

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

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

February 16, 2021

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/97131621359>

Meeting ID: 971 3162 1359

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: 971 3162 1359

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. On December 15, 2020 the Board identified several concerns and deferred the project. The property owner, Congress Driftwood, LLC, has resubmitted revised plans addressing the comments. The site development is to construct a new 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 #1)

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

PUBLIC COMMENT - for the purpose of hearing any public comment with respect to an application for site plan approval at 9955 East Bay Harbor Drive.

CONCLUSION OF QUASI-JUDICIAL PUBLIC HEARING

ADJOURNMENT: Approximately 8:00 p.m.

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

AGENDA ITEM REPORT

February 16, 2021

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. On December 15, 2020 the Board identified several concerns and deferred the project. The property owner, Congress Driftwood, LLC, has resubmitted revised plans addressing the comments. The site development is to construct a new 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 #1)

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:

Submitted By: Ayanidys Martinez

ATTACHMENTS

1. Final P&Z Submittal Plans 01.05.2021
2. 9927-9955 EBH Drive Addressed Comments
3. BHI Driftwood MFR #2 PZB Updated Staff Report Jan 26 2021
4. BHI Driftwood #2 PZB Rev Architect Narrative Dec 28 2020



PZB SUBMITTAL SET
9955 E BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL. 33154
December 28th, 2020

**9955 E BAY HARBOR DRIVE
BAY HARBOR ISLANDS FL, 33154**

Sheet Number	Sheet Name
1	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
1	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
1	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 LANDSCAPE DETAILS
	TD-1 TREE DISPOSITION PLAN
1	E-101 LEVEL 01 - PHOTOMETRICS
	E-102 POOL DECK - PHOTOMETRICS

△ REVISED - 12/28/2020

REVISED

OWNER:



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

ARCHITECT:



2900 OAK AVENUE
MIAMI, FL, 33233
305.372.1812

CIVIL:



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

MEP:



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

LANDSCAPE:



307 SOUTH 21ST AVENUE
HOLLYWOOD, FL, 33020
954.923.9681



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:

FILED DATE: 07/07/2017	
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PROPERTY OF:
CONGRESS DRIFTWOOD LLC., A
DELAWARE LIMITED LIABILITY
COMPANY,

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

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

PROPERTY ADDRESS:
9927, 9955 EAST BAY HARBOR DRIVE,
BAY HARBOR ISLAND, FLORIDA 33154

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 CLOSURE OF THE SURVEY SHOWS THE PHYSICAL STATUS OF THE PROPERTY.

IT IS TO CERTIFY THAT THIS MAP OR PLAT AND SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE STANDARD SURVEYING REQUIREMENTS FOR ALTA/SPS AND "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 DEFINE THE BOUNDARIES FOR ALTA/SPS LAND TITLE SURVEYS."

Francisco F Fajardo

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

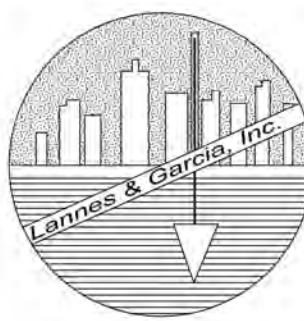
SURVEYOR'S NOTES:

1) A 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 THIS MAP. 4) DISTANCE FROM CORNER TO CORNER MEASURED TO CENTER OF 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 1928. 7) FENCE OWNERSHIP NOT DETERMINED UNLESS OTHERWISE NOTED. 8) DISTANCE BETWEEN WALLS AND/OR FENCES MAY BE EXAGGERATED FOR CLARITY. 9) DISTANCE BETWEEN WALLS AND/OR FENCES ARE TO FORM 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 1985. 12) DISTANCE FROM CORNER TO CORNER MEASURED TO CENTER OF OUTSIDE OF LINE OF LOT 20, BLOCK 4 = (58°21'51"W)



I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY WAS MADE UNDER MY SUPERVISION AND MEETS THE 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
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

258577
258577

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



PROJECT SITE

FLOOD NOTES:

1. THE DESIGN SHALL COMPLY WITH F.B.C. SECTION 1612 FLOOD 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.

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.
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	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

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.

ARQUITECTONICA

2900 Oak Avenue, Miami, FL 33133
T 305.372.1812 F 305.372.1175

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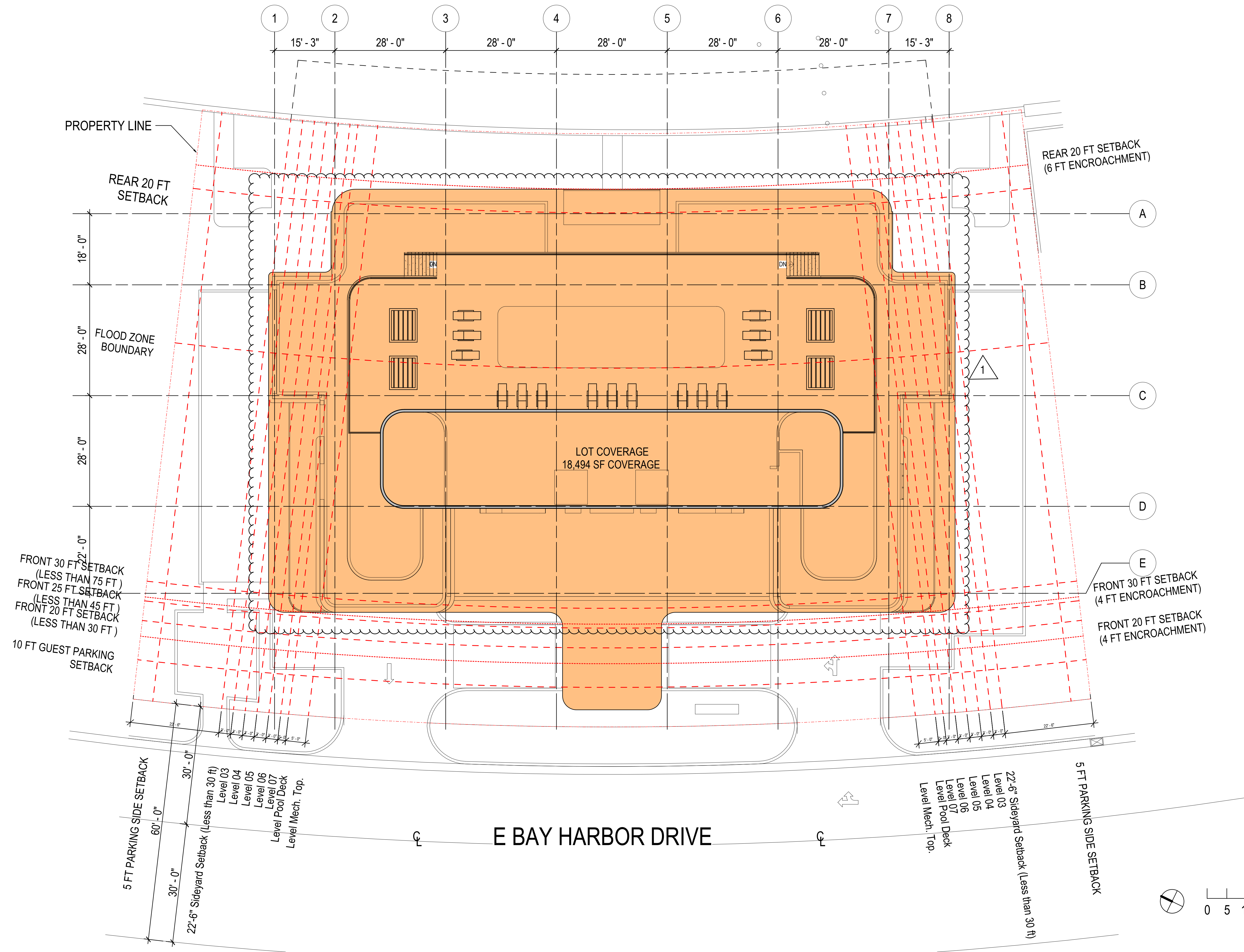
PLANNING AND ZONING
9955 E BAY HARBOR DRIVE
BAY HARBOR ISLANDS FL, 33154

PROJECT DATA

SCALE: N/A

DATE:
11/20/2020

G-003



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PZB SUBMITTAL SET 9955 E BAY HARBOR DRIVE BAY HARBOR ISLANDS FL, 33154

LOT COVERAGE PLAN

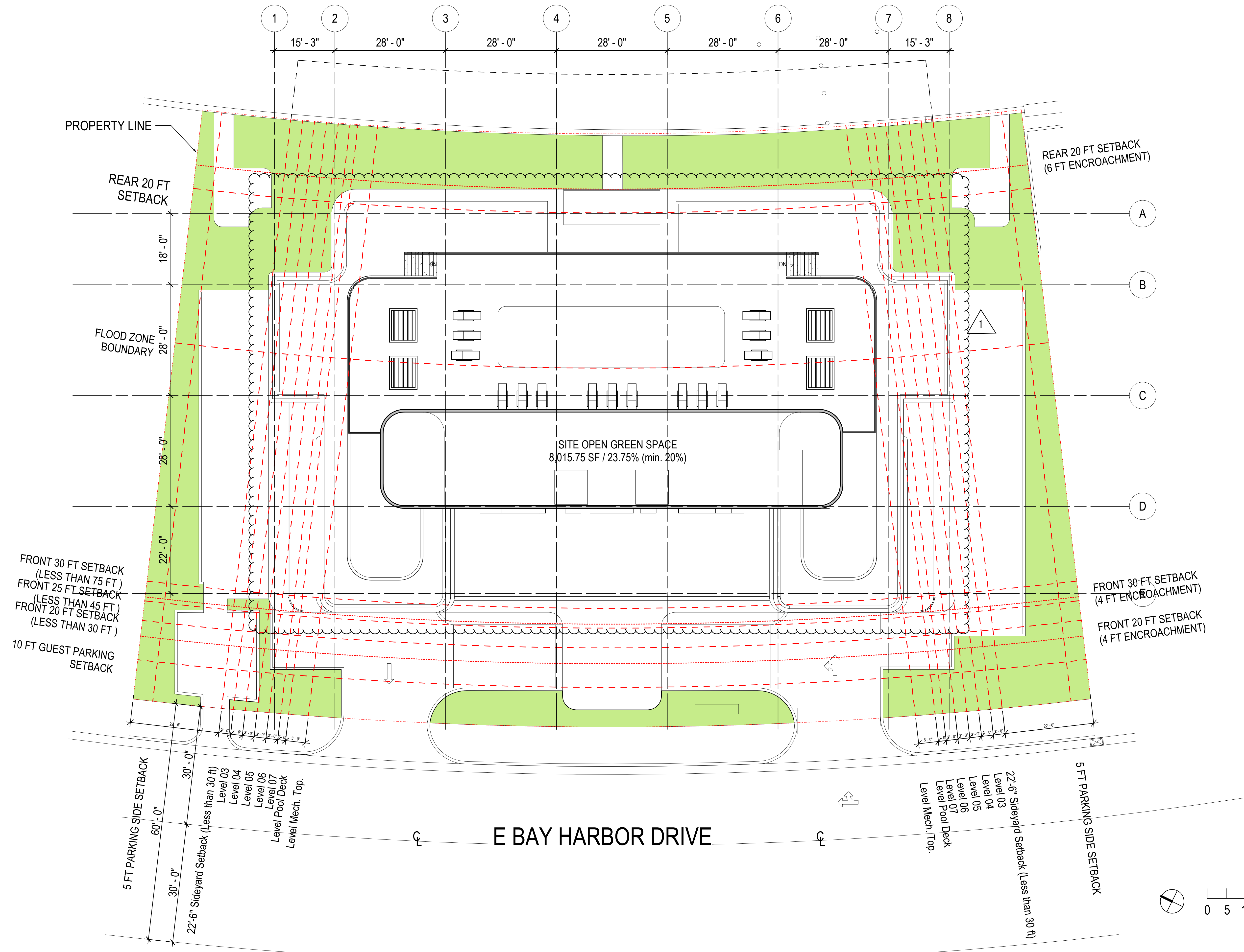
REVISED

SCALE: 1" = 12'-0"

△ REVISED

DATE:
12/28/20

G-004



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PZB SUBMITTAL SET
9955 E BAY HARBOR DRIVE
BAY HARBOR ISLANDS FL, 33154

GROUND LEVEL OPEN SPACE PLAN

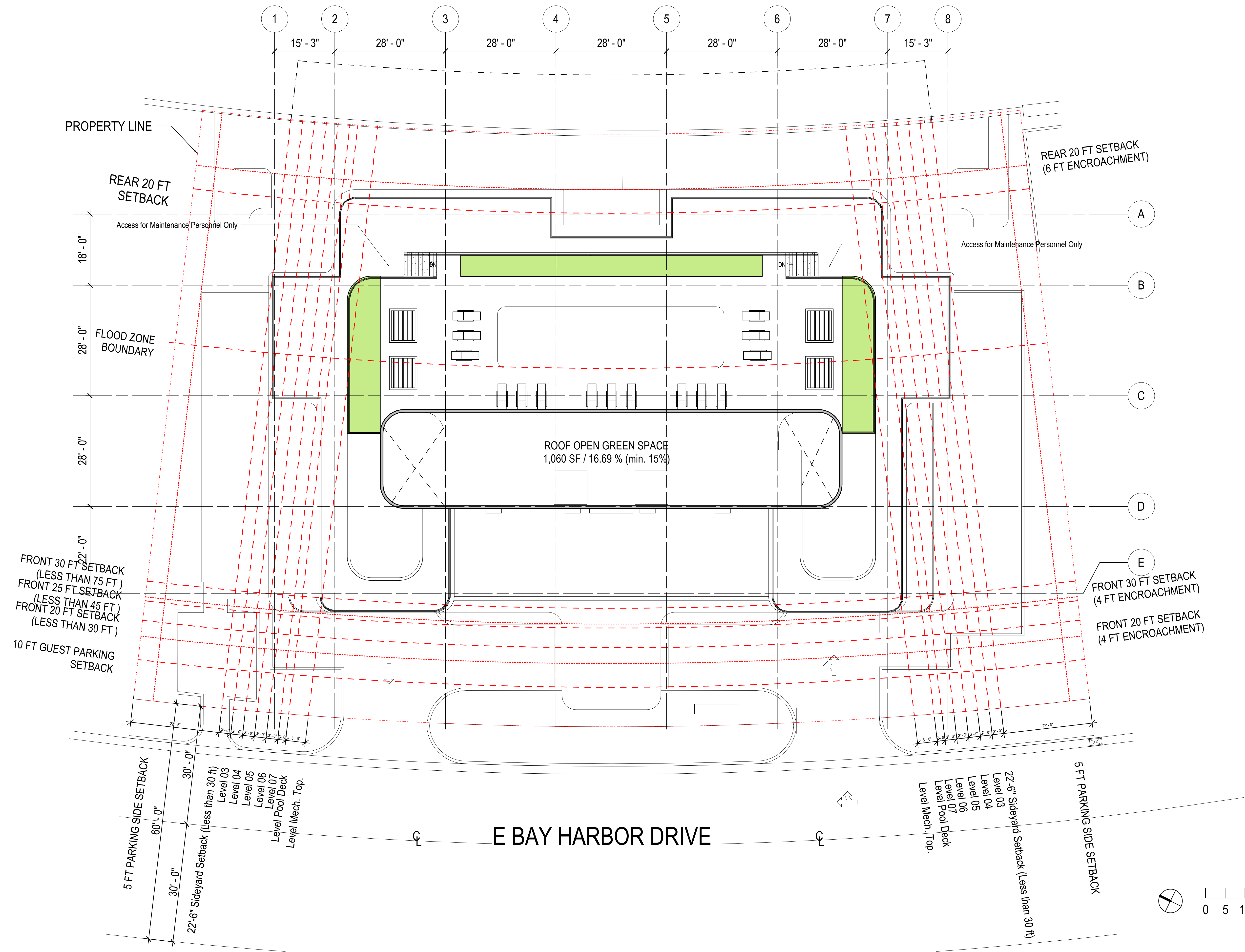
REVISED

SCALE: 1" = 12'-0"

△ REVISED

DATE:
12/28/20

G-005



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PLANNING AND ZONING

9955 E BAY HARBOR DRIVE

BAY HARBOR ISLANDS FL, 33154

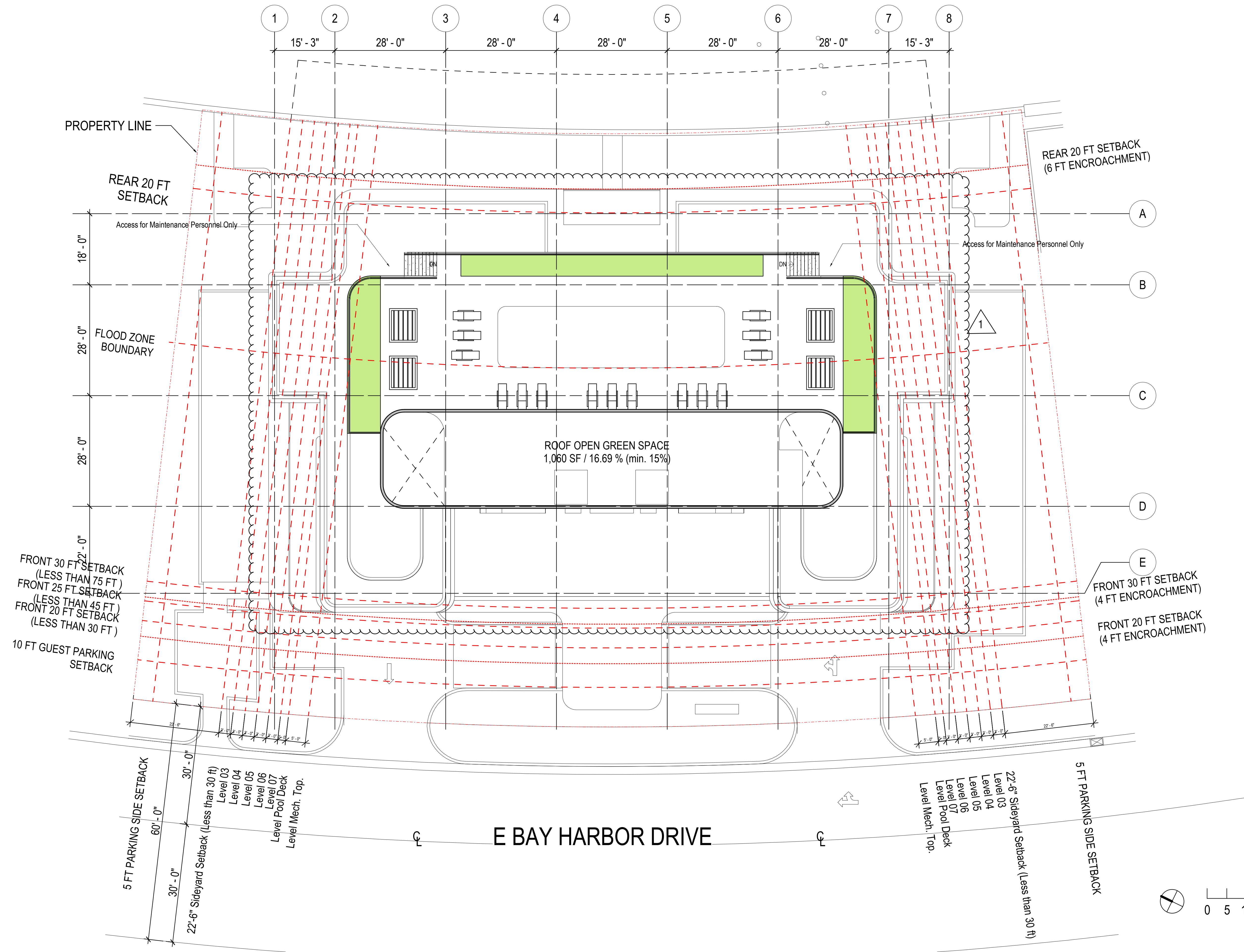
ROOF LANDSCAPE OPEN SPACE

PLAN

SCALE: 1" = 12'-0"

DATE:
11/20/2020

G-006



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PZB SUBMITTAL SET

9955 E BAY HARBOR DRIVE
BAY HARBOR ISLANDS FL, 33154

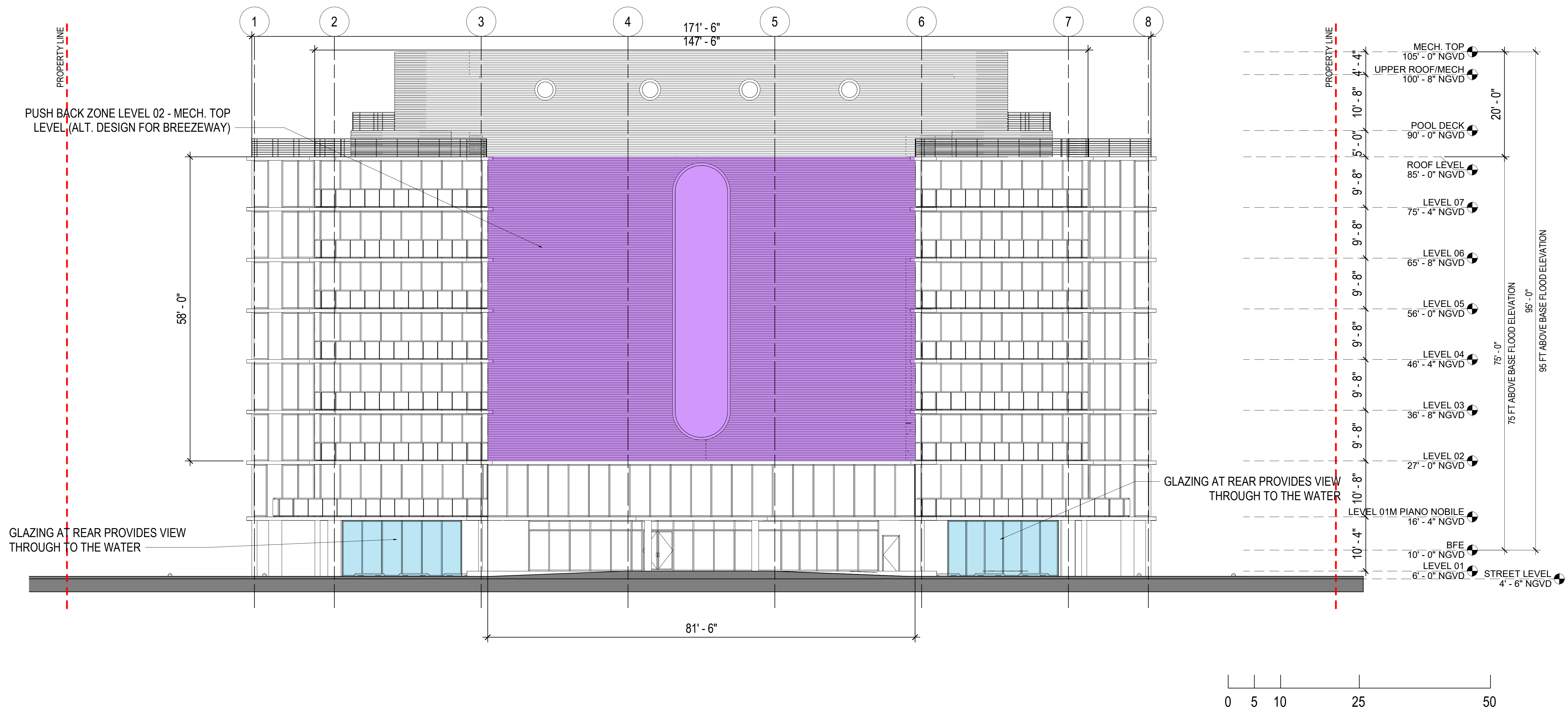
ROOF LANDSCAPE OPEN SPACE PLAN REVISED

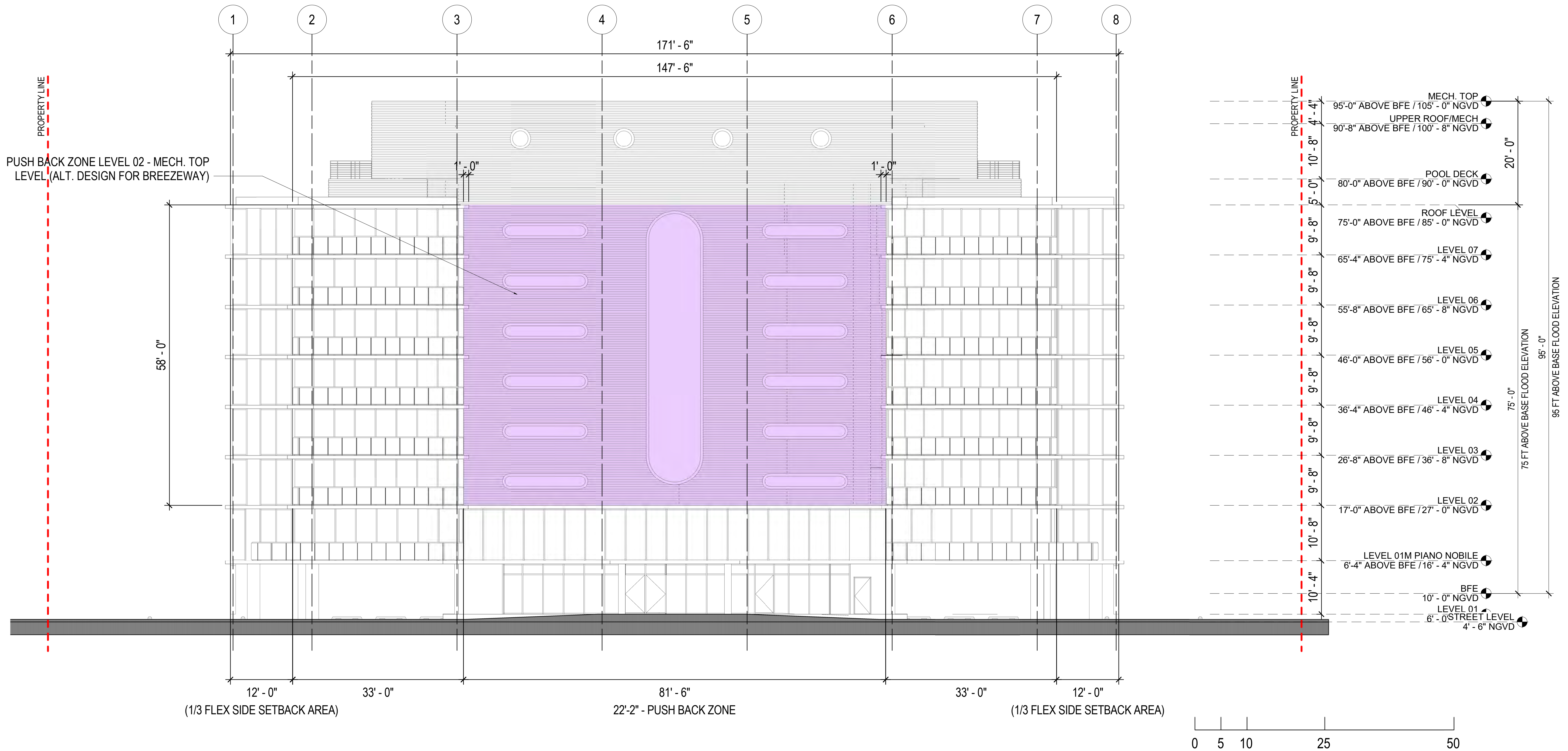
SCALE: 1" = 12'-0"

△ REVISED

DATE:
12/28/20

G-006





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PZB SUBMITTAL SET

9955 E BAY HARBOR DRIVE
BAY HARBOR ISLANDS FL, 33154

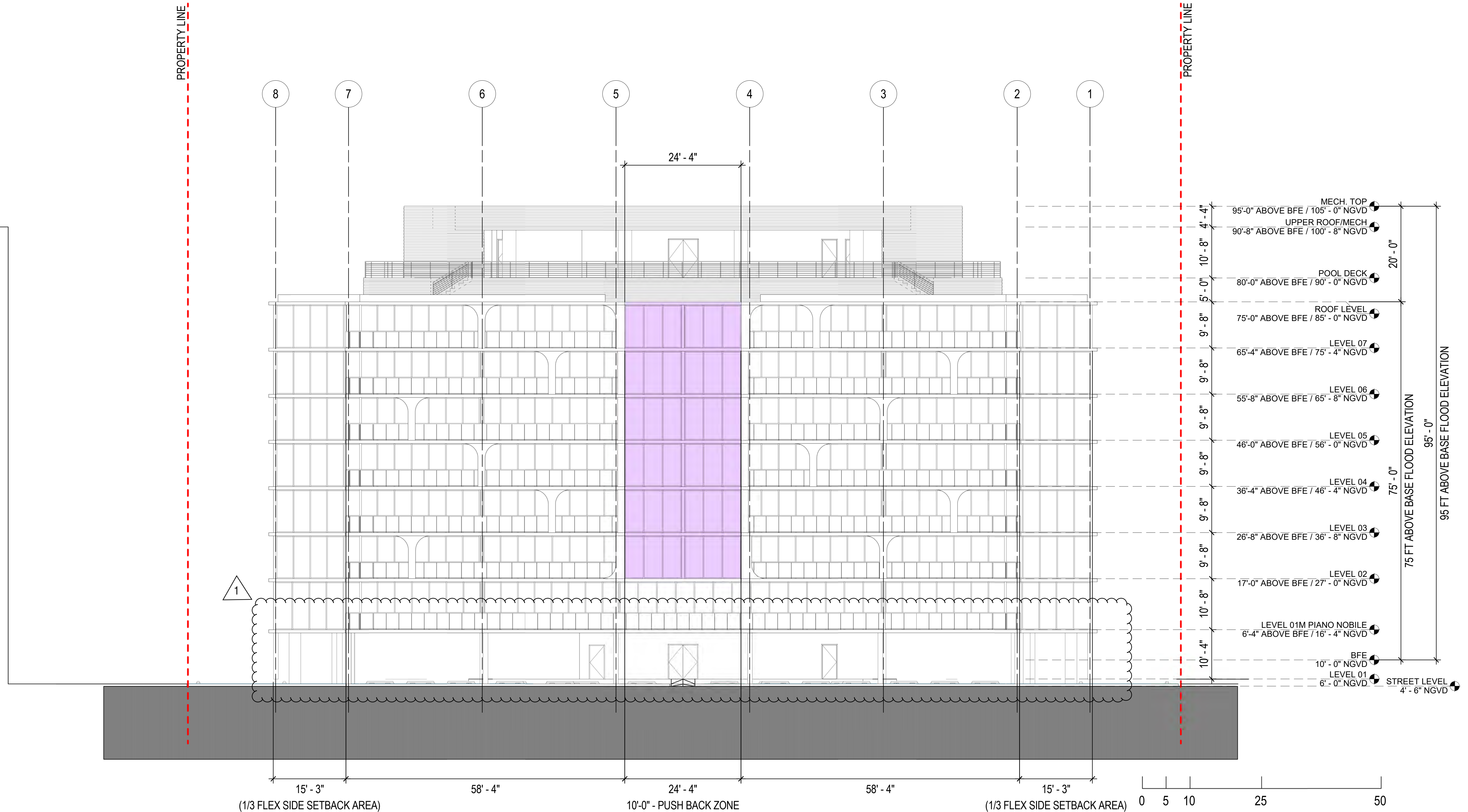
ALT. DESIGN OF BREEZEWAY WEST
ELEVATION DIAGRAM
REVISED

SCALE: 1" = 10'-0"

△ REVISED

DATE:
12/28/20

G-007



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PZB SUBMITTAL SET

9955 E BAY HARBOR DRIVE
BAY HARBOR ISLANDS FL, 33154

ALT. DESIGN OF BREEZEWAY EAST ELEVATION DIAGRAM REVISED

SCALE: 1" = 10'-0"

△ REVISED

DATE:
12/28/20

G-007.1



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

AERIAL CONTEXT

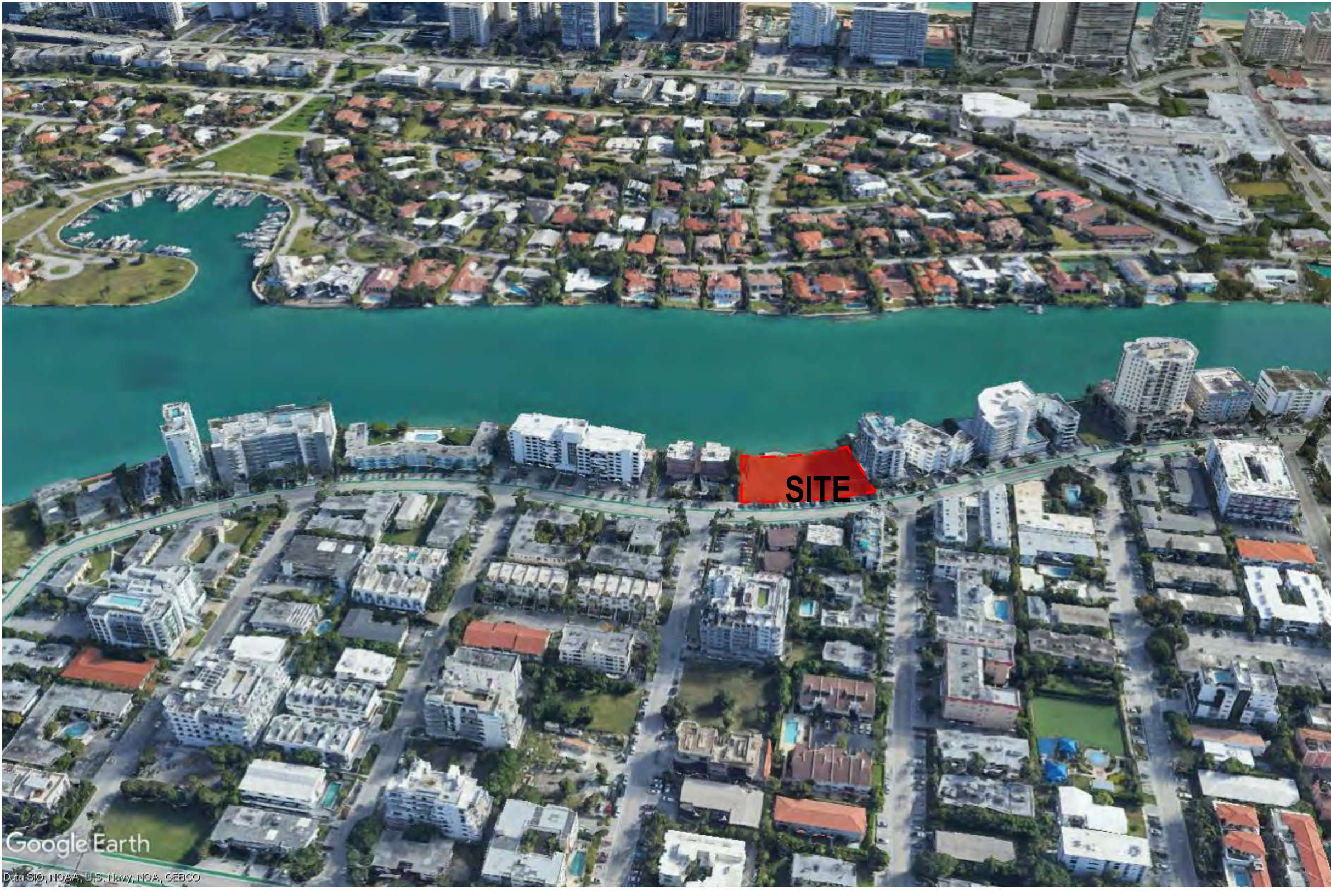
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DATE:
11/20/2020

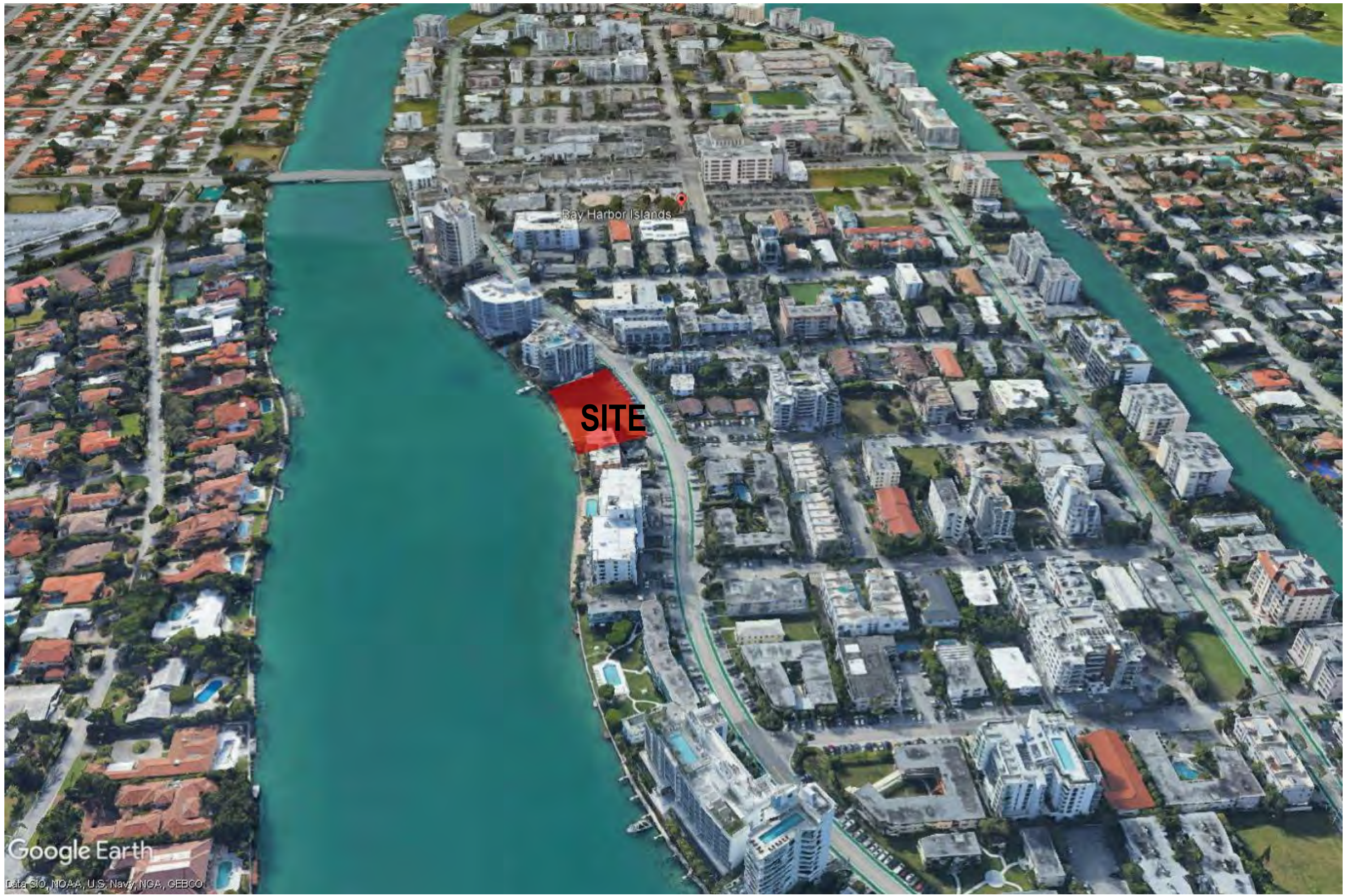
G-009



AERIAL VIEW- SOUTH



AERIAL VIEW- WEST



AERIAL VIEW- NORTH



AERIAL VIEW- EAST

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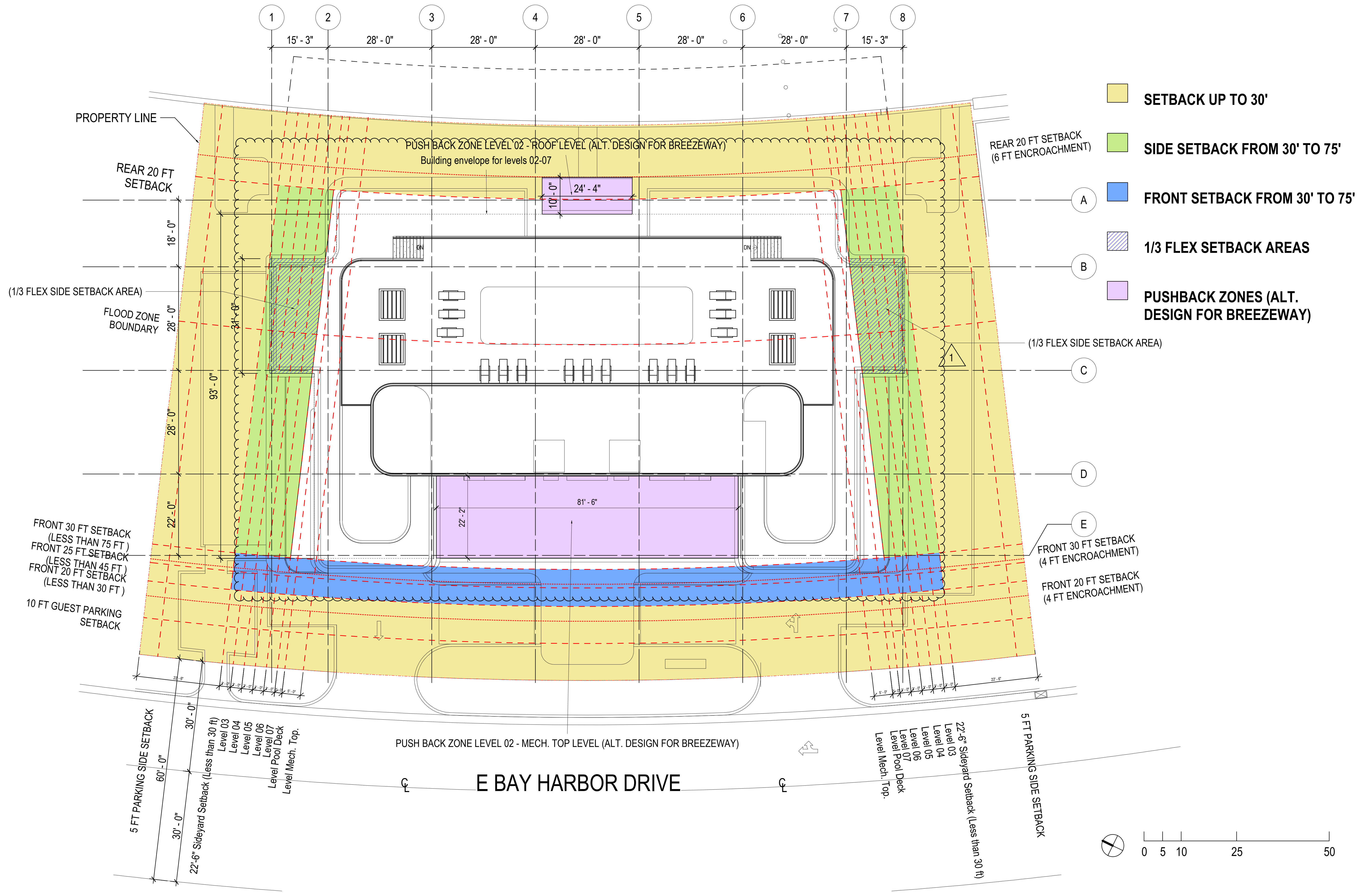
PLANNING AND ZONING
9955 E BAY HARBOR DRIVE
BAY HARBOR ISLANDS FL, 33154

EXISTING AERIAL CONTEXT

SCALE: N/A

DATE:
11/20/2020

G-010



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PZB SUBMITTAL SET
9955 E BAY HARBOR DRIVE
BAY HARBOR ISLANDS FL, 33154

SETBACK PLAN

REVISED

SCALE: 1" = 12'-0"

△ REVISED

DATE:
12/28/20

G-011



STREET VIEW 01



STREET VIEW 02



STREET VIEW 03



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PLANNING AND ZONING

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EXISTING STREET CONTEXT

SCALE: N/A

DATE:
11/20/2020

G-012



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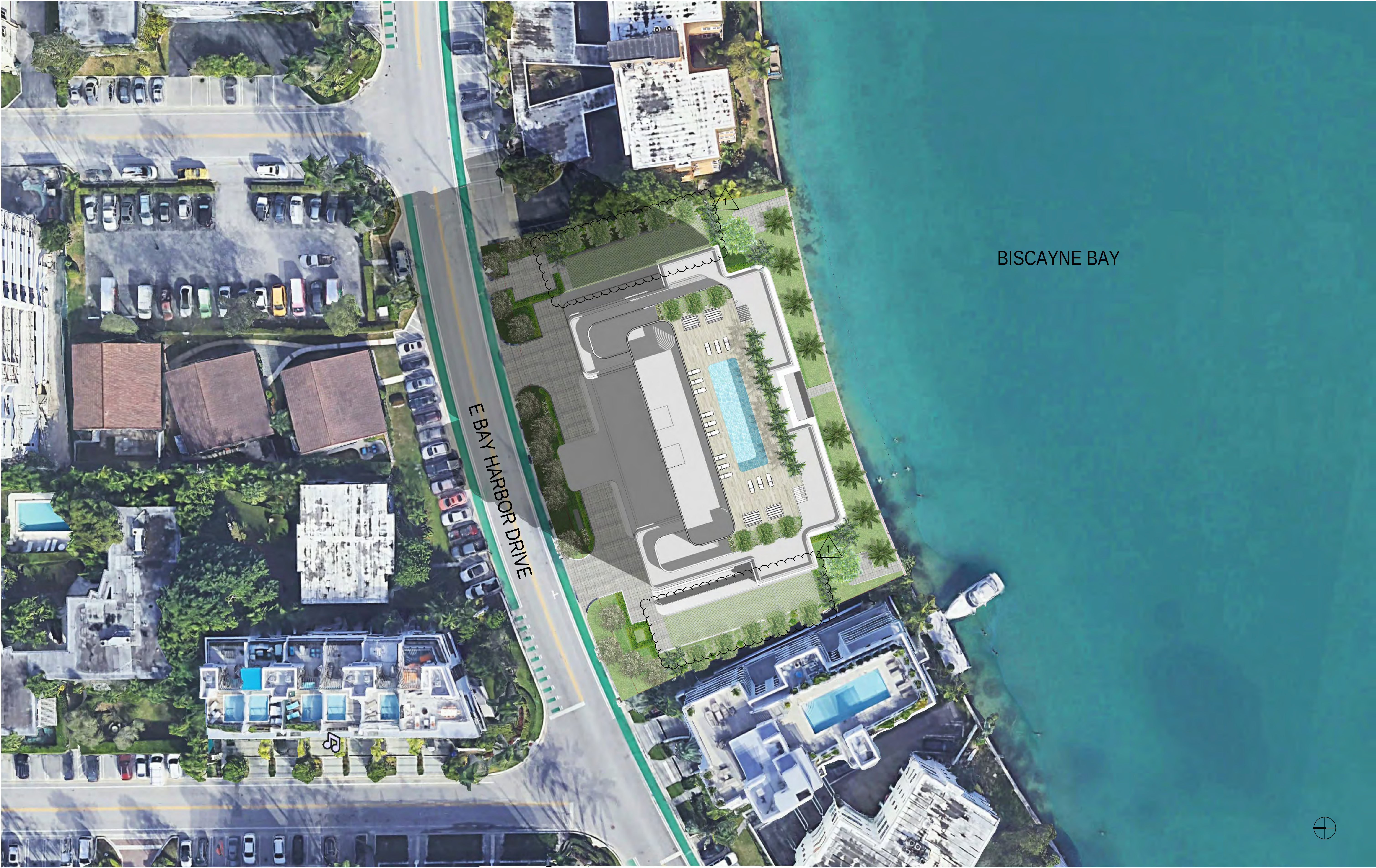
PLANNING AND ZONING
9955 E BAY HARBOR DRIVE
BAY HARBOR ISLANDS FL, 33154

SITE PLAN

SCALE: N/A

DATE:
11/20/2020

A-001



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PZB SUBMITTAL SET
9955 E BAY HARBOR DRIVE
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SITE PLAN

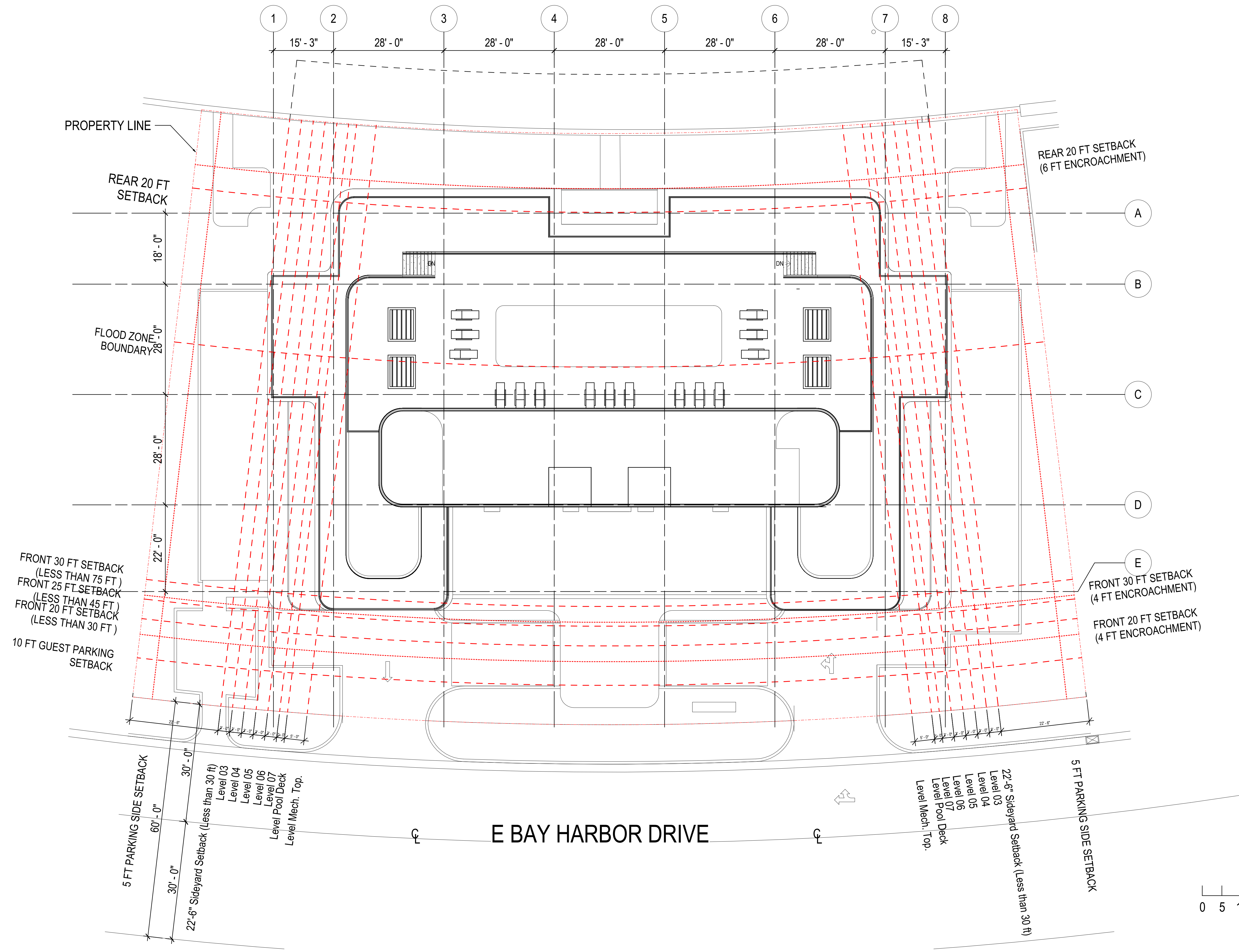
REVISED

SCALE: NO SCALE

△ REVISED

DATE:
12/28/20

A-001



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PLANNING AND ZONING

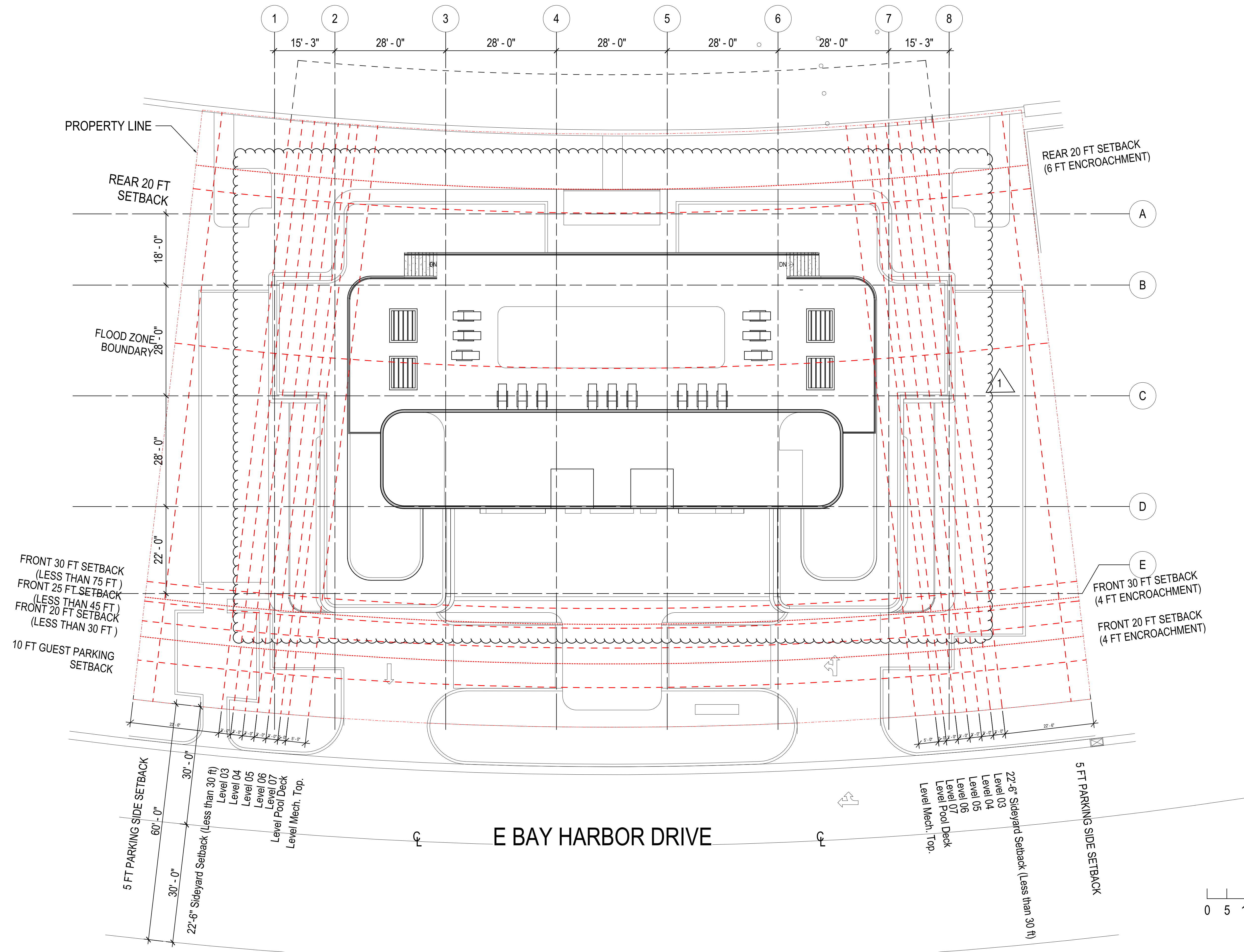
9955 E BAY HARBOR DRIVE
BAY HARBOR ISLANDS FL, 33154

OVERALL ROOF PLAN

SCALE: 1" = 12'-0"

DATE:
11/20/2020

A-001.1



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9955 E BAY HARBOR DRIVE
BAY HARBOR ISLANDS FL, 33154

OVERALL ROOF PLAN

REVISED

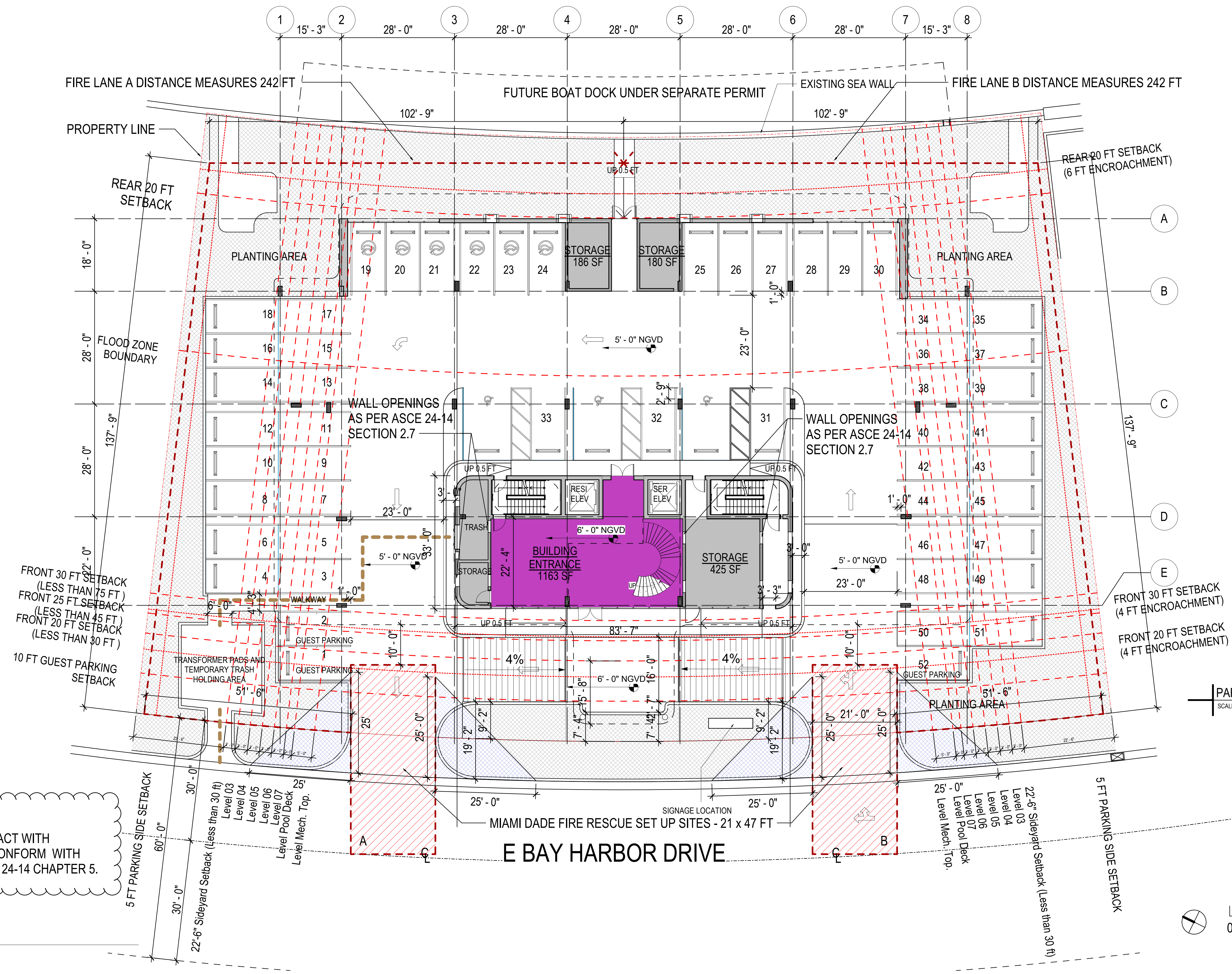
SCALE: 1" = 12'-0"

△ REVISED

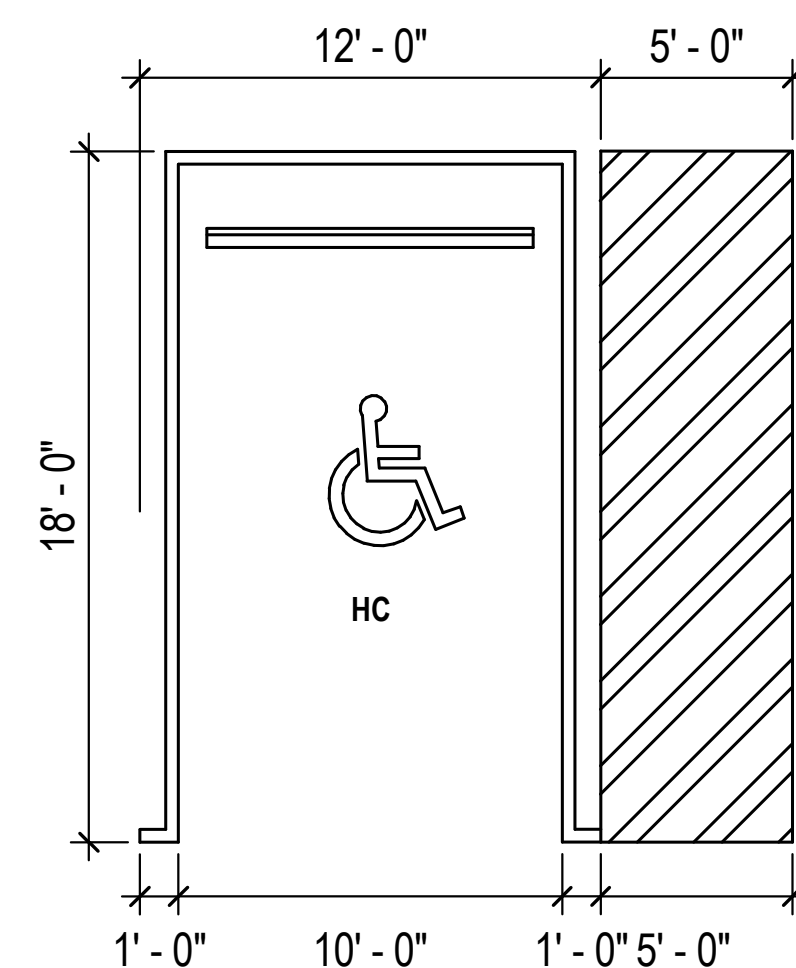
DATE:
12/28/20

A-001.1

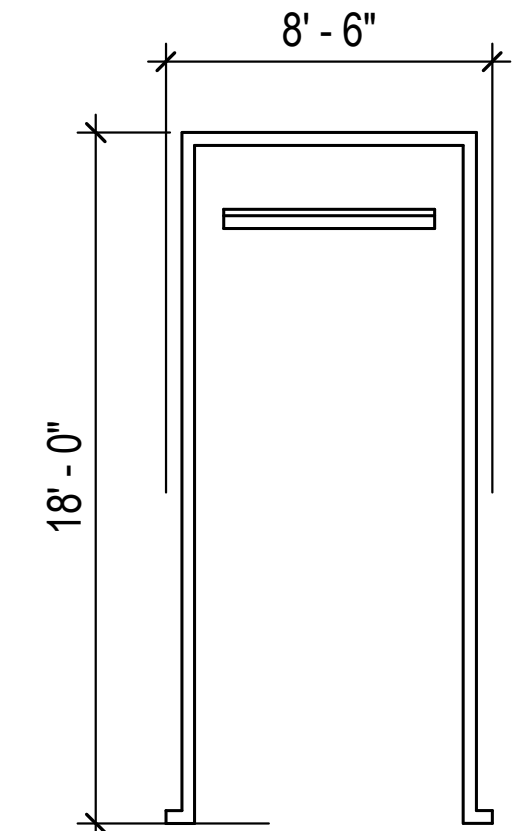
A-002



ACCESSIBLE PARKING STALL TYPICAL

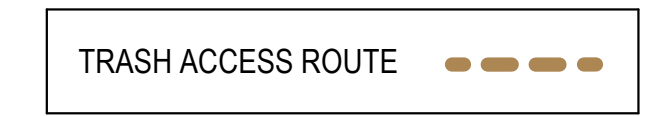


STANDARD PARKING STALL TYPICAL



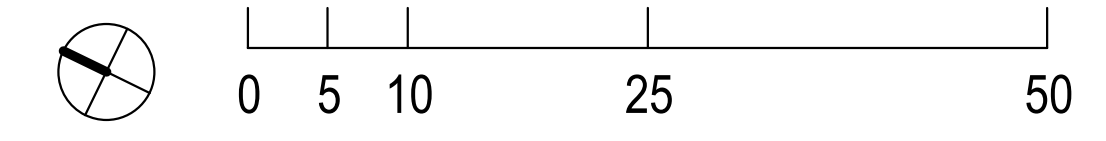
21 SELF PARK SPACES
34 TANDEM SPACES
55 PARKING SPACES

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



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

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



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PLANNING AND ZONING
9955 E BAY HARBOR DRIVE
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LEVEL 01

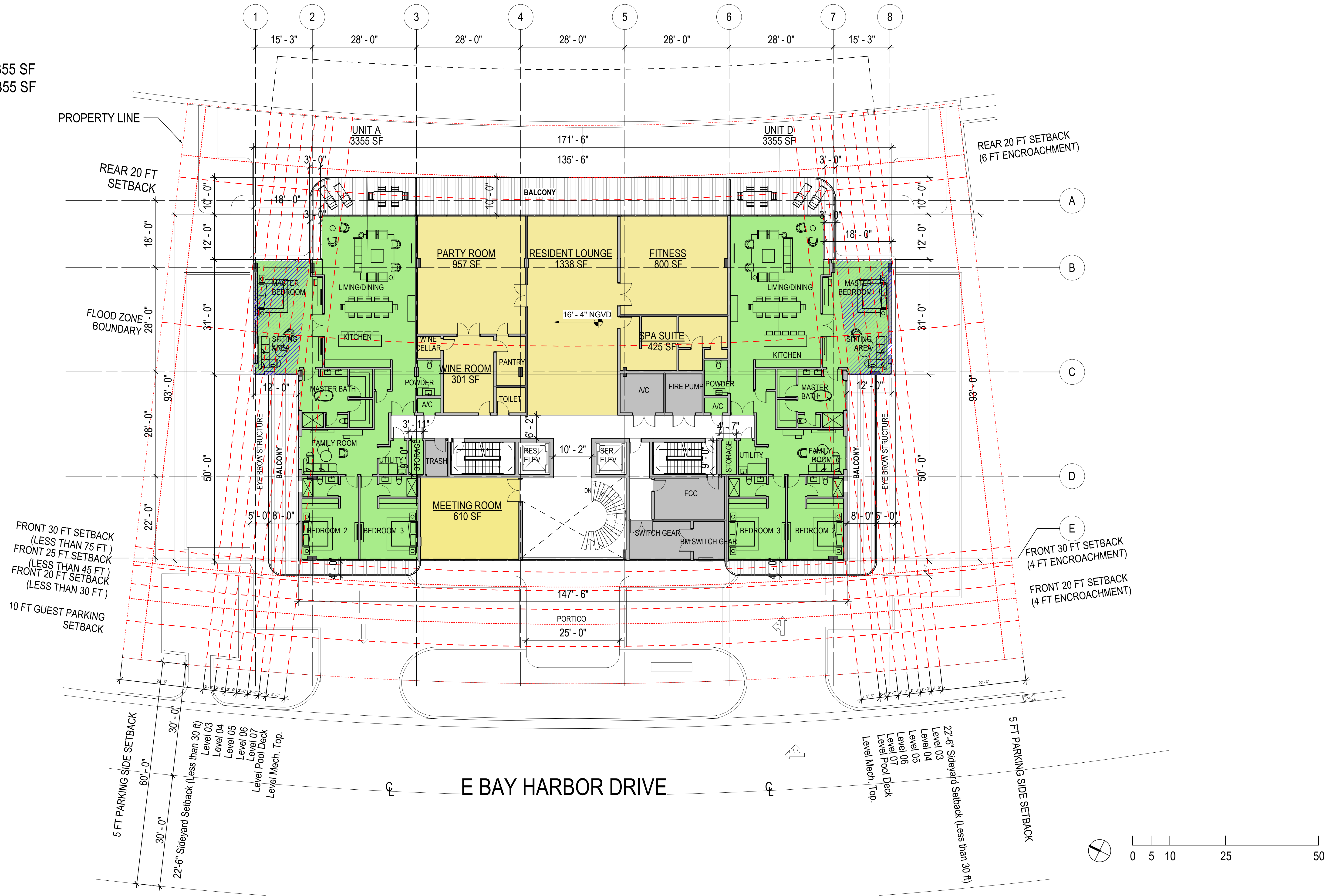
SCALE: 1" = 12'-0"

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
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PIANO NOBILE

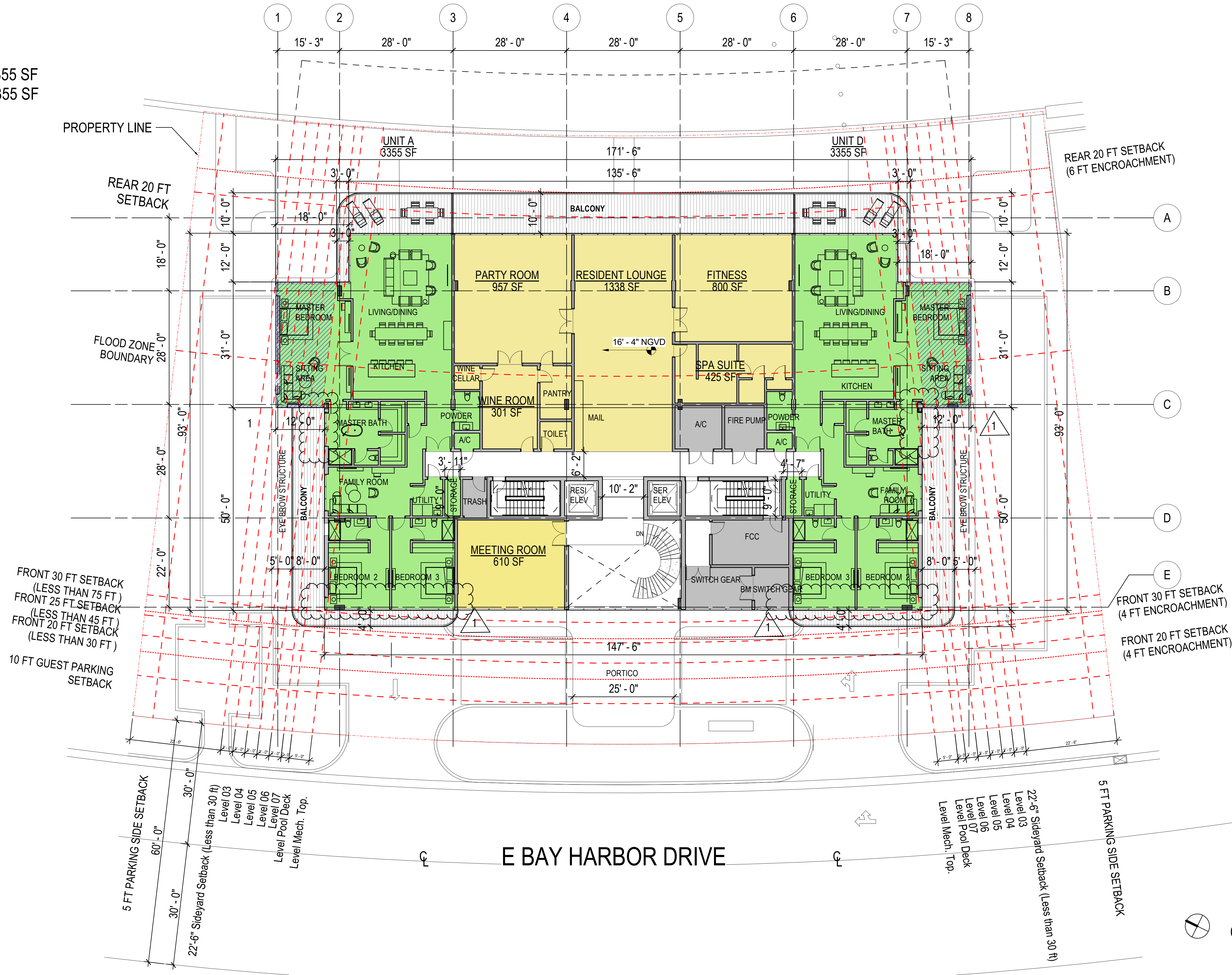
DATE:
11/20/2020

A-102

SCALE: 1" = 12'-0"

UNIT TYPES

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



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PZB SUBMITTAL SET
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BAY HARBOR ISLANDS FL, 33154

PIANO NOBILE

REVISED

SCALE: 1" = 12'-0"

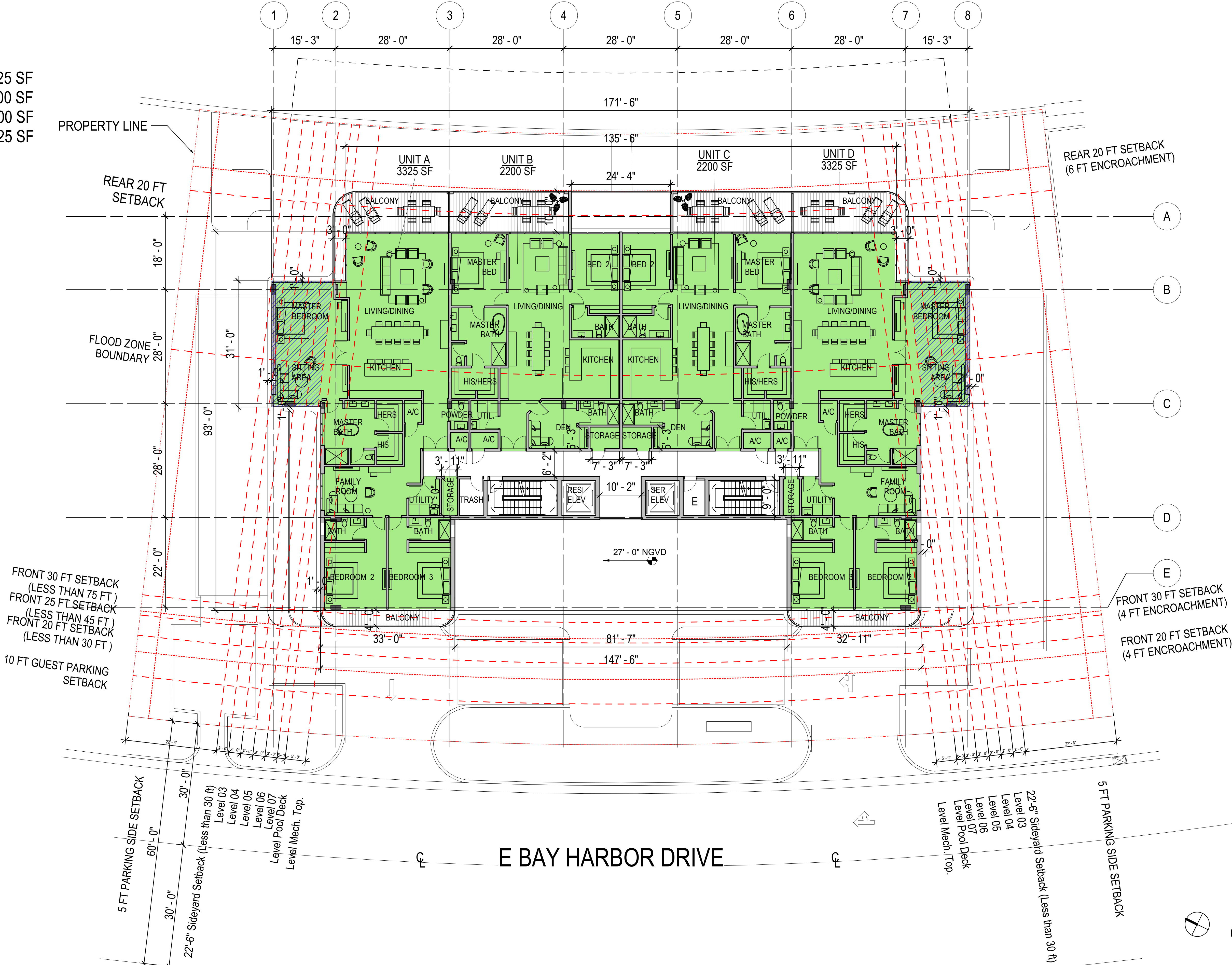
REVISD

DATE:
12/28/20

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
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LEVELS 02 - 07

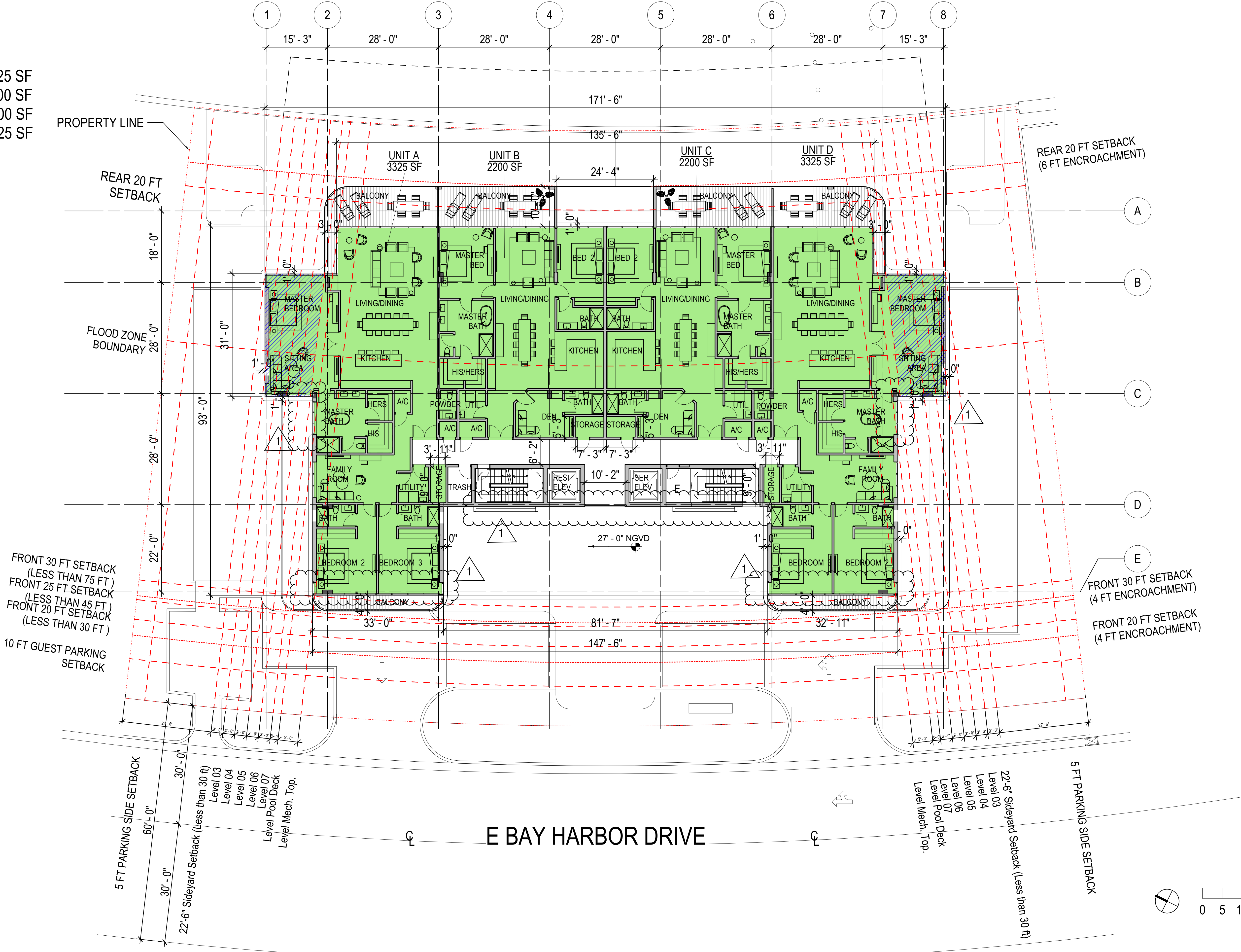
SCALE: 1" = 12'-0"

DATE:
11/20/2020

A-103

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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BAY HARBOR ISLANDS FL, 33154

LEVELS 02 - 07

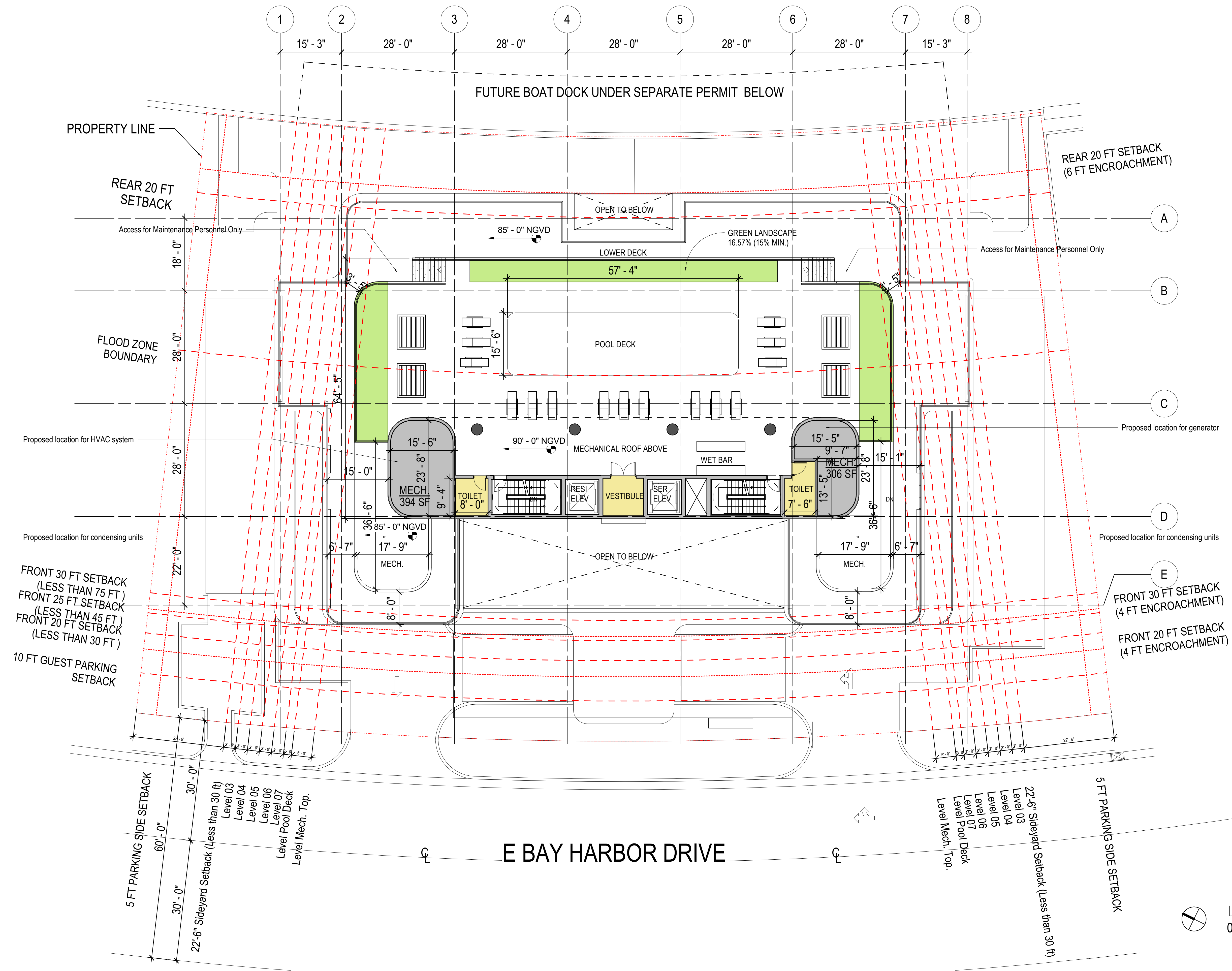
REVISED

SCALE: 1" = 12'-0"

△ REVISED

DATE:
12/28/20

A-103



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PLANNING AND ZONING

9955 E BAY HARBOR DRIVE

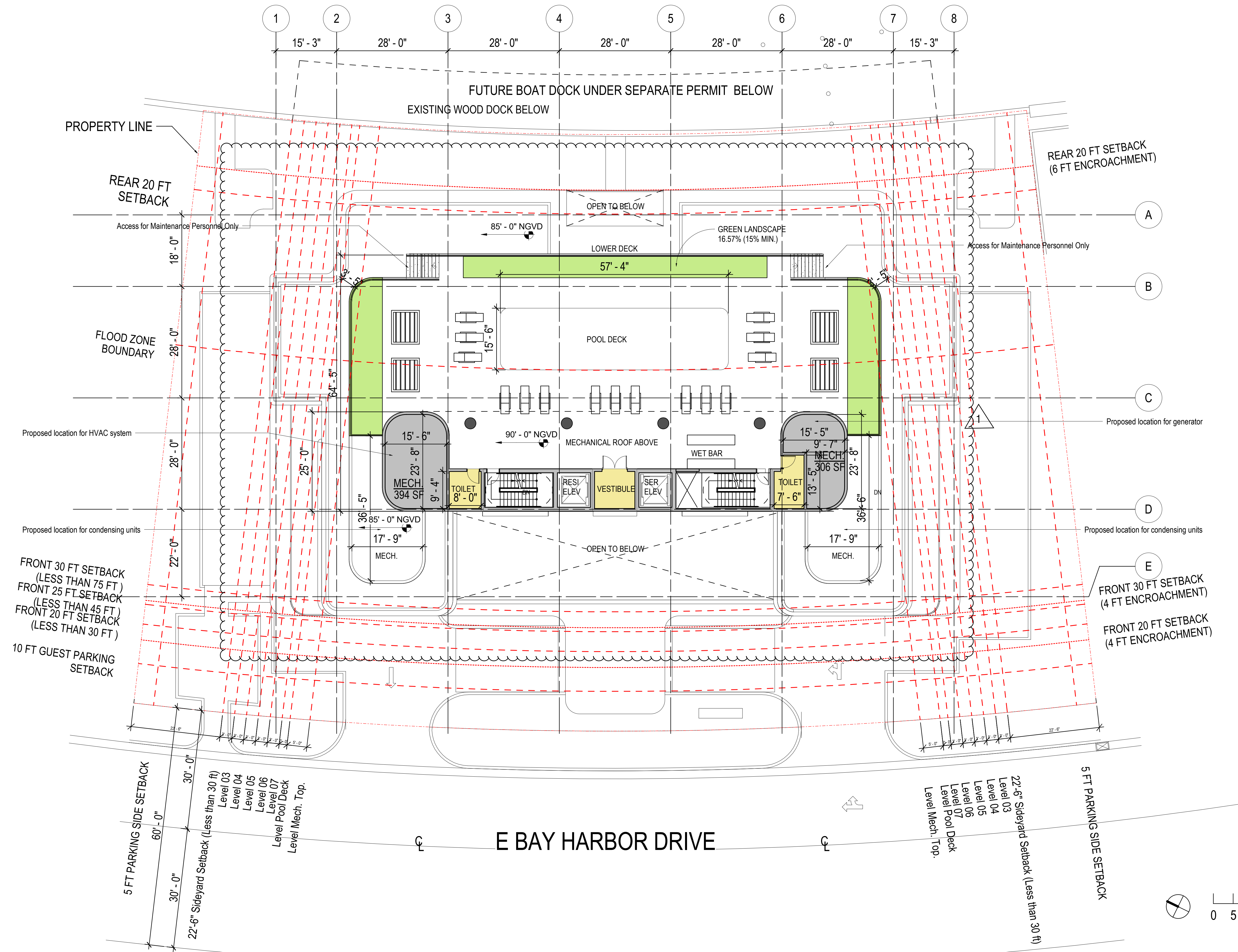
BAY HARBOR ISLANDS FL, 33154

POOL DECK

SCALE: 1" = 12'-0"

DATE:
11/20/2020

A-104



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PZB SUBMITTAL SET
9955 E BAY HARBOR DRIVE
BAY HARBOR ISLANDS FL, 33154

POOL DECK

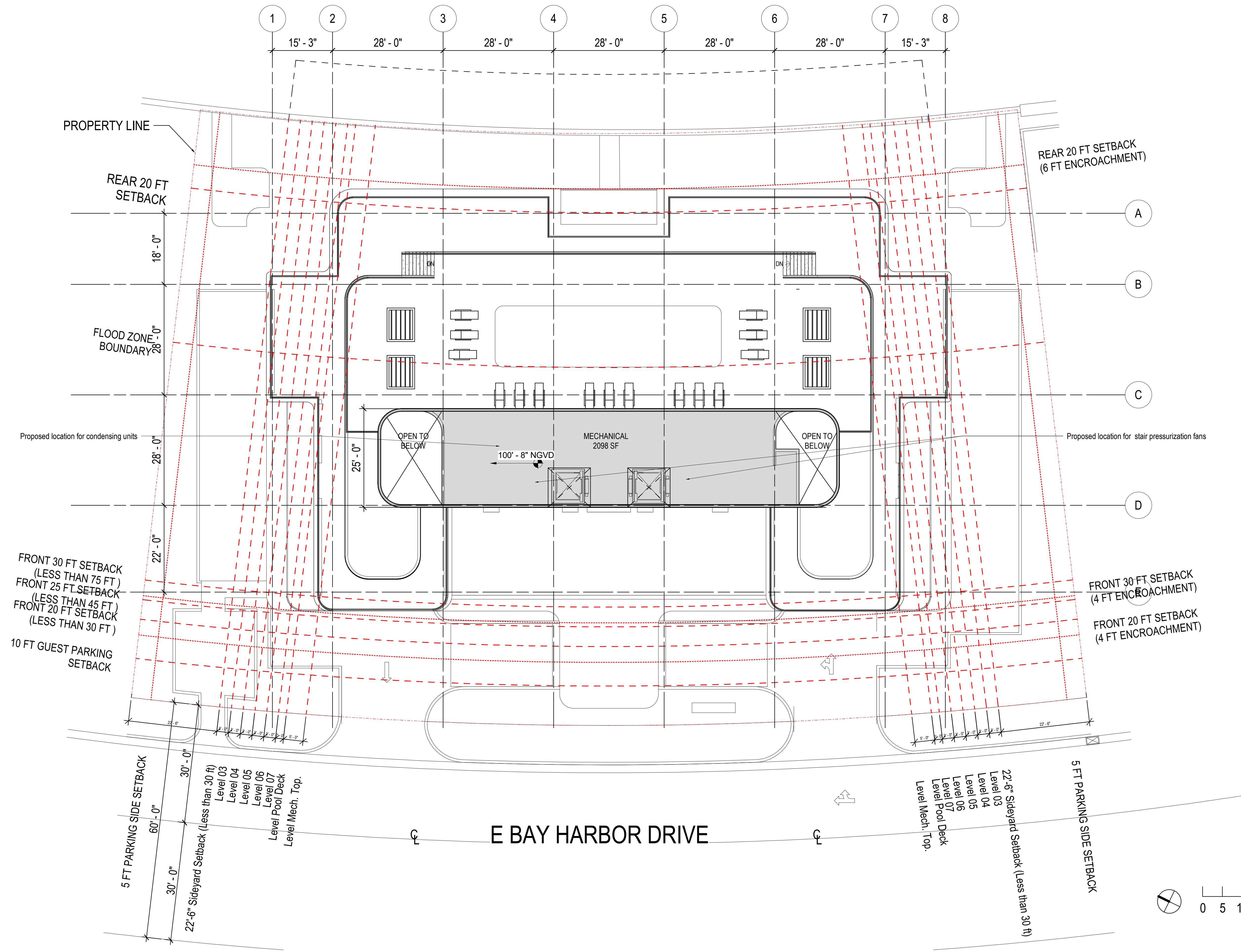
REVISED

SCALE: 1" = 12'-0"

△ REVISED

DATE:
12/28/20

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PLANNING AND ZONING

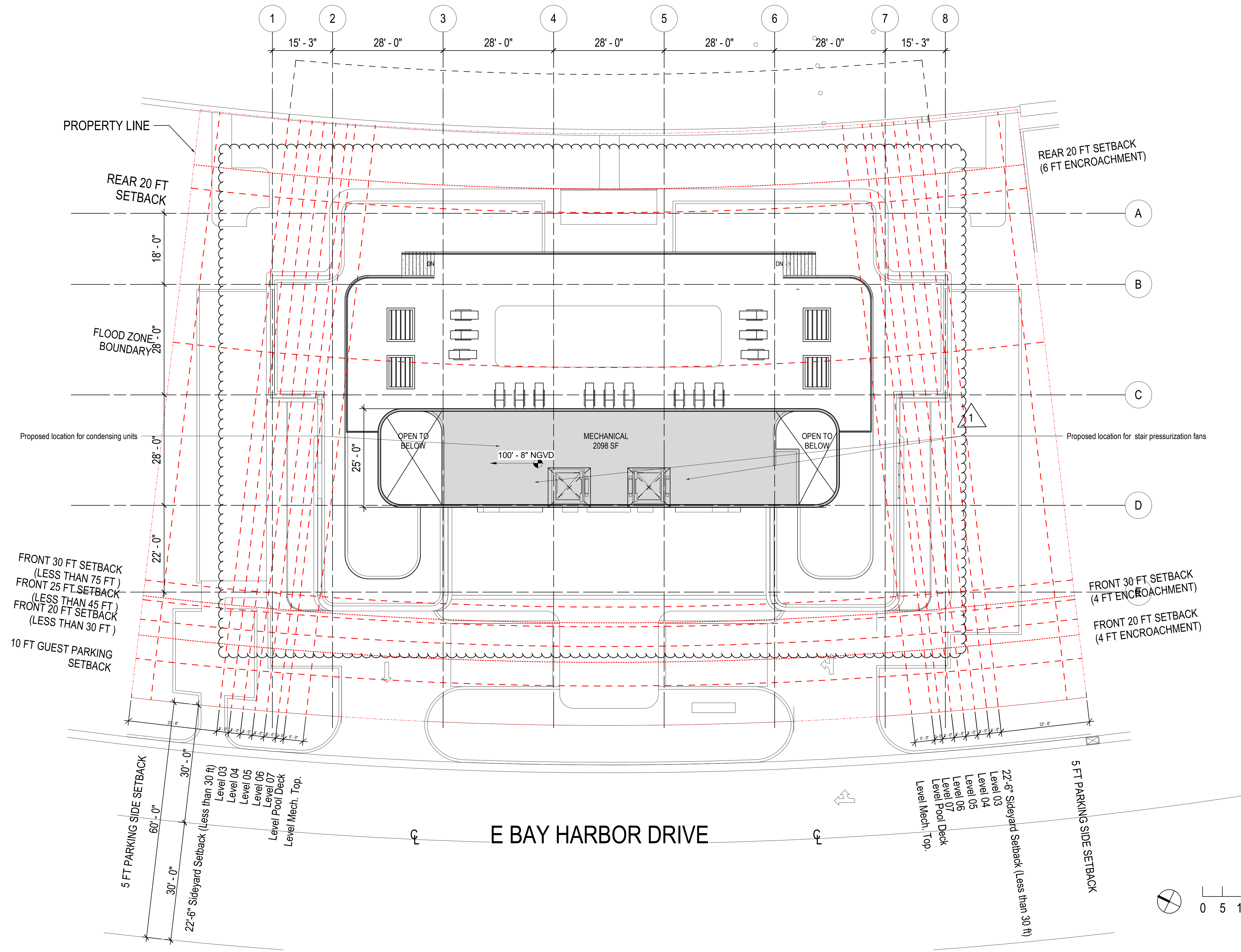
9955 E BAY HARBOR DRIVE
BAY HARBOR ISLANDS FL, 33154

MECH LEVEL

SCALE: 1" = 12'-0"

DATE:
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A-105



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PZB SUBMITTAL SET
9955 E BAY HARBOR DRIVE
BAY HARBOR ISLANDS FL, 33154

MECH LEVEL

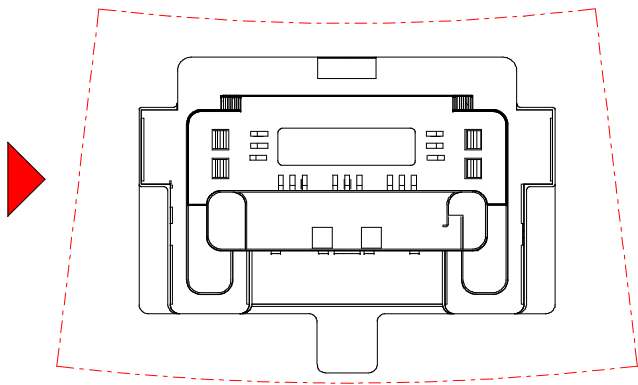
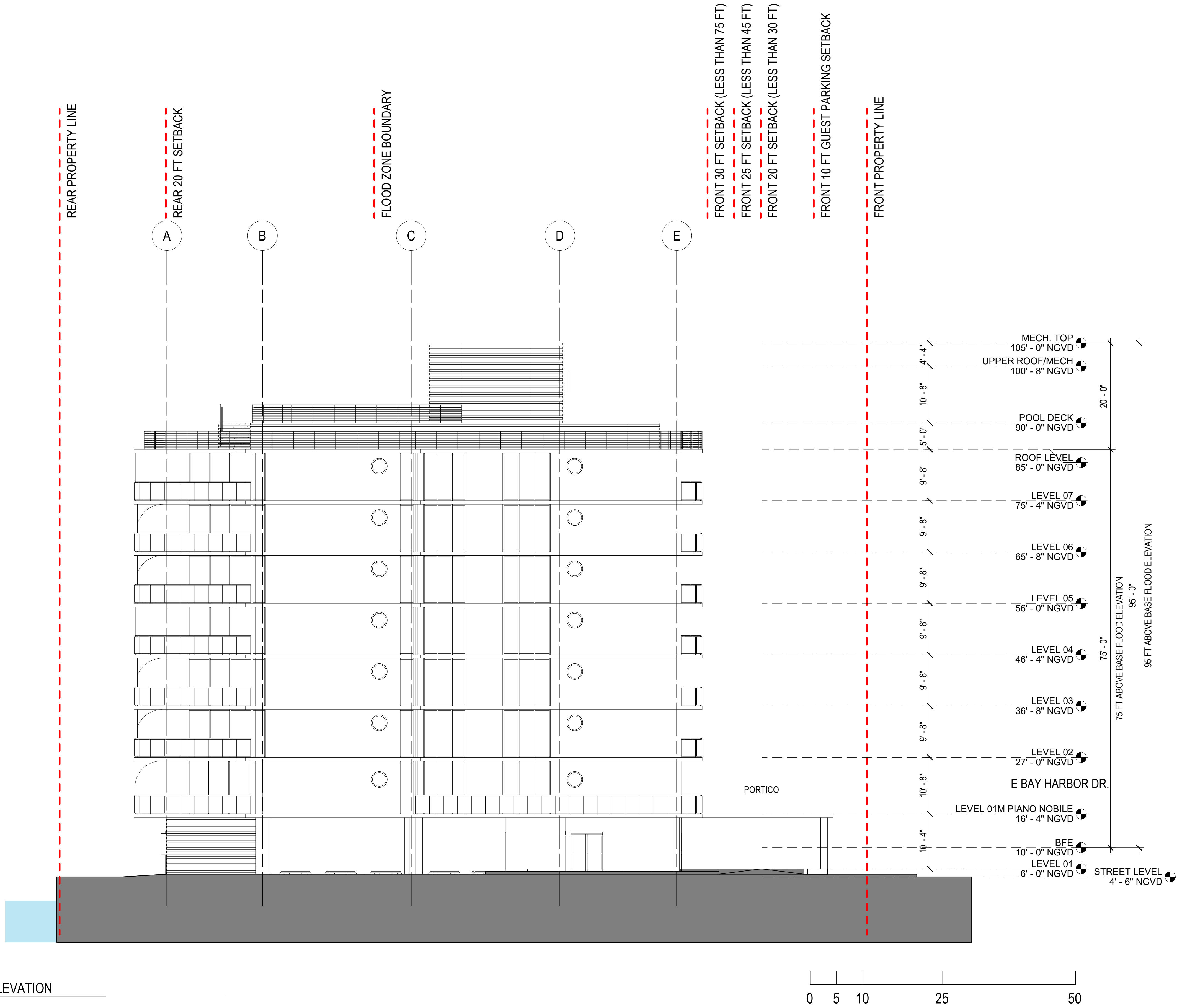
REVISED

SCALE: 1" = 12'-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

PZB SUBMITTAL SET
9955 E BAY HARBOR DRIVE
BAY HARBOR ISLANDS FL, 33154

NORTH ELEVATION

REVISED

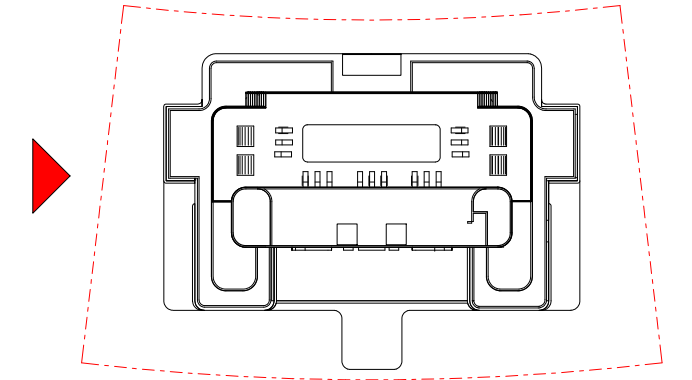
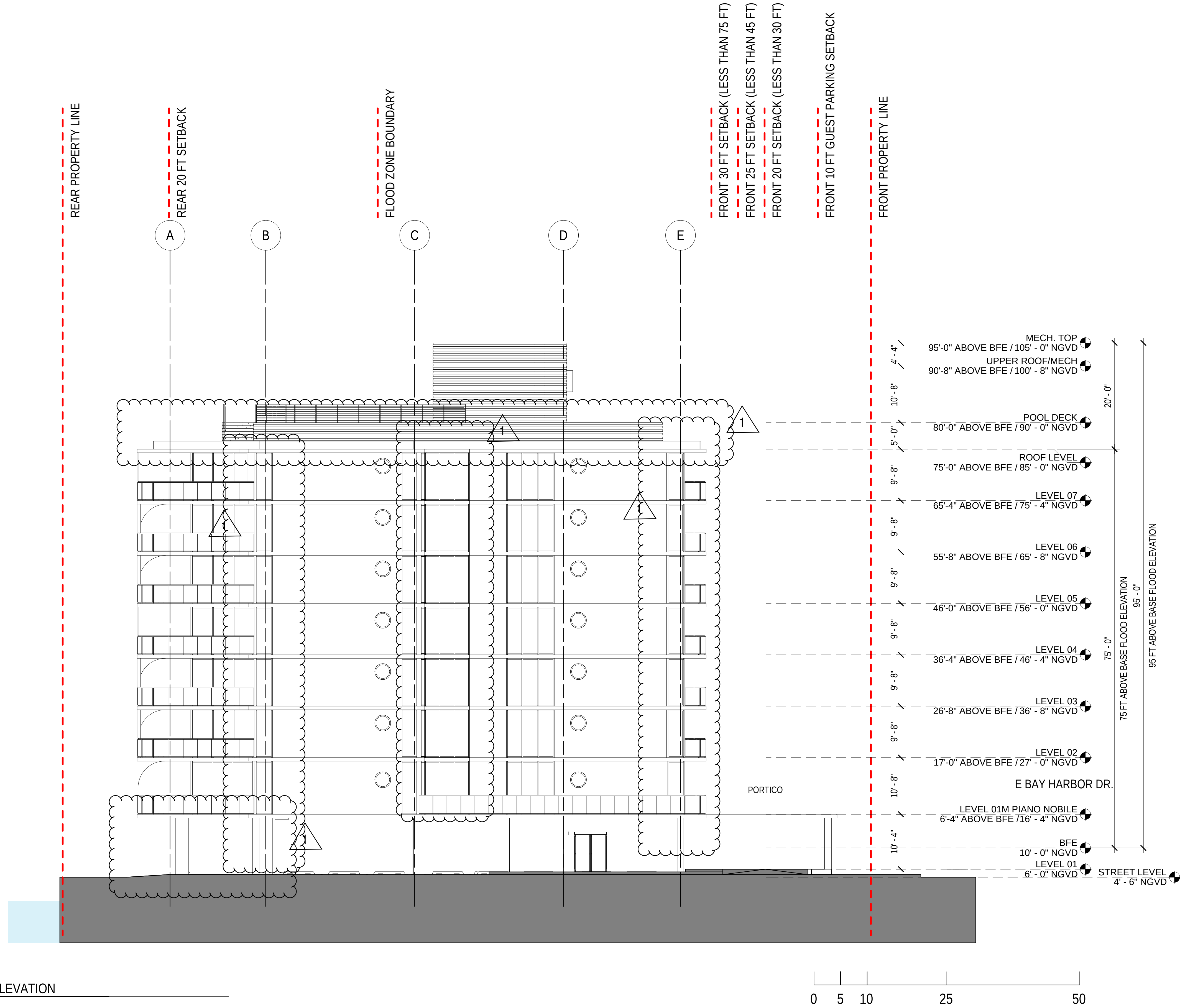
SCALE: As indicated

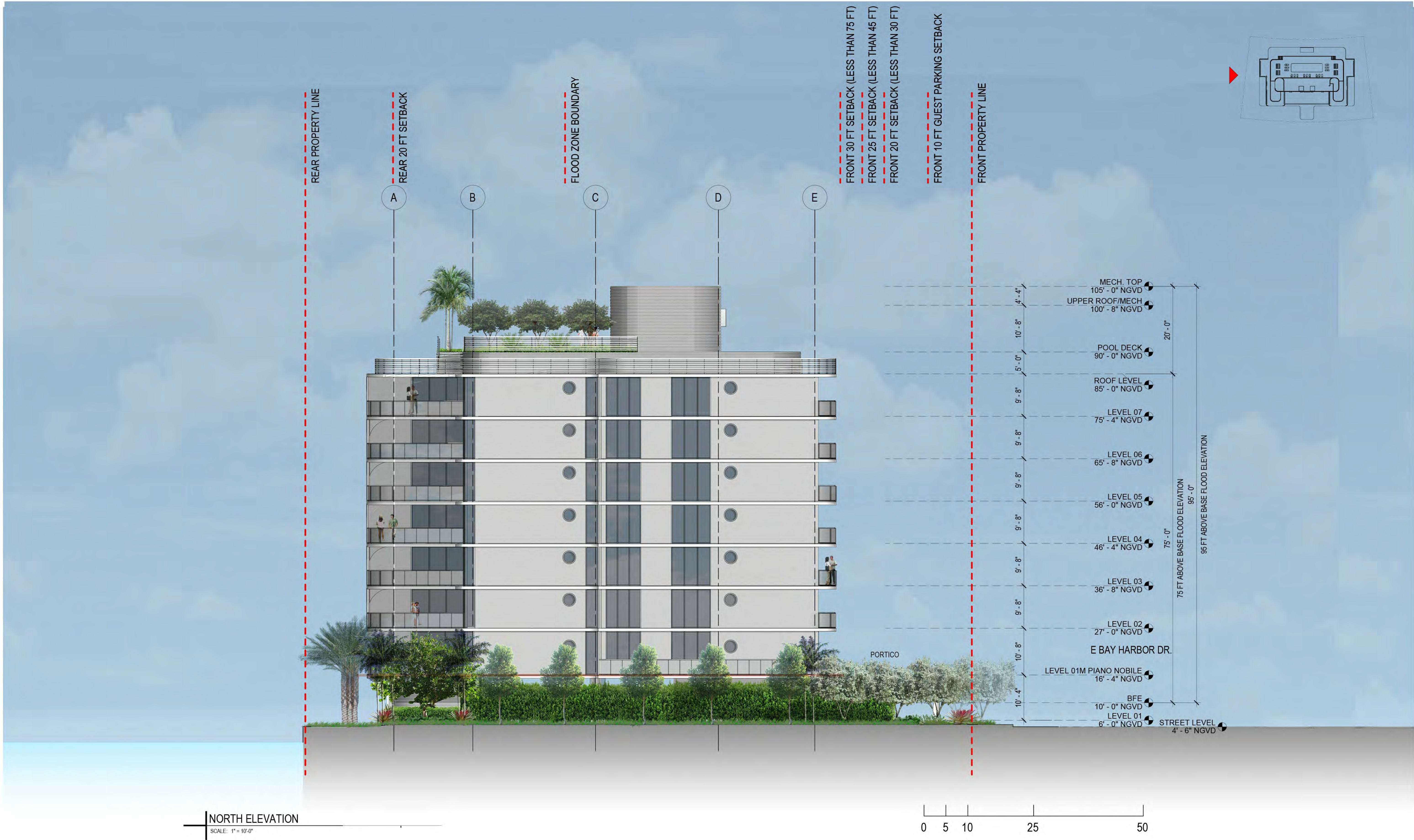
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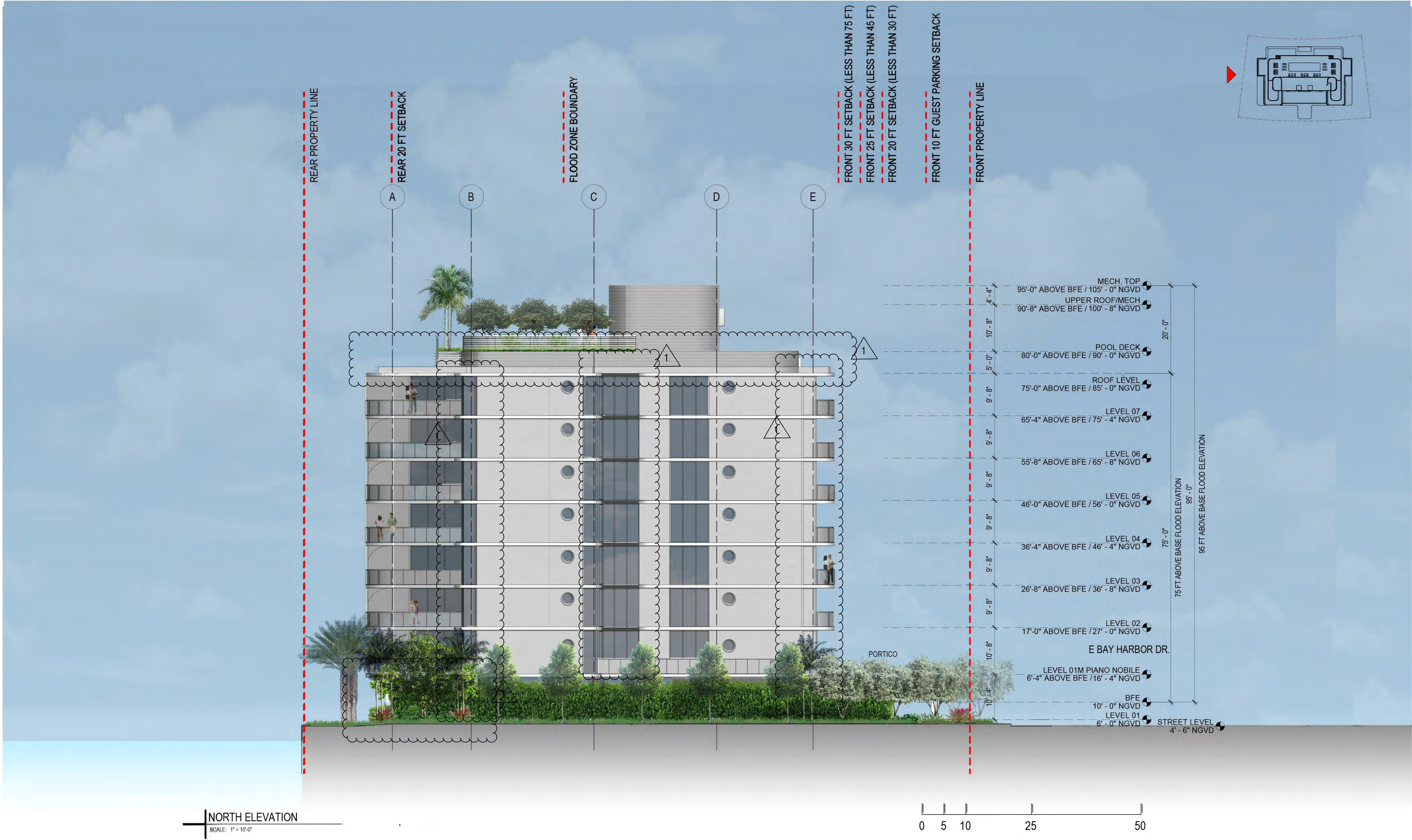
DATE:
12/28/20

A-201

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







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PZB SUBMITTAL SET
9955 E BAY HARBOR DRIVE
BAY HARBOR ISLANDS FL, 33154

NORTH ELEVATION - COLORED

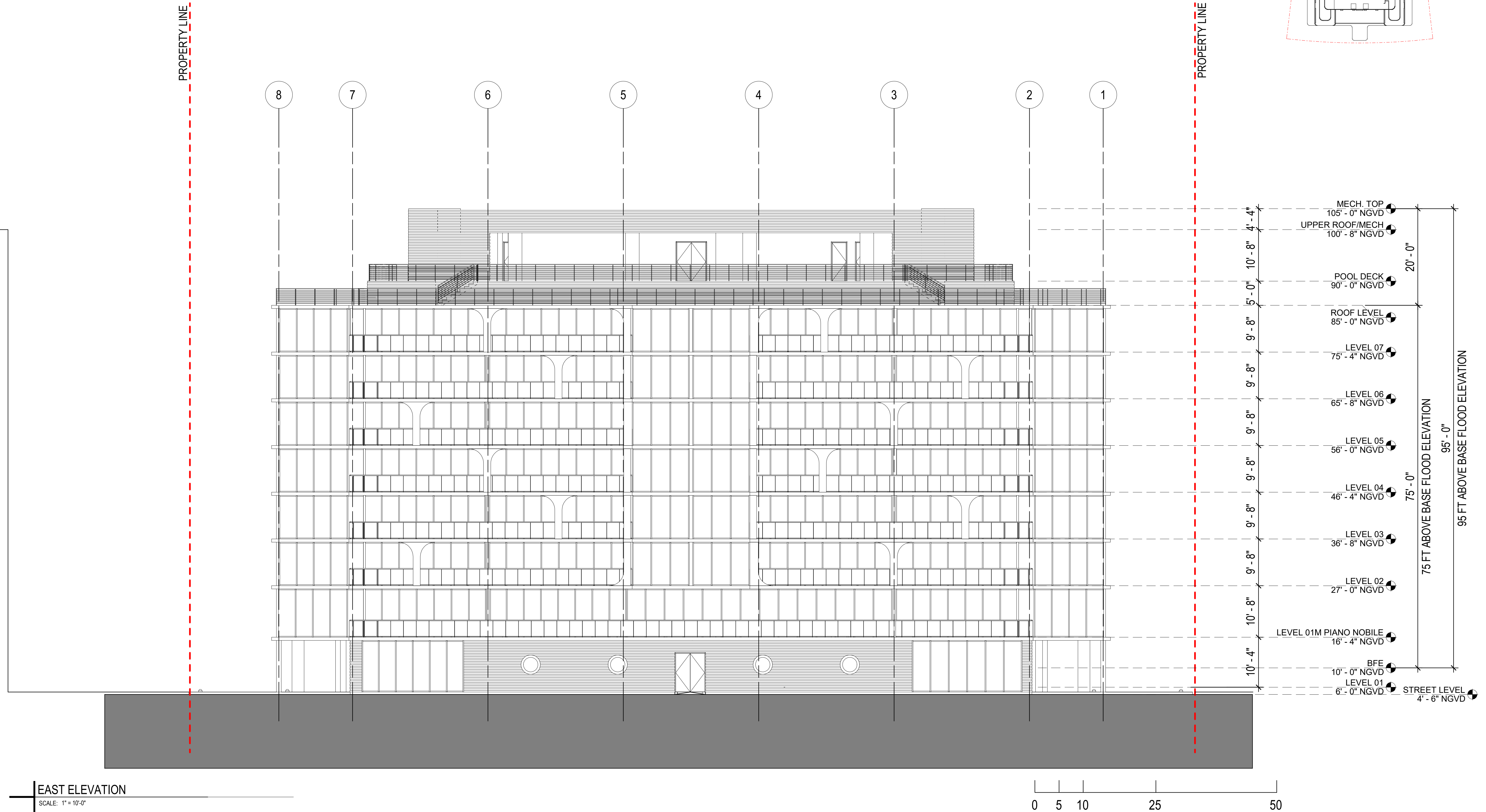
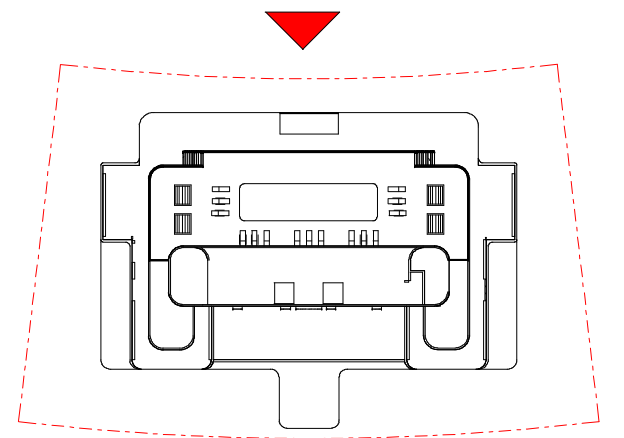
REVISED

SCALE:

△ REVISED

DATE:
12/28/20

A-202



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PLANNING AND ZONING

9955 E BAY HARBOR DRIVE
BAY HARBOR ISLANDS FL, 33154

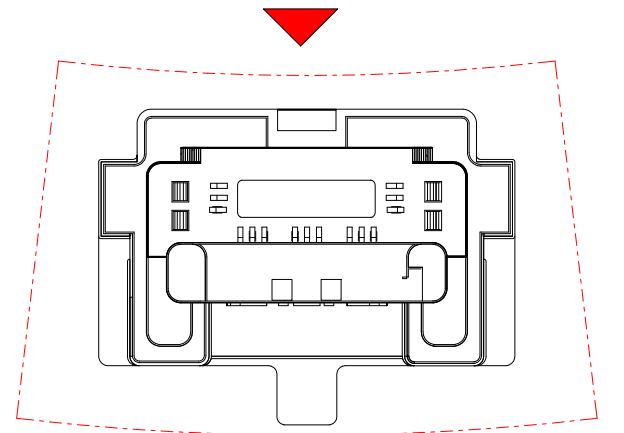
EAST ELEVATION

SCALE: 1" = 10'-0"

DATE:
11/20/2020

A-203

PROPERTY LINE



8 7 6 5 4 3 2 1

24' - 4"

PROPERTY LINE

MECH. TOP

95'-0" ABOVE BFE / 105' - 0" NGVD

UPPER ROOF/MECH

90'-8" ABOVE BFE / 100' - 8" NGVD

POOL DECK

80'-0" ABOVE BFE / 90' - 0" NGVD

ROOF LEVEL

75'-0" ABOVE BFE / 85' - 0" NGVD

LEVEL 07

65'-4" ABOVE BFE / 75' - 4" NGVD

LEVEL 06

55'-8" ABOVE BFE / 65' - 8" NGVD

LEVEL 05

46'-0" ABOVE BFE / 56' - 0" NGVD

LEVEL 04

36'-4" ABOVE BFE / 46' - 4" NGVD

LEVEL 03

26'-8" ABOVE BFE / 36' - 8" NGVD

LEVEL 02

17'-0" ABOVE BFE / 27' - 0" NGVD

LEVEL 01M PIANO NOBILE

6'-4" ABOVE BFE / 16' - 4" NGVD

BFE

10' - 0" NGVD

LEVEL 01

6' - 0" NGVD

75 FT ABOVE BASE FLOOD ELEVATION

95' - 0"

95 FT ABOVE BASE FLOOD ELEVATION

STREET LEVEL

4' - 6" NGVD

OPEN

OPEN

23' - 0"

DRIVE AISLE

23' - 0"

DRIVE AISLE

15' - 3"

58' - 4"

24' - 4"

58' - 4"

15' - 3"

(1/3 FLEX SIDE SETBACK AREA)

10'-0" - PUSH BACK ZONE

(1/3 FLEX SIDE SETBACK AREA)

0 5 10 25 50

EAST ELEVATION

SCALE: 1" = 10'-0"

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PZB SUBMITTAL SET

9955 E BAY HARBOR DRIVE
BAY HARBOR ISLANDS FL, 33154

EAST ELEVATION

REVISED

SCALE: As indicated

REVISD

DATE:

12/28/20

A-203



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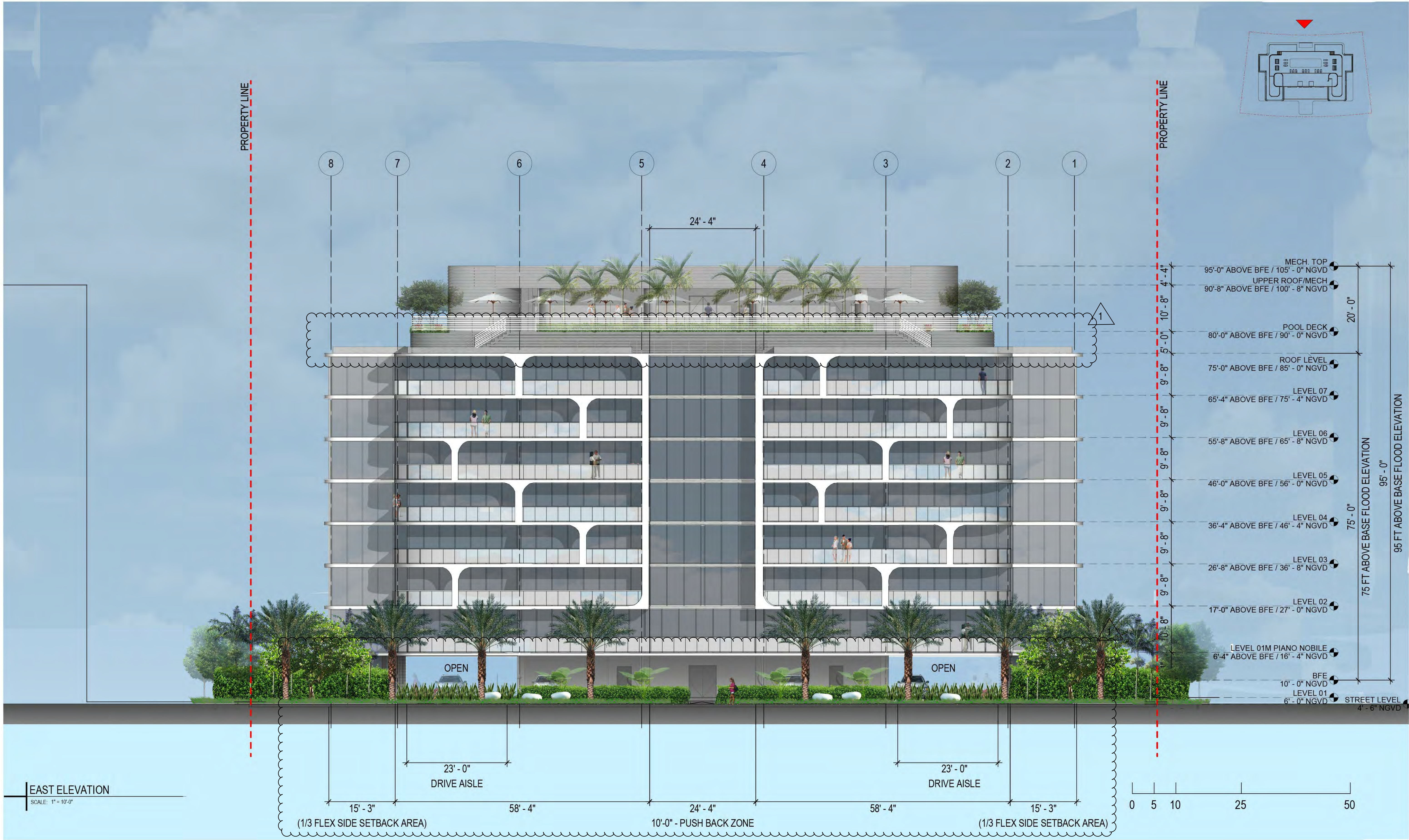
PLANNING AND ZONING
9955 E BAY HARBOR DRIVE
BAY HARBOR ISLANDS FL, 33154

EAST ELEVATION - COLORED

SCALE: 1" = 10'-0"

DATE:
11/20/2020

A-204



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PZB SUBMITTAL SET
9955 E BAY HARBOR DRIVE
BAY HARBOR ISLANDS FL, 33154

EAST ELEVATION - COLORED

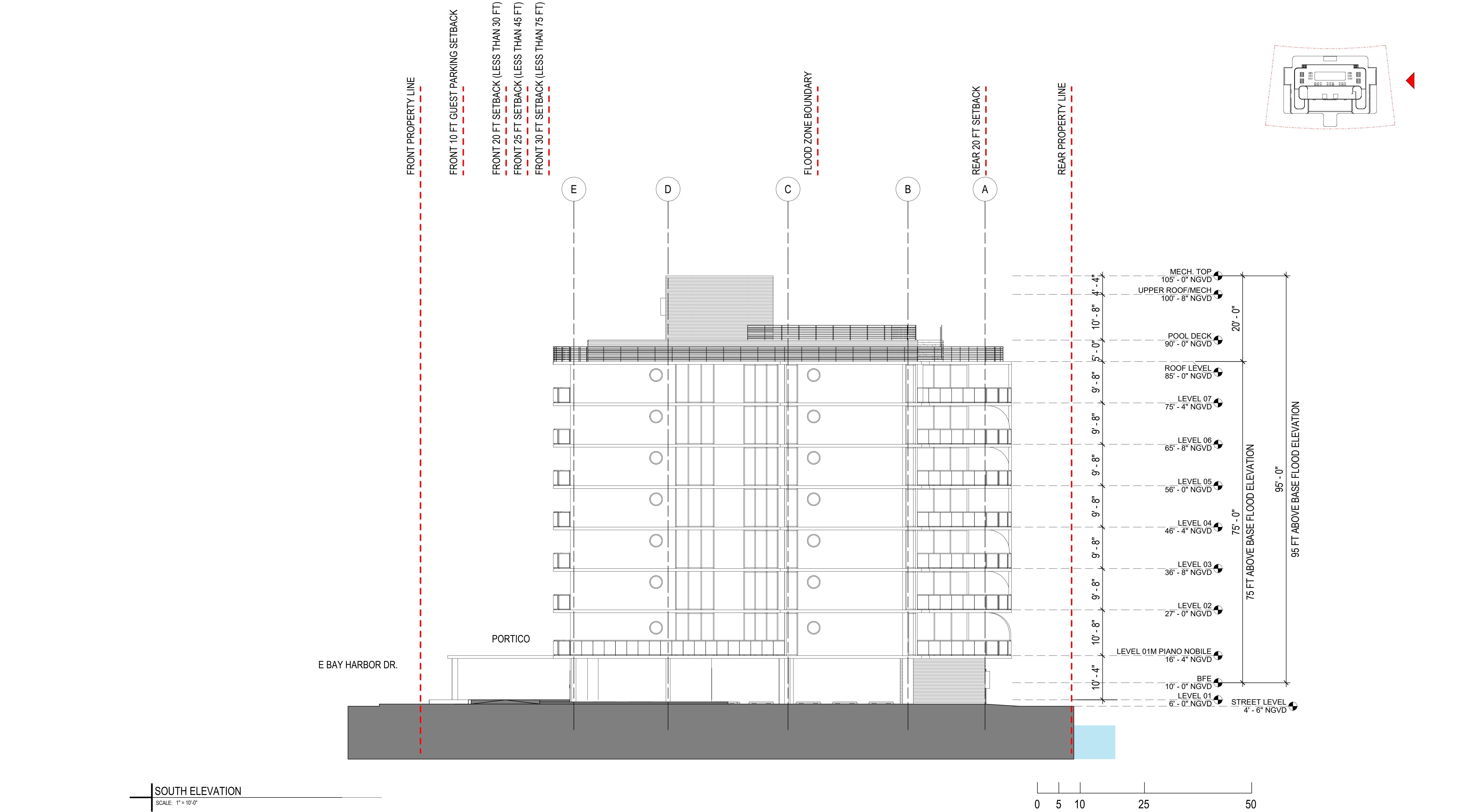
REVISED

SCALE:

△ REVISED

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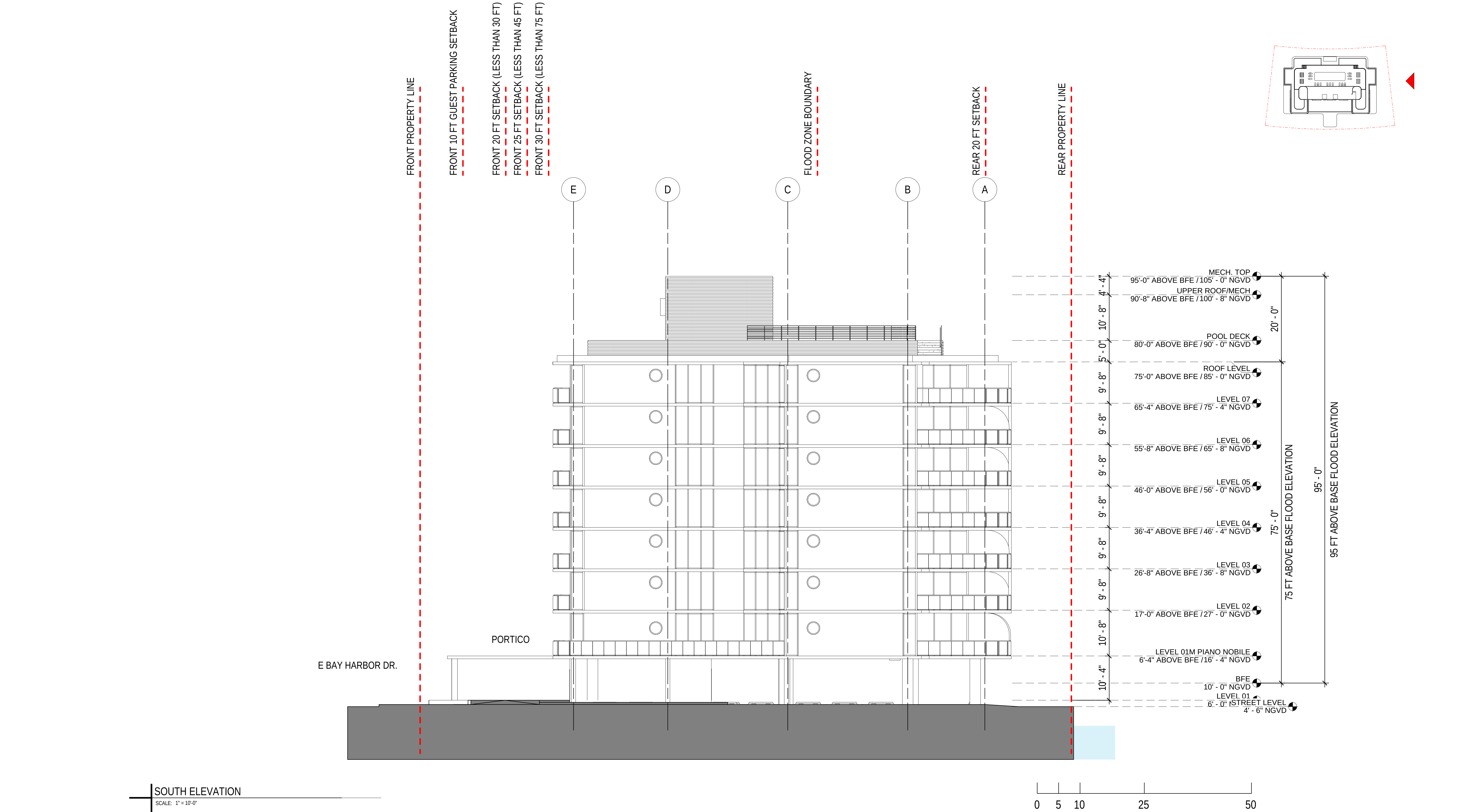
PLANNING AND ZONING
9955 E BAY HARBOR DRIVE
BAY HARBOR ISLANDS FL, 33154

SOUTH ELEVATION

SCALE: 1" = 10'-0"

DATE:
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A-205



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PZB SUBMITTAL SET
9955 E BAY HARBOR DRIVE
BAY HARBOR ISLANDS FL, 33154

SOUTH ELEVATION

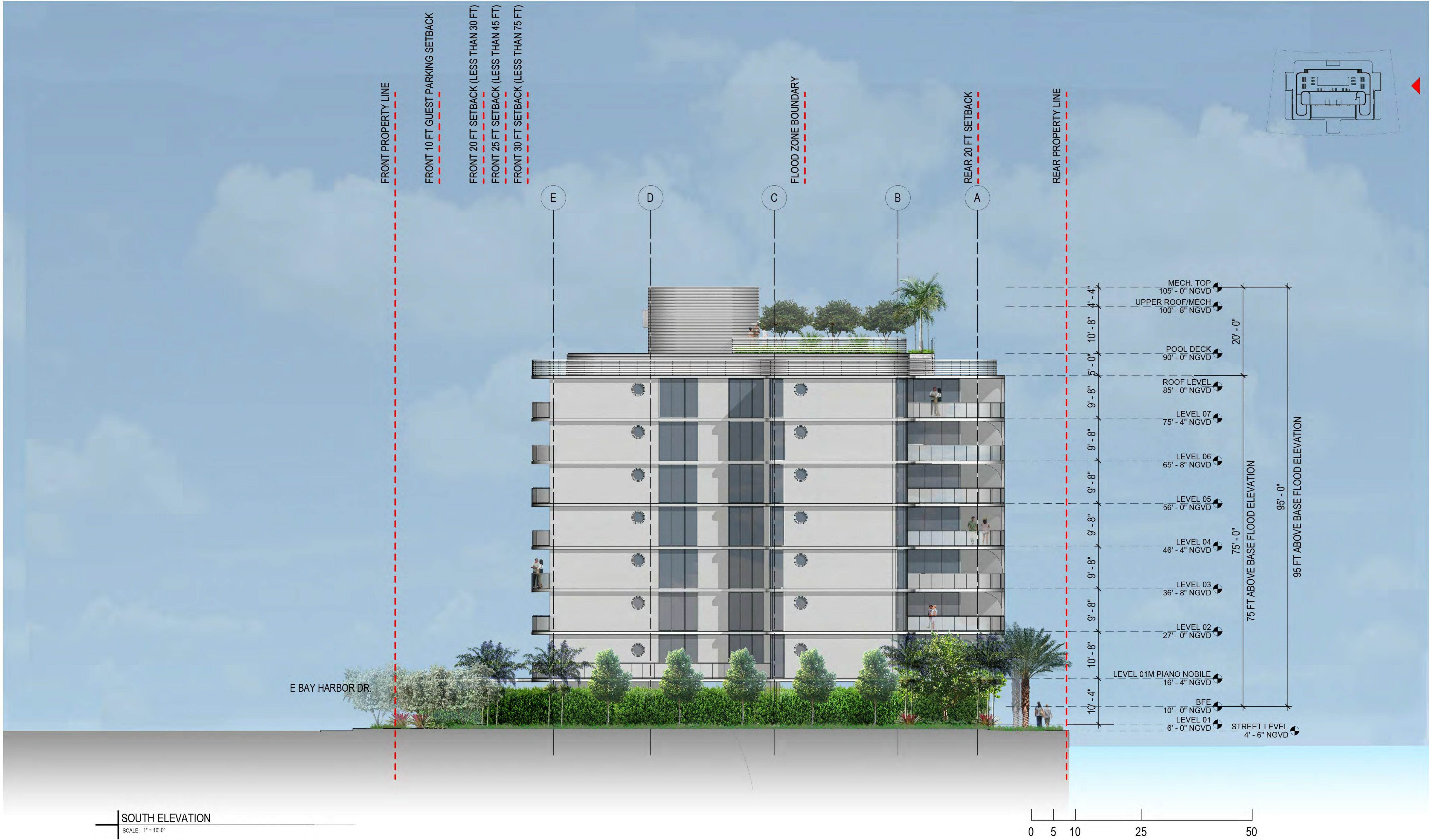
REVISED

SCALE: As indicated

△ REVISED

DATE:
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A-205



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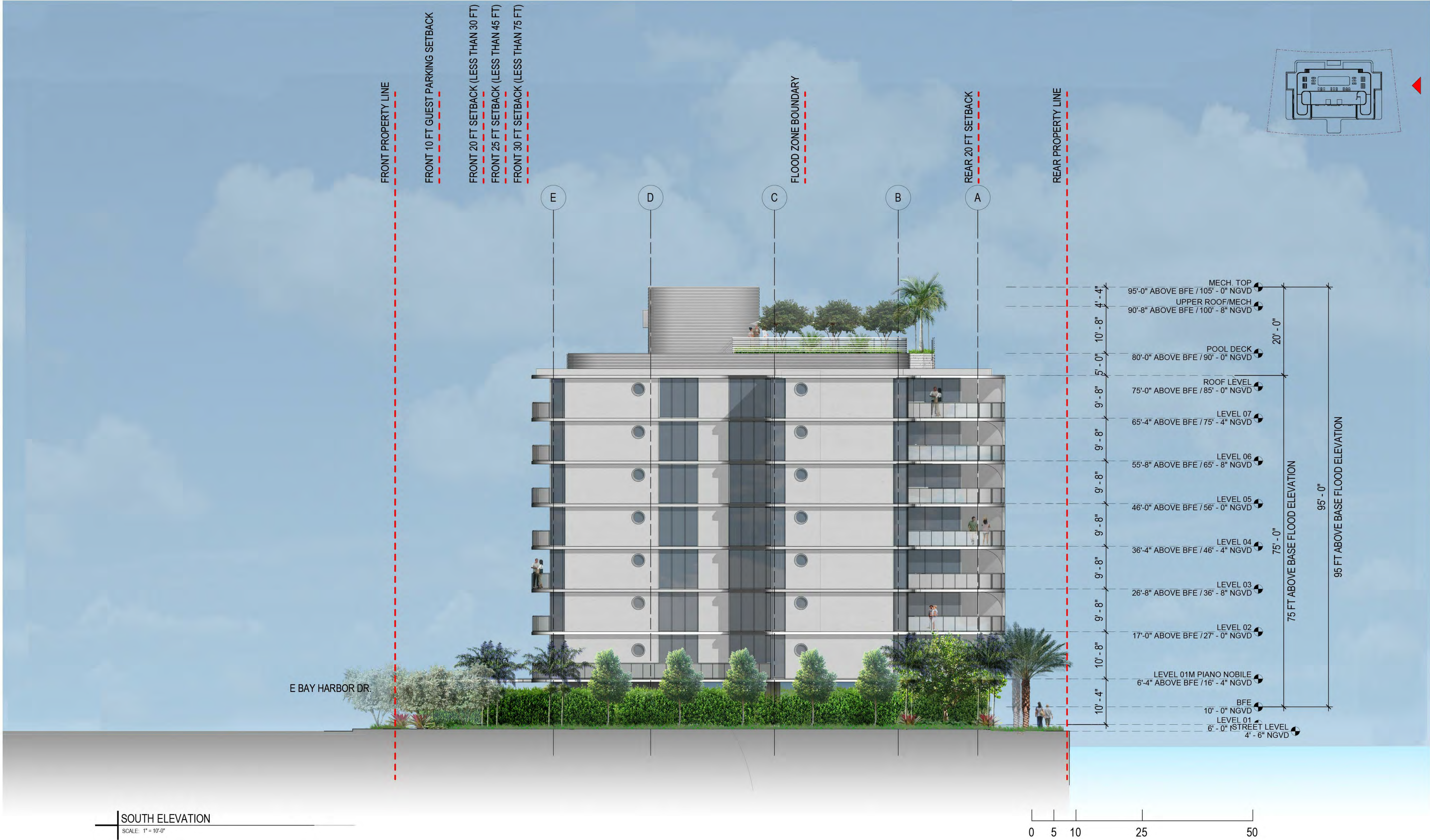
PLANNING AND ZONING
9955 E BAY HARBOR DRIVE
BAY HARBOR ISLANDS FL, 33154

SOUTH ELEVATION - COLORED

SCALE: 1" = 10'-0"

DATE:
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PZB SUBMITTAL SET
9955 E BAY HARBOR DRIVE
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SOUTH ELEVATION - COLORED

REVISED

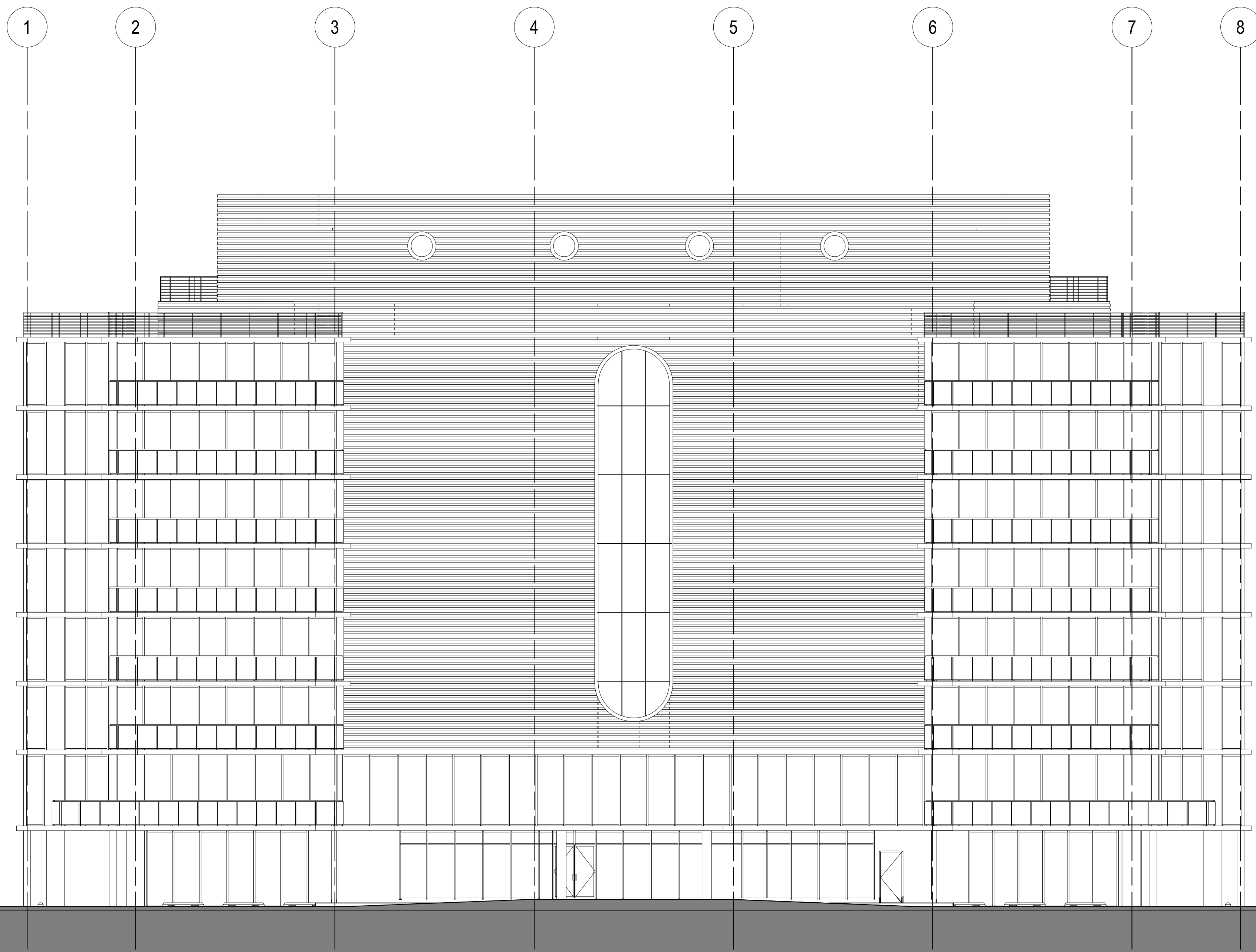
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△ REVISED

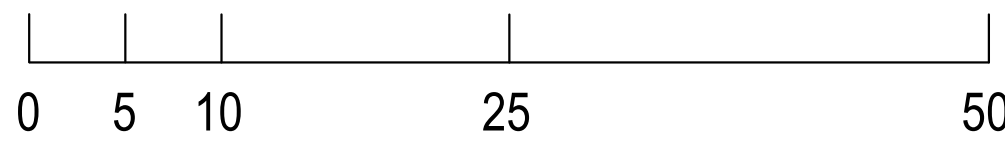
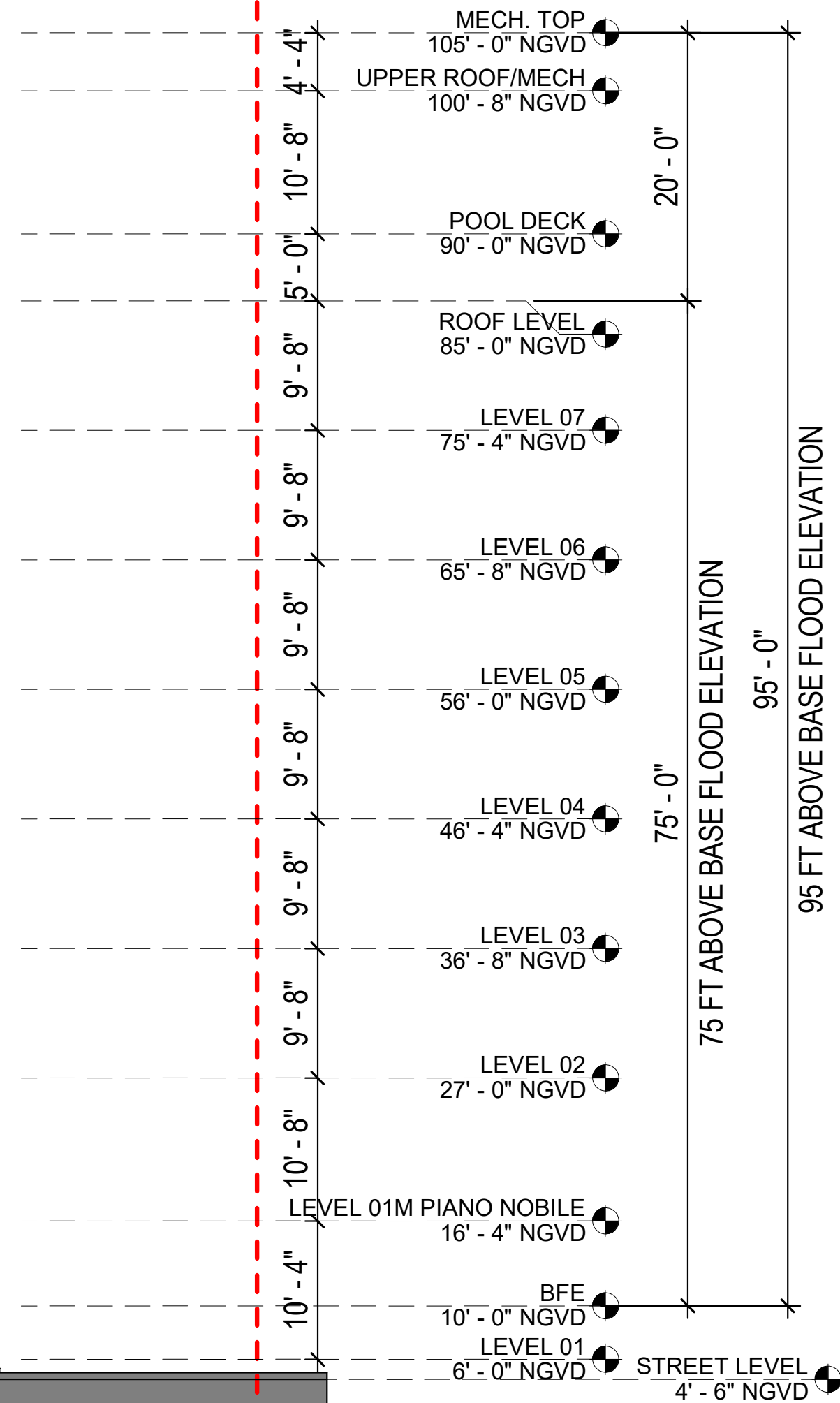
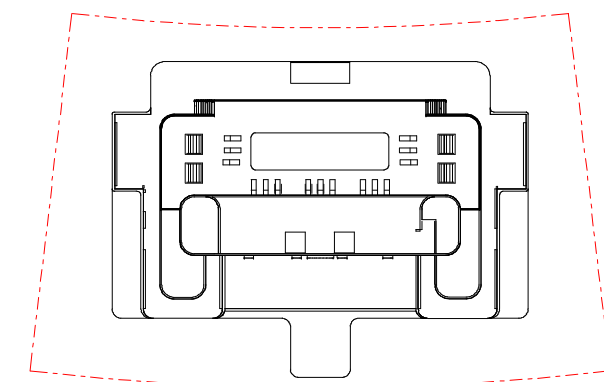
DATE:
12/28/20

A-206

PROPERTY LINE



PROPERTY LINE



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

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PLANNING AND ZONING

9955 E BAY HARBOR DRIVE
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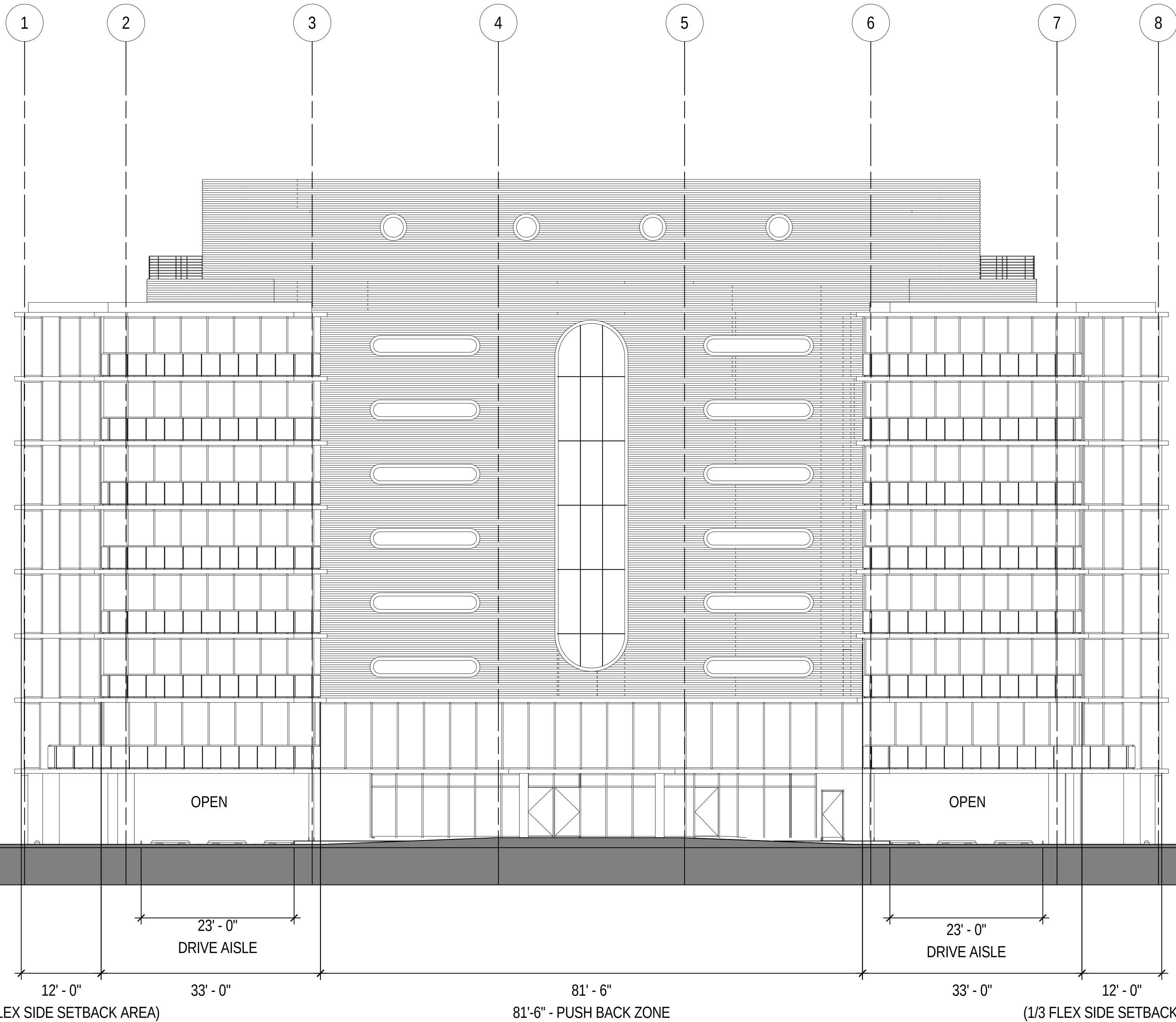
WEST ELEVATION

SCALE: 1" = 10'-0"

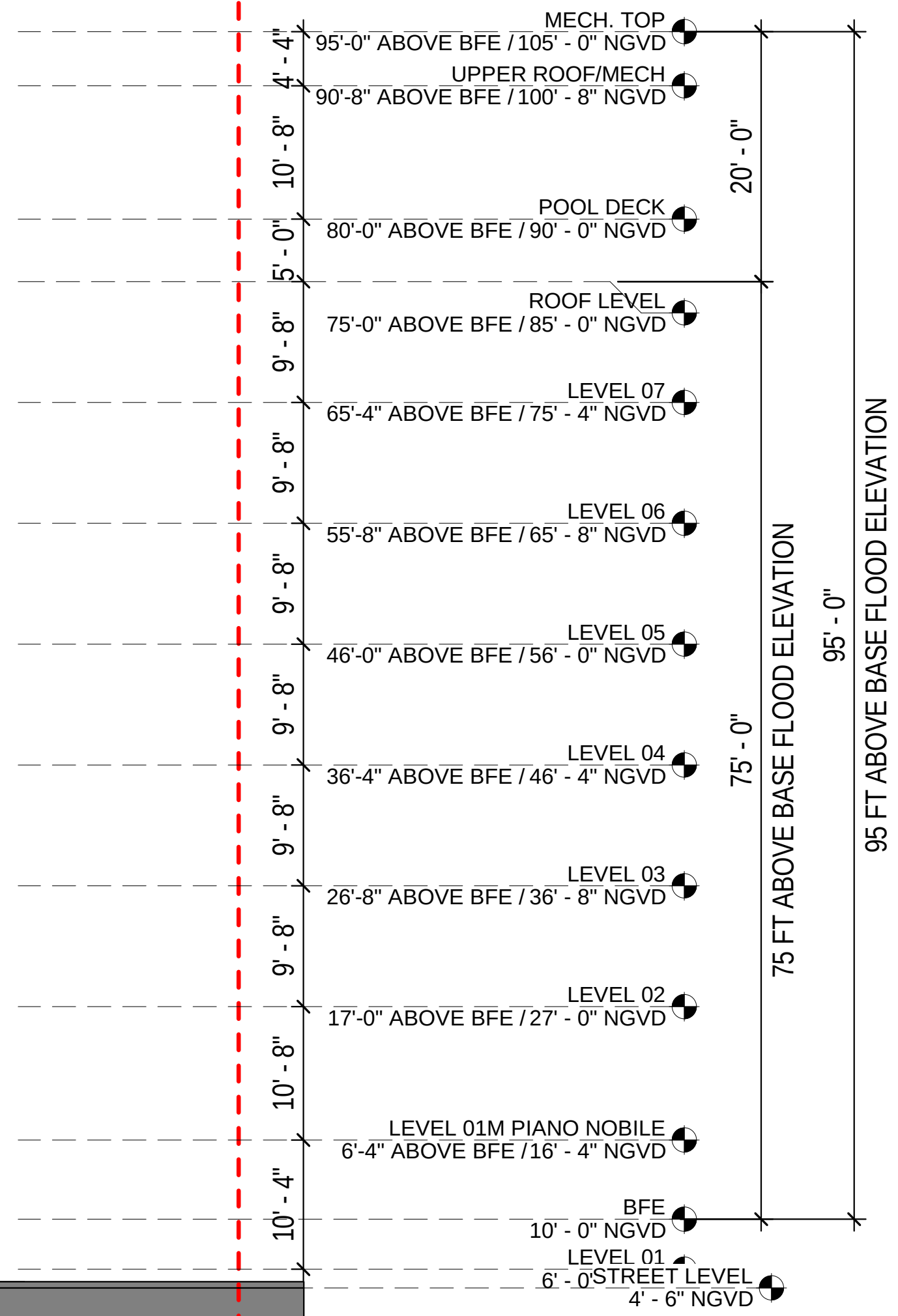
DATE:
11/20/2020

A-207

PROPERTY LINE



PROPERTY LINE



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PZB SUBMITTAL SET
9955 E BAY HARBOR DRIVE
BAY HARBOR ISLANDS FL, 33154

WEST ELEVATION

REVISED

SCALE: As indicated

△ REVISED

DATE:
12/28/20

A-207



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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



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PZB SUBMITTAL SET
9955 E BAY HARBOR DRIVE
BAY HARBOR ISLANDS FL, 33154

WEST ELEVATION - COLORED

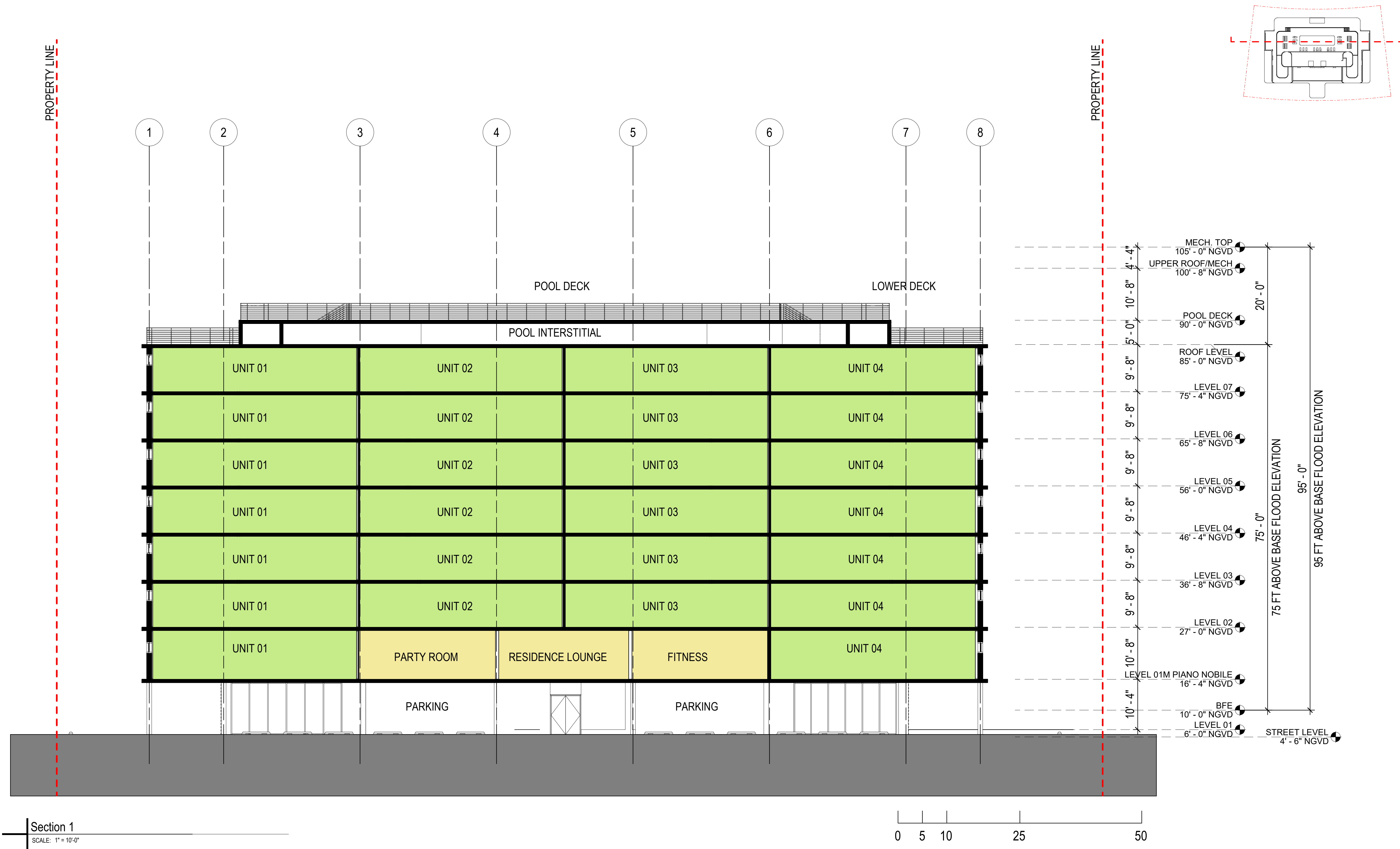
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PLANNING AND ZONING

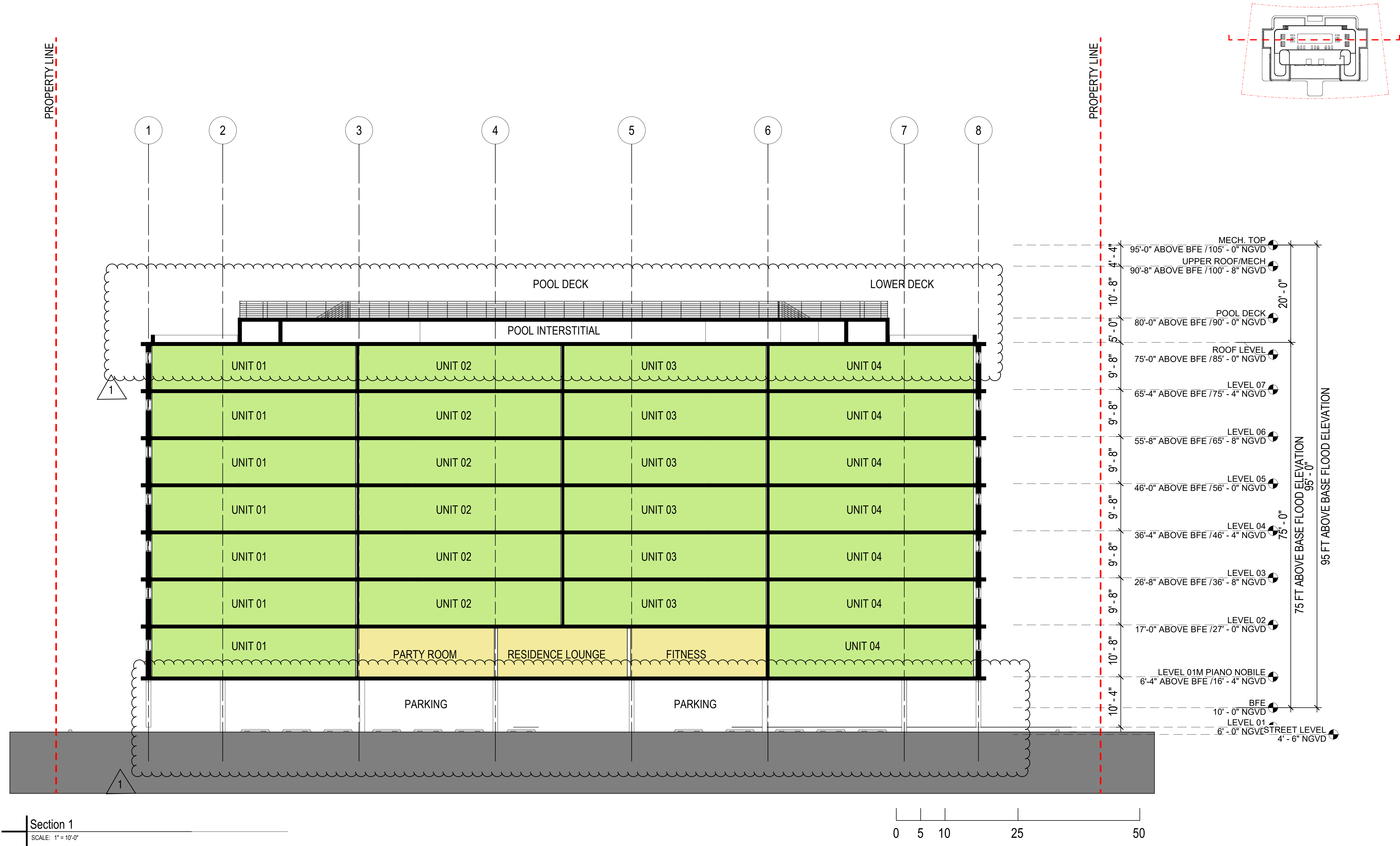
9955 E BAY HARBOR DRIVE
BAY HARBOR ISLANDS FL, 33154

SECTION 01

SCALE: 1" = 10'-0"

DATE:
11/20/2020

A-301



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PZB SUBMITTAL SET
9955 E BAY HARBOR DRIVE
BAY HARBOR ISLANDS FL, 33154

SECTION 01

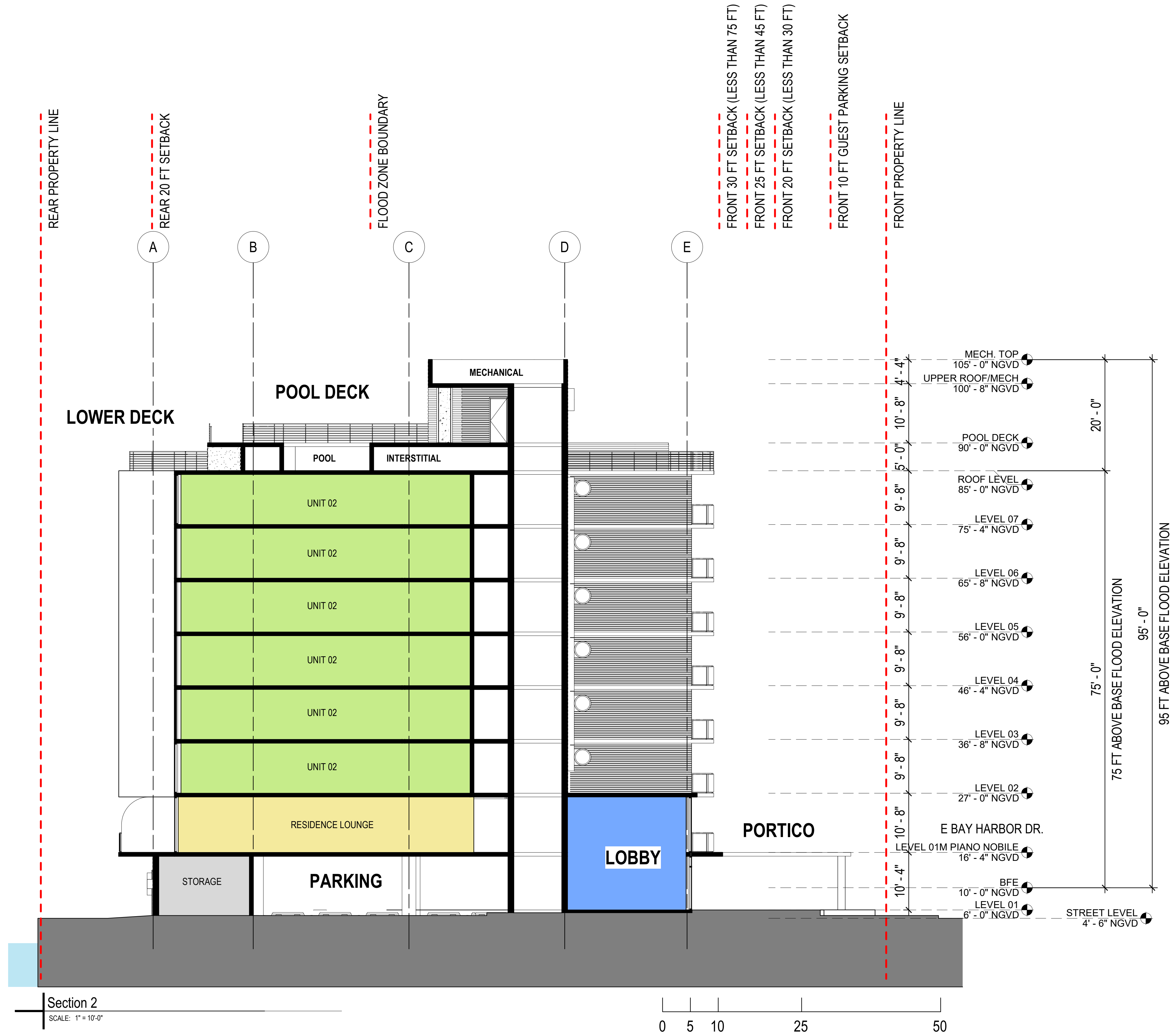
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SCALE: As indicated

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DATE:
12/28/20

A-301



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PLANNING AND ZONING

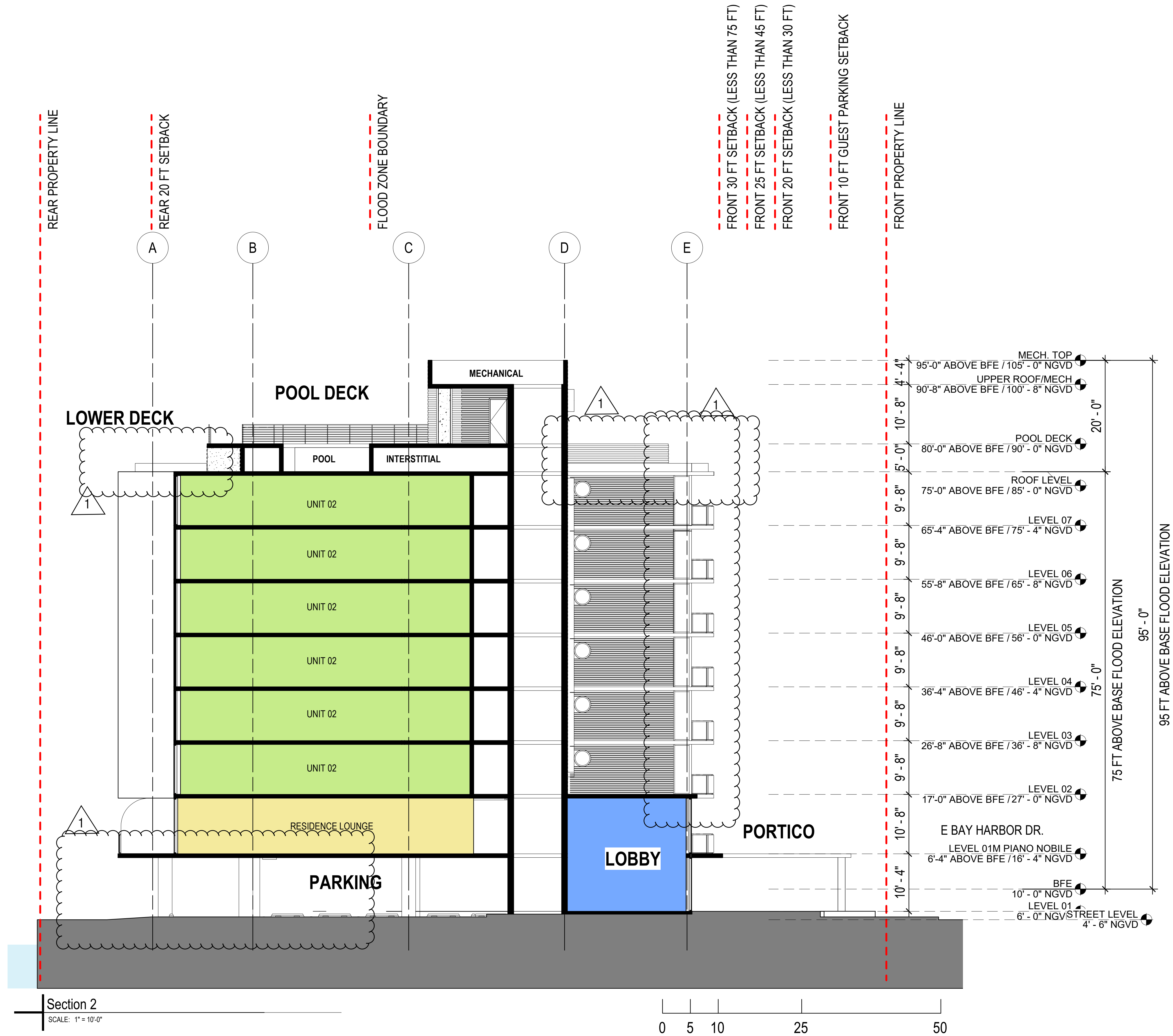
9955 E BAY HARBOR DRIVE
BAY HARBOR ISLANDS FL, 33154

SECTION 02

SCALE: 1" = 10'-0"

DATE:
11/20/2020

A-302



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PZB SUBMITTAL SET
9955 E BAY HARBOR DRIVE
BAY HARBOR ISLANDS FL, 33154

SECTION 02

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12/28/20

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

RENDERING

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DATE:
11/20/2020

A-901



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PZB SUBMITTAL SET
9955 E BAY HARBOR DRIVE
BAY HARBOR ISLANDS FL, 33154

RENDERING

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A-901



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PLANNING AND ZONING
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9955 E BAY HARBOR DRIVE
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PLANNING AND ZONING

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9955 E BAY HARBOR DRIVE
BAY HARBOR ISLANDS FL, 33154

RENDERING

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PLANNING AND ZONING

9955 E BAY HARBOR DRIVE
BAY HARBOR ISLANDS FL, 33154

RENDERING

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9955 E BAY HARBOR DRIVE
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RENDERING

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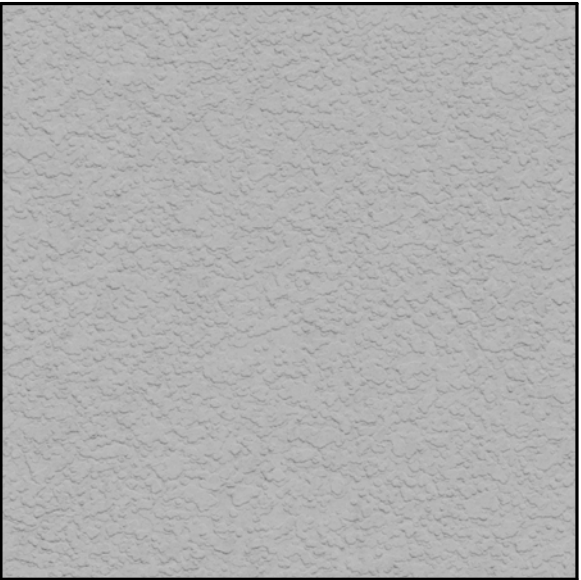
A-906



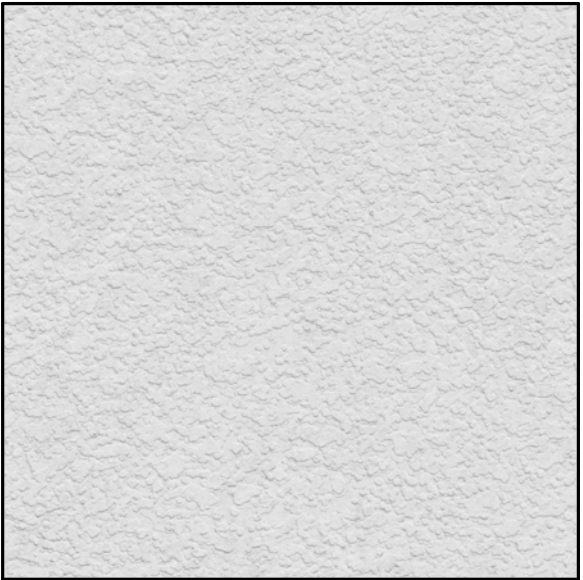
1 GLASS RAILING 2 SMOOTH LIGHT GRAY SMOOTH STUCCO 4 LIGHT GRAY GLAZING
5 RAKED LIGHT GRAY STUCCO 6 WHITE METAL RAILING 3 SMOOTH WHITE STUCCO



1 GLASS RAILING



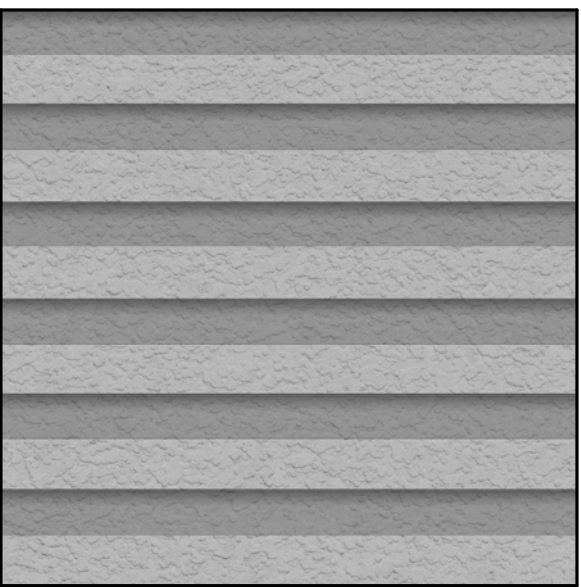
2 SMOOTH LIGHT GRAY STUCCO



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

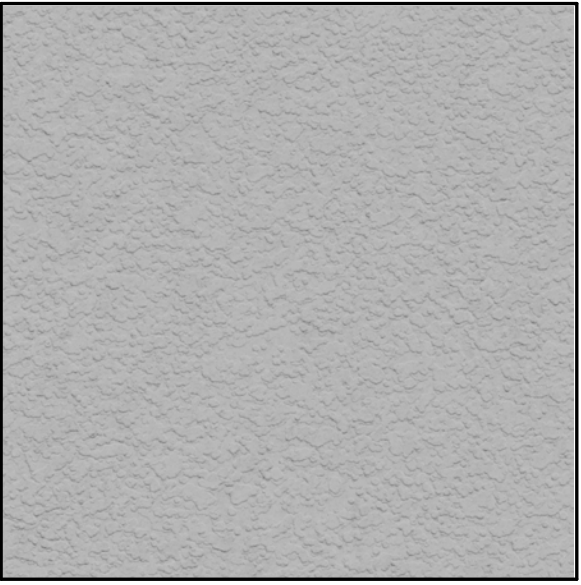
SCALE: N/A

DATE:
11/20/2020

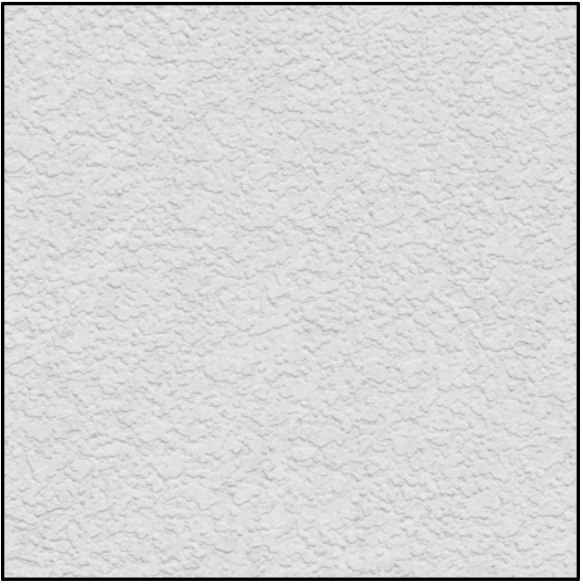
A-907



1 GLASS RAILING



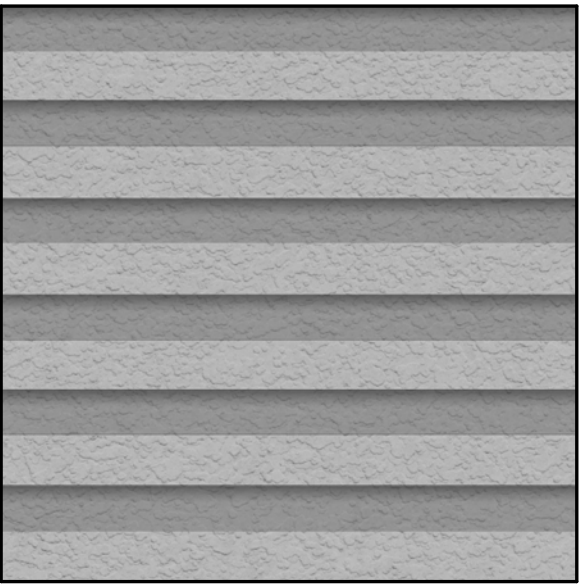
2 SMOOTH LIGHT GRAY STUCCO



3 SMOOTH WHITE STUCCO



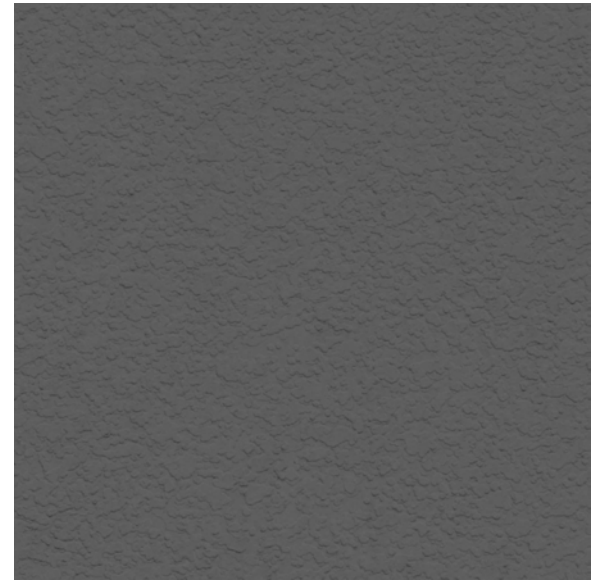
4 LIGHT GRAY GLAZING



5 RAKED LIGHT GRAY STUCCO



6 WHITE METAL RAILING



7 SMOOTH CHARCOAL GRAY STUCCO

1 GLASS RAILING

2 SMOOTH LIGHT GRAY SMOOTH STUCCO

4 LIGHT GRAY GLAZING

7 SMOOTH CHARCOAL GRAY STUCCO

5 RAKED LIGHT GRAY STUCCO

6 WHITE METAL RAILING

3 SMOOTH WHITE STUCCO

ARQUITECTONICA

2900 Oak Avenue, Miami, FL 33133
T 305.372.1812 F 305.372.1175

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PZB SUBMITTAL SET
9955 E BAY HARBOR DRIVE
BAY HARBOR ISLANDS FL, 33154

MATERIAL BOARD

REVISED

SCALE:

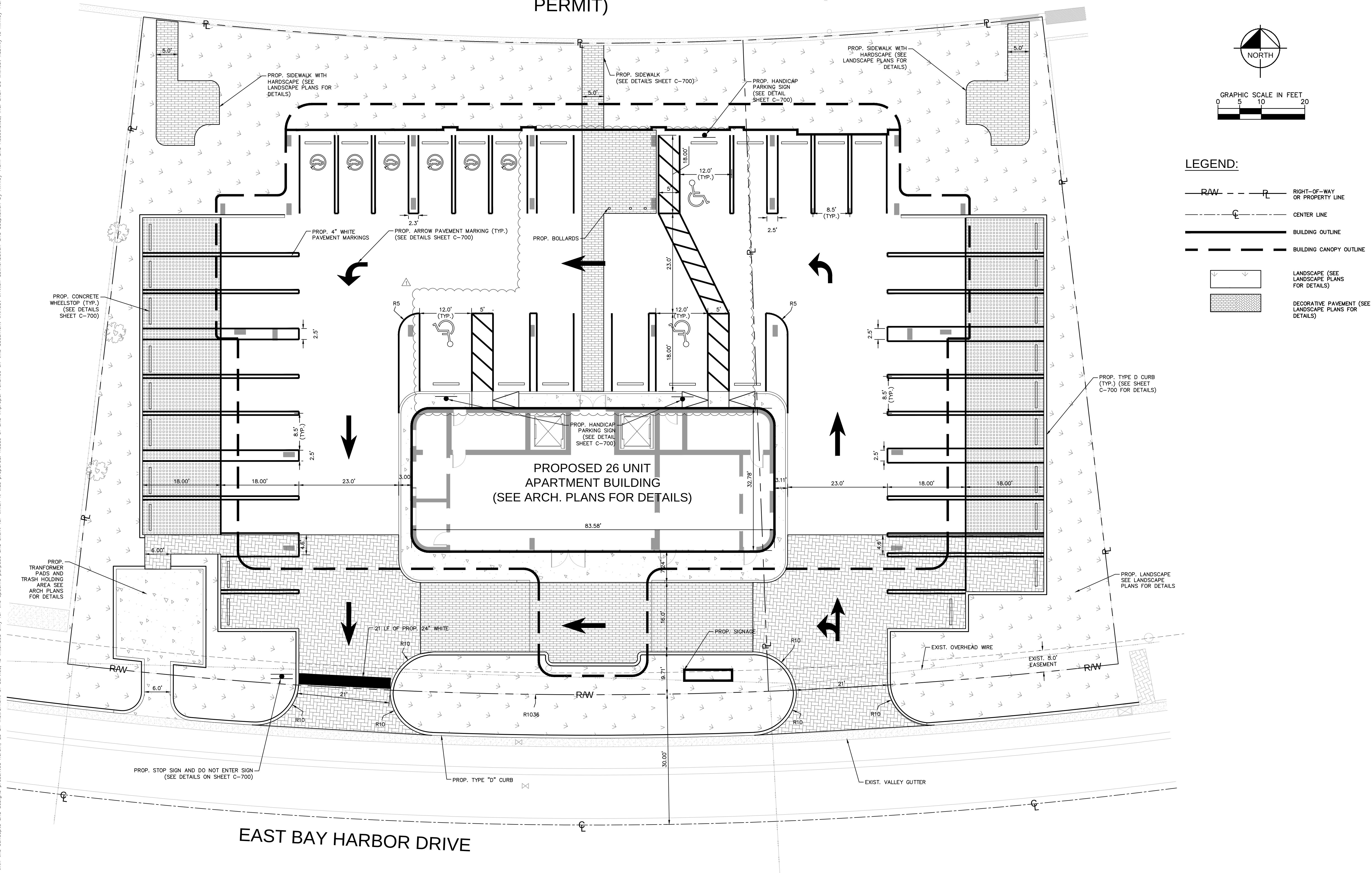
△ REVISED

DATE:
12/28/20

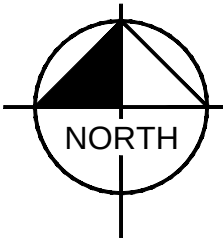
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A-907

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FUTURE DOCK
(UNDER SEPARATE
PERMIT)



EAST BAY HARBOR DRIVE

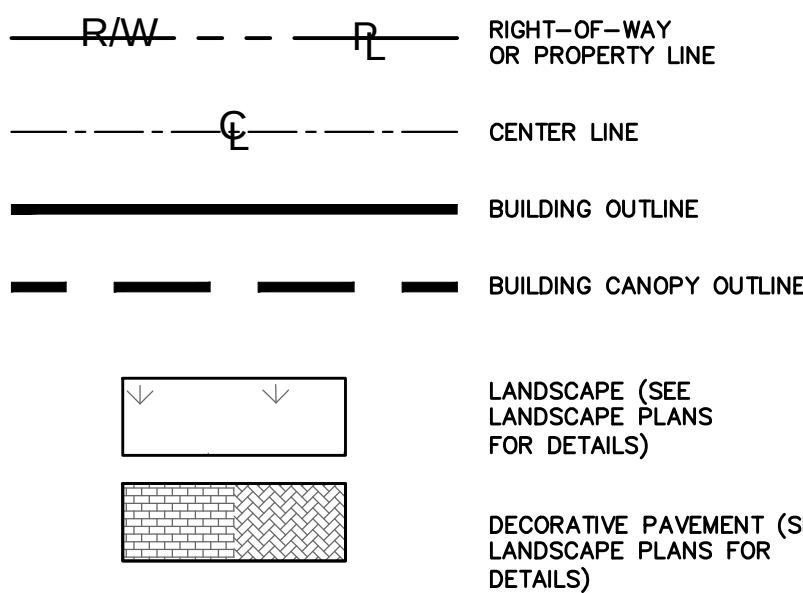


GRAPHIC SCALE IN FEET



A horizontal line with tick marks at 0, 5, 10, and 20 feet. The segment between 0 and 5 feet is shaded black. The segment between 5 and 10 feet is white. The segment between 10 and 20 feet is shaded black.

LEGEND



Kimley»»Horn

355 ALHAMBRA CIRCLE, SUITE 1400, CORAL GABLES, FL 33134
2020 KIMLEY-HORN AND ASSOCIATES, INC.
PHONE: 305-673-2025
WWW.KIMLEY-HORN.COM REGISTRY 696

LICENSED PROFESSIONAL

JORGE L. FERNANDEZ

FL LICENSE NUMBER
71682

DATE	01/04/2021
SCALE	AS SHOWN
DESIGNED BY	JF
DRAWN BY	JF

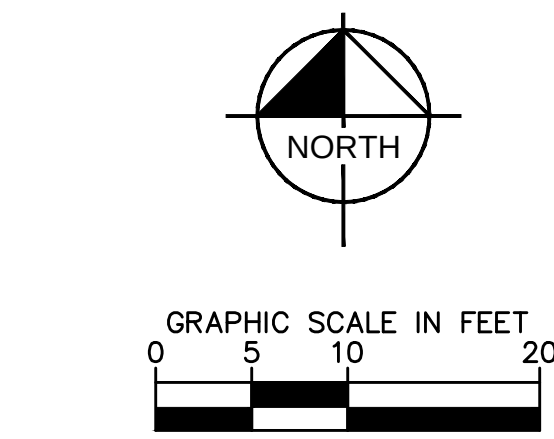
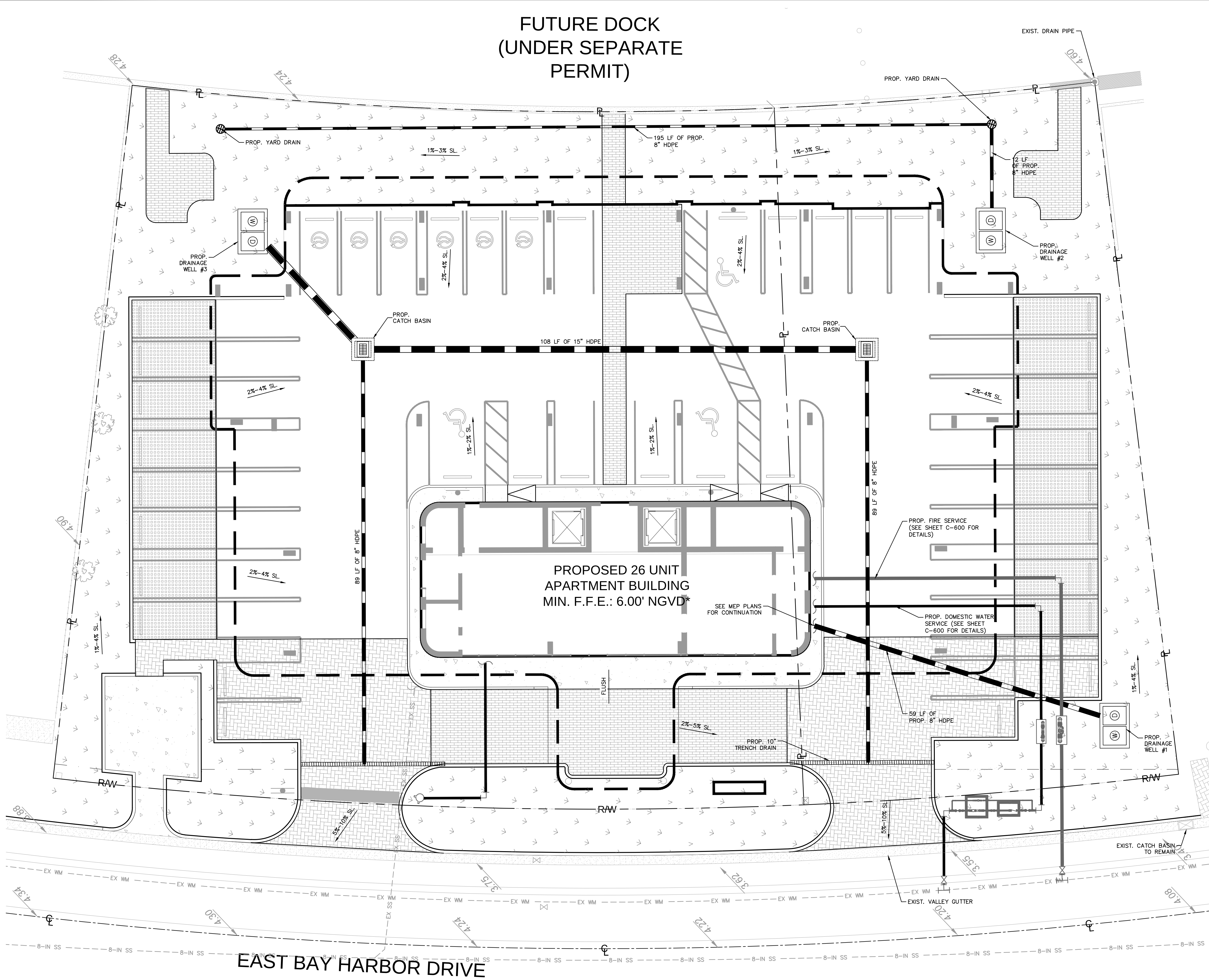
CONCEPTUAL STRIPING AND SIGNAGE PLAN

9955 BAY HARBOR
DRIVE
PREPARED FOR
TWO ROADS DEV. LLC

SHEET NUMBER
C-400

[illegible]

Plotted By: Pierre, Jomil Sheet Set: 9955 BAY HARBOR DRIVE Layout: C-500 CONCEPTUAL PAVING, GRADING AND DRAINAGE PLAN December 31, 2020 12:53:06pm K:\mbl-civil\143257000 9955 Bay Harbor\civil\CADD\plansheets\C-500 CONCEPTUAL PAVING, GRADING AND DRAINAGE PLAN.dwg
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- LEGEND:**
- RAW --- R RIGHT-OF-WAY OR PROPERTY LINE
 - C --- CENTER LINE
 - B --- BUILDING OUTLINE
 - C --- BUILDING CANOPY OUTLINE
 - [Symbol] LANDSCAPE (SEE LANDSCAPE PLANS FOR DETAILS)
 - [Symbol] DECORATIVE PAVEMENT (REFER TO LANDSCAPE SHEETS FOR DETAILS)
 - #%-% 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	1208C0144
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

9955 BAY HARBOR DRIVE
PREPARED FOR
TWO ROADS DEV. LLC
BAY HARBOR

CONCEPTUAL
PAVING, GRADING
AND DRAINAGE PLAN

SHEET NUMBER
C-500

Kimley»Horn

2020 KIMLEY-HORN AND ASSOCIATES, INC.
355 ALHAMBRA CIRCLE, SUITE 1400, CORAL GABLES, FL 33134
PHONE: 305-673-2025
WWW.KIMLEY-HORN.COM REGISTRY 696

LICENCED PROFESSIONAL

JORGE L. FERNANDEZ
FL LICENSE NUMBER 71682
DATE: FLORIDA

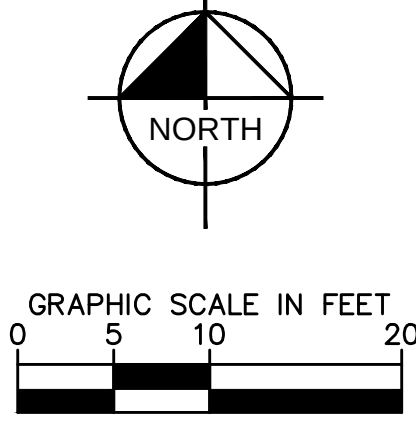
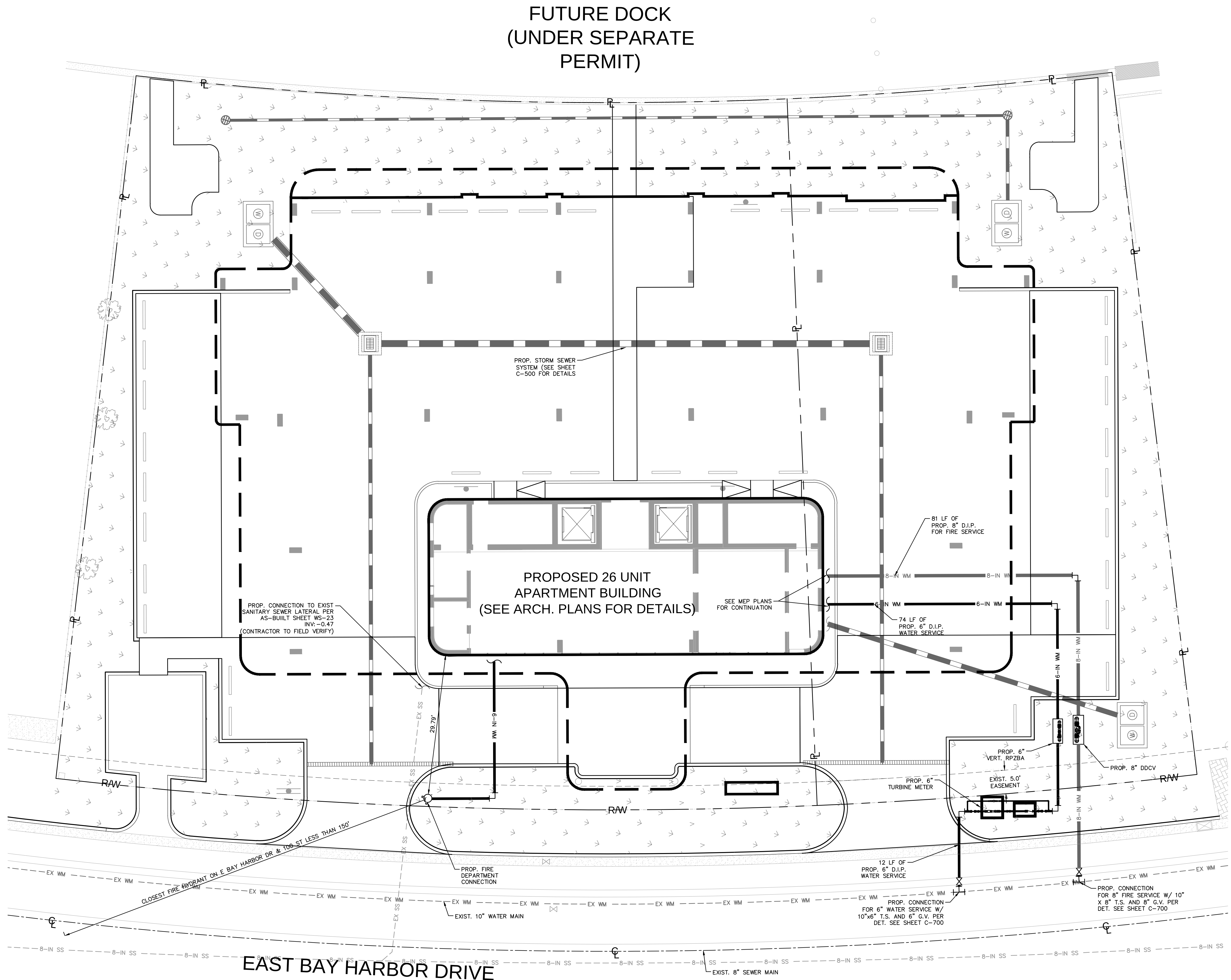
KHA PROJECT 143257000
DATE 01/04/2021
SCALE AS SHOWN
DESIGNED BY J/P
DRAWN BY J/P
CHECKED BY J/L

PLANNING AND ZONING SUBMITTAL
01/04/2020 J/P

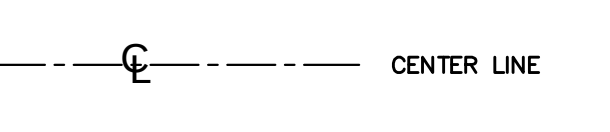
REVISIONS

NO. DATE BY

Plotted By: Plara, Joni Sheet: S&S 955 BAY HARBOR DIST. LAYOUT: C&U CONCEPTUAL WATER AND SEWER PLAN.dwg
 Date: 12/14/1999 Time: 12:54:19pm K:\YMB-CIVIL\143237000 9555 bay harbor\C&U CONCEPTUAL WATER AND SEWER PLAN.dwg
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LEGEND:

- 
- | | |
|---|----------------------------------|
|  | RIGHT-OF-WAY
OR PROPERTY LINE |
|  | CENTER LINE |
|  | BUILDING OUTLINE |
|  | BUILDING CANOPY OUTLINE |
|  | PROP. STORM SYSTEM |
|  | PROP. WATER MAIN |
|  | EXIST. SANITARY SEWER |

9955 BAY HARBOR
DRIVE
PREPARED FOR
TWO ROADS DEV. LLC
, HARBOR

CONCEPTUAL WATER AND SEWER PLAN

LICENSED PROFESSIONAL

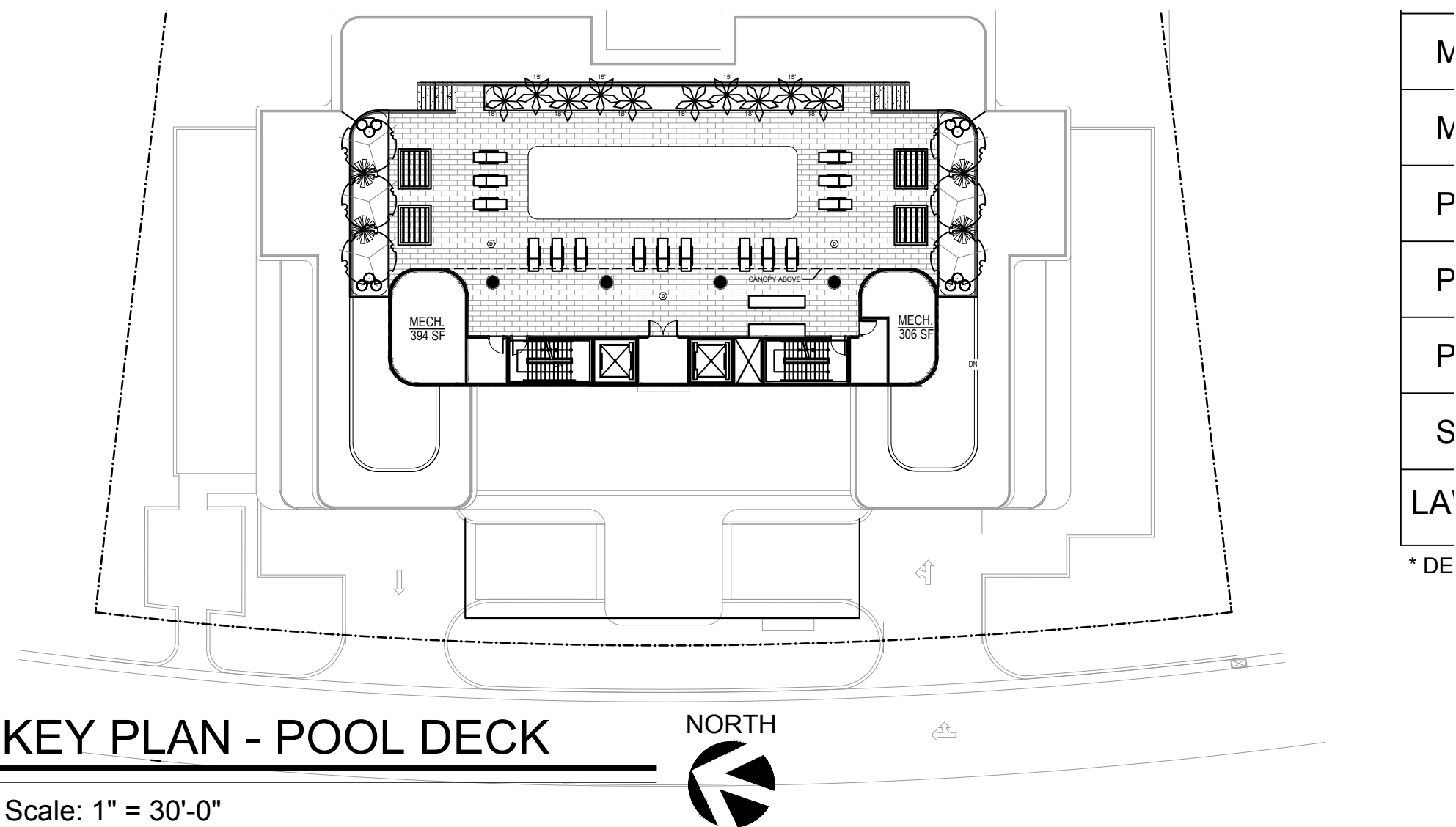
JORGE L. FERNANDEZ

FL LICENSE NUMBER
71682

STATE: FLORIDA

Kimley»»Horn
2020 KIMLEY-HORN AND ASSOCIATES, INC.
5 ALHAMBRA CIRCLE, SUITE 1400, CORAL GABLES, FL 33134
PHONE: 305-673-2025
WWW.KIMLEY-HORN.COM REGISTRY 696

△	PLANNING AND ZONING SUBMITTAL	01/04/2020	J.P.
No.	REVISIONS	DATE	BY



N
M
P
P
P
S
LA
* DE

KEY PLAN - POOL DECK

Scale: 1" = 30'-0"

NORTH

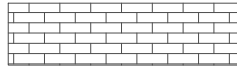
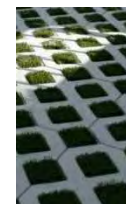
SITE FINISHES / AMENITIES LEGEND

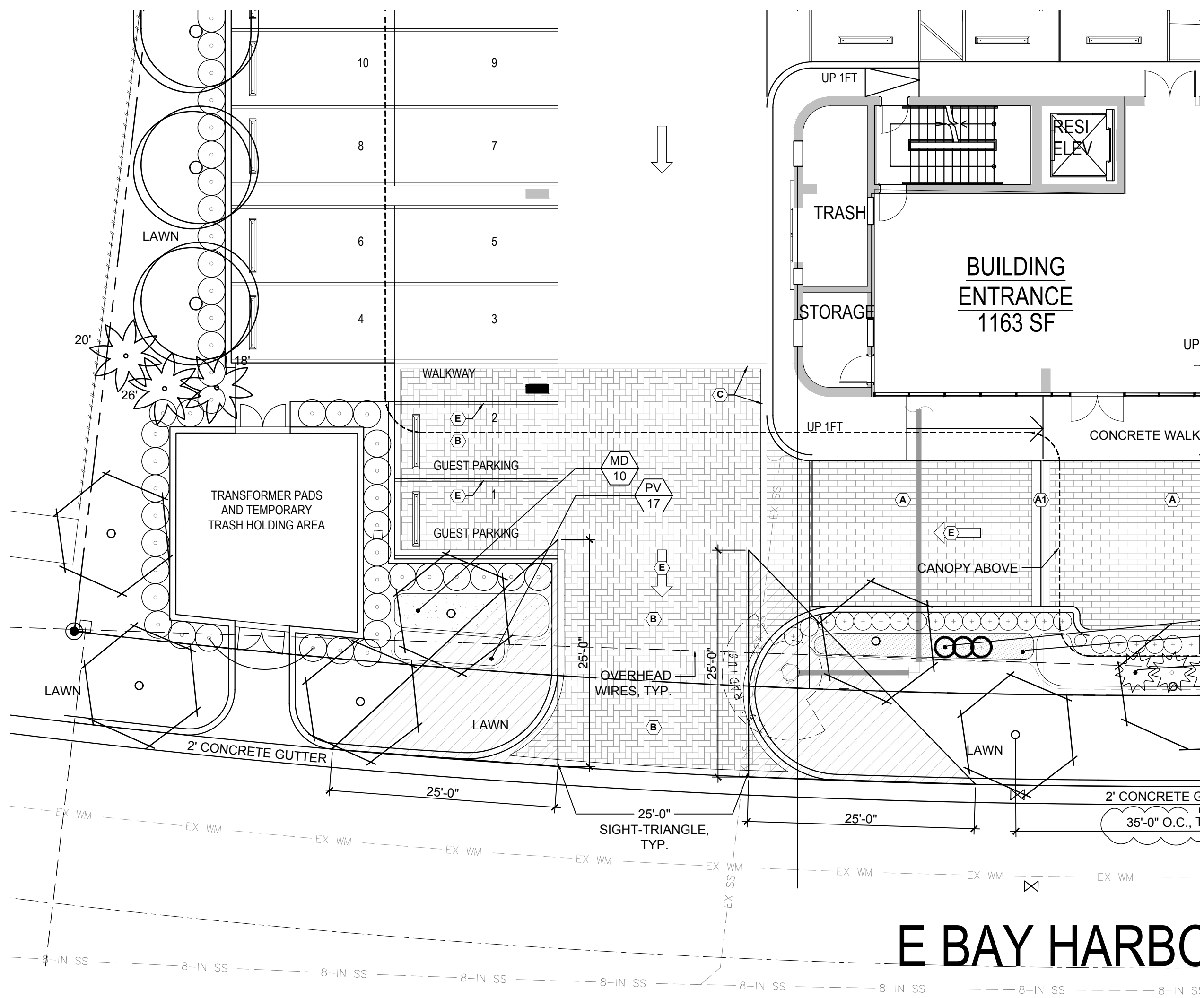
PORTE COCHERE / SEATING AREA PAVERS		
	PATTERN	COLOR
A		
MANUFACTURER: BELGARD STYLE: MODULINE SERIES COLOR: SLATE SIZE: 3" X 12" X 3-1/8" PATTERN: RUNNING BOND		
PORTE COCHERE PAVER BAND		
	PATTERN	COLOR
A1		
MANUFACTURER: BELGARD STYLE: MODULINE SERIES COLOR: SLATE SIZE: 3" X 12" X 3-1/8" WIDTH: 12" PATTERN: SOLDIER COURSE		
DRIVEWAY PAVERS		
	PATTERN	COLOR
B		
MANUFACTURER: BELGARD STYLE: HOLLAND STONE COLOR: SLATE SIZE: 4" X 8" X 3-1/8" PATTERN: 90° HERRINGBONE		
DRIVEWAY PAVER BAND		
	PATTERN	COLOR
C		
MANUFACTURER: BELGARD STYLE: HOLLAND STONE COLOR: SLATE SIZE: 4" X 8" X 3-1/8" PATTERN: SOLDIER COURSE		

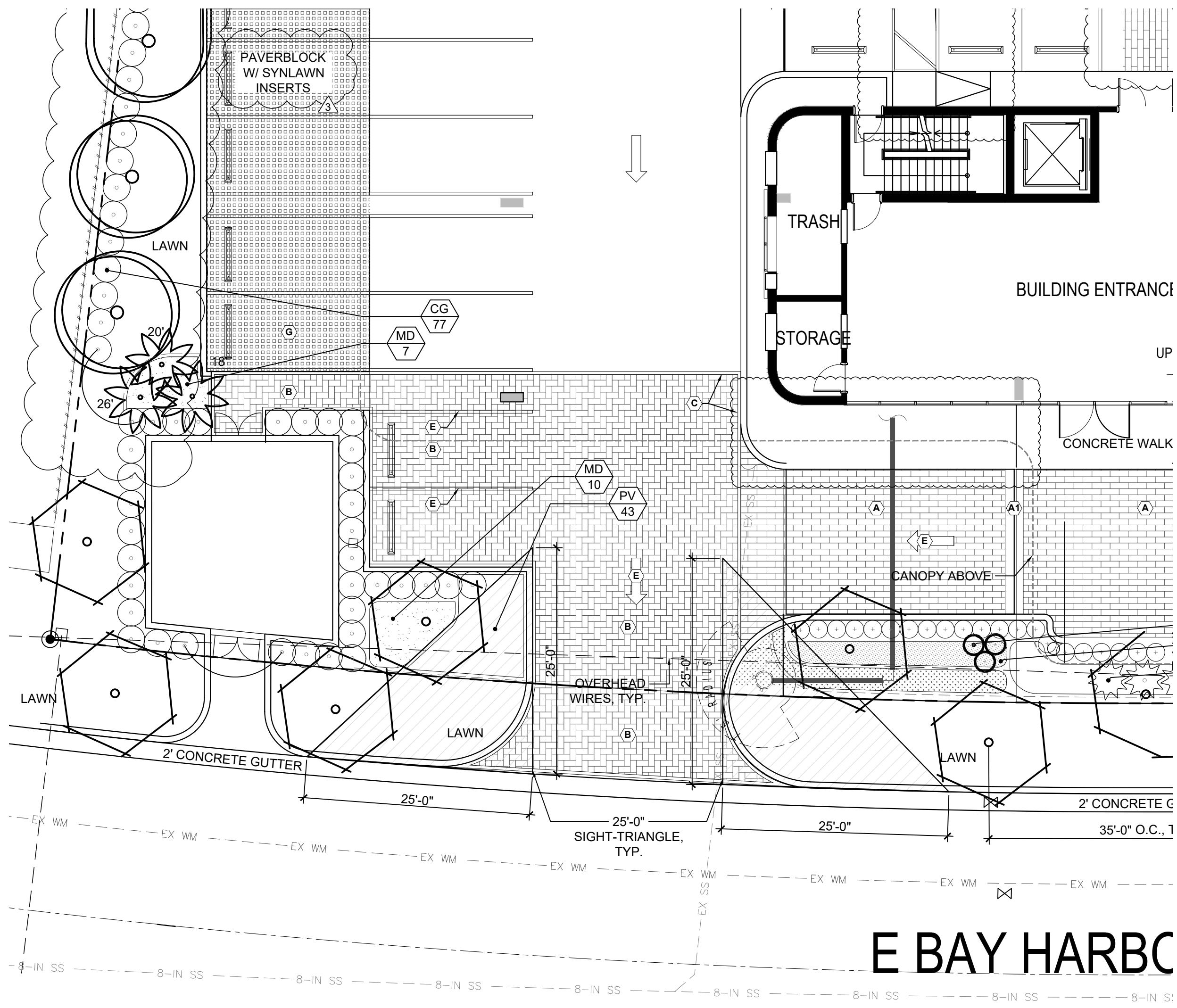
POOL DECK PAVER FIELD	
	PATTERN
D	
MANUFACTURER: CERAMIC MATRIX STYLE: DETAIL WOOD COLOR: WHITE GRIP SIZE: CUSTOM CUT 8" X 24" CONTACT: RACHEL SAVITT (305) 219-9569 PATTERN: RUNNING BOND	
VEHICULAR REFLECTIVE PAVER	
E	
MANUFACTURER: BELGARD STYLE: HOLLAND STONE COLOR: REFLECTIVE WHITE SIZE: 4" X 8" X 3-1/8" PATTERN: SOLDIER COURSE	
PEBBLE SEATS	
F	
F1	
F2	
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")	



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

	POOL DECK PAVER FIELDS PATTERN  MANUFACTURER: CERAMIC MATRIX STYLE: DETAIL WOOD COLOR: WHITE GRIP SIZE: CUSTOM CUT 8" X 24" CONTACT: RACHEL SAVITT (305) 219-9569 PATTERN: RUNNING BOND
	VEHICULAR REFLECTIVE PAVER MANUFACTURER: BELGARD STYLE: HOLLAND STONE COLOR: REFLECTIVE WHITE SIZE: 4" X 8" X 3-1/8" PATTERN: SOLDIER COURSE
  	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")
	PAVER BLOCK W/ SYNLAWN INSERTS MANUFACTURER: EASYGRASS, LLC STYLE: EASYGRASS BLOCK SIZE: 24" X 12" X 2" PATTERN: SQUARES PERPENDICULAR TO CURB CONTACT: RAUL MARTINEZ (786) 236-4157 



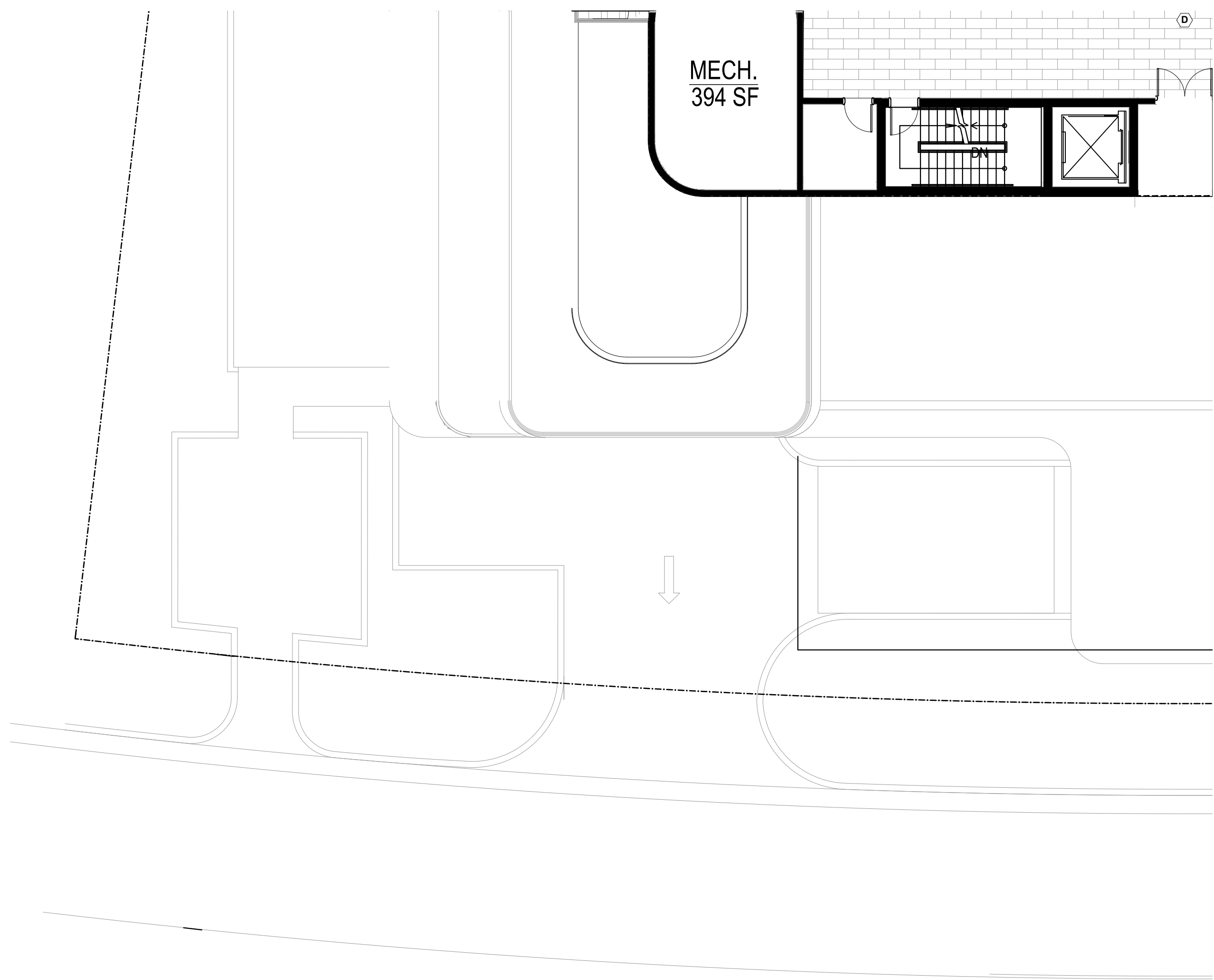


E BAY HARBOR CT

GROUND LANDSCAPE PLAN

Scale: 1" = 10'-0"

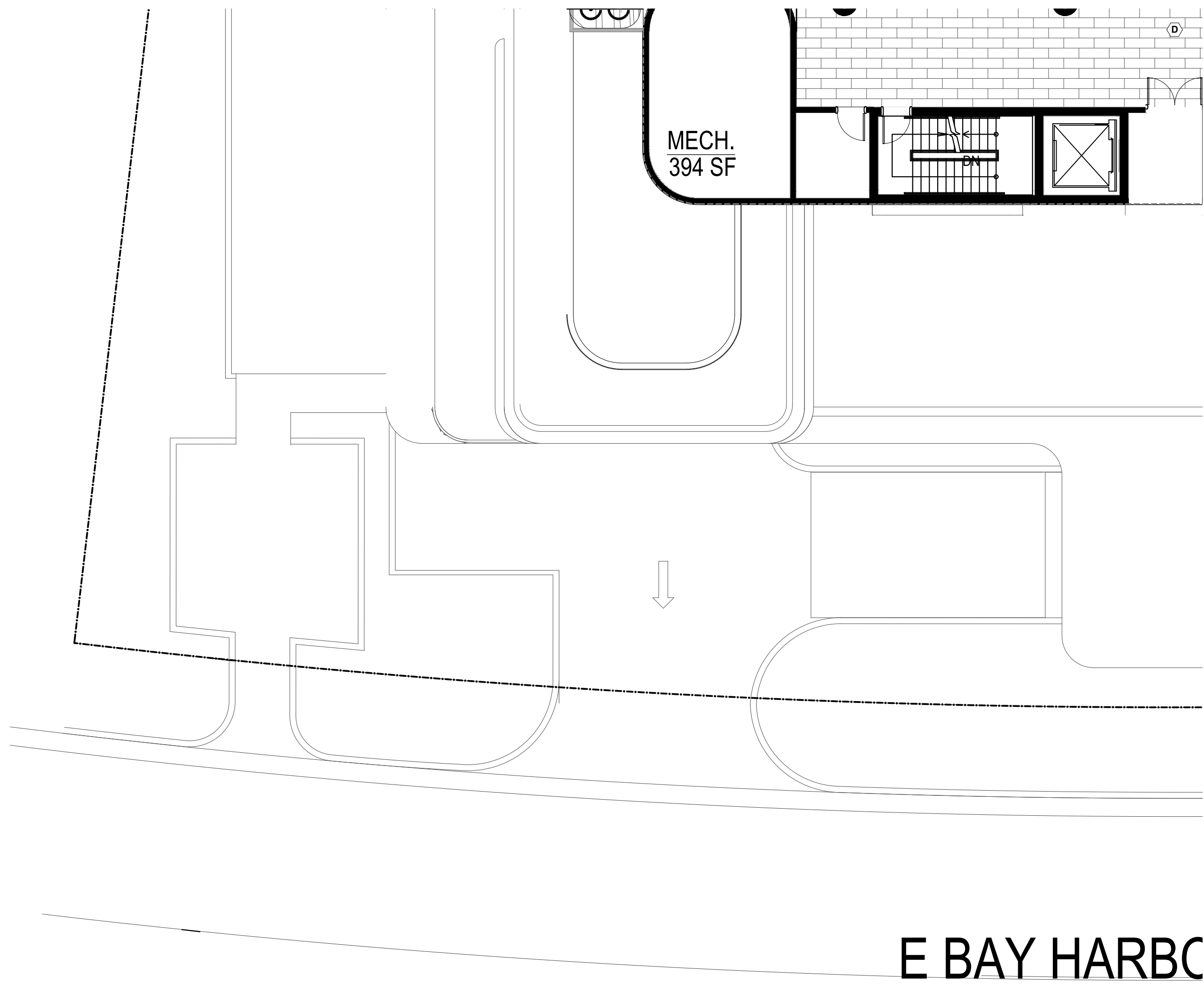


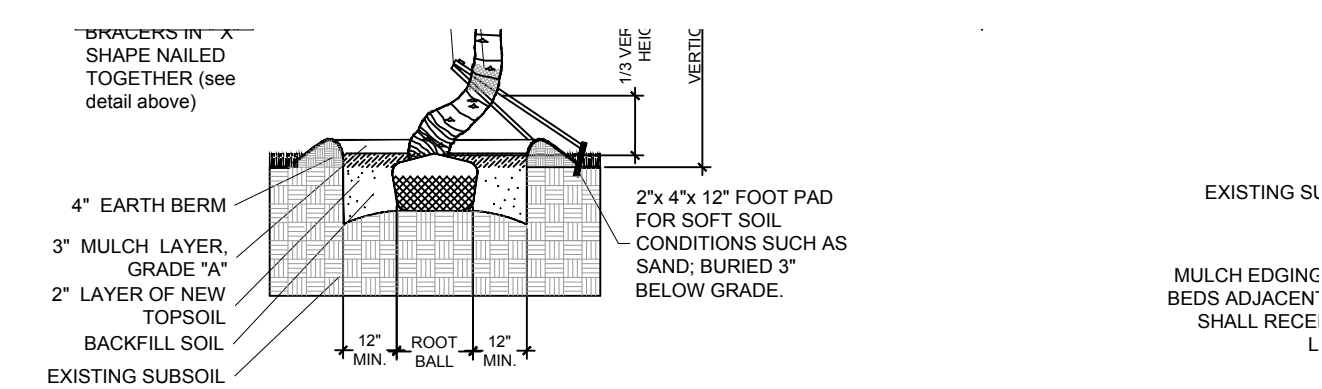


POOL DECK LANDSCAPE PLAN

Scale: 1" = 10'-0"







CURVED TRUNK PALM PLANTING DETAIL

PLANTING NOTES:

-All plant material is to be Florida Number 1 or better pursuant to the Florida Standards for Nursery Plants.

-All plants are to be top dressed with a minimum 3" layer of Melaleuca mulc

-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 Arc
deletions to the plant material must be approved by the project engineer.

-Landscape Contractor is responsible for providing their own square footage
sod coverage for all areas specified.

- All landscape areas are to be provided with automatic sprinkler system whi
overlap.

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

- Trees are to be planted within parking islands after soil is brought up to gr
acceptable.

- Planting soil for topsoil and backfill shall be 50/50 mix, nematode free. Pla
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 si
application accepted by Landscape Architect. Deliver in manufacturer's star
and name of manufacturer.



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deletions to the plant material must be approved by the project engineer.

-Landscape Contractor is responsible for providing their own square footage sod coverage for all areas specified.

- All landscape areas are to be provided with automatic sprinkler system which overlap.

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

- Trees are to be planted within parking islands after soil is brought up to grade and is acceptable.

- Planting soil for topsoil and backfill shall be 50/50 mix, nematode free. Planting mix 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 application accepted by Landscape Architect. Deliver in manufacturer's standard and name of manufacturer.

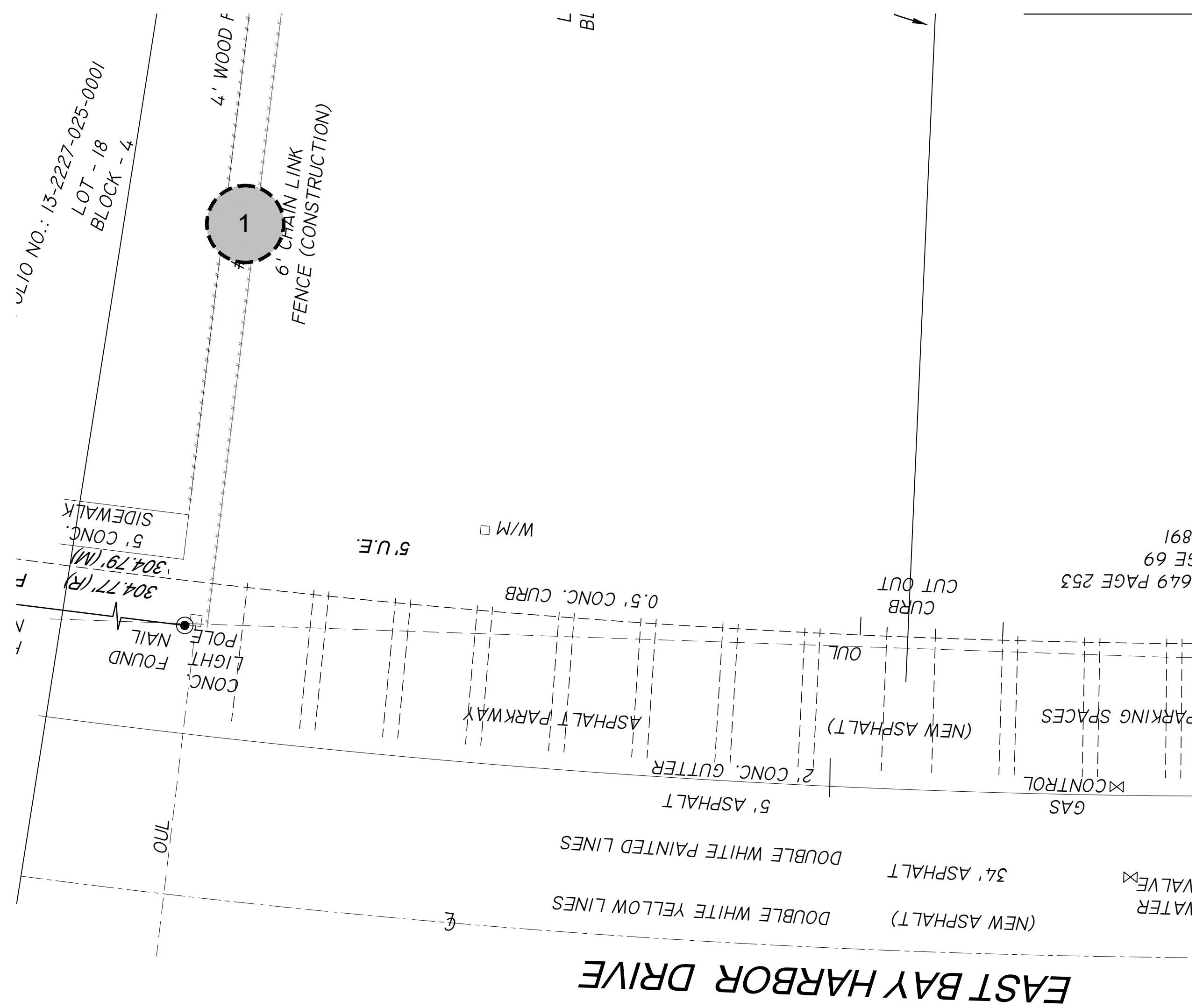
TREE DISPOSITION PLAN

Scale: 1" = 10'-0"



(PUBLIC)

Tree #	HT. (ft)
1	20
2	18
3	20

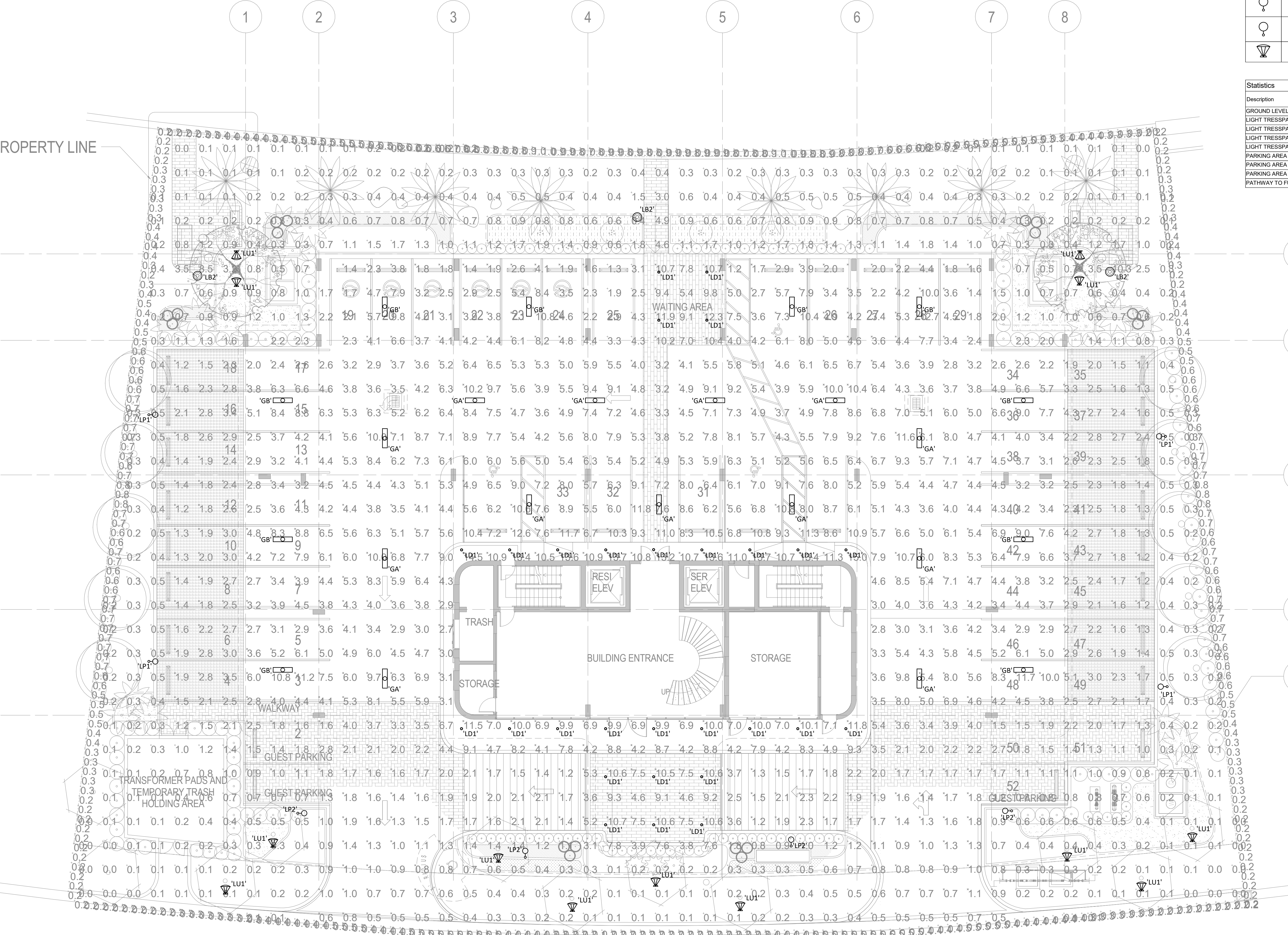


GENERAL NOTES

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 COMMISSIONING.

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
	LB2	FULL CUT-OFF BOLLARD, TYPE IV DISTRIBUTION. FIXTURES ON/OFF WITH PHOTOCELL SENSOR, 0-10V DIMMING. MOUNTED IN PLATTERS, 3" HEIGHT BOLLARD.	2700K, LED	0.82	8.4
	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
	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
GROUND LEVEL - FULL	+	3.1 fc	15.0 fc	0.0 fc	N/A
LIGHT TRESSPASS - PL (EAST)	+	0.6 fc	1.0 fc	0.2 fc	5.0:1
LIGHT TRESSPASS - PL (NORTH)	+	0.5 fc	0.8 fc	0.2 fc	4.0:1
LIGHT TRESSPASS - PL (SOUTH)	+	0.5 fc	0.8 fc	0.2 fc	4.0:1
LIGHT TRESSPASS - PL (WEST)	+	0.3 fc	0.5 fc	0.1 fc	5.0:1
PARKING AREA - COVERED	X	4.6 fc	15.0 fc	0.5 fc	30.0:1
PARKING AREA - OPEN	X	5.7 fc	15.0 fc	1.2 fc	12.5:1
PATHWAY TO FUTURE DOCK	X	3.2 fc	4.9 fc	0.4 fc	12.3:1



E BAY HARBOR DRIVE

LEVEL 01 -
PHOTOMETRICS

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

POWER
DESIGN

INCORPORATED

11600 North Street North
St. Petersburg, FL 33716
727.210.0492

ENGINEER SEAL:
Mikhail Zeltser
E-105720
Expires 02/28/2021

FL E-105720-1
powerdesigninc.us

Mikhail A. Zeltser

Professional Engineer

No. 69796
12.31.20
STATE OF
FLORIDA

Key Plan:

PLANNING AND ZONING SUBMITTAL

9955 E BAY HARBOR DRIVE

BAY HARBOR ISLANDS FL, 33514

Project Number

Design Team

Electrical Designer:
Eduardo Gonzalez

Lighting Designer:
Janelle Jacob

Engineer of Record:
Mikhail Zeltser

CADD Technician:
Justin Pietrocarlo

No. Description Date

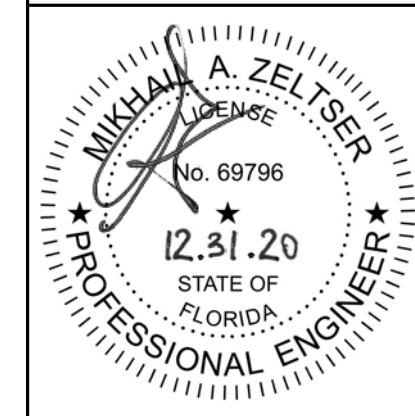
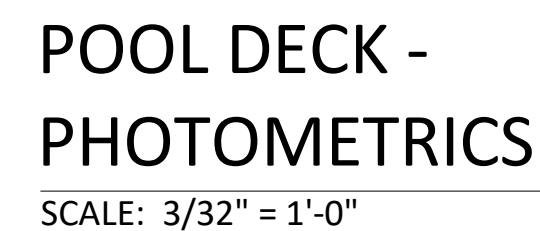
LEVEL 01 -
PHOTOMETRICS

12/31/2020

E-101

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

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



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

[illegible]



200 S. Biscayne Boulevard
Suite 300, Miami, FL 33131

www.brzoninglaw.com

305.377.6236 office

305.377.6222 fax

mamster@brzoninglaw.com

VIA ELECTRONIC MAIL & HAND DELIVERY

January 21, 2021

Maria Lasday, Town Manager
Town of Bay Harbor Islands
9665 Bay Harbor Terrace
Bay Harbor Islands, Florida 33154

Re: Revised Site Plan Application for Property located at 9927-9955 East Bay Harbor Drive, Bay Harbor Islands, FL 33154

Dear Ms. Lasday:

This law firm represents Bay Harbor Driftwood, LLC (the "Applicant"), the owner of the property located at 9927-9955 East Bay Harbor Drive, Bay Harbor Islands, FL 33154 (the "Property"). See Exhibit A, Property Appraiser Records. The Planning and Zoning Board heard this application at their December 15, 2020 hearing and provided a number of comments for the Applicant's consideration. This letter shall serve as the Applicant's revised letter of intent summarizing the revisions to the plans addressing the Planning and Zoning Board's comments.

Property. The Property, further identified by Miami-Dade County Property Appraiser Folio Nos. 13-2227-001-0960 and 13-2227-001-0970, is a vacant, waterfront property located northeast of the intersection of 99 Street and East Bay Harbor Drive. The Property overlooks Indian Creek toward Bal Harbour and is zoned Multiple Family Residential (RM-1) District.

Proposed Development. Through this application the Applicant proposes to develop the Property with a tastefully designed residential building consisting of twenty-six (26) spacious units and luxurious amenities, including on the rooftop, in seven (7) stories over one (1) level of parking (the "Project"). The Project proposes 55 parking spaces, where only 52 parking spaces are required. The Applicant requests approval for 34 of the spaces to be arranged as tandem spaces, where a unit will be assigned a tandem pair. Providing tandem spaces prevents the need to

construct a partially or fully submerged parking level that creates stormwater management and flooding issues.

To reduce the scale of the structure, the Applicant proposes a thoughtful design as an alternative to a formal breezeway. The majority of the center portion of the building has been significantly setback at the front in order to break up the building's massing and creating two (2) slender towers on either end. Similarly, a significant break in the balconies and additional architectural framing accents and variety of materials on the waterfront façade further reduce the scale of the building.

The Project satisfies the criteria for site plan approval. The proposed development plan design fully complies with the minimum standards set forth in the Town's land development regulations and no variances are needed. The design, height and massing, are compatible with the surrounding area, which contains numerous buildings of similar size. The 26-unit count provides a density of 34 units per acre where 70 units per acre are allowed and does not require any Transfer of Development Rights. Therefore, it is conservative and appropriate for the neighborhood.

Planning & Zoning Board Recommendations. As previously mentioned, the Planning & Zoning Board (the "Board") heard this application at their December 15, 2020 hearing. After a full and productive hearing, the Board issued comments and recommendations to the Applicant and continued the application to be heard at a future hearing. The Applicant and design team went back to the drawing board and addressed the Board's comments and concerns as follows:

- **Comment:** Open up ground level views from the front through the drive aisles to the waterway by removing the glass on the rear elevation and reducing the height of landscaping in those view corridors

RESPONSE: The solid wall and 2 glass sections facing the waterfront at the rear of the site have been removed to allow ample natural light into the parking area and better, unobstructed views to the water from the road. Parking spaces have been shifted to allow for a direct walkway from lobby to the rear of the site. The hedges and trees have been readjusted to not block the views along the drive-aisles. See Revised Plans Sheets A-002 201, 202, 204 and L-2.

- **Comment:** Add glazing and/or articulations (perhaps porthole windows) at all floors along the center of the front façade, possibly in stairways, to break up the solid appearance of that wall.

RESPONSE: A series of slender horizontal openings in keeping with the overall style of the building are introduced to front the façade to break up the solidity. See Revised Plans Sheets A-207 and 906.

- **Comment:** Wrap windows along all corner units.

RESPONSE: Glazed windows were enlarged along corners and introduced on street facing corners. See Revised Plans Sheets A-201 and 905.

- **Comment:** Provide pavers instead of continuous asphalt for the exposed parking spaces (where no building above) to blend the outdoor parking into the side garden areas.

RESPONSE: Pavers have replaced asphalt for the entire northern and southern rows of parking spaces. See Revised Plans Sheet L-2.

- **Comment:** For improved side yard view corridors, realign the calusia hedges along the side property lines, to the extent possible to not conflict with any required life safety egress and also for the Town's drainage easement.

RESPONSE: The calusia hedges are realigned along both side property lines. See Revised Plans Sheet L-2.

- **Comment:** Break up horizontal banding along both side elevations.

RESPONSE: Horizontal banding at all levels has been removed at the intersection of the flex areas on the north and south facades. See Revised Plans Sheet A-905.

Conclusion. The Applicant has addressed the Board's comments and resubmitted revised plans to ensure that the final approved project is consistent with the neighborhood and the Town's vision for the area. The proposed project is a beautifully designed modern development that is compatible with the surrounding neighborhood and will be a welcome addition to the area. We look forward to your favorable recommendation and the Board's approval of this application.

Maria Lasday, Town Manager
January 19, 2021
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Should you have any questions, comments, or require additional information, please contact me at (305) 377-6236.

Very truly yours,



Matthew Amster

Attachment

cc: Maritza Haro, Esq.

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

To: Planning and Zoning Board
Town of Bay Harbor Islands

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

Date: January 26th, 2021

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, the most recent set of revised plans (dated 12/28/2020) as well as the architects response narrative 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.

On December 15th, 2020, the PZB met and discussed the applicant's initial design. The PZB identified several concerns with the initial site design and deferred action to allow the applicant to consider the issues discussed and to revise the plans. Subsequently, the project architect studied the PZB comments, coordinated with staff on revised concepts, revised the plans and submitted them to Town for review and comment. MMPA / Town staff reviewed the revised plans and the narrative provided by the applicant and finds that the revised plans appear to address the PZB initial comments.

The primary revisions discussed at the 12/15/20 PZB meeting and revised by the applicant include:

- Revisions to the west (front) and east (rear) building facades to enhance the articulation / detailing in lieu of providing a formal breezeway through the building as per 23-11(B1)(6);
- Revisions to the ground level site layout to provide more open view vistas to the water in the side yard areas and by modifying the ground floor rear façade to remove closed walls;
- Revise the building facades to wrap windows at building corners;
- Revise the side building facades to soften the appearance.

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) bedrooms 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 left 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 over the lobby entry 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.

**Site Development Plan Application – New Development Plan
Driftwood Multi-Family Residential Complex (26 DU)
9955 E. Bay Harbor Drive
Planning and Zoning Board Staff Report #2
January 26th, 2021
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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.

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 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. At the December 15th, 2020 PZB meeting this was discussed in detail. The applicant revised the plans (12/28/20 plan set) as requested to better articulate the architecture in lieu of providing a formal breezeway, added more glazing to the facades, and revised the ground level to provide more view vistas to the water. The architect's revision narrative submitted with the revised plans explains the changes in detail.

SUGGESTED CONDITIONS OF APPROVAL

Following are recommended conditions of approval based on the latest revised plans dated December 28th, 2020 submitted by the architect for consideration for the new 2020 project approval:

1. This new approval is based on the Site Development Plans dated December 28th, 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.

**Site Development Plan Application – New Development Plan
Driftwood Multi-Family Residential Complex (26 DU)
9955 E. Bay Harbor Drive
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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 drainpipe, the width of which is approved by the Town Manager or their designee.
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.

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

**To: Michael Miller, AICP
Michael Miller Planning Associates, Inc.
Consultant Town Planner**

**Cc: Town of Bay Harbor Islands
Development Review Committee
9665 Bay Harbor Terrace
Bay harbor Island, FL 33154
Phone: (305) 993-1786**

**Subject: Site Development Plan Application – 2nd Review
Congress Driftwood, LLC
Driftwood Multiple-Family Development
9955 East Bay Harbor Drive
Bay Harbor Islands Acct. No. SPR20-000006
MMPA Acct. No. 01-0702-1098
Parcel Number 13222700010960**

Responses by Arquitectonica

COMMENTS TO BE READ IN CONJUNCTION WITH THE REVISED PZB SUBMITTAL SET

1) COVER SHEET

- Rendering has been updated to reflect revisions.
- Set title has been updated to PZB Submittal Set with updated date.
- Sheets that have been revised are highlighted.

2) G-004

- Sheet is revised to show updated plan but lot coverage amount remains unchanged.

3) G-005

- Sheet is revised to show updated plan but ground level open space amount remains unchanged.

4) G-006

- Sheet is revised to show updated plan but roof landscape open space amount remains unchanged.

5) G-007

- Graphic settings adjusted to better show pushback zone.
- Length of recessed zone remains unchanged.
- Sheet is revised to show updated elevation.

6) G-007.1

- Sheet included in set
- Graphic settings adjusted to better show pushback zone.
- Sheet is revised to show updated elevation.

7) G-008

- Graphic settings adjusted to better show pushback zones.
- Sheet is revised to show updated plan.

8) G-011

- Sheet is revised to show updated plan.

9) A-001

- Sheet is revised to show updated colored plan – removal of white pipe railing along perimeter lower roof deck, introduction of parapet wall along perimeter of lower roof deck, landscape is updated.

10) A-001.1

- Sheet is revised to show updated plan.

11) A-002

- Sheet is revised to show updated plan and updated landscape background linework.
- The solid wall facing the waterfront at the rear of the site and the enclosed storage rooms have been removed to allow for more natural light into the parking area and better views to the water from the road.
- Parking spaces have been shifted to allow for a direct walk-way to the rear of the site with a waiting area.
- The hedges and tree line along the north and south property lines have been adjusted to align with the edges of the site.
- A separate accessible cross-walk is provided for ADA space.
- Accessible ramps have been adjusted for access to Lobby.

12) A-101

- See notes for A-002

13) A-102

- Sheet is revised to show updated plan.
- Plans reflect updated glazing on flex setback corner (see also North and South elevations)

14) A-103

- See notes for A-102

15) A-104

- Sheet is revised to show updated plan
- Removal of white pipe railing along lower roof deck perimeter and replacement with solid parapet wall.

16) A-105

- See notes for A-105

17) A-201

- Sheet is revised to show updated elevation.
- From left to right:
- Solid wall and storage rooms removed from level 01 to allow for better views of the water.
- White pipe-railing replaced with solid parapet wall on lower roof deck.
- Glazed windows enlarged along corners.
- Glazed windows introduced on street facing corner.

18) A-202

- See notes for A-201
- Colored elevation updated to reflect architectural and landscape changes

19) A-203

- Sheet is revised to show updated elevation.
- Solid wall and storage rooms removed on level 01 to allow for views of the water.
- White pipe-railing replaced with solid parapet wall on lower roof deck.

20) A-204

- See notes for A-203
- Colored elevation updated to reflect architectural and landscape changes

21) A-205

- Sheet is revised to show updated elevation.
- From right to left:
- Solid wall and storage rooms removed from level 01 to allow for better views of the water.
- White pipe-railing replaced with solid parapet wall on lower roof deck.
- Glazed windows enlarged along corners.
- Glazed windows introduced on street facing corner.

22) A-206

- See notes for A-205
- Colored elevation updated to reflect architectural and landscape changes

23) A-207

- Sheet is revised to show updated elevation.
- Solid walls at the waterfront removed from level 01 to allow for better views of the water.

- White pipe-railing replaced with solid parapet wall on lower roof deck.
- Series of slender horizontal openings in keeping with the overall style of the building are introduced to the façade to break up the solidity.

24) A-208

- Sheet is revised to show updated elevation.
- Colored elevation updated to reflect architectural and landscape changes

25) A-301

- Sheet is revised to show updated section.
- White pipe-railing replaced with solid parapet wall on lower roof deck.
- Solid walls at the waterfront removed from level 01 to allow for better views of the water.

26) A-302

- Sheet is revised to show updated section.
- White pipe-railing replaced with solid parapet wall on lower roof deck.
- Solid walls and storage rooms at the waterfront removed from level 01 to allow for better views of the water.
- Wrap-around glazing introduced along street facing corner.

27) A-901

- Sheet is revised to show updated rendering that reflects architectural and landscape updates.
- Solid wall and storage rooms removed on level 01 to allow for views of the water.
- White pipe-railing replaced with solid parapet wall on lower roof deck.

28) A-902

- Sheet is revised to show updated rendering that reflects architectural and landscape updates.
- White pipe-railing replaced with solid parapet wall on lower roof deck.

29) A-903

- Sheet is revised to show updated rendering that reflects architectural and landscape updates.
- Series of slender horizontal openings in keeping with the overall style of the building are introduced to the façade to break up the solidity.
- Wrap-around glazing is introduced on façade corners to reduce solidity
- White pipe-railing replaced with solid parapet wall on lower roof deck.

30) A-904

- Sheet is revised to show updated rendering that reflects architectural and landscape updates.
- Solid wall and storage rooms removed on level 01 to allow for views of the water.
- White pipe-railing replaced with solid parapet wall on lower roof deck.

31) A-905

- Sheet is revised to show updated rendering that reflects architectural and landscape updates.
- Series of slender horizontal openings in keeping with the overall style of the building are introduced to the façade to break up the solidity.
- Wrap-around glazing is introduced on façade corners to reduce solidity

- White pipe-railing replaced with solid parapet wall on lower roof deck.
- White stucco painted horizontal eyebrows are separated to help break-up massing

32) A-906

- Sheet is revised to show updated rendering that reflects architectural and landscape updates.
- Series of slender horizontal openings in keeping with the overall style of the building are introduced to the façade to break up the solidity.
- Wrap-around glazing is introduced on façade corners to reduce solidity
- White pipe-railing replaced with solid parapet wall on lower roof deck.

33) A-907

- Sheet is revised to show updated rendering.
- On the North and South façade, Smooth Charcoal gray painted stucco is applied to slab and edge of column between glazing to help break-up massing.