

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

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

**October 16, 2018**

**AGENDA**

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

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

1. Request for approval for a new commercial building "Concourse Terrace II" located at 9555 Bay Harbor Terrace, Lot 13 of Block 12. On February 6, 2018 the applicant came before the Board and the plans were deferred. The applicant has attempted to address the comments. The owner is proposing to construct a new 46,692 +/- square foot commercial building. The proposed building is shown to be a 7 story in height at 65" above BFE with roof-top amenities . On the ground floor facing Bay Harbor Terrace and 95 Street there are two retail spaces that total 1,189 sq. ft.. The 2nd floor will include a private gym for the building tenants. Floors three to seven contain 17,272 sq. ft of office space. Enclosed please find the revised site plan and elevations. (Item #1)

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

**PUBLIC COMMENT** - for the purpose of hearing any public comment with respect to an application for site plan approval at 9555 Bay Harbor Terrace.

**CONCLUSION OF QUASI-JUDICIAL PUBLIC HEARING**

**ADJOURNMENT:** Approximately 8:00 p.m.

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

## **AGENDA ITEM REPORT**

October 16, 2018

### **ITEM NUMBER: 1.**

**ITEM:** Request for approval for a new commercial building "Concourse Terrace II" located at 9555 Bay Harbor Terrace, Lot 13 of Block 12. On February 6, 2018 the applicant came before the Board and the plans were deferred. The applicant has attempted to address the comments. The owner is proposing to construct a new 46,692 +/- square foot commercial building. The proposed building is shown to be a 7 story in height at 65' above BFE with roof-top amenities . On the ground floor facing Bay Harbor Terrace and 95 Street there are two retail spaces that total 1,189 sq. ft.. The 2nd floor will include a private gym for the building tenants. Floors three to seven contain 17,272 sq. ft of office space. Enclosed please find the revised site plan and elevations. (Item #1)

### **DESCRIPTION:**

for the purpose of hearing any public comment with respect to an application for site plan approval at 9555 Bay Harbor Terrace.

### **RECOMMENDED ACTION:**

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

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### **FINANCIAL ANALYSIS:**

### **BUDGET IMPACT:**

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Submitted By: Ayanidys Martinez

### **ATTACHMENTS**

1. 9555BHTP&Z10.16.2018
2. 9555 BHT BHI PZ Staff Report Sept 28 2018



NEW 7 STORY OFFICE BUILDING  
CONCOURSE TERRACE II

9555 BAY HARBOR TERRACE  
BAY HARBOR ISLANDS, FL 33154

SKLARchitecture

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IB 0000894  
NCARB  
CERTIFIED

SEAL  
ARI L. SKLAR  
LICENSE #AR1473

REVISION

PROJECT TEAM



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PETER STRELKOW  
4474 WESTON RD. STE. 144  
DAVIE, FL 33331  
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HS2G@GMAIL.COM

FL LICENSE # 000884

CIVIL ENGINEER:

ZEPHYR ENGINEERING INC.

WILFORD ZEPHYR P.E.  
HOLLYWOOD, FL  
TEL - (786) 302-7893  
WZEPHYRENG@GMAIL.COM

CA#31158

M.E.P. ENGINEER:

FIALLO MEP DESIGN, INC

JORGE FIALLO, P.E.  
10010 SW 83RD ST.  
MIAMI, FL 33173  
TEL - (305)877-1845

STRUCTURAL ENGINEER:

ARBAB ENGINEERING

ALI ARBAB P.E.  
3363 NE 163 STREET - STE.  
701  
NORTH MIAMI BEACH FL 33160  
TEL- (305)940-3088

PROPERTY OWNER:

KANE CONCOURSE INVESTMENT  
GROUP LLC

IRRIGATION CONSULTANT :

KENNETH DI DONATO, INC.  
TEL - (954)923-2555

PHOTOMETRIC ILLUMINATION :

GENESIS LIGHTING

RYAN MCCARTHY - OUTSIDE SALES  
14101 NW 8 STREET  
SUNRISE, FL 33325  
TEL - (954)306-3931  
mccarthy@genesislighting.net

PHOTOMETRIC ILLUMINATION :

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14101 NW 8 STREET  
SUNRISE, FL 33325  
TEL - (954)306-3931  
mccarthy@genesislighting.net

ARBORIST CONSULTANT :

TROPICAL DESIGNS OF  
FLORIDA, INC.

JEFF SHIMONSKI  
TEL (305)773-9406

SCOPE OF WORK

NEW 7 STORY OFFICE BUILDING  
APPROX. 46,692 TOTAL SQ. FT.

LEGAL DESCRIPTION & ADDRESS

LOT 13, LESS THE WESTERLY 5 FEET, BLOCK 12, OF BAY HARBOR ISLAND,  
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46,  
PAGE 5, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

A.K.A. 1080-90 KANE CONCOURSE, BAY HARBOR ISLANDS, FL.

PROJECT RENDERING



LOCATION MAP



SCALE: N.T.S.

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ARCHITECTURAL

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A3.1 LONGITUDINAL SECTION 2  
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A3.3 CROSS SECTIONS  
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CIVIL

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SURVEY

PROJECT DATA

NEW BUILDING LEGAL DESCRIPTION ADDRESS:  
LOT 13, LESS THE WESTERLY 5 FEET, BLOCK 12, OF BAY HARBOR ISLAND,  
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 5,  
PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA  
ADDRESS : 9555 BAY HARBOUR TERRACE, BAY HARBOR, FL 33154

EXISTING BUILDING LEGAL DESCRIPTION & ADDRESS :  
LOT 11 T 12 A.K.A. 1080-90 KANE CONCOURSE, BAY HARBOUR ISLANDS, FL.

BOTH PROPERTIES ARE UNDER UNITY OF TITLE

| GENERAL                        | REQ'D/ALLOWED              | PROVIDED      |
|--------------------------------|----------------------------|---------------|
| ZONING:                        | B-1                        |               |
| LAND USE:                      | COMMERCIAL                 |               |
| BASE FLOOD ELEVATION (B.F.E.): | 8'-0" + 1' FREEBOARD       |               |
| HEIGHT:                        | 65' ABOVE BFE              | 65' ABOVE BFE |
| LOT SIZE:                      | 9,100 SF 0.21 AC           |               |
| TOTAL BUILDING SQ. FT.         | N/A                        | 46,692 SF     |
| BUILDING FRONTAGE              | 80'-0" MIN.                | 130'-0"       |
| SETBACK AREA SQ. FT.           | N/A                        | 975 SF        |
| LANDSCAPING % REQ/PROV.        | 9,100 SF X 0.20 = 1,820 SF | 2,417 SF      |
| IMPERVIOUS AREA                | N/A                        | 8,018 SF      |
| PERVIOUS AREA                  | N/A                        | 1,082 SF      |

SETBACKS

|                            |                         |                         |
|----------------------------|-------------------------|-------------------------|
| ALLEY (NORTH)              | 0'-0"                   | 0'-0"                   |
| SIDE (EAST)                | 0'-0"                   | 0'-0"                   |
| BAY HARBOUR TERRACE (WEST) | 5'-0" AVERAGE           | 5'-0" AVERAGE           |
| ABOVE 30'                  | 1'-0" PER 3'-0" OF RISE | 1'-0" PER 3'-0" OF RISE |
| 95 ST (SOUTH)              | 5'-0" AVERAGE           | 5'-0"                   |
| ABOVE 30'                  | 1'-0" PER 3'-0" OF RISE | 1'-0" PER 3'-0" OF RISE |

PARKING

|                                                  |                                                                                      |                                         |
|--------------------------------------------------|--------------------------------------------------------------------------------------|-----------------------------------------|
| NEW BLDG - RETAIL (GRND FLR-2 FLR)               | 2554 SF / 300 = 8.5                                                                  | 56 SPACES                               |
| NEW BLDG - OFFICE SPACE (3-7 FLRS)               | 17273 SF / 300 = 57.6                                                                |                                         |
| EXTG BLDG - OFFICE (GRND FLR)                    | 2843 SF / 300 = 9.5                                                                  | 8 SPACES                                |
| EXTG BLDG - OFFICE SPACE<br>(2ND FLR)            | 9661 SF / 300 = 32.2                                                                 |                                         |
| TOTAL PARKING SPACES                             | 107.8 = 108 SPACES                                                                   | 64 SPACES (60%)                         |
| 40% REQD ON SITE -<br>DIFFERENCE TO BE PURCHASED | 108 x 0.4 (40%) = 43 SPACES<br>43 SPACES REQ'D ON SITE<br>(PROVIDED 64 SPACES = 60%) | 108 - 64 = 44<br>SPACES TO BE PURCHASED |

NEW BUILDING - GROSS FLOOR AREA

| LEVEL        | GROSS FLOOR AREA |
|--------------|------------------|
| GROUND FLOOR | 7674 SF          |
| 2ND FLOOR    | 8030 SF          |
| 3RD FLOOR    | 8030 SF          |
| 4TH FLOOR    | 6184 SF          |
| 5TH FLOOR    | 6174 SF          |
| 6TH FLOOR    | 5313 SF          |
| 7TH FLOOR    | 5289 SF          |
|              | 46692 SF         |

AREA PARKING CALCULATIONS

| LEVEL        | TYPE   | AREA     |
|--------------|--------|----------|
| GROUND FLOOR | RETAIL | 1189 SF  |
| 2ND FLOOR    | RETAIL | 1365 SF  |
|              |        | 2554 SF  |
| 3RD FLOOR    | OFFICE | 2024 SF  |
| 4TH FLOOR    | OFFICE | 4215 SF  |
| 5TH FLOOR    | OFFICE | 4243 SF  |
| 6TH FLOOR    | OFFICE | 3395 SF  |
| 7TH FLOOR    | OFFICE | 3396 SF  |
|              |        | 17272 SF |

AREA FOR PARKING CALCULATIONS -  
EXISTING BUILDING

| LEVEL/SUITE #           | TYPE   | AREA     |        |
|-------------------------|--------|----------|--------|
| GRND FLR / 1080         | OFFICE | 2,747 SF |        |
| GRND FLR / 1086         | RETAIL | 2,253 SF | EXEMPT |
| GRND FLR / 1088         | RETAIL | 2,216 SF | EXEMPT |
| GRND FLR / 1090         | OFFICE | 96 SF    |        |
| GRND FLR / 1090A        | RETAIL | 1,855 SF | EXEMPT |
| GRND FLR / 1090B        | RETAIL | 734 SF   | EXEMPT |
| GRND FLR TOTAL          |        | 2,843 SF |        |
| 2ND FLR / 201           | OFFICE | 1440SF   |        |
| 2ND FLR / 202           | OFFICE | 2420 SF  |        |
| 2ND FLR / 203           | OFFICE | 383SF    |        |
| 2ND FLR / 204           | OFFICE | 1891 SF  |        |
| 2ND FLR / 205           | OFFICE | 1362 SF  |        |
| 2ND FLR / 206           | OFFICE | 1227 SF  |        |
| 2ND FLR / 207           | OFFICE | 938SF    |        |
| 2ND FLR TOTAL           |        | 9661 SF  |        |
| EXTG BUILDING TOTAL     |        | 12504 SF |        |
| TOTAL REQ PARKING 1/300 |        | 41.68 SF |        |

CONCOURSE TERRACE II

9555 BAY HARBOR TERRACE  
BAY HARBOR ISLANDS, FL 33154

Drawn By:  
CP, GVG  
Checked By:  
ARI SKLAR

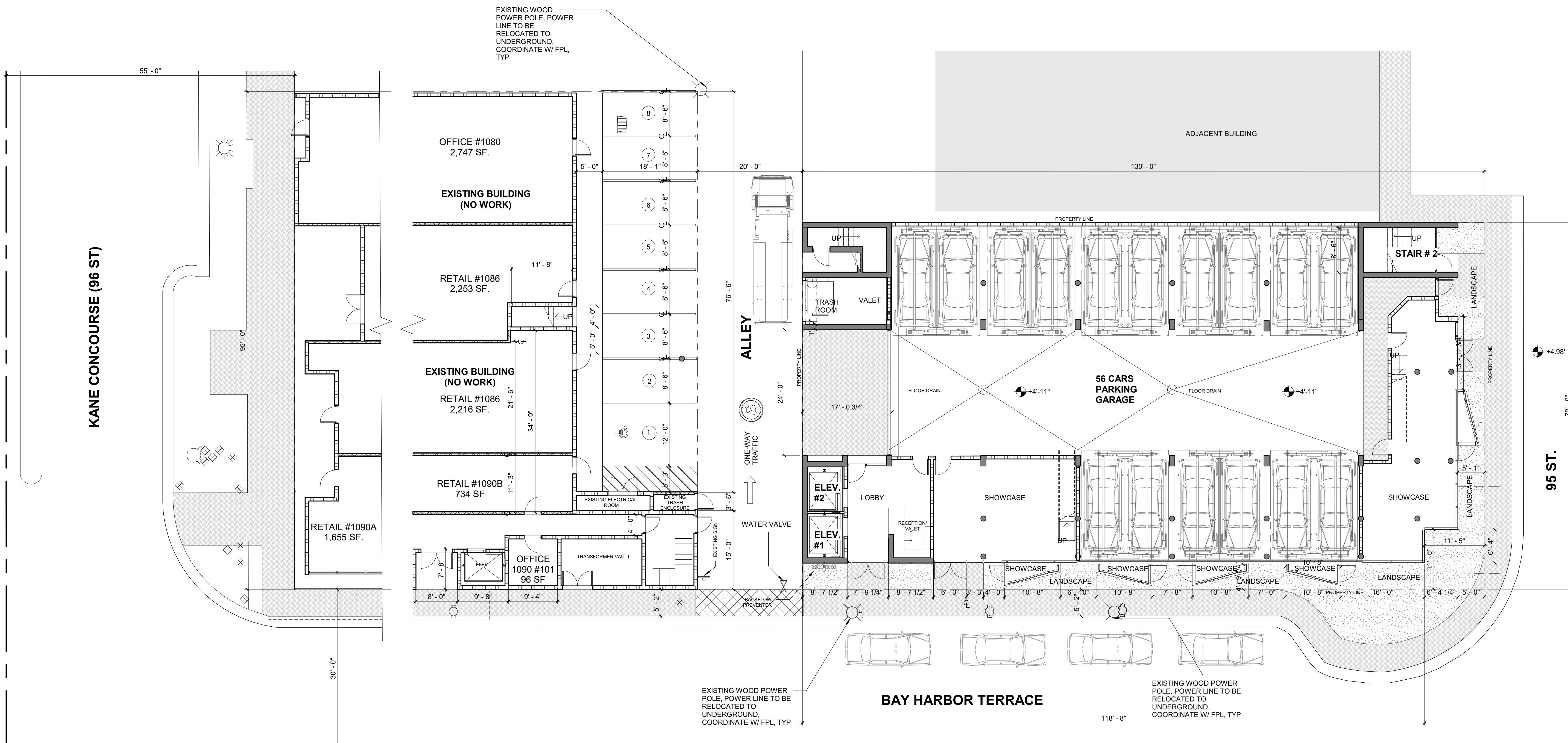
COVER PAGE

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9555 BAY HARBOR TERRACE  
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PROPOSED SITE  
PLAN

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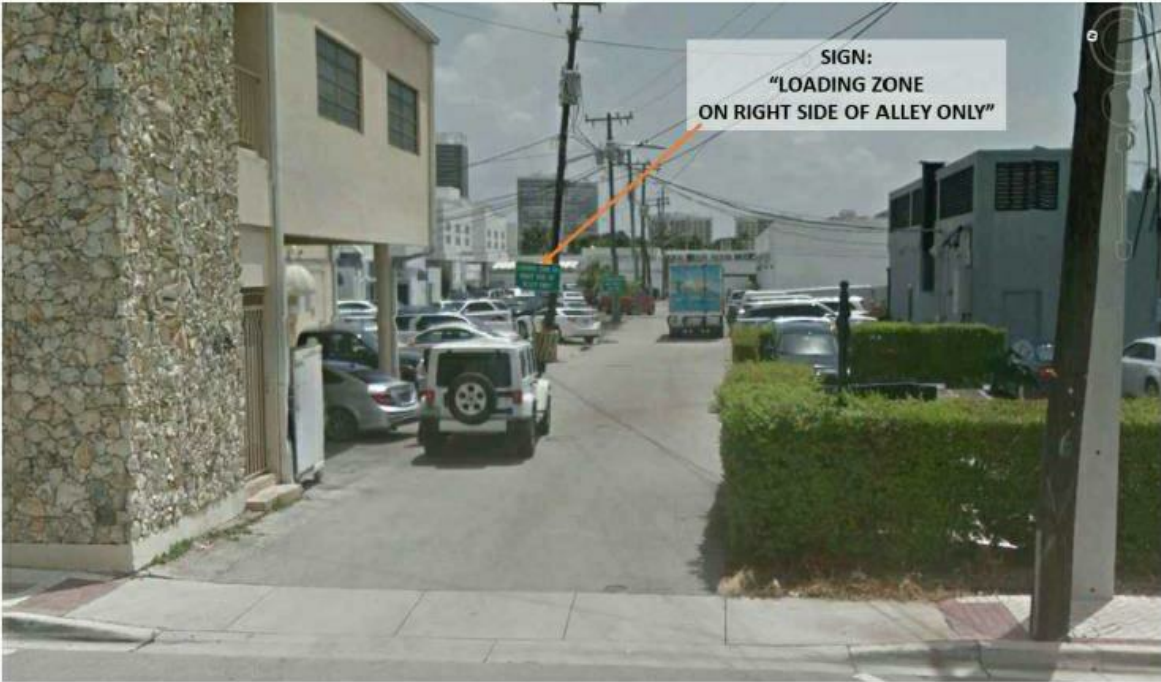
1 SITE PLAN  
1" = 10'-0"





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SEAL  
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LICENSE #ARI473

REVISIONS



**CONCOURSE TERRACE II**

1080-1090 KANE CONCOURSE  
BAY HARBOR ISLANDS, FL 33154

- ☐ REVIEW SET
- ☐ COMMISSION SUBMITTAL
- ☐ NOT FOR CONSTRUCTION
- ☐ DRY RUN PERMIT SET
- ☐ PERMIT SET
- ☐ BID SET
- ☐ CONSTRUCTION SET

DRAWN BY:  
CP, GVG  
CHECKED BY:  
ARI SKLAR

**ADJACENT PROPERTY  
PHOTOGRAPHS**

**A0.3**

PROJECT #: 07-044

DATE : 09-07-18





NORTH WEST AERIAL VIEW



SOUTH EAST AERIAL VIEW



SOUTH WEST AERIAL VIEW

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CONCOURSE TERRACE II

9555 BAY HARBOR TERRACE  
BAY HARBOR ISLANDS, FL 33154

Drawn By:  
Author:  
Checked By:  
ARI SKLAR

AERIAL RENDERING

A0.4

PROJECT #07-044

DATE : 09-07-18





NORTH WEST STREET LEVEL VIEW



SOUTH EAST STREET LEVEL VIEW



SOUTH WEST STREET LEVEL VIEW



SOUTH WEST STREET AERIAL VIEW

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CONCOURSE TERRACE II

9555 BAY HARBOR TERRACE  
BAY HARBOR ISLANDS, FL 33154

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STREET VIEW  
RENDERINGS

A0.5

PROJECT #07-044

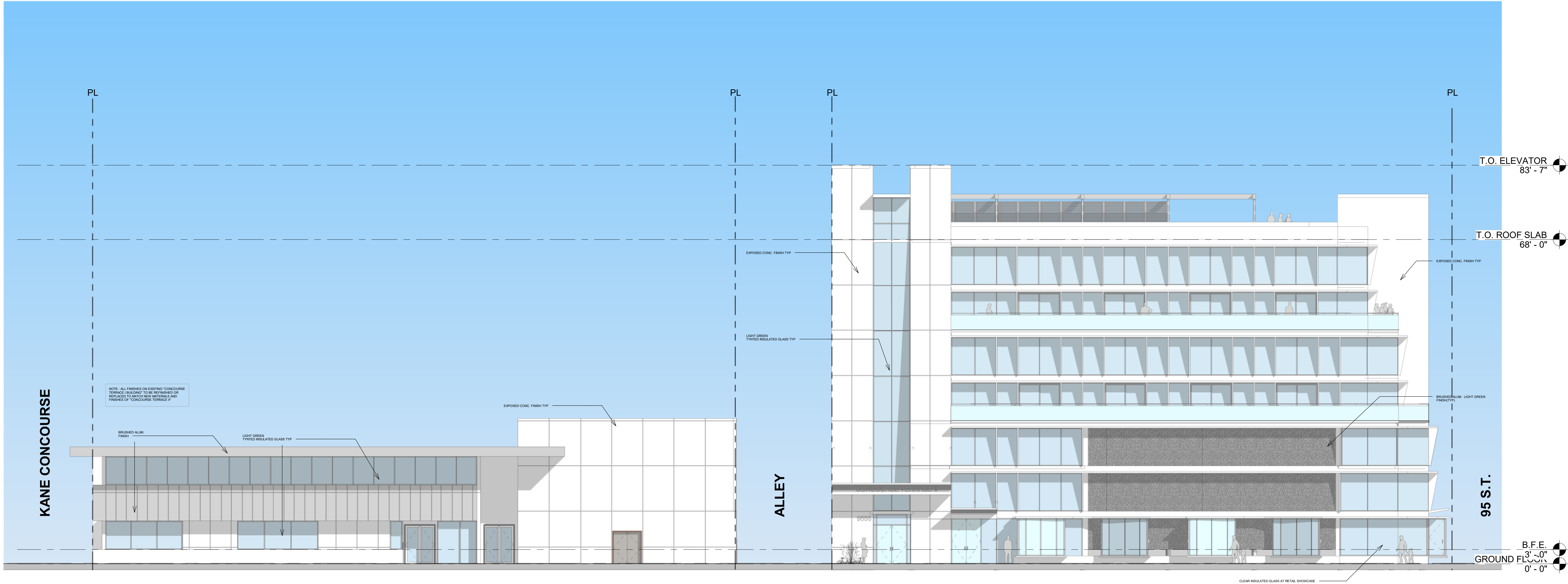
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REVISION



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

CONCOURSE TERRACE II

9555 BAY HARBOR TERRACE  
BAY HARBOR ISLANDS, FL 33154

Drawn By:  
Author:  
Checked By:  
ARI SKLAR

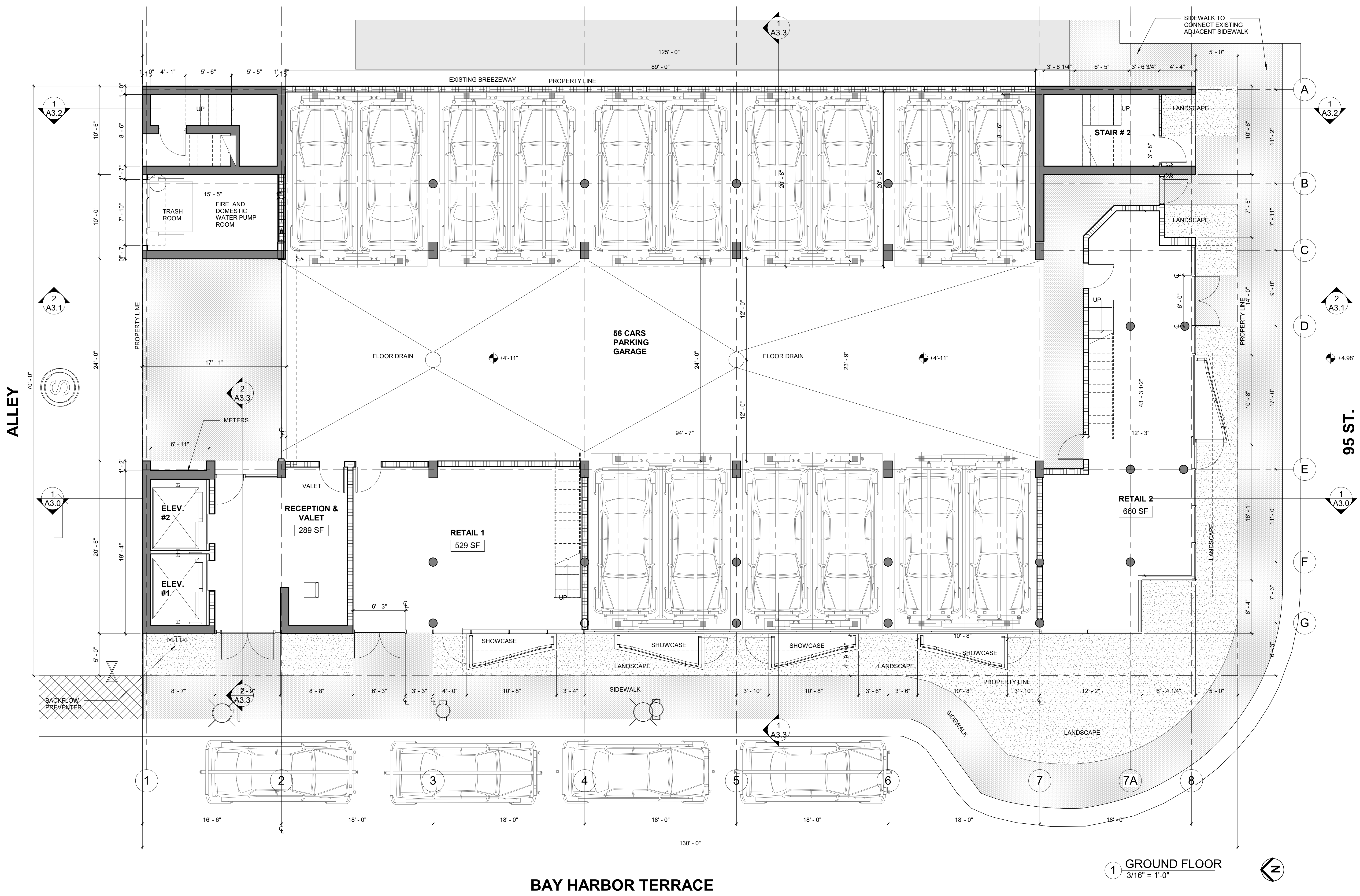
STREET ELEVATION

A0.6

PROJECT #07-044

DATE : 09-07-18





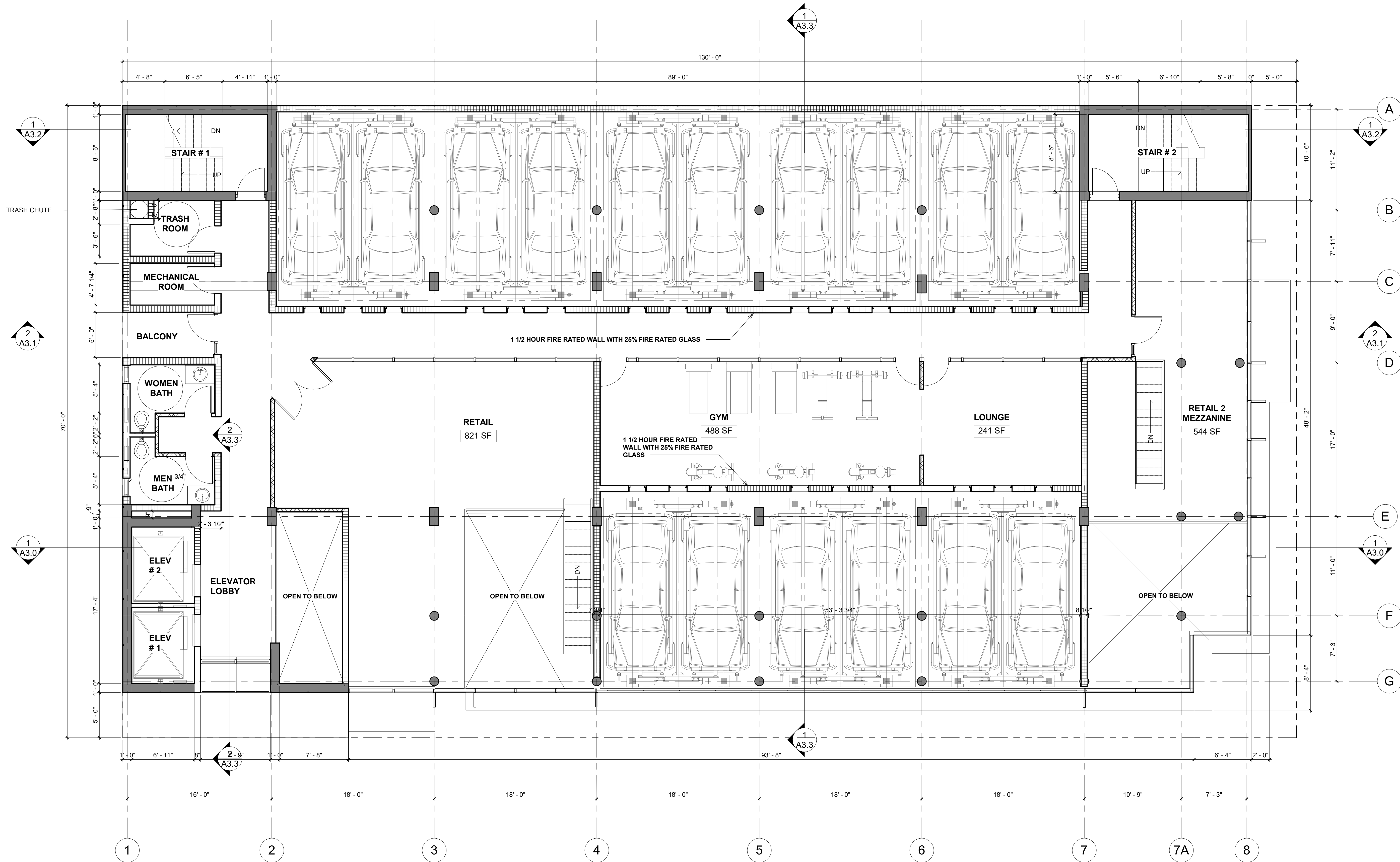
BAY HARBOR TERRACE

1 GROUND FLOOR  
3/16" = 1'-0"

ALLEY

95 ST.

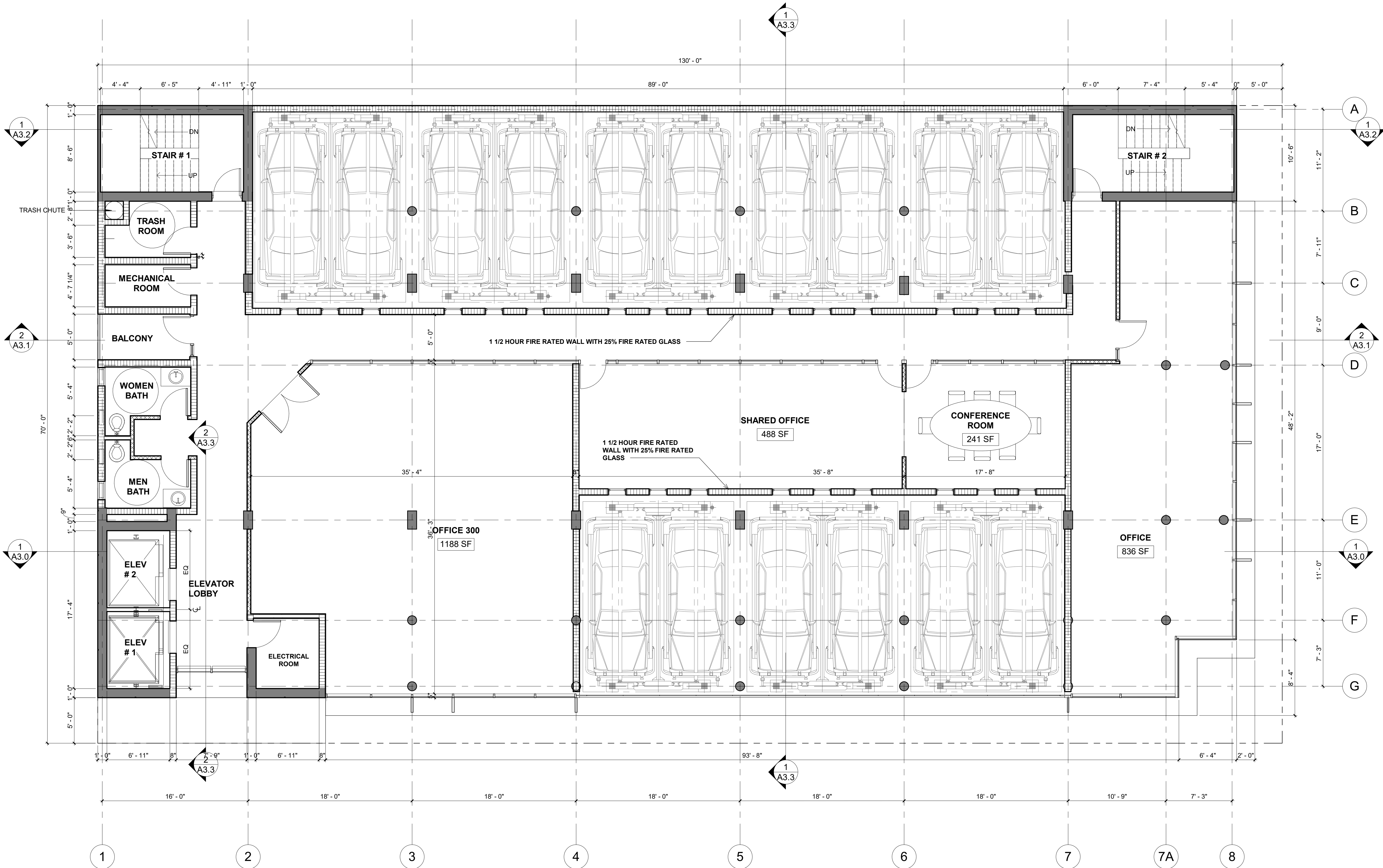




1 2ND FLOOR  
3/16" = 1'-0"



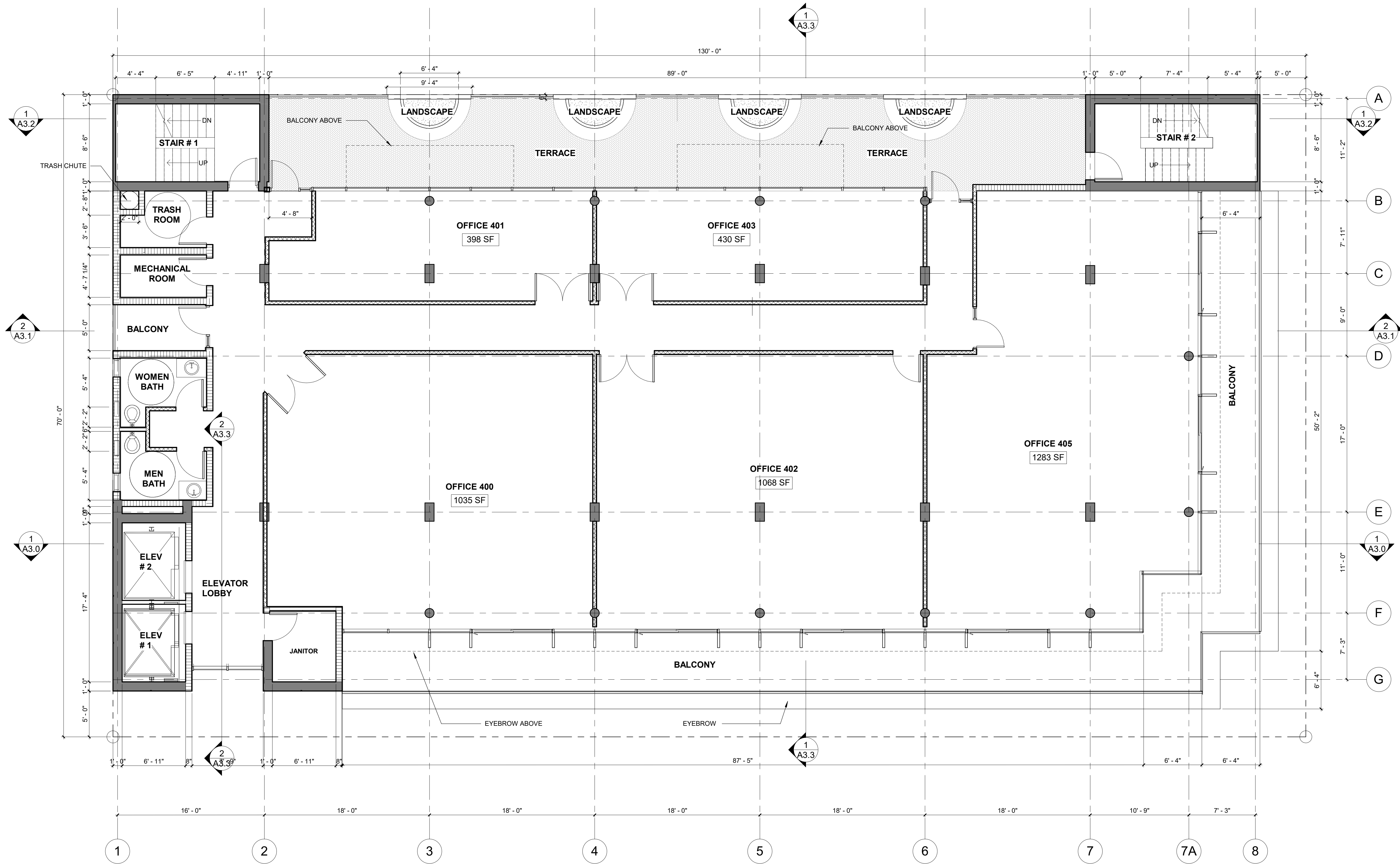




1 3RD FLOOR  
3/16" = 1'-0"



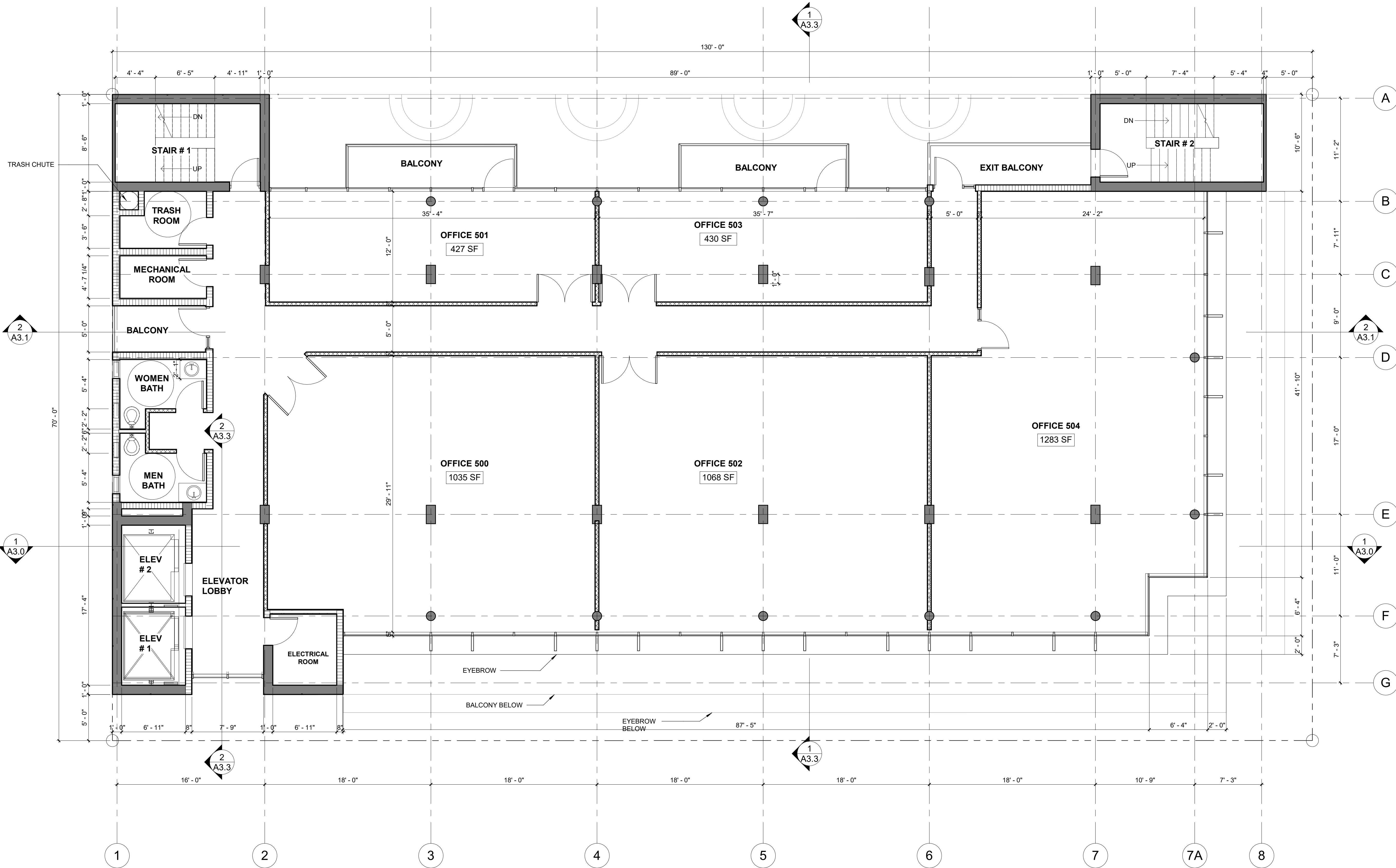




1 4TH FLOOR  
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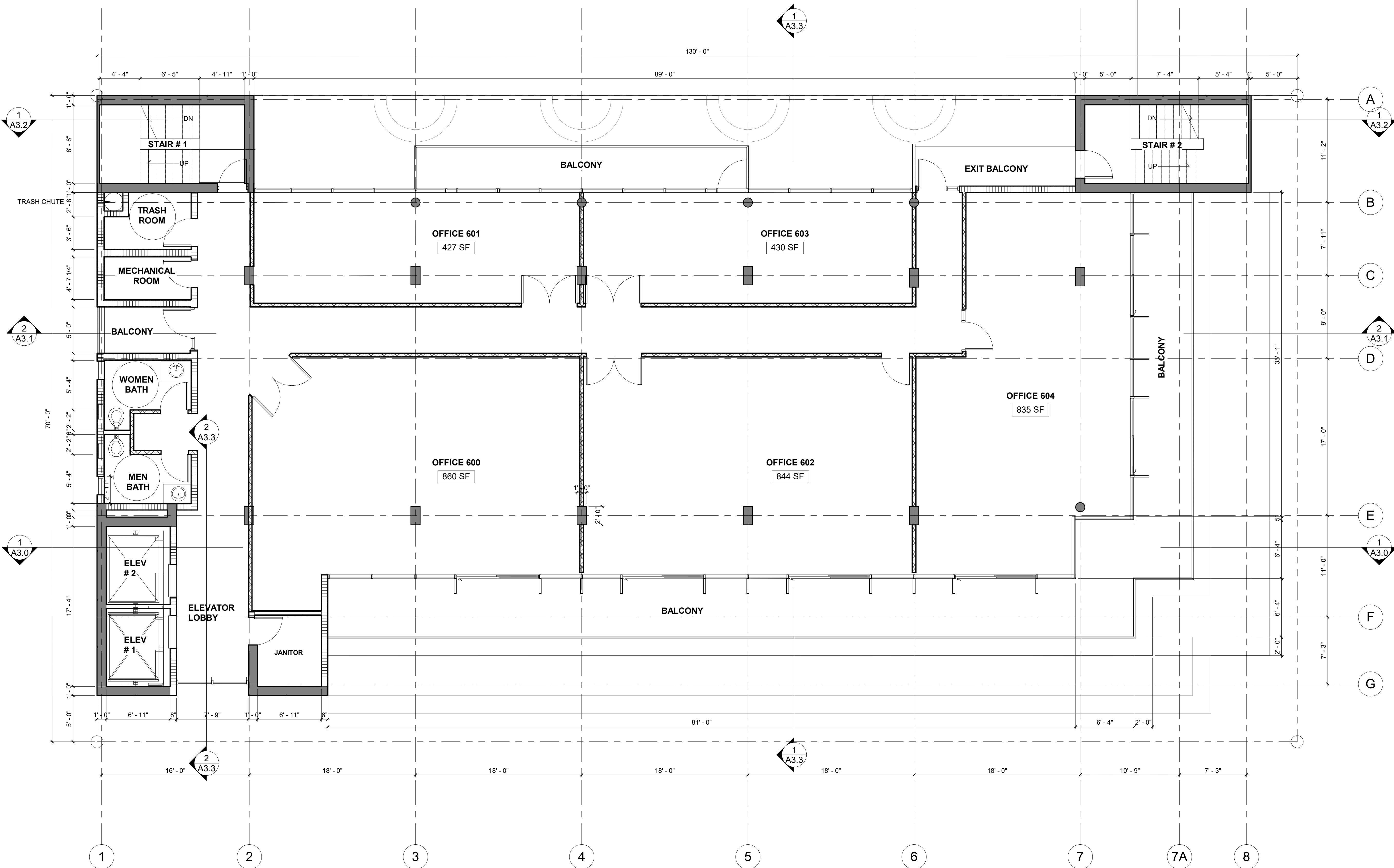




1 5TH FLOOR  
3/16" = 1'-0"



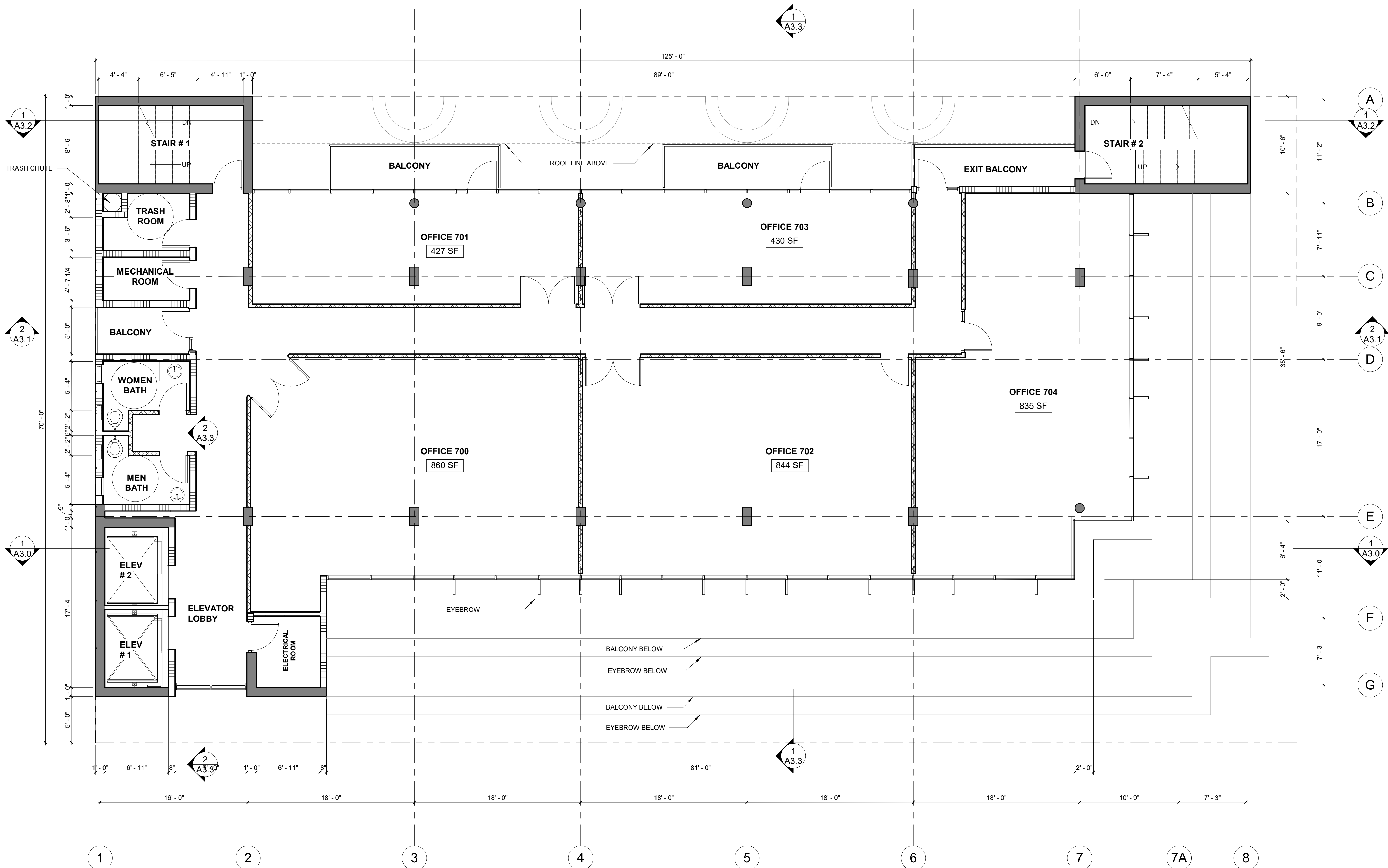




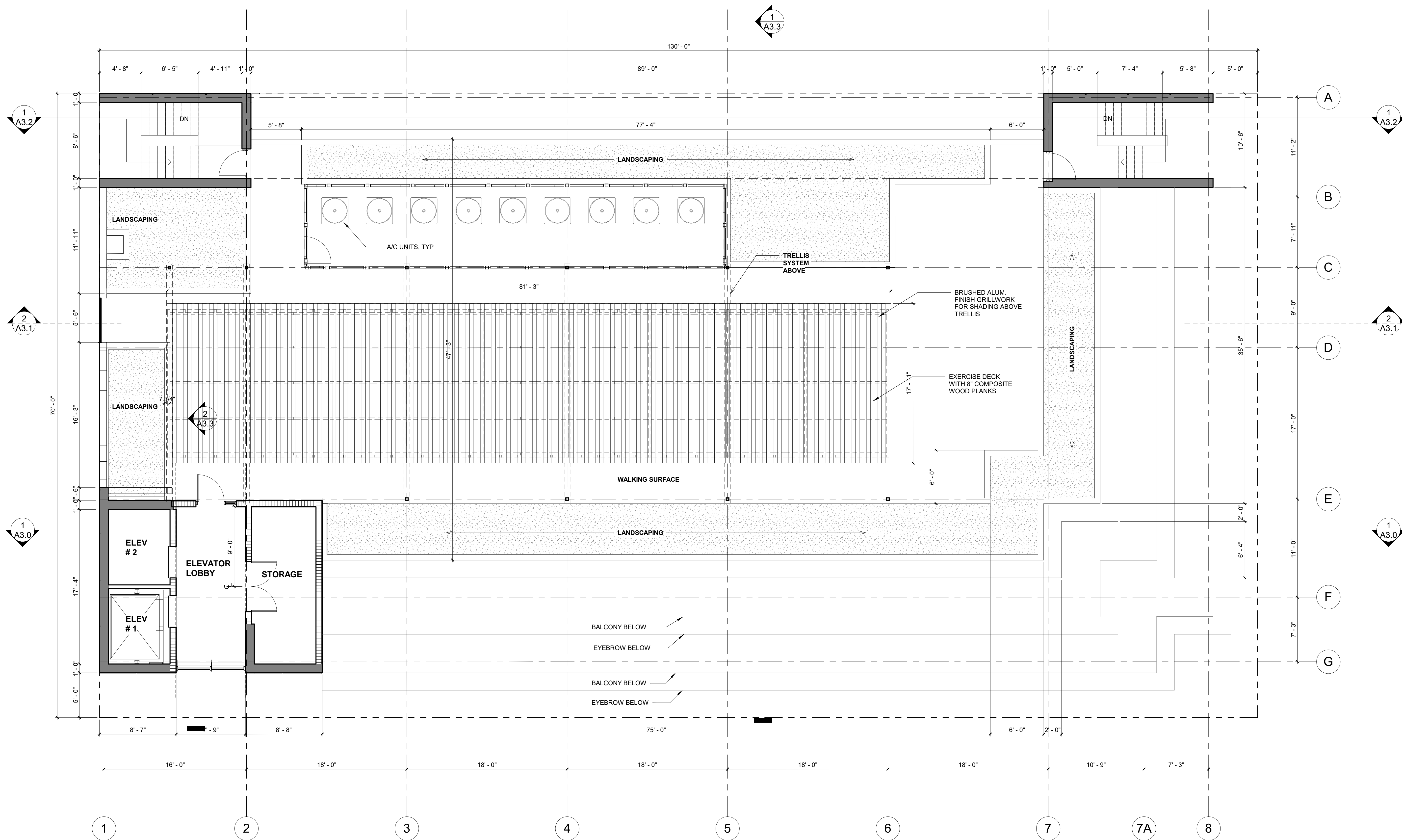
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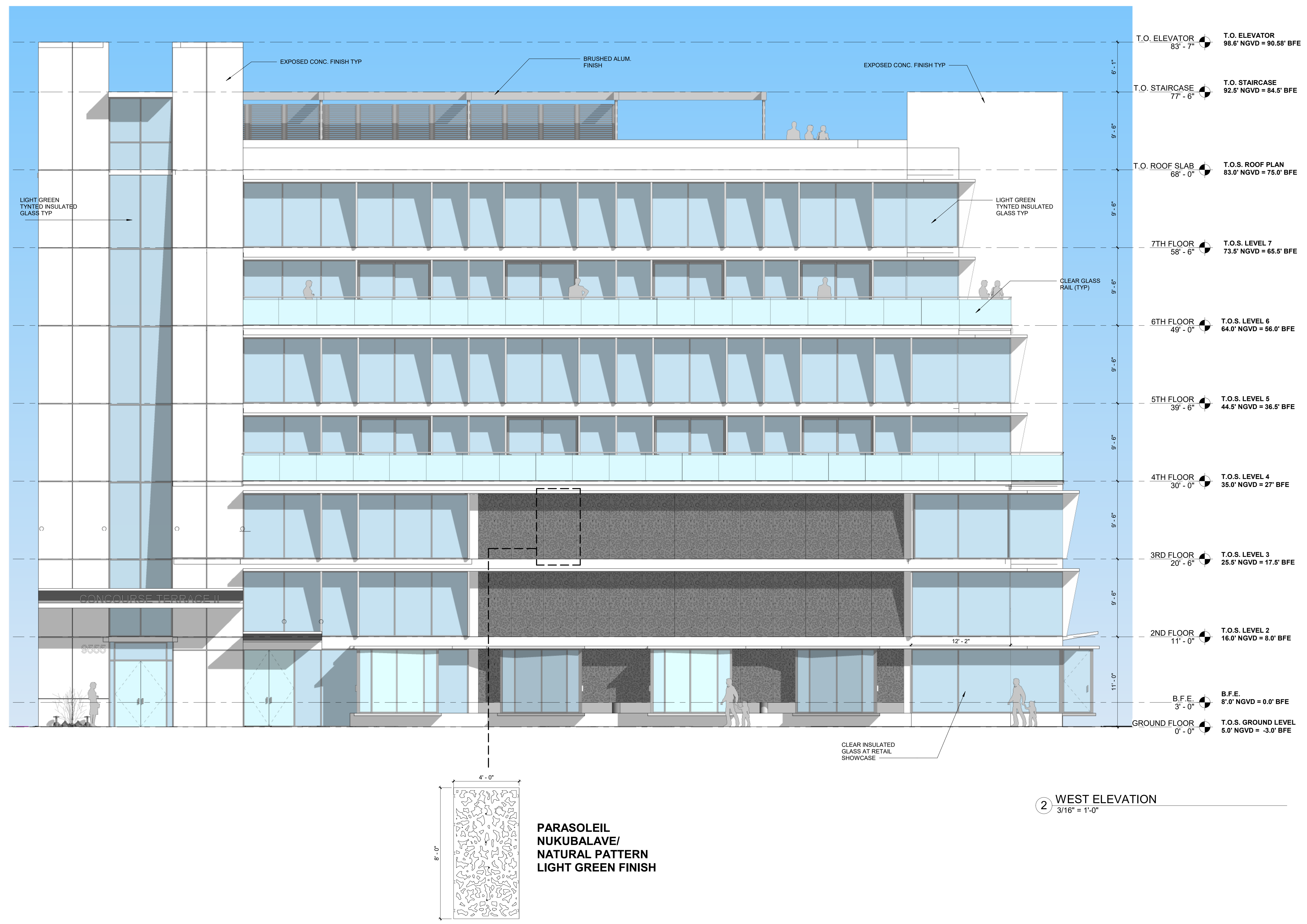




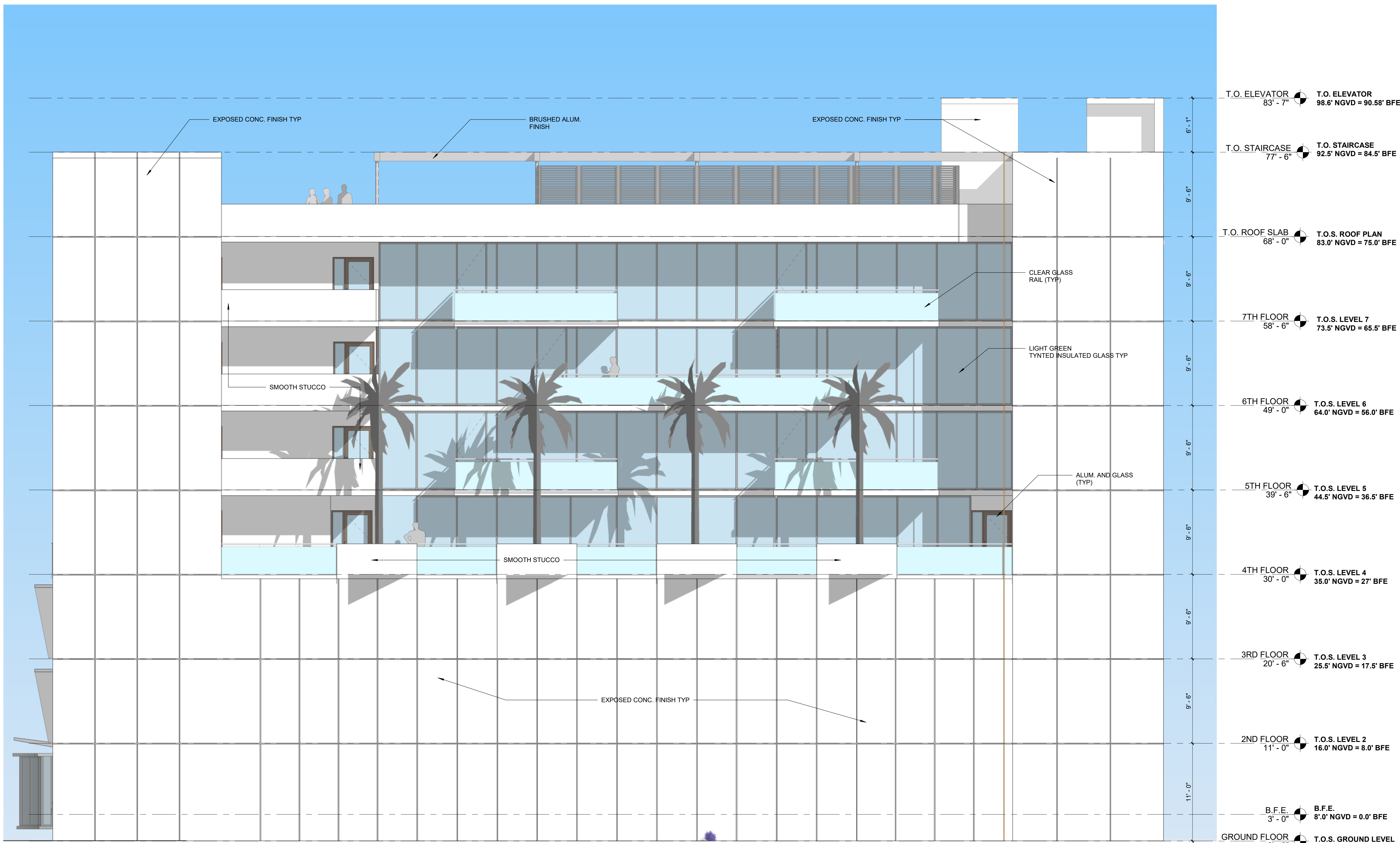


1 ROOF PLAN  
3/16" = 1'-0"









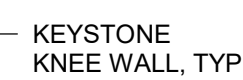
1 EAST ELEVATION  
3/16" = 1'-0"





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





4

9555 BAY HARBOR TERRACE  
BAY HARBOR ISLANDS, FL 33154

Checked By:  
ARI SKLAR

**SOUTH ELEVATION**

## A2.3

PROJECT #07-044

DATE : 09-07-18



## CONCOURSE TERRACE II

9555 BAY HARBOR TERRACE  
BAY HARBOR ISLANDS, FL 33154

Drawn By:  
C.P., G.V.G.  
Checked By:  
ARI SKLAR

## LOGITUDINAL SECTIONS

# A3.0

PROJECT #07-044

|                 |
|-----------------|
| DATE : 09-07-18 |
|-----------------|



1 LONGITUDINAL SECTION 1  
3/16" = 1'-0"



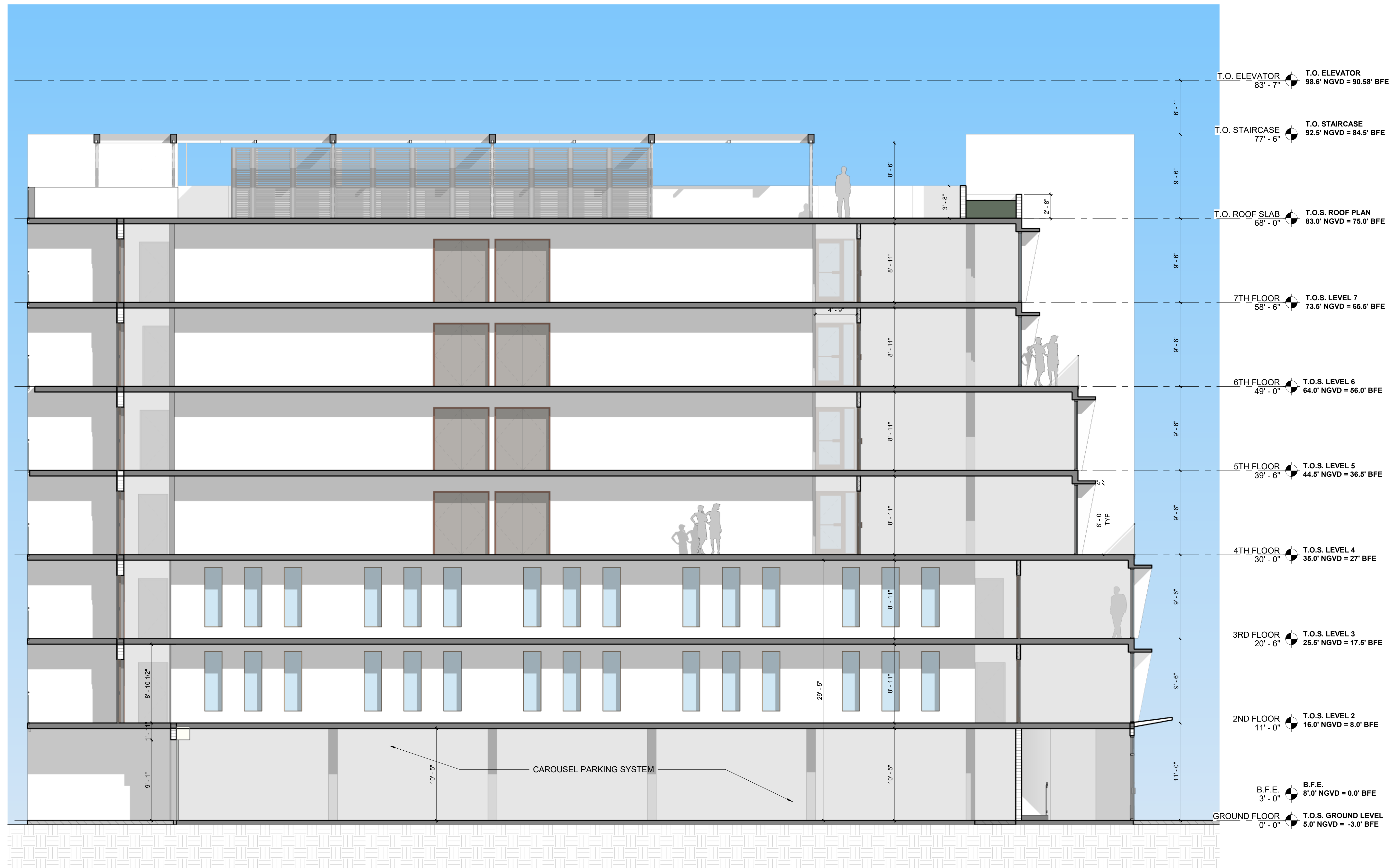
## CONCOURSE TERRACE II

9555 BAY HARBOR TERRACE  
BAY HARBOR ISLANDS, FL 33154

LONGITUDINAL  
SECTION 2

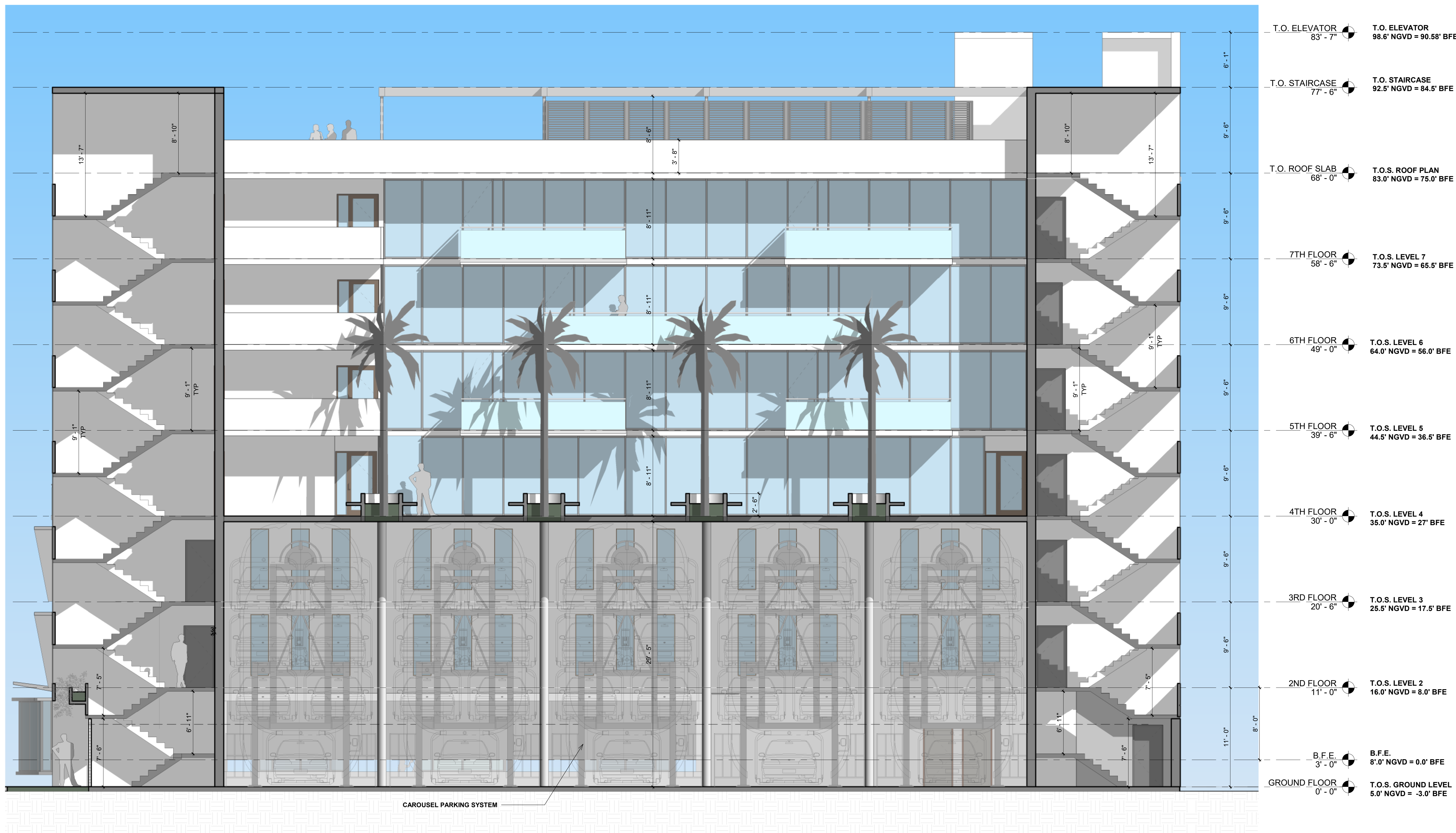
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|-----------------|
| DATE : 09-07-18 |
|-----------------|



2 LONGITUDINAL SECTION 2  
3/16" = 1'-0"





1 STAIRCASE SECTION  
3/16" = 1'-0"



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LICENSE #AR1473

REVISION

CONCOURSE TERRACE II

9555 BAY HARBOR TERRACE  
BAY HARBOR ISLANDS, FL 33154

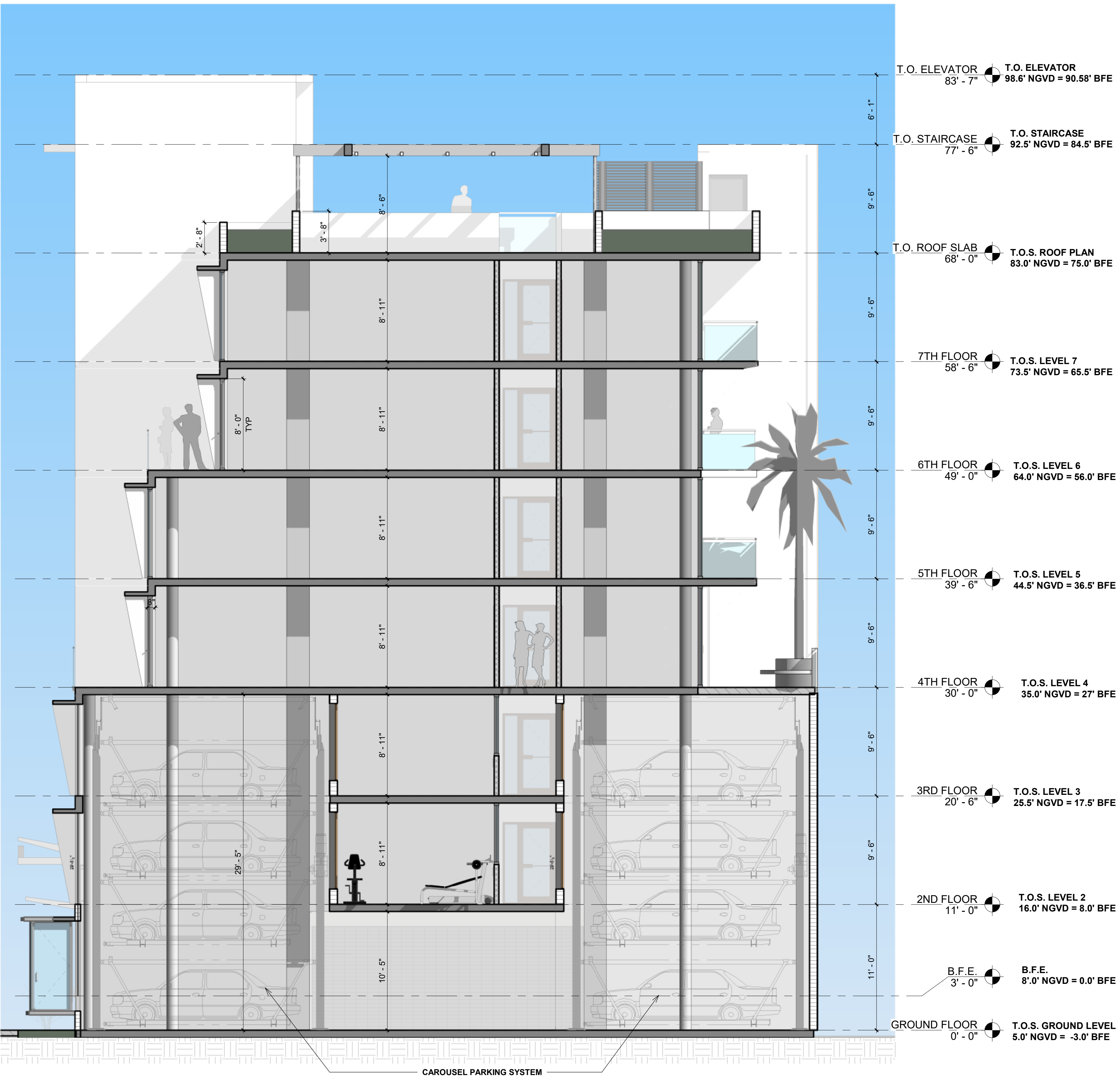
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ARI SKLAR

CROSS SECTIONS

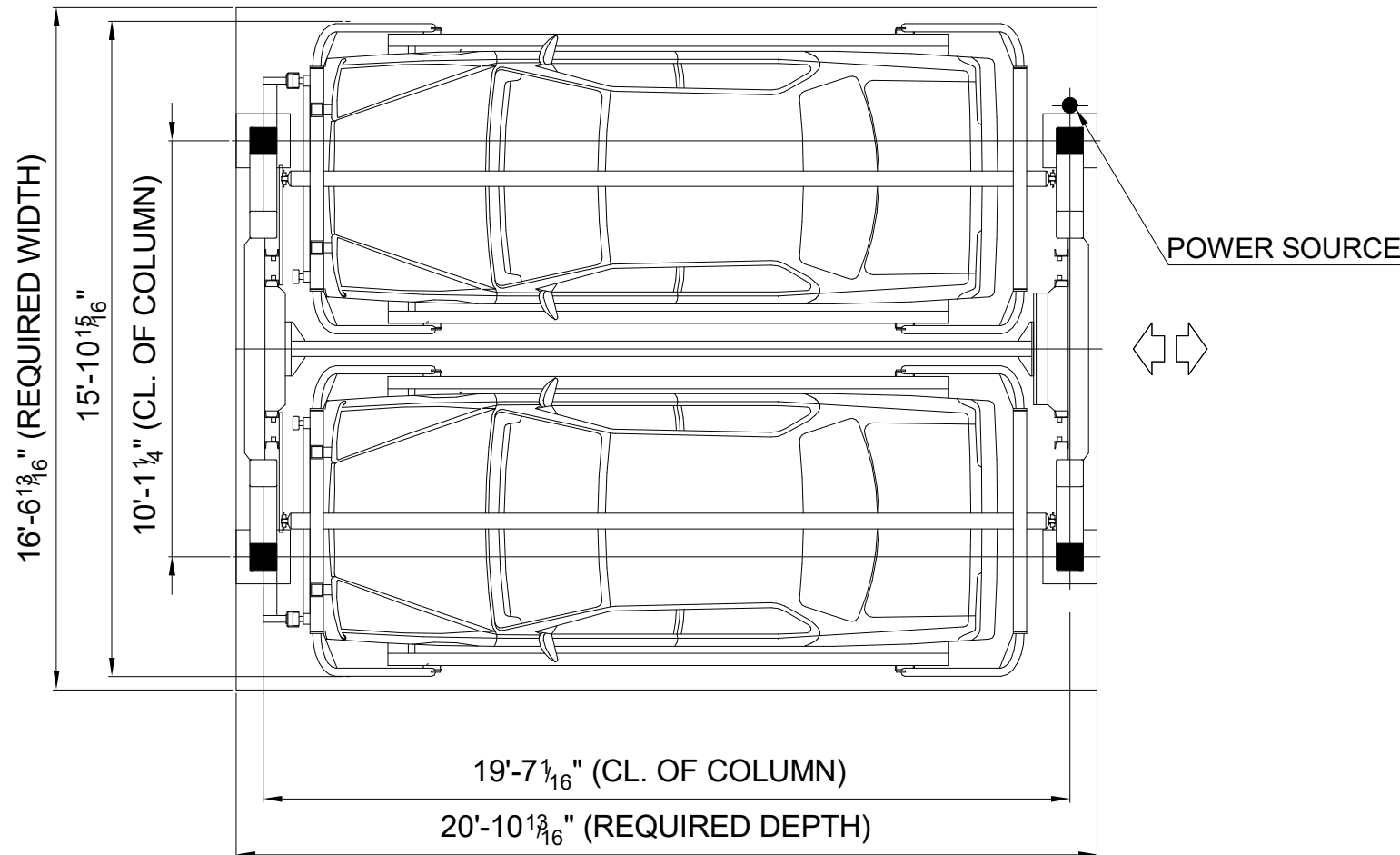
PROJECT #07-044

DATE : 09-07-18

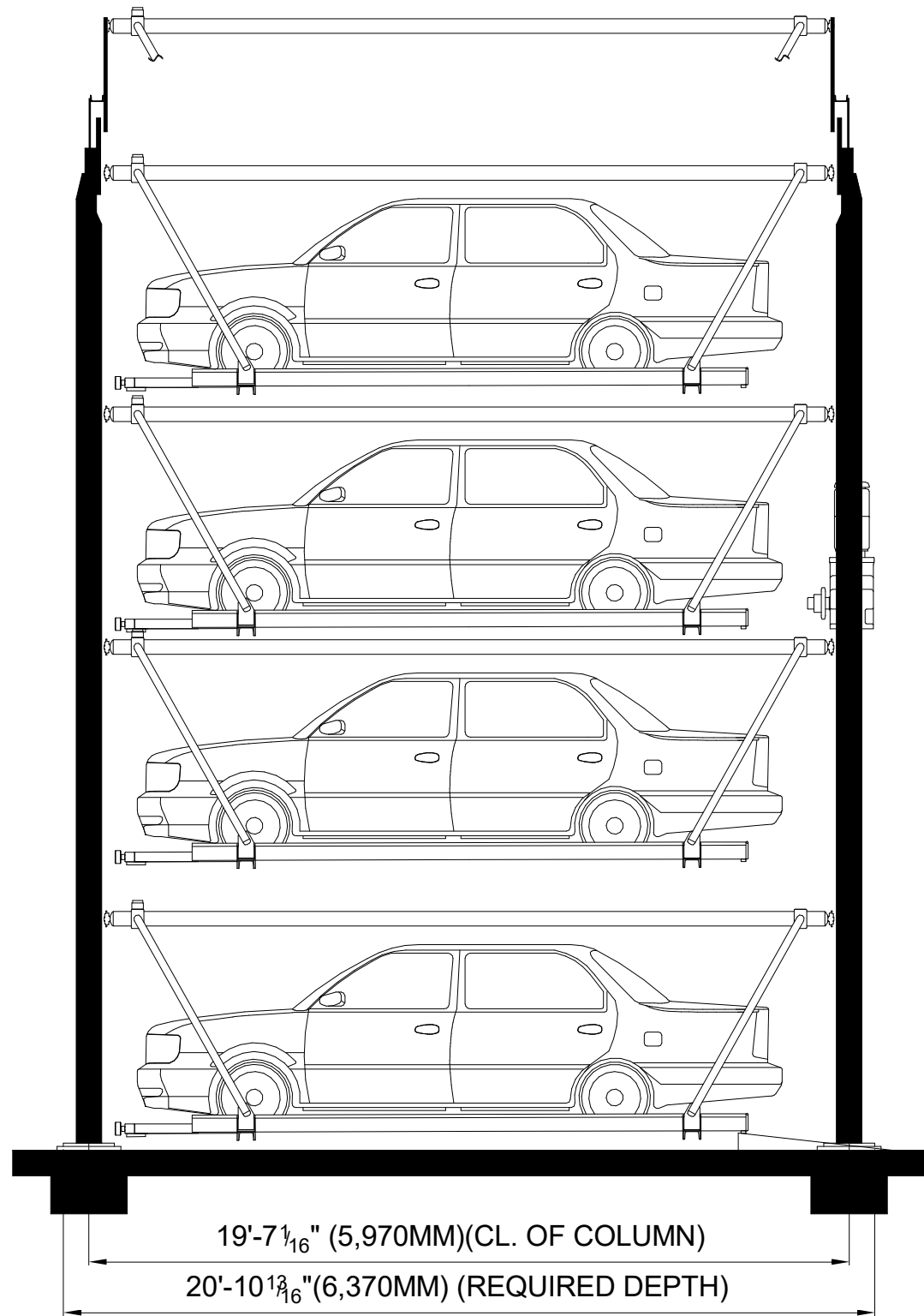
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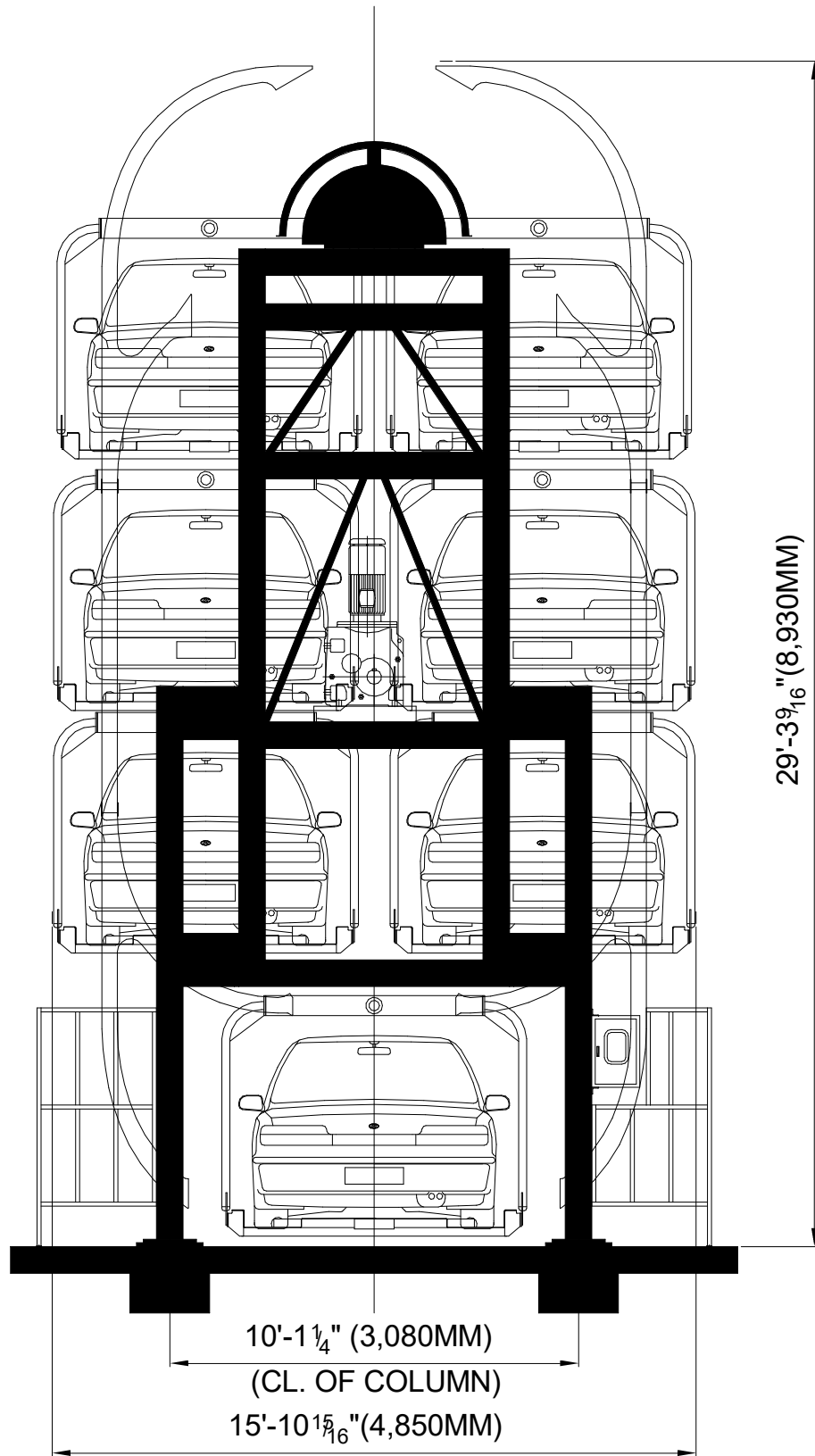




PLAN



SIDE ELEVATION



FRONT VIEW

| SPECIFICATION                             |        |                                       |           |           |
|-------------------------------------------|--------|---------------------------------------|-----------|-----------|
| BRAND                                     |        | SMART                                 |           |           |
| NAME                                      |        | PARKING                               |           |           |
| MODEL NO.                                 |        | SM7L                                  |           |           |
| TYPE                                      |        | VERTICAL ROTARY                       |           |           |
| PARKING                                   |        | PARKING                               |           |           |
| CAPACITY                                  |        | CARS                                  |           |           |
| AVAILABLE CAR                             | LENGTH | 17'-3 <sup>3</sup> / <sub>4</sub> "   | (5,200mm) | SEDAN CAR |
|                                           | WIDTH  | 6'-10 <sup>11</sup> / <sub>16</sub> " | (2,100mm) |           |
|                                           | HEIGHT | 5'-3"                                 | (1,600mm) |           |
|                                           | WEIGHT | 4,740lb<br>7.5kw x                    | (2,150kg) |           |
| MOTOR                                     |        | 4P                                    |           |           |
| SPEED                                     |        | 3.6m/min<br>AC 480V x 3Ph x           |           |           |
| POWER                                     |        | 60Hz                                  |           |           |
| KOREAN CERTIFICATE, SEOUL 1-14            |        |                                       |           |           |
| PATENT 10-0485605, 10-1075262, 10-1108226 |        |                                       |           |           |
| 20-0326138, 0308440                       |        |                                       |           |           |
| CE CERTIFICATE, M8A 15 02 60033 007 & 008 |        |                                       |           |           |
| GOST CERTIFICATE, C-KR.B.00721            |        |                                       |           |           |
| ISO 9001-2008, UKAS-BMTRADA NO.3473       |        |                                       |           |           |

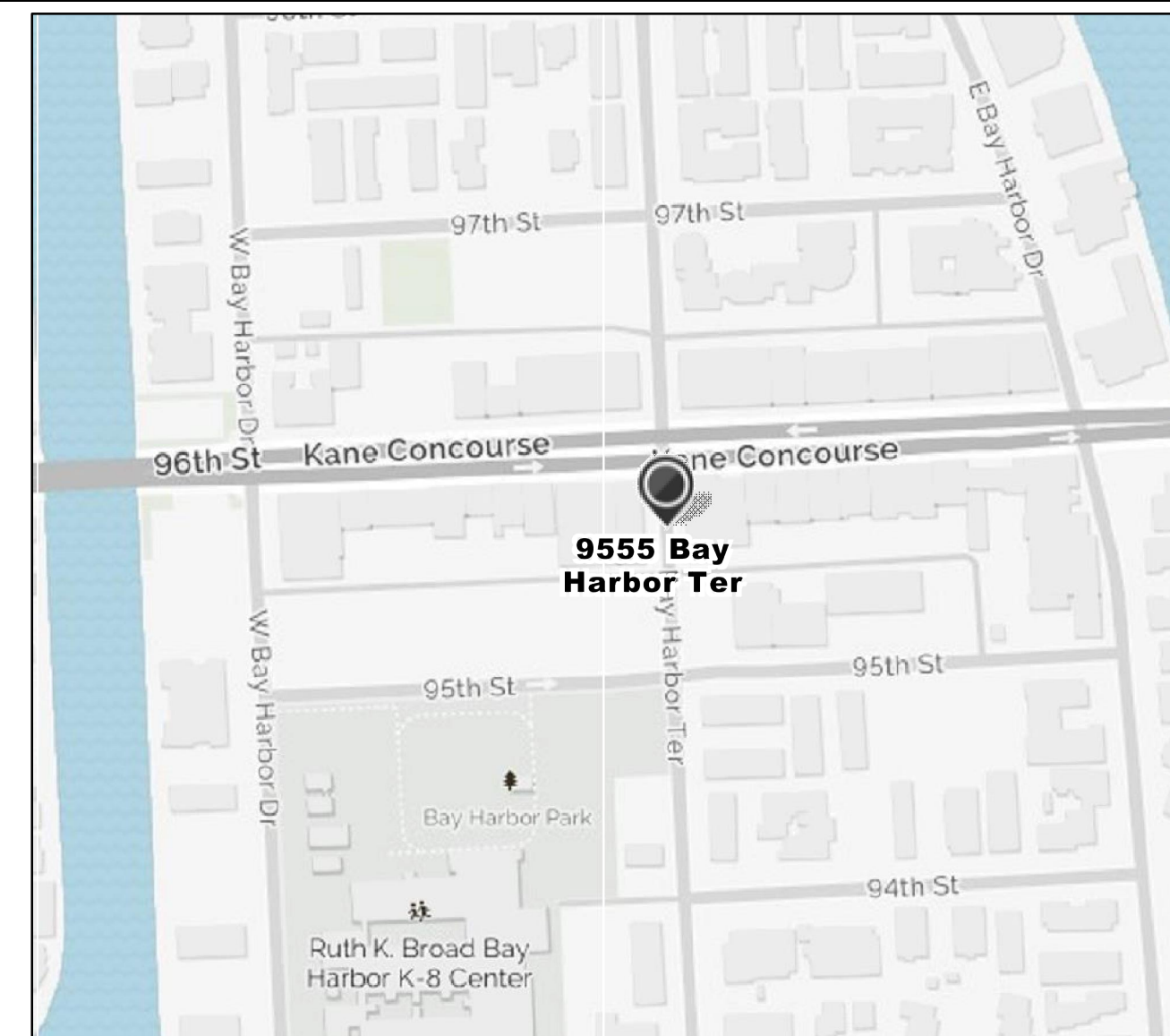
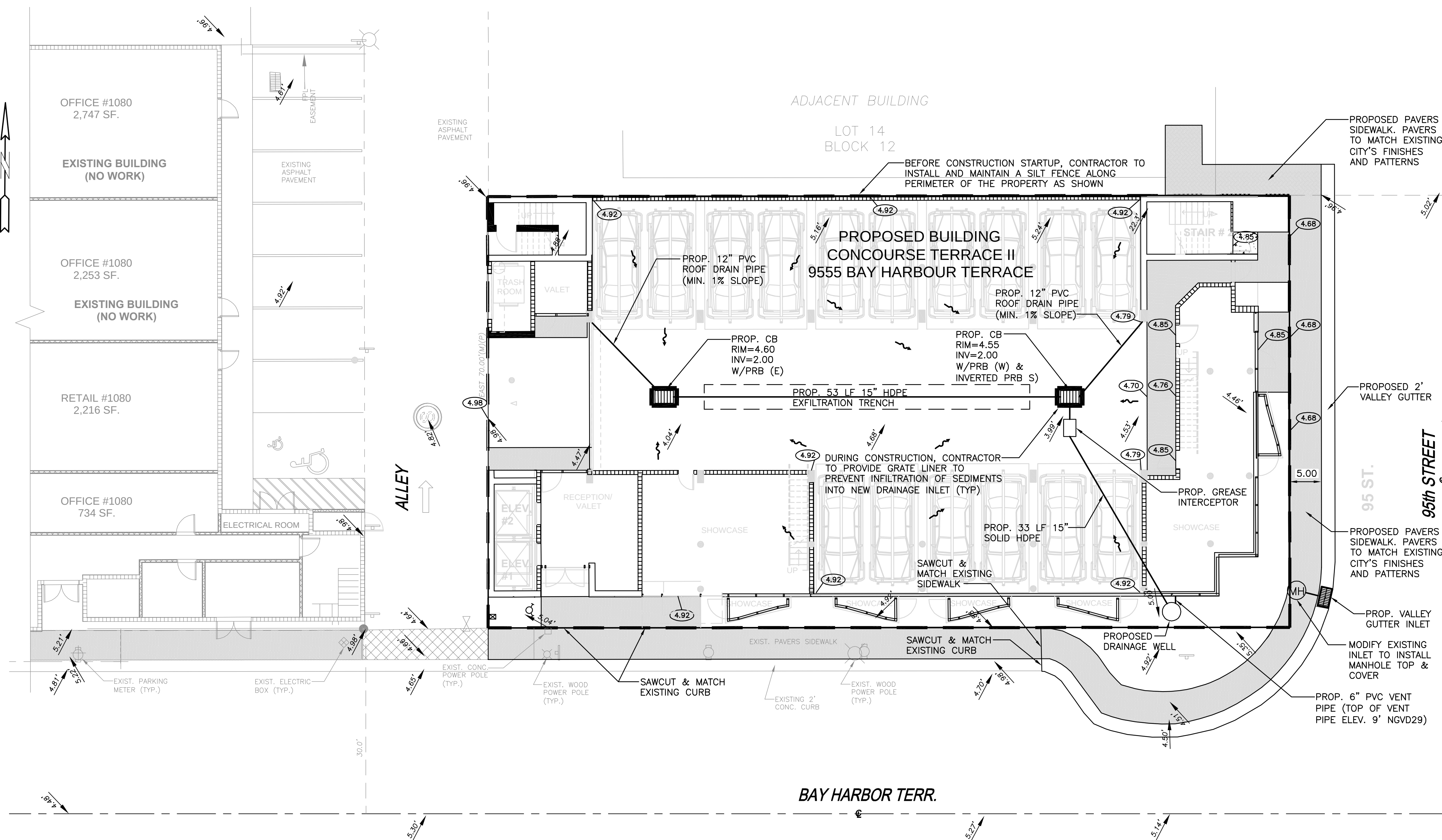
VERTICAL LOAD PER COLUMN (BY DD+LL, NOT APPLIED WL)

|           |      |
|-----------|------|
| LOAD      | SM7L |
| LOAD(TON) | 8.4  |
| LOAD(KN)  | 82   |

|            |                           |            |          |         |          |
|------------|---------------------------|------------|----------|---------|----------|
| MODEL      | SMART PARKING SM7L (INCH) |            |          |         |          |
| PROJECTION | SCALE                     | DATE       | DESIGEND | CHECKED | APPROVED |
|            |                           | 2016.10.05 | H.S.YOO  | WTDY    | D.Y.PARK |
| DWG. NO    | SM7L-0000-00              |            |          | REV.    |          |
|            |                           |            |          |         |          |

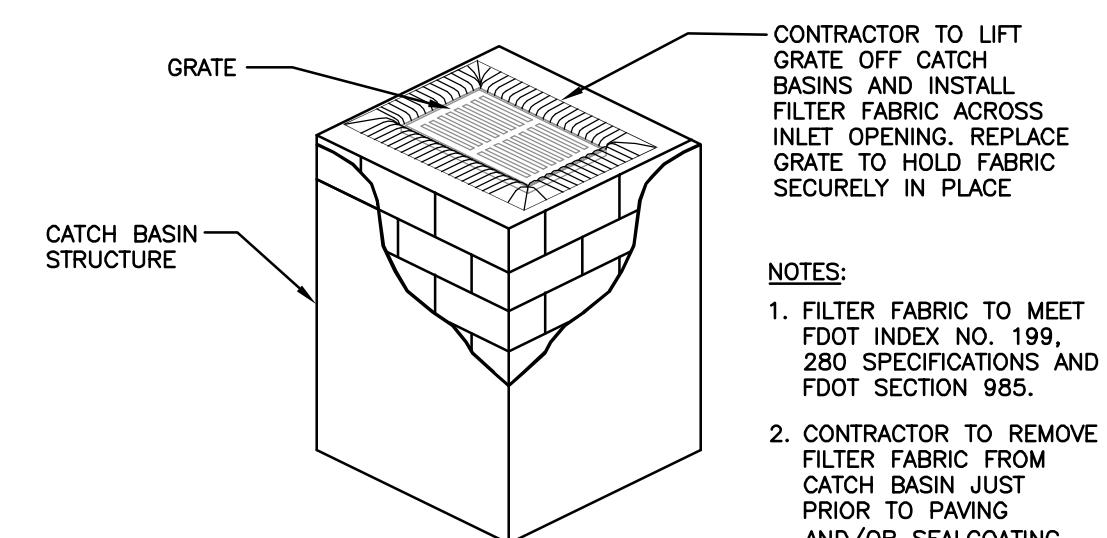


ALL ELEVATIONS ARE REFERENCED  
TO NGVD29 VERTICAL DATUM



LOCATION MAP

NOT TO SCALE

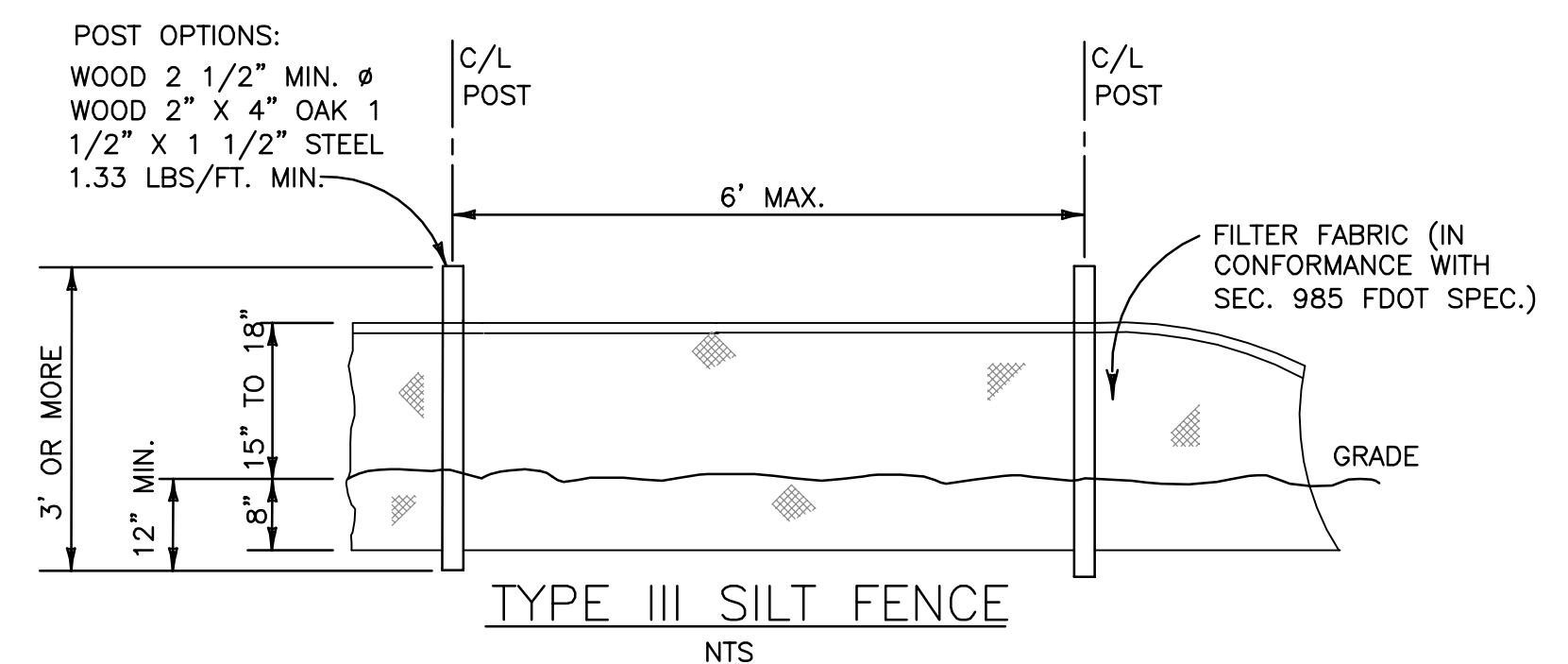


POLLUTION PREVENTION FOR CATCH BASIN  
N.T.S.

- NOTES:**
1. FILTER FABRIC TO MEET FDOT INDEX NO. 199, 280 SPECIFICATIONS AND FDOT SECTION 985.
  2. CONTRACTOR TO REMOVE FILTER FABRIC FROM CATCH BASIN JUST PRIOR TO PAVING AND/OR SEALCOATING.

BMP NOTES:

1. ALL SEDIMENT CONTROL MEASURES ARE TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE. PERIMETER SEDIMENT BARRIERS SHALL BE CONSTRUCTED TO PREVENT SEDIMENT OR TRASH FROM FLOWING OR FLOATING ON TO ADJACENT PROPERTIES.
2. PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO ENSURE INTENDED PURPOSE IS ACCOMPLISHED. THE DEVELOPER, OWNER AND/OR CONTRACTOR SHALL BE CONTINUALLY RESPONSIBLE FOR ALL SEDIMENT CONTROLS. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.
3. SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM WATER SYSTEM, DITCH OR CHANNEL. ALL STORMWATER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.
4. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PUBLIC ROAD SURFACE WITH CURBS AND GUTTERS, THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL SUBDIVISION LOTS AS WELL AS TO LARGER LAND DISTURBING ACTIVITIES.
5. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN (7) DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN (7) DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN UNDISTURBED FOR LONGER THAN THIRTY (30) DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT UNDISTURBED FOR MORE THAN ONE YEAR.
6. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCKPILES SHALL BE STABILIZED, COVERED OR CONTAINED WITH SEDIMENT TRAPPING MEASURES. THE CONTRACTOR IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.
7. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
8. PROPERTIES AND WATER WAYS DOWNSTREAM FROM CONSTRUCTION SITE SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND EROSION AT ALL TIMES DURING CONSTRUCTION.
9. CONTRACTOR IS RESPONSIBLE FOR ALL SURFACE WATER DISCHARGES, RAINFALL RUN OFF OR DEWATERING ACTIVITIES.
10. CONTRACTOR MUST INCORPORATE ALL BMP'S NECESSARY TO MEET OR EXCEED STATE WATER QUALITY AND SWPPP REQUIREMENTS.
11. THE POLLUTION PREVENTION PLAN IS A MINIMUM GUIDELINE ONLY. ADDITIONAL BMP'S MAY BE NECESSARY AT CONTRACTOR'S EXPENSE. TO MEET LEED REQUIREMENTS.



### LEGEND

-  PROPOSED CONCRETE  
 PROPOSED GRADE  
 EXISTING ELEVATION

## PRELIMINARY PAVING, GRADING & DRAINAGE PLAN

SCALE: 1"=10'

| REVISIONS | DESCRIPTION |
|-----------|-------------|
|-----------|-------------|

| REVISIONS |          |                      |
|-----------|----------|----------------------|
| NO.       | DATE     | DESCRIPTION          |
| 1         | 12-13-17 | CITY REVIEW COMMENTS |
| 2         | 12-22-17 | CITY REVIEW COMMENTS |
| 3         | 7-16-18  | CITY REVIEW COMMENTS |
|           |          |                      |
|           |          |                      |
|           |          |                      |
|           |          |                      |

**ZEPHYR ENGINEERING**  
WILFORD ZEPHYR, P.E.

WILFORD ZEPHYRIN, F.E.  
HOLLYWOOD, FL  
(786)302-7693  
wzephyreng@gmail.com  
CA#: 31158

# UN

## CONCOURSE TERRACE II

BAY HARBOUR, FL

P.E.#:76036

DATE: 11/17/17

SCALE: 1"=10'

SHEET NO.: 01

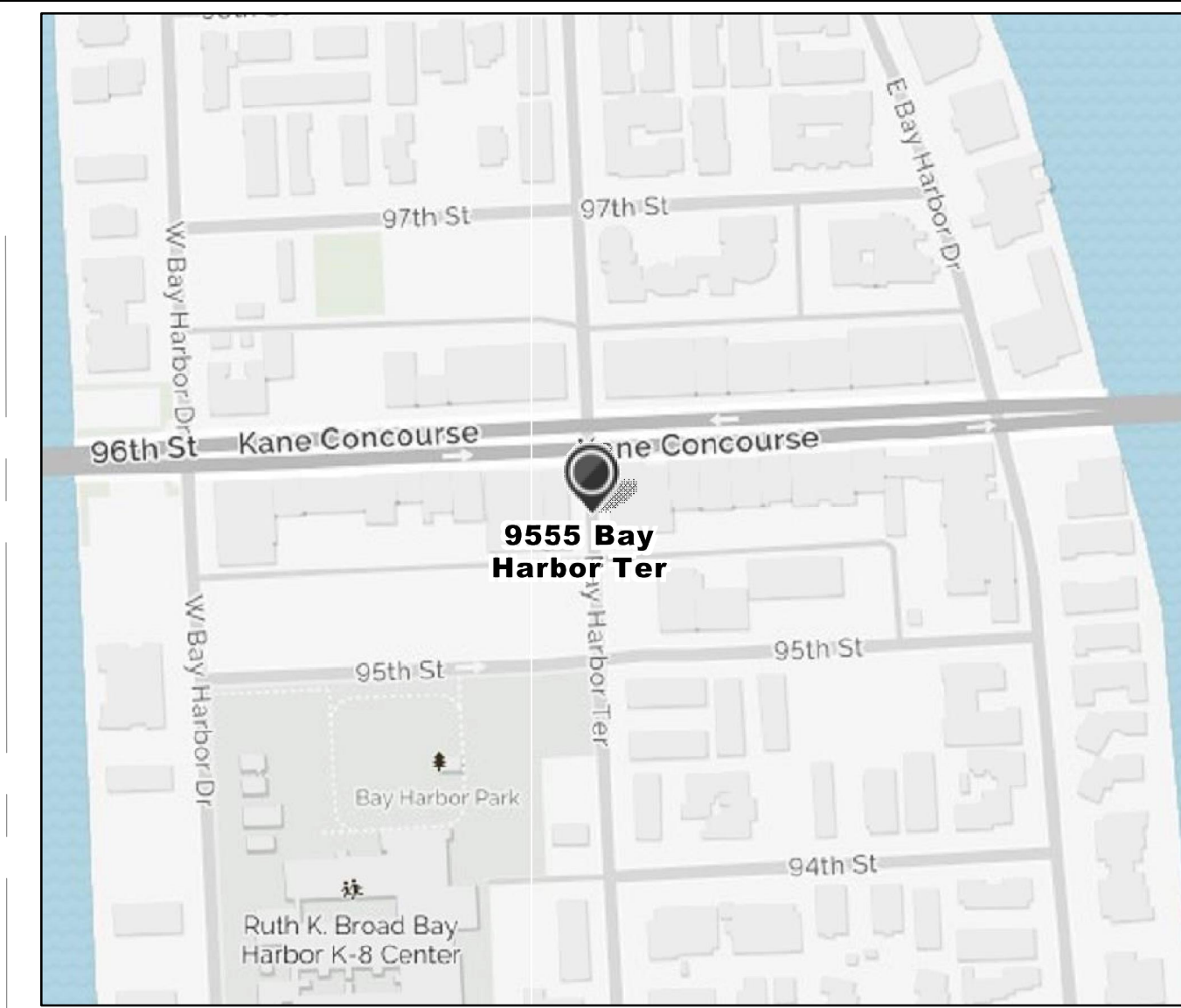
C1  
1.25.2

1 OF 2

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PROJECT NO.: 17-C





**ZEPHYR ENGINEERING INC.**  
A Civil Engineering Firm  
Tel: (786)302-7693 • Email: wzephyreng@gmail.com

**Concourse Terrace Drainage Calculations**

Design storm = 10-year storm event  
Intensity = 3.6 in/hour  
Runoff coefficient = 0.95  
Impervious area = 0.19 acres

Runoff generated =  $(0.95)(3.6)(0.19) = 0.65$  cfs = 291 gpm

**Drainage Well**

Well head available for discharge:  
Top of lowest CB elevation = 4.60'  
Top of vent pipe elevation = 9.00'  
Wet season water level = 2.00'  
Salt/Fresh water = 2'  
Design head = 5.00' feet

24" well to be developed to discharge 200 gpm / ft. head

One well will discharge 1,000 gpm

| Stage (feet) | Discharge (gpm) | Discharge (cfs) |
|--------------|-----------------|-----------------|
| 4.0          | 0               | 0               |
| 4.5          | 100             | 0.22            |
| 5            | 200             | 0.45            |
| 5.5          | 300             | 0.67            |
| 6            | 400             | 0.89            |
| 6.5          | 500             | 1.12            |
| 7            | 600             | 1.34            |
| 7.5          | 700             | 1.56            |
| 8            | 800             | 1.78            |
| 8.5          | 900             | 2.01            |
| 9            | 1,000           | 2.23            |

**Drainage Well Retention Tank**

Q = 0.65 cfs, retention = 1.5 minutes  
Volume =  $0.65 \text{ cfs} \times 60 \text{ sec/min} \times 1.5 \text{ min} = 58.5 \text{ cf}$   
Use 4' wide X 5.33' deep X 10' long = 213.2 cf

Page 1 of 1

 PROPOSED CONCRETE  
 PROPOSED GRADE  
 EXISTING ELEVATION

SCALE: 1"=10'

| REVISIONS |          |                      |
|-----------|----------|----------------------|
| NO.       | DATE     | DESCRIPTION          |
| 1         | 12-13-17 | CITY REVIEW COMMENTS |
| 2         | 12-22-17 | CITY REVIEW COMMENTS |
| 3         | 7-16-18  | CITY REVIEW COMMENTS |
|           |          |                      |
|           |          |                      |
|           |          |                      |
|           |          |                      |

**WN**

CONCOURSE TERRACE II  
9555 BAY HARBOUR TERRACE  
BAY HARBOUR, FL

P.E.#:76036  
DATE: 11/17/17  
SCALE: 1"=10'  
SHEET NO.:  
C2  
2 OF 2  
PROJECT NO.: 17-C



SKLARchitecture  
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AA 0002849  
IB 0000894  
NCARB  
CERTIFIED

SEAL  
ARI L. SKLAR  
LICENSE #AR1473

REVISION

CONCOURSE TERRACE II

9555 BAY HARBOR TERRACE  
BAY HARBOR ISLANDS, FL 33154

Drawn By:  
Author:  
Checked By:  
ARI SKLAR

TREE DISPOSITION

L1.0

PROJECT #07-044

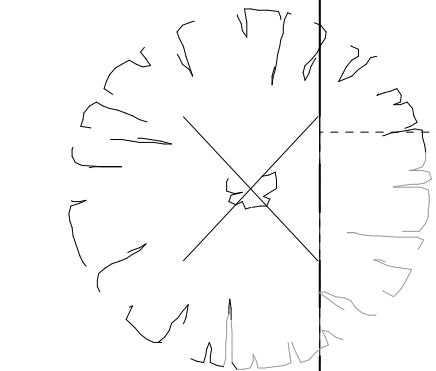
DATE : 09-07-18

ADJACENT TWO STORY BUILDING

PROPOSED NEW BUILDING  
CONCOURSE TERRACE II  
9555 BAY HARBOR TERRACE

ALLEY

95 ST.



TREE #1

BLACK OLIVE



TREE #2

BLACK OLIVE

5'

BAY HARBOR TERR.

TREE REPLACEMENT CALCULATIONS

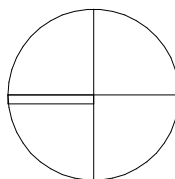
| TREE NO. | SCIENTIFIC NAME | COMMON NAME | CONDITION | SIZE      | DIAMETER (INCHES) DHA |
|----------|-----------------|-------------|-----------|-----------|-----------------------|
| 1        | BUCIDA BUCERAS  | BLACK OLIVE | FAIR      | 25' X 18' | 18 IN.                |
| 2        | BUCIDA BUCERAS  | BLACK OLIVE | FAIR      | 25' X 20' | 30 IN.                |
|          |                 |             |           |           | 48 TOTAL INCHES       |

REPLACEMENT VALUES PER CITY OF MIAMI-DADE CO. CODE  
8 TREES @ 4" DBH X 8' X 16" HGT. OR \$16,000.00 CONTRIBUTION TO TREE FUND.

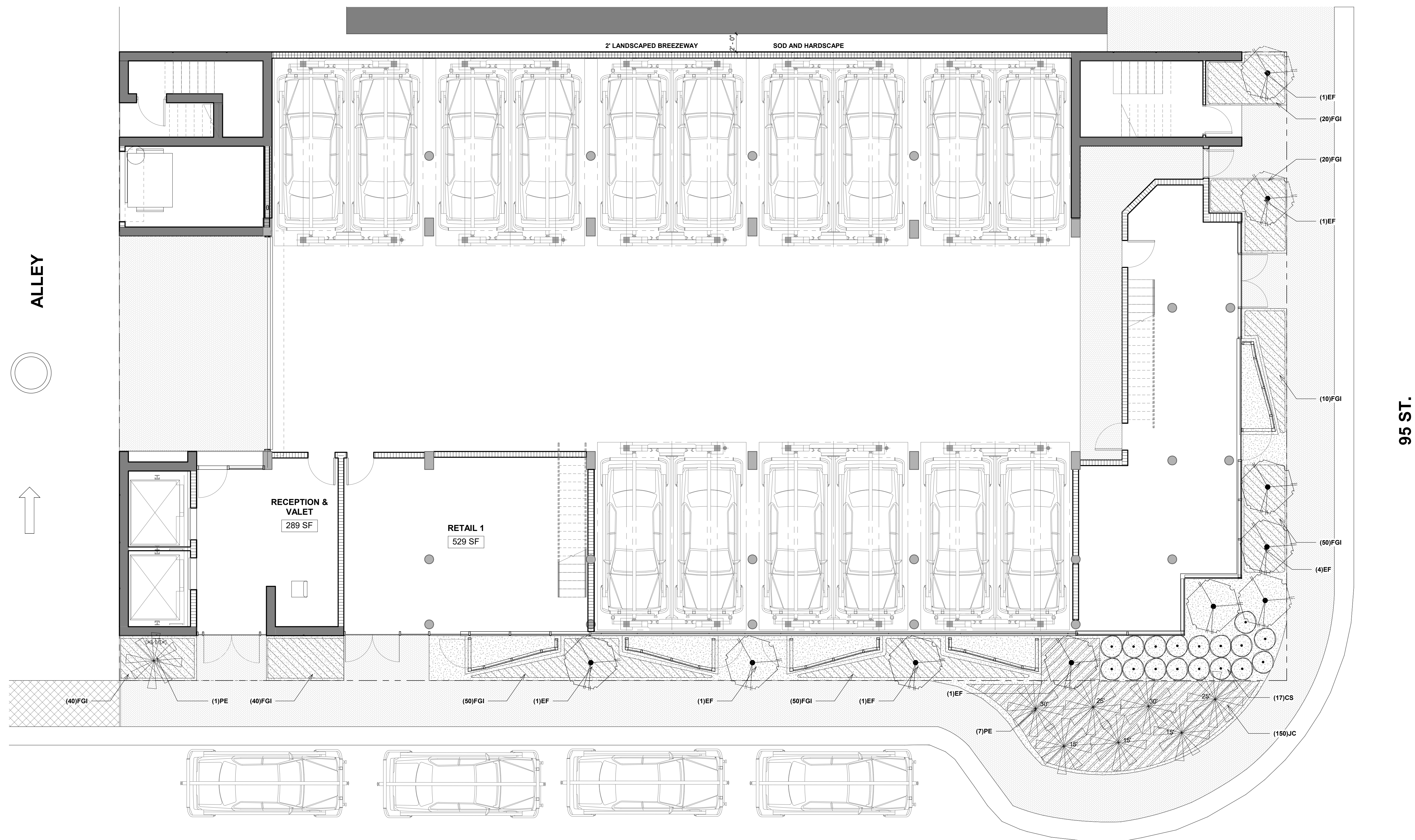
TREE DISPOSITION PLAN

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

1 TREE DISPOSITION  
3/16" = 1'-0"





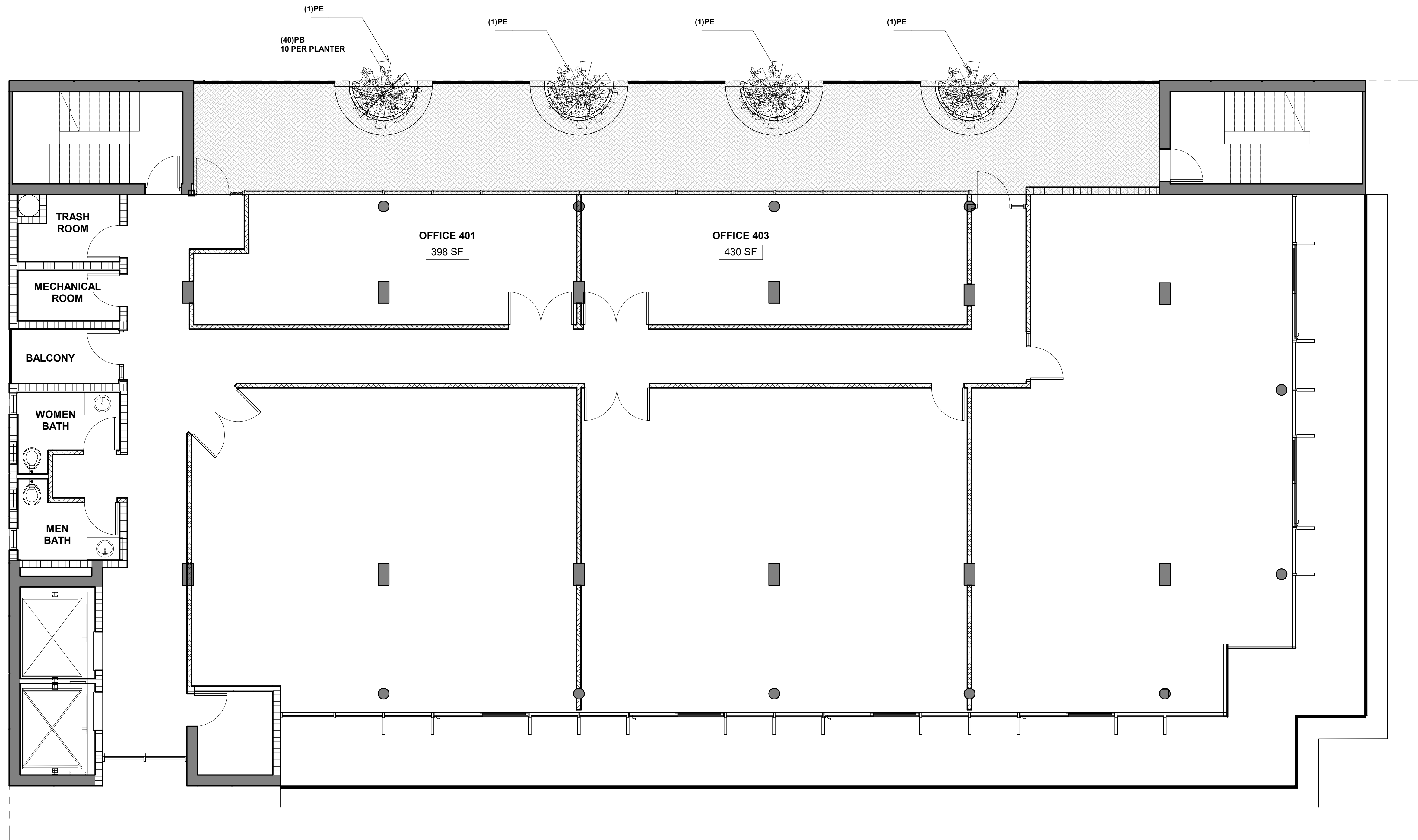


BAY HARBOUR TERRACE

1 GROUND FLOOR - LANDSCAPING  
3/16" = 1'-0"



ALLEY



BAY HARBOUR TERRACE

95 ST.

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REVISION

CONCOURSE TERRACE II

9555 BAY HARBOR TERRACE  
BAY HARBOR ISLANDS, FL 33154

Drawn By:  
Author:  
Checked By:  
ARI SKLAR

4TH FLOOR PLAN -  
LANDSCAING

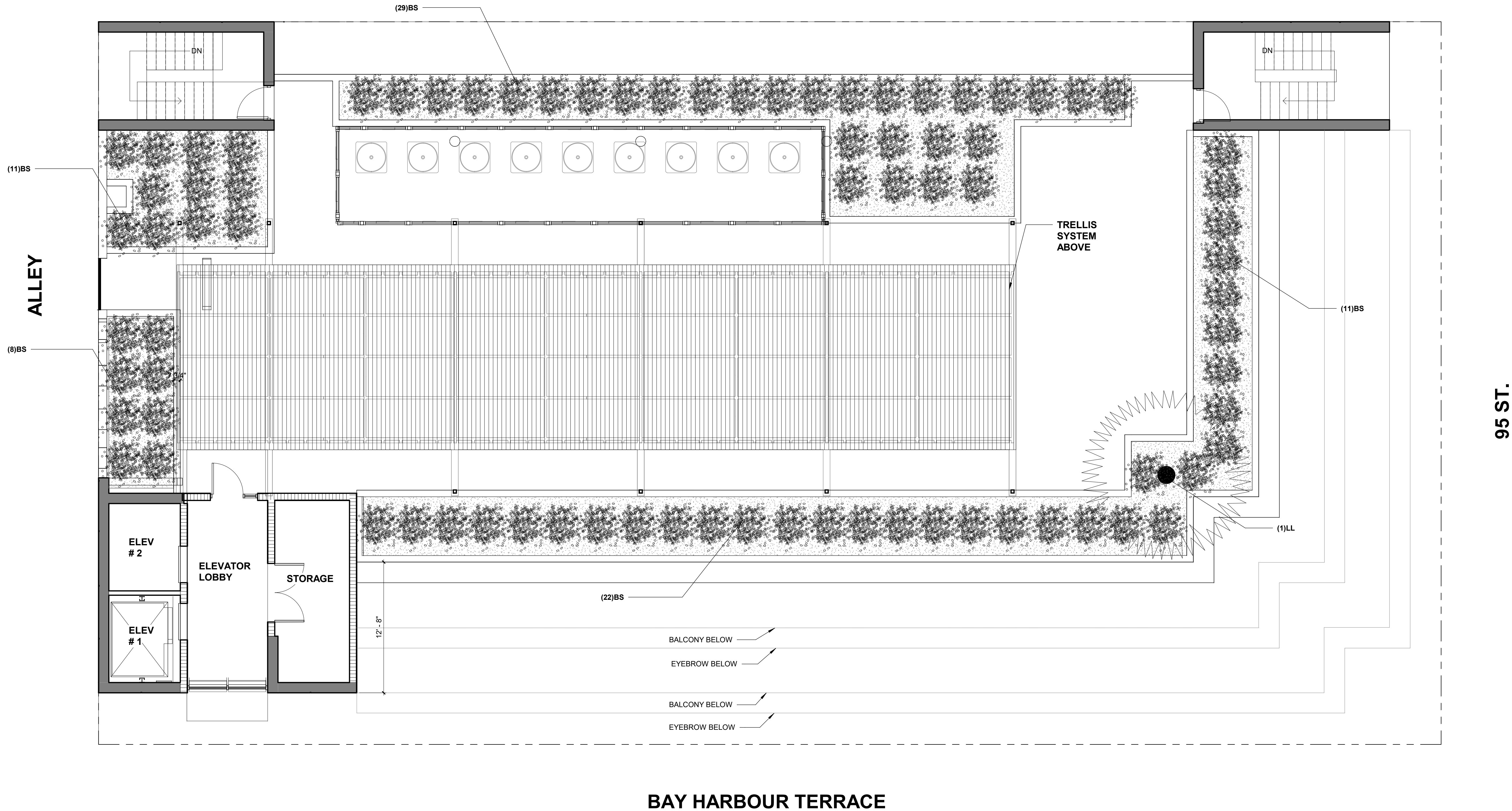
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PROJECT #07-044

DATE : 09-07-18

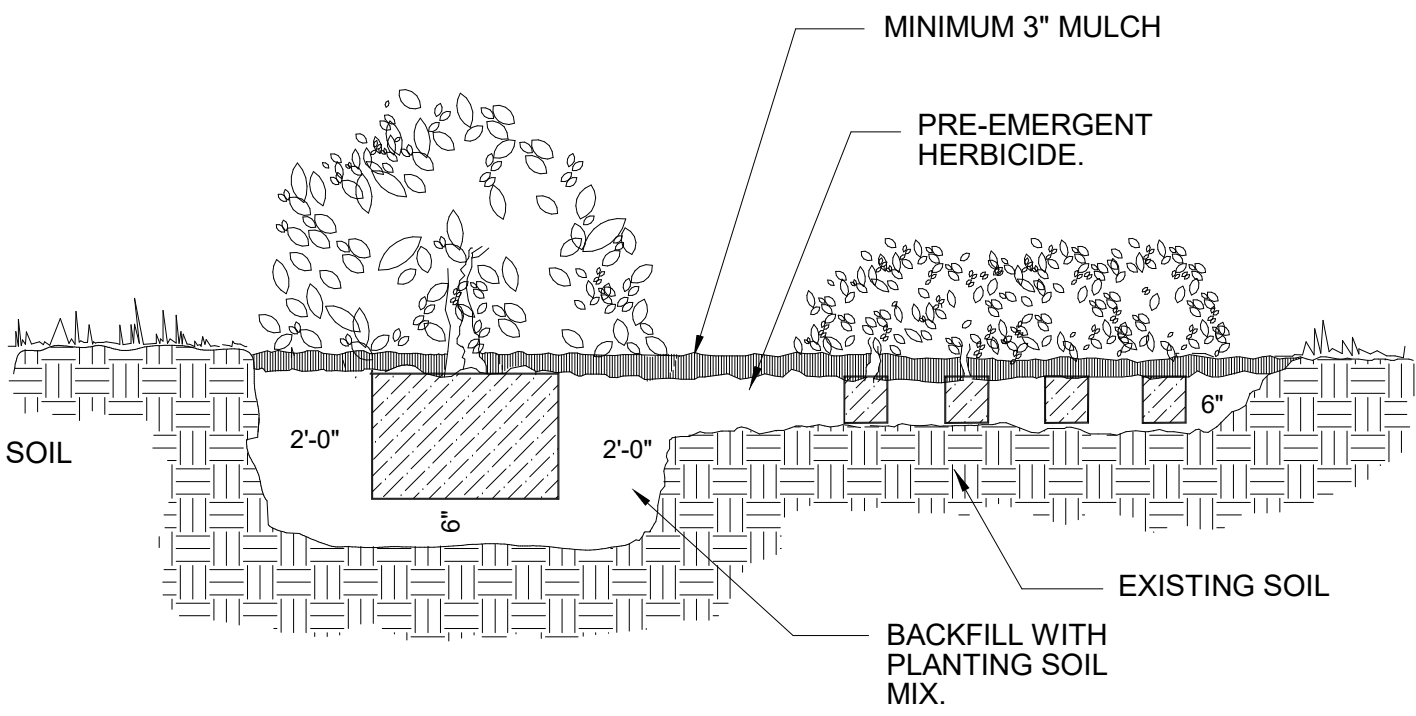
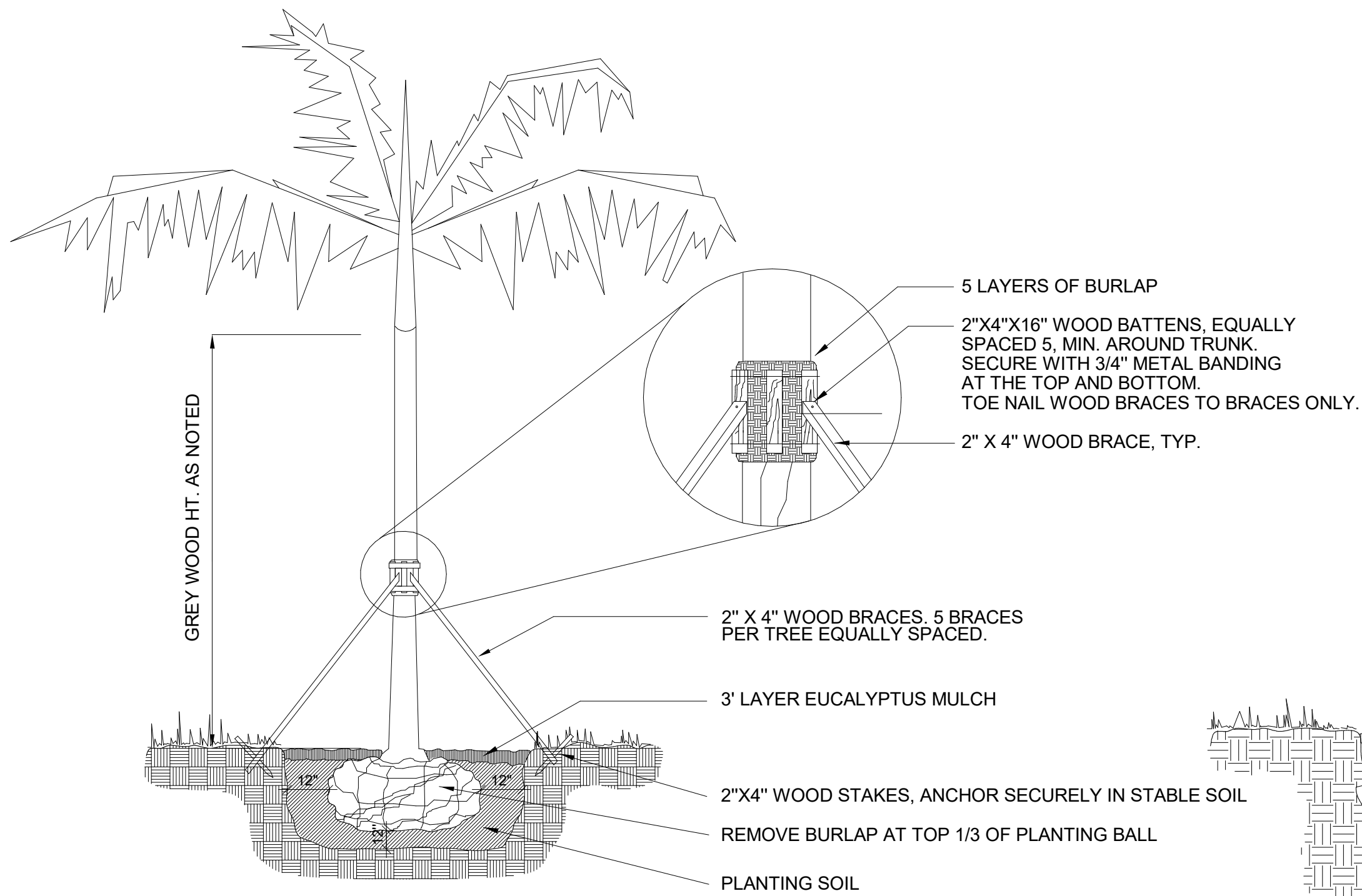
1 4TH FLOOR - LANDSCAPING  
3/16" = 1'-0"





1 ROOF PLAN - LANDSCAPING  
3/16" = 1'-0"





SHRUB AND GROUND COVER DETAIL  
N.T.S.

## LANDSCAPE NOTES:

### 1. LANDSCAPE:

#### A. GENERAL: CONDITIONS AND REQUIREMENTS

- WORK TO INCLUDE FURNISHING LABOR, MATERIALS, TOOLS AND EQUIPMENT, OBTAINING NECESSARY PERMITS; INSTALLING ALL MATERIALS NECESSARY TO COMPLETE IN PLACE THE LANDSCAPING AS SHOWN ON THE PLANS AND AS HEREIN SPECIFIED.
- THE INSTALLATION SHALL COMPLY WITH ALL REGULATIONS OF THE COUNTY AND THE STATE OF FLORIDA. ALL LICENSES, PERMITS AND INSPECTIONS REQUIRED SHALL BE OBTAINED AND PAID FOR BY THE CONTRACTOR. AT COMPLETION OF THE WORK, THE CONTRACTOR WILL TRANSMIT ALL APPLICABLE CERTIFICATES OF INSPECTION TO THE OWNER, OR AUTHORIZED REPRESENTATIVE.
- THE CONTRACTOR AND THE LANDSCAPE SUBCONTRACTOR SHALL PROVIDE A QUALIFIED FOREMAN PRESENT ON THE SITE AT ALL TIMES. THE FOREMAN SHALL BE WELL-VERSED IN READING AND UNDERSTANDING PLANS. THE LANDSCAPE FOREMAN SHALL BE KNOWLEDGEABLE ABOUT SOUTH FLORIDA PLANT MATERIAL AND ITS PROPER HANDLING. THE FOREMAN SHALL BE A FULLY AUTHORIZED AGENT OF THE CONTRACTOR, CAPABLE OF MAKING ON-SITE DECISIONS.

#### B. MATERIALS:

- PLANT SIZES: ALL SIZES SHOWN FOR PLANT MATERIALS ON THE PLAN ARE TO BE CONSIDERED AS MINIMUMS. ALL PLANT MATERIAL MUST MEET OR EXCEED THESE MINIMUM REQUIREMENTS FOR BOTH HEIGHT AND SPREAD. ANY OTHER REQUIREMENTS FOR SPECIFIC SHAPE OR EFFECT AS NOTED ON THE PLAN WILL ALSO BE REQUIRED FOR ACCEPTANCE.
- PLANT QUALITY: ALL PLANT MATERIAL FURNISHED BY THE LANDSCAPE CONTRACTOR, UNLESS OTHERWISE SPECIFIED, SHALL BE FLORIDA NO.1, OR BETTER, AND SHALL BE INSTALLED AS SPECIFIED IN "GRADES AND STANDARDS FOR NURSERY PLANTS", LATEST EDITION.
- PLANTS NOT LISTED IN "GRADES AND STANDARDS FOR NURSERY PLANTS" SHALL CONFORM TO THE FLORIDA STANDARDS SPECIFIED FOR PLANTS LISTED WITH SIMILAR GROWTH HABITS. THE PLANT STANDARDS TO BE MET INCLUDE FREEDOM FROM PEST AND MECHANICAL DAMAGE, FOLIAGE CONDITIONS, TRUNK AND BRANCHING HABIT, AND ROOT CONDITION.
- BALLED AND BURLAPPED (B&B) PLANTS SHALL BE HANDLED BY THE ROOTBALL ONLY. PLANTS WITH CRACKED OR LOOSE ROOTBALLS WILL NOT BE ACCEPTED. ROOTBALLS ARE TO BE A SIZE NORMAL TO SOUND NURSERY PRACTICE. ROOT SYSTEMS SHALL BE WELL-BRANCHED AND FIBROUS.

- CONTAINER GROWN PLANTS SHALL BE WELL-ROOTED. PLANTS THAT ARE ROOTBOUND OR ARE DISPROPORTIONATELY LARGE FOR THE CONTAINER SIZE WILL NOT BE ACCEPTED.

- PLANTS GROWN IN FLATS SHALL BE WELL-ROOTED AND HEAVILY FOLIAGED.

- ROOT PRUNING: PLANTS SHALL BE ROOTPRUNED OR PREPARED AS NECESSARY TO AVOID TRANSPLANTING CAUSED DIEBACK, OR DEFOLIATION IN EXCESS OF TWENTY-FIVE PERCENT UNLESS ATTRIBUTED TO SEASONAL CHANGE. PLANTS EXHIBITING THESE CHARACTERISTICS WILL BE REMOVED AT THE REQUEST OF THE OWNER, OR AUTHORIZED REPRESENTATIVE.

- PALMS: ALL PALMS SHALL BE FLORIDA GRADE NO. 1, OR BETTER, AS SPECIFIED IN "GRADES AND STANDARDS FOR NURSERY PLANTS" PART II.

UNLESS OTHERWISE SPECIFIED, ALL NON-SABAL PALMETTO SHALL BE FREE OF FROND BOOTS. PALMS WITH BURNED OR IRREGULAR TRUNKS, TRUNKS WITH NAILS IN THEM, OR CABLE AND OTHER MECHANICAL SCARS WILL BE UNACCEPTABLE. REMOVE ALL DEAD FRONDS AND TAPER TRIM BY NO MORE THAN ONE-THIRD OF PALM HEAD.

- SUBSTITUTIONS: SUBSTITUTIONS OF PLANT TYPE OR SIZE WILL NOT BE ACCEPTED UNLESS SUBSTANTIAL DOCUMENTATION IS SUBMITTED SHOWING THE UNAVAILABILITY OF THE PARTICULAR PLANT TYPE OR SIZE.

- PLANTING SOIL AT GROUND LEVEL: ALL PLANT MATERIAL INSTALLED SHALL BE PLANTED WITH TOPSOIL THAT IS CLEAN AND AND COMPLETELY FREE OF CONSTRUCTION DEBRIS, WEEDS, VIABLE WEED SEEDS, NOXIOUS PESTS, ROCKS, DISEASE, AND MATERIALS. THE TOPSOIL IS TO BE FIFTY PERCENT MUCK AND FIFTY PERCENT SAND.

- ALL PLANTING SOIL FOR ALL PLANTER: SEE L.A.

#### C. INSTALLATION:

- PLANTING BEDS: THE PLANTING BEDS SHALL BE PREPARED TO PROVIDE ADEQUATE DRAINAGE FOR GOOD PLANT GROWTH. THE CONTRACTOR SHALL REPORT IN WRITING ANY CONTAMINANTS DISCOVERED IN A PLANTING BED THAT WOULD INHIBIT GOOD PLANT GROWTH TO THE OWNER, OR HIS AGENT, PRIOR TO PLANTING IN SUCH A CONTAMINATED PLANT BED.

- FERTILIZER: ALL PLANTS SHALL RECEIVE NUTRICOTE 18-6-8 TYPE 360 PER MANUF. SPEC'S.

- MULCH: ALL TREES IN SOD AREAS ARE TO HAVE A THIRTY INCH RING COVERED WITH A THREE INCH LAYER OF EUCALYPTUS MULCH. COVER ALL SHRUB BEDS WITH A TWO INCH LAYER OF MELALEUCA MULCH. MULCH PLANTS WITHIN TWENTY-FOUR HOURS OF PLANTING.

- WATERING: HAND WATERING SHALL BE DONE AS NEEDED TO KEEP THE PLANT ROOT MASSES AND PLANTING SOIL UNIFORMLY MOIST TO MAINTAIN A HEALTHY GROWING CONDITION UNTIL FINAL JOB ACCEPTANCE BY THE OWNER, OR AUTHORIZED REPRESENTATIVE. ANY PLANTS WITH ROOT MASSES THAT DRY OUT WILL NOT BE ACCEPTABLE.

- SODDING: PLACE ST. AUGUSTINE 'FLORITAM' SOLID SOD IN ALL AREAS NOT COVERED WITH PLANT MATERIAL OR PAVING AS NOTED ON THE PLANS. THE SOD AND SOD BED SHALL BE MOIST AT TIME OF INSTALLATION. THE SOD SHALL BE THICK, WELL-MATTED AND EVENLY CUT. THE SOD SHALL BE STRONG ENOUGH SO IT RETAINS ITS SHAPE WHEN HANDLED BY THE TOP GRASS BLADES. THE SOD PIECED SHALL BE A MINIMUM 12" X 24" SIZE. THE SOD BED IS TO BE WELL-COMPACTED AND EVEN. THE SOD SHALL BE LAID BY HAND SO THERE ARE NO GAPS OR VOIDS BETWEEN PIECES. STAGGER THE SOD PIECES BETWEEN ROWS. ON SLOPES, THE ROWS SHALL RUN 90° TO THE SLOPE DIRECTION. ROLL OR HAND TAMP THE SOD IMMEDIATELY AFTER INSTALLATION AND COMMENCE WATERING. THE SOD LEVEL SHALL BE SET SO WATERFLOW FROM ADJACENT SURFACES IS NOT IMPEDED. MAINTENANCE OF THE SOD WILL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE BY THE OWNER, OR AUTHORIZED REPRESENTATIVE. MOWING SHALL BE DONE OFTEN ENOUGH SO NO MORE THAN ONE-THIRD THE HEIGHT OF THE GRASS BLADE IS REMOVED. THE SOD SHALL BE GUARANTEED FREE OF WEEDS AND PESTS THAT AFFECT ITS UNIFORM APPEARANCE FOR NINETY DAYS. SOD LINES AT SHRUB BEDS, TREE RINGS AND PAVEMENTS SHALL BE CUT EVEN AND SHARP.

- TREE GUYING: ALL SINGLE STEM TREES SHALL BE SECURELY GUYED AND STAKED AT TIME OF PLANTING, USING THREE 1 3/4" BLACK WELLINGTON TAPE STAKES ARE TO BE SET BELOW FINISHED GRADE. FASTEN A MINIMUM OF ONE 6" X 1 1/2" PLASTIC FLAGGING HALFWAY UP EACH GUY WIRE.

- TREE WITH NAILS IN THEIR TRUNKS OR TREES WITH OTHER MECHANICAL TRUNK DAMAGE WILL NOT BE ACCEPTABLE.

- PLANTING: REMOVE THE EXCAVATED MATERIAL FROM THE PLANT HOLES AND REPLACE WITH PLANTING SOIL. SOD PLANTING AREAS ARE TO HAVE A CONTINUOUS TWO INCHES DEPTH OF PLANTING SOD. GROUND COVER PLANTING AREAS ARE TO BE EXCAVATED TO A DEPTH OF SIX INCHES. SHRUB PLANTING AREAS ARE TO BE EXCAVATED SIX INCHES DEEPER THAN THE ROOT DEPTH AND SIX INCHES GREATER IN RADIUS. TRENCH HEDGE PLANTING STRIPS SIX INCHES DEEPER THAN THE ROOT DEPTH AND SIX INCHES WIDER ON EACH SIDE OF THE PLANTS.

EXCAVATE ALL TREE PLANTING HOLES TWELVE INCHES DEEPER THAN THE ROOTBALL DEPTH. LOOSEN THE BOTTOM OF THE HOLE SIX INCHES DEEPER THAN THE REQUIRED HOLE DEPTH. TREES WITH ROOTBALLS TWO FEET IN DIAMETER OR LESS SHALL BE PLANTED IN HOLES ONE FOOT GREATER IN RADIUS. TREES WITH ROOTBALLS GREATER THAN TWO FEET AND LESS THAN FOUR FEET IN DIAMETER SHALL BE PLANTED IN HOLES EIGHTEEN INCHES GREATER IN RADIUS.

SET ALL PLANTS ON A FIRM WELL COMPACTED BASE IN A STRAIGHT UPRIGHT POSITION AT THE SAME DEPTH AS BEFORE TRANSPLANTING SO THE TOP OF THE ROOTBALL IS EQUAL TO THE LEVEL OF THE SURROUNDING FINISHED GRADE. WHEN BACKFILLING AROUND THE PLANTS, TAMP AND WATER IN THE TOP SOIL TO ELIMINATED AIRPOCKETS. RELEVEL AND FILL ANY AREAS THAT SETTLE AFTER COMPLETION OF THE JOB. THE OWNER OR AUTHORIZED REPRESENTATIVE WILL REQUIRE PLANTS BE RESET IF NOT SET PROPERLY.

- PRUNING: ALL PRUNING SHALL BE DONE IN ACCORDANCE WITH STANDARDS SET FORTH BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE. LIMIT PRUNING TO BROKEN OR DAMAGE STEMS. PRUNE BACK TO THE PARENT STEM IF NECESSARY TO COMPENSATE FOR ROOTS LOST IN TRANSPLANTING. NO PRUNING SHALL BE DONE TO ADVERSELY AFFECT THE NATURAL HABIT OR SHAPE OF PLANTS UNLESS OTHERWISE SPECIFIED. ROOTS THAT ARE BROKEN OR JAGGED SHALL BE CUT CLEANLY. THE OWNER OR AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO REQUIRE ADDITIONAL PRUNING FOR AESTHETIC OR OTHER REASONS.

- FINAL COMPLETION: THE CONTRACTOR SHALL BE RESPONSIBLE FOR LEAVING THE JOB SITE FREE OF ALL CONSTRUCTION DEBRIS AND IN AN ORDERLY STATE. CLEAN ALL WALKS, PAVING, AND SITE FEATURES OF DIRT, TIRE MARKS AND OTHER DEBRIS. WEEDING OF PLANT BEDS, PRUNING OF SHRUBS, CUTTING AND TRIMMING OF GRASS WILL BE DONE UNTIL THE JOB IS COMPLETE AND ACCEPTED BY THE OWNER OR AUTHORIZED REPRESENTATIVE. UNTIL FINAL ACCEPTANCE, THE PLANT MATERIALS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

- GUARANTEE: ALL PLANT MATERIAL AND WORK SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF FINAL JOB ACCEPTANCE. DURING THE ONE YEAR GUARANTEE, ANY PLANT MATERIAL THAT DIES, OR IS IN AN UNHEALTHY CONDITION SHALL BE REPLACED WITH THE SAME PLANT TYPE AT LEAST EQUAL TO THE SIZE AND QUALITY ORIGINALLY SPECIFIED. THE REPLACEMENT MATERIAL SHALL ALSO BE GUARANTEED FOR ONE YEAR FROM THE DATE OF ITS INSTALLATION. THE GUARANTEE WILL BE NULL AND VOID IF PLANT MATERIAL IS DAMAGED OR KILLED BY LIGHTNING, HURRICANE FORCE WINDS, HAIL OR FREEZE.

- EXCESS SUITABLE MATERIAL: UPON DIRECTION OF THE OWNER, OR AUTHORIZED REPRESENTATIVE, ALL VEGETATION, DEBRIS, CONCRETE, OR OTHER UNSUITABLE MATERIALS SHALL BE DISPOSED IN A SUITABLE MANNER BY THE CONTRACTOR.

#### NOTES:

CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES. CARE SHOULD BE TAKEN NOT TO DISTURB OR DAMAGE ANY UTILITIES. ANY DAMAGE WILL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR IN A MANNER APPROVED BY THE OWNER'S REPRESENTATIVE. WHERE UNDERGROUND CONSTRUCTION OR OBSTRUCTION WILL NOT PERMIT THE INSTALLATION PER PLANS, NEW LOCATIONS FOR THE PLANT MATERIAL WILL BE DESIGNATED BY THE L.A.

TREE LOCATIONS ARE TO BE STAKED IN THE FIELD PRIOR TO INSTALLATION. LOCATIONS ARE SCHEMATIC AND MAY REQUIRE ADJUSTMENT. IN EVENT OF CONFLICTS WITH UTILITIES, EXISTING PLANT MATERIAL, ETC., LANDSCAPE ARCHITECT TO APPROVE FINAL LOCATIONS PRIOR TO PLANTING.

ALL TREES AND PALMS TO BE THOROUGHLY WATERED IN AT PLANTING. TREES AND PALMS SHALL BE STAKED TO ASSURE PROPER ALIGNMENT AND STABILITY.

CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES FOR MATERIAL ON DRAWINGS PRIOR TO SUBMITTING BID. THE PLANTING PLAN SHALL TAKE PRECEDENCE OVER PLANT LIST. FINAL SOD, MULCH, AND TOPSOIL QUANTITIES ARE TO BE MADE BY THE CONTRACTOR.

## PLANTING SCHEDULE

| TREES AND LARGE PALMS                                                                         |     |                                   |                                                                                                                                                   |                               |
|-----------------------------------------------------------------------------------------------|-----|-----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|
| CODE                                                                                          | NO. | BOTANICAL NAME                    | COMMON NAME                                                                                                                                       | SPECIFICATION                 |
| EF                                                                                            | 9   | EUGENIA FOETIDA                   | SPANISH STOPPER                                                                                                                                   | 14' OA HGT. STANDARD          |
| PE                                                                                            | 12  | PTYCHOSPERMA ELEGANS              | SOLITARIE PALM                                                                                                                                    | 2@30', 2@25' C.T., 3@15' C.T. |
| LL                                                                                            | 1   | LATANIA LODDIGESII                | LATANIA PALM                                                                                                                                      | 16' O.A., B&B                 |
|                                                                                               |     |                                   |                                                                                                                                                   |                               |
| SHRUBS AND GROUND COVERS                                                                      |     |                                   |                                                                                                                                                   |                               |
| FGI                                                                                           | 280 | FICUS MACROCARPA 'GREEN ISLAND'   | SAME                                                                                                                                              | 3 GAL 24 IN. X 24 IN          |
| JC                                                                                            | 150 | JUNIPERUS CONFERTA 'BLUE PACIFIC  | BLUE PACIFIC JUNIPER                                                                                                                              | 3 GAL                         |
| CS                                                                                            | 17  | COSTUS SP. 'RED BUTTONS'          | RED BUTTONS COSTUS                                                                                                                                | 3 GAL                         |
| BS                                                                                            | 81  | BOUGAINVILLEA GLABRA 'SILHOUETTE' | BOUGAINVILLEA 'SILHOUETTE'                                                                                                                        | 7 GAL LILAC COLOR             |
| PB                                                                                            | 50  | PHILODENDRON SP. 'BURLE MARX'     | BURLE MARX                                                                                                                                        | 3 GAL                         |
|                                                                                               |     | 3" DEEP "PALMETTO GREEN" GRAVEL   | CONTRACTOR TO FIELD MEASURE AND INSTALL OVER FILTER FABRIC                                                                                        |                               |
| CONTRACTOR TO REMOVE EXISTING TREES ON SITE.                                                  |     |                                   | CONTRACTOR TO PROVIDE A SCALED PLAN FOR ARCHITECTS APPROVAL<br>SHOWING AN AUTOMATIC DRIP IRRIGATION SYSTEM, ALL SCHED 40<br>PIPE AND RAIN SENSOR. |                               |
| **** NOTE: CHECK QUANTITIES AND LEGEND ITEMS.<br>PLAN NUMBERS WILL TAKE PRECEDENCE OVER LIST. |     |                                   |                                                                                                                                                   |                               |

## SKLARchitecture

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AA 0002849  
IB 0000894  
NCARB  
CERTIFIED

SEAL  
ARI L. SKLAR  
LICENSE #AR1473

REVISION

CONCOURSE TERRACE II

9555 BAY HARBOR TERRACE  
BAY HARBOR ISLANDS, FL 33154

Drawn By:  
Author  
Checked By:  
ARI SKLAR

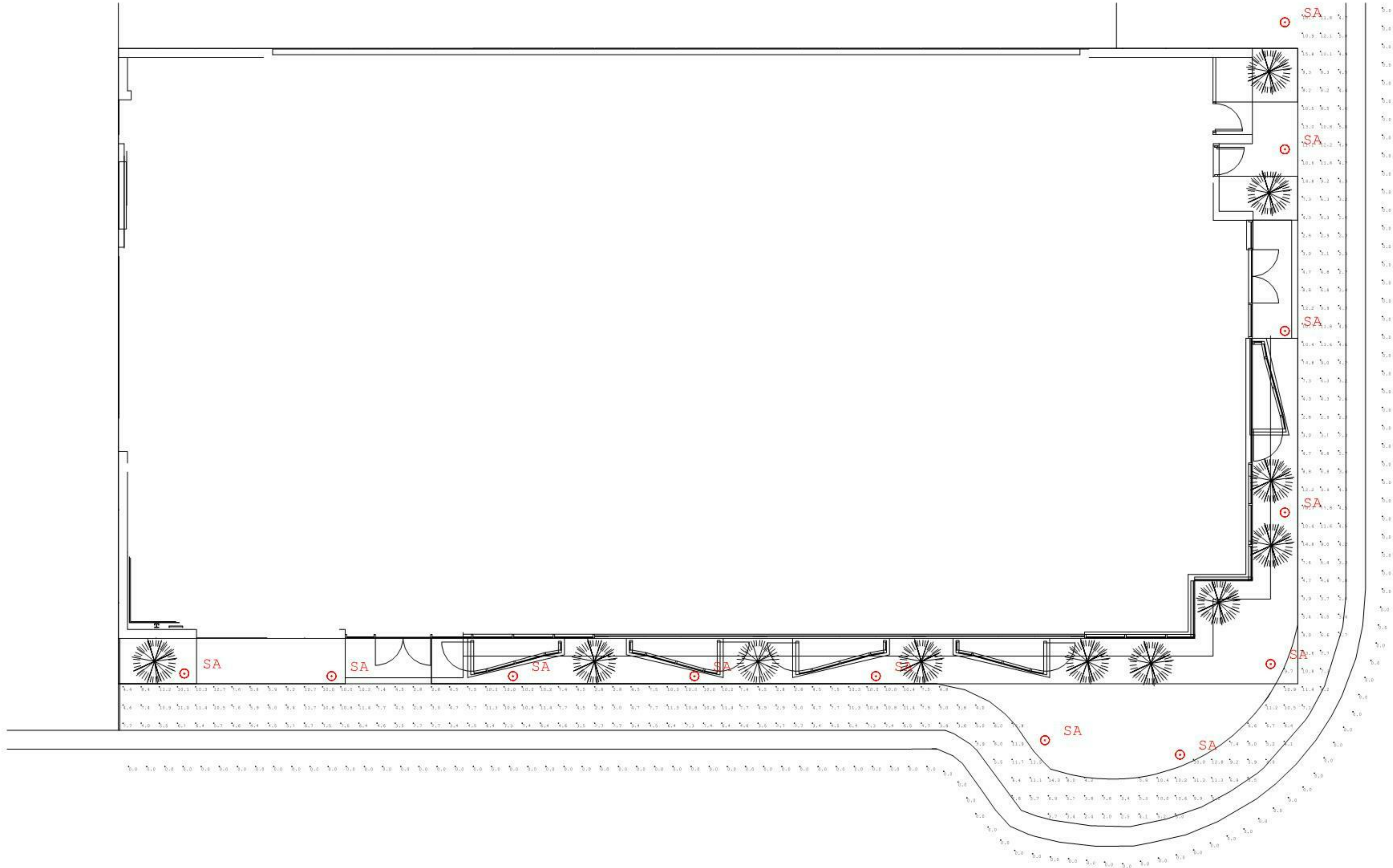
PLANTING  
SCHEDULE, DETAIL  
AND NOTES

L1.4

PROJECT #07-044

DATE : 09-07-18





| Luminaire Schedule |     |       |             |       |                                             |
|--------------------|-----|-------|-------------|-------|---------------------------------------------|
| Symbol             | Qty | Label | Arrangement | LLF   | Description                                 |
| ⊙                  | 12  | SA    | SINGLE      | 0.900 | Cree Lighting PWY-EDG-3M-P3-02-E-UL-350-40K |

| Calculation Summary |             |       |      |      |     |         |         |
|---------------------|-------------|-------|------|------|-----|---------|---------|
| Label               | CalcType    | Units | Avg  | Max  | Min | Avg/Min | Max/Min |
| Side Walk           | Illuminance | Fc    | 6.88 | 15.8 | 2.0 | 3.44    | 7.90    |
| Spill Lighting      | Illuminance | Fc    | 0.00 | 0.0  | 0.0 | N.A.    | N.A.    |

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9555 BAY HARBOR TERRACE  
BAY HARBOR ISLANDS, FL 33154

Drawn By:  
Author:  
Checked By:  
ARI SKLAR

GROUND FLOOR -  
PHOTOMETRICS

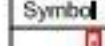
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PROJECT #07-044

DATE : 09-07-18

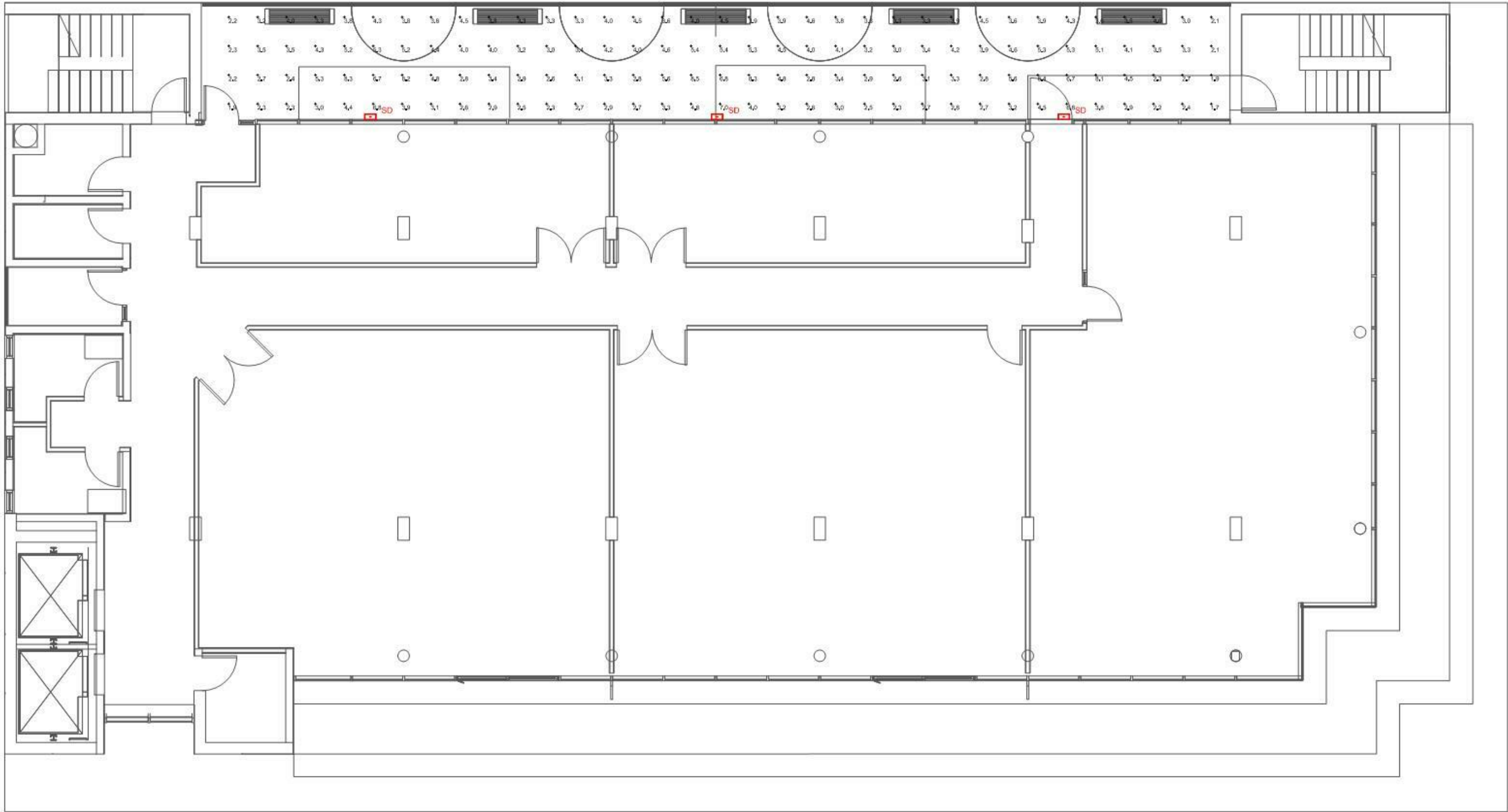


CONCOURSE TERRACE II  
4TH FLOOR  
EXTERIOR LIGHTING

| Luminaire Schedule                                                                |     |       |                                            |       |             |
|-----------------------------------------------------------------------------------|-----|-------|--------------------------------------------|-------|-------------|
| Symbol                                                                            | Qty | Label | Description                                | LLF   | Lum. Lumens |
|  | 3   | SD    | CREE LTGR; XSPWx3FG-U / WALL MTD AT 9' AFF | 0.900 | 2691        |

| Calculation Summary |           |       |      |     |     |         |
|---------------------|-----------|-------|------|-----|-----|---------|
| Label               | CalcType  | Units | Avg  | Max | Min | Avg/Min |
| TERRACE AREA        | Luminance | Fc    | 3.89 | 8.5 | 1.7 | 2.29    |

Filename: CT-4F-2016-07-16.AIG



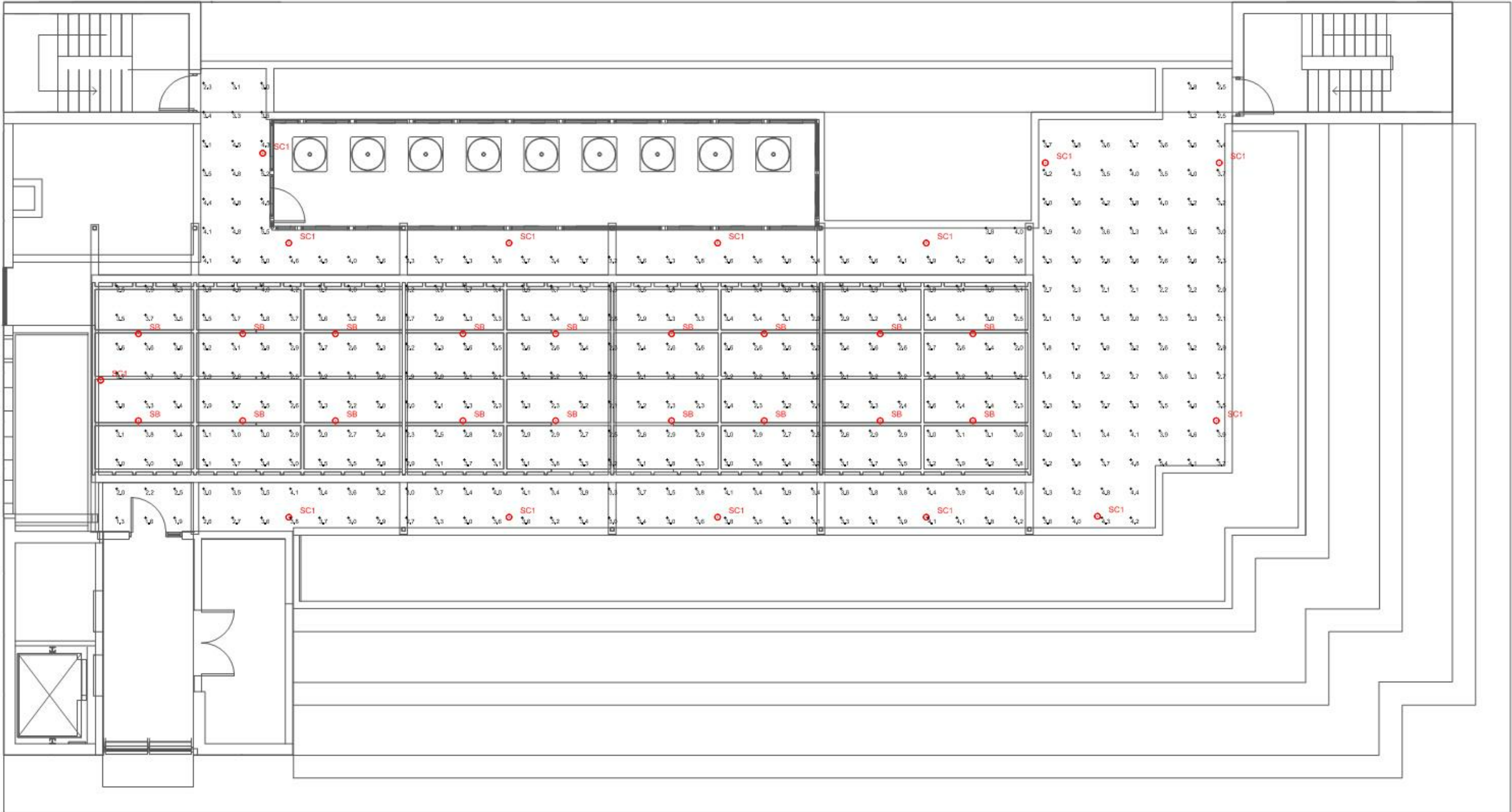


CONCOURSE TERRACE II  
ROOF LEVEL  
EXTERIOR LIGHTING

| Luminaire Schedule                                                                |     |       |                                             |       |             |
|-----------------------------------------------------------------------------------|-----|-------|---------------------------------------------|-------|-------------|
| Symbol                                                                            | Qty | Label | Description                                 | LF    | Lum. Lumens |
|  | 18  | SB    | EXCEL3OR R RL1LALXX / MTD AT 9' AFF         | 0,960 | 279         |
|  | 14  | SC1   | CREE LTGR PWYEDG-SM-05-EUL350-40K / BOLLARD | 0,960 | 1779        |

| Calculation Summary |           |       |      |     |     |         |         |
|---------------------|-----------|-------|------|-----|-----|---------|---------|
| Label               | Calc Type | Units | Avg  | Max | Min | Avg/Min | Max/Min |
| DECK AREA           | Luminaire | Fc    | 3,17 | 5,5 | 1,3 | 2,44    | 4,23    |

Filename: CT-4-2016-09-10\_AGI



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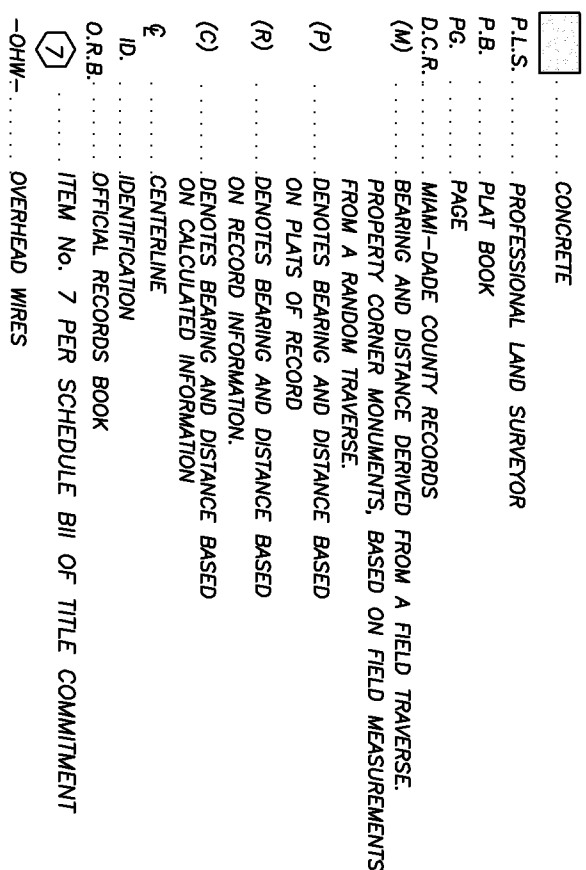
ROOF TOP PLAN -  
PHOTOMETRICS

PH1.2

PROJECT #07-044

DATE : 09-07-18





SCALE: 1" = 20'

0 10 5 20 40

GRAPHIC SCALE



THE LEGAL DESCRIPTION, EASEMENTS OR OTHER MATTERS OF RECORD SHOWN HEREON ARE BASED ON COMMITMENT FOR TITLE INSURANCE, COMMITMENT SCHEDULE B-SECTION II, PREPARED BY ATTORNEY'S TITLE INSURANCE FUND, INC., COMMITMENT NO.: C-7217035; EFFECTIVE DATE: MAY 15, 2007 AT 11:00 P.M.

ITEMS 1 THROUGH 4. NOT A MATTER OF SURVEY.

ITEM 5, THE PROPERTY SHOWN HEREON IS SUBJECT TO THE RESTRICTIONS, CONDITIONS, RESERVATIONS, EASEMENTS, AND OTHER MATTERS CONTAINED ON THE PLAT OF BAY HARBOR ISLAND, AS RECORDED IN PLAT BOOK 46, PAGE 5. THE INSTRUMENTS DESCRIBED THEREIN ARE BLANKET IN NATURE, ARE NOT SPECIFICALLY PLOTTABLE AND ARE NOT GRAPHICALLY SHOWN HEREON.

ITEM 6. THE PROPERTY SHOWN HEREON I SUBJECT TO A RESOLUTION RECORDED IN DEED BOOK 3367, PAGE 219. THE INSTRUMENT DESCRIBED THEREIN IS BLANKET IN NATURE, IT IS NOT SPECIFICALLY PLOTTABLE AND IS NOT GRAPHICALLY SHOWN HEREON.

ITEM 7. THE PROPERTY SHOWN HEREON IS SUBJECT TO A DEED TO TOWN OF BAY HARBOR ISLANDS RECORDED IN DEED BOOK 3361, PAGE 134. THE INSTRUMENT DESCRIBED THEREIN IS BLANKET IN NATURE, IT IS NOT SPECIFICALLY PLOTTABLE AND IS NOT GRAPHICALLY SHOWN HEREON.

ITEM 4. THE PROPERTY SHOWN HEREON IS SUBJECT TO A DECLARATION OF RESTRICTIONS RECORDED IN DEED BOOK 2848, PAGE 69, OFFICIAL RECORDS BOOK 9632, PAGE 115, OFFICIAL RECORDS BOOK 9649, PAGE 233. THE INSTRUMENTS DESCRIBED THEREIN ARE BLANKET IN NATURE, ARE NOT SPECIFICALLY PLOTTABLE AND ARE NOT GRAPHICALLY SHOWN HEREON.

ITEM 9. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE COVENANTS AND RESTRICTIONS RECORDED IN DEED BOOK 3361, PAGE 137. THE INSTRUMENT DESCRIBED THEREIN IS BLANKET IN NATURE, IT IS NOT SPECIFICALLY PLOTTABLE AND IS NOT GRAPHICALLY SHOWN HEREON.

ITEM 10. THE PROPERTY SHOWN HEREON IS SUBJECT TO AN EASEMENT IN FAVOR OF FLORENCE POWER AND LIGHT COMPANY, CONTAINED IN INSTRUMENT RECORDED JUNE 29, 1978, IN OFFICIAL RECORDS BOOK 10081, PAGE 1567. THE EASEMENT DESCRIBED THEREIN HAS BEEN PLOTTED AND IS GRAPHICALLY SHOWN HEREON.

ITEM 11. THE SURVEYOR HAS NO COMMENT.

ITEMS 12 THROUGH 16. NOT A MATTER OF SURVEY.

**SURVEY NOTES:**

1. THIS SURVEY REPRESENTS A BOUNDARY SURVEY AS DEFINED BY STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

2. THE PROPERTY SHOWN HEREON LIES WITHIN FEDERAL EMERGENCY MANAGEMENT AGENCY COMMUNITY NUMBER: 120637, PANEL: 0144 SUFFIX: L, IMAP REVISED DATE: 9/11/2009, FLOOD ZONE: AE, ELEVATION 8.

3. THE SYMBOLS ELECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OF THE FEATURE(S) IT REPRESENTS.

4. THE MATERIAL SHOWN HEREON IS THE PROPERTY OF EXACTA COMMERCIAL SURVEYORS, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT PERMISSION OF EXACTA COMMERCIAL SURVEYORS, INC. COPYRIGHT (C) 2007.

5. THE ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929, MIAMI-DADE COUNTY ENGINEERING DEPARTMENT BENCHMARK No. R-243, ELEVATION=6.599 FEET. THE MARK IS A US C & G BRASS DISC IN TOP OF GUARD RAIL BASE AT NW CORNER OF BRIDGE OVER BAY HARBOR WATERWAY.

**LEGAL DESCRIPTION:**

PHASE 1 LOT 11, LESS THE NORTH 15 FEET AND LESS THE WESTERLY 5 FEET, BLOCK 12, OF BAY HARBOR ISLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 5, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

PHASE II  
LOT 13, LESS THE WESTERLY 5 FEET, BLOCK 12, OF BAY HARBOR ISLAND, ACCORDING TO THE  
PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 5, PUBLIC RECORDS OF MIAMI-DADE  
COUNTY, FLORIDA

A.K.A. 1080-90 KANE CONCOURSE, BAY HARBOR ISLANDS, FL.

**THIS SURVEY IS CERTIFIED TO:**

KANE CONCOURSE INVESTMENT GROUP, LLC. AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.

**CERTIFICATE:**

THIS IS TO CERTIFY THAT THIS BOUNDARY SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

1080-90 KANE CONCOURSE, A CONDOMINIUM

JAVIER DE LA ROCHA  
PROFESSIONAL SURVEYOR AND MAPPER NO. 6080  
STATE OF FLORIDA

EXACTA COMMERCIAL SURVEYORS, INC. L.B. 7551  
email: [javier@exactacomm.com](mailto:javier@exactacomm.com)



TELEPHONE NO. 561-314-0769 FAX NO. 561-314-0770

  
**EXACTA COMMERCIAL SURVEYORS, INC.**

---

L.B. 7551  
3460 FAIRLANE FARMS ROAD, SUITE 6, WELLINGTON, FL. 33414



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

---

**To:** Planning and Zoning Board  
Town of Bay Harbor Islands

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

**Date:** September 28<sup>th</sup>, 2018

**Subject:** Site Development Plan Application  
Concourse Terrace II – Retail / Office Building  
9555 Bay Harbor Terrace  
Bay Harbor Islands Process No. SPR17-00002  
MMPA Acct. No. 01-0702-1064

---

**RECOMMENDED ACTION**

MMPA recommends the Planning and Zoning Board review the most recent revised plans dated 9/10/18 and, if found acceptable, **APPROVE** the proposed Site Development Plan application, subject to the suggested conditions listed in the summary section of this report, and a finding by the Board of the following:

- 1) The mechanical parking system (vehicle lifts) require approval from the Planning & Zoning Board pursuant to §23-30(f) per the Town Attorney's legal opinion.

**GENERAL PROJECT INFORMATION**

**Land Use Designation:** Commercial (C) District

**Zoning District:** Business (B-1) District

**General Location:** 9555 Bay Harbor Terrace

**Legal Description:** Lot 13, Less the westerly 5 feet, of Block 12, "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.

---



## **PROJECT DESCRIPTION**

The project architect, SKLARchitecture Design Associates, as agent for the property owner, Kane Concourse Investment Group, LLC, has submitted revised plans for a Site Development Plan application to allow for the construction of a proposed 46,692 +/- square foot commercial building located at 9555 Bay Harbor Terrace. The proposed commercial building is 7-stories in height at 65' above BFE with roof-top amenities. On the ground floor facing Bay Harbor Terrace and 95<sup>th</sup> Street there are two (2) retail spaces that total 1,189 sq. ft. which have stairs up to 821 square feet of retail space and a 544 square foot retail mezzanine on the 2<sup>nd</sup> floor. The 2<sup>nd</sup> floor also includes a proposed private gym for the building tenants. Floors 3-7 contain 17,272 sq. ft. of office space. The subject property is currently developed as a surface parking lot with 25 parking spaces according to the survey submitted, all of which serves as a majority of the required parking spaces for the existing 21,995 square foot 2-story commercial building located directly north of the alley from the subject site. The subject property and above referenced existing commercial building located at 1080-90 Kane Concourse are owned by the same entity, Kane Concourse Investment Group. The proposed development plan anticipates the removal of the surface parking lot. The amount of parking to be provided for the subject site and 1080-90 complex (108 total spaces) will be met by existing parking on the 1080-90 site (8 parking spaces), within the new parking garage on the subject site (56 spaces), and by the developer acquiring 44 parking spaces in the Town's Parking Trust.

The main building placement meets the minimum required zoning setbacks, including the four (4) proposed "showcase windows" on the western side of the first floor facing Bay Harbor Terrace, as well as one (1) on 95<sup>th</sup> Street. The required B-1 Business District setbacks along Bay Harbor Terrace and 95<sup>th</sup> Street are an average of 5 feet - that means if some portion of a structure is closer than 5 feet to a street property line, other portions of the structure are required to set back more than 5 feet. The Flex Setback provisions can also be used for up to 33% of the lot length for building encroachments. The purpose of the Town's 5-foot average street setback is to mandate the placement of foundation landscaping adjacent to the building to create a "softer edge" than a "hard" sidewalk immediately abutting a vertical concrete building wall façade. No setback is required on the alley (unless deemed necessary for loading) or eastern property line. The plans comply with these setback requirements.

The site plan shows a single two-way vehicular driveway entrance from the 20-foot wide public alley on the north side of the building through a 24-foot wide opening with overhead roll-up door opening with 17'-3/4" of vehicle stacking provided (one vehicle). Proposed onsite are 64 parking spaces with 56 on a "rotisserie" style mechanical parking system operated by a valet service. While eight (8) parking spaces will remain on the "north site", most of the existing parking provided in the surface lot for the building to the north is apparently being eliminated by this development, due to a recent Town Code amendment designed to encourage more active Kane Concourse land uses. Despite the lower parking requirement, in total the "sites" will be short at least 44 required parking spaces; therefore, acquisition of additional parking spaces will be necessary from the Town's Parking Trust.



MMPA understands the Town's efforts to encourage active land uses; however, MMPA has some concern with the removal of a large percentage of the required parking spaces for the existing building on Kane Concourse coupled with the parking requirements for the new building. The subject property currently serves as the primary parking lot for the existing building on Kane Concourse. It should also be noted there are metered Town on-street parking spaces on both Bay Harbor Terrace and Kane Concourse, and the Town's 95<sup>th</sup> Street Parking Garage / surface parking are within a short walking distance from the site. The existing 2-story building on Kane Concourse has 21,200 gross square feet / 16,610 net square feet of building area. The first floor has four rental bays – one of which is retail (corner) while the others are offices. The second floor has all professional offices. Office uses are not exempt from the parking requirements.

### **OFF-STREET PARKING HISTORICAL ANALYSIS**

In March 2004, the Town passed Ordinance No. 740 that exempted all first-floor restaurant / retail uses in buildings existing at the time the Ordinance was adopted from providing any parking spaces. The idea was to encourage retail / restaurant uses in those spaces.

In 2006, the Town modified the Town Parking Code to allow for the counting of only "net floor areas" to determine off-street parking requirements versus gross square feet. This allows for the deduction of "dead" spaces such as common lobbies, bathrooms, elevator shafts, stairwells, mechanical rooms and similar spaces that cannot be occupied.

In May 2017, the Town passed Ordinance No. 1008 that exempted all retail, commercial, personal service, miscellaneous uses, and business uses in the B-1 Business District in existing buildings from providing any parking spaces. However, existing office uses and any "new" development (retail or office) must meet the current Town Code requirements. As the Town was not provided with detailed floor plans for the 1080-90 Kane Concourse building, prior to BP issuance more detailed floor plans will be required, measurement of the existing "legal" parking spaces, as well as copies of the current BTR for the tenants in which a parking exemption is being claimed will be analyzed. This may affect the number of additional Town Parking Trust spaces required.

The plans state that there are four (4) existing tenants that would be exempt from Town parking requirements (this does not coincide exactly with the information provided by the Town's staff). If the applicant wishes to deduct this square footage from the total amount of required parking spaces, then the square footage would have to be restricted to those uses exempt, unless additional parking is provided or purchased. Based on the data submitted by the applicant, the existing building on Kane Concourse should provide 42 parking spaces for its tenants today (6,858 sq. ft. 1st floor retail exempt / 2,843 sq. ft. 1st floor office / 9,661 sq. ft. 2nd floor office). The combined sites currently have 33 parking spaces (8 on existing building site / 25 in parking lot), 9 parking spaces short of the current parking requirement.

The Town's Code requires that at least 40% of the required parking spaces must be provided on-site, while the balance can be located off-site on another parcel of land tied to the "main" site by a Unity of Title or purchased via the Town's Parking Trust, and parking can occur in Town-owned parking lots or metered spaces. To acquire the required parking space shortage (9) for the



existing building in the Town Parking Trust would cost \$180,000 ( $\$20,000 \times 9 = \$180,000$ ). Based on the proposed retail / office square footages noted on the plans, the new building will require 56 parking spaces (2,554 sq. ft. retail = 8.5 spaces / 17,272 sq. ft. office = 57.6). Therefore, a total of 108 parking spaces are required – only 64 will be provided on the two (2) sites = 44 parking spaces short @ \$20,000 each = \$880,000.

MMPA believes the Town should consider the possible impact to the commercial areas due to a loss of on-site parking spaces. According to the 2004 Rich Associates Parking Study for the Town's commercial areas, Block 12 was short of parking spaces by about 25 spaces. The Town's 95<sup>th</sup> Street surface parking lot and Parking Garage currently has a surplus of parking spaces versus commitments, but when the Cadillac dealer stores new cars there, the quantity is diminished. It should be noted the travel distance from the subject site to the Town garage is not far for pedestrians. In addition, there are on-street spaces along Kane Concourse and Bay Harbor Terrace. This may help to offset some of the loss of onsite spaces.

## **BACKGROUND INFORMATION**

In the last decade+/- the Town of Bay Harbor Islands has completed major amendments to the Town's adopted Comprehensive Plan and Land Development Regulations (LDRs). The former BAA zoned lands are now referred to as the B-1 Business District. The Town studied and completely updated the Land Development Regulations for the B-1 properties. In addition, the Town adopted other modifications to several other code provisions that affect yard encroachments, parking lot designs and provisions, building height limits and exceptions as well as other building design standards. The plans generally adhere to the land development criteria.

## **HISTORY OF PRIOR REVIEWS / APPROVALS FOR THE SITE**

Between 2006-2009 the Town reviewed / approved a similar land development application for a 6-story / 48,441 sq. ft. commercial / office building complex with 1,054 sq. ft. of retail space on the first floor facing 95<sup>th</sup> Street and 36 parking spaces (18 parking lifts), with the balance of the upper 5 floors of the building square footage (19,402 net sq. ft.) being office space. To meet the Town's Off-street Parking Code requirements at that time, the developer proposed to provide 43 parking spaces on-site (42%) with the balance of the required parking spaces (60) purchased from the Town's Parking Trust. Because the owner did not submit a Building Permit application to the Town within the specified time-period, nor filed any time extension requests, to our knowledge the Site Development Plan approval expired.

On February 6<sup>th</sup>, 2018 the Planning and Zoning Board discussed the current application plans but deferred action on the application and advised the applicant to consider making several changes. Since that time the applicant has attempted to address the PZB comments. In early August 2018 the applicant re-submitted revised plans for consideration.



## **COMPREHENSIVE PLAN / ZONING**

**Comprehensive Plan** – The subject site has a Future Land Use Map (FLUM) designation of “Commercial.” The proposed use of the commercial property would be consistent with the applicable FLUM designation of the property.

**Land Development Regulations / Zoning Code** – The subject site has a zoning classification of “B-1” Business District. The applicable permitted uses are listed in the Town’s B-1 Business District in Section 23-5. The proposed use of this commercial property will be consistent with this zoning classification.

## **PLATTING**

The site will not require re-platting, as the site is currently platted as described above. The land area is comprised of Lot 13, less the westerly 5 feet of Block 12. The westerly 5 feet of the lot was granted to the Town many years ago to allow Bay Harbor Terrace to be a wider road near the intersection of Kane Concourse and to allow on-street curb parking. A Unity of Title already ties the two existing land parcels together for parking purposes – this will have to remain.

## **RIGHT-OF-WAY AND ACCESS DESCRIPTION**

The current access to the surface parking lot is only from 95<sup>th</sup> Street. Bollards block access to the driveway connection to the alley. The proposed site plan depicts one 20’ wide access driveway from the alley to the parking garage, through a 24’ wide opening, with 17’-3/4” for vehicular stacking from the alley on the north side of the site.

## **PREVIOUS PLANNING AND ZONING BOARD REQUESTED CHANGES**

On February 6<sup>th</sup>, 2018 the Planning and Zoning Board discussed but deferred action on the application and advised the applicant to make several changes. The applicant has attempted to address the PZB comments / requests, and below are the requested changes:

### **1. Reduce the massing of the building.**

The applicant has revised the plans by reducing the massing through stepping back the building two (2) feet for every six (6) feet at every other floor, as well as the stairs on both ends of the property. The corner tower volume has been eliminated and the corner has been cut back at ninety degrees continuing the flow of the building around the corner.

### **2. Provide greater architectural details and enhancements.**

The stairwells now have the same patina color grillwork that is on the parking garage levels and have a special plaster finish with scoring. On the alleyway façade visible from Kane Concourse windows have been added in every bathroom, balcony added on every floor, and a score line pattern has been added.

***Michael Miller Planning Associates, Inc.***



**3. Revise the floor plans to have more functional leasable space.**

The ground floor retail space was reworked from three (3) to two (2) and the office space layouts were reconfigured, and the areas dedicated to storage space were eliminated.

**SUGGESTED CONDITIONS OF APPROVAL / SITE PLAN COMMENTS**

Following are our suggested conditions of approval based on the revised plans dated September 10<sup>th</sup>, 2018 for consideration:

1. This approval is based on the revised Site Development Plan dated September 10<sup>th</sup>, 2018, as well any required modifications stated herein, and any modifications required by the Planning and Zoning Board. Any changes desired after the Board's approval may require separate approvals from the Town staff and / or Planning and Zoning Board as specified in the Code.
2. The mechanical parking system requires specific approval from the Planning & Zoning Board pursuant to §23-30(f) and Town Attorney legal opinion (assigned previous TC approval to PZB). This will obviate the need to comply with the construction and dimensional requirements (paving, layout, markings, car stops) listed in §19-23 and §23-30 that the parking lift system could not comply with.
3. Prior to the issuance of Building Permits the applicant must acquire forty-four (44) off-site parking spaces to meet the collective parking needs of the subject site and the existing 1080-90 Kane Concourse commercial complex. The exact quantity of additional off-site parking spaces can be adjusted based on the exempt tenant land uses within the 1080-90 Kane Concourse complex.