

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**

February 16, 2016

AGENDA

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

PLEDGE OF ALLEGIANCE

ROLL CALL

1. Request for approval for a new multi-family dwelling for "AKUA" located at 9740-60 W. Bay Harbor Drive, Lots 25-26 of Block 3. The developers are proposing to construct a thirty (30) dwelling unit mid rise residential development. The proposed units range from 953 to 1,950 sq. ft. of a/c plus balconies, etc. The proposed design incorporates one square shaped building positioned on top of a two-story parking garage structure that is at grade. The building has 7 stories in height (5 floors of residential over two floors of parking garage, common areas, building lobby @ max. 65 feet above BFE. The developer will be required to obtain 12 Transfer of Development Rights (TDR). Enclosed please find the site plan and elevations. (Item #1A)

** Staff Review:* Design meets Town Code and was approved by the Development Review Committee pending the approval of 12 Transfer of Development Rights.

PUBLIC COMMENT - for the purpose of hearing any public comment with respect to an application for site plan approval at 9740-60 W. Bay Harbor Drive.

CONCLUSION OF QUASI-JUDICIAL PUBLIC HEARING

2. Request for approval for a new single family home for "Yoram Izhak" located at 1351 98 Street, Lot 10 of Block 36. On January 20, 2015, October 20, 2015 and January 5, 2016 the Board denied the project. The owner has made revisions to his plan. They are proposing to construct a new single family on a dry lot. The proposed single story family home has approximately 3,204 square feet of a/c living space with a two car garage, a pool and pool deck in the rear of the property. Enclosed please find the site plan and elevations. (Item #2A)

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

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.

AKUA

9740-60 WEST BAY HARBOR DRIVE, BAY HARBOR ISLANDS, FLORIDA 33154

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ARCHITECT:
FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-0001494
MARIUS A. FRANKEL LICENSE NO. AR0007143
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P&Z SUBMITTAL

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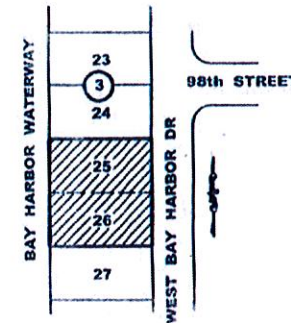
FEB 16 2016

JANUARY 27, 2015



NOTE: HATCHED AREA INDICATES A 300' RADIUS

ARCHITECTURAL ANALYSIS						ZONING SUMMARY				FRANKEL BENAYOUN ARCHITECTS INC ARCHITECTS PLANNERS INTERIOR DESIGN LICENSE NO. A44000484 MARILYN A. FRANKEL LICENSE NO. A44000484 PATRICIA BENAYOUN FRANKEL LICENSE NO. A44000484 11177 N.W. 30TH AVENUE, SUITE 100 BAY HARBOR ISLANDS, FLORIDA 33164 PH: 305.466.3024 FAX: 305.466.3025 E-MAIL: INFO@FRANKELBENAYOUN.COM OWNER/DEVELOPER WBHD DEVELOPMENT, LLC 7657 N.W. 50TH STREET MIAMI, FLORIDA 33166 T. 305.466.3024 F. 305.466.3025 C. 305.466.3025 DATE: 01/27/2016 HOLLAND ENGINEERING INC CIVIL ENGINEERS 3500 HOLLYWOOD BOULEVARD HOLLYWOOD, FL 33021 (854) 967-0371 (854) 967-0372 FAX: SUSAN C. HOLLAND, PE Reg. No. 41851 LANDSCAPE ARCH. GEOMANTIC DESIGNS, INC. LANDSCAPE ARCHITECTURE ROBERT PARSLEY A.S.L.A. 1001 N. 11TH STREET MIAMI, FL 33132 PHONE: 305.466.3024 FAX: 305.466.3025 STRUCTURAL ENG. MEP ENG. 9740-9760 WEST BAY HARBOR DRIVE NEW CONDOMINIUM BUILDING 9740-60 WEST BAY HARBOR DRIVE BAY HARBOR ISLANDS, FLORIDA 33164			
THE SITE IS VACANT						SF ACRES							
BUILDING OCCUPANCY R1						LOT AREA 22,500 0.52 +/-							
TYPE OF CONSTRUCTION TYPE I-B						LEGAL DESCRIPTION							
UNIT #	# OF UNITS	NSF PER UNIT	GSF PER UNIT	SF	# OF BD / # OF BA	LOTS 25 & 26 BLOCK 3 BAY HARBOR ISLAND, RECORDED IN PLAT BOOK 46 AT PAGE 5 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.							
UNIT 1	1	1,847	1,951	SF	3 BD / 2.5 BA	FLOOD ELEVATION				8.0' NGVD			
UNIT 2	1	1,605	1,700	SF	3 BD / 3 BA	THE SITE IS LOCATED IN FLOOD ZONE "AE", WITH A BFE OF 8.0' NGVD. MAP/PANEL							
UNIT 3	1	1,030	1,092	SF	1 BD / 2 BA + DEN	CROWN OF THE ROAD				4.53' NGVD			
UNIT 4	1	1,653	1,745	SF	2 BD / 2.5 BA	ZONING CLASSIFICATION				RM2 - MULTI FAMILY RESIDENTIAL DISTRICT			
UNIT 5	1	1,869	1,948	SF	2 BD / 3 BA + DEN	FUTURE LAND USE DESIGNATION				MEDIUM-HIGH DENSITY RESIDENTIAL			
UNIT 6	1	1,950	2,047	SF	3 BD / 3 BA + DEN	FLR				ALLOWABLE		PROPOSED	
UNIT 7	1	1,717	1,826	SF	3 BD / 2.5 BA	(DETERMINED BY THE SETBACKS)				N/A			
UNIT 8	1	1,470	1,560	SF	2 BD / 3 BA + DEN	MAXIMUM DENSITY [0.52 ACRES X 70 DUA]				36 DU		30 DU [0.52 ACRES X 57.7 DUA]	
UNIT 9	1	1,030	1,092	SF	1 BD / 2 BA + DEN	34 UNITS PER NET ACRE [ALLOWABLE BASE DENSITY]				17.68 (18)		30 (12 TDRs REQ.)	
UNIT 10	1	1,653	1,745	SF	2 BD / 2.5 BA	SETBACKS				REQUIRED		PROPOSED	
UNIT 11	1	1,869	1,948	SF	2 BD/3 BA + DEN	FRONT:							
UNIT 12	1	1,950	2,047	SF	3 BD/3 BA + DEN	UP TO 30'-0" HIGH				20'-0"		20'-0"	
UNIT 13	1	1,682	1,793	SF	3 BD / 2.5 BA	UP TO 45'-0" HIGH				25'-0"		30'-0"	
UNIT 14	1	1,463	1,560	SF	2 BD / 3 BA + DEN	UP TO 65'-0" HIGH				30'-0"		30'-0"	
UNIT 15	1	986	1,046	SF	1 BD / 2 BA + DEN	REAR				20'		20'	
UNIT 16	1	1,653	1,745	SF	2 BD / 2.5 BA								
UNIT 17	1	1,869	1,948	SF	2 BD/3 BA + DEN								
UNIT 18	1	1,950	2,047	SF	3 BD/3 BA + DEN								
UNIT 19	1	1,491	1,597	SF	3 BD / 3 BA	SIDE:							
UNIT 20	1	1,291	1,390	SF	2 BD / 2 BA	UP TO 30'-0" HIGH 10% OF LOT WIDTH				15'		15'	
UNIT 21	1	953	1,017	SF	1 BD / 2 BA								
UNIT 22	1	1,474	1,766	SF	2 BD / 2.5 BA	1'-0" ADDITIONAL FOR EACH 3'-0" OF HEIGHT ABOVE 30'-0"				26'-8"(MAX)		26'-8"(MAX)	
UNIT 23	1	1,869	1,948	SF	2 BD/3 BA + DEN	FLEX: 1/3 OF BUILDING LENGTH							
UNIT 24	1	1,759	1,852	SF	3 BD/3 BA + DEN	@ NORTH [0.33 X 110'-0"]				36'-8"		36'-8"	
UNIT 25	1	1,491	1,597	SF	3 BD / 3 BA	@ SOUTH [0.33 X 180'-0"]				36'-8"		36'-8"	
UNIT 26	1	1,165	1,252	SF	2 BD / 2 BA + DEN	@ WEST [0.33 X 120'-0"]				40'-0"		40'-0"	
UNIT 27	1	953	1,017	SF	1 BD / 2 BA								
UNIT 28	1	1,474	1,766	SF	2 BD / 2.5 BA								
UNIT 29	1	1,935	2,015	SF	2 BD/3 BA + DEN								
UNIT 30	1	1,759	1,852	SF	3 BD/3 BA + DEN	MAXIMUM HEIGHT				ALLOWABLE		PROPOSED	
						MAXIMUM BUILDING HEIGHT				65'-0" above BFE		65'-0" above BFE	
TOTAL						30		46,860		49,909		SF	
NOTE: DENS CAN NEVER BE CONVERTED OR USED AS BEDROOMS, UNLESS THE DU SIZE IS ADEQUATE AND BUILDING CODE REQUIREMENTS ARE MET.						GROUND LANDSCAPE AREA				REQUIRED		PROPOSED	
						20% OF LOT AREA MINIMUM		22,500 X .20		4,500 SF		5,427 SF = 24%	
						IMPERVIOUS AREA						17,073 SF = 76% OF SITE AREA	
						ROOF DECK LANDSCAPE REQUIREMENTS				REQUIRED		PROPOSED	
						15% OF ROOF AREA MINIMUM		6,755 X .15		1,013 SF		1,128SF = 17 %	
						LOT COVERAGE				ALLOWABLE		PROPOSED	
						(PERIMETER DETERMINED BY THE SETBACKS)				DETERMINED BY SETBACKS		13,200 SF = 59%	
						PARKING SPACE REQUIREMENTS				REQUIRED		PROPOSED	
						RESIDENTIAL - 2 PER DWELLING UNIT MINIMUM & 2 GUEST PARKING AS A SUBSET OF THE TOTAL				60 (INCLUDING 2 GUEST)		62 (INCLUDING 2 GUEST)	
						ZONING DATA							
						SCALE: 1"= 20' JANUARY 27, 2016							
						SHEET NUMBER: A-0.00							
						PLOT SUBMITTAL CALLOUT: 27 JAN							



No.	NAME	DIAMETER	SPAN	HEIGHT
1	COCONUT PALM	13"	10'	15'
2	COCONUT PALM	15"	12'	17'
3	COCONUT PALM	13"	10'	18'
4	COCONUT PALM	13"	10'	15'
5	COCONUT PALM	12"	12'	17'
6	COCONUT PALM	13"	10'	14'
7	COCONUT PALM	12"	10'	17'
8	COCONUT PALM	12"	10'	15'
9	COCONUT PALM	13"	10'	16'
10	COCONUT PALM	12"	10'	15'
11	COCONUT PALM	15"	10'	16'
12	COCONUT PALM	20"	12'	18'
13	COCONUT PALM	12"	10'	15'
14	PALMETTO PALM	13"	10'	12'
15	ROYAL PALM	14"	12'	50'
16	ROYAL PALM	15"	12'	40'
17	ROYAL PALM	16"	15'	30'
18	ROYAL PALM	15"	15'	30'
19	PINE TREE	24"	7'	50'
20	PINE TREE	25"	7'	50'
21	PALMETTO PALM	12"	10'	15'
22	PALMETTO PALM	12"	10'	7'
23	COCONUT PALM	15"	10'	10'
24	PALMETTO PALM	13"	10'	10'
25	PALMETTO PALM	13"	10'	10'

FLOOD ZONE: AE	SUFFIX: L	DATE: 9/11/09	BASE: 8'
PANEL: 0144	COMMUNITY #	120637	
DATE: 6/1/15	SCALE: 1" = 30'	DWN. BY: E. Blanco	JOB No: 15-502



ADJACENT SOUTH NEIGHBORS



SUBJECT SITE



ADJACENT NORTH NEIGHBOR

EXISTING PROPERTIES



CONTEXT ELEVATION

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN
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NABIRUS A. FRANKEL
LICENSE NO. AR0007143
FRANK BENAYOUN FISHMAN
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1400 NW 41 STREET MIAMI, FL 33141
PHONE: 305.665.0400 FAX: 305.665.0425

STRUCTURAL ENG.

MEP ENG.

AKUA
9740-9760 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
9740-60 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE		DATE	
NO.	REVISION	DATE	BY

GRAPHIC TITLE
CONTEXT
PHOTOS
SCALE
DATE
JANUARY 27, 2016
SHEET NUMBER
A-0.01
P&C SUBMITTAL JANUARY 27, 2016



FRONT RENDERING

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-001494
NAPLES A. FRANKEL
LICENSE NO. AP0007143
FRANK BENAYOUN FISHMAN
LICENSE NO. AP0017273

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STRUCTURAL ENG.

MEP ENG.

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NEW CONDOMINIUM BUILDING
9740-80 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE DATE

NO.	REVISION	DATE	BY

DRAWING TITLE
FRONT RENDERING

SCALE DATE JANUARY 27, 2016

SHEET NUMBER
A-0.02

P&Z SUBMITTAL JANUARY 27, 2016



AERIAL RENDERING

FRANKEL BENAYOUN

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MARKUS A. FRANKEL

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STRUCTURAL ENG.

MEP ENG.

A K U A

9740-9760 WEST BAY HARBOR DRIVE

NEW CONDOMINIUM BUILDING

9740-60 WEST BAY HARBOR DRIVE

BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE

DATE

NO.	REVISION	DATE	BY

DRAWING TITLE

AERIAL RENDERING

SCALE

DATE

JANUARY 27, 2016

SHEET NUMBER

A-0.03

P&Z SUBMITTAL JANUARY 27, 2016



ROOF RENDERING

FRANKEL BENAYOUN
ARCHITECTS INC.
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LICENSE NO. SA-0001494
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PATRICK BENAYOUN, FIDM
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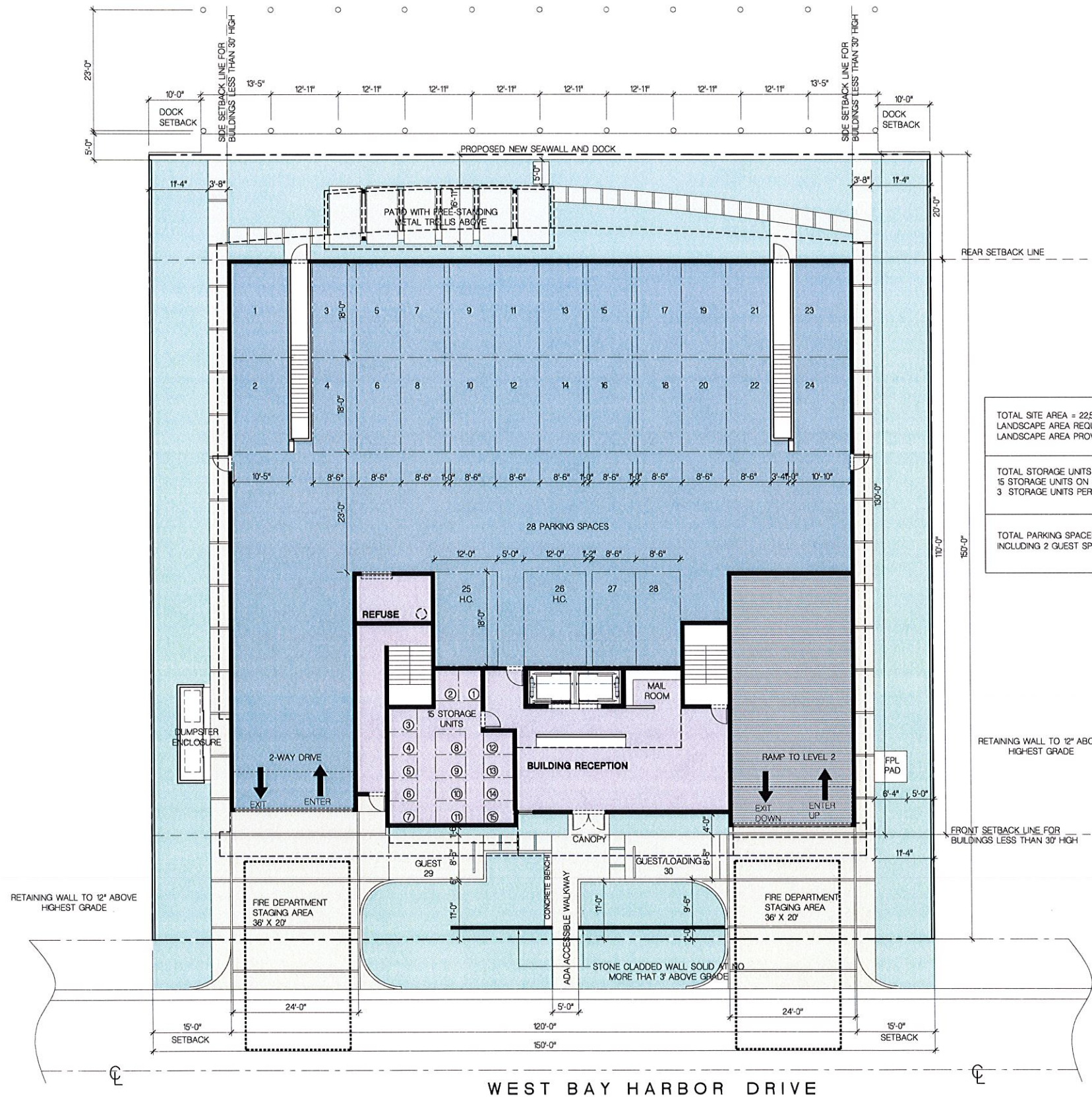
STRUCTURAL ENG.

MEP ENG.

AKUA
9740-9760 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
9740-60 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE		DATE	
NO.	REVISION	DATE	BY

DRAWING TITLE
ROOF RENDERING
SCALE: DATE: JANUARY 27, 2016
SHEET NUMBER
A-0.04
PAZ SUBMITTAL JANUARY 27, 2016



TOTAL SITE AREA = 22,500 SF
LANDSCAPE AREA REQUIRED = 4,500 SF (20% OF SITE AREA)
LANDSCAPE AREA PROVIDED = 5,427 SF (24%)

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

TOTAL PARKING SPACES PROVIDED 62 (2 PER UNIT)
INCLUDING 2 GUEST SPACES AT FRONT SETBACK

FRANKEL BENAYOUN
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MARKUS A. FRANKEL
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STRUCTURAL ENG.

MEP ENG.

AKUA
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NEW CONDOMINIUM BUILDING
9740-80 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

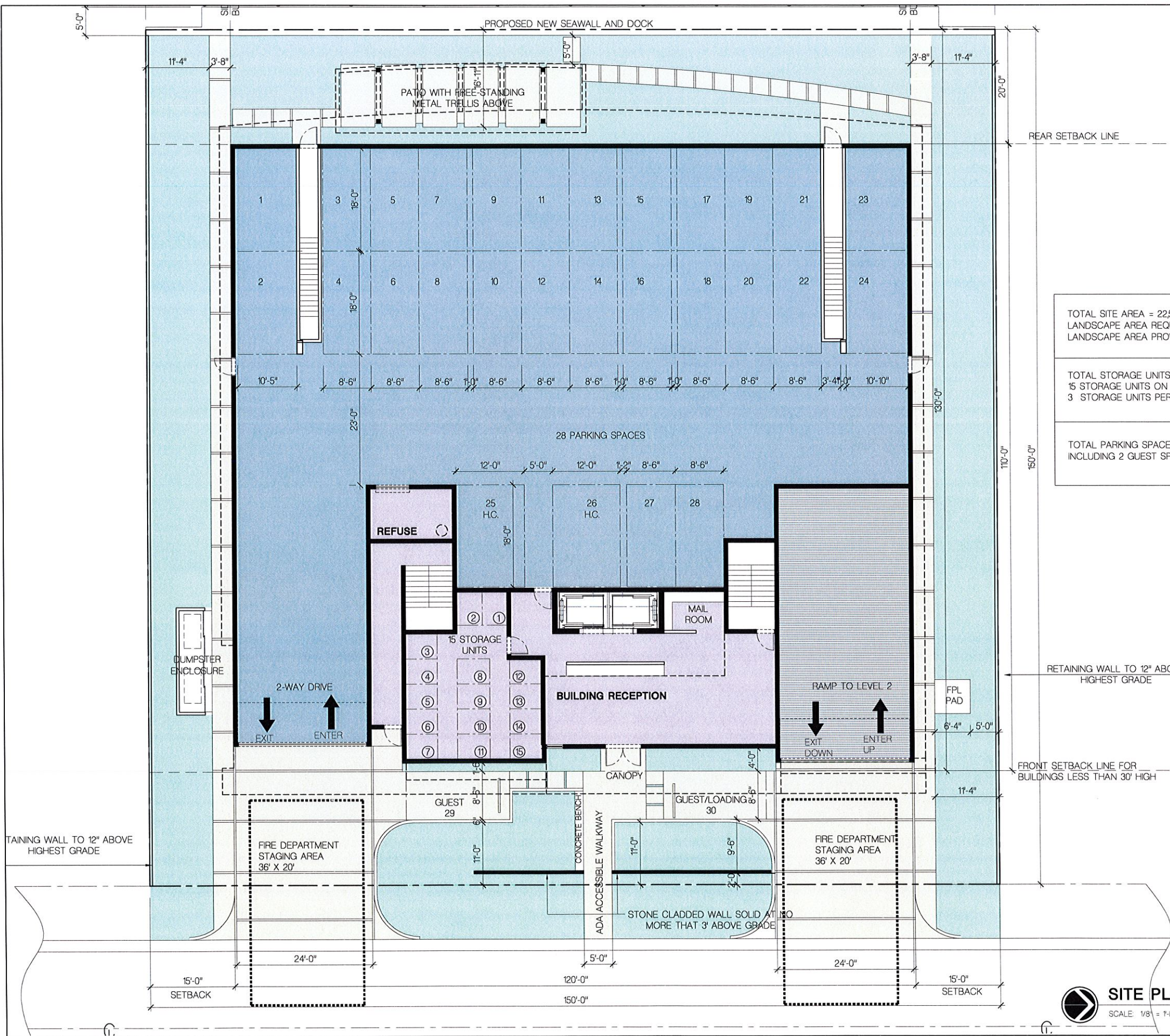
SIGNATURE		DATE	
NO.	REVISION	DATE	BY

DRAWING TITLE
SITE PLAN - LEVEL 1 FLOOR PLAN
SCALE: 3/32" = 1'-0" DATE: JANUARY 27, 2016
SHEET NUMBER
A-1.00
P&Z SUBMITTAL JANUARY 27, 2016



SITE PLAN - LEVEL 1 FLOOR PLAN

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



TOTAL SITE AREA = 22,500 SF
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LANDSCAPE AREA PROVIDED = 5,427 SF (24%)

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TOTAL PARKING SPACES PROVIDED 62 (2 PER UNIT)
INCLUDING 2 GUEST SPACES AT FRONT SETBACK

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mechanical, electrical, plumbing engineers
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PHONE: 305.665.7648 FAX: 305.665.7649

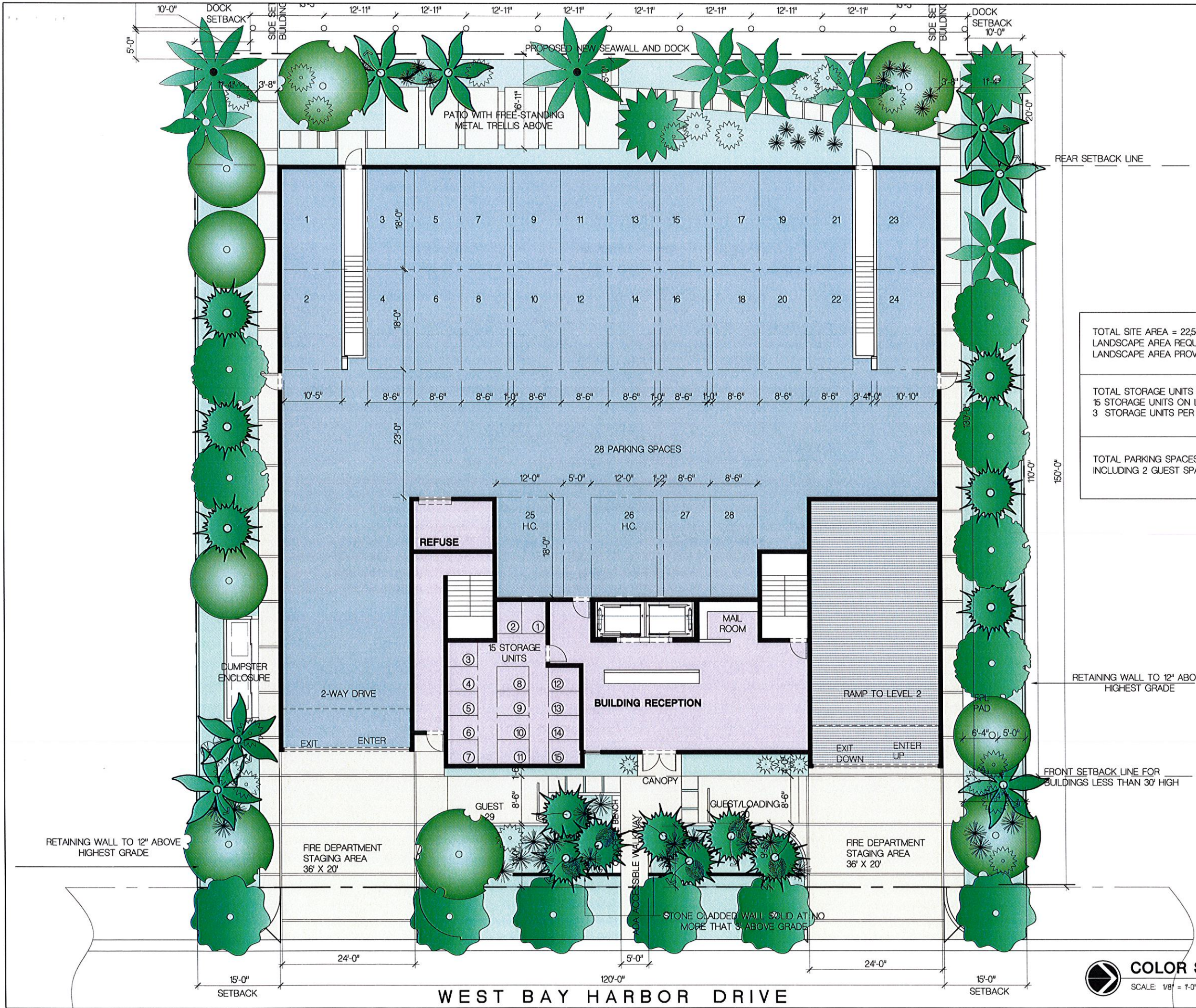
AKUA
9740-9760 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
9740-60 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE		DATE	
NO.	REVISION	DATE	BY

DRAWING TITLE
SITE PLAN - LEVEL 1 FLOOR PLAN
SCALE: 1/8" = 1'-0" DATE: JANUARY 27, 2016
SHEET NUMBER
A-101
P&Z SUBMITTAL JANUARY 27, 2016

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

Filename: \\SERVER\Projects\A-PROJECT\19740-WBHD\CURRENT\11A-101A-COLOR SITE PLAN - Plotted By: ProjectArchitect - Plot Date: 1/27/2016



TOTAL SITE AREA = 22,500 SF
LANDSCAPE AREA REQUIRED = 4,500 SF (20% OF SITE AREA)
LANDSCAPE AREA PROVIDED = 5,427 SF (24%)

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

TOTAL PARKING SPACES PROVIDED 62 (2 PER UNIT)
INCLUDING 2 GUEST SPACES AT FRONT SETBACK

FRANKEL BENAYOUN ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-C001484
MARKUS A. FRANKEL
LICENSE NO. AR0007143
FRANK BENAYOUN FISHMAN
LICENSE NO. AR0017273
1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868.3655 FAX: (305) 868.3650
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER
WBHD DEVELOPMENT, LLC
7657 NW 50TH STREET
MIAMI, FLORIDA 33166
T. 305.592.2526
F. 305.592.7887
C. 786.306.4353

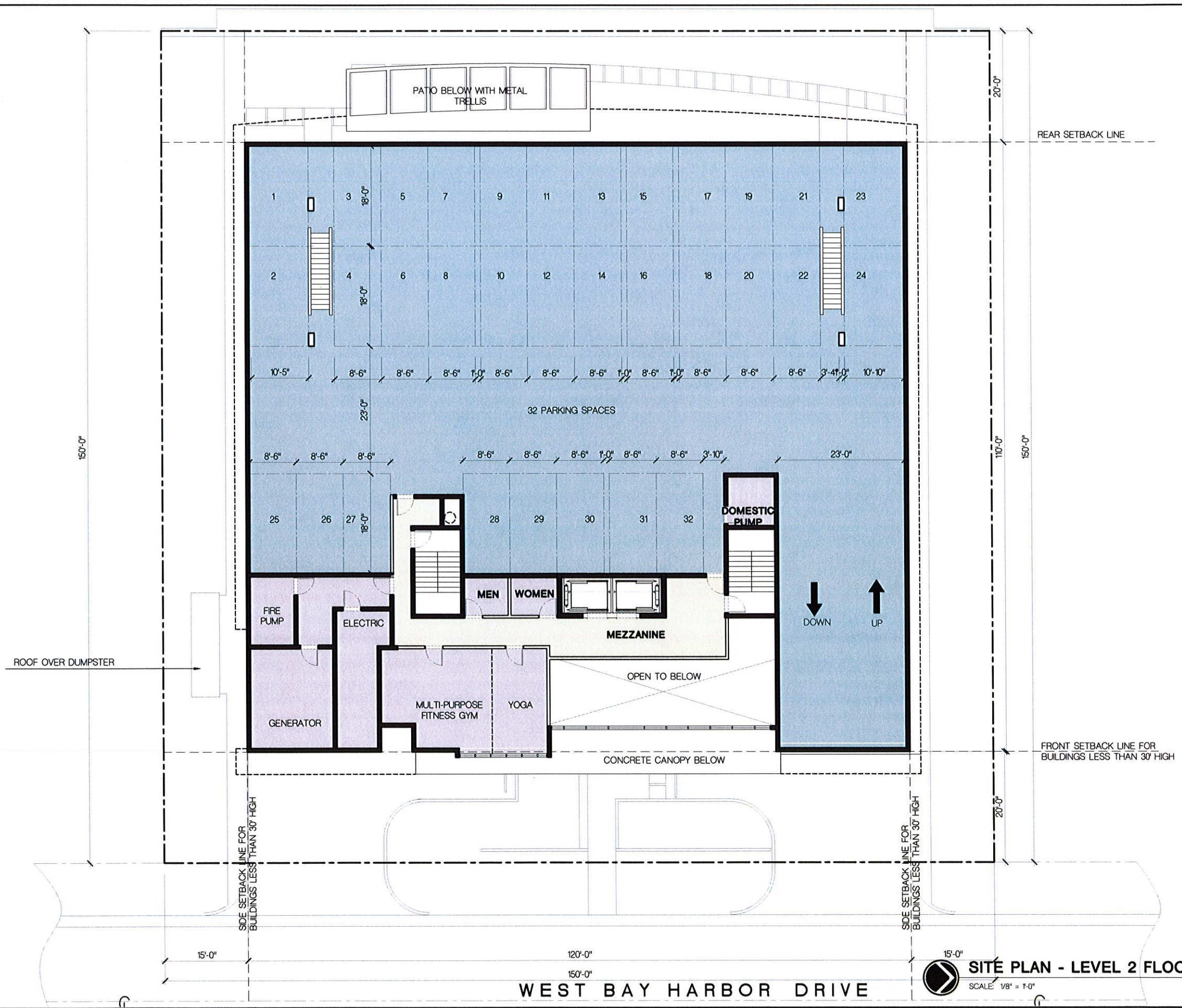
CIVIL ENGR.
HOLLAND ENGINEERING INC.
civil engineers
3900 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021
(954)367-0371 ; (954)367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCH.
GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.A.
480 E.W. 11 STREET MIAMI FL 33133
PHONE: 305.543.7481 FAX: 305.543.8425

STRUCTURAL ENGR.
AKUA
9740-9760 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
9740-80 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS FLORIDA 33154

SIGNATURE _____ DATE _____
NO. _____ REVISION _____ DATE _____ BY _____
DRAWING TITLE
COLOR SITE PLAN
SCALE: 3/32" = 1'-0" DATE: JANUARY 27, 2016
SHEET NUMBER
A-101A
P&Z SUBMITTAL JANUARY 27, 2016

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



FRANKEL BENAYOUN ARCHITECTS INC.
 ARCHITECTS PLANNERS INTERIOR DESIGN
 LICENSE NO. AA-C091494
 MARKUS A. FRANKEL
 LICENSE NO. AR0007143
 RYAN BENAYOUN FISHMAN
 LICENSE NO. AR0017273
 1177 KANE CONCOURSE, SUITE 120
 BAY HARBOR ISLANDS, FLORIDA 33154
 PH: (305) 868.3665 FAX: (305) 868.3650
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 F. 305.592.7887
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GEOMANTIC DESIGNS, INC.
 LANDSCAPE ARCHITECTURE
 ROBERT PARSLEY A.S.I.A.
 4001 S.W. 11 STREET MIAMI, FL 33143
 PHONE: 305-445-1408 FAX: 305-445-1409

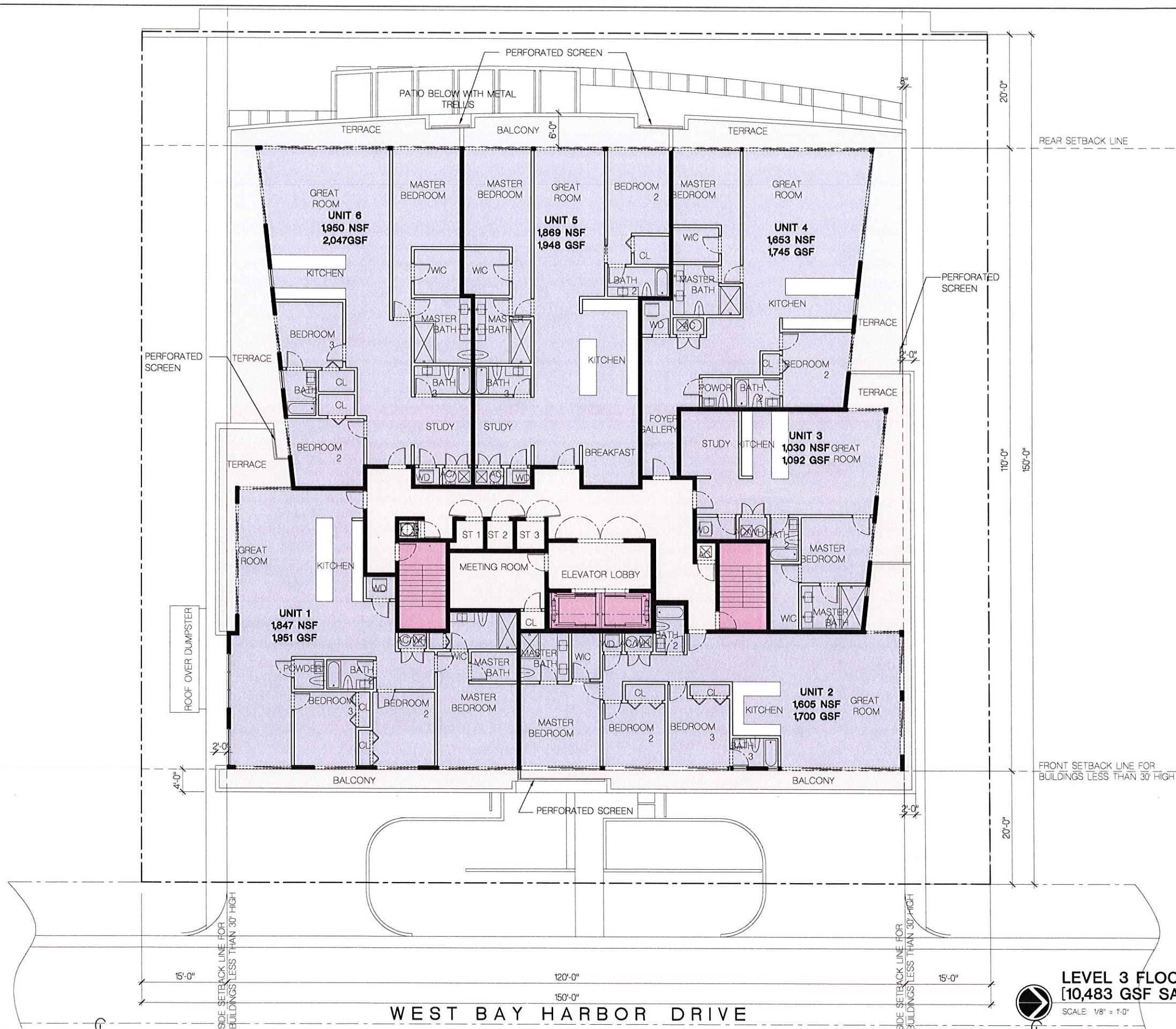
STRUCTURAL ENG.

MEP ENG.

AKUA
 9740-9760 WEST BAY HARBOR DRIVE
 NEW CONDOMINIUM BUILDING
 9740-80 WEST BAY HARBOR DRIVE
 BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE **DATE**
NO. **REVISION** **DATE** **BY**

DRAWING TITLE
SITE PLAN - LEVEL 2 FLOOR PLAN
 SCALE: 1/8" = 1'-0" DATE: JANUARY 27, 2016
A-102
 P&Z SUBMITTAL, JANUARY 27, 2016



FRANKEL BENAYOUN ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN

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

1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868-3665 FAX: (305) 868-3650
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER
WBHD DEVELOPMENT, LLC
7657 NW 50TH STREET
MIAMI, FLORIDA 33166
T. 305.592.2526
F. 305.592.7887
C. 786.306.4353

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.A.
3800 N.W. 41 STREET MIAMI FL 33149
PHONE: 305-461-7861 FAX: 305-461-7862

STRUCTURAL ENG.

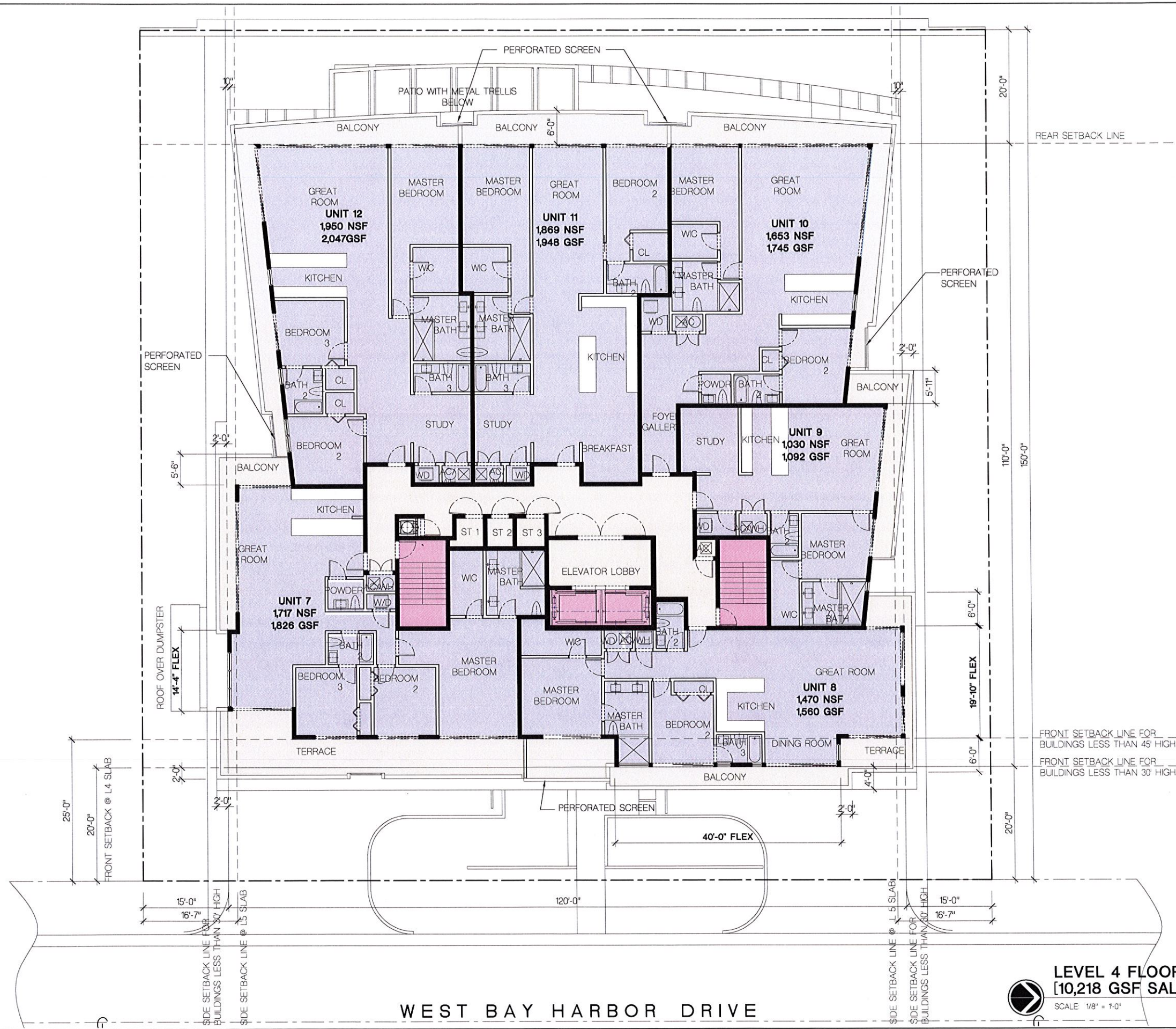
MEP ENG.

AKUA
9740-9760 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
9740-60 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE		DATE	
NO.	REVISION	DATE	BY

DRAWING TITLE
LEVEL 3 FLOOR PLAN

SCALE: 1/8" = 1'-0" DATE: JANUARY 27, 2016
SHEET NUMBER: A-103
PK&Z SUBMITTAL JANUARY 27, 2016



WEST BAY HARBOR DRIVE

LEVEL 4 FLOOR PLAN **[10,218 GSF SALABLE]**

SCALE 1/8" = 1'-0"

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN

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

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

OWNER / DEVELOPER

WBHD DEVELOPMENT, LLC
7657 NW 50TH STREET
MIAMI, FLORIDA 33166

T. 305.592.2526
F. 305.592.7887
C. 786.306.4353

CIVIL ENG.

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CIVIL ENGINEERS
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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.
14000 W. 12 STREET MIAMI, FL 33187
PHONE: (305) 494-7400 FAX: (305) 494-7401

STRUCTURAL ENG.

MEP ENG.

AKA
9740-9760 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
9740-60 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE DATE

NO.	REVISION	DATE	BY

DRAWING TITLE

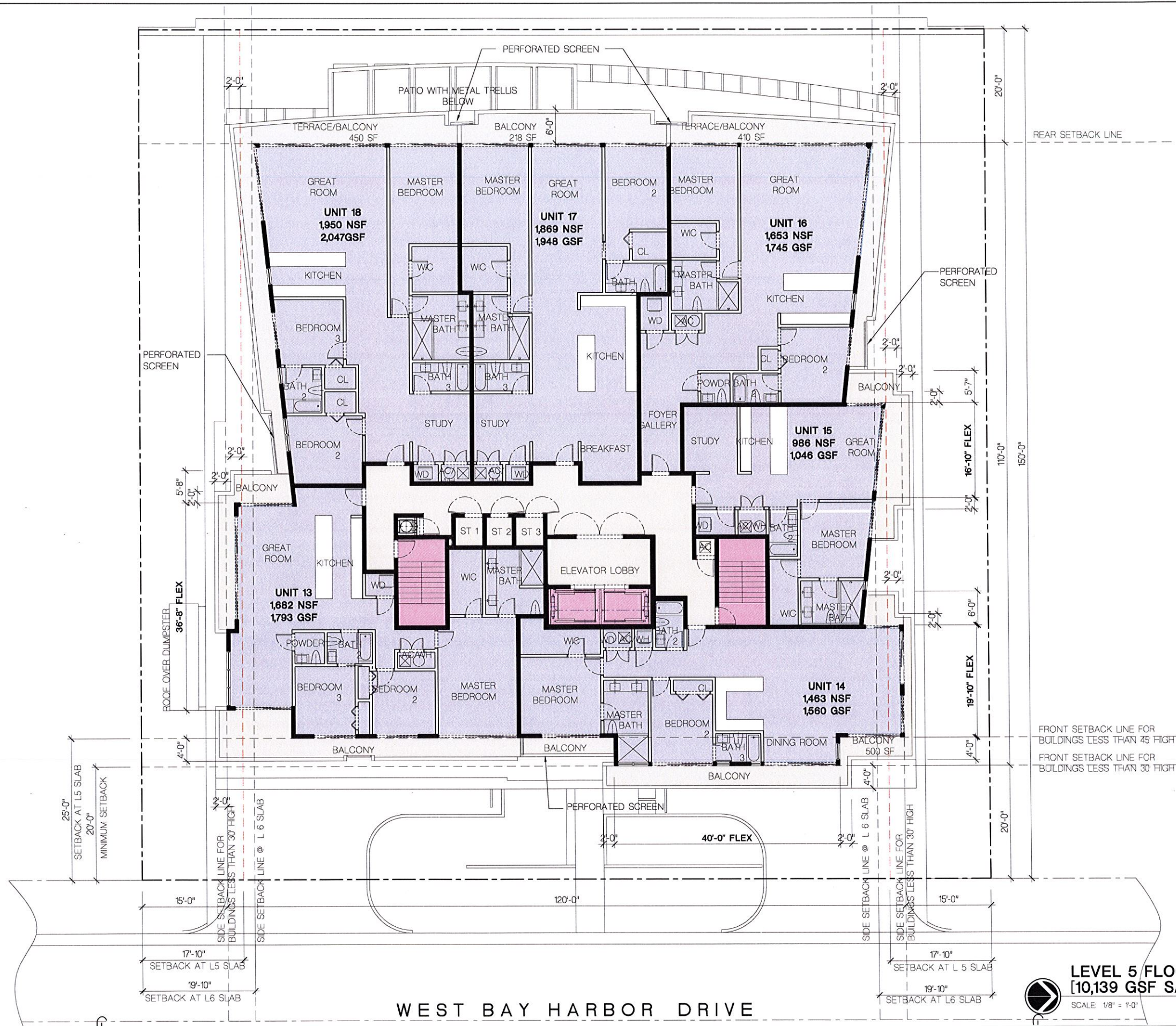
LEVEL 4 FLOOR PLAN

SCALE 1/8" = 1'-0" DATE JANUARY 27, 2016

SHEET NUMBER

A-104

P&Z SUBMITTAL JANUARY 27, 2016



FRANKEL BENAYOUN ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-0001494
MARKUS A. FRANKEL
L. BENAYOUN, FISHMAN
L. BENAYOUN, FISHMAN
L. BENAYOUN, FISHMAN

1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868.3655 FAX: (305) 868.3650
E MAIL: INFO@FRANKELBENAYOUN.COM

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MIAMI, FLORIDA 33166

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C. 786.306.4353

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(954) 357-0371 - (954) 357-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCH.
GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.A.
4000 W. 41 STREET SUITE 101
FORT LAUDERDALE, FL 33309

STRUCTURAL ENG.

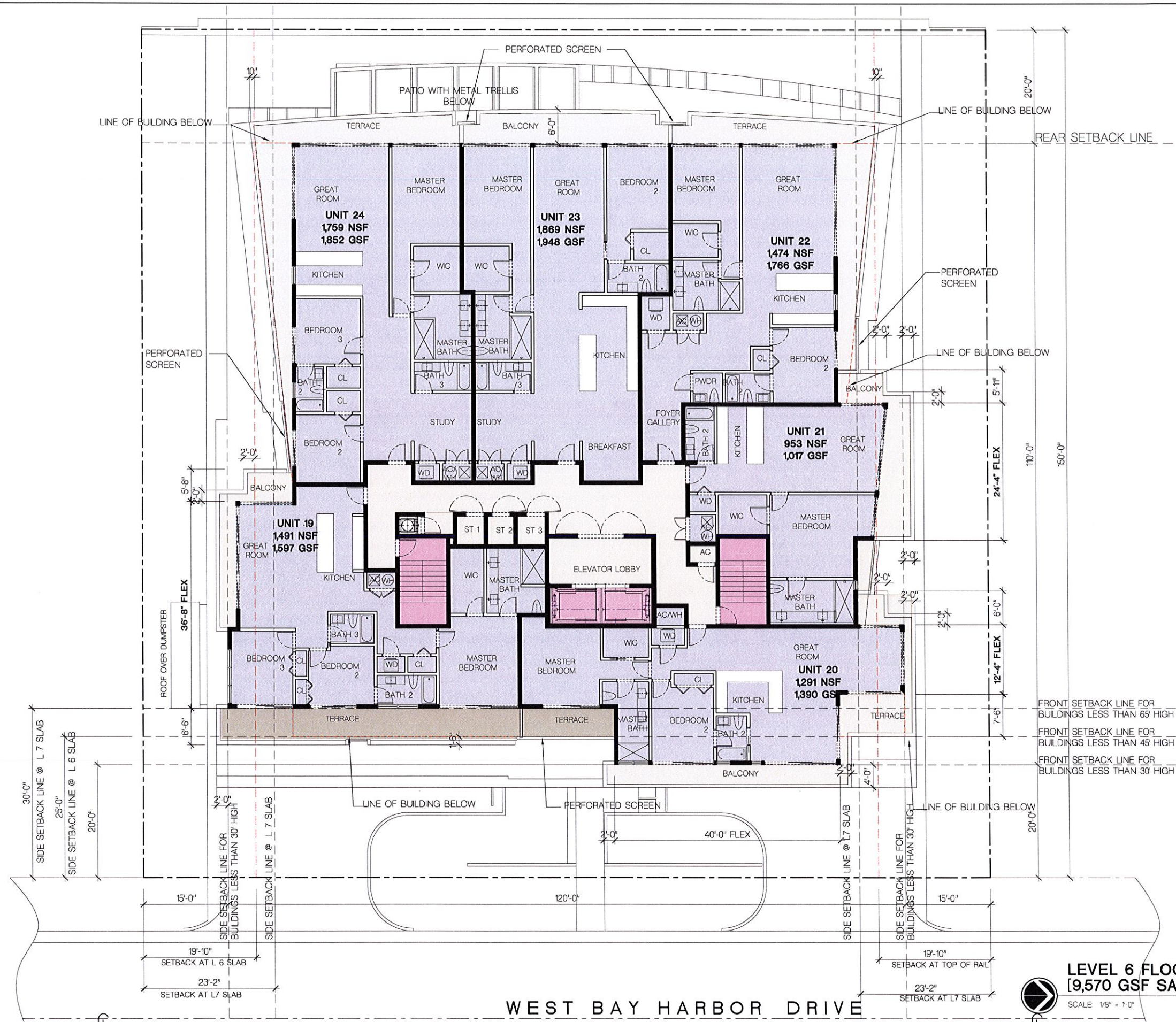
MEP ENG.

AKA
9740-9760 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
9740-60 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

NO.	REVISION	DATE	BY

DRAWING TITLE
LEVEL 5 FLOOR PLAN
[10,139 GSF SALABLE]

SCALE 1/8" = 1'-0"
DATE JANUARY 27, 2016
SHEET NUMBER
A-105
P&Z SUBMITTAL JANUARY 27, 2016



FRANKEL BENAYOUN
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
IFRAT 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

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F. 305.592.7887
C. 786.306.4353

MEP ENG.
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Civil Engineers
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SUSAN C. HOLLAND, PE
Reg. no. 41831

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LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
10000 N. 15TH STREET, SUITE 101
FORT LAUDERDALE, FL 33308
PHONE: (954) 584-1000 FAX: (954) 584-1001

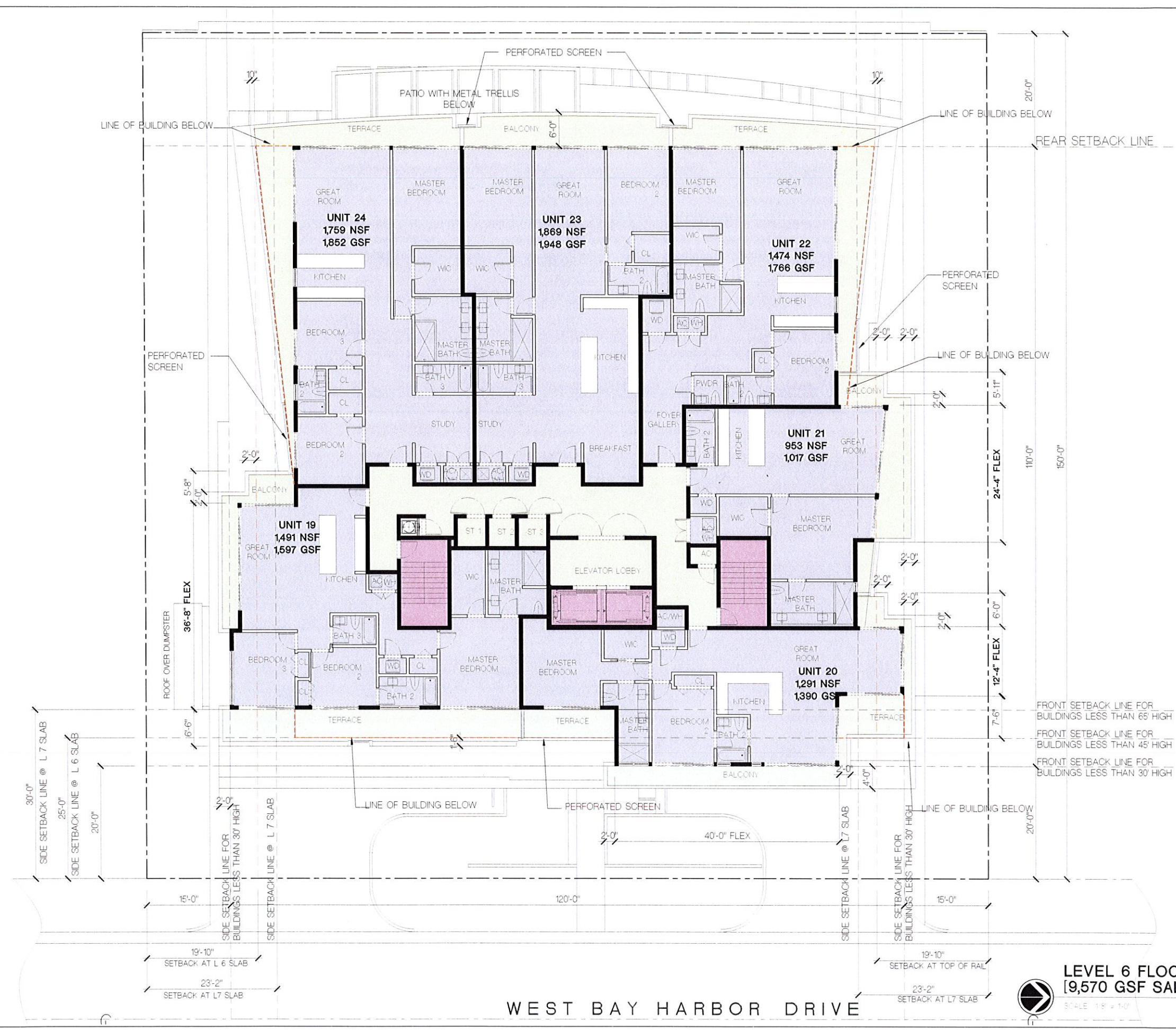
STRUCTURAL ENG.

MEP ENG.

AKUA
9740-9760 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
9740-60 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE		DATE	
NO.	REVISION	DATE	BY

DRAWING TITLE
LEVEL 6 FLOOR PLAN
SCALE: 1/8" = 1'-0"
DATE: JANUARY 27, 2016
SHEET NUMBER: A-106
PRJ. SUBMITTAL: JANUARY 27, 2016



FRANKEL BENAYOUN
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-0001494
VAPOR & FROTH
LICENSE NO. AP-0001493
FRANKEL BENAYOUN FISHMAN
LICENSE NO. AR-0001492
1177 N.W. CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33150
PH: (305) 865-0665 FAX: (305) 865-0667
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER/DEVELOPER
WHD DEVELOPMENT, LLC
7827 N.W. 50TH STREET
MIAMI, FLORIDA 33166
TEL: (305) 442-1111
FAX: (305) 442-1112
WWW.WHDEVELOPMENT.COM

ENGINEER
HOLLAND ENGINEERING INC.
Civil Engineers
3900 HOLLAND BOULEVARD
HOLLAND, FL 33021
(813) 367-0371 • (813) 367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. No. 41831

LANDSCAPE ARCH.
GEOMANTIC
DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
200 N.W. 1 STREET MIAMI FL 33136
PHONE: (305) 442-1111 FAX: (305) 442-1112

STRUCTURAL ENG.

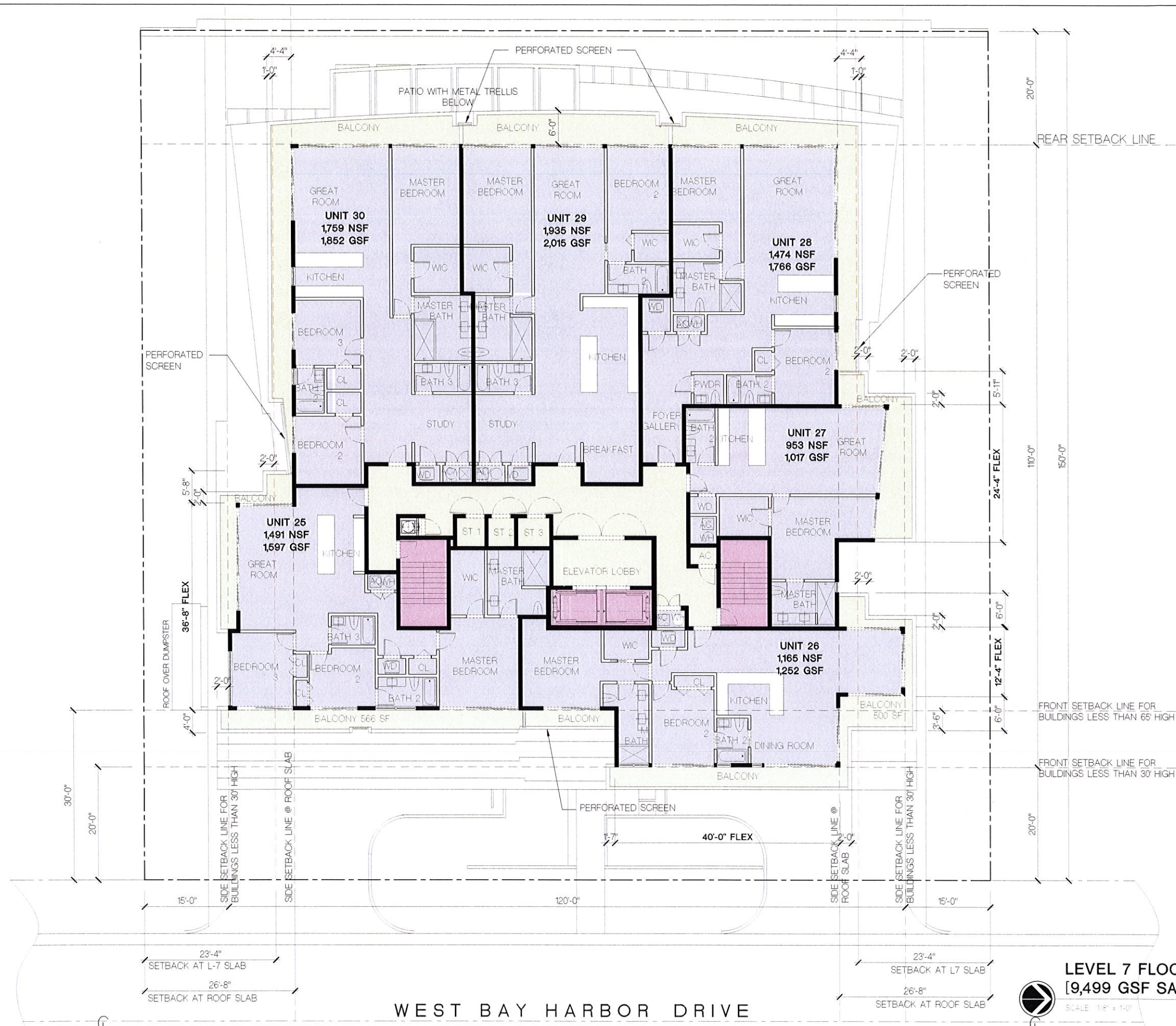
MEP ENG.

AKUA
9740-9760 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
9740-60 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE	DATE
NO.	REVISION
	DATE

Drawing Title
**LEVEL 6
FLOOR PLAN**
SCALE: 1/8" = 1'-0" DATE: JANUARY 27, 2016
SHEET NUMBER
A-106
P&C SUBMITTED JANUARY 27, 2016

LEVEL 6 FLOOR PLAN
[9,570 GSF SALABLE]
SCALE: 1/8" = 1'-0"



FRANKEL BENAYOUN ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-0001494
MARKUS A. FRANKEL
LICENSE NO. AA-0001493
FRANK BENAYOUN
LICENSE NO. AA-0001773

1177 FAIR CONCURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868-3555 FAX: (305) 868-3555
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER: DEVELOPER
WBHD DEVELOPMENT, LLC
7657 NW 50TH STREET
MIAMI, FLORIDA 33166

T: (305) 868-3555
F: (305) 868-3555
C: (305) 868-3555

DATE: 01/27/16

DESIGNER: HOLLAND ENGINEERING INC.
3800 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021
(954) 367-0371 (954) 367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCHITECT
GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.A.
2215 N. W. 12TH ST. MIAMI, FL 33136
PHONE: 772-960-1900 FAX: 772-960-1900

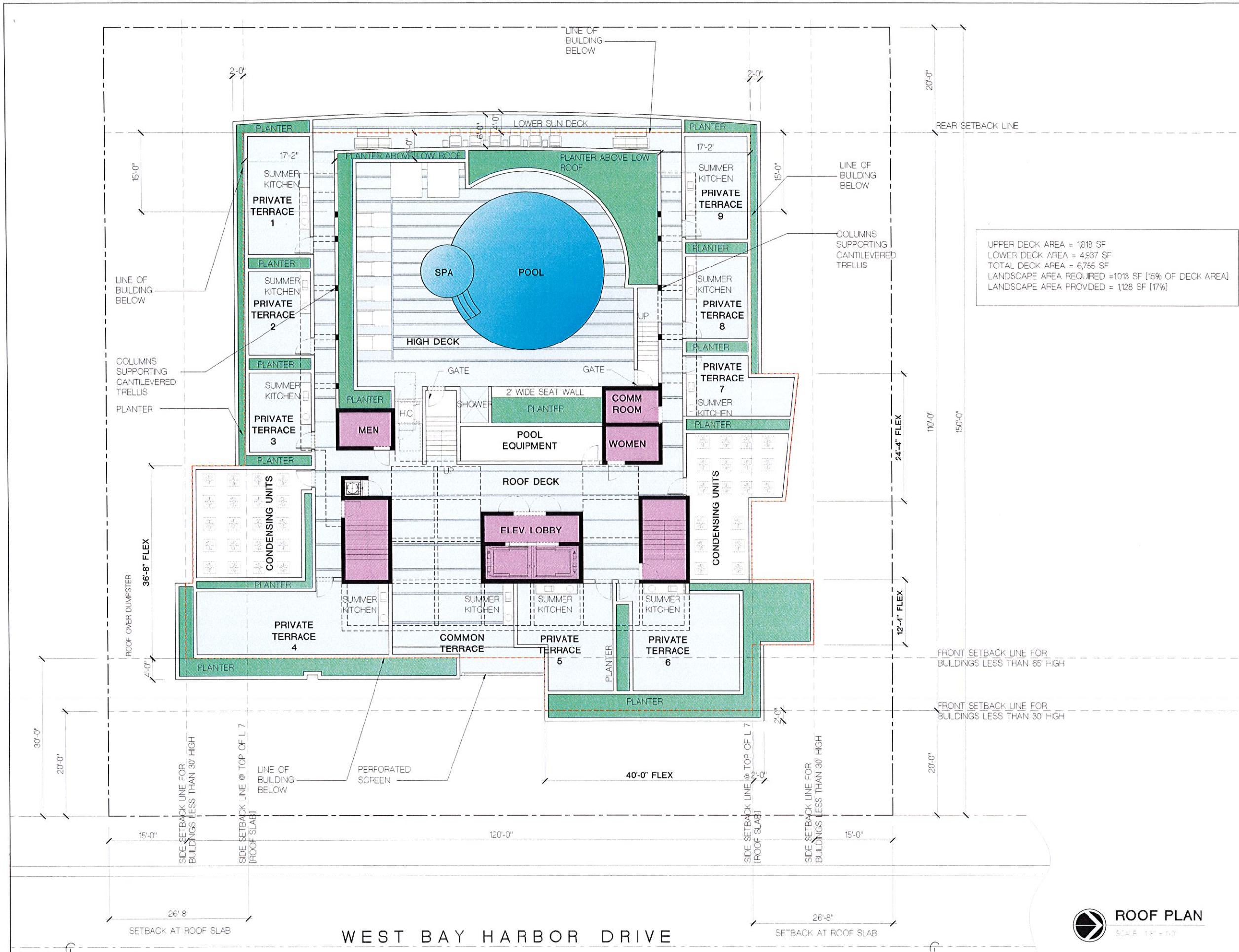
STRUCTURAL ENG.
MEP ENG.

AKUA
9740-9760 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
9740-60 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE: _____ DATE: _____
NO. _____ REASON: _____ DATE: _____ BY: _____

DATE: _____

LEVEL 7 FLOOR PLAN
SCALE: 1/8" = 1'-0" DATE: JANUARY 27, 2016
SHEET NUMBER: A-107
DATE SUBMITTED: JANUARY 27, 2016



UPPER DECK AREA = 1818 SF
 LOWER DECK AREA = 4937 SF
 TOTAL DECK AREA = 6755 SF
 LANDSCAPE AREA REQUIRED = 1013 SF [15% OF DECK AREA]
 LANDSCAPE AREA PROVIDED = 1128 SF [17%]

FRANKEL BENAYOUN
 ARCHITECTS INC.
 ARCHITECTS PLANNERS INTERIOR DESIGN
 LICENSE NO. AA-0001494
 KENNETH A. FRANKEL
 LICENSE NO. AR0001143
 ROBERT BENAYOUN
 LICENSE NO. AR0001143
 1107 KATE CONDOURSE, SUITE 120
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 E-MAIL: INFO@FRANKELBENAYOUN.COM

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WEND DEVELOPMENT, LLC
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 MIAMI, FLORIDA 33166
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 F: (305) 868-3550
 E: INFO@WENDDEV.COM

ENGINEER
HOLLAND ENGINEERING INC.
 Civil Engineers
 3500 HOLLYWOOD BOULEVARD
 HOLLYWOOD, FL 33021
 (954) 947-4331 (954) 367-0372 Fax
 SUSAN C. HOLLAND, PE
 Reg. No. 41851

LANDSCAPE ARCH.
GEOMANTIC
 DESIGNS, INC.
 LANDSCAPE ARCHITECTURE
 ROBERT PARSLEY A.S.A.
 1613 NW 4 STREET MIAMI FL 33125
 PHONE: (305) 441-4444 FAX: (305) 441-4444

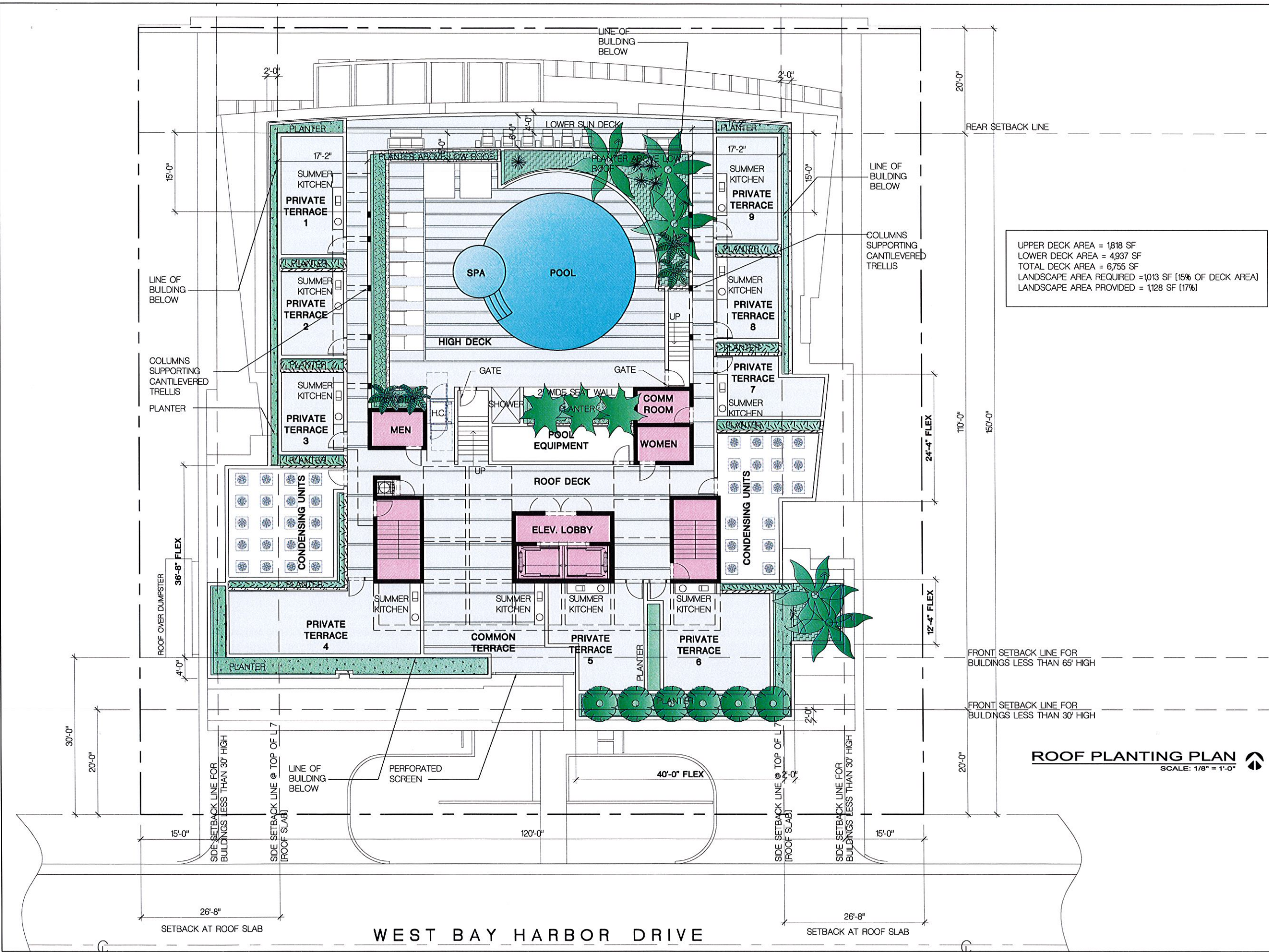
STRUCTURAL ENG.

MEP ENG.

AKUA
 9740-9760 WEST BAY HARBOR DRIVE
 NEW CONDOMINIUM BUILDING
 9740-60 WEST BAY HARBOR DRIVE
 BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE	DATE
NO.	REASON
	DATE

PROJECT TITLE
ROOF PLAN
 SCALE: 1/8" = 1'-0"
 DATE: JANUARY 27, 2016
 SHEET NUMBER
A-1.08
 PREP: SUBMITTAL: 01/27/2016



FRANKEL BENAYOUN
ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494

MARKUS A. FRANKEL
LICENSE NO. AR0007143
IFAT BENAYOUN
LICENSE NO. AR0017273

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PH: (305) 868.3665 FAX: (305) 868.3650
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OWNER / DEVELOPER
WBHD DEVELOPMENT, LLC
7657 NW 50TH STREET
MIAMI, FLORIDA 33166
T. 305.592.2526
F. 305.592.7887
C. 786.306.4353

CME ENR:
HE **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.

400 S.W. 81 STREET MEADE, IL. 11141
PHONE: 301.262.1221 FAX: 301.262.1676

STRUCTURAL ENG.

MEP ENG:

A K U A
9740-9760 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
9740-60 WEST BAY HARBOR DRIVE
 BAY HARBOR ISLANDS, FLORIDA, 33154

[illegible]

Color Roof Planting Plan

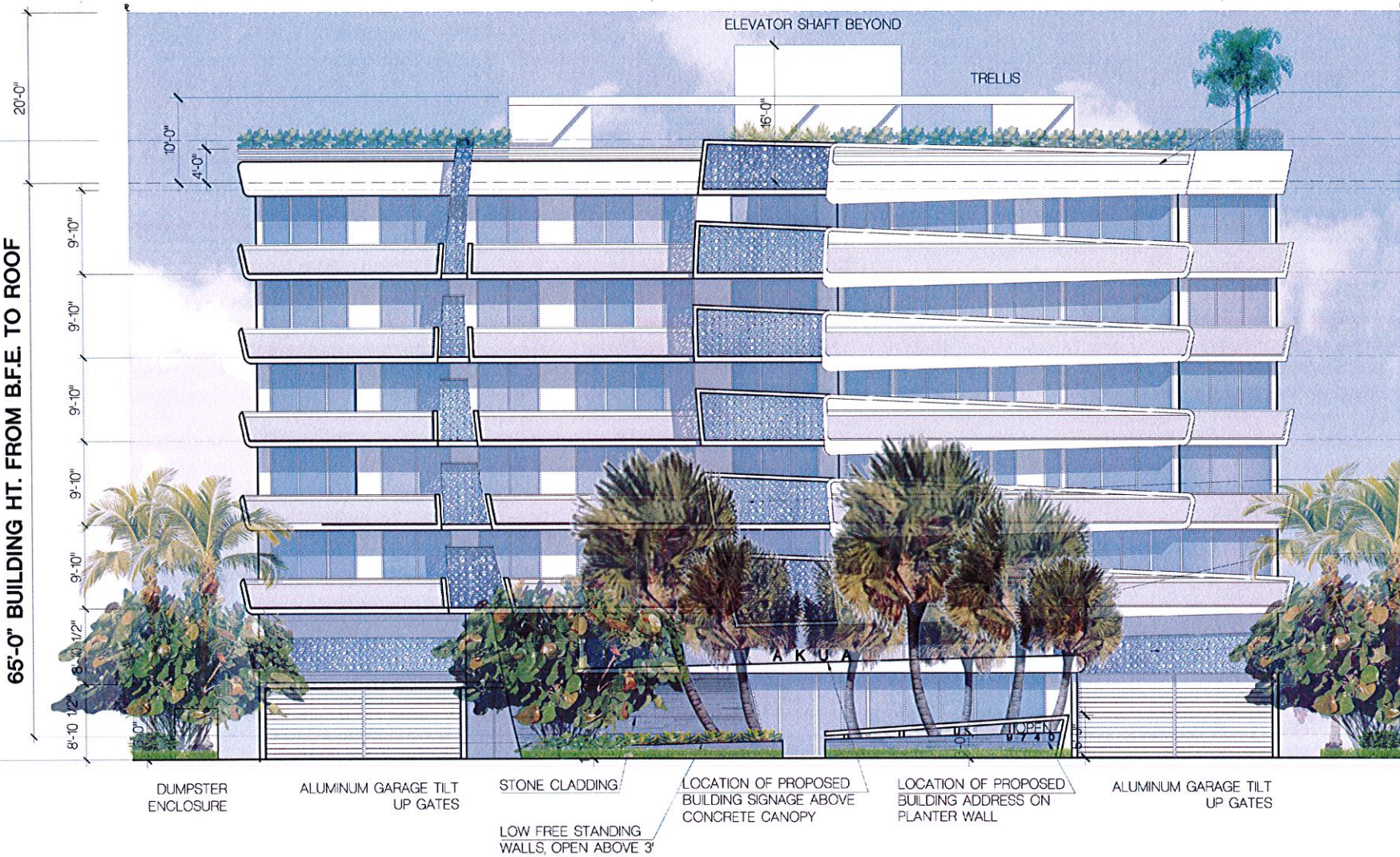
SCALE: 1/8" = 1'-0" DATE: JANUARY 27, 2016

A-1.08 A

P&Z SUBMITTAL JANUARY 27, 2016

72'-9" TOTAL BUILDING HT. FROM GRADE TOP HIGHER POOL DECK

65'-0" BUILDING HT. FROM B.F.E. TO ROOF



ALUMINUM RAILING ABOVE MASONRY WALL

ELEV 70'-0" BFE = 78.0' NGVD
F.F.E. UPPER ROOF DECK

ELEV 65'-0" BFE = 73.0' NGVD
F.F.E. ROOF

ELEV +64'-2" BFE = 72.17' NGVD
T.O.S. ROOF

ELEV +54'-4" BFE = 62.33' NGVD
T.O.S. LEVEL 7

ELEV +44'-6" BFE = 52.6' NGVD
T.O.S. LEVEL 6

ELEV +34'-8" BFE = 42.67' NGVD
T.O.S. LEVEL 5

PERFORATED METAL OR PRECAST PANEL FOR PRIVACY & SCREENING

ELEV +24'-10" BFE = 32.87' NGVD
T.O.S. LEVEL 4

ALUMINUM & GLASS RAILING SYSTEM

ELEV +15'-0" BFE = 23.0' NGVD
T.O.S. LEVEL 3

PERFORATED METAL OR PRECAST SCREEN

ELEV +6'-1 1/2" BFE = 14'-1 1/2" NGVD
T.O.S. LEVEL 2

ELEV 0" BFE = 8.0' NGVD

ELEV -2'-9" BFE = 5.3' NGVD
LEVEL 1

EAST [FRONT] ELEVATION

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

FRANKEL BENAYOUN ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-C001484
MARKUS A. FRANKEL
LICENSE NO. AR00007143
FRANK BENAYOUN FISHER
LICENSE NO. AR00017273
1127 KANE CONDOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH. (305) 868.3665 FAX: (305) 868.3650
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER
WBHD DEVELOPMENT, LLC
7657 NW 50TH STREET
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T. 305.592.2526
F. 305.592.7887
C. 786.306.4353

DATE
HOLLAND ENGINEERING INC.
civil engineers
3900 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL. 33021
(954) 967-0371 (954) 367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCH.
GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PAKLEY A.S.L.A.
100 N. W. STREET SUITE 101
MIAMI BEACH, FL 33139
PHONE 305.654.5408 FAX 305.654.5409

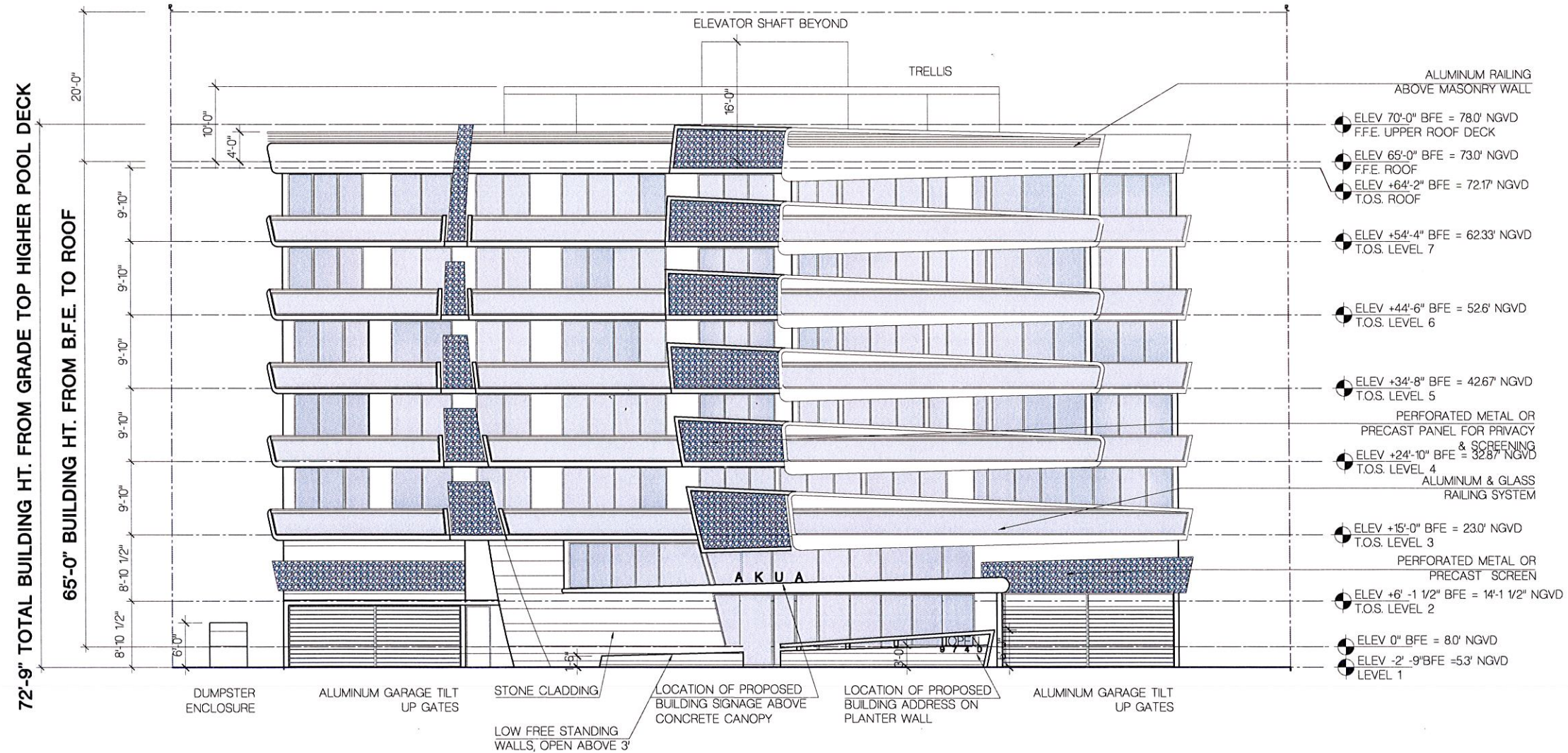
STRUCTURAL ENG.

MEP ENG.

AKUA
9740-9760 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
9740-60 WEST BAY HARBOR DRIVE
DAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE		DATE	
NO.	REVISION	DATE	BY

DRAWING TITLE
EAST [FRONT] ELEVATION
SCALE: 1/8" = 1'-0" DATE: JANUARY 27, 2016
SHEET NUMBER
A-2.01
P&Z SUBMITTAL JANUARY 27, 2016



EAST [FRONT] ELEVATION

SCALE 1/8" = 1'-0"

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN

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

1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
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WBHD DEVELOPMENT, LLC
7657 NW 50TH STREET
MIAMI, FLORIDA 33166

T. 305.592.2526
F. 305.592.7887
C. 786.306.4353

CIVIL ENG.
HOLLAND ENGINEERING INC.
Civil Engineers
3900 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL 33021
(954)357-0371 (954)357-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCH.
GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.A.
1000 W. 41 STREET, SUITE 10, MIAMI
FLORIDA 33134 FAX: 781.501.8004

STRUCTURAL ENG.
MEP ENG.

A K U A
9740-9760 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
9740-60 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33564

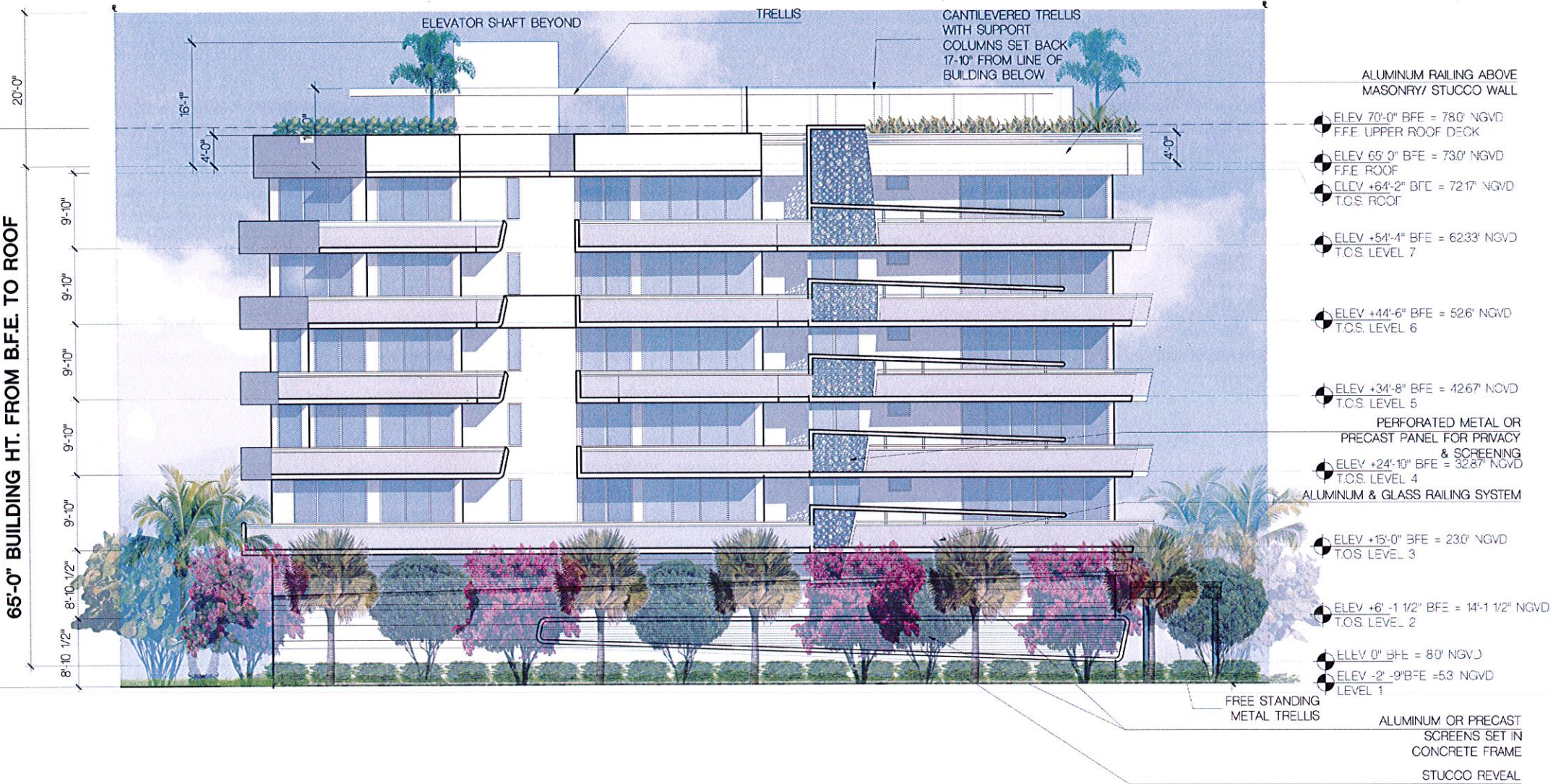
SIGNATURE		DATE	
NO.	REVISION	DATE	BY

DRAWING TITLE
EAST [FRONT] ELEVATION

SCALE 1/8" = 1'-0" DATE JANUARY 27, 2016
SHEET NUMBER
A-2.01 A
P&Z SUBMITTAL JANUARY 27, 2016

72'-9" TOTAL BUILDING HT. FROM GRADE TOP HIGHER POOL DECK

65'-0" BUILDING HT. FROM B.F.E. TO ROOF



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

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-000494
MURIEL A. FRANKEL
LICENSE NO. AR0007143
JAY BENAYOUN FISHMAN
LICENSE NO. AR0017273
1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 856.3665 FAX: (305) 868.3650
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER
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Reg. no. 41831

LANDSCAPE ARCHITECT
GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
4000 N. W. 11TH STREET, SUITE 101
MIAMI, FLORIDA 33154
PHONE: 314-661-7868 FAX: 305-667-4000

STRUCTURAL ENGINEER

MEP ENGINEER

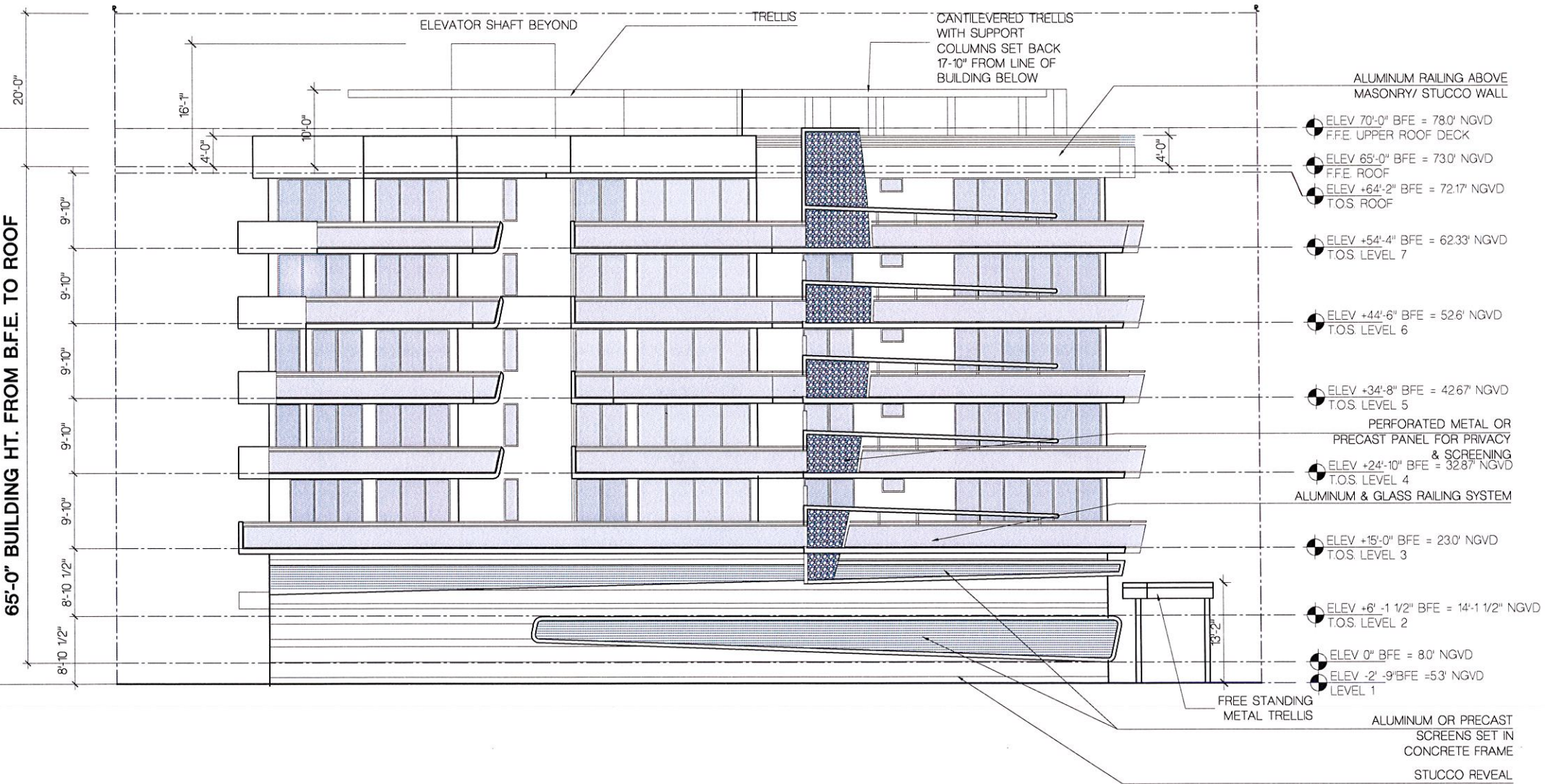
AKUA
9740-9760 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
9740-60 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS FLORIDA 33154

SIGNATURE	DATE
REVISION	DATE

DRAWING TITLE
NORTH ELEVATION
SCALE: 1/8" = 1'-0" DATE: JANUARY 27, 2016
SHEET NUMBER
A-2.02
P&Z SUBMITTAL JANUARY 27, 2016

72'-9" TOTAL BUILDING HT. FROM GRADE TOP HIGHER POOL DECK

65'-0" BUILDING HT. FROM B.F.E. TO ROOF



NORTH ELEVATION

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

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN

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

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LANDSCAPE ARCHITECTURE

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PHONE: 305.661.7668 FAX: 305.661.4625

STRUCTURAL ENG.

MEP ENG.

A K U A

9740-9760 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
9740-60 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33564

SIGNATURE

DATE

NO.	REVISION	DATE	BY

DRAWING TITLE

NORTH
ELEVATION

SCALE

1/8" = 1'-0"

DATE

JANUARY 27, 2016

SHEET NUMBER

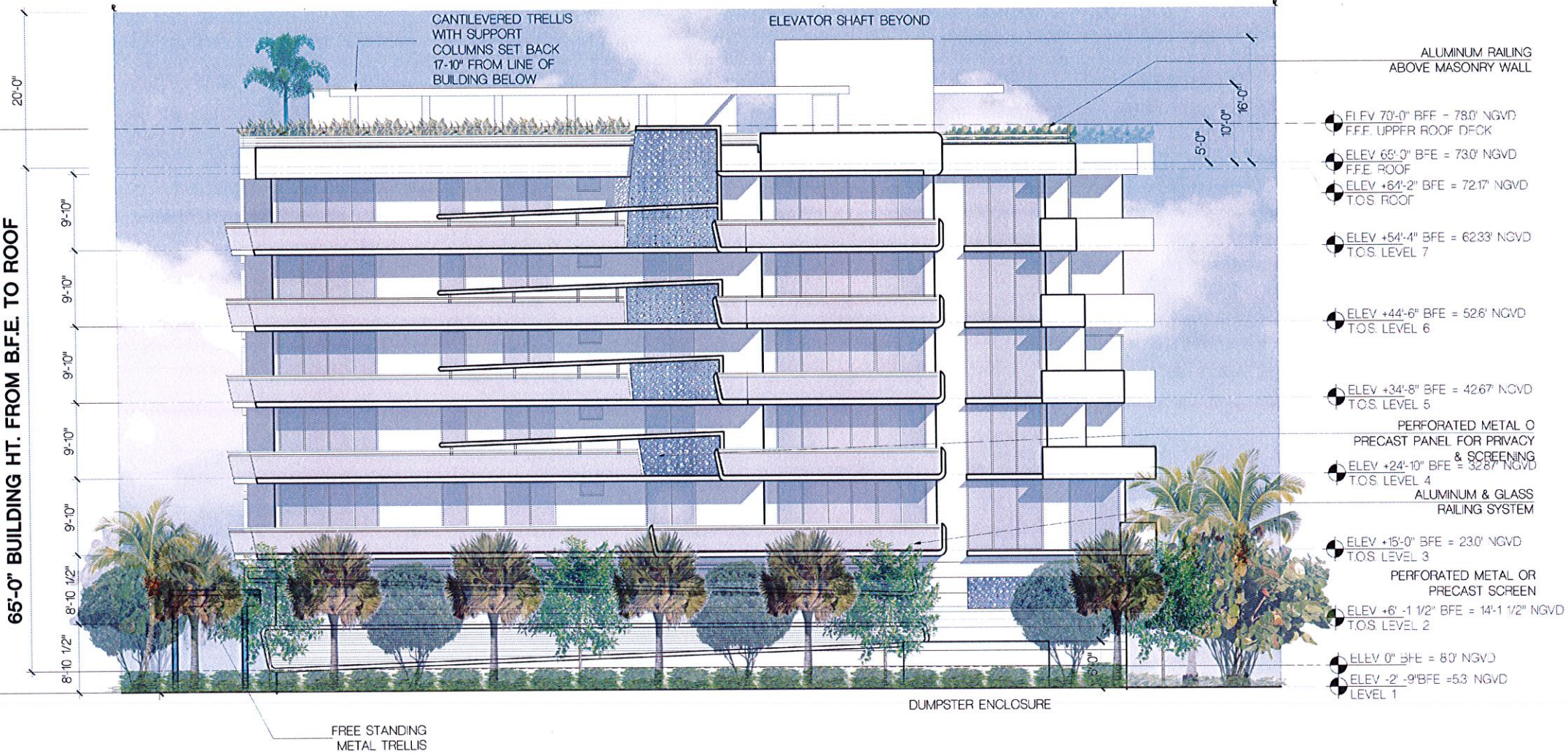
A-2.02A

P&Z SUBMITTAL

JANUARY 27, 2016

72'-9" TOTAL BUILDING HT. FROM GRADE TOP HIGHER POOL DECK

65'-0" BUILDING HT. FROM B.F.E. TO ROOF



SOUTH ELEVATION

SCALE 1/8" = 1'-0"

FRANKEL BENAYOUN ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-0001494
MARKUS A. FRANKEL
LICENSE NO. AR0007443
TIMOTHY BENAYOUN FISHMAN
LICENSE NO. AR0017273
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OWNER / DEVELOPER
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Reg. no. 41831

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LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
8000 N. 15TH STREET, SUITE 101
MIAMI, FLORIDA 33154
PHONE: 305.555.5555 FAX: 305.555.5555

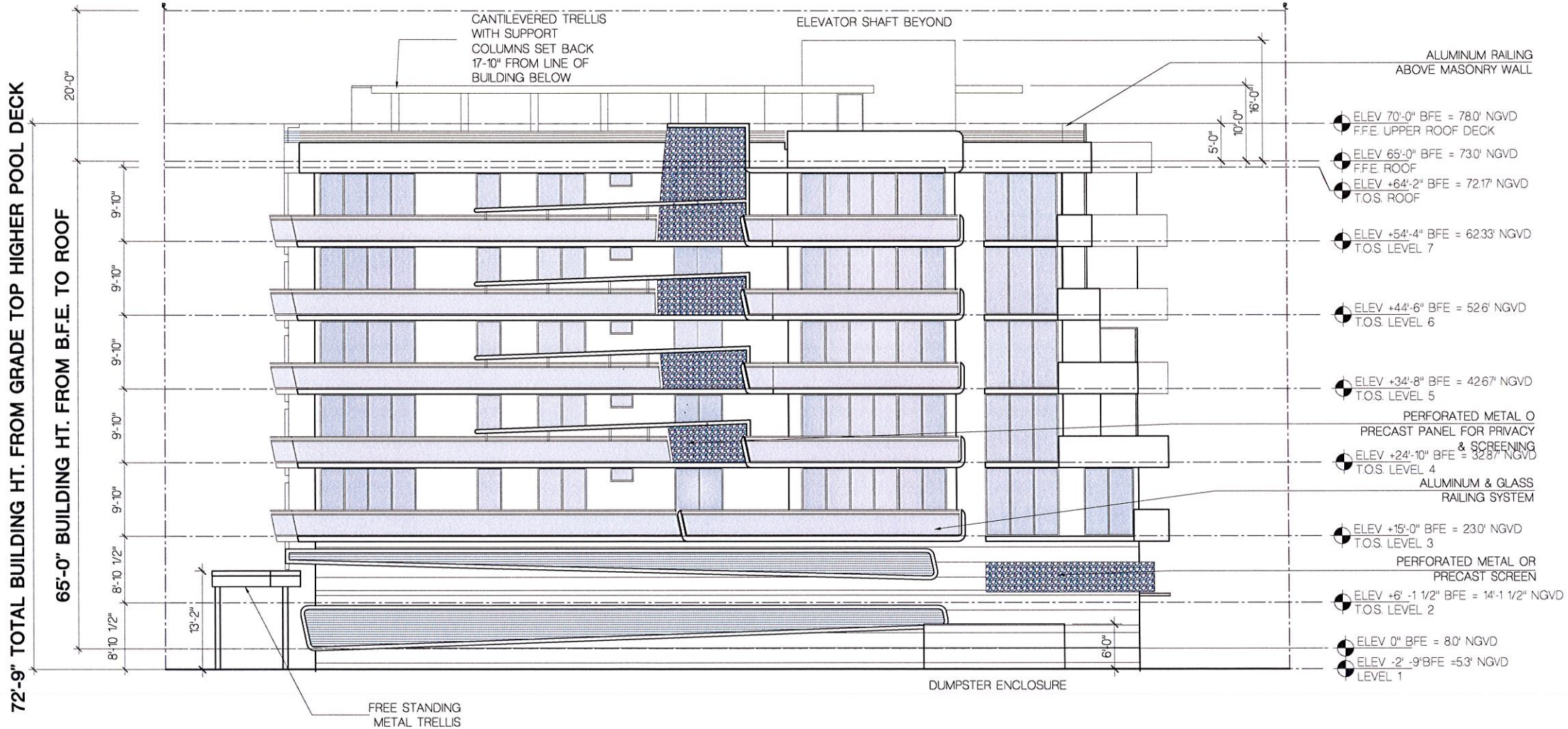
STRUCTURAL ENG.

MEP ENG.

AKUA
9740-9760 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
9740-80 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE		DATE	
NO.	REVISION	DATE	BY

DRAWING TITLE
SOUTH ELEVATION
SCALE 1/8" = 1'-0" DATE JANUARY 27, 2016
SHEET NUMBER
A-2.03
P&Z SUBMITTAL JANUARY 27, 2016



SOUTH ELEVATION

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

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN

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

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Reg. no. 41831

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STRUCTURAL ENG.

MEP ENG.

AKUA
9740-9760 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
9740-60 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 3354

SIGNATURE		DATE	
NO.	REVISION	DATE	BY

DRAWING TITLE
SOUTH ELEVATION

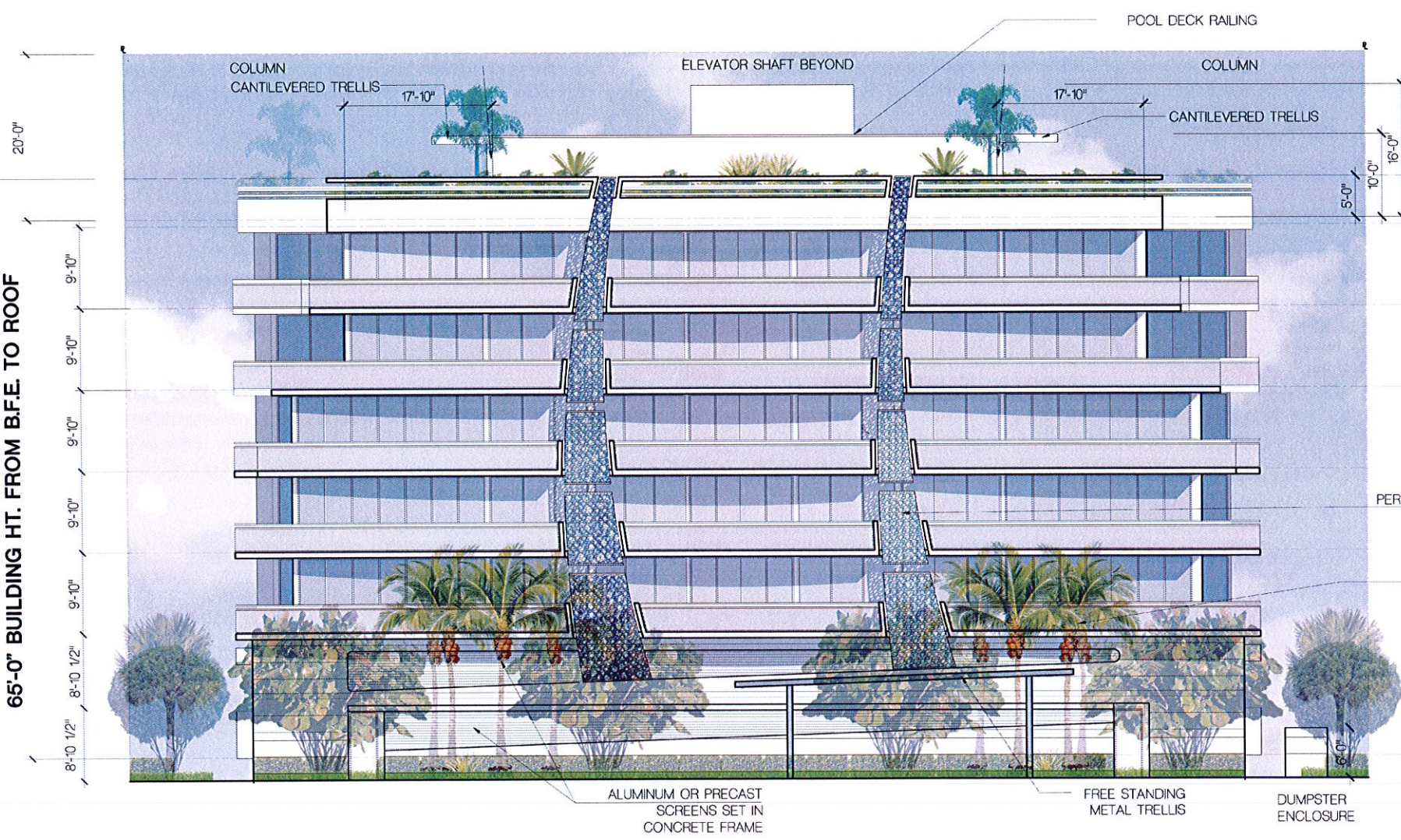
SCALE: 1/8" = 1'-0" DATE: JANUARY 27, 2016

SHEET NUMBER
A-2.03 A

P&Z SUBMITTAL, JANUARY 27, 2016

72'-9" TOTAL BUILDING HT. FROM GRADE TOP HIGHER POOL DECK

65'-0" BUILDING HT. FROM B.F.E. TO ROOF



- ELEV 70'-0" BFE = 78'0" NGVD
F.F.E. UPPER ROOF DECK
- ELEV 65'-0" BFE = 73'0" NGVD
F.F.E. ROOF
- ELEV -6'-2" BFE = 72.7' NGVD
T.O.S. ROOF
- ELEV -54'-4" BFE = 62.33' NGVD
T.O.S. LEVEL 7
- ELEV -42'-6" BFE = 52.6' NGVD
T.O.S. LEVEL 6
- ELEV -34'-8" BFE = 42.67' NGVD
T.O.S. LEVEL 5
- ELEV -24'-10" BFE = 32.87' NGVD
T.O.S. LEVEL 4
PERFORATED METAL OR PRECAST PANEL
FOR PRIVACY & SCREENING
ALUMINUM & GLASS
RAILING SYSTEM
- ELEV +15'-0" BFE = 23'0" NGVD
T.O.S. LEVEL 3
- ELEV +6' -1 1/2" BFE = 14'-1 1/2" NGVD
T.O.S. LEVEL 2
- ELEV 0" BFE = 8'0" NGVD
T.O.S. LEVEL 1
- ELEV -2 -9' BFE -53' NGVD
LEVEL 1

WEST ELEVATION

SCALE 1/8" = 1'-0"

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-0001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
FRANK BENAYOUN, F.S.H.A.
LICENSE NO. AR0007223
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LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.A.
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MIAMI, FLORIDA 33136

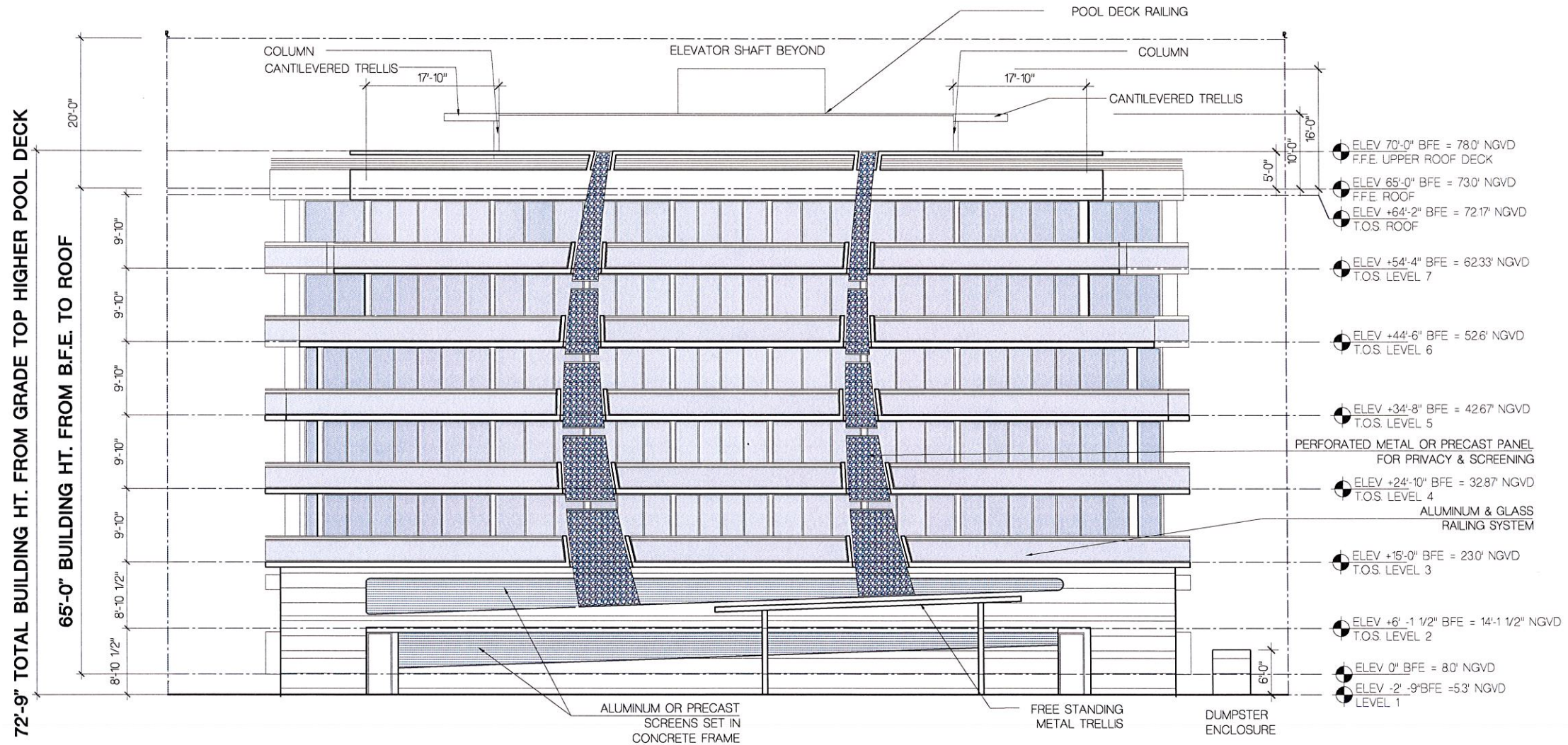
STRUCTURAL ENG.

MEP ENG.

AKUA
9740-9760 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
9740-60 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE		DATE	
NO.	REVISION	DATE	BY

DRAWING TITLE
WEST ELEVATION
SCALE 1/8" = 1'-0" DATE JANUARY 27, 2016
SHEET NUMBER
A-2.04
P&Z SUBMITTAL JANUARY 27, 2016



WEST ELEVATION

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

FRANKEL BENAYOUN
ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-0001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
RHAI BENAYOUN P.D.-MAN.
LICENSE NO. AR0017273

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Reg. no. 41831

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LANDSCAPE ARCHITECTURE
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1001 W. 41 STREET MIAMI FL 33135
PHONE: 305.667.7448 FAX: 305.667.7455

STRUCTURAL ENG.

MVP ENG.

AKUA

9740-9760 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
9740-60 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE		DATE	
NO.	REVISION	DATE	BY

DRAWING TITLE

**WEST
ELEVATION**

SCALE: 1/8" = 1'-0" DATE: JANUARY 27, 2016

SHEET NUMBER

A-2.04 A

P&Z SUBMITTAL JANUARY 27, 2016

LICENSE NO. AA-C001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
IPHAT BAYENOUN FISHMAN,
LICENSE NO. AR0017273
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Reg. no. 41831

LANDSCAPE ARCH.



**GEOMANTIC
DESIGNS, INC.**
LANDSCAPE ARCHITECTURE

ROBERT PARSLEY A.S.L.A.

2800 S.W. 81 STREET MIAMI FL 33143
PHONE: 305-663-5668 FAX: 305-663-3476

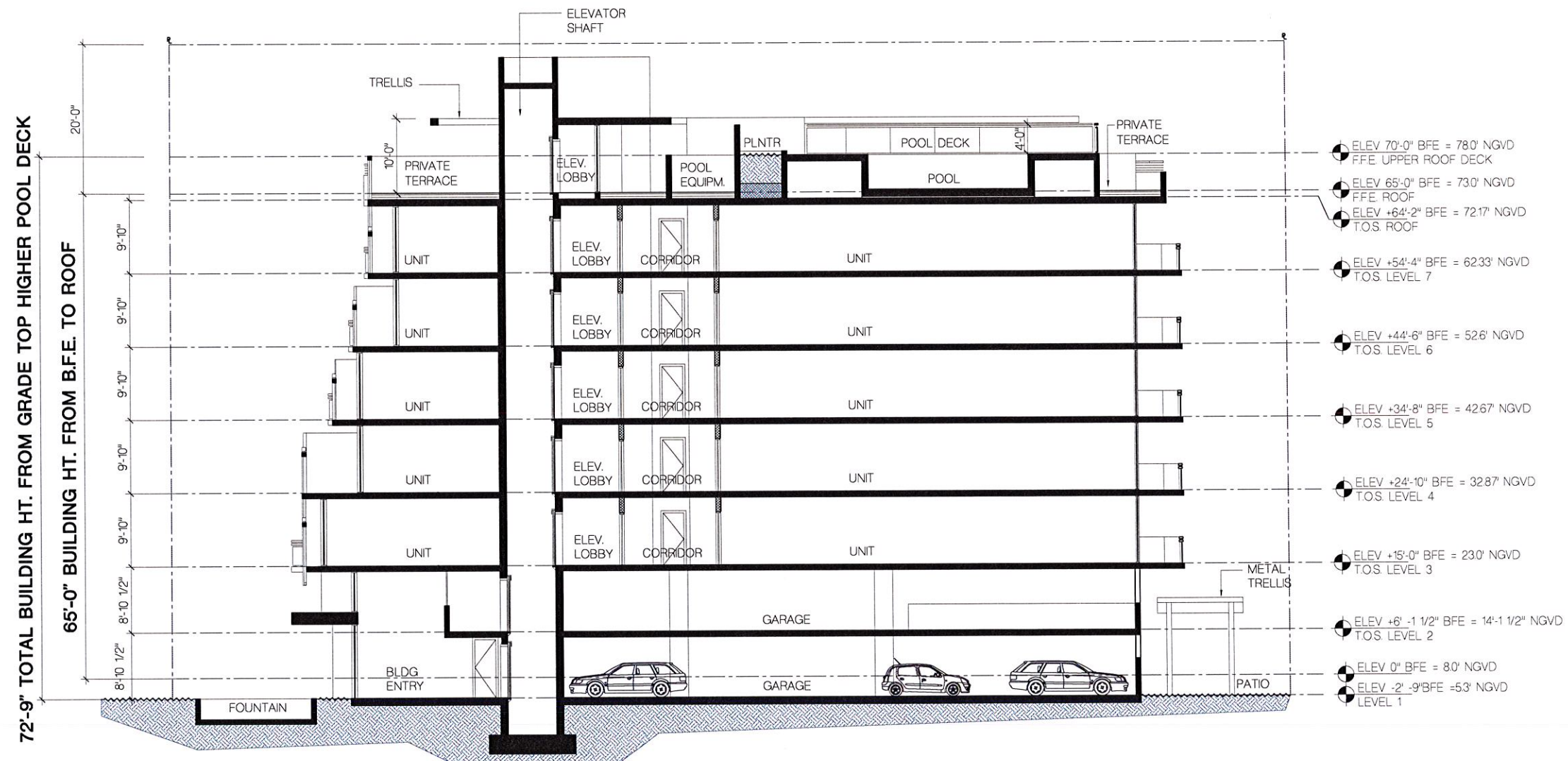
STRUCTURAL ENG:

MEP ENG

AKUA
9740-9760 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
9740-60 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33564

SIGNATURE		DATE	
NO.	REVISION	DATE	BY

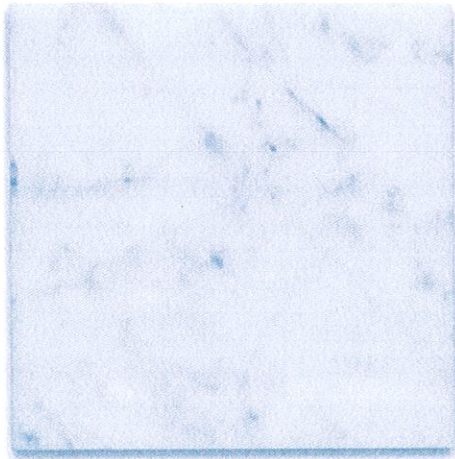
BUILDING SECTION	
SCALE 1/8" = 1'-0"	DATE JANUARY 27, 2016
SHEET NUMBER A-3.01	
P&Z SUBMITTAL JANUARY 27, 2016	



BUILDING SECTION



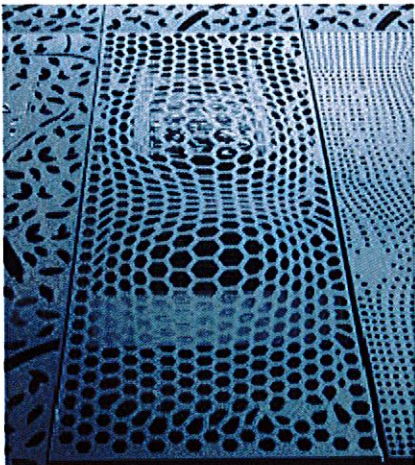
WHITE SLATE CLADDING ON PLANTER WALLS



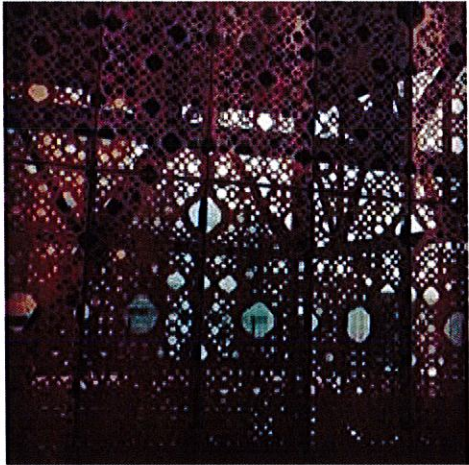
TILE CLADDING ON LOBBY WALL



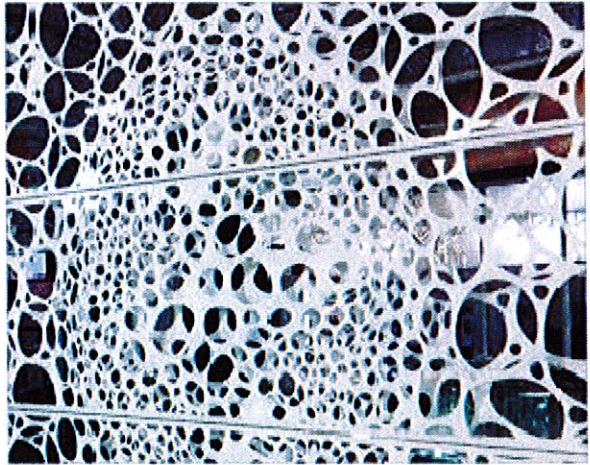
RENDERING - STREET VIEW FROM NORTHEAST



PERFORATED METAL SCREENS FOR
PRIVACY SCREENS & RAILING SYSTEM



PERFORATED METAL SCREENS FOR
PRIVACY SCREENS & RAILING SYSTEM



PERFORATED METAL SCREENS FOR
PRIVACY SCREENS & RAILING SYSTEM

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN

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

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OWNER / DEVELOPER

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Reg. no. 41831

LANDSCAPE ARCH.

GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTURE
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180 S.W. 11 STREET MIAMI FL 33134
PHONE: 305.663.9467 FAX: 305.663.9474

STRUCTURAL ENG.

MEP ENG.

AKUA
9740-9760 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
9740-60 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

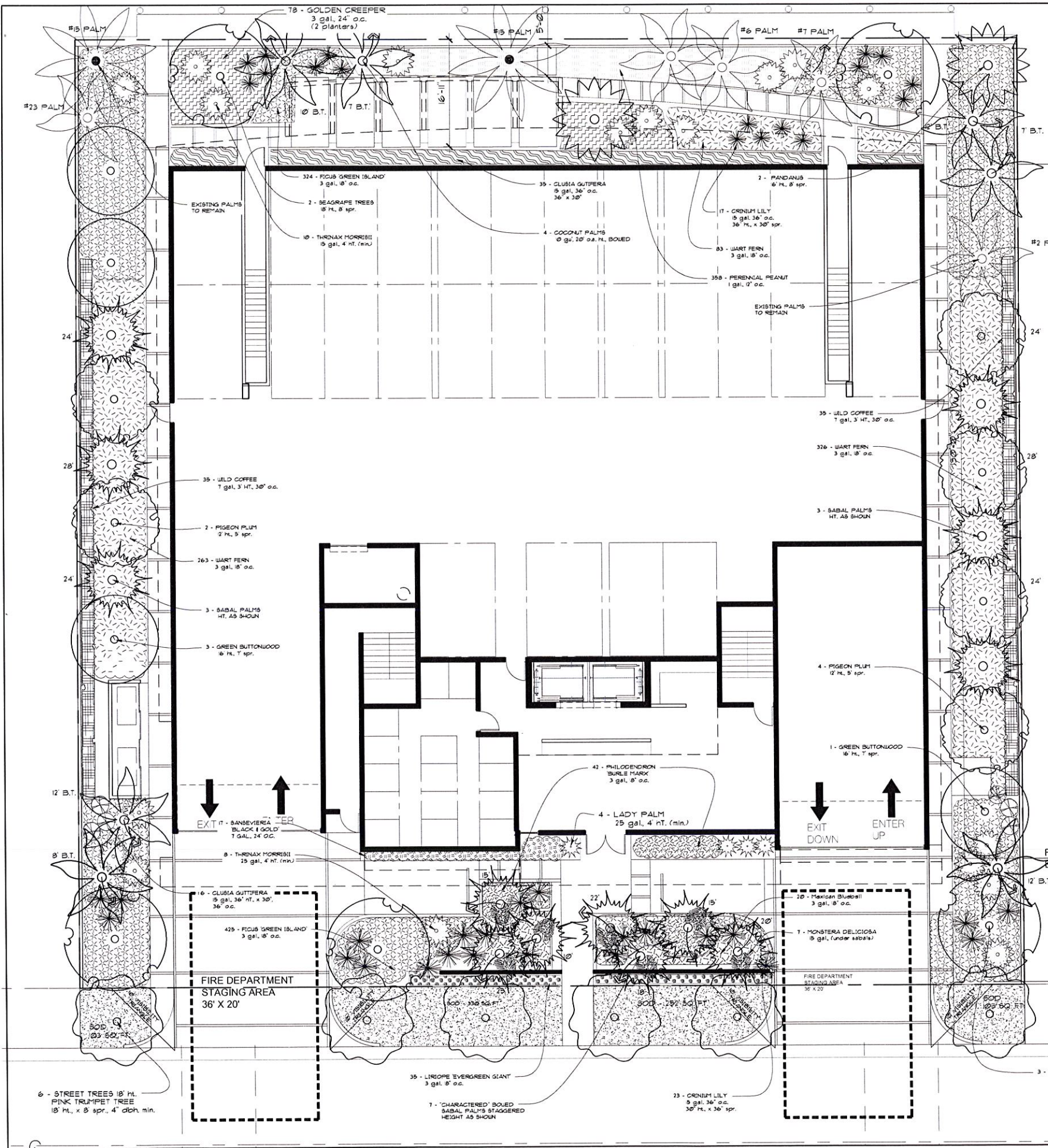
SIGNATURE		DATE	
NO.	REVISION	DATE	BY

DRAWING TITLE:

PRESENTATION BOARD

SCALE: 3/32" = 1'-0" DATE: JANUARY 27, 2016
SHEET NUMBER

P&Z SUBMITTAL JANUARY 27, 2016



REAR SETBACK LINE

Project Location

TOTAL SITE AREA = 22,500 SF
LANDSCAPE AREA REQUIRED = 4,500 SF [20% OF SITE AREA]
LANDSCAPE AREA PROVIDED = 5,427 SF [24%]

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

MASTER PLANT LIST

QTY	COMMON NAME	Native	BOTANICAL NAME	Drought	SIZE / REMARKS
Trees and Palms					
12	Coconut palms		<i>Cocos nucifera</i>	12	as noted
4	Green Buttonwood tree	4	<i>Conocarpus erectus</i>	4	18' o.a. ht. x 7' spr., 85 gal.
6	Pigeon Plum	6	<i>Coccoloba diversifolia</i>	6	std., 12' o.a. ht., 4' c.t., 45 gal.
6	Pink Trumpet tree		<i>Tabebuia pallida</i>	6	18' ht. x 8' spr. B&B
6	Sabal Palms	6	<i>Sabal palmetto</i>	6	o.a. ht. as noted, booted trunk
7	Sabal Palms	7	<i>Sabal palmetto</i>	7	o.a. ht. as noted, curved trunk
3	Thrinax Radiata	3	<i>Thrinax radiata</i>	3	As shown slight bowed
2	Scrub-Pine		<i>Pandanus balansae</i>	2	16' o.a. ht. x 8' spr. B&B
5	Sea Grape trees	5	<i>Coccoloba uvifera</i>	5	18' ht. x 12' spr. (min.) B&B
6	Silver Buttonwood trees	6	<i>Conocarpus erectus sericeus</i>	6	std., 8' o.a. ht., 3' c.t., 25 gal.
57				57	
Shrubs and Groundcovers & Vines					
17	Black & Gold Sansevieria		<i>Sansevieria trifasciata 'Black & Gold'</i>	7	gal., 24" o.c.
42	Burle Marx Philodendron		<i>Philodendron 'Burle Marx'</i>	3	gal., 18" o.c.
45	Crinum Lily		<i>Crinum asiaticum</i>	15	gal., 3' ht. x 30" sp., 45" o.
288	Indian Hawthorn 'Indica'		<i>Raphiolepis indica 'Alba'</i>	3	gal., 18" o.c.
35	Evergreen Giant Liriope		<i>Liriope muscari 'Evergreen Giant'</i>	3	gal., 18" o.c.
799	Ficus 'Green Island'		<i>Ficus microcarpa 'Green Island'</i>	3	gal., 18" o.c.
208	Golden Creeper	212	<i>Ermodia littoralis</i>	212	3 gal., 24" o.c.
26	Key Thatch Palm	24	<i>Thrinax monnisi</i>	24	15 gal., 45" o.a. ht. (Min.)
4	Lady Palm		<i>Rhapis excelsa</i>	25	gal., 5' ht. (min.)
20	Mexican Bluebell		<i>Ruellia brittoniana</i>	3	gal., 18" o.c.
7	Monstera Philodendron		<i>Monstera deliciosa</i>	15	gal., staked
50	Natal Plum		<i>Carissa macrocarpa</i>	3	gal., 18" o.c.
358	Perennial Peanut		<i>Arachis glabrata 'Golden Glory'</i>	1	gal., 12" o.c.
47	Silver Buttonwood	47	<i>Conocarpus erectus sericeus</i>	47	7 gal., 3' ht. 30" o.c.
41	Small Leaf Clusia		<i>Clusia guttifera</i>	15	gal., 36" x 30", 36" o.c.
24	Soap Aloe		<i>Aloe saponaria</i>	3	gal., 18" o.c.
70	Wild Coffee	70	<i>Psychotria nervosa</i>	70	7 gal., 3' ht. 30" o.c.
559	Wart Fern		<i>Microsorium scolopendria</i>	3	gal., 18" o.c.
2,670		353		353	
788	Total S. Augustine Sod ground floor				

* ALL PLANTING MATERIALS TO BE APPROVED BY LANDSCAPE ARCHITECT IN THE FIELD

FRONT SETBACK LINE FOR
BUILDINGS LESS THAN 30' HIGH

NOTE: ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATIC SPRINKLER SYSTEM w/ 100% COVERAGE AND 100% OVERLAP BETWEEN HEADS. ALL PLANTERS IN SECOND FLOOR, THIRD FLOOR AND ROOF, TO BE IRRIGATED WITH AN AUTOMATIC DRIP SYSTEM 100% COVERAGE IN ALL PLANTERS. SPRINKLER SYSTEM TO CONFORM WITH CURRENT MIAMI DADE COUNTY CODES AND REGULATIONS INCLUDING VACUUM BREAKERS AND RAIN SENSORS.

GROUND FLOOR PLANTING PLAN

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

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-0031434
MARKUS A. FRANKEL
LICENSE NO. AR0007143
FRANK BENAYOUN FSHHMS
LICENSE NO. AR0017273
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E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER
ABHD DEVELOPMENT, LLC
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C: 786.306.4353

DATE: 01/28/2016
HOLLAND ENGINEERING INC.
civil engineers
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HOLLYWOOD, FL - 33021
(954) 367-0371 (954) 367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 47831

LANDSCAPE ARCH.
GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
1400 N. ALY STREET, SUITE 105, MIAMI
33136, FLORIDA FAX: 786.464.0444

STRUCTURAL ENG.

MEP ENG.

AKU A
9740-9760 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
9740-60 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE	DATE
NO.	REVISION
	DATE
	BY

Garage Planting Plan

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

SHEET NUMBER
L-1

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

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

Site Address 9740-60 W. Bay Harbor Dr. Legal Description _____
BHI, Florida 33154
Net Lot Area 0.516 Acres / 22,500 SF

Required Provided

I. Open Space Requirement

1. Net Lot Area = 22,500 SF x 20% = 4,500 SF 20% / 24.1 % 5,427 SF
(BHI - Sec. 23-11)

2. Maximum Lawn Area Allowed
(MDC - Sec. 18A-6(A)(5))
a. Req. open space 4,500 SF x 60% = 4,050 SF 60% Max / 2,700 SF 788 SF

II. Shade Trees

A. Required

1. 28 shade trees/acre: 28 x 0.516 acres = 15 15 17 trees
(Min. 12' in height / 4" clear wood / 2 1/4" caliper)
(Palm trees substituted at a 3:1 ratio; max. 25% of required shade trees)
(MDC - Sec. 18A-6(C)(5)) and BHI Sec. 24-16

2. Native Species Required - 50% Min.
of shade trees req. 15 x 50% = 8 8 15
(BHI - Sec. 24-16(a)(2))

3. Drought Tolerant and Low
Maintenance Species Required - 50% Min.
of shade trees req. 15 x 50% = 8 8 19
(MDC - Sec. 18A-6(C)(1)(b))

B. Tree Species

1. Number of shade trees required
(from Sec. II(A)(1) above) 15

2. Number of shade tree species required
(BHI - Sec. 24-16(a)(2)) 4 6

*See Following Table.

Page 1 of 3

Revised 12/09/14

Number of Different Tree Species based on Quantity

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

C. Tree Heights

1. Number of Stories of building 7

2. Number of shade trees required
(from Sec. II(A)(1) above) 15

3. Shade tree heights required: 12 ft. - 25% % or 4 shade trees provided 6

14-16 ft. - _____ % or _____ shade trees

16-18 ft. - 50% % or 8 shade trees provided 8

18-20 ft. - 25% % or 4 shade trees provided 4

Size of Tree Species in Relationship to Building Height

No. Stories	Min. Shade Tree Height (ft.)	Min. Spread (ft.)	Palm Height (ft.)
1-2	12	5	14-18
3	50% min. req.	5	14-18
	50% 14-16	6	18-22
4	50% min. req.	5	14-18
	25% 14-16	6	18-22
	25% 16-18	7	22-28
5 plus	25% min. req.	5	14-18
	50% 16-18	7	22-28
	25% 18-20	8	22-28

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

III. Street Trees

Required

Provided

1. Street Trees @ 1:35'

Width of lot 150 / 35' = 6

(15' min height / 6" clear wood / 2 1/4" caliper)

(Street tree species determined by Street Tree Master Plan)

(Street trees do not count toward required on site shade trees)

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

Page 2 of 3

Revised 12/09/14

IV. Shrubs Required

Required

Provided

1. 10 shrubs required per shade tree
(Min. 24" in height / visual screen min. 36" in height / max 24" on center)
(BHI - Sec. 24-16(a)(2)(d)) 150 2,670

2. Native Species Required - 30% Min.
(MDC - Sec. 18A-6(D)(1)(a)) 45 353

3. Drought Tolerant and Low
Maintenance Species Required - 50% Min.
(MDC - Sec. 18A-6(D)(1)(b)) 75 353

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

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

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

VI. Parking Lot Landscaping (If applicable) N/A Required Provided

1. 10 SF / parking space:
10 x _____ spaces = _____ SF
(MDC - Sec. 18A-6(J))

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

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

VII. Right Tree Right Place
(BHI - Sec. 24-16(a)(2)(f))

1. Number of trees near power lines
(See attached FPL guidelines) 6

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

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

Page 3 of 3

Revised 12/09/14

FRANKEL BENAYOUN
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LICENSE NO. AA-0001494

MARKUS A. FRANKEL

LICENSE NO. ARD007143

FRANK BENAYOUN, F.S.M.A.

LICENSE NO. ARD017273

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Reg. no. 41831

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GEOMANTIC

DESIGNS, INC.

LANDSCAPE ARCHITECTURE

ROBERT PARSELEY A.S.L.A.

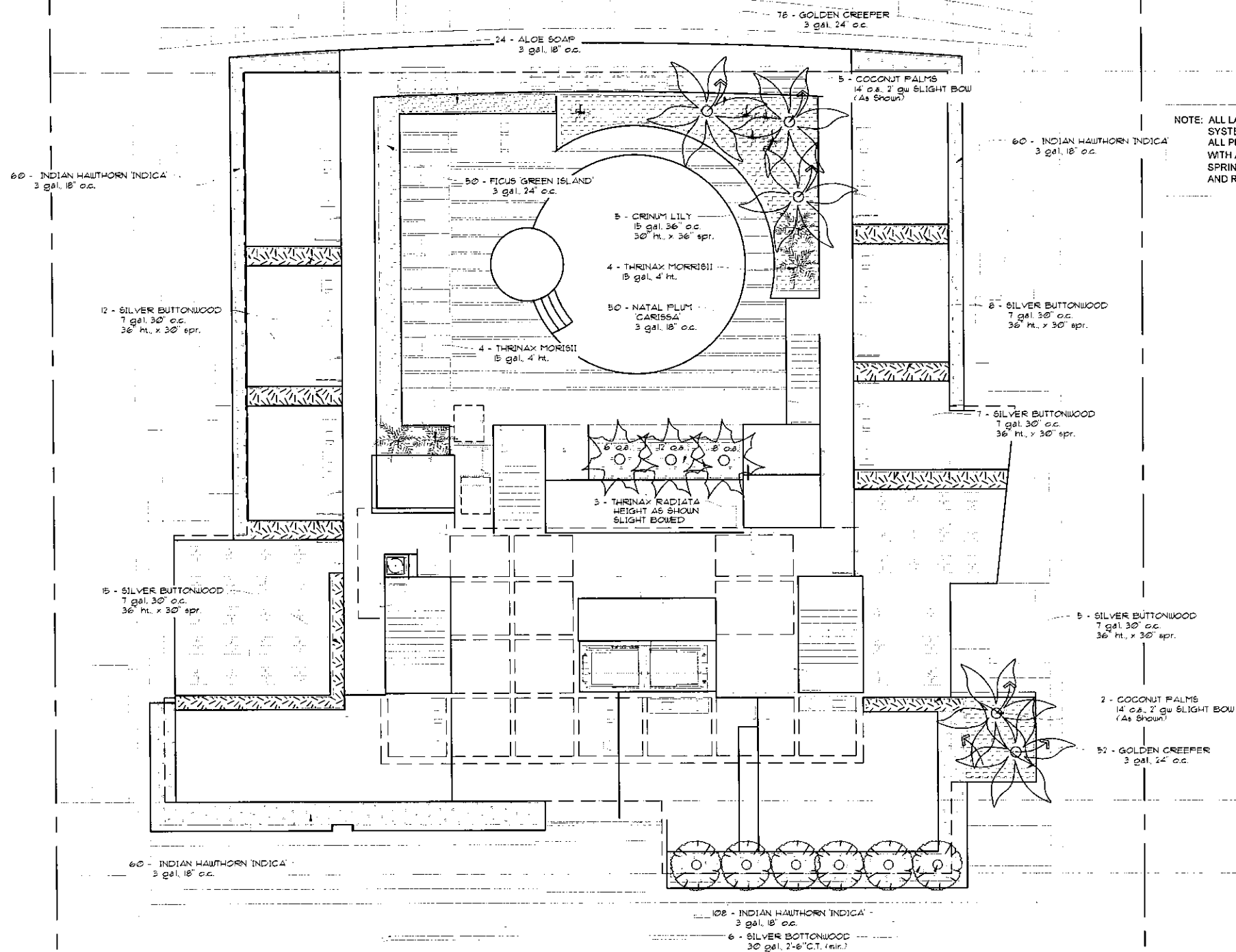
2601 W. 11 STREET DEALE, FL 33441

PHONE: 339-0846 FAX: 339-0846

STRUCTURAL ENG.

MEP ENG.

Filename: J:\PROJECTS\FRANKEL-Benayoun (multiple Projects)\20150743 - 5784 West Bay Harbor\A-6740 - 60 West Bay Harbor Planting.pdf (2) - Plot Date: 1/27/2016 - Plotted By: Geomantic



ROOF PLANTING PLAN
SCALE: 1/8" = 1'-0"

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OTHER DESIGNS
ARCHITECTURAL
INTERIOR
LANDSCAPE
PARKS
RECREATION
SITES
UNIVERSITY
SCHOOLS
HOSPITALS
HOTELS
RETAIL
INDUSTRIAL
TRANSPORTATION

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PROJECT DATA
PROJECT NAME
PROJECT ADDRESS
PROJECT CITY
PROJECT STATE
PROJECT ZIP
PROJECT PHONE
PROJECT FAX
PROJECT EMAIL
PROJECT WEBSITE

AKU A
9740-9760 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
9740-60 WEST BAY HARBOR DRIVE
MIAMI, FL 33149

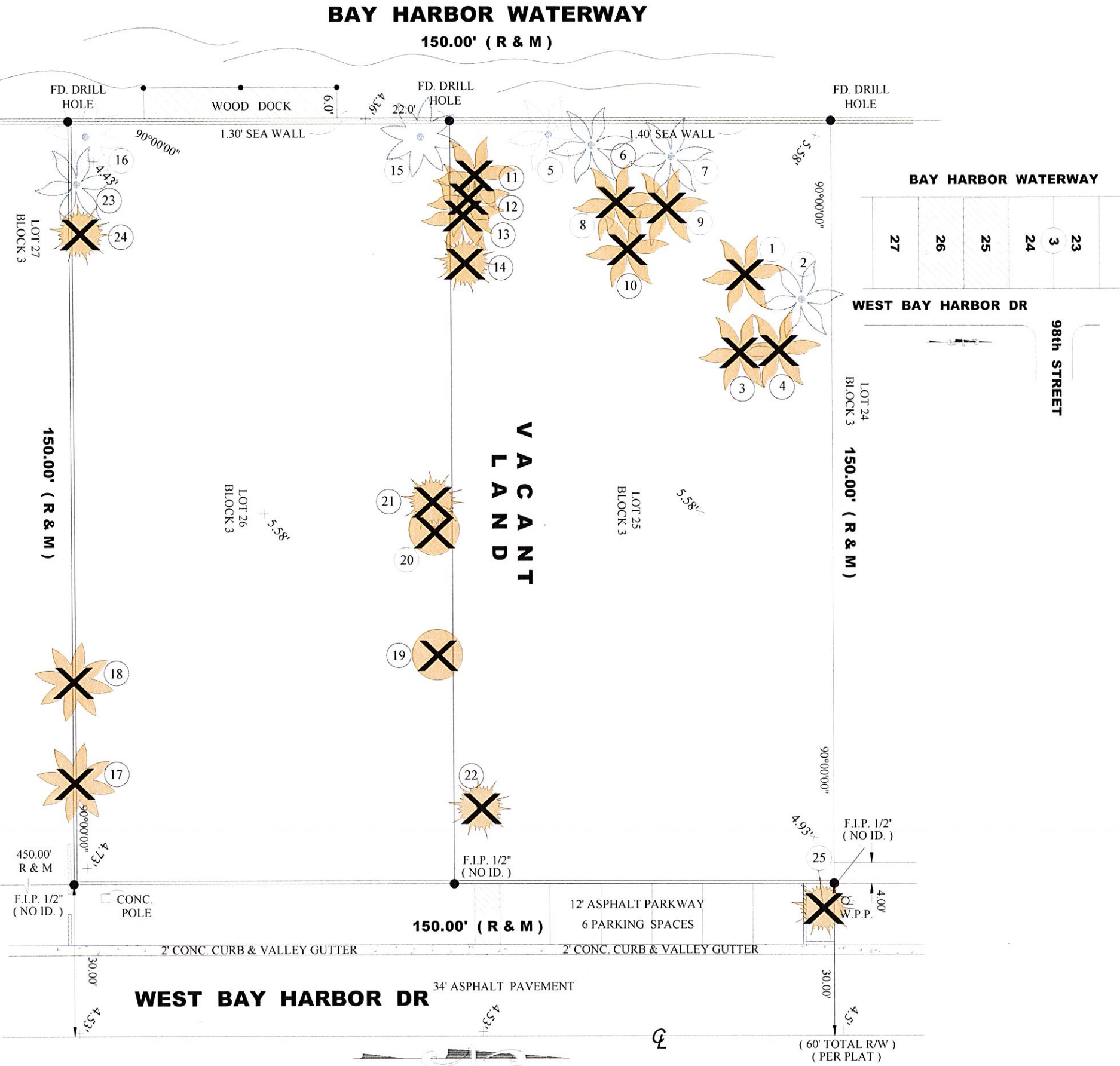
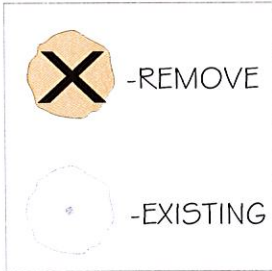
Roof Planting Plan
1/8" = 1'-0"
L-3

West Bay Harbor Dr. 9740 - 9760							
No.	cnt	Common Name	Botanical Name	Ht.	Spr	dbh	Can. Sq. ft.
1,3,4,9-12	7	Coconut palm	Cocos Nucifera	14'-18'	12'	14"	792'
2,5-7	5	Coconut palm	Cocos Nucifera	14'-18'	12'	14"	792'
8	1	Coconut palm	Cocos Nucifera	14'-18'	12'	14"	113'
14	1	Cabbage Palm	Sabal Palmetto	12'	10'	13"	79'
15,16	2	Royal Palms	Roystonea regia	18'	15'	16"	353'
17,18	2	Royal Palms	Roystonea regia	30'-50'	15'	16"	353'
19,20	2	Australian Pine	Casuarina	50'	12'	12"	226'
21,22	2	Cabbage Palm	Sabal Palmetto	15'	10'	15"	157'
23	1	Coconut palm	Cocos Nucifera	10'	10'	13"	79'
24,25	2	Cabbage Palm	Sabal Palmetto	10'	10'	13"	157'
Total		18 Trees to be Removed		1,956			

TREE CHART

No	NAME	DIAMETER	SPAN	HEIGHT
1	COCONUT PALM	13"	10'	15'
2	COCONUT PALM	15"	12'	17'
3	COCONUT PALM	13"	10'	18'
4	COCONUT PALM	13"	10'	15'
5	COCONUT PALM	12"	12'	17'
6	COCONUT PALM	13"	10'	14'
7	COCONUT PALM	12"	10'	17'
8	COCONUT PALM	12"	10'	15'
9	COCONUT PALM	13"	10'	16'
10	COCONUT PALM	12"	10'	15'
11	COCONUT PALM	15"	10'	16'
12	COCONUT PALM	20"	12'	18'
13	COCONUT PALM	12"	10'	15'
14	PALMETTO PALM	13"	10'	12'
15	ROYAL PALM	14"	12'	50'
16	ROYAL PALM	15"	12'	40'
17	ROYAL PALM	16"	15'	30'
18	ROYAL PALM	15"	15'	30'
19	PINE TREE	24"	7'	50'
20	PINE TREE	25"	7'	50'
21	PALMETTO PALM	12"	10'	15'
22	PALMETTO PALM	12"	10'	7'
23	COCONUT PALM	15"	10'	10'
24	PALMETTO PALM	13"	10'	10'
25	PALMETTO PALM	13"	10'	10'

LEGEND



TREE DISPOSITION PLAN
SCALE: 1" = 10'

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FRANKEL BENAYOUN

FRANKEL BENAYOUN

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STRUCTURAL ENG.

WEST ENG.

AKUA

9740-9760 WEST BAY HARBOR DRIVE

NEW CONDOMINIUM BUILDING

9740-60 WEST BAY HARBOR DRIVE

BAY HARBOR BEACH, FLORIDA 33154

SIGNATURE

DATE

NO.

REVISION

DATE

BY

DRAWN/TITLE

Tree Disposition Plan

SCALE

1" = 10'

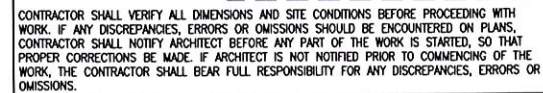
DATE

DECEMBER 14, 2016

SHEET NUMBER

LD-1

150.00' (R & M)



A K U A
9740-9760 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
9740-60 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE		DATE	
NO.	REVISION	DATE	BY

DRAWING TITLE:

WATER & SEWER PLAN

SCALE: 1" = 10' DATE: DECEMBER 14, 2015

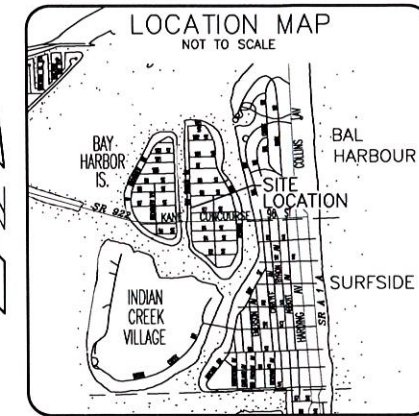
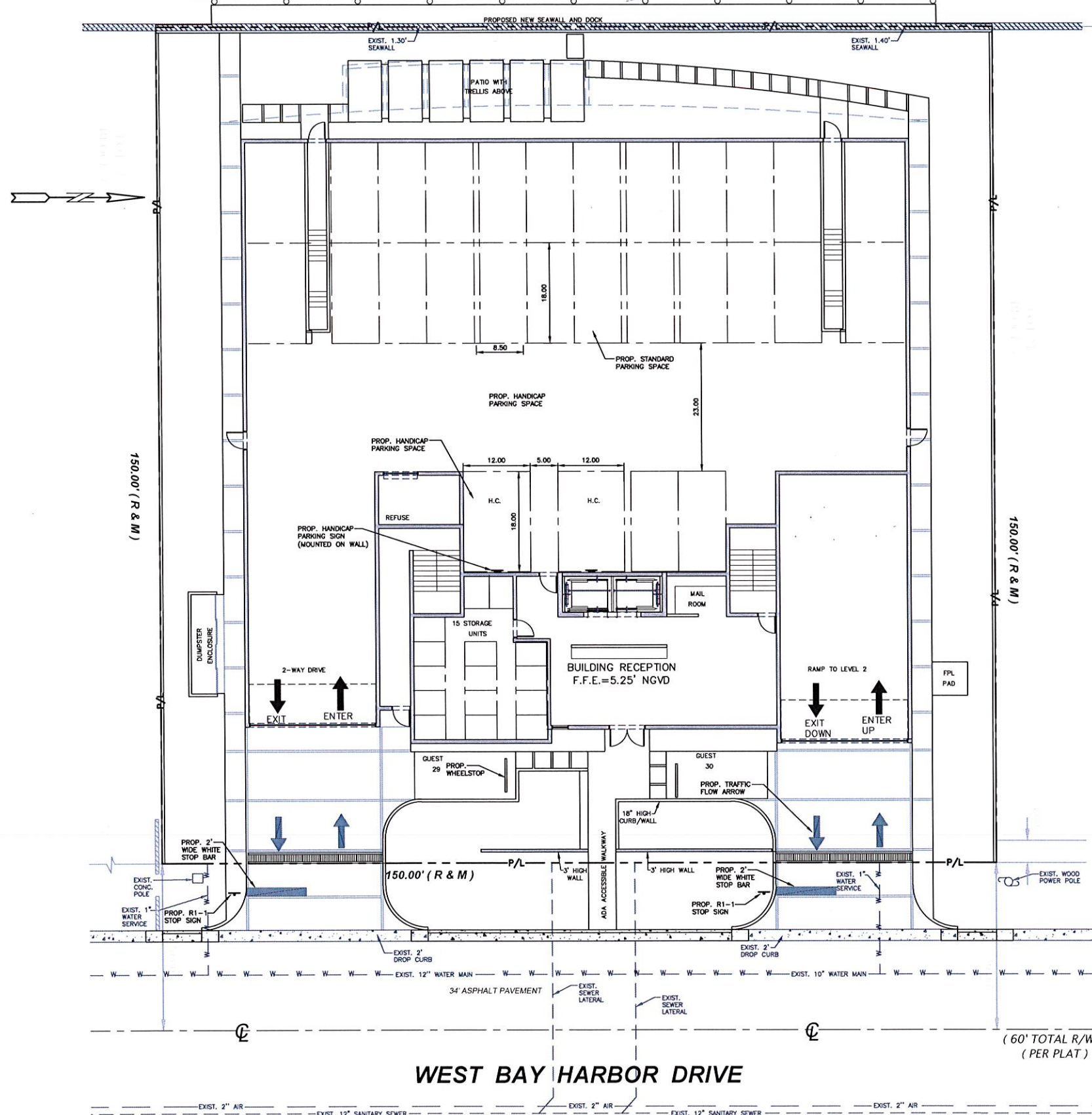
SHEET NUMBER:

C-2

15-PS

BAY HARBOR WATERWAY

150.00' (R & M)



LOCATION MAP
NOT TO SCALE

FRANKEL BENAYOUN
ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494
MARKUS A. FRANKEL
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IHAY BENAYOUN FISHMAN
LICENSE NO. AR0017273
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STRUCTURAL ENG:

MEP ENG:

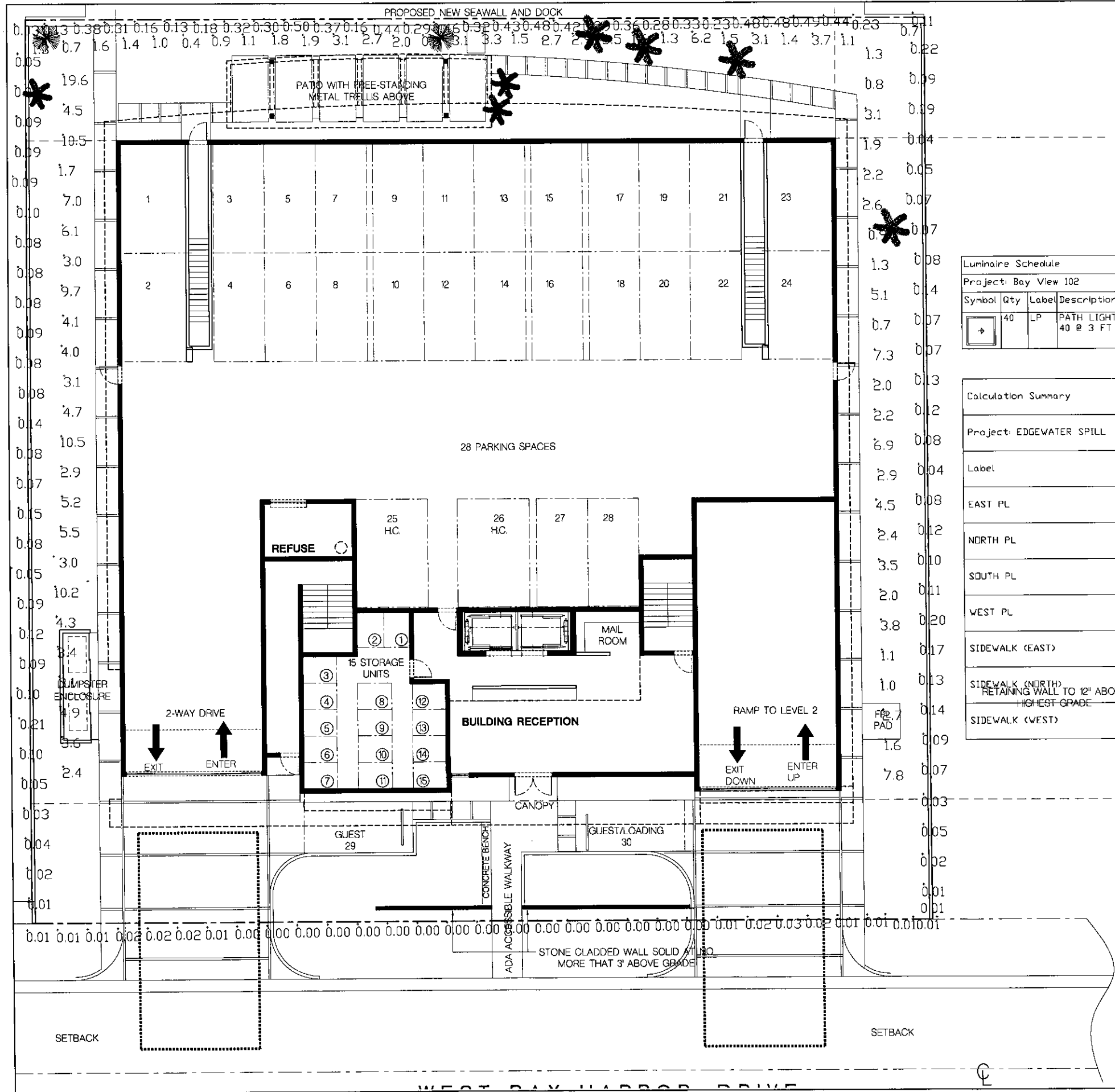
AKU
9740-9760 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
9740-60 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

LEGEND

- PROPOSED CONCRETE
- PROPOSED CONC. PAVERS
- PROPOSED ELEVATION
- PROPOSED SURFACE FLOW
- PROPOSED AREA DRAIN
- PROPOSED PIPING
- EXISTING CONCRETE
- EXISTING PIPING AND APPURTENANCES
- EXISTING CATCH BASIN
- EXISTING ELEVATION
- EXISTING WOOD POWER POLE
- EXISTING MANHOLE (AS DESIGNATED)
- EXISTING WATER METER
- EXISTING FENCE
- EXISTING WATER
- EXISTING GAS

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

SIGNATURE		DATE	
NO.	REVISION	DATE	BY
DRAWING TITLE			
PAVEMENT MARKING & SIGNAGE PLAN			
SCALE		DATE	
1"=10'		DECEMBER 14, 2015	
SHEET NUMBER		C-3	
		15-85	



Luminaire Schedule									
Project: Bay View 102									
Symbol	Qty	Label	Description	Lumens	LLD	LDD	LLF	Lum. Watts	Total Watts
	40	LP	PATH LIGHT TWIN 20WMR16 FL 40 @ 3 FT AFG			1.000	1.000	0	0

Calculation Summary					
Project: EDGEWATER SPILL					
Label	Avg	Max	Min	Avg/Min	Max/Min
EAST PL	0.09	0.22	0.01	9.00	22.00
NORTH PL	0.31	0.50	0.03	10.33	16.67
SOUTH PL	0.01	0.03	0.00	N.A.	N.A.
WEST PL	0.08	0.21	0.01	8.00	21.00
SIDEWALK (EAST)	2.86	7.8	0.7	4.09	11.14
SIDEWALK (NORTH) RETAINING WALL TO 12" ABOVE HIGHEST GRADE	2.19	7.5	0.4	5.48	18.75
SIDEWALK (WEST)	5.71	19.6	1.7	3.36	11.53

FRANKEL BENAYOUN
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ARCHITECTS PLANNERS INTERIOR DESIGN

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STRUCTURAL ENGINEER

MEP ENGINEER

AKUA
9740-9760 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
9740-80 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE

DATE

NO.	REVISION	DATE	BY

DRAWING TITLE

SITE PLAN
PHOTOMETRIC

SCALE 1/8" = 1'-0" DATE JANUARY 27, 2016
SHEET NUMBER
E-101
P&Z SUBMITTAL JANUARY 27, 2016

SITE PHOTOMETRIC
SCALE 1/8" = 1'-0"

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

To: Planning and Zoning Board
Town of Bay Harbor Islands

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

Date: February 12th, 2016

Subject: Site Development Plan Application
AKUA – 30 DU Multi-family Residential Complex
9740-60 W. Bay Harbor Drive
Bay Harbor Islands Acct. No. BP2015-449
MMPA Acct. No. 01-0702-1030

RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board review the most recent revised plans dated January 28th, 2016 and, if found acceptable, **APPROVE** the proposed Site Development Plan application subject to the following:

- (1) The Board finds the proposed increased density (18 Base DU / 12 TDR Units = 30 DU) "fits" within the building envelope without alterations or variances;
 - (2) Subject to any staff recommended conditions listed herein.
-

PROJECT REVIEW HISTORY

In December 2015 the Town received a formal Site Development Plan application for the above referenced property. The Town's DRC met several times and recommended approval of the application, subject to the architect making a few minor revisions discussed at the meetings, and submitting a plan revision check-set to staff for final sign-off prior to scheduling the matter for Planning and Zoning Board meeting. MMPA received a revised set of plans from the architect and found that the most recent plans (1/28/16) have resolved all DRC issues.

GENERAL PROJECT INFORMATION

Land Use Designation: MH – Medium-High Density Residential

Zoning District: RM-2 Multiple Family District

General Location: 9740-60 W. Bay Harbor Drive

Legal Description: Lots 25 and 26 of Block 3, "Bay Harbor Island" Subdivision according to the plat thereof, as recorded in Plat Book 46, at Page 5 of the Public Records of M-D County.

PROJECT DESCRIPTION

The project Architect, Frankel Benayoun Architects, Inc., as agent for the property owner, WBHD Development, LLC, has submitted a Site Development Plan application to allow for the construction of a thirty (30) dwelling unit mid-rise residential development located at 9740-60 W. Bay Harbor Drive. The proposed dwelling units range from 953 to 1,950 square feet of A/C space plus balconies, etc.

Both lots are currently vacant; however, those lots were previously developed with a duplex (2 DU) and one eight (8) DU residential complex for a total of ten (10) DU. Therefore, the net increase would be twenty (20) DU. The proposed site design incorporates one (1) square-shaped building on top of a 2-story parking garage structure that is at grade. Two (2) 24-foot wide two-way driveway connections to W. Bay Harbor Drive are proposed for the site. The southern driveway provides access to one (1) guest parking space in the front yard area as well as the lower level of the parking garage. The northern driveway also provides access to one (1) guest parking space in the front yard area as well as the second level of the parking garage. Two Fire Department staging area are shown on the plans; one in the apron of each driveway.

On the building rooftop is a recreational facility with a swimming pool, spa, sun-deck area, men's and women's restroom and one (1) common and nine (9) private terraces with summer kitchens. The proposed new building is 7-stories in height; five (5) floors of residential use over two (2) floor of parking / common areas / building lobby @ 65-feet above BFE.

According to the survey submitted, both lots are currently vacant. Town records indicate that the lots were previously developed with a duplex (2 DU) and an eight (8) DU residential complex for a total of 10 DU. The survey indicates the total lot area is 22,500 square feet / 0.52 acres in size. This would allow a maximum of eighteen (18) dwelling units on the property at the maximum allowable base density (34 DUA). The proposal is to build thirty (30) dwelling units (57.7 DUA) which would require the developer to acquire 12 TDR units. It appears from the survey that no right-of-way for on-street parking was ever dedicated, so the lots are full lots.

The adjoining / nearby development sites currently include the 7-story Guildford House condominium complex @ 72 DU / 70 DUA to the immediate north. To the immediate south is the 2-story Bay Harbor Townhouses condominium complex @ 8 DU / 30.8 DUA. To the east across West Bay Harbor Drive is a one-story duplex @ 2 DU / 7.7 DUA and a Town-owned surface parking lot. To the west across the 150-foot wide Bay Harbor Waterway are a mixture of one-story and two-story single-family homes. This area of the Town is predominated by a mixture of low-rise residential complexes (1-3 stories) and mid-rise residential complexes (5-7 stories). The Town's 2002 Community Vision Master Plan identifies this area for mid-rise residential complexes (7+/- stories). Therefore, the proposed development is deemed generally consistent with the Town's future vision for this area.

BACKGROUND INFORMATION

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

COMPREHENSIVE PLAN / ZONING

Comprehensive Plan – The property has a Future Land Use Map (FLUM) designation of “Medium-High Density Residential”. The maximum allowable base density is 34 DUA. Additional dwelling units may be acquired to increase the base density if approved by the Town Commission. The developer is seeking to build 30 DU via the base density. Therefore, **12 additional TDR units are required**. If the Town Commission approves the 12 TDR units, the proposed development will be consistent with the applicable FLUM designation of the property.

Land Development Regulations / Zoning Code – The property has a Zoning classification of RM-1 Multiple Family Zoning District. The maximum building height allowed in this area is 65 feet (measured from BFE to top of main roof deck). The proposed use of the property is consistent with this zoning classification.

PLATTING

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

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

As stated above, the Site Development Plan depicts access to the site from two (2) 24-foot wide two-way driveway connections to W. Bay Harbor Drive. The southern driveway provides access to one (1) guest parking space in the front yard area as well as the lower level of the parking garage. The northern driveway also provides access to one (1) guest parking space in the front yard area as well

as the second level of the parking garage. Based on 30 DU the Code requires at least sixty (60) parking spaces. Sixty-two (62) parking spaces are provided (48 tandem, 10 standard and 4 ADA spaces). As this is a two-lot development, two (2) guest spaces are required as well as a drop-off area near the lobby entrance which the plans meet.

Two Fire Department staging area are shown on the plans; one in the apron of each driveway. Any changes required by the Fire Department subsequent to the Town's site plan approval may cause the plans to be re-submitted to the DRC / PZB.

BUILDING DESIGN / BUILDING LENGTH / BREEZEWAY

The building design is clean / modern with decorative perforated metal screening and an aluminum and glass railing system, as well as an abundant use of glass.

The building does not exceed one hundred twenty (120) feet in length; therefore, no "breezeway" is required.

SUGGESTED CONDITIONS OF APPROVAL / SITE PLAN COMMENTS

Following are suggested conditions of approval and/or comments on the latest plans dated January 28th, 2016 submitted to the Town for consideration:

- 1) This approval is based on the Site Development Plans prepared by Frankel Benayoun Architects Inc. dated January 28th, 2016. Any substantial changes requested after the PZB approval may require a separate approval from staff and/or the Planning and Zoning Board, as specified in the Town Code.
- 2) This approval is subject to the Town Council granting the developer / property owner the ability to allocate 12 additional TDR dwelling units to the site from either the Town or private property owners. If the number of DU requested is not approved by the Town the development approval shall be deemed null and void and must be re-designed.
- 3) A Unity of Title document acceptable to the Town Attorney's Office is necessary to legally tie the two (2) lots together. This must be accomplished prior to the issuance of building permits.
- 4) Payment of all required Town impact fees prior to issuance of building permits.
- 5) Coordinate with the Miami-Dade County School Board staff through the Town's Building Department staff to address any public school concurrency deficiencies at public schools that serve the Town. If impact fees / mitigation is required, an agreement / mitigation must be finalized prior to the issuance of building permits.
- 6) The Planning and Zoning Board must determine if the above grade parking garage is adequately screened from adjoining sites in accordance with Section 23-24(d)(4). This section of the Code requires parking garages to be closed-in and/or all openings screened as required by the Planning and Zoning Board to protect adjoining sites from noise / light.

- 7) Changes required by the Miami-Dade County Fire Department, Building Codes or owner / architect refinements subsequent to the Town's site plan approval may cause the plans to be resubmitted to the DRC / PZB in accordance with Section 5-23.1(c).
- 8) The Town noted recently that another developer was marketing a new multi-family project, wherein some of the dwelling units included a "den", and it was stated in a real estate advertisement that a den could be converted into another bedroom. Due to the Town's minimum dwelling unit size requirements, which are based on the number of bedrooms in a dwelling unit, the use of a den / study as a bedroom or a conversion of a den / study into a bedroom may not be possible if the minimum square footage cannot be met. Previous discussions with the Town's Building Official indicate that the Miami-Dade County Property Appraiser defines a bedroom as having a closet; however, the Florida Building Code does not. The Town's Code does not define a den or bedroom. The Town Council discussed this issue in early 2015 but no final resolution was made. The Florida Building Code states that sleeping rooms must have two (2) means of escape and require light and ventilation requirements and a window for every sleeping room. Section 23-9 of the Town's Code regulates the minimum size requirements of various types of living units. If the dens in Units 3, 9, and 15 are converted to bedrooms or used as a sleeping room they will violate the minimum size requirement of living units and the units would not meet the emergency escape / light / ventilation requirements in some instances. **A condition of approval should state that the dens shall never be converted to bedrooms unless the minimum dwelling unit size and the emergency escape / light / ventilation requirements are met.**

AGENDA ITEM REPORT

February 16, 2016

ITEM NUMBER: 2.

ITEM: Request for approval for a new single family home for "Yoram Izhak" located at 1351 98 Street, Lot 10 of Block 36. On January 20, 2015, October 20, 2015 and January 5, 2016 the Board denied the project. The owner has made revisions to his plan. They are proposing to construct a new single family on a dry lot. The proposed single story family home has approximately 3,204 square feet of a/c living space with a two car garage, a pool and pool deck in the rear of the property. Enclosed please find the site plan and elevations. (Item #2A)

DESCRIPTION:

RECOMMENDED ACTION:

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

FINANCIAL ANALYSIS:

BUDGET IMPACT:

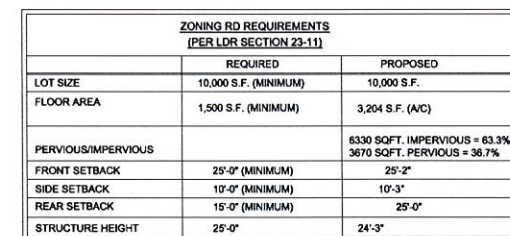
Submitted By: Ayanidys Martinez
 Ayanidys Martinez

ATTACHMENTS

1.	Site Plan & Elevations	1351.98st2.16.16.pdf
2.	Staff Report	1351 98th Street SFR - PZB Staff Report Feb 12 2016.pdf

ABV	ABOVE	H C	HOLLOW CORE	R O	ROUGH OPENING
ACOUS	ACOUSTICAL	HWDO	HARDWOOD	RWD	REDWOOD
ADJ	ADJUSTABLE	HWWE	HARDWARE	R W L	RAIN WATER LEADER
AL	ALUMINUM	HEDT	HEDT	S	SOLID CORE
APPROX	APPROXIMATE	HORIZ	HORIZONTAL	SCHED	SCHEDULE
BD	BOARD	I O	INSIDE DIAMETER	SH	SHEET
BDO	BUILDING	INCAND	INCANDESCENT	SHI	SIMILAR
BLK	BLOCK	INSUL	INSULATION	SMT	SQUARE
BOT	BOTTOM	INT	INTERIOR	SS	STAINLESS STEEL
CAB	CABINET	JOINT	JOINT	STD	STANDARD
CER	CERAMIC	LAM	LAMINATE	STL	STEEL
CL	CEAST IRON	LAV	LAVATORY	STCR	STORAGE
CLR	CLEAR	LX	LOCATING	STRUCT	STRUCTURAL
COL	COLUMN	MAX	MAXIMUM	SUSP	SUSPENDED
CONN	CONCRETE	MECH	MECHANICAL	SYM	SYMMETRICAL
CONC	CONNECTION	METAL	METAL	T C	TOP OF CURB
CONT	CONTINUOUS	MFR	MANUFACTURER	TEL	TELEPHONE
CTSK	COUNTERSUNK	MIN	MINIMUM	T&G	THICK AND GROOVE
DECOR	DECORATIVE	MISC	MISCELLANEOUS	THK	THICK
DET	DETAIL	M O	MASONRY OPENING	T O C	TOP OF CHIMNEY
D D DIA	DOUGLAS FIR	MTC	MOUNTED	T O FR	TOP OF FRAMING
DF	DIMENSION	MUL	MULCH	T O L	TOP OF LEADER
DN	DOWN	NOT IN CONTRACT	NOT IN CONTRACT	T O P OF PLATE	TOP OF PLATE
DWS	DOWN	NO	NO	T O PL	TOP OF PLATE
DWG	DRAWING	N S	NOT TO SCALE	TYP	TYPICAL
EA	EACH	OVERALL	OVERALL	UN	UNLESS OTHERWISE
ELEV	ELEVATION	OBSC	OBSCURE	VERT	VERTICAL
ELEC	ELECTRICAL	O C	ON CENTER	VEST	VESTIBULE
EQ	EQUAL	O D	OUTSIDE DIAMETER	V O F	VERTICAL CROFT
EXH	EXHAUST	OFF	OFFICE	W	WITH
EXH	EXHAUST	OPNG	OPENING	WO	WITHOUT
EXP	EXPANSION	OPR	OPERATOR	W C	WATER CLOSET
EXT	EXTERIOR	PL	PLATE	WO	WOOD
EXIST	EXISTING	PLAS	PLASTER	WGW	WIND GROUND
FF	FINISH FLOOR	PLYWD	PLYWOOD	W H	WATER HEATER
FLASH	FLASH FLOOR	PR	PAIR	WSC	WAINSCOT
FLUOR	FLUORESCENT	PRCST	PRECAST	WT	WEIGHT
FT	FOOTING	P T O F	PRESSURE	WY	WYTHE
FTG	FOOTREST	P T N	TREATED	SYM	SYMMETRICAL
GA	GAUGE	Q T	QUARTY TILE	3	AND
GL	GALVANIZED	RND	RADIUS	4	ANGLE
GR	GLASS	REIN	REINFORCED	L	CENTER LINE
GYP	GYP	REQ	REQUIRED	O	DIAMETER OR ROUND
HB	GYPSUM	RM	ROOM	P	POUND OR NUMBER
	GYSE BIBB				

Job #:
DWG File #:
Scale:
SHT. **A001**

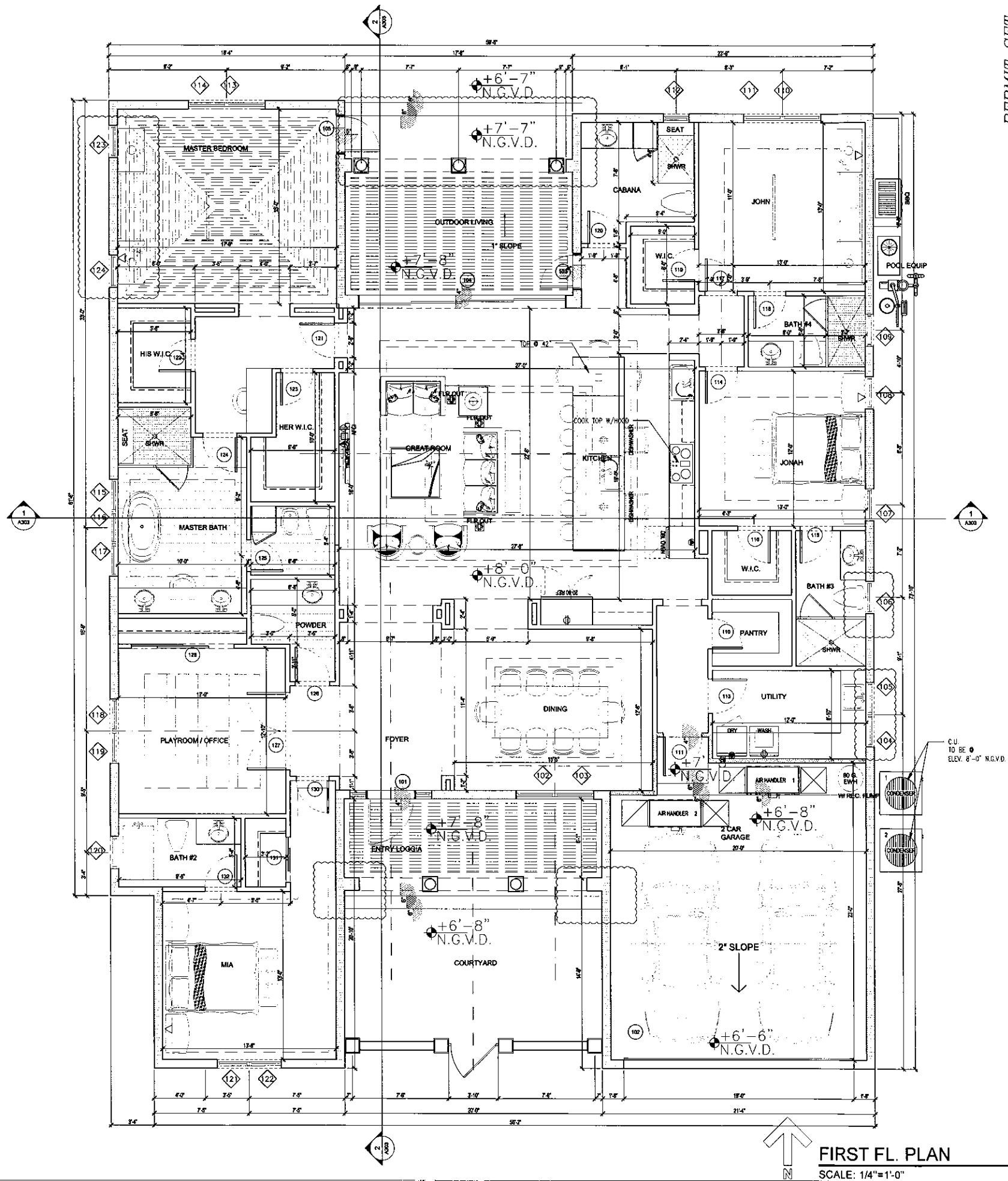


Job #:
DWG File #:
Scale:
SHT. **A101**

WINDOW SCHEDULE						
Number	SIZE	TYPE	Head Height	TRANSOM ABOVE	TOP @	Remarks
102	3'-0"x6'-0"	FX GLS	8'-0"	ARCHED	10'-0"	ARCHED TRANSOM (SEE ELEVATION)
103	3'-0"x6'-0"	FX GLS	8'-0"	ARCHED	10'-0"	ARCHED TRANSOM (SEE ELEVATION)
104	2'-6"x4'-6"	CSMNT	8'-0"		8'-0"	
105	2'-6"x4'-6"	CSMNT	8'-0"		8'-0"	
106	2'-6"x4'-6"	CSMNT	8'-0"		8'-0"	
107	2'-6"x5'-0"	CSMNT	8'-0"		8'-0"	EGRESS
108	2'-6"x5'-0"	CSMNT	8'-0"		8'-0"	EGRESS
109	2'-6"x4'-0"	CSMNT	8'-0"		8'-0"	
110	3'-0"x8'-0"	CSMNT	8'-0"		8'-0"	EGRESS
111	3'-0"x8'-0"	CSMNT	8'-0"		8'-0"	EGRESS
112	2'-0"x4'-0"	CSMNT	8'-0"		8'-0"	
113	3'-0"x8'-0"	CSMNT	8'-0"	ARCHED	10'-0"	ARCHED TRANSOM ABOVE, (SEE ELEVATION)
114	3'-0"x8'-0"	CSMNT	8'-0"	ARCHED	10'-0"	ARCHED TRANSOM ABOVE, (SEE ELEVATION)
115	2'-6"x6'-0"	FX GLS	8'-0"	ARCHED	10'-0"	ARCHED TOP (SEE ELEVATION)
116	2'-6"x6'-0"	FX GLS	8'-0"	ARCHED	10'-0"	ARCHED TOP (SEE ELEVATION)
117	2'-6"x6'-0"	FX GLS	8'-0"	ARCHED	10'-0"	ARCHED TOP (SEE ELEVATION)
118	2'-6"x5'-0"	CSMNT	8'-0"	24"	10'-0"	EGRESS
119	2'-6"x5'-0"	CSMNT	8'-0"	24"	10'-0"	EGRESS
120	2'-6"x5'-0"	FX GLS	8'-0"		8'-0"	
122	2'-6"x5'-0"	CSMNT	8'-0"		8'-0"	EGRESS
123	2'-6"x5'-0"	FX GLS	8'-0"	24"	10'-0"	
124	2'-6"x5'-0"	FX GLS	8'-0"	24"	10'-0"	

DOOR SCHEDULE				
Number	SIZE	TYPE	Remarks	
101	3'-6"x8'-0"	ENTRY	WOOD ARCHED DOOR WITH 14" SIDE LITES AND AROUND TOP OF DOOR	
102	18'-0"x9'-0"	OHGD		
104	16'-0"x10'-0"	SLD GLASS		
103	2'-6"x8'-0"	ENTRY		
105	2'-8"x8'-0"	ENTRY		

1ST FLOOR INTERIOR DOOR SCHEDULE				
Number	SIZE	TYPE	Remarks	
110	2'-4"x8'-0"	SWING		
111	3'-0"x8'-0"	SWING		
113	2'-8"x8'-0"	SWING		
114	2'-6"x8'-0"	SWING		
115	2'-6"x8'-0"	SWING		
116	2'-6"x8'-0"	SWING		
117	2'-6"x8'-0"	SWING		
118	2'-6"x8'-0"	SWING		
119	2'-6"x8'-0"	SWING		
120	2'-6"x8'-0"	SWING		
121	2'-8"x8'-0"	SWING		
122	2'-6"x8'-0"	SWING		
123	2'-6"x8'-0"	SWING		
124	2'-8"x8'-0"	SWING		
125	2'-6"x8'-0"	SWING		
126	2'-8"x8'-0"	SWING		
127	6'-0"x8'-0"	SWING DBL		
128	8'-0"x8'-0"	SLIDER		
130	2'-6"x8'-0"	SWING		
131	3'-6"x8'-0"	SLIDER		
132	2'-6"x8'-0"	SWING		



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

PERMIT SET

FW Date: 11-14-15
Drawn By: 11-14-15
Date Drawn: 11-14-15
REVISION: 11-14-15
Checked By: LK

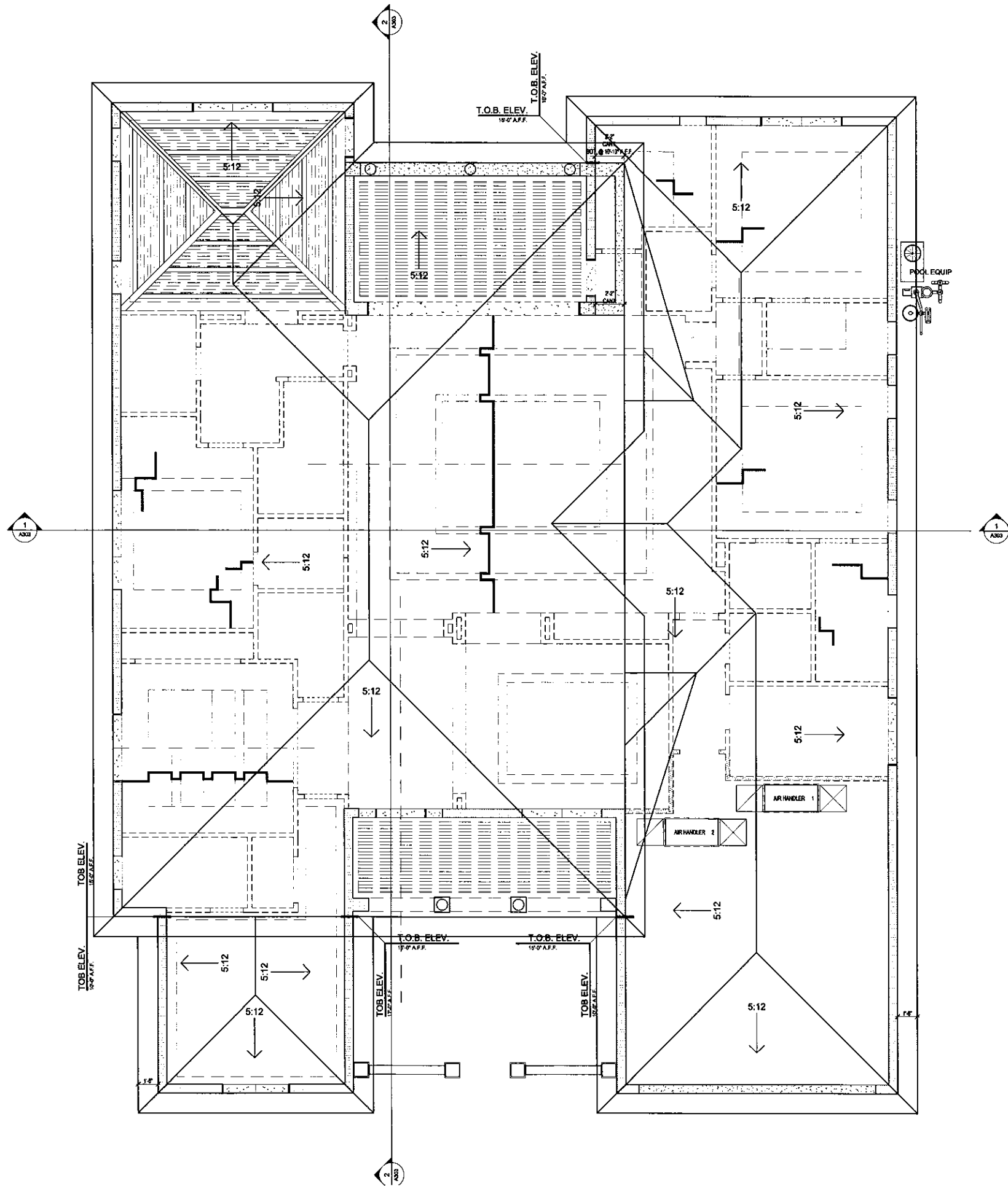
NEW RESIDENCE

1351 98TH ST.
BAY HARBOR ISLANDS FLORIDA

BAHIA HERMOSA LLC

2401 NW 29TH RD
BOCA RATON, FLORIDA
TEL. 561-531-6468

Job #:
DWG File #:
Scale:
SHT. A201



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

PERMIT SET

NEW RESIDENCE

1351 98TH ST.
BAY HARBOR ISLANDS FLORIDA

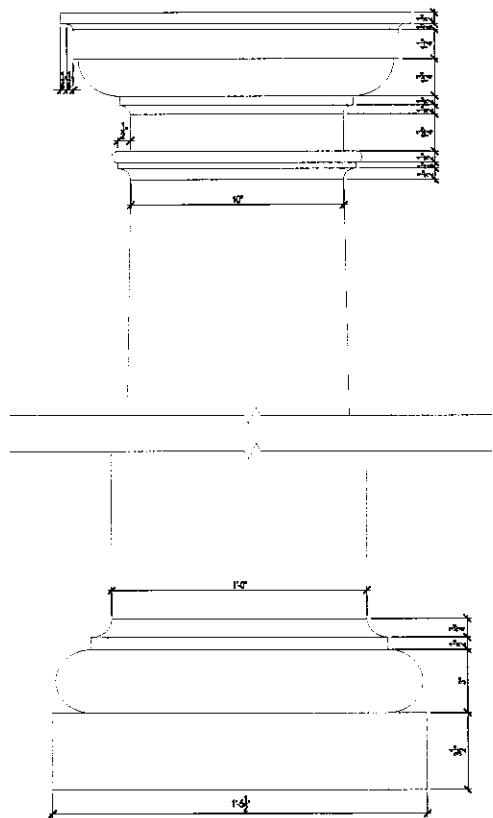
BAHIA HERMOSA LLC
2401 NW 29TH RD
BOCA RATON, FLORIDA
TEL. 561-531-6468

Job #:
DWG File #:
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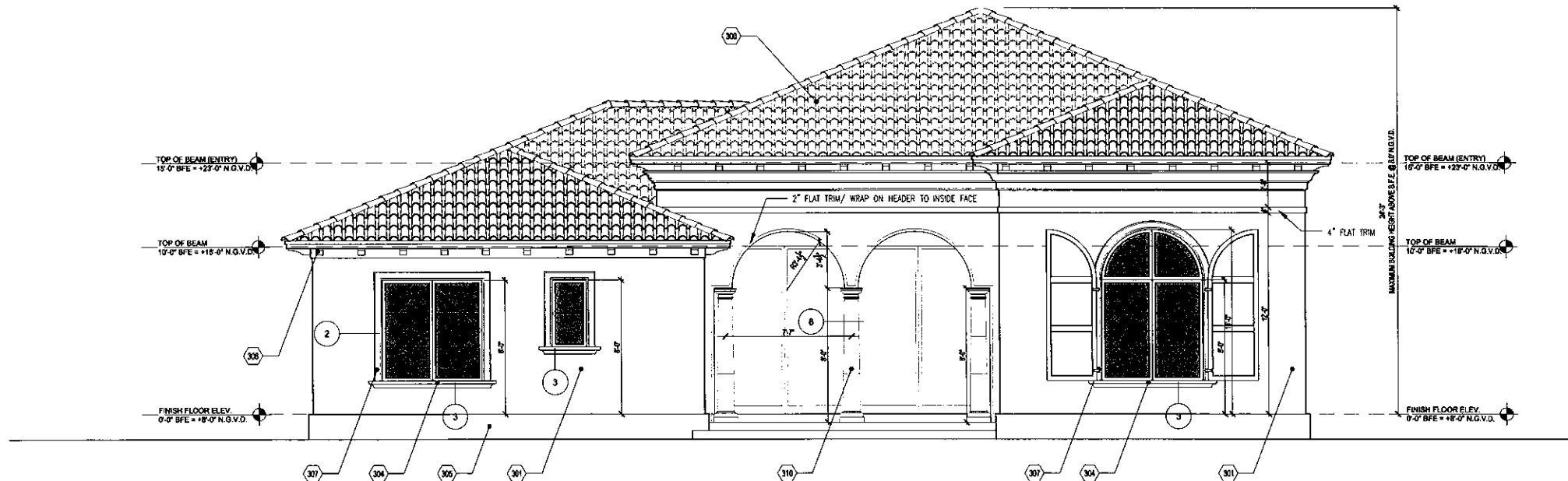
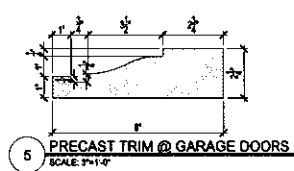
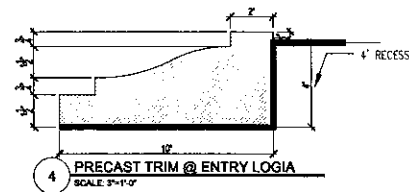
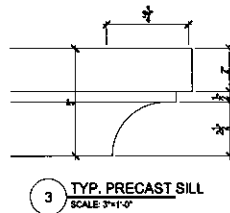
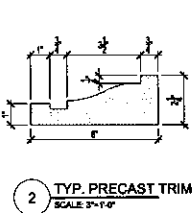
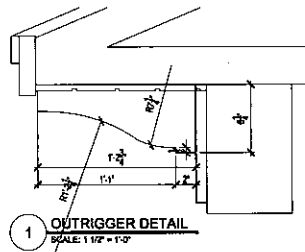
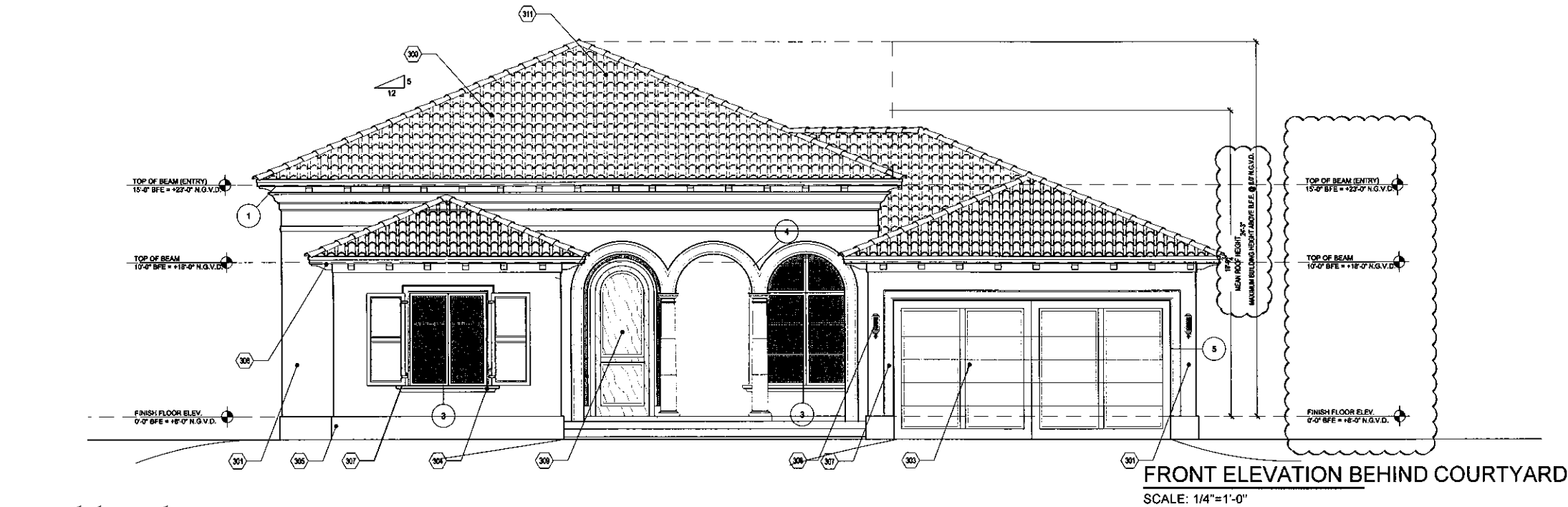
SHT. A202

FW Date:
Drawn By:
Date Drawn: 06-25-15
REVISED: 11-14-15
01-28-18
Checked By: LK

KEYNOTES	
300	CONCRETE ROOF "S" TILE
301	SMOOTH STUCCO FINISH (TYP.)
302	PRECAST OR STONE CLADDING
303	WOOD OR SIMILAR CLAD METAL GARAGE DOORS
304	PRECAST OR STONE SILL
305	2 1/2" STUCCO WATERTABLE HEIGHT VARIES SEE ELEVATION (TYP.)
306	WOOD SOFFIT AND OUTRIGGERS AND FREEZE BOARD
307	PRECAST OR STONE TRIM
308	WALL MOUNTED LIGHT FIXTURE
309	CUSTOM WOOD ENTRY DOOR WITH SIDE LITE
310	PRECAST OR STONE COLUMN
311	DECORATIVE METAL FINIAL
312	PRECAST OR STONE WATER TABLE AT ENTRY ONLY
313	
314	
315	



6 PRECAST COLUMN.
SCALE: 3/4"=1'-0"



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

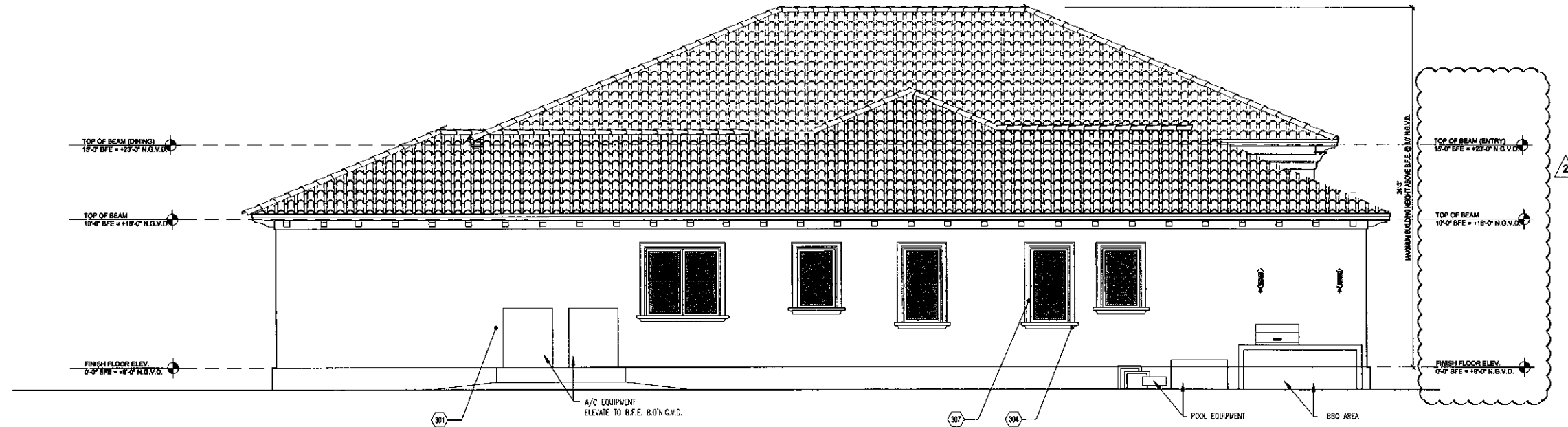
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Date: 04-19-15
REVISED: 11-14-15
Checked By: LK

NEW RESIDENCE

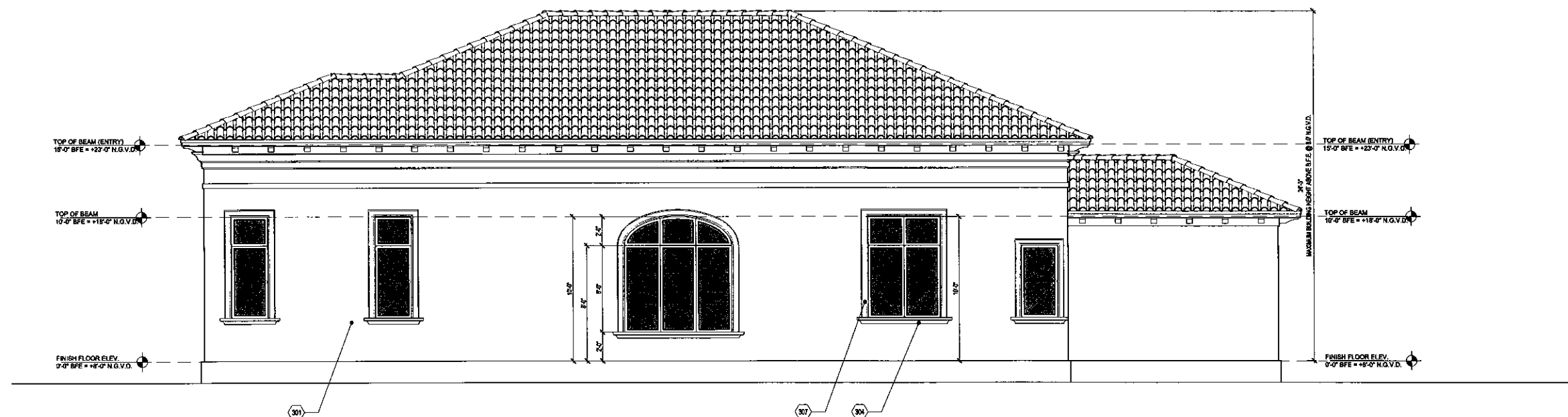
1351 98TH ST.
BAY HARBOR ISLANDS FLORIDA

BAHIA HERMOSA LLC
2401 NW 29TH RD
BOCA RATON, FLORIDA
TEL. 561-531-6468

Job #:
DWG File #:
Scale:
SHT. A301a



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



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

FW Date:
Drawn By:
Date Drawn: 04-19-15
REVISED: 11-14-15
01-08-16
Checked By: LK

NEW RESIDENCE

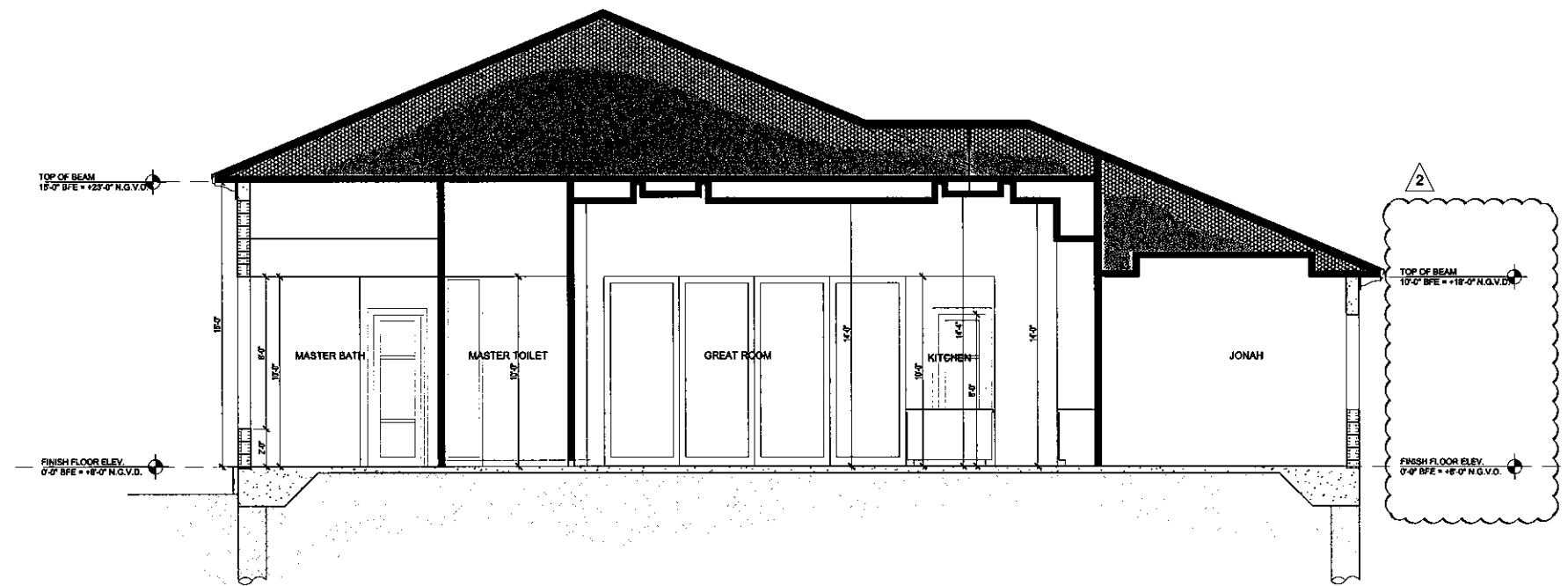
1351 98TH ST.
BAY HARBOR ISLANDS FLORIDA

BAHIA HERMOSA LLC
2401 NW 29TH RD
BOCA RATON, FLORIDA
TEL: 561-531-6468

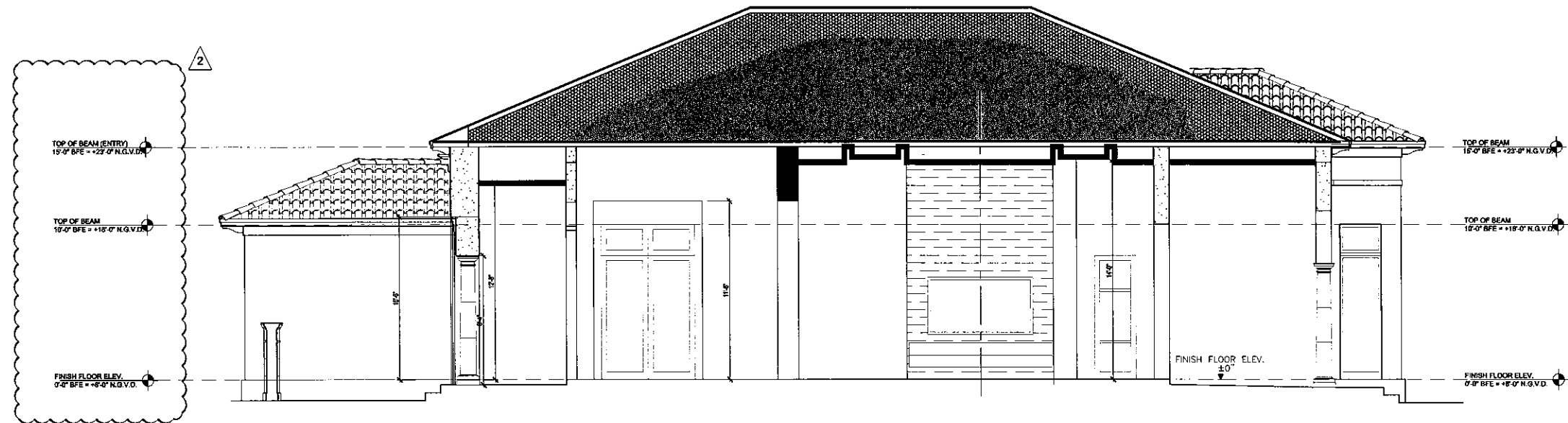
Job #:
DWG File #:

Scale:

SHT. **A302**



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



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

FW Date:
Drawn By:
Date Drawn: 04-19-15
REVISED: 11-14-15
01-08-16
Checked By: LK

NEW RESIDENCE

1351 98TH ST.
BAY HARBOR ISLANDS FLORIDA

BAHIA HERMOSA LLC
2401 NW 29TH RD
BOCA RATON, FLORIDA
TEL. 561-531-6468

Job #:
DWG File #:

Scale:

SHT. A303



PERMIT SET

NEW RESIDENCE

1351 98TH ST.
BAY HARBOR ISLANDS FLORIDA

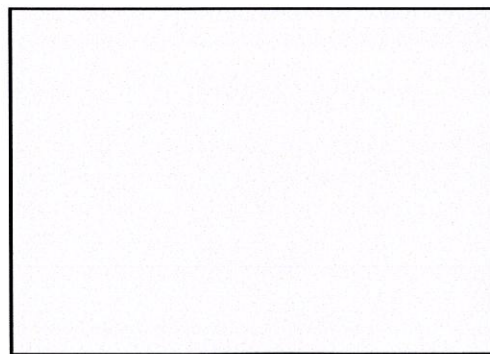
FW Date:
Drawn By:
Date Drawn:
REVISED:
Checked By:

BAHIA HERMOSA LLC
2401 NW 29TH RD
BOCA RATON, FLORIDA
TEL. 561-531-6468

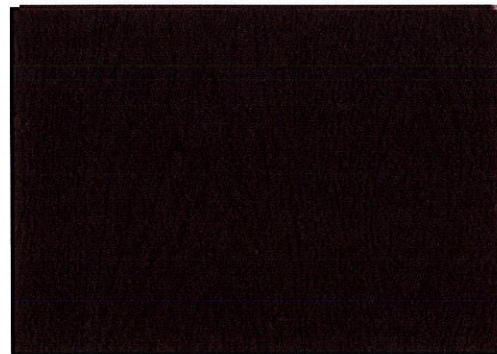
Job #:
DWG File #:

Scale:

SHT. A401



BUILDING COLOR
SHERWIN WILLIAMS
SW7000



WOOD STAIN
SIKKENS WALNUT 10



STONE CLADDING
AND TRIM
LIME STONE



ROOF TILE
BORAL, MADERA BLEND
"s" TILE



DRIVEWAY
DUBLIN DOMINO
OAK RUN

PERMIT SET

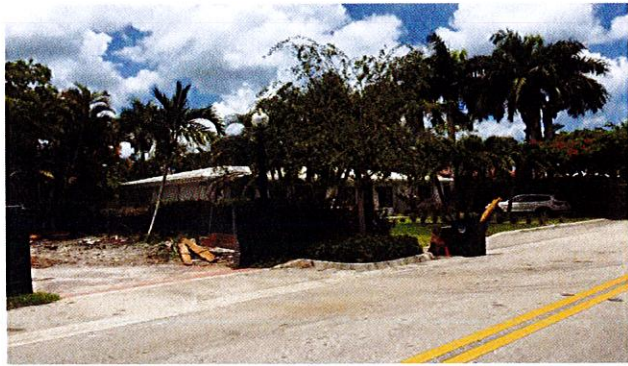
NEW RESIDENCE

1351 98TH ST.
BAY HARBOR ISLANDS FLORIDA

FW Date:
Drawn By:
Date Drawn:
REVISED:
Checked By:

BAHIA HERMOSA LLC
2401 NW 29TH RD
BOCA RATON, FLORIDA
TEL 561-531-6468

Job #:
DWG File #:
Scale:
SHT. A402



EAST SIDE ADJOINING LOT



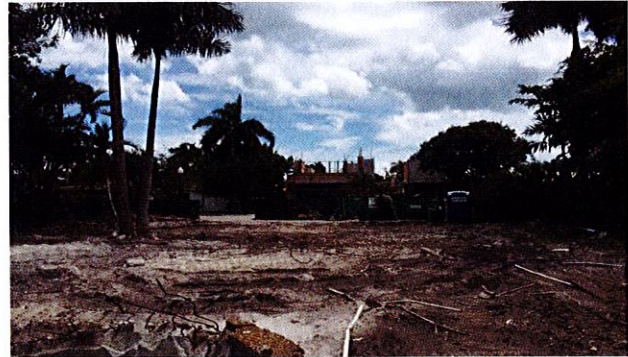
WEST SIDE ADJOINING LOT



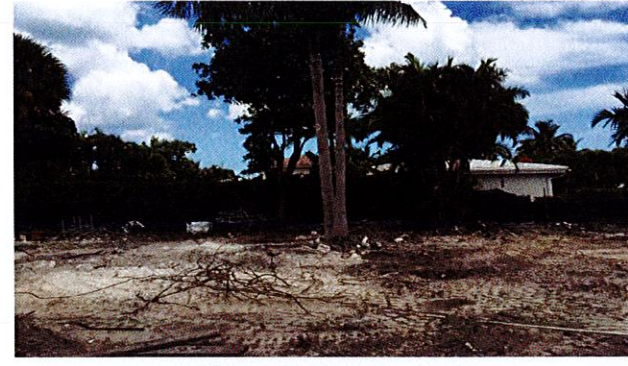
EXISTING LOT
LOOKING NORTH FROM STREET



EXISTING LOT
LOOKING NORTH



EXISTING LOT
LOOKING SOUTH



EXISTING LOT
LOOKING EAST



EXISTING LOT
LOOKING WEST



1ST.PROPERTY TO THE WEST



2ND.PROPERTY TO THE WEST



PROPERTY TO THE EAST

PERMIT SET

FW Date:
Drawn By:
Date Drawn:
REVISED:
Checked By:

NEW RESIDENCE

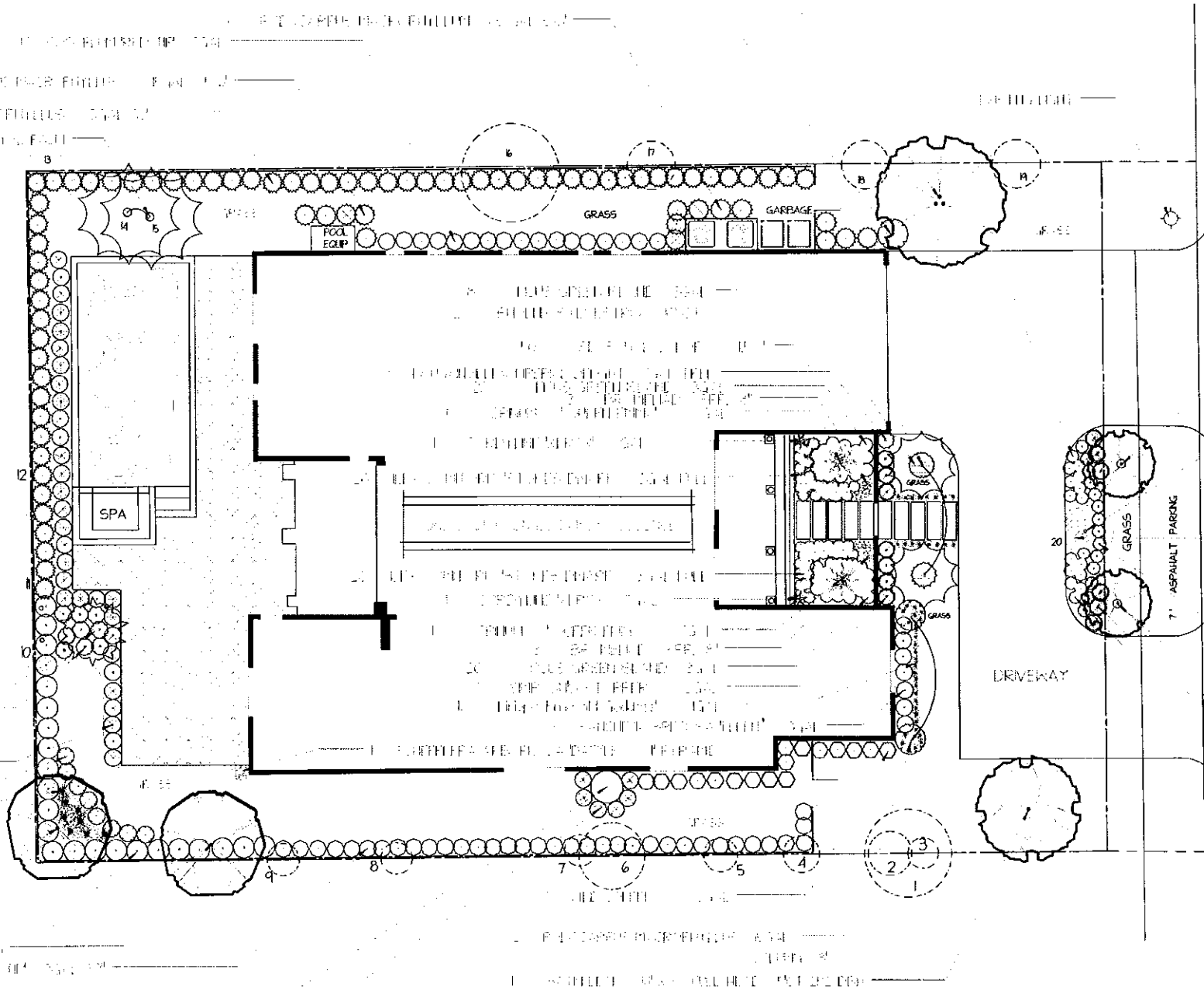
1351 98TH ST.
BAY HARBOR ISLANDS FLORIDA

BAHIA HERMOSA LLC
2401 NW 29TH RD
BOCA RATON, FLORIDA
TEL. 561-531-6468

Job #:
DWG File #:
Scale:
SHT. A403

MATERIALS LIST:

KEY	QTY	COMMON NAME	BOTANICAL NAME	SIZE / Spks	NATIVE
1	2	BRICK			
2	1	WAX OAK	Quercus virginiana	18-24" DBH	YES
3	1	QUARTZITE	Quartzite	12-18" DBH	YES
4	1	WAX OAK	Quercus virginiana	12-18" DBH	YES
5	1	WAX OAK	Quercus virginiana	12-18" DBH	YES
6	1	WAX OAK	Quercus virginiana	12-18" DBH	YES
7	1	WAX OAK	Quercus virginiana	12-18" DBH	YES
8	1	WAX OAK	Quercus virginiana	12-18" DBH	YES
9	1	WAX OAK	Quercus virginiana	12-18" DBH	YES
10	1	WAX OAK	Quercus virginiana	12-18" DBH	YES
11	1	WAX OAK	Quercus virginiana	12-18" DBH	YES
12	1	WAX OAK	Quercus virginiana	12-18" DBH	YES
13	1	WAX OAK	Quercus virginiana	12-18" DBH	YES
14	1	WAX OAK	Quercus virginiana	12-18" DBH	YES
15	1	WAX OAK	Quercus virginiana	12-18" DBH	YES
16	1	WAX OAK	Quercus virginiana	12-18" DBH	YES
17	1	WAX OAK	Quercus virginiana	12-18" DBH	YES
18	1	WAX OAK	Quercus virginiana	12-18" DBH	YES
19	1	WAX OAK	Quercus virginiana	12-18" DBH	YES
20	1	WAX OAK	Quercus virginiana	12-18" DBH	YES
21	1	WAX OAK	Quercus virginiana	12-18" DBH	YES
22	1	WAX OAK	Quercus virginiana	12-18" DBH	YES
23	1	WAX OAK	Quercus virginiana	12-18" DBH	YES
24	1	WAX OAK	Quercus virginiana	12-18" DBH	YES
25	1	WAX OAK	Quercus virginiana	12-18" DBH	YES
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100	1	WAX OAK	Quercus virginiana	12-18" DBH	YES



NOTE: ALL EXISTING TREES TO REMAIN

INDICATES EXISTING TREES / PALMS

#	SCIENTIFIC/COMMON NAME	DBH	HGT	SPR
1	PTYCOSPERMA ELEGANS / SOUTARE PALM	3"	14'	6'
2	ROYAL PALM / ROYSTONEA REGS / ROYAL PALM	17"	50'	20'
3	ROYAL PALM / ROYSTONEA REGS / ROYAL PALM	12"	22'	8'
4	PTYCOSPERMA ELEGANS / SOUTARE PALM	3"	12'	6'
5	PTYCOSPERMA ELEGANS / SOUTARE PALM	3"	11'	6'
6	ROYAL PALM / ROYSTONEA REGS / ROYAL PALM	35"	22'	6'
7	PTYCOSPERMA ELEGANS / SOUTARE PALM	3"	10'	6'
8	ROYAL PALM / ROYSTONEA REGS / ROYAL PALM	4"	8'	6'
9	PTYCOSPERMA ELEGANS / SOUTARE PALM	8"	17'	6'
10	PTYCOSPERMA ELEGANS / SOUTARE PALM	35"	22'	6'
11	PTYCOSPERMA ELEGANS / SOUTARE PALM	35"	22'	6'
12	PTYCOSPERMA ELEGANS / SOUTARE PALM	3"	12'	6'
13	PTYCOSPERMA ELEGANS / SOUTARE PALM	3"	10'	6'
14	ROYAL PALM / ROYSTONEA REGS / ROYAL PALM	9"	20'	8'
15	ROYAL PALM / ROYSTONEA REGS / ROYAL PALM	11"	20'	8'
16	TABEBA PALMA / PINK TABEBA	14"	24'	20'
17	DYPS LUTESCENS / ARECA PALM	MULTI	22'	6'
18	PTYCOSPERMA ELEGANS / SOUTARE PALM	4"	10'	6'
19	DYPS LUTESCENS / ARECA PALM	MULTI	22'	6'
20	PHOENIX ROEBELII / PINK DATE PALM	MULTI	6-12'	6'

TO BE TRANSPLANTED ON SITE

TO BE TRANSPLANTED ON SITE

TO BE TRANSPLANTED ON SITE

NOTE: 1. SHRUBS AT TIME OF PLANTING MUST BE A MINIMUM OF 24"
2. THE SHRUBS MUST BE EQUAL TO THE HEIGHT OF THE EQUIPMENT AT TIME OF PLANTING.

Term of Bay Harbor Islands Landscape Code (Sec. 34-10) Requirements Legend		
Residential - Single Family and Two-Family House Sites		
A. Shade Trees Required*	Required	Provided
1. Single Family Non-Waterfront Lot	5	5
2. Single Family Waterfront Lot	5	5
3. Two-Family Lot	5	5
4. Number of Shade Trees in Front Yard	2	2
5. Native Species Required - 50%	2	4
6. Drought Tolerant and Low Maintenance Species Required - 50%	2	3
B. Shrubs Required**	Required	Provided
1. Single Family Non-Waterfront Lot	50	382
2. Single Family Waterfront Lot	50	50
3. Two-Family Lot	50	50
4. Native Species Required - 30%	115	183
5. Drought Tolerant and Low Maintenance Species Required - 50%	131	201
C. Maximum Lawn Area Allowed***	Required	Provided
50% of Net Lot Area	5000	3051

TERRASCAPES
OF SOUTH FLORIDA
561-929-1309



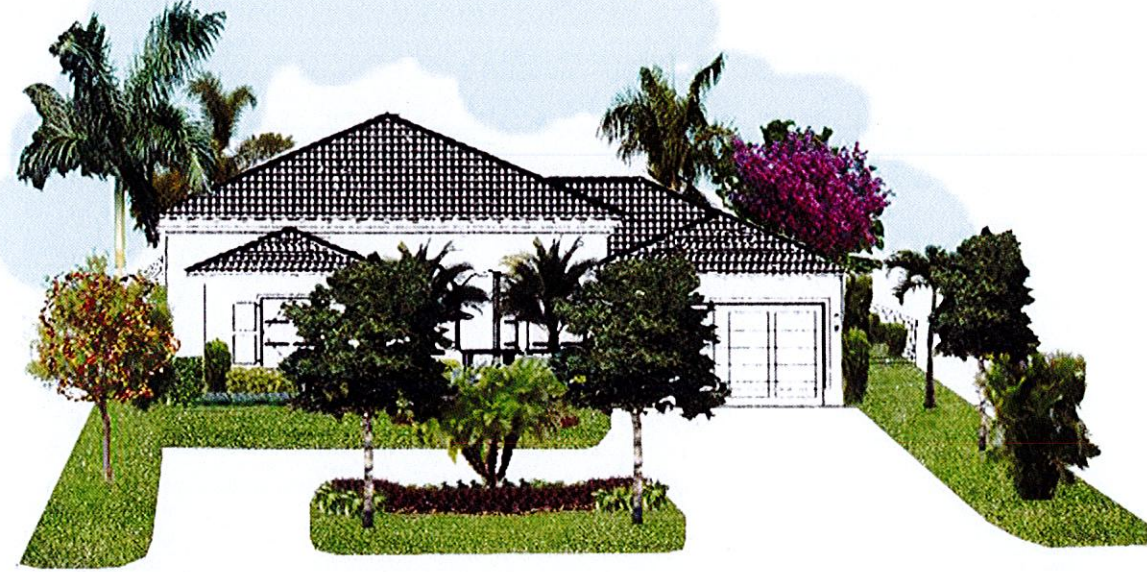
NORTH

REV 4 09/28/5
REV 7 1/30/5
REV 5 3/1/5

NEW RESIDENCE
1351 98 STREET BAY HARBOR ISLANDS, FLORIDA

DATE: JUNE 28, 2015
SCALE: 1/8" = 10'

L001



FRONT ELEVATION
N.T.S.



RIGHT ELEVATION
N.T.S.



REAR ELEVATION
N.T.S.

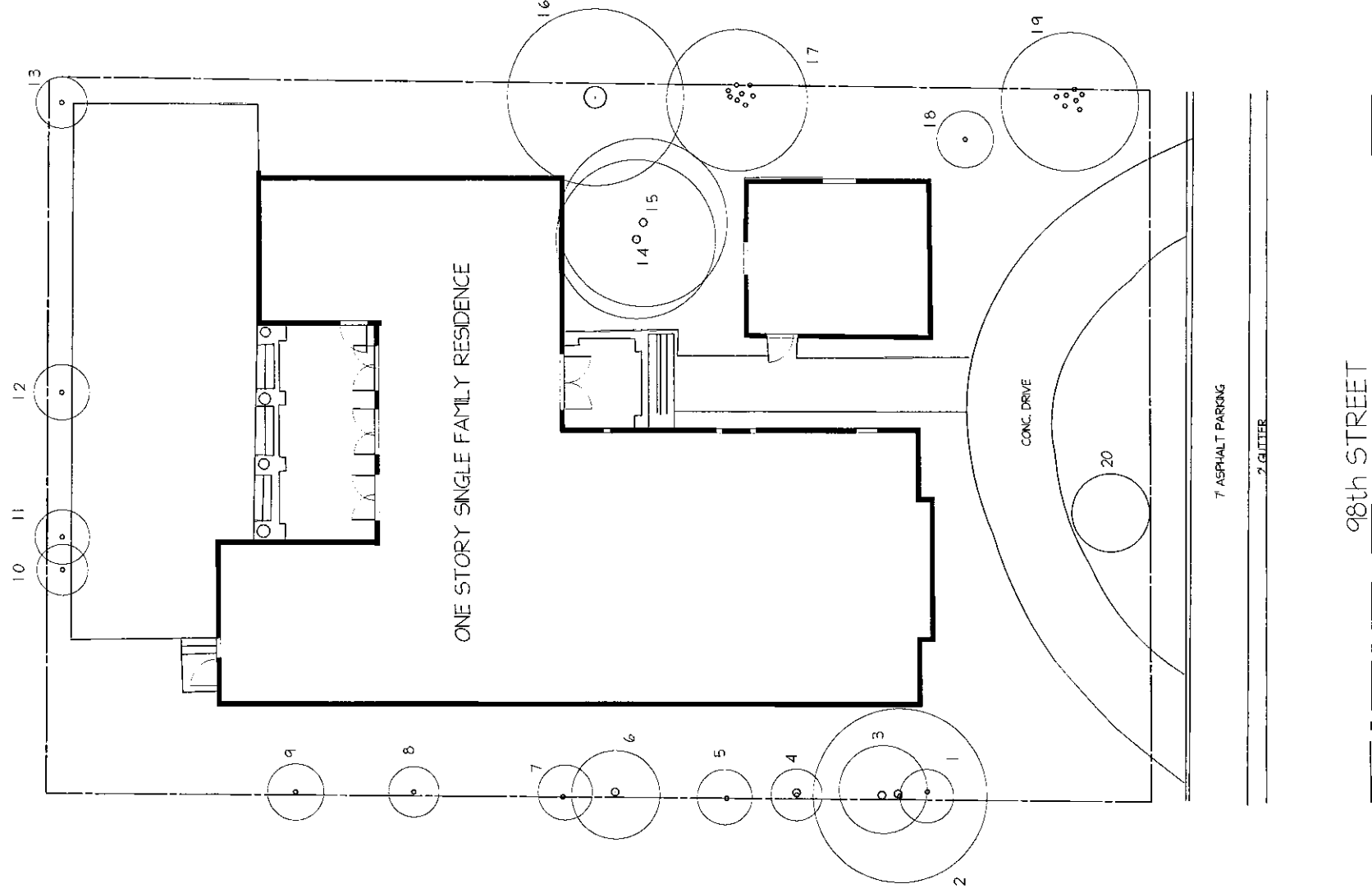


LEFT ELEVATION
N.T.S.

TERRASCAPES
OF SOUTH FLORIDA
561-929-1309

NEW RESIDENCE
1351 98 STREET BAY HARBOR ISLANDS, FLORIDA

L002



NOTE: ALL EXISTING TREES TO REMAIN

EXISTING TREES				
#	SCIENTIFIC/COMMON NAME	DBH	HGT	SPR
1	PTYCOSPERMA ELEGANS / SOLITARE PALM	3"	14'	6'
2	ROYAL PALM / ROTISTONEA REGES / ROYAL PALM	17"	50'	20'
3	ROYAL PALM / ROTISTONEA REGES / ROYAL PALM	12"	22'	8'
4	PTYCOSPERMA ELEGANS / SOLITARE PALM	3"	11'	8'
5	PTYCOSPERMA ELEGANS / SOLITARE PALM	3"	11'	8'
6	ROYAL PALM / ROTISTONEA REGES / ROYAL PALM	3"	10'	14'
7	PTYCOSPERMA ELEGANS / SOLITARE PALM	3"	8'	6'
8	ROYAL PALM / ROTISTONEA REGES / ROYAL PALM	35"	22'	6'
9	PTYCOSPERMA ELEGANS / SOLITARE PALM	35"	22'	6'
10	PTYCOSPERMA ELEGANS / SOLITARE PALM	35"	22'	6'
11	PTYCOSPERMA ELEGANS / SOLITARE PALM	3"	20'	6'
12	PTYCOSPERMA ELEGANS / SOLITARE PALM	3"	20'	6'
13	ROYAL PALM / ROTISTONEA REGES / ROYAL PALM	11"	20'	8'
14	ROYAL PALM / ROTISTONEA REGES / ROYAL PALM	11"	20'	20'
15	TABERNA PALMA / PINK TABERNA	MULTI	24'	20'
16	DTYS LUTESCENS / ARECA PALM	4"	22'	10'
17	DTYS LUTESCENS / ARECA PALM	4"	18'	8'
18	DTYS LUTESCENS / ARECA PALM	MULTI	18'	12'
19	PHOENIX ROSEBUD / ROYAL DATE PALM	MULTI	6-10'	10'
20				

TO BE TRANSPLANTED ON SITE

TO BE TRANSPLANTED ON SITE

TO BE TRANSPLANTED ON SITE

TREE SURVEY

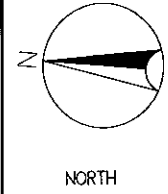
NEW RESIDENCE

1351 98 STREET BAY HARBOR ISLANDS, FL

SCALE 1/8" = 1'-0"

DATE 01/27/16

DRAWN BY RCF 12/78



TERRASCAPES
OF SOUTH FLORIDA
561-929-1309

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

To: Planning and Zoning Board
Town of Bay Harbor Islands

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

Date: February 12th, 2016

Subject: Proposed Single-Family Residence
1351 98th Street
Bay Harbor Islands Acct. No.: MB2015-134
MMPA Acct. No.: 01-0702-1021

RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board review the contents of this staff report, the latest revised site plan and architectural plans (dated 1/6/16) and if felt to be acceptable, **APPROVE** the plans as submitted or with modifications as deemed appropriate and/or with conditions, to allow for the construction of a new single-family house located at 1351 98th Street.

GENERAL PROJECT INFORMATION

Land Use Designation: L – Low Density Residential
Zoning District: RD Single-Family District
General Location: 1351 98th Street
Legal Description: Lot 10 of Block 36, "Bay Harbor Island" according to the plat thereof, as recorded in Plat Book 46, at Page 5 of the Public Records of Miami-Dade County.

PROJECT DESCRIPTION

The project architect, Bahia Hermosa, LLC, as agent for the property owner, Yoram Izhak, has submitted a revised application for the construction of a new single-family residence on a non-waterfront lot located at 1351 98th Street. The proposed single-story home will have approximately 3,204 square feet of A/C living space with a two-car garage and a pool and pool deck in the rear of the property. The residence will have four (4) bedrooms, five (5) full bathrooms,

one (1) half bathroom, and an office / playroom. The overall height of the structure will be 24'-3" above Base Flood Elevation (BFE), which is below the maximum allowed within the RD Single-Family District. The applicant is proposing two (2) driveway connections to 98th Street. Extensive landscaping is proposed that meets or exceeds the Miami-Dade County Landscape Code and Town Supplemental Landscape Code requirements, including the use of native and drought tolerant plant materials.

The current draft of the Street Tree Master Plan identifies the tree species as Live Oak along 98th Street.

The Historical Structure Survey for the Town of Bay Harbor Islands listed the now demolished structure as a Masonry Vernacular design that was built in 1947 (FMSF No. DA10310). The new single-family home design has some Mediterranean features.

PROJECT HISTORY

On January 20th, 2015 the PZB deferred an application for the renovation and expansion of an existing single-family home at the above referenced location. Since that time, the existing home has been demolished. A new architect was retained and submitted an application for the construction of a new single-family home; as such, this was considered a new project. The applicant / new architect submitted an initial set and several revised sets of plans that were reviewed by MMPA for consistency with the Town Code requirements. On October 20th, 2015 the PZB deferred the application as the home looked very similar to the proposed home on the same street (same developers). The applicant revised the plans and on January 5th, 2016 the PZB deferred the application again as some of the plans were inconsistent and some design features needed to be refined. The applicant has since submitted revised plans that have attempted to address all of the Boards concerns.

COMPREHENSIVE PLAN / ZONING

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

Land Development Regulations / Zoning Code –The property has a Zoning Classification of RD Single Family Zoning District. The proposed use and density of the property is consistent with this zoning classification. The following Zoning and Planning sections of the Code apply to this proposal: Section 23-3 (Use Regulations RD Single-Family District), Section 23-9 (Minimum Size of Living Units), Section 23-10 (Minimum Size of Building Lot), Section 23-11(A) (Land Development Regulations RD Single-Family Area) and Section 23-12 (Land Development Regulations General Provisions). In addition, the Town has separate regulations for landscaping, driveways and building material regulations.

PLATTING

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

SUMMARY / SITE PLAN COMMENTS

The latest site plan and architectural plans submitted for the construction of a new single-family home located at 1351 98th Street meet or exceed all Town Land Development and Landscape Code requirements. The applicant previously submitted plans that were reviewed and commented on by MMPA and all previous comments and issues have been addressed by the current plans.

MMPA notes that the PZB requested a door be placed in the garage / utility room to provide access to the garbage cans in the side yard. The applicant has indicated that the owner does not want any doors in that location for security reasons. MMPA also informed the applicant that the landscaping on the renderings does not match the landscape plans; the applicant indicated that the landscaping shown on the renderings is for presentation purposes only and that the landscape elevations show the proposed landscape material accurately.

The following conditions of approval are recommended:

- 1) This approval is based on the plans prepared by Bahia Hermosa, LLC dated January 6th, 2016 with any modifications required by the PZ Board. All significant exterior modifications to the above plans shall be reviewed by Town staff and may require re-approval by the PZB if felt to be substantial.