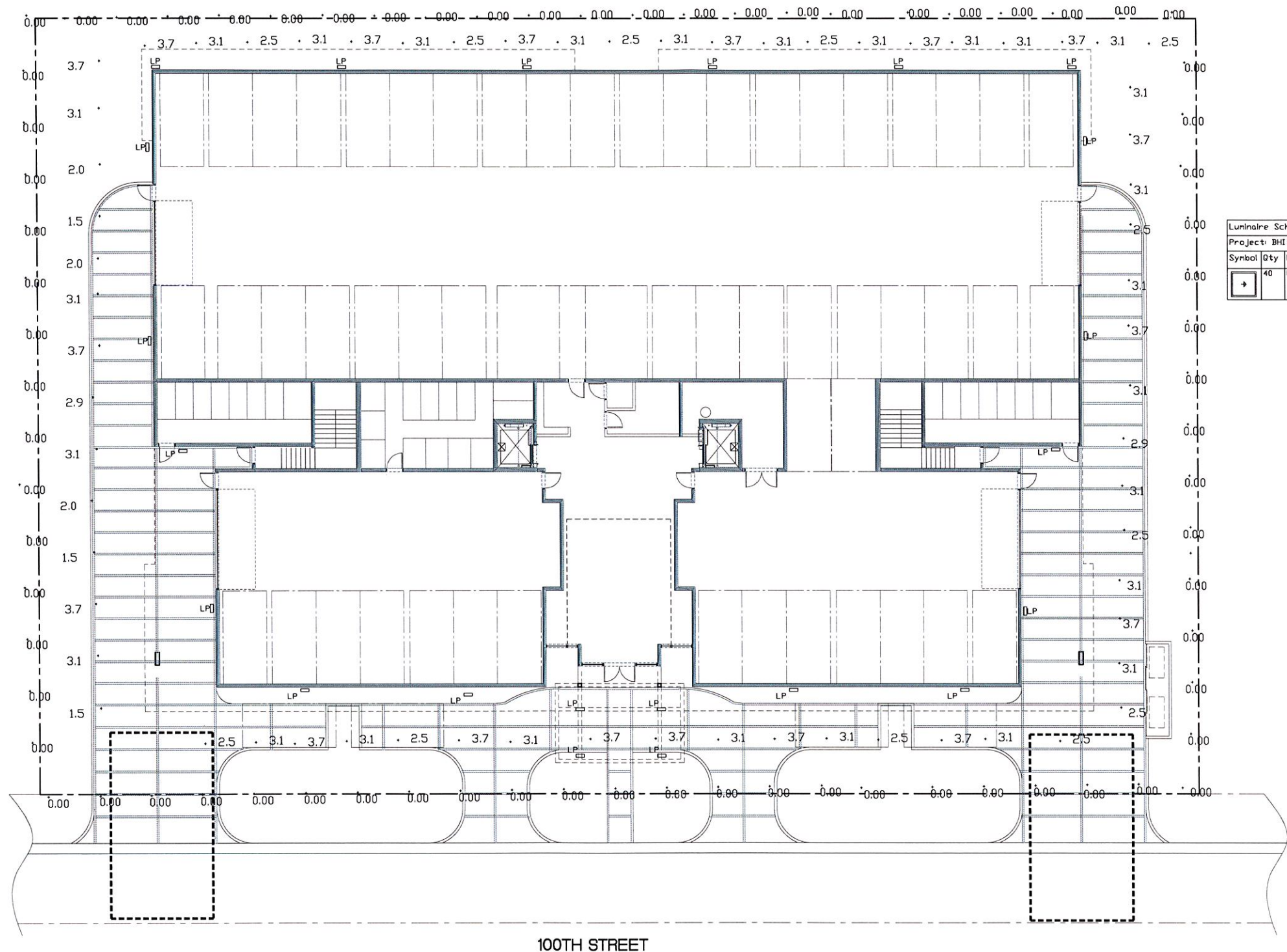
MEP ENG.

BHI TRIPLE LOT
NEW CONDOMINIUM BUILDING
1145-1167 100 STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE		DATE	
NO.	REVISION	DATE	BY

DRAWING TITLE
**LEVEL 1
PHOTOMETRIC PLAN**

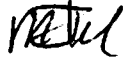
SCALE: 3/32" = 1'-0" DATE: OCTOBER 14, 2015
SHEET NUMBER
E-1.01



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

**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: October 15th, 2015

Subject: Site Development Plan Application
1145 100th Street – 45 DU Multi-family Residential Complex
1145 100th Street
Bay Harbor Islands Acct. No. MB2015-161
MMPA Acct. No. 01-0702-1024

RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board review the most recent revised plans dated October 15th, 2015 and, if found acceptable, **APPROVE** the proposed Site Development Plan application subject to the following:

- (1) The Board finds the proposed increased density (26 Base DU / 19 TDR Units = 45 DU) "fits" within the building envelope without alterations or variances;
 - (2) The Board review / approve the applicant's request to provide a few larger (depth) balconies than specified in Section 23-12(15)(a)(vi);
 - (3) The Board review / approve the reduced front yard landscape strip for the location of the guest spaces / drop-off area (8' center / 8'-6" others when 10' is required);
 - (4) The Board reviews / finds that the building architecture is enhanced enough to waive the normal breezeway requirement for the top two floors.
 - (5) The Board reviews / finds that the ground level exterior parking garage appearance / functionality is adequate in lieu of being closed-in as per Section 23-24(d)(4).
 - (6) Subject to any staff recommended conditions listed herein.
-

PROJECT REVIEW HISTORY

In early September 2015 the Town received a formal Site Development Plan application for the above referenced property. The Town's DRC met several times and recommended approval of the application, subject to the architect making a few minor revisions discussed at the meetings, and submitting a plan revision check-set to staff for final sign-off prior to scheduling the matter for Planning and Zoning Board meeting. MMPA received a revised set of plans from the architect and found that the most recent plans (10/15/15) have resolved all DRC issues.

GENERAL PROJECT INFORMATION

Land Use Designation: MH – Medium-High Density Residential

Zoning District: RM-2 Multiple Family District

General Location: 1145-67 100th Street

Legal Description: Lots 13, 14, and 15 of Block 7, "Bay Harbor Island" Subdivision according to the plat thereof, as recorded in Plat Book 46, at Page 5 of the Public Records of M-D County.

PROJECT DESCRIPTION

The proposed site design incorporates one (1) rectangular-shaped building positioned east / west on top of an enclosed parking garage structure that is depressed 1'-0" below grade. Four (4) driveway connections are proposed for the site – one main 2-way driveway at each edge of the site and two (2) centered in the middle of the site at the building lobby entrance. The eastern driveway is a two-way driveway connection to 100th Street that is 23-feet in width and provides 2-lane / 2-way access to the front portion of the parking garage and one-lane / one-way inbound access to the rear portion of the parking garage. The western driveway is also a two-way driveway connection to 100th Street that is 23-feet in width and provides 2-lane / 2-way access to the front portion of the parking garage and one-lane / one-way outbound access from the rear portion of the parking garage. The two central driveway connections form a looped driveway (one inbound and one outbound) and are one-lane / one-way driveway connections that are 12-feet in width and provide looped access to the building lobby entrance and guest spaces. Two (2) Fire Department staging areas are shown on the plans - one in the apron of each two-way driveway, extending into the street. No verification documentation was provided by the applicant stating that the Miami-Dade Fire Department reviewed the plan or agreed to the design.

On the building rooftop is a recreational facility with a swimming pool, spa, sun-deck areas, common lounge area, an open fitness area, BBQ area, men's and women's restrooms, and eight (8) private cabanas. The proposed new building is 6-stories in height; five (5) floors of residential use over one (1) floor of parking / building lobby @ 65-feet above BFE.

**Site Development Plan Application
1145-67 100th Street – 45 DU Multi-family Residential Complex
1145-67 100th Street
Planning and Zoning Board Staff Report
October 15th, 2015
Page 3**

According to the survey submitted, the lots are currently vacant. The Miami-Dade County Property Appraisers website indicates that the lots were previously developed with two duplexes and a triplex with a total of seven (7) DU. Therefore, the net increase would be thirty-eight (38) DU. The survey submitted indicates the lots are full lots that never dedicated the front 11-feet for on-street parking, as many others did in the past. The total lot area is 33,750 square feet / 0.775 acres in size. This would allow a maximum of twenty-six (26) dwelling units on the property at the maximum allowable base density (34 DUA). The proposal is to build forty-five (45) dwelling units (58 DUA) which would require the developer to acquire nineteen (19) TDR units.

According to the Town's Historic Structure Survey, the now demolished structure on Lot 15 was built in 1951, while the now demolished structures on Lots 13 and 14 were built in 1956. The architectural styles listed for all of the demolished structures is Masonry Vernacular (FMSF No. DA10194, DA10196, DA10198).

The adjoining / nearby development sites currently include the 5-story Imperial Manor apartment complex @ 16 DU / 61.5 DUA to the immediate east. To the immediate north is the 6-story Imperial 101 apartment complex @ 9 DU / 34.6 DUA and two (2) one-story duplexes @ 2 DU / 7.7 DUA each. To the immediate west is the 4-story Ambassador Apartments @ 24 DU / 46.1 DUA. To the south across 100th Street is a 2-story duplex @ 2 DU / 7.7 DUA, a 2-story apartment complex @ 4 DU / 15.4 DUA, and another 2-story apartment complex @ 6 DU / 23.1 DUA.

This area of the Town is predominated by a mixture of older low-rise residential complexes (1-3 stories) and mid-rise residential complexes (5-7 stories). The Town's 2002 Community Vision Master Plan identifies this area for mid-rise residential complexes (7+/- stories). Therefore, the proposed development is deemed generally consistent with the Town's future vision for this geographic area.

BACKGROUND INFORMATION

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

COMPREHENSIVE PLAN / ZONING

Comprehensive Plan – The property has a Future Land Use Map (FLUM) designation of "Medium-High Density Residential". The maximum allowable base density is 34 DUA. Additional dwelling units may be acquired to increase the base density if approved by the Town Commission. The developer is seeking to build 45 DU; therefore, **19 additional TDR units are required**. If the Town Commission approves the 19 TDR units, the proposed development will be consistent with the applicable FLUM designation of the property.

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

PLATTING

The site will not require re-platting, as the site is currently platted as described above. A Unity of Title document will be required to legally tie the three (3) lots together prior to the issuance of building permits.

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

As stated above, the Site Development Plan depicts access to the site from four (4) driveway connections. The eastern driveway serves as 1 of 2 two-way main driveway connections to 100th Street that is 23-feet in width and provides two-lane / two-way access to the front portion of the parking garage and one-lane / one-way inbound access to the rear portion of the parking garage. The western driveway serves as the other main driveway connection to 100th Street that is a two-way / 23-feet in width and provides two-lane / two-way access to the front portion of the parking garage and one-lane / one-way outbound access from the rear portion of the parking garage. The two (2) central driveway connections form a looped driveway (one inbound and one outbound) and are one-lane / one-way driveway connections that are 12-feet in width and provide access to the building lobby entrance and guest spaces. Based on 45 DU the Town Code requires at least ninety (90) parking spaces. Ninety-four (94) parking spaces are provided (72 via 36 vertical lifts, 16 standard, 2 ADA and 4 guest / drop-off spaces in the front yard). The site design exceeds the current minimum Code requirements for on-site parking spaces. As this is a three-lot development, three (3) guest spaces are required as well as a drop-off area near the lobby entrance, which the plans meet. The plans show a slight reduction for the front yard landscape strip dimension to accommodate the guest parking spaces / building lobby drop-off area, which is permitted with PZB approval (10' required / 8' center / 8'-6" other widths).

Fire Department staging areas are shown in the apron of each two-way driveway, extending into the street. Any changes required by the Fire Department subsequent to the Town's site plan approval may cause the plans to be re-submitted to the DRC / PZB.

BUILDING DESIGN / BUILDING LENGTH / BREEZEWAY

The building design is clean / modern with decorative horizontal and vertical elements and an abundant use of glass. The building façade is broken with a form of "breezeway" shown through the building from ground level to the 4th Level and partially through the front portion of the building on the 5th and 6th Levels. The idea of a breezeway and/or enhanced architecture is to break up the massing of larger buildings.

The building exceeds one hundred twenty (120) feet in length (shown at 180'-0"); therefore, a "breezeway" is required. The applicant is proposing a 20'-2" breezeway completely through the building, except for the top two floors, which only has a breezeway in the front of the building (not completely through in the rear). Section 23-11(B2)(6) states that breezeways shall have a minimum

unobstructed width, completely through the building, of at least 20 feet, unless the Planning and Zoning Board finds that enhanced architectural articulation and detailing is provided on the building facade to break the massing of the building. As the applicant's breezeway design is limited to the first 4 Levels the Planning and Zoning Board must find that the architecture is enhanced enough to waive the breezeway requirement for the top two floors.

SUGGESTED CONDITIONS OF APPROVAL / SITE PLAN COMMENTS

Following are suggested conditions of approval and/or comments on the latest plans dated October 15th, 2015 submitted to the Town for consideration:

- 1) This approval is based on the Site Development Plans prepared by Frankel Benayoun Architects Inc. dated October 15th, 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) This approval is subject to the Town Council granting the developer / property owner the ability to allocate 19 additional TDR dwelling units to the site from either the Town or private property owners. If the number of DU requested is not approved by the Town the development approval shall be deemed null and void and must be re-designed.
- 3) Some of the balconies are deeper than the Code allows. Per Section 23-12(15)(a)(vi), balconies in the front (street) yard may encroach up to 4' into the setback with a maximum depth of 6' unless the Town approves otherwise (depth only) during site plan review. The applicant meets the setback requirement but seeks balcony depths of up to 7'-0" in the front yard on Level 2. Specific Planning and Zoning Board approval is required for the increased depth of the balcony on Level 2.
- 4) The applicant is requesting permission to reduce the normal 10-foot wide front yard landscape strip to 8' for the drop-off area and 8'-6" for the guest parking spaces. The Town Code allows a dimensional reduction as low as 7' if the Town approves the site design. Planning and Zoning Board approval is required.
- 5) The building exceeds one hundred twenty (120) feet in length (shown at 180'-0"); therefore, a "breezeway" is required. The applicant is proposing a 20'-2" breezeway completely through the building, except for the top two floors, which only have a breezeway in the front of the building (not completely through in the rear). Section 23-11(B2)(6) states that breezeways shall have a minimum unobstructed width, completely through the building, of at least 20 feet, unless the Planning and Zoning Board finds that enhanced architectural articulation and detailing is provided on the building facade to break the massing of the building. As the applicant's breezeway design is limited to the first 4 Levels the Planning and Zoning Board must find that the architecture is enhanced enough to waive the breezeway requirement for the top two floors.
- 6) The Board finds that the ground level exterior parking garage appearance / functionality is adequate in lieu of being closed-in as per Section 23-24(d)(4).

- 7) A Unity of Title document acceptable to the Town Attorney's Office is necessary to legally tie the three (3) lots together. This must be accomplished prior to the issuance of building permits.
- 8) Payment of all required Town impact fees prior to issuance of building permits.
- 9) 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.
- 10) Changes required by the Miami-Dade County Fire Department, Building Codes or owner / architect refinements subsequent to the Town's site plan approval may cause the plans to be resubmitted to the DRC / PZB in accordance with Section 5-23.1(c).

FRANKEL BENAYOUN
ARCHITECTS INC

1145-1167 100 STREET

**1145-1167 100 Street
Bay Harbor Islands, Florida 33154**

DEVELOPMENT IMPACT ANALYSIS REPORT

September 25, 2015

Prepared by: _____
FRANKEL BENAYOUN ARCHITECTS, INC
Markus A. Frankel
State of Florida, A.R. 0007143

FRANKEL BENAYOUN
ARCHITECTS INC

1145-1167 100 STREET

**1145-1167 100 Street
Bay Harbor Islands, Florida 33154**

DEVELOPMENT IMPACT ANALYSIS REPORT

September 25, 2015

Prepared by: _____
FRANKEL BENAYOUN ARCHITECTS, INC
Markus A. Frankel
State of Florida, A.R. 0007143

The following information and analysis is intended to demonstrate compliance with the requirements of Section 11-8 of the Town of Bay Harbor Islands, Florida Code of Ordinances to insure that the Levels of Service (LOS) will be maintained as a result of this development.

1. POTABLE WATER

The water use requirements for this project are calculated based on the build-out information described on the attached Water Use Calculation Table. An increase in flow demand of **16,492 GPD** is expected from this project.

2. SANITARY SEWER:

The Sanitary Sewer flows generated by this project are calculated based on the build-out information described on the attached Water Use Calculation Table. An increase in Sanitary Sewer flow of **12,863 GPD** is expected from this project.

3. SOLID WASTE:

The anticipated daily solid waste generation for this project is 61.71 Tons per year (See attached Proposed Solid Waste Calculations).

4. STORM DRAINAGE:

This project will require the installation of one well and exfiltration trench.

5. TRAFFIC GENERATION:

The proposed development is expected to generate, based on a total of 45 dwelling units generating 5.81 TPD, approximately 76 net daily trips of which 4 net trips will occur during the A.M. peak hour and 5 will occur during the P.M. peak hour.

6. RECREATION FACILITIES:

The total population is estimated at 97.65 persons, based on a total of 45 dwelling units at 2.17 persons per unit.

- 1 tennis court for every 4,000 persons, 12-60 years old
- 1 lighted baseball field for every 6,000 persons, 10-40 years old
- 1 tot lot for every 5,000 persons, 3-12 years old

The proposed development is not anticipated to create significant impacts on the Town's current park system. Any recreation impacts that may occur will be mitigated by an impact fee paid by the developer to the Town.

PROPOSED POTABLE WATER USE CALCULATIONS

PROJECT : 1145-1167 100 Street

DATE : September 25, 2015

TYPE OF BUILDING USE	ROOMS [EACH/SF](Avg. Household Size)	RATE [GPD/ROOM] [GPD/SF]	ADF [GPD]
<u>PROPOSED FLOWS:</u>			
Residential Condominiums	45(2.17per DU)	200	19,530
SUB-TOTAL			<u>19,530</u>
<u>PREVIOUS FLOWS:</u>			
	7(2.17 per DU)	200	3,038
SUB-TOTAL			<u>3,038</u>
NET INCREASE			16,492

PROPOSED SANITARY SEWER USE CALCULATIONS

PROJECT : 1145-1167 100 Street

DATE : September 25, 2015

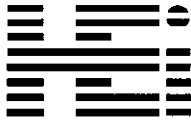
TYPE OF BUILDING USE	ROOMS [EACH/SF](Avg. Household Size)	RATE [GPD/ROOM] [GPD/SF]	ADF [GPD]
<u>PROPOSED FLOWS:</u>			
Residential Condominiums	45(2.17per DU)	156	15,233
SUB-TOTAL			<u>15,233</u>
<u>PREVIOUS FLOWS:</u>			
	7(2.17per DU)	156	2,370
SUB-TOTAL			<u>2,370</u>
NET INCREASE			12,863

PROPOSED SOLID WASTE CALCULATIONS

PROJECT : 1170 103RD STREET

DATE : SEPTEMBER 25, 2015

TYPE OF BUILDING USE	AREA/UNITS [SF] [UNITS](Avg. Household Size)	RATE [LB/SF- DAY] [LB/UNIT- DAY]	SOLID WASTE GENERATED [TONS PER CAPITA/YR]	SOLOD WASTE GENERATED [TONS/YR]
<u>PROPOSED FLOWS:</u> Residential Condominiums	45(2.17per DU)		0.632	61.71
TOTAL			0.632	61.71



Holland Engineering, Inc.
3900 Hollywood Blvd., Suite 303
Hollywood, FL 33021

**BHI Triple Lot
1145-1167 100 Street, Bay Harbor Islands
Drainage Well Calculations**

Drainage Well

10 yr, 1 – hr Storm = 3.6"/hr

Roof area = 18,453 sf

Drainage required = $18,453 \text{ sf} \times 3.6"/\text{hour} \times \text{ft}/12" \times \text{hour}/3600 \text{ sec} = 1.54 \text{ cfs}$

Total drainage required = 1.54 cfs

Well head available for discharge:

Top elevation of vent pipe = 8'

Salt/fresh = 1.5'

Wet season water level = 2'

Design Head = 4.5'

1-24" well to be developed to discharge 350 gpm / ft. head.

<u>Stage (feet)</u>	<u>Discharge (gpm)</u>	<u>Discharge (cfs)</u>
3	0	0
4	175	0.39
5	525	1.18
6	875	1.96
7	1,225	2.75
8	1,575	3.53

Sand and Oil Interceptor

Q = 3 cfs, retention = 1.5 minutes (90 seconds)

Volume = $3 \text{ cfs} \times 60 \text{ sec}/\text{min} \times 1.5 \text{ min} = 270 \text{ cf}$

Use 5' wide X 6' deep X 10' long = 300 cf

Prepared by:

Susan C. Holland, P.E.
Lic. No. 41831

AGENDA ITEM REPORT

November 3, 2015

ITEM NUMBER: 2.

ITEM: Request for approval for a new single family home for "Pro Nan IV, LLC" at 1350 97 Street, Lot 4 of Block 34. The proposed 2-story home has approximately 6,898 square feet of living space with a two-car garage. The residence will have five (5) bedrooms, seven (7) full bathrooms and an office. 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	1350.97st11.3.15.pdf
2.	Staff Report	1350 97th Street SFR - PZB Staff Report Oct 29 2015.pdf

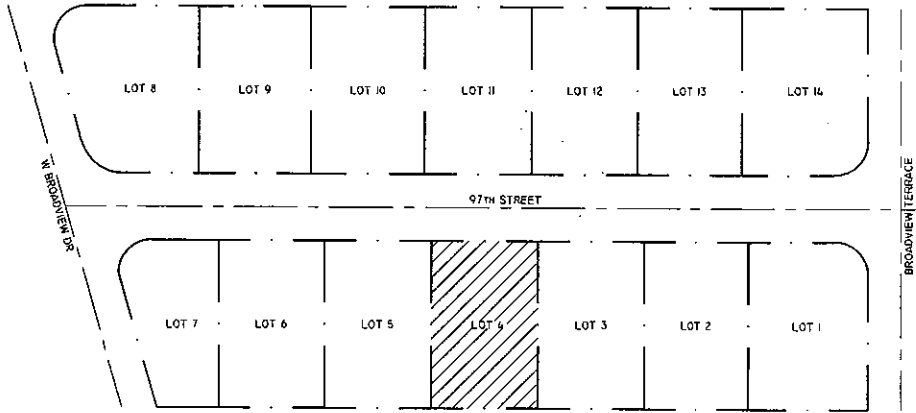
NEW RESIDENCE IN A VACANT LOT

PROPERTY OF: PRO NAN INVESTMENTS IV LLC
LOCATED AT 1350 97 ST
BAY HARBOR ISLANDS, FL 33154



ZONING LEGEND:			
GROSS LOT AREA: 10,625 S.F.			
PERVIOUS AREA: 3,692 S.F. (34.75%)			
IMPERVIOUS AREA: 6,933 S.F. (65.25%)			
AREA UNDER A/C: 6,898 S.F.			
REQUIRED SETBACKS:			
FRONT:			
REQUIRED:	25'	PROVIDED:	25'
REAR:			
REQUIRED:	15'	PROVIDED:	25'
SIDE:			
REQUIRED:	10'	PROVIDED:	10'
BUILDING HEIGHT:			
MAXIMUM:	25' ABOVE BASE FLOOD ELEVATION		
PROVIDED:	25' ABOVE BASE FLOOD ELEVATION	26' ABOVE GRADE	

INDEX	
SP-1	SITE PLAN
L-1	LANDSCAPING & TREE DISPOSITION PLAN
A-1	FIRST FLOOR PLAN
A-2	SECOND FLOOR PLAN
A-3	ROOF PLAN
A-4	EXTERIOR ELEVATIONS
A-5	EXTERIOR ELEVATIONS
R-1	RENDERING
R-2	RENDERING
CE-1	COLOR ELEVATION
PH-1	PHOTOGRAPHS



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

REVISIONS

08/30/2015	H.S.

CESAR M. CANO A.I.A.
ARCHITECTURE & PLANNING

4904 CAMPO SANDOZ CORAL GABLES, FL 33144
TELEPHONE: (305) 740-7929 FAX: (305) 740-7129

NEW RESIDENCE IN A VACANT LOT
PROPERTY OF: PRO NAN INVESTMENTS IV LLC
LOCATED AT 1350 97 ST
BAY HARBOR ISLANDS, FL 33154

SCALE: AS SHOWN
DATE: 11/06/2014
JOB NO.:
SHEET NO.:
COVER



REVISIONS	
08/30/2015	H.S.
CESAR M. CANO A.I.A. ARCHITECTURE & PLANNING 4906 CAMPO SANO CT. CORAL GABLES FL. 33146 TELEPHONE: (305) 740-7929 - FAX: (305) 740-7929	
NEW RESIDENCE IN A VACANT LOT PROPERTY OF: PRO NAN INVESTMENTS IV LLC LOCATED AT 1350 97 ST BAY HARBOR ISLANDS, FL 33154	
SCALE:	AS SHOWN
DATE:	11/06/2014
JOB NO.	
SHEET NO.:	RE-1
STATE OF FLORIDA REGISTRATION No. 4929	



REVISIONS	
08/30/2015	H.S.



CESAR M. CANO A.I.A.
ARCHITECTURE & PLANNING
4906 CAMPO SANO CT. CORAL GABLES FL 33146
TELEPHONE: (305) 740-7929 - FAX: (305) 740-7929

NEW RESIDENCE IN A VACANT LOT
PROPERTY OF: PRO NAN INVESTMENTS IV LLC
LOCATED AT 1350 97 ST
BAY HARBOR ISLANDS, FL 33154

SCALE:	AS SHOWN
DATE:	11/06/2014
JOB NO.	
SHEET NO.:	RE-2

STATE OF FLORIDA
REGISTERED PROFESSIONAL ARCHITECT
NO. 4929



REAR ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

CESAR M. CANO A.I.A.
ARCHITECTURE & PLANNING
4906 CAMPO SANO CT. CORAL GABLES FL 33146
TELEPHONE: (305) 740-7929 - FAX: (305) 740-7929

NEW RESIDENCE IN A VACANT LOT
PROPERTY OF: PRO NAN INVESTMENTS IV LLC
LOCATED AT 1350 97 ST
BAY HARBOR ISLANDS, FL 33154

SCALE: AS SHOWN
DATE: 11/06/2014
JOB NO.
SHEET NO.:
CE-1

REVISIONS		
08/30/2015	H.S.	

REVISIONS

08/30/2015

H.S.

CESAR M. CANO A.I.A.

ARCHITECTURE & PLANNING

4906 CAMPO SANO CT. CORAL GABLES FL. 33146
TELEPHONE: (305) 740-7929 - FAX: (305) 740-7929

NEW RESIDENCE IN A VACANT LOT

PROPERTY OF: PRO NAN INVESTMENTS IV LLC

LOCATED AT 1350 97 ST

BAY HARBOR ISLANDS, FL 33154

SCALE: AS SHOWN

DATE: 11/06/2014

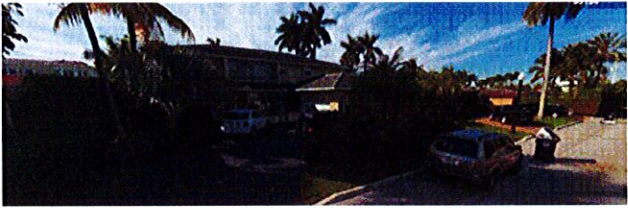
JOB NO.

SHEET NO.: PH-1

STATE OF FLORIDA

REGISTERED PROFESSIONAL ARCHITECT

NO. 4929



1360 97 ST



1351 97 ST



1351 96 ST



1311 96 ST



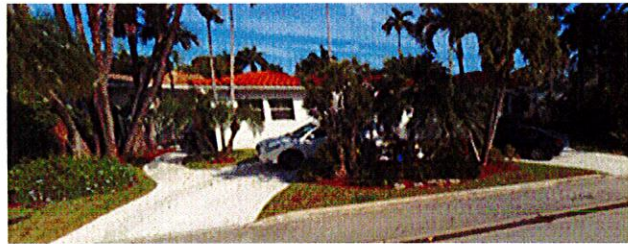
1350 97 ST



1330 97 ST



1361 97 ST



1331 97 ST



1331 96 ST



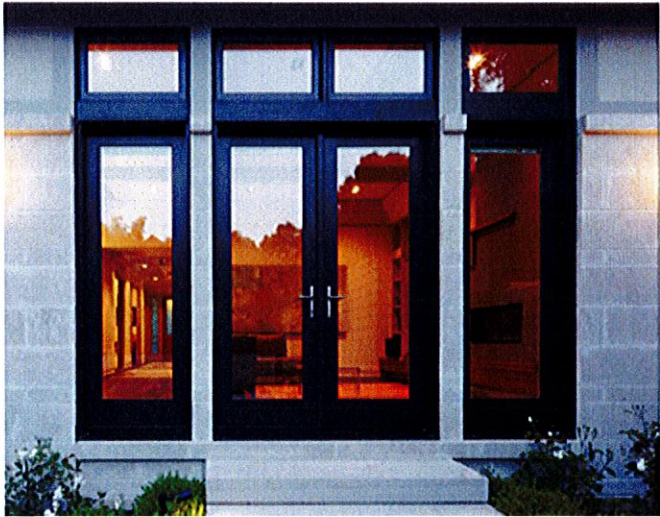
BALCONY RAILING



ROOF RAILING



STONE



FRENCH DOOR



GARAGE DOOR



CASEMENT WINDOW



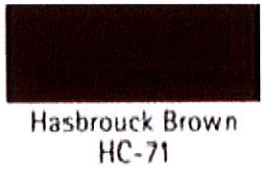
WALL LIGHTING FIXTURE



DOOR HARDWARE



WALL COLOR



ACCENT COLOR

REVISIONS		
08/30/2015	H.S.	

CESAR M. CANO A.I.A.
ARCHITECTURE & PLANNING

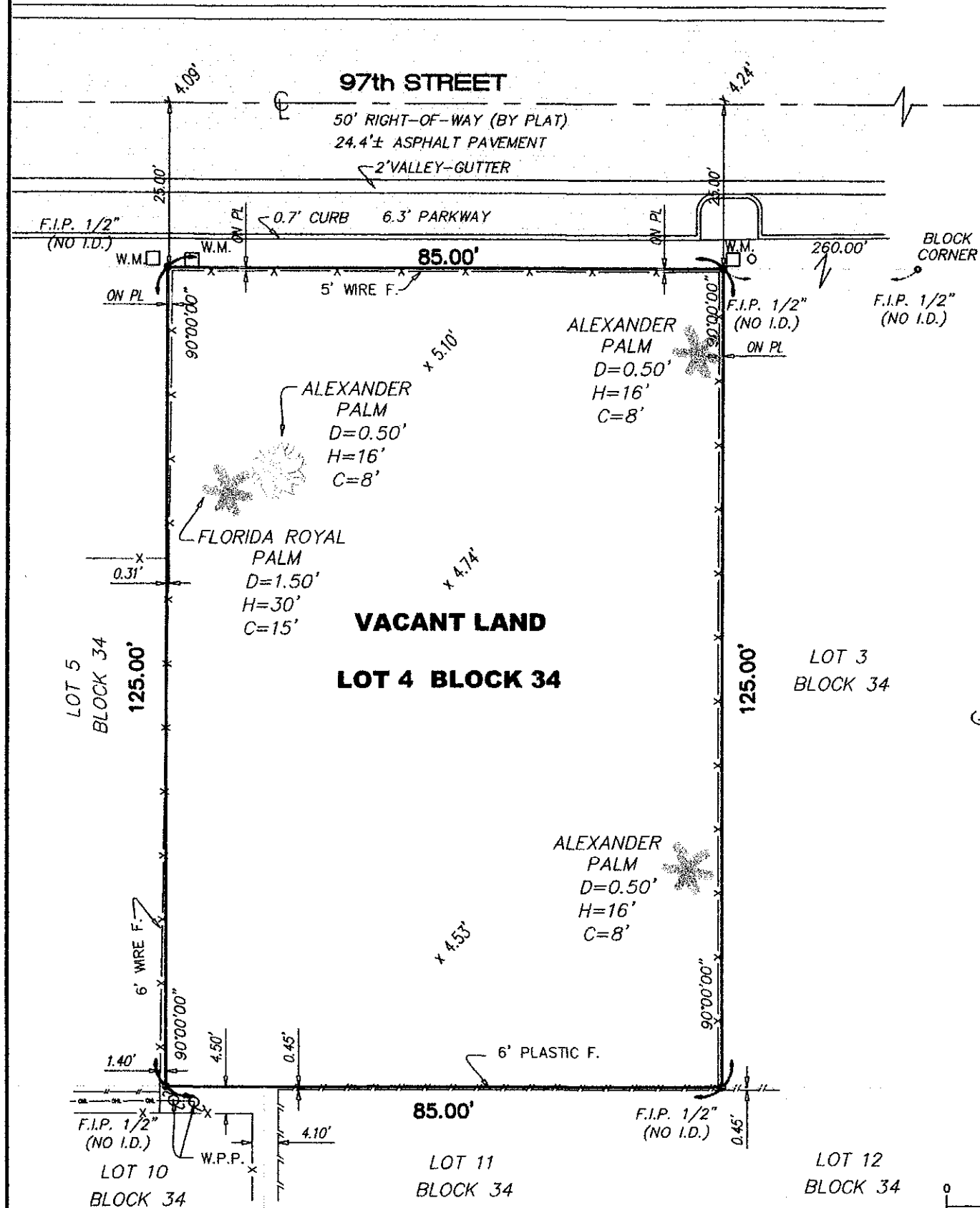
4906 CAMPO SANO, CT CORAL GABLES, FL 33134
TELEPHONE: (305) 740-7929 - FAX: (305) 740-7729

NEW RESIDENCE IN A VACANT LOT
PROPERTY OF: PRO NAN INVESTMENTS IV LLC
LOCATED AT 1350 97 ST
BAY HARBOR ISLANDS, FL 33154

SCALE:	AS SHOWN
DATE:	11/06/2014
JOB NO.	
SHEET NO.:	DE-1

STATE OF FLORIDA
REGISTERED ARCHITECT NO. 4929

SKETCH OF BOUNDARY SURVEY

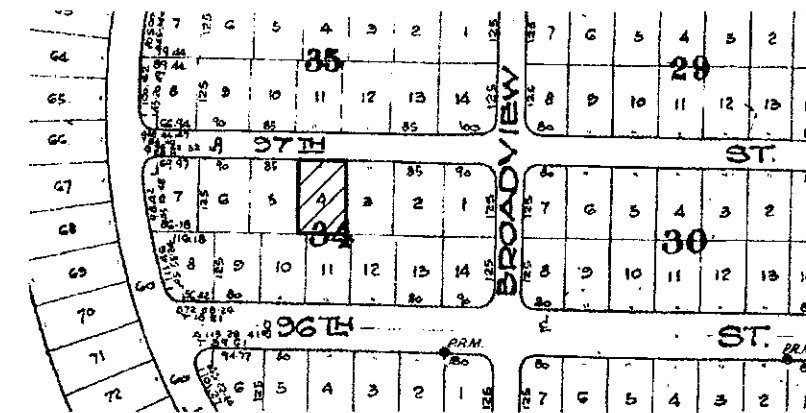
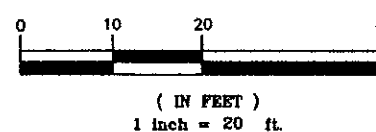


BROADVIEW TERRACE

LEGEND

- A ARC
- B.M. BENCH MARK
- B.R. BASES OF BEARINGS
- B.C. BLOCK CORNER
- C.C. CALCULATED
- C.B. CATCH BASIN
- C.B.S. CONCRETE BLOCK STRUCTURE
- C.D. CHORD
- C.L. CENTER LINE
- C.M. MONUMENT LINE
- C.O. CONCRETE
- C.L. CLEARANCE
- C.L. CLEARANCE
- C.L. UTILITY POLE
- NAIL AND DISC
- F.F. ELEV. FINISHED FLOOR ELEVATION
- CH. CENTRAL ANGLE
- DRILL HOLE
- MAN HOLE
- O.U. OVERHEAD UTILITY LINES
- ELEV. ELEVATION
- E.M. ELECTRIC METER
- E.M.H. ELECTRIC MAN HOLE
- E.T. ELECTRIC TRANSFORMER
- ENC. ENCROACHMENT
- S.P. SET IRON PIPE
- FIP. FOUND IRON PIPE
- FIR. FOUND IRON ROD
- CUT. CHAIN LINK FENCE
- TYP. TYPICAL
- R. RADIUS
- FO. FOUND
- FO. FOUND
- FI. FIRE HYDRANT
- (M) MEASURED
- POB. POINT OF BEGINNING
- G.M. GAS METER
- FN. FOUND NAIL
- PC. POINT OF CURVATURE
- PT. TANGENCY POINT
- PRC. POINT OF REVERSE CURVATURE
- PCC. POINT OF COMPOUND CURVATURE
- POC. POINT OF COMMENCEMENT
- SR. SET IRON ROD
- (R) RECORDED
- WM. WOOD FENCE
- WM. WATER METER
- WV. WATER VALVE
- N. NAIL
- OS. OFFSET
- T. TANGENT
- CH. BR. CHORD BEARING
- DE. DRAINAGE EASEMENT
- DME. DRAINAGE AND MAINTENANCE EASEMENT
- LME. LAKE MAINTENANCE EASEMENT
- CME. CANAL MAINTENANCE EASEMENT
- UE. UTILITY EASEMENT
- RES. RESIDENCE
- OHL. OVERHEAD LINE

GRAPHIC SCALE



LOCATION MAP

NOT TO SCALE

LEGAL DESCRIPTION:

Lot 4, in Block 34, of "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.

CERTIFIED TO:

MICHAEL and EVA SALZHAUER

PROPERTY ADDRESS:

1350_ 97th Street,
Bay Harbor Island, Fl 33154

SURVEYOR'S NOTES:

- 1) The above captioned Property was surveyed and described based on the above Legal Description: Provided by Client.
- 2) All bearings and distances shown hereon are recorded and measured unless otherwise shown.
- 3) The lands shown hereon were not abstracted for easements or other recorded encumbrances not shown on the plat and the same, if any may not be shown on this section.
- 4) Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown (UNDERGROUND)
- 5) Elevations are based on the National Geodetic Vertical Datum 1929.
- 6) Fence ties are to be the center line of the fence.
- 7) Wall ties are to face of the wall.
- 8) Ownership subject to opinion of the Title.
- 9) Underground utilities are not depicted hereon.
- 10) Zoning and Setbacks are not verified by this survey.
- 11) Benchmark : A-17, Elevation=7.67' N.G.V.D. 1929.

SURVEYOR'S CERTIFICATE:

I hereby certify that this survey meets the minimum technical standards as set forth by the Florida Board of Surveyors and Mappers in Chapter 61G17-6 Florida Administrative Code, pursuant to section 472.027, Florida Statutes. And is true and correct to the best of my knowledge and belief.

NOT VALID UNLESS SEALED AND EMBOSSED WITH SURVEYOR'S SEAL

Date of filed work: 07-01-2015

Address: 13801 SW 10th Terrace
Miami, Fl 33184

Phone: (305) 345-9083

Fax: (305) 820-3558

lopez-efrain@live.com

EFRAIN LOPEZ
Professional Surveyor and Mapper # 6792
State of Florida.

Lopez PSM

ENGINEERS - SURVEYORS
PLANNERS - DESIGNERS

786-416-4026

DATE OF FIRM: 09-11-2009

PANEL NUMBER: 0144

COMMUNITY NUMBER: 120637

SCALE: 1"=20'

BASE FLOOD ELEVATION: 8'

FIRM ZONE: AE

SUFFIX: L

JOB No. 14-2030

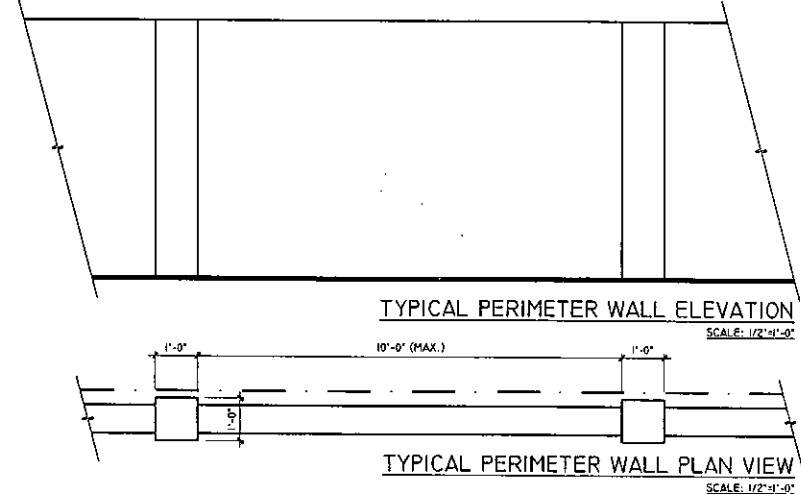
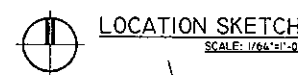
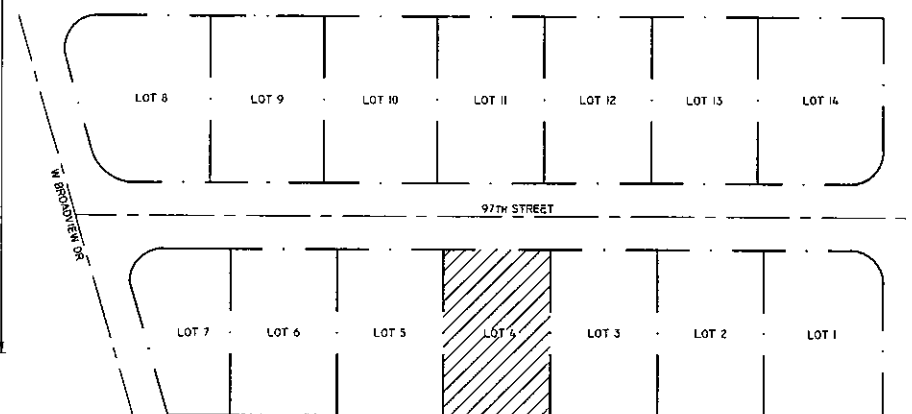
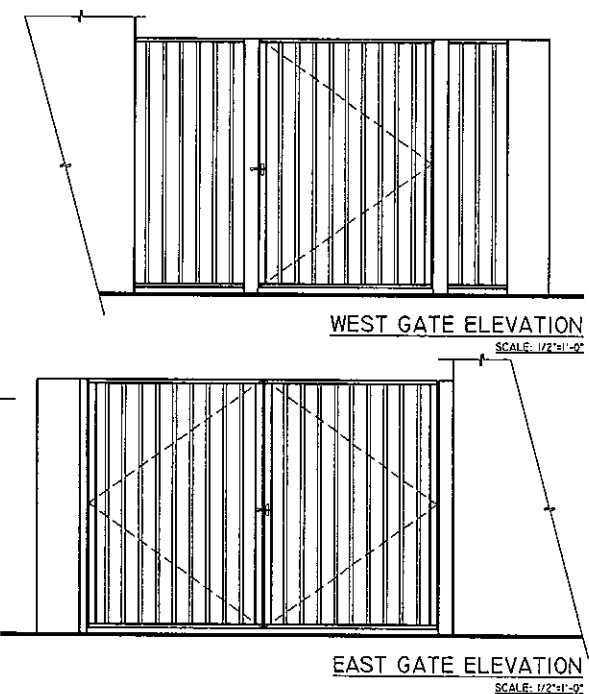
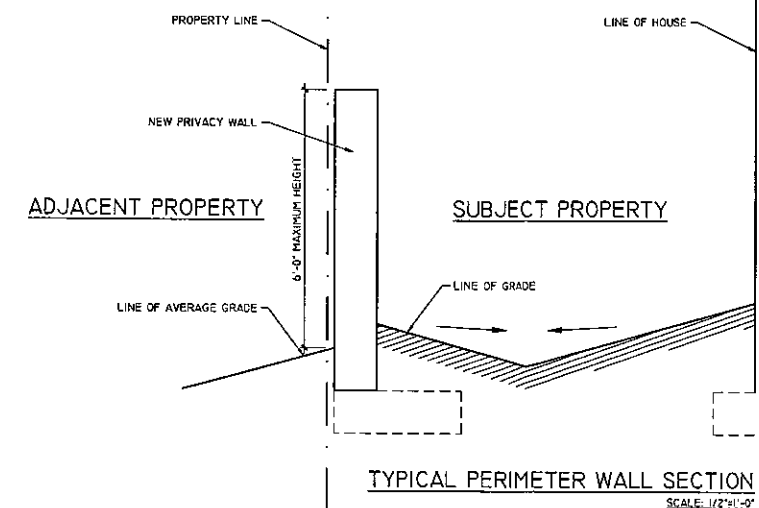
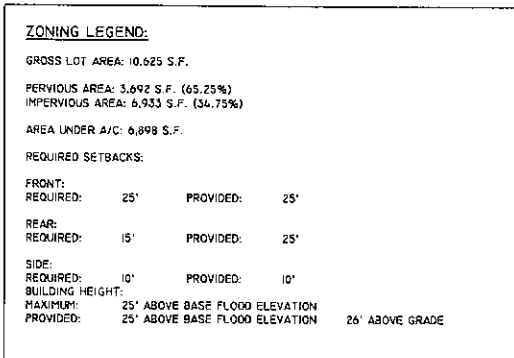
REVISED: E.L.

DATE: 07-02-2015

DRAWN BY: M.M.

SHEET 1

OF 1

[illegible]

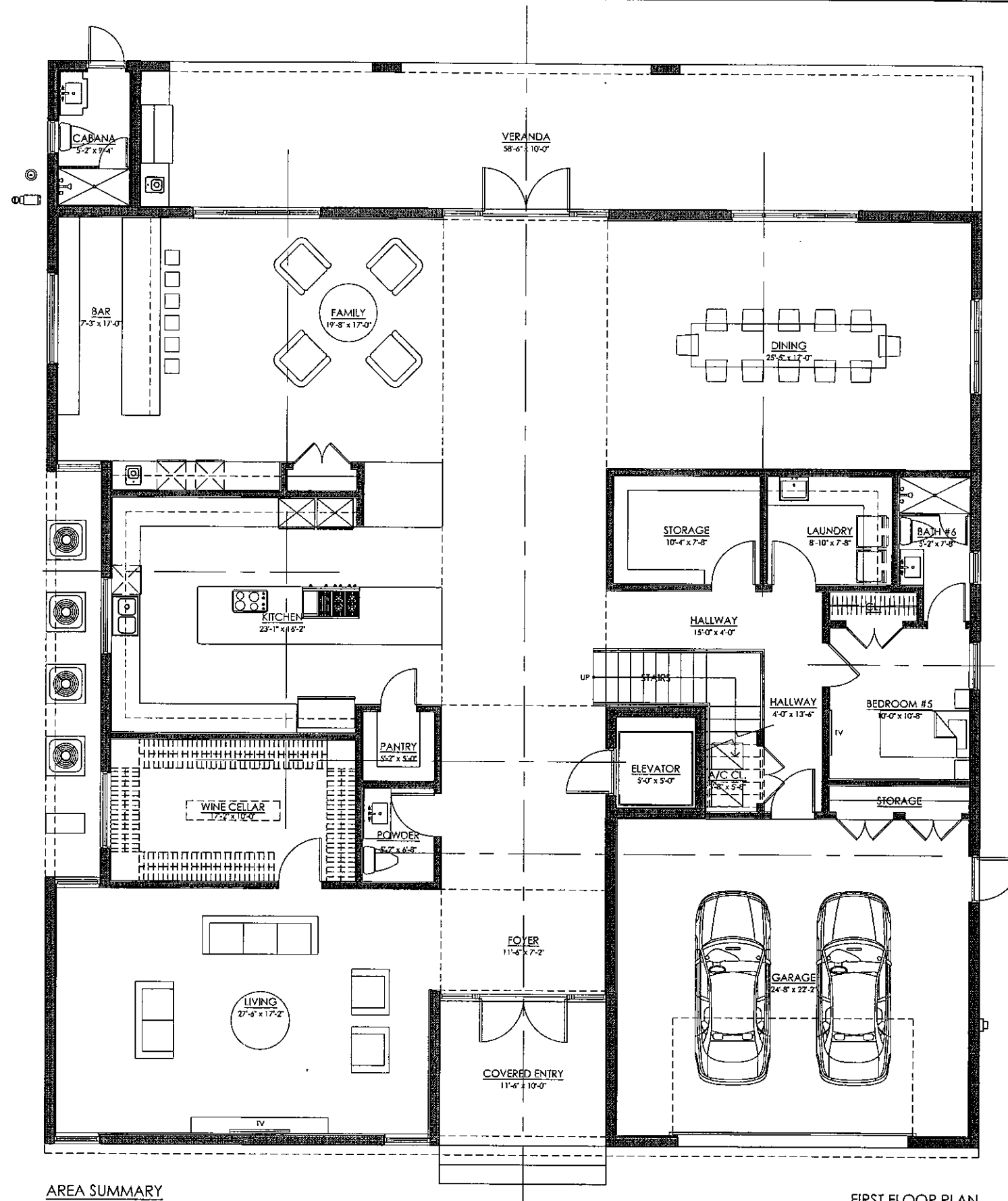
CESAR M. CANO A.I.A.
ARCHITECTURE & PLANNING

4906 CAMPO SANO CT. CORAL GABLES FL. 33146
TELEPHONE: (305) 740-7929 - FAX: (305) 740-7929

NEW RESIDENCE IN A VACANT LOT
PROPERTY OF: PRO NAN INVESTMENTS IV LLC
LOCATED AT 1350 97 ST
BAY HARBOR ISLANDS, FL 33154

SCALE:	AS SHOWN
DATE:	11/06/2014
JOB NO.	

SHEET NO.:
SP-1



AREA SUMMARY	
FIRST FLOOR A/C SPACE	3,458 S.F.
SECOND FLOOR A/C SPACE	3,440 S.F.
TOTAL A/C AREA	6,898 S.F.
COVERED ENTRY	115 S.F.
VERANDA	650 S.F.
REAR BALCONY	650 S.F.
FRONT BALCONY RIGHT	67 S.F.
FRONT BALCONY LEFT	67 S.F.
EXISTING TOTAL AREA	8,992 S.F.

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

REVISIONS

08/30/2015	H.S.

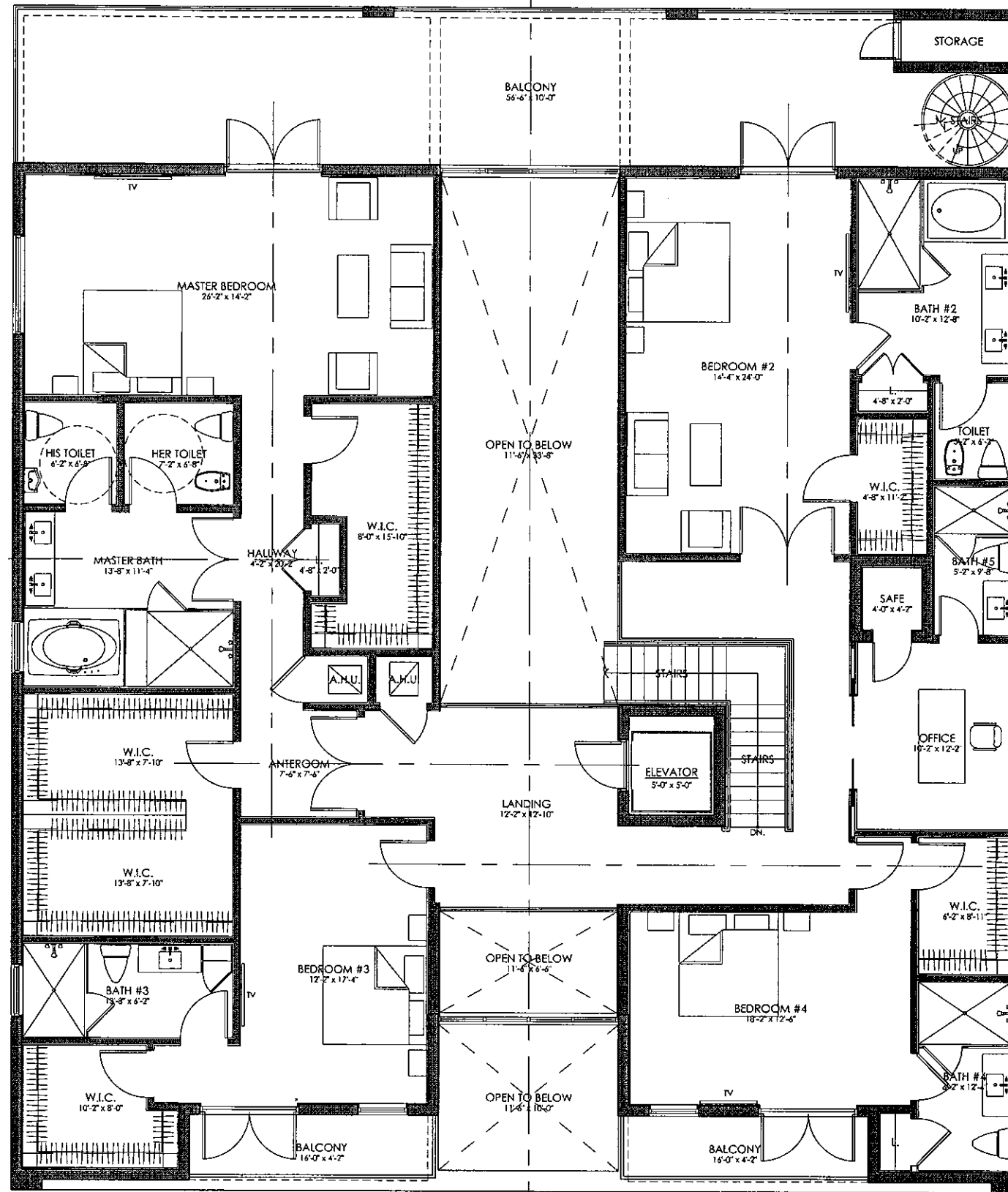
CESAR M. CANO A.I.A.
ARCHITECTURE & PLANNING

4904 CAMPO SANO CT. CORAL GABLES FL 33146
TELEPHONE: (305) 740-7929 - FAX: (305) 740-7929

NEW RESIDENCE IN A VACANT LOT
PROPERTY OF: PRO NAN INVESTMENTS IV LLC
LOCATED AT 1350 97 ST
BAY HARBOR ISLANDS, FL 33154

SCALE: AS SHOWN
DATE: 11/06/2014
JOB NO.

SHEET NO.:
A-1



AREA SUMMARY

FIRST FLOOR A/C SPACE	3,458 S.F.
SECOND FLOOR A/C SPACE	3,440 S.F.
TOTAL A/C AREA	6,898 S.F.
COVERED ENTRY	115 S.F.
VERANDA	650 S.F.
REAR BALCONY	650 S.F.
FRONT BALCONY RIGHT	67 S.F.
FRONT BALCONY LEFT	67 S.F.
EXISTING TOTAL AREA	8,992 S.F.

SECOND FLOOR PLAN

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

REVISIONS

08/30/2015 H.S.

CESAR M. CANO A.I.A.
ARCHITECTURE & PLANNING

4905 CAMPO SANO CT. CORAL GABLES FL 33146
TELEPHONE: (305) 740-7929 - FAX: (305) 740-7929

NEW RESIDENCE IN A VACANT LOT
PROPERTY OF: PRO NAN INVESTMENTS IV LLC
LOCATED AT 1350 97 ST
BAY HARBOR ISLANDS, FL 33154

SCALE: AS SHOWN

DATE: 11/06/2014

JOB NO.

SHEET NO.

A-2



REVISIONS	
Δ	08/30/2013 H.S.

CESAR M. CANO A.I.A.
ARCHITECTURE & PLANNING

4906 CAMPO SANDO CT. CORAL GABLES FL 33146
TELEPHONE: (305) 740-7929 - FAX: (305) 740-7929

NEW RESIDENCE IN A VACANT LOT
PROPERTY OF: PRO NAN INVESTMENTS IV LLC
LOCATED AT 1350 97 ST
BAY HARBOR ISLANDS, FL 33154

SCALE: AS SHOWN
DATE: 11/06/2014
JOB NO.
SHEET NO.: A-4

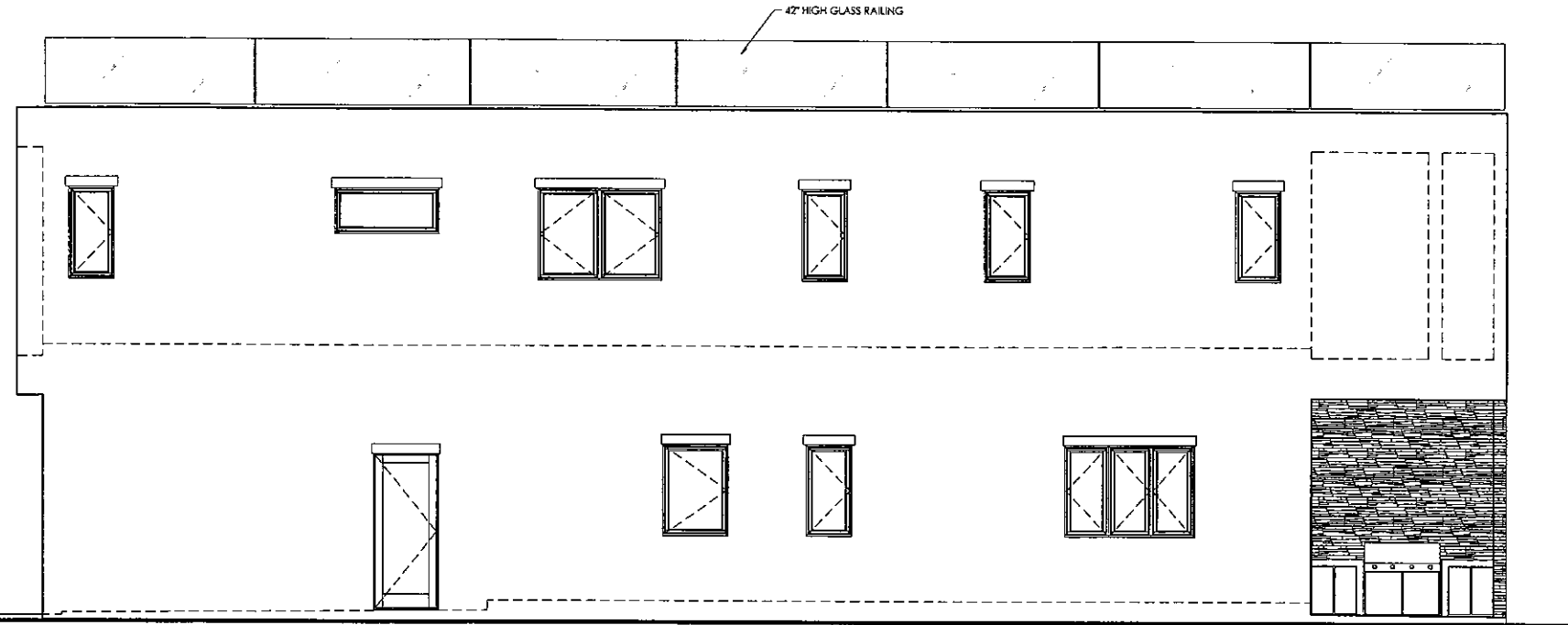
TOP OF RAILING
ELEV. = +28'-6" S.F.E.
ELEV. = 36.5' N.G.V.D.

TOP OF T8
ELEV. = +25'-0" S.F.E.
ELEV. = 33.0' N.G.V.D.

TOP OF T8
ELEV. = +13'-0" S.F.E.
ELEV. = 21.0' N.G.V.D.

FLOOR LEVEL
ELEV. = 0'-0" S.F.E.
ELEV. = 8.0' N.G.V.D.

GRADE
ELEV. = -1'-0"
ELEV. = 7.0' N.G.V.D.



RIGHT/WEST ELEVATION
SCALE: 1/4"=1'-0"

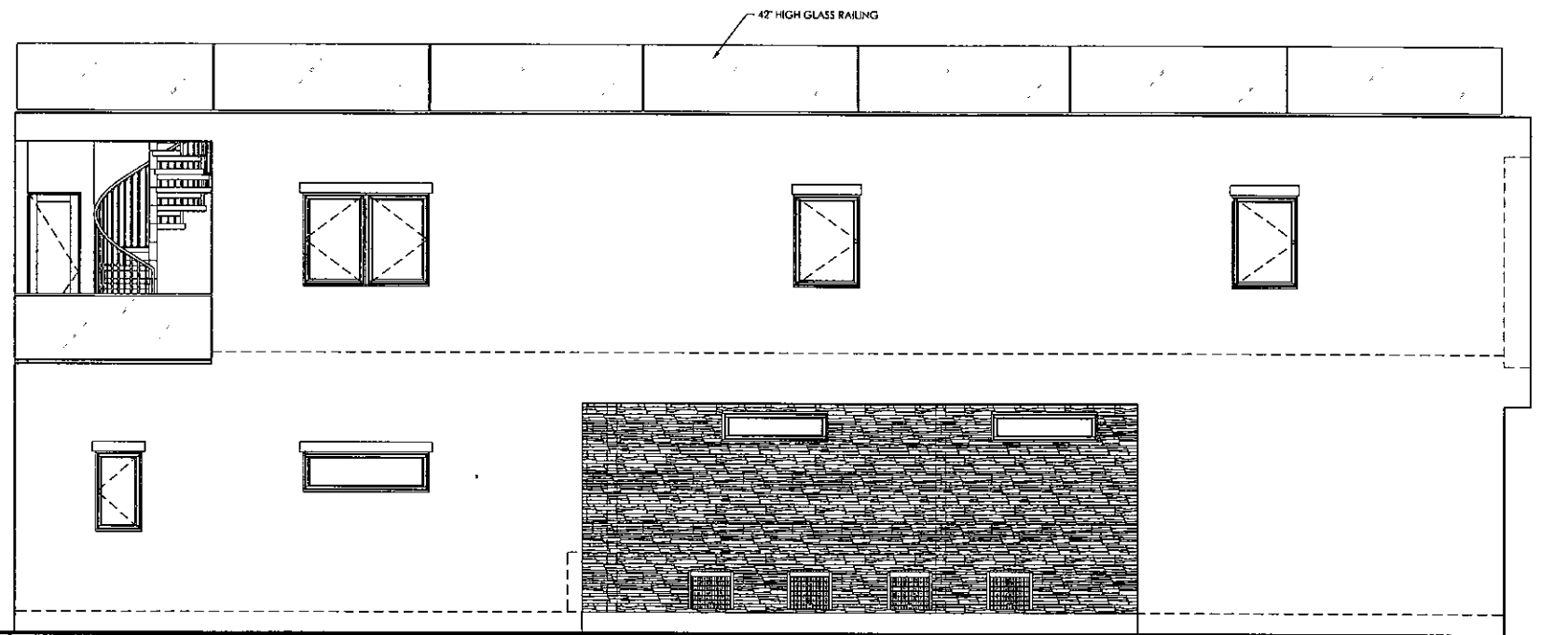
TOP OF RAILING
ELEV. = +28'-6" S.F.E.
ELEV. = 36.5' N.G.V.D.

TOP OF T8
ELEV. = +25'-0" S.F.E.
ELEV. = 33.0' N.G.V.D.

TOP OF T8
ELEV. = +13'-0" S.F.E.
ELEV. = 21.0' N.G.V.D.

FLOOR LEVEL
ELEV. = 0'-0" S.F.E.
ELEV. = 8.0' N.G.V.D.

GRADE
ELEV. = -1'-0"
ELEV. = 7.0' N.G.V.D.



LEFT/EAST ELEVATION
SCALE: 1/4"=1'-0"

REVISIONS

08/30/2015 H.S.

CESAR M. CANO A.I.A.
ARCHITECTURE & PLANNING
4908 CAMPO SANO CT. CORAL GABLES FL 33146
TELEPHONE: (305) 740-7929 - FAX: (305) 740-7929

NEW RESIDENCE IN A VACANT LOT
PROPERTY OF: PRO NAN INVESTMENTS IV LLC
LOCATED AT 1350 97 ST
BAY HARBOR ISLANDS, FL 33154

SCALE AS SHOWN

DATE 11/06/2014

JOB NO.

SHEET NO.:

A-5

**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 29th, 2015

Subject: Proposed Single-Family Residence
1350 97th Street
Bay Harbor Islands Acct. No.: BP2015-303
MMPA Acct. No.: 01-0702-1020

RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board review the contents of this staff report, the submitted site plan and architectural plans (dated 10/23/15) 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 construction of a single-family house located at 1350 97th Street.

GENERAL PROJECT INFORMATION

Land Use Designation: L – Low Density Residential
Zoning District: RD Single-Family District
General Location: 1350 97th Street
Legal Description: Lot 4 of Block 34, "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, Cesar M. Cano, as agent for the property owner, Pro Nan Investments IV, LLC, has submitted an application for the construction of a single-family residence on a non-waterfront lot located at 1350 97th Street. The proposed two-story home will have approximately 6,898 square feet of A/C living space with a two-car garage. The residence will have five (5) bedrooms, seven (7) full bathrooms, one (1) half bathroom, and an office. The overall height of

the structure will be 25'-0" above Base Flood Elevation (BFE), which is the maximum allowed within the RD Single-Family District. The applicant is proposing two (2) driveway connections to 97th Street. Extensive 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 existing structure has been demolished. The Historical Structure Survey for the Town of Bay Harbor Islands lists the demolished structure as a masonry vernacular design that was built in 1953 (FMSF No. DA10304). The new single-family home will be a contemporary architectural design.

PROJECT HISTORY

The applicant submitted an initial set and several revised sets of plans that were reviewed by MMPA for consistency with the Town Code requirements. Comments were given to the applicant each time and the current submitted plans are reflective of all requested changes.

COMPREHENSIVE PLAN / ZONING

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

Land Development Regulations / Zoning Code –The property has a Zoning Classification of RD Single Family Zoning District. The proposed use and density of the property is consistent with this zoning classification. The following Zoning and Planning sections of the Code apply to this proposal: Section 23-3 (Use Regulations RD Single-Family District), Section 23-9 (Minimum Size of Living Units), Section 23-10 (Minimum Size of Building Lot), Section 23-11(A) (Land Development Regulations RD Single-Family Area) and Section 23-12 (Land Development Regulations General Provisions). In addition, the Town has separate regulations for landscaping, 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 plan and architectural plans submitted for the construction of a single-family house located at 1350 97th Street meet or exceed all Town Land Development and Landscape Code requirements. The applicant previously submitted plans that were reviewed and commented on by MMPA and all previous comments and issues have been addressed by the current plans.

It should be noted that the finished grade in the rear of the property is being requested to be raised, approximately 1.5 feet to 6'-0" NGVD (-2'-0" BFE). Per Sec. 23-12(12) of the Town's Code, BFE (8'-0" in this area) is the maximum height allowed for finished grades within the Town, which the

proposed plans do not exceed. The existing lot grades in this general area are typically between 4'-5' NGVD. Raising the lot grade will make the finished grades at the adjoining side lots unequal. Section 23-12(12) also states that all finished grades at adjoining lots shall be equal, unless the Planning and Zoning Board approves a retaining wall system. A retaining wall system / perimeter wall is proposed along the side and rear lot lines. Therefore, Planning and Zoning Board approval is required for the retaining wall system proposed.

The following conditions of approval are recommended:

- 1) This approval is based on the plans prepared by Cesar M. Cano dated October 23rd, 2015 with any modifications required by the PZ Board. All modifications to the above plans shall be reviewed by Town staff and may require re-approval by the PZB if felt to be substantial.
- 2) The PZB finds the retaining wall / perimeter wall system is acceptable.

AGENDA ITEM REPORT

November 3, 2015

ITEM NUMBER: 3.

ITEM: Approval of minutes of the Board meeting held on August 4, 2015 (Item #3A)

DESCRIPTION:

RECOMMENDED ACTION:

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez
 Ayanidys Martinez

ATTACHMENTS

1.	P&Z Minutes 8.4.15	8-4-15 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, August 4th, 2015 at 7:00 p.m. in the Council Chambers. The meeting was opened with the Pledge of Allegiance. Upon roll call, the following Board Members responded:

Chair Steven Hurwitz

Vice Chair Jerome Gavcovich

Board Member Jaime Schapiro

Board Member Oscar Sklar

Board Member Thomas Telesco

QUASI-JUDICIAL PUBLIC HEARING

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

Item 1. Request for approval for a new hotel for "Grand Beach Hotel" located at 9601 E. Bay Harbor Drive, Lots 35-37 of Block 4. The developers are proposing to construct a ninety-nine (99) room hotel. The proposed rooms range from 353 to 1,402 sq. ft. of a/c plus balconies, etc. On July 7, 2015 the Board denied the project. The architect has revised the plans.

Joel Simmons representing the owners Bay Harbor Hotel, LLC, came forward to address the Board. He explained that the applicant presented the proposed project on July 7th, 2015 and the team addressed all of the Board recommendations. He stated that the following modifications were made to better the project. He explained that greater articulation was provided to the east façade; additional benches were incorporated to the pedestrian promenade; provided better landscaping screening to the corner of the building; and also added a landscaping vine to the garage door for screening. He felt that the applicant had exceeded the Town requirements on landscaping and all of the Board comments were addressed.

PUBLIC COMMENT

Frances Neuhut, 1060 Kane Concourse, came forward to address the Board. She stated that the meeting was not notice on channel 77. She requested that the Town Council make the decision for the proposed the site plan approval and not the Planning & Zoning Board. She was concerned with the excessive noise and traffic congestion.

CLOSED PUBLIC COMMENT

Steve Wernick, 1 SE 3rd Ave, came forward to address the Board. He stated that the traffic study was updated and the new study would be presented to the Town Council for approval on 2 separate Public Hearings.

There was a detailed discussion from the Board on the project modifications; list of materials, east and west façade; pedestrian promenade; taller planters; balcony recess , concrete slabs, overhangs for the planters, south side articulation; proposed glass dividers; frosted glass; and the irrigation plan for the planters on the promenade.

PUBLIC COMMENT

Daniel Holder, 24 Bal Bay Drive, came forward to address the Board. He was concerned with the noise and flooding on the ground floor of the proposed project.

CLOSED PUBLIC COMMENT

ACTION: Board Member Telesco made a motion to approve the project as presented. Board Member Schapiro seconded the motion and it passed 3-2 with Vice Chair Gavcovich and Board Member Sklar opposed.

CONCLUSION OF QUASI-JUDICIAL PUBLIC HEARING

Item 2. Request for approval of an addition and exterior renovations for "SAWMILL LLC" located at 9420 W. Broadview Drive, Lots 83-84 of Block 23. The proposed two story home will have approximately 7,593 square feet of a/c living space with a two car garage. The residence will have 5 bedrooms, 5 bathrooms, 3 half bathrooms, a theater, a gym and a kids play room. Enclosed please find pictures of the existing house, the site plan and elevations.

Architect, Ralph Choeff, 8425 Biscayne Blvd., came forward to address the Board. He stated that the applicant was proposing a modern residence with five (5) bedrooms, five (5) full bathrooms, three (3) half bathrooms, a theater, a gym, and a kids play room. The applicant plans to remove the structure columns, beams, windows that will be replaced with open sliding doors. The proposed home would also include a cabana, new pool and fire pit. He added that the home would undergo full interior renovations, but the roof would remain. He provided the Board with a sample board of the proposed materials.

There was a brief discussion on the proposed materials, stone material on the front façade; garage door; windows to be symmetrical with the ground floor windows; size of the stone for the front façade; proposed colors; setbacks; seawall; current fence; landscaping; pool; and water feature in the rear.

PUBLIC COMMENT

Frances Neuhut, 1060 Kane Concourse, came forward to address the Board. She stated the proposed residence was a great project. She felt that the other surrounding homes looked like too massive.

CLOSED PUBLIC COMMENT

ACTION: Board Member Telesco made a motion to approve the proposed home with the following conditions:

1. Center the sliding glass doors.
2. Windows must be space evenly, on the sides of the home.
3. Change the color of the stone to white.

Board Member Sklar seconded the motion and it passed unanimously.

CHAIR PERSON

ATTEST

TOWN CLERK