

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**

May 21, 2019

AGENDA

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

PLEDGE OF ALLEGIANCE

ROLL CALL

1. Request for approval for a new townhouse complex for "Beliza" located at 1170 102 Street, Lot 9 of Block 6. The owner/developer, Saman LLC is proposing to construct a new 4-story / 6 unit townhouse residential development. The proposed units range from 2,550 to 3,742 sq. ft. The proposed design incorporates one rectangular shaped building. Each unit will have a 2 car garage with limited ground floor living space with the building overtop a two way vehicular entry court. The building height is 45' above BFE. No TDR units are being sought in this design. Enclosed please find the 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 1170 102 Street.

CONCLUSION OF QUASI-JUDICIAL PUBLIC HEARING

2. Request for approval for revisions for "Pro-Nan IV, LLC c/o Prosper Mamane" located at 9911 W. Broadview Drive, Lot 5 of Block 37. On August 16, 2016 the Board approved the construction for a new single family home. During the process of the construction the owner made some revisions to the materials and some design elements that were not brought back to the Planning and Zoning Board for re-approval. It was noted that some changes were made from the previously approved plans during a courtesy zoning inspection. Enclosed please find the previously approved plans, minutes of the meeting, photos showing the existing construction and email inspection report stating the changes found. (Item #2)

** Staff Review:* Design meets Town code and was approved by Michael Miller, Town Planner.

3. Request for a revision for a new site development for "Church by the Sea" located at 1000 Kane Concourse, Tract N. On July 28, 2016 the Board approved a Site Development Plan application for the Church-By-The-Sea redevelopment project at the current Ocean Cadillac site at 1000 Kane Concourse (Town Resolution #2098). Since that time the project architect has worked to develop a more refined construction plan. Several items were identified as "major" and the Town determined needed PZB re-approval. Zyscovich Architect staff prepared a set of PZB approved / requested modification plans (changes highlighted in red) together with a narrative explaining each change. We have reviewed each item and find they comply with minimum Town Code requirements and the PZB conditions of approval. Enclosed please find the previously PZB approved plans and modified plans. (Item #3)

** Staff Review:* Design meets Town Code and was approved by Michael Miller, Town Planner.

4. Request for approval for revisions for "Palm Villas" located at 1000 99 Street, Lots 1-2 of Block 9. On July 21, 2015 the Board approved the construction of a new 14 unit Townhouse Development. The project construction is nearing completion. During the Final Zoning inspection for compliance with the Code / Approved Site Development Plan. A few issues were identified during the inspection that were deemed significant enough to require PZB re-review / re-approval. Enclosed please find a copy of our PZB staff report, narratives on the changes from the design professionals, and some photos / exhibits to help explain the changes and the revised plans. (Item #4)

** Staff Review:* Design meets Town code and was approved by Michael Miller, Town Planner.

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

May 21, 2019

ITEM NUMBER: 1.

ITEM: Request for approval for a new townhouse complex for “Beliza” located at 1170 102 Street, Lot 9 of Block 6. The owner/developer, Saman LLC is proposing to construct a new 4-story / 6 unit townhouse residential development. The proposed units range from 2,550 to 3,742 sq. ft. The proposed design incorporates one rectangular shaped building. Each unit will have a 2 car garage with limited ground floor living space with the building overtop a two way vehicular entry court. The building height is 45' above BFE. No TDR units are being sought in this design. Enclosed please find the 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 1170 102 Street.

RECOMMENDED ACTION:

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

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez
 Ayanidys Martinez

ATTACHMENTS

1. 1170 102 BelizaCombinedFilesReduced
2. BHI PZB Staff Report BELIZA Townhouses Apr 15 2019

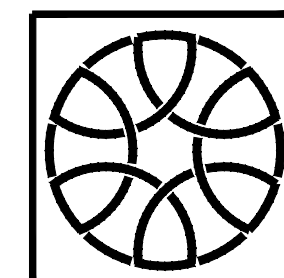
BELIZA

1170 102nd STREET, BAY HARBOR ISLANDS, FL 33154



STREET PERSPECTIVE

LANDSCAPE ARCHITECT:



**GEOMANTIC
DESIGNS, INC.**
LANDSCAPE ARCHITECTURE

ROBERT PARSLEY A.S.L.A.

6800 S.W. 81 STREET MIAMI, FL 33143
PHONE: 305-665-9688 FAX: 305-668-8426

CIVIL ENGINEER:

HOLLAND ENGINEERING
1120 SE 3RD AVENUE
FORT LAUDERDALE, FL 33316
PH: (9 5 4) 3 6 7 . 0 3 7 1
W W W . H E I - H E I S . C O M

OWNER / DEVELOPER:

SAMAN, LLC.

7657 NORTH WEST 50 STREET, MIAMI, FL 33166

ARCHITECT:

FRANKEL BENAYOUN
ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

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

1166 KANE CONCOURSE STE. 200, BAY HARBOR ISLANDS, FL 33154
PH: (305) 868.3665 FAX: (305) 868.3650
E MAIL: INFO@FRANKELBENAYOUN.COM

P & Z SUBMITTAL
APRIL 18, 2019



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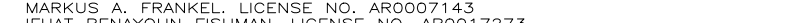
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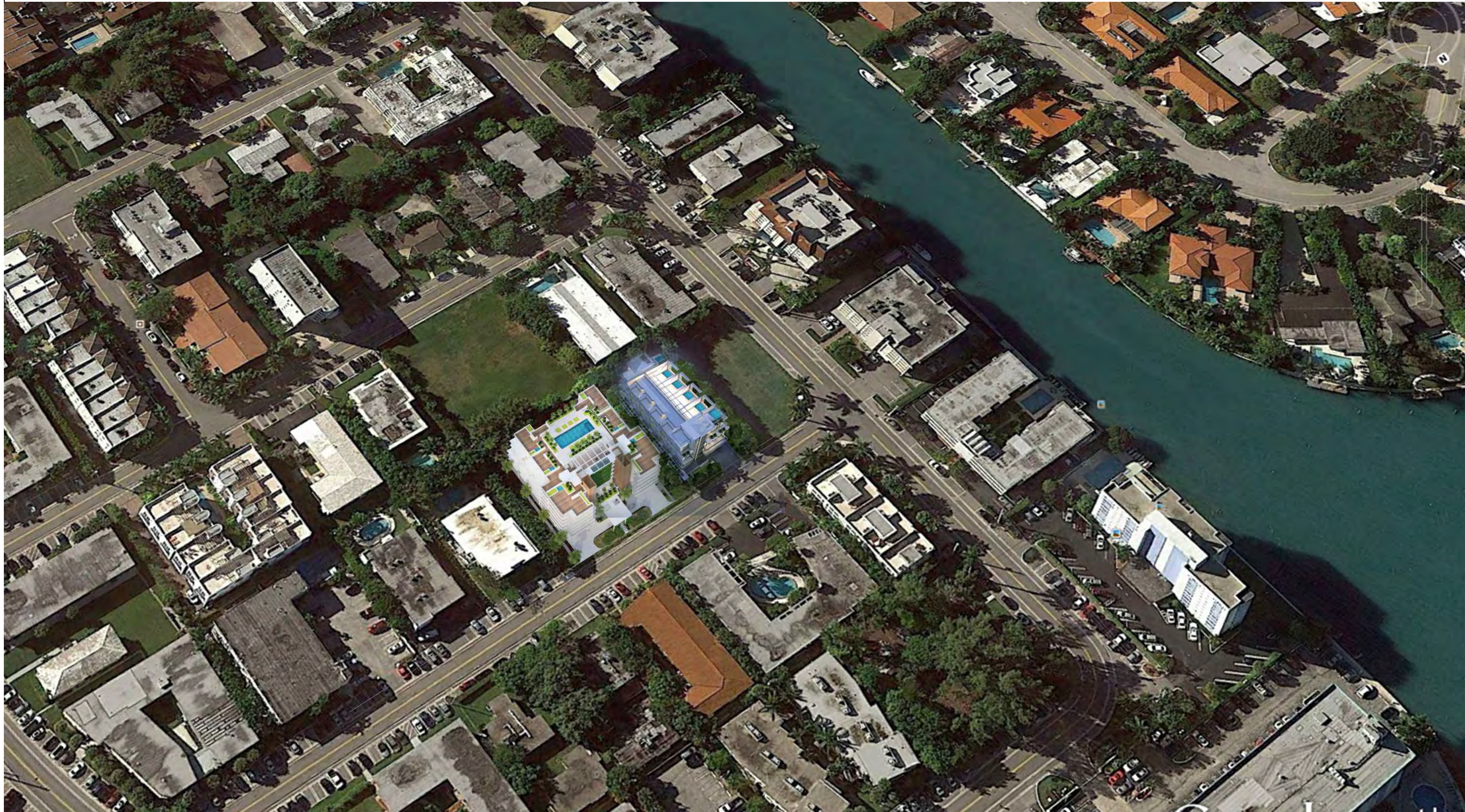
OR PROPERTIES
M-HIGH DENSITY
DICATES 300'

NOTES:

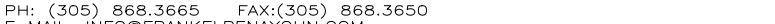
1. EXISTING OVERHEAD POWER LINES ADJOINING THE SITE SHALL BE RELOCATED UNDERGROUND. IN THE EVENT THAT A UTILITY PROVIDER IS UNWILLING OR UNABLE TO UNDERGROUND ITS UTILITY SERVICE FACILITIES DUE TO RELIABILITY/SERVICE ISSUES OR OTHERWISE, THE PROPERTY OWNER SHALL BE REQUIRED TO INSTALL ALL INFRASTRUCTURE NECESSARY FOR THE PROPERTY TO CONNECT TO THE UNDERGROUNDING OF THE UTILITY SERVICE FACILITIES WHEN THE UTILITY PROVIDER AGREES TO UNDERGROUND ITS UTILITY SERVICE FACILITIES. IN ACCORDANCE WITH ALL APPLICABLE ORDINANCES, CODES, STATUTES AND UTILITY COMPANY SPECIFICATIONS. FOR ELECTRIC SERVICE FACILITIES, SUCH INFRASTRUCTURE SHALL INCLUDE, BUT SHALL NOT BE LIMITED TO, INSTALLING ELECTRIC SERVICE ENTRANCE FACILITIES TO ACCOMMODATE AN UNDERGROUND SERVICE LATERAL. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE INSTALLATION OF UTILITY SERVICE FACILITIES TO ACCOMMODATE UNDERGROUND UTILITY SERVICE. IF UNDERGROUNDING IS NOT PERMITTED BY FPL PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY, APPLICANT SHALL PAY THE TOWN, THE COST TO UNDERGROUND , THE POWER LINES AND THE TOWN SHALL HOLD SUCH MONIES TO UNDERGROUND THE POWER LINES ONCE FPL APPROVES THE UNDERGROUNDING OF THE POWER LINES.

ZONING SUMMARY			
	SF	ACRES	
LOT AREA	11,250	0.26 +/-	
LEGAL DESCRIPTION			
LOT 9 BLOCK 6 BAY HARBOR ISLAND, RECORDED IN PLAT BOOK 46 AT PAGE 5 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.			
FLOOD ELEVATION		8.0' NGVD	
THE SITE IS LOCATED IN FLOOD ZONE "AE", WITH A BFE OF 8.0' NGVD. MAP/PANEL			
CROWN OF THE ROAD		4.5' NGVD	
ZONING CLASSIFICATION		RM2 - MULTI FAMILY RESIDENTIAL DISTRICT	
FUTURE LAND USE DESIGNATION		MEDIUM-HIGH DENSITY RESIDENTIAL	
FLR		ALLOWABLE	PROPOSED
(DETERMINED BY THE SETBACKS)		N/A	
MAXIMUM DENSITY [0.26 ACRES X 60 DUA]		16 DU	6 DU
34 UNITS PER NET ACRE [ALLOWABLE BASE DENSITY]		8.84 (9)	[0.26 ACRES X 23 DUA]
SETBACKS		REQUIRED	PROPOSED
FRONT:			
UP TO 30'-0" HIGH		20'-0"	20'-0"
UP TO 45'-0" HIGH		25'-0"	30'-0"
UP TO 65'-0" HIGH		30'-0"	30'-0"
REAR UP TO 30'-0" HIGH		10'	10'
1'-0" ADDITIONAL FOR EACH 3'-0" OF HEIGHT ABOVE 30'-0"		15'-0" (MAX)	15'-0" (MAX)
SIDE:			
UP TO 30'-0" HIGH 10'		10'	10'
1'-0" ADDITIONAL FOR EACH 3'-0" OF HEIGHT ABOVE 30'-0"		20'-0"(MAX)	20'-0" (MAX)
FLEX: 1/3 OF BUILDING LENGTH			
@ NORTH [0.33 X 55'-0"]		18'-4"	16'-8"
@ EAST [0.33 X 120'-0"]		40'-0"	30'-8"
@ SOUTH [0.33 X 55'-0"]		18'-4"	18'-4"
@ WEST [0.33 X 120'-0"]		40'-0"	30'-8"
MAXIMUM HEIGHT		ALLOWABLE	PROPOSED
MAXIMUM BUILDING HEIGHT		65'-0" above BFE	45'-0" above BFE
GROUND LANDSCAPE AREA		REQUIRED	PROPOSED
20% OF LOT AREA MINIMUM	11,250 X .20	2,250 SF	2,252 SF = 20%
IMPERVIOUS AREA			8,998 SF = 80% OF SITE AREA
ROOF DECK LANDSCAPE REQUIREMENTS		REQUIRED	PROPOSED
15% OF ROOF AREA MINIMUM	3,199 SF X .15	480 SF	597 SF = 18.7 %
PARKING SPACE REQUIREMENTS		REQUIRED	PROPOSED
RESIDENTIAL - 2 PER DWELLING UNIT MINIMUM & 1 GUEST		13 (INCLUDING 1 GUEST)	13 (INCLUDING 1 GUEST)

MEP ENG	CONTRACT OWNER SAMAN, LLC	BELIZA 1170-102 STREET BAY HARBOR ISLANDS, FLORIDA 33154	FRANKEL BENAYOUN ARCHITECTS PLANNERS INTERIOR DESIGN LICENSE NO. AA-C001494 MARKUS A. FRANKEL, LICENSE NO. AR0007143 JEFFAT BENAYOUN-FRISMAN, LICENSE NO. AR00017273 1177 KANE CONCOURSE, SUITE 120, BAY HARBOR ISLANDS, FLORIDA 33154 PH. (305) 886-3665 FAX (305) 886-3650 E MAIL: INFO@FRANKELBENAYOUN.COM		SIGNATURE	DATE	NO.	REVISION	DATE	BY	DRAWING TITLE
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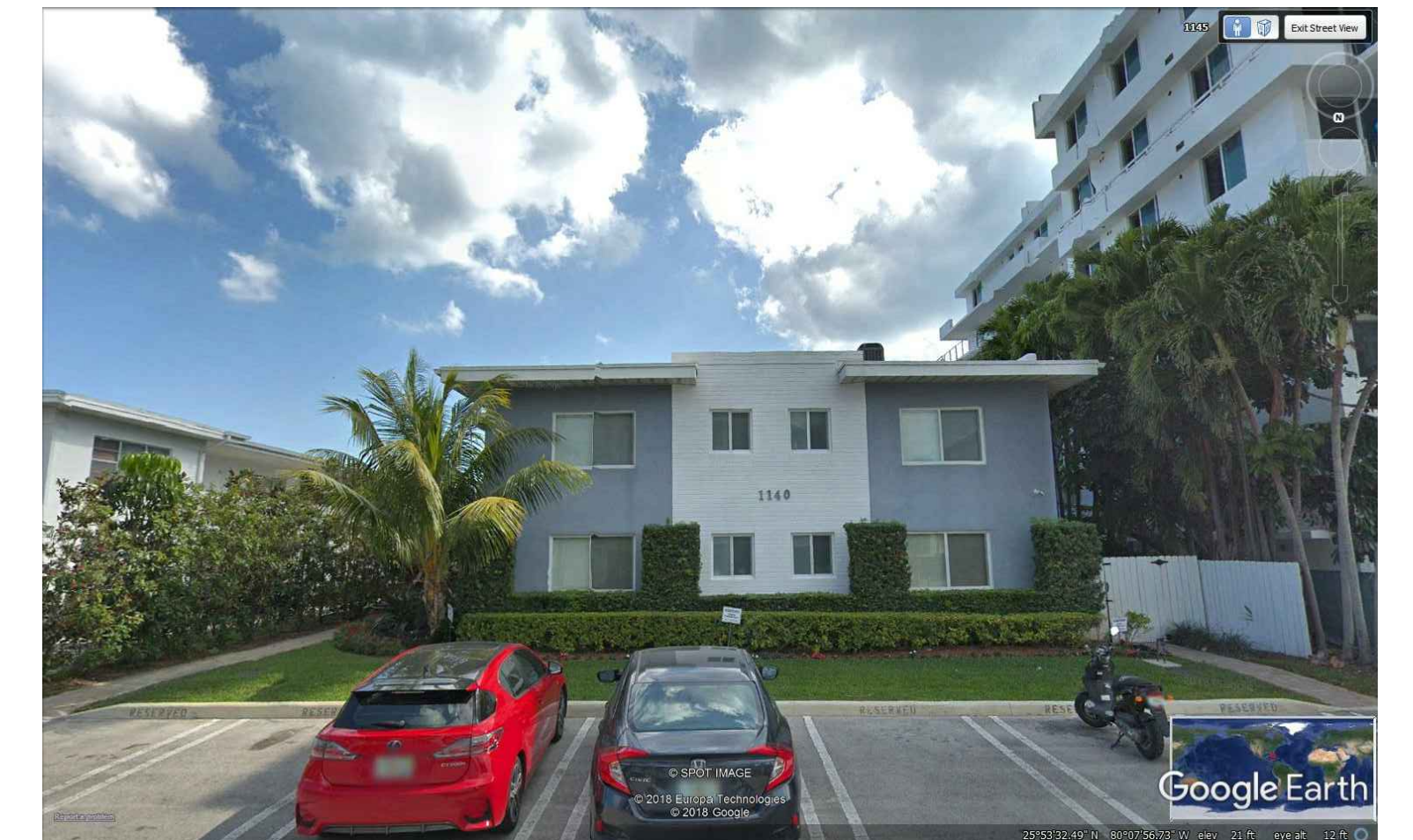
NORTHEAST AERIAL VIEW

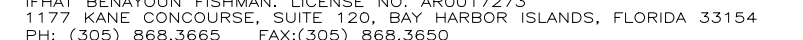
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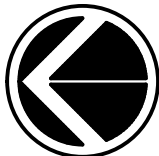
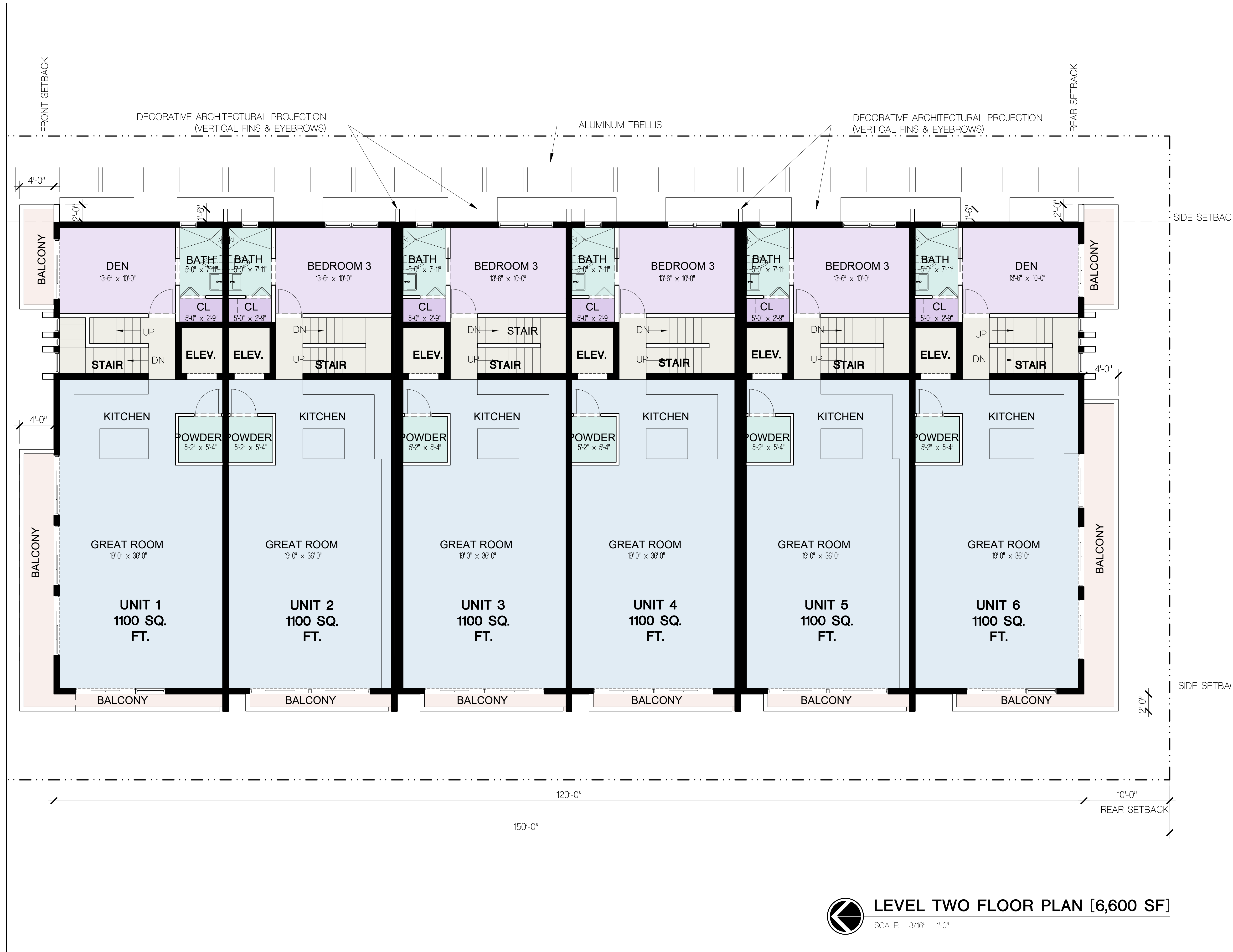


SW AERIAL VIEW RENDERING

MEP ENG	CONTRACT OWNER	BELIZA 1170-102 STREET BAY HARBOR ISLANDS, FLORIDA 33154	FRANKEL BENAYOUN ARCHITECTS PLANNERS INTERIOR DESIGN LICENSE NO. AA-C001494 MARKUS A. FRANKEL, LICENSE NO. AR0007143 FRANK BENAYOUN, LICENSE NO. AR0012273 1177 KANE CONCOURSE, SUITE 120, BAY HARBOR ISLANDS, FLORIDA 33154 PH: (305) 868-3650 FAX: (305) 868-3650 E-MAIL: INFO@FRANKELBENAYOUN.COM	SIGNATURE	DATE	<table><tr><th>NO.</th><th>REVISION</th><th>DATE</th><th>BY</th></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr></table>	NO.	REVISION	DATE	BY																					DRAWING TITLE
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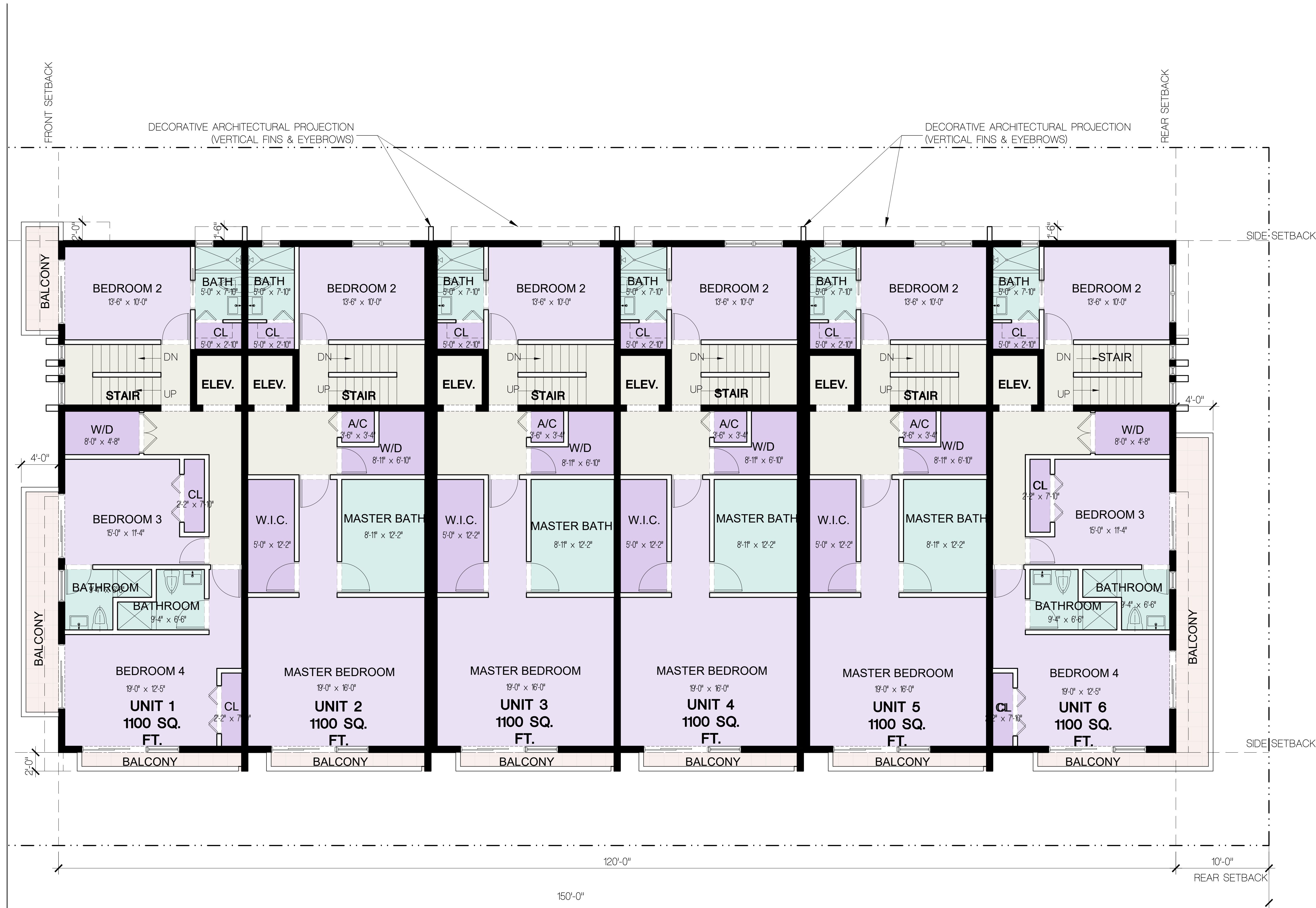
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SAMAN, LLC 7657 NORTH WEST 50 STREET MIAMI, FLORIDA 33166																																															



LEVEL TWO FLOOR PLAN [6,600 SF]

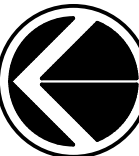
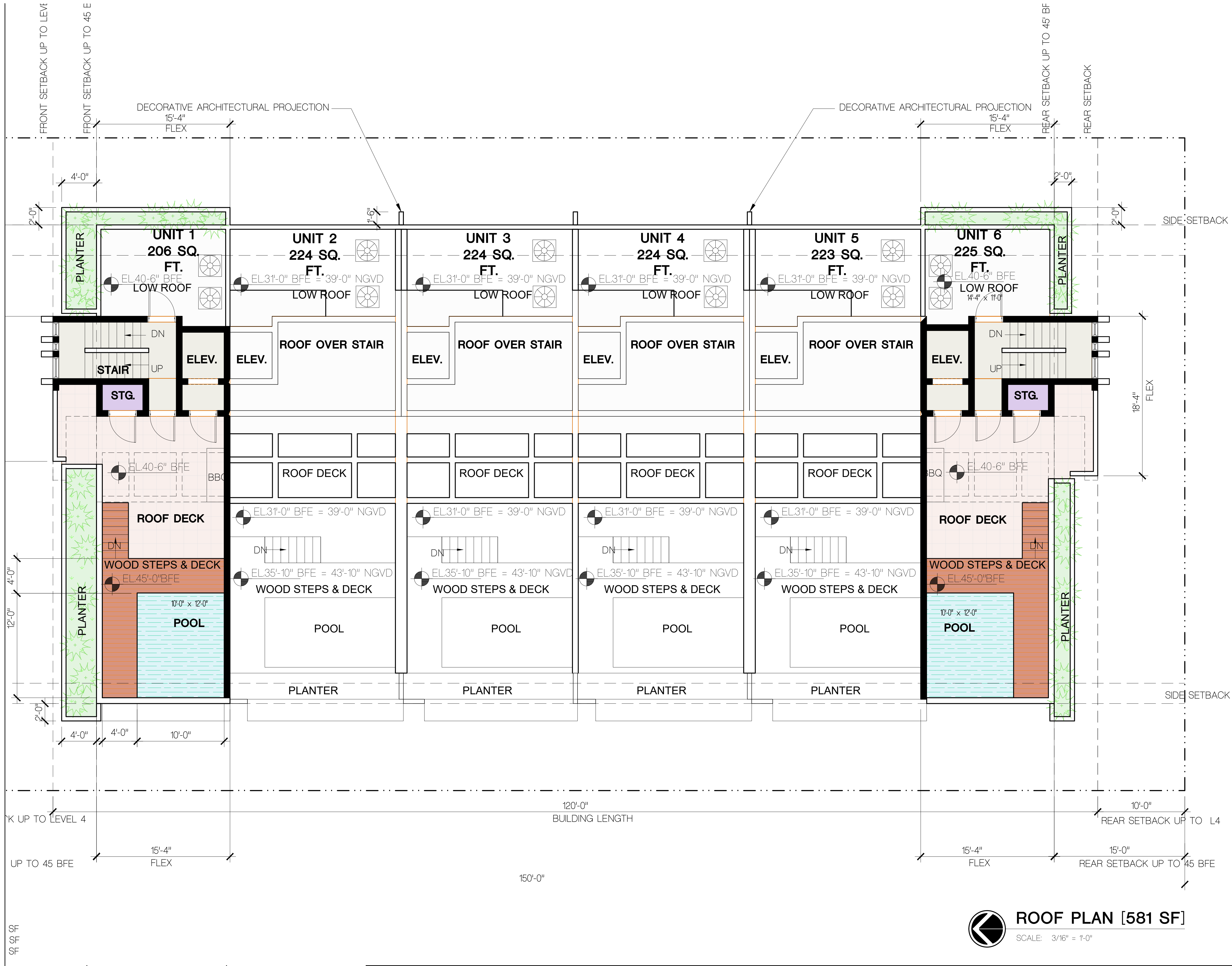
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MEP ENG	CONTRACT OWNER SAMAN, LLC 7657 NORTH WEST 50 STREET MIAMI, FLORIDA 33166	BELIZA 1170-102 STREET BAY HARBOR ISLANDS, FLORIDA 33154	FRANKEL BENAYOUN ARCHITECTS PLANNERS INTERIOR DESIGN LICENSE NO. AA-C001494 MARKUS A. FRANKEL, LICENSE NO. AR0007143 FRANK 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		SIGNATURE _____ DATE _____	NO. REVISION DATE BY				DRAWING TITLE LEVEL 2 FLOOR PLAN SCALE: 3/16" = 1'-0" DATE: APRIL 18, 2019 SHEET NUMBER A-102 P & Z SUBMITTAL



LEVEL THREE FLOOR PLAN [6,600 SF]
SCALE: 3/16" = 1'-0"

MEP ENG	CONTRACT OWNER SAMAN, LLC 7657 NORTH WEST 50 STREET MIAMI, FLORIDA 33166	BELIZA 1170-102 STREET BAY HARBOR ISLANDS, FLORIDA 33154	FRANKEL BENAYOUN ARCHITECTS PLANNERS INTERIOR DESIGN LICENSE NO. AA-C001494 MARKUS A. FRANKEL, LICENSE NO. AR0007143 FRANK BENAYOUN FISHERMAN, LICENSE NO. AR0017273 1177 KANE CONCOURSE, SUITE 120, BAY HARBOR ISLANDS, FLORIDA 33154 PH: (305) 868-3650 FAX: (305) 868-3650 E-MAIL: INFO@FRANKELBENAYOUN.COM	SIGNATURE DATE	NO.	REVISION	DATE	BY	DRAWING TITLE
									LEVEL 3 FLOOR PLAN SCALE: 3/16" = 1'-0" DATE: APRIL 18, 2019 SHEET NUMBER A-103 P & Z SUBMITTAL



ROOF PLAN [581 SF]

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

MEP ENG

CONTRACT OWNER

SAMAN, LLC

7657 NORTH WEST 50 STREET
MIAMI, FLORIDA 33166

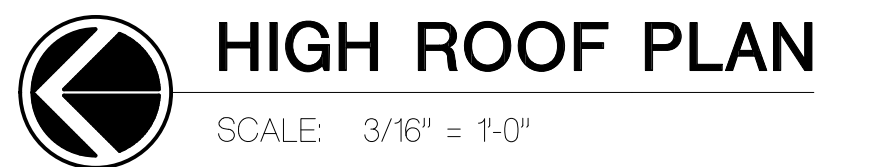
BELIZA
1170-102 STREET
BAY HARBOR ISLANDS, FLORIDA 33154

FRANKEL BENAYOUN
ARCHITECTS
PLANNERS
INTERIOR
DESIGN
LICENSE NO. AA-C001494
MARKUS A. FRANKEL, LICENSE NO. AR0007143
FRANK BENAYOUN FISHERMAN, LICENSE NO. AR0012273
1177 KANE CONCOURSE, SUITE 120, BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868-3665 FAX: (305) 868-3650
E-MAIL: INFO@FRANKELBENAYOUN.COM

SIGNATURE

DATE

NO.	REVISION	DATE	BY	DRAWING TITLE
				ROOF PLAN
				SCALE: 3/16" = 1'-0" DATE: APRIL 18, 2019
				SHEET NUMBER
				A-105
				P & Z SUBMITTAL



MEP ENG	CONTRACT OWNER SAMAN, LLC 7657 NORTH WEST 50 STREET MIAMI, FLORIDA 33166	BELIZA 1170-102 STREET BAY HARBOR ISLANDS, FLORIDA 33154	FRANKEL BENAYOUN ARCHITECTS PLANNERS INTERIOR DESIGN LICENSE NO. AA-C001494 MARQUEE A. FRANKEL, LICENSE NO. AR0007143 BENAYOUN F. FRANKEL, LICENSE NO. AR0017273 1177 KANE CONCOURSE, SUITE 120, BAY HARBOR ISLANDS, FLORIDA 33154 PH: (305) 868-3600 FAX: (305) 868-3600 E-MAIL: INFO@FRANKELBENAYOUN.COM		SIGNATURE _____ DATE _____	NO. _____	REVISION _____	DATE _____	BY _____	DRAWING TITLE HIGH ROOF PLAN SCALE: 3/16" = 1'-0" DATE: APRIL 18, 2019 SHEET NUMBER A-106 P & Z SUBMITTAL



NORTH ELEVATION

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



WEST ELEVATION

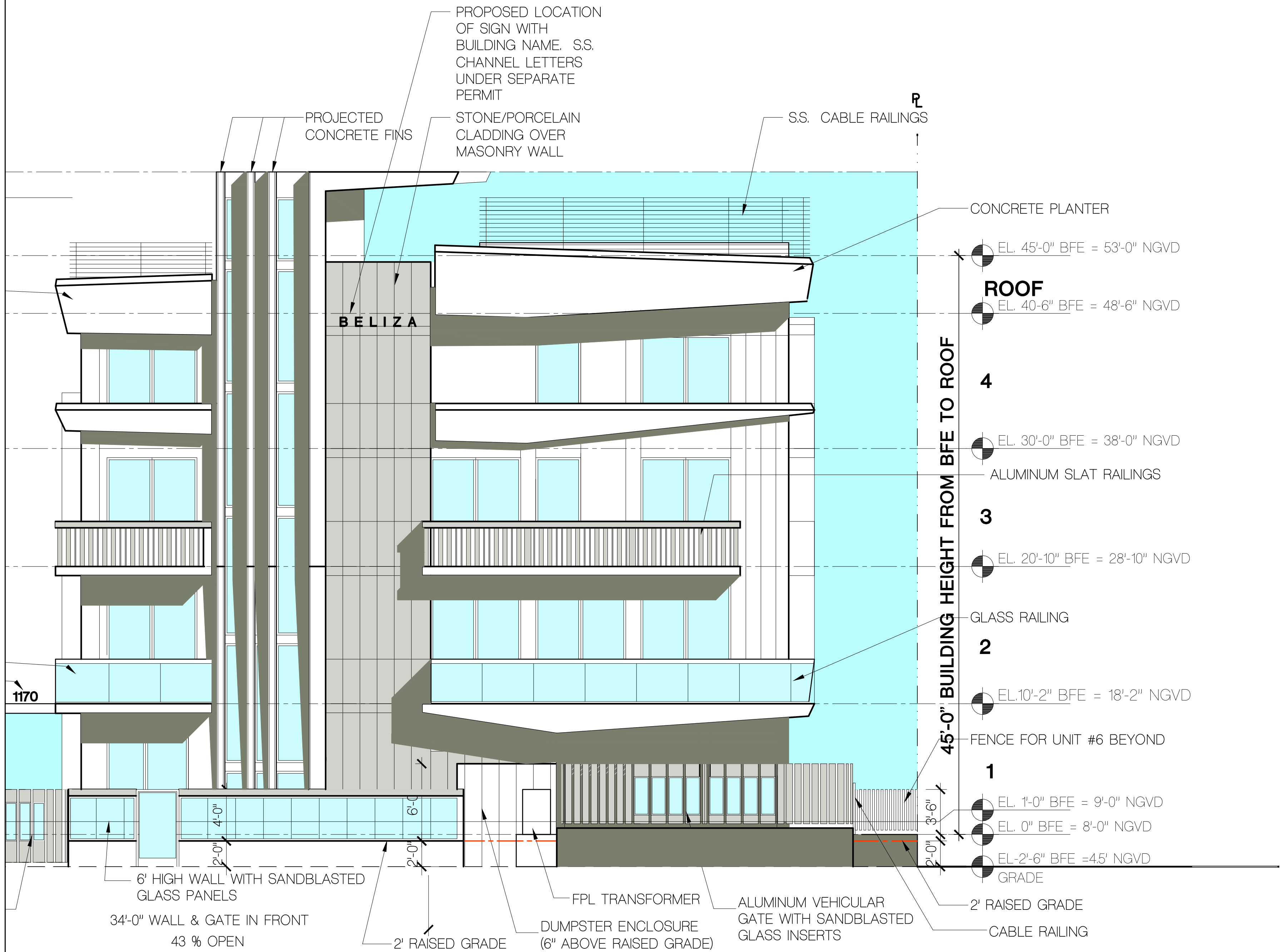
SCALE: 3/16" = 1'-0"

Civil Eng HOLLAND ENGINEERING INC. Civil Engineers 3900 HOLLYWOOD BOULEVARD— HOLLYWOOD, FL — 33021 (954)367—0371 • (954)367—0372 Fax SUSAN C. HOLLAND, PE Reg. no. 41831	LANDSCAPE ARCH GEOMANTIC DESIGNS, INC. LANDSCAPE ARCHITECTURE ROBERT PARSLEY A.S.I.A. 6805 S.W. 81 STREET MIAMI, FL 33143 PHONE: 305 665 9688 FAX: 305 668 8426	STRUCTURAL ENGR	MEP ENGR	CONTRACT OWNER SAMAN, LLC 7657 NORTH WEST 50 STREET MIAMI, FLORIDA 33166	BELIZA 1170-102 STREET BAY HARBOR ISLANDS, FLORIDA 33154	FRANKEL BENAYOUN ARCHITECTS INC ARCHITECTS PLANNERS INTERIOR DESIGNER LICENSE NO. AA16001484 MARKUS A. FRANKEL LICENSE NO. AR007143 FRANK BENAYOUN FORMAN LICENSE NO. AR0017273 1177 KANE CONDOURSE, SUITE 120, BAY HARBOR ISLANDS, FLORIDA 33154 PH: (305) 866-3665 FAX: (305) 866-3665 E-MAIL: INFO@FRANKELBENAYOUN.COM	NO. / REVISION / DATE / BY
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SOUTH ELEVATION

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



MEP ENG

CONTRACT OWNER

SAMAN, LLC

7657 NORTH WEST 50 STREET
MIAMI, FLORIDA 33166

BELIZA
1170-102 STREET
BAY HARBOR ISLANDS, FLORIDA 33154

FRANKEL BENAYOUN
ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-C001494
MARKUS A. FRANKEL LICENSE NO. AR0007143
FRANK 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

SIGNATURE

DATE

NO.	REVISION	DATE	BY

DRAWING TITLE

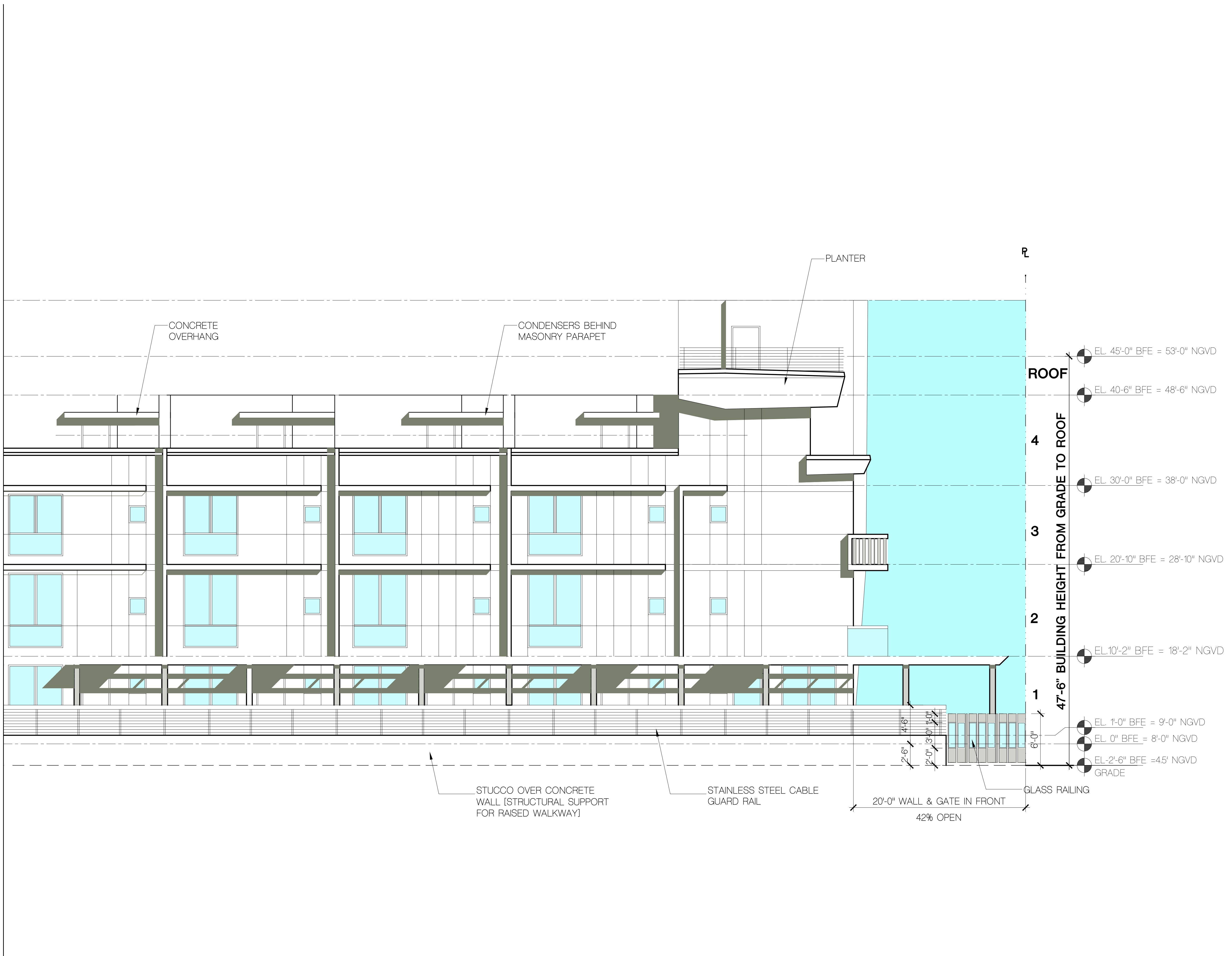
**NORTH
ELEVATION**

SCALE: 3/16" = 1'-0" DATE: APRIL 18, 2019

SHEET NUMBER

A-2.01

P & Z SUBMITTAL



MEP ENG

CONTRACT OWNER

SAMAN, LLC

7657 NORTH WEST 50 STREET
MIAMI, FLORIDA 33166

BELIZA
1170-102 STREET

BAY HARBOR ISLANDS, FLORIDA 33154

FRANKEL BENAYOUN
ARCHITECTS INC

ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-C001494
MARKUS A. FRANKEL, LICENSE NO. AR0007143
FRANK BENAYOUN FISHER, LICENSE NO. AR0012273
1177 KANE CONCOURSE, SUITE 120, BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868-3650 FAX: (305) 868-3650
E-MAIL: INFO@FRANKELBENAYOUN.COM

SIGNATURE

DATE

NO.	REVISION	DATE	BY

DRAWING TITLE

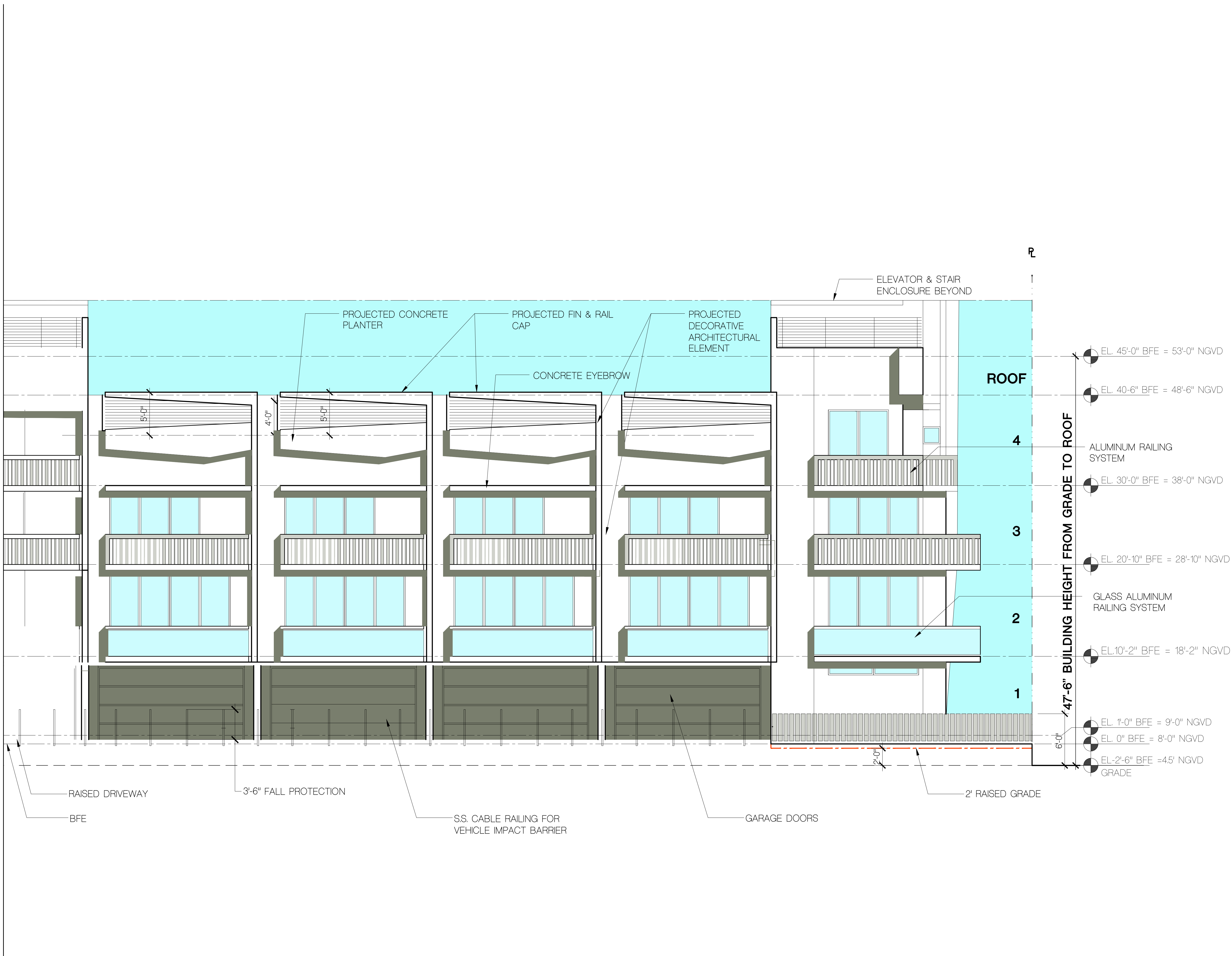
**EAST
ELEVATION**

SCALE: 3/16" = 1'-0" DATE: APRIL 18, 2019

SHEET NUMBER

A-2.02

P & Z SUBMITTAL



MEP ENG

CONTRACT OWNER

SAMAN, LLC

7657 NORTH WEST 50 STREET
MIAMI, FLORIDA 33166

BELIZA
1170-102 STREET
BAY HARBOR ISLANDS, FLORIDA 33154

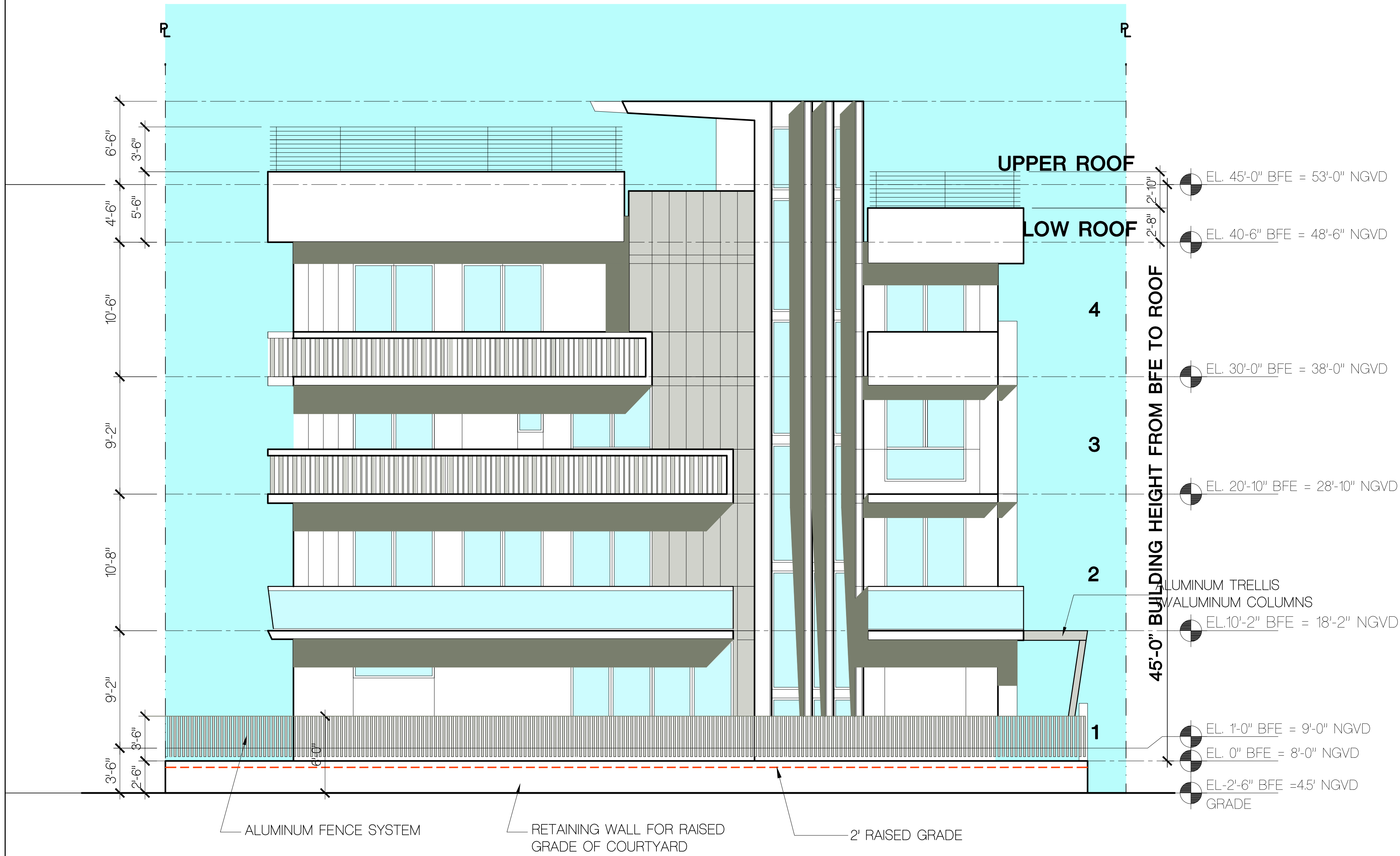
FRANKEL BENAYOUN
ARCHITECTS
PLANNERS INTERIOR DESIGN
LICENSE NO. AA-C001494
MARKUS A. FRANKEL, LICENSE NO. AR0007143
FRANK BENAYOUN FISHER, LICENSE NO. AR0017273
1177 KANE CONCOURSE, SUITE 120, BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868-3665 FAX: (305) 868-3650
E-MAIL: INFO@FRANKELBENAYOUN.COM

SIGNATURE

DATE

NO.	REVISION	DATE	BY

DRAWING TITLE	
WEST ELEVATION	
SCALE: 3/16" = 1'-0"	DATE: APRIL 18, 2019
SHEET NUMBER	
A-2.03	
P & Z SUBMITTAL	



MEP ENG

CONTRACT OWNER

SAMAN, LLC

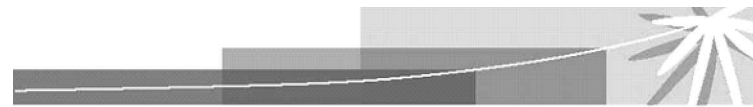
7657 NORTH WEST 50 STREET
MIAMI, FLORIDA 33166

BELIZA
1170-102 STREET

BAY HARBOR ISLANDS, FLORIDA 33154

FRANKEL BENAYOUN
ARCHITECTS INC

ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-C001494
MARKUS A. FRANKEL LICENSE NO. AR0007143
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1177 KANE CONCOURSE, SUITE 120, BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868-3650 FAX: (305) 868-3650
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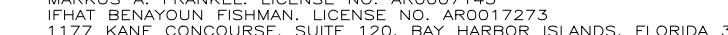


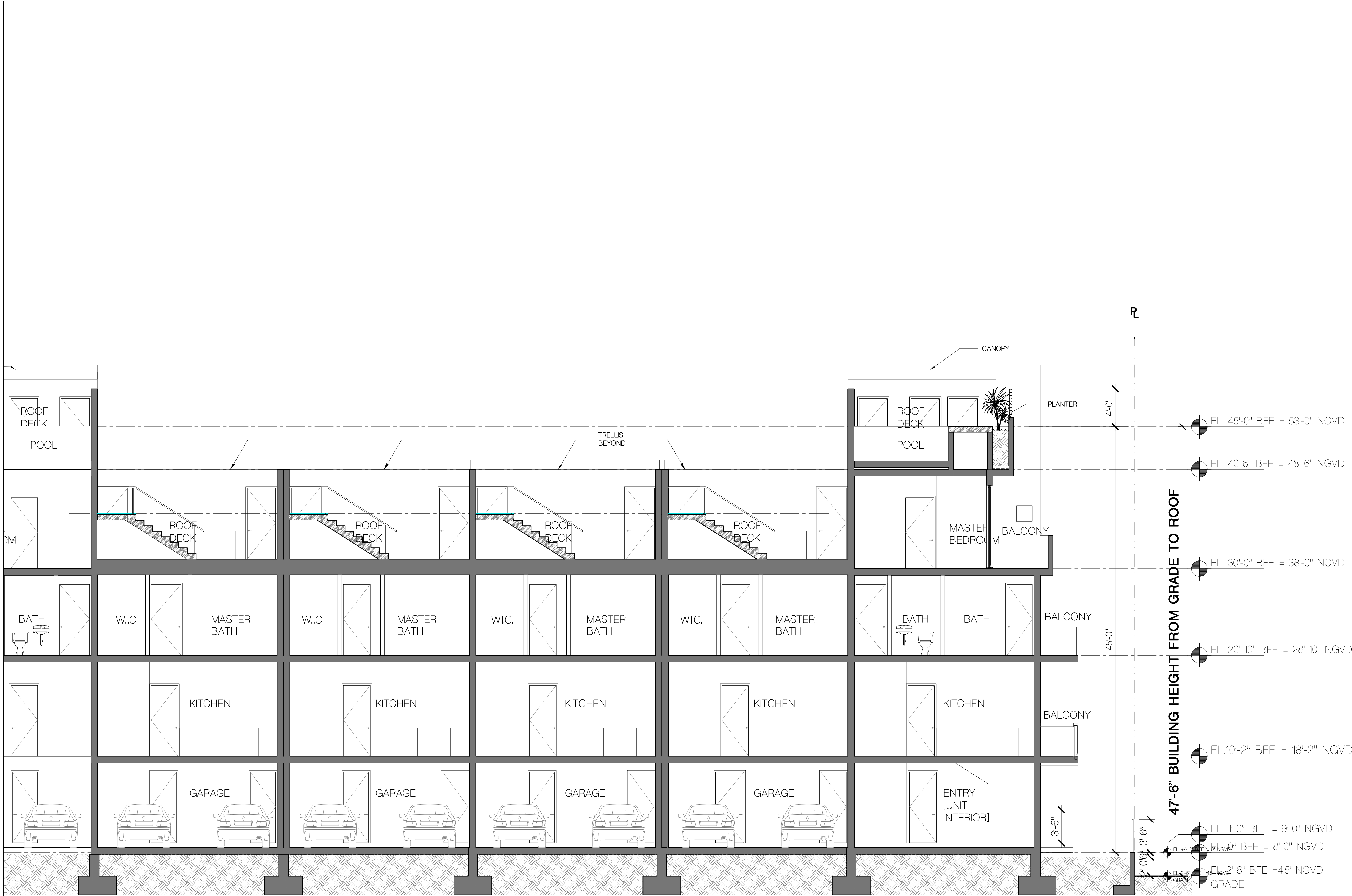
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DATE

NO.	REVISION	DATE	BY

DRAWING TITLE	SOUTH ELEVATION
SCALE	3/16" = 1'-0"
DATE	APRIL 18, 2019
SHEET NUMBER	A-2.04
	P & Z SUBMITTAL

MEP ENG	CONTRACT OWNER	BELIZA 1170-102 STREET BAY HARBOR ISLANDS, FLORIDA 33154	FRANKEL BENAYOUN ARCHITECTS PLANNERS INTERIOR DESIGN LICENSE NO. AA-C001494 MARCUS A. FRANKEL, LICENSE NO. ARD007143 PHILIP BENAYOUN FISHMAN, LICENSE NO. ARD012273 1177 KANE CONCOURSE, SUITE 120, BAY HARBOR ISLANDS, FLORIDA 33154 TEL: (305) 868-3650 FAX: (305) 868-3650 E-MAIL: INFO@FRANKELBENAYOUN.COM		SIGNATURE	DATE	NO.	REVISION	DATE	BY	DRAWING TITLE
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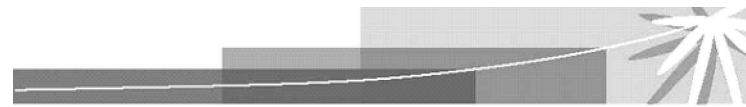
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CONTRACT OWNER
SAMAN, LLC

7657 NORTH WEST 50 STREET
MIAMI, FLORIDA 33166

BELIZA
1170-102 STREET
BAY HARBOR ISLANDS, FLORIDA 33154

FRANKEL BENAYOUN
ARCHITECTS
PLANNERS INTERIOR DESIGN
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1177 KANE CONCOURSE, SUITE 120, BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868-3650 FAX: (305) 868-3650
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SIGNATURE

DATE

NO.	REVISION	DATE	BY

DRAWING TITLE		DATE
SECTION		APRIL 18, 2019
SCALE: 3/16" = 1'-0"		
SHEET NUMBER		
A-3.02		
P & Z SUBMITTAL		

BAY HARBOR ISLANDS, FL 33154



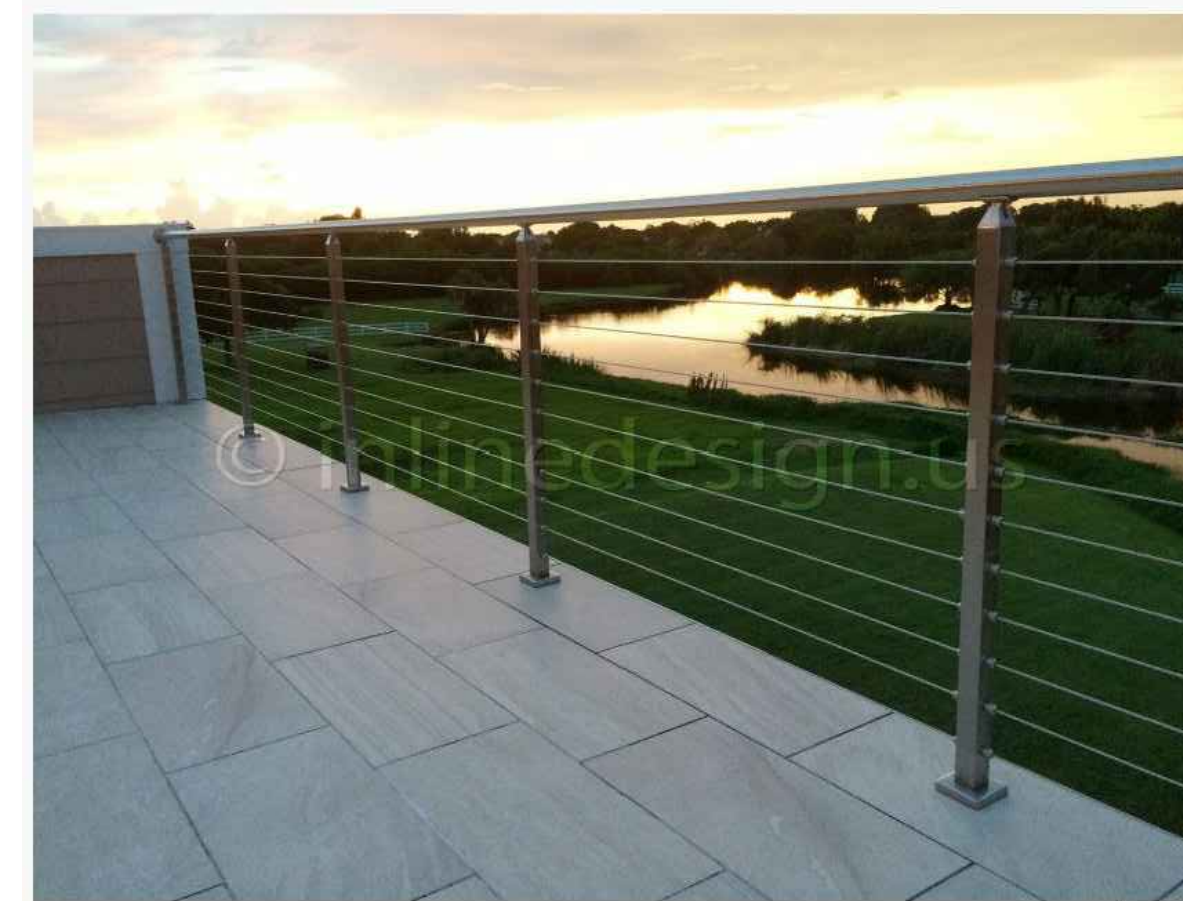
RENDERING - STREET VIEW



SITE ALUMINUM FENCING



SITE ALUMINUM FENCING

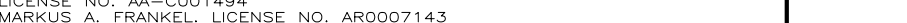


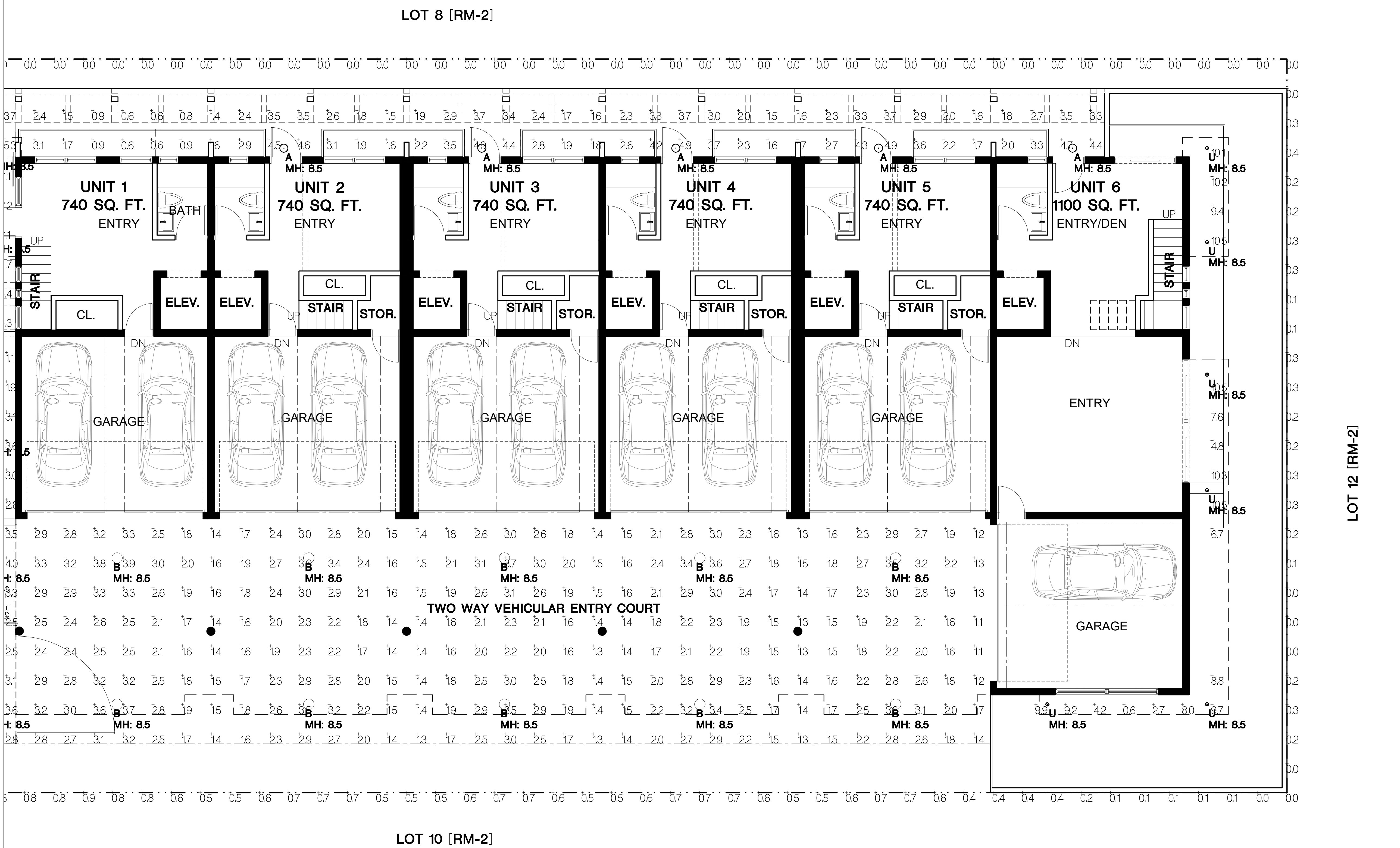
STAINLESS STEEL CABLE RAILING



DRIVEWAY CONCRETE PAVERS

GRAY LIMESTONE/PORCELAIN

MEP ENG	CONTRACT OWNER	BELIZA 1170-102 STREET BAY HARBOR ISLANDS, FLORIDA 33154	FRANKEL BENAYOUN ARCHITECTS PLANNERS INTERIOR DESIGN LICENSE NO. AA-C001484 MARKUS A. FRANKEL LICENSE NO. AR0007143 PHILIP BENAYOUN FISHMAN LICENSE NO. AR0137273 1177 RANE CONCORCOURSE, SUITE 120, BAY HARBOR ISLANDS, FLORIDA 33154 PH. (305) 868.3655 E-MAIL: INFO@FRANKELBENAYOUN.COM 	<table><tr><th>NO.</th><th>REVISION</th><th>DATE</th><th>BY</th></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr></table>	NO.	REVISION	DATE	BY																																					DRAWING TITLE
	NO.				REVISION	DATE	BY																																						
	SAMAN, LLC	17657 NORTH WEST 50 STREET MIAMI, FLORIDA 33166			PRESENTATION BOARD																																								
					SCALE 3/32" = 1'-0" DATE APRIL 18, 2019																																								
					SHEET NUMBER																																								
					A-4.00																																								
					P. & Z. SLIMMITTAI																																								
			SIGNATURE DATE																																										



PHOTOMETRIC PLAN

MEP ENG

CONTRACT OWNER

SAMAN, LLC

7657 NORTH WEST 50 STREET
MIAMI, FLORIDA 33166

BELIZA

1170-102 STREET

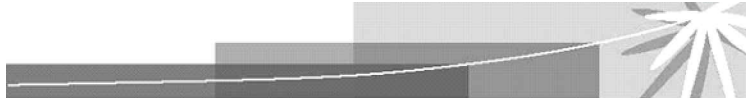
BAY HARBOR ISLANDS, FLORIDA 33154

FRANKEL BENAYOUN

ARCHITECTS

PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494
MARKUS A. FRANKEL, LICENSE NO. AR0007143
FRANK BENAYOUN FISHERMAN, LICENSE NO. AR0017273
1177 KANE CONCOURSE, SUITE 120, BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868.3650 FAX:(305) 868.3650
E-MAIL: INFO@FRANKELBENAYOUN.COM



SIGNATURE

DATE

Calculation Summary

Project: BELIZA - LEVEL 1_REV 1								BAY HARBOR ISLANDS, FL		02/27/2019	
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min				
BACK OF BLDG UNDER BALCONIES	Illuminance	Fc	7.98	10.5	0.6	13.30	17.50				
CANOPY	Illuminance	Fc	2.23	4.0	0.9	2.48	4.44				
COURTYARD	Illuminance	Fc	6.42	27.7	0.6	10.70	46.17				
DUMPSTER	Illuminance	Fc	1.70	1.9	1.5	1.13	1.27				
PROPERTY LINE	Illuminance	Fc	0.27	1.0	0.0	N.A.	N.A.				
TERRACE	Illuminance	Fc	5.75	24.2	3.1	1.85	7.81				
WALKWAY UNITS ENTRACE	Illuminance	Fc	2.76	10.0	0.6	4.60	16.67				

NO	REVISION	DATE	BY

DRAWING TITLE

LEVEL 1

PHOTOMETRIC PLAN

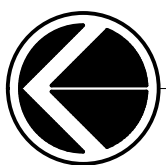
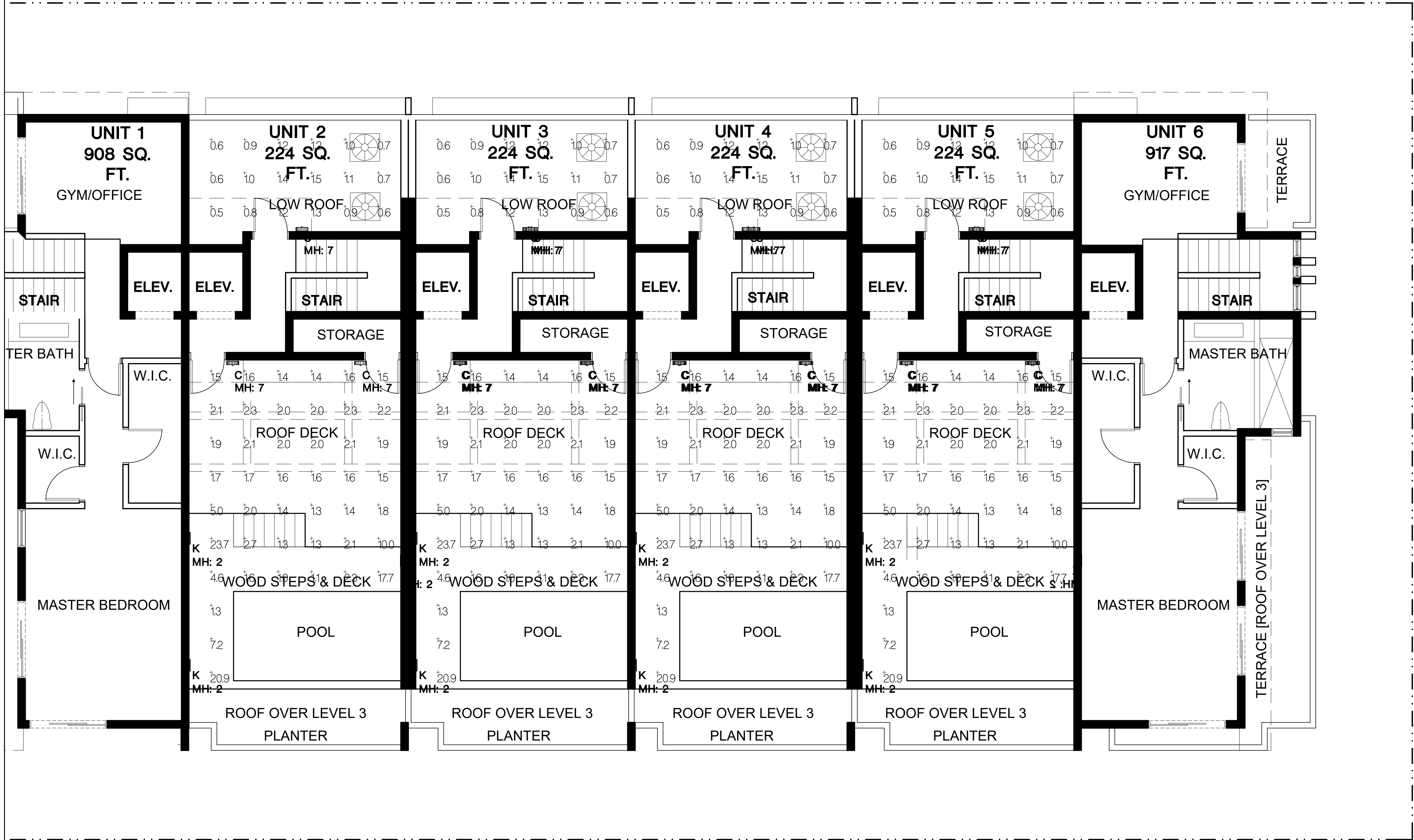
SCALE: 1/8" = 1'-0"

DATE: APRIL 18, 2019

SHEET NUMBER

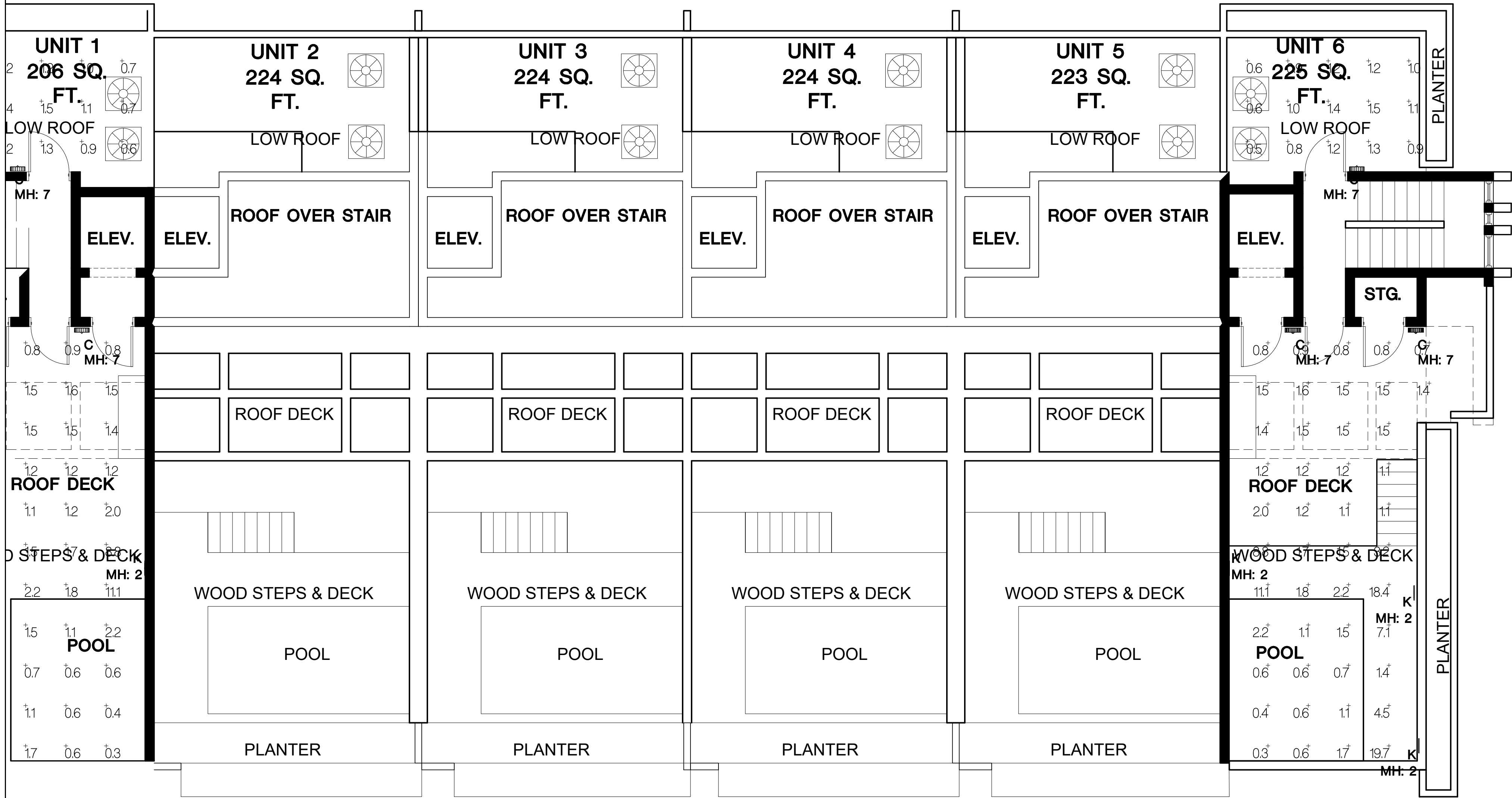
E-1.01

P & Z SUBMITTAL



LEVEL FOUR PHOTOMETRIC PLAN

2019										Calculation Summary					
Description										Project: BELIZA - ROOF LEVEL		BAY HARBOR ISLANDS, FL		02/25/2019	
7700-4-B12LED-35K MH: 7'-0" WALL MOUNT A.F.F.										Label	CalcType	Units	Avg	Max	Min
33 065 MH: 2'-0" WALL MOUNT A.F.F (bottom of fixture)										LOW ROOF	Illuminance	Fc	0.96	1.5	0.5
										POOL AREA	Illuminance	Fc	3.45	23.7	1.0
										ROOF DECK	Illuminance	Fc	2.62	19.7	0.3
													8.73	65.67	
										CONTRACT OWNER		NO.		REVISION	DATE
										BY		DRAWING TITLE			
												LEVEL 4			
												PHOTOMETRIC PLAN			
												SCALE		DATE	
												3/16" = 1'-0"		APRIL 18, 2019	
												SHEET NUMBER			
												E-102			
												P & Z SUBMITAL			



ROOF PLAN

BAY HARBOR ISLANDS, FL 02/25/2019				
Description	MH (Mounting Height)	Luminaire Lumens	LLF	Luminaire Watts
7700-4-B12LED-35K	MH: 7'-0" WALL MOUNT A.F.F.	813	0.855	11.8
33 065	MH: 2'-0" WALL MOUNT A.F.F (bottom of fixture)	365	0.855	9

Calculation Summary							
Project: BELIZA - ROOF LEVEL		BAY HARBOR ISLANDS, FL		02/25/2019			
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
LOW ROOF	Illuminance	Fc	0.96	1.5	0.5	1.92	3.00
POOL AREA	Illuminance	Fc	3.45	23.7	1.0	3.45	23.70

MEP ENG

CONTRACT OWNER

SAMAN, LLC

7657 NORTH WEST 50 STREET
MIAMI, FLORIDA 33166

BELIZA

1170-102 STREET

BAY HARBOR ISLANDS, FLORIDA 33154

FRANKEL BENAYOUN

ARCHITECTS

PLANNERS INTERIOR DESIGN

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

SIGNATURE

DATE

NO.	REVISION	DATE	BY

DRAWING TITLE

PHOTOMETRIC ROOF PLAN

SCALE: 3/16" = 1'-0" DATE: APRIL 18, 2019

SHEET NUMBER

E-1.03

P & Z SUBMITTAL

75.00'

#19

#20

#21

#22

#23

#24

150.00'

#1

#2

#3

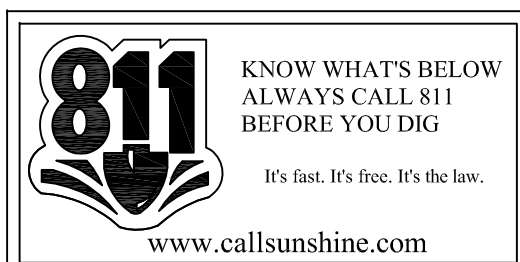
#4

#25

VACANT LAND

LOT - 9

BLOCK - 6

[illegible][illegible]



EAST SIDE



SOUTH SIDE



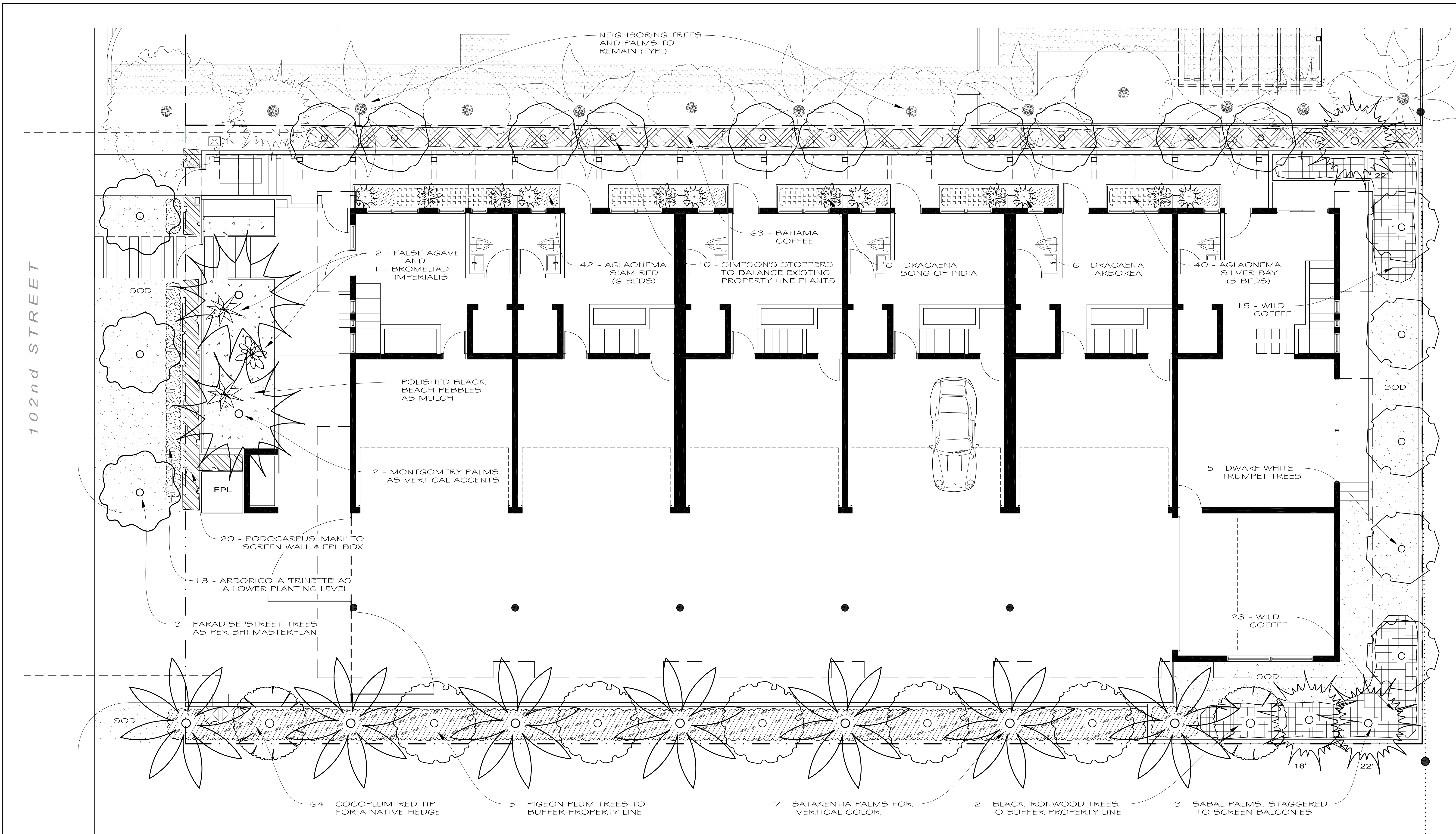
NORTH SIDE



WEST SIDE

DISPOSITION IMAGES

NOT TO SCALE:



0' 8' 16' 24'

NOTE: ALL RAINWATER TO BE
RETAINED WITHIN PROPERTY

CIVIL ENG.

HOLLAND ENGINEERING INC.
civil engineers

3900 HOLLYWOOD BOULEVARD - HOLLYWOOD, FL - 33021
(954)367-0371 • (954)367-0372 Fax

SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCH.

**GEOMANTIC
DESIGNS, INC.**
LANDSCAPE ARCHITECTURE

ROBERT PARSLEY A.S.L.A.

2332 Collins Street Coral Gables, FL 33134
PHONE: 305-465-9888 FAX: 305-468-8426

STRUCTURAL ENG.

MEP ENG.

CONTRACT OWNER

SAMAN, LLC

7657 NORTH WEST 50 STREET
MIAMI, FLORIDA 33166

BELIZA
1170-102 STREET
BAY HARBOR ISLANDS, FLORIDA 33154

**FRANKEL BENAYOUN
ARCHITECTS INC.**
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001484
MARCOUS A. FRANKEL LICENSE NO. AR0007143
FRANKEL BENAYOUN FISHMAN LICENSE NO. AR0012273
1177 KANE CONCOURSE, SUITE 120, BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868-3665 FAX: (305) 868-3650
E-MAIL: INFO@FRANKELBENAYOUN.COM

REGISTERED LANDSCAPE ARCHITECT
STATE OF FLORIDA

SIGNATURE

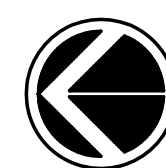
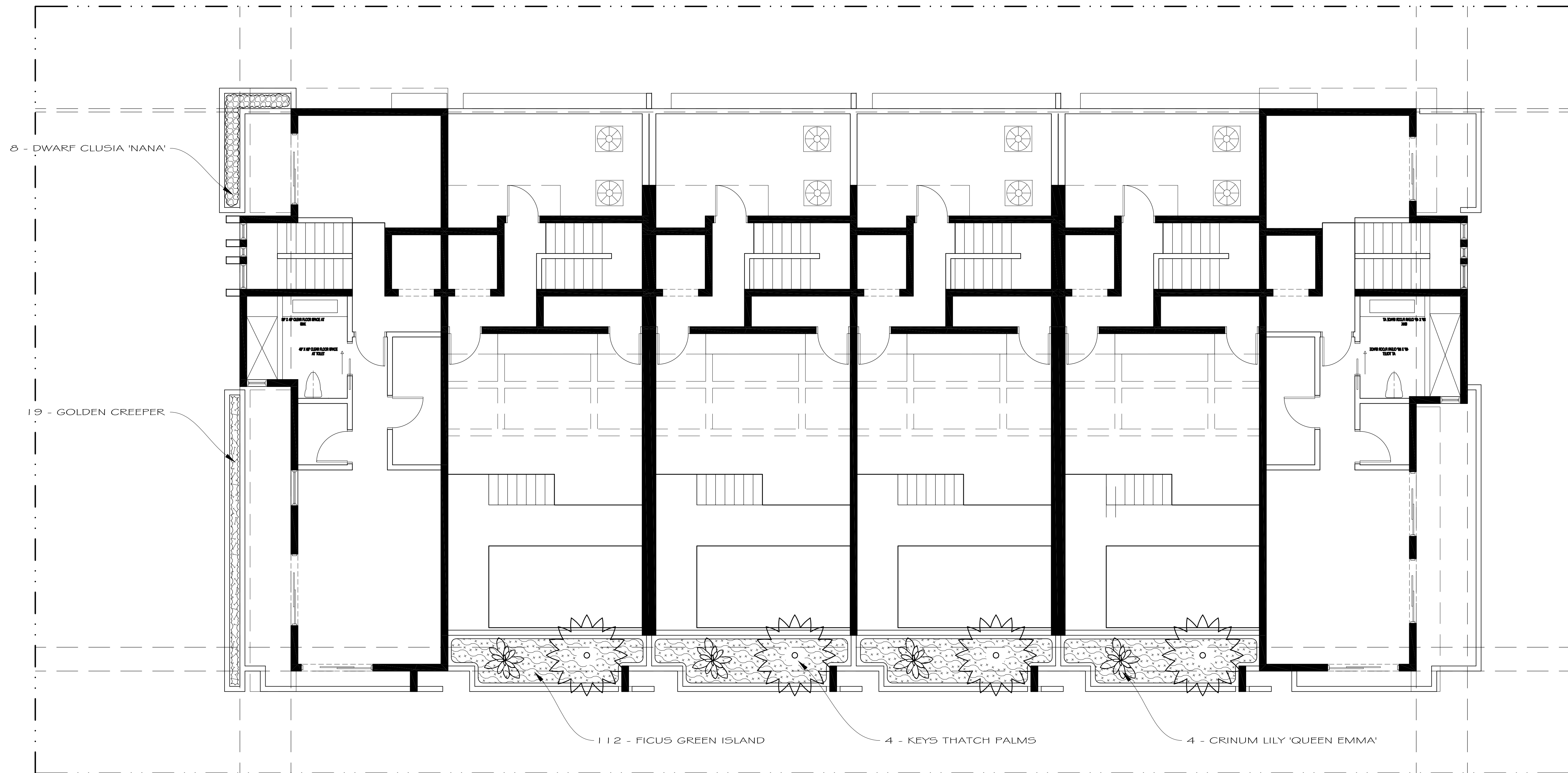
NO.	REVISION	DATE	BY

DRAWING TITLE

**LANDSCAPE
SITE PLAN**

SCALE: 3/16" = 1'-0" DATE: APRIL 18, 2019

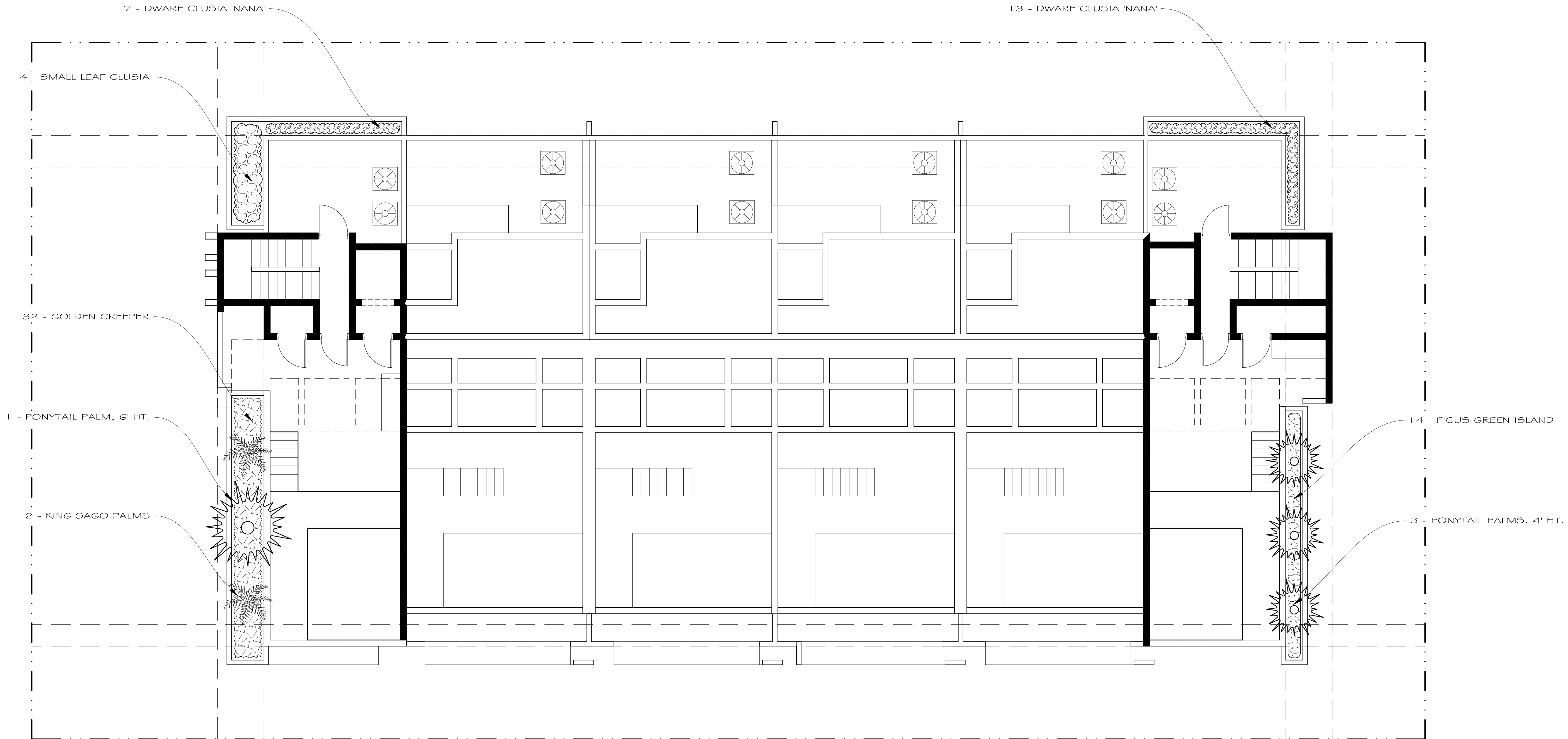
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P & Z SUBMITTAL



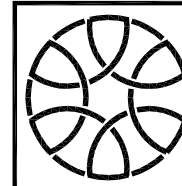
LANDSCAPE LEVEL 4

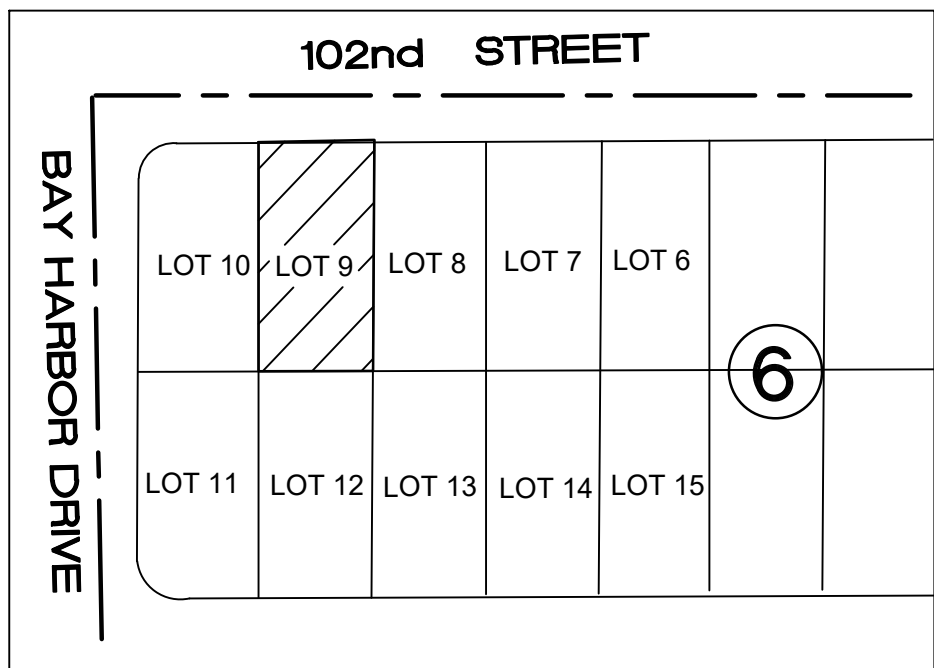
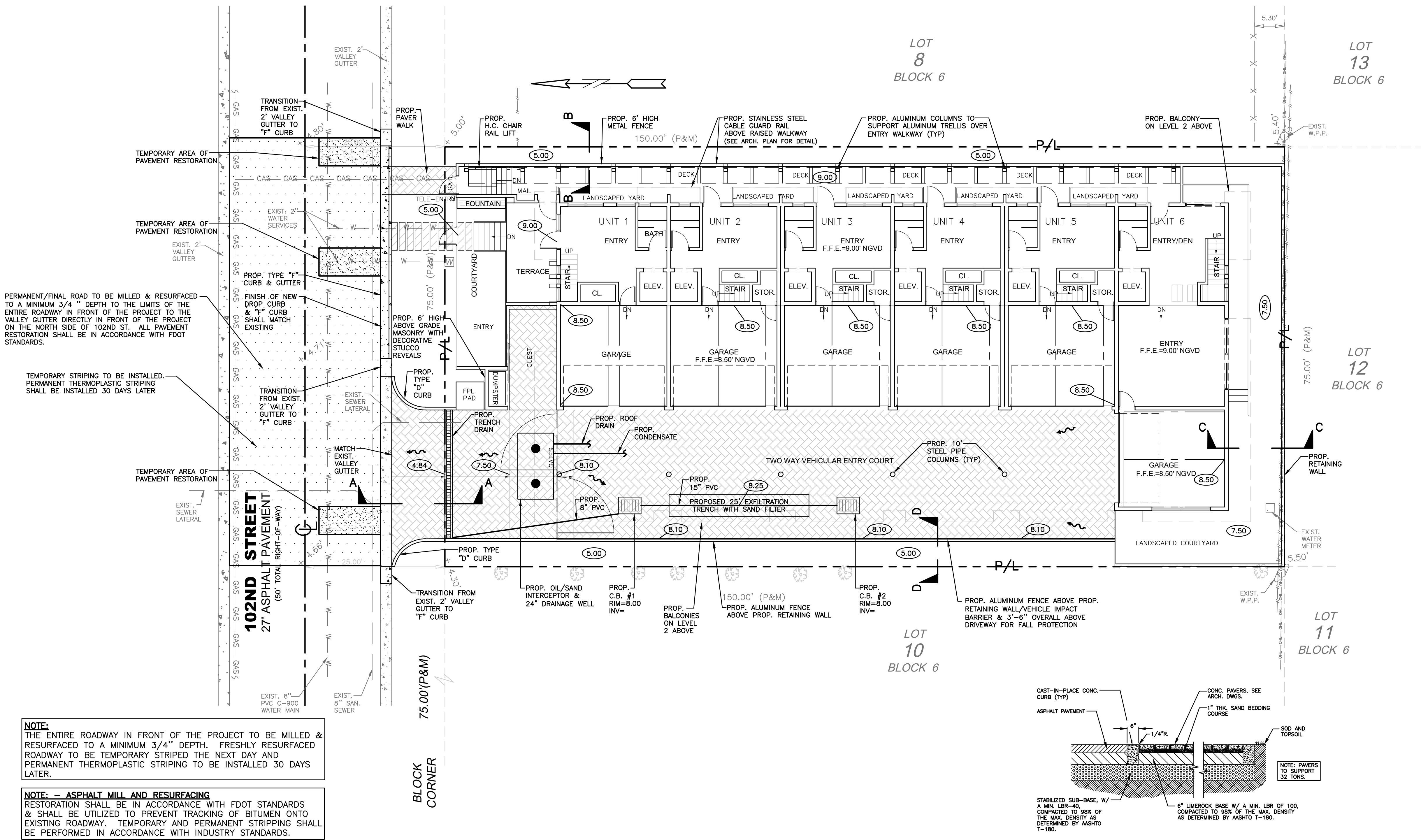
SCALE: 3/16" = 1'-0"

CIVIL ENG HOLLAND ENGINEERING INC. civil engineers 3900 HOLLYWOOD BOULEVARD - HOLLYWOOD, FL - 33021 (954)367-0371 . (954)367-0372 Fax SUSAN C. HOLLAND, PE Reg. no. 41831	LANDSCAPE ARCH GEOMANTIC DESIGNS, INC. LANDSCAPE ARCHITECTURE ROBERT PARSLEY A.S.L.A. 2332 Collins Street Coral Gables, FL 33134 PHONE: 305-665-9088 FAX: 305-666-8426	STRUCTURAL ENG	MEP ENG	CONTRACT OWNER SAMAN, LLC 7657 NORTH WEST 50 STREET MIAMI, FLORIDA 33166	BELIZA 1170-102 STREET BAY HARBOR ISLANDS, FLORIDA 33154	FRANKEL BENAYOUN ARCHITECTS INC ARCHITECTS PLANNERS INTERIOR DESIGN LICENSE NO. AA-C001484 MARCOUS A. FRANKEL, LICENSE NO. AR0007143 FRANK 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	FLORIDA LANDSCAPE ARCHITECTS Robert Parsley STATE OF FLORIDA SIGNATURE	<table><tr><th>NO.</th><th>REVISION</th><th>DATE</th><th>BY</th></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr></table>	NO.	REVISION	DATE	BY																	DRAWING TITLE LANDSCAPE LEVEL 4 SCALE: 3/16" = 1'-0" DATE: APRIL 18, 2019 SHEET NUMBER L-2.01 P & Z SUBMITTAL
NO.	REVISION	DATE	BY																										



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

CIVIL ENG HOLLAND ENGINEERING INC. civil engineers 3900 HOLLYWOOD BOULEVARD- HOLLYWOOD, FL - 33021 (954)367-0371 • (954)367-0372 Fax SUSAN C. HOLLAND, PE Reg. no. 41831	LANDSCAPE ARCH GEOMANTIC DESIGNS, INC. LANDSCAPE ARCHITECTURE ROBERT PARSLEY A.S.L.A. 2332 Collins Street Coral Gables, FL 33134 PHONE: 305-465-9888 FAX: 305-466-8426	STRUCTURAL ENG	MEP ENG	CONTRACT OWNER SAMAN, LLC 7657 NORTH WEST 50 STREET MIAMI, FLORIDA 33166	BELIZA 1170-102 STREET BAY HARBOR ISLANDS, FLORIDA 33154	FRANKEL BENAYOUN ARCHITECTS INC ARCHITECTS PLANNERS INTERIOR DESIGN LICENSE NO. AA-C001494 MARCOUS A. FRANKEL LICENSE NO. AR0007143 FRANK BENAYOUN FISHMAN LICENSE NO. AR0012273 1177 KANE CONCOURSE, SUITE 120, BAY HARBOR ISLANDS, FLORIDA 33154 PH: (305) 868-3665 FAX: (305) 868-3650 E-MAIL: INFO@FRANKELBENAYOUN.COM  SIGNATURE	<table><tr><th>NO.</th><th>REVISION</th><th>DATE</th><th>BY</th></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr></table>	NO.	REVISION	DATE	BY																	DRAWING TITLE LANDSCAPE ROOF PLAN SCALE: 3/16" = 1'-0" DATE: APRIL 18, 2019 SHEET NUMBER L-3.01 P & Z SUBMITTAL
NO.	REVISION	DATE	BY																									

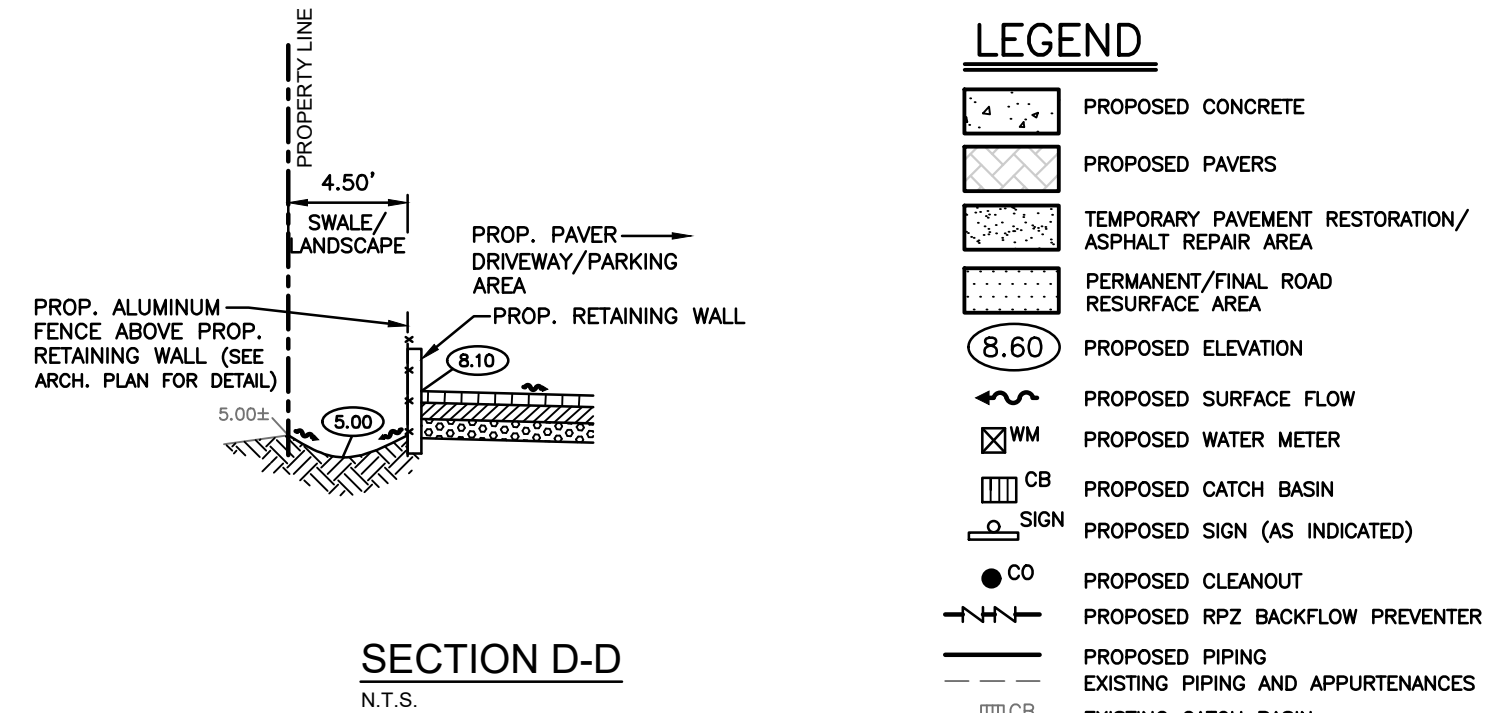
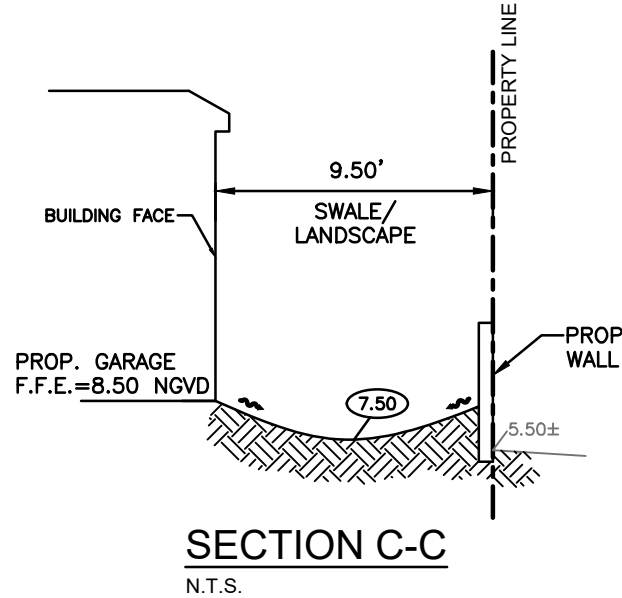
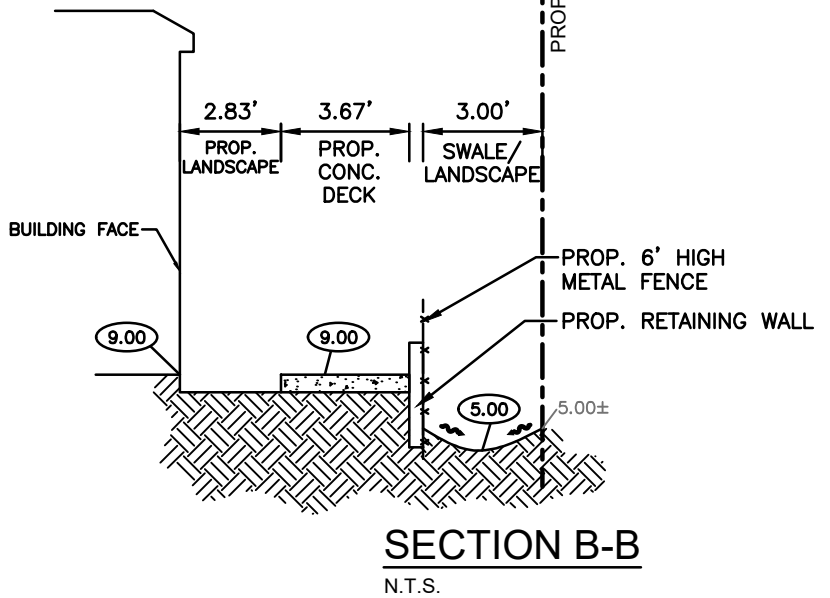
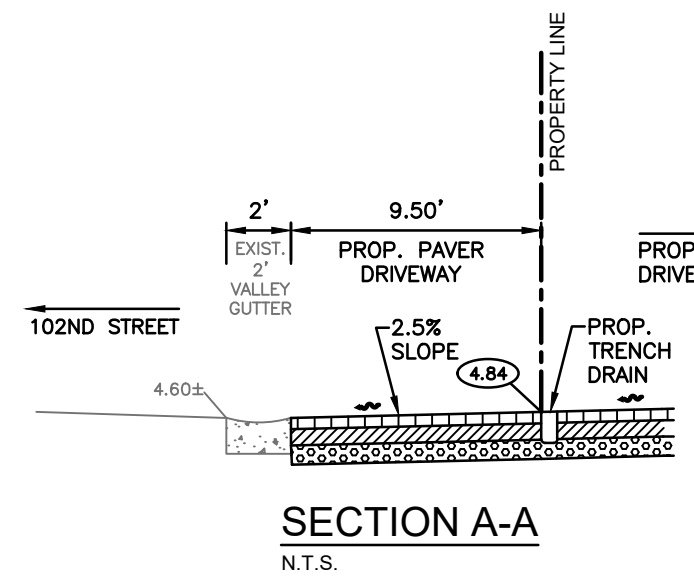
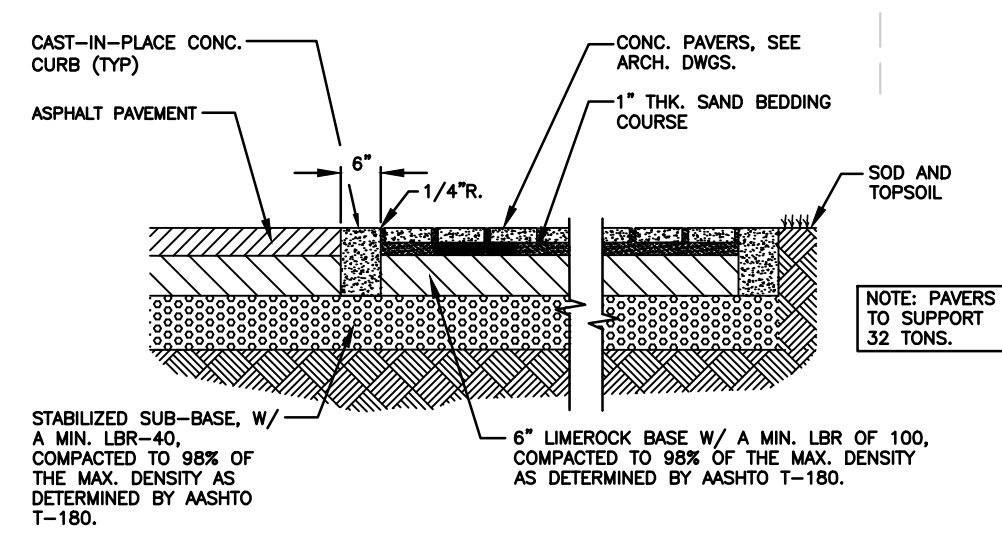


- GENERAL NOTES**
1. ALL EXISTING VALLEY GUTTER SHALL BE REPLACED WITH F-CURB EXCEPT WHERE VEHICULAR & PEDESTRIAN ACCESS IS ALLOWED. EXISTING VALLEY GUTTER SHALL BE COMPLETELY DEMOLISHED & REPLACED; MODIFICATION OF THE EXISTING VALLEY GUTTER IS NOT ALLOWED.
 2. ALL WORK WITHIN THE BUILDING MUST BE PERFORMED BY A LICENSED CONTRACTOR PER THE FLORIDA BUILDING CODE. ALL MATERIALS MUST MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE.
 3. REFER TO SHEET C-2 FOR LOCATION OF FIRE DEPARTMENT STAGING AREA.
 4. DRAINAGE TO BE RETAINED ON-SITE AND NOT DISCHARGE ONTO ADJACENT PROPERTY.
 5. ONLY ROOF DRAINS AND CONDENSATE LINES CAN GO TO THE WELL. ALL OTHER DRAINS TO EXFILTRATION TRENCH.
 6. RESTORATION SHALL BE IN ACCORDANCE WITH FDOT STANDARDS. ALL DAMAGED VALLEY GUTTER AND F-CURB SHALL BE REMOVED WITHOUT DAMAGING ADJACENT ROADWAY. THE FINISH ON THE NEW VALLEY GUTTER AND F-CURB SECTIONS SHALL MATCH EXISTING.

- NOTES:**
1. EXISTING VALLEY 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 20%.
 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 CONCRETE PAVERS.
 11. FLOOD BARRIER TO BE PROVIDED AT ALL OPENINGS BELOW 10.0 FT NGVD.

ALL STORMWATER IS TO BE RETAINED ONSITE

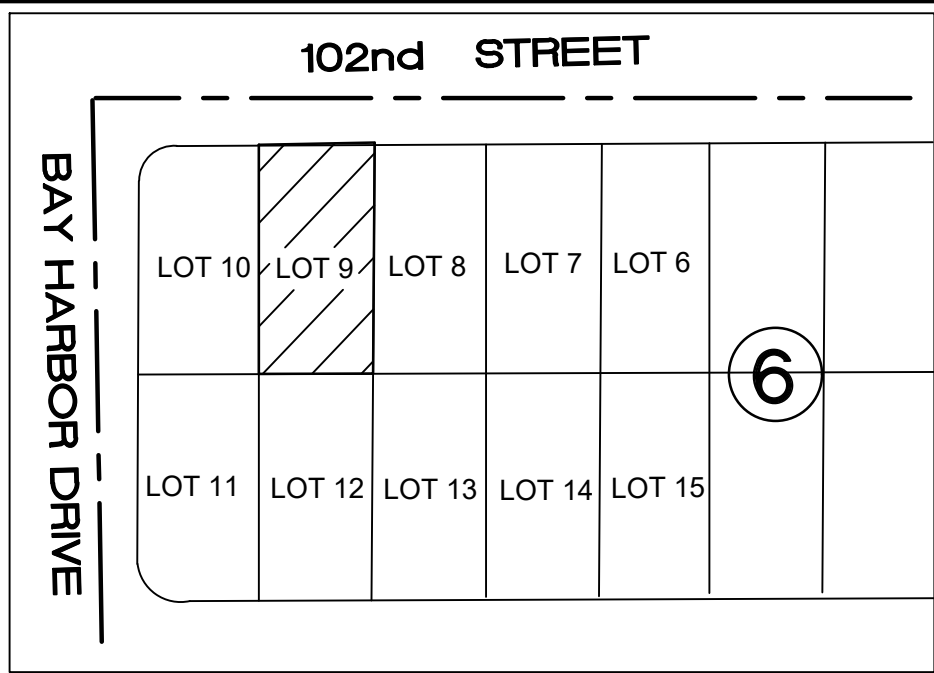
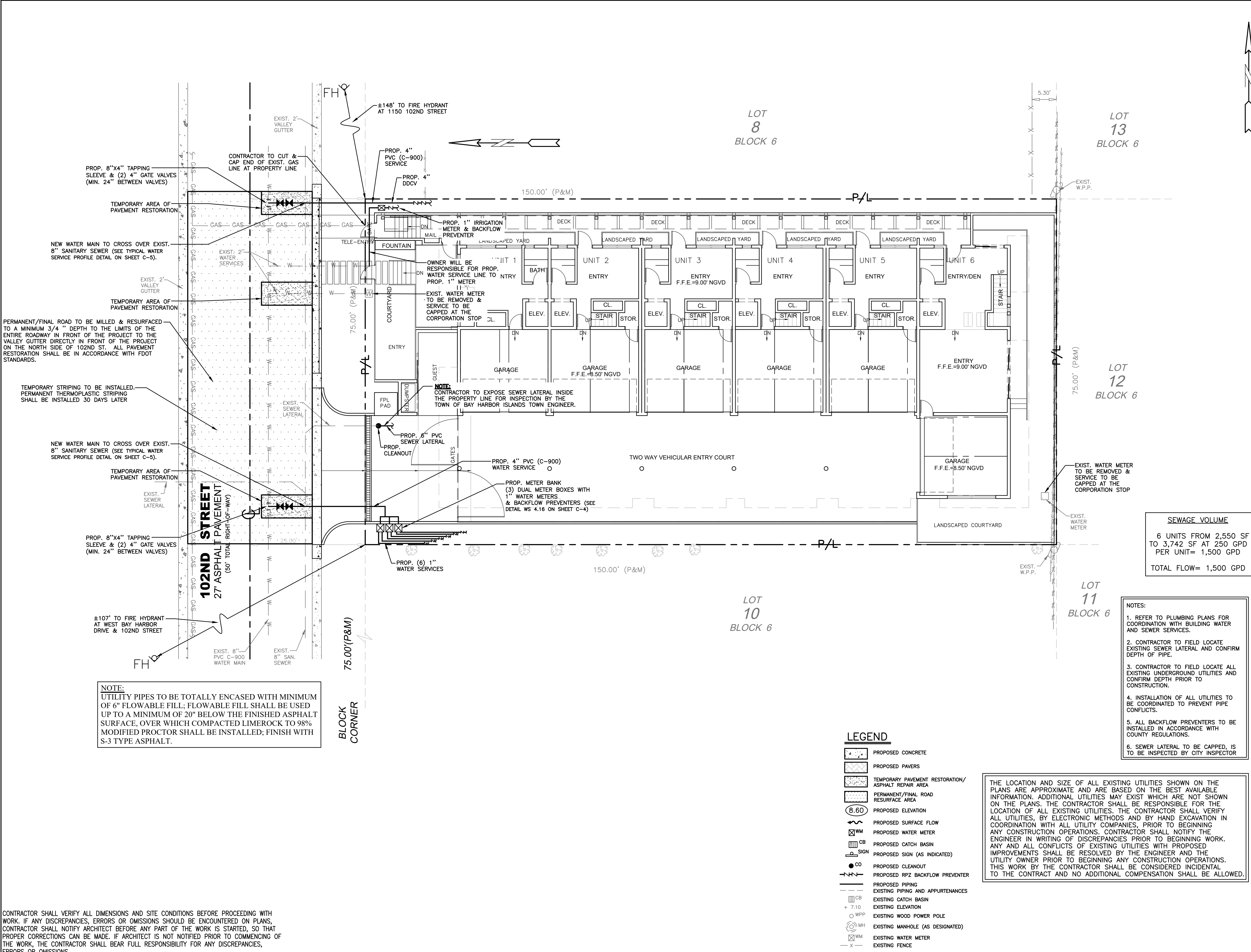
THE LOCATION AND SIZE OF ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY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



- LEGEND**
- PROPOSED CONCRETE
 - PROPOSED PAVERS
 - TEMPORARY PAVEMENT RESTORATION/ ASPHALT REPAIR AREA
 - PERMANENT/FINAL ROAD RESURFACE AREA
 - 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

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 CAN 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.

CIVIL ENG. HOLLAND ENGINEERING INC. civil engineers 1120 SE 3RD AVENUE FORT LAUDERDALE, FL - 33316 (954)367-0371 SUSAN C. HOLLAND, PE CA 7325 Lic. no. 41831	LANDSCAPE ARCH. GEOMANTIC DESIGNS, INC. LANDSCAPE ARCHITECTURE ROBERT PARSLEY A.S.L.A. 6800 S.W. 81 STREET MIAMI, FL 33143 PHONE: 305-665-9688 FAX: 305-668-8426	STRUCTURAL ENG.	MEP ENG.	CONTRACT OWNER SAMAN, LLC 7657 NORTH WEST 50 STREET MIAMI, FLORIDA 33166	BELIZA 1170-102 STREET BAY HARBOR ISLANDS, FLORIDA 33154	FRANKEL BENAYOUN ARCHITECTS INC. PLANNERS INTERIOR DESIGN LICENSE NO. AA-C001494 MARKUS A. FRANKEL, LICENSE NO. AR0007143 FRANK BENAYOUN, LICENSE NO. AR0007273 1188 BAY CONCOURSE, SUITE 200, BAY HARBOR ISLANDS, FLORIDA 33154 PH: (305) 868-3650 FAX: (305) 868-3650 E MAIL: INFO@FRANKELBENAYOUN.COM	SIGNATURE _____ DATE _____	<table border="1"><thead><tr><th>NO.</th><th>REVISION</th><th>DATE</th><th>BY</th></tr></thead><tbody><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr></tbody></table>	NO.	REVISION	DATE	BY																													DRAWING TITLE: PAVING, GRADING & DRAINAGE PLAN SCALE: 1"=10' DATE: APRIL 18, 2019 SHEET NUMBER: C-1 P&Z SUBMITTAL 19-01
NO.	REVISION	DATE	BY																																						



- GENERAL NOTES**
- TEMPORARY ASPHALT PATCH SHALL BE MADE IF ANY WATER SERVICE IS ABANDONED AT THE CORPORATION STOP.
 - ALL EXCAVATION IN THE ROW SHALL BE RESTORED WITH FLOWABLE FILL AND COMPACTED LIMEROCK IN ACCORDANCE WITH FDOT REQUIREMENTS.
 - ALL WORK IN THE ROW SHALL BE THE SUBJECT OF A SEPARATE ENGINEERING PERMIT ISSUED BY THE BUILDING DEPARTMENT IN COLLABORATION WITH THE DEPARTMENT OF PUBLIC WORKS.
 - CONTRACTOR TO EXPOSE SEWER LATERAL INSIDE OF THE PROPERTY LINE FOR INSPECTION BY THE TOWN OF BAY HARBOR ISLANDS TOWN ENGINEER.
 - PIPES 2" OR LARGER SHALL REQUIRE BACTERIA TESTING. SAMPLES SHALL BE COLLECTED BY A CERTIFIED TESTING LAB. ALL SAMPLES SHALL MEET HEALTH DEPARTMENT STANDARDS.
 - ANY EXISTING WATER SERVICES TO BE ABANDONED SHALL BE CAPPED AT THE CORPORATION STOP BY THE DEVELOPER. ANY SEWER SERVICES NOT NEEDED FOR THIS PROJECT SHALL BE ABANDONED AT THE COLLECTION MAIN AT THE DEVELOPER'S EXPENSE.
 - FOR SEWER CONNECTION, CONTRACTOR TO CONNECT TO CITY'S V.C.P. CLAY PIPE SYSTEM. NO CAST IRON FITTINGS TO BE BETWEEN THE CLAY AND THE NEW CONNECTION AS TO NOT COMPROMISE THE NEW CONNECTION.
 - CONNECT NEW PVC SEWER LATERAL TO CITY'S CLAY SEWER LATERAL PRIOR TO CLEANOUT.
 - INSTALL PLUG (OR CAP) ON THE PROPERTY SIDE OF THE PVC CLEANOUT. SEWER CAP & SEWER CLEANOUT SHALL BE INSTALLED PRIOR TO CONSTRUCTION START UP. PROVIDE 6" SEWER LATERAL CONNECTION.
 - THE ENTIRE ROADWAY BETWEEN THE BOUNDARIES OF THE PROJECT SHALL BE MILLED & RESURFACED. PERMANENT/FINAL ROAD TO BE MILLED & RESURFACED TO A MINIMUM 3/4" DEPTH FOR THE ENTIRE ROADWAY (BOTH TRAVEL LANES) BETWEEN THE PROPERTY LIMITS ON 102ND STREET. TEMPORARY ASPHALT PATCHES WILL BE ALLOWED WHERE THE WATER CONNECTIONS FOR DOMESTIC AND FIRE SUPPLIES ARE MADE.

- WATER MAIN NOTES**
- ALL WATER MAINS SHALL BE DESIGNED FOR A MINIMUM WORKING PRESSURE OF 150 PSI.
 - ALL PIPE TO BE USED ON THIS PROJECT SHALL BE C-900 PVC FOR THE WATER SERVICE AND FIRE SERVICE CONNECTIONS.
 - MINIMUM DEPTH OVER PVC WATER MAINS SHALL BE 36". MINIMUM DEPTH OVER DIP WATER MAINS SHALL BE 30".
 - THE COMPLETE WATER SYSTEM SHALL BE PRESSURE TESTED AND DISINFECTED. THE PRESSURE TEST SHALL BE FOR TWO HOURS AT 150 PSI MINIMUM TEST PRESSURE IN ACCORDANCE WITH ANSI/AWWA C600-05 OR LATEST REVISION. THE PRESSURE TEST SHALL NOT VARY MORE THAN 5 PSI DURING THE TEST. LEAKAGE ALLOWANCES WILL NOT BE MADE FOR FITTINGS OR VALVES.
 - ALLOWABLE LEAKAGE SHALL NOT EXCEED THE FORMULA OF:
$$L \text{ (GALLONS PER HOUR)} = \frac{S \cdot D \cdot (P)^{0.5}}{148,000}$$

L = ALLOWABLE LEAKAGE IN GALS/HR (NO ALLOWABLE LEAKAGE FOR VALVES)
S = LENGTH OF PIPE TESTED IN FEET
D = NOMINAL DIAMETER OF PIPE
P = AVERAGE TEST PRESSURE DURING TEST IN LBS/SQ. IN.
 - THE PRESSURE TEST SHALL BE WITNESSED BY A REPRESENTATIVE OF THE CITY & THE ENGINEER OF RECORD.
 - THE WATER SYSTEM SHALL BE CLEANED AND TESTED. ALL HYDROSTATIC TESTING AND DISINFECTION SHALL BE MADE IN ACCORDANCE WITH ANSI/AWWA C651-05, OR LATEST REVISIONS.
 - ALL PIPE & PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL BE COLOR CODED OR MARKED IN ACCORDANCE WITH SUBPARAGRAPH 62-555.320(21)(b)3, F.A.C., USING BLUE AS A PREDOMINANT COLOR. (UNDERGROUND PLASTIC PIPE WILL BE SOLID-WALL BLUE PIPE, WILL HAVE A CO-EXTRUDED BLUE EXTERNAL SKIN, OR WILL BE WHITE OR BLACK PIPE WITH BLUE STRIPES INCORPORATED INTO, OR APPLIED INTO, THE PIPE WALL; AND UNDERGROUND METAL OR CONCRETE PIPE WILL HAVE BLUE STRIPES APPLIED TO THE PIPE WALL. PIPE STRIPED DURING MANUFACTURING OF THE PIPE WILL HAVE CONTINUOUS STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE, THAT ARE LOCATED AT NO GREATER THAN 90" INTERVALS AROUND THE PIPE, AND THAT WILL REMAIN INTACT DURING AND AFTER INSTALLATION OF THE PIPE. IF TAPE OR PAINT IS USED TO STRIPE PIPE DURING INSTALLATION OF THE PIPE, THE TAPE OR PAINT WILL BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF THE PIPE; FOR PIPE WITH AN INTERNAL DIAMETER OF 24 INCHES OR GREATER, TAPE OR PAINT WILL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE. ABOVEGROUND PIPE WILL BE PAINTED BLUE OR WILL BE COLOR CODED OR MARKED LIKE UNDERGROUND PIPE).
 - ALL PVC WATER PIPE ASSOCIATED WITH THIS PROJECT SHALL HAVE MAGNETIZED TAPE ON THE PIPE TO FACILITATE LOCATION USING A METAL DETECTOR. THE MAGNETIC TAPE WILL BE USED ON THE PVC PIPE IN THE TRENCH SO IT CAN BE LOCATED USING A MAGNETIC METAL DETECTOR IN THE FUTURE.

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NO.	REVISION	DATE	BY																																													



- | | |
|---|--|
|  | PROPOSED CONCRETE |
|  | PROPOSED PAVERS |
|  | TEMPORARY PAVEMENT RESTORATION/
ASPHALT REPAIR AREA |
|  | PERMANENT/FINAL ROAD
RESURFACED AREA |
|  | PROPOSED ELEVATION |
|  | PROPOSED SURFACE FLOW |
|  | PROPOSED WATER METER |
|  | PROPOSED CATCH BASIN |
|  | PROPOSED SIGN (AS INDICATED) |
|  | PROPOSED CLEANOUT |
|  | PROPOSED RPT BACKFLOW PREVENTER |
|  | PROPOSED PIPING AND APPURTENANCES |
|  | EXISTING CATCH BASIN |
|  | EXISTING ELEVATION |
|  | EXISTING WOOD POWER POLE |
|  | EXISTING MANHOLE (AS DESIGNATED) |
|  | EXISTING WATER METER |
|  | EXISTING FENCE |

CIVIL ENG.

 **HOLLAND ENGINEERING INC**
civil engineers

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FORT LAUDERDALE, FL - 33316
(954)367-0371

SUSAN C. HOLLAND, PE
CA 7325 Lic. no. 41833

LANDSCAPE ARCH.



**GEOMANTIC
DESIGNS, INC.**
LANDSCAPE ARCHITECTURE

ROBERT PARSLEY A.S.A.

6800 S.W. 81 STREET MIAMI, FL 33143
PHONE: 305-665-9688 FAX: 305-668-8126

STRUCTURAL ENG

MEP ENG

CONTRACT OWNER

SAMAN, LLC

7657 NORTH WEST 50 STREET
MIAMI, FLORIDA 33166

BELIZA
1170-102 STREET
BAY HARBOR ISLANDS, FLORIDA 33154

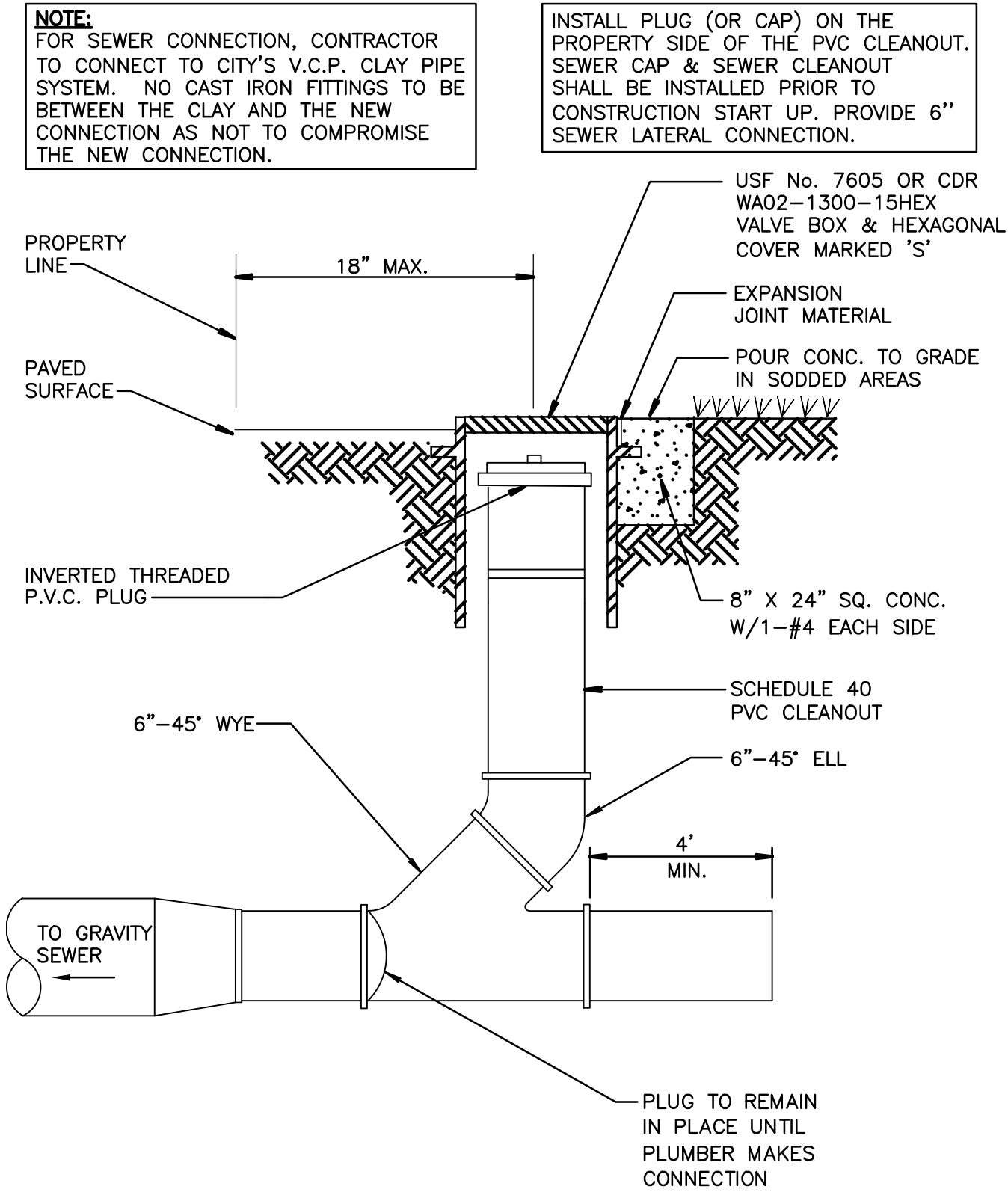
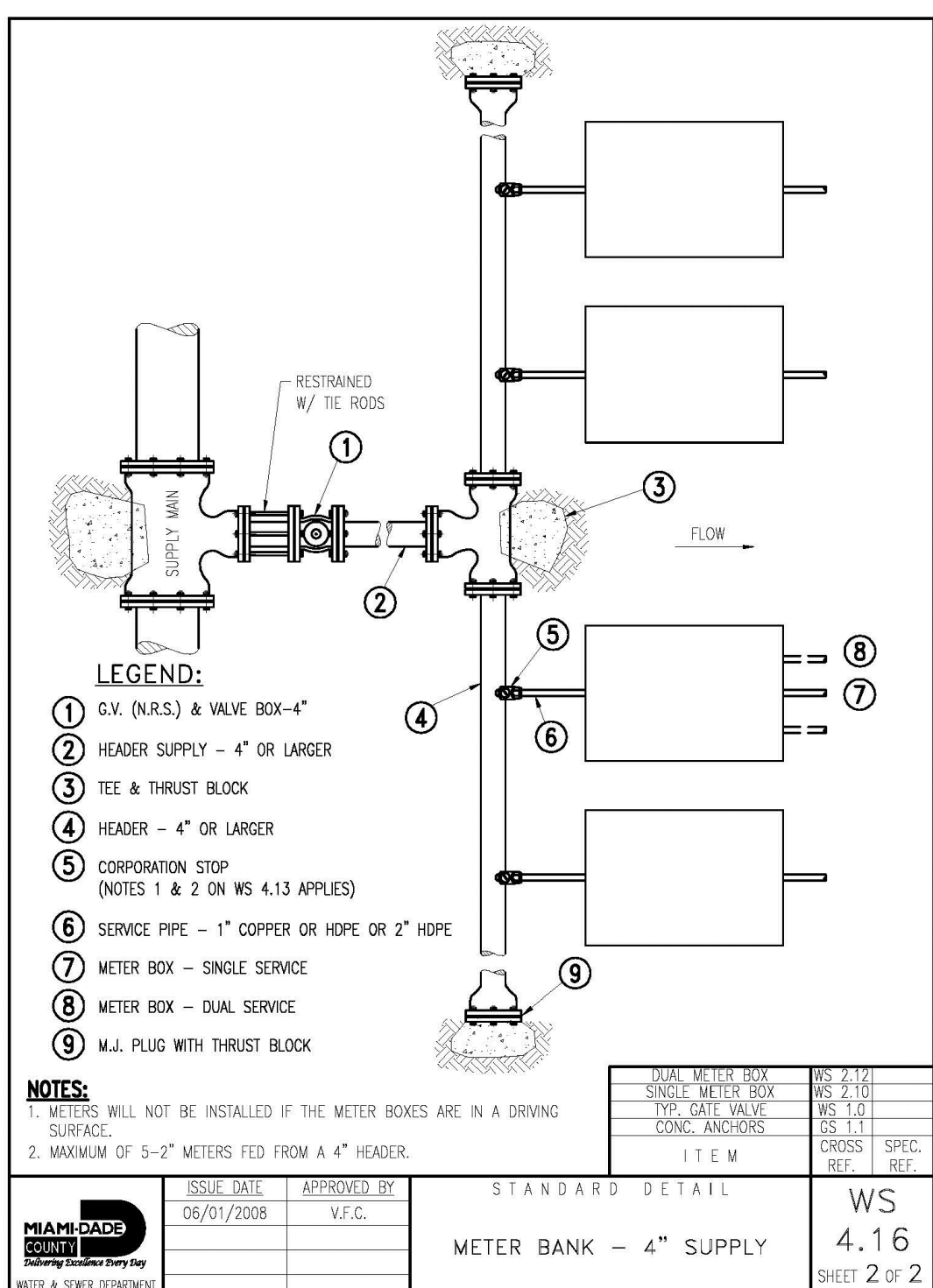
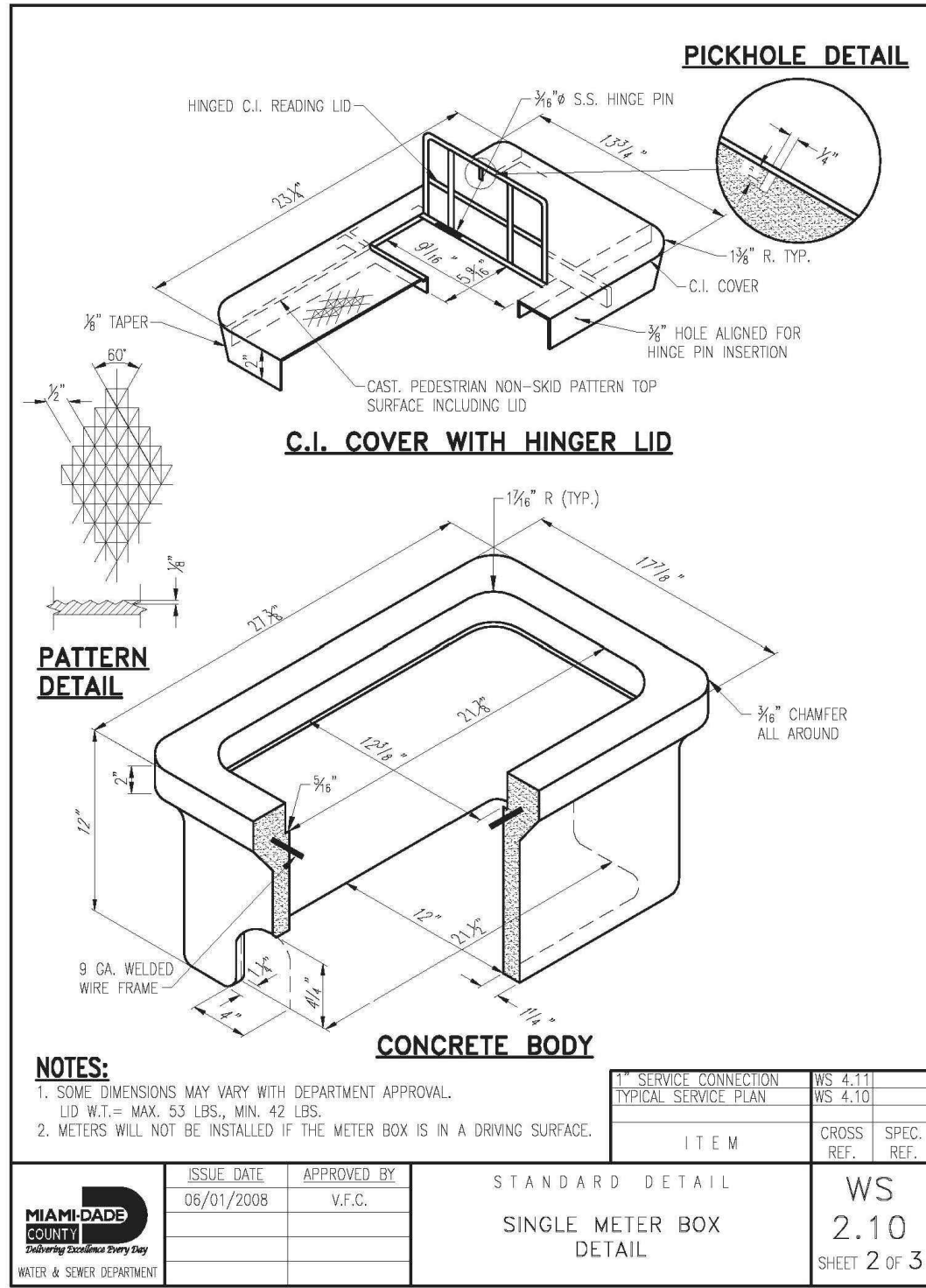
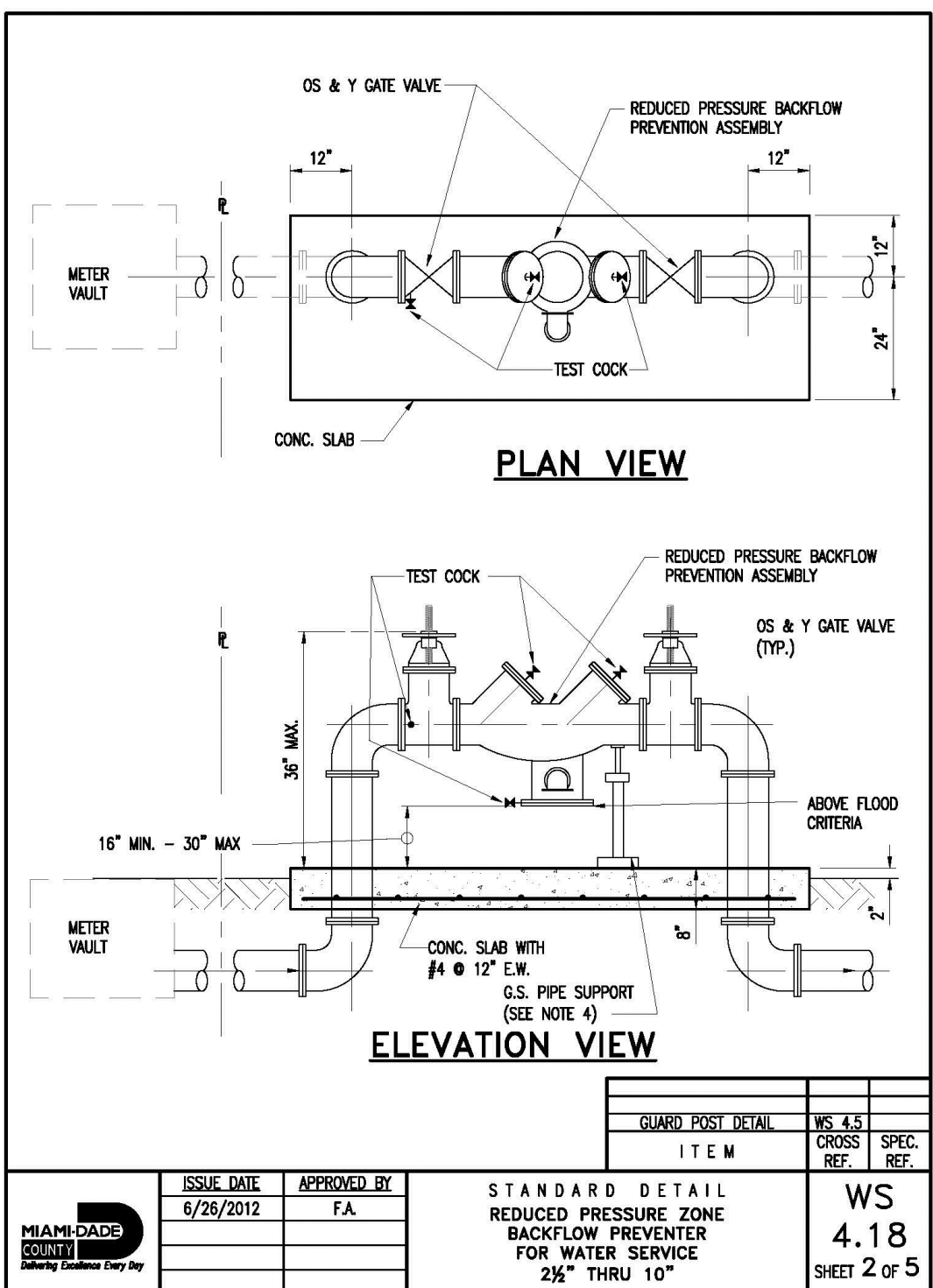
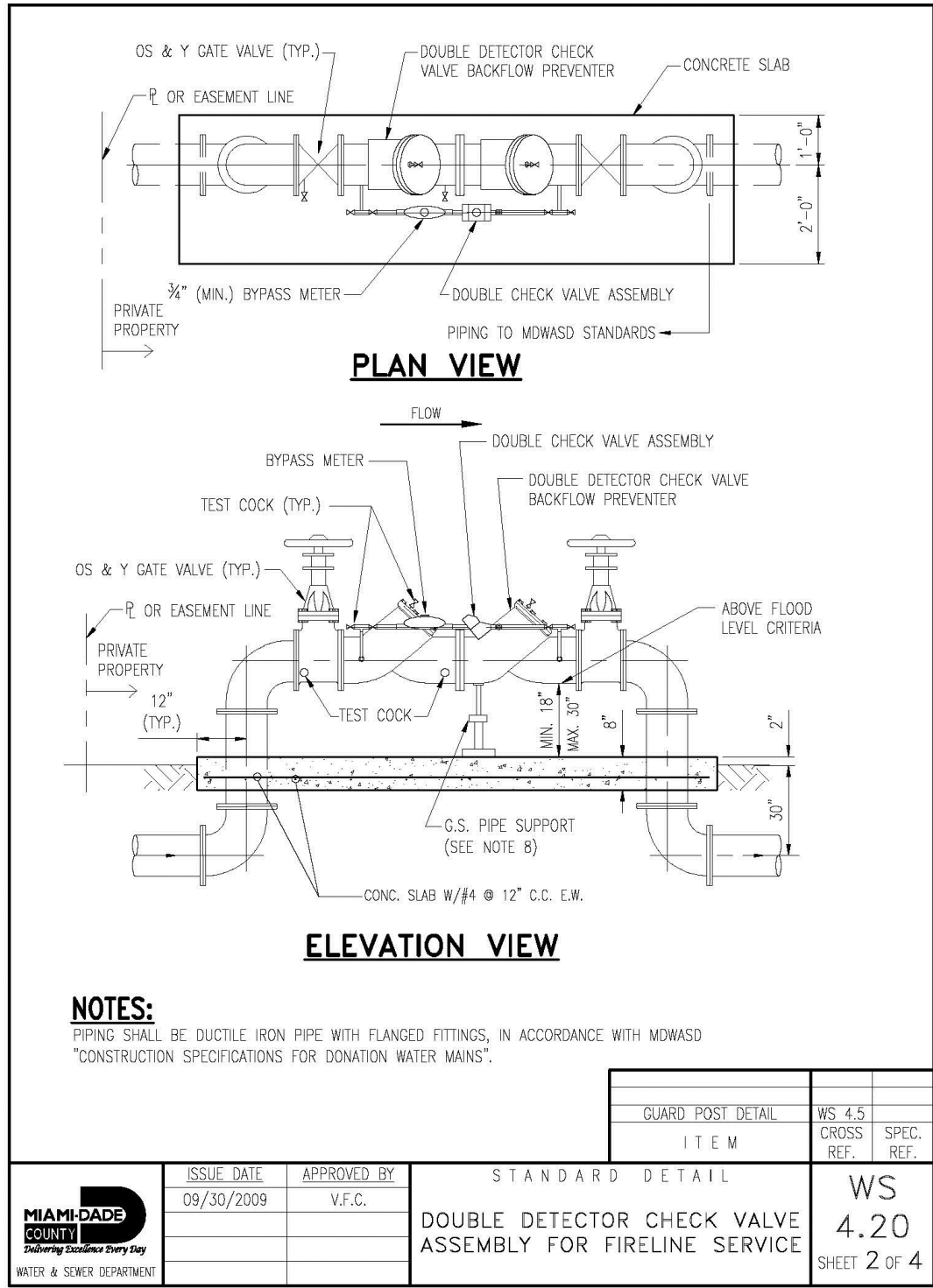
FRANKEL BENAYOUN
ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494
MARKUS A. FRANKEL, LICENSE NO. ARO007143
IFHAT BENAYOUN FISHMAN, LICENSE NO. ARO017273
1166 KANE CONCOURSE, SUITE 200, BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868.3665 FAX:(305) 868.3650
E MAIL: INFO@FRANKELBENAYOUN.COM

SIGNATURE _____

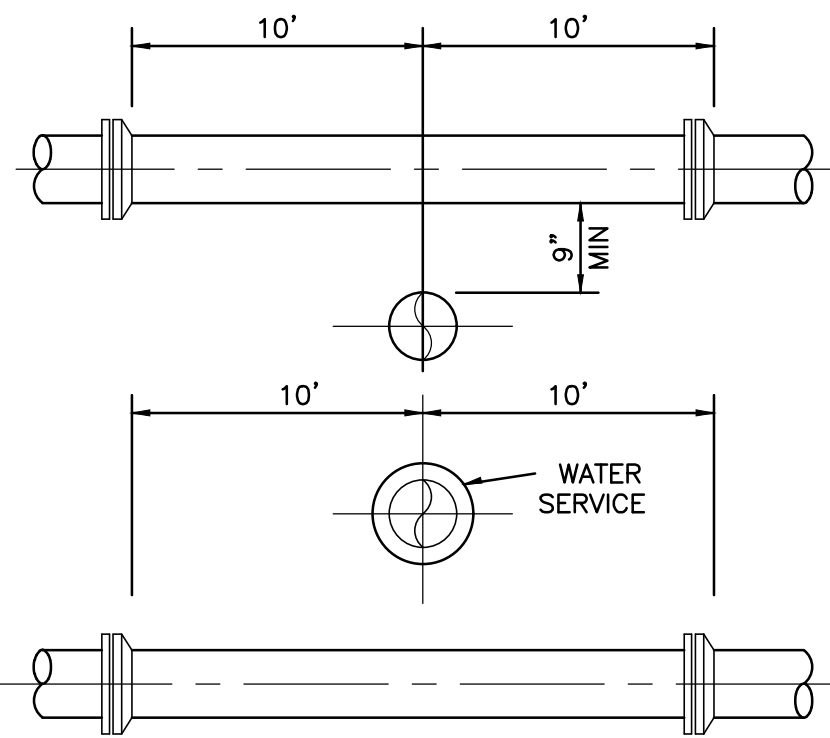
DATE _____

NO.	REVISION	DATE	BY	DRAWING TITLE:
				PAVEMENT MARKING & SIGNAGE PLAN
				SCALE: 1"=10'
				DATE: APRIL 18, 2019
				SHEET NUMBER:
				C-3
				19-01
				P&Z SUBMITTAL



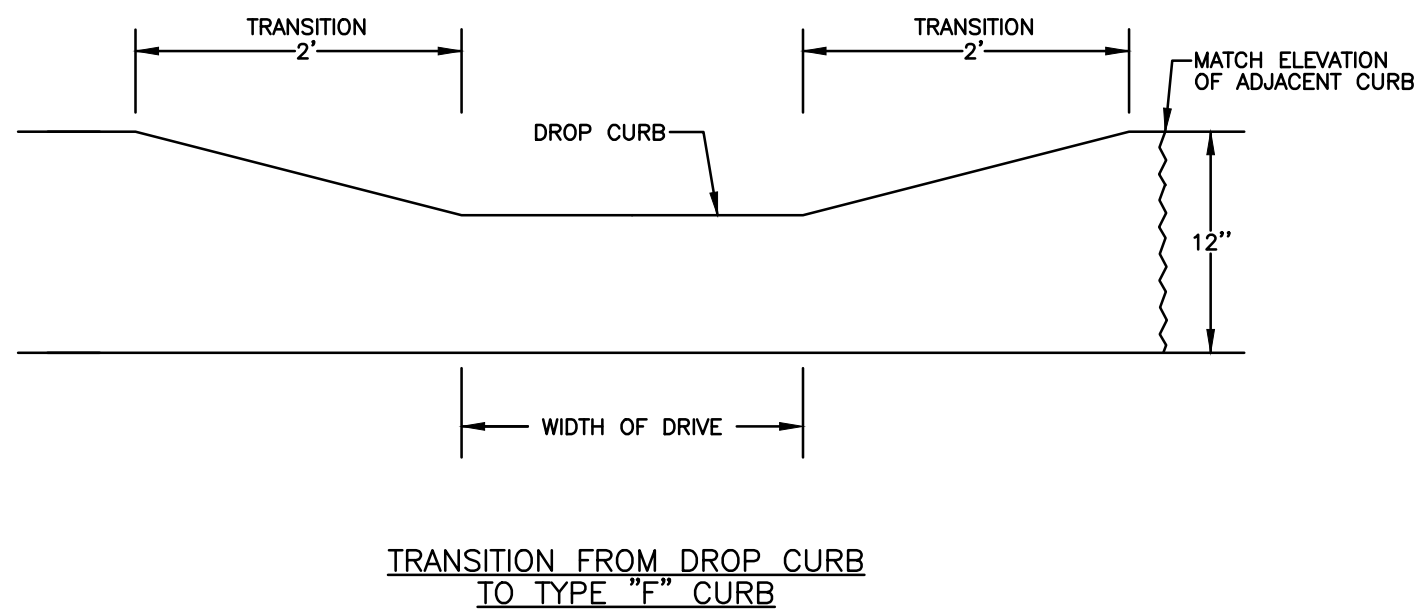
NOTE: INVERTED BRASS CAP SHALL BE USED IN GRASS AREAS IN LIEU OF CASTING AND CONE COLLAR.

TYPICAL CLEANOUT DETAIL NTS

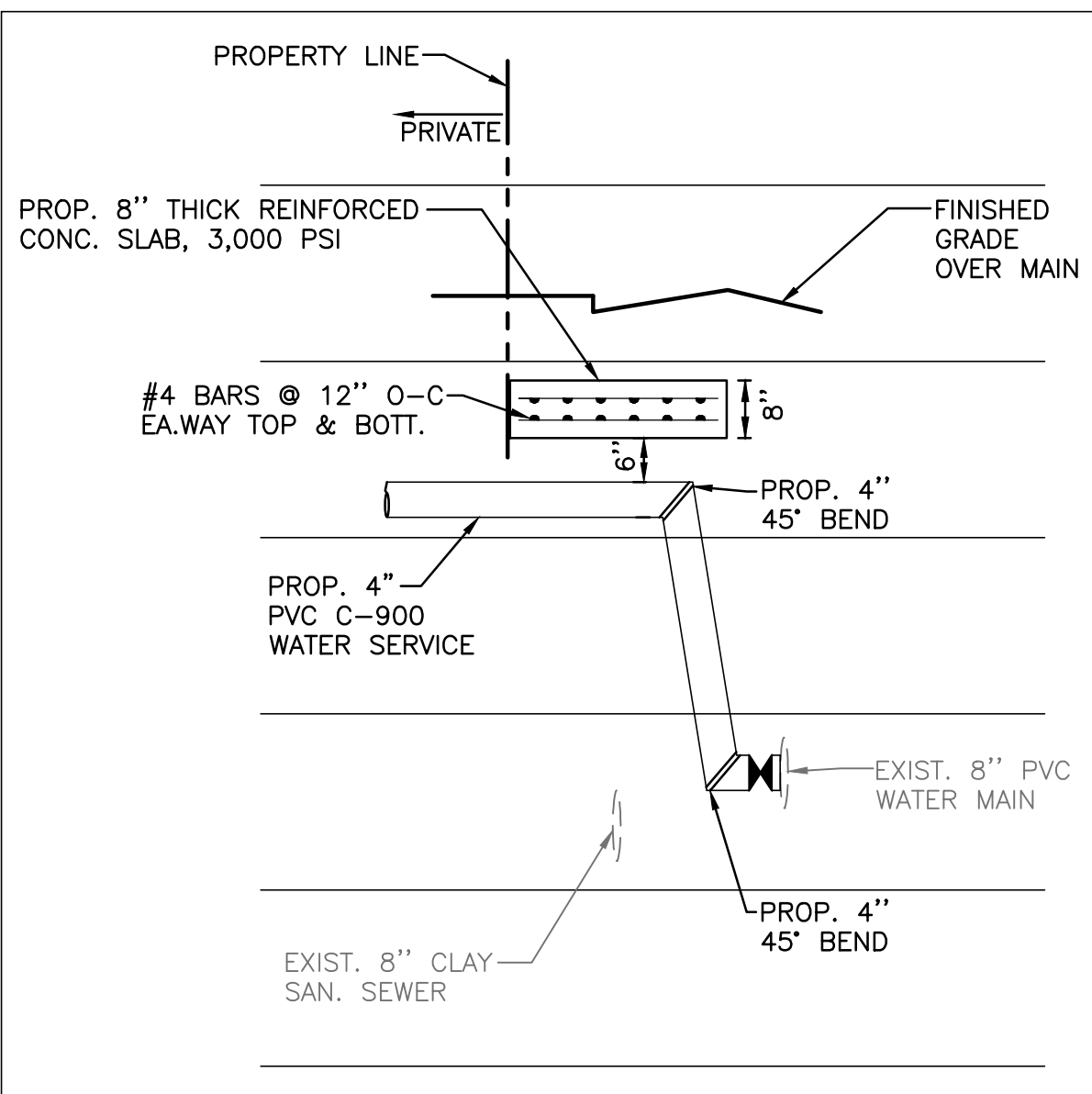


- NOTES:
1. WATER SERVICES SHALL CROSS OVER SEWER LATERALS WHEREVER POSSIBLE MAINTAINING A 12-INCH COVER AND 9-INCH SEPARATION AS MINIMUM.
 2. WHEREVER A WATER SERVICE CROSSES UNDER A SEWER LATERAL, OR CROSSES OVER WITH LESS THAN 9-INCHES VERTICAL SEPARATION, THEN SEWER LATERAL SHALL BE CENTERED ON CROSSING WITH NO JOINTS WITHIN 10 FEET OF THE CROSSING.
 3. 3 FT. HORIZONTAL CLEARANCE SHALL BE PROVIDED BETWEEN UTILITIES AND ANY OBSTRUCTIONS (CATCH BASINS, CONCRETE POLES, ETC.)
 4. 5 FOOT HORIZONTAL CLEARANCE SHALL BE PROVIDED BETWEEN UTILITIES AND TREES.

UTILITY CROSSING GENERAL REQUIREMENTS N.T.S.



DETAIL NTS



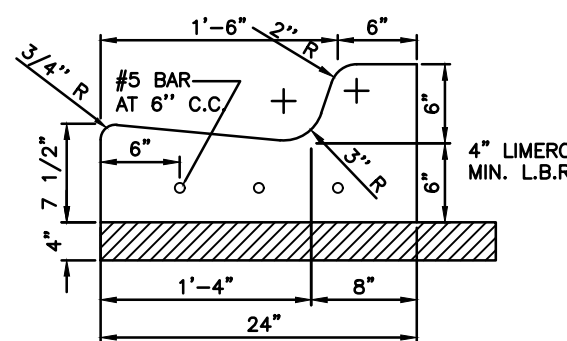
TYPICAL WATER SERVICE PROFILE

NOTE: FINAL PIPE ELEVATIONS AND PIPE CROSSING ELEVATIONS TO BE AS-BUILT.

CURB NOTE: DOWELS TO BE DRILLED & EPOXIED INTO EXISTING VALLEY GUTTER & "F" CURB TO RESIST SHEAR FORCES BETWEEN THE OLD STRUCTURES & THE NEW STRUCTURES

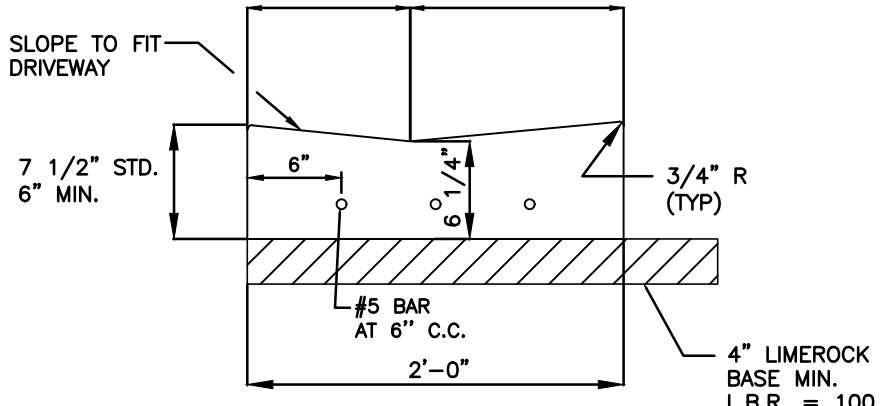
CURB NOTE: PROVIDE 3/4" X 18" SMOOTH DOWELS AT 12" C.C. TO CONNECT NEW CURB TO EXISTING CURB.

NOTE: NEW ELEMENTS TO BE TIED TO EXISTING USING DOWELS ANCHORED 3-INCHES INTO THE EXIST CONCRETE.



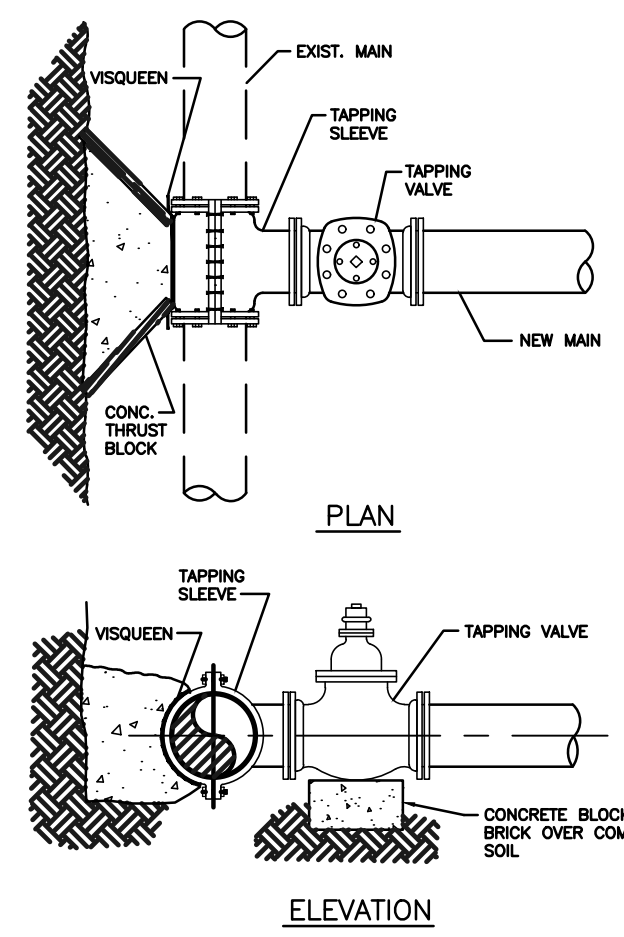
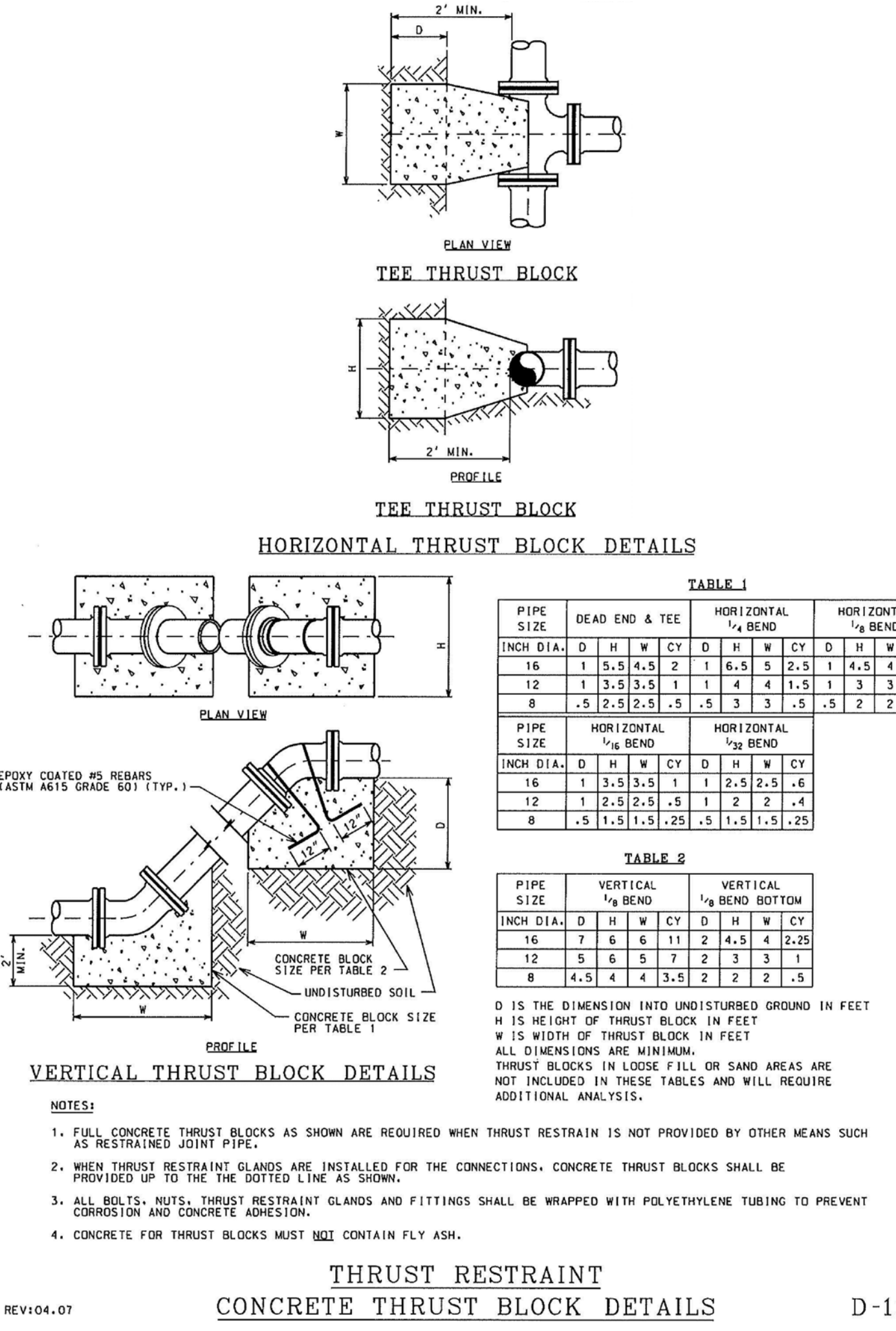
TYPE "F" CONCRETE CURB AND GUTTER PER FDOT STANDARD INDEX 300

DETAIL NTS



STANDARD DROP CURB (VALLEY GUTTER) PER FDOT STANDARD INDEX 300

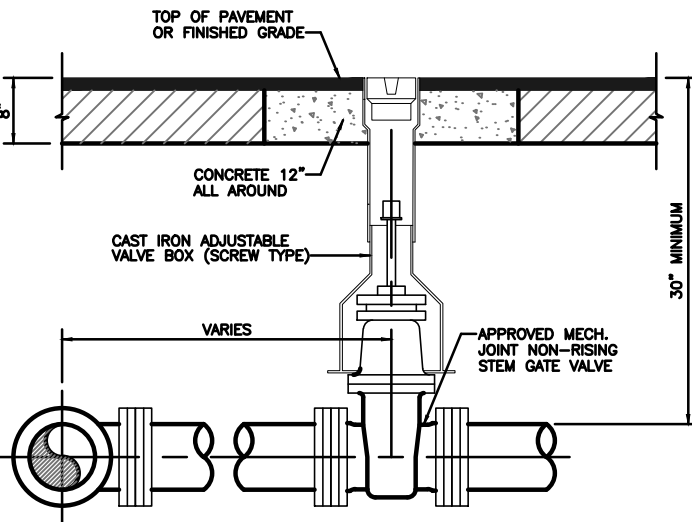
DETAIL NTS



NOTES:

1. NOTIFY THE CITY 48 HOURS IN ADVANCE OF PROPOSED TAP.
2. TAPPING MUST BE DONE IN THE PRESENCE OF AN AUTHORIZED CITY REPRESENTATIVE.

WATER MAIN TIE-IN NTS



TYPICAL VALVE SETTING DETAIL N.T.S

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 BEFORE ANY WORK IS STARTED. SO THAT CONTRACTOR SHALL NOTIFY BEFORE ANY WORK IS STARTED. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.

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HOLLAND ENGINEERING INC.

civil engineers

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BELIZA

1170-102 STREET

BAY HARBOR ISLANDS, FLORIDA 33154

FRANKEL BENAYOUN ARCHITECTS INC.

PLANNERS INTERIOR DESIGN

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FRANK BENAYOUN FISHMAN LICENSE NO. AR0007273
1700 BAYVIEW BLVD SUITE 200 BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868-3650 FAX: (305) 868-3650
E MAIL: INFO@FRANKELBENAYOUN.COM

SIGNATURE

DATE

NO.	REVISION	DATE	BY

DRAWING TITLE:	DETAILS & SECTIONS
SCALE:	N.T.S.
DATE:	APRIL 18, 2019
SHEET NUMBER:	C-4
P&Z SUBMITTAL	19-01



Transmittal

Power & Lighting Systems, Inc.
 3832 Shipping Avenue
 Miami FL 33146
 Phone: (305) 444-8520
From: April Sharp

Project Bay Harbor Islands, Beliza (Cuts)
Location

Contact:

ATTACHED WE ARE SENDING YOU 1 COPIES OF THE FOLLOWING ITEMS:

- | | | |
|-----------------------------------|---|--------|
| ☐ Drawings | ☐ Specifications | Other: |
| ☐ Prints | ☐ Information | |
| ☐ Plans | ☐ Submittals | |

THESE ARE TRANSMITTED FOR:

- | | | |
|--|---|---------------------------------|
| ☐ Prior Approval | ☐ Resubmittal for Approval | ☐ Record |
| ☐ Approval | ☐ Corrections | Bids due on: |
| ☐ Approval as Submitted | ☐ Your Use | Other: |
| ☐ Approval as Noted | ☐ Review and Comment | |

Type	MFG	Part
-------------	------------	-------------

LEVEL ONE

- | | | |
|---|--------------------|---|
| A | BEGA-US | 33 636 |
| | Item Note: | Mounting Height---8ft 6in A.F.F |
| B | Brownlee Lighting | 7700 4 B12LED-35K |
| | Item Note: | Mounting Height---8ft 6in A.F.F |
| C | Brownlee Lighting | 7700 4 B12LED-35K |
| | Item Note: | Mounting Height---8ft 6in A.F.F |
| K | BEGA-US | 33 065 |
| | Item Note: | LIMITED AVAILABILITY Wall Mount 2ft A.F.F |
| U | Acuity Brands Inc. | LDN4 35/10 L04AR LD |
| | Item Note: | Mounting Height---8ft 6in A.F.F |

ROOF LEVEL

- | | | |
|---|-------------------|---|
| C | Brownlee Lighting | 7700 4 B12LED-35K |
| | Item Note: | Wall Mount---7ft 0in A.F.F |
| K | BEGA-US | 33 065 |
| | Item Note: | LIMITED AVAILABILITY Wall Mount 2ft A.F.F |



Date: Mar 13, 2019

Job Name: Bay Harbor Islands, Beliza (Cuts)

LEVEL ONE

Bid Date: Mar 13, 2019

Submittal Date: Mar 13, 2019

Submitted by Power & Lighting Systems, Inc.	Job Name: Bay Harbor Islands, Beliza (Cuts)	Catalog Number: 33 636 Notes: Mounting Height---8ft 6in A.F.F	Type: A
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LED ceiling and wall luminaire - unshielded

BEGA

Application
LED ceiling and wall luminaire with hand-blown, three-ply opal glass. This luminaire can be utilized individually or in groups for glare-free illumination of interior and exterior spaces.

Materials
Luminaire housing constructed of die-cast marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy
Three-ply opal glass satin matte finish
High temperature silicone gasket

NRTL listed to North American Standards, suitable for wet locations
Protection class IP 64
Weight: 4.4lbs

Electrical
Operating voltage 120-277V AC
Minimum start temperature -30° C
LED module wattage 14.2 W
System wattage 17 W
Controllability 0-10V dimmable
Color rendering index Ra > 90
Luminaire lumens 1066 lumens (3000K)
Lifetime at Ta = 15° C >500,000 h (L70)
Lifetime at Ta = 35° C 194,000 h (L70)

LED color temperature
☐ 4000K - Product number + **K4**
☐ 3500K - Product number + **K35**
☐ 3000K - Product number + **K3**
☐ 2700K - Product number + **K27**

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.

Available colors ☐ Black (BLK) ☐ White (WHT) ☐ RAL:
 ☐ Bronze (BRZ) ☐ Silver (SLV) ☐ CUS:

Mounting Height---8ft 6in A.F.F

Type:
BEGA Product:
Project:
Modified:



LED ceiling and wall luminaire · unshielded				
	LED	A	B	
33 636	ADA 14.2 W	10 7/8	3 1/8	



BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us .com
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Job Name:
Bay Harbor Islands, Belize (Cuts)

Catalog Number:
7700 4 B12LED-35K

Notes: Mounting Height---8ft 6in A.F.F

Type:

B

7700 LED

STANDARD SPECIFICATIONS

TRIM

UV stabilized polycarbonate, injection molded one piece trim, with uniform 0.125" thickness. The color is molded throughout and the stainless steel hardware is captured in place.

DIFFUSER

UV stabilized polycarbonate, injection molded in a frosted 0.125" thick prismatic diffuser. Optional diffuser available in white polycarbonate.

HOUSING

Die-cast, one piece marine grade aluminum available in two depths. 6" deep housing has threaded conduit plugs on four sides.

LED PERFORMANCE - 3500K STANDARD

120-277V - 3500K, 82 CRI - L80 rating - 60,000 hrs - L70 rating (projected) - 100,000 hrs

Amperage rated @ 110V input

Operating ambient temperature: -20°C / -4°F - 40°C / 104°F

Standard 3500K source lumens noted. Consult Brownlee.com for performance of all CCTs.

B6LED - 6W nominal, .05 A input - 698 lm - 114 lm/W

B12LED - 12W nominal, .10 A input - 1422 lm - 120 lm/W

C9LED - 9W nominal, .10 A input - 1072 lm - 122 lm/W

C17LED - 17W nominal, .15 A input - 1829 lm - 111 lm/W

C24LED - 24W nominal, .20 A input - 2558 lm - 107 lm/W

MOUNTING

Directly to j-box (by others). Mounting hardware included. The 6" version can be anchored to the surface for conduit entry.

FINISH

Brownlee offers four standard finishes.

WARRANTY

5 year limited warranty on this LED product. Consult factory for details.

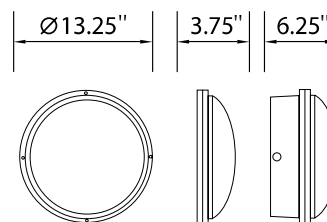
ORDERING INFORMATION

7700 - - - - -
Model 2. 3. 4. 5. (if required)

PROJECT:

MODEL #:

FIXTURE TYPE:



WET



Mounting Height---8ft 6in A.F.F

2. SIZE

4 4" depth
6 6" depth*

*6" depth does not meet
ADA requirements.

3. FINISH

BL Black
BZ Bronze
TI Titanium
WH White

4. WATTAGE

4 SIZE

B6LED 1-B Series board
B12LED 2-B Series boards

C9LED 1-C Series board

6 SIZE

B6LED 1-B Series board
B12LED 2-B Series boards

C9LED 1-C Series board
C17LED 2-C Series boards
C24LED 2-C Series boards

5. AVAILABLE OPTIONS

35K 3500K standard color temperature
27K 2700K color temperature
30K 3000K color temperature
40K 4000K color temperature
BAC Buy American Compliant
BB1⁶ Integral Battery Backup (B6LED, B12LED & C9LED only, 6 size only)
DIM Dimming driver (120-277V)(All except B6LED) (0-10V dimming control required)
DTR Triac (Line Voltage) Dimming (120V) (All except B6LED & C17LED)
ECW Extreme Cold Weather (-40°C / -40°F min.)
ES ENERGY STAR®
OCC^{1,2} Occupancy Sensor
PO1 Photo Control (120V) (6 size only)
PO2 Photo Control (208, 240, 277V) (6 size only)
T Tamper Resistant Hardware and Tool
WP White polycarbonate diffuser

1) Minimum operating temperature is -20°C / -4°F. Cannot be used with ECW
2) Occupancy sensor operates with microwaves and is not recommended for use in waiting areas with elevators
6) BB1 option has a minimum operating temperature of 50°F. Cannot be used with ECW

Specifications and dimensions subject to change without notice.

Consult your Brownlee Lighting representative for availability and ordering information.



Job Name:
Bay Harbor Islands, Belize (Cuts)

Catalog Number:
7700 4 B12LED-35K

Notes: Mounting Height---8ft 6in A.F.F

Type:

C

7700 LED

STANDARD SPECIFICATIONS

TRIM

UV stabilized polycarbonate, injection molded one piece trim, with uniform 0.125" thickness. The color is molded throughout and the stainless steel hardware is captured in place.

DIFFUSER

UV stabilized polycarbonate, injection molded in a frosted 0.125" thick prismatic diffuser. Optional diffuser available in white polycarbonate.

HOUSING

Die-cast, one piece marine grade aluminum available in two depths. 6" deep housing has threaded conduit plugs on four sides.

LED PERFORMANCE - 3500K STANDARD

120-277V - 3500K, 82 CRI - L80 rating - 60,000 hrs - L70 rating (projected) - 100,000 hrs

Amperage rated @ 110V input

Operating ambient temperature: -20°C / -4°F - 40°C / 104°F

Standard 3500K source lumens noted. Consult Brownlee.com for performance of all CCTs.

B6LED - 6W nominal, .05 A input - 698 lm - 114 lm/W

B12LED - 12W nominal, .10 A input - 1422 lm - 120 lm/W

C9LED - 9W nominal, .10 A input - 1072 lm - 122 lm/W

C17LED - 17W nominal, .15 A input - 1829 lm - 111 lm/W

C24LED - 24W nominal, .20 A input - 2558 lm - 107 lm/W

MOUNTING

Directly to j-box (by others). Mounting hardware included. The 6" version can be anchored to the surface for conduit entry.

FINISH

Brownlee offers four standard finishes.

WARRANTY

5 year limited warranty on this LED product. Consult factory for details.

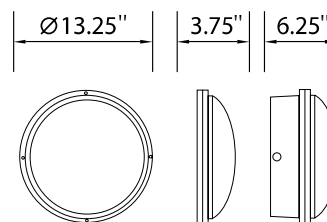
ORDERING INFORMATION

7700 - - - - -
Model 2. 3. 4. 5. (if required)

PROJECT:

MODEL #:

FIXTURE TYPE:



WET



Mounting Height---8ft 6in A.F.F

2. SIZE

4 4" depth
6 6" depth*

*6" depth does not meet ADA requirements.

3. FINISH

BL Black
BZ Bronze
TI Titanium
WH White

4. WATTAGE

4 SIZE

B6LED 1-B Series board
B12LED 2-B Series boards

C9LED 1-C Series board

6 SIZE

B6LED 1-B Series board
B12LED 2-B Series boards

C9LED 1-C Series board
C17LED 2-C Series boards
C24LED 2-C Series boards

5. AVAILABLE OPTIONS

35K 3500K standard color temperature
27K 2700K color temperature
30K 3000K color temperature
40K 4000K color temperature
BAC Buy American Compliant
BBI⁶ Integral Battery Backup (B6LED, B12LED & C9LED only, 6 size only)
DIM Dimming driver (120-277V)(All except B6LED) (0-10V dimming control required)
DTR Triac (Line Voltage) Dimming (120V) (All except B6LED & C17LED)
ECW Extreme Cold Weather (-40°C / -40°F min.)
ES ENERGY STAR®
OCC^{1,2} Occupancy Sensor
PO1 Photo Control (120V) (6 size only)
PO2 Photo Control (208, 240, 277V) (6 size only)
T Tamper Resistant Hardware and Tool
WP White polycarbonate diffuser

1) Minimum operating temperature is -20°C / -4°F. Cannot be used with ECW
2) Occupancy sensor operates with microwaves and is not recommended for use in waiting areas with elevators
6) BBI option has a minimum operating temperature of 50°F. Cannot be used with ECW

Specifications and dimensions subject to change without notice.

Consult your Brownlee Lighting representative for availability and ordering information.

Submitted by Power & Lighting Systems, Inc.		Catalog Number:	Type:
	Job Name: Bay Harbor Islands, Beliza (Cuts)	33 065 Notes: LIMITED AVAILABILITY Wall Mount 2ft A.F.F	K

Recessed wall luminaires with directed light

Housing: Constructed of die-cast and extruded aluminum components with integral wiring compartment. Mounting tabs provided. Die castings are marine grade, copper free ($\leq 0.3\%$ copper content) A360.0 aluminum alloy.

Enclosure: One piece die-cast aluminum faceplate. Clear tempered glass; .125" thick, machined flush to faceplate surface. Faceplate is secured by four (4) flush, socket head, stainless steel captive screws threaded into stainless steel inserts in the housing casting. Pure anodized aluminum asymmetrical reflector. Continuous high temperature, molded silicone rubber gasket for weather tight operation.

Electrical: 8.4W LED luminaire, 10.2 total system watts, -20°C start temperature. Integral 120V through 277V electronic LED driver, 0-10V dimming. LED module(s) are available from factory for easy replacement. Standard LED color temperature is 3000K with a >80 CRI. Available in 4000K (>80 CRI); add suffix K4 to order.

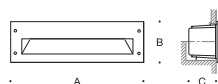
Note: LEDs supplied with luminaire. Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

Finish: All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. Available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

UL listed for US and Canadian Standards, suitable for wet locations and for installation within 3 feet of ground. Type non-IC. Protection class: IP65.

Type:
 BEGA Product:
 Project:
 Voltage:
 Color:
 Options:
 Modified:

LIMITED AVAILABILITY | Wall Mount 2ft A.F.F



Lamp		A	B	C
33065	ADA 8.4W LED	13	4 7/8	4



Submitted by Power & Lighting Systems, Inc.	Job Name: Bay Harbor Islands, Beliza (Cuts)	Catalog Number: LDN4 35/10 L04AR LD Notes: Mounting Height---8ft 6in A.F.F	Type: U
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FEATURES & SPECIFICATIONS

INTENDED USE — Typical applications include corridors, lobbies, conference rooms and private offices.

CONSTRUCTION — Galvanized steel mounting/plaster frame; galvanized steel junction box with bottom-hinged access covers and spring latches. Reflectors are retained by torsion springs. Vertically adjustable mounting brackets with commercial bar hangers provide 3-3/4" total adjustment. Two combination 1/2"-3/4" and four 1/2" knockouts for straight-through conduit runs. Capacity: 8 (4 in, 4 out). No. 12 AWG conductors, rated for 90°C.

Accommodates 12"-24" joist spacing.

Passive cooling thermal management for 25°C standard; high ambient (40°C) option available. Light engine and drivers are accessible from above or below ceiling.

Max ceiling thickness 1-1/2".

OPTICS — LEDs are binned to a 3-step SDCM; 80 CRI minimum.

LED light source concealed with diffusing optical lens.

General illumination lighting with 1.0 S/MH and 55° cutoff to source and source image.

Self-flanged anodized reflectors in specular, semi-specular, or matte diffuse finishes. Also available in white and black painted reflectors.

ELECTRICAL — Multi-volt (120-277V, 50/60Hz) 0-10V dimming drivers mounted to junction box, 10% or 1% minimum dimming level available.

0-10V dimming fixture requires two (2) additional low-voltage wires to be pulled.

70% lumen maintenance at 50,000 hours.

LISTINGS — Certified to US and Canadian safety standards. Damp location standard (wet location, covered ceiling optional). ENERGY STAR® certified product.

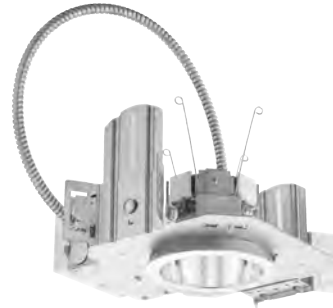
WARRANTY — 5-year limited warranty. Complete warranty terms located at:
www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Actual performance may differ as a result of end-user environment and application.

All values are design or typical values, measured under laboratory conditions at 25 °C.

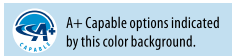
Specifications subject to change without notice.

Catalog Number
Notes Mounting Height---8ft 6in A.F.F
Type



LDN4

**4" OPEN
Non-IC
New Construction Downlight**



ORDERING INFORMATION Lead times will vary depending on options selected. Consult with your sales representative. **Example:** LDN4 35/15 L04AR LSS MVOLT EZ1

LDN4							
Series	Color temperature	Lumens ¹	Aperture/Trim Color		Finish	Voltage	
LDN4 4" round	27/ 2700K	05 500 lumens	L04 Downlight	AR Clear	LSS Semi-specular	MVOLT Multi-volt	
	30/ 3000K	10 1000 lumens	LW4 Wallwash	WR ² White	LD Matte diffuse	120 120V	
	35/ 3500K	15 1500 lumens		BR ² Black	LS Specular	277 277V	
	40/ 4000K	20 2000 lumens				347 ³ 347V	
	50/ 5000K	25 2500 lumens					
		30 3000 lumens					

Driver	Options	
GZ10 0-10V driver dims to 10%	SF ⁴	Single fuse
GZ1 0-10V driver dims to 1%	TRW ⁵	White painted flange
EZ10 0-10V eldoLED driver with smooth and flicker-free deep dimming performance down to 10%	TRBL ⁵	Black painted flange
	EL ⁴	Emergency battery pack with integral test switch
	ELR ⁴	Emergency battery pack with remote test switch
	ELSD	Emergency battery pack with self-diagnostics, integral test switch
	ELRSD	Emergency battery pack with self-diagnostics, remote test switch
	E10WCP	Emergency battery pack, 10W Constant Power, CA Title 20 compliant
	NPP16D ⁶	nLight® network power/relay pack with 0-10V dimming for non-eldoLED drivers (GZ10, GZ1).
	NPP16DER ⁶	nLight® network power/relay pack with 0-10V dimming for non-eldoLED drivers (GZ10, GZ1). ER controls fixtures on emergency circuit.
	NPS80EZ ⁶	nLight® dimming pack controls 0-10V eldoLED drivers (EZ10, EZ1).
	NPS80EZER ⁶	nLight® dimming pack controls 0-10V eldoLED drivers (EZ10, EZ1). ER controls fixtures on emergency circuit.
	N80 ⁷	nLight™ Lumen Compensation
	HAO ⁸	High ambient option (40°C)
	CP ⁹	Chicago Plenum
	WL	Wet Location
	RRL	RELOC®-ready luminaire connectors enable a simple and consistent factory installed option across all ABL luminaire brands. Refer to RRL for complete nomenclature. Available only in RRLA, RRLB, RRLAE, and RRLC12S.
	USPOM	US point of manufacture

Notes

- Overall height varies based on lumen package; refer to dimensional chart on page 3.
- Not available with finishes.
- Not available with emergency options.
- Must specify voltage 120V or 277V.
- Available with clear (AR) reflector only.
- Specify voltage. ER for use with generator supply EM power. Will require an emergency hot feed and normal hot feed.
- Fixture begins at 80% light level. Must be specified with NPS80EZ or NPS80EZ ER. Only available with EZ10 and EZ1 drivers.
- Fixture height is 5-11/16" for all lumen packages with HAO.
- Must specify voltage for 3000lm.



Job Name:
Bay Harbor Islands, Belize (Cuts)

Catalog Number:
LDN4 35/10 L04AR LD

Notes: Mounting Height---8ft 6in A.F.F

Type:

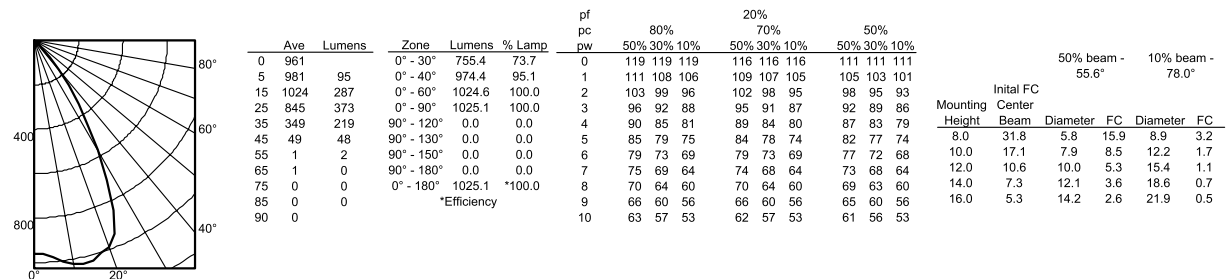
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LDN4

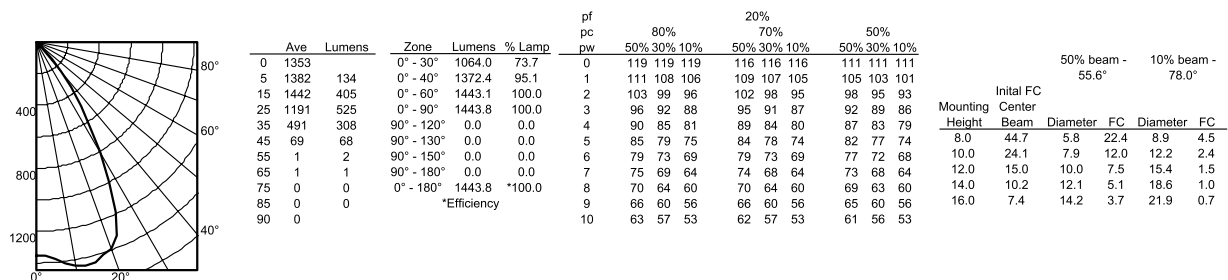
PHOTOMETRY

Distribution Curve	Distribution Data	Output Data	Coefficient of Utilization	Illuminance Data at 30" Above Floor for a Single Luminaire
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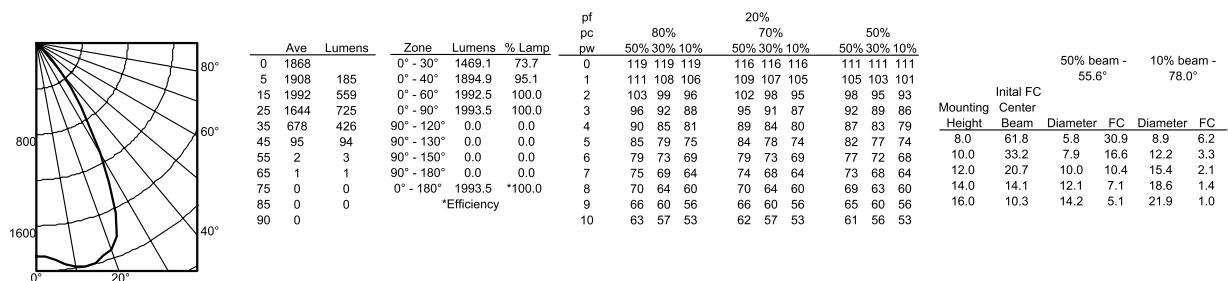
LDN4 35/10 L04AR, input watts: 12.69, delivered lumens: 1025.1, LM/W = 80.78, spacing criterion at 0= 1.04, test no. ISF 30712P31.



LDN4 35/15 L04AR, input watts: 20.44, delivered lumens: 1443.8, LM/W = 70.63, spacing criterion at 0= 1.04, test no. ISF 30712P28.



LDN4 35/20 L04AR, input watts: 22.52, delivered lumens: 1993.5, LM/W = 88.52, spacing criterion at 0= 1.04, test no. ISF 30712P25.



Accessories: Order as separate catalog numbers (shipped separately).

SCA4

Sloped ceiling adapter.

Degree of slope must be specified (5D, 10D, 15D, 20D, 25D, 30D). Refer to [TECH-190](#).



Job Name:
Bay Harbor Islands, Beliza (Cuts)

Catalog Number:
LDN4 35/10 L04AR LD

Notes: Mounting Height---8ft 6in A.F.F

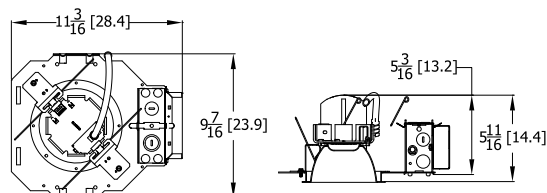
Type:

U

LDN4

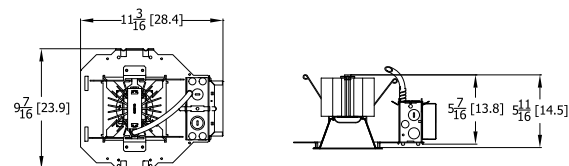
* All dimensions are in inches (centimeters) unless otherwise noted.

LDN4 1500 LUMEN



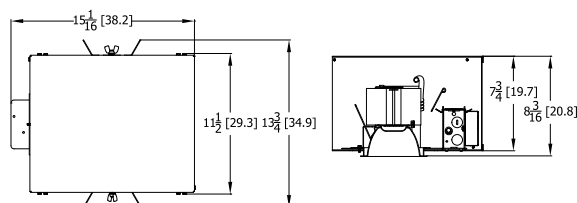
Aperture: 4-5/16 (11)
Ceiling Opening: 5-1/8 (13)
Overlap trim: 5-7/16 (13.8)

LDN4 3000 LUMEN



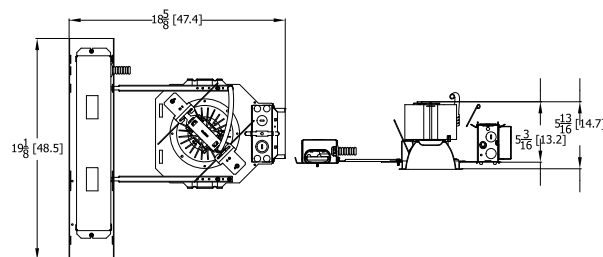
Aperture: 4-5/16 (11) Square
Ceiling Opening: 5-1/8 (13) Square
Overlap trim: 5-7/16 (13.8) Square

LDN4 CP



Aperture: 4-5/16 (11)
Ceiling Opening: 5-1/8 (13)
Overlap trim: 5-7/16 (13.8)

LDN4 EL-ELR



Aperture: 4-5/16 (11)
Ceiling Opening: 5-1/8 (13)
Overlap trim: 5-7/16 (13.8)

LDN4			
Target Lumen	Lumens @ 3500K	Wattage	LPW
500	688.8	8.5	80.8
1000	1025.1	12.7	80.7
1500	1443.8	20.4	70.8
2000	1993.5	22.5	88.6
2500	2659.0	30.1	88.3
3000	2860.1	34.8	82.2

LUMEN OUTPUT MULTIPLIERS - CCT					
	2700K	3000K	3500K	4000K	5000K
80CRI	0.950	0.966	1.000	1.025	1.101

EL/ELR AVAILABILITY/COMPATIBILITY - INITIAL LUMENS

Lumen package	Watts	Initial lumens EL/ELR	Emergency LED driver
500	12	500	PS1050
1000	18	575	PS1050
1500	26	640	PS1050
2000	35	690	PS1050

LUMEN OUTPUT MULTIPLIERS - FINISH

	Clear (AR)	White (WR)	Black (BR)
Specular (LS)	1.0	N/A	N/A
Semi-specular (LSS)	0.950	N/A	N/A
Matte diffuse (LD)	0.85	N/A	N/A
Painted	N/A	0.87	0.73

Notes

- Tested in accordance with IESNA LM-79-08.
- Tested to current IES and NEMA standards under stabilized laboratory conditions.
- CRI: 80 typical.



Job Name:
Bay Harbor Islands, Beliza (Cuts)

Catalog Number:
LDN4 35/10 L04AR LD

Notes: Mounting Height---8ft 6in A.F.F

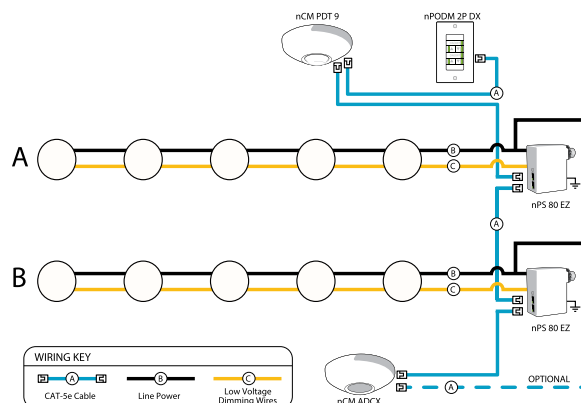
Type:

U

LDN4

ADDITIONAL DATA

COMPATIBLE 0-10V WALL-MOUNT DIMMERS		
MANUFACTURER	PART NO.	POWER BOOSTER AVAILABLE
Lutron®	Diva® DDTV	
	Diva® DVSC TV	
	Nova T® NTFTV	
	Nova® NDTV	
Leviton®	AWSMT-7DW	CN100
	AWSMG-7DW	PE300
	AMRMG-7DW	
	Leviton Centura Fluorescent Control System	
Synergy®	ISD BC	RDMFC
	SLD LPCS	
	Digital Equinox (DEQ BC)	
Douglas Lighting Controls	WPC-5721	
Entertainment Technology	Tap Glide TG600FAM120 (120V)	
	Tap Glide Heatsink TGH1500FAM120 (120V)	
	Oasis OA2000FAMU	
Honeywell	EL7315A1019	EL7305A1010 (optional)
	EL7315A1009	
HUNT Dimming	Preset slide: PS-010-IV and PS-010-WH	
	Preset slide: PS-010-3W-IV and PS-010-3W-WH	
	Preset slide, controls FD-010: PS-IFC-010-IV and PS-IFC-010-WH-120/277V	
	Preset slide, controls FD-010: PS-IFC-010-3W-IV and PS-IFC-010-3W-WH-120/277V	
	Remote mounted unit: FD-010	
Lehigh Electronic Products	Solitaire	PBX
PDM Electrical Products	WPC-5721	
Starfield Controls	TR61 with DALI interface port	RT03 DALInet Router
WattStopper®	LS-4 used with LCD-101 and LCD-103	



nLight® Control Accessories: Order as separate catalog number. Visit www.sensorswitch.com/nLight for complete listing of nLight controls.			
WallPod stations	Model number	Occupancy sensors	Model number
On/Off	nPODM [color]	Small motion 360°, ceiling (PIR / dual tech)	nCM 9 / nCM PDT 9
On/Off & Raise/Lower	nPODM DX [color]	Large motion 360°, ceiling (PIR / dual tech)	nCM 10 / nCM PDT 10
Graphic Touchscreen	nPOD GFX [color]	Wide view (PIR / dual tech)	nWV 16 / nWV PDT 16
Photocell controls	Model number	Wall Switch w/ Raise/Lower (PIR / dual tech)	nWSX LV DX / nWSX PDT LV DX
Dimming	nCM ADCX	Cat-5 cables (plenum rated)	Model number
		10', CAT5 10FT	CAT5 10FT J1
		15', CAT5 15FT	CAT5 15FT J1

A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and out-of-the-box control compatibility with simple commissioning.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is part of an A+ Certified solution for nLight® control networks when ordered with drivers marked by a **shaded background***
- This luminaire is part of an A+ Certified solution for nLight control networks, providing advanced control functionality at the luminaire level, when selection includes driver and control options marked by a **shaded background***

To learn more about A+, visit www.acuitybrands.com/aplus.

*See ordering tree for details



Date: Mar 13, 2019

Job Name: Bay Harbor Islands, Beliza (Cuts)

ROOF LEVEL

Bid Date: Mar 13, 2019

Submittal Date: Mar 13, 2019



Job Name:
Bay Harbor Islands, Beliza (Cuts)

Catalog Number:
7700 4 B12LED-35K

Notes: Wall Mount---7ft 0in A.F.F

Type:

C

7700 LED

STANDARD SPECIFICATIONS

TRIM

UV stabilized polycarbonate, injection molded one piece trim, with uniform 0.125" thickness. The color is molded throughout and the stainless steel hardware is captured in place.

DIFFUSER

UV stabilized polycarbonate, injection molded in a frosted 0.125" thick prismatic diffuser. Optional diffuser available in white polycarbonate.

HOUSING

Die-cast, one piece marine grade aluminum available in two depths. 6" deep housing has threaded conduit plugs on four sides.

LED PERFORMANCE - 3500K STANDARD

120-277V - 3500K, 82 CRI - L80 rating - 60,000 hrs - L70 rating (projected) - 100,000 hrs

Amperage rated @ 110V input

Operating ambient temperature: -20°C / -4°F - 40°C / 104°F

Standard 3500K source lumens noted. Consult Brownlee.com for performance of all CCTs.

B6LED - 6W nominal, .05 A input - 698 lm - 114 lm/W

B12LED - 12W nominal, .10 A input - 1422 lm - 120 lm/W

C9LED - 9W nominal, .10 A input - 1072 lm - 122 lm/W

C17LED - 17W nominal, .15 A input - 1829 lm - 111 lm/W

C24LED - 24W nominal, .20 A input - 2558 lm - 107 lm/W

MOUNTING

Directly to j-box (by others). Mounting hardware included. The 6" version can be anchored to the surface for conduit entry.

FINISH

Brownlee offers four standard finishes.

WARRANTY

5 year limited warranty on this LED product. Consult factory for details.

ORDERING INFORMATION

7700 - - - - -
Model 2. 3. 4. 5. (if required)

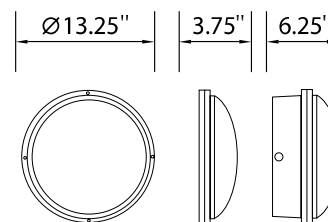
PROJECT:

MODEL #:

FIXTURE TYPE:



WH finish



WET



Wall Mount---7ft A.F.F

2. SIZE

4 4" depth
6 6" depth*

*6" depth does not meet
ADA requirements.

3. FINISH

BL Black
BZ Bronze
TI Titanium
WH White

4. WATTAGE

4 SIZE

B6LED 1-B Series board
B12LED 2-B Series boards

C9LED 1-C Series board

6 SIZE

B6LED 1-B Series board
B12LED 2-B Series boards

C9LED 1-C Series board
C17LED 2-C Series boards
C24LED 2-C Series boards

5. AVAILABLE OPTIONS

35K 3500K standard color temperature
27K 2700K color temperature
30K 3000K color temperature
40K 4000K color temperature
BAC Buy American Compliant
BB1⁶ Integral Battery Backup (B6LED, B12LED & C9LED only, 6 size only)
DIM Dimming driver (120-277V)(All except B6LED) (0-10V dimming control required)
DTR Triac (Line Voltage) Dimming (120V) (All except B6LED & C17LED)
ECW Extreme Cold Weather (-40°C / -40°F min.)
ES ENERGY STAR®
OCC^{1,2} Occupancy Sensor
PO1 Photo Control (120V) (6 size only)
PO2 Photo Control (208, 240, 277V) (6 size only)
T Tamper Resistant Hardware and Tool
WP White polycarbonate diffuser

1) Minimum operating temperature is -20°C / -4°F. Cannot be used with ECW
2) Occupancy sensor operates with microwaves and is not recommended for use in waiting areas with elevators
6) BB1 option has a minimum operating temperature of 50°F. Cannot be used with ECW

Specifications and dimensions subject to change without notice.

Consult your Brownlee Lighting representative for availability and ordering information.

Submitted by Power & Lighting Systems, Inc.		Catalog Number:	Type:
	Job Name: Bay Harbor Islands, Beliza (Cuts)	33 065 Notes: LIMITED AVAILABILITY Wall Mount 2ft A.F.F	K

Recessed wall luminaires with directed light

Housing: Constructed of die-cast and extruded aluminum components with integral wiring compartment. Mounting tabs provided. Die castings are marine grade, copper free ($\leq 0.3\%$ copper content) A360.0 aluminum alloy.

Enclosure: One piece die-cast aluminum faceplate. Clear tempered glass; .125" thick, machined flush to faceplate surface. Faceplate is secured by four (4) flush, socket head, stainless steel captive screws threaded into stainless steel inserts in the housing casting. Pure anodized aluminum asymmetrical reflector. Continuous high temperature, molded silicone rubber gasket for weather tight operation.

Electrical: 8.4W LED luminaire, 10.2 total system watts, -20°C start temperature. Integral 120V through 277V electronic LED driver, 0-10V dimming. LED module(s) are available from factory for easy replacement. Standard LED color temperature is 3000K with a >80 CRI. Available in 4000K (>80 CRI); add suffix K4 to order.

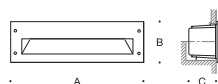
Note: LEDs supplied with luminaire. Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

Finish: All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. Available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

UL listed for US and Canadian Standards, suitable for wet locations and for installation within 3 feet of ground. Type non-IC. Protection class: IP65.

Type:
 BEGA Product:
 Project:
 Voltage:
 Color:
 Options:
 Modified:

LIMITED AVAILABILITY | Wall Mount 2ft A.F.F



Lamp		A	B	C
33 065	ADA 8.4W LED	13	4 7/8	4



BELIZA

**1170 102nd Street
Bay Harbor Islands, Florida 33154**

DEVELOPMENT IMPACT ANALYSIS REPORT

**FOR WATER-SEWER-SOLID WASTE
AND STORM DRAINAGE**

April 18, 2019

Prepared by: _____
FRANKEL BENAYOUN ARCHITECTS, INC

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 **800 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 **312 GPD** is expected from this project.

3. SOLID WASTE:

The anticipated daily solid waste generation for this project is 0.25 TONS per year. (See attached Proposed Solid Waste Calculations).

4. STORM DRAINAGE:

This project will require the installation of two wells. See attached documents prepared by Susan C. Holland, P.E. Lic. No. 41831

PROPOSED POTABLE WATER USE CALCULATIONS

PROJECT : BELIZA

DATE : APRIL 18, 2019

TYPE OF BUILDING USE	ROOMS [EACH/SF]	RATE [GPD/ROOM] [GPD/SF]	ADF [GPD]
<u>PROPOSED FLOWS:</u>			
Residential Condominiums	6	200	1,200
SUB-TOTAL			<u>1,200</u>
<u>PREVIOUS FLOWS:</u>			
	2	200	400
SUB-TOTAL			<u>800</u>
NET INCREASE			800

PROPOSED SANITARY SEWER USE CALCULATIONS

PROJECT : BELIZA

DATE : APRIL 18, 2019

TYPE OF BUILDING USE	ROOMS [EACH/SF]	RATE [GPD/ROOM] [GPD/SF]	ADF [GPD]
<u>PROPOSED FLOWS:</u>			
Residential Condominiums	6	156	936
SUB-TOTAL			<u>936</u>
<u>PREVIOUS FLOWS:</u>			
	2	156	-
SUB-TOTAL			<u>312</u>
NET INCREASE			312

PROPOSED SOLID WASTE CALCULATIONS

PROJECT : BELIZA

DATE : APRIL 18, 2019

TYPE OF BUILDING USE	AREA/UNITS [SF] [UNITS]	RATE [LB/SF- DAY] [LB/UNIT- DAY]	SOLID WASTE GENERATED [LB/DAY]	SOLID WASTE GENERATED [LB/DAY]
<u>PROPOSED FLOWS:</u>				
Residential Condominiums	6	8	240	.025
<u>PREVIOUS FLOW</u>	2	8	240	0.008
TOTAL			240	.017

ANTICIPATED SOLID WASTE (TONS/YEAR): 9.125

BELIZA

FRANKEL BENAYOUN ARCHITECTS, INC
1177 Kane Concourse, Suite 120
Bay Harbor Islands, FL 33154
T: 305.868.3665
F: 305.868.3650



**BELIZA – New Condominium Building
1170 102nd Street, Bay Harbor Islands
Drainage Well Calculations**

Drainage Well

10 year, 1day storm = 7"

Impervious area = 7,158 sf

Drainage required = 7,158 sf X 7"/hour X 0.90 X ft/12" X hour/3600 sec = 1.04 cfs

Total drainage required = 1.04 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

Stage (feet)	Discharge (gpm)	Discharge (cfs)
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 = 1.05 cfs, retention = 1.5 minutes (90 seconds)

Volume = 1.1 cfs X 60 sec/min X 1.5 min = 99 cf

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

Prepared by:

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

FRANKEL BENAYOUN ARCHITECTS, INC.
1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FL 33154

March 26, 2019

**TOWN OF BAY HARBOR ISLANDS
DRC STAFF
PLAN REVIEW**

**RE: BELIZA 1170 102 STREET
RESPONSE TO COMMENTS BY MICHAEL MILLER PLANNING ASSOCIATES, INC.**

COMMENTS

COMMENT 1

THE APPLICATION DOES NOT INDICATE THAT ANY OF THE TOWN'S INCENTIVES THROUGH ITS SUSTAINABLE BUILDING PROGRAM ARE BEING CONTEMPLATED. PLEASE SEE CHAPTER 11 ARTICLE V. SUSTAINABLE BUILDING PROGRAM-THERE ARE SUBSTANTIAL REBATES OF PERMIT FEES AVAILABLE AS WELL AS AWARDS, RECOGNITIONS AND SIGNAGE INCENTIVES AVAILABLE FOR "GREEN BUILDINGS".

RESPONSE 1:

The Owner will review the incentives for Sustainable Buildings to determine the sustainable elements to be used for this project in accordance with Chapter 11 Article V.

COMMENT 2:

PROVIDE FUTURE SIGN LOCATIONS (BUILDING/ADDRESS). THIS SHOULD BE STUDIED NOW, AND TENTATIVE LOCATIONS NOTED. AFTERWARD IT IS SOMETIMES DIFFICULT TO FIND AN APPROPRIATE SURFACE.

RESPONSE 2:

Please refer to the revised Sheet A-2.01 for the proposed location of the Building Name and Address.

COMMENT 3:

CORRECT PLAN SPELLING TYPOS/MATH: ON SHEET A-0.01 THE PROPOSED DENSITY IS (6 UNITS/.26 AC.) 23 DU/AC; A-1.04 CORRECT SPELLING OF "ARCHITECTURAL FROM "ARCHIT3ECTURAL".

RESPONSE 3:

Please refer to the revised Sheets A-0.01 and A-1.04 for corrected typos and math.

COMMENT 4:

THE PHOTOMETRIC LIGHTING PLAN IS INCOMPLETE; MISSING ITEMS 23-19€(2)(d), (e), (f) AND (h)

RESPONSE 4:

Please note that we submitted 3 sheets of Photometric Plans including Level 1/Site, Level 4 Roof, Level 5 Roof. The Luminaire Schedule shows the lumens, the watts, the manufacturer, the mounting heights, and all illumination values in fc. We also include in this submittal the cut sheets for all exterior lighting fixtures. During our DRC review Michael Miller agreed that the Photometric Plans are satisfactory.

COMMENT 5:

REVISE THE DRIVEWAY ON THE WEST SIDE OF THE SITE TO BE SETBACK A MINIMUM OF FIVE (5) FEET IN WIDTH (MIN. LANDSCAPE STRIP WIDTH – NO CURB) AS REQUIRED BY SECTION 23-24(d)(2)

RESPONSE 5:

Please refer to the corrected Sheet A-1.01 and the Section Detail Through Driveway on Sheet A-3.01.

COMMENT 6:

SHEET A-1.02 HAS DRAFTING ERRORS THAT NEED TO BE CORRECTED PURSUANT TO OUR CONVERSATION WITH THE ARCHITECT; WINDOWS AND SLIDING GLASS DOORS ARE MISSING ON THE END UNITS BUT ARE SHOWN ON THE ELEVATIONS.

RESPONSE 6:

Please refer to the revised Sheet A-1.02 with the added Sliding Glass Doors.

COMMENT 7:

FIRE DEPARTMENT STAGING AREAS NEED TO BE AGREED TO BY THE MIAMI-DADE FIRE DEPARTMENT ASAP, AS THIS COULD AFFECT THE DESIGN.

RESPONSE 7:

Please refer to the revised Sheet A1.01 with the location of the Fire Department Staging Area.

COMMENT 8:

ALL FPL TRANSFORMERS/BACKFLOW PREVENTERS / EXPOSED UTILITY FACILITIES MUST BE SUBSTANTIALLY SCREENED/ HIDDEN WITH LANDSCAPING/ FENCES / PAINTED TO MATCH. THE UTILITIES AND LANDSCAPE PLANS NEED TO BE COORDINATED IN GREATER DETAIL TO ENSURE THEY ARE SCREENED ADEQUATELY. THE TOWN HAS AGREEMENT WITH THE M-D FIRE DEPT. / FPL TO ADEQUATELY SCREEN THEIR FACILITIES, AS LONG AS REASONABLE ACCESS IS PROVIDED.

RESPONSE 8:

Please refer to the Revised Sheets L-1.01 for screening of exposed utilities as described in the comment.

COMMENT 9:

THE LANDSCAPE PLAN DOES NOT COMPLY WITH THE MINIMUM MIAMI-DADE / TOWN SUPPLEMENTAL LANDSCAPE CODE CRITERIA, NEEDS TO BE REVISED, AND THE PLANS MUST MATCH THE RENDERINGS. THE FOLLOWING REVISIONS ARE NEEDED:

- a. **PROVIDE THE CORRECT REQUIRED STREET TREES, THE TOWN PLAN REQUIRED PARADISE TREES WHEN NO OVERHEAD LINES ARE PRESENT AND PINK TREES WHEN THEY EXIST.**
- b. **THE RENDERINGS SHOW LANDSCAPE MATERIALS IN FRONT OF THE FRONT WALL AS REQUIRED AND THE LANDSCAPE PLANS DO NOT.**

- c. **THE FPL TRANSFORMER IS NOT SCREENED AT ALL AND IS IN A PROMINENT LOCATION. RELOCATION NEEDS TO BE SERIOUSLY STUDIED AND IT IS NOT SHOWN ON THE RENDERINGS.**
- d. **DISTINGUISH THE REQUIRED SHRUBS AND TREES IN THE LANDSCAPE TABLE IN BOLD TEXT.**

RESPONSE 9:

Please refer to the Revised Landscape Plans as follows:

- a. Paradise Trees are provided for Street Trees. There are no power lines on the North (front) side.
- b. Please refer to the revised Sheet L-1.01 for Podocarpus in front of the front wall.
- c. Please refer to the revised Sheet L-1.01 for podocarpus in front of the FPL Transformer which is now screen on 3 sides and exposed on the West for service from the driveway.
- d. Please refer to the revised Sheet L-4.01 for Landscape Table.

COMMENT 10:

THE TOWN CODE REQUIRES ANY EXISTING OVERHEAD LINES TO BE UNDERGROUNDED / POLES REMOVED AT THE TIME OF REDEVELOPMENT; HOWEVER, FPL HAS OBJECTED TO INCREMENTAL UNDERGROUNDING. THE TOWN WILL REQUIRE CONDUIT FOR FUTURE UNDERGROUNDING. ALL UTILITY CONNECTIONS FROM THE SOURCE MUST BE PLACED UNDERGROUND FROM THE POLE TO THE BUILDING.

RESPONSE 10

Please refer to Note 1 on Sheet A-0.01 in response to this comment.

Prepared by,
FRANKEL BENAYOUN ARCHITECTS, INC.

Ifhat Benayoun Fishman, VP

**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: April 15th, 2019

Subject: Site Development Plan Application
BELIZA Townhouse Complex (6 DU)
1170 102nd Street
Bay Harbor Islands Acct. No. SPR19-00002
MMPA Acct. No. 01-0702-1082

RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board review the most recent revised plans dated March 28th, 2019, and if found acceptable **APPROVE** the proposed Site Development Plan application, subject to the suggested conditions listed in the summary section of this report.

PROJECT REVIEW HISTORY

On February 28th, 2019, the Town received a Site Development Plan application for the above referenced property. The Town's DRC met on March 14th, 2019 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 set of revised plans (PZB check-set) from the Town on April 4th, 2019 and found that revised plans resolved all of the DRC issues adequately.

GENERAL PROJECT INFORMATION

Land Use Designation: MH – Medium-High Density Residential
Zoning District: RM-2 Multiple Family District
General Location: 1170 102nd Street
Legal Description: Lot 9, Block 6, "Bay Harbor Island" Subdivision, 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, Frankel Benayoun Architects Inc., as agent for the property owner/developer, Saman LLC, has submitted a Site Development Plan application for the construction of a 4-story / 6-unit townhouse residential development located at 1170 102nd Street. The interior site is comprised of one (1) full platted lot that is 11,250 sq. ft. / 0.26 acres in size.

The site is currently cleared / vacant since 2015. The site design incorporates one (1) rectangular shaped building with six (6) townhouse type units that each have a 2-car garage with limited ground floor living space with the building overtop a two-way vehicular entry court. The proposed building height is 45' above BFE with accessory rooftop structures (elevator override / stairs / mechanical equipment) and amenities (swimming pool / roof deck / barbeque).

There are three (3) dwelling unit types proposed that are either three (3) or four (4) bedroom, most with 4½ baths, ranging from 2,550 to 3,742 net square feet – all far exceeding Code requirements - including some units with dens. No TDR units are being sought in this design. The base density of 34 DUA allows nine (9) dwelling units as of right (there will be 3 TDR units remaining). The survey indicates that no right-of-way for on-street parking was ever dedicated to the Town as some other property owners had done – so the site is the original full platted lot.

Access to the site is proposed via one 23-foot wide two-way gated driveway connection to 102nd Street. The garages are accessed from the entry court with the building above. Minimum parking requirements are being met with two (2) parking spaces in each garage plus one (1) guest space in the front yard. It is noted that §23-24(c)(3)(4) requires townhouse developments with interior driveway / parking areas to provide one (1) guest parking space per each platted lot within the development site. The proposed development site design includes one guest space in the front yard. A preliminary Fire Department staging area is shown within the driveway apron.

The Landscape Plan meets / exceeds the Miami-Dade / Town Supplemental Landscape Codes including the Street Tree species for this roadway segment (Golden Shower Tree). MMPA is somewhat concerned with the proposed FPL transformer location which is shown prominently located in the center of the site; however, additional landscape screening was added as requested by the DRC.

The adjoining / nearby developments sites currently include: North - Wedgewood Apartments 4-story / 14 DU (26.9 DU/AC); South – Habitat 1175 Condo 4-story / 5 DU (19.2 DU/AC); East – Le Jardin MFR condominium 7-story complex under construction nearing completion / 30 DU (58 DU/AC); West is a vacant RM-2 site. This area of the Town is predominated by a mixture of older low-rise residential complexes (2-3 stories) and mid-rise residential complexes (5-7 stories). The Town's 2002 Community Vision Master Plan identifies this area as being preferred for mid-rise residential complexes (5-7+/- stories). Therefore, the proposed development is deemed generally consistent with the Town's future vision for this area.

BACKGROUND INFORMATION

The Town completed major amendments to its adopted Comprehensive Plan and Land Development Regulations (LDRs) in the last 15+/- 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 subject site is an interior lot 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 / 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. Nine (9) units are allowed by right on the property and six (6) are proposed which is a density of 23 DU/AC. The site will have 3 TDR units available. Additional dwelling units could be acquired to increase the base density if approved by the Town Council to a maximum of 60 DUA. The developer could seek to build up to 16 DU on the property through the TDR process (.26 ac. x 60 DUA). As proposed, the development will be consistent with the applicable FLUM designation of the property.

Land Development Regulations / Zoning Code – The property has a zoning district classification of RM-2 Multiple Family Zoning District. The maximum building height allowed in this district is 65 feet (measured from BFE to top of main roof deck). The proposed 4-story building is forty-five (45) feet in height. The proposed use of the property and density is consistent with this zoning classification.

PLATTING

The site will not require re-platting, as the site is currently platted as one (1) lot described above.

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

As stated above, the Site Development Plan depicts access to the site from a 23-foot wide two-way gated driveway connection that is setback 20 feet from the property line and 60 feet from 102nd Street. The driveway then leads to a vehicular entry court with the building above.

Based on 6 DU the Code requires at least 12 parking spaces, and 13 are being provided. The plan includes one (1) guest space that is required for townhouse complexes with interior parking areas per §23-24(c)(3)(4).

A preliminary Fire Department staging area is shown on the plans within the driveway apron. The applicant should meet with the Miami-Dade Fire Department staff as soon as possible to verify the proposed staging area, as this may affect the site design. 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 / hybrid townhome design with abundant clear glass windows, metal and glass balconies on concrete projections. Since the building is on a single platted lot and does not exceed 120 feet in length, §23-11(B2)(6) of the Town Code exempts a "breezeway" from being required.

SUGGESTED CONDITIONS OF APPROVAL / SITE PLAN COMMENTS

Following are suggest conditions of approval and/or comments based on the plans dated March 28th, 2019 (dated received by the Town on April 2nd, 2019) submitted to the Town for consideration:

1. This approval is based on the revised Site Development Plans prepared by Frankel Benayoun Architects dated March 28th, 2019, as well as 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 by the Code.
2. Park Impact Fees - Park impact fees must to be paid / satisfied at time of building permits.
3. School Concurrency - Coordinate with the Miami-Dade County School Board staff through the Town staff (Building Dept.) to address any deficiencies at public schools that serve the Town. If mitigation is required, an agreement / payment must be finalized prior to the issuance of building permits.
4. Miami-Dade County Fire Department approval of the staging areas shown on the plans. Any changes required by the Fire Department subsequent to the Town's site plan approval may cause the plans to be re-submitted to the DRC / PZB.
5. All FPL transformers / backflow preventers / exposed utility facilities must be substantially screened / hidden with landscaping / fences / painted to match.
6. Installation of conduit for future undergrounding of overhead utilities as opposed to the removal of all existing overhead lines and placement underground due to FPL's objection to incremental undergrounding.

AGENDA ITEM REPORT

May 21, 2019

ITEM NUMBER: 2.

ITEM: Request for approval for revisions for "Pro-Nan IV, LLC c/o Prosper Mamane" located at 9911 W. Broadview Drive, Lot 5 of Block 37. On August 16, 2016 the Board approved the construction for a new single family home. During the process of the construction the owner made some revisions to the materials and some design elements that were not brought back to the Planning and Zoning Board for re-approval. It was noted that some changes were made from the previously approved plans during a courtesy zoning inspection. Enclosed please find the previously approved plans, minutes of the meeting, photos showing the existing construction and email inspection report stating the changes found. (Item #2)

DESCRIPTION:

RECOMMENDED ACTION:

Design meets Town code and was approved by Michael Miller, Town Planner.

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez
 Ayanidys Martinez

ATTACHMENTS

1. 9911WbrdDr8.16.16PNZ
2. 8-16-16 PnZ
3. 9911WestBroadviewZoningPictures4.5.19
4. 9911EmailInspection



ARCHITECTURE

- CV COVER SHEET
- SP-1 SITE PLAN
- SP-2 SITE DETAILS
- SP-3 CONTEXT IMAGES
- SP-4 SURVEY
- A-1.1 FIRST FLOOR PLAN
- A-1.2 SECOND FLOOR PLAN
- A-1.3 ROOF PLAN
- A-2.1 FRONT / WEST ELEVATION / RENDERING
- A-2.2 REAR / EAST ELEVATION / RENDERING
- A-2.3 RIGHT / SOUTH ELEVATION / RENDERING
- A-2.4 LEFT / NORTH ELEVATION / RENDERING
- A-3.1 BUILDING SECTIONS
- A-3.2 DOOR & WINDOW SCHEDULE
- A-3.3 BUILDING DETAILS

LANDSCAPE

- TD-1 TREE DISPOSITION PLAN
- L-1 LANDSCAPE PLAN
- L-2 LANDSCAPE DETAILS

OTHER APPLICABLE CODES:

- 2014 FLORIDA BUILDING CODE (FIFTH EDITION) AND ALL AMENDMENTS
- 2014 FLORIDA PLUMBING CODE
- 2014 FLORIDA MECHANICAL CODE
- 2014 TEST PROTOCOLS FOR HIGH VELOCITY HURRICANE ZONES
- 2014 NFPA 70 NATIONAL ELECTRIC CODE
- FLORIDA STATE ENERGY CODE
- 2014 FLORIDA STATE ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION
- 2014 NFPA 101 LIFE SAFETY CODE AND ADOPTED STANDARDS
- 2014 NFPA 1 NATIONAL FIRE PREVENTION CODE (UNIFORM FIRE CODE)
- 2014 NFPA 220 STANDARD ON TYPES OF BUILDING CONSTRUCTION

MAMANE RESIDENCE

9911 WEST BROADVIEW DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154



AMERICAN BUILDING ENGINEERS® INC.
ARCHITECTURE - ENGINEERING - INTERIOR DESIGN - GENERAL CONTRACTOR
LICENSES # AA26003224, #PE38553, #IB26001734, CGC #044407
1842 E. OAKLAND PARK BLVD. - FORT LAUDERDALE, FL - 33306
(305) 681-5563 FAX (954) 739-5153
Email: info@abeincusa.com
www.abeincusa.com

ENRIQUE D. NUNEZ, RLA, ASLA
LANDSCAPE ARCHITECT

10235 S.W. 9TH TERRACE
MIAMI FL 33174
PH. 305 772-3557

PERMIT ISSUE:	
REVISIONS:	DATE:
1.	/
2.	/
3.	/
4.	/
5.	/
	
1842 East Oakland Park Blvd. Fort Lauderdale, Florida 33306 Miami: 305.681.5563 Fort Lauderdale: 954.739.5099 Palm Beach: 561.243.3939 Certificate of Authorization # 4732	
2016 THESE PLANS AND THE INFORMATION SHOWN HEREIN ARE THE PROPERTY OF A.B.E. INC. ANY REPRODUCTION, DISCLOSURES OR USE THERE OF IN WHOLE OR PART IS EXPRESSLY PROHIBITED WITHOUT WRITTEN PERMISSION	
DRAWINGS FOR MR. AND MRS. MAMANE 9911 WEST BROADVIEW DRIVE BAY HARBOR ISLANDS, FL 33154	
ABE BORUJERDI, P.E. P.E. 38553 PHONE: (954) 739-5099 APPROVED SEAL/SIGNATURE	
8/19/2016	
COVER SHEET	9911 WEST BROADVIEW DRIVE BAY HARBOR ISLANDS, FL 33154
PROJECT #:	16.007
SHEET #:	CV
PRINT DATE:	8/8/2016

ZONING SUMMARY

	SF	ACRES		
LOT AREA	10,887	0.25 +/-		
LEGAL DESCRIPTION				
LOT 5, BLOCK 37, "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				
FLOOD ELEVATION		8 0' NGVD		
THE SITE IS LOCATED IN FLOOD ZONE "AE", WITH A BFE OF 8.0' NGVD. MAP/PANEL 12086C0144				
CROWN OF THE ROAD		4.23' NGVD		

ZONING CLASSIFICATION

RD (SINGLE FAMILY
RESIDENTIAL
DISTRICT)

FUTURE LAND USE DESIGNATION

LD - LOW DENSITY RESIDENTIAL

FLR	ALLOWABLE	PROPOSED
(DETERMINED BY THE SETBACKS)	N/A	
SETBACKS	REQUIRED	PROPOSED
FRONT (WEST, SOUTH):	25'-0"	25'-0" MINIMUM
REAR (NORTH):	15'-0"	15'-0"
SIDE (EAST):	10'-0"	10'-0" MINIMUM
MAXIMUM HEIGHT	ALLOWABLE	PROPOSED
MAXIMUM BUILDING HEIGHT	25'-0" above BFE	25'-0" above BFE
GROUND LANDSCAPE AREA	REQUIRED	PROPOSED
(LANDSCAPE DETERMINED BY THE SETBACKS)	DETERMINED BY SETBACKS	4,246 SF = 39.00%
LOT COVERAGE	ALLOWABLE	PROPOSED
(PERIMETER DETERMINED BY THE SETBACKS)	DETERMINED BY SETBACKS	3,693 SF = 33.92%

BUILDING DATA

FIRST FLOOR (A/C)	2,741 S.F.	
SECOND FLOOR (A/C)	3,583 S.F.	
GARAGE (NON-A/C)	709 S.F.	
COVERED PATIO, BALCONIES (NON-A/C)	418 S.F.	
TOTAL (A/C)	6,324 S.F.	
TOTAL (NON-A/C)	1,127 S.F.	
TOTAL GROSS S.□	□□□□ S.□	

SITE DATA

<u>BUILDING LOT COVERAGE</u>		
1. MAIN RESIDENCE	2,741 S.F.	
2. GARAGE	709 S.F.	
<i>IMPERVIOUS GROUND COVER</i>	6,165 S.F.	56.7%
SLABS, WALKS, AND DRIVES	4,960 S.F.	45.6%
POOL DECK	643 S.F.	5.9%
WATER FEATURE, SWIMMING POOL	562 S.F.	5.2%
<i>PERVIOUS GROUND COVER</i>	4,722 S.F.	43.3%

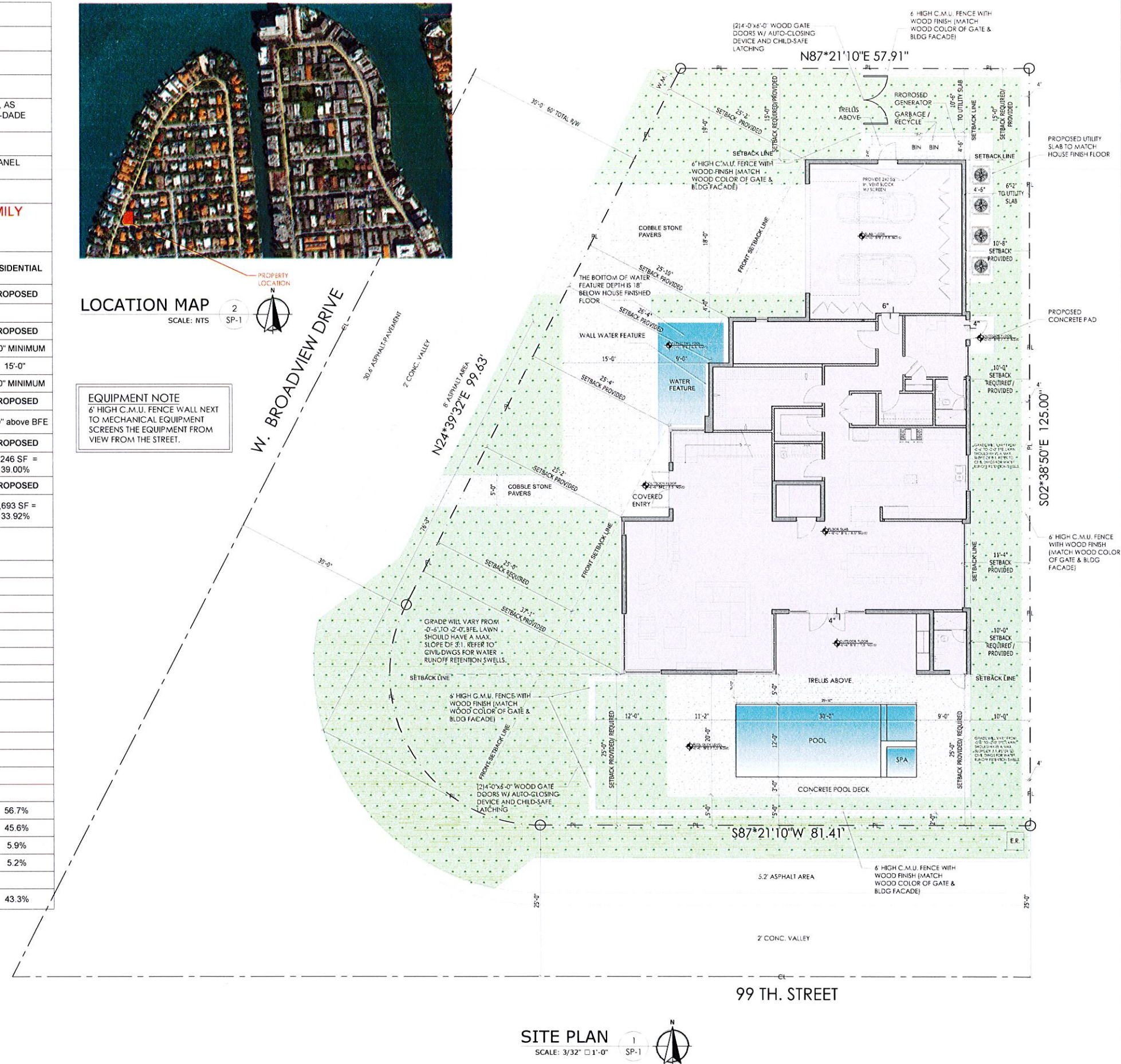


LOCATION MAP

SCALE: NTS SP-1



EQUIPMENT NOTE
6' HIGH C.M.U. FENCE WALL NEXT
TO MECHANICAL EQUIPMENT
SCREENS THE EQUIPMENT FROM
VIEW FROM THE STREET.



PERMIT ISSUE:

REVISIONS:		DATE:
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DRAWINGS FOR
MR. AND MRS. MAMANE
9911 WEST BROADVIEW DRIVE
BAY HARBOR ISLANDS, FL 33154

ABE BORUJERDI, P.E.
P.E. 38553
PHONE: (954) 739-5099
APPROVED SEAL/SIGNATURE

SITE PLAN

9911 WEST BROADVIEW DRIVE
BAY HARBOR ISLANDS, FL 33154

PROJECT #	16.007
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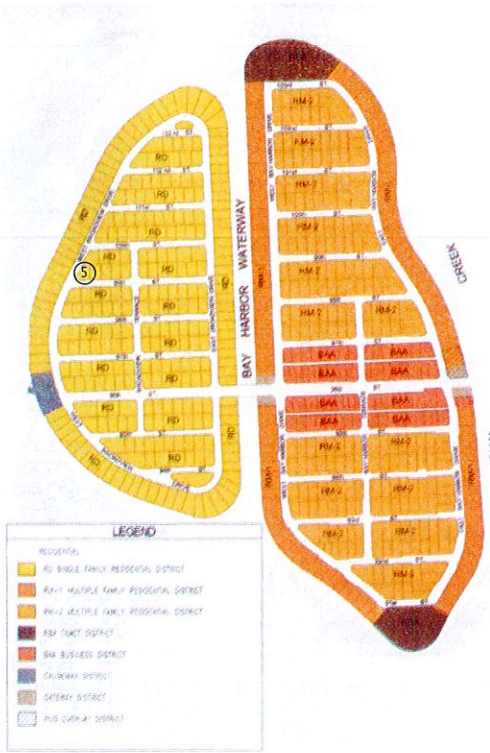
SHEET 2 :

SP-1

PRINT DATE:
8/8/2016



PROPOSED NEW BUILDING



LAND DEVELOPMENT DESIGNATION MAP (RD)



POOL SIDE RENDERING



PROPOSED BUILDING LOCATION

LEGAL DESCRIPTION:
LOT 5, BLOCK 37, "BAY HARBOR ISLAND" ACCORDING TO THE PLAT THEREOF AS
RECORDED IN PLAT BOOK 46, PAGE 5 OF THE PUBLIC RECORDS OF MIAMI-DADE
COUNTY, FLORIDA

SITE STATISTICS:
LAND USE: LD, LOW DENSITY RESIDENTIAL

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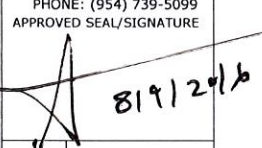
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BAY HARBOR ISLANDS, FL 33154

ABE BORUJERDI, P.E.

P.E. 38553

PHONE: (954) 739-5099

APPROVED SEAL/SIGNATURE



SITE DETAILS

9911 WEST BROADVIEW DRIVE
BAY HARBOR ISLANDS, FL 33154

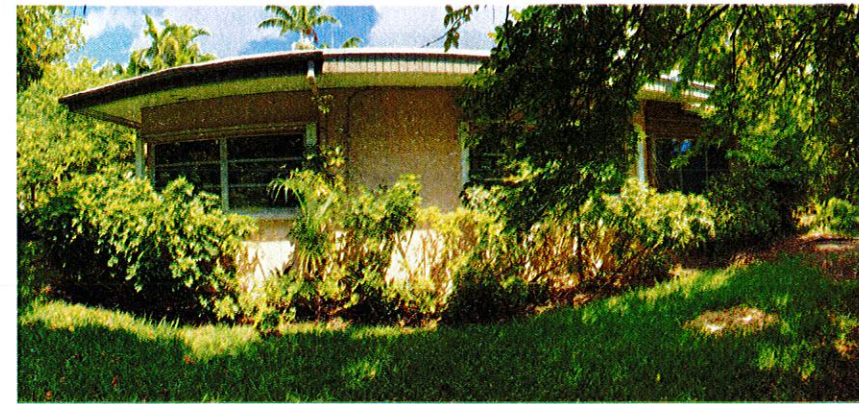
PROJECT # 16.007

SHEET # SP-2

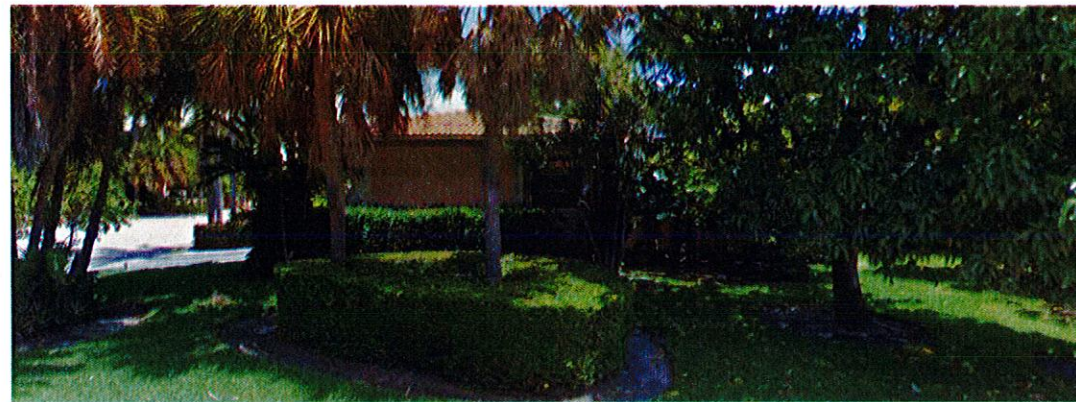
PRINT DATE: 8/8/2016



SUBJECT PROPERTY (LOOKING EAST)



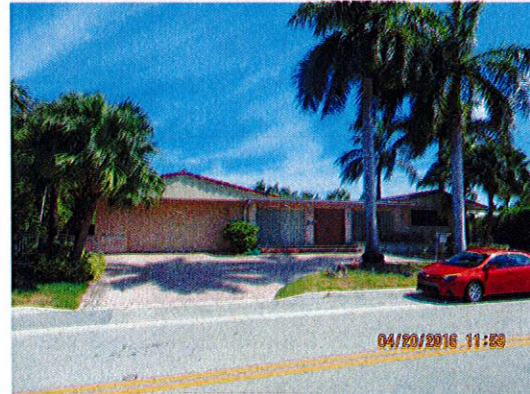
SUBJECT PROPERTY (LOOKING WEST)



SUBJECT PROPERTY (LOOKING NORTH)



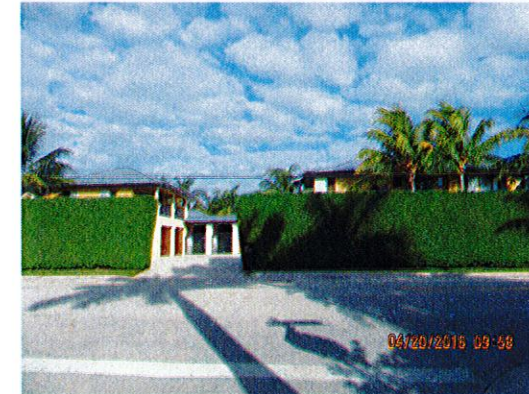
SUBJECT PROPERTY (LOOKING SOUTH)



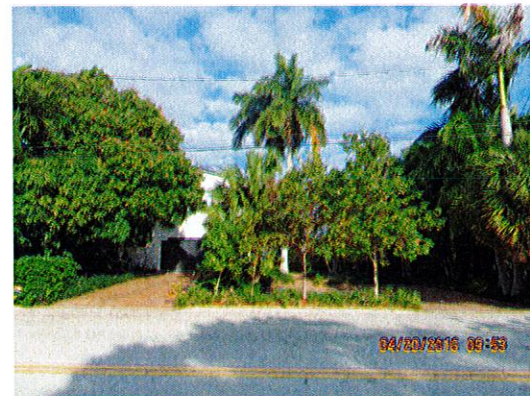
1351 99 STREET (ADJACENT ON EAST SIDE)



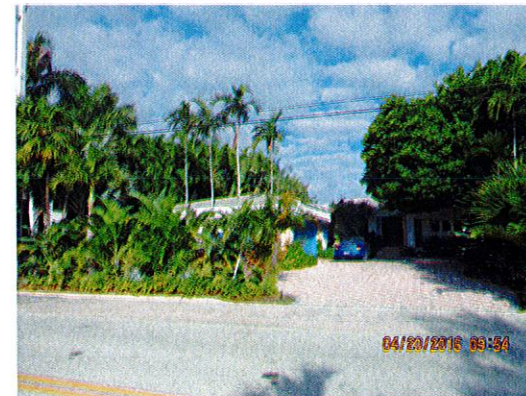
1360 99 STREET (ACROSS ON SOUTH SIDE)



9900 W BROADVIEW (ACROSS ON SOUTHWEST SIDE)



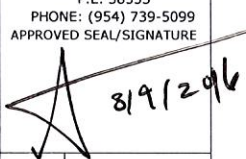
9920 W BROADVIEW (ACROSS ON WEST SIDE)



9930 W BROADVIEW (ACROSS ON NORTHWEST SIDE)



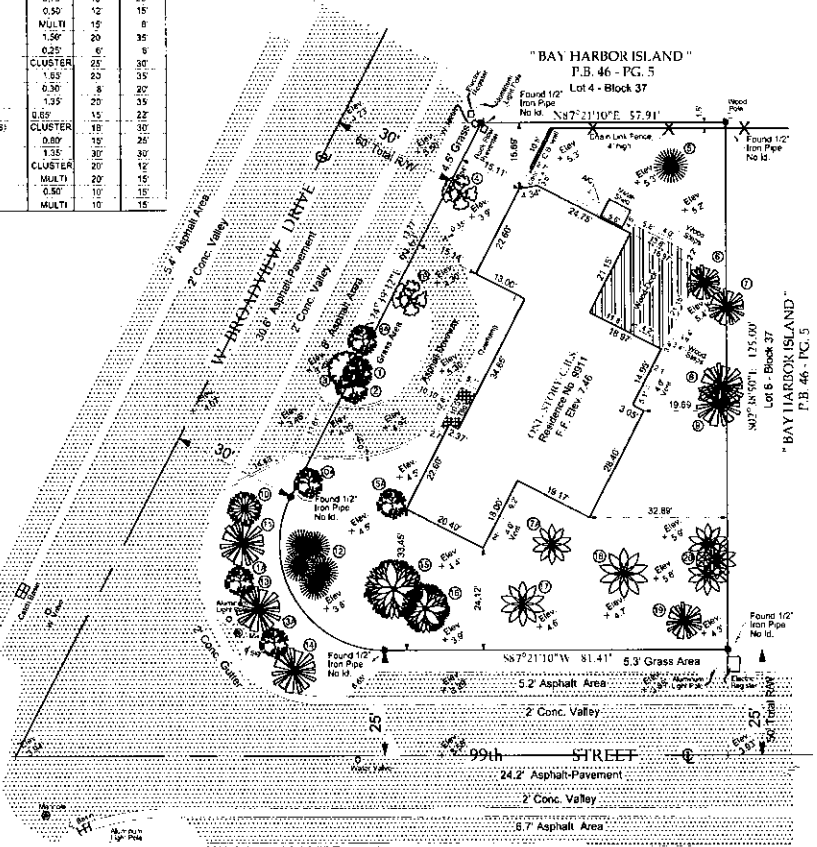
9955 W BROADVIEW (ADJACENT ON NORTH SIDE)

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DRAWINGS FOR MR. AND MRS. MAMANE 9911 WEST BROADVIEW DRIVE BAY HARBOR ISLANDS, FL 33154	
ABE BORUJERDI, P.E. P.E. 38553 PHONE: (954) 739-5099 APPROVED SEAL/SIGNATURE 	
CONTEXT IMAGES	9911 WEST BROADVIEW DRIVE BAY HARBOR ISLANDS, FL 33154
PROJECT #: 16.007	
SHEET #: SP-3	
PRINT DATE: 8/8/2016	

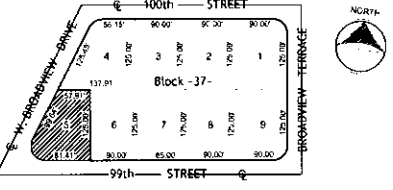
BOUNDARY & TREE SURVEY

TREE TABULATION				
No.	NAME	TRUNK (Diameter)	CANOPY (Diameter)	HEIGHT
1	VERTICIA MONTGOMERIANA (MONTGOMERY PALM)	0.75	16	40
1A	PHOENIX ROSELENI (PIGMY DATE PALM)	0.42	16	12
2	VERTICIA MONTGOMERIANA (MONTGOMERY PALM)	0.60	16	45
3	SYAGUS ROMANOFFIANA (QUEEN PALM)	0.90	22	30
3A	PTYCHOSPHERA ELEGANS (ALEXANDER PALM)	0.20	5	20
4	HYOPHORBE LAGENICULUS (BOTTLE PALM)	1.35	7	8
5	MANIFERA INDICA (MANGO)	2.65	30	45
6	ROYSTONIA REGIA (ROYAL PALM)	1.35	25	30
7	ROYSTONIA REGIA (ROYAL PALM)	0.60	16	20
8	ROYSTONIA REGIA (ROYAL PALM)	1.00	20	25
9	ROYSTONIA REGIA (ROYAL PALM)	0.75	10	20
10	QUERCUS VIRGINIANA (WHITE OAK)	0.50	12	15
10A	CORDIA BOISSIERI (WHITE GEGER)	MULTI	15	8
11	ROYSTONIA REGIA (ROYAL PALM)	1.50	20	35
11A	CORDIA BOISSIERI (WHITE GEGER)	0.25	5	5
12	PHOENIX RECLINATA (SENEGAL DATE PALM)	CLUSTER	25	30
13	ROYSTONIA REGIA (ROYAL PALM)	1.50	20	35
13A	CORDIA BOISSIERI (WHITE GEGER)	0.30	8	20
14	ROYSTONIA REGIA (ROYAL PALM)	1.35	20	35
15	SABAL PALMETTO (SABAL PALM)	0.60	15	22
15A	PTYCHOSPHERA ELEGANS (ALEXANDER PALM)	CLUSTER	15	30
16	SABAL PALMETTO (SABAL PALM)	0.60	15	20
17	MANIFERA INDICA (MANGO)	1.35	30	30
17A	AVERRHOA CARABOLIA (STAR FRUIT)	CLUSTER	20	12
18	PERSEA AFRICANA	MULTI	25	15
19	ROYSTONIA REGIA (ROYAL PALM)	0.60	10	10
20	AVERRHOA CARABOLIA (STAR FRUIT)	MULTI	10	15

ABBREVIATIONS:	
SEC.	SECTION
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
U.P.	UTILITY POLE
W.M.	WATER METER
W.V.	WATER VALVE
CL	CENTER LINE
EL	ELEVATION
OH	OVERHEAD UTILITY LINES
CONC.	CONCRETE
CLF	CHAIN LINK FENCE
CL	CLEAR



Note:
Parcel Area: 10,887 Square feet



LEGAL DESCRIPTION
FOLIO: 13-2227-001-6670
Lots 5, Block 37, "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.

PROPERTY ADDRESS:
9911 W. Broadview Drive
Bay Harbor Islands, Florida 33154

CERTIFY TO: SARAH A. NELSON

- SURVEYOR'S NOTES
- The above captioned Property was surveyed and described based on the above Legal Description: Provided by Client.
 - All bearings and distances shown hereon are recorded and measured unless otherwise shown.
 - 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.
 - Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown (UNDERGROWN).
 - Elevations are based on the National Geodetic Vertical Datum 1929.
 - Fence lines are to be the center line of the fence.
 - Wall ties are to face of the wall.
 - Ownership subject to opinion of the Title.
 - Underground utilities are not depicted hereon.
 - Zoning and Setbacks are not verified by this survey.
 - Benchmark A-17, Elevation= 7.67' N.G.V.D. 1929.

SURVEYOR'S CERTIFICATE:
I hereby certify that this Boundary Survey meets the minimum technical standards set forth by the Florida Board of Surveyors and Mappers in Chapter 5J-17.051 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: 11-04-2015
Address: 13801 S.W. 10th Terrace
Miami, FL 33184
Phone: (786) 416-4026
Fax: (305) 820-3558
E-mail: lopez-efrain@live.com
EFRAIN LOPEZ
Professional Surveyor and Mapper # 6792
State of Florida.

E. LOPEZ SURVEYORS AND MAPPERS, CORP 13801 S.W. 10th Terrace Miami, FL 33184 PH (786) 416-4026 E-mail: lopez-efrain@live.com	
RECORD OF REVISIONS	DESCRIPTION
DATE OF FIRM: 09-11-2009	DATE
PANEL NUMBER: 0144	SCALE: 1"=20'
COMMUNITY NUMBER: 120637	BASE FLOOD ELEVATION: 8.0'
SUFFIX: L	FIRM ZONE: AE
DRAWN BY: M.F.	DATE: 11-05-2015
	REVISED: E.L.
	JOB No.: 15-0274
SHEET 1	OF 1

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PHONE: (954) 739-5099
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8/9/2016

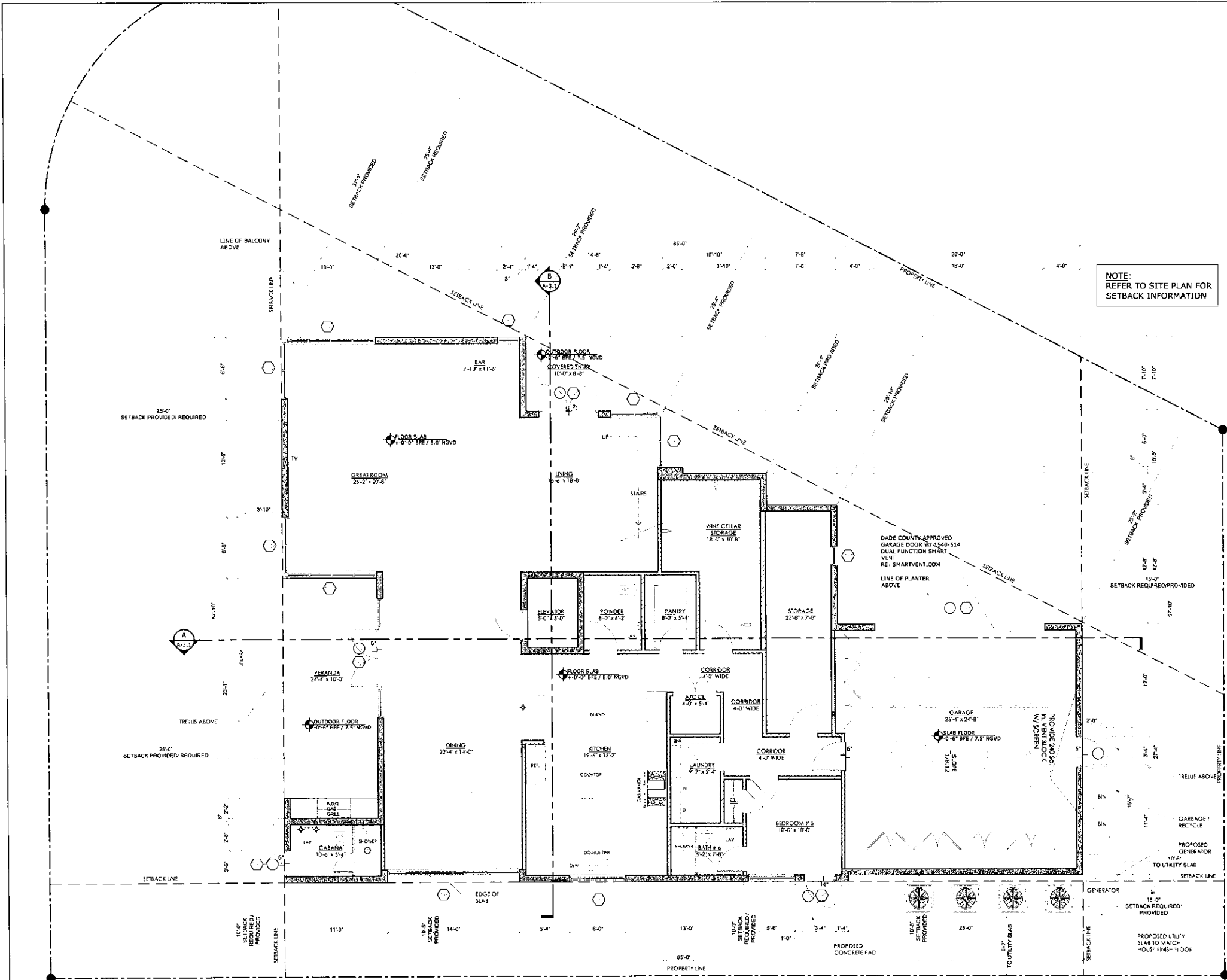
SURVEY

9911 WEST BROADVIEW DRIVE
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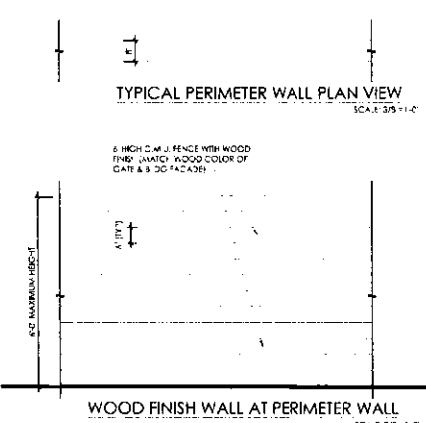
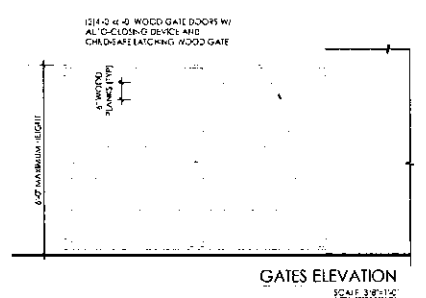
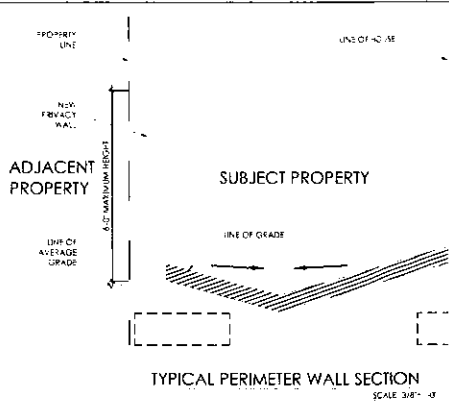
PROJECT: 16.007

SHEET: SP-4

PRINT DATE: 8/8/2016



NOTE:
REFER TO SITE PLAN FOR
SETBACK INFORMATION



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BAY HARBOR ISLANDS, FL 33154

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P.E. 38553
PHONE: (954) 739-5099
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8/7/2016

FIRST FLOOR PLAN
9911 WEST BROADVIEW DRIVE
BAY HARBOR ISLANDS, FL 33154

PROJECT: 16.007

SHEET: A-1.1

PRINT DATE:
8/8/2016

NOTES:

1. PROVIDE MARBLE THRESHOLD 1/2" MAX TO ALL BATHROOMS.
2. PROVIDE BACKING AT ALL BATHROOMS AND POWDER ROOMS FOR FUTURE GRAB BARS AND ACCESSORY LOCATION CABINETRY (TOWEL BARS, ETC)
3. ALL PLUMBING AND DRAIN PIPES MUST NOT BE IN CONTACT WITH ANY METAL FRAMING DRYWALL OR FLOOR.

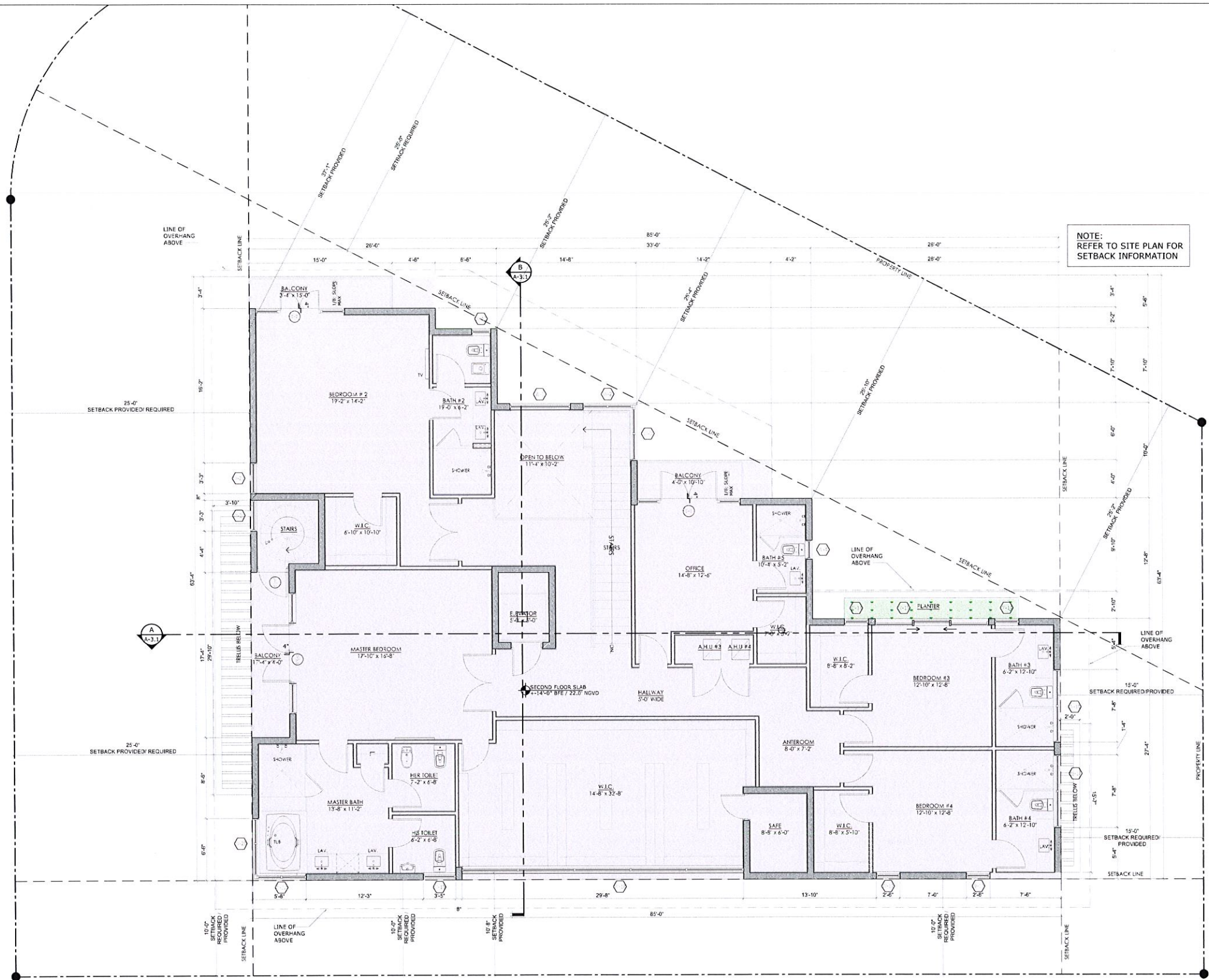
WATERPROOFING NOTES:

1. ALL EXTERIOR DECKS SLOPES SHALL BE MAINTAINED BETWEEN 1/8" AND 1/4" PER FOOT.
2. ALL STRUCTURAL CRACKS TO BE ROUTED OUT AND SEALED W/ PRESSURE INJECTED EPOXY OR ELASTOMETRIC SEALANTS.
3. PROVIDE THEROSEAL CEMENTITIOUS WATERPROOFING AT ALL BALCONY AND EYEBROW SLAB TO WALL TRANSITIONS.

PARTITION LEGEND:

- 8" CMU WALLS W/ FILLED CELLS. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- INTERIOR PARTITION WALLS, SEE PLAN FOR THICKNESS
- 1-HOUR FIRE RATED INTERIOR PARTITION WALL, SEE PLAN FOR THICKNESS

FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0" A-1.1



- NOTES:
1. PROVIDE MARBLE THRESHOLD 1/2" MAX TO ALL BATHROOMS.
 2. PROVIDE BACKING AT ALL BATHROOMS AND POWDER ROOMS FOR FUTURE GRAB BARS AND ACCESSORY LOCATION CABINETS (TOWEL BARS, ETC)
 3. ALL PLUMBING AND DRAIN PIPES MUST NOT BE IN CONTACT WITH ANY METAL FRAMING DRYWALL OR FLOOR.

- WATERPROOFING NOTES:
1. ALL EXTERIOR DECKS SLOPES SHALL BE MAINTAINED BETWEEN 1/8" AND 1/4" PER FOOT.
 2. ALL STRUCTURAL CRACKS TO BE ROUTED OUT AND SEALED W/ PRESSURE INJECTED EPOXY OR ELASTOMETRIC SEALANTS.
 3. PROVIDE THEROSEAL CEMENTITIOUS WATERPROOFING AT ALL BALCONY AND EYEBROW SLAB TO WALL TRANSITIONS.

- PARTITION LEGEND:
- 8" CMU WALLS W/ FILLED CELLS. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
 - INTERIOR PARTITION WALLS, SEE PLAN FOR THICKNESS
 - 1-HOUR FIRE RATED INTERIOR PARTITION WALL, SEE PLAN FOR THICKNESS

SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"
1
A-1.2

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DRAWINGS FOR

MR. AND MRS. MAMANE

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BAY HARBOR ISLANDS, FL 33154

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P.E. 38553
PHONE: (954) 739-5099
APPROVED SEAL/SIGNATURE

8/7/2016

SECOND FLOOR PLAN

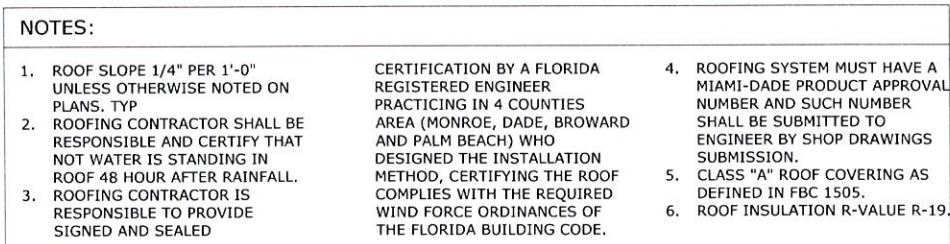
9911 WEST BROADVIEW DRIVE
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PROJECT # 16.007

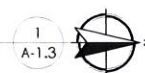
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A-1.2

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ROOF PLAN



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P.E. 38553
PHONE: (954) 739-5099
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ROOF PLAN

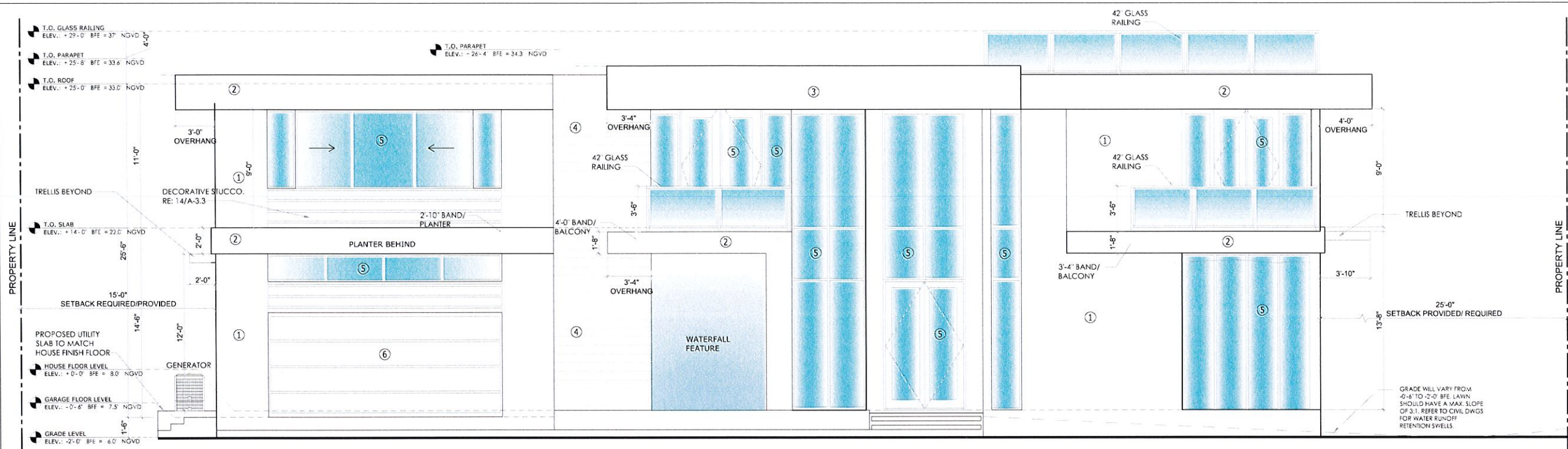
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PROJECT # :	16.007
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SHEET #

A-1.3

PRINT DATE: 8/8/2016



FRONT/WEST ELEVATION

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

1
A-2.1



FRONT/WEST ELEVATION RENDERING

SCALE: NTS

2
A-2.1

GENERAL NOTES:

1. ALL DECORATIVE ALUMINUM TRELLIS UNDER SEPARATE PERMIT. SPECIALTY CONTRACTOR TO PROVIDE SHOP DRAWINGS TO ENGINEER FOR APPROVAL BEFORE FABRICATION.
2. GENERAL CONTRACTOR SHALL PROVIDE FULL SHOP DRAWINGS TO ENGINEER FOR HIS REVIEW AND ACCEPTANCE SHOWING LOCATION, QUANTITIES AND SIZES.
3. CONTRACTOR SHOULD PROVIDE SHOP DRAWINGS FOR ENGINEER'S APPROVAL FOR THE METAL VEHICULAR GATE.
4. ALL WALL CAPS WILL BE PAINTED TO MATCH BUILDING.

EXTERIOR FINISH SCHEDULE

MARK	ITEM	MATERIAL	COLOR
①	WALL	SMOOTH STUCCO	BENJAMIN MOORE GRAY CLOUD 2126-60
②	WALL ACCENT	SMOOTH STUCCO	BENJAMIN MOORE CHALK WHITE 2126-70
③	TRELLIS	METAL	BENJAMIN MOORE RACCOON FUR 2126-20
④	SOFFIT/ TOWER ACCENT/ GATE	WOOD/ COMPOSITE	BURNISHED TEAK BROWN 0319
⑤	DOOR/ WINDOW	GLASS & ALUMINUM	ANODIZED FRAME
⑥	GARAGE DOOR	METAL	BENJAMIN MOORE CHALK WHITE 2126-70

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DRAWINGS FOR
MR. AND MRS. MAMANE
9911 WEST BROADVIEW DRIVE
BAY HARBOR ISLANDS, FL 33154

ABE BORUJERDI, P.E.
P.E. 38553
PHONE: (954) 739-5099
APPROVED SEAL/SIGNATURE

8/2/2016

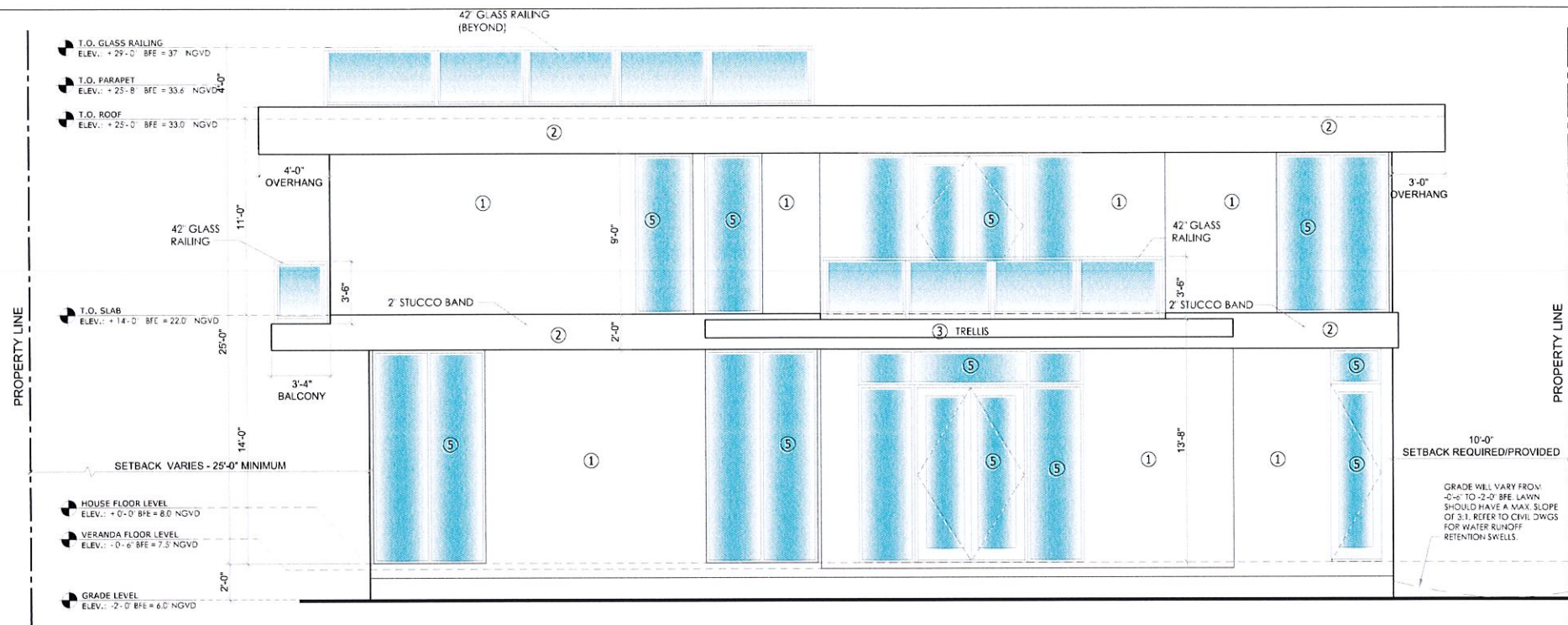
FRONT / WEST ELEVATION
9911 WEST BROADVIEW DRIVE
BAY HARBOR ISLANDS, FL 33154

PROJECT # : 16.007

SHEET # :

A-2.1

PRINT DATE
8/8/2016



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



RIGHT/SOUTH ELEVATION RENDERING
SCALE: NTS

- GENERAL NOTES:
1. ALL DECORATIVE ALUMINUM TRELLIS UNDER SEPARATE PERMIT. SPECIALTY CONTRACTOR TO PROVIDE SHOP DRAWINGS TO ENGINEER FOR APPROVAL BEFORE FABRICATION.
 2. GENERAL CONTRACTOR SHALL PROVIDE FULL SHOP DRAWINGS TO ENGINEER FOR HIS REVIEW AND ACCEPTANCE SHOWING LOCATION, QUANTITIES AND SIZES.
 3. CONTRACTOR SHOULD PROVIDE SHOP DRAWINGS FOR ENGINEER'S APPROVAL FOR THE METAL VEHICULAR GATE.
 4. ALL WALL CAPS WILL BE PAINTED TO MATCH BUILDING.

EXTERIOR FINISH SCHEDULE			
MARK	ITEM	MATERIAL	COLOR
①	WALL	SMOOTH STUCCO	BENJAMIN MOORE GRAY CLOUD 2126-60
②	WALL ACCENT	SMOOTH STUCCO	BENJAMIN MOORE CHALK WHITE 2126-70
③	TRELLIS	METAL	BENJAMIN MOORE RACCOON FUR 2126-20
④	SOFFIT/ TOWER ACCENT/ GATE	WOOD/ COMPOSITE	BURNISHED TEAK BROWN 0319
⑤	DOOR/ WINDOW	GLASS & ALUMINUM	ANODIZED FRAME
⑥	GARAGE DOOR	METAL	BENJAMIN MOORE CHALK WHITE 2126-70

PERMIT ISSUE:
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ABE
AMERICAN
BUILDING
ENGINEERS

1842 East Oakland Park Blvd.
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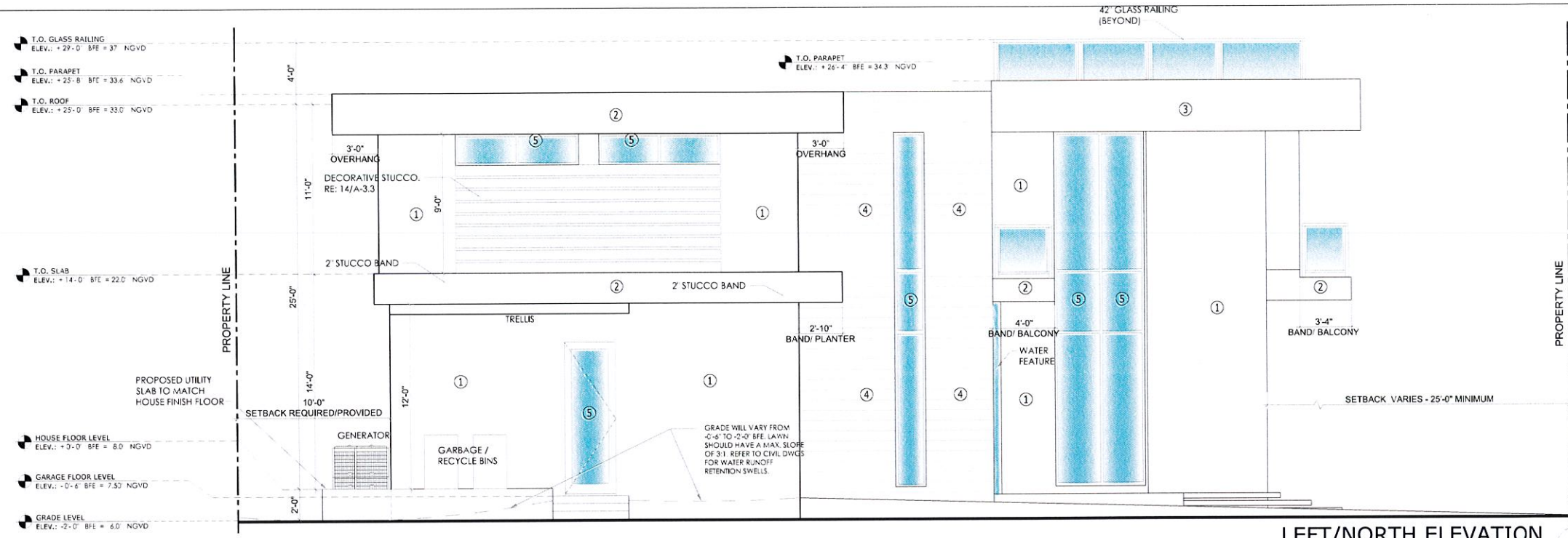
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9911 WEST BROADVIEW DRIVE
BAY HARBOR ISLANDS, FL 33154

ABE BORUJERDI, P.E.
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8/7/2016

RIGHT/ SOUTH ELEVATION
9911 WEST BROADVIEW DRIVE
BAY HARBOR ISLANDS, FL 33154

PROJECT # 16.007
SHEET #
A-2.3
PRINT DATE
8/8/2016



LEFT/NORTH ELEVATION
SCALE: 1/4" = 1'-0" A-2.4



LEFT/NORTH ELEVATION RENDERING
SCALE: NTS A-2.4

EXTERIOR FINISH SCHEDULE			
MARK	ITEM	MATERIAL	COLOR
①	WALL	SMOOTH STUCCO	BENJAMIN MOORE GRAY CLOUD 2126-60
②	WALL ACCENT	SMOOTH STUCCO	BENJAMIN MOORE CHALK WHITE 2126-70
③	TRELLIS	METAL	BENJAMIN MOORE RACON FUR 2126-20
④	SOFFIT/ TOWER ACCENT/ GATE	WOOD/ COMPOSITE	BURNISHED TEAK BROWN 0319
⑤	DOOR/ WINDOW	GLASS & ALUMINUM	ANODIZED FRAME
⑥	GARAGE DOOR	METAL	BENJAMIN MOORE CHALK WHITE 2126-70

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[Signature] 8/9/2016

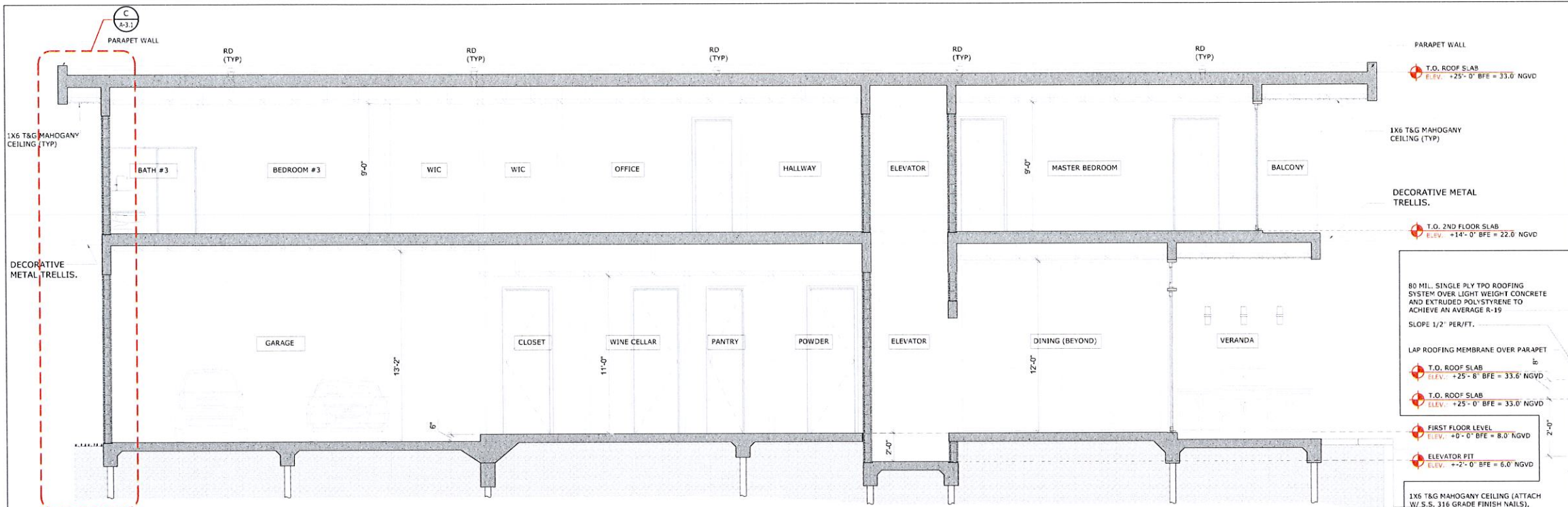
LEFT/ NORTH ELEVATION

9911 WEST BROADVIEW DRIVE
BAY HARBOR ISLANDS, FL 33154

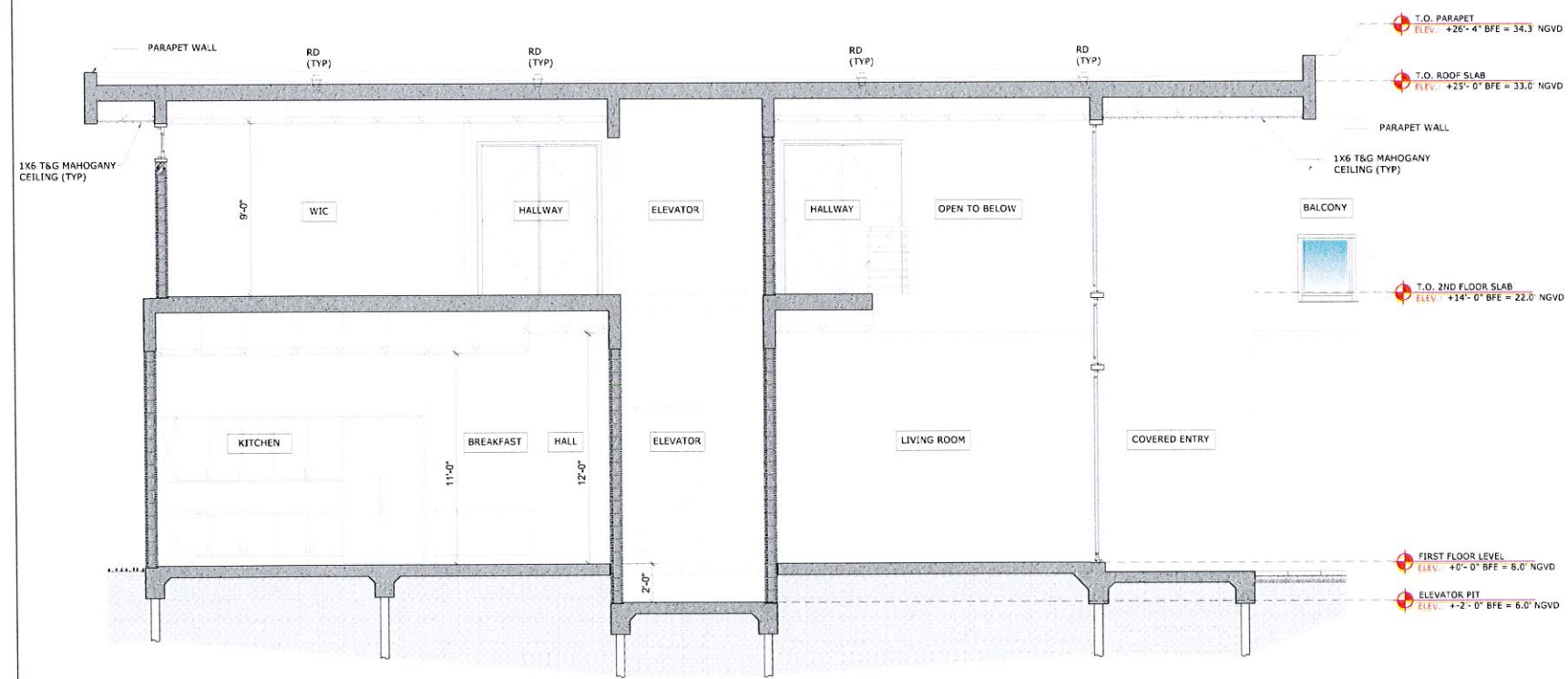
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A-2.4

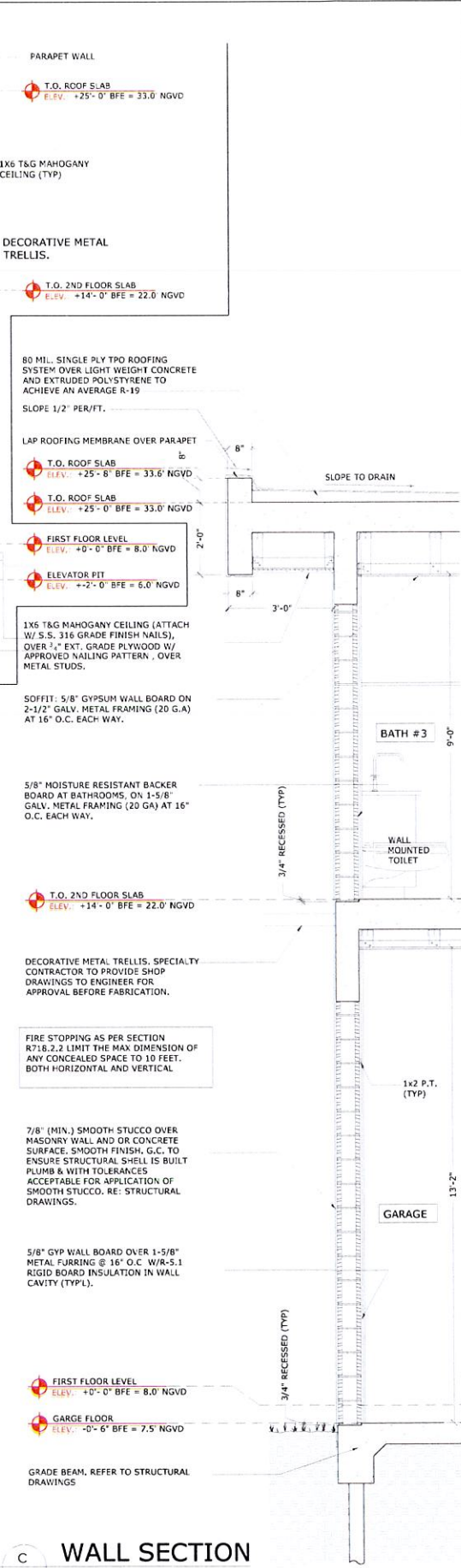
PRINT DATE:
8/8/2016



BUILDING SECTION
A-A-3.1 SCALE: 1/4" = 1'-0"



BUILDING SECTION
B-B-3.1 SCALE: 1/4" = 1'-0"



WALL SECTION
C-C-3.1 SCALE: 1/4" = 1'-0"

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BUILDING SECTION

9911 WEST BROADVIEW DRIVE
BAY HARBOR ISLANDS, FL 33154

PROJECT #	16.007
SHEET #	A-3.1
PRINT DATE	8/8/2016

EXTERIOR DOOR SCHEDULE

MARK	TYPE	DOOR				
		WIDTH/HEIGHT	MATERIALS	SHUTTERS REQUIRED Y/N	COMMENTS	REMARKS
D-1	FRENCH DOOR	6'-4"x10'-0"	ALUMINUM / GLASS	N	IMPACT	20 MINUTES FIRE RATED (MINIMUM) - SEE FLOOR PLAN FOR LOCATION RECESS SLAB TO HAVE TOP OF TRACK LIP LEVEL W/ FINISH FLOOR. CONTRACTOR SHALL COORDINATE.
D-2	GARAGE DOOR	18'-0"x8'-0"	METAL	N	IMPACT	
D-3	SINGLE FRENCH DOOR	3'-4"x10'-0"	ALUMINUM / GLASS	N	IMPACT	
D-4	SINGLE FRENCH DOOR	2'-10"x10'-0"	ALUMINUM / GLASS	N	IMPACT	
D-4.1	SINGLE FRENCH DOOR	2'-10"x9'-0"	ALUMINUM / GLASS	N	IMPACT	
D-5	F. DOOR W/ SIDELITES	12'-8"x10'-0"	ALUMINUM / GLASS	N	IMPACT	
D-5.1	F. DOOR W/ SIDELITES	12'-8"x9'-0"	ALUMINUM / GLASS	N	IMPACT	
D-6	F. DOOR W/ SIDELITES	10'-10"x9'-0"	ALUMINUM / GLASS	N	IMPACT	
D-7	F. DOOR W/ SIDELITES	9'-4"x9'-0"	ALUMINUM / GLASS	N	IMPACT	

NOTES:

- ALL EXTERIOR DOORS TO HAVE PRODUCT CONTROL APPROVAL. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO ENGINEER FOR APPROVAL ON ALL SPECIAL ITEMS, WINDOWS, DOORS, GLASS SAMPLES, ETC.
- ALL FIRE RATED DOORS SHALL HAVE FIRE RATED HARDWARE (TYP) REFER TO INTERIOR DOOR SCHEDULE FOR LOCATIONS.
- ALL GLASS DOORS SHALL BE TEMPERED.
- ALL FIRE RATED DOORS ASSEMBLY TO HAVE LABELS FROM MANUFACTURER BEFORE FIELD INSTALLATION.
- ALL FIRE RATED DOORS TO HAVE CLOSERS AND AN ACTIVE LATCH BOLT THAT WILL SECURE DOOR WHEN CLOSED TO COMPLY WITH FBC.
- DOOR AND TRIM IN ALL DWELLING UNIT A/C CLOSERS TO BE PAINTED WITH INTUMESCENT FIRE RETARDANT CLASS 141 PAINT ON THE SIDE FACING THE A/C CLOSET. PREPARATION AND APPLICATION TO BE EXECUTED PER MANUFACTURER'S SPECIFICATION SO AS TO ACHIEVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A FLAME SMOKE DEVELOPED INDEX OF NOT MORE THAN 50.
- EVERY BATHROOM DOOR SHALL BE DESIGNED TO ALLOW OPENING FROM THE OUTSIDE DURING AND EMERGENCY WHEN LOCKED.
- AS PER NFPA 101, 7-2.1.5.3 COMPLIANCE STATEMENT:
"DOORS SHALL BE ARRANGED TO BE OPENED READILY FROM THE EGRESS SIDE WHENEVER THE BUILDING IS OCCUPIED. LOOKS, IF PROVIDED, SHALL NOT REQUIRE THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE, OR EFFORT FOR OPERATION."
- INTERIOR DOORS TO BE UNDERCUT 1"
- CONTRACTOR TO VERIFY AND COORD. ALL MASONRY AND ROUGH OPENINGS WITH NOA'S AND FIELD VERIFY PRIOR TO FABRICATION.
- ANY QUESTIONS OR DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER PRIOR TO FABRICATION.

NOTE:

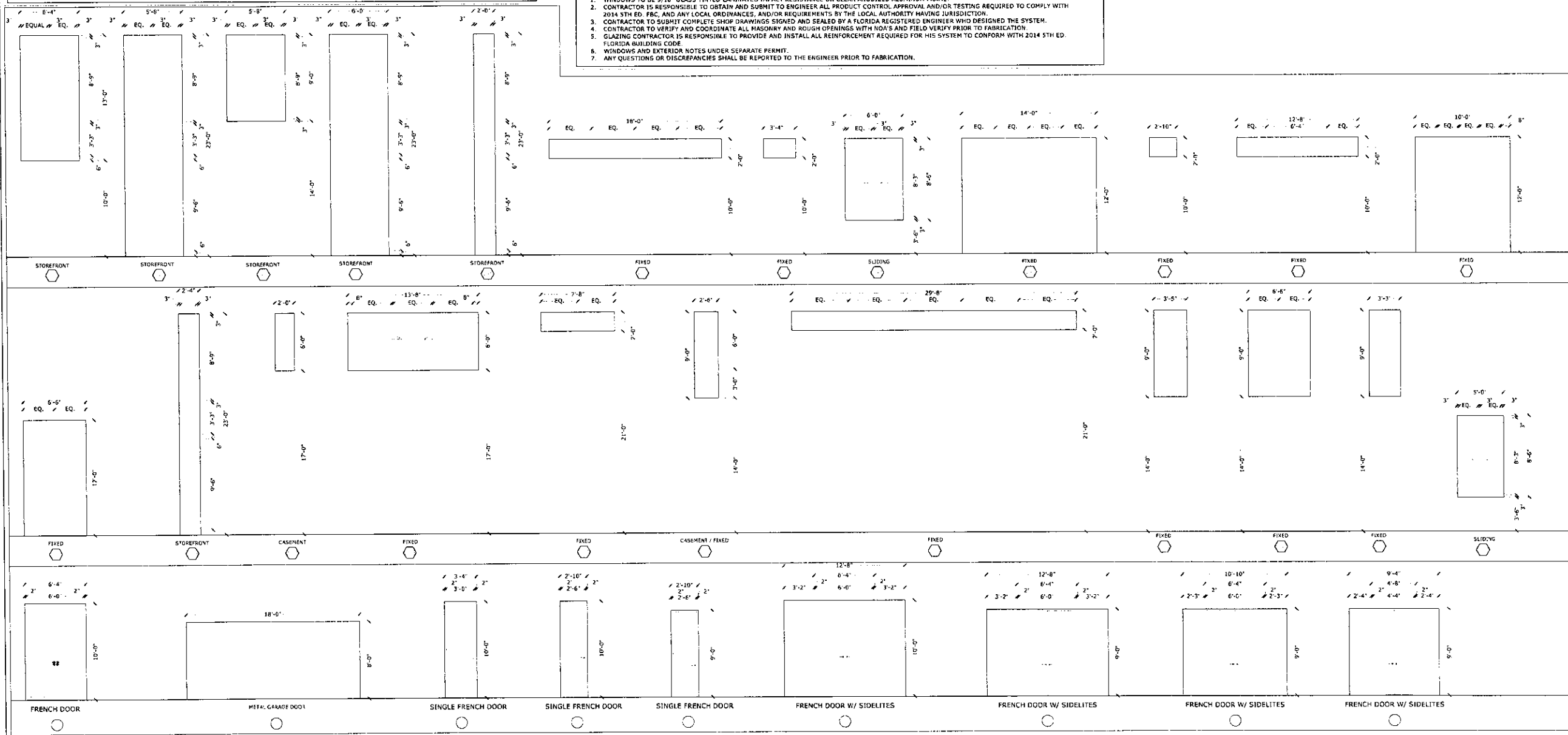
CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO ARCHITECT FOR APPROVAL ON ALL SPECIALTY ITEMS, WINDOWS, DOORS, GLASS SAMPLES ETC.

WINDOW SCHEDULE

MARK	TYPE	WINDOW				
		WIDTH/HEIGHT	MATERIALS	FINISH	SHUTTERS REQUIRED Y/N	COMMENTS
W-1	STOREFRONT	6'-4"x13'-0"	AL.	ANODIZED	N	IMPACT GLASS
W-2	STOREFRONT	5'-8"x23'-0"	AL.	ANODIZED	N	IMPACT GLASS
W-2.1	STOREFRONT	5'-8"x9'-0"	AL.	ANODIZED	N	IMPACT GLASS
W-3	STOREFRONT	6'-0"x23'-0"	AL.	ANODIZED	N	IMPACT GLASS
W-4	STOREFRONT / SPANDREL	2'-0"x23'-0"	AL.	ANODIZED	N	IMPACT GLASS
W-5	FIXED	18'-0"x2'-0"	AL.	ANODIZED	N	IMPACT GLASS
W-6	FIXED	3'-4"x2'-0"	AL.	ANODIZED	N	IMPACT GLASS
W-7	SLIDING	6'-0"x8'-6"	AL.	ANODIZED	N	IMPACT GLASS
W-8	FIXED	14'-0"x12'-0"	AL.	ANODIZED	N	IMPACT GLASS
W-9	FIXED	2'-10"x2'-0"	AL.	ANODIZED	N	IMPACT GLASS
W-10	FIXED	12'-8"x2'-0"	AL.	ANODIZED	N	IMPACT GLASS
W-11	FIXED	10'-0"x12'-0"	AL.	ANODIZED	N	IMPACT GLASS
W-12	FIXED	6'-6"x12'-0"	AL.	ANODIZED	N	IMPACT GLASS
W-13	STOREFRONT / SPANDREL	2'-4"x23'-0"	AL.	ANODIZED	N	IMPACT GLASS
W-14	FIXED	2'-2"x5'-4"	AL.	ANODIZED	N	IMPACT GLASS
W-15	SLIDING	13'-8"x6'-4"	AL.	ANODIZED	N	IMPACT GLASS
W-16	FIXED	7'-8"x2'-0"	AL.	ANODIZED	N	IMPACT GLASS
W-17	CASEMENT / FIXED	2'-6"x9'-0"	AL.	ANODIZED	N	IMPACT GLASS
W-18	FIXED	29'-8"x2'-0"	AL.	ANODIZED	N	IMPACT GLASS
W-19	FIXED	3'-5"x9'-0"	AL.	ANODIZED	N	IMPACT GLASS
W-20	FIXED	6'-8"x9'-0"	AL.	ANODIZED	N	IMPACT GLASS
W-21	FIXED	3'-3"x9'-0"	AL.	ANODIZED	N	IMPACT GLASS
W-22	SLIDING	5'-0"x8'-6"	AL.	ANODIZED	N	IMPACT GLASS

NOTES:

- WINDOWS TO BE 9/16" GLASS TINTED LAMINATED IMPACT RESISTANCE ON CLEAR ANODIZED ALUMINUM FRAME
- CONTRACTOR IS RESPONSIBLE TO OBTAIN AND SUBMIT TO ENGINEER ALL PRODUCT CONTROL APPROVAL AND/OR TESTING REQUIRED TO COMPLY WITH 2014 5TH ED. FBC, AND ANY LOCAL ORDINANCES, AND/OR REQUIREMENTS BY THE LOCAL AUTHORITY HAVING JURISDICTION.
- CONTRACTOR TO SUBMIT COMPLETE SHOP DRAWINGS SIGNED AND SEALED BY A FLORIDA REGISTERED ENGINEER WHO DESIGNED THE SYSTEM.
- CONTRACTOR TO VERIFY AND COORDINATE ALL MASONRY AND ROUGH OPENINGS WITH NOA'S AND FIELD VERIFY PRIOR TO FABRICATION.
- GLAZING CONTRACTOR IS RESPONSIBLE TO PROVIDE AND INSTALL ALL REINFORCEMENT REQUIRED FOR HIS SYSTEM TO CONFORM WITH 2014 5TH ED. FLORIDA BUILDING CODE
- WINDOWS AND EXTERIOR NOTES UNDER SEPARATE PERMIT.
- ANY QUESTIONS OR DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER PRIOR TO FABRICATION.



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BAY HARBOR ISLANDS, FL 33154

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8/9/2016

DOOR & WINDOW SCHEDULE

PROJECT #: 16.007

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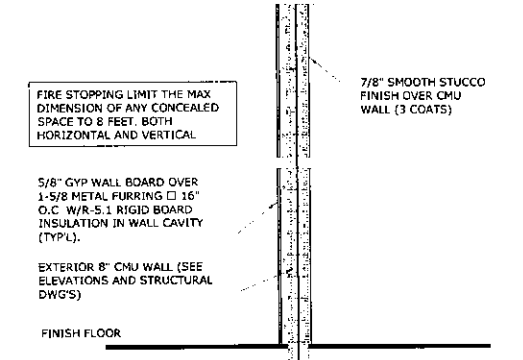
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8/8/2016

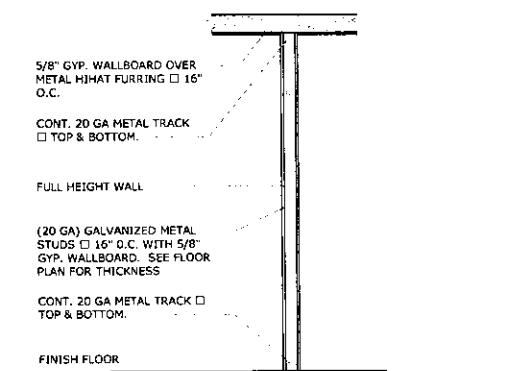
GENERAL NOTES

1. PROVIDE SIGN AT GARAGE DOOR
***** "DANGER" *****
DO NOT OPERATE ENGINES WITH
DOORCLOSED CARBON MONOXIDE
EMISSION IS LETHAL (1/2" MIN. LETTERS)
2. PROVIDE 2"x8" MIN. P.T. WOOD JAMB BOLTED TO CONCRETE COLUMN WITH 1/2"
DIAM.X6" ANCHOR BOLTS @ 24" O.C. FOR OVERHEAD DOOR RAIL, NOT MORE THAN 6"
TOP & BOTTOM.
3. PROVIDE 240 SQ. IN. OF SCREENED VENTILATION W/ VENT. BLOCK
4. DOOR FROM RESIDENCE TO GARAGE SHALL BE PROVIDED WITH AUTO CLOSURE
5. VENT DRYER TO OUTSIDE
6. PROTECT EXISTING TREES AND SHRUBS AT PERIMETER OF SITE DURING CONSTRUCTION.

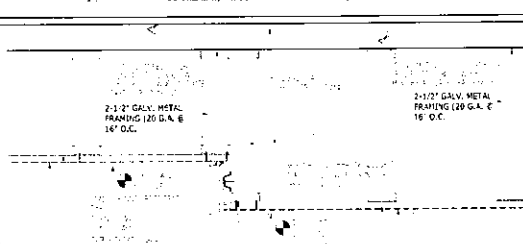
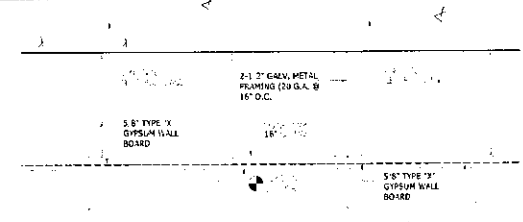
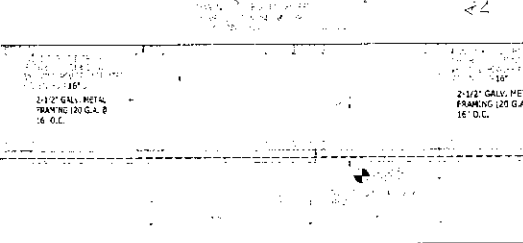
GYPSUM WALLBOARD FURRING (EXTERIOR WALL)



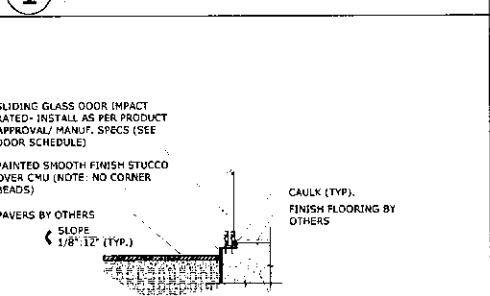
TYPICAL INTERIOR PARTITION (TYP)



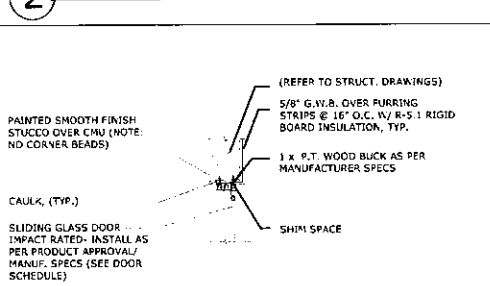
SOFFIT DETAIL



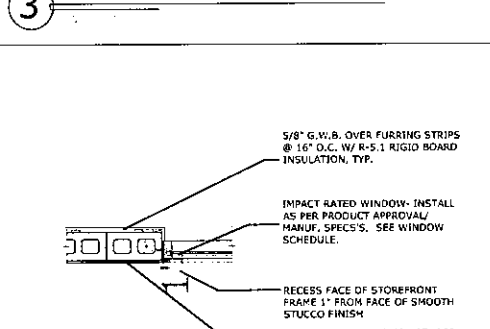
SLIDING DOOR JAMB DETAIL



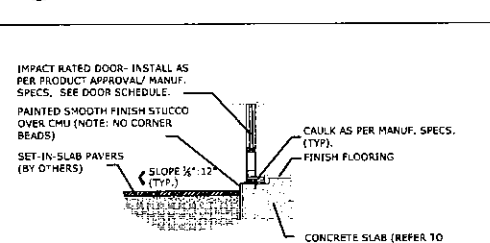
SLIDING DOOR THRESHOLD DETAIL



SLIDING DOOR HEAD DETAIL



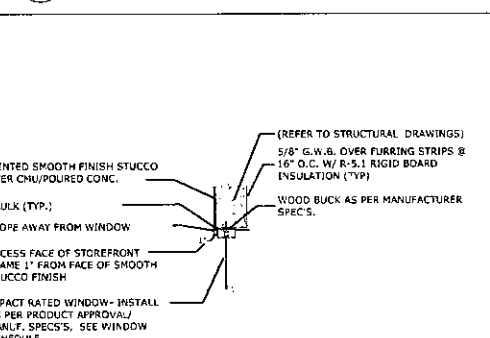
WINDOW JAMB DETAIL



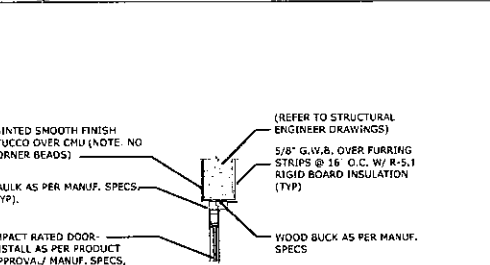
FRENCH DR. THRESHOLD DETAIL



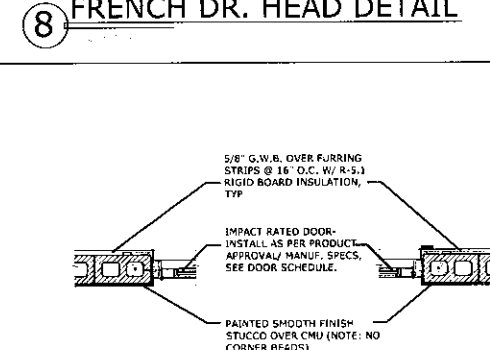
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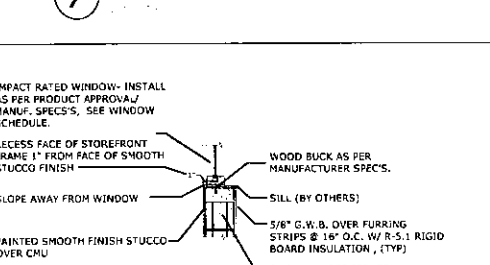
WINDOW HEAD DETAIL



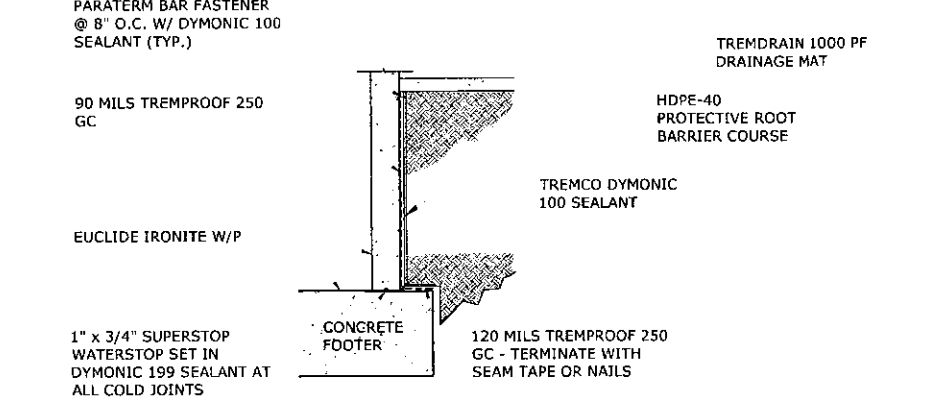
FRENCH DR. HEAD DETAIL



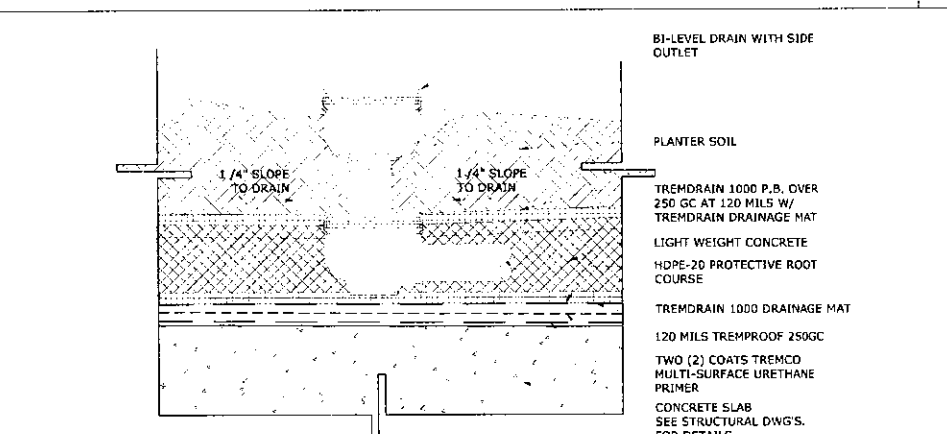
FRENCH DR JAMB DETAIL



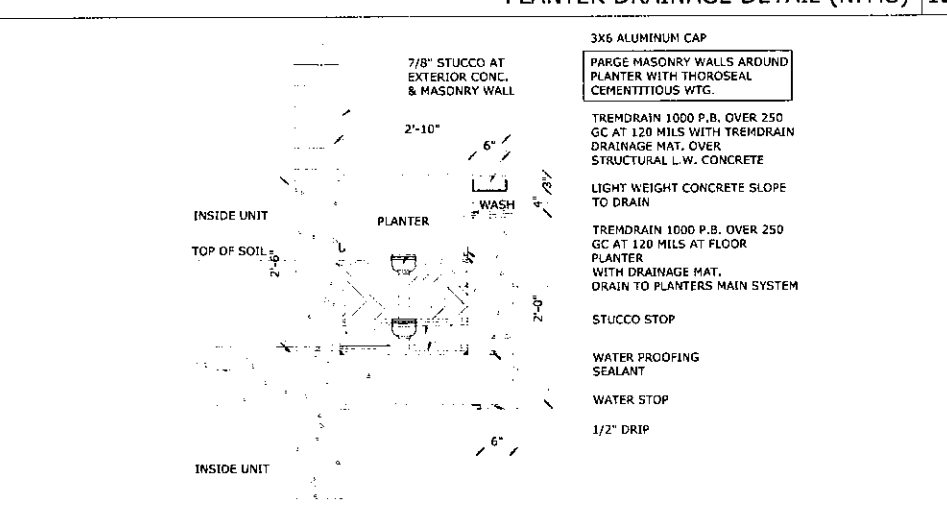
WINDOW SILL DETAIL



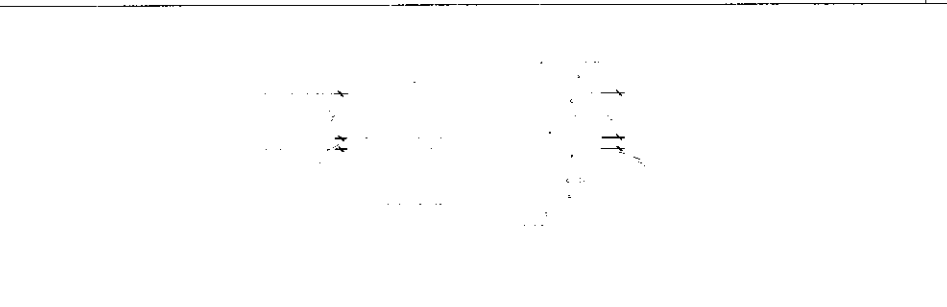
WATERPROOFING DETAIL (NTS) 11



PLANTER DRAINAGE DETAIL (N.T.S) 12



PLANTER DETAIL (N.T.S) 13



GARAGE DECORATIVE STUCCO DETAIL (N.T.S) 14

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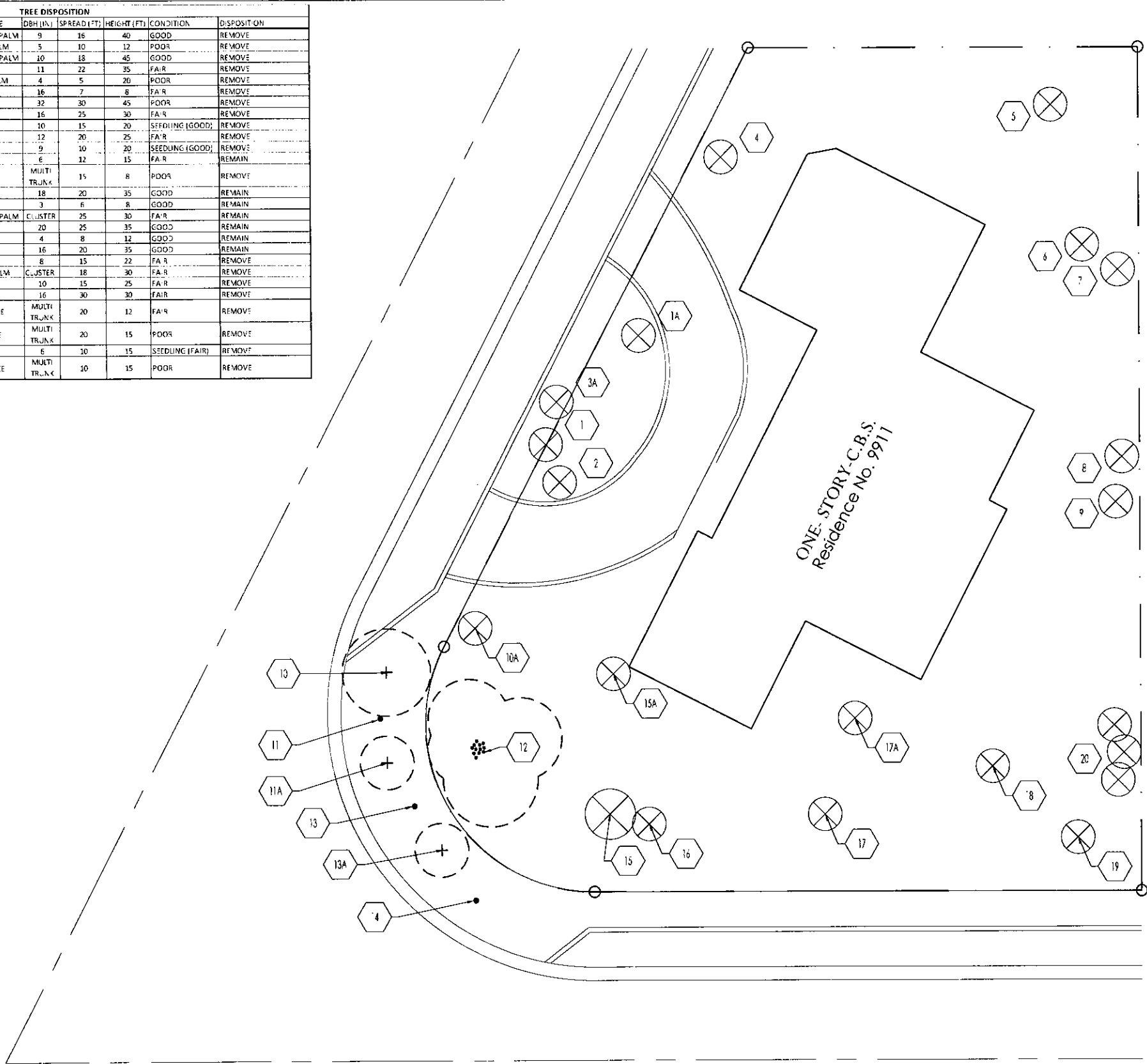
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BUILDING DETAILS
9911 WEST BROADVIEW DRIVE
BAY HARBOR ISLANDS, FL 33154

PROJECT: 16.007
SHEET: A-3.3
PRINT DATE: 8/8/2016

TREE DISPOSITION							
NUMBER	BOTANICAL NAME	COMMON NAME	DBH (IN)	SPREAD (FT)	HEIGHT (FT)	CONDITION	DISPOSITION
01	VEITCHIA MONTGOMERIANA	MONTGOMERY PALM	9	16	40	GOOD	REMOVE
01A	PHOENIX ROBELENI	PIGMY DATE PALM	5	10	12	POOR	REMOVE
02	VEITCHIA MONTGOMERIANA	MONTGOMERY PALM	10	18	45	GOOD	REMOVE
03	SYAGRUS ROMANZOFFIANA	QUEEN PALM	11	22	35	FAIR	REMOVE
03A	PTYCHOSPERMA ELEGANS	ALEXANDER PALM	4	5	20	POOR	REMOVE
04	HYOPHORBE JAGENS CAUJIS	BOTTLE PALM	16	7	8	FAIR	REMOVE
05	MANGIFERA INDICA	MANGO TREE	32	30	45	POOR	REMOVE
06	ROYSTONIA REGIA	ROYAL PALM	16	25	30	FAIR	REMOVE
07	ROYSTONIA REGIA	ROYAL PALM	10	15	20	SEEDLING (GOOD)	REMOVE
08	ROYSTONIA REGIA	ROYAL PALM	12	20	25	FAIR	REMOVE
09	ROYSTONIA REGIA	ROYAL PALM	9	10	20	SEEDLING (GOOD)	REMOVE
10	QUERCUS VIRGINIANA	LIVE OAK	6	12	15	FAIR	REMAIN
10A	CORDIA BOISSIERI	WHITE GEIGER	MULTI TRUNK	15	8	POOR	REMOVE
11	ROYSTONIA REGIA	ROYAL PALM	18	20	35	GOOD	REMAIN
11A	CORDIA BOISSIERI	WHITE GEIGER	3	6	8	GOOD	REMAIN
12	PHOENIX ROBELENI	SENEGAL DATE PALM	25	30	30	FAIR	REMAIN
13	ROYSTONIA REGIA	ROYAL PALM	20	25	35	GOOD	REMAIN
13A	CORDIA BOISSIERI	WHITE GEIGER	4	8	12	GOOD	REMAIN
14	ROYSTONIA REGIA	ROYAL PALM	16	20	35	GOOD	REMAIN
15	SABAL PALMETTO	SABAL PALM	8	15	22	FAIR	REMOVE
15A	PTYCHOSPERMA ELEGANS	ALEXANDER PALM	CLUSTER	18	30	FAIR	REMOVE
16	SABAL PALMETTO	SABAL PALM	10	15	25	FAIR	REMOVE
17	MANGIFERA INDICA	MANGO TREE	16	30	30	FAIR	REMOVE
17A	AVERRHOA CARAMBOLA	STAR FRUIT TREE	MULTI TRUNK	20	12	FAIR	REMOVE
18	PERSEA AMERICANA	AVOCADO TREE	MULTI TRUNK	20	15	POOR	REMOVE
19	ROYSTONIA REGIA	ROYAL PALM	6	10	15	SEEDLING (FAIR)	REMOVE
20	AVERRHOA CARAMBOLA	STAR FRUIT TREE	MULTI TRUNK	10	15	POOR	REMOVE



- NOTES:
1. REFER TO TREE SURVEY PREPARED BY ERIN LOPEZ SURVIVORS AND MAPPERS CORP., P.L.S. DATED 1-03-15
 2. PROVIDE TREE PROTECTION FENCING TO THE OR PLING OF EXISTING TREES AND PALMS TO REMAIN.
 3. REFER TO MIAMI DADE COUNTY LANDSCAPE MANUAL FOR APPROVED TREE PROTECTION DETAIL

- LEGEND:
- (X) EXISTING TREE OR PALM TO BE REMOVED
 - (+) EXISTING TREE OR PALM TO REMAIN AND TO BE PROTECTED

TREE DISPOSITION PLAN
SCALE: 1" = 10'

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email: enunoz8420@gmail.com
Telephone: (305) 772-3557

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REVISIONS:

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AMERICAN BUILDING ENGINEERS

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DRAWINGS FOR

MR. AND MRS. MAMANE

9911 WEST BROADVIEW DRIVE

BAY HARBOR FL 33154

ABE BORUJERDI, P.E.

P.E. 38553

PHONE: (954) 739-5099

APPROVED SEAL/SIGNATURE

8/12/2016

TREE DISPOSITION PLAN

9911 WEST BROADVIEW DRIVE

BAY HARBOR FL 33154

PROJECT #

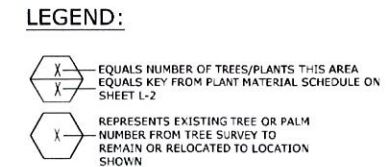
16.007

SHEET #

TD-1

PRINT DATE

5/13/2016



PERMIT ISSUE:		
REVISIONS:		DATE:
1.	/	05/13/16
2.	/	07/02/16
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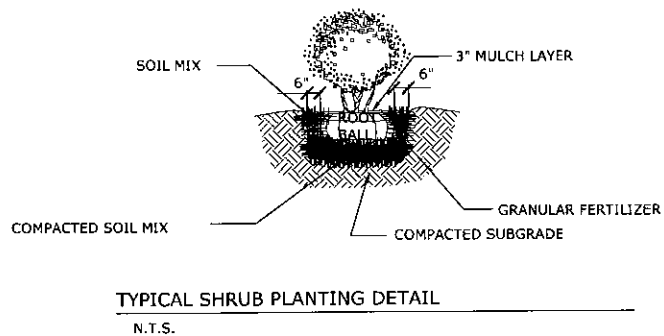
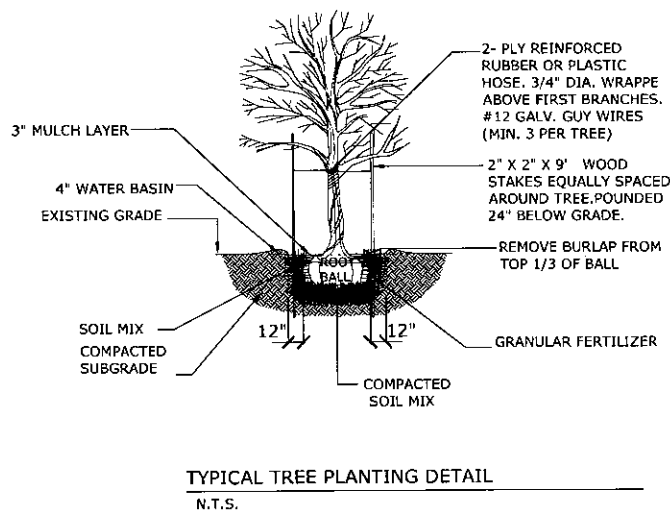
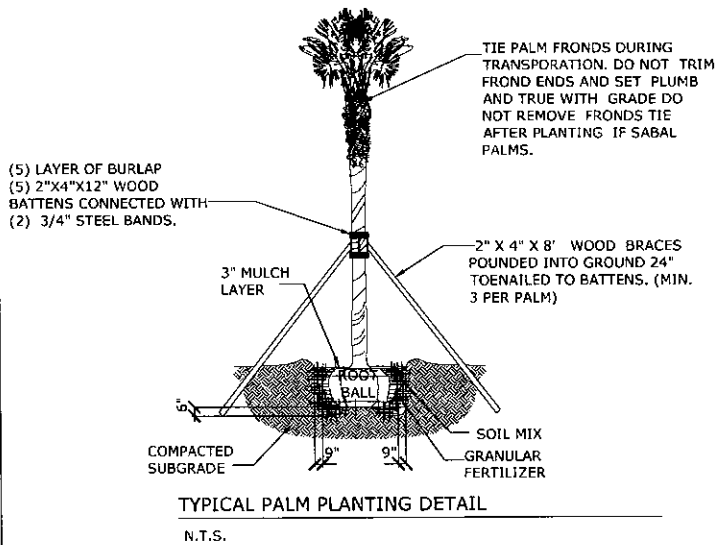
LANDSCAPE PLAN

PROJECT #:	16.007
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SHEET # :

L-1

PRINT DATE: 5/13/2016



GENERAL NOTES

1. PLANT QUALITY

ALL PLANT MATERIALS SHALL BE EQUAL TO OR BETTER THAN FLORIDA No.1 AS CLASSIFIED BY "GRADES AND STANDARDS FOR NURSERY PLANTS" BY THE DIVISION OF PLANT INDUSTRY, FLORIDA DEPARTMENT OF AGRICULTURE. PLANT MATERIALS SHALL HAVE A GROWTH HABIT THAT IS NORMAL FOR THE SPECIES; HEALTHY, VIGOROUS, FREE FROM INSECTS, DISEASE AND INJURY.

2. PLANTING SOIL

ALL PLANT MATERIALS WITH THE EXCEPTION OF PALM TREES AND BEACH MATERIAL SHALL BE PLANTED WITH THE FOLLOWING SOIL: 50% SAND AND 50% MUCK. THERE MUST BE A SLIGHT ACID REACTION TO THE SOIL WITH NO EXCESS OF CALCIUM OR CARBONATE. SOIL SHALL BE DELIVERED IN A LOOSE FRIABLE CONDITION. ANY OTHER SOIL MIX MUST BE SUBMITTED TO AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO DELIVERY.

3. FERTILIZER

THE FERTILIZER SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE FLOWING AND SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED CONTAINERS, BEARING THE MANUFACTURER'S GUARANTEED ANALYSIS. FERTILIZER FOR TREES, SHRUBS, AND CONTAINERIZED GROUNDCOVERS AND VINES SHALL BE AS FOLLOWS: 5 LBS. FEC 3-24-0 #1308 AS MANUFACTURED BY FLORIDA EAST COAST FERTILIZER CO., HOMESTEAD, FLORIDA, AND 2 LBS. FEC 15-8-8-#2500 OR EQUAL PER CUBIC YARD OF PLANTING SOIL. FERTILIZER FOR GROUNDCOVER SEEDLING BEDS: BROADCAST 4 LBS. OF THE ABOVE MIX FOR EACH 500 SQUARED FEET OF BED AREA. FERTILIZER FOR TURF ESTABLISHMENT: BROADCAST 15 LBS. OF FEC 7-11-7 OR EQUAL PER 1,000 SQUARE FEET (650 LBS. PER ACRE).

4. MULCH:

MULCH SHALL BE SHREDDED PINE, EUCALYPTUS OR FLORIMULCH 100% MELALEUCA MULCH. ANY OTHER MULCH MUST BE SUBMITTED TO AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO DELIVERY. PLANTING AREAS NOT COVERED BY GLASS/SOD SHALL BE MULCHED TO A DEPTH OF TWO INCHES TO PRESENT A FINISHED APPEARANCE THIS INCLUDES, BUT NOT LIMITED TO, ALL SHRUBS AND GROUNDCOVERS AREAS.

5. SOD

ALL AREA DESIGNATED AS "SOD" SHALL BE COVERED WITH ST. AUGUSTINE "FLORATAM" SOLID SOD LAID OVER A FINELY GRADED, 2" DEEP SOIL BLANKET, FREE OF ROCKS. SOD SHALL BE LAID WITH CLOSE ABUTTING JOINTS AND HAVE A SMOOTH FINISHED APPEARANCE.

6. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND PROPOSED PLANT MATERIAL QUANTITIES AT SITE. IF ANY DISCREPANCY IS FOUND, CONTRACTOR SHALL STOP THE WORK AND NOTIFY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

7. CONTRACTOR SHALL DETERMINE THE LOCATION OF ANY AND ALL EXISTING SUBTERRANEAN AND OVERHEAD UTILITIES OR CONSTRUCTION IN THE AREA OF THE PROPOSED NEW WORK PRIOR TO COMMENCEMENT OF THE WORK, IN ORDER TO AVOID DAMAGE TO SAID EXISTING UTILITIES OR CONSTRUCTION.

8. REFER TO BOUNDARY & TREE SURVEY PREPARED BY E. LOPEZ SURVEYORS AND MAPPERS, CORP. DATED 11-05-2015, FOR EXISTING TREES AND PALMS INFORMATION.

LANDSCAPE LEGEND

TOWN OF BAY HARBOR ISLANDS LANDSCAPE CODE (SEC. 24-16)
ZONING DISTRICT: RD NET LOT AREA: 10,886 ACRES: .25 S.F.: 10,886
RESIDENTIAL - SINGLE FAMILY HOME SITE

A. SHADE TREES REQUIRED*

	REQUIRED	PROVIDED
1. SINGLE- FAMILY NON-WATERFRONT LOT (TREES)	5	6 (5 NEW TREES + 3 NEW PALMS + 1 EXISTING PALM + 8 NEW TRAVELERS)
2. SINGLE- FAMILY WATERFRONT LOT	N/A	N/A
3. TWO- FAMILY LOT	N/A	N/A
4. NUMBER OF SHADE TREES IN FRONT YARD	2	2
5. NATIVE SPECIES REQUIRED - 50%	3	5
6. DROUGHT TOLERANT AND LOW MAINTENANCE SPECIES REQUIRE-50%	3	5

B. STREET TREES

STREET TREES FRONTAGE (232' DIVIDED BY 35' O.C.) 7 10 (6 NEW TREES + 3 EXISTING TREES + 3 EXISTING PALMS)

C. SHRUBS REQUIRED**

	50	157
1. SINGLE- FAMILY NON-WATERFRONT LOT	N/A	N/A
2. SINGLE- FAMILY WATERFRONT LOT	N/A	N/A
3. TWO- FAMILY LOT	N/A	N/A
4. NATIVE SPECIES REQUIRED - 50%	25	134
5. DROUGHT TOLERANT AND LOW	25	157

MAINTENANCE SPECIES REQUIRED-50%

D. MAXIMUM LAWN AREA ALLOWED***

1. 50% OF NET LOT AREA	5,443 max.	3,490 S.F.
2. PARKWAY SOD AREA		1,380 S.F.

NOTES:

*REQUIRED SHADE TREES AT TIME OF PLANTING MUST BE A MINIMUM OF: 12 FEET IN OVERALL HEIGHT; HAVE 4" OF CLEAR WOOD BEFORE BRANCHING; AND HAVE A 2-1/2" CALIPER. PALM TREES CAN BE SUBSTITUTED AT A 3:1 RATIO (EXCEPT APPROVED LARGER VARIETIES) TO A MAXIMUM OF 25% OF THE REQUIRED TREES.

**REQUIRED SHRUBS AT TIME OF PLANTING MUST BE MINIMUM OF 24 INCHES IN OVERALL HEIGHT;

IF USED AS A VISUAL SCREEN MUST BE A MINIMUM OF 36 INCHES IN OVERALL HEIGHT .

***MIAMI DADE COUNTY LANDSCAPE ORDINANCE SEC. 18A-5(A)(5)

*****5 REQUIRED SHADE TREES COMPRISED OF 2 PITCH APPLE, 2 PARADISE TREES, 2 PIGEON PLUMS, AND 1 EXISTING SENEGAL DATE PALM GROUP.

PLANT MATERIAL SCHEDULE

Key	Quantity	Plant Name	NATIVE	Size Specs.
Symbol	New	Existing	Botanical Name / Common Name	Yes No Ht. x Spr , Caliper
TREES AND PALMS				
SS	3		Senna surattensis / Glauca Cassia	X 12' Ht.x8' Spr.,2.5" Caliper min. 4" clear wood
QV	3		Quercus virginiana / Live Oak	X 12' Ht.x8' Spr.,2.5" Caliper min. 4" clear wood
SG	2		Simarouba glauca / Paradise Tree	X 12' Ht.x8' Spr.,2.5" Caliper min. 4" clear wood
CR	1		Clusia rosea / Pitch Apple Tree	X 12' Ht.x8' Spr.,2.5" Caliper min. 4" clear wood
CD	2		Coccoloba diversifolia / Pigeon Plum	X 12' Ht.x8' Spr.,2.5" Caliper min. 4" clear wood
CM	2		Caryota mitis / Fishtail Palm	X 14' Ht. Multi-trunk, full.
PS	1		Phoenix sylvestris / Silver Date Palm	X min. 8' clear wood
RM	8		Ravenala madagascariensis / Travelers Tree	X 12' Ht. Heavy clump
SHRUBS AND GROUND COVERS				
MYR	12		Myrcianthes fragans / Simpson Stopper	X 36" Htx24" Spr., 7 gal., 24" o.c.
CES	9		Conocarpus erectus 'sericeus' / Silver Buttonwood	X 36" Ht.x36" Spr., 7 gal. cont., 4" o.c.
ZAM	12		Zamia floridana/ Coontie	X 24" Spr., 3 gal. cont.
GYM	67		Gymnanthes lucida / Crabwood	X 36" Htx24" Spr., 7 gal. cont., 24" o.c.
HAM	12		Hamelia patens / Firebush	X 24" o.a., 3 gal. cont.
HYM	22		Hymenocallis latifolia / Spider Lily	X 12" Spr., 1 gal. cont., 12" o.c.
POD	23		Podocarpus macrophyllus / Japanese Yew	X 5' Ht. X 2' spr., 24" o.c. Shrubs shall be equal to the height of the equipment at the time of planting

EXISTING TREES & PALMS (To Remain)

Key	Quantity	Plant Name	NATIVE	Size Specs.
Symbol	New	Existing	Botanical Name / Common Name	Yes No Ht. x Spr , Caliper
10	1		Quercus virginiana/ Live Oak	X 15' Ht.x12' Spr.
11	1		Roystonea regia / Royal Palm	X 35' Ht.x20' Spr.
11A	1		Cordia boissieri / White Geiger	X 8' Ht.x6' Spr.
12	1		Phoenix reclinata/ Senegal Date Palm	X 30' Ht.x25' Spr.
13	1		Roystonea regia / Royal Palm	X 35' Ht.x25' Spr.
13A	1		Cordia boissieri / White Geiger	X 12' Ht.x8' Spr.
14	1		Roystonea regia / Royal Palm	X 35' Ht.x20' Spr.

NOTE:

REPLACEMENT CANOPY PROVIDED: 6,400 S.F.
QTY. 11 - SHADE TREE 1 AT 500 S.F. CANOPY CREDIT: 5,500 S.F.
QTY. 3 - PALM 1 AT 300 S.F. CANOPY CREDIT: 900 S.F.

REFER TO TREE DISPOSITION PLAN, SHEET TD-1

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Landscape Architecture
Florida License No. LA0000955

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PERMIT ISSUE	DATE:
REVISIONS:	05/13/16
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BAY HARBOR FL 33154

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PHONE: (954) 739-5099
APPROVED SEAL/SIGNATURE
5/17/2016

LANDSCAPE PLAN
9911 WEST BROADVIEW DRIVE
BAY HARBOR FL 33154

PROJECT # 16.007
SHEET # L-2
DATE 5/13/2016

**MINUTES OF A PLANNING & ZONING BOARD MEETING
TOWN OF BAY HARBOR ISLANDS**

A Planning & Zoning Board Meeting was held Tuesday August 16, 2016 at 7:03 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 Alan Bebchik	Board Member Jed Frankel
Board Member Oscar Sklar	Board Member Thomas Telesco

Item 1. Request for approval for a new single family home for "Pro-Nan IV, LLC c/o Prosper Mamane" located at 9911 W. Broadview Drive, Lot 5 of Block 37. On July 19, 2016 the Board denied the project. The owner has made revisions to the plan as requested. They are proposing to construct a new two story single family home with approximately 6,324 square feet of a/c living space with a two car garage, pool, and a pool deck in the side yard (street) yard of the property fronting 99 Street. The residence will have 5 bedrooms, seven full bathrooms, 1 half bathroom and an office that can be also considered a bedroom.

Architect, Abe Borujerdi, came forward to address the Board. The applicant proposed a two story single family home. The team has addressed all of the Board comments and made all of the recommended correction as follow:

1. Elimination of a structural column reflect on page CB 1.1
2. Water fountain depth changed to 18 inches.
3. Roof overhand has been soften throughout the building.
4. Wine cellar, e-grass window was not required.
5. Reverse the shower and toilet to the bathrooms, reflected on sheet a1.2
6. Wood finished was added to the wrapped around fence, reflected on sheet SP1.
7. Bedroom #5 added an e-grass window, shown on sheet a1.1
8. Eliminated the black paint on the front door, and changed to white paint.
9. Overhand has been extended 4 feet to the east and south side.

There was a brief discussion from the board on the proposed materials; horizontal bands; colors; opposed to the black lines on the reveal; trellis; roof top; and tower height.

PUBLIC COMMENT

Frances Neuhut, 9920 Broadview Dr. came forward to address the Board. She reminded the Board that the Town Council recently made changes to the landscape requirements.

CLOSED PUBLIC COMMENT

Town Clerk Siegel, the new code applies to insisting home that are renovated, if they add 200 square feet you must comply with the landscaping requirements.

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

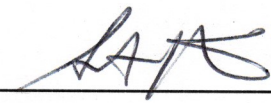
1. Reduce of the parapet around the entire house to 25'8".
2. Raise the tower to 26'4".
3. No black paint on the recess stucco bands.
4. The column north of the front door, to be steel / aluminum to match the windows system.
5. Reduce the driveway that runs parallel to the house, from 15 to 12 feet, to be push back to the East of the property line.
6. The band between first and second floor around the house to be 2 inches.

Board Member Telesco seconded the motion and it passed unanimously.

Item 2. Any other business concerning the Board.

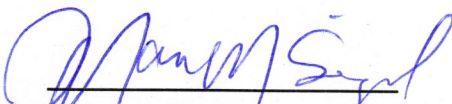
Town Clerk Siegel announced the Town Council appointed Mr. Robert Saland to join the Planning & Zoning Board. He will be introduced at the next Board Meeting.

There being no further business to discuss meeting was adjourned at 7:50 p.m.



CHAIR

ATTEST



TOWN CLERK



























Ayanidys Martinez

From: Ayanidys Martinez
Sent: Monday, April 8, 2019 11:16 AM
To: J C Jimenez; Marlene Siegel; mmiller@michaelmillerplanning.com
Subject: 9911 West Broadview Drive - New Single Family Home
Attachments: 9911WbrdDr8.16.16PNZ.pdf; 9911WestBroadviewZoningPictures4.5.19.pdf

Staff

On Friday, April 5th, I went to the property located at 9911 West Broadview Drive and took some newer pictures of the construction of the new single family home.

On Monday, April 1st, the property owner had come into the Building Department and stated that some of the decorative features that were missing had been completed.

As per the approved Planning and Zoning plans below are the deficiencies still pending:

1. **Front / West Elevation**

- a. The Balcony was cut back to align with the glass railing to allow the tree to grow taller
- b. Water feature was reduced to break the difference between the driveway and the fountain
- c. The band over the water feature was cut back to align with the decorative wood accent wall
- d. Materials
 - 1. Water feature has a different colors of stone
 - 2. Decorative wood accent walls - material was replaced to a porcelain tile to look like wood.

2. **East/South Elevation**

- a. Both sides corner section - windows were reduced in size as the placement of the windows is the bathtub area of the master bathroom.

3. **Rooftop**

- a. Railings on the rooftop were replaced from the approved glass railings to an aluminum railing. This material was changed due to the heat emanating from the glass on a small patio area.

I have attached to this email the approved Planning and Zoning plans and the pictures that were taken of Friday showing all the deficiencies.

Please advise if the remaining items can be approved Administratively or should I schedule them for the next scheduled Planning and Zoning meeting.

Thank you,

Mrs. Ayanidys J. Martinez, CEP
Building & Zoning Supervisor

Town of Bay Harbor Islands
9665 Bay Harbor Terrace, 2nd Floor
Bay Harbor Islands, Florida 33154
Office Hours: 8am to 3:30pm
(Monday thru Friday)
Tel: (305) 993-1786, Extension 116
Cell: (786)256-3011
Fax: (305) 861-1130

AGENDA ITEM REPORT

May 21, 2019

ITEM NUMBER: 3.

ITEM: Request for a revision for a new site development for "Church by the Sea" located at 1000 Kane Concourse, Tract N. On July 28, 2016 the Board approved a Site Development Plan application for the Church-By-The-Sea redevelopment project at the current Ocean Cadillac site at 1000 Kane Concourse (Town Resolution #2098). Since that time the project architect has worked to develop a more refined construction plan. Several items were identified as "major" and the Town determined needed PZB re-approval. Zyscovich Architect staff prepared a set of PZB approved / requested modification plans (changes highlighted in red) together with a narrative explaining each change. We have reviewed each item and find they comply with minimum Town Code requirements and the PZB conditions of approval. Enclosed please find the previously PZB approved plans and modified plans. (Item #3)

DESCRIPTION:

RECOMMENDED ACTION:

Design meets Town Code and was approved by Michael Miller, Town Planner.

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez
 Ayanidys Martinez

ATTACHMENTS

1. 1000 Kane Church by the Sea Narratives of Changes for P & Z
2. 1000 Kane Church by the Sea P&Z Proposed Revision 20180410
3. BHI PZB Staff Report CBTS Rev Apr 9 2019

April 2, 2019

To: Town of Bay Harbor islands, Planning & Zoning

**1000 Kane Concourse. Church by the Sea Planning & Zoning Revision to the July 28, 2016
Approval Resolution #2098**

The proposed P & Z revision set dated March 18, 2019 includes data sheet, footprint calculation diagrams, architectural floor plans, elevations, sections and renderings. This proposed set also includes a comparison between original approved plans and proposed plans with the following modifications:

Ground Floor:

- Steeple was recessed to the south to satisfy condition of approval of Resolution #2098 based on the June 27, 2016 set. As a result of satisfying this condition, the footprint of building was reduced.
- Lobby floor elevation was raised 1 ft from approved plans to minimize potential of flooding. Overall floor to floor height did not change.
- Floor Elevation of the 1st Level of Parking was raised 6 inches to minimize the potential of flooding.
- Parking spaces were reconfigured to provide all mechanical rooms and BOH spaces required. Total Tandem Parking was reduced, and stackers were added. Refer to Data Sheet GN-002 and Site Plan A-101

Second Floor:

- As a result of satisfying the condition to move the steeple, the footprint of the building was reduced.
- Interior layout of spaces reconfigured during design and development of construction drawings for the project.
- Addition of 5 ft in overall height of the second floor due to structural implication and to maintain an appropriate ceiling height to the fellowship once additional structure was added. Refer to Sheets A-201,202,301 & 302. Exterior finishes to remain as approved. Refer to Sheets A-201 to A-501.
- Addition of 2 feet added to chapel for structural purposes .
- Southern Wall of the Sanctuary pushed back 1'-7" to provide required setback as per code. Refer to Sheet A-102.
- Removal of perforated metal covering the windows facing Kane Concourse. Refer to Sheets A-201 and Rendering A-401.

Third Level

- As a result of satisfying the condition to move the steeple, the footprint of the building was reduced.
- Interior layout of spaces reconfigured during design and development of construction drawings for the project.

Roof Level

- Removal of public access to roof. Stacked elevators at the corner of Kane and East Bay Harbor stop at the third level. Elevator core mass at that location reduced.

South Elevation. Sheet A-202

- South Elevation
 - Storefront glass to replace stained glass. This glass is not directly exposed to the exterior since it is behind the first layer of stucco wall with openings as approved by Planning and Zoning.
 - The south elevation first layer of openings reflects increase in height of 5 ft.



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CHURCH BY THE SEA

PLANNING AND ZONING REVISION TO THE JULY 28, 2016 APPROVAL RESOLUTION # 2098

1000 Kane Concourse

Bay Harbor Islands, FL 33154

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INDEX	TITLE
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GN- 002	DATA SHEET
GN- 004	SETBACK DIAGRAM
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ARCHITECTURAL	
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A- 102	SECOND FLOOR
A- 103	THIRD FLOOR
A- 104	ROOF FLOOR
A- 105	ROOF TOP MECHANICAL AREA
A- 201	ELEVATIONS
A- 202	ELEVATIONS
A- 301	SECTIONS
A- 302	SECTIONS
A- 401	RENDERING
A- 501	MATERIAL BOARD
A- 601	SOFT CALCULATION DIAGRAMS
Grand total: 16	

Project

CHURCH BY THE SEA

1000 Kane Concourse

Bay Harbor Islands, FL 33154

PLACE CLIENT LOGO HERE

Architect

ZYSCOVICH

ARCHITECTS

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f 305.577.4521

e info@zyscovich.com
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Seal

Reg. No. RA-7410

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Revision:	Date:	Note:

COVER SHEET

1817NCBS03-27-2019

GN- 001

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CHURCH BY THE SEA

PLANNING AND ZONING REVISION TO THE JULY 28, 2016 APPROVAL RESOLUTION # 2098

1000 Kane Concourse

Bay Harbor Islands, FL 33154

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A- 202	ELEVATIONS
A- 301	SECTIONS
A- 302	SECTIONS
A- 401	RENDERING
A- 501	MATERIAL BOARD
A- 601	SOFT CALCULATION DIAGRAMS
Grand total: 16	

Project

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Bay Harbor Islands, FL 33154

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Architect

ZYSCOVICH

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f 305.577.4521

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Revision:	Date:	Note:

COVER SHEET

1817NCBS03-27-2019

GN- 001

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PLANNING AND ZONING REVISION TO THE JULY 28, 2016 APPROVAL RESOLUTION # 2098

1000 Kane Concourse

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Grand total: 16

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A- 601	SOFT CALCULATION DIAGRAMS
Grand total: 16	

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GN- 001

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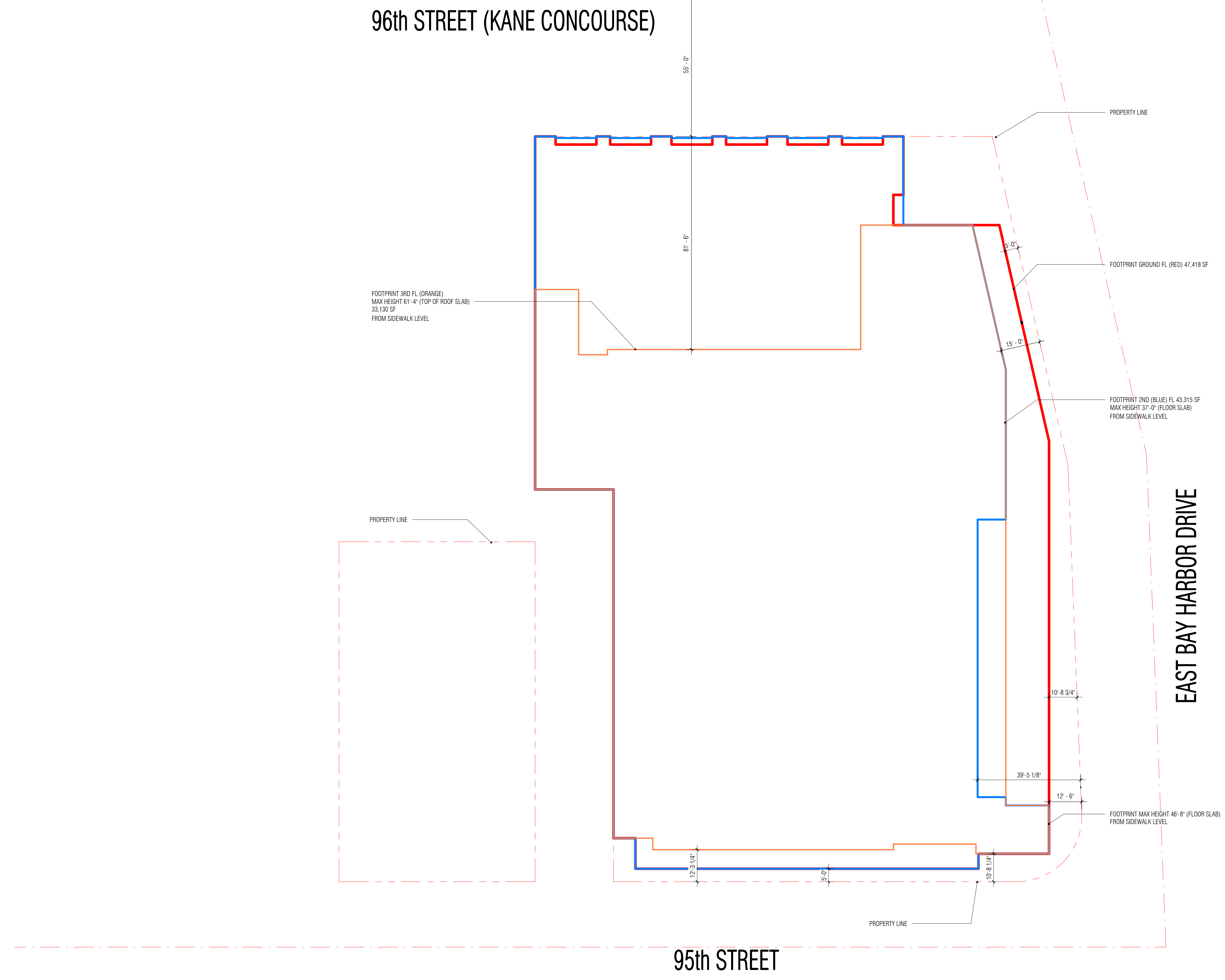
3

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7

[illegible][illegible][illegible][illegible][illegible][illegible]



1 **SETBACK DIAGRAM**
GN- 004 Scale: 1" = 20'-0"

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**SETBACK
DIAGRAM**

1817NCBS

03-27-2019

GN- 004

1

2

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7

1

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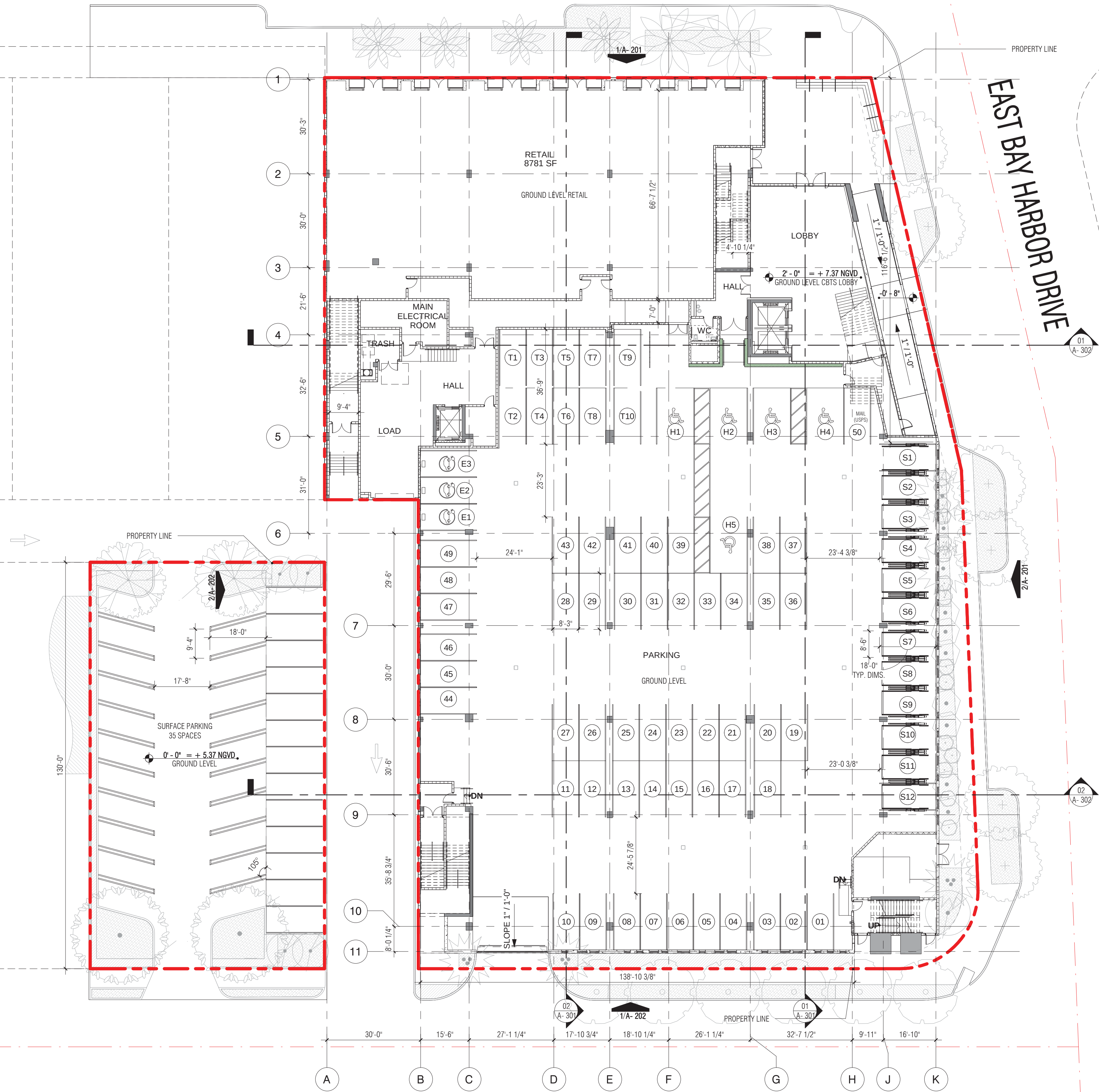
A

96th STREET (KANE CONCOURSE)

EAST BAY HARBOR DRIVE

95th STREET

PARKING LEGEND	
(R)	REGULAR SPACES
(T)	TANDEM
(S)	STACKER
(H)	ACCESSIBLE
(E)	ELECTRIC



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Revision:	Date:	Note:

**FIRST FLOOR
PLAN**

1817NCBS 03-27-2019

A- 101

1 GROUND FLOOR
A- 101 Scale: 1" = 20'-0"

1 2 3 4 5 7

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1 2 3 4 5 7

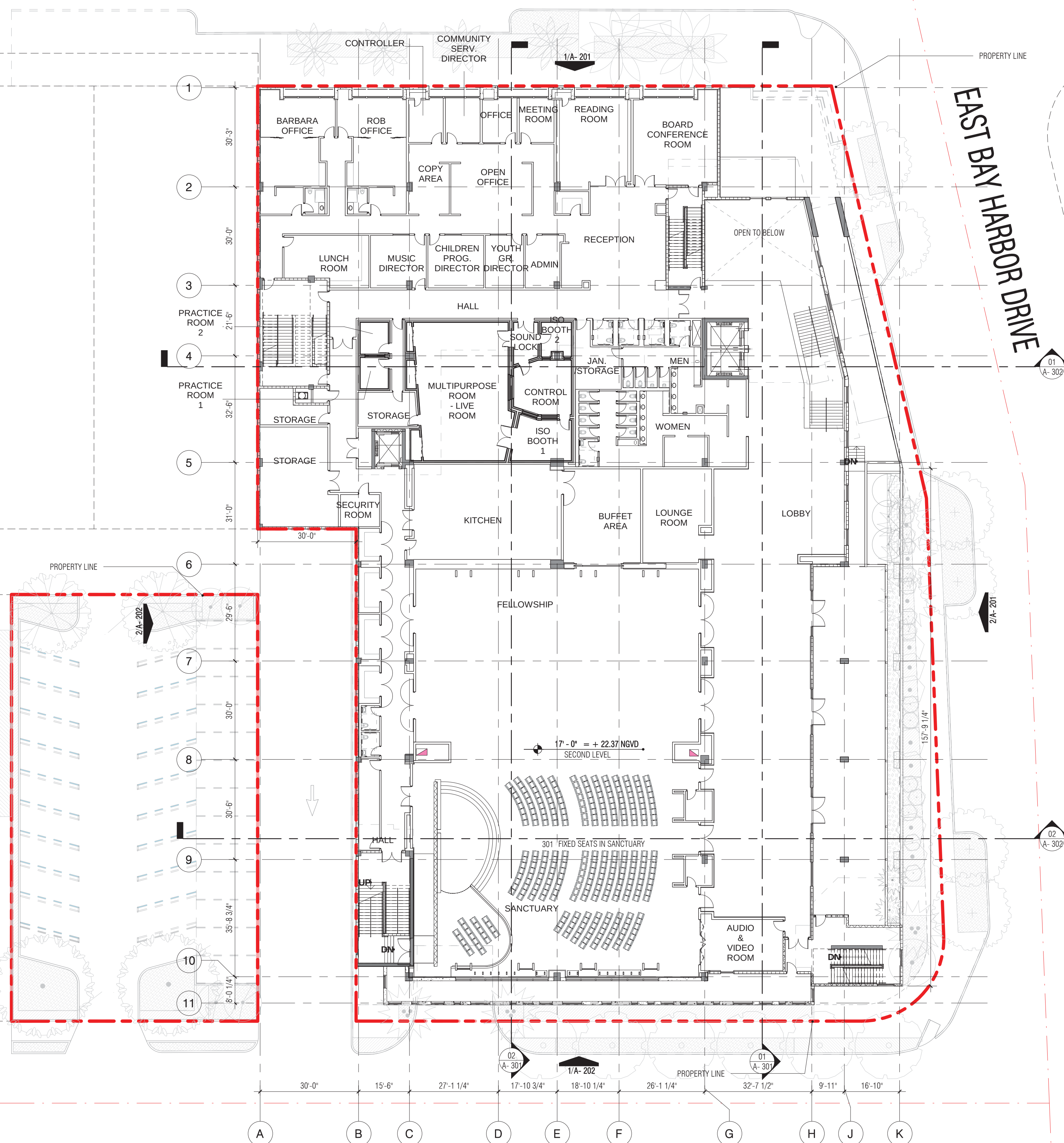
96th STREET (KANE CONCOURSE)

EAST BAY HARBOR DRIVE

95th STREET

1 SECOND LEVEL ZONING

A- 102 Scale: 1" = 20'-0"



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SECOND FLOOR

1817NCBS 03-27-2019

A- 102

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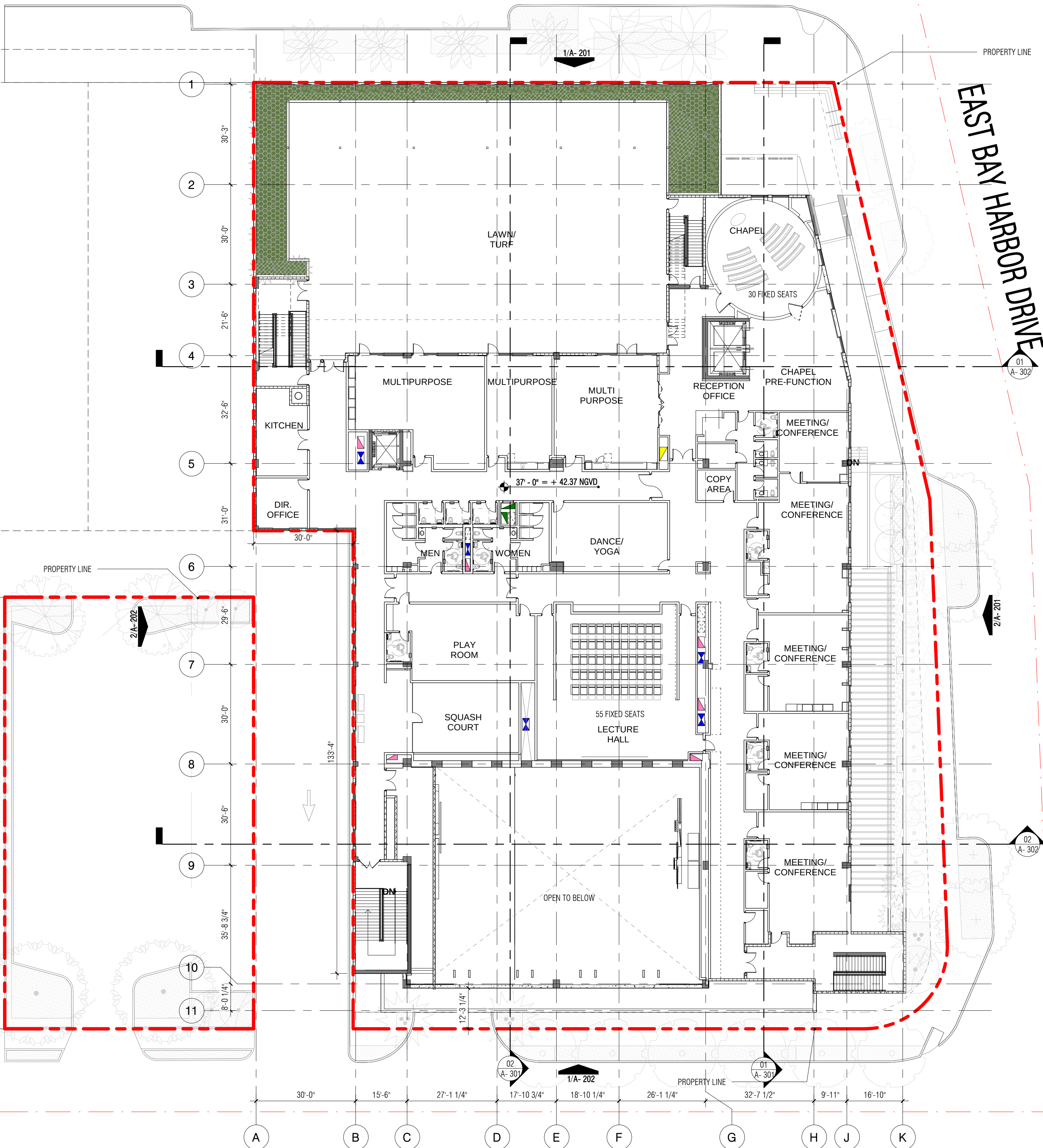
A

96th STREET (KANE CONCOURSE)

EAST BAY HARBOR DRIVE

95th STREET

1 THIRD LEVEL ZONING
A- 103 Scale: 1" = 20'-0"



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THIRD FLOOR

1817NCBS 03-27-2019

A- 103



Scale: 1" = 20'-0"

A- 104

1 2 3 4 5 7

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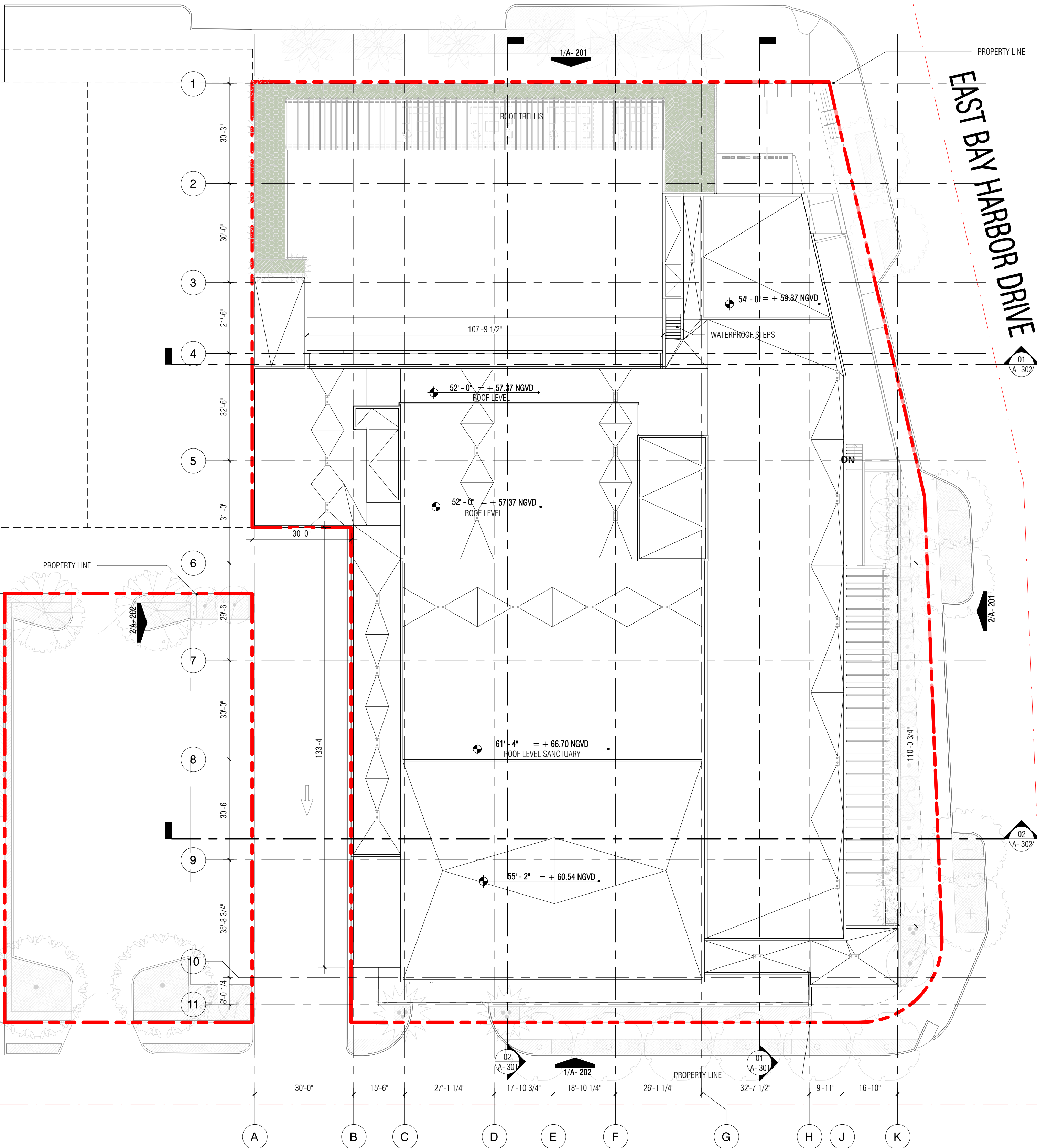
B

A

1 2 3 4 5 7

96th STREET (KANE CONCOURSE)

EAST BAY HARBOR DRIVE



95th STREET

MECHANICAL ROOF FLOOR

Scale: 1" = 20'-0"

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**ROOF TOP
MECHANICAL
AREA**

1817NCBS 03-27-2019

A- 105

Project

Architect

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**ROOF TOP
MECHANICAL
AREA**

1817NCBS 03-27-2019

A- 105

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Bay Harbor Islands, FL 33154



1 NORTH ELEVATION-96 STREET
A- 201 Scale: 1/16" = 1'-0"



2 EAST ELEVATION - EAST BAY HARBOR
A- 201 Scale: 1/16" = 1'-0"

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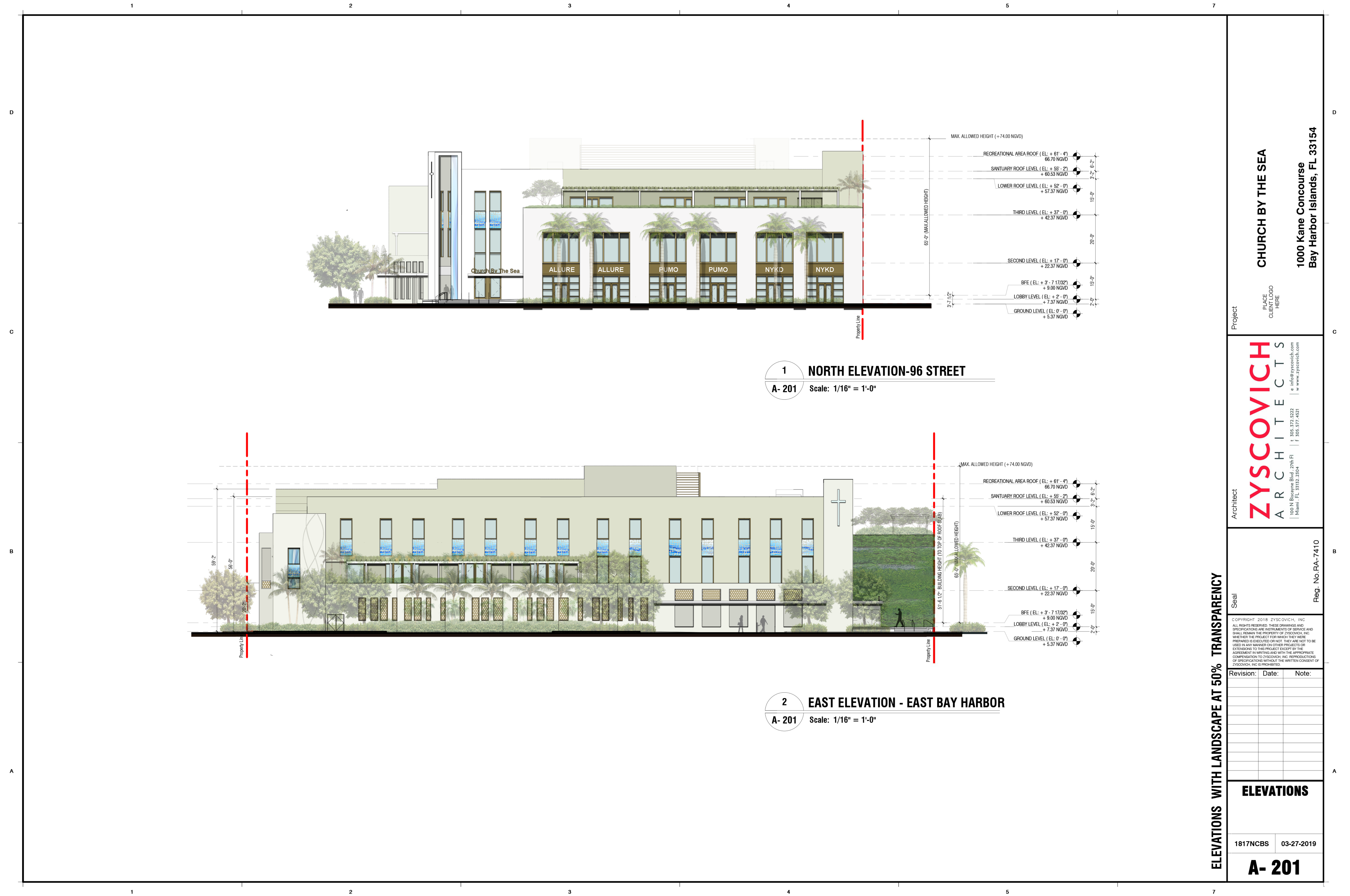
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ELEVATIONS

1817NCBS 03-27-2019

A- 201



ELEVATIONS WITH LANDSCAPE AT 50% TRANSPARENCY

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ELEVATIONS

1817NCBS 03-27-2019

A- 201



1 SOUTH ELEVATION - 95 STREET
A- 202 Scale: 1/16" = 1'-0"



2 INTERIOR ELEVATION - ALLEY
A- 202 Scale: 1/16" = 1'-0"

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Revision:	Date:	Note:

ELEVATIONS

1817NCBS 03-27-2019

A- 202



1 SOUTH ELEVATION - 95 STREET
A- 202 Scale: 1/16" = 1'-0"



2 INTERIOR ELEVATION - ALLEY
A- 202 Scale: 1/16" = 1'-0"

ELEVATIONS WITH LANDSCAPE AT 50% TRANSPARENCY

Project

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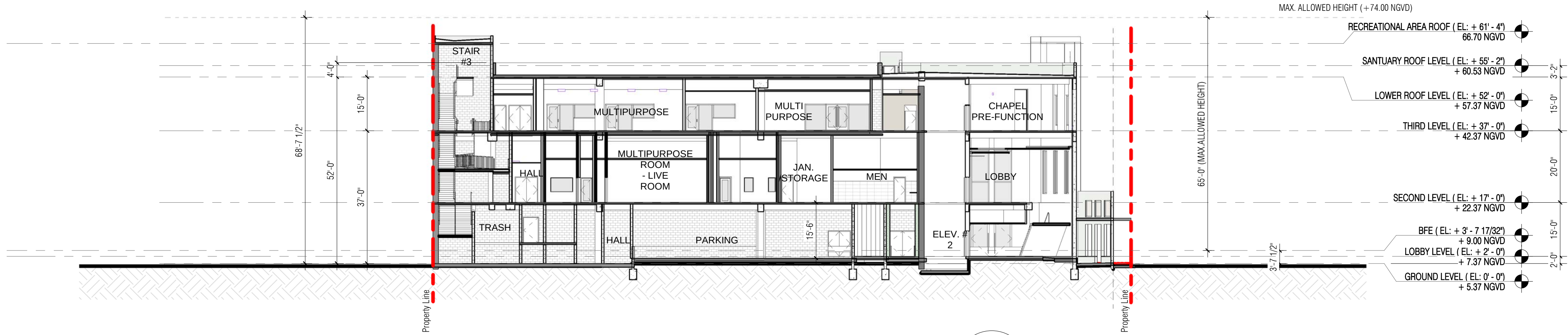
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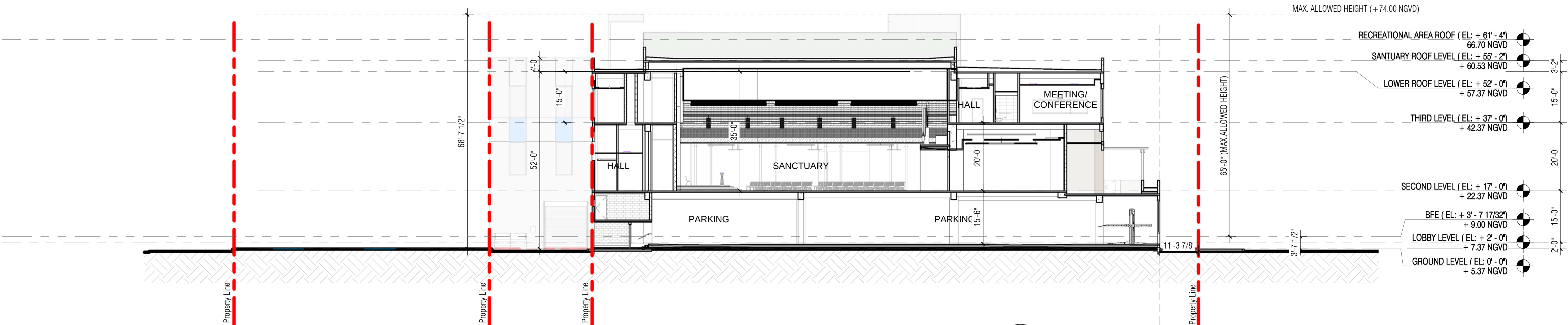
ELEVATIONS

1817NCBS 03-27-2019

A- 202



01 SECTION 1
A- 302 Scale: 1" = 20'-0"



02 SECTION 2
A- 302 Scale: 1" = 20'-0"

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SECTIONS

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A- 302



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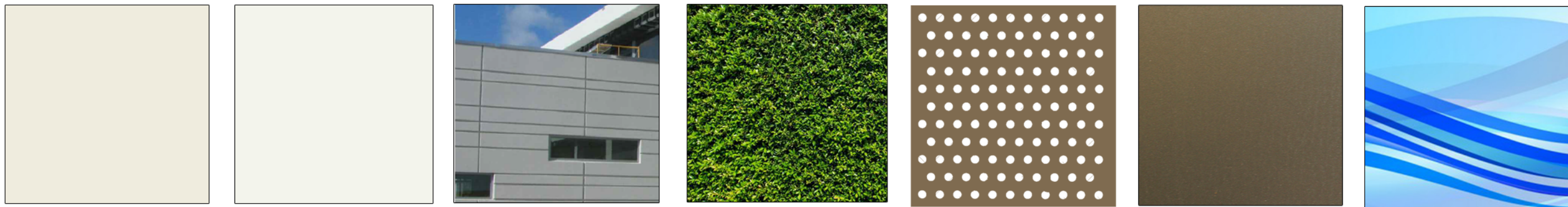
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RENDERING

1817NCBS 03-18-2019

A- 401



- 1- Balboa Mist color paint
- 2- White Diamond color paint
- 3- Scouring lines 2"
- 4- Artificial green wall
- 5- Aluminum perforated metal 50% Solid to 50% circular holes ratio (bronze color)
- 6- Metal panel bronze color
- 7- Wave pattern in shades of blue

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Revision:	Date:	Note:

**MATERIAL
BOARD**

1817NCBS 03-27-2019

A- 501



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Revision:	Date:	Note:

SQFT
CALCULATION
DIAGRAMS

1817NCBS 03-27-2019

A- 601

1 SQFT CALCULATIONS DIAGRAMS

A- 601 Scale: 1" = 40'-0"

CHURCH FOYER/ LOBBY FLOOR AREA	1651 SF
CHURCH FLOOR AREA	64188 SF
TOTAL CHURCH FLOOR AREA	65839 SF
RETAIL FLOOR AREA	8781 SF
TOTAL FLOOR AREA	74620 SF
OPEN FLOOR AREA	29675 SF
TOTAL OPEN SPACE	29675 SF

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APPROVED PLANNING AND ZONING SET 2016, RESOLUTION #2098
&
PLANNING AND ZONING PROPOSED REVISION

COVER SHEET

BAY HARBOR , FL

CHURCH BY THE SEA

03/27/2019

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CHURCH BY THE SEA W RETAIL		ZONING DESIGNATION & FLOOR AREA		B-1 - Future Land Use: Commercial	
SITE		SITE 1 52,110 SF =/-1.20 Acres		SITE 2 9,750 SF +/-0.22 Acres	
				61,860 SF = +/-1.42 Acres	
		REQUIRED		PROPOSED	
FLOOR AREA		NA		*75,583 SF	
*TOTAL FLOOR AREA INCLUDES GROSS FLOOR AREA MINUS STAIRS, ELEVATORS, OPEN AREAS WITH NO AC . RETAIL 8,500 SF & CHURCH 67,083 SF					
CHURCH BY THE SEA		PARKING ANALYSIS			
PARKING BUSINESS DISTRICT		ALLOWED OR REQUIRED		PROVIDED	
				* VARIANCE	
TOTAL PARKING SPACES		1PK Per 300 sf for Retail	8500/300= 28 Spaces		
		1 Pk per 4 fixed Seats (Total of 386 Fixed Seats)	$\frac{386}{4} = 97$ Spaces		
TOTALS		125 SPACES		106 Regular Spaces + 20 Tandem= 126 SPACES	
				NONE	
PARKING BREAKDOWN		REGULAR SPACES		TANDEM	
ACCESSIBLE					
SITE 1 COVERED PARKING (EAST LOT)		71		20 TANDEM	
SITE 2 (WEST LOT)		35			
TOTAL PARKING		126 SPACES			

LEGAL DESCRIPTION
Tract "N" of "NOLAN BROWN", according to the Plat thereof, as recorded in Plat Book 56, Page 53, of the Public Records of Miami-Dade County, Florida. AND Lot 18 Block 12 "BAY HARBOUR ISLANDS", according to the Plat thereof, as recorded in Plat Book 46, Page 5, of the Public Records of Miami-Dade County, Florida. Containing 61,860 Square Feet or 1.42 Acres, more or less, by calculations.

CHURCH BY THE SEA		ZONING ANALYSIS	
SETBACKS BUSINESS DISTRICT	EXISTING / REQUIRED	PROVIDED	
KANE CONCOURSE/ 96TH STREET	MIN. 55'-0" FROM CENTERLINE OF THE ROADWAY	MIN 55'-0" FROM CENTERLINE OF THE ROADWAY	
EAST BAY HARBOR	5'-0" FOR THE FIRST 30 FT. FOR EACH ADDITIONAL 3 FT OF BLDG HEIGHT ABOVE 30 FT,THERE SHALL BE ONE ADDITIONAL FOOT OF BLDG SETBACK FOR THAT PORTION OF THE STRUCTURE OVER 30 FT. MAX SETBACK 15 FT	MIN 5'-0" @ GROUND FL (UP TO 12'-6") UPPER LEVELS: MIN 12'-6" (UP TO 28'-7") All Portions of Building above 30 ft meet minimum requirements	
95TH STREET	5'-0" FOR THE FIRST 30 FT. FOR EACH ADDITIONAL 3 FT OF BLDG HEIGHT ABOVE 30 FT,THERE SHALL BE ONE ADDITIONAL FOOT OF BLDG SETBACK FOR THAT PORTION OF THE STRUCTURE OVER 30 FT. MAX SETBACK 15 FT	MIN 5'-0" @ GROUND FL UPPER LEVELS: MIN 10'-8" All Portions of Building above 30 ft meet minimum requirements	
INTERIOR/REAR	0'-0"	0'-0" @ GROUND FL & UPPER LEVELS	

HEIGHT BUSINESS DISTRICT	ALLOWED/REQUIRED	PROVIDED
	65'-0" +62'-4" BFE= 70.37 NGVD	*54'-6" from Finish Retail floor of Ground Floor to Highest Roof Slab +52'-2" BFE= 59.87 NGVD
*Max. Height measured from the Base Flood Elevation. Top of Steeple is @ +61'-2" =69.20 NGVD		

FLOOR ARE BREAKDOWN			
USE	FLOOR	FLOOR AREA (SF)	
RETAIL	1	8,500	
	2		
	3		
CHURCH BY THE SEA	1	2,695 Lobby/Foyer	
	2	39,403	
	3	24,985	
TOTAL		75,583	

OVERALL TOTALS CHURCH BY THE SEA FAR CALCULATION			
CALCULATION	TOTAL BUILDING (GFA)	SITE AREA (SF)	FAR RATIO
TOTAL	75,583 SF	61,860 SF	1.22

APPROVED P & Z 2016



REDUCTION IN OVERALL FOOTPRINT; MINOR INCREASE IN RETAIL; PARKING CONFIGURATION; BUILDING HEIGHT; FAR DID NOT CHANGE, IT WAS NOT SHOWN CORRECTLY IN ORIGINAL P & Z SET

GN-002 -DATA SHEETS COMPARISON

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		REQUIRED		PROPOSED	
FLOOR AREA		NA		*74,730 SF	
*TOTAL FLOOR AREA INCLUDES GROSS FLOOR AREA MINUS STAIRS, ELEVATORS, OPEN AREAS WITH NO AC. RETAIL 8,781 SF & CHURCH 65,949 SF					

CHURCH BY THE SEA		PARKING ANALYSIS				
PARKING BUSINESS DISTRICT		REQUIRED		PROVIDED		* VARIANCE
TOTAL PARKING SPACES		1PK Per 300 sf for Retail	8,781/300 = 30 Spaces			
		1 Pk per 4 fixed Seats (Total of 386 Fixed Seats)	386 / 4 = 97 Spaces			
TOTALS		127 SPACES		Site 1	50 Regular Spaces 10 Tandem 24 Stacker 5 Accessible 3 Electric	NONE
				Site 2	35 West Lot	
				Total	127 SPACES	

LEGAL DESCRIPTION	
Tract "N" of "NOLAN BROWN", according to the Plat thereof, as recorded in Plat Book 56, Page 53, of the Public Records of Miami-Dade County, Florida, AND Lot 18 Block 12 "BAY HARBOUR ISLANDS", according to the Plat thereof, as recorded in Plat Book 46, Page 5, of the Public Records of Miami-Dade County, Florida. Containing 61,860 Square Feet or 1.42 Acres, more or less, by calculations.	

NOTES:

-Property appears to be located in Flood Zone "AE" with the Base Flood Elevation being 9.0 feet. (Refer to Survey)
Retail and Lobby will require Flood Panels. Refer to Elevation Sheets
-Design of the Building is based on 2014 Florida Building Code

CHURCH BY THE SEA		ZONING ANALYSIS	
SETBACKS BUSINESS DISTRICT	EXISTING / REQUIRED	PROVIDED	
KANE CONCOURSE/ 96TH STREET	MIN. 55'-0" FROM CENTERLINE OF THE ROADWAY	MIN 55'-0" FROM CENTERLINE OF THE ROADWAY	
EAST BAY HARBOR	5'-0" FOR THE FIRST 30 FT. FOR EACH ADDITIONAL 3 FT OF BLDG HEIGHT ABOVE 30 FT,THERE SHALL BE ONE ADDITIONAL FOOT OF BLDG SETBACK FOR THAT PORTION OF THE STRUCTURE OVER 30 FT. MAX SETBACK 15 FT	MIN 5'-0" @ GROUND FL (UP TO 12'-6") UPPER LEVELS: MIN 12'-6" (UP TO 28'-7") All Portions of Building above 30 ft meet minimum requirements	
95TH STREET	5'-0" FOR THE FIRST 30 FT. FOR EACH ADDITIONAL 3 FT OF BLDG HEIGHT ABOVE 30 FT,THERE SHALL BE ONE ADDITIONAL FOOT OF BLDG SETBACK FOR THAT PORTION OF THE STRUCTURE OVER 30 FT. MAX SETBACK 15 FT	MIN 5'-0" @ GROUND FL UPPER LEVELS: MIN 10'-8" All Portions of Building above 30 ft meet minimum requirements	
INTERIOR/REAR	0'-0"	0'-0" @ GROUND FL & UPPER LEVELS	

HEIGHT BUSINESS DISTRICT	ALLOWED/REQUIRED	PROVIDED
	65'-0" ABOVE BASE FLOOD ELEVATION BFE=(+9.00 NGVD) MAX. ALLOWED HEIGHT =(+74.00 NGVD)	57'-8 1/2" ABOVE BASE FLOOD ELEVATION (+66.70 NGVD)

FLOOR ARE BREAKDOWN			
USE	FLOOR	FLOOR AREA (SF)	
RETAIL	1	8,781	
	2		
	3		
CHURCH BY THE SEA	1	1,651 Lobby/Foyer	
	2	38,687	
	3	25,501	
TOTAL		74,620 SF	

OVERALL TOTALS CHURCH BY THE SEA FAR CALCULATION			
CALCULATION	TOTAL BUILDING (GFA)	SITE AREA (SF)	FAR RATIO
TOTAL	74,620 SF	61,860 SF	1.21

P & Z PROPOSED REVISION

BAY HARBOR , FL

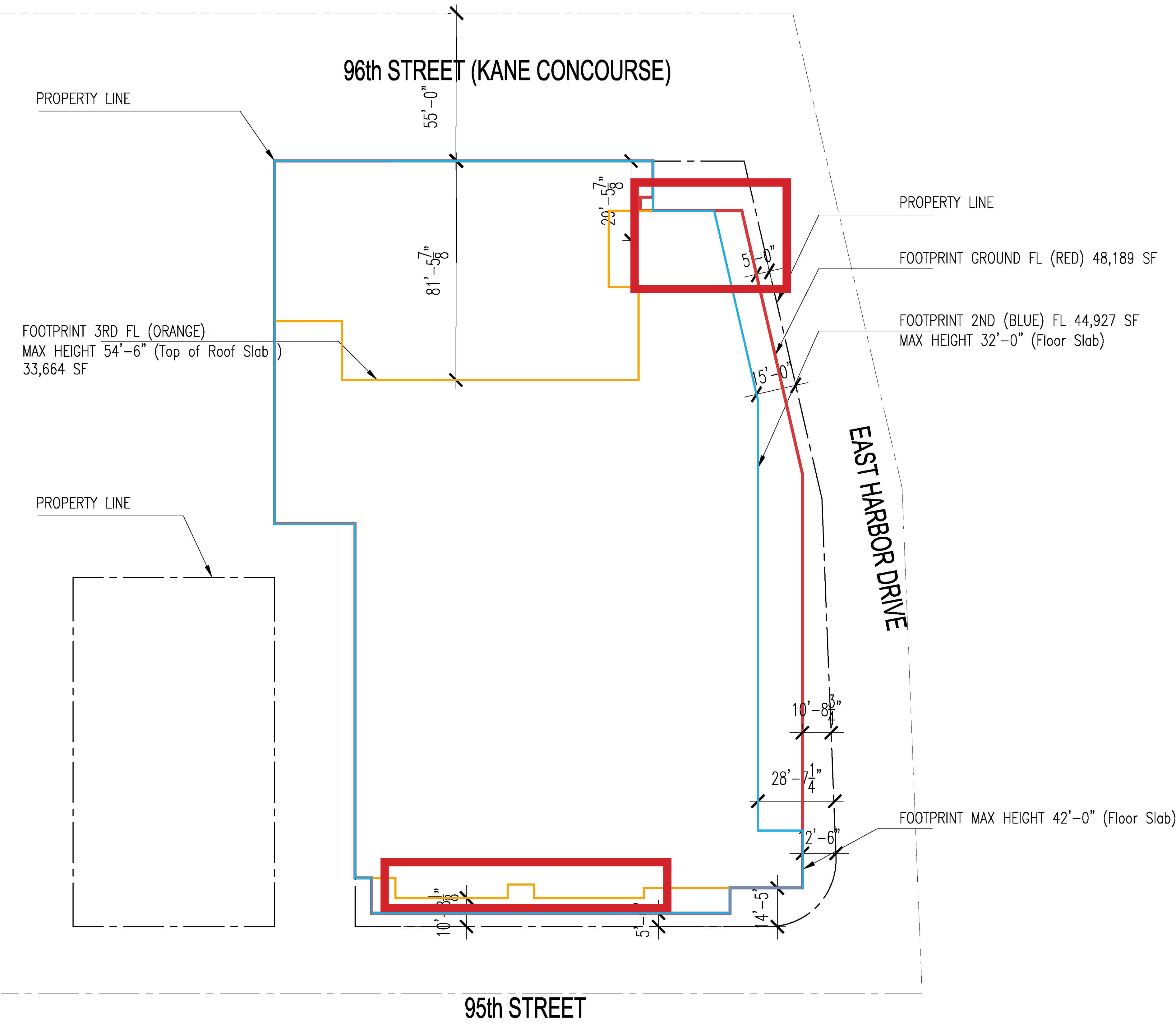
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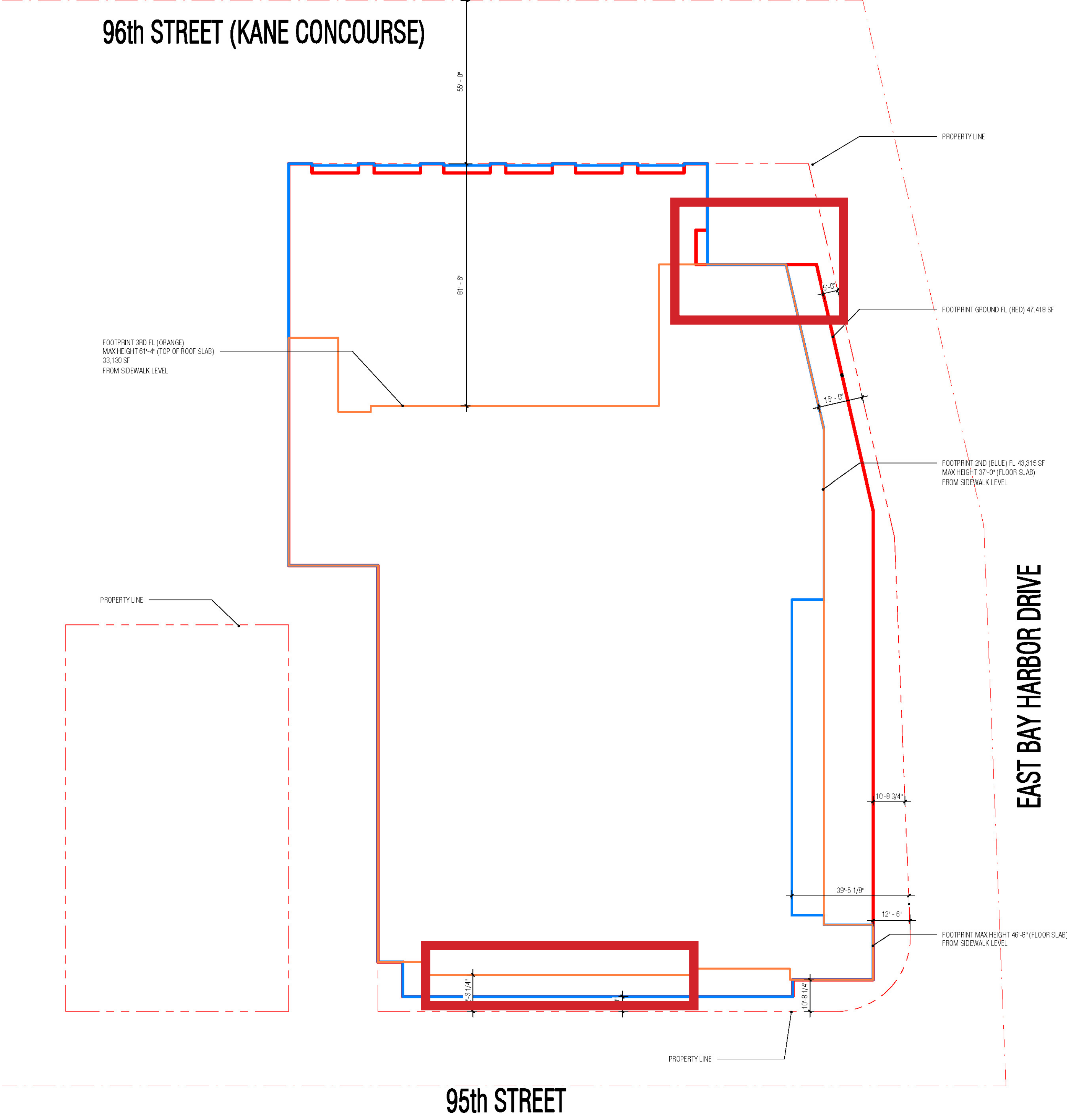
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P & Z PROPOSED REVISION



STEEPLE PUSHED BACK AS PER CONDITIONS OF APPROVALS; SANCTUARY SOUTH WALL MOVED BACK 1'-7" TOWARDS THE NORTH

GN-004 -SETBACK DIAGRAMS COMPARISON

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BAY HARBOR , FL

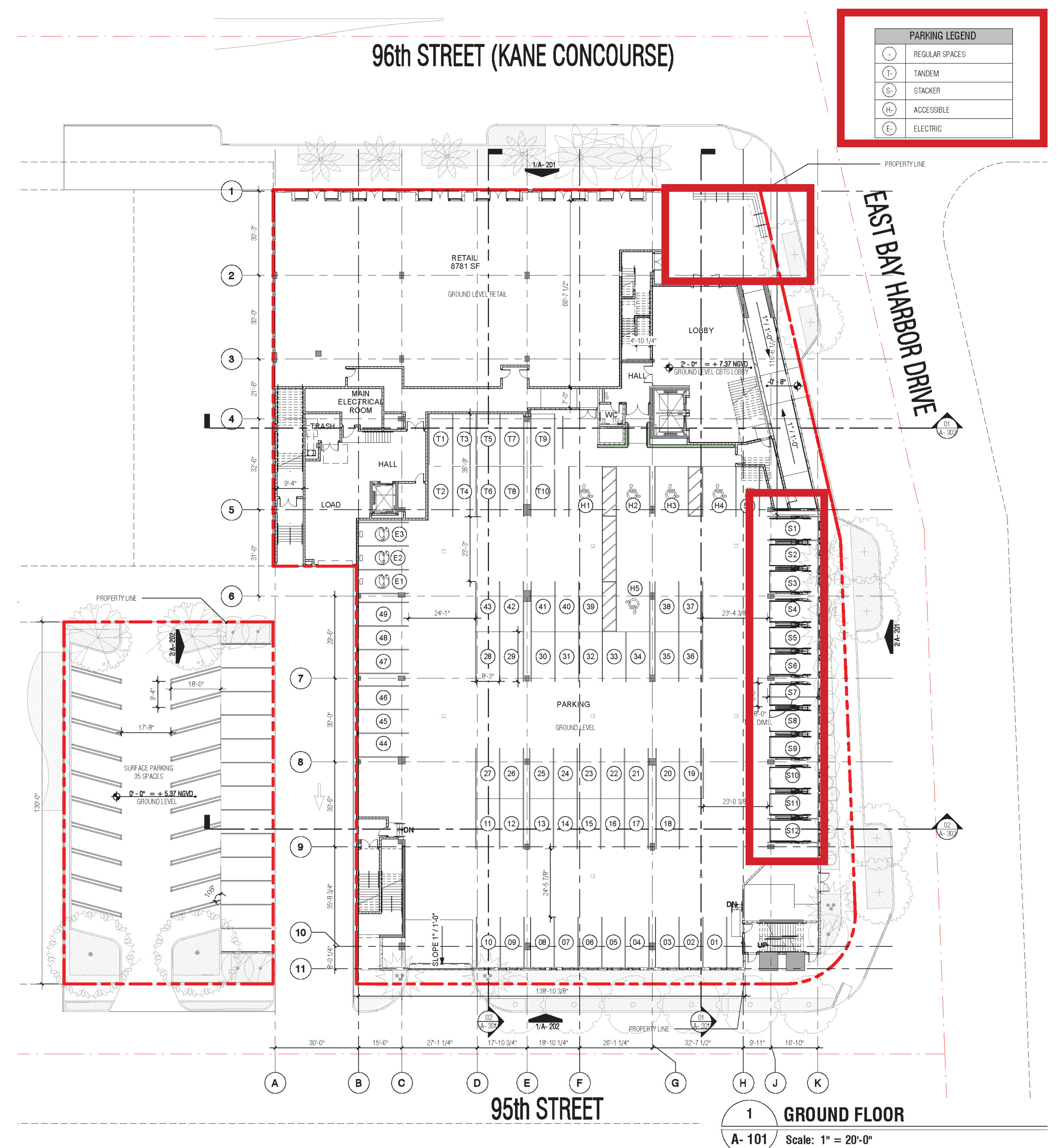
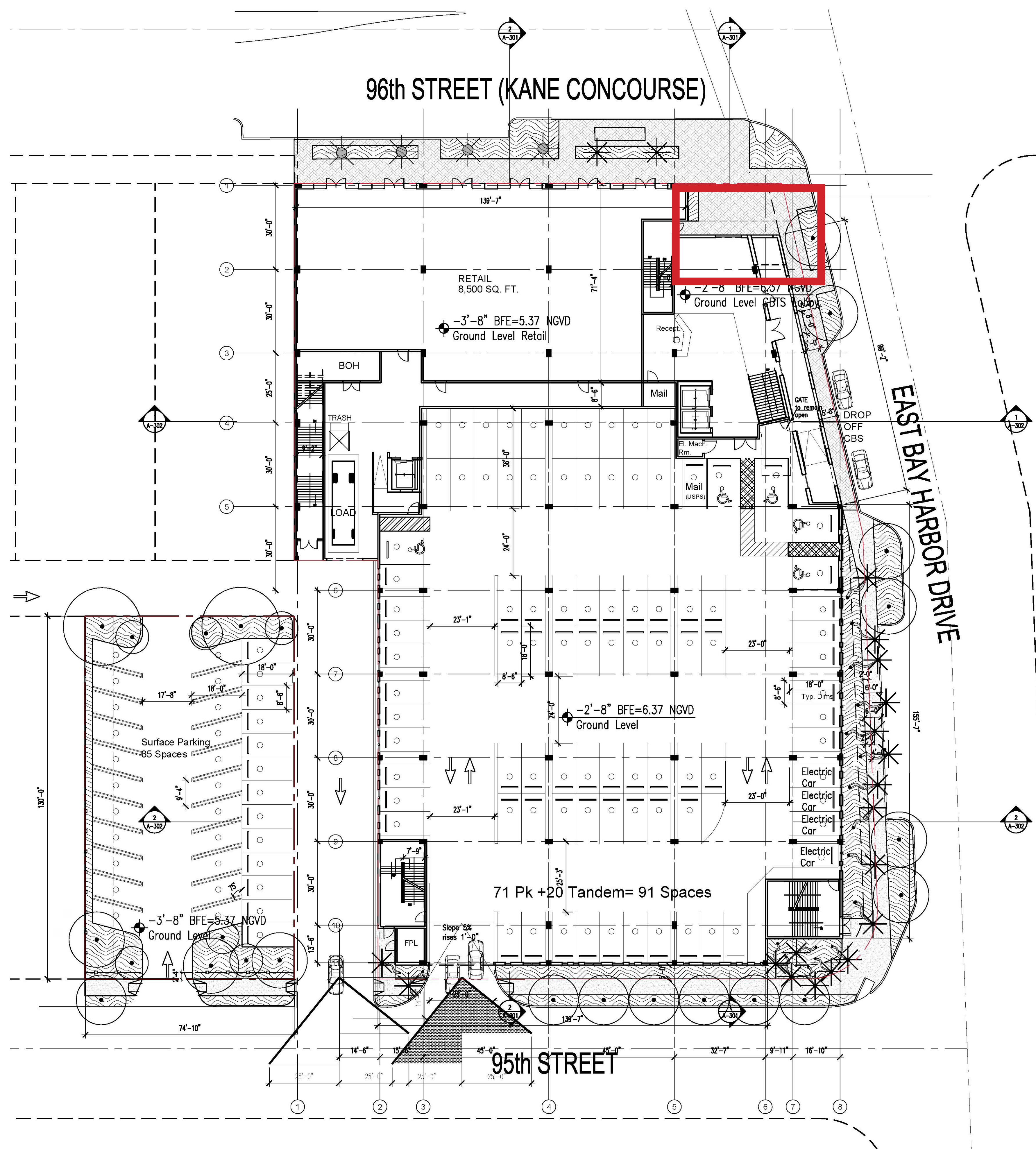
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STEEPLE PUSHED BACK AS PER CONDITIONS OF APPROVALS; ADDITION OF STACKERS AND REDUCTION OF TANDEM PARKING

A-101 -FIRST FLOOR PLAN COMPARISON

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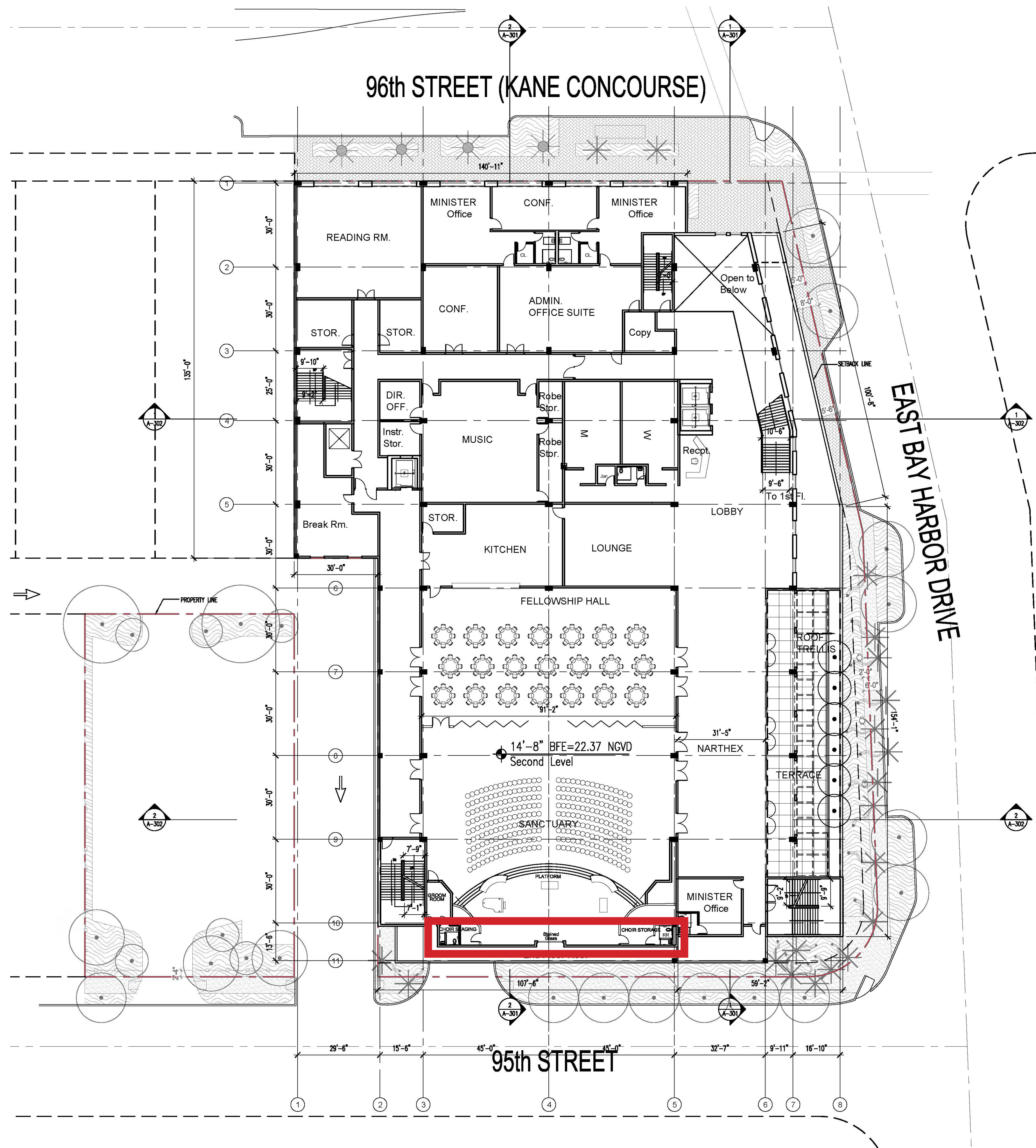
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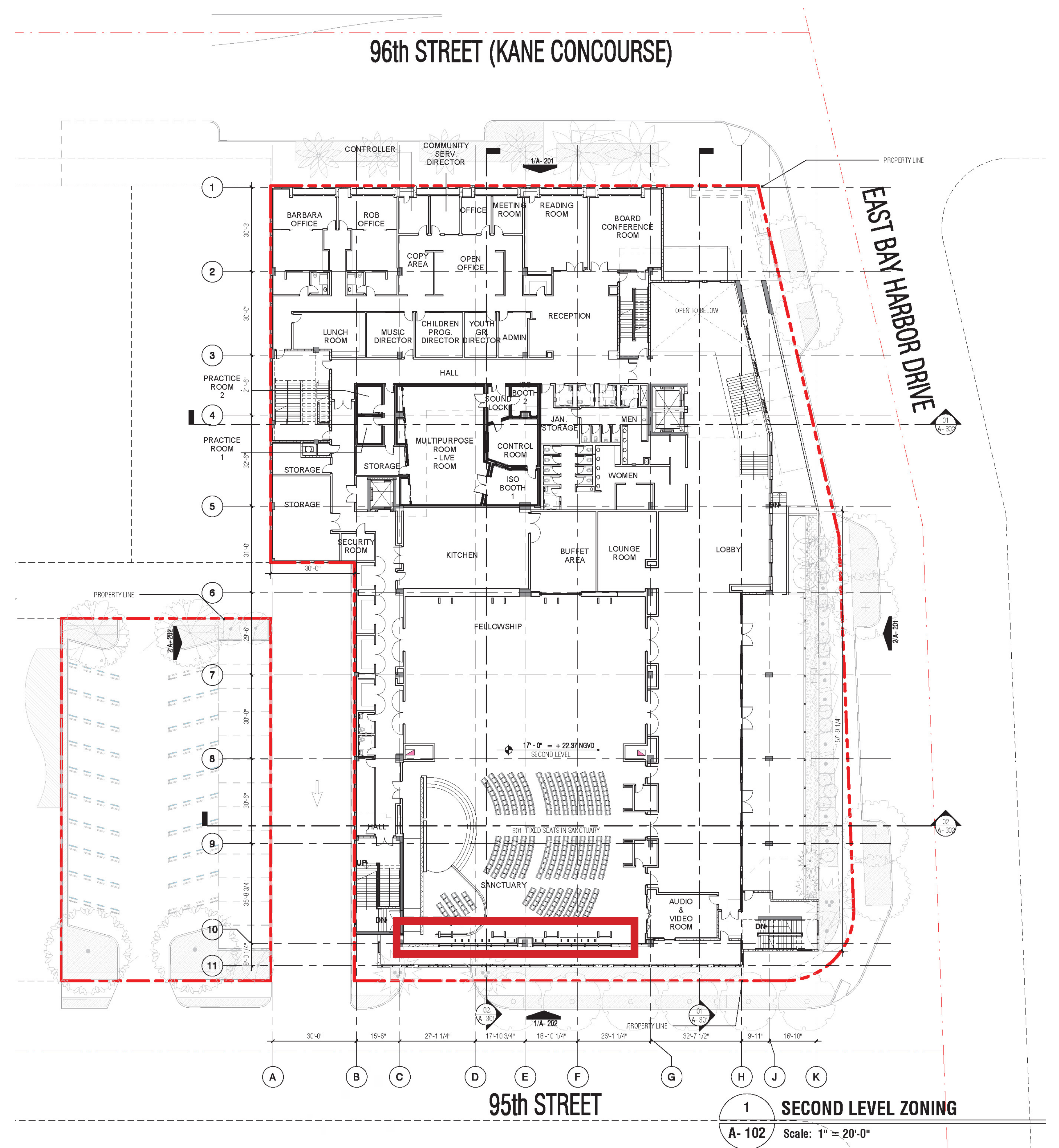
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P & Z PROPOSED REVISION



SANCTUARY SOUTH WALL MOVED BACK 1'-7" TOWARDS THE NORTH; INTERIOR MODIFICATIONS ONLY

A-102 -SECOND FLOOR PLAN COMPARISON

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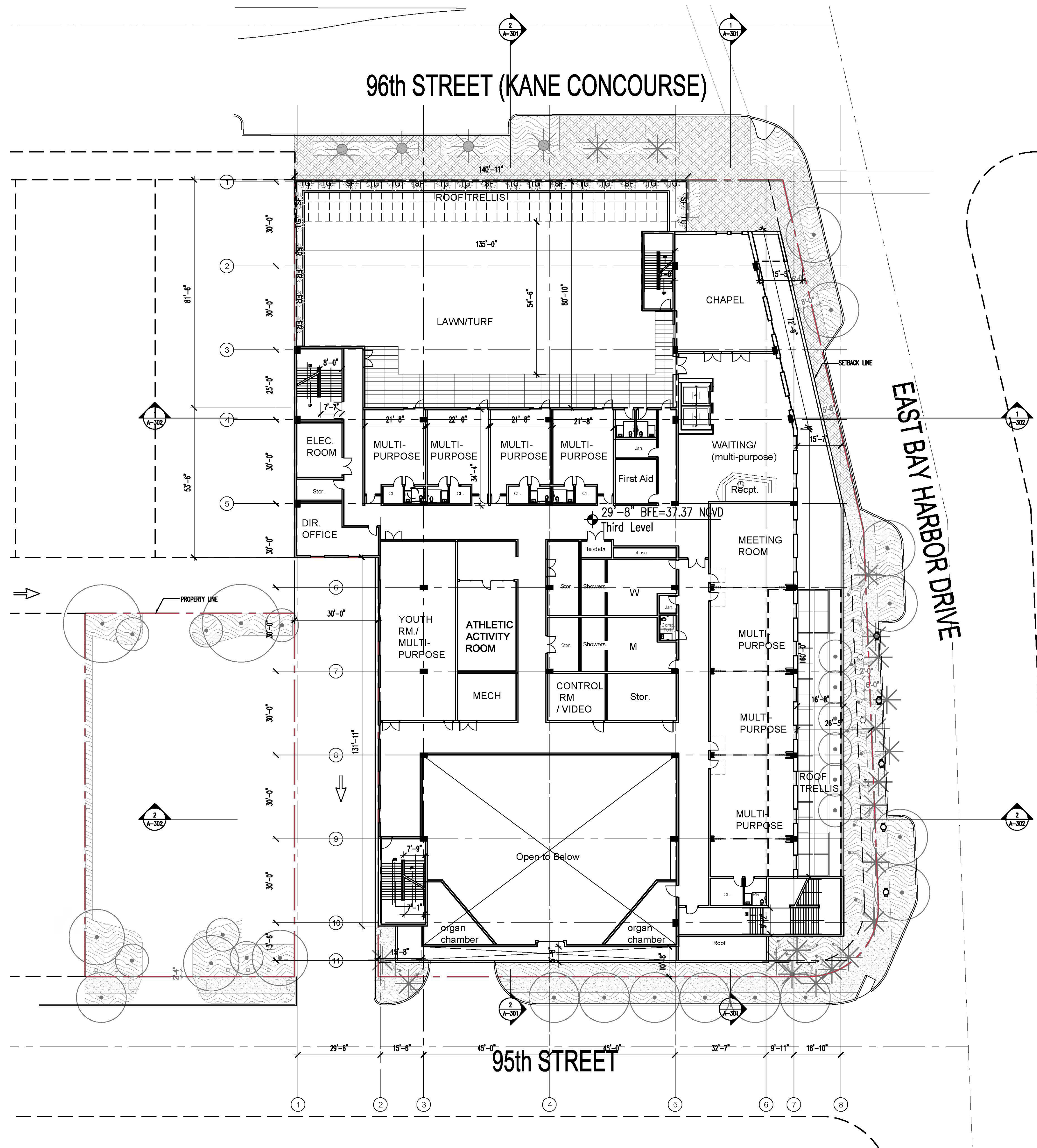
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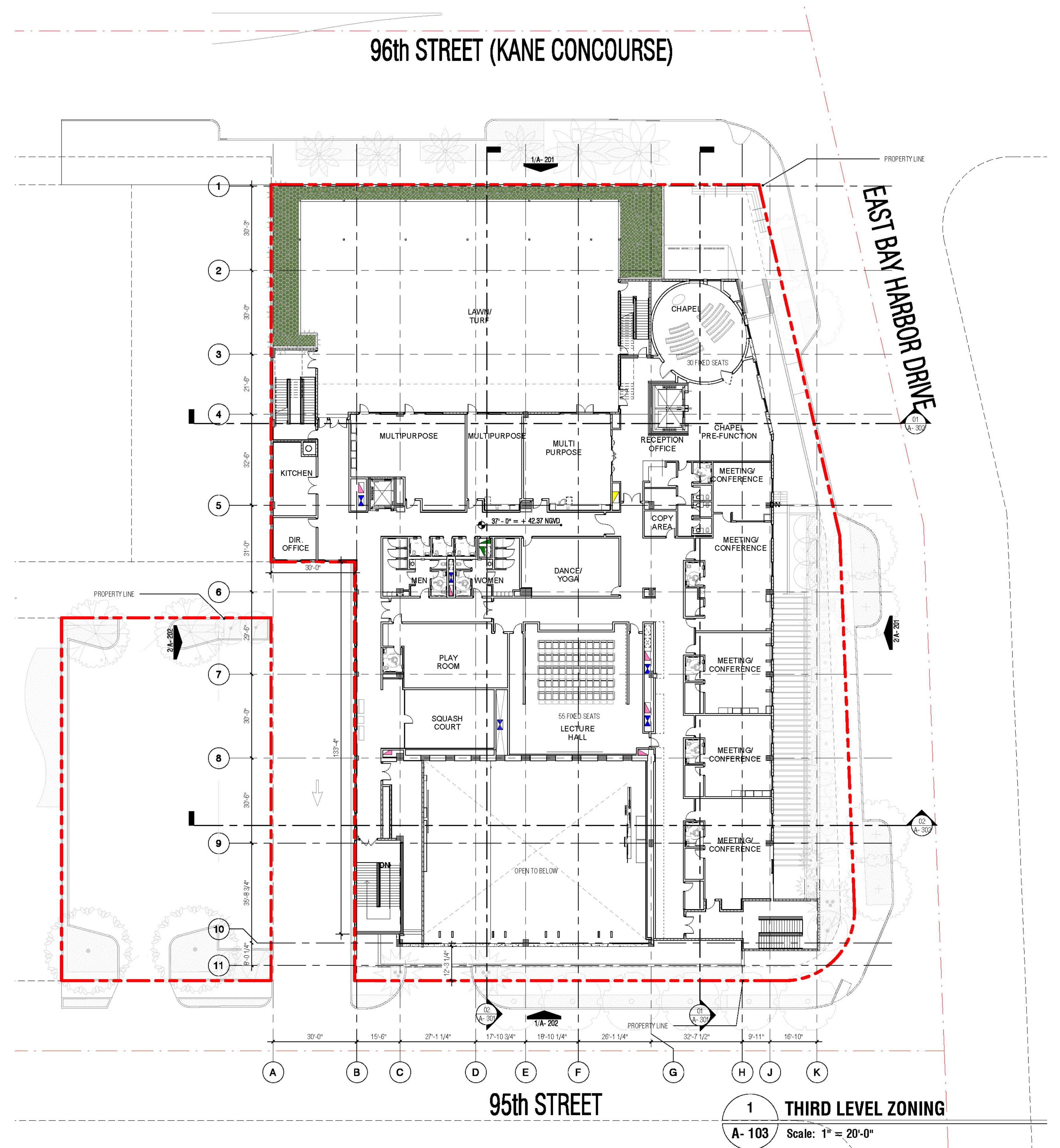
BAY HARBOR, FL

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APPROVED P & Z 2016



P & Z PROPOSED REVISION

INTERIOR MODIFICATIONS ONLY

A-103-THIRD FLOOR PLAN COMPARISON

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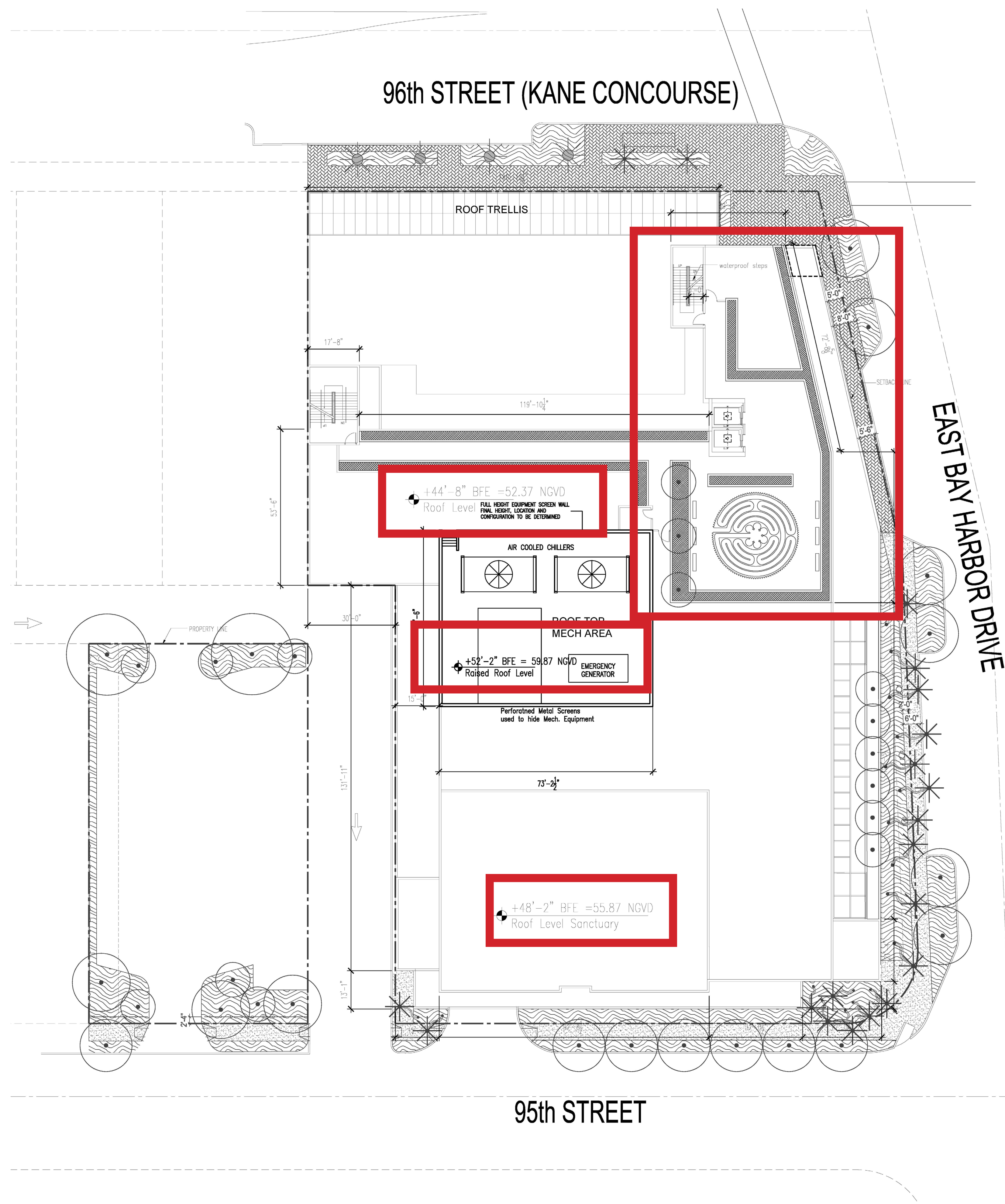
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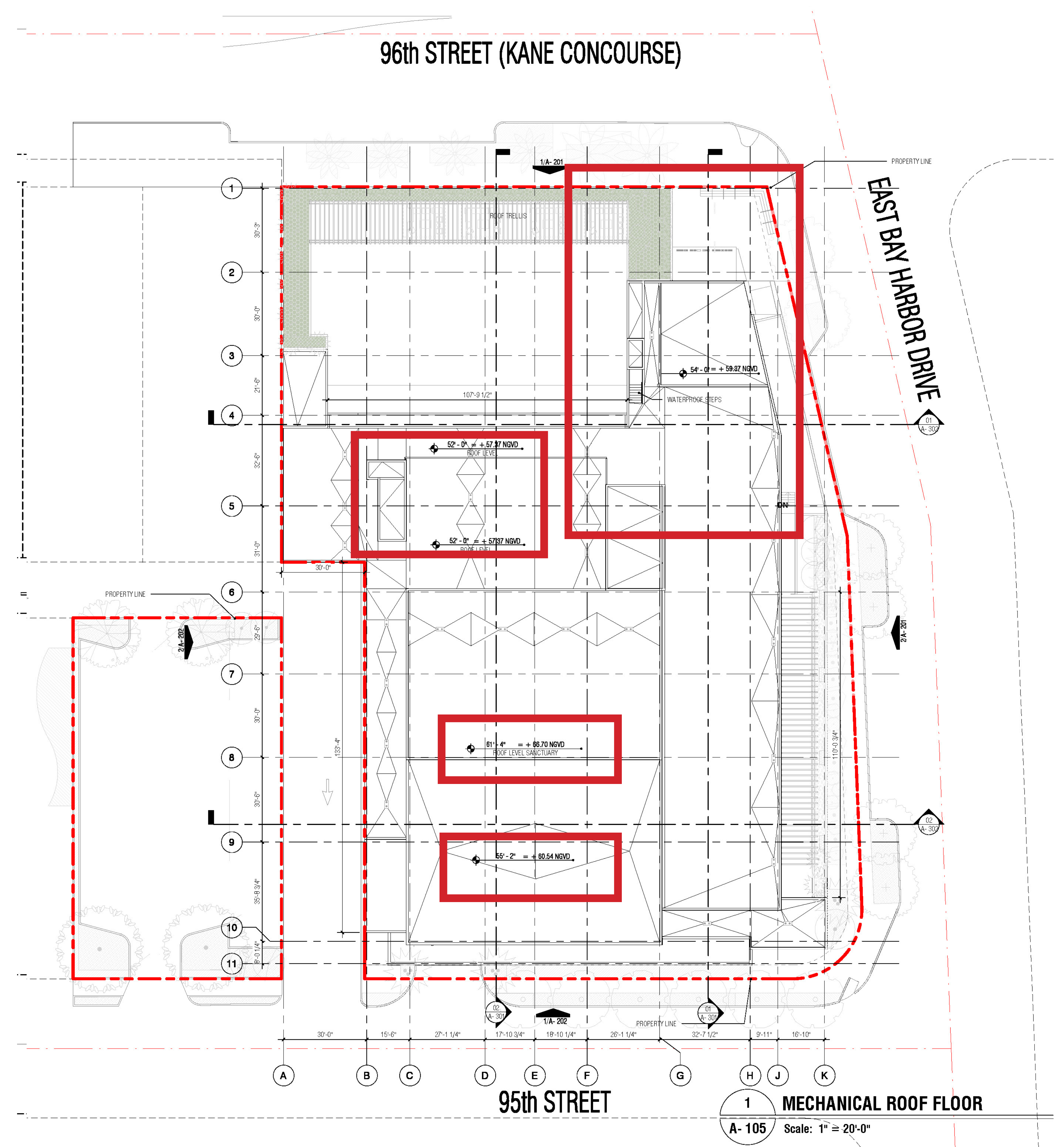
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P & Z PROPOSED REVISION



REMOVAL OF ROOF GARDEN ; ADDITIONAL HEIGHT ON ROOF OF SANCTUARY AND CHAPEL;

A-104-ROOF FLOOR PLAN COMPARISON

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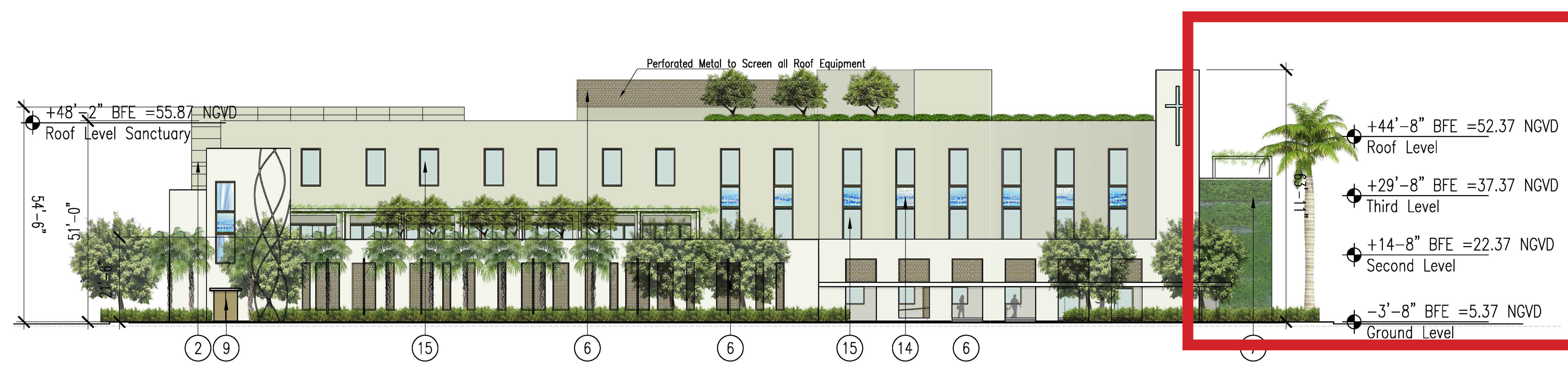
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NORTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



EAST ELEVATION

APPROVED P & Z 2016

P & Z PROPOSED REVISION



STEEPLE PUSHED BACK AS PER CONDITIONS OF APPROVAL P & Z; ADDITIONAL HEIGHT IN SECOND FLOOR: REMOVAL OF PERFORATED METAL COVERING GLASS ON SECOND FLOOR FACING KANE

A-201-ELEVATIONS COMPARISON

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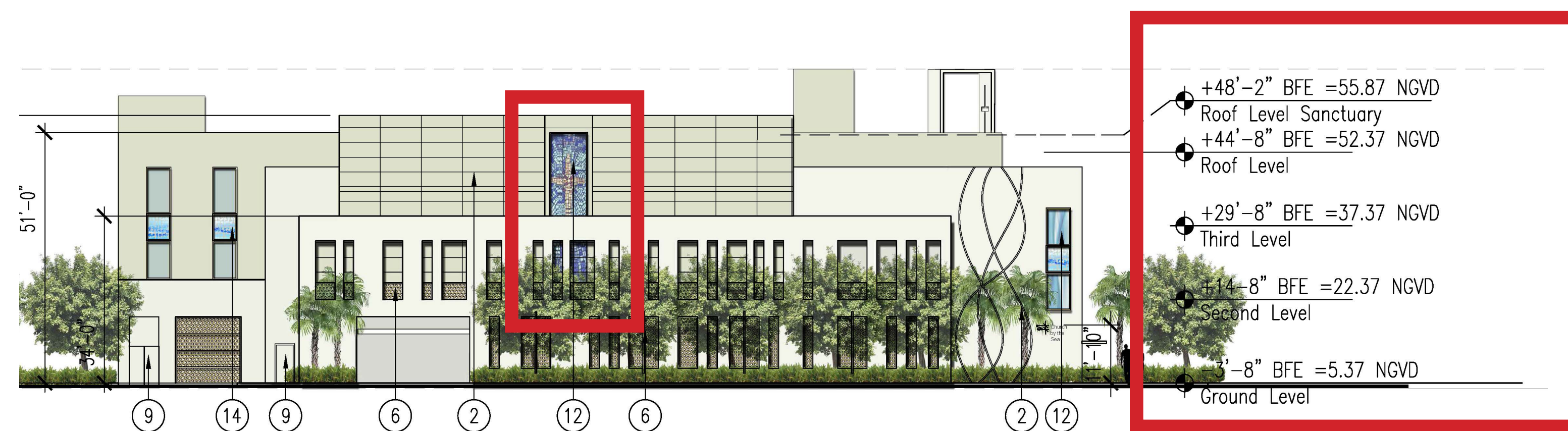
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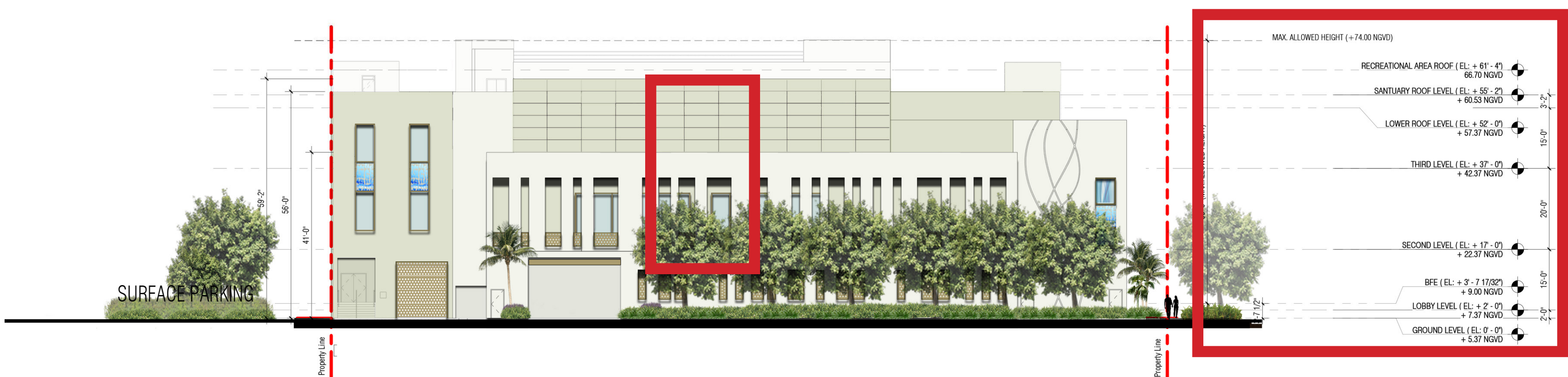
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SOUTH ELEVATION



SOUTH ELEVATION



WEST (ALLEY) ELEVATION



WEST (ALLEY) ELEVATION

APPROVED P & Z 2016

P & Z PROPOSED REVISION



STEEPLE PUSHED BACK AS PER P & Z APPROVAL ADDITIONAL HEIGHT ON SECOND FLOOR/SANCTUARY; REMOVAL OF SINGLE VERTICAL GLASS, REPLACED WITH SERIES OF STOREFRONT GLASS BEHIND FIRST LAYER OF FACADE FACING 95TH STREET; FACADE MATERIALS/COLORS/FINISHES TO REMAIN AS APPROVED BY PLANNING AND ZONING.

A-202-ELEVATIONS COMPARISON

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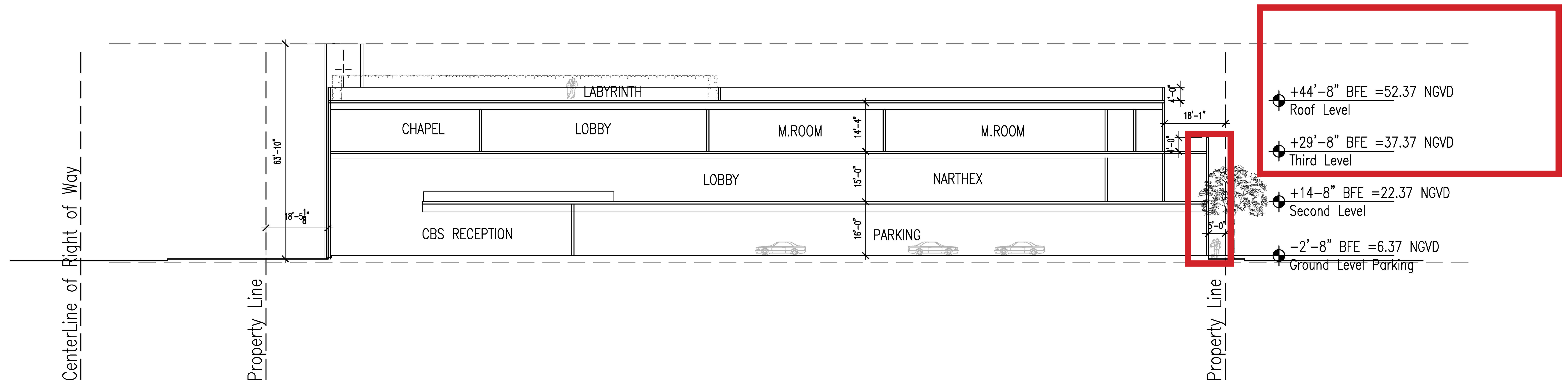
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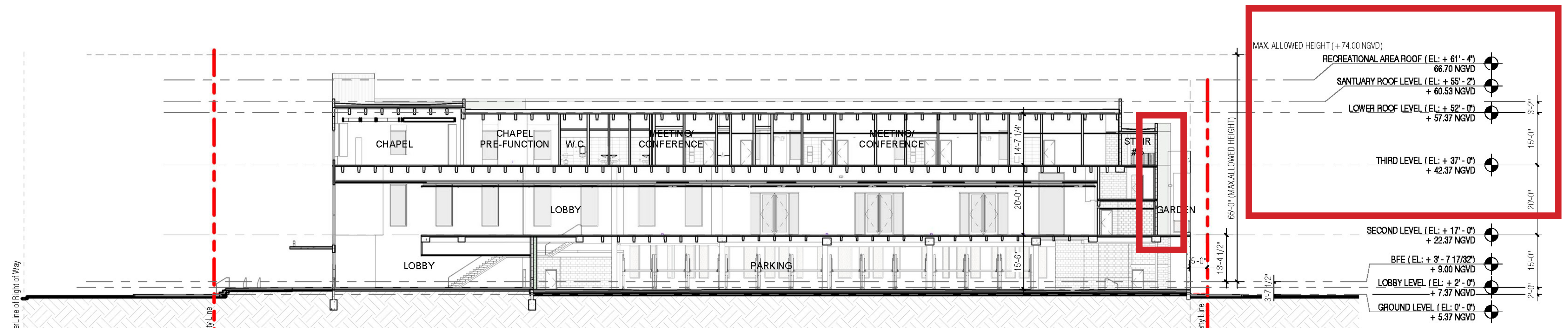
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APPROVED P & Z 2016 NORTH-SOUTH SECTION 1



P & Z PROPOSED REVISION NORTH-SOUTH SECTION 1



ADDITIONAL HEIGHT ON SECOND FLOOR/ SANCTUARY

A-301-SECTIONS COMPARISON

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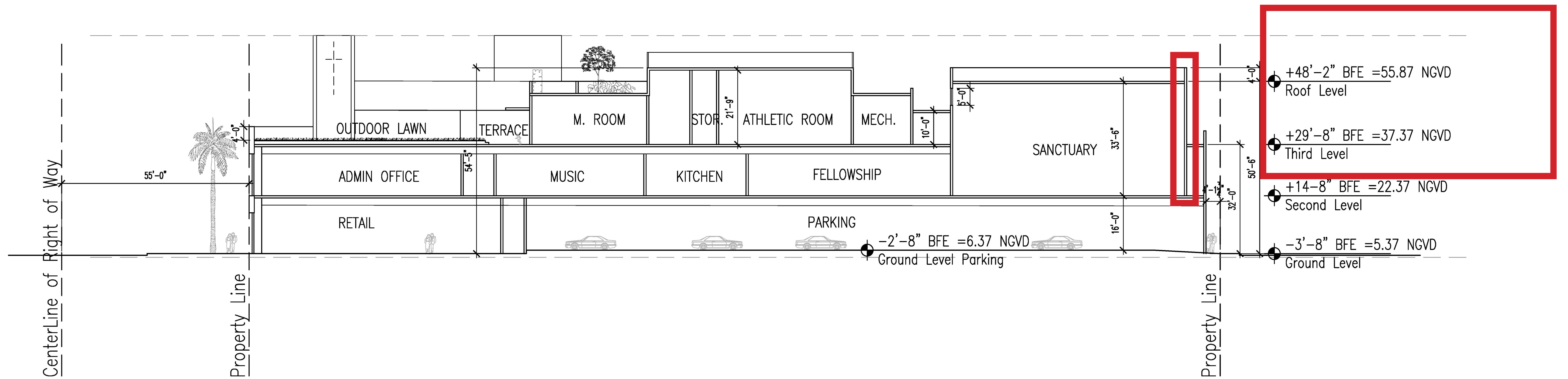
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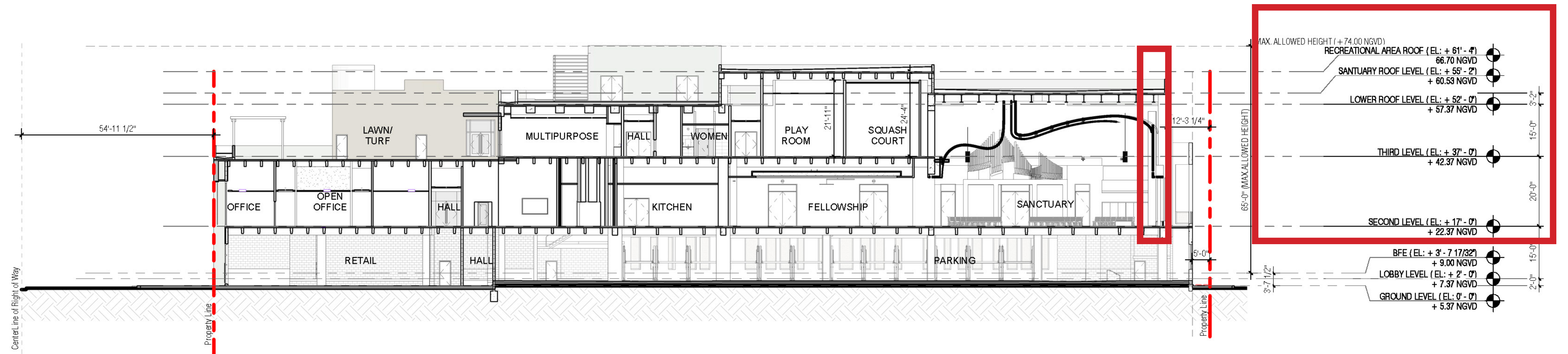
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APPROVED P & Z 2016 NORTH-SOUTH SECTION 2



P & Z PROPOSED REVISION NORTH-SOUTH SECTION 2



ADDITIONAL HEIGHT ON SECOND FLOOR/ SANCTUARY; SANCTUARY SOUTH WALL MOVED BACK 1'-7" TOWARDS THE NORTH; LANDSCAPE NOT SHOWN IN PROPOSED SECTIONS

A-301.1-SECTIONS COMPARISON

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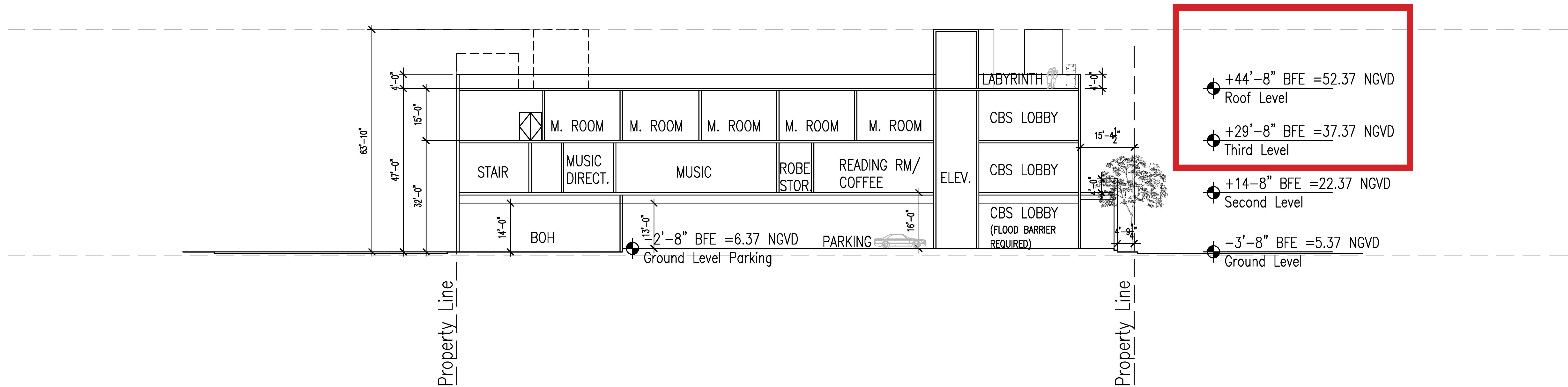
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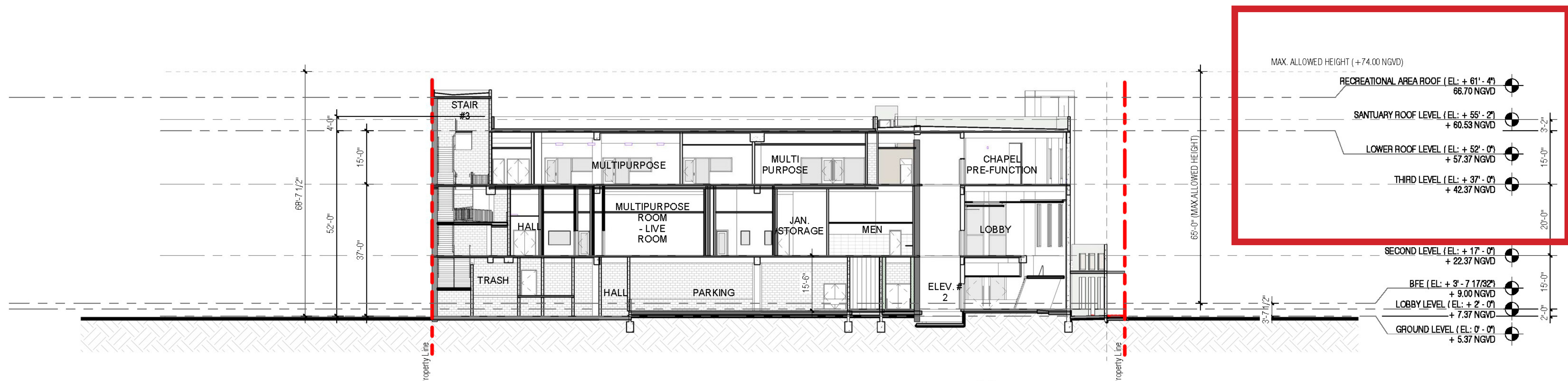
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APPROVED P & Z 2016 EAST-WEST SECTION 1



P & Z PROPOSED REVISION EAST-WEST SECTION 1



ADDITIONAL HEIGHT ON SECOND FLOOR/ SANCTUARY; LANDSCAPE NOT SHOWN IN PROPOSED SECTIONS

A-302-SECTIONS COMPARISON

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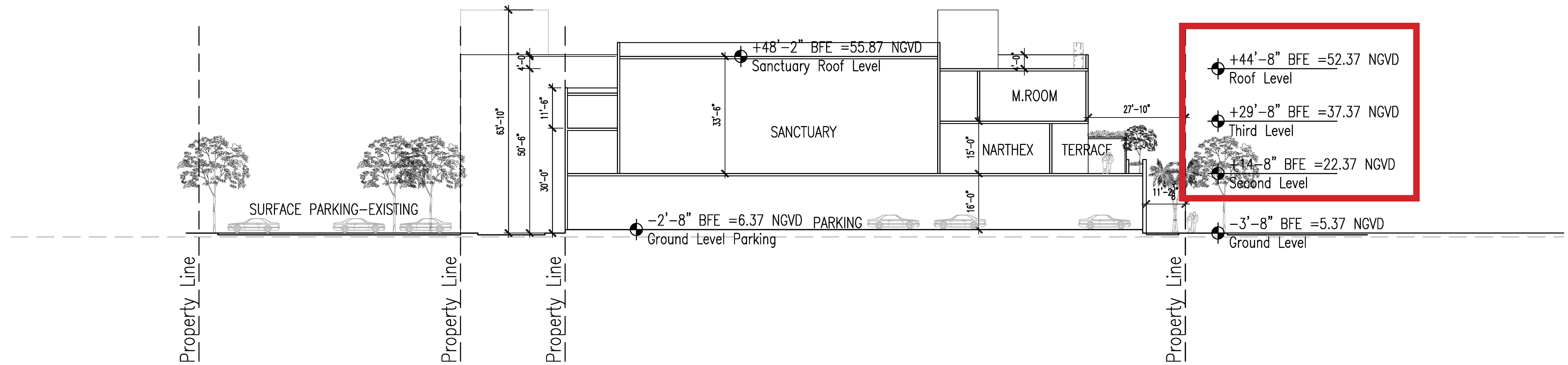
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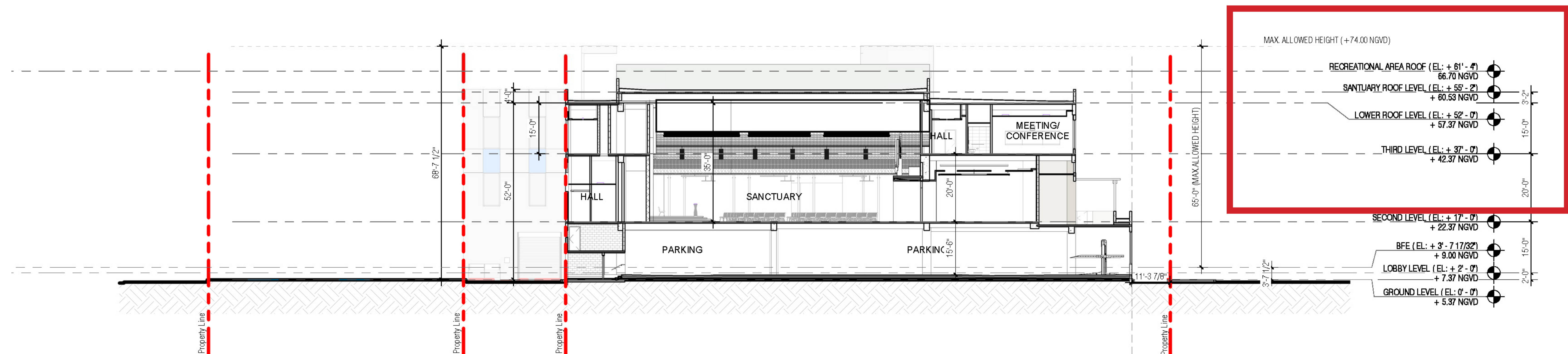
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APPROVED P & Z 2016 EAST-WEST SECTION 2



P & Z PROPOSED REVISION EAS-WEST SECTION 2

ADDITIONAL HEIGHT ON SECOND FLOOR/ SANCTUARY; LANDSCAPE NOT SHOWN IN PROPOSED SECTIONS

A-302.1-SECTIONS COMPARISON

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BAY HARBOR , FL

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P & Z PROPOSED REVISION

A-401-RENDERING COMPARISON

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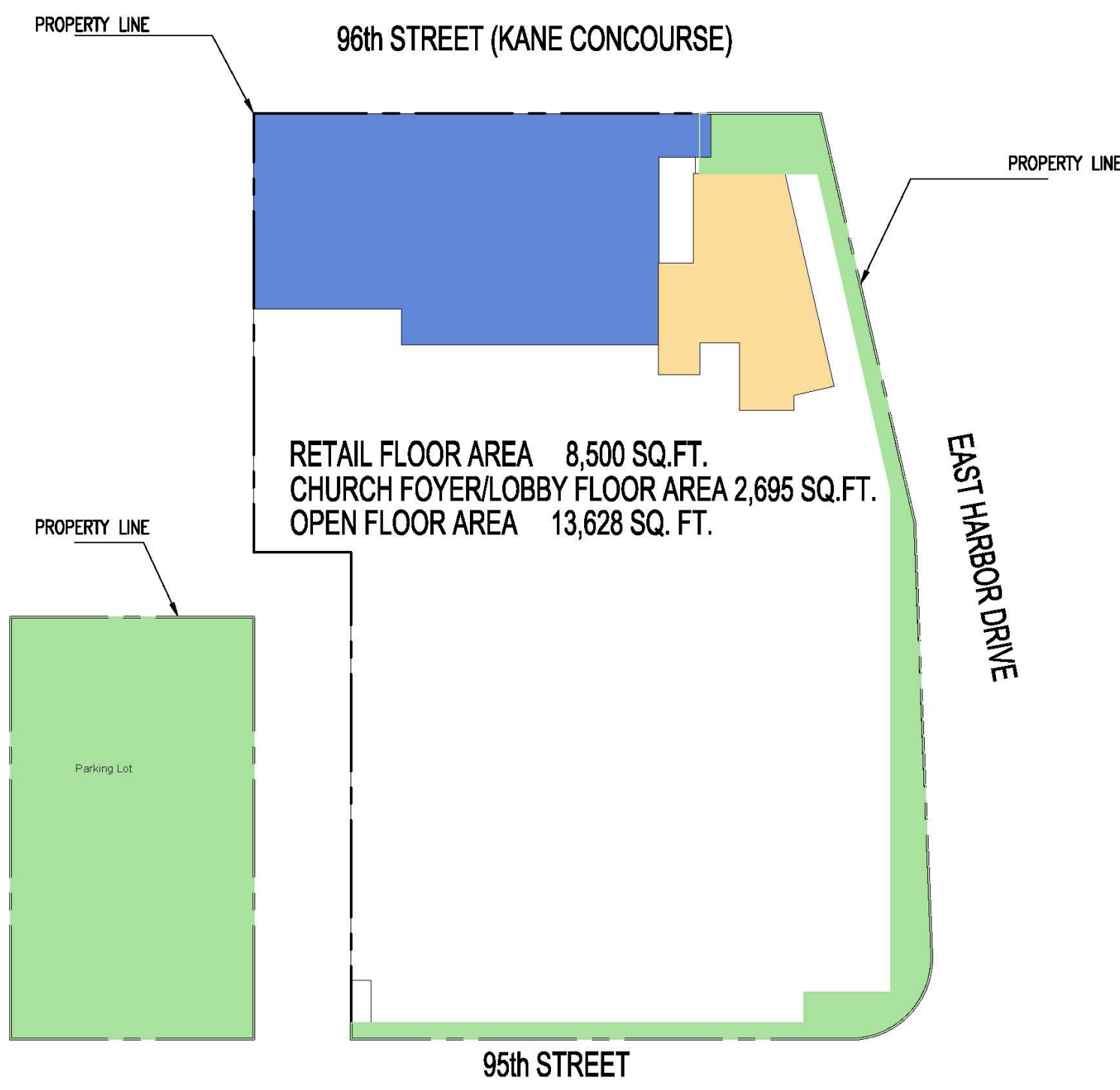
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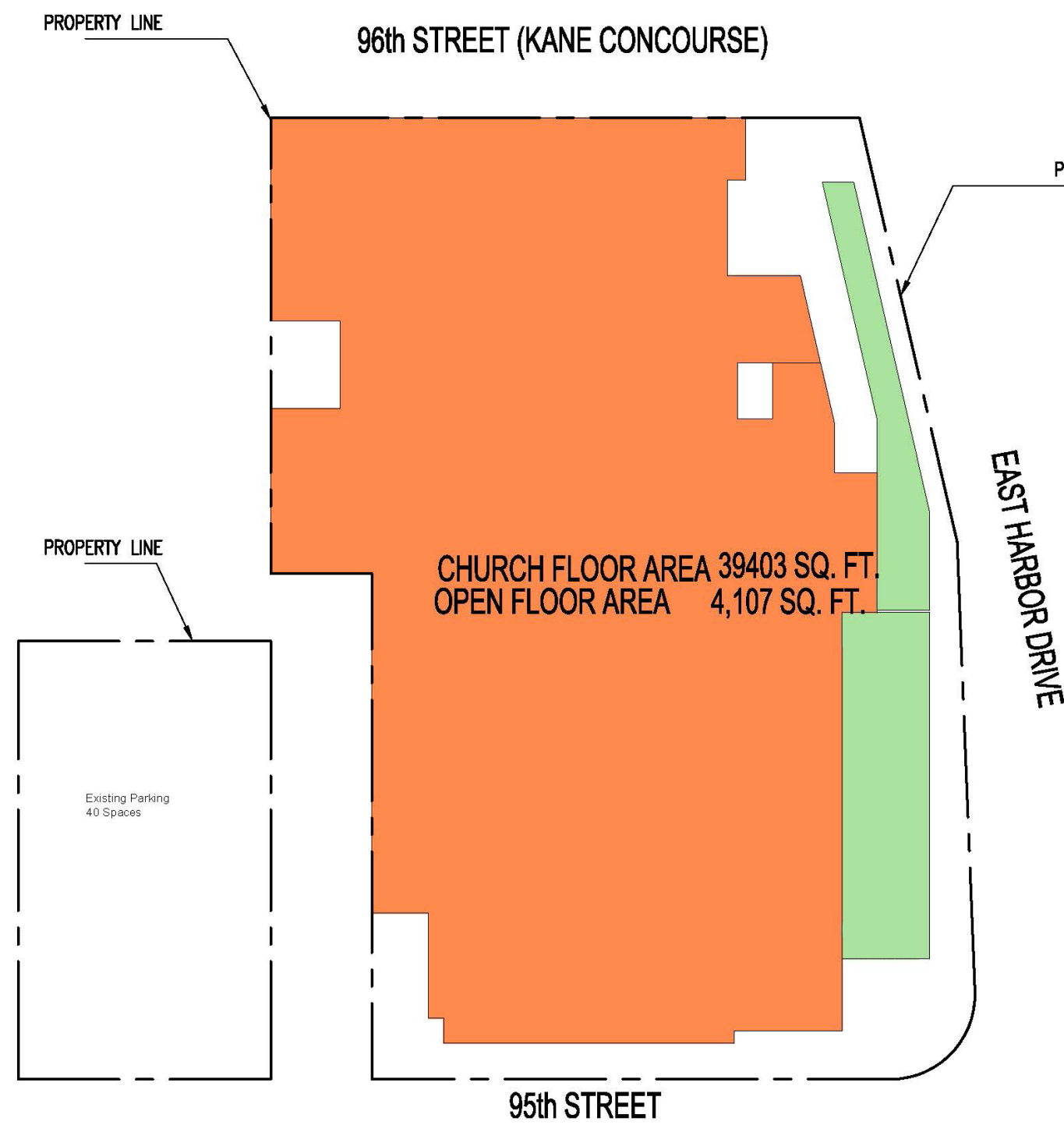
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GROUND FLOOR

- RETAIL FLOOR AREA
- CHURCH FOYER/LOBBY FLOOR AREA
- CHURCH FLOOR AREA
- OPEN FLOOR AREA

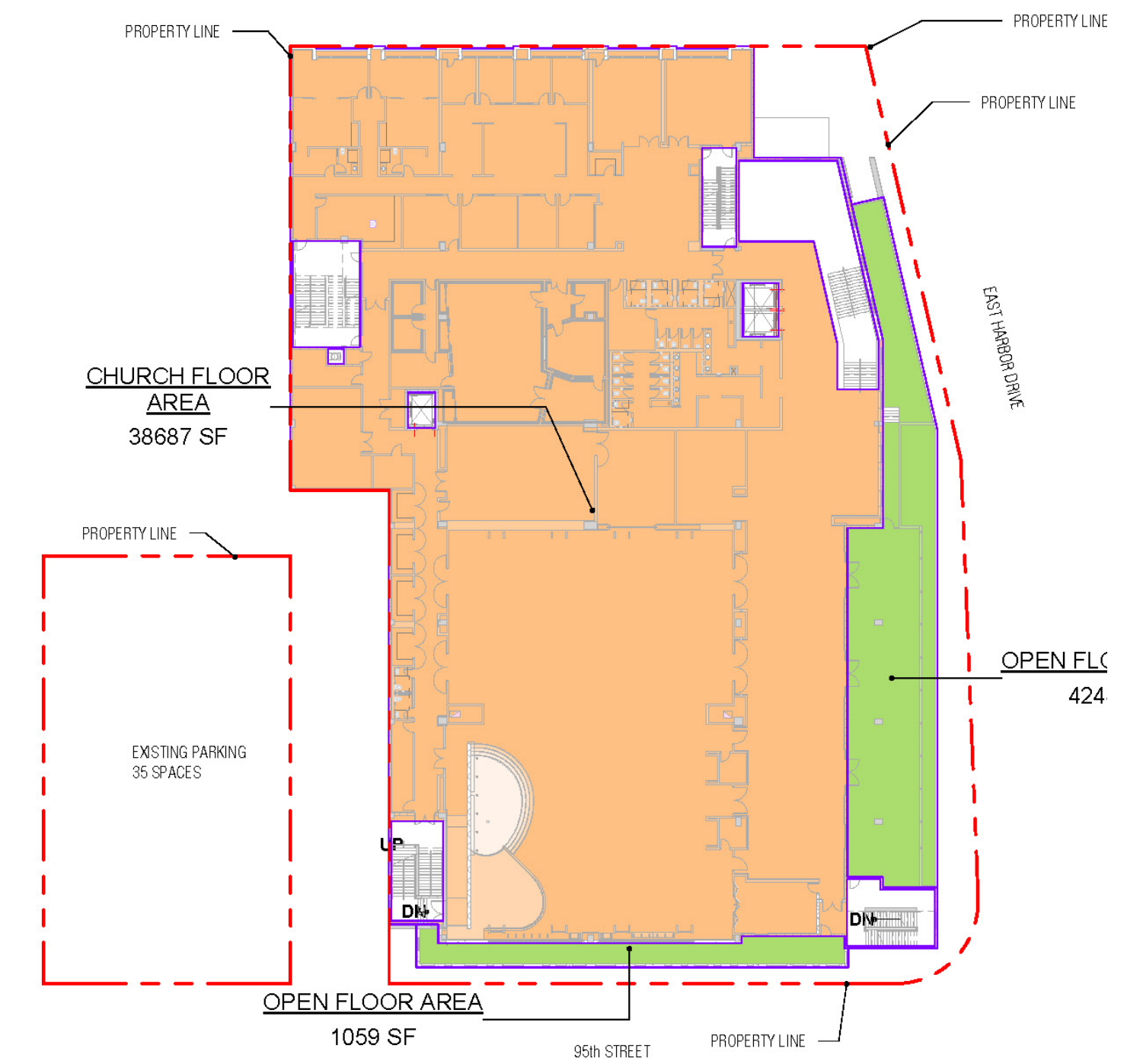


2ND FLOOR

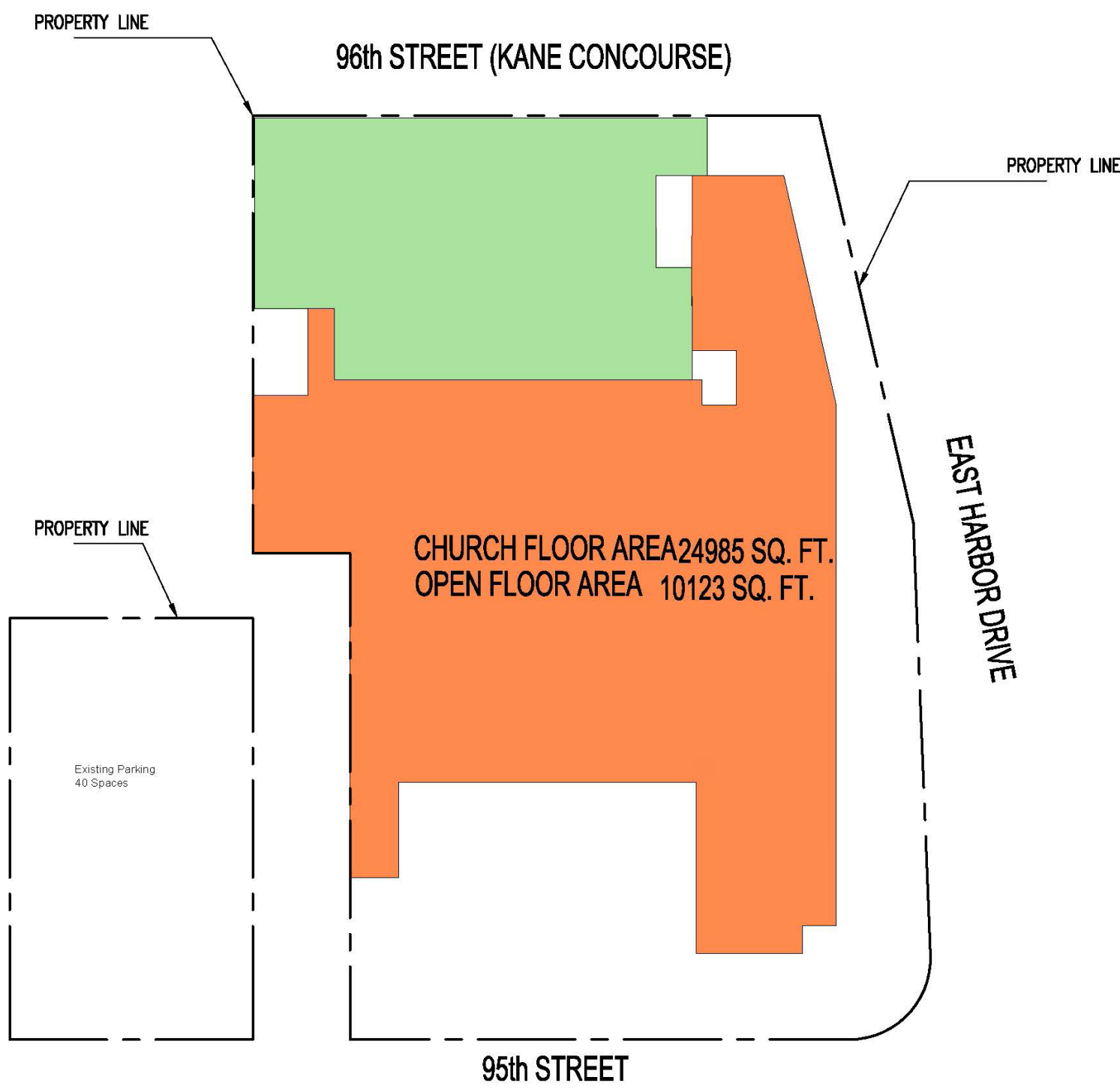


GROUND LEVEL

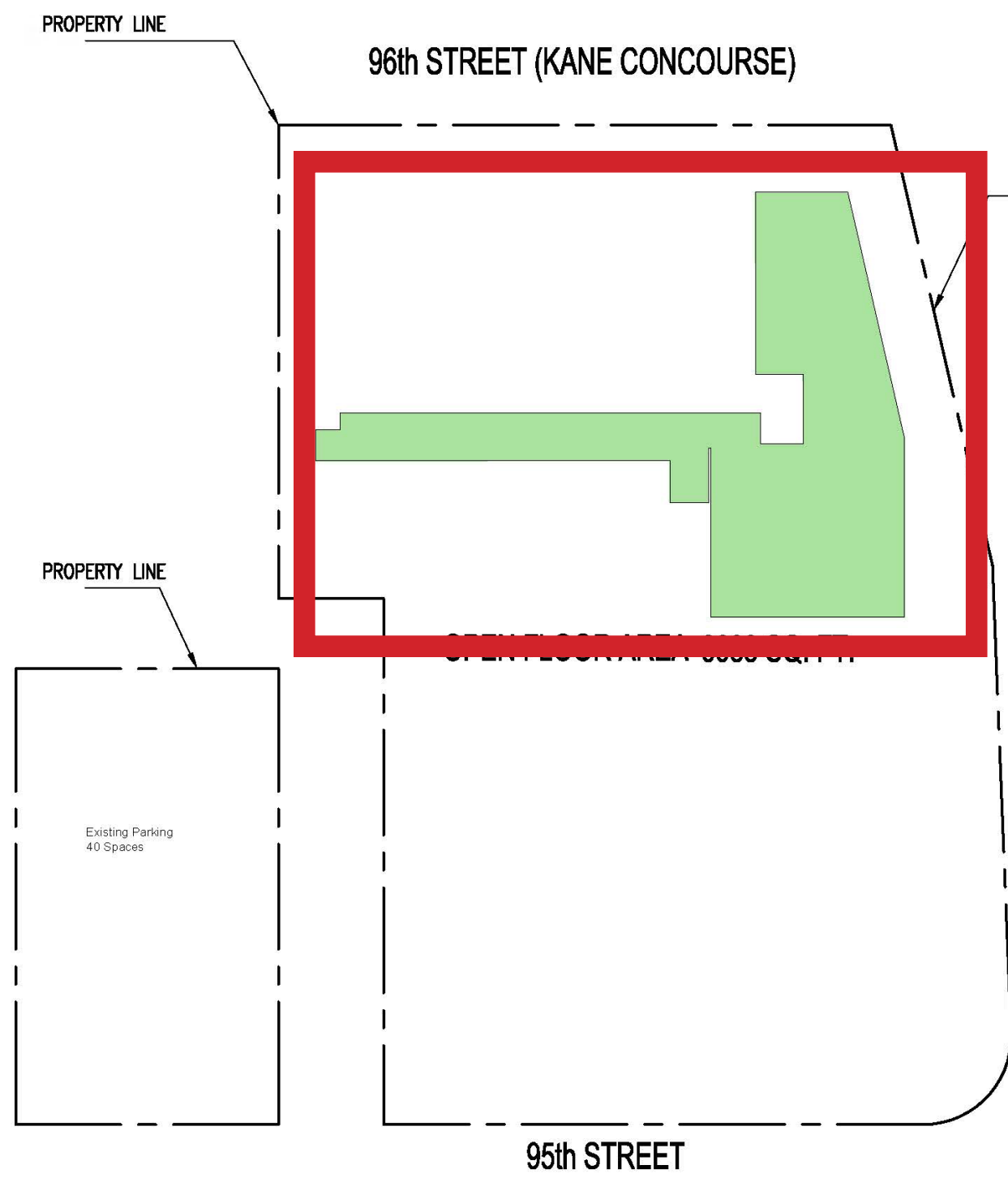
- RETAIL FLOOR AREA
- CHURCH FOYER/LOBBY FLOOR AREA
- CHURCH FLOOR AREA
- OPEN FLOOR AREA



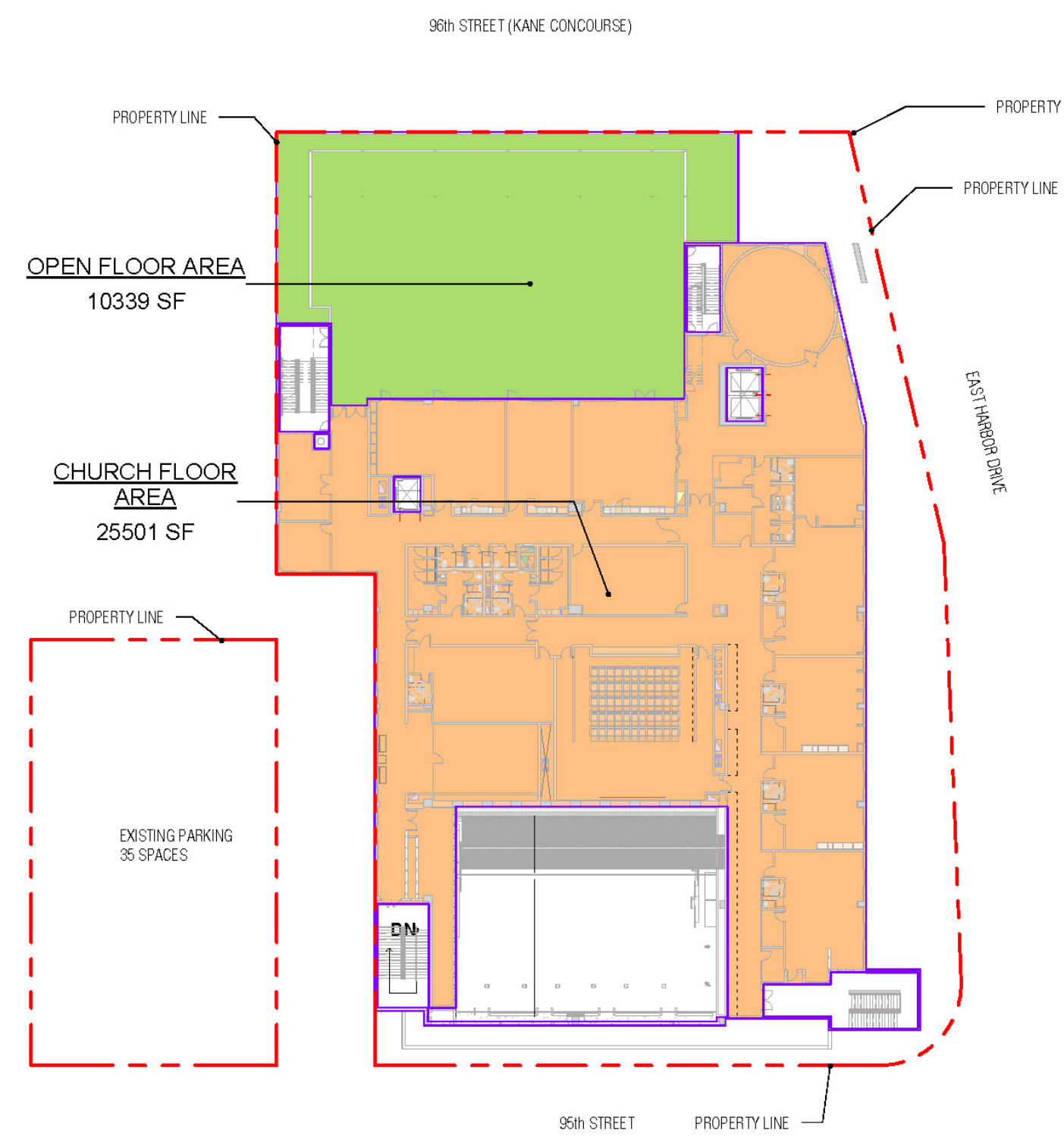
SECOND LEVEL



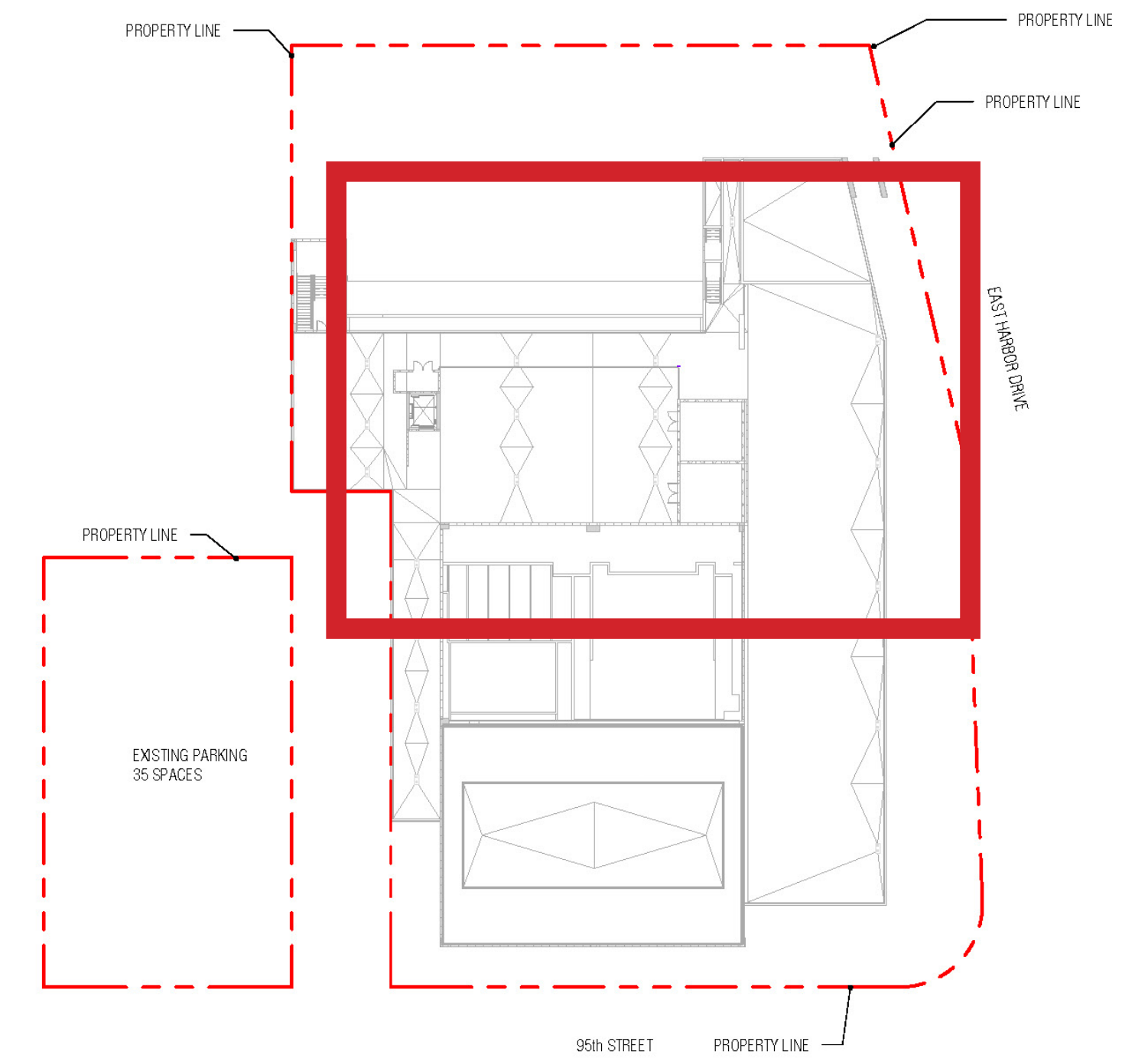
3RD FLOOR



ROOF FLOOR



THIRD LEVEL



ROOF LEVEL

TOTAL FLOOR AREA 75,583 SF
(RETAIL 8,500 SF & CHURCH 67,083 SF)
TOTAL OPEN SPACE 34,541 SF

P & Z PROPOSED REVISION

CHURCH FOYER/LOBBY FLOOR AREA 1,651 SF
CHURCH FLOOR AREA 64,188 SF
TOTAL CHURCH FLOOR AREA 65,839 SF
RETAIL FLOOR AREA 8,781 SF
TOTAL FLOOR AREA 74,620 SF
OPEN FLOOR AREA 23,675 SF
TOTAL OPEN SPACE 23,675 SF

APPROVED P & Z 2016



REMOVAL OF ROOF GARDEN; MINOR INCREASE IN RETAIL SQFT; OVERALL MINOR DECREASE IN FOOTPRINT AND TOTAL FLOOR AREA DUE TO REQUIRED MOVEMENT OF STEEPLE

A-601-SQFT CALCULATIONS

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BAY HARBOR, FL

CHURCH BY THE SEA

03/27/2019

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

To: Planning and Zoning Board
Town of Bay Harbor Islands

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

Date: April 9th, 2019

Subject: Site Development Plan Application – Revisions
Church by the Sea / Mixed-Use Commercial Complex
1000 Kane Concourse
Bay Harbor Islands Acct. No. MB2016-17
MMPA Acct. No. 01-0702-1032

RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board review the applicant's revised plans (dated April 3rd, 2019) and, if found acceptable, **APPROVE** the requested revisions to the Site Development Plan application previously approved by the PZB on July 28th, 2016, subject to the following:

- (1) Subject to any staff recommended conditions listed herein.
-

GENERAL PROJECT INFORMATION

Land Use Designation: C – Commercial

Zoning District: B-1 Business District

General Location: 1000 Kane Concourse

Legal Description: Tract "N" of "Nolan Brown", according to the Plat thereof, as recorded in Plat Book 56 at Page 53, of the Public Records of Miami-Dade County, Florida.
And,
Lot 18 of Block 12, "Bay Harbor Island" Subdivision 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, Zyscovich Architects, as agent for the property owner, CBS Realty Holdings, LLC (Church-By-The-Sea / aka CBTS), has submitted a set of proposed revisions to the previously approved Site Development Plan application to allow for the demolition of the existing Ocean Cadillac automobile dealership facilities and the construction of a new 3-story mixed-use development project. The new complex proposes to have commercial retail space at street level facing Kane Concourse and parking facilities under the building and on a nearby site adjoining 95th Street with a religious establishment on the upper two (2) floors. The site address is 1000 Kane Concourse.

The Town's Planning and Zoning Board approved a Site Development Plan for this property on July 28th, 2016 via Resolution No. 2098. Since that time CBTS and their architects have worked on the development of construction plans. Numerous plan revisions and discussions have occurred between MMPA and the Zyscovich staff as the construction plans were being finalized.

The collective site is currently developed as the Ocean Cadillac automobile dealership complex. Tract "N" of the Nolan Brown re-plat, which fronts onto Kane Concourse and East Bay Harbor Drive, contains the Ocean Cadillac buildings (offices / showroom / repair facilities / etc.), while a surface parking lot that has been used for the temporary storage of new vehicles is located on Lot 18 of Block 12. The surface parking lot is separated by a 30-foot wide north / south alley from the main site. This alley connects to the original east / west 20-foot wide alley running between Kane Concourse and 95th Street. The surface parking lot site fronts onto 95th Street and the alley – both east and north of the site. The proposed site design incorporates a 3-story building with 2-stories for a religious establishment facility over one floor of retail (8,500 sq. ft.) / religious establishment lobby and a parking garage that is at grade. The proposed site design includes one two-way driveway connection to 95th Street located just east of the alley that provides access to the grade level parking garage under the building. There is also one driveway connection proposed to the alley for a loading area under the building. Finally as to the free-standing parking lot, a new one-way northbound driveway connection from 95th Street across the surface parking lot exiting onto the east / west alley on the north side of the site is proposed. Several parking spaces that now front onto the west side of the north / south alley are proposed to remain. One Fire Department staging area is currently shown on the plans along East Bay Harbor Drive. It is presumed since the site can be accessed from all sides this will be sufficient. If changes are required by the Fire Dept. after the Town PZB approves the site plan the changes may have to be re-approved. The religious use includes a number of typical interrelated uses such as a sanctuary, fellowship hall, offices, meeting rooms, a music room and small kitchen (1,350 sq. ft.).

The original building approved by the PZB in July 2016 was 3-stories in height @ 48'-2" above BFE (65 feet BFE allowed). The new proposed revised building submitted for PZB approval is still 3-stories in height, but the height has been increased to 52' above BFE to the lower roof and 55'-2" above BFE to the top of the now raised sanctuary roof. This complies with the Code.

The survey indicates the total lot area for Lot 18 is 9,750 square feet / 0.22 acres in size and the total lot area for Tract "N" is 52,110 square feet / 1.20 acres in size. Therefore, the total combined lot area, according to the survey, is 61,860 square feet / 1.42 acres.

**Site Development Plan Application – Revisions
Church by the Sea / Mixed-Use Commercial Complex
1000 Kane Concourse
Planning and Zoning Board Staff Report
April 9th, 2019
Page 3**

The adjoining / nearby development sites currently include a 2-story commercial building to the north across Kane Concourse. To the immediate west is a one-story commercial building. To the south across 95th Street is a Town owned surface parking lot as well as the Capri Apartments @ 20 DU / 40 DUA. To the east across East Bay Harbor Drive is the one-story Tauber office building, the proposed La Boutique multi-family residential complex @ 41 DU / 78.8 DUA, and the Mansard Condominium @ 8 DU / 30.8 DUA. This area of the Town is predominated by a mixture of low-rise (1-3 stories) and mid-rise (5-7 stories) residential and commercial complexes.

The Town's 2002 Community Vision Master Plan and Downtown Master Plan identifies this area for mid-rise complexes (6-7 stories) and mixed-use commercial uses along Kane Concourse. Therefore, the proposed development is deemed generally consistent with the Town's future vision for this area.

BACKGROUND INFORMATION

The Town's Planning and Zoning Board approved a Site Development Plan for this property on July 28th, 2016 via Resolution No. 2098. Since that time CBTS and their architects have worked on the development of construction plans. Numerous plan revisions and discussions have occurred between MMPA and the Zyscovich staff as the construction plans were being finalized. The current expiration date of the original approved Site Development Plans is November 25th, 2019. The Code's timeframe to submit formal building permits to the Town has been exceeded (max. 18 months after PZB approval); however, extensions to the expiration date have been granted by the State of Florida under several Executive Orders issued by the Governor due to natural disasters (hurricanes / etc.). We have been informed that the CBTS's temporary occupancy at the Bal Harbour Shops is nearing an end and they need to move forward with construction of the new facility. As a matter of information, the CBTS acquired the former medical office complex at 1045 95th Street on October 18th, 2017 next to the subject site and are currently renovating the building.

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 property has a Zoning classification of B-1 Business District. The maximum building height allowed in this area is 65 feet (measured from BFE to top of main roof deck). Although the religious establishment use of the property is listed in the Zoning Code as requiring the Town Council to approve it, a recent legal opinion from Stanley Price, Esq., a Special Land Use Attorney for the Town, indicates the development proposal should be reviewed / processed as any other Site Development Plan due to Federal law (Religious Land Use and Institutionalized Persons Act of 2000 (RLUIPA)). The proposed site design is consistent with the provisions of the Code at present.

PLATTING

The site will not require re-platting, as the site is currently platted as described above. Again, a Unity of Title document will be required to legally tie the lots together prior to the issuance of building permits, as the surface parking lot provides required parking for the building site.

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

As stated above, the site development plan includes a 23-foot wide two-way driveway connection to 95th Street that provides access to the parking garage. There are also driveway connections to the alley for a loading area under the building and for the surface parking lot. The alley traffic flow is a one-way only southerly to 95th Street.

The original July 2016 plans included 8,500 square feet of retail space which required twenty-eight (28) parking spaces and based on 386 seats the Code requires at least ninety-seven (97) parking spaces for a total of 125 required parking spaces. A total of 126 parking spaces were provided on site (97 standard, 20 tandem, 4 electric car spaces and 5 ADA spaces). The proposed April 2019 revised plans include 8,781 square feet of retail space which requires thirty (30) parking spaces and based on the same 386 seats the Code requires at least ninety-seven (97) parking spaces for a total of 127 required parking spaces. A revised total of 127 parking spaces are provided (50 standard / 10 tandem / 24 on vehicle lifts / 3 electric car spaces / 5 ADA spaces / 35 spaces on remote lot).

As stated above one Fire Department staging area is currently shown on the plans along East Bay Harbor Drive. Since the site fronts public roadways on all sides this should not be an issue. 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 modern with decorative perforated metal screening, vertical glass elements. The architecture detailing was enhanced facing both Kane Concourse and East Bay Harbor Drive, as requested by the PZ Board in July 2016. The requested architectural modifications are listed in the Zyscovich memo dated April 2nd, 2019 (see attached).

The building does not require a breezeway as it does not contain residential units.

It should also be noted that per Sec. 23-11(c)(14), a 5-foot pedestrian walkway must be provided periodically to provide pedestrian access from Kane Concourse to the alley / parking areas in the rear of the buildings. In this instance, a separate pedestrian walkway will not be necessary, as one can gain access to the rear alley / parking areas through the Loggia or the building lobby.

The Miami-Dade County Sign Code applies countywide. In addition, the Town has adopted a Supplemental Sign Code. Under the Miami-Dade Sign Code religious symbols are not considered "signs", such as a Star of David or cross.

SUMMARY OF APPLICANT'S APRIL 2019 REQUESTED CHANGES

Below is a summary listing of the applicant's requested changes depicted on the 4/03/19 plan set:

Ground Floor:

- 1) The steeple was recessed to the south as requested by the PZB per Res. #2098;
- 2) The lobby floor elevation was raised 1-foot to meet the new FBC lowest floor elevation;
- 3) The floor elevation of the 1st level of parking was raised 6-inches for flood control;
- 4) Some of the under-building parking spaces were reconfigured due to BOH requirements which resulted in a reduction of the number of tandem spaces and the addition of 24 mechanical lift spaces (12 x 2).

Second Floor:

- 1) The relocation of the steeple reduced the building footprint;
- 2) Several interior floor layout changes (same overall floor area);
- 3) Increase the interior height of the second floor 5 feet to provide a higher ceiling in the Fellowship Hall;
- 4) Increase the interior height of the second floor 2 feet to provide a higher ceiling in the Chapel;
- 5) Southern wall of Sanctuary pushed back 1'-7" to meet Town additional height setback;
- 6) Removal of perforated metal covering of windows facing Kane Concourse;

Third Floor:

- 1) The relocation of the steeple reduced the building footprint;
- 2) Several interior floor layout changes (same overall floor area);

Roof Level:

- 1) Removal of public access to the roof / removal of rooftop facilities. Elevator locations / mass reduced.

South Elevation:

- 1) The glass windows shown as stained galls will be changed to storefront glass;
- 2) The 1st layer of openings reflects an increase of 5 feet.

SUGGESTED CONDITIONS OF APPROVAL / SITE PLAN COMMENTS

As the revised site design complies with the applicable Land Development Regulations, MMPA recommends the Town **APPROVE** the April 2019 revised Site Development Plans subject to the following suggested conditions of approval and/or comments on the latest plans dated April 3rd, 2019 submitted to the Town for consideration:

- 1) This approval is based on the revised Site Development Plans prepared by Zyscovich Architects dated April 3rd, 2019 for a 3-story mixed-use development project. Any substantial changes requested after the Town's approval may require a separate approval from staff / Planning and Zoning Board, as specified in the Code.
- 2) All previous conditions of approval listed in Town Resolution No. 2098 remain in effect.

AGENDA ITEM REPORT

May 21, 2019

ITEM NUMBER: 4.

ITEM:

Request for approval for revisions for "Palm Villas" located at 1000 99 Street, Lots 1-2 of Block 9. On July 21, 2015 the Board approved the construction of a new 14 unit Townhouse Development. The project construction is nearing completion. During the Final Zoning inspection for compliance with the Code / Approved Site Development Plan. A few issues were identified during the inspection that were deemed significant enough to require PZB re-review / re-approval. Enclosed please find a copy of our PZB staff report, narratives on the changes from the design professionals, and some photos / exhibits to help explain the changes and the revised plans. (Item #4)

DESCRIPTION:

RECOMMENDED ACTION:

Design meets Town code and was approved by Michael Miller, Town Planner.

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez

ATTACHMENTS

1. BHI PZB Staff Report Palm Villas TH Revised SP April 30 2019
2. BHI Palm Villas TCO Inspection Photos March 2019
3. BHI Pal Villas TCO Revision Narrative April 2019
4. 1000LandscapeNarrative
5. 1000.99StreetRevisions.Asbuilts

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

To: Planning and Zoning Board
Town of Bay Harbor Islands

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

Date: April 30th, 2019

Subject: Site Development Plan Application – Revisions 2019
Palm Villas at Bay Harbor Townhouses (14 DU)
1000 East Bay Harbor Drive
TCO Inspection / As-Built Improvement Issues
Bay Harbor Islands Acct. No. MB2015-79
MMPA Acct. No. 01-0702-1010

RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board review the most recent revised plans dated April 17th, 2019 and, if found acceptable, **APPROVE** the proposed Site Development Plan application subject to the recommended staff conditions listed hereinafter.

GENERAL PROJECT INFORMATION

Land Use Designation: MH – Medium-High Density Residential
Zoning District: RM-2 Multiple Family District
General Location: 1000 East Bay Harbor Drive
Legal Description: Lots 1 and 2 of Block 9, "Bay Harbor Island" Subdivision according to the plat thereof, as recorded in Plat Book 46, at Page 5 of the Public Records of M-D County.

PROJECT REVIEW HISTORY

On April 30th, 2015 the Town received a Site Development Plan application for the above referenced property. The Town's DRC met several times and finally 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. The Planning and Zoning Board approved the Site Development Plan on July 21st,

**Planning and Zoning Board Staff Report
Site Development Plan Application – Revisions 2019
Palm Villas at Bay Harbor Townhouse Complex (14 DU)
1000 East Bay Harbor Drive
April 30th, 2019
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2015 subject to several conditions via Resolution No. 2058. This two-lot development included 14 Townhouse DU on the approved plans (19 DU were allowed / they had 5 TDR units). In the summer of 2016, the Town reviewed / issued Building Permits for this development and construction commenced. MMPA staff reviewed the Building Permit plans prior to issuance to confirm consistency with the PZB approved plans, Code requirements and conditions of approval.

On March 7th, 2019, MMPA was requested to inspect the property for the possible issuance of a TCO. MJM personally inspected the site and noted that some of the improvements (building / landscaping) did not match the approved plans or in some instances meet Code requirements. Although the Miami-Dade Fire Dept. approved the BP drawings, it was noted during the recent site inspection that their staff requested a few “field changes” for fire apparatus staging areas and as related to screening of FDC / Backflow Preventers. The perimeter (south / west property lines) retaining wall / fencing detail was changed. The developer modified an upper floor exterior elevation material without prior Town authorization. Finally, some of the landscaping material was found to be inadequate / species differs. MMPA issued a memorandum to the Town on March 8th, 2019 highlighting each noted as-built variation. Since that time conversations have occurred between the project architect (Jaime Shapiro), the project contractor and Town staff members. The architect / contractor acknowledged they authorized the changes without Town consent or knowledge, despite the Code provisions that require Town approval for changes.

The PZB spends most of its review time on detailed exterior appearances. Once a set of plans is approved by the PZB the Town Attorney prepares a Resolution referencing a specific set of Site Development Plans that were approved, in addition to any conditions of approval. When the Building Permit plans are submitted the approved PZB plans are compared to the Building Permit plans for consistency. It is to be expected that the actual construction plans may differ slightly from the PZB plans due to Code compliance / review agency comments / more detailed thought on project details / etc. The Town staff / MMPA attempts to note each modification and makes a determination if the modifications can be approved administratively or if the changes are so significant the PZB must review / approve the changes. It is not uncommon for inspections to reveal “field changes” made by an architect / contractor / owner. These issues are discussed by staff and either approved as per the above procedure, staff requires modifications for Code compliance / approved Site Plan compliance / or good design or denied. Finally, Town Code Section 5-23.1(c) states as follows:

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

INSPECTION / AS-BUILT IMPROVEMENT COMMENTS

Following is a listing of the issues identified on 3/07/19 during our site inspection.

1) Upper Story Exterior Elevation Alteration:

The approved PZB plans included both detailed renderings (Sheet PH-1) and architectural plan elevations (Sheet A-6). On Sheet PH-1 in addition to the building renderings there are three (3) specific architectural materials called out (grey pavers / lower story faux wood wall tiles (brown) applied in a horizontal pattern / upper story scored / textured stucco in a matching horizontal pattern (dark grey color). The as-built upper story stucco has a smooth finish with no texture at all. There were other upper story smooth stucco panels shown on the plans and built that way (white color). While not unattractive the as-built installation does not match the PZB plans. MMPA has concerns with this change as it was so finely detailed on the PZB / BP plans. This kind of significant change would normally have to be pre-approved by the PZB. See the clouded areas on the revised plans for locations. See the attached photos / excerpts from the approved PZB plans.

PZB Action Required - The applicant is seeking PZB approval of the as-built changes.

2) M-D Fire Dept. Issues:

- a) The approved PZB plans showed three fire apparatus staging areas on the streets adjoining the site (one on EBHD / two on 99th Street). Apparently, the BP plans showed the same thing and was approved. During a recent MDFD inspection the M-D fire inspector requested that 2 portions of the front yard landscaping areas (with street trees / grass) be excavated and stabilized to support a fire vehicle. The MDFD did not want any trees in these areas – which are required by the MD / Town Landscape Codes and shown on the PZB plans. The buildings are fully sprinklered and only 20'+/- from the roadways. After discussing this issue MJM agreed to the soil stabilization / grass replacement – but the required trees (Street Trees / on-site front yard trees) would remain but relocated so that the minimum fire apparatus staging areas can be achieved (36' long). This appears to be solved.
- b) The approved PZB plans show locations for gang water meters / FDC / backflow preventers along EBHD (one for each building). The landscape plans do not show a detail for screening these facilities; however, Condition "G" of Town Resolution 2058 requires mandatory screening. The Town regularly requires screening (keeping accessibility) and all new development has complied - and been approved by upper MDFD staff. During a recent MDFD inspection the fire inspector requested that several already installed shrubs in front of the backflow preventers be removed. The shrubs were removed and the MDFD staff signed-off. MJM instructed the contractor to re-install the shrubs in compliance with the Landscape Code and approved site plans. Near the site are several newer residential complexes with these features screened from view. The developer must re-install / add additional shrubs for adequate screening.

PZB Action Required – None. The applicant has agreed to further screening.

3) Landscaping Issues:

- a) In the front yard courtyards of the townhouse units facing 99th Street certain large / accent trees are required and were specified. As these townhouses are 4-stories in height considerably taller trees are required via the Town Landscape Code. The approved PZB Landscape Plans identified a tall / thin palm species due the limited yard areas. The species was to be "Christmas Palms" with a minimum overall height at planting of 14' with at least 8' of grey wood before the palm fronds start. What was observed was much shorter palms than required, in fact, upon closer inspection the installed "trees" are really single-trunk Robellini "bushes" that measure about 8'-10' in overall height. These are not acceptable and must be replaced with larger palm "trees". If the developer wants to keep the Robellini that is OK – but palm / shade trees are required. If the specified palm species is not available similar tall / thin species can be used (Alexander Palms / Montgomery Palms / McArthur Palms). The heads of the palms should be at least mid-point high against the building.
- b) On the rooftops balconies the landscaping in the raised planters (vines) are very small and will take a long time to grow for screening the A/C units. Replant with much larger plants (3-5 gallon / 18"-24" tall at planting).
- c) Add shrubs next to the FPL transformers on EBHD for screening (all side except door opening side).
- d) Along the EBHD frontage four (4) large specimen Bridal Veil trees (14'-16' hgt. / 7' spread / 4" DBH at planting) are specified due to the height of the structures. The trees that have been installed are quite thin and maybe 10'-12' tall. Those small trees need to be replaced.

PZB Action Required – None. The applicant has agreed to correct the landscaping.

4) Architectural Issues:

- a) On the west building elevation (south bldg.) large electrical meters / utility service connections were installed for the entire complex. They are facing adjoining residential unit bedrooms - the wood fence / landscaping does not screen properly. These need to be better screened (covered panels / painted / chases over conduit & exposed wires). The location is not consistent with the approved PZB plans. **Meter boxes / conduit to be painted to match main building color. Loose wires to be enclosed. Additional landscaping to be added for screening to adjoining sites.**
- b) An exterior door / stair was added from Unit 6 facing EBHD down to a "garden". These features are not shown on approved PZB plans. **Revision is OK to MMPA but varies from PZB plans.**

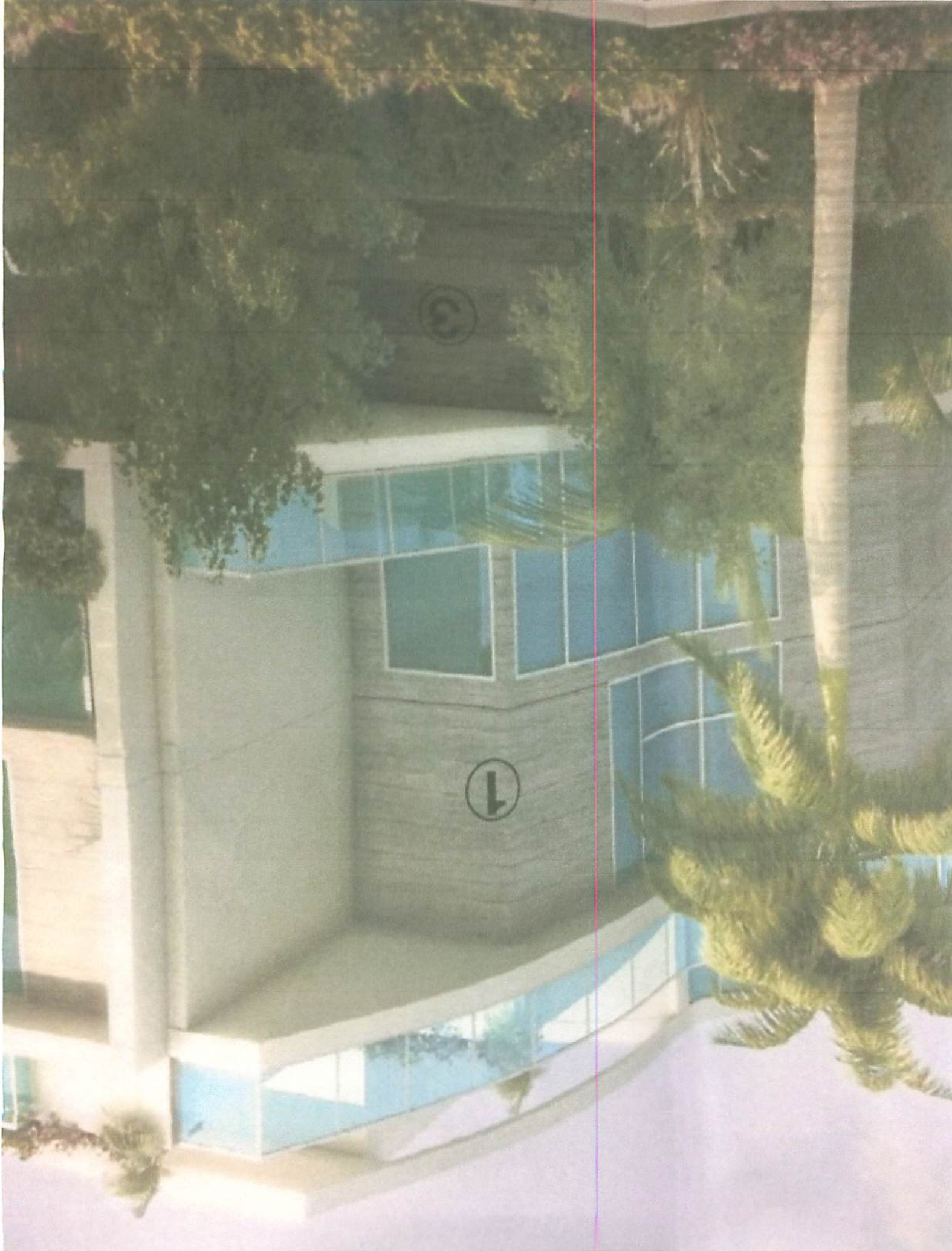
- c) Along the west property line next to the north building a CBS wall was constructed. This provides great screening for the adjoining site. For some reason a hole was punched through the wall and a drainpipe was installed that would appear to drain into the neighboring site. Remove the PVC pipe and patch the hole. Drainage must be kept solely on the new townhouse site. **Corrected.**
- d) On the south / west property lines the approved PZB plans show a raised retaining wall with a decorative horizontal wood fence on top on the wall (6' tall to adjoining grade). The retaining wall was not installed (detail on Sheet A-8). A plain / unstained board-on-board vertical wood fence was installed. The approved PZB plans show a decorative wood fence matching the horizontal building architecture on the lower level that is to be stained dark brown to match the building. While the fence screens lower areas of the adjoining sites it is not very attractive for the high quality of the development. MMPA acknowledges a former employee may have advised the developer this fence change was authorized prior to its installation. Further since the retaining wall was not built, the lot grade was not raised as planned for the new development – so stairs were necessary from the south lot area raised patios down to the ground (stairs not shown on the plans). Some of the neighboring sites contacted the Town to complain about the fence / appearance. MJM found those changes were significant and felt PZB re-approval was necessary – Town staff agreed.

PZB Action Required - The applicant is seeking PZB approval of the as-built changes.

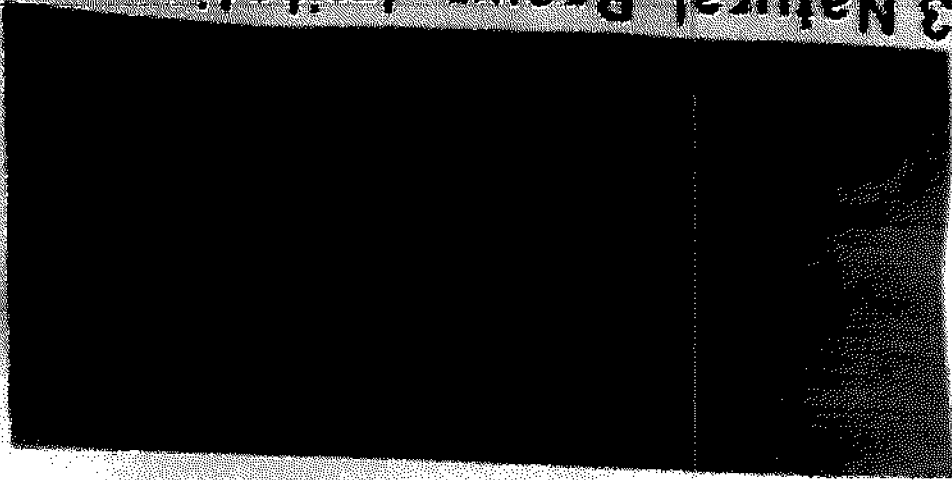
SUGGESTED CONDITIONS OF APPROVAL / SITE PLAN COMMENTS

Following are suggested conditions of approval and/or comments based on the revised plans dated April 17th, 2019 submitted to the Town for consideration:

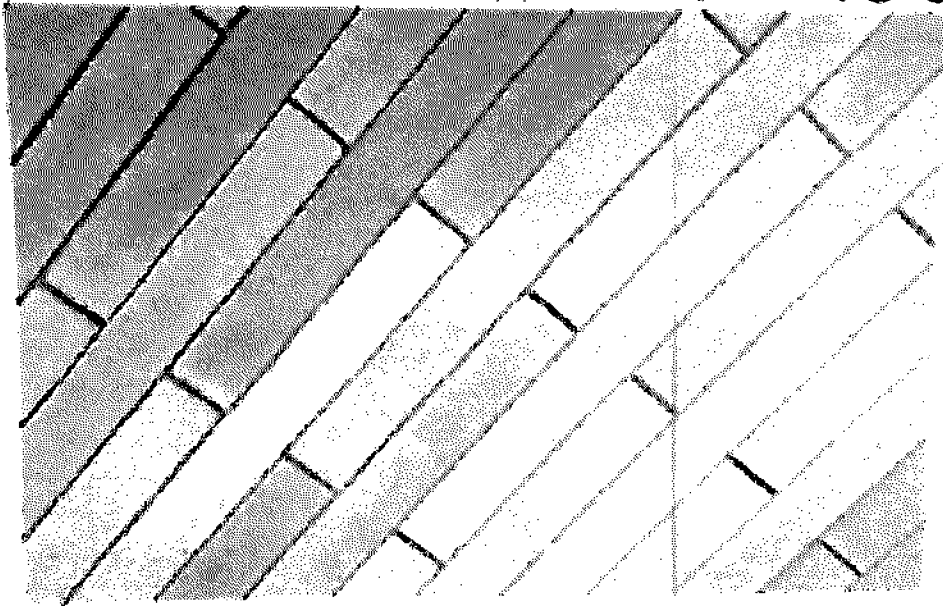
- 1) This approval is based on the revised Site Development Plans prepared by Schapiro Associates dated April 17th, 2019. Again, any substantial changes requested after the PZB approval may require a separate approval from staff and/or the Planning and Zoning Board, as specified in the Town Code.



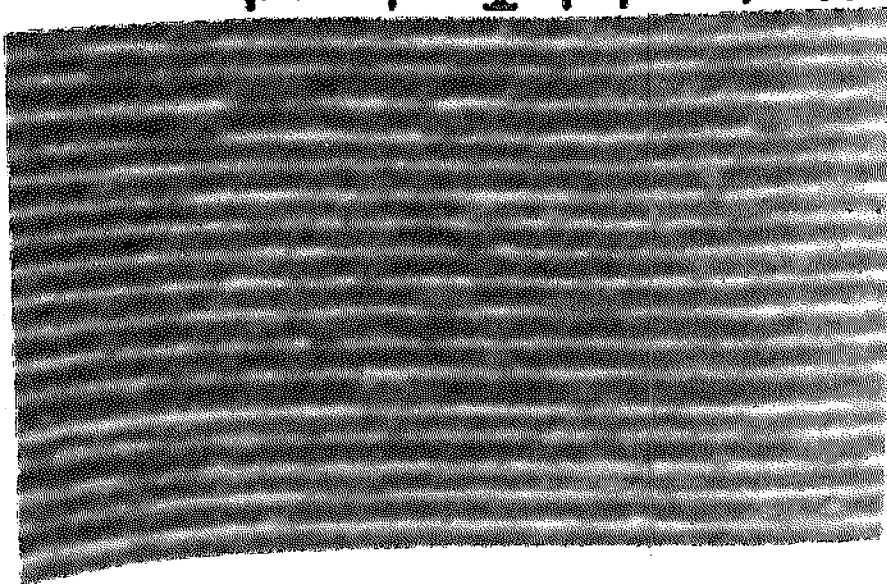
3 Natural Brown Imitation
Wood Ceramic



2 Stepstone Narrow
Modular Paver



1 Horizontal Textured
Grey Stucco



3/7/19

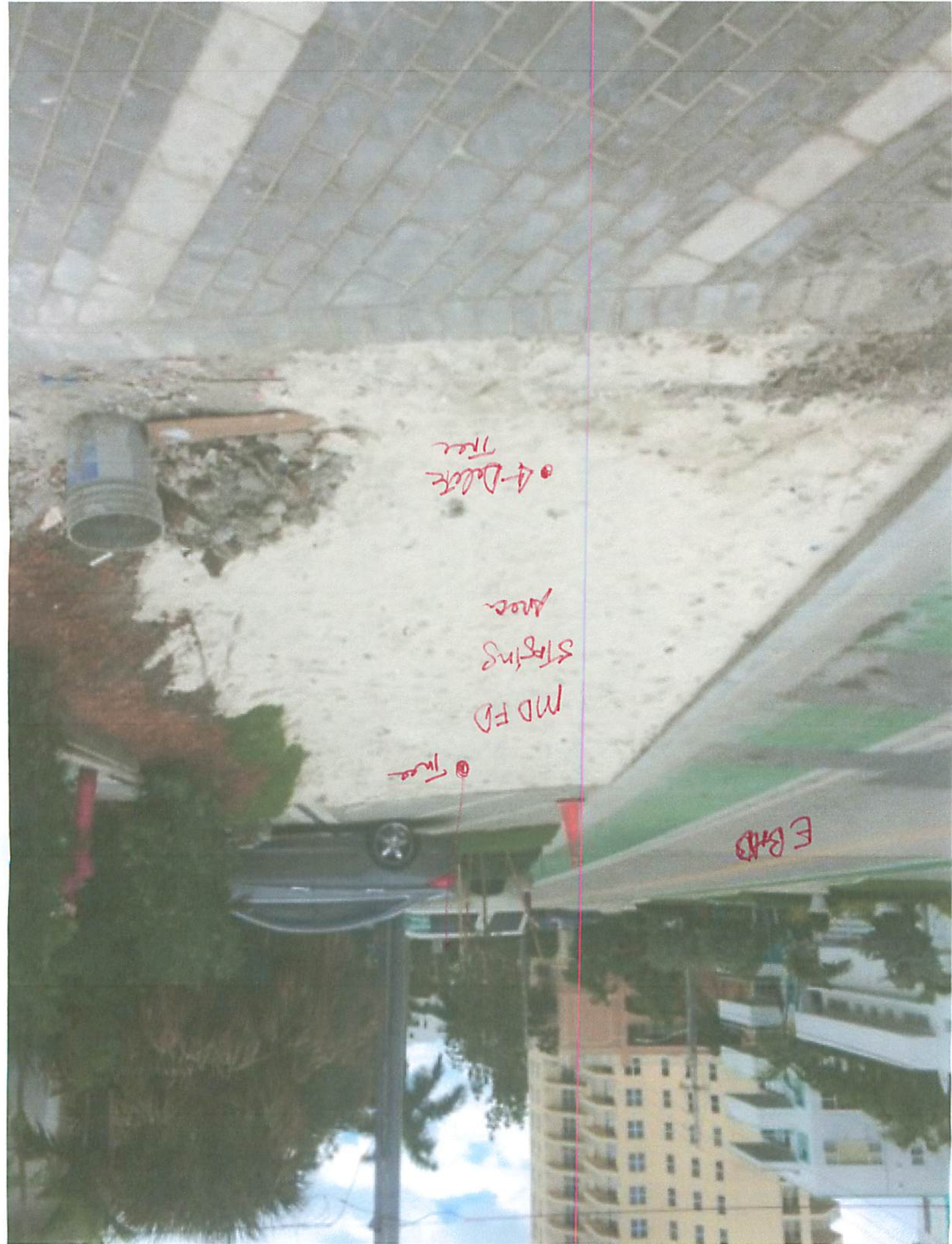
Smooth
vs
Scandal





99
Streets

MID
STAGINS

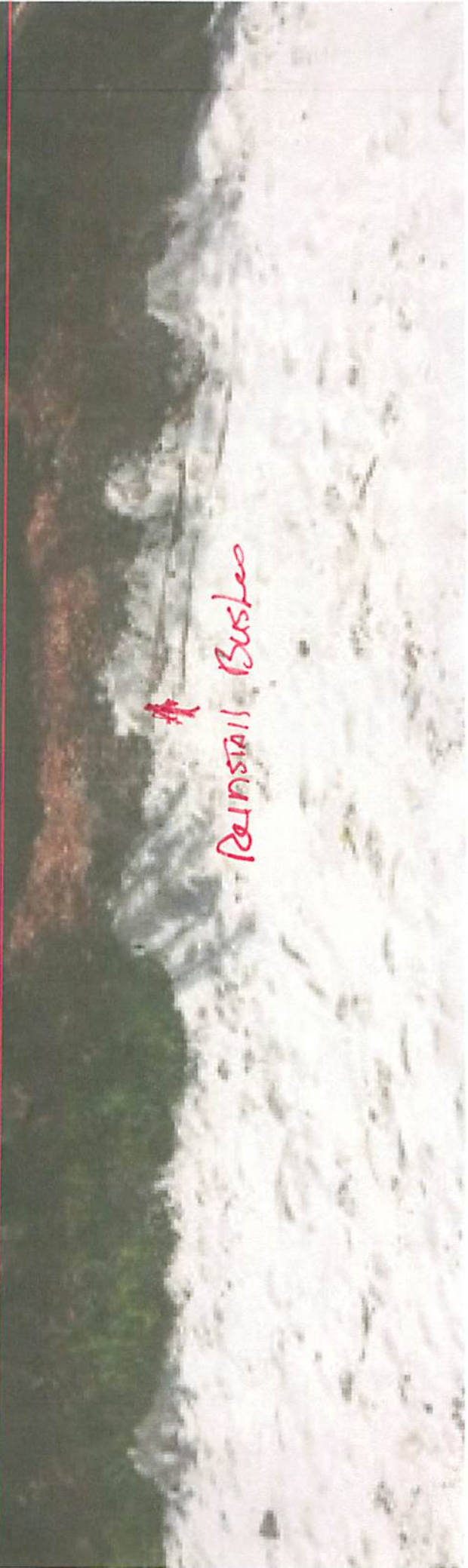


4-Delta Tree

MD FD STAGING Area

E BMD

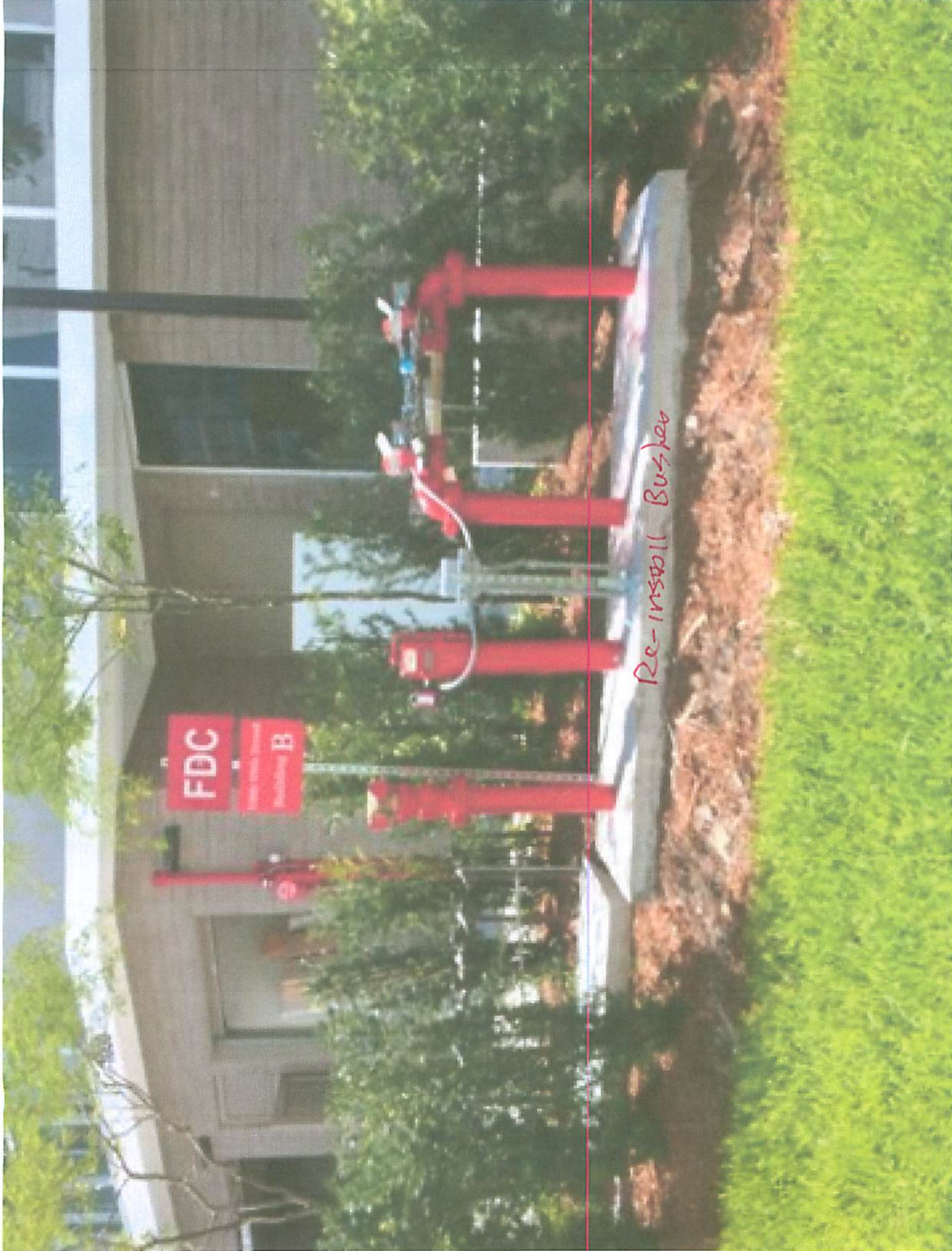
Tree



Reinstall Buslee

FDC
Building B

Re-install Busker





*Example across
the street

PROPERTY LINE

PLANT LIST - 9870 E BAY HARBOR DRIVE

HT. X SPR. & SPECIFICATION

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

TOTAL OF FIVE DIFFERENT SPECIES HAVE BEEN PROVIDED

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





↑ 100 shorts

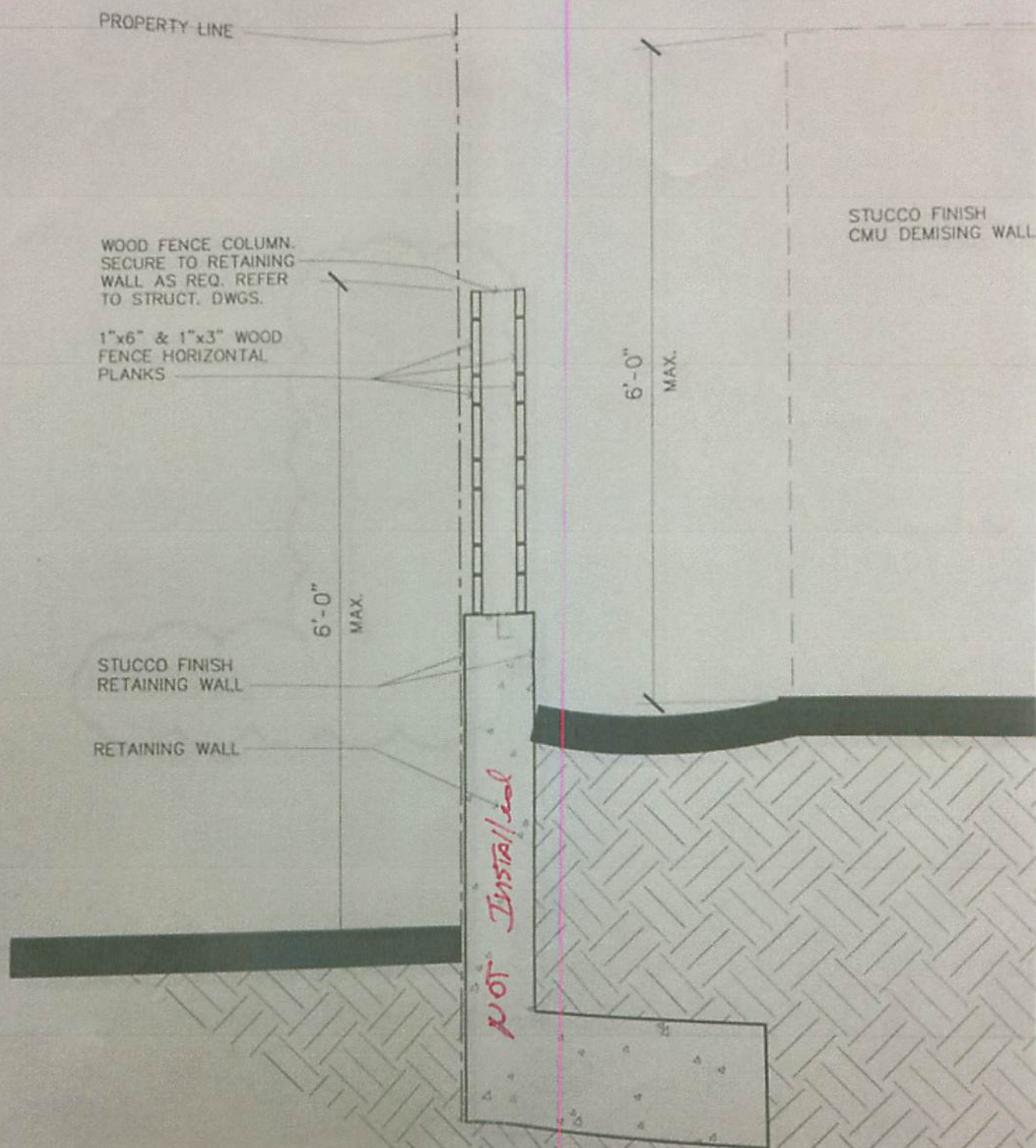


Add Shrubbs



* Facing Adjoining site on 22 St.
Remove / patch



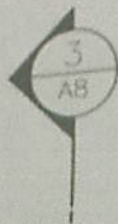


3 WOOD FENCE SECTION
SCALE: 3/4" = 1'-0"

NORTH UNITS

BUILDING SECTION

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



* Horizontal Planks To
Match Blodge. / Stained

4"x4" WOOD POST AS REQUIRED

1"x3" WOOD FENCE HORIZONTAL PLANKS

1"x6" WOOD FENCE HORIZONTAL PLANKS

STAINED TO MATCH WOOD AT FACADE

Vertical installed

STUCCO FINISH
RETAINING WALL



WOOD FENCE ELEVATION

SCALE: 3/4" = 1'-0"



April 22, 2019

MMPA Account Number: 01-0702-1010

Project Address: 1000 East Bay Harbor Drive

Project Name: Palm Villas Townhouses

RESPONSE TO PLANNING & ZONING FIRE INSPECTION COMMENTS **ARCHITECT'S NARRATIVE**

OUR RESPONSES ARE IN **RED**.

INSPECTION I AS-BUILT IMPROVEMENT COMMENTS

Following is a listing of the issues identified on 3107119 during our site inspection.

1) Upper Story Exterior Elevation Alteration:

The approved PZB plans included both detailed renderings (Sheet PH-1) and architectural plan elevations (Sheet A-6). On Sheet PH-1 in addition to the building renderings there are three (3) specific architectural materials called out (grey pavers /lower story faux wood looking wall tiles (brown) applied in a horizontal pattern / upper story scored / textured stucco in a matching horizontal pattern (dark grey color). The as-built upper story stucco has a smooth finish with no texture at all. There were other upper story smooth stucco panels shown on the plans and built that way (white color). While not unattractive the as-built installation does not match the PZB plans. MMPA has concerns with this change as it was so finely detailed on the PZB / BP plans. This kind of significant change would normally have to be pre-approved by the PZB.

Refer to the clouds on exterior elevation sheets A-6 and A-7.

2) M-D Fire Dept Issues:

a) The approved PZB plans show three (3) fire apparatus staging areas on the streets adjoining the site (1 on EBHD / 2 on 99111 Street). Apparently, the BP plans showed the same thing and were approved. During a recent MDFD TCO inspection the fire inspector requested that 2 portions of the front yard landscaping areas (with trees / grass) be excavated and stabilized to support a vehicle. They do not want any trees in these areas

-which is required by the MD / Town Landscape Codes and shown on the PZB plans. The buildings are fully sprinklered and only 20'+1- from the roadways. After discussing this issue MJM agreed to the soil stabilization / grass replacement - but the **required trees** (Street Trees / on-site front yard trees) would remain but be relocated so that the minimum fire apparatus staging areas can be achieved (36' long). This appears to be solved. Corrected plans should be provided.

b) The approved PZB plans show locations for gang water meters / FDC / backflow preventers along EBHD (one for each building). The landscape plans do not show a detail for screening these facilities; however, condition# "G" of Town Resolution 2058 requires mandatory screening. The Town regularly requires screening (keeping accessibility) and all new development has complied - and been approved by upper MDFD staff. During a recent MDFD TCO inspection the fire inspector requested that several already installed shrubs in front of the "prominene horizontal (bright red) backflow preventers be removed.

The shrubs were removed and the MDFD staff signed-off. MJM instructed the contractor to re-install the shrubs. Directly across the street from this development (north of 99 Street) another townhouse has these features. See the attached photos. This developer must re-install/add additional shrubs for adequate screening.

Refer to revised Landscape drawings, L-1 and L-2 and Landscape Architect's Revision Narrative.

3) Landscaping Issues:

a) In the front yard courtyards of the townhouse units facing 99th Street trees are required and were specified. As these townhouses are 4-stories in height considerably taller trees are required via the Town Landscape Code. The approved PZB Landscape Plans identified a tall I thin palm species due the limited yard areas. The species was to be "Christmas Palms" with a minimum overall height at planting of 14' with at least 8' of grey wood before the palm fronds start. What we observed was much shorter palms than required. Upon closer inspection the installed "trees" are really single-trunk Robellini palm "bushes" that measure about 8'-10' in overall height with about 5' of grey wood. These are not acceptable and must be replaced with larger palm "trees". If the developer wants to keep the Robellini that is OK - but palm I shade trees are required. If the specified palm species is not available similar tall/thin species can be used (Alexander Palms I Montgomery Palms I McArthur Palms). The heads of the palms should be at least mid-point high against the building.

b) On the rooftops balconies the landscaping in the raised planters (vines) are very small and will take a long time to grow for screening the A/C units. Replant with much larger plants (3-5 gallon /18"-24" tall at planting).

c) Add shrubs next to the FPL transformers on EBHD for screening (all side except door opening side).

d) Along the EBHD frontage four (4) large specimen. Bridal Veil trees (14'-16' hgt. /7' spread I 4" DBH at planting) are specified due to the height of the structures. The trees that have been installed are quite thin and maybe 10'-12' tall. Those small trees need to be replaced.

Refer to revised Landscape drawings L-1 and L-2 and Landscape Architect's Revision Narrative.

4) Architectural Issues:

a) On the west building elevation (south bldg.) large electrical meters I utility service connections were installed for the entire complex. They are facing adjoining residential unit bedrooms - the wood fence I landscaping does not screen properly. These need to be better screened (covered panels I Painted I chases over conduit & exposed wires). The location is not consistent with the approved PZB plans.

The electrical equipment boxes will be painted in a color to match existing wall. Loose tv/cables are temporary and are going to be boxed or pulled into the units through the conduits below. Refer to sheet A-6 showing revision number 9 cloud for the electric meters.

b) An exterior door I stair was added from Unit 6 facing EBHD down to a garden. These features are not shown on approved PZB plans. Revision is OK to MMPA but varies from PZB plans.

Refer to sheet A2.07 floor plan showing revision number 7 cloud for the exterior stair at Unit 6. Refer to sheet A-6 elevations showing revision number 5 clouds.

c) Along the west property line next to the north building a CBS wall was constructed. This provides great screening for the adjoining site. For some reason a hole was punched through the wall and a drainpipe was installed that would appear to drain into the neighboring site. Remove the PVC pipe and patch the hole. Drainage must be kept solely on the new townhouse site.

The PVC pipe has been removed and the hole closed and patched. Drainage is being kept on the property into the on-site drains.

d) On the south I west property lines the approved PZB plans show a raised retaining wall with a decorative horizontal wood fence on top on the wall (6' tall to adjoining grade). The retaining wall was not installed (detail on Sheet A-8). A plain I unstained board-on-board vertical wood fence was installed. The approved PZB plans show a decorative wood fence matching the horizontal building architecture on the lower level that is to be stained dark brown. While the fence screens lower areas of the adjoining sites it is not very attractive for the high quality of the development. It is noted a MMPA employee may have advised the developer this fence change was authorized by him -this is untrue. Further since the retaining wall was not built, the lot grade was not raised as planned for the new development - so stairs were necessary from the south lot area raised patios down to the ground (stairs not shown on the plans). MJM finds these major changes unacceptable. MMPA requests Town staff input.

Refer to revised Wood Fence Detail on A-8 with revision number 9 cloud.

REVISION NARRATIVE

April 08, 2019

TO Town of Bay Harbor Islands / Michael Miller Planning Associates

RE Palm Villas / 1000 99th Street, Bay Harbor Islands, FL

Dear Mr. Miller - Included please find a brief **Landscape Revision Narrative for the Palm Villas** development project. Please note that we have updated the architectural backgrounds and modified the Landscape Plans to include corrections to TCO comments received. All revisions have been clouded with a **Revision Tag L4 dated 04.05.2019**. Thank you for your assistance and please contact me with any questions or comments.

Sheet L1 - Ground Level Landscape Plan

- **Fire Set Up Sites** have been indicated on the landscape Plans and the locations of the Streets trees on East Bay Harbor Drive and 99th Street have slightly adjusted in order to avoid conflicts with the Fire Set Up Sites. Please note that the Street Tree requirements have been satisfied.
- **99th Street Landscape** - New double Alexander Palms have been provided in addition to the pygmy date palms in front of the courtyards facing 99th Street
- **FPL Transformers on East Bay Harbor Drive** have been screened with new Podocarpus shrubs
- **The Bridal Veil Trees** along East Bay Harbor Drive have been replaced with 14' height Simpson Stopper Trees. Larger canopy trees could not be specified due to limited planting space and utility conflicts
- **Electrical Meters** on the south side have been screened with new Spanish stopper shrubs

Sheet L2 - Roof Level Landscape Plan

- **Second Story Balconies** – the ficus green island has been removed and replaced with green buttonwood shrubs in order to screen the A/C units.

Sincerely,

Christopher Cawley, RLA, ASLA
305.979.1585

REVISION NARRATIVE

April 08, 2019

TO Town of Bay Harbor Islands / Michael Miller Planning Associates

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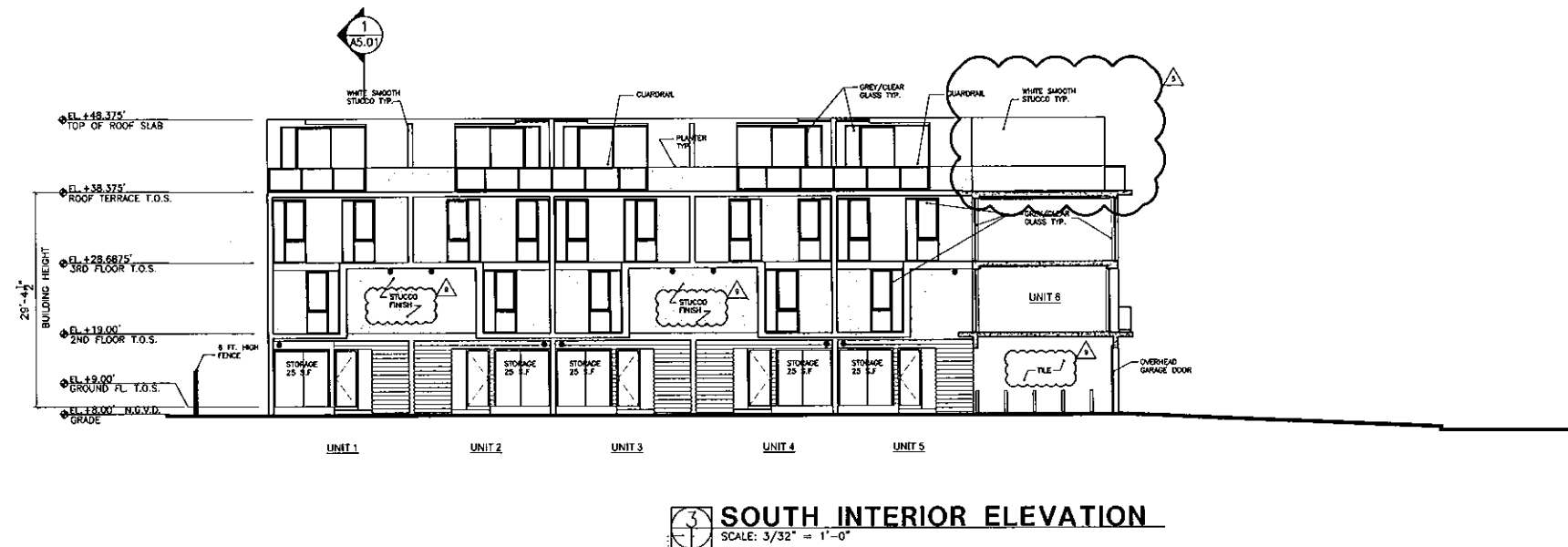
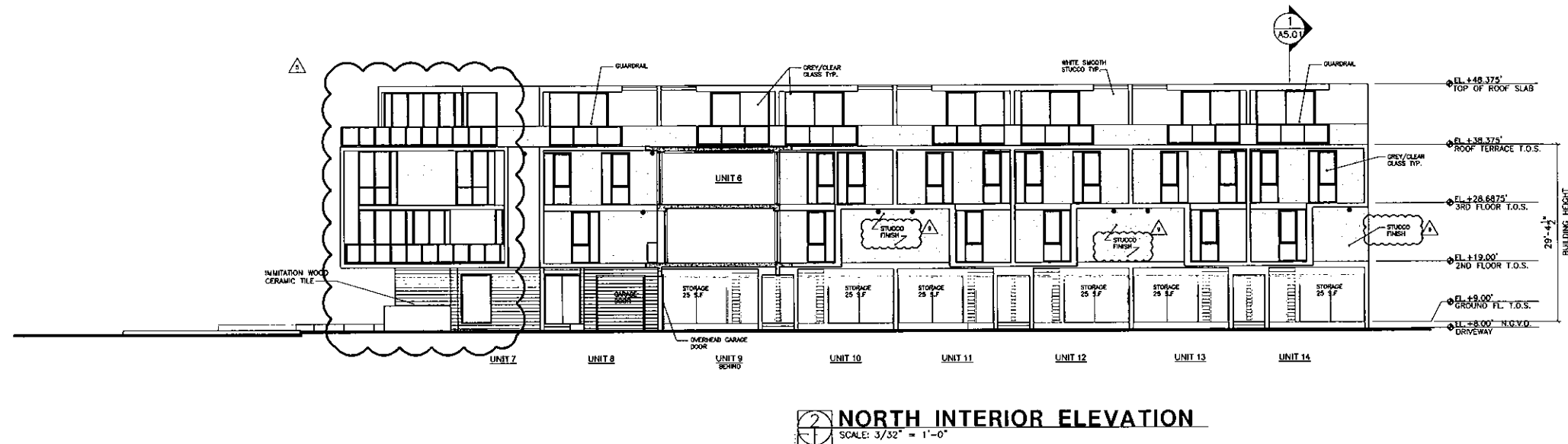
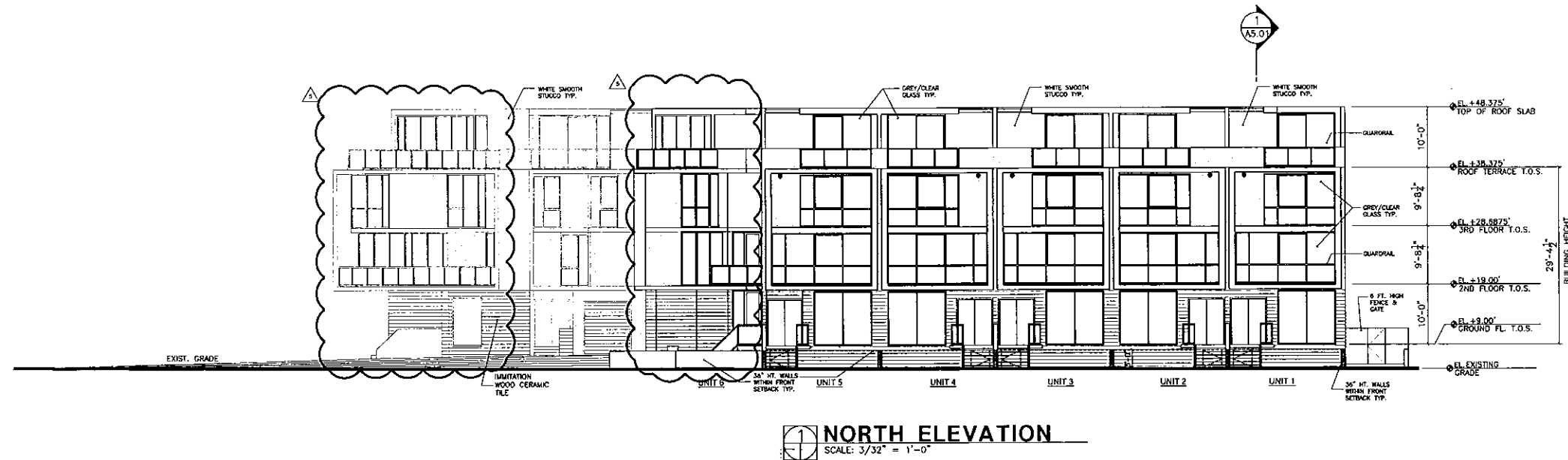
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305.979.1585



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BBH
BBH DESIGN STUDIO

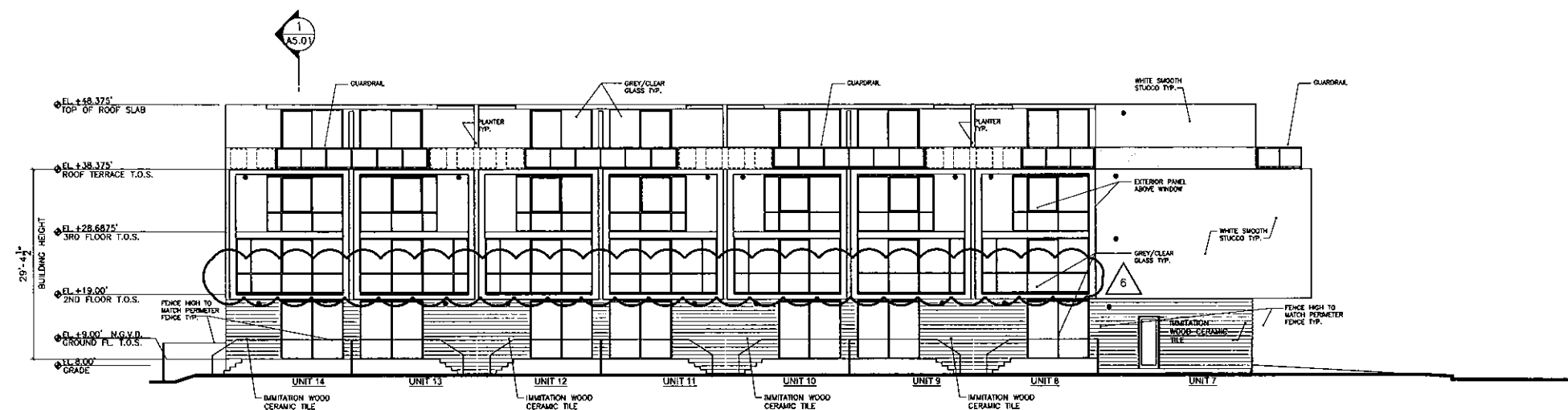
PALM VILLAS
1000 99TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

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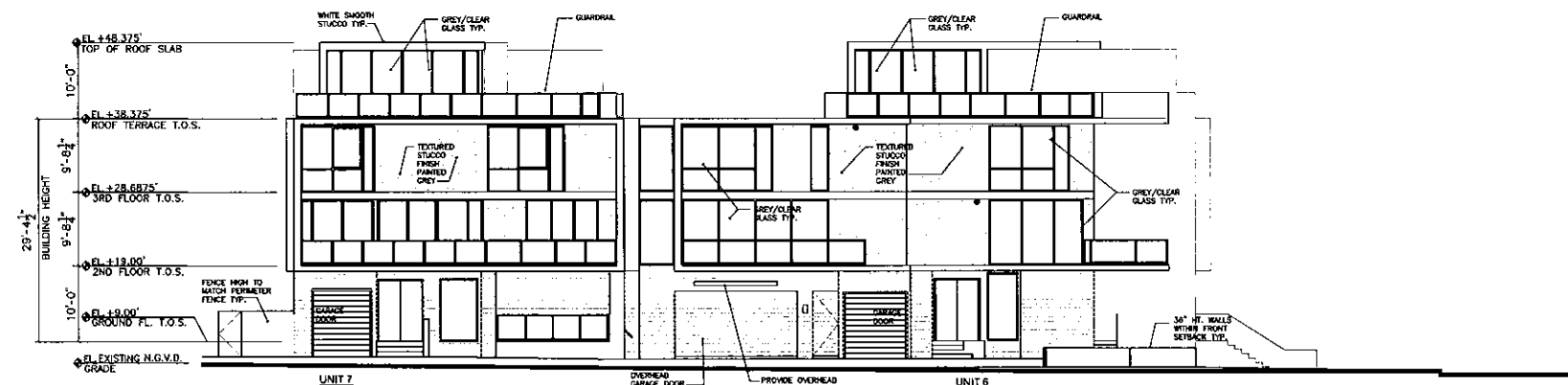
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CHECKED:	APPROVED:	DRAWN BY:	NOTES
DATE:	DATE:	DATE:	DATE:
REVISION		DATE	
FIRE DEP./COORD.		01-28-16	
OWNER VALUE ENG.		04-18-16	
SURVEY ERROR		12-09-16	
OWNER REV.		07-06-17	
AS BUILT		04-08-19	

BUILDING ELEVATIONS

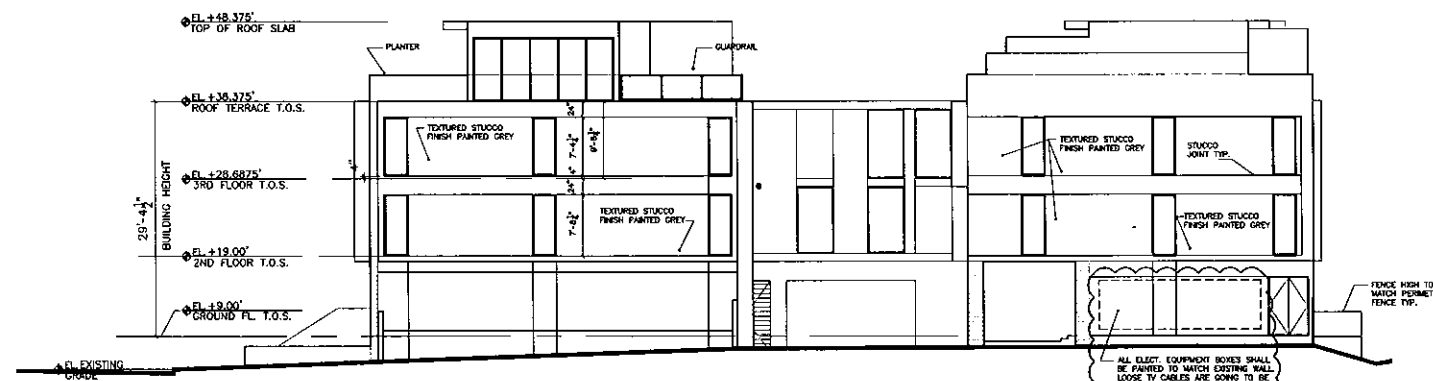
SHEET No.:
A-6



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



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



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

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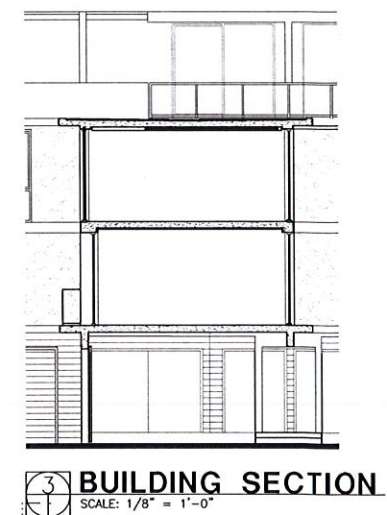
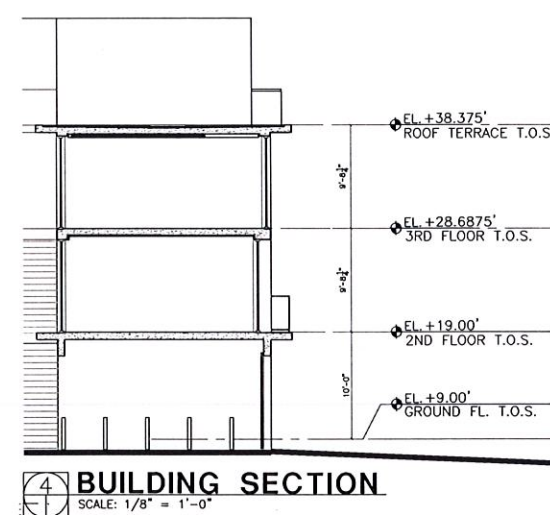
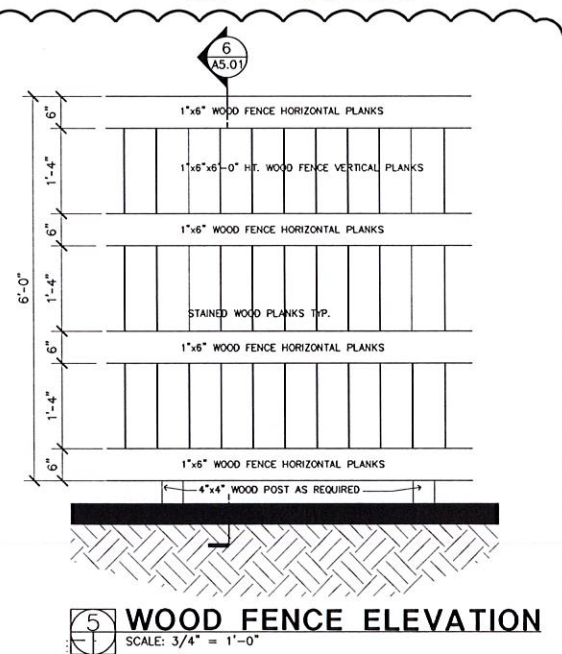
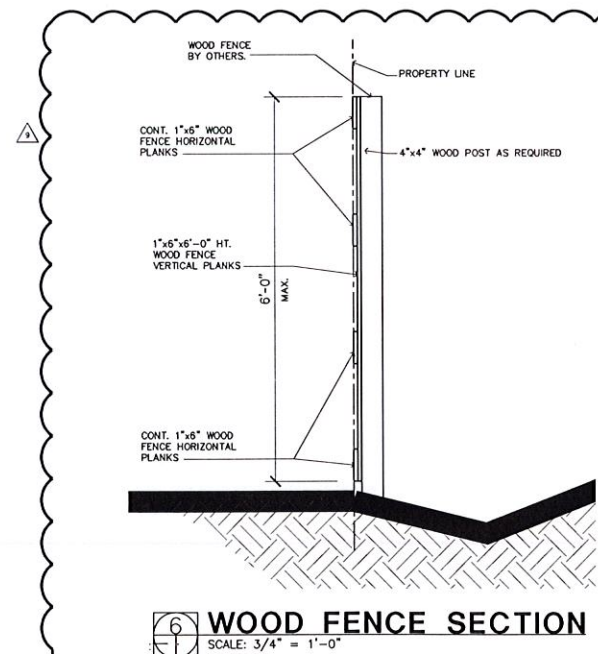
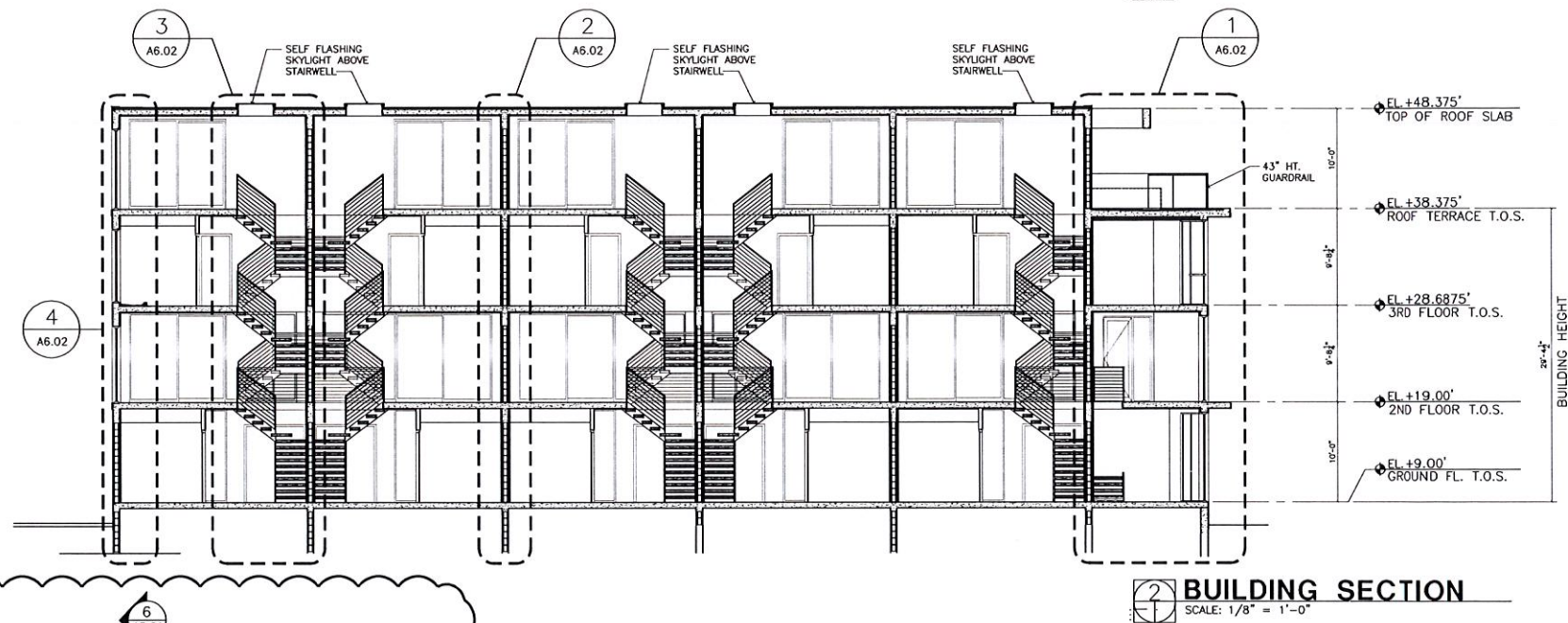
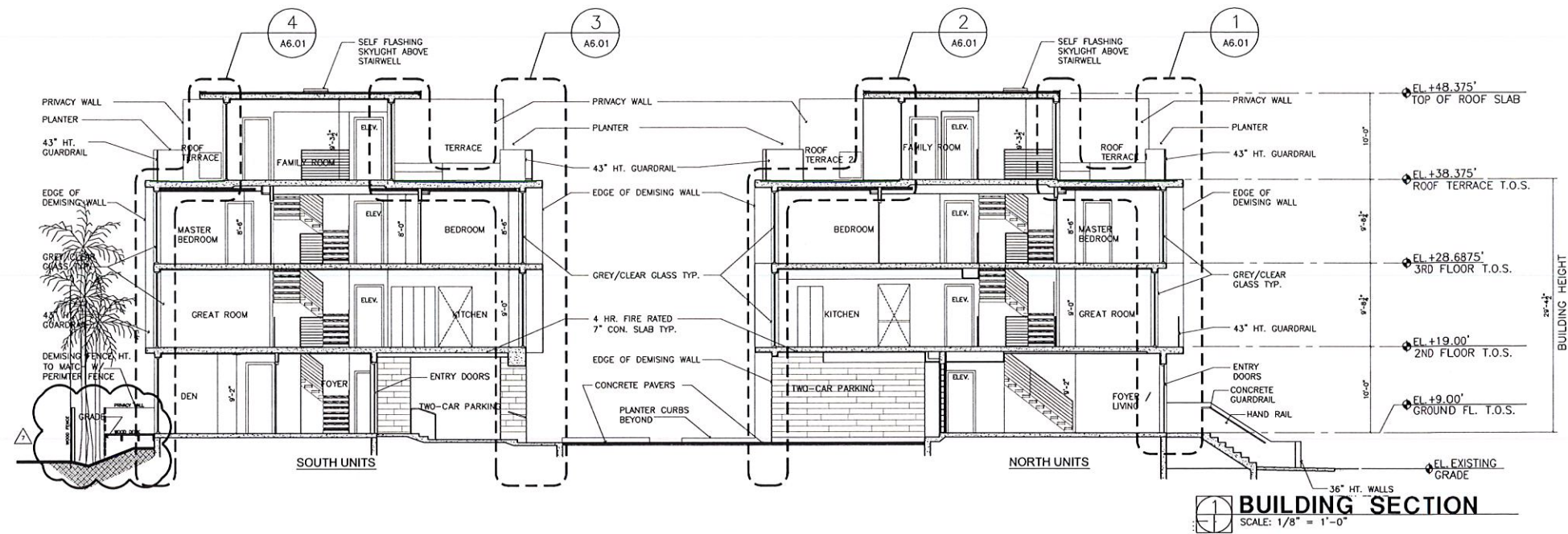
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DATE:	11/5/2015	PROJECT No.:	530
SCALE:	AS SHOWN	SHEET No.:	A-7
CHECKED:	APPROVED:	DRAWN BY:	NOTES:
DATE:	DATE:	DATE:	DATE:
REVISION			
REVISION		DATE	
FIRE DEP./ COORD.		01-28-16	
FIRE DEP.		02-11-16	
OWNER VALUE ENG.		04-18-16	
CITY COMMENTS		05-20-16	
SURVEY ERROR		12-09-16	
OWNER		04-19-17	
AS BUILT		04-06-19	

BUILDING ELEVATIONS

SHEET No.:

A-7



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DATE:	11/5/2015	PROJECT No.:	530
SCALE:	AS SHOWN	CDT NAME:	A-8.mxd
CHECKED:	APPROVED:	DRAWN BY:	NOTES
DATE:	DATE:	DATE:	DATE:

REVISION	DATE
△ FIRE DEP./ COORD. 01-28-16	
△ CITY COMMENTS 05-20-16	
△ OWNER REV. 07-06-17	
△ AS BUILT 04-06-19	

BUILDING
SECTIONS

SHEET No.:

A-8

DATE:		PROJECT NO.:	
10.29.2015			
SCALE:		OWN NAME:	
3/32" = 1'0"			
CHECKED:	APPROVED:	DRAWN BY:	NOTES:
DATE:	DATE:	DATE:	DATE:
REVISION	DATE	BY	
1	06.06.2016	CCLA	
2	08.17.2016	CCLA	
3	07.13.2018	CCLA	
4	04.05.2017	CCLA	

GROUND LEVEL LANDSCAPE PLAN

SHEET No.:

L-1

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

(1) EXISTING SABAL PALM TO
REMAIN

ALONG WESTERN P.L.

(15) EXISTING CHRISTMAS PALMS +
(26) ALEXANDER PALMS TO REMAIN
(2) EXISTING ROYAL PALMS TO
REMAIN

SPECIES 4
25% @ 14-15' HT.

(2) EXISTING ROYAL PALMS TO
REMAIN

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

PLANT LIST - 1000 99th STREET					
SYM.	NATIVE	QTY.	COMMON NAME	BOTANICAL NAME	HT. X SPR. & SPECIFICATION
BS	YES	4	GUMBO LIMBO TREE	Bursera simarubra	100 gal. 15' hi min. 7' spread min. 4" dbh. 6' ct. standard, matched
CE	YES	5	GREEN BUTTWOOD TREES	Conocarpus erectus	100 gal. 15' hi min. 7' spread min. 4" dbh. 6' ct. standard, matched
CR	YES	13	PITCH APPLE TREES	Clusia rosea	12' height min. 5' spread min. 3" dbh. standard, matched
CR1	YES	8	PITCH APPLE TREES	Clusia rosea	16' height min. 7' spread min. 3" dbh. standard, matched
CS	YES	2	SILVER BUTTWOOD TREES	Conocarpus erectus 'Sericeus'	14' height min. 5' spread min. multi-trunk, matched
EF	YES	4	SPANISH STOPPER TREES	Eugenia foetida	12' height min. 5' spread min. 3" dbh. standard, matched
MF	YES	4	SIMPSON'S STOPPER TREES	Myrcianthes fragrans	12' height min. 5' spread min. 3" dbh. standard, matched
MF2	YES	4	SIMPSON'S STOPPER TREES	Myrcianthes fragrans	14' height min. 5' spread min. 3" dbh. standard, matched
PALMS					
CN	NO	3	'GR. MALAYAN' COCONUT PALMS	Cocos nucifera 'Green Malaysian'	14-20' grey wood, Florida Fancy, full heads
PE	NO	5	ALEXANDER PALM	Pythosperma elegans	Field grown, 18-20' overall height, full, double trunk, matched.
PR	NO	20	PYQMY DATE PALM	Phoenix roebellii	65 gal. 12' overall height, full, single trunk, space 40' on center
SP	YES	9	CABBAGE PALM	Sabal palmetto	Field grown, 14-18' o.t., slick, staggered heights
VM	NO	15	MONTGOMERY PALMS	Veitchia montgomeryana	16' grey wood, Florida Fancy, single trunk, full heads

PLANT LIST - 1000 99th STREET					
SYM.	NATIVE	QTY.	COMMON NAME	BOTANICAL NAME	HT. X SPR. & SPECIFICATION
SHRUBS					
CLG	NO	36	CLUSIA SHRUBS (drought tol + low)	Clusia guttata	7 gallon, 36" height x 24" spread, space 30" on center
EUF	YES	5	SPANISH STOPPER	Eugenia foetida	45 gallon, 10' ea minimum
POM	NO	200	PODOCARPUS SHRUBS	Podocarpus macrophyllus	7 gallon, 42" height x 24" spread, space 18" on center
POM2	NO	15	PODOCARPUS SHRUBS	Podocarpus macrophyllus	15 gallon, 4' height min. to screen FPL Transponder
PSN	YES	120	WILD COFFEE	Psychotria nervosa	7 gallon, 24" height x 24" spread, space 24" on center
GROUNDCOVERS					
LIR	NO	345	LIRIOPE 'BIG BLUE'	Liriope muscari 'Big Blue'	1 gallon, full, space 12" on center
MIC	NO	250	WART FERN	Microsorium scolopendrium	3 gallon, full, space 18" on center
ALG	NO	4	TIGER	Aglaonema	7 gallon
SOD, AGGREGATE & MULCH					
LAWN			ZOYSIA 'EMPIRE' or ST. AUGUSTINE FLORATAM - OVER 2" TOPSOIL BED, SEE PLANTING SPECS.		
MULCH			3" MINIMUM DEPTH SHREDDED ORGANIC MULCH, NO CYPRESS MULCH OR RED MULCH, NO DYED MULCH		

* (8) EF + MF
MEETS 50% @ 12' HEIGHT FOR REQUIRED TREES, (8) PROVIDED
** (4) CR1
MEETS 25% @ 14-15' HEIGHT FOR REQUIRED TREES, (4) PROVIDED
*** (4) CR1
MEETS 25% @ 16-18' HEIGHT FOR REQUIRED TREES, (4) PROVIDED
TOTAL OF FIVE DIFFERENT TREE SPECIES HAVE BEEN PROVIDED

MD ERM CANOPY MITIGATION NOTES
THE CANOPY MITIGATION OF 5,561 SF AS REQUIRED BY THE PERMIT
HAS BEEN MET AND EXCEEDED. A TOTAL 38,100 SF OF CANOPY
REPLACEMENT HAS BEEN PROVIDED.
CANOPY MITIGATION SUMMARY:
(44) CATEGORY I SHADE TREES PROVIDED @ 500 SF each: 22,000 SF
(12) NATIVE PITCH APPLE TREES
(2) NATIVE SILVER BUTTWOOD TREES
(4) NATIVE SPANISH STOPPER TREES
(8) NATIVE SIMPSON'S STOPPER TREES
(5) NATIVE GREEN BUTTWOOD TREES
(4) NATIVE GUMBO LIMBO TREES
(28) CATEGORY I PALMS PROVIDED @ 300 SF each: 8,400 SF
(9) NATIVE SABAL PALMS
(3) COCONUT PALMS
(15) MONTGOMERY PALMS

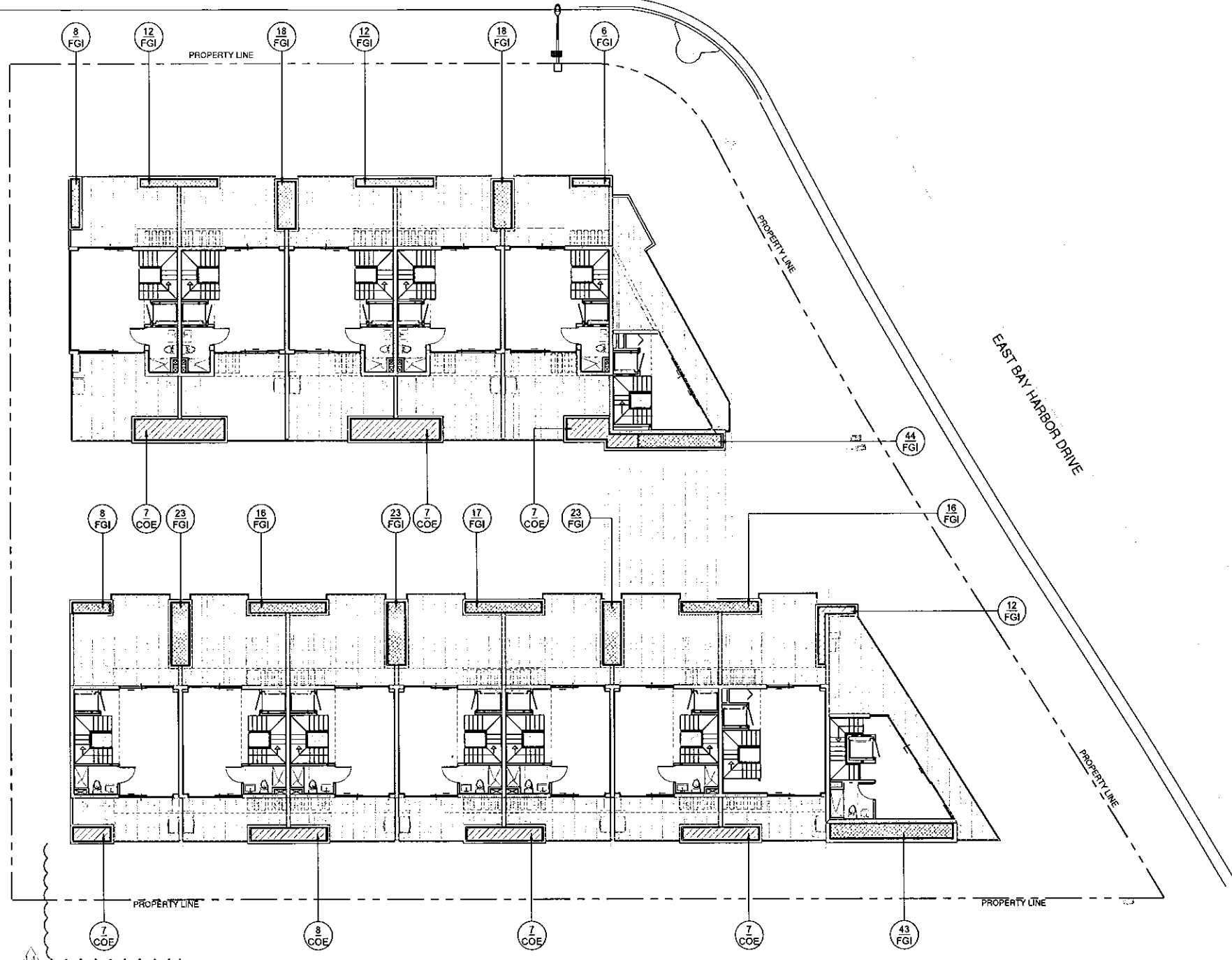
CHRISTOPHER CAWLEY | CC
LANDSCAPE ARCHITECTURE LLC | LA
Florida Landscape Architecture Business LC 25000460
780 NE 89th Street | Suite 1106 | Miami, FL 33138
T 305.979.1585 | www.christophercawley.com

GROUND LEVEL LANDSCAPE PLAN

3/32" = 1'-0"

N

99TH STREET



PLANT LIST - 1000 99th STREET				
SYM.	NATIVE	QTY.	COMMON NAME	BOTANICAL NAME HT. X SPR. & SPECIFICATION
GROUND COVER				
FGI	NO	299	FICUS GREEN ISLAND	Ficus macrocarpa 'Green Island' 1 gallon, full space 15' on center
SHRUB				
COE	NO	50	GREEN BUTTWOOD	Cornocarpus erectus 3 gallon 18 - 20"

ROOF LEVEL LANDSCAPE PLAN



CHRISTOPHER CAWLEY | CC
LANDSCAPE ARCHITECTURE LLC | LA
Florida Landscape Architecture Business LC 26000460
780 NE 69th Street | Suite 1108 | Miami, FL 33138
T 305.979.1585 | www.christophercawley.com



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

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CHRISTOPHER CAWLEY, AIA
Florida License LA 5561784

DATE		DRAWN BY	
10.27.2015		CC	
DATE		CHECKED BY	
10.27.2015		CC	
DATE		APPROVED BY	
10.27.2015		CC	

REVISION	DATE	BY
1	07.13.2018	CCIA
2	04.05.2019	CCIA

ROOF LEVEL LANDSCAPE PLAN

SHEET No.:
L-2