*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**

**December 15, 2020**

**AGENDA**

**SPECIAL NOTICE - VIRTUAL MEETING**

This meeting is being held through the Zoom Platform. Members of the Public who wish to participate and/or view the meeting may do so by logging in through the Zoom Platform as follow:

Zoom Link: https://zoom.us/j/95009812596
Meeting ID: 950 0981 2596
To request to speak during Public Comment, please utilize the "raise your hand" Zoom feature on your electronic device. You will be recognized at the direction of the Zoom Meeting Host.

In addition, any member of the public who does not wish, or is unable to participate through the Zoom video conferencing platform, but would still like to participate can do so by listening to the meeting as it happens by dialing the Toll-free number below:

US Toll Free Number: 877 853 5247 or 888 788 0099
Meeting ID: 950 0981 2596
Participant ID: Press the # key

To request to speak: Dial *9 on your telephone device to activate the "Raise your Hand" feature on the zoom platform.

Members of the Public can also submit their request to speak and/or comments via e-mail to the Office of the Town Clerk at achang@bayharborislands-fl.gov

**CALL TO ORDER:** Set for 6:00 p.m.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

1. Request for approval for a new multi-family dwelling for “Driftwood" located at 9955 East Bay Harbor Drive, Lots 19-21 of Block 4. The property owner, Congress Driftwood, LLC, has submitted a new site development plan to construct a twenty six (26) dwelling unit mid rise residential development. The proposed units range from 2,170 sq. ft. to 3,355 sq. ft. The proposed design incorporates one rectangular shaped 7 story building at 75 ft above BFE on top of a grade level under building parking garage / exterior parking area. No TDR units are being sought in this design. Enclosed please find the site plan and elevations. (Item #1A)

   * *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 9955 East Bay Harbor Drive.

**CONCLUSION OF QUASI-JUDICIAL PUBLIC HEARING**

2. Approval of the following Meeting Minutes:
   a. May 5, 2020
   b. June 16, 2020
   c. July 21, 2020

**ADJOURNMENT:** Approximately 7:00 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**
December 15, 2020

**ITEM NUMBER: 1.**

**ITEM:** Request for approval for a new multi-family dwelling for “Driftwood" located at 9955 East Bay Harbor Drive, Lots 19-21 of Block 4. The property owner, Congress Driftwood, LLC, has submitted a new site development plan to construct a twenty six (26) dwelling unit mid rise residential development. The proposed units range from 2,170 sq. ft. to 3,355 sq. ft. The proposed design incorporates one rectangular shaped 7 story building at 75 ft above BFE on top of a grade level under building parking garage / exterior parking area. No TDR units are being sought in this design. Enclosed please find the site plan and elevations. (Item #1A)

**DESCRIPTION:**
for the purpose of hearing any public comment with respect to an application for site plan approval at 9955 East Bay Harbor Drive.

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

---

**FINANCIAL ANALYSIS:**

**BUDGET IMPACT:**

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Submitted By: Ayanidys Martinez
Ayanidys Martinez

**ATTACHMENTS**
1. Final P&Z Submittal Plans 11.19.20
2. BHI PZB Staff Report Driftwood MFR #2 9955 EBHD Nov 30 2020

| Sheet Number | Sheet Name |
|---|---|
| G-001 | COVER + INDEX |
| V-001 | SURVEY |
| G-002 | ZONING DATA |
| G-003 | PROJECT DATA |
| G-004 | LOT COVERAGE PLAN |
| G-005 | GROUND LEVEL OPEN SPACE PLAN |
| G-006 | ROOF LANDSCAPE OPEN SPACE PLAN |
| G-007 | ALT. DESIGN OF BREEZEWAY WEST ELEVATION DIAGRAM |
| G-007.1 | ALT. DESIGN OF BREEZEWAY EAST ELEVATION DIAGRAM |
| G-008 | ALT. DESIGN OF BREEZEWAY PLAN DIAGRAM |
| G-009 | AERIAL CONTEXT |
| G-010 | EXISTING AERIAL CONTEXT |
| G-011 | SETBACK PLAN |
| G-012 | EXISTING STREET CONTEXT |
| A-001 | SITE PLAN |
| A-001.1 | OVERALL ROOF PLAN |
| A-002 | LEVEL 01 - SITE PLAN |
| A-101 | LEVEL 01 |
| A-102 | PIANO NOBILE |
| A-103 | LEVELS 02-07 |
| A-104 | POOL DECK |
| A-105 | MECH. LEVEL |
| A-201 | NORTH ELEVATION |
| A-202 | NORTH ELEVATION - COLORED |
| A-203 | EAST ELEVATION |
| A-204 | EAST ELEVATION - COLORED |
| A-205 | SOUTH ELEVATION |
| A-206 | SOUTH ELEVATION - COLORED |
| A-207 | WEST ELEVATION |
| A-208 | WEST ELEVATION - COLORED |
| A-301 | SECTION 01 |
| A-302 | SECTION 02 |
| A-901 | RENDERING |
| A-902 | RENDERING |
| A-903 | RENDERING |
| A-904 | RENDERING |
| A-905 | RENDERING |
| A-906 | RENDERING |
| A-907 | MATERIAL BOARD |
| C-400 | CONCEPTUAL STRIPING AND SIGNAGE PLAN |
| C-500 | CONCEPTUAL PAVING, GRADING AND DRAINAGE PLAN |
| C-600 | CONCEPTUAL WATER AND SEWER PLAN |
| C-700 | STANDARD DETAILS |
| L-1 | LANDSCAPE INDEX |
| L-2 | GROUND LEVEL LANDSCAPE PLAN |
| L-3 | POOL DECK LANDSCAPE PLAN |
| L-4 | LANDCSAPE DETAILS |
| TD-1 | TREE DISPOSITION PLAN |
| E-101 | LEVEL 01 - PHOTOMETRICS |
| E-102 | POOL DECK - PHOTOMETRICS |

# PLANNING AND ZONING

9955 BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL. 33154

SUBMISSION DATE:
11/20/2020


OWNER:

TWO ROADS DEVELOPMENT

TWO ROADS DEVELOPMENT, LLC
254 NE 30TH STREET,
MIAMI, FL, 33137
305.767.1414

ARCHITECT:

ARQUITECTONICA

2900 OAK AVENUE
MIAMI, FL, 33233
305.372.1812

CIVIL:

Kimley»Horn

355 ALHAMBRA CIRCLE, SUITE 1400
CORAL GABLES, FL, 33134
305.673.2025

MEP:

POWER DESIGN

11600 NINTH STREET NORTH
ST. PETERSBURG, FL, 33716
727.210.0492

LANDSCAPE:

WHD WITKIN HULTS

307 SOUTH 21ST AVENUE
HOLLYWOOD, FL, 33020
954.923.9681



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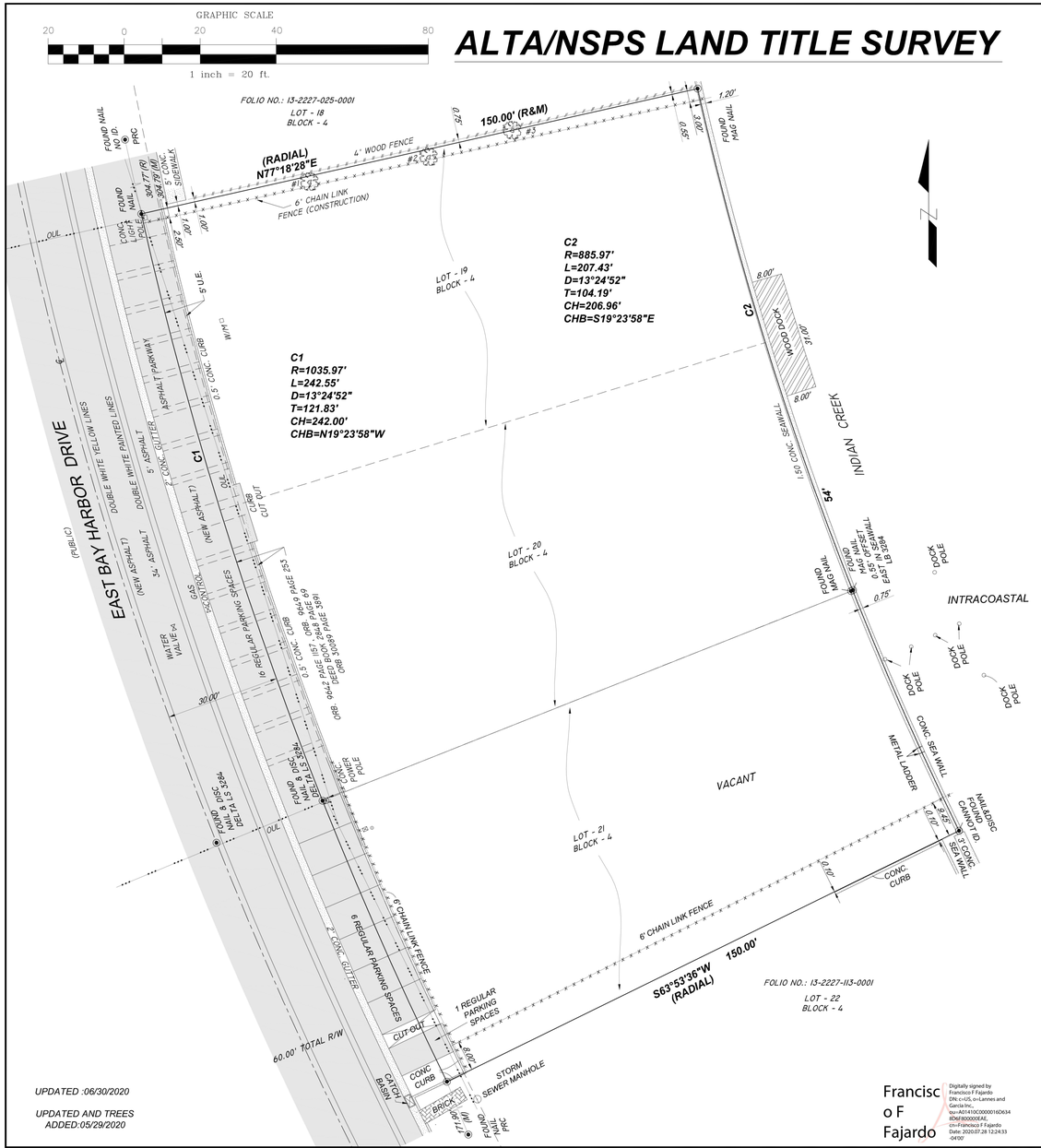
The data included in this study is conceptual in nature and will continue to be modified throughout the course of the projects development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the numbers will be adjusted accordingly.

# ALTA/NSPS LAND TITLE SURVEY




UPDATED :06/30/2020

UPDATED AND TREES ADDED:05/29/2020

Francisco F Fajardo
Digitally signed by Francisco F Fajardo
DN: c=US, o=Lannes and Garcia Inc., ou=A01410C0000016D634 0DEF800006AE, cn=Francisco F Fajardo
Date: 2020.07.28 12:24:33 -04'00'

## SCHEDULE B-II NOTES

*SUBJECT REVIEW PERTAINS TO LOTS 19 AND 20, BLOCK 4, BAY HARBOR ISLAND: AFTER REVIEW OF SCHEDULE B-II, OF THE TITLE COMMITMENT ORDER NO.: 913794*
*ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, JULY 6, 2020 AT 11:00PM*
*BE ADVISED AS FOLLOWS:*

*ITEM #1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE COMMITMENT DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.* ***-NOT A SURVEY ISSUE.***

*ITEM #2. A. GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE YEAR 2020 AND SUBSEQUENT YEARS.* ***-NOT A SURVEY ISSUE.***

*B. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT RECORDED IN THE PUBLIC RECORDS.* ***-NOT A SURVEY ISSUE.***

*C. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE THAT WOULD BE DISCLOSED BY AN INSPECTION OR AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND INSPECTION OF THE LAND.* ***-IF ANY, REFLECTED HEREON.***

*D. EASEMENTS OR CLAIMS OF EASEMENTS NOT RECORDED IN THE PUBLIC RECORDS.* ***-NOT A SURVEY ISSUE.***

*E. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL FURNISHED, IMPOSED BY LAW AND NOT RECORDED IN THE PUBLIC RECORDS.* ***-NOT A SURVEY ISSUE.***

*ITEM #3. ANY OWNER'S POLICY ISSUED PURSUANT HERETO WILL CONTAIN UNDER SCHEDULE B THE FOLLOWING EXCEPTION: ANY ADVERSE OWNERSHIP CLAIM BY THE STATE OF FLORIDA BY RIGHT OF SOVEREIGNTY TO ANY PORTION OF THE LAND INSURED HEREUNDER, INCLUDING SUBMERGED, FILLED AND ARTIFICIALLY EXPOSED LANDS, AND LANDS ACCRETED TO SUCH LANDS.* ***-NOT A SURVEY ISSUE.***

*ITEM #4. ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 159, F.S., IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY, FOR UNPAID SERVICE CHARGES FOR SERVICES BY ANY WATER SYSTEMS, SEWER SYSTEMS OR GAS SYSTEMS SERVING THE LAND DESCRIBED HEREIN; AND ANY LIEN FOR WASTE FEES IN FAVOR OF ANY COUNTY OR MUNICIPALITY.* ***-NOT A SURVEY ISSUE.***

*ITEM #5. RESTRICTIONS, CONDITIONS, RESERVATIONS, EASEMENTS, AND OTHER MATTERS CONTAINED ON THE PLAT OF BAY HARBOR ISLAND, AS RECORDED IN PLAT BOOK 46, PAGE 5, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.* ***-IF ANY, REFLECTED HEREON.***

*ITEM #6. DECLARATION OF RESTRICTIONS RECORDED APRIL 19, 1947 UNDER CLERK'S FILE NO. W-33513 (DEED BOOK 2848, PAGE 69) AS AFFECTED BY INSTRUMENT RECORDED IN DEED BOOK 3741, PAGE 176, ASSIGNMENT RECORDED MARCH 30, 1977, IN O.R. BOOK 9632, PAGE 1157; NOTICE TO EXTEND RECORDED APRIL 14, 1977, IN O.R. BOOK 9649, PAGE 253; NOTICE TO EXTEND RECORDED MARCH 21, 2008, IN O.R. BOOK 26282, PAGE 717, AMENDMENT TO NOTICE TO EXTEND RECORDED IN O.R. BOOK 30089, PAGE 3891, PUBLIC RECORDS MIAMI-DADE COUNTY, FLORIDA, WHICH PROVIDES FOR USE LIMITATIONS, SET-BACKS AND EASEMENTS.* ***-REFLECTED HEREON.***

*ITEM #7. SPECIAL WARRANTY DEED FOR TWO TRANSFERABLE DEVELOPMENT RIGHTS RECORDED IN O.R. BOOK 31312, PAGE 4855, AND QUIT CLAIM DEED FOR TWO TRANSFERABLE DEVELOPMENT RIGHTS RECORDED IN O.R. BOOK 31312, PAGE 4856, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.* ***APPLIES, NOT A SURVEY ISSUE.***

*ITEM #8. RESERVATIONS IN FAVOR OF THE STATE OF FLORIDA, AS SET FORTH IN THE DEED FROM THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA RECORDED APRIL 23, 1948, UNDER DEED BOOK 3128, PAGE 347, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; HOWEVER, THE RIGHT OF ENTRY AND EXPLORATION ASSOCIATED WITH THE OIL AND MINERAL RESERVATION HAS BEEN RELEASED PURSUANT TO SEC. 270.11, F.S.* ***-NOT A SURVEY ISSUE.***

*ITEM #9. RIPARIAN AND LITTORAL RIGHTS ARE NOT INSURED.* ***-NOT A SURVEY ISSUE.***

*ITEM #10. RIGHTS OF THE UNITED STATES OF AMERICA AND/OR THE STATE OF FLORIDA TO ANY PORTION OF SAID LAND WHICH HAS BEEN CREATED BY ARTIFICIAL MEANS, AND LANDS ACCRETED THERETO.* ***-NOT A SURVEY ISSUE.***

*ITEM #11. THOSE PORTIONS OF THE PROPERTY HEREIN DESCRIBED BEING ARTIFICIALLY FILLED IN LAND IN WHAT WAS FORMERLY NAVIGABLE WATERS, ARE SUBJECT TO THE RIGHT OF THE UNITED STATES GOVERNMENT ARISING BY REASON OF THE UNITED STATES GOVERNMENT CONTROL OVER NAVIGABLE WATERS IN THE INTEREST OF NAVIGATION AND COMMERCE.* ***-NOT A SURVEY ISSUE.***

*ITEM #12. POSSIBLE RIGHT OF THE PUBLIC TO USE THAT PART OF THE LAND ADJACENT TO THE WATER'S EDGE THAT IS NOW, OR WAS FORMERLY, REGULARLY USED BY THE PUBLIC FOR RECREATIONAL PURPOSES.* ***-NOT A SURVEY ISSUE.***

*ITEM #13. ANY PORTION OF THE LAND LYING WATERWARD OF THE MEAN HIGH WATER LINE OF BISCAYNE BAY, AND LANDS ACCRETED THERETO.* ***-MEAN HIGH WATER LINE WAS NOT DETERMINED.***

*ITEM #14. RIGHTS OF OTHERS TO USE THAT PORTION OF THE LAND LYING WITHIN THE WATERS OF BISCAYNE BAY.* ***-NOT A SURVEY ISSUE.***

*ITEM #15. SURVEY PREPARED BY LANNES & GARCIA, INC., REGISTERED LAND SURVEYOR #4327, DATED MARCH 13, 1995, UNDER DRAWING NO. 28996 SHOWS THE FOLLOWING: THAT THERE ARE VARIOUS CONCRETE SLABS THAT ARE LOCATED ON THE NORTH AND SOUTH SIDES OF THE PROPERTY ADJACENT TO LOTS 18 AND 21, OF BLOCK 4, RESPECTIVELY, WHICH ENCROACH ONTO THE PROPERTY'S SET-BACK REQUIREMENTS, AS SHOWN IN THE FUND OWNER'S POLICY NO. OPM-937245.* ***-IF ANY, WILL BE REFLECTED ON CURRENT SURVEY.***

*ITEM #16. THE IMMEDIATELY PRECEDING EXCEPTION IS IN ADDITION TO, AND NOT IN LIEU OF, THE STANDARD SURVEY EXCEPTION, NEITHER OF WHICH CAN BE DELETED WITHOUT CURRENT SURVEY INFORMATION ACCEPTABLE TO THE COMPANY AS SET FORTH IN TN 25.03.06 AND 25.03.07.* ***-NOT A SURVEY ISSUE.***

*ITEM #17. RIGHTS OF THE LESSEES UNDER UNRECORDED LEASES.* ***-NOT A SURVEY ISSUE.***

## SCHEDULE B-II NOTES

*SUBJECT REVIEW PERTAINS TO LOTS 21, BLOCK 4, BAY HARBOR ISLAND:*
*AFTER REVIEW OF SCHEDULE B-II, OF THE TITLE COMMITMENT ORDER NO.: 913801*
*ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, JULY 6, 2020 AT 11:00PM*
*BE ADVISED AS FOLLOWS:*

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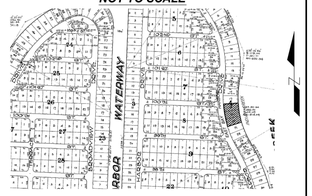
*ITEM #14. RIGHTS OF THE LESSEES UNDER UNRECORDED LEASES.* ***-NOT A SURVEY ISSUE.***

## LOCATION SKETCH

***NOT TO SCALE***




## LEGAL DESCRIPTION:

*LOTS 19, 20 AND 21, BLOCK 4, "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.*

## PROPERTY OF:

*CONGRESS DRIFTWOOD LLC., A DELAWARE LIMITED LIABILITY COMPANY,*

## LOT SQUARE FOOTAGE:

*33,752 SQUARE FEET +/- 0.77 ACRES +/-*

## PARKING SPACES:

*23- TOTAL REGULAR PARKING SPACES*
*0- TOTAL HANDICAP PARKING SPACES*

## VEHICULAR ACCESS TO SUBJECT PROPERTY:

*EAST BAY HARBOR DRIVE*

## FLOOD INFORMATION:

*FLOOD ZONE: AE*
*MAP & PANEL= 12086C0144*
*COMMUNITY No.: 120637*
*SUFFIX: L*
*DATE OF FIRM: 09-11-2009*
*BASE ELEV.= +9.00/+10.00 NGVD 1929*

## ENCROACHMENT - VIOLATIONS STATEMENTS

*WOOD DOCK IS ENCROACHING ON THE EAST*

## PROPERTY ADDRESS:

*9927, 9955 EAST BAY HARBOR DRIVE, BAY HARBOR ISLAND, FLORIDA 33154*

## SURVEY CERTIFICATION

*TO TITLE MATTERS, L.L.C. OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, CONGRESS DRIFTWOOD LLC., A DELAWARE LIMITED LIABILITY COMPANY.*
*THIS SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE PHYSICAL STATUS OF THE PROPERTY.*
*THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEY", JOINTLY ESTABLISHED AND ADOPTED BY AMERICAN LAND TITLE ASSOCIATION, THE AMERICAN CONGRESS ON SURVEYING AND MAPPING AND THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS IN 2016; UNDERSIGNED FURTHER CERTIFIES THAT THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH "THE MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/NSPS LAND TITLE SURVEYS."*

*THE FIELD WORK WAS COMPLETED ON JUNE 30, 2020.*

*DATE OF PLAT OR MAP: 06-30-2020*

Francisco F Fajardo
Digitally signed by Francisco F Fajardo
DN: c=US, o=Lannes and Garcia Inc., ou=A01410C0000016D6348D6F800000EAE, cn=Francisco F Fajardo
Date: 2020.07.28 12:22:36 -04'00'

*FRANCISCO F. FAJARDO #4767*
*PROFESSIONAL SURVEYOR AND MAPPER*
*SURVEY PERFORMED BY: LANNES AND GARCIA, INC*

## LEGEND

| | | | | | |
|---|---|---|---|---|---|
| A/C | AIR CONDITIONER | F.H. | FIRE HYDRANT | P.C.C. | POINT OF COMPOUND CURVATURE |
| AVE. | AVENUE | I.C.V. | IRRIGATION CONTROL VALVE | P.C.P. | PERMANENT CONTROL POINT |
| BLVD. | BOULEVARD | I.P. | IRON PIPE | PLS | PROFESSIONAL LAND SURVEYOR |
| BM | BENCH MARK | F.P.L. | FLORIDA POWER & LIGHT | PSM | PROFESSIONAL SURVEYOR AND MAPPER |
| CATV | CABLE TELEVISION BOX | F.I.P. | FOUND IRON PIPE | PL | PROPERTY LINE |
| C.B. | CATCH BASIN | F.I.R. | FOUND IRON ROD | P.O.B. | POINT OF BEGINNING |
| CBS | CONCRETE BLOCK STRUCTURE | FND. | FOUND | P.O.C. | POINT OF COMMENCEMENT |
| CHB | CHORD BEARING | L | ARC LENGTH | P.R.C. | POINT OF REVERSE CURVATURE |
| CH | CHORD DISTANCE | (L) | LEGAL | P.R.M. | PERMANENT REFERENCE MONUMENT |
| COR | CORNER | L.P. | LIGHT POLE | P.T. | POINT OF TANGENCY |
| CT | COURT | LB | LICENSED BUSINESS | R | RADIUS |
| C | CENTERLINE | LS | LAND SURVEYOR | (R) | RECORD |
| CL | CLEAR | (M) | MEASURED | R.E. | RIM ELEVATION |
| CONC | CONCRETE | NGVD | NATIONAL GEODETIC VERTICAL DATUM | R/W | RIGHT-OF-WAY |
| C.O. | CLEAN OUT | NO ID | NOT IDENTIFIABLE | SAN. | SANITARY |
| E.B. | ELECTRIC BOX | NO. | NUMBER | S.I.P. | SET IRON PIPE |
| ELEV. | ELEVATION | NTS | NOT TO SCALE | S.I.R. | SET IRON ROD |
| ENCR. | ENCROACHMENT | O.R.B | OFFICIAL RECORD BOOK | ST. | STREET |
| E.R.P. | ELEVATION REFERENCE POINT | ON/PL | ON PROPERTY LINE | T | TANGENT |
| F.F. | FINISH FLOOR | O.U.L | OVERHEAD UTILITY LINES | T.B.M | TEMPORARY BENCH MARK |
| | | P.C. | POINT OF CURVATURE | TEL. | TELEPHONE |
| | | TYP. | TYPICAL | | |
| | | U.E. | UTILITY EASEMENT | | |
| | | W.M. | WATER METER | | |
| | | W.V. | WATER VALVE | | |
| | | W.U.P. | WOOD UTILITY POLE | | |

## SYMBOLS

CONCRETE
OVERHEAD UTILITY LINES
WIRE FENCE
WOOD FENCE
PROPERTY CORNER
WATER FLOW
9.60 EXISTING GRADE ELEVATION
9.60 PROPOSED GRADE ELEVATION
WATER VALVE
SIGN
DRAINAGE MANHOLE
SANITARY MANHOLE
FIRE HYDRANT
LIGHTING FIXTURE
FIRE DEPARTMENT CONNECTION

## SURVEYOR'S NOTES:

*1) NOT VALID UNLESS SIGNATURE IS EMBOSSED WITH THE REGISTERED LAND SURVEYOR'S SEAL. 2) LEGAL DESCRIPTION PROVIDED BY OTHERS. 3) PROPERTIES SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PROPERTY PLAT OF RECORD. 4) MEASUREMENTS TO WOOD FENCES ARE TO OUTSIDE OF WOOD. 5) UNDERGROUND UTILITIES, FOUNDATIONS, OR OTHER IMPROVEMENTS, IF ANY, WERE NOT LOCATED. 6) ELEVATIONS, IF SHOWN ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM 1929. 7) FENCE OWNERSHIP NOT DETERMINED UNLESS OTHERWISE NOTED. 8) MEASUREMENTS TO WIRE FENCES ARE TO CENTER OF WIRE. 9) WALL MEASUREMENTS ARE TO/FROM FACE OF WALL. 10) DRAWING DISTANCE BETWEEN WALLS AND/OR FENCES AND PROPERTY LINES MAY BE EXAGGERATED FOR CLARITY. 11) FLOOD ZONE INFORMATION WAS DERIVED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INFORMATION RATE MAPS 12) BEARINGS IF ANY SHOWN ARE BASED ON ASSUMED PLAT MERIDIAN AT: SOUTHERLY LINE OF LOT 20, BLOCK 4 = (S68°21'51"W)*

FRANCISCO F. FAJARDO CERTIFICATE NO. 4767 STATE OF FLORIDA PROFESSIONAL SURVEYOR MAPPER

## ALTA/NSPS LAND TITLE SURVEY

*I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY WAS MADE UNDER MY SUPERVISION AND MEETS STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050 THROUGH 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND, THAT THE SKETCH HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.*

Francisco F Fajardo
Digitally signed by Francisco F Fajardo
DN: c=US, o=Lannes and Garcia Inc., ou=A01410C0000016D6348DF800000EAE, cn=Francisco F Fajardo
Date: 2020.07.28 12:22:36 -04'00'

*FRANCISCO F. FAJARDO*
*FLORIDA PROFESSIONAL SURVEYOR AND MAPPER REGISTRATION NO. 4767.*


*PROFESSIONAL SURVEYING AND MAPPING*
**LANNES & GARCIA, INC.**
*LB # 2098*
*FRANCISCO F. FAJARDO PSM # 4767 (QUALIFIER)*
*4967 SW 75th AVENUE,*
*MIAMI, FLORIDA 33155*
*PH (305) 666-7909 FAX (305) 559-3002*


| FIELD DATE:01/04/2017 | SCALE: 1" = 20' | DRAWN BY: J.L.J. | DWG. No.: 258577F |
|---|---|---|---|

258577H
258577G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PLANNING AND ZONING
9955 E BAY HARBOR DRIVE
BAY HARBOR ISLANDS FL, 33154

SURVEY

SCALE: N/A

DATE:
11/20/2020

**V-001**

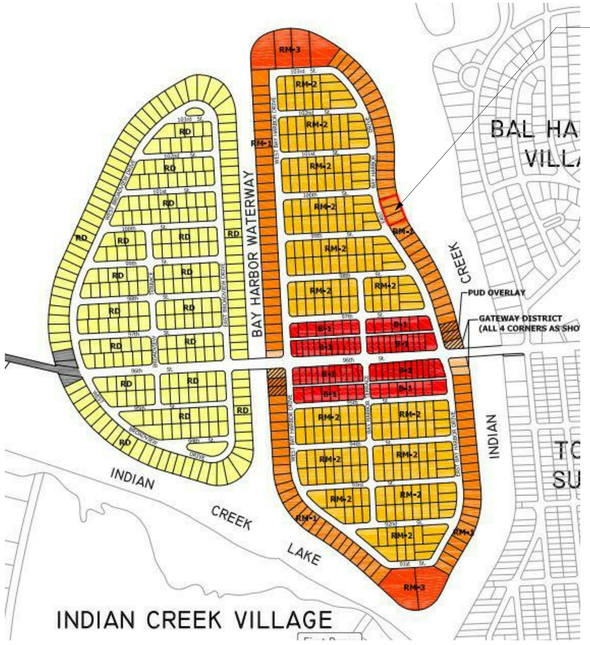
**Zoning Information**

**Lot addresses:** 9955 E Bay Harbor Dr., Bay Harbor Island, FL, 33154

**Folio numbers:** 13-2227-001-0960, 13-2227-001-0970

**Zoning District:** RM-1 Multiple Family Residential District
Medium Density Residential 6-34 DUA

**FEMA Zone:** Flood Zone AE - Elevation : 9'-0"/10'-0" NGVD 1929




## FLOOD NOTES:

1. THE DESIGN SHALL COMPLY WITH F.B.C. SECTION 1612 FLOD LOADS 1612.1 -GENERAL. WITHIN FLOOD HAZARD AREAS AS ESTABLISHED IN SECTION 1612.3 ALL NEW CONSTRUCTION OF BUILDINGS, STRUCTURES AND PORTIONS OF BUILDINGS AND STRUCTURES, INCLUDING SUBSTANTIAL IMPROVEMENT AND RESTORATION OF SUBSTANTIAL DAMAGE TO BUILDINGS AND STRUCTURES, SHALL BE DESIGNED AND CONSTRUCTED TO RESIST THE EFFECTS OF FLOOD HAZARDS AND FLOOD LOADS. FOR BUILDINGS THAT ARE LOCATED IN MORE THAN ONE FLOOD HAZARD AREA, THE PROVISIONS ASSOCIATED WITH THE MOST RESTRICTIVE FLOOD HAZARD AREA SHALL APPLY.
2. THE DESIGN SHALL COMPLY WITH F.B.C. 1612.4 DESIGN AND CONSTRUCTION, 1612.5 FLOOD HAZARDS DOCUMENTATION ITEM (1) & AS PER F.B.C. 105.4.1, 110.1 & ASCE 24 SECTIONS TABLE 2-1 B.F.E. (BASE FLOOD ELEVATION) + 1 MINIMUM REQUIREMENTS & ASCE 24 SECTIONS 2.7, 2.7.2.2 ENGINEERED OPENINGS, 2.7.3 INSTALLATION OF OPENINGS & ASCE 24 SECTION 7.5 ELEVATORS & ASCE 24 SECTION 8.1.
3. THE DESIGN SHALL COMPLY WITH THE FLOOD DAMAGE-RESISTANT MATERIALS REQUIREMENTS, FEMA BULLETIN 2/ AUGUST 2008, AT BUILDING ENTRANCE LEVEL 6'-0" N.G.V.D.

## SURVEY INFORMATION:

PREPARED BY:LANNES & GARCIA, INC.
4967 SW 75th AVE,
MIAMI, FLORIDA 33155
CERTIFICATE OF INFORMATION: LB#4775
PH: (305) 666-7909

COMMUNITY NUMBER: 120637

## LEGAL DESCRIPTION (PER SURVEY):

LOTS 19, 20, AND 21, BLOCK 4, "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.

## FLOOD LEGEND:

- FINISHED FLOOR ELEVATION 6'-0" N.G.V.D.
- LOWEST ELEV. OF EQUIPMENT 16'-4" N.G.V.D.
- FLOOD ZONE AE
- PANEL NUMBER 12086C0144 L
- BASE FLOOD ELEVATION 10'-0" N.G.V.D.
- DESIGN FLOOD ELEVATION 11'-0" N.G.V.D.(BASE FLOOD ELEVATION 10'-0" + 1'-0" FREEBOARD)
- HIGHEST CROWN OF ROAD 4.34' N.G.V.D.
- LOWEST AND HIGHEST ADJACENT GRADE
  LOWEST 4.24' N.G.V.D. HIGHEST 4.9' N.G.V.D.

| 9955 E Bay Harbor Dr. | | | |
|---|---|---|---|
| **1_Lot Occupation** | Required | Allowed / Required | Provided |
| Lot Area | | | 33,750 sf (0.77 acre) |
| FAR | N/A | | N/A |
| **2_Building Setbacks** | Required | Allowed / Required | Provided |
| **Front** | (4' encroachment allowed for balconies) | | |
| Buildings less than 30 feet in height | 20'-0" min. | | 20'-0 min. (15'-8" max. portico encroachment) |
| Buildings less than 45 feet in height | 25'-0" min. | | 25'-0 min. |
| Buildings less than 75 feet in height | 30'-0" min. | | 30'-0 min. (4'-0" max. balcony encroachment) |
| **Side (South)** | (2' encroachment allowed for balconies & 1/3 Flex setback applied) | | |
| Buildings less than 30 feet in height | 10'-0" min. (22'-6" because site occupies multiple lots and 10% of frontage exceeds max setback) | | 22'-6" min. (1'-0" max. projecting floor slab encroachment) |
| For each additional three feet of building height above 30 ft, there shall be one additional foot of building setback for that portion of the structure over 30 feet in height. | Level 03 : 25'-6" min. | | 39'-0" min. |
| | Level 04 : 28'-6" min. | | 39'-0" min. |
| | Level 05 : 31'-6" min. | | 39'-0" min. |
| | Level 06 : 34'-6" min. | | 39'-0" min. |
| | Level 07 : 37'-6" min. | | 39'-0" min. |
| | Level Pool Deck : 39'-6" min. | | 42'-0" min. |
| | Level Mech. Top : 44'-6" min. | | 54'-0" min. |
| Flex Setback | 31'-0" max. (The total amount of encroachment shall not exceed one-third of the allowable width or length of the building. Total building width is 93 ft. 1/3 is 31 ft.) | | 31'-0" |
| **Side (North)** | (2' encroachment allowed for balconies & 1/3 Flex setback applied) | | |
| Buildings less than 30 feet in height | 10'-0" min. (22'-6" because site occupies multiple lots and 10% of frontage exceeds max setback) | | 22'-6" min. (1'-0" max. projecting floor slab encroachment) |
| For each additional three feet of building height above 30 ft, there shall be one additional foot of building setback for that portion of the structure over 30 feet in height. | Level 03 : 25'-6" min. | | 39'-0" min. |
| | Level 04 : 28'-6" min. | | 39'-0" min. |
| | Level 05 : 31'-6" min. | | 39'-0" min. |
| | Level 06 : 34'-6" min. | | 39'-0" min. |
| | Level 07 : 37'-6" min. | | 39'-0" min. |
| | Level Pool Deck : 39'-6" min. | | 42'-0" min. |
| | Level Mech. Top : 44'-6" min. | | 54'-0" min. |
| Flex Setback | 31'-0" max. (The total amount of encroachment shall not exceed one-third of the allowable width or length of the building. Total building width is 93 ft. 1/3 is 31 ft.) | | 31'-0" |
| **Rear** | (6' encroachment allowed for balconies) | | |
| Waterfront setback | 20'-0" min. | | 20'-0" min. (6'-0" max. balcony encroachment) |
| **3_Building Height** | Required | Allowed / Required | Provided |
| Max. building height | 75'-0" max. above BFE 10'-0" NGVD | | 75'-0" |
| **4_Minimum Frontage** | Required | Allowed / Required | Provided |
| Minimum Street Frontage | 75'-0" | | 83'-7" (Ground Level Frontage) |
| **5_Open Space** | Required | Allowed / Required | Provided |
| Level 01 - Green Open Space | 20% | 6,750 sf (20% of total lot area : 33,750 sf) | 8,015.75 sf (23.75%) |
| Roof Deck - Green Open Space | 15% | 951.9 sf (15% of total roof deck: 6,346 sf) | 1,060 sf (16.7%) |
| **6_Density** | Required | Allowed / Required | Provided |
| Base Dwelling Units per Acre | 34 du/acre max. | 26 Dwelling Units | 26 Dwelling Units |
| Overall Dwelling Units per Acre (Base + TDRs) | 70 du / acre max. | 53 Dwelling Units | N/A |
| **Total Dwelling Units** | | 53 Dwelling Units | 26 Dwelling Units |
| **7_Parking Requirements** | Required | Allowed / Required | Provided |
| Multi-family dwelling, including townhouses | 2 parking spaces per unit | 2 x 26 = 52 spaces | 52 spaces |
| Guest Parking | 1 guest parking space per lot | 1 x 3 lots = 3 spaces (can be shared with multi-family dwelling spaces) | 3 spaces |
| **Total Parking** | | 52 spaces | 55 spaces |
| ADA Parking (Included in total) | 3 ADA parking spaces when parking facility total is in the range of 51-75 spaces | 3 spaces | 3 spaces |
| **8_Unit Storage Requirement** | Required | Allowed / Required | Provided |
| Multi-family dwelling, including townhouses | 25 sf min. per dwelling unit | 25 sf min. per unit | 25 sf min per unit provided |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PLANNING AND ZONING
9955 E BAY HARBOR DRIVE
BAY HARBOR ISLANDS FL, 33154

ZONING DATA

SCALE: N/A

DATE:
11/20/2020

**G-002**

## PROJECT DATA

| | Units | Resi NSF | Mechanical SF | Amenity SF | Parking Spaces | Parking SF | GSF | Floorplate |
|---|---|---|---|---|---|---|---|---|
| Mechanical | | | 2,098 SF | | | | 0 SF | 2,098 SF |
| Roof Deck | Pool Deck | | | 326 SF | | | 1,681 SF | 8,031 SF |
| Lower Roof | Roof Deck | | | | | | 1,681 SF | 14,250 SF |
| Level 07 | 4 Units | 11,050 SF | | | | | 12,499 SF | 14,250 SF |
| Level 06 | 4 Units | 11,050 SF | | | | | 12,499 SF | 14,250 SF |
| Level 05 | 4 Units | 11,050 SF | | | | | 12,499 SF | 14,250 SF |
| Level 04 | 4 Units | 11,050 SF | | | | | 12,499 SF | 14,250 SF |
| Level 03 | 4 Units | 11,050 SF | | | | | 12,499 SF | 14,250 SF |
| Level 02 | 4 Units | 11,050 SF | | | | | 12,499 SF | 16,110 SF |
| Piano Nobile | 2 Units | 6,710 SF | | 4,661 SF | | | 13,824 SF | 17,987 SF |
| Ground level | MOTOR LOBBY | | | | 55 Spaces | 16,800 SF | 2,746 SF | 19,546 SF |
| **TOTAL** | **26 Units** | **73,010 SF** | **2,098 SF** | **4,987 SF** | **55 Spaces** | **16,800 SF** | **94,924 SF** | **149,272 SF** |

### TOTAL FIGURES

| | |
|---|---|
| **Total Resi NSF** | **73,010 SF** |
| **Total Units** | **26 Units** |
| **Avg. Unit Size** | **2,808 SF** |
| **Total Amenity SF** | **4,987 SF** |
| **Total Mechanical SF** | **2,098 SF** |
| **Total Parking** | **55 Spaces** |
| **Total Parking Ratio** | **2.12 Spaces** |
| **Total Parking SF** | **16,800 SF** |
| **Project GSF** | **94,924 SF** |
| **Project Floorplate GSF** | **149,272 SF** |

### ZONING CODE - MINIMUM UNIT SIZES

STUDIO - 750 SF
1 BEDROOM (1BR) - 900 SF
2 BEDROOM (2 BR) - 1,150 SF
3 BEDROOM (3 BR) - 1,350 SF
4 BEDROOM (4 BR) - 1,550 SF

### PROVIDED UNIT TYPES

UNIT A 3 BR + DEN : 3,355 SF (Level 02) / 3,325 SF (Levels 02-07)
UNIT B 2 BR + DEN : 2,200 SF
UNIT C 2 BR + DEN : 2,200 SF
UNIT D 3 BR + DEN : 3,355 SF (Level 02) / 3,325 SF (Levels 02-07)

### UNIT CHART

| | UNIT A | UNIT B | UNIT C | UNIT D | TOTAL UNITS P/ FLOOR |
|---|---|---|---|---|---|
| LEVEL 07 | 1 | 1 | 1 | 1 | 4 |
| LEVEL 06 | 1 | 1 | 1 | 1 | 4 |
| LEVEL 05 | 1 | 1 | 1 | 1 | 4 |
| LEVEL 04 | 1 | 1 | 1 | 1 | 4 |
| LEVEL 03 | 1 | 1 | 1 | 1 | 4 |
| LEVEL 02 | 1 | 1 | 1 | 1 | 4 |
| LEVEL 01 M | 1 | | | 1 | 2 |
| LEVEL 01 | PARKING | | | | |
| **TOTAL** | 7 | 6 | 6 | 7 | **26** |

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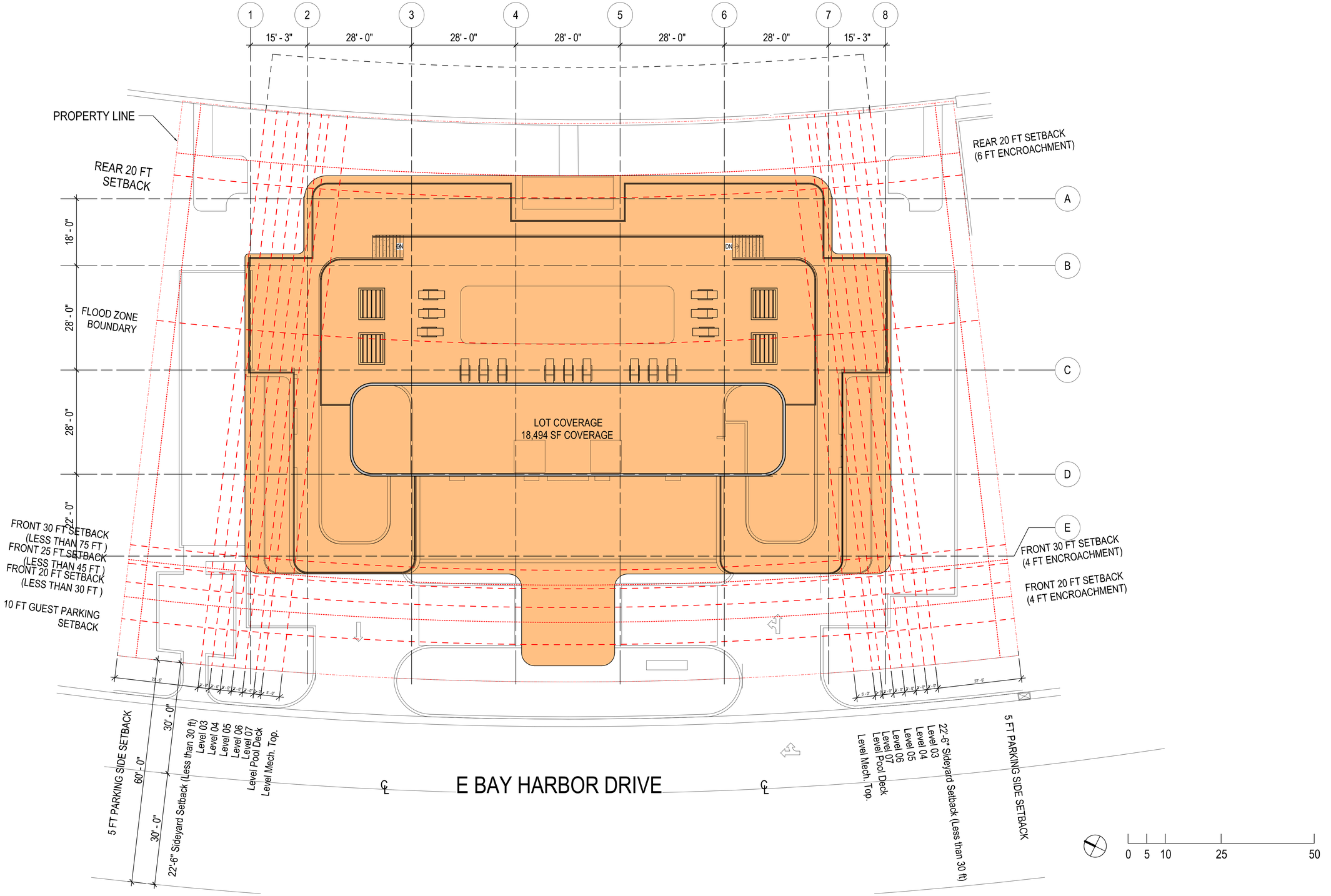
PLANNING AND ZONING
9955 E BAY HARBOR DRIVE
BAY HARBOR ISLANDS FL, 33154

PROJECT DATA

SCALE: N/A

DATE:
11/20/2020

**G-003**

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# PLANNING AND ZONING

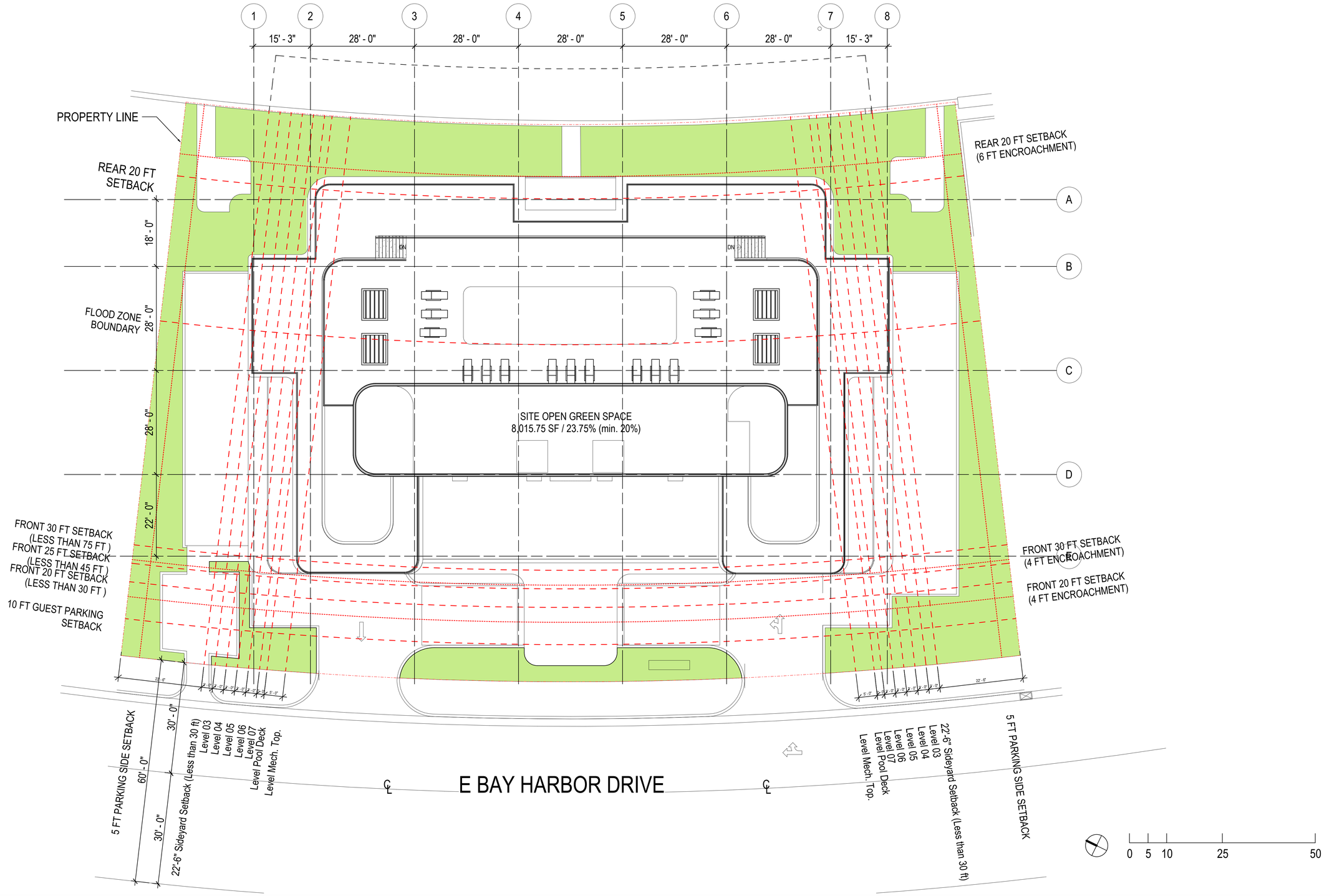
9955 E BAY HARBOR DRIVE
BAY HARBOR ISLANDS FL, 33154

## LOT COVERAGE PLAN

SCALE: 1" = 12'-0"

DATE:
11/20/2020

**G-004**

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# PLANNING AND ZONING

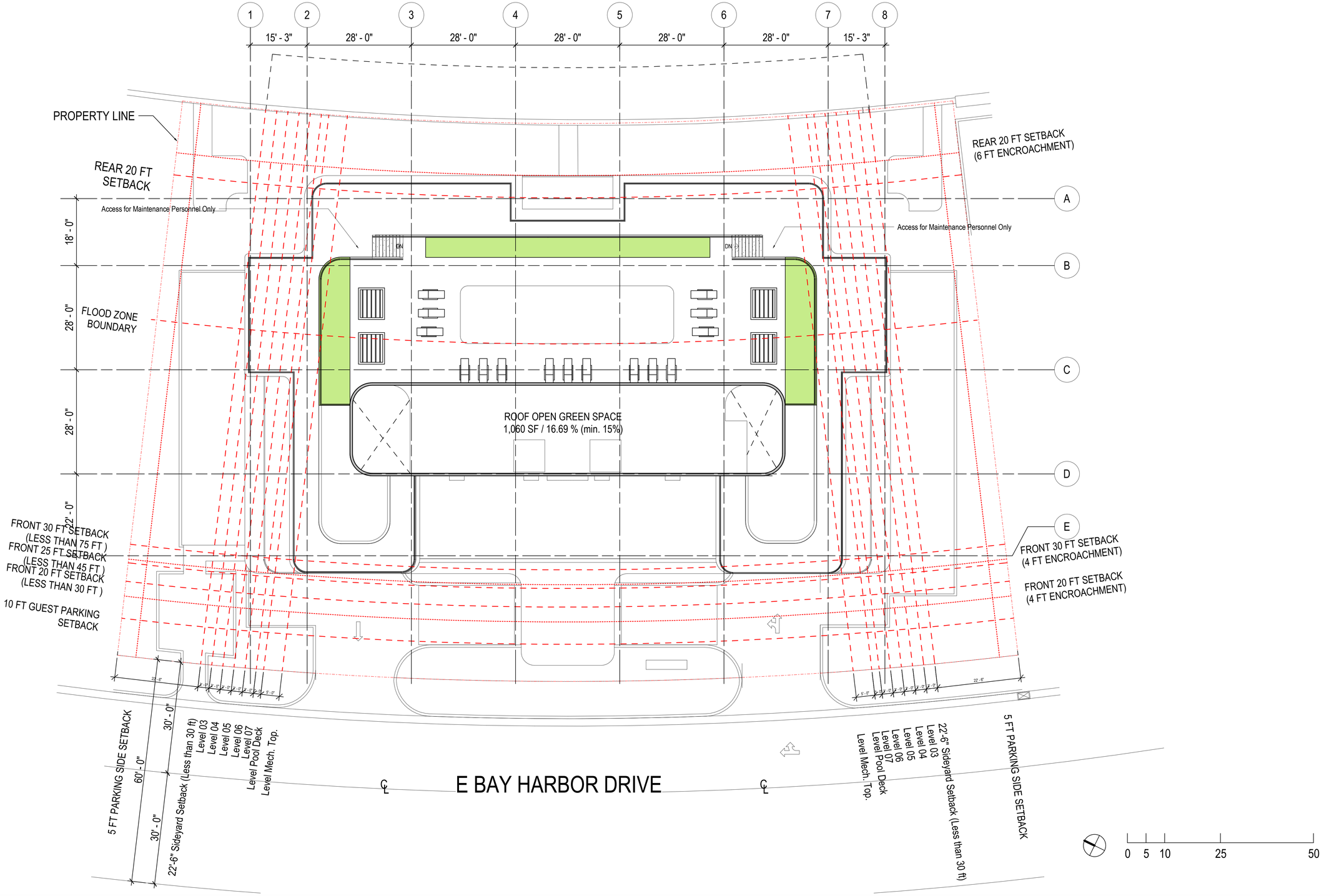
9955 E BAY HARBOR DRIVE
BAY HARBOR ISLANDS FL, 33154

## GROUND LEVEL OPEN SPACE PLAN

SCALE: 1" = 12'-0"

DATE:
11/20/2020

**G-005**

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# PLANNING AND ZONING

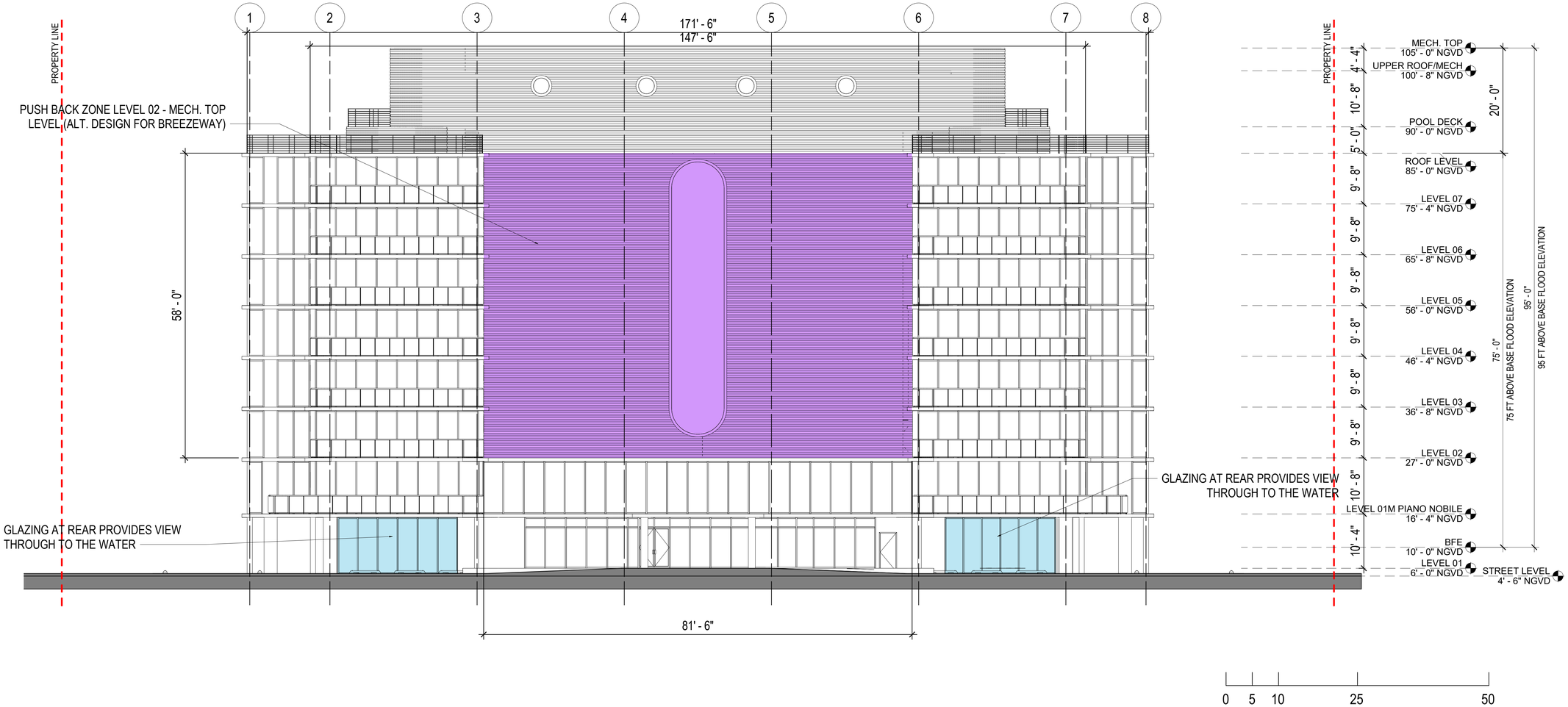
9955 E BAY HARBOR DRIVE
BAY HARBOR ISLANDS FL, 33154

ROOF LANDSCAPE OPEN SPACE PLAN

SCALE: 1" = 12'-0"

DATE:
11/20/2020

**G-006**

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# PLANNING AND ZONING

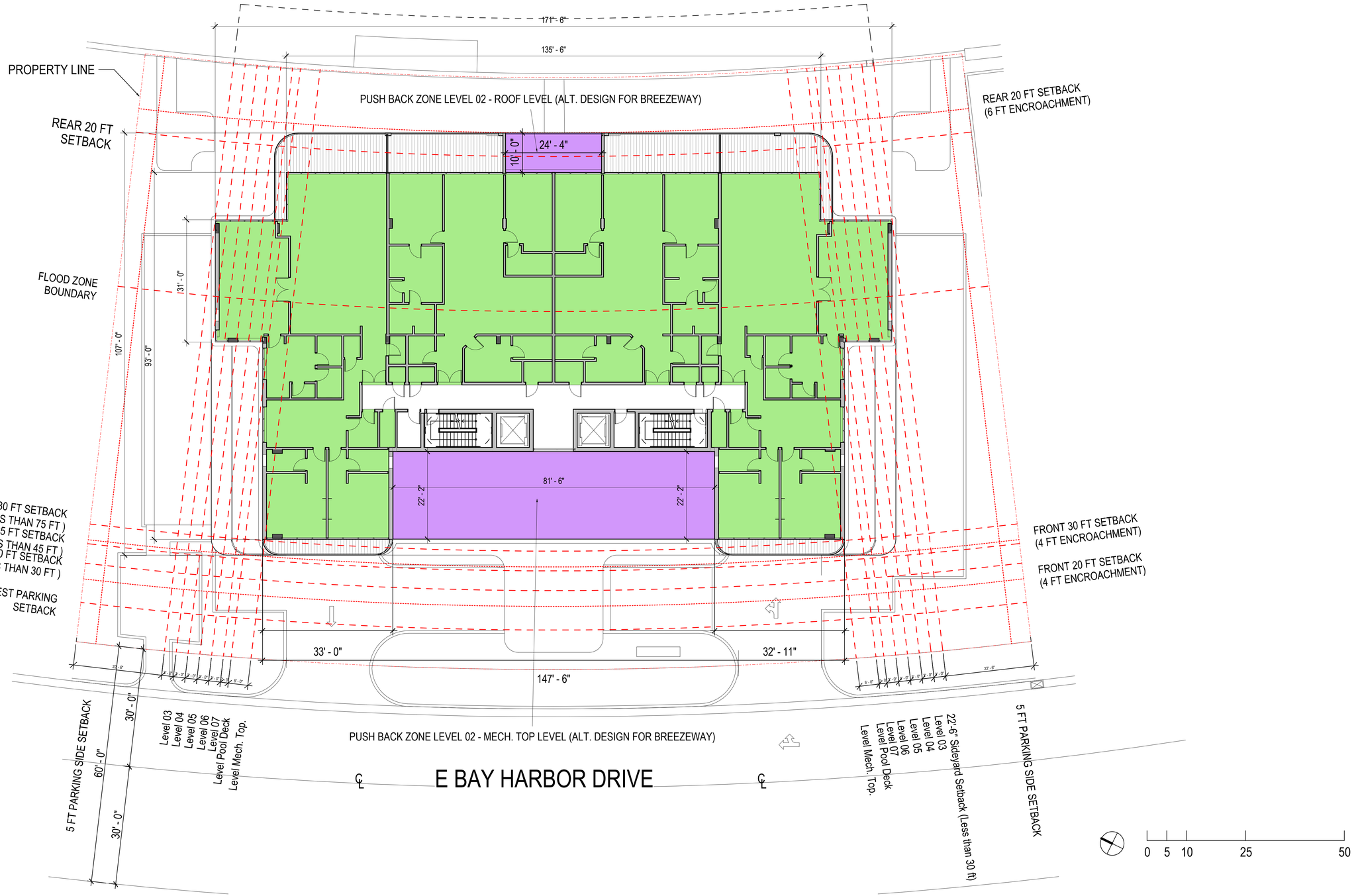
9955 E BAY HARBOR DRIVE
BAY HARBOR ISLANDS FL, 33154

## ALT. DESIGN OF BREEZEWAY ELEVATION DIAGRAM

SCALE: 1" = 10'-0"

DATE:
11/20/2020

**G-007**

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# PLANNING AND ZONING

9955 E BAY HARBOR DRIVE
BAY HARBOR ISLANDS FL, 33154

ALT. DESIGN OF BREEZEWAY PLAN DIAGRAM

SCALE: 1" = 12'-0"

DATE:
11/20/2020

**G-008**

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# PLANNING AND ZONING

9955 E BAY HARBOR DRIVE
BAY HARBOR ISLANDS FL, 33154

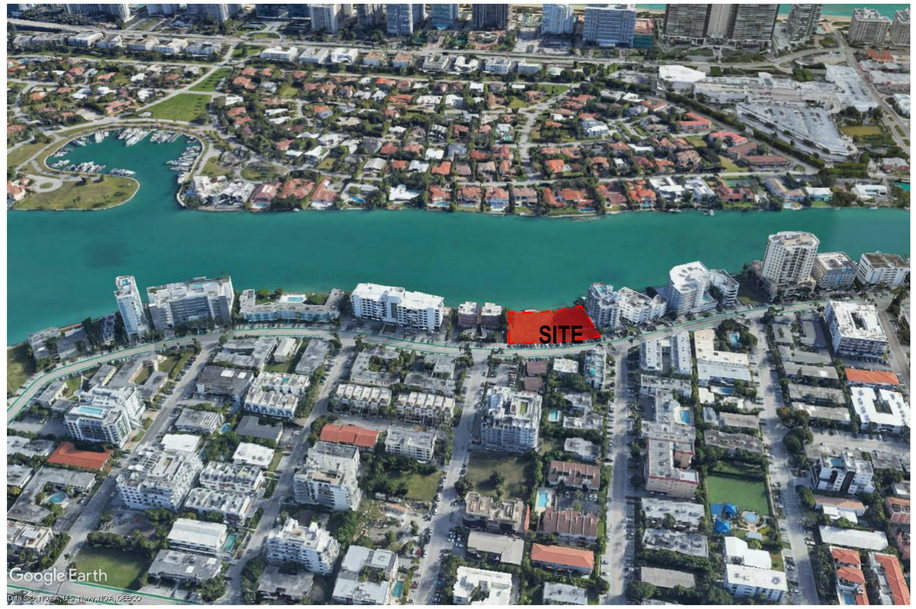
AERIAL CONTEXT

SCALE: N/A

DATE:
11/20/2020

**G-009**

AERIAL VIEW- SOUTH




AERIAL VIEW- WEST

AERIAL VIEW- NORTH

AERIAL VIEW- EAST

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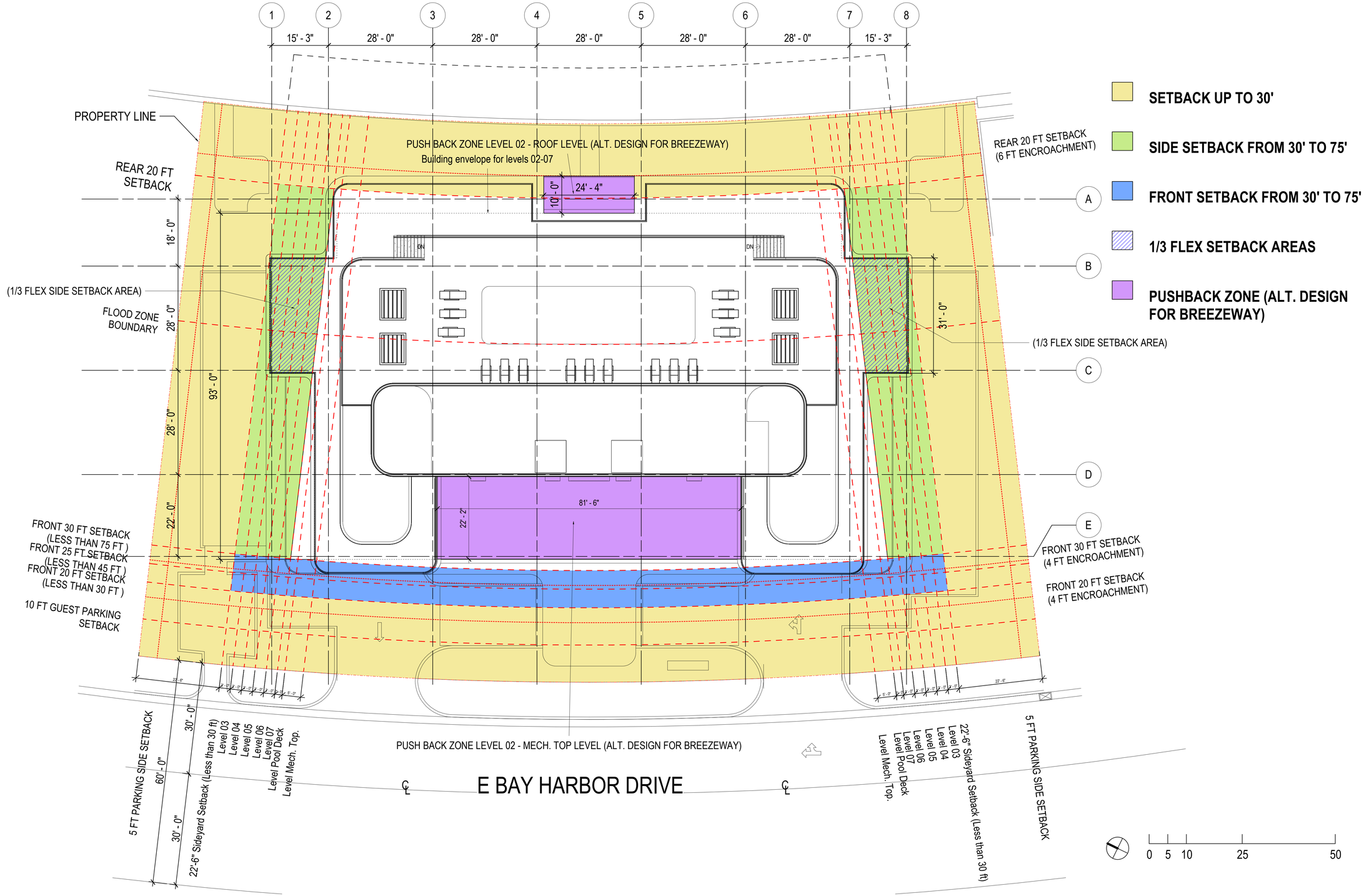
PLANNING AND ZONING
9955 E BAY HARBOR DRIVE
BAY HARBOR ISLANDS FL, 33154

EXISTING AERIAL CONTEXT

SCALE: N/A

DATE:
11/20/2020

**G-010**

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# PLANNING AND ZONING

9955 E BAY HARBOR DRIVE
BAY HARBOR ISLANDS FL, 33154

SETBACK PLAN

SCALE: 1" = 12'-0"

DATE:
11/20/2020

**G-011**

STREET VIEW 01

STREET VIEW 02

STREET VIEW 03

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PLANNING AND ZONING
9955 E BAY HARBOR DRIVE
BAY HARBOR ISLANDS FL, 33154

EXISTING STREET CONTEXT

SCALE: N/A

DATE:
11/20/2020

**G-012**

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# PLANNING AND ZONING

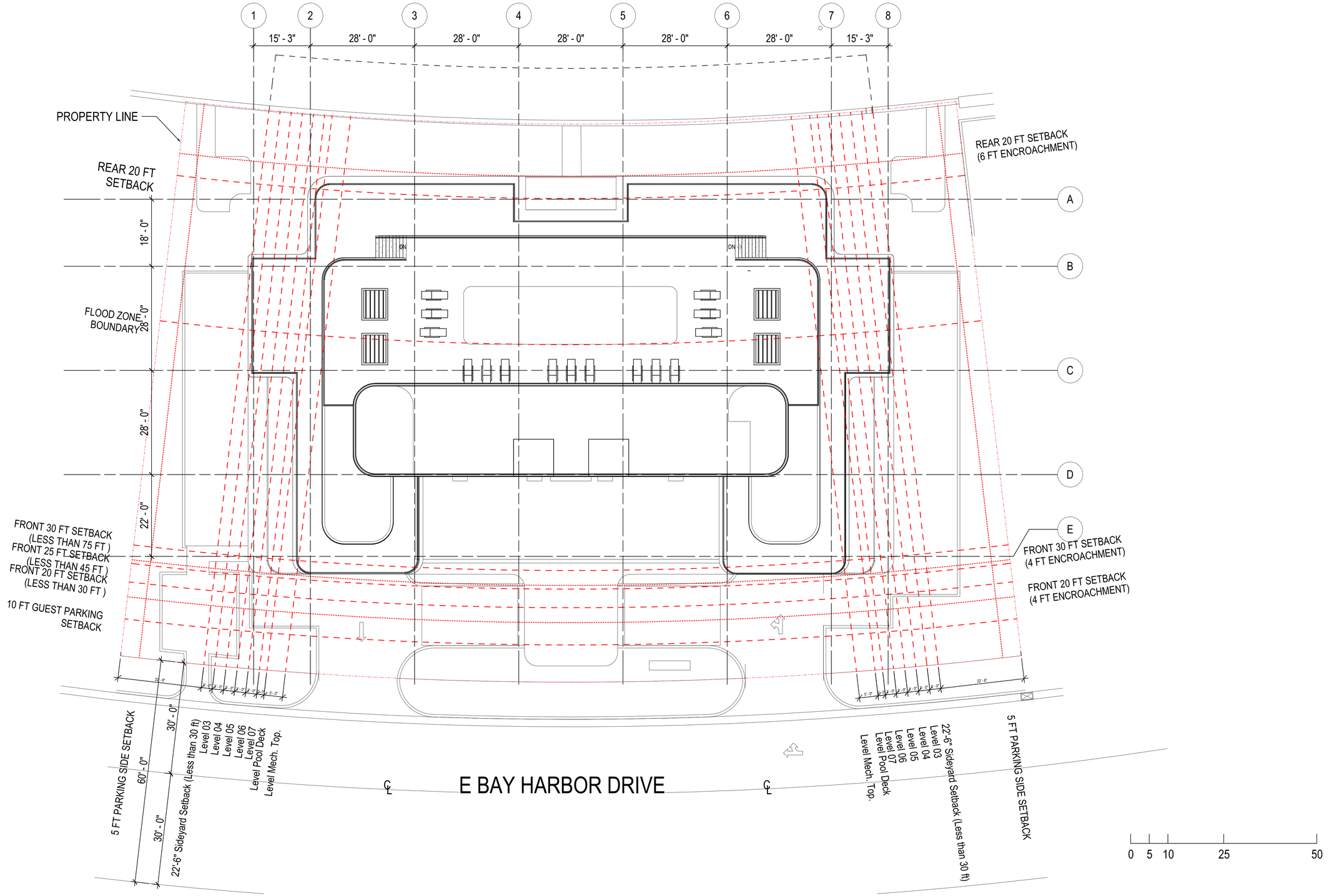
9955 E BAY HARBOR DRIVE
BAY HARBOR ISLANDS FL, 33154

SITE PLAN

SCALE: N/A

DATE:
11/20/2020

**A-001**

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# PLANNING AND ZONING

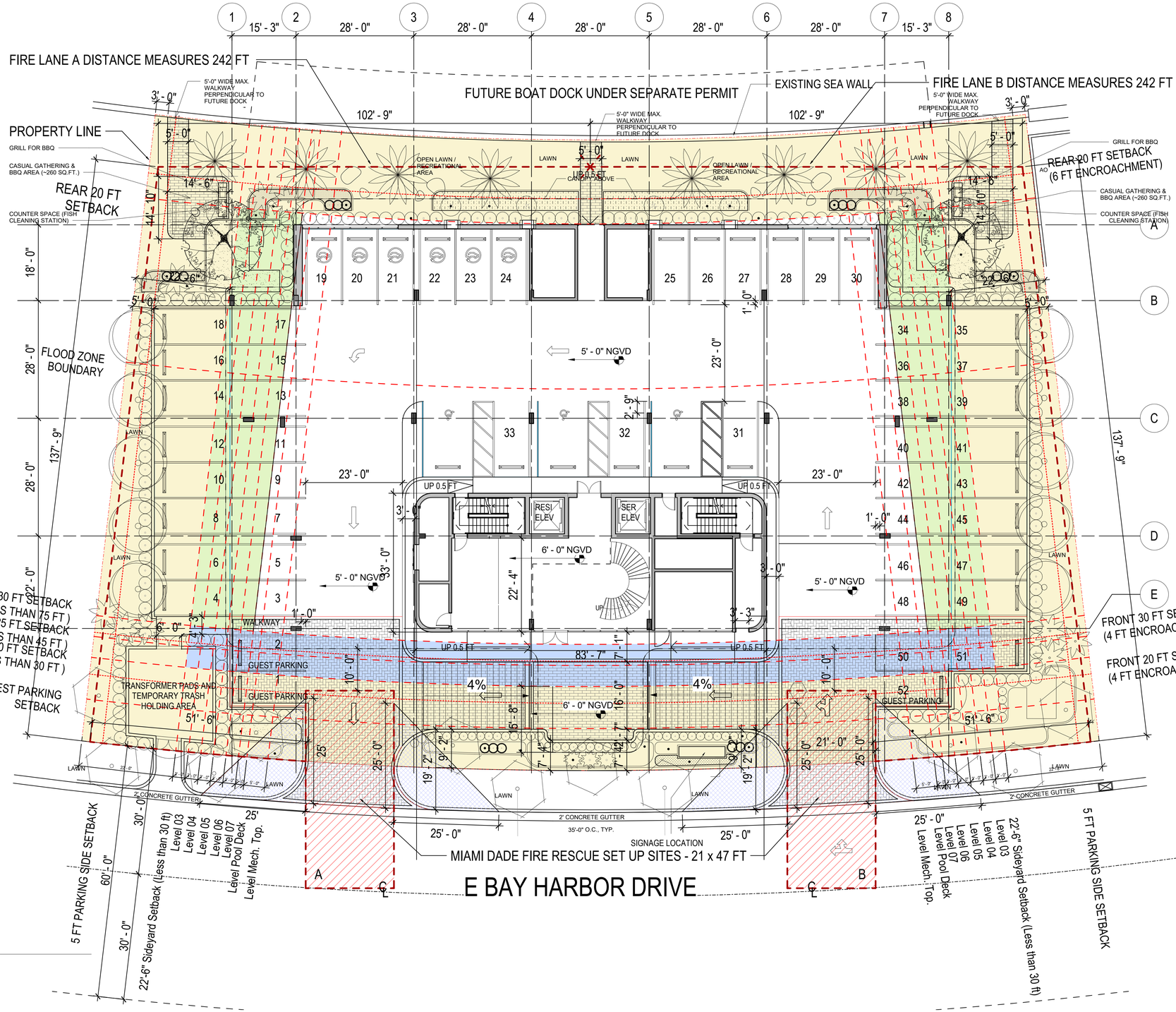
9955 E BAY HARBOR DRIVE
BAY HARBOR ISLANDS FL, 33154

## OVERALL ROOF PLAN

SCALE: 1" = 12'-0"

DATE:
11/20/2020

**A-001.1**




LEVEL 01 - SITE PLAN
SCALE: 1" = 12'-0"

0 5 10 25 50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# PLANNING AND ZONING

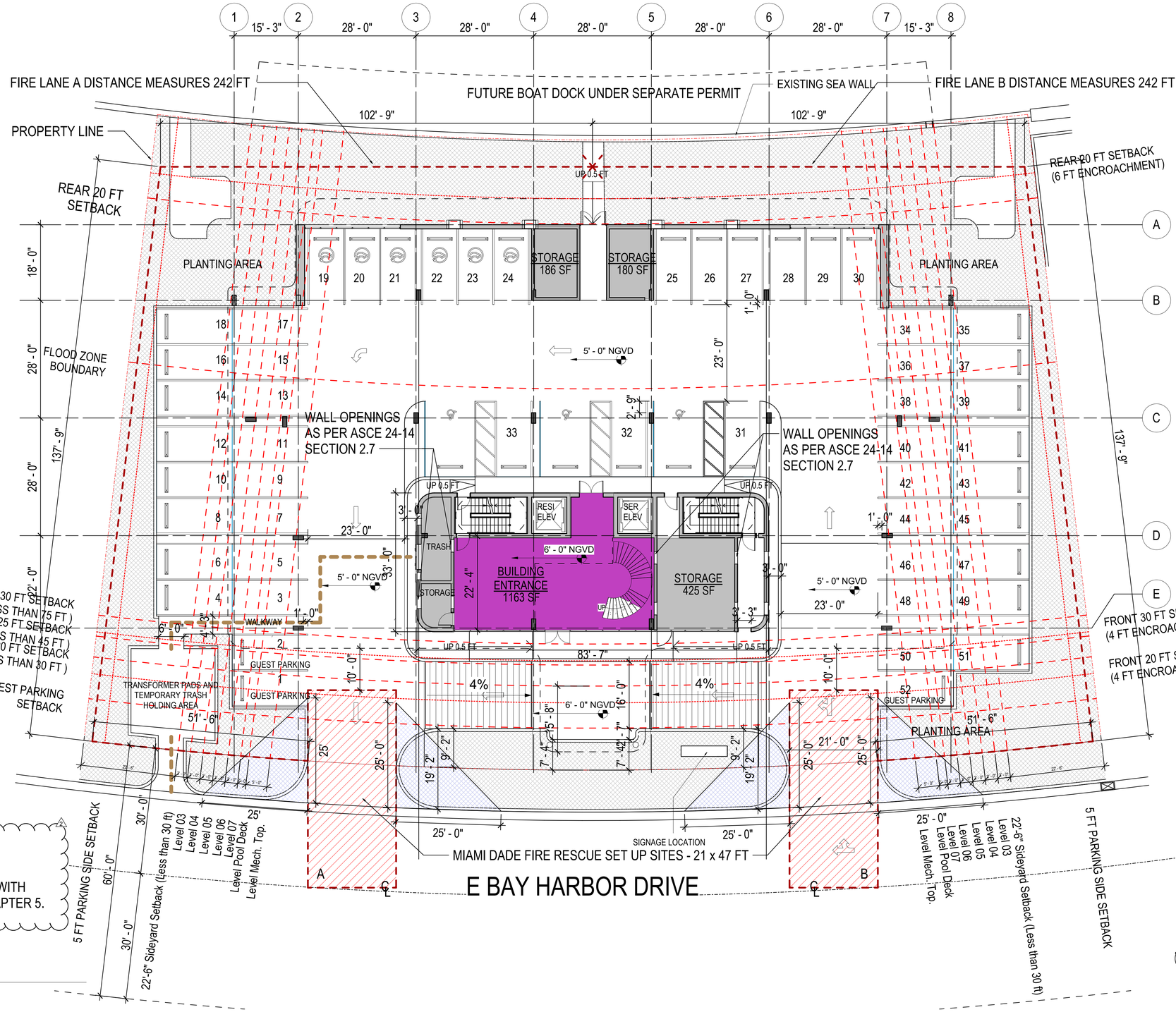
9955 E BAY HARBOR DRIVE
BAY HARBOR ISLANDS FL, 33154

LEVEL 01 - SITE PLAN

SCALE: 1" = 12'-0"

DATE:
11/20/2020

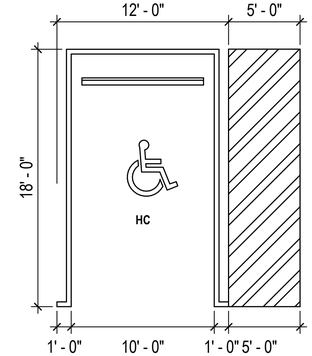
**A-002**



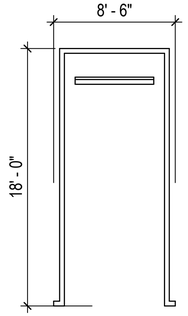

NOTE:
ALL MATERIALS IN CONTACT WITH FLOODWATERS SHALL CONFORM WITH REQUIREMENTS IN ASCE 24-14 CHAPTER 5.

LEVEL 01
SCALE: 1" = 12'-0"

## ACCESSIBLE PARKING STALL TYPICAL




## STANDARD PARKING STALL TYPICAL




21 SELF PARK SPACES
34 TANDEM SPACES
**55 PARKING SPACES**

PARKING SPACES
SCALE: 1" = 5'-0"

TRASH ACCESS ROUTE

0 5 10 25 50

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# PLANNING AND ZONING

9955 E BAY HARBOR DRIVE
BAY HARBOR ISLANDS FL, 33154

LEVEL 01

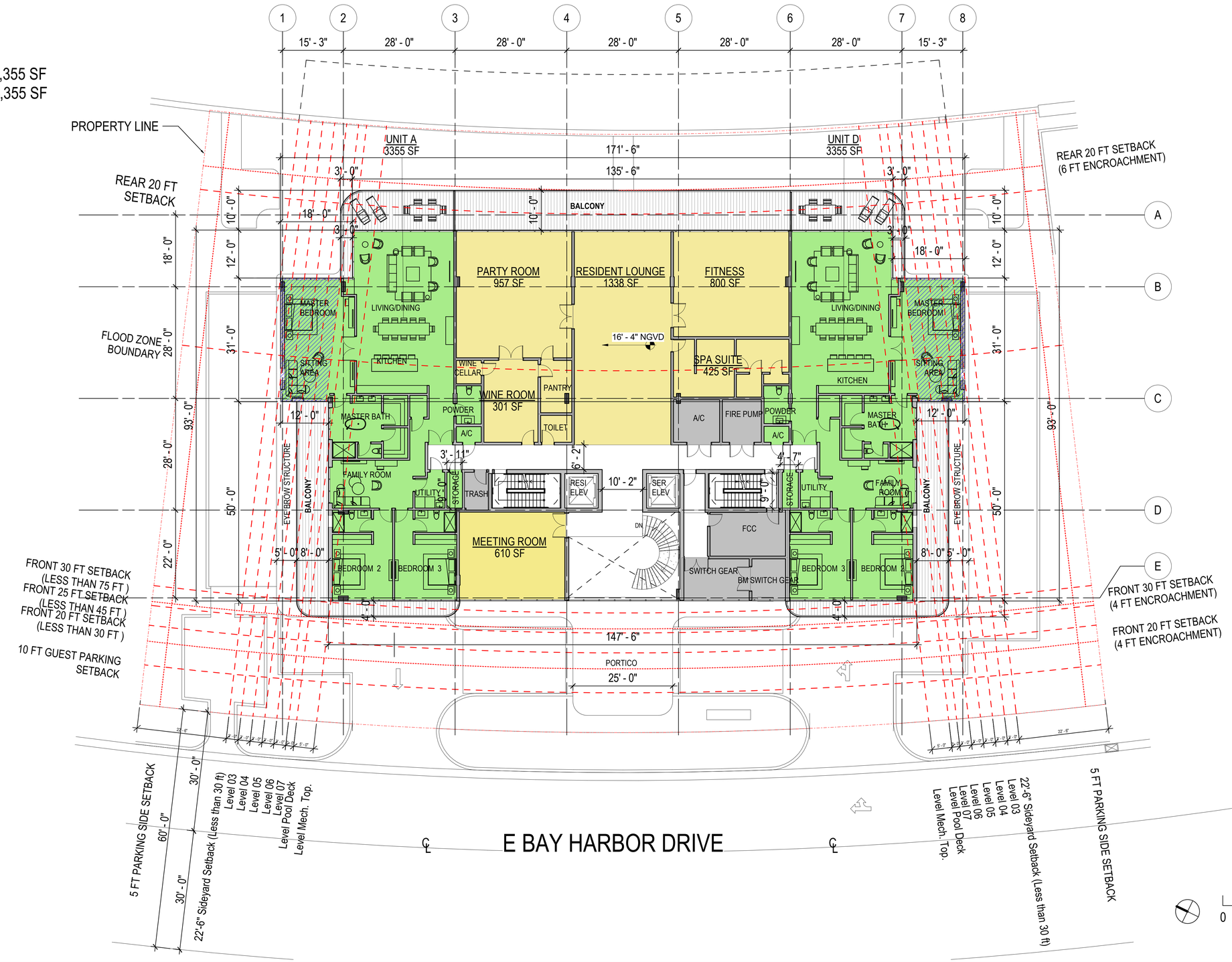
SCALE: 1" = 12'-0"

DATE:
11/20/2020

**A-101**

# UNIT TYPES

UNIT A 3 BR + DEN : 3,355 SF
UNIT D 3 BR + DEN : 3,355 SF





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PLANNING AND ZONING
9955 E BAY HARBOR DRIVE
BAY HARBOR ISLANDS FL, 33154

PIANO NOBILE

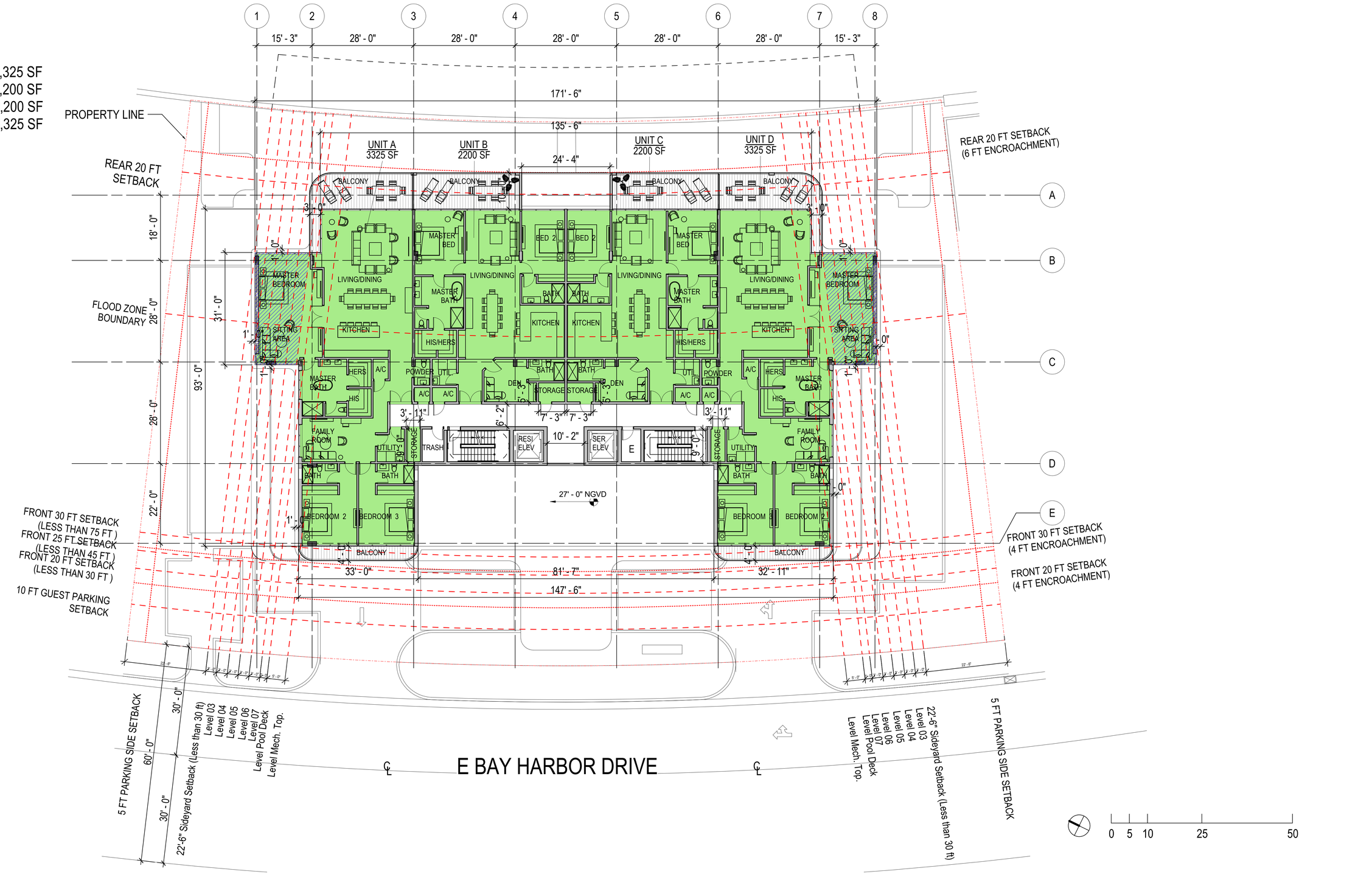
SCALE: 1" = 12'-0"

DATE:
11/20/2020

**A-102**

# UNIT TYPES

UNIT A 3 BR + DEN : 3,325 SF
UNIT B 2 BR + DEN : 2,200 SF
UNIT C 2 BR + DEN : 2,200 SF
UNIT D 3 BR + DEN : 3,325 SF





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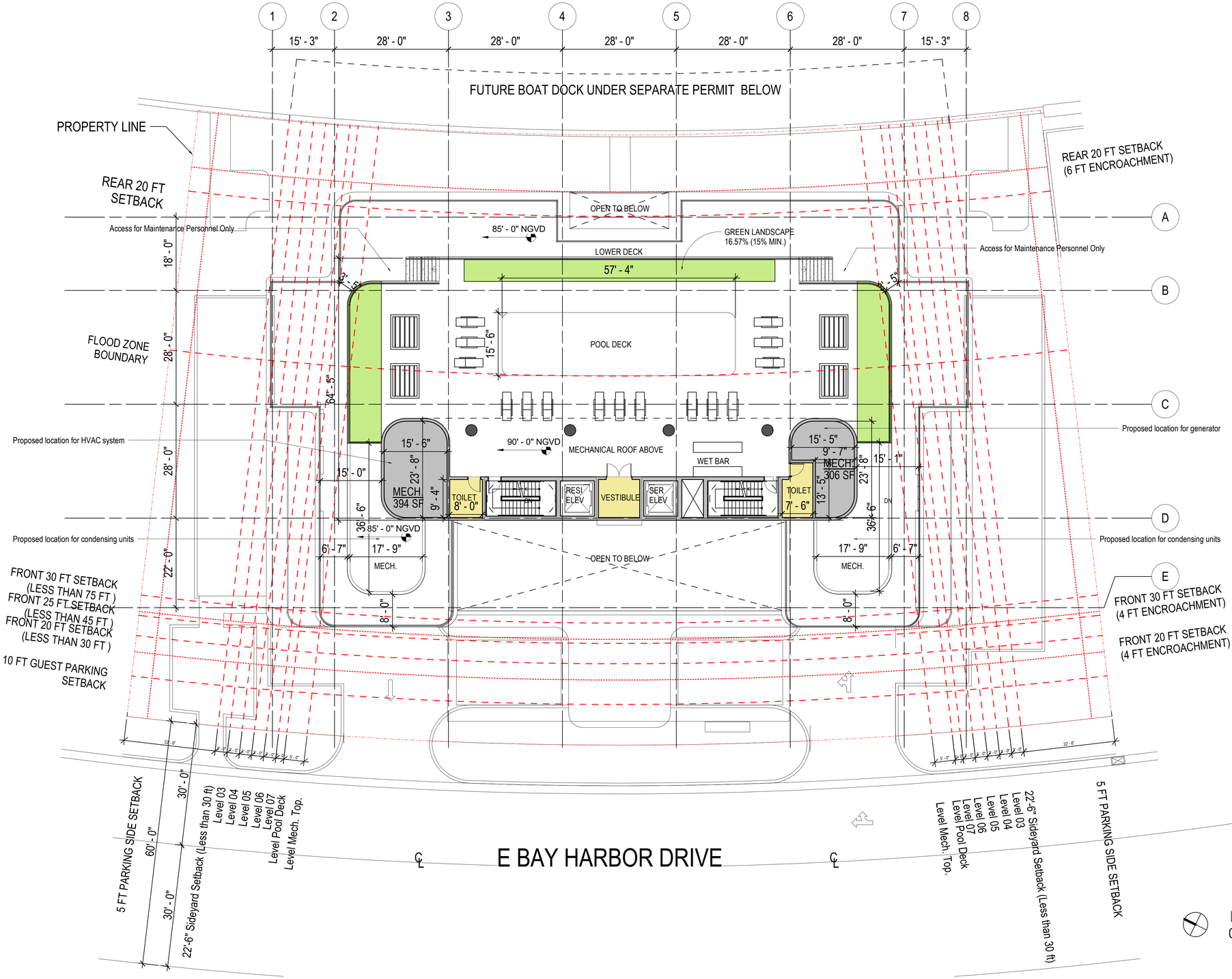
PLANNING AND ZONING
9955 E BAY HARBOR DRIVE
BAY HARBOR ISLANDS FL, 33154

LEVELS 02 - 07

SCALE: 1" = 12'-0"

DATE:
11/20/2020

**A-103**





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# PLANNING AND ZONING

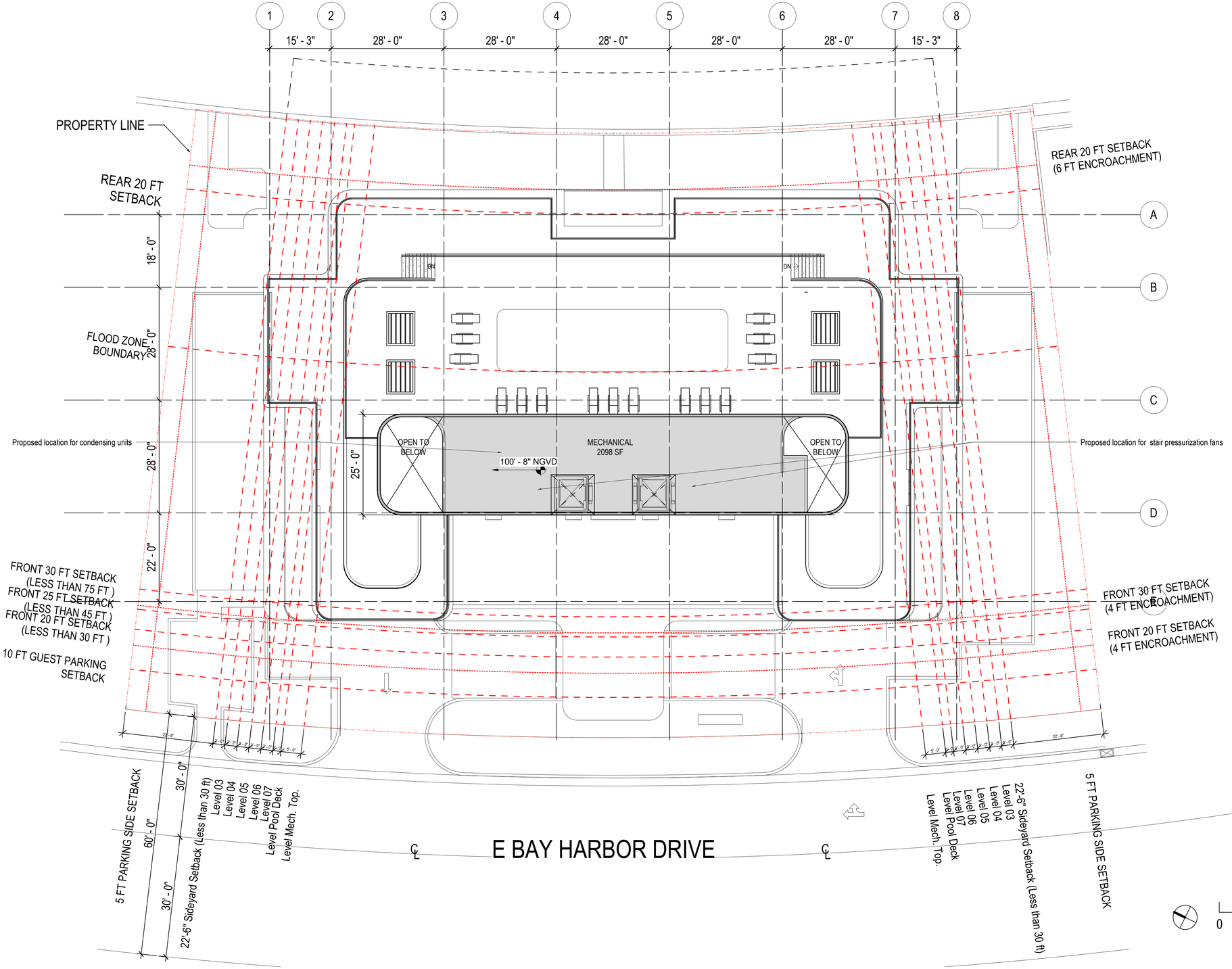
9955 E BAY HARBOR DRIVE
BAY HARBOR ISLANDS FL, 33154

POOL DECK

SCALE: 1" = 12'-0"

DATE:
11/20/2020

**A-104**

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# PLANNING AND ZONING

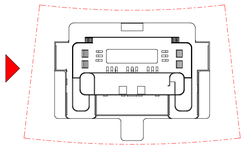
9955 E BAY HARBOR DRIVE
BAY HARBOR ISLANDS FL, 33154

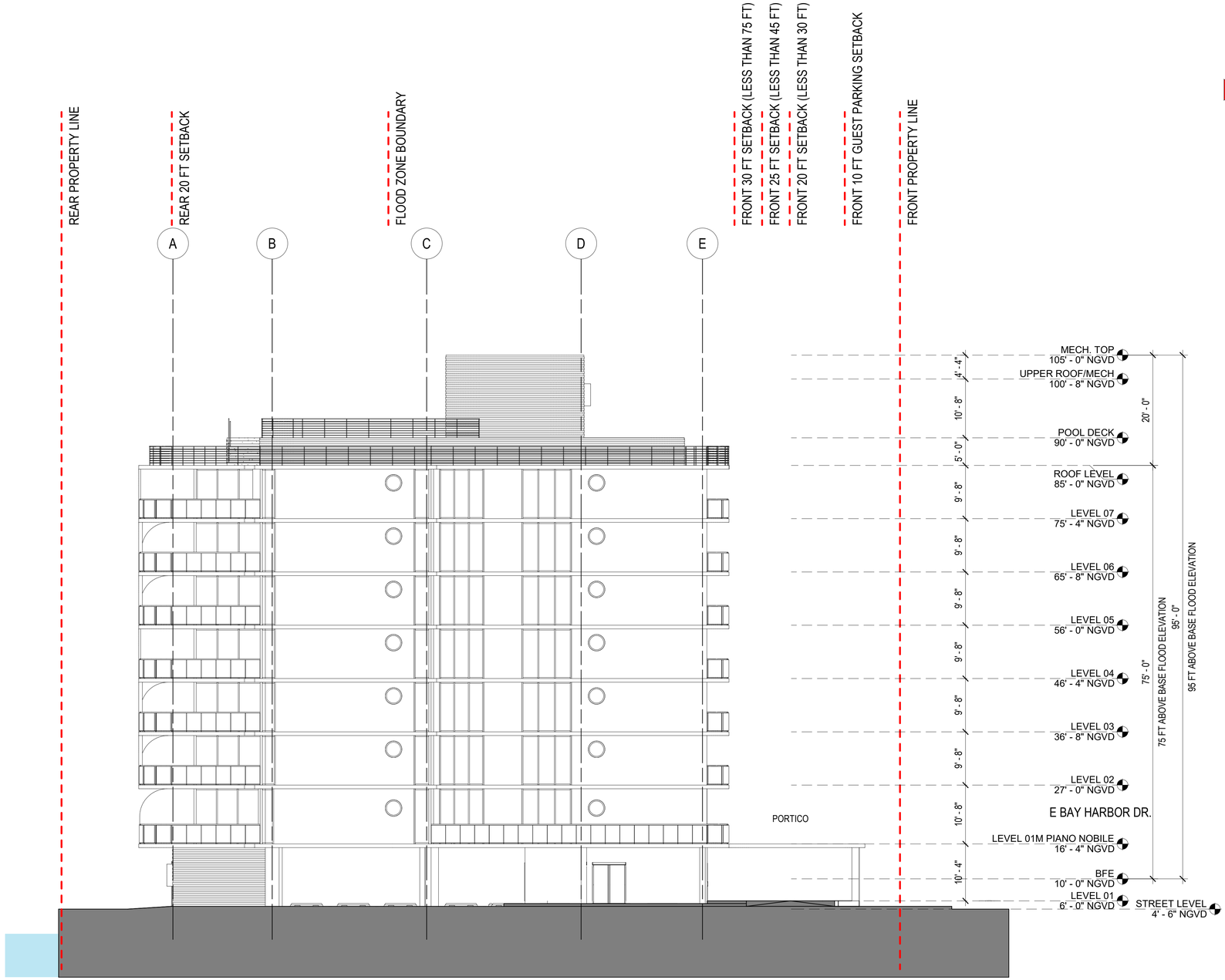
MECH LEVEL

SCALE: 1" = 12'-0"

DATE:
11/20/2020

**A-105**






NORTH ELEVATION
SCALE: 1" = 10'-0"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# PLANNING AND ZONING

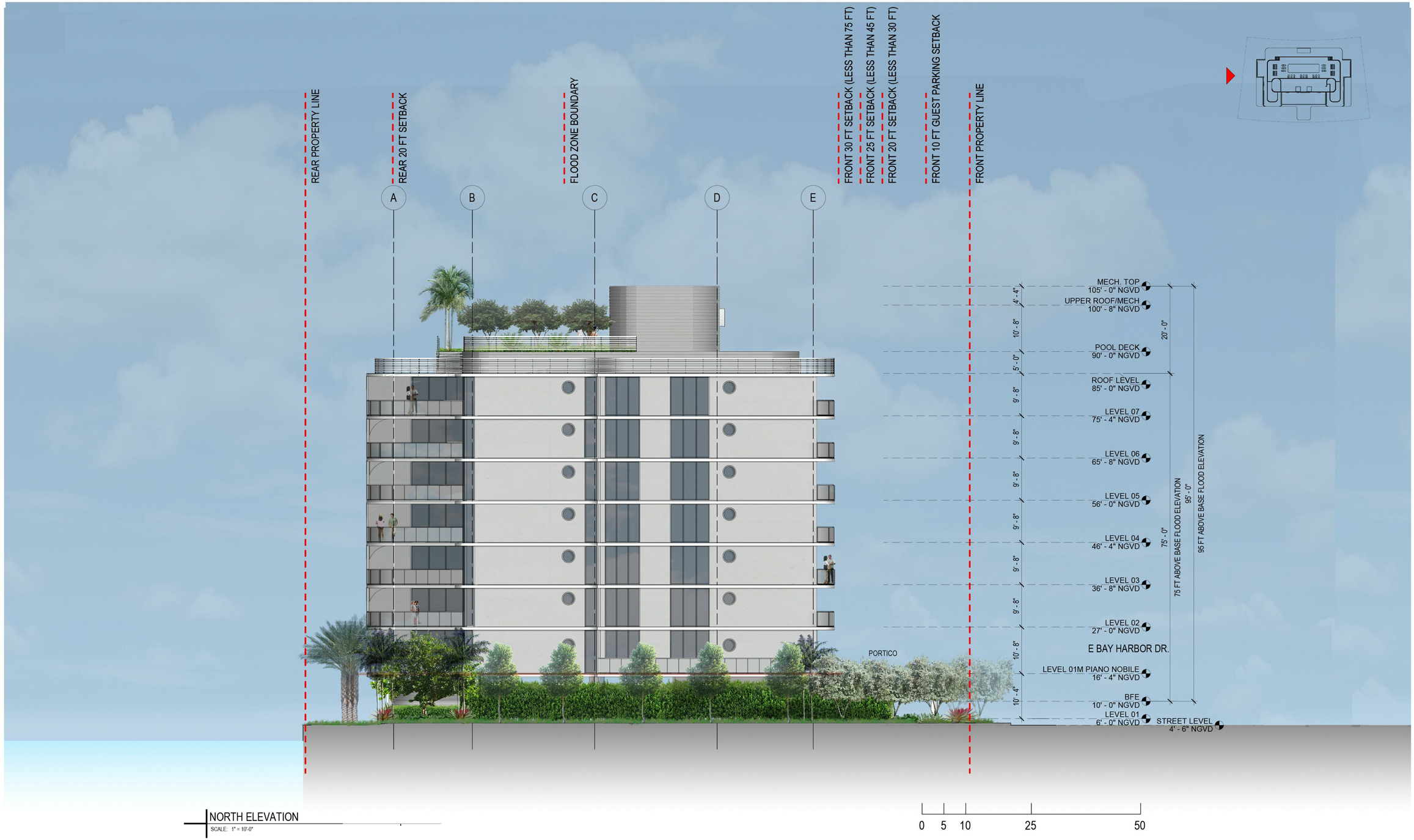
9955 E BAY HARBOR DRIVE
BAY HARBOR ISLANDS FL, 33154

NORTH ELEVATION

SCALE: 1" = 10'-0"

DATE:
11/20/2020

**A-201**




NORTH ELEVATION
SCALE: 1" = 10'-0"

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# PLANNING AND ZONING

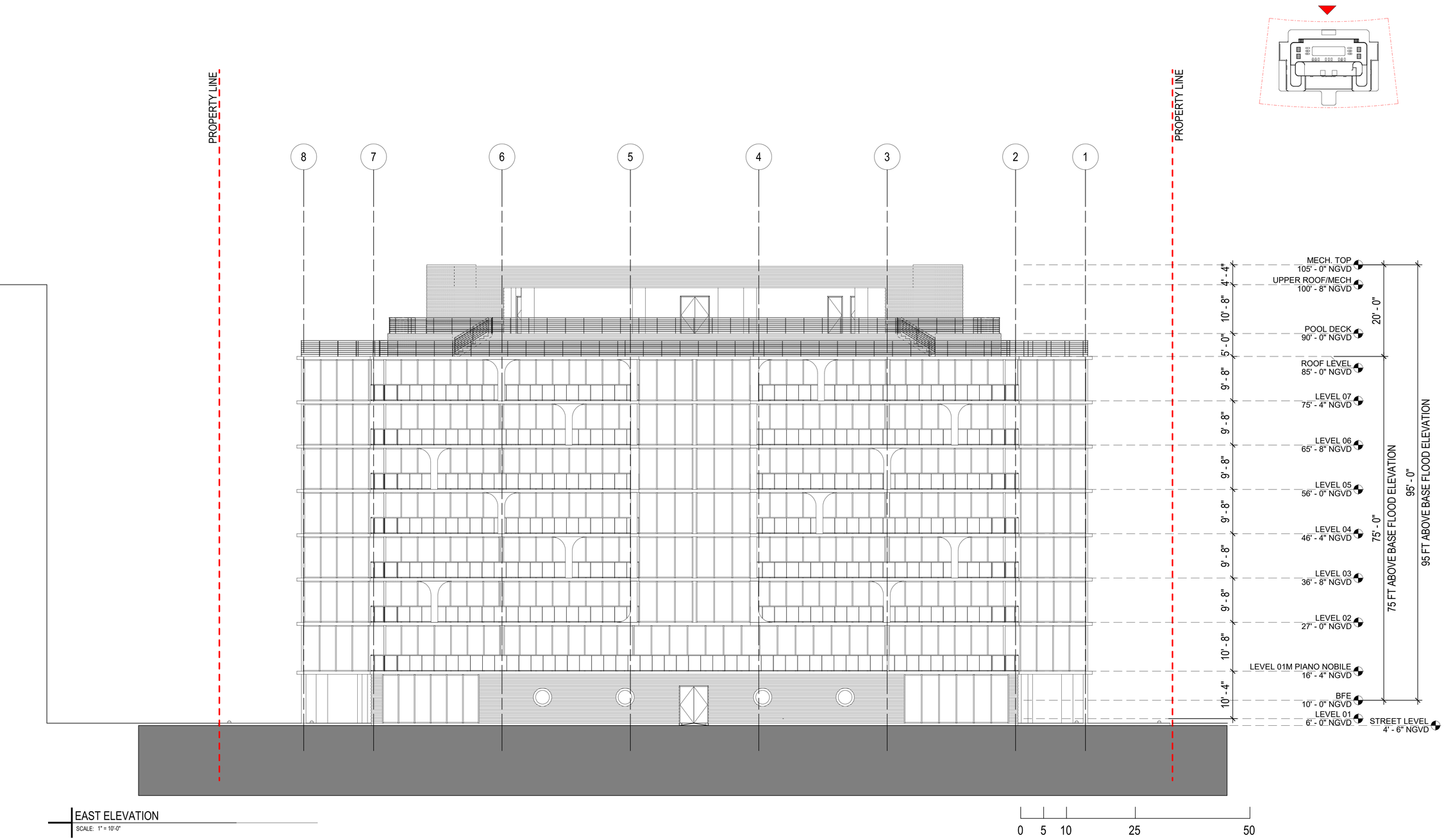
9955 E BAY HARBOR DRIVE
BAY HARBOR ISLANDS FL, 33154

NORTH ELEVATION - COLORED

SCALE: 1" = 10'-0"

DATE:
11/20/2020

**A-202**




EAST ELEVATION
SCALE: 1" = 10'-0"

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# PLANNING AND ZONING

9955 E BAY HARBOR DRIVE
BAY HARBOR ISLANDS FL, 33154

EAST ELEVATION

SCALE: 1" = 10'-0"

DATE:
11/20/2020

**A-203**

EAST ELEVATION
SCALE: 1" = 10'-0"

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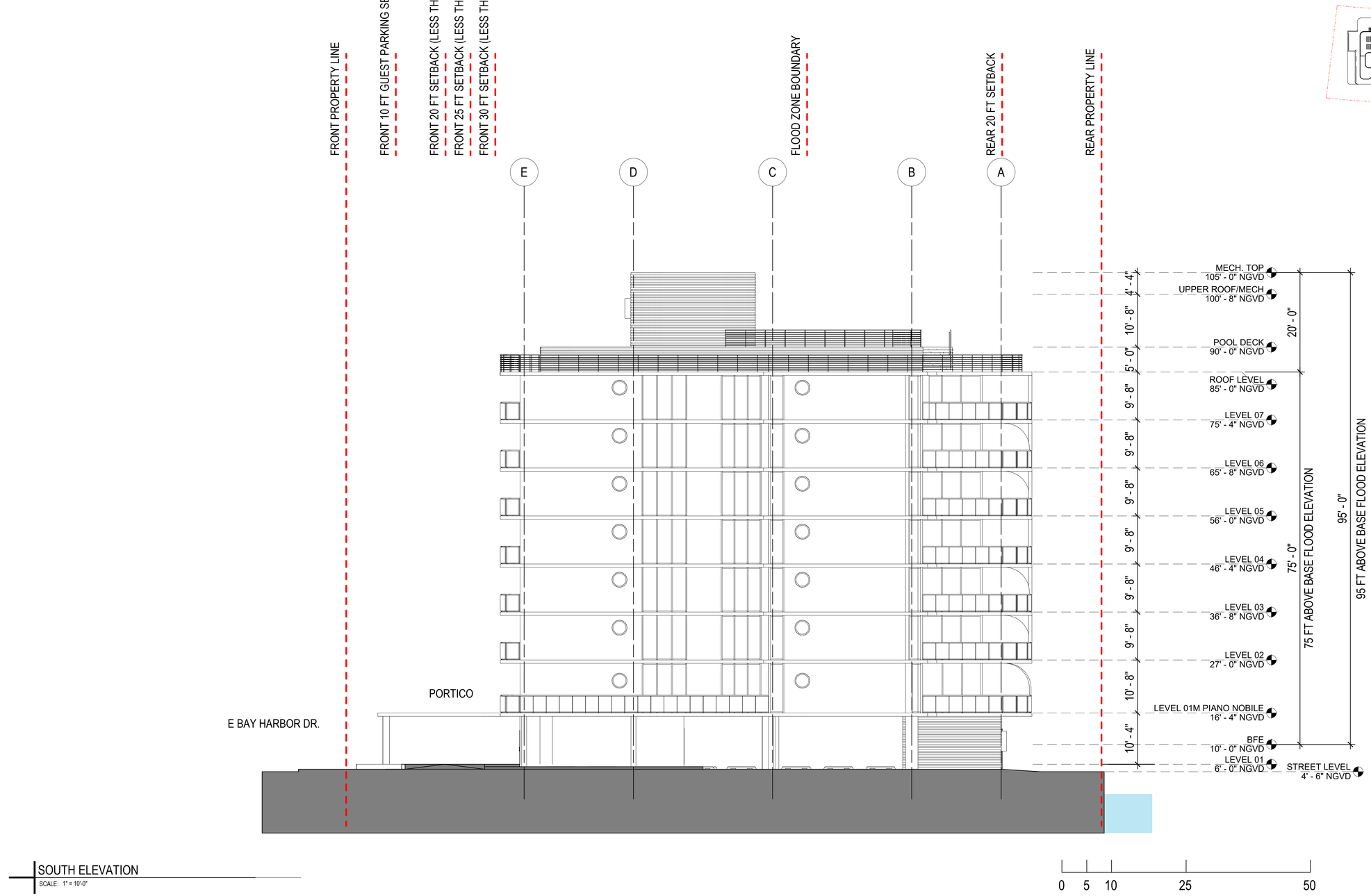
PLANNING AND ZONING
9955 E BAY HARBOR DRIVE
BAY HARBOR ISLANDS FL, 33154

EAST ELEVATION - COLORED

SCALE: 1" = 10'-0"

DATE:
11/20/2020

**A-204**




SOUTH ELEVATION
SCALE: 1" = 10'-0"

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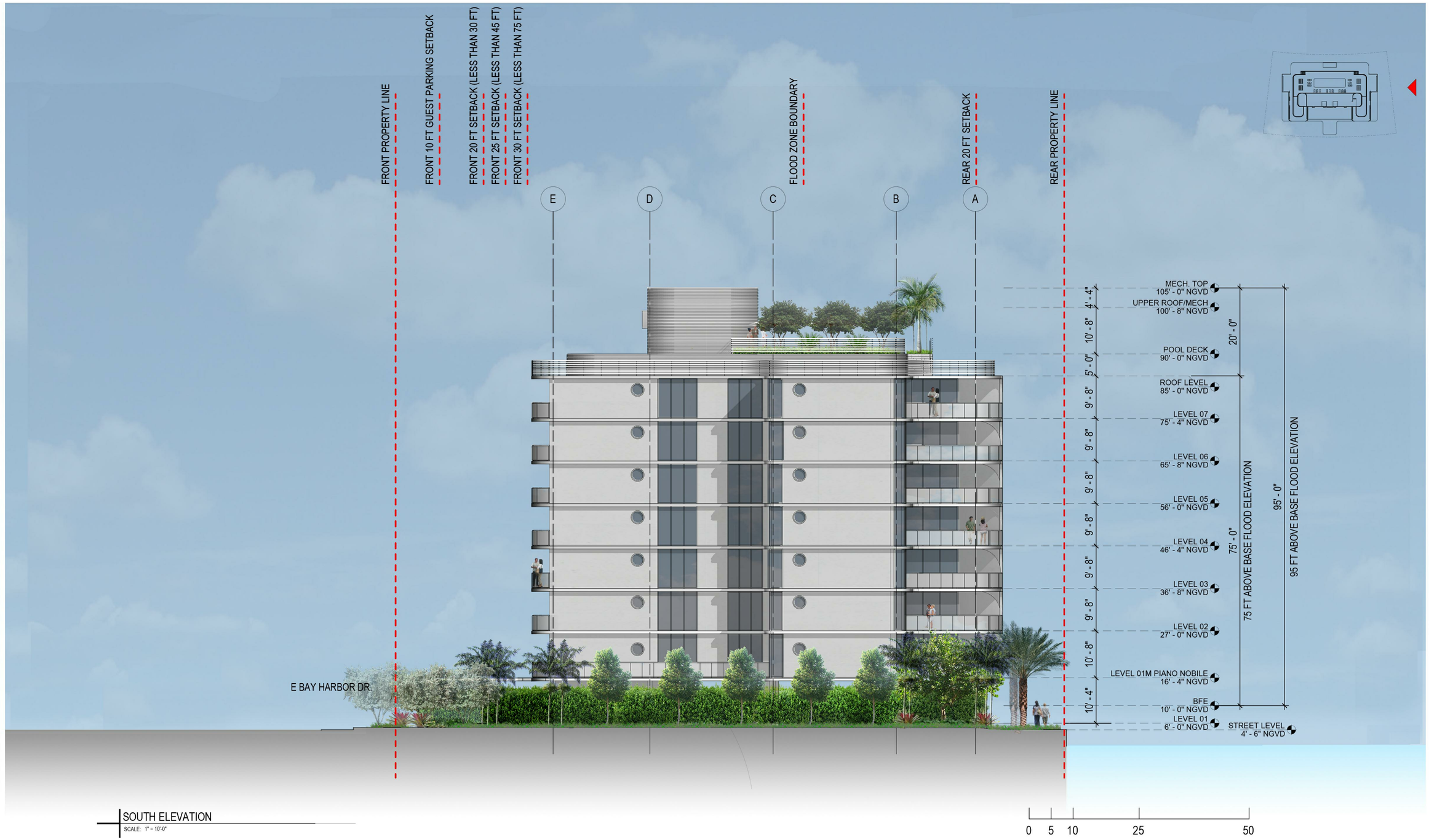
PLANNING AND ZONING
9955 E BAY HARBOR DRIVE
BAY HARBOR ISLANDS FL, 33154

SOUTH ELEVATION

SCALE: 1" = 10'-0"

DATE:
11/20/2020

**A-205**




SOUTH ELEVATION
SCALE: 1" = 10'-0"

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# PLANNING AND ZONING

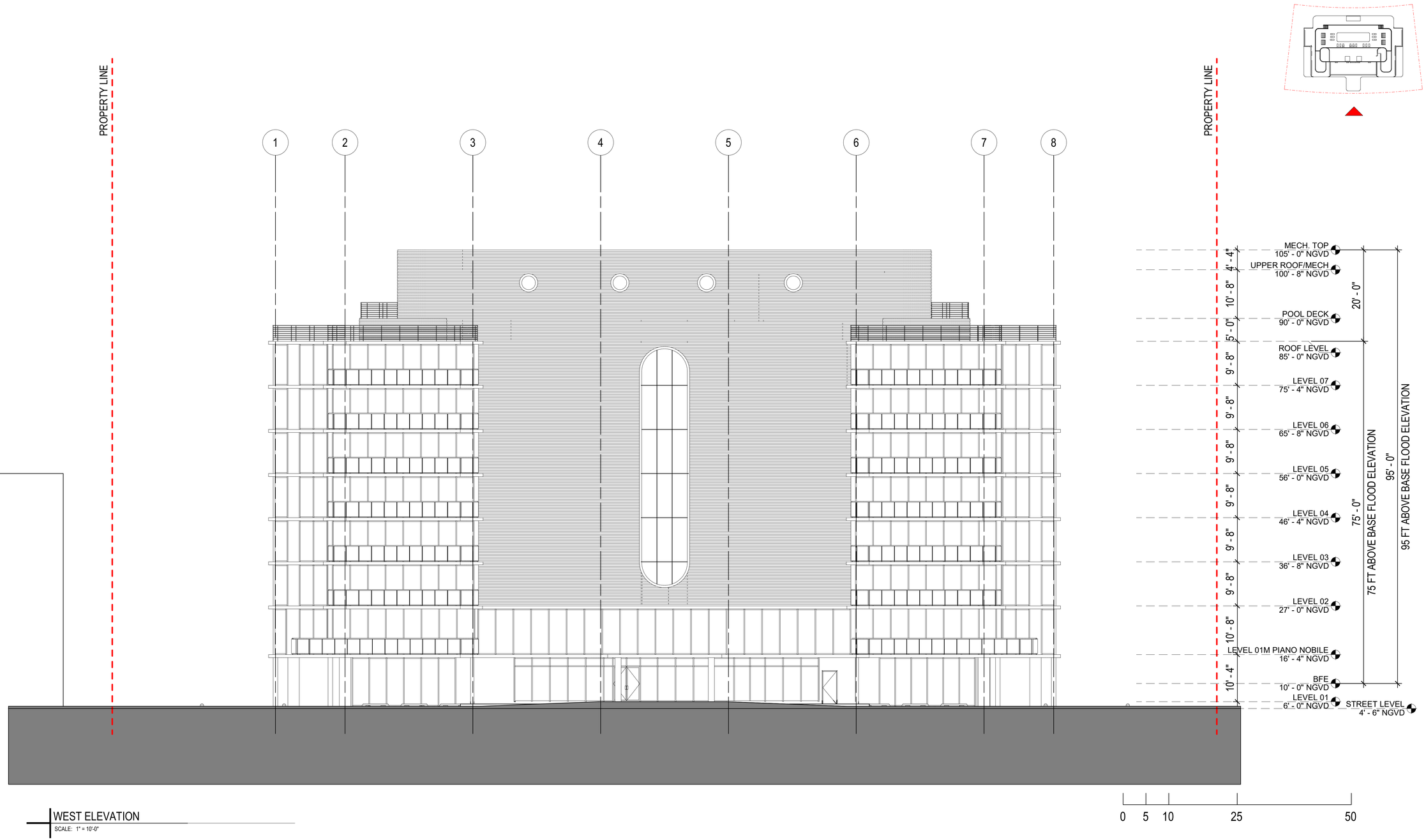
9955 E BAY HARBOR DRIVE
BAY HARBOR ISLANDS FL, 33154

SOUTH ELEVATION - COLORED

SCALE: 1" = 10'-0"

DATE:
11/20/2020

**A-206**




WEST ELEVATION
SCALE: 1" = 10'-0"

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# PLANNING AND ZONING

9955 E BAY HARBOR DRIVE
BAY HARBOR ISLANDS FL, 33154

WEST ELEVATION

SCALE:1" = 10'-0"

DATE:
11/20/2020

**A-207**

WEST ELEVATION
SCALE: 1" = 10'-0"

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# PLANNING AND ZONING

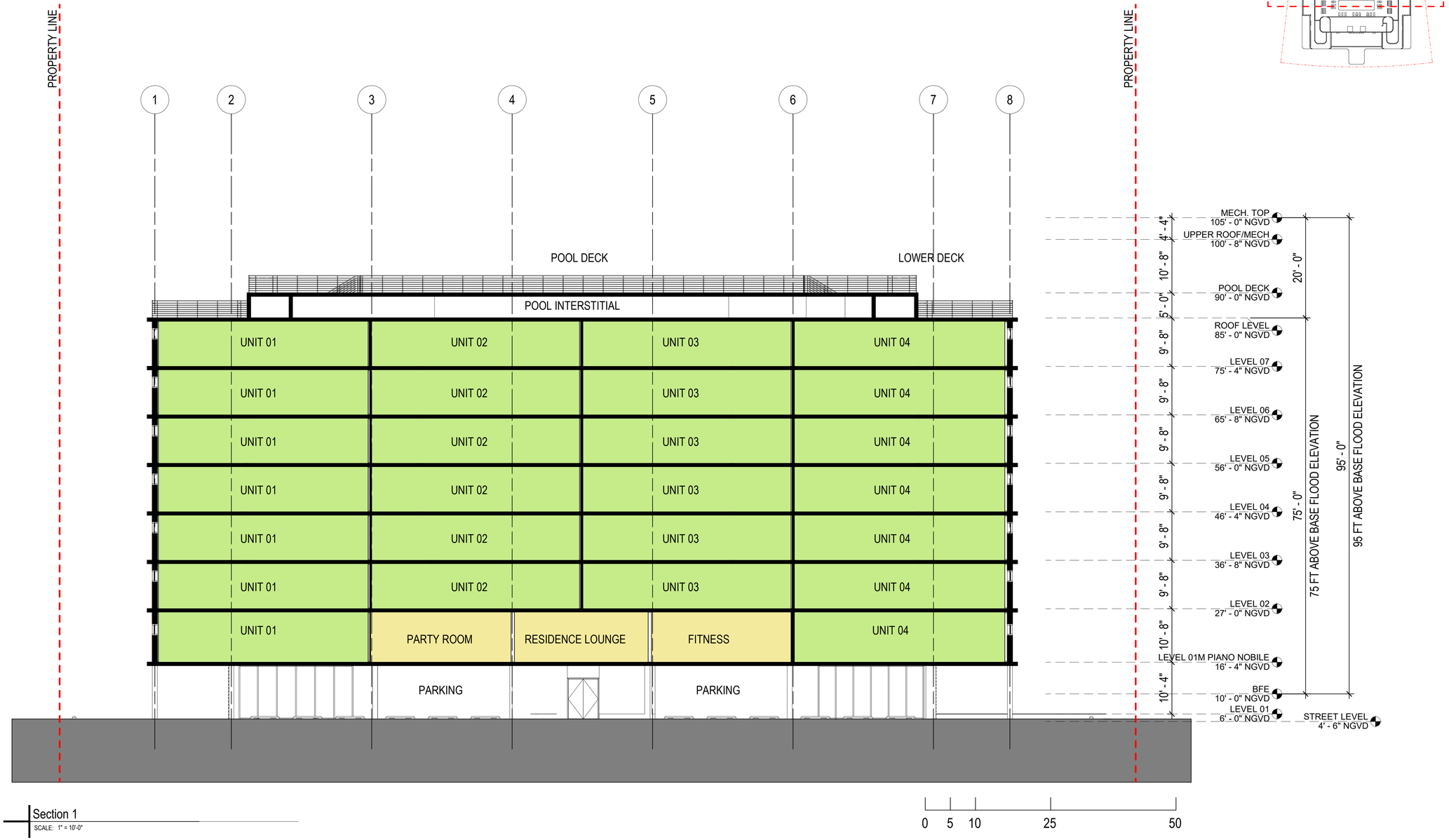
9955 E BAY HARBOR DRIVE
BAY HARBOR ISLANDS FL, 33154

WEST ELEVATION - COLORED

SCALE: 1" = 10'-0"

DATE:
11/20/2020

**A-208**




Section 1
SCALE: 1" = 10'-0"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# PLANNING AND ZONING

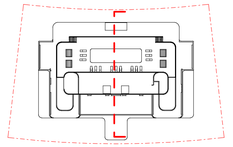
9955 E BAY HARBOR DRIVE
BAY HARBOR ISLANDS FL, 33154

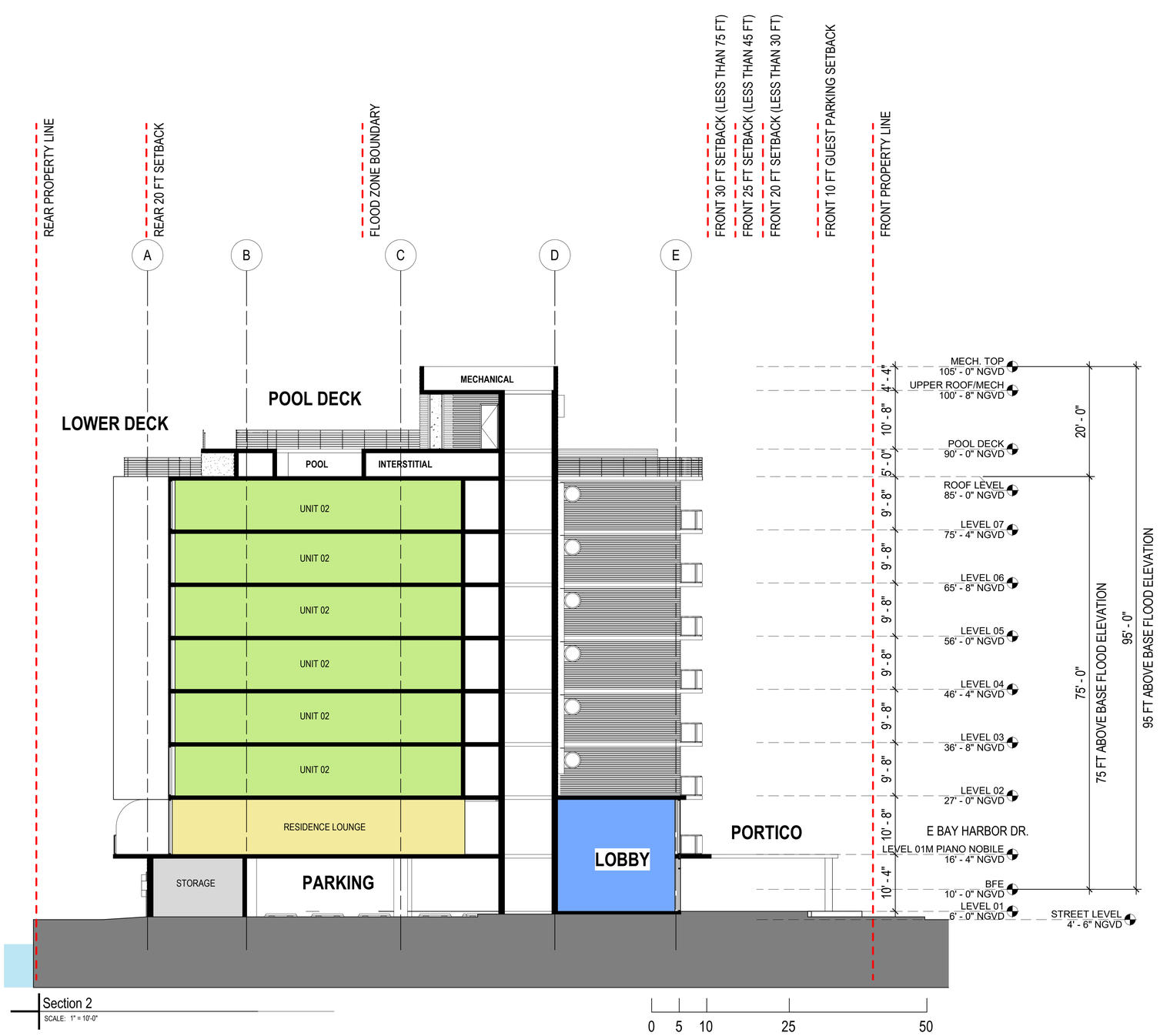
SECTION 01

SCALE:1" = 10'-0"

DATE:
11/20/2020

**A-301**






Section 2
SCALE: 1" = 10'-0"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# PLANNING AND ZONING

9955 E BAY HARBOR DRIVE
BAY HARBOR ISLANDS FL, 33154

SECTION 02

SCALE:1" = 10'-0"

DATE:
11/20/2020

**A-302**

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# PLANNING AND ZONING

9955 E BAY HARBOR DRIVE
BAY HARBOR ISLANDS FL, 33154

RENDERING

SCALE: N/A

DATE:
11/20/2020

**A-901**

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# PLANNING AND ZONING

9955 E BAY HARBOR DRIVE
BAY HARBOR ISLANDS FL, 33154

RENDERING

SCALE: N/A

DATE:
11/20/2020

**A-902**

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# PLANNING AND ZONING

9955 E BAY HARBOR DRIVE
BAY HARBOR ISLANDS FL, 33154

RENDERING

SCALE: N/A

DATE:
11/20/2020

**A-903**

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# PLANNING AND ZONING

9955 E BAY HARBOR DRIVE
BAY HARBOR ISLANDS FL, 33154

RENDERING

SCALE: N/A

DATE:
11/20/2020

**A-904**

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# PLANNING AND ZONING

9955 E BAY HARBOR DRIVE
BAY HARBOR ISLANDS FL, 33154

RENDERING

SCALE:N/A

DATE:
11/20/2020

**A-905**

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# PLANNING AND ZONING

9955 E BAY HARBOR DRIVE
BAY HARBOR ISLANDS FL, 33154

RENDERING

SCALE: N/A

DATE:
11/20/2020

**A-906**

1 GLASS RAILING

2 SMOOTH LIGHT GRAY SMOOTH STUCCO

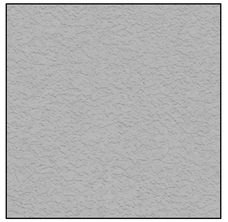
4 LIGHT GRAY GLAZING

5 RAKED LIGHT GRAY STUCCO

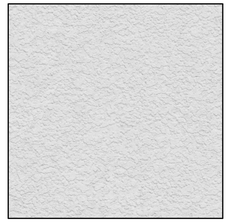
6 WHITE METAL RAILING

3 SMOOTH WHITE STUCCO

1 GLASS RAILING



2 SMOOTH LIGHT GRAY STUCCO



3 SMOOTH WHITE STUCCO

4 LIGHT GRAY GLAZING

5 RAKED LIGHT GRAY STUCCO

6 WHITE METAL RAILING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PLANNING AND ZONING

9955 E BAY HARBOR DRIVE
BAY HARBOR ISLANDS FL, 33154

MATERIAL BOARD

SCALE: N/A

DATE:
11/20/2020

***A-907***

# FUTURE DOCK (UNDER SEPARATE PERMIT)

PROP. SIDEWALK WITH HARDSCAPE (SEE LANDSCAPE PLANS FOR DETAILS)

PROP. SIDEWALK (SEE DETAILS SHEET C-700)

PROP. SIDEWALK WITH HARDSCAPE (SEE LANDSCAPE PLANS FOR DETAILS)

PROP. 4" WHITE PAVEMENT MARKINGS

PROP. ARROW PAVEMENT MARKING (TYP.) (SEE DETAILS SHEET C-700)

PROP. CONCRETE WHEELSTOP (TYP.) (SEE DETAILS SHEET C-700)

PROP. HANDICAP PARKING SIGN (SEE DETAIL SHEET C-700)

PROPOSED 26 UNIT APARTMENT BUILDING (SEE ARCH. PLANS FOR DETAILS)

PROP. TYPE D CURB (TYP.) (SEE SHEET C-700 FOR DETAILS)

PROP. TRANFORMER PADS AND TRASH HOLDING AREA SEE ARCH PLANS FOR DETAILS

21 LF OF PROP. 24" WHITE

PROP. SIGNAGE

EXIST. OVERHEAD WIRE

EXIST. 5.0' EASEMENT

PROP. LANDSCAPE SEE LANDSCAPE PLANS FOR DETAILS

PROP. STOP SIGN AND DO NOT ENTER SIGN (SEE DETAILS ON SHEET C-700)

PROP. TYPE "D" CURB

EXIST. VALLEY GUTTER

EAST BAY HARBOR DRIVE

NORTH

GRAPHIC SCALE IN FEET
0 5 10 20

LEGEND:

- RIGHT-OF-WAY OR PROPERTY LINE
- CENTER LINE
- BUILDING OUTLINE
- BUILDING CANOPY OUTLINE
- LANDSCAPE (SEE LANDSCAPE PLANS FOR DETAILS)
- CONCRETE

| No. | REVISIONS | DATE | BY |
|---|---|---|---|
| | PLANNING AND ZONING SUBMITTAL | 11/20/2020 | J.P. |

Kimley»Horn
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PHONE: 305-673-2025
WWW.KIMLEY-HORN.COM REGISTRY 696

LICENSED PROFESSIONAL
JORGE L. FERNANDEZ
FL LICENSE NUMBER 71682
DATE: FLORIDA

KHA PROJECT 143257000
DATE 11/20/2020
SCALE AS SHOWN
DESIGNED BY JP
DRAWN BY JP
CHECKED BY JL

# CONCEPTUAL STRIPING AND SIGNAGE PLAN

9955 BAY HARBOR DRIVE
PREPARED FOR CLIENT
BAY HARBOR FL

SHEET NUMBER
C-400

Plotted By: Suarez, Alexis Sheet Set: 9955 BAY HARBOR DRIVE Layout: C-400 CONCEPTUAL STRIPING AND SIGNAGE PLAN November 18, 2020 05:22:19pm K:\MIB_CIVIL\143257000 9955 Bay Harbor\CIVIL\CADD\PlanSheets\C-400 CONCEPTUAL STRIPING AND SIGNAGE PLAN.dwg
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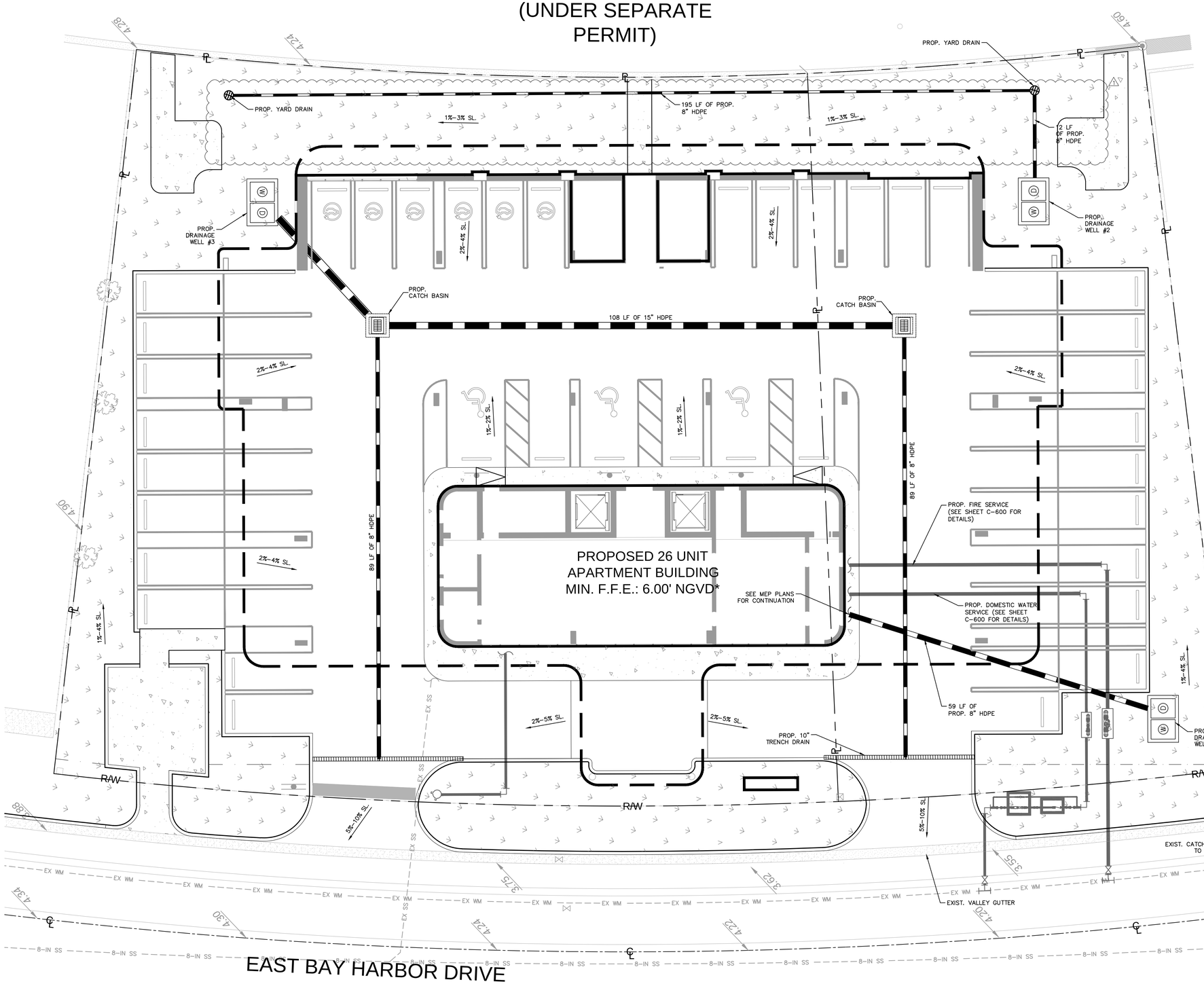
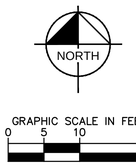
# FUTURE DOCK (UNDER SEPARATE PERMIT)




GRAPHIC SCALE IN FEET
0 5 10 20

## LEGEND:

- RIGHT-OF-WAY OR PROPERTY LINE
- CENTER LINE
- BUILDING OUTLINE
- BUILDING CANOPY OUTLINE
- LANDSCAPE (SEE LANDSCAPE PLANS FOR DETAILS)
- CONCRETE
- #%-#% SL. — DIRECTIONAL SLOPE ARROWS
- ### — EXISTING ELEVATION
- PERIMETER BERM (ELEVATION PER CALCULATIONS)

| 9955 BAY HARBOR DRIVE FLOOD LEGEND | |
|---|---|
| FINISHED FLOOR ELEVATION | 6.00' (NGVD)* |
| LOWEST ELEVATION OF EQUIPMENT | 16.25' (NGVD) |
| FLOOD ZONE | AE |
| PANEL NUMBER | 12086C0144 |
| BASE FLOOD ELEVATION | 10.00' (NGVD) |
| HIGHEST CROWN OF ROAD | 4.34' (NGVD) |
| LOWEST ADJACENT GRADE | 3.55' (NGVD) |
| HIGHEST ADJACENT GRADE | 4.90' (NGVD) |

*REFER TO ARCHITECTURAL PLANS FOR FLOODPROOFING AND DETAILS

| No. | REVISIONS | DATE | BY |
|---|---|---|---|
| | PLANNING AND ZONING SUBMITTAL | 11/20/2020 | JP |

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PHONE: 305-673-2025
WWW.KIMLEY-HORN.COM REGISTRY 696

LICENSED PROFESSIONAL
JORGE L. FERNANDEZ
FL LICENSE NUMBER 71682
DATE: 11/20/2020 FLORIDA

KHA PROJECT 143257000
DATE 11/20/2020
SCALE AS SHOWN
DESIGNED BY JP
DRAWN BY JP
CHECKED BY JL

# CONCEPTUAL PAVING, GRADING AND DRAINAGE PLAN

9955 BAY HARBOR DRIVE
PREPARED FOR CLIENT
BAY HARBOR FL

SHEET NUMBER
C-500

Plotted By: Suarez Alexis Sheet Set: 9955 BAY HARBOR DRIVE Layout: C-500 CONCEPTUAL PAVING GRADING AND DRAINAGE PLAN November 18, 2020 05:25:18pm K:\MIB_CIVIL\143257000 9955 Bay Harbor\CIVIL\CADD\PlanSheets\C-500 CONCEPTUAL PAVING GRADING AND DRAINAGE PLAN.dwg
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# FUTURE DOCK (UNDER SEPARATE PERMIT)

PROP. STORM SEWER SYSTEM (SEE SHEET C-500 FOR DETAILS

PROPOSED 26 UNIT APARTMENT BUILDING (SEE ARCH. PLANS FOR DETAILS)

SEE MEP PLANS FOR CONTINUATION

81 LF OF PROP. 8" D.I.P. FOR FIRE SERVICE

74 LF OF PROP. 6" D.I.P. WATER SERVICE

PROP. CONNECTION TO EXIST SANITARY SEWER LATERAL PER AS-BUILT SHEET WS-23 INV.=-0.47 (CONTRACTOR TO FIELD VERIFY)

29.79'

PROP. 6" VERT. RPZBA

PROP. 8" DDCV

EXIST. 5.0' EASEMENT

PROP. 6" TURBINE METER

RAW

RAW

RAW

CLOSEST FIRE HYDRANT ON E BAY HARBOR DR & 100 ST LESS THAN 150'

PROP. FIRE DEPARTMENT CONNECTION

EXIST. 10" WATER MAIN

12 LF OF PROP. 6" D.I.P. WATER SERVICE

PROP. CONNECTION FOR 6" WATER SERVICE W/ 10"x6" T.S. AND 6" G.V. PER DET. SEE SHEET C-700

PROP. CONNECTION FOR 8" FIRE SERVICE W/ 10" X 8" T.S. AND 8" G.V. PER DET. SEE SHEET C-700

EXIST. 8" SEWER MAIN

EAST BAY HARBOR DRIVE

EX WM

8-IN SS

EX SS

NORTH

GRAPHIC SCALE IN FEET
0 5 10 20

## LEGEND:

- R/W — P/L — RIGHT-OF-WAY OR PROPERTY LINE
- ℄ — CENTER LINE
- BUILDING OUTLINE
- BUILDING CANOPY OUTLINE
- LANDSCAPE (SEE LANDSCAPE PLANS FOR DETAILS)
- PROP. CONCRETE

| No. | REVISIONS | DATE | BY |
|---|---|---|---|
| | PLANNING AND ZONING SUBMITTAL | 11/20/2020 | JP |

Kimley»Horn

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PHONE: 305-673-2025
WWW.KIMLEY-HORN.COM REGISTRY 696

LICENSED PROFESSIONAL

JORGE L. FERNANDEZ

FL LICENSE NUMBER 71682

DATE: FLORIDA

| | |
|---|---|
| KHA PROJECT | 143257000 |
| DATE | 11/20/2020 |
| SCALE | AS SHOWN |
| DESIGNED BY | JP |
| DRAWN BY | JP |
| CHECKED BY | JL |

# CONCEPTUAL WATER AND SEWER PLAN

# 9955 BAY HARBOR DRIVE

PREPARED FOR CLIENT

BAY HARBOR FL

SHEET NUMBER C-600

Plotted By: Suarez, Alexis Sheet Set: 9955 BAY HARBOR DRIVE Layout: C-600 CONCEPTUAL WATER AND SEWER PLAN November 18, 2020 05:23:22pm K:\MIB_CIVIL\143257000 9955 Bay Harbor\CIVIL\CADD\PlanSheets\C-600 CONCEPTUAL WATER AND SEWER PLAN.dwg
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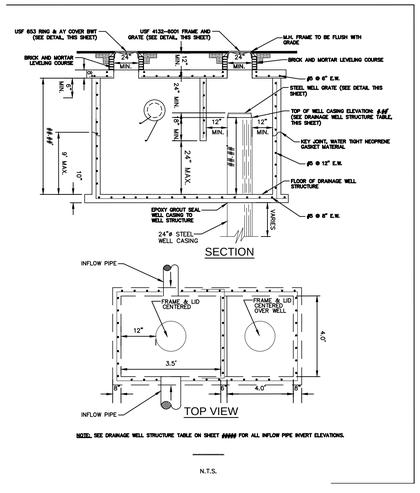
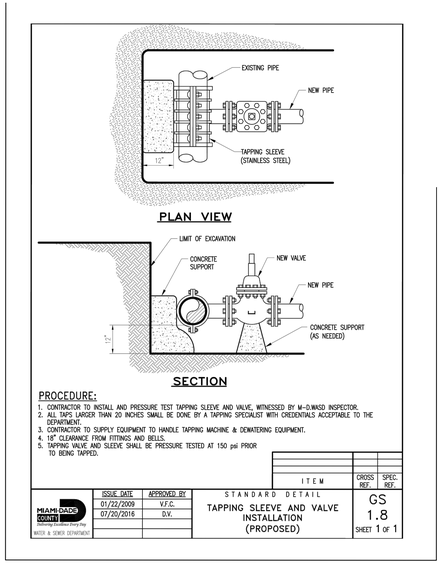



PROCEDURE:

1. CONTRACTOR TO INSTALL AND PRESSURE TEST TAPPING SLEEVE AND VALVE, WITNESSED BY M-D/WASD INSPECTOR.
2. ALL TAPS LARGER THAN 20 INCHES SMALL BE DONE BY A TAPPING SPECIALIST WITH CREDENTIALS ACCEPTABLE TO THE DEPARTMENT.
3. CONTRACTOR TO SUPPLY EQUIPMENT TO HANDLE TAPPING MACHINE & DEWATERING EQUIPMENT.
4. 18" CLEARANCE FROM FITTINGS AND BELLS.
5. TAPPING VALVE AND SLEEVE SHALL BE PRESSURE TESTED AT 150 psi PRIOR TO BEING TAPPED.

| ITEM | CROSS REF. | SPEC. REF. |
|---|---|---|
| | | |

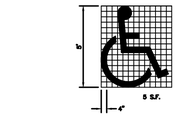
| ISSUE DATE | APPROVED BY |
|---|---|
| 01/22/2009 | V.F.C. |
| 07/20/2016 | D.V. |
| | |
| | |

MIAMI-DADE COUNTY — Delivering Excellence Every Day — WATER & SEWER DEPARTMENT

STANDARD DETAIL

TAPPING SLEEVE AND VALVE INSTALLATION (PROPOSED)

GS 1.8 SHEET 1 of 1



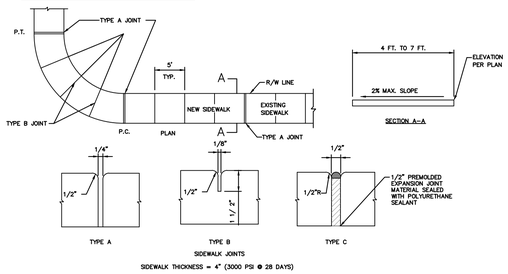

USE OF PAVEMENT SYMBOL IN ACCESSIBLE PARKING SPACES IS REQUIRED. THE SYMBOL SHALL BE 8 FT. HIGH AND WHITE IN COLOR. (PAINT 2 COATS)

NOTE:

STOP SIGN AND ASSEMBLY SHALL BE FABRICATED AND INSTALLED IN ACCORDANCE WITH MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT STANDARD DETAILS AND SPECIFICATIONS.

ACCESSIBLE PAVEMENT SYMBOL
N.T.S.

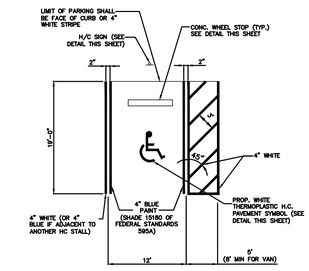
| TABLE OF SIDEWALK JOINTS | |
|---|---|
| | LOCATION |
| A | P.C. AND P.T. OF CURVES. JUNCTION OF EXISTING AND NEW SIDEWALK. |
| B | 5'-0" CENTER TO CENTER ON SIDEWALK. |
| C | WHERE SIDEWALK ABUTS CONCRETE CURBS, DRIVEWAYS, AND SIMILAR STRUCTURES |



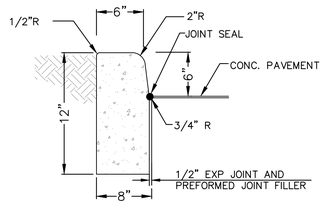

SIDEWALK JOINTS

SIDEWALK THICKNESS = 4" (3000 PSI @ 28 DAYS)

CONCRETE SIDEWALK DETAIL
N.T.S.



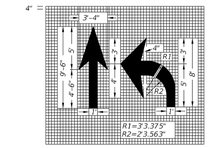

HANDICAPPED PARKING PAVEMENT MARKING
N.T.S.




NOTE:

FOR USE ADJACENT TO CONCRETE OR FLEXIBLE PAVEMENT, CONCRETE SHOWN. EXPANSION JOINT, PREFORMED JOINT FILLER AND JOINT SEAL ARE REQUIRED BETWEEN CURBS AND CONCRETE PAVEMENT ONLY, FDOT INDEX NO. 300, SHEET 2 OF 2.

TYPE "D" VERTICAL CURB
N.T.S.




DIRECTIONAL ARROW
N.T.S.

DRAINAGE WELL NOTES:

1. DEEP WELL TO BE CONSTRUCTED PER DRAINAGE WELL SCHEDULE. CONTRACTOR IS TO VERIFY THE FOLLOWING MINIMUM WELL CAPACITY: (TBD) GPM PER FOOT OF HEAD FOR WELLS. CONTRACTOR MUST PROVIDED A 60% CASED AND 40% OPEN WELL AT ANY DEPTH.
2. STEEL WELL GRATE TO BE INSTALLED OVER 24" DEEP WELL. STEEL GRATE TO BE HOT DIPPED GALVANIZED AFTER FABRICATION. COST TO BE INCLUDED IN THE PRICE OF CASING.
3. DEVELOPER OF WELL TO ASSURE 1500 P.P.M. SALINITY. THE WELL CASING SHALL PENETRATE A ZONE CONTAINING A MINIMUM OF 10,000 mg/L OF TOTAL DISSOLVED SOLIDS (TDS) IN ACCORDANCE WITH RULE 62-528.200(6), FAC.
4. WELL TESTING TO COMPLY WITH ASTM D 5472-93 AND D-4050-96 AND BE PERFORMED BY A THIRD PARTY FLORIDA REGISTERED GEOLOGIST.
5. ALL WELL BOX CONSTRUCTION JOINTS SHALL BE WATER TIGHT. WELL BOX MUST BE DESIGNED FOR UPLIFT FORCES (MIN 3 PSI) AND SIGNED AND SEALED BY A REGISTERED FLORIDA PROFESSIONAL ENGINEER.

DRAINAGE WELL STRUCTURES STRUCTURAL NOTES:

DESIGN CRITERIA: DESIGN, FABRICATION AND ERECTION OF PRECAST CONCRETE SHALL BE IN ACCORDANCE WITH ACI 318-99 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE AND PCI DESIGN HANDBOOK. DESIGN OF CAST-IN-PLACE CONCRETE SHALL BE IN ACCORDANCE WITH ACI 318-99.

DESIGN LIVE LOADS: THE TOP SLAB OF DRAINAGE STRUCTURE SHALL BE DESIGNED TO CARRY TRAFFIC LOADS (H-20 LOADING).

GEOTECHNICAL CRITERIA: SOIL BEARING PRESSURE UNDER STRUCTURE ASSUMED TO BE AT MINIMUM 2000 PSF. PRIOR TO INSTALLATION OF DRAINAGE STRUCTURE THE SOIL BEARING CAPACITY OF THE FOUNDATION MUST BE CONFIRMED BY THE CONTRACTOR, THROUGH A CERTIFIED GEOTECHNICAL LABORATORY.

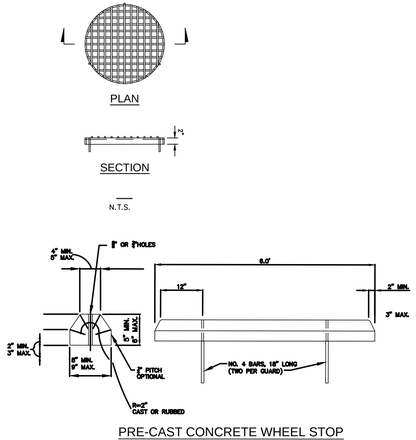
CONCRETE: CONCRETE SHALL BE NORMAL WEIGHT, AND SHALL ATTAIN A 28, DAY COMPRESSIVE STRENGTH OF 4000 PSI AND SHALL MEET THE REQUIREMENT OF ASTM C478. CONCRETE COVER FOR REINFORCEMENT SHALL BE 2 INCHES EXCEPT FOOTING BOTTOM BARS SHALL HAVE 3" COVER.

REINFORCING: REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60, AND SHALL BE OF U.S. MANUFACTURE.

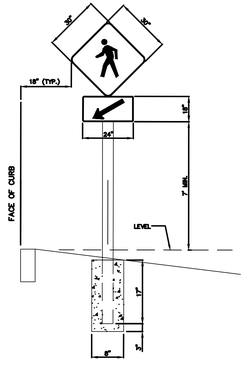
MORTAR: MORTAR GROUT TO SEAL THE PIPE, TOP SLABS, AND LEVELING COURSE SHALL BE OF SUCH A MIX THAT SHRINKAGE WILL NOT CAUSE LEAKAGE INTO OR OUT OF THE UNIT. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR MORTAR FOR ENGINEER REVIEW AND APPROVAL.

SHOP DRAWINGS: CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, SIGNED AND SEALED BY A FLORIDA LICENSED ENGINEER, FOR PRECAST STRUCTURES TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO THE CONSTRUCTION OF STRUCTURE.

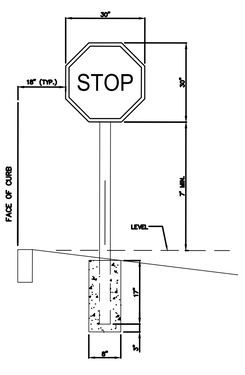
MANHOLE RING & COVER: ALL MANHOLE RINGS AND COVERS, WITHIN PRIVATE PROPERTY, SHALL HAVE THE WORD "STORM SEWER" CAST ON COVER.



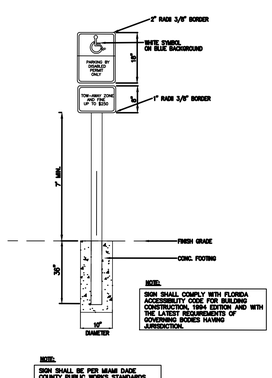

PRE-CAST CONCRETE WHEEL STOP
N.T.S.



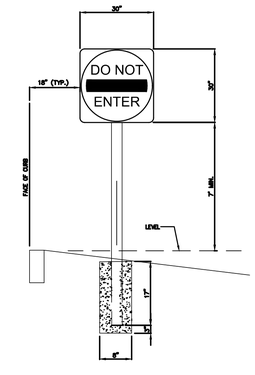

W11-2 AND W16-2P PEDESTRIAN CROSSING SIGN DETAIL
N.T.S.




R1-1 "STOP SIGN" DETAIL
N.T.S.




ACCESSIBLE PARKING SIGN
N.T.S.




R5-1 "DO NOT ENTER" SIGN DETAIL
N.T.S.

Plotted By: Soraya, Alexis Sheet Set: 9955 BAY HARBOR DRIVE Layout: C-700 STANDARD DETAILS November 18, 2020 05:23:57pm K:\MIB_CIVIL\143257000 9955 BAY HARBOR DRIVE\CIVIL\CADD\PlanSheets\C-100 SITE PLAN DETAILS.dwg
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| No. | REVISIONS | DATE | BY |
|---|---|---|---|
| | PLANNING AND ZONING SUBMITTAL | 11/20/2020 | JP |

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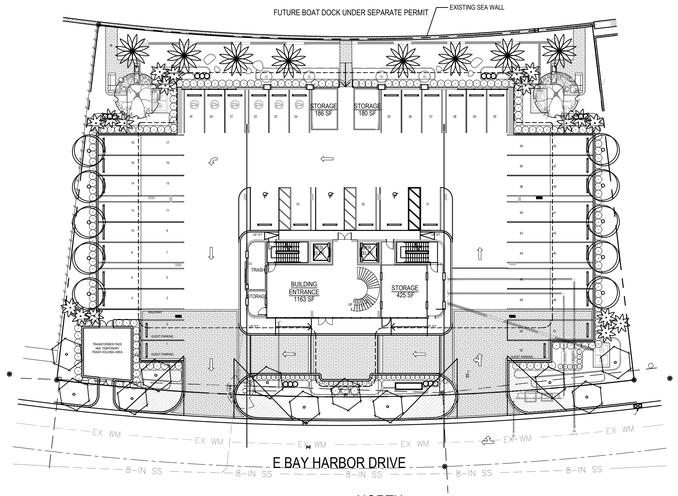
LICENSED PROFESSIONAL
JORGE L. FERNANDEZ
FL LICENSE NUMBER 71682
DATE: FLORIDA

KHA PROJECT 143257000
DATE 11/20/2020
SCALE AS SHOWN
DESIGNED BY JP
DRAWN BY JP
CHECKED BY JL

STANDARD DETAILS

9955 BAY HARBOR DRIVE
PREPARED FOR CLIENT
BAY HARBOR FL

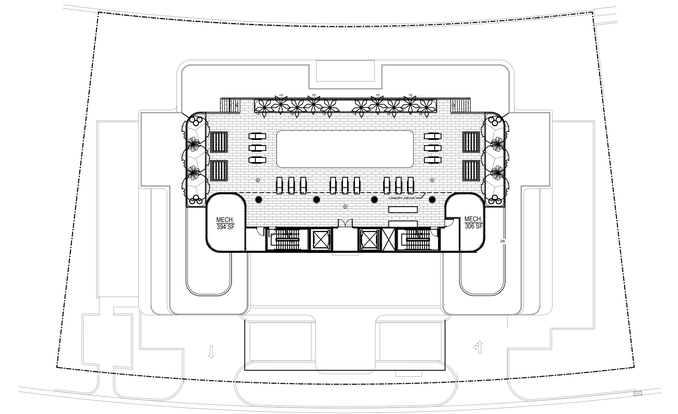
SHEET NUMBER C-700




## KEY PLAN - GROUND LEVEL

NORTH

Scale: 1" = 30'-0"




## KEY PLAN - POOL DECK

NORTH

Scale: 1" = 30'-0"

## SITE FINISHES / AMENITIES LEGEND

**A** — ***PORTE COCHERE / SEATING AREA PAVERS*** — PATTERN — COLOR

MANUFACTURER: BELGARD
STYLE: MODULINE SERIES
COLOR: SLATE
SIZE: 3" X 12" X 3-1/8"
PATTERN: RUNNING BOND

**A1** — ***PORTE COCHERE PAVER BAND*** — PATTERN — COLOR

MANUFACTURER: BELGARD
STYLE: MODULINE SERIES
COLOR: SLATE
SIZE: 3" X 12" X 3-1/8"
WIDTH: 12"
PATTERN: SOLDIER COURSE

**B** — ***DRIVEWAY PAVERS*** — PATTERN — COLOR

MANUFACTURER: BELGARD
STYLE: HOLLAND STONE
COLOR: SLATE
SIZE: 4" X 8" X 3-1/8"
PATTERN: 90° HERRINGBONE

**C** — ***DRIVEWAY PAVER BAND*** — PATTERN — COLOR

MANUFACTURER: BELGARD
STYLE: HOLLAND STONE
COLOR: SLATE
SIZE: 4" X 8" X 3-1/8"
PATTERN: SOLDIER COURSE

**D** — ***POOL DECK PAVER FIELD*** — PATTERN — COLOR

MANUFACTURER: CERAMIC MATRIX
STYLE: DETAIL WOOD
COLOR: WHITE GRIP
SIZE: CUSTOM CUT 8" X 24"
CONTACT: RACHEL SAVITT (305) 219-9569
PATTERN: RUNNING BOND

**E** — ***VEHICULAR REFLECTIVE PAVER***

MANUFACTURER: BELGARD
STYLE: HOLLAND STONE
COLOR: REFLECTIVE WHITE
SIZE: 4" X 8" X 3-1/8"
PATTERN: SOLDIER COURSE

**F / F1 / F2** — ***PEBBLE SEATS*** — IMAGE

MANUFACTURER: ATELIER VIERKANT
STYLE: "F" = KR120, "F1" = KE100, "F2" = KD70
COLOR: WHITE
SIZES: F: 120cm X 109cm X 70cm (47.2"X42.9"X27.6")
F1: 75cm X 100cm X 56cm (29"X39"X22")
F2: 60cm X 72cm X 44cm (24"X28"X17")

## LANDSCAPE LIST (INCLUDES POOL DECK)

### TREES

| SYMBOL | QUAN. | PROPOSED MATERIAL | DESCRIPTION |
|---|---|---|---|
| | 2 | *Coccoloba uvifera | 14'-16' HT. X 6' SPR. 3.5" CAL. |
| | | SEA GRAPE | F.G., 6' CLEAR TRUNK MIN. |
| | 10 | *Coccoloba diversiflora | 16'-18' HT. X 7' SPR. 4" CAL. |
| | | PIGEON PLUM | F.G., 4' CLEAR TRUNK MIN. |
| | 6 | *Myrcianthis fragrans | 14'-16' HT. X 6' SPR. 3.5" CAL. |
| | | SIMPSON'S STOPPER | F.G., 4' CLEAR TRUNK MIN. |
| | 11 | *Conocarpus erectus 'sericeus' | 12' HT. X 5' SPR. 2.5" CAL. |
| | | SILVER BUTTONWOOD | F.G. |
| | 8 | Phoenix dactylifera 'Medjool' | 22' O.A. HT., 10' C.T. MIN. |
| | | MEDJOOL DATE PALM | F.G. |
| | 18 | Veitchia montgomeryana 'single' | 18' - 26' O.A. HT., SINGLE |
| | | SINGLE MONTGOMERY PALM | F.G., SEE HTS. ON PLAN |
| | 10 | Ptychosperma elegans 'single' | 15' - 18' O.A. HT., SINGLE |
| | | SINGLE ALEXANDER PALMS | F.G., SEE HTS. ON PLAN |

### SHRUBS AND GROUNDCOVERS

| SYMBOL | QUAN. | PROPOSED MATERIAL | DESCRIPTION |
|---|---|---|---|
| AI | 3 | Alcantarea imperialis (BY BULLIS BROMELIADS) | 32" HT. X 32" SPR. |
| | | IMPERIAL BROMELIAD | 17" POT |
| AO | 30 | Alcantarea odorata (BY BULLIS BROMELIADS) | 32" HT. X 32" SPR. |
| | | BROMELIAD SP. | 17" POT |
| CG | 187 | *Clusia guttifera (TO BE MAINTAINED AT 8' O.A. HT.) | 6' HT. X 36" SPR. / 36" O.C. |
| | | SMALL LEAF CLUSIA | 15 GAL. |
| CG2 | 41 | *Clusia guttifera | 24" HT. X 24" SPR. / 24" O.C. |
| | | SMALL LEAF CLUSIA | 3 GAL. |
| DS | 4 | Dioon spinulosum | 4-5' O.A. HT. |
| | | GIANT DIOON | 15 GAL., FULL |
| FM | 460 | Ficus microcarpa 'Green Island' | 15" HT. X 15" SPR. / 15" O.C. |
| | | GREEN ISLAND FICUS | 3 GAL. |
| JC | 23 | Juniperus chinensis 'Parsonii' | 15" HT. X 15" SPR. / 15" O.C. |
| | | PARSON'S JUNIPER | 3 GAL. |
| MD | 107 | Monstera deliciosa | 24" HT. X 24" SPR., 30" O.C. |
| | | SWISS CHEESE PLANT | 3 GAL. |
| MS | 140 | Microsorum scolopendrium | 18" HT. X 18" SPR. / 18" O.C. |
| | | WART FERN | 3 GAL. |
| PB | 146 | Philodendron 'Burle Marx' | 24" HT. X 24" SPR. / 24" O.C. |
| | | BURLE MARX PHILODENDRON | 3 GAL. |
| PG | 4 | Philodendron giganteum | 5' O.A. HT. |
| | | GIGANTEUM PHILODENDRON | 25 GAL., FULL |
| PV | 122 | Pittosporum tobira 'Variegata' | 18" HT. X 18" SPR. / 18" O.C. |
| | | PITTOSPORUM VARIEGATA | 3 GAL. |
| ST | 56 | Sansevieria trifasciata 'Black Gold' | 24" HT. X 24" SPR. / 24" O.C. |
| | | VARIEGATED SNAKE PLANT | 3 GAL. |
| LAWN | As Required | Stenotaphrum secundatum 'Floratam' | SOLID EVEN SOD |
| | | ST. AUGUSTINE GRASS | |

* DENOTES NATIVE SPECIES

## LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

Zoning District: RM-1 Multiple Family Residential District  Net Lot Area .77 acres 33,750 s.f.

| OPEN SPACE - GROUND LEVEL | REQUIRED | PROVIDED |
|---|---|---|
| A. Square Feet of open space required by Chapter 33, as indicated on site plan: Net lot area = 33,750 s.f. x 20 % = 3,375 s.f. | 6,750 | 7,702 |
| B. Square Feet of parking lot open space required by Chapter 33, as indicated on site plan: No. outside/ground-level parking spaces 55 x 10 s.f. per parking spaces = | 550 | 600 |
| C. Total s.f. of landscaped open space required by Chapter 33: A + B = | 7,300 | 8,302 |

LAWN AREA CALCULATION

A. 7,300 total s.f. of landscaped open space required by Chapter 33
B. Maximum lawn area (sod) permitted = 60 % x 7,300 s.f. = — 4,380 — 2,846

Roof Deck Area .15 acres 6,625 s.f.

| OPEN SPACE ROOF DECK | REQUIRED | PROVIDED |
|---|---|---|
| A. Square Feet of open space required by Chapter 33, as indicated on site plan: Net lot area = 6,625 s.f. x 15 % = 3,375 s.f. | 993.75 | 1,189 |
| B. Square Feet of parking lot open space required by Chapter 33, as indicated on site plan: No. outside/ground-level parking spaces N/A x 10 s.f. per parking spaces = | N/A | N/A |
| C. Total s.f. of landscaped open space required by Chapter 33: A + B = | 993.75 | 1,189 |

LAWN AREA CALCULATION

A. 993.75 total s.f. of landscaped open space required by Chapter 33
B. Maximum lawn area (sod) permitted = 60 % x 993.75 s.f. = — 596.25 — 316

| TREES | | |
|---|---|---|
| A. No. trees required per net lot acre. Less existing number of trees meeting minimum requirements = 28 trees x net lot acres = | 22 | 30 |
| B. % Palms Allowed: No. trees required x 25% = | 6 | 6 |
| C. % Natives Required: No. trees provided x 50% = | 11 | 29 |
| D. Street trees (maximum average spacing of 35' o.c.): N/A linear feet along street = | N/A | N/A |
| E. Street trees located directly beneath power lines (maximum average spacing of 35' o.c.): 178 linear feet along street / 35 = | 5 | 5 |
| F. Total Trees Required A + D + E = 29 Total Trees | 27 | 35 |

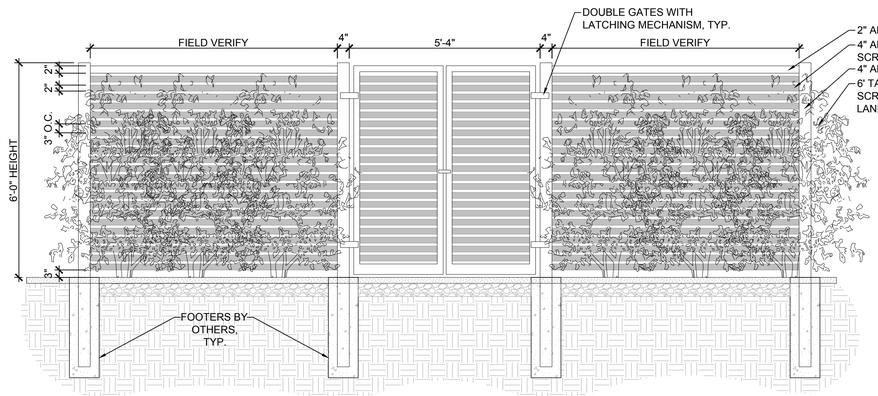
| SHRUBS | | |
|---|---|---|
| A. No. trees required x 10 = No. of shrubs allowed | 270 | 718 |
| B. No. shrubs allowed x 30% = No. of native shrubs required | 81 | 238 |

SEE LANDSCAPE

## SHEET INDEX:


L-1 INDEX
L-2 GROUND LANDSCAPE PLAN
L-3 POOL DECK LANDSCAPE PLAN
L-4 LANDSCAPE DETAILS


**Irrigation Note:**
Irrigation Plans showing 100% coverage shall be provided at time of permitting




1 / L-1 TEMP. TRASH ENCLOSURE DETAIL
SCALE: 1/2"=1'-0"

NOTES:
1- CONTRACTOR TO SUBMIT SHOP DRAWINGS TO OWNER & L.A. FOR APPROVAL WITH FINISHES, COLORS, DIMENSIONS, FOUNDATIONS & STRUCTURAL DETAILS.
2- DETAILS SHOWN ON THESE PLANS ARE FOR DESIGN INTENTION PURPOSES ONLY.

NOT FOR CONSTRUCTION

REFERENCE IMAGE
(FOR ILLUSTRATIVE PURPOSES ONLY)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phone: 954.923.4101 facsimile: 954.923.9689
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Project:
9955 E. BAY HARBOR DR.
(DRIFTWOOD)
BAY HARBOR ISLAND, FL - 33154
INDEX

Revisions: Date: By:

Seal:

Lic. # LA0000889
Member: A.S.L.A.

Drawing: Index
Date: 11/20/2020
Scale: See Left
Drawn by: CE
Sheet No.: L-1
Cad Id.: 2020-038

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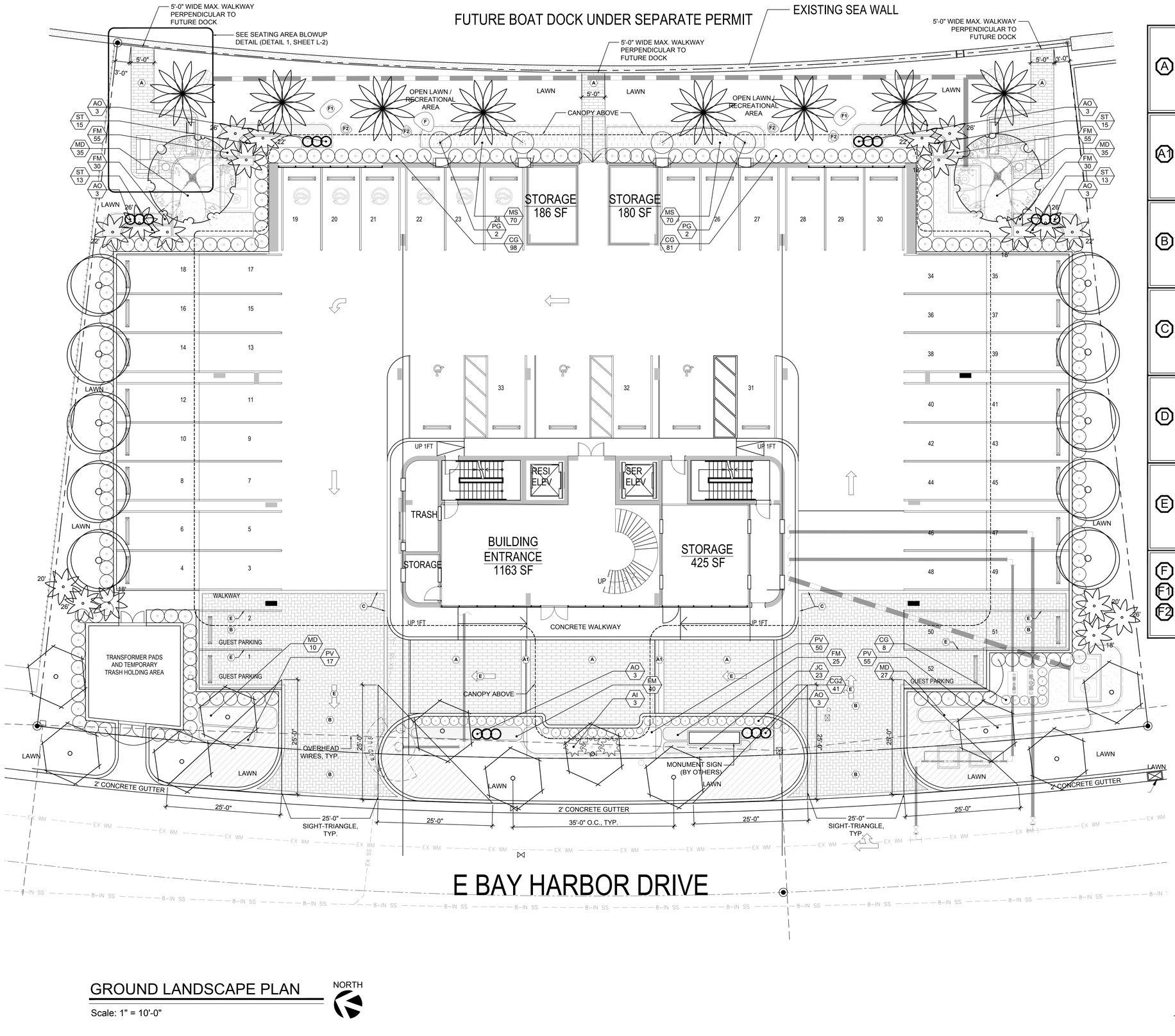



## GROUND LANDSCAPE PLAN

Scale: 1" = 10'-0"

NORTH

## SITE FINISHES / AMENITIES LEGEND

**A — *PORTE COCHERE / SEATING AREA PAVERS***

PATTERN

COLOR

MANUFACTURER: BELGARD
STYLE: MODULINE SERIES
COLOR: SLATE
SIZE: 3" X 12" X 3-1/8"
PATTERN: RUNNING BOND

**A1 — *PORTE COCHERE PAVER BAND***

PATTERN

COLOR

MANUFACTURER: BELGARD
STYLE: MODULINE SERIES
COLOR: SLATE
SIZE: 3" X 12" X 3-1/8"
WIDTH: 12"
PATTERN: SOLDIER COURSE

**B — *DRIVEWAY PAVERS***

PATTERN

COLOR

MANUFACTURER: BELGARD
STYLE: HOLLAND STONE
COLOR: SLATE
SIZE: 4" X 8" X 3-1/8"
PATTERN: 90° HERRINGBONE

**C — *DRIVEWAY PAVER BAND***

PATTERN



COLOR

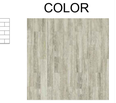
MANUFACTURER: BELGARD
STYLE: HOLLAND STONE
COLOR: SLATE
SIZE: 4" X 8" X 3-1/8"
PATTERN: SOLDIER COURSE

**D — *POOL DECK PAVER FIELD***

PATTERN



COLOR



MANUFACTURER: CERAMIC MATRIX
STYLE: DETAIL WOOD
COLOR: WHITE GRIP
SIZE: CUSTOM CUT 8" X 24"
CONTACT: RACHEL SAVITT (305) 219-9569
PATTERN: RUNNING BOND

**E — *VEHICULAR REFLECTIVE PAVER***

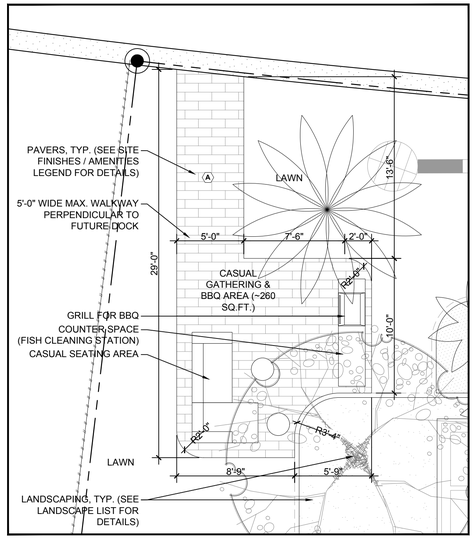
MANUFACTURER: BELGARD
STYLE: HOLLAND STONE
COLOR: REFLECTIVE WHITE
SIZE: 4" X 8" X 3-1/8"
PATTERN: SOLDIER COURSE

**F / F1 / F2 — *PEBBLE SEATS***

IMAGE



MANUFACTURER: ATELIER VIERKANT
STYLE: "F" = KR120, "F1" = KE100, "F2" = KD70
COLOR: WHITE
SIZES: F: 120cm X 109cm X 70cm (47.2"X42.9"X27.6")
F1: 75cm X 100cm X 56cm (29"X39"X22")
F2: 60cm X 72cm X 44cm (24"X28"X17")




1 / L-2 SEATING AREA DETAIL

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

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Project:
9955 E. BAY HARBOR DR.
(DRIFTWOOD)
BAY HARBOR ISLAND, FL - 33154
GROUND LANDSCAPE PLAN

| Revisions: | Date: | By: |
|---|---|---|

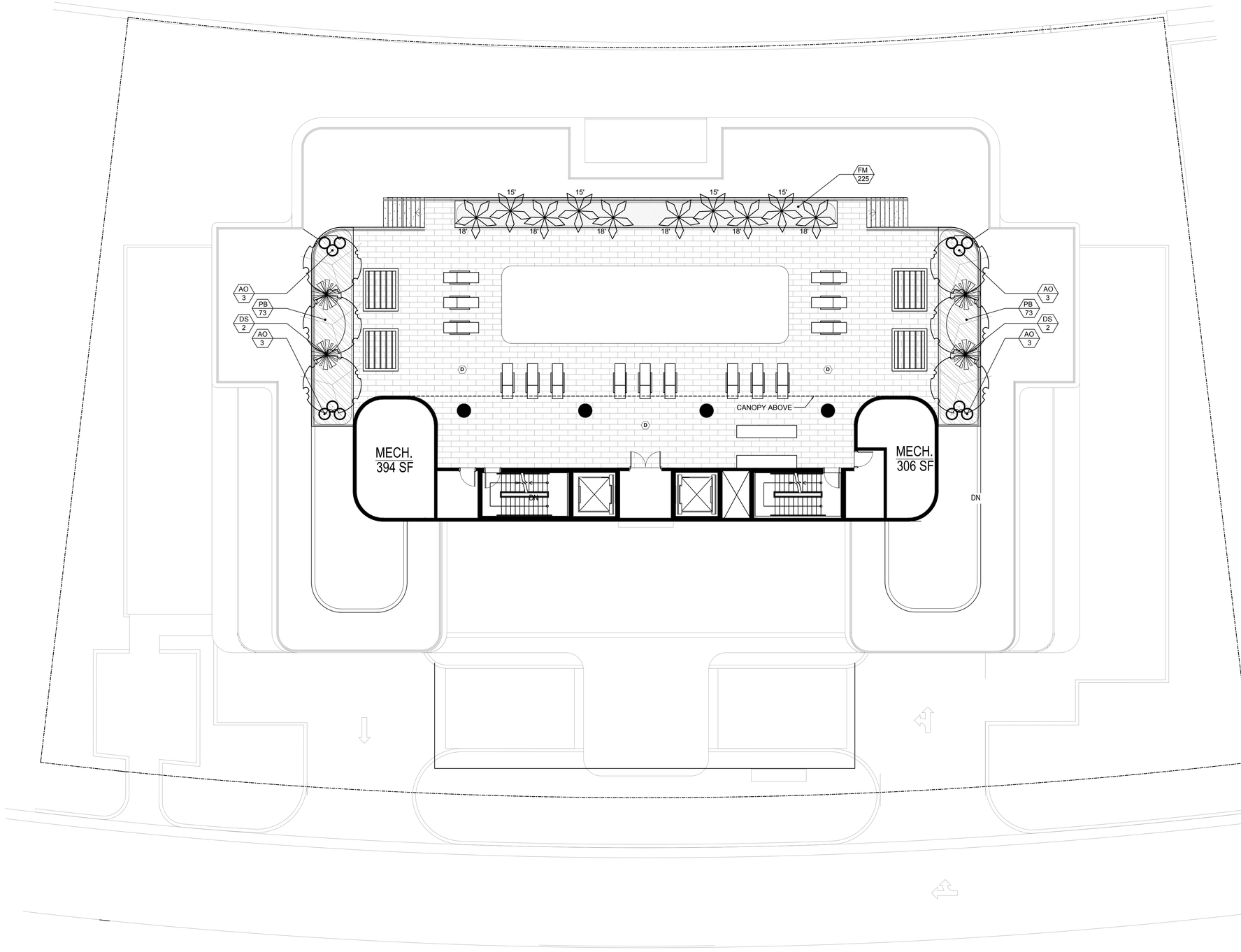
Seal:

Lic. # LA0000889
Member: A.S.L.A.

Drawing: Ground Landscape Plan
Date: 11/20/2020
Scale: See Left
Drawn by: CE
Sheet No.:

L-2

Cad Id.: 2020-038




POOL DECK LANDSCAPE PLAN

Scale: 1" = 10'-0"

NORTH

## SITE FINISHES / AMENITIES LEGEND

**A** — ***PORTE COCHERE / SEATING AREA PAVERS***

MANUFACTURER: BELGARD
STYLE: MODULINE SERIES
COLOR: SLATE
SIZE: 3" X 12" X 3-1/8"
PATTERN: RUNNING BOND

PATTERN

COLOR

**A1** — ***PORTE COCHERE PAVER BAND***

MANUFACTURER: BELGARD
STYLE: MODULINE SERIES
COLOR: SLATE
SIZE: 3" X 12" X 3-1/8"
WIDTH: 12"
PATTERN: SOLDIER COURSE

PATTERN

COLOR

**B** — ***DRIVEWAY PAVERS***

MANUFACTURER: BELGARD
STYLE: HOLLAND STONE
COLOR: SLATE
SIZE: 4" X 8" X 3-1/8"
PATTERN: 90° HERRINGBONE

PATTERN

COLOR

**C** — ***DRIVEWAY PAVER BAND***

MANUFACTURER: BELGARD
STYLE: HOLLAND STONE
COLOR: SLATE
SIZE: 4" X 8" X 3-1/8"
PATTERN: SOLDIER COURSE

PATTERN

COLOR

**D** — ***POOL DECK PAVER FIELD***

MANUFACTURER: CERAMIC MATRIX
STYLE: DETAIL WOOD
COLOR: WHITE GRIP
SIZE: CUSTOM CUT 8" X 24"
CONTACT: RACHEL SAVITT (305) 219-9569
PATTERN: RUNNING BOND

PATTERN

COLOR

**E** — ***VEHICULAR REFLECTIVE PAVER***

MANUFACTURER: BELGARD
STYLE: HOLLAND STONE
COLOR: REFLECTIVE WHITE
SIZE: 4" X 8" X 3-1/8"
PATTERN: SOLDIER COURSE

**F / F1 / F2** — ***PEBBLE SEATS***

MANUFACTURER: ATELIER VIERKANT
STYLE: "F" = KR120, "F1" = KE100, "F2" = KD70
COLOR: WHITE
SIZES: F: 120cm X 109cm X 70cm (47.2"X42.9"X27.6")
F1: 75cm X 100cm X 56cm (29"X39"X22")
F2: 60cm X 72cm X 44cm (24"X28"X17")

IMAGE

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Project:

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(DRIFTWOOD)

BAY HARBOR ISLAND, FL - 33154

POOL DECK LANDSCAPE PLAN

Revisions: Date: By:

Seal:

Lic. # LA0000889
Member: A.S.L.A.

Drawing: Pool Deck Landscape Plan

Date: 11/20/2020

Scale: See Left

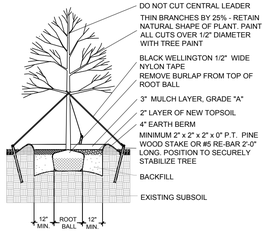
Drawn by: CE

Sheet No.:

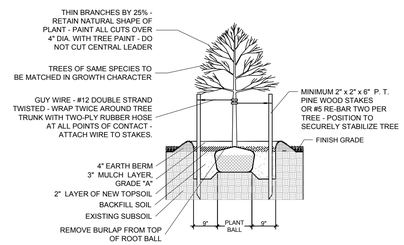
L-3

Cad Id.: 2020-038

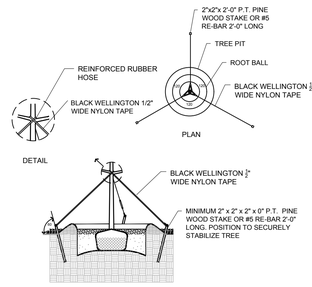
Z:\2020 E Bayshore Driftwood 2020-038\Landscape\2020-11-19\PDRDwgs_L3.dwg Nov 19, 2020



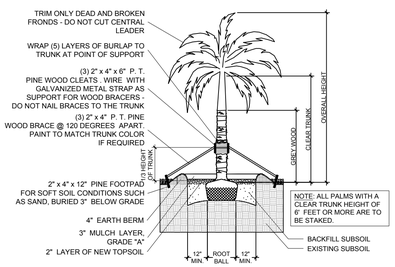

LARGE TREE PLANTING DETAIL



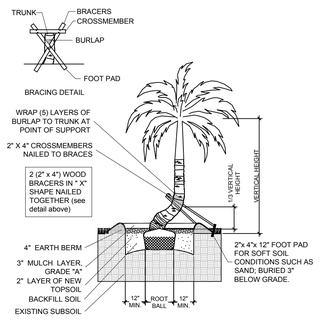

SMALL TREE PLANTING DETAIL



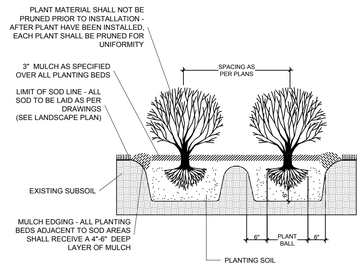

TYPICAL TREE GUYING DETAIL



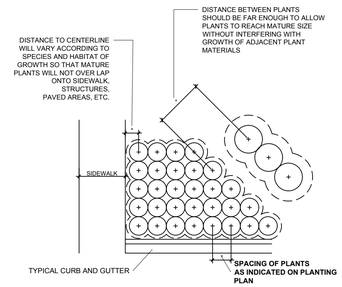

STRAIGHT TRUNK PALM PLANTING DETAIL



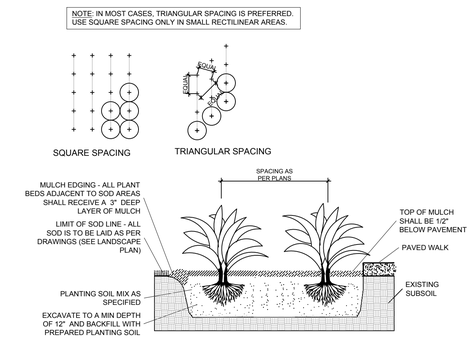

CURVED TRUNK PALM PLANTING DETAIL




TYPICAL SHRUB PLANTING DETAIL




TYPICAL CONTAINER SPACING DETAIL




TYPICAL GROUNDCOVER PLANTING DETAIL

## PLANTING NOTES:

-All plant material is to be Florida Number 1 or better pursuant to the Florida Department of Agriculture's Grades and Standards for Nursery Plants.

-All plants are to be top dressed with a minimum 3" layer of Melaleuca mulch, Eucalyptus mulch or equal.

-Planting plans shall take precedence over plant list in case of discrepancies.

-No changes are to be made without the prior consent of the Landscape Architect and Owner. Additions and or deletions to the plant material must be approved by the project engineer.

-Landscape Contractor is responsible for providing their own square footage takeoffs and field verification for 100% sod coverage for all areas specified.

- All landscape areas are to be provided with automatic sprinkler system which provide 100% coverage, and 50% overlap.

- All trees in lawn areas are to receive a 24" diameter mulched saucer at the base of the trunk.

- Trees are to be planted within parking islands after soil is brought up to grade. Deeply set root balls are not acceptable.

- Planting soil for topsoil and backfill shall be 50/50 mix, nematode free. Planting soil for annual beds to be comprised of 50% Canadian peat moss, 25% salt free coarse sand and 25% Aerolite.

- Tree and shrub pits will be supplemented with "Agriform Pells", 21 gram size with a 20-10-5 analysis, or substitute application accepted by Landscape Architect. Deliver in manufacturer's standard containers showing weight, analysis and name of manufacturer.

## SOD NOTES:

-Sod is to be grade "A" weed free.

-All areas marked "LAWN" shall be solid sodded with St. Augustine 'Floratam' solid sod. See limit on plan. All areas marked 'Bahia Grass' shall be solid sodded with Paspalum.

-Provide a 2" deep blanket of planting soil as described in planting notes this sheet. Prior to planting, remove stones, sticks, etc. from the sub soil surface. Excavate existing non-conforming soil as required so that the finish grade of sod is flush with adjacent pavement or top of curb as well as adjacent sod in the case of sod patching.

-Place sod on moistened soil, with edges tightly butted, in staggered rows at right angles to slopes.

-Keep edge of sod bed a minimum of 18" away from groundcover beds and 24" away from edge of shrub beds and 36" away from trees, measured from center of plant.

-Sod Shall be watered immediatley after installation to uniformily wet the soil to at least 2" below the bottom of the sod strips.
-Excavate and remove excess soil so top of sod is flush with top of curb or adjacent pavement or adjacent existing sod.

## GENERAL NOTES:

-The Landscape Contractor is to locate and verify all underground and overhead utilities prior to beginning work. Contact proper utility companies and / or General Contractor prior to digging for field verification. The Owner and the Landscape Architect shall not be responsible for any damages to utility or irrigation lines (see Roadway Plans for more utility notes).

-Landscape Contractor is to verify all current drawings and check for discrepancies and bring to the attention of the Landscape Architect prior to commencing with the work.

-All unattended and unplanted tree pits are to be properly barricaded and flagged during installation.

-All planting plans are issued as directives for site layout. Any deviations, site changes, etcetera are to be brought to the attention of the Landscape Architect for clarification prior to installation.

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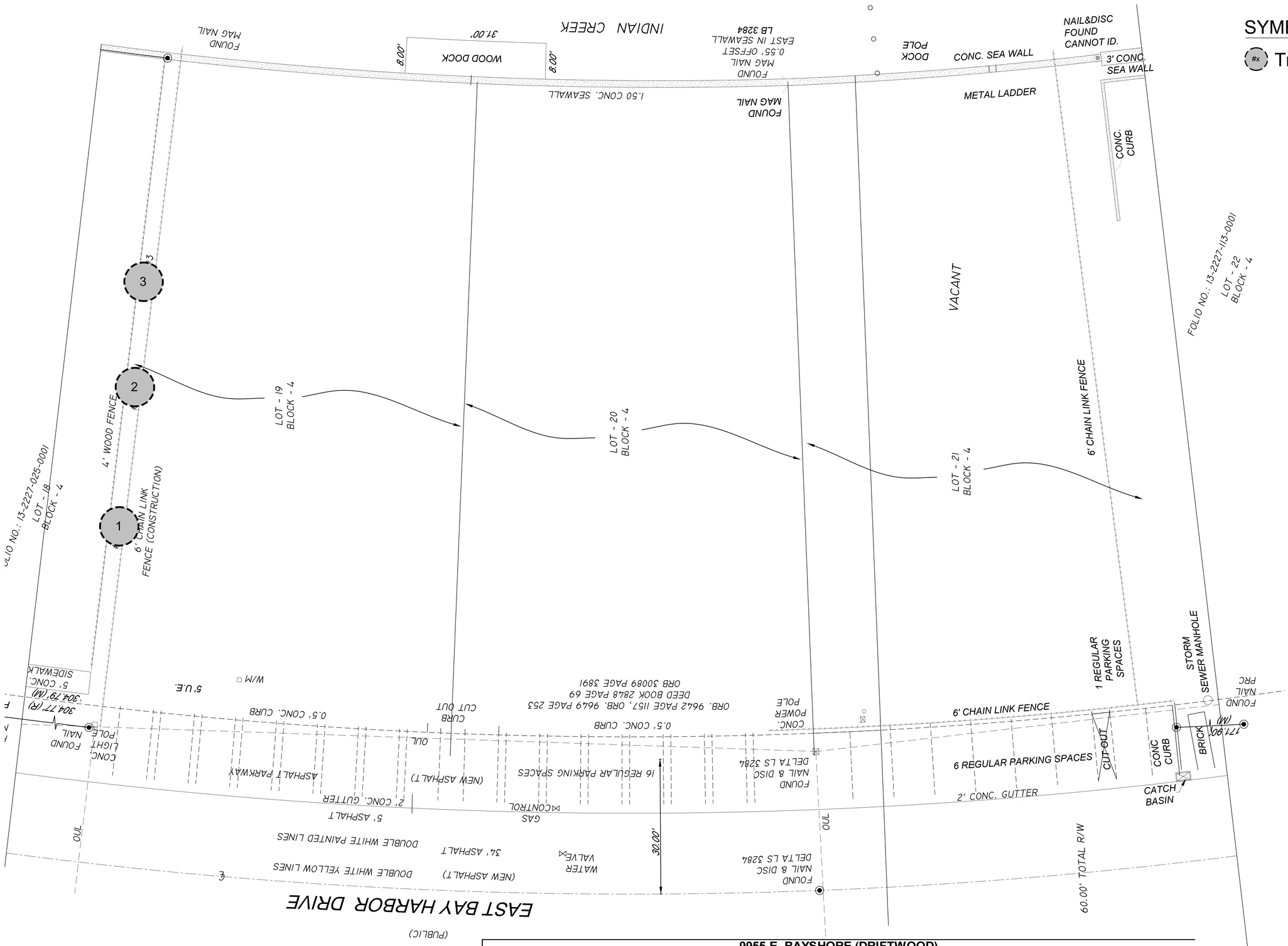
Project:
9955 E. BAY HARBOR DR. (DRIFTWOOD)
BAY HARBOR ISLAND, FL - 33154
LANDSCAPE DETAILS

Revisions: Date: By:

Seal:

Lic. # LA0000889
Member: A.S.L.A.

Drawing: Landscape Details
Date: 11/20/2020
Scale: NTS
Drawn by: CE
Sheet No.:
L-4
Cad Id.: 2020-038




# TREE DISPOSITION PLAN

Scale: 1" = 10'-0"

NORTH

| 9955 E. BAYSHORE (DRIFTWOOD) | | | | | | |
|---|---|---|---|---|---|---|
| **Tree #** | **HT. (ft.)** | **SPR. (ft.)** | **DBH. (in.)** | **Scientific Name** | **Common Name** | **Disposition** |
| **1** | 20 | 9 | 8 | *Sabal palmetto* | Sabal Palm | Remove |
| **2** | 18 | 10 | 9 | *Sabal palmetto* | Sabal Palm | Remove |
| **3** | 20 | 8 | 8 | *Sabal palmetto* | Sabal Palm | Remove |

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Project:
9955 E. BAY HARBOR DR.
(DRIFTWOOD)
BAY HARBOR ISLAND, FL - 33154
TREE DISPOSITION PLAN

| Revisions: | Date: | By: |
|---|---|---|

Seal:

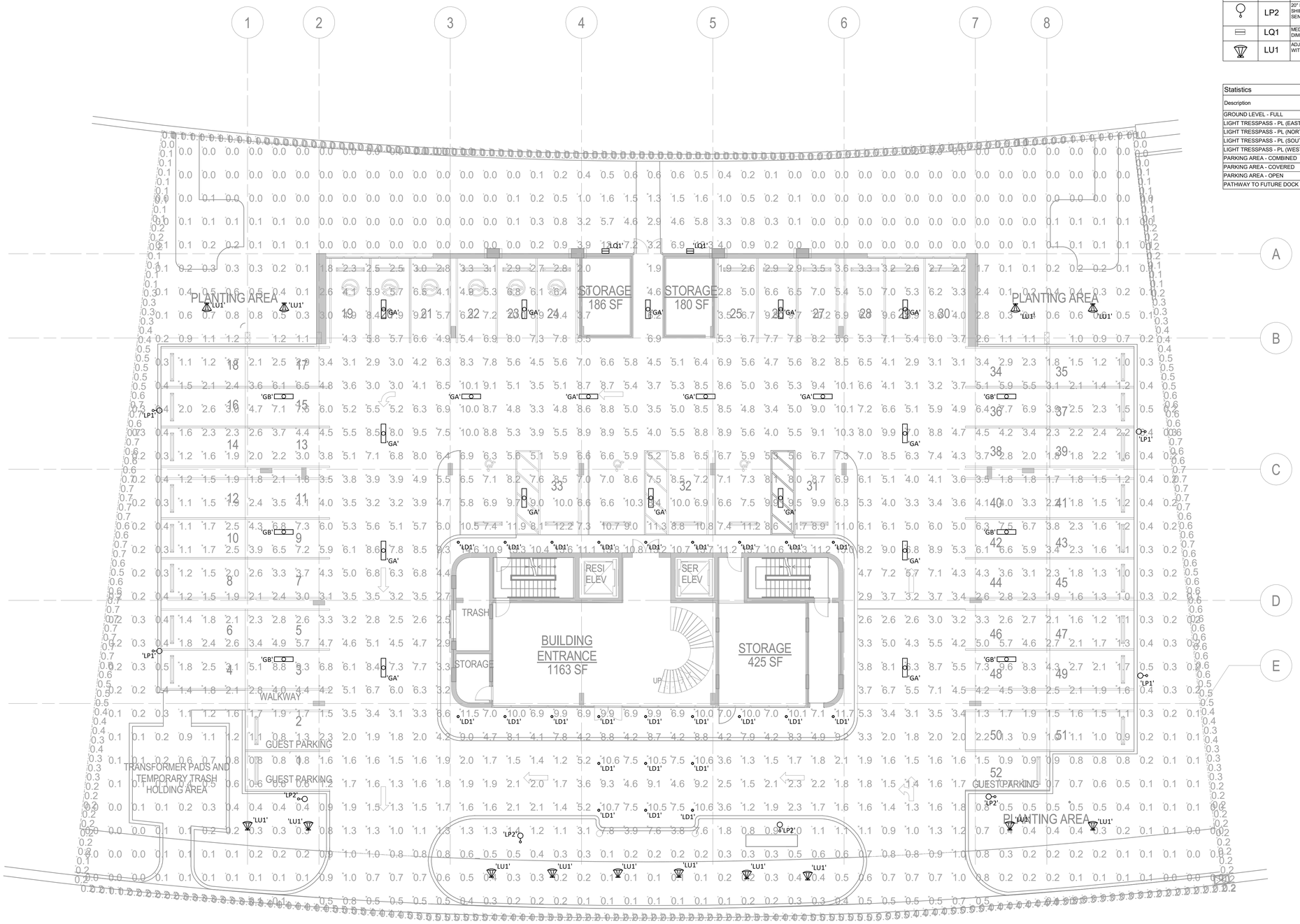
Lic. # LA0000889
Member: A.S.L.A.

Drawing: Tree Disposition Plan
Date: 11/20/2020
Scale: See Left
Drawn by: LDC
Sheet No.:
TD-1
Cad Id.: 2020-038

Z:\9955 E Bayshore (Driftwood) 2020\Cad Files Disposition\2020-38 TDPlan(s)_TD Plan Rev 16, 2020

## GENERAL NOTES

1. CIRCUIT ALL EXTERIOR/SITE LIGHTING TO BRANCH CIRCUIT INDICATED VIA LIGHTING CONTROL RELAY PANEL. CONTROL METHOD SHALL BE TIME SCHEDULE WITH PHOTOCELL OVERRIDE. TIME SCHEDULE TO BE DETERMINED BY THE OWNER DURING COMMSSIONING.




E BAY HARBOR DRIVE

LEVEL 01 - PHOTOMETRICS

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

Schedule

| Symbol | Label | Description | Lamp | LLF | Wattage |
|---|---|---|---|---|---|
| | GA | 4FT LINEAR VAPORTITE SURFACE MOUNT DOWNLIGHT. WIDE DISTRIBUTION OPTICS. 0-10V DIMMING. | 3000K, LED | 0.8 | 49.3 |
| | GB | 4FT LINEAR VAPORTITE SURFACE MOUNT DOWNLIGHT. GENERAL DISTRIBUTION OPTICS. 0-10V DIMMING. | 3000K, LED | 0.8 | 32.24 |
| | LD1 | 4" RECESSED DOWNLIGHT WITH CONTROLLED OPTICS. 0-10V DIMMING. | 3000K, LED | 0.85 | 9.98 |
| | LP1 | 20" POST TOP WITH TYPE III, FULL CUT OFF OPTICS AND HOUSE SIDE SHIELD. TOTAL FIXTURE HEIGHT 12' AFF. 0-10V DIMMING, PHOTOCELL SENSOR ON/OFF. | 2700K, LED | 0.72 | 25 |
| | LP2 | 20" POST TOP WITH TYPE IV, FULL CUT OFF OPTICS AND HOUSE SIDE SHIELD. TOTAL FIXTURE HEIGHT 12' AFF. 0-10V DIMMING, PHOTOCELL SENSOR ON/OFF. | 2700K, LED | 0.72 | 25 |
| | LQ1 | MED OUPUT WALL PACK SCONCE WITH ASYMMETRIC OPTICS. 0-10V DIMMING, PHOTOCELL SENSOR ON/OFF. MOUNTED 12' AFF. | 2700K, LED | 0.62 | 18.5 |
| | LU1 | ADJUSTABLE TREE UPLIGHT. INTEGRAL DIMMER. FIXTURES ON/OFF WITH PHOTOCELL SENSOR. | 2700K, LED | 0.85 | 9.87 |

Statistics

| Description | Symbol | Avg | Max | Min | Max/Min | Avg/Min |
|---|---|---|---|---|---|---|
| GROUND LEVEL - FULL | + | 3.0 fc | 15.0 fc | 0.0 fc | N/A | N/A |
| LIGHT TRESSPASS - PL (EAST) | + | 0.0 fc | 0.1 fc | 0.0 fc | N/A | N/A |
| LIGHT TRESSPASS - PL (NORTH) | + | 0.4 fc | 0.7 fc | 0.0 fc | N/A | N/A |
| LIGHT TRESSPASS - PL (SOUTH) | + | 0.4 fc | 0.7 fc | 0.0 fc | N/A | N/A |
| LIGHT TRESSPASS - PL (WEST) | + | 0.3 fc | 0.5 fc | 0.1 fc | 5.0:1 | 3.0:1 |
| PARKING AREA - COMBINED | X | 4.7 fc | 15.0 fc | 0.5 fc | 30.0:1 | 9.4:1 |
| PARKING AREA - COVERED | X | 5.8 fc | 15.0 fc | 1.3 fc | 11.5:1 | 4.5:1 |
| PARKING AREA - OPEN | X | 2.4 fc | 10.7 fc | 0.6 fc | 17.8:1 | 4.0:1 |
| PATHWAY TO FUTURE DOCK | X | 2.0 fc | 3.2 fc | 0.6 fc | 5.3:1 | 3.3:1 |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Engineer Seal:
Mikhail Zeltser
P.E.#69796
Expires:02/28/2021


MIKHAIL A. ZELTSER
LICENSE
No. 69796
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Key Plan:

N

PLANNING AND ZONING SUBMITTAL

9955 E BAY HARBOR DRIVE

BAY HARBOR ISLANDS FL, 33514

Project Number

Design Team

| | |
|---|---|
| Electrical Designer: Eduardo Gonzalez | Date Signed |
| Lighting Designer: Janelle Jacob | Date Signed |
| Engineer of Record: Mikhail Zeltser | Date Signed |
| CADD Technician: Justin Pietrocarlo | Date Signed |

| No. | Description | Date |
|---|---|---|

LEVEL 01 - PHOTOMETRICS

11/20/2020

E-101

## GENERAL NOTES

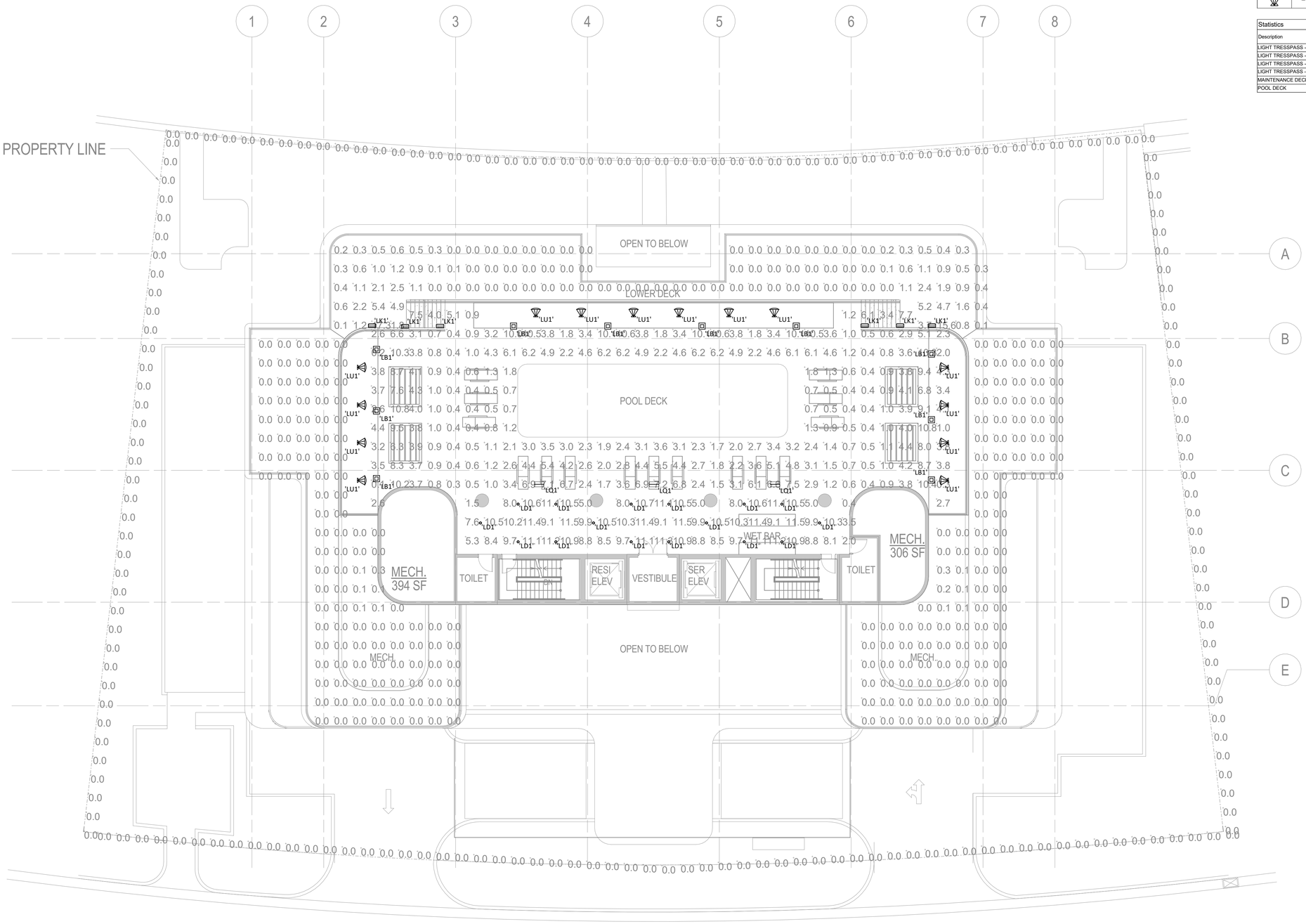
1. CIRCUIT ALL EXTERIOR/SITE LIGHTING TO BRANCH CIRCUIT INDICATED VIA LIGHTING CONTROL RELAY PANEL. CONTROL METHOD SHALL BE TIME SCHEDULE WITH PHOTOCELL OVERRIDE. TIME SCHEDULE TO BE DETERMINED BY THE OWNER DURING COMMSSIONING.

Schedule

| Symbol | Label | Description | Lamp | LLF | Wattage |
|---|---|---|---|---|---|
| | LB1 | FULL CUT-OFF BOLLARD WITH FULL CUT-OFF, TYPE IV DISTRIBUTION. FIXTURES ON/OFF WITH PHOTOCELL SENSOR, 0-10V DIMMING. MOUNTED IN PLANTERS, 2' HEIGHT BOLLARD. | 2700K, LED | 0.85 | 15.5 |
| | LD2 | 4IN RECESSED DOWNLIGHT WITH CONTROLLED OPTICS. 0-10V DIMMING. | 2700K, LED | 0.85 | 9.87 |
| | LK1 | RECESSED STEP LIGHT WITH ASYMMETRIC OPTICS. MOUNTED 2.5' AFF. FIXTURES ON/OFF WITH PHOTOCELL SENSOR, 0-10V DIMMING | 2700K, LED | 0.65 | 6.379 |
| | LQ1 | MED OUPUT WALL PACK SCONCE WITH ASYMMETRIC OPTICS. FIXTURES ON/OFF WITH PHOTOCELL SENSOR, 0-10V DIMMING. MOUNTED 12' AFF. | 2700K, LED | 0.62 | 18.5 |
| | LU1 | ADJUSTABLE TREE UPLIGHT. INTEGRAL DIMMER. FIXTURES ON/OFF WITH PHOTOCELL SENSOR. | 2700K, LED | 0.85 | 9.87 |

Statistics

| Description | Symbol | Avg | Max | Min | Max/Min | Avg/Min |
|---|---|---|---|---|---|---|
| LIGHT TRESSPASS - PL (EAST) | + | 0.0 fc | 0.0 fc | 0.0 fc | N/A | N/A |
| LIGHT TRESSPASS - PL (NORTH) | + | 0.0 fc | 0.0 fc | 0.0 fc | N/A | N/A |
| LIGHT TRESSPASS - PL (SOUTH) | + | 0.0 fc | 0.0 fc | 0.0 fc | N/A | N/A |
| LIGHT TRESSPASS - PL (WEST) | + | 0.0 fc | 0.0 fc | 0.0 fc | N/A | N/A |
| MAINTENANCE DECK | + | 0.3 fc | 17.3 fc | 0.0 fc | N/A | N/A |
| POOL DECK | + | 4.6 fc | 11.5 fc | 0.1 fc | 115.0:1 | 46.0:1 |




E BAY HARBOR DRIVE

POOL DECK - PHOTOMETRICS

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


POWER DESIGN INCORPORATED®
11600 Ninth Street North
St. Petersburg, Florida 33716
727.210.0492
FL EC0000841
powerdesigninc.us

Engineer Seal:
Mikhail Zeltser
P.E.#69796
Expires:02/28/2021


MIKHAIL A. ZELTSER
LICENSE
No. 69796
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Key Plan:

N

PLANNING AND ZONING SUBMITTAL

9955 E BAY HARBOR DRIVE

BAY HARBOR ISLANDS FL, 33514

Project Number

Design Team

| | |
|---|---|
| Electrical Designer: Eduardo Gonzalez | Date Signed: |
| Lighting Designer: Janelle Jacob | Date Signed: |
| Engineer of Record: Mikhail Zeltser | Date Signed: |
| CADD Technician: Justin Pietrocarlo | Date Signed: |

| No. | Description | Date |
|---|---|---|

POOL DECK - PHOTOMETRICS

11/20/2020

E-102

**MICHAEL MILLER PLANNING ASSOCIATES, INC.**
Land Design Municipal Planning Services Transportation Planning

# 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:** November 30th, 2020

**Subject:** Site Development Plan Application – New Development Plan
Driftwood Multiple-Family Development (26 DU)
New Project Would Replace 35 DU Project From 2018 (MMPA #1065)
9955 East Bay Harbor Drive
Bay Harbor Islands Acct. No. SPR20-000006
MMPA Acct. No. 01-0702-1098

## RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board (PZB) review this staff report and most recent set of plans (dated 11/16/2020) and, if found acceptable, **APPROVE** the proposed Site Development Plan application subject to the following:

(1) The PZB finds the proposed alternative "breezeway" design(s) adequate in lieu of providing a Code specified through the building "breezeway" pursuant to §23-11(B1)(6).

(2) The PZB approves the applicant's request to (1) provide some tandem parking spaces, and (2) approves the front yard landscape design to accommodate the driveway / portico for the lobby drop-off / deliveries (7'-4" / 9'-2" in lieu of 10' width) per Sec. 23-24; and

(3) Subject to any staff recommended conditions listed herein.

## GENERAL PROJECT INFORMATION

**Land Use Designation**: MH – Medium-High Density Residential
**Zoning District**: RM-1 Multiple Family District
**General Location**: 9955 East Bay Harbor Drive
**Legal Description**: Lots 19, 20 and 21, Block 4, "Bay Harbor Island", according to the plat thereof, as recorded in Plat Book 46, at Page 5 of the Public Records of Miami-Dade County, Florida.

## PROJECT REVIEW HISTORY

The property owner, Congress Driftwood LLC., has submitted a new Site Development Plan application, designed by architectural firm Arquitectonica, for the construction of a 7-story / twenty-six (26) dwelling unit mid-rise residential development located at 9955 East Bay Harbor Drive.

In 2017-18 the PZB reviewed and approved a thirty-five (35) DU multiple family redevelopment project on this site. The PZB approved the project on a 5-2 vote March 20th, 2018 via Resolution 2145-A. Several Site Development Plan extensions have been requested and granted by the Town which have extended the expiration date to February 12th, 2022.

If the Town approves this new Site Development Plan, a condition will be recommended that the new 2020 plan will replace the March 2018 plan entirely (the 2018 project will become null & void) so that the site does not have multiple Site Development Plan approvals.

A formal submission was made to the Town on August 28th, 2020. The Town's DRC met initially on September 10th, 2020, at which time the item was discussed / deferred to allow the applicant's design team time to address the comments and modify the plans. Revised plans were submitted and reviewed by the Town's DRC staff again. The Town's DRC met again on October 8th, 2020 at which time the item was recommended for approval subject to a few additional plan revisions. A plan revision "check-set" was submitted to staff as requested, prior to scheduling the item for a PZB meeting. On November 16th, 2020 a final revised set of plans was submitted to the Town's staff and signed-off by the DRC members.

## PROJECT DESCRIPTION

As stated above, Congress Driftwood LLC., has submitted a completely new Site Development Plan application, designed by Arquitectonica, for the construction of a 7-story / twenty-six (26) dwelling unit mid-rise residential development located at 9955 East Bay Harbor Drive. The new 2020 development concept is less intensive than the previous 2018 plan (26 DU vs. 35 DU) which reduces the need for required parking spaces. Therefore, no mechanical parking lifts are proposed – all surface level parking except guest / loading spaces including a few tandem spaces. No TDR units are being requested for the 2020 revised project. The only PZB waivers requested is related to providing a "through the building breezeway" per Sec. 23-11(B1)(6), for the tandem parking and for a narrower landscape for lobby drop-off. The Code allows the PZB to approve alternative exterior façade designs if it is found that enhanced architectural articulation / other methods to break up large masses of a building is provided, as well as for the parking design.

This waterfront site is comprised of three (3) platted lots that is 33,752 sq. ft. / 0.774 acres in size. There are two (2) dwelling unit types in the new development plan: twelve (12) DUs at 2,170 sq. ft. one (1) bedroom with den / fourteen (14) DUs at 3,355 sq. ft. three (3) bedroom with den (air-conditioned space plus balconies). All three of the lots (Lots 19 / 20 / 21) are currently vacant (former Driftwood MFR complex on Lots 19 & 20 and a former 4 DU / 2-story building built in 1956 with back-out parking on Lot 21). Both of the former old multiple-family complexes had backout on-street parking (still exists today but will be removed during redevelopment).

The proposed new site design incorporates one (1) rectangular shaped 7-story building at 75' above BFE on top of grade level under building parking garage / exterior parking area. Access to the site is proposed via two (2) one-way driveway connections to East Bay Harbor Drive near the north / south property lines. As designed motorists would enter at the southerly driveway and either enter the parking garage or turn lefty to access the one-way northbound front yard driveway to the lobby. Once entering the parking garage at its southerly entry motorists will be required to circulate only northbound one-way and exit at the northern driveway to East Bay Harbor Drive. This provides a looped driveway circulation through the site (enter south / exit north). Each one-way driveway connection to East Bay Harbor Drive is slightly reduced to 21' in width to allow more green area in the front yard that expands to 23' where backup parking maneuvering occurs. Across the front of the building is a proposed 16-foot wide one-way driveway for drop-off / pick-up, loading and deliveries. A portico is included. The plans show preliminary Fire Department staging areas in the driveway entrances after initial discussions with the M-D Fire Dept. staff. The new parking garage / parking layout is designed with no mechanical lifts. Some tandem parking spaces are shown partially under the building and/or extending out into the side yards. Along the waterfront all of the parking spaces are within the parking garage.

Three (3) guest parking / loading spaces are required as there are three (3) lots. There are three (3) guest spaces shown on the front yard area adjoining the driveways.

On the building rooftop is a recreational facility with a swimming pool, sundeck area, and men's & women's restrooms. These facilities are on a raised deck above the main roof deck.

The Town's records indicate that the lots were previously developed with a 16 DU (Driftwood) and separate 4 DU (Maine Villas) residential complexes for a total of 21 DU. **Therefore, the net increase in the number of DU will be five (5) DU**. The survey indicates the total area of the three lots is 33,752 sq. ft. / 0.774 acres in size. This would allow a maximum of 26 dwelling units on the property at the maximum allowable base density of 34 DU/AC. The new proposal is to build 26 DU (34 DU/AC) which would not require any TDR units. It appears from the survey that right-of-way for on-street parking was previously dedicated but vacated, so the lots are full lots.

The adjoining / nearby developments sites currently include: to the north - Anchorage Condominium 8 DU / 4-story (15.4 DU/AC); to the south - Harbor Park Condominium 21 DU / 7-story (82 DU/AC); to the east is the Indian Creek; and to the west across East Bay Harbor Drive are the new Bay Harbor Townhomes 6 DU / 3-story, a 2-story 4 DU apartment complex, and three (3) 1-story villas. 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 / PREVIOUS DRC REVIEWS**

The Town completed major amendments to its adopted Comprehensive Plan and Land Development Regulations (LDRs) in the last 16+/- 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. The initial submittal package had a few design / Code compliance issues that needed to be corrected prior to moving forward for PZB consideration.

MMPA / Town staff reviewed the initial application plans and provided comments at a DRC meeting held on Sept. 10th, 2020. A substantial number of comments were made by the DRC staff resulting in a deferral of the item. Coordination occurred between the Town staff and the applicant's design team in the month following the initial DRC meeting to address the comments. On Oct. 2nd, 2020 the Town received a set of revised plans / a response letter from the architect, as well as other supporting documents. The revised plans addressed most of the original DRC comments; however, some were not addressed adequately. Additional comments were provided to the applicant at the Oct. 8th, 2020 DRC meeting. A PZB check set plan set was created to address the last remaining issues and circulated amongst DRC staff members for sign-off.

## 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. Twenty-six (26) units are allowed by right on the property (0.774 acres x 34 DUA). The developer is now seeking to build only 26 DU which is the maximum allowed via the base density. The proposed development is consistent with the applicable FLUM designation of the property.

**Land Development Regulations / Zoning Code** – The property has a zoning district classification of RM-1 Multiple Family Zoning District. The maximum building height allowed in this district is 75 feet (measured from BFE to top of main roof deck) – proposed building height is 75'+/- to main roof deck. As allowed a raised pool deck, mechanical equipment and elevator / stair tower will extend above the main roof deck. The proposed design / use of the property is consistent with this zoning classification; provided the PZB approves the minor waiver requests.

## PLATTING

The site will not require re-platting, as the site is currently platted. However, as the site includes three (3) lots, a Unity of Title will be required prior to the issuance of building permits to tie the lots legally together. It appears the lots are "full-sized" and previously vacated the 11' for parking.

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

The Site Development Plan depicts access to the site from two (2) one-way driveway connections to East Bay Harbor Drive. As suggested by the DRC the one-way driveway widths in the front yard were reduced slightly (23' to 21'). The southern 21' wide driveway entry leads to an under-building parking garage and also connects to a proposed front yard 16' (previously 20') wide driveway to the lobby. Three (3) guest parking / delivery / loading spaces are shown in the front yard area as required by Code. The northern exit-only driveway is also 21' in width and connects to the other end on the proposed drop-off driveway.

Based on 26 DU the Code requires at least 52 parking spaces. As there are 3 lots at least 3 guest spaces are required. The Code allows guest spaces to be a subset of the required parking spaces due to the small lot sizes, but the Town encourages more spaces. The revised site plan now includes a total of 55 parking spaces. Of the 55 parking spaces provided, 34 are tandem parking and 21 are regular single spaces, of which 3 ADA spaces are at grade, and 3 guest spaces are provided. In addition to the guest spaces, a drop-off area near the lobby entrance is required, which the revised plan / portico design now meets. As commonly occurs the revised drop-off driveway near the lobby entry is not setback the required 10' (7'-4" at narrowest / 9'-2" for most of the area). The PZB has the discretionary approval of guest spaces / drop-off areas less than 10' in a front yard (not less than 7' per M-D Landscape Code), as well as the tandem parking arrangement.

Preliminary Fire Department staging areas are now shown on the plans in the driveway entry aprons following a preliminary conversation with the Miami-Dade Fire Department staff. 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 / curvilinear with abundant clear glass windows, metal and glass balconies on concrete projections. The building exceeds 120' at 171'-6" in length; therefore, the Town Code requires a "breezeway" as described. The applicant is proposing alternative design proposals including an indented building façade on the western elevation facing East Bay Harbor Drive above the 1st Level. On the eastern façade (waterfront) a wide break in the balconies is proposed. See Sheets A-208 & G-007 for the west façade (EBHD) / Sheets A-204 & G-007 for the east façade (water). The dark grey stucco colors shown on the renderings may not comply with the Town's adopted Color Palette (TBD). The PZB has the ability to approve variations from the standard breezeway requirement based on exaggerated / undulated architectural design. Based on our past experiences with the PZB reviews the DRC has advised the applicant that additional enhanced detailing / building articulation may be required on the waterside as well.

## SUGGESTED CONDITIONS OF APPROVAL

Following are recommended conditions of approval based on the latest revised plans dated November 16th, 2020 submitted by the architect for consideration and 2018 project approval:

1. This new approval is based on the Site Development Plans dated November 16th, 2020, as well any required modifications stated herein, and any modifications required by the Planning and Zoning Board. Any changes desired after the Board's approval may require separate approvals from the Town staff and / or Planning and Zoning Board as specified in the Code.

2. Prior to the issuance of building permits, a Unity of Title document acceptable to the Town Attorney needs to be finalized / recorded in the public records.

3. 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 §5-23.1(c).

4. Payment of all required impacts fees (Town / County / School Board) prior to issuance of building permits.

5. This approval is subject to the Planning and Zoning Board approving an alternative to providing a "breezeway" as described in Sec. 23-11(B1)(6). If the Board does not approve an alternative, the project must be revised to meet the standard Code provisions.

6. This approval is subject to the Planning and Zoning Board approving the tandem parking space design as described in Sec. 23-24. If the Board does not approve an alternative, the project must be revised to meet the standard Code provisions.

7. This approval is subject to the Planning and Zoning Board approving a slightly narrower landscape strip between the front property line and any interior paved areas (reqd. 10' / 7'-4" to 9'-2' provided) per Sec. 23-24(d)(1). If the Board does not approve an alternative, the project must be revised to meet the standard Code provisions.

8. Verification of the exact location of an existing major street drain along the south property line and installation of root barriers when new trees are planted as specified on the plans. In addition, the applicant must dedicate a drainage easement to the Town for this drain pipe, the width of which is approved by the Town Engineer.

9. All FPL transformers / backflow preventers / exposed utility facilities must be substantially screened / hidden with landscaping / fences / painted to match.

10. Installation of conduit for future undergrounding of overhead utilities (as indicated by the plans) as opposed to the removal of all existing overhead lines and placement underground due to FPL's objection to incremental undergrounding.

11. This approval shall supersede and replace the Town's previous March 20th, 2018 Site Development Plan approval for a thirty-five (35) DU multifamily project on this site. The PZB's March 20th, 2018 Site Development Plan approval will become null and void upon this approval, unless the Town Attorney agrees otherwise.

**AGENDA ITEM REPORT**
December 15, 2020

**ITEM NUMBER: 2.**

**ITEM:**

Approval of the following Meeting Minutes:
a. May 5, 2020
b. June 16, 2020
c. July 21, 2020

**DESCRIPTION:**

**RECOMMENDED ACTION:**

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**FINANCIAL ANALYSIS:**

**BUDGET IMPACT:**

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Submitted By: Alba Chang, Deputy Town Clerk

**ATTACHMENTS**
1. 05.05.20 PZB DRAFT
2. 06.16.20 PZB DRAFT
3. 07.21.20 PZB DRAFT

**TOWN OF BAY HARBOR ISLANDS**
**MINUTES OF A PLANNING AND ZONING MEETING**

A Planning & Zoning Board Virtual Meeting was held Tuesday, May 5, 2020 at 5:00 p.m. via the Zoom platform. 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 Jed Frankel |
| Board Member Roger Santana | Board Member Oscar Sklar |

**Item 1. Request for approval for a new single-family home for "Yalin Izkah" located at 10110 East Broadview Drive, Lot 17 of Block 25. On March 3, 2020, the Board deferred the project. The architect has submitted revisions based on comments from the hearing. The owner is proposing to construct a new two-story single-family home. The proposed two-story home has approximately 5,986 square feet of a/c living. The residence will have 4 bedrooms, 5 1/2 baths and a two-car garage. Enclosed please find the site plan and elevations. (Item #1)**

Architect Deborah DeLeon came forward and presented the re-design request for a new single-family home to be located at 10110 East Broadview Drive. The owners proposed to construct a residence with four bedroom and five and half bathrooms and a two-car garage.

The following comments were addressed by the design team as requested by the Board.

- Reduction of mass in the front area.
- Front Tower
- Additional landscaping
- Front balcony was setback and the addition of a trellis.

There was a brief discussion on the comments from the Board relating to the fence; landscaping abutting the neighboring wall; proposed materials; floor plan; garage door; landscaping plan; location of the emergency generator; location of the air condition units the front entrance balcony and the trellis over the garage.

**ACTION**: Vice Chair Gavcovich made a motion to approve the proposed single-family home with the following conditions:

1. The rafters located near the trellis on the west side be cut back 5 feet.
2. Landscaping – Hedge be planted along the west property line at the trellis a minimum of 8 feet tall. To be measure from the raise grade.
3. The planting material on the north side near the mechanical area be podocarpus and shall be planted on a minimum of 5 feet tall.
4. Trellis over the garage be lower to approximately the center of the bean of the top of the garage.
5. Other conditions as listed on Town Planner staff report.
6. Re-study the Addition of 2 columns / pillars on East Broadview Drive.

DRAFT

Board Member Frankel seconded the motion and it passed unanimously.

There being no further business to discuss meeting was adjourned at 6:25 p.m.

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**CHAIR**

**ATTEST**

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**DEPUTY TOWN CLERK**

DRAFT

**TOWN OF BAY HARBOR ISLANDS**
**MINUTES OF A PLANNING AND ZONING MEETING**

A Planning & Zoning Board Virtual Meeting was held Tuesday, June 16, 2020 at 5:00 p.m. via the Zoom platform. The meeting was opened with the Pledge of Allegiance. Upon roll call, the following Board Members responded:

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|---|---|
| Vice Chair Jerome Gavcovich | Board Member Alan Bebchik |
| Board Member Jed Frankel | Board Member Wesley Kean |
| Board Member Roger Santana | Board Member Oscar Sklar |

**Item 1. Request for approval of a revision for a new multi family dwelling for "9350 BH Terrace Townhouses" located at 9350 Bay Harbor Terrace, Lot 1 of Block 18. The Board approved a site development plan for this project on July 7, 2015. The building is now under construction. The Developer is proposing a revision to comply with the requirements of FEMA finished floor elevation. Ground level has been revised for Non-inhabitable use. Roof terrace to become a new 4th floor living area. The revisions to the terrace railings and a few others are for desired aesthetic purposes. Enclosed please find the site plan and elevations. (Item #1)**

Architect Alfredo Leandro came forward and explained the proposed modifications to the new multifamily townhouses. He explained the proposed project had already been approved by the Board and the design team were proposing the following modifications:

- 4th floor layout was modified to include the master bedroom and private den.
- Ground floor layout will include a flood proof utility room.
- Addition of rear terraces.
- Private balconies in the front and rear of the units.
- Laundry room will be raised by 1 foot (BFE 3 feet plus 1).

**PUBLIC COMMENT**

Frances Neuhut, 1060 Kane Concourse, came forward and asked the comments on Town Planner staff report as it relates to the elevation.

**CLOSED PUBLIC COMMENT**

There was a detailed discussion from the Board on commercial versus residential flood proofing; building design; presented photos of the existing structure as of date; height of the planter wall on the western wall; south side rendering; setbacks; south side rendering lack of articulation; suggestion to have a dark color frame between the unit balconies and the overall height of the structure.

**ACTION**: Board Member Kean made a motion to approve the proposed project modifications as presented with the following conditions:

1. Subject to the conditions listed on the staff report provided by Town Planner.
2. Continue the same color paint on the balconies frame to the back to the building.

Board Member Sklar seconded the motion and it passed 5-1, with Vice Chair Gavcovich opposed.

There being no further business to discuss meeting was adjourned at 6: 02 p.m.

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**CHAIR**

**ATTEST**

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**DEPUTY TOWN CLERK**

**TOWN OF BAY HARBOR ISLANDS**
**MINUTES OF A PLANNING AND ZONING MEETING**

A Planning & Zoning Board Virtual Meeting was held Tuesday, July 21, 2020 at 5:00 p.m. via the Zoom platform. The meeting was opened with the Pledge of Allegiance. Upon roll call, the following Board Members responded:

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|---|---|
| Chair Steven Hurwitz | Vice Chair Jerome Gavcovich |
| Board Member Alan Bebchik | Board Member Jed Frankel |
| Board Member Wesley Kean | Board Member Oscar Sklar |

**Item 1. Request for approval for a new single-family home for "Bay Harbor Land 2019, LLC" located at 9530 West Broadview Drive, Lot 73 of Block 23. On August 20, 2019 the Board approved a site development plan for a new two story / 7,756 square foot single family residence. Based on the applicant the previously approved plan will not occur. On May 21, 2020 a new site development application was submitted. The owner is proposing to construct a new two-story single-family home. The proposed two-story home has approximately 8,360 square feet of a/c living. The residence will have 6 bedrooms, 8 full baths and two half bathrooms.**

Architect Ralph Choeff came forward and explained the proposed single-family home to construct a 6-bedroom residence with 8 full bathrooms and two half bathrooms. The design team were proposing the following:

- Second floor counter leaver
- Waterfront property facing the Biscayne bay.
- Clear glass sliding door
- Pool will be elevated above the bay.
- Decorate patterns.
- Proposed balconies set at 6 ½ in depth.

**PUBLIC COMMENT**

Frances Neuhut, 1060 Kane Concourse, came forward and liked the single-family home design but was concerned with the proposed wood material.

**CLOSED PUBLIC COMMENT**

There was a detailed discussion from the Board regarding the second floor counter leaver; the residence total square footage; garage door treatment; south side flat wall; suggestions to change the louvers in the rears to decorate patterns; roof plain; parapet setback 4 feet; landscaping plan; lighter palette for the front gate; remove the vertical elements at the top of the home and the balcony depth.

**ACTION**: Board Member Kean made a motion to approve the proposed home subject to the following conditions:

1. Subject to the conditions listed on the staff report provided by the Town Planner.
2. Remove the vertical plain on the rear façade.

DRAFT

3. Add the reveal detail in the front.
4. Setback of the parapet shall be a maximum of 1 foot high and non-visible from the public.
5. Additional landscaping to the pool deck and lawn area.
6. Garage door area, thickest of the slab shall remain and the staff room corridor wall be recess.
7. Interior wall of the staff room will become the exterior wall.
8. Additional 2 feet in the rear.

Board Member Bebchik seconded the motion and it passed 6-1 with Vice Chair Gavcovich opposed.

There being no further business to discuss meeting was adjourned at 6:31 p.m.

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**CHAIR**

**ATTEST**

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**DEPUTY TOWN CLERK**

DRAFT