

**TOWN OF BAY HARBOR ISLANDS
DEVELOPMENT AND REVIEW COMMITTEE
AGENDA
October 14, 2021**

SPECIAL NOTICE – HYBRID MEETING

The Town of Bay Harbor Islands Development Review Committee will take place in a Hybrid format where a quorum of the Committee Members will be physically present at the Town Hall Council Chambers.

Zoom Link: <https://us06web.zoom.us/j/87897104632>
Meeting ID: 878 9710 4632

Members of the Public may also be admitted to the Council Chambers in person, subject to social distancing and facial covering.

In addition any member of the public who is unable to view the meeting can listen to the meeting as it is happens by dialing the toll free phone number below:

Meeting ID: 878 9710 4632
US Toll Free Number: 877 853 5247 or 888 788 0099
For higher quality, dial a number based on your current location.
US: 1 646 558 8656 or 1 301 715 8592 or 1 312 626 6799
CALL TO ORDER: 11:00 AM

PLEDGE OF ALLEGIANCE

ROLL CALL

1. Review and discussion of Site Plan Review Application by BH 103, LLC in order to construct a 35 unit Multi Family development to be located at 10270-90 East Bay Harbor Drive. Enclosed is a copy of the proposed site plans.
2. Review and discussion of Site Plan Review Application by Global Reach Investments in order to construct an 8 unit Multi Family development to be located at 9290 West Bay Harbor Drive. Enclosed is a copy of the proposed site plans.

ADJOURNMENT

AGENDA ITEM REPORT

October 14, 2021

ITEM NUMBER: 1.

ITEM: Review and discussion of Site Plan Review Application by BH 103, LLC in order to construct a 35 unit Multi Family development to be located at 10270-90 East Bay Harbor Drive. Enclosed is a copy of the proposed site plans.

DESCRIPTION:

On September 29, 2021, the Town received a formal Site Development Plan application for a 35 Dwelling Unit Multi-Family Development to be located at 10270-90 East Bay Harbor Drive.

Owner's Name: BH Group, LLC

Folio: 13-2227-001-1110

Property Address: 10290 East Bay Harbor Drive

Zoning District: RM-2 Multi Family District

Legal Description: Lot 1 and 2, Block 5

Enclosed is a copy of the application for site plan review.

RECOMMENDED ACTION:

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Alba L. Chang, Town Clerk

ATTACHMENTS

1. 10290 EBHD
2. 10270-90- Town Planner Comments
3. 10290 - Staff Comments- Engineer
4. BHI 10290 EBHD MFR MMPA DRC Staff Report #2 Oct 7 2021



Owner

BH INVESTMENTS

Holland Engineering, Inc.
 3rd Ave - Fort Lauderdale, FL 33316
 Susan Holland / Ayitey Aryee
 (+1) 954.367.0371
 ayitey@hollandengineering.net

Landscape Architect:
EXOTICSCAPE, INC.
181 Harbor Dr. - Key Biscayne, FL 33149
Contact: Mercedes Porcari / Roberto Carmona
Phone: (+1) 305.361.5782
Cell: (+1) 305.846.4617
e-mail: rcarmona@exoticscape.com

General Contractor:
CHARLEVILLE DEVELOPMENT CORPORATION
7600 Coquina Drive - North Bay Village, FL 33141
Contact: Paul Murphy
Phone: (+1) 305.333.8832
e-mail: pcashmanmurphy@aol.com

Consultant

Address
Address
Phone
Fax
e-mail

Consultant

Address
Address
Phone
Fax
e-mail

baigorria studio

STUDIO BAIGORRIA Design Office
601 NE 36th Street Suite 3512 - Miami FL, 33137
T: (+1)305.815.8122 Contact: Roxana Tillit
roxana@studio-baigorrria.com

Architect: AR - 95209

9.28.21

[illegible]

SURVEY

Project number Project Number

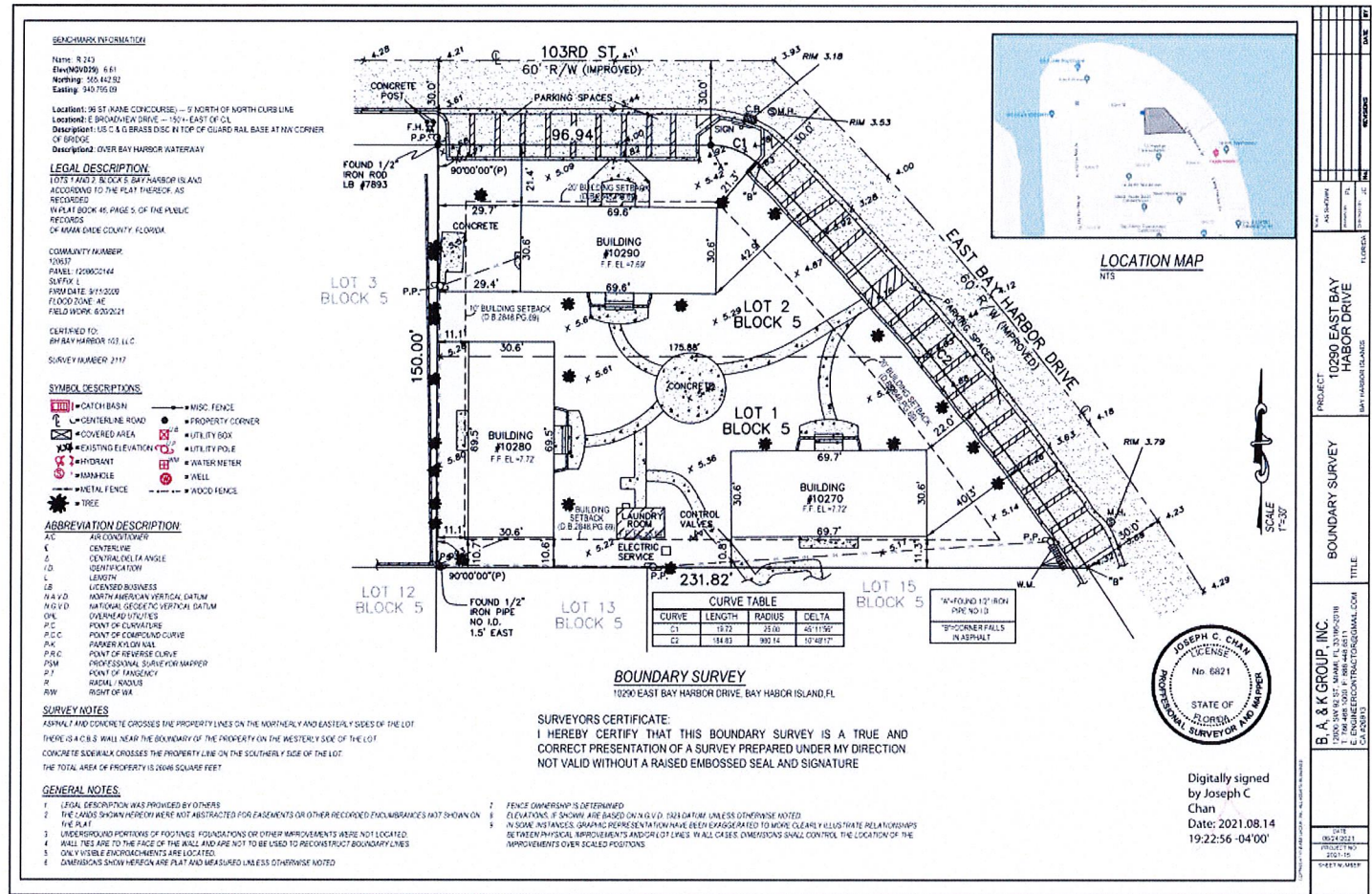
Date 07-27-2021

Drawn by _____ Author _____

Checked by _____ A _____

G001

Scale





BAY HARBOR 103
CONDOMINIUM

10290 E Bay Harbor Drive - Bay Harbor Islands, FL 33154

Owner:

BH INVESTMENTS

2999 NE 191st Street PH-2 - Aventura, FL 33180

Consulting Engineer:
HOLLAND ENGINEERING, INC.
1200 SE 3rd Ave - Fort Lauderdale, FL 33316
Phone: Susan Holland / Ayitey Arwee
(+1) 954.367.0371
e-mail: ayitey@hollandengineering.net

Landscape Architect:
EXOTICSCAPE, INC.
181 Harbor Dr. - Key Biscayne, FL 33149
Contact: Mercedes Porcari / Roberto Carmona
Phone: (+1) 305.361.5782
Cell: (+1) 305.846.4617
e-mail: rcarmona@exoticscape.com

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7600 Coquina Drive - North Bay Village, FL 33141
Contact: Paul Murphy
Phone: (+1) 305.333.8832
e-mail: pcashmanmurphy@aol.com

Consultant
Address
Address
Phone
Fax
e-mail

Consultant
Address
Address
Phone
Fax
e-mail

STUDIO BAIGORRIA Design Office
601 NE 36th Street Suite 3512 - Miami FL, 33137
T: (+1)305 815 8122 Contact: Roxana Tiliit
roxana@studio-baigorria.com

Architect: AR - 95209

9.20-21

[illegible]

SITE CONTEXT

Project number	Project Number
Date	07-27-20
Drawn by	Author
Checked by	

G002

Scale

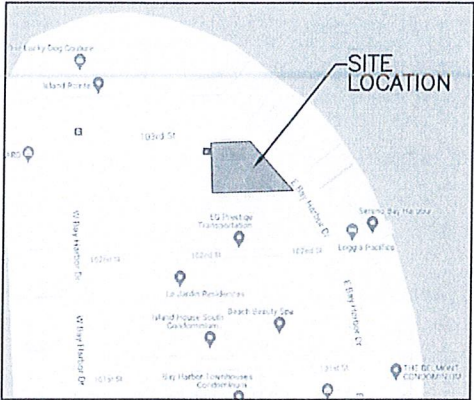
\\CAD\21-29\CAD Files\21-29_C-1 - Paving, Grading & Drainage Plan.dwg - 9/28/2021 11:59 AM

NOTE:
ALL ELEVATIONS ARE REFERENCED TO N.G.V.D. 1929

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

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

ALL STORMWATER IS TO BE RETAINED ONSITE



LOCATION MAP

N.T.S.
SEC 27, TWP 52S, RNG 42E

LEGAL DESCRIPTION:

LOTS 1 AND 2, BLOCK 5, 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.

NOTES:

1. EXISTING GUTTER TO BE REPLACED WHERE CRACKED OR DAMAGED.
2. MAXIMUM CROSS SLOPE ON WALKWAYS TO BE 2%.
3. MAXIMUM LENGTH WISE SLOPE ON WALKWAYS TO BE 5%.
4. CONNECT ALL ROOF DRAINS TO DRAINAGE WELL.
5. CONTRACTOR TO COORDINATE CONSTRUCTION OF DRAINAGE SYSTEM WITH WATER, FIRE AND IRRIGATION PIPES.
6. ALL EXISTING AND PROPOSED ELEVATIONS ARE REFERENCED TO NGVD 1929.
8. ALL DRAINAGE PIPE TO HAVE MINIMUM 1% (1/8 INCH/FT) SLOPE.
9. REFER TO PLUMBING PLANS FOR INFORMATION ON ROOF DRAINS AND CONDENSATE LINES.

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

LEGEND

- PROPOSED CONCRETE
- PAVEMENT RESTORATION
- PROPOSED ELEVATION
- PROPOSED SURFACE FLOW
- PROPOSED WATER METER
- PROPOSED CATCH BASIN
- PROPOSED SIGN (AS INDICATED)
- PROPOSED CLEANOUT
- PROPOSED RPZ BACKFLOW PREVENTER
- PROPOSED PIPING
- EXISTING CONCRETE
- EXISTING PIPING AND APPURTENANCES
- EXISTING CATCH BASIN
- EXISTING ELEVATION
- EXISTING POWER POLE
- EXISTING MANHOLE (AS DESIGNATED)
- EXISTING WATER METER
- EXISTING FENCE

Sunshine

Call Bill or visit sunshine811.com two full business days before digging to have buried facilities located and marked. Check positive response records before you dig.

FINAL APPROVAL

SCALE: 1"=10'

DRAWN BY: HS

DATE: 09/23/21

CHECKED BY: SCH

FIELD BOOK: N/A

HOLLAND ENGINEERING
CIVIL ENGINEERING SOLUTIONS
1140 SE 3rd Avenue, Suite 200
Fort Lauderdale, Florida 33316
Professional Seal of Susan G. Holland
Professional Engineer
State of Florida License No. 41831



REVISIONS

NO.	DATE	BY	CHK'D	DESCRIPTION

PAVING, GRADING & DRAINAGE PLAN
FOR
BH INVESTMENTS - BAY HARBOR 103
10290 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

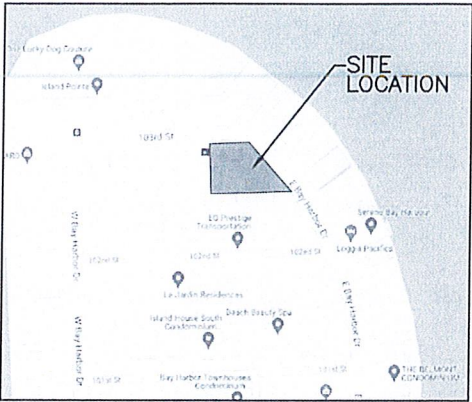
NO. OF SHEETS: 4

SHEET NO.: C-1

CAD FILE NO.

21-29

PAVING, GRADING & DRAINAGE PLAN
SCALE: 1"=10'



N.T.S.

SEC 27, TWSP 52S, RNG 42E

LEGAL DESCRIPTION:

LOTS 1 AND 2, BLOCK 5, BAY HARBOR ISLAND, ACCORDING TO THE PLAT
THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC
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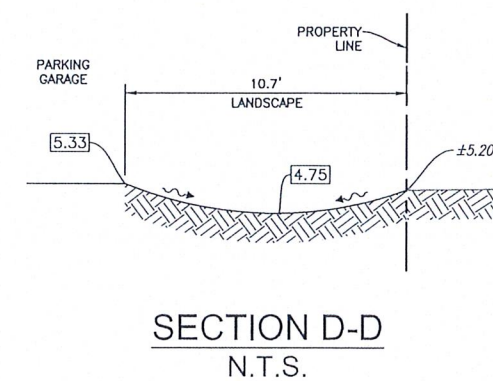
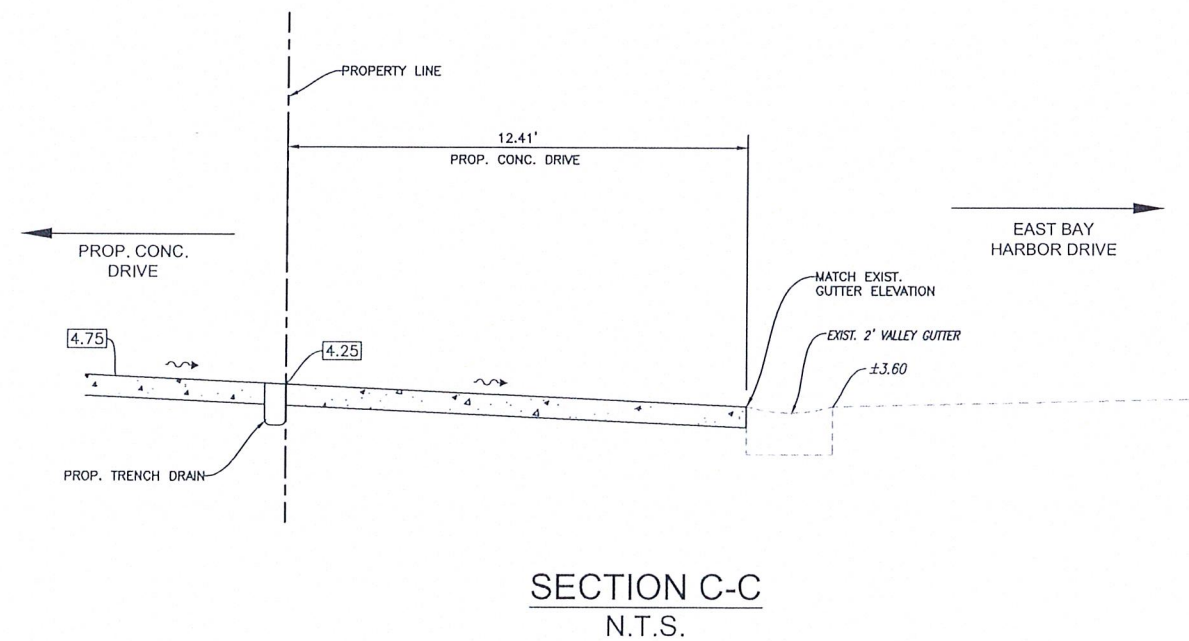
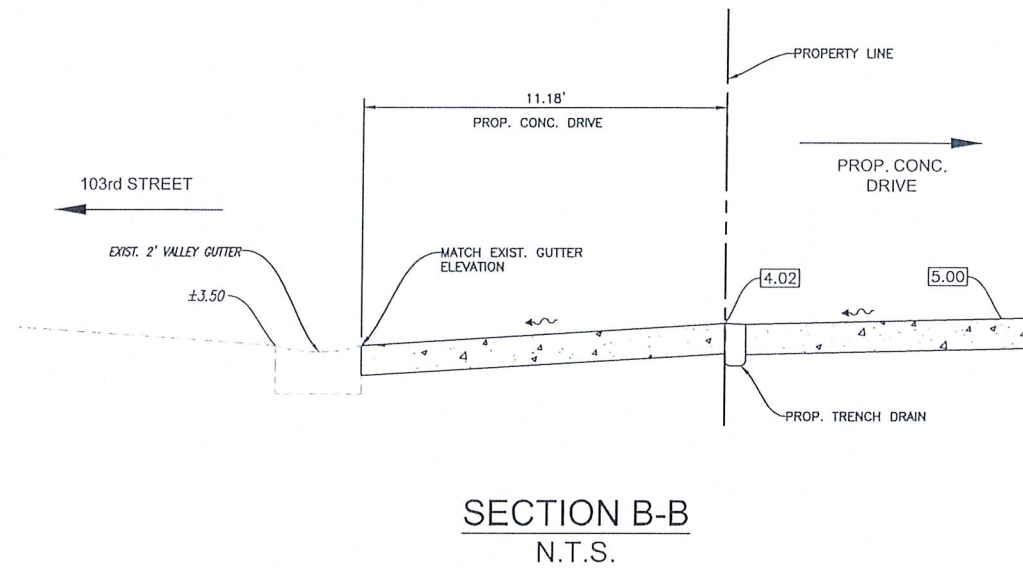
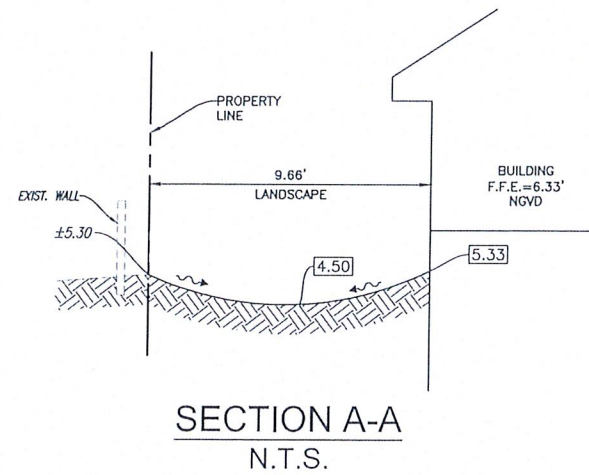
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LEGEND

- | | |
|--|-----------------------------------|
| | PROPOSED CONCRETE |
| | PAVEMENT RESTORATION |
| | PROPOSED ELEVATION |
| | PROPOSED SURFACE FLOW |
| | PROPOSED WATER METER |
| | PROPOSED CATCH BASIN |
| | PROPOSED SIGN (AS INDICATED) |
| | PROPOSED CLEANOUT |
| | PROPOSED R/F BACKFLOW PREVENTION |
| | PROPOSED PIPING |
| | EXISTING CONCRETE |
| | EXISTING PIPING AND APPURTENANCES |
| | EXISTING CATCH BASIN |
| | EXISTING ELEVATION |
| | EXISTING POWER POLE |
| | EXISTING MANHOLE (AS DESIGNATED) |
| | EXISTING WATER METER |
| | EXISTING FENCE |

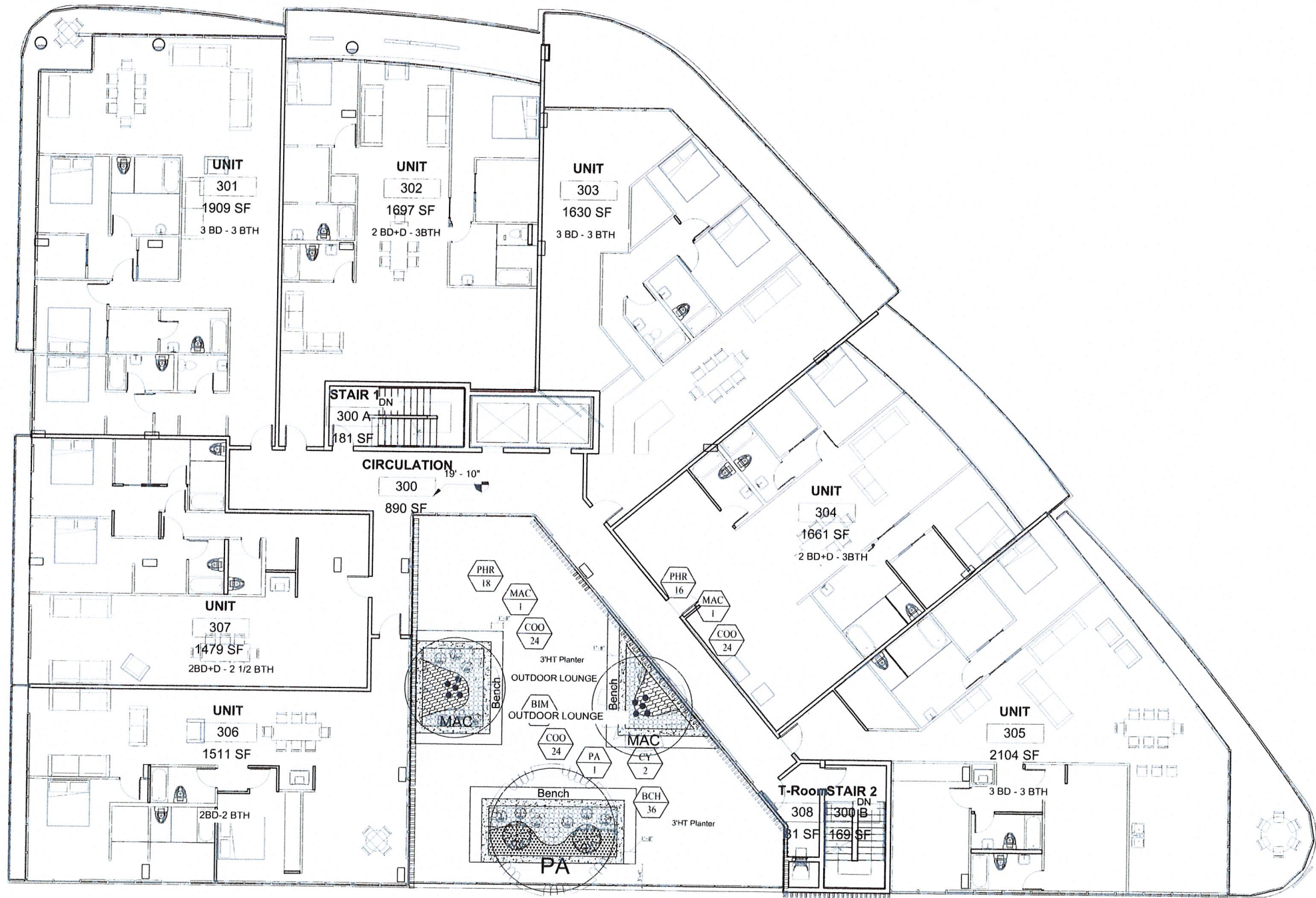
PAVEMENT MARKING & SIGNAGE PLAN FOR BH INVESTMENTS - BAY HARBOR 103 10290 EAST BAY HARBOR DRIVE BAY HARBOR ISLANDS, FLORIDA 33154						NO. OF SHEETS: 4	
CAD FILE NO.						SHEET NO.: C-3	
DATE BY CHK'D DESCRIPTION HOLLAND ENGINEERING CIVIL ENGINEERING SOLUTIONS 1120 SE 3rd Avenue Fort Lauderdale, Florida 33316 Phone: 954-347-7037							
		REVISIONS				DRAWN BY: HS	
						SCALE: 1" = 10'	
						DESIGNED BY: SCH	
						DATE: 09/23/21	
						CHECKED BY: SCH	
						FIELD BOOK: N/A	
						FINAL APPROVAL	

J:\CAD\21-29\CAD Files\21-29_C-3 - Pavement Marking & Signage Plan.dwg -- 9/28/2021 12:01 PM



SECTIONS
SCALE: N.T.S.

CAD FILE NO.		21-29		
NO. OF SHEETS:		4		
SHEET NO.:		C-4		
SECTIONS FOR				
BH INVESTMENTS - BAY HARBOR 103				
10290 EAST BAY HARBOR DRIVE				
BAY HARBOR ISLANDS, FLORIDA 33154				
REVISIONS				
NO.	DATE	BY	CHK'D	DESCRIPTION
 HOLLAND ENGINEERING CIVIL ENGINEERING SOLUTIONS 1120 SE 3rd Avenue Fort Lauderdale, Florida 33316 Phone: 954.597.0671 Certificate of Authorization 7325  SUSAN C. HOLLAND LICENSED PROFESSIONAL ENGINEER LICENSE #4-1487				
DRAWN BY:		HS		SCALE: N.T.S.
DESIGNED BY:		SCH		DATE: 09/23/21
CHECKED BY:		SCH		FIELD BOOK: N/A
FINAL APPROVAL				



PLANT LIST				
TREES & PLANTS				
SYM.	ABV.	QTY.	BOTANICAL NAMES	COMMON NAMES
PA	1	1	PACHIRA AQUATICA	MONEY TREE
MAC	2	2	PTYCHOSPERMA MCARTHURII	MCARTHUR PALM

PLANT LIST				
SHRUB & GROUND COVER				
SYM.	ABV.	QTY.	BOTANICAL NAMES	COMMON NAMES
BIM	17	17	ALCANTAREA IMPERIALIS	IMPERIAL BROMELIAD
CY	2	2	CYCAD REVOLUTA	KING SAGO
COO	72	72	ZAMIA INTREGRIFOLIA	COONTIE
PHR	34	34	PHILLODENDRON RED CONGO	RED CONGO
BCH	36	36	ERNODEA LITTORALIS	BEACH CREEPER

EXOTICSCAPE & ASSOCIATES
LANDSCAPE ARCHITECTURE

181 Harbor Dr. Key Biscayne, FL 33149
(305) 785-8256
LA Theresa Wymer LA 0667363
Mercedes B. Porcari

BAY HARBOR
103 Bay Harbor, Bay Harbor Islands FL 33154

SHEET TITLE
OUTDOOR LOUNGE
LANDSCAPE PLAN
ISSUE DATE
09-14-2021

REVISION

DESIGN
MERCEDES PORCARI

DRAWN
ROBERTO CR

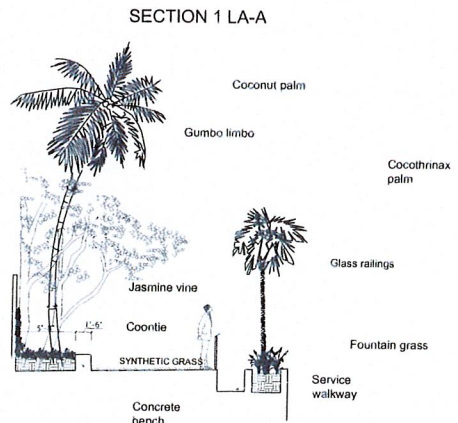
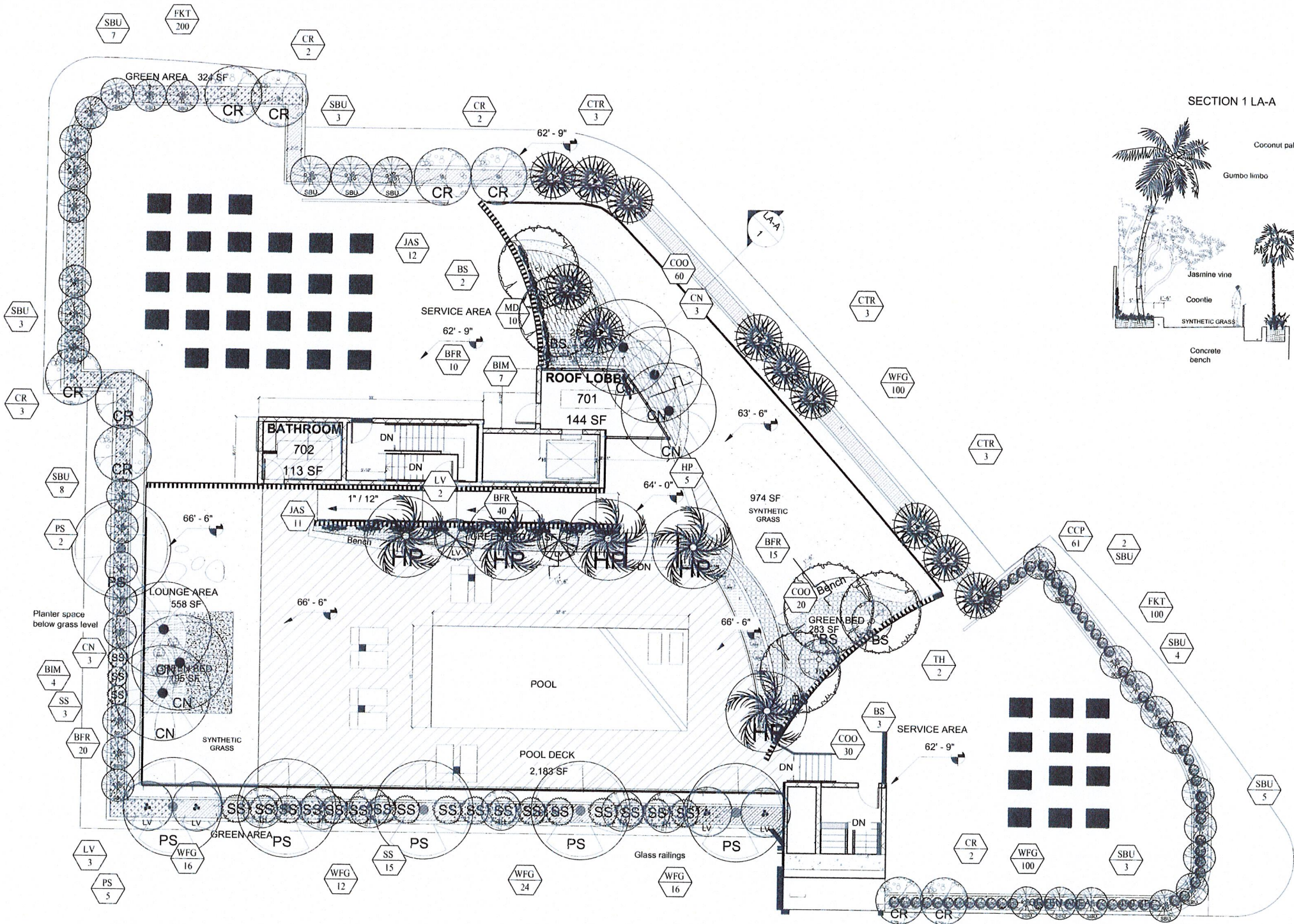
SCALE
1/8" = 1' - 0"

SEALED
LA 0667363

THERRSA WYMER
LA 0667363

SHEET NUMBER

LA.02



PLANT LIST					
TREES & PLANTS					
SYM.	ABV.	QTY	BOTANICAL NAMES	COMMON NAMES	SIZE
BS	6	6	BURSERIA SIMARUBA	GUMBO LIMBO	14'-16' HT - 10" SP 4" DBH
LV	3	3	LIGNUM VITAE	LIGNUM TREE	10' HT 2" DBH
CR	9	9	CLUSIA ROSEA	CLUSIA TREE	12' HT 2.5" DBH
PS	6	6	PHOENIX SYLVESTRIS	SYLVESTRIS PALM	10' CT
CN	6	6	COCOS NUCIFERA	COCONUT PALM	12' CT x 12" SP
CTR	14	14	COCCOTHRINAX ARGENTEA	THRINAX PALM	7' CT x 10" SP
TH	6	6	THRINAX RADIATA	FLORIDA THATCH PALM	8' CT
HP	5	5	DICTYOSPERMA ALBUM	HURRICANE PALM	14' HT x 12" SP
SBU	37	37	CONOCARPUS ERECTUS	SILVER BUTTWOOD	10' HT 2.5" DBH MULTI TRUNK
LG	10	10	LIGUSTRUM VULGARE	LIGUSTRUM	8-12' HT 3" DBH

PLANT LIST					
SHRUB & GROUND COVER					
SYM.	ABV.	QTY	BOTANICAL NAMES	COMMON NAMES	SIZE
SS	20	20	EUGENIA FOETIDA	SPANISH STOPPER BUSH	7 GAL 3HT
CCP	61	61	CHRYSOBALANUS ICACO	COCOPLUM BUSH	7 GAL 3HT
BIM	7	7	ALCANTAREA IMPERIALIS	IMPERIAL BROMELIAD	7 GAL
PKT	300	300	TRIPSACUM DACTYLOIDES	FAKAHATCHEE GRASS	3 GAL 18"
JAS	24	24	TRACHELOSPERMUM JASMINOIDES	CONFEDERATE JASMINE	15 GAL 6HT
BFR	60	60	NEPHROLEPSIS EXALATA	BOSTON FERN	3 GAL FULL
FGR	200	200	PENNISETUM SETACEUM	FOUNTAIN GRASS	3 GAL FULL
COO	110	110	ZAMIA INTREGRIFOLIA	COONTIE	3 GAL FULL
MD	10	10	MONSTERA DELICIOSA	MONSTERA	7 GAL FULL

EXOTICSCAPE & ASSOCIATES
LANDSCAPE ARCHITECTURE

181 Harbor Dr. Key Biscayne, FL 33149
(305)785-8256
LA Theresa Wymer LA16667363
Mercedes B. Porcari

BAY HARBOR
103 Bay Harbor. Bay Harbor Islands FL 33154

SHEET TITLE	TOP LEVEL LANDSCAPE PLAN
ISSUE DATE	09-14-2021
REVISION	
DESIGN	MERCEDES PORCARI
DRAWN	ROBERTO CR
SCALE	1/8" = 1' - 0
SEAL	
SHEET NUMBER	LA.03

Landscape maintenance

- (A) An owner is responsible to ensure that landscaping required to be planted pursuant to this chapter, or the ordinances which were in effect prior to the effective date of this chapter, is:
- (1) Installed in compliance with the Landscape requirements;
 - (2) Maintained as to present a healthy, vigorous, and neat appearance free from refuse and debris; and
 - (3) Sufficiently fertilized and watered to maintain the plant material in a healthy condition.
- (B) If any tree or plant dies which is being used to satisfy current landscape code requirements, such tree or plant shall be replaced with the same landscape material or an approved substitute.
- (C) Trees shall be pruned in the following manner:
- (1) All cuts shall be clean, flush and at junctions, laterals or crotches. All cuts shall be made as close as possible to the trunk or parent limb, without cutting into the branch collar or leaving a protruding stub.
 - (2) Removal of dead wood, crossing branches, weak or insignificant branches, and sucker shall be accomplished simultaneously with any reduction in crown.
 - (3) Cutting of lateral branches that results in the removal of more than one-third (1) of all branches on one (1) side of a tree shall only be allowed if required for hazard reduction or clearance pruning.
 - (4) Lifting of branches or tree thinning shall be designed to distribute over half of the tree mass in the lower two-thirds (2) of the tree.
 - (5) No more than one-third (1) of a tree's living canopy shall be removed within a one (1) year period.
 - (6) Trees shall be pruned according to the current ANSI A300 Standards and the Landscape Manual.
 - (7) All newly installed planting material will be maintained in a condition that meets or exceeds Florida Grade #01 and has (01) one year replacement guarantee.

LANDSCAPE NOTES

01. Non Cypress variety mulch shall extend under all trees, shrubs and ground cover beds to the closest hard edge or sod border, in a minimum of 3' depth.
02. All plants shall meet the minimum standard of Florida No. 1 or better as specified in Grade and Standards for Nursery Plants as published by the Division of Plant Industry, Florida Department of Agriculture, latest edition.
03. All shrubs to be planted a minimum of 24" in height and a minimum of 12" from the edge of walks, building walls, pool's edge, etc., from Nona Grand and Rhapsodias. Indica to be planted 30" from edge of walks.
04. All trees and palms over 8" in height shall be braced to prevent lateral movement for a period of six months from the date of planting. Either wood braces as shown in the planting detail, or the wire and turnbuckle method shall be used. No nails, screws, metal straps or wires are to be used directly against the trees or palms trunks.
05. All palms except for species such as Coccothorapha, Rapis, and other multitrunk palms, shall have straight trunks, free of scars, decay or any damage caused by digging, transport or planting handling of the same.
06. All work by the Landscape Contractor shall be performed in a professional and sound manner in accordance with established standards of landscape installation practices and workmanship.
07. Landscape Contractor is responsible for verifying plant quantities prior to bidding. Quantities shown in the plans may vary due to actual site scale, job conditions, etc. Landscape Architect assumes no responsibility for the actual plant count necessary for the successful completion of the work.
08. Landscape Contractor and his subcontractors shall be licensed and insured as required by the municipality, county, state or any other governmental agency requiring a license or insurance in order for the Landscape Contractor to perform his work.
09. All work shall conform to Miami-Dade County's landscape ordinance Chapter 18-A ordinance.
10. Landscape Contractor is required to procure and obtain any necessary permits applicable for the successful completion of this project, if applicable.
11. Landscape material shall not be allowed to grow in such a manner as to impede streetfront triangle of visibility to property owner or neighbors, so as to materially impede vision between a height of 3 feet and 6 feet.
12. Landscape Contractor shall call Sunshine State One Call Center of Florida at 1-800-432-4770 (Toll Free) 48 hours before digging.
13. Landscape Contractor is responsible for inspecting the site and physically observing all the site conditions prior to entering into Agreements or Contract with Owner. Landscape Contractor shall coordinate his work with the General Contractor of Construction Manager in such a manner as to allow for a speedy and orderly completion of all work on the site.
14. Any excess soil, landscape materials and debris from the landscape Contractor's work shall be removed from the site immediately upon completion of his work.
15. Landscape Contractor shall coordinate the proposed planting in the Planting Plan with the work required in regrading and removal of trees in Street L-1 (Existing Trees).
16. One year guarantee on plant material.

Sec. 30-242 - Artificial turf.

- (a) Definitions. The following words, terms and phrases when used in this section, shall have the meanings ascribed to them in this section:
- (1) Corner Lot. A Lot located at the intersection of two streets and abutting such streets on two adjacent sides.
 - (2) Artificial Turf. An artificial product manufactured from synthetic materials that simulates the appearance of natural turf, grass, sod or lawn.
- (b) Installation.
- (1) Single Family and Two-Family Districts. Within the V.R., V.E., IR and PS Districts, Artificial Turf shall not be permitted to be installed within a Front Yard of any Lot, or within a Street Side Yard of a Corner Lot.
 - (2) Other Districts. Within all other zoning districts with the exception of the PROS Public Recreation and Open Space Use District and the GU Government Use District, Artificial Turf shall not be permitted to be installed within a Front Yard, or within a Side Yard facing a Street.
- (c) Installation, Maintenance and Repair.
- (1) No person shall install Artificial Turf without first obtaining a permit from the Village Planning, Building and Zoning Department.
 - (2) Artificial Turf shall, at a minimum, be installed according to the manufacturer's specifications.
 - (3) Artificial Turf shall be installed immediately adjacent to a seawall. The Artificial Turf shall be pinned or staked behind the seawall. No Artificial Turf or installation mechanism shall be attached directly to or placed on a seawall or seawall cap.
 - (4) An appropriate solid barrier device (e.g., concrete mow strip, bender board) is required to separate Artificial Turf from soil and live vegetation.
 - (5) Precautions for installation around existing trees, including a proper radius, shall be provided to ensure that tree roots are not damaged with the installation of the base material and that the overall health of the tree will not be compromised.
 - (6) Artificial Turf shall be maintained in a green fadeless condition and shall be maintained free of dirt, animal waste, mud, stains, weeds, debris, tears, holes, and imperfections. Maintenance shall include, but not be limited to cleaning, brushing, debris removal, repairing of depressions and ruts to maintain a visually-level surface; elimination of any ruts, flat or matted areas, weeds, and invasive roots; and all edges of the Artificial Turf shall not be loose and must be maintained with appropriate edging or stakes.
 - (7) Artificial Turf must be replaced if it falls into disrepair with fading or holes or loose areas. Replacement and repairs shall be done with like materials from the same manufacturer and done so in a manner that results in a repair that blends in with the existing Artificial Turf, without any mottling.
 - (8) Artificial Turf shall be installed on a permeable backing in order to ensure proper drainage. (12) Artificial Turf shall be of the highest quality available from a list of Village-approved manufacturers, and shall be a natural green color selected from a palette of colors approved by the Village.

LANDSCAPE LEGEND

TRANSECT ZONE: RM-2 MULTIPLE FAMILY DISTRICT LOT AREA: 26,046 SF ACRES: 0.6

OPEN SPACE

A SQUARE FEET OF REQUIRED LANDSCAPE AREA, AS INDICATED ON SITE PLAN	REQUIRED/ALLOWED	PROVIDED
REFER TO SITE PLAN 20% MIN	5209.2	5778
ROOFTOP GREEN AREA 1751 SF (42.20% OF RECREATION AREA)		

TREES

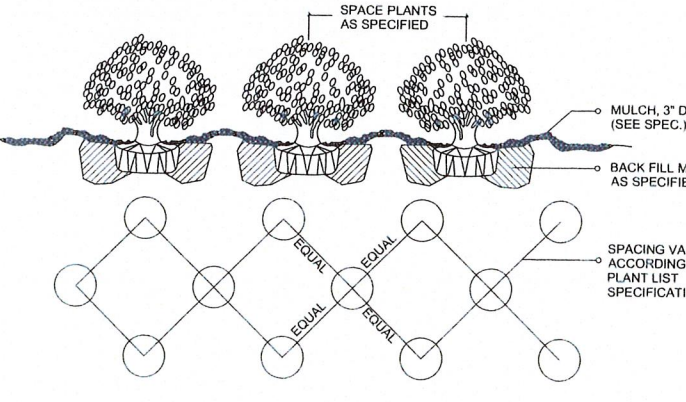
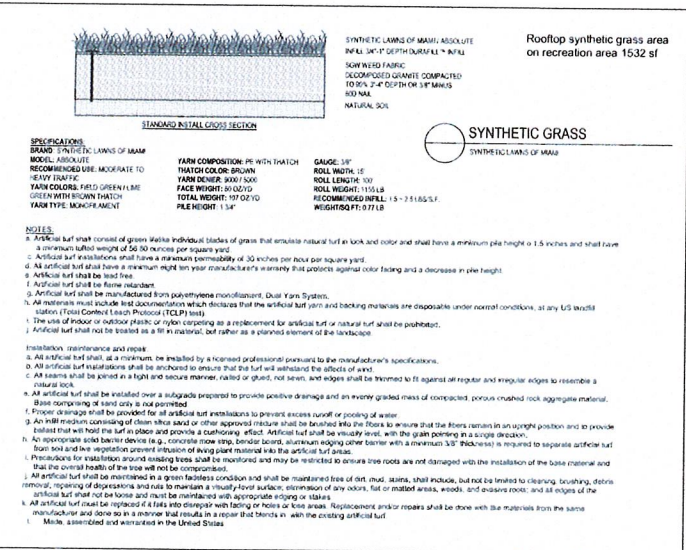
A. NUMBER OF TREES REQUIRED PER LOT ACRE, LESS EXISTING NUMBER OF TREE MEETING MINIMUM REQUIREMENTS = 28 TREES PER ACRE	17	22
B. % PALMS ALLOWED: NUMBER OF TREE PROVIDED *	NA	NA
C. % NATIVES REQUIRED: NUMBER OF TREE PROVIDED 50% *	9	22
D. % DROUGHT TOLERANT AND LOW MAINTENANCE: NUMBER OF TREE PROVIDED * 50% *	9	22
E. STREET TREES (MAXIMUM AVERAGE SPACING OF 35' O.C.)		
LINEAR FEET ALONG STREET 321 / 35 = 10 TREES (LIVE OAKS)	10	10
TOTAL REQUIRED TREES 17 LOT TREES + 10 STREET TREES = 11 TREES	27	34

SHRUBS

A. NUMBER OF SHRUBS REQUIRED: NUMBER OF TREES REQUIRED * 12 *	324	350
B. % NATIVE SHRUBS REQUIRED: NUMBER OF SHRUBS PROVIDED * 50% *	162	193
C. 10% OF THE SHRUBS REQUIREMENT SHALL BE LARGE SHRUBS *	33	44

*PROPOSED TREES (22) **PROPOSED SHRUBS (350) ***PROPOSED LARGE SHRUBS/SMALL TREES (44)

- 2 SEACAPPE
11 PIGEON PLUM
9 CLUSIA ROSEA
- 62 JAMAICAN CAPER
70 SPANISH STOPPER
61 COCOPLUM
60 CARISSA BUSH
60 GREEN ISLAND FICUS
40 DWARF PINK CLEMATIS
(3rd, 4th, 5th floor planter)
- 12 LIGUSTRUM
12 on ground floor and 10 on top level
32 SILVER BUTTWOOD
15 on ground floor and 25 on top level

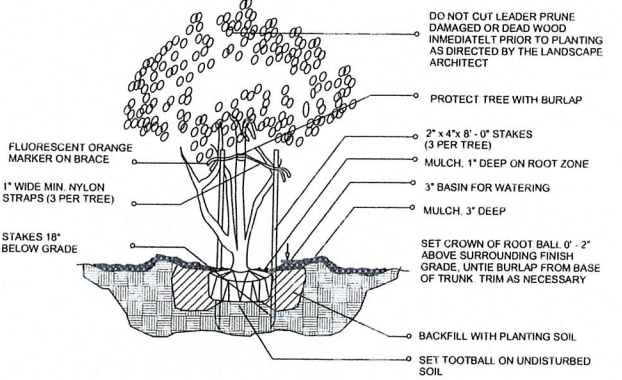


SHRUB / GROUNDCOVER
SPACING PLANTING DETAIL

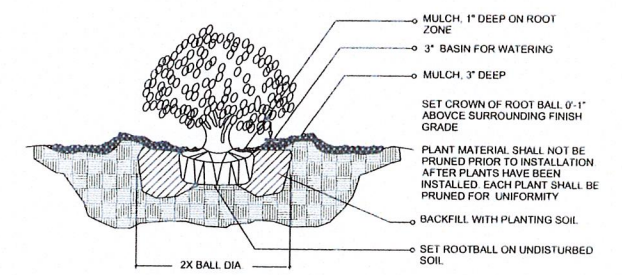


ABBREVIATIONS:

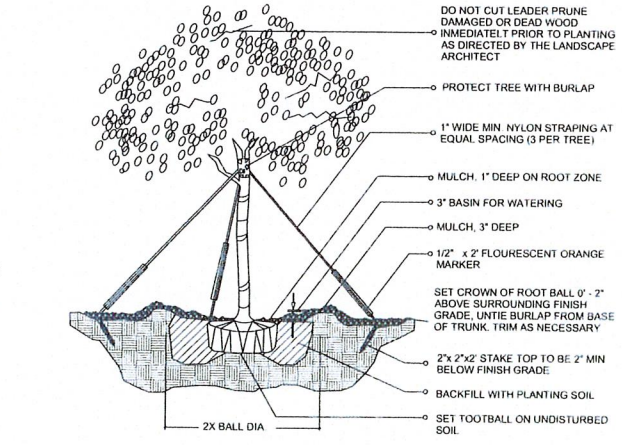
- g.t. - Gray Trunk
c.t. - Clear Trunk
o.c. - On Center
B&B - Balled and Burlaped.
o.a. - Overall Height.
- SPD - Spread
NAT - Native species
g.w. - Gray Wood
min. - minimum
- *SC = Shrubs counted toward shrubs requirement.
*TC = Trees/Palm counted toward Tree requirement.
EC = Energy Conservation Zone



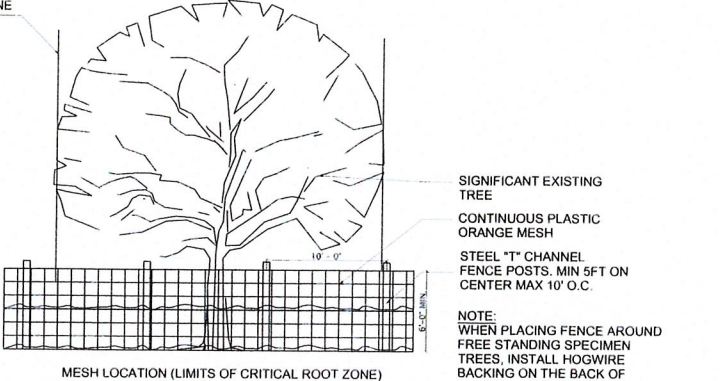
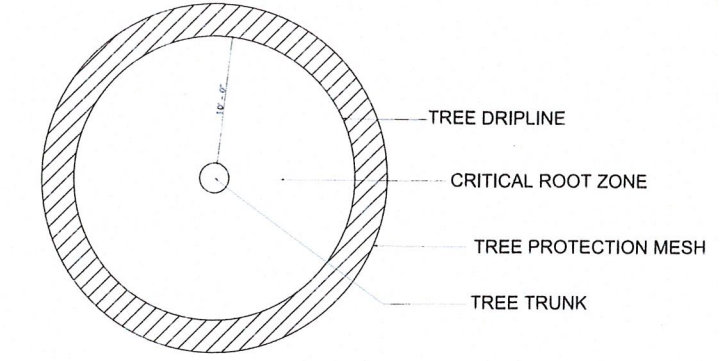
MULTI-TRUNK AND SMALL TREE (2\"/>



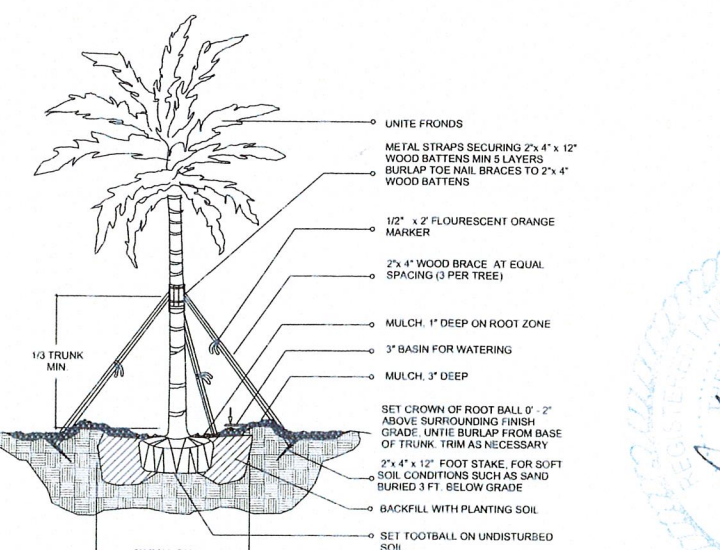
SHRUB / PLANTING DETAIL



(2\"/>



1. MINIMUM SIX (6) FOOT HIGH TEMPORARY PLASTIC ORANGE MESH SHALL BE PLACED AT THE CRITICAL ROOT ZONE OR DESIGNATED LIMIT OF DISTURBANCE OF THE TREE TO BE SAVED. IT SHALL COMPLETELY ENCIRCLE TREE(S). INSTALL POSTS USING PIER BLOCK ONLY. AVOID POST OR STAKES INTO MAJOR ROOTS. MODIFICATIONS TO FENCING MATERIAL AND LOCATION MUST BE APPROVED BY PLANNING OFFICIAL.
2. TREATMENT OF ROOTS EXPOSED DURING CONSTRUCTION: FOR ROOTS OVER ONE (1) INCH DIAMETER DAMAGED DURING CONSTRUCTION, MAKE A CLEAN STRAIGHT CUT TO REMOVE DAMAGED PORTION OF ROOT. ALL EXPOSED ROOTS SHALL BE TEMPORARY COVERED WITH DAMP BURLAP TO PREVENT DRYING AND COVERED WITH SOIL AS SOON AS POSSIBLE.
3. NO STOCKPILING OF MATERIAL, VEHICULAR, TRAFFIC, OR STORAGE OF EQUIPMENT OR MACHINERY SHALL BE ALLOWED WITHIN THE LIMIT OF THE FENCING. FENCING SHALL NOT BE MOVED OR REMOVED UNLESS APPROVED BY CITY PLANNING OFFICIAL. WORK WITHIN PROTECTION FENCE SHALL BE DONE MANUALLY UNDER THE SUPERVISION OF THE ON-SITE ARBORIST AND WITH PRIOR APPROVAL BY THE CITY PLANNING OFFICIAL.
4. FENCING SIGNAGE AS DETAILED ABOVE MUST BE POSTED EVERY FIFTEEN (15) FEET ALONG THE FENCE.



LARGE PALM / PLANTING DETAIL

EXOTICSCAPE & ASSOCIATES
LANDSCAPE ARCHITECTURE

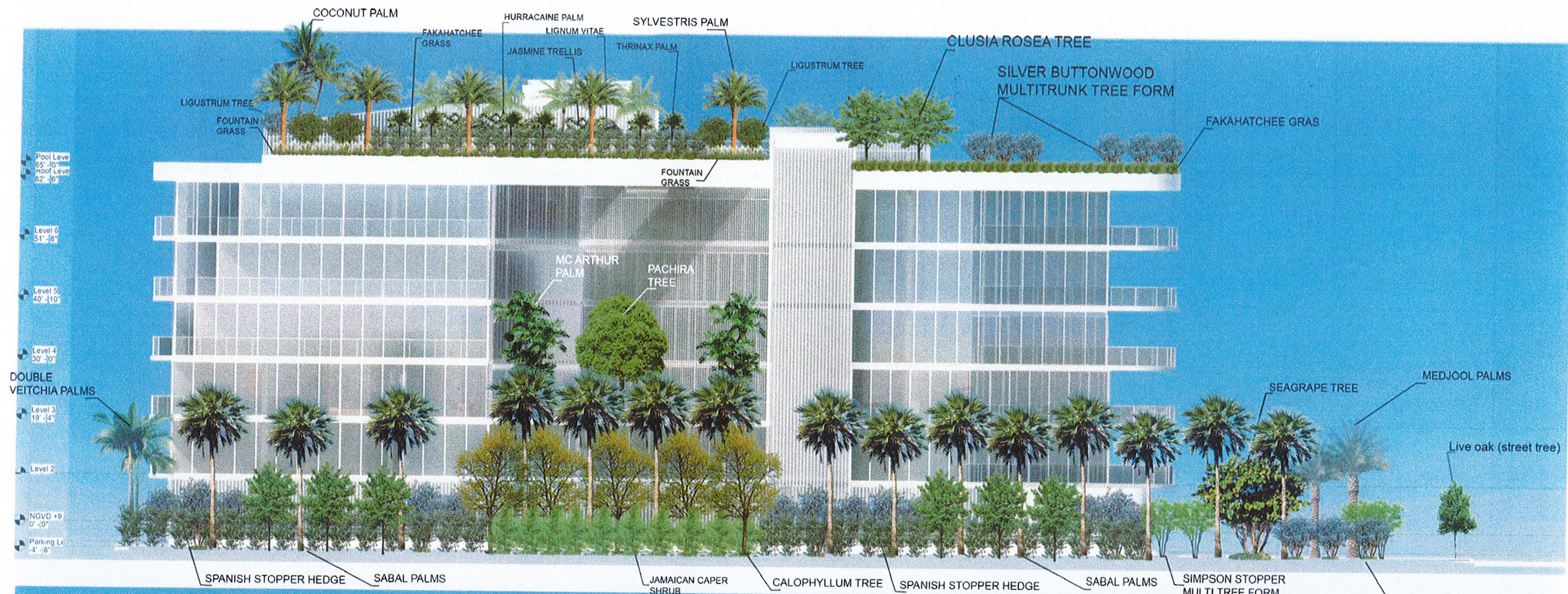
181 Harbor Dr. Key Biscayne, FL 33149
(305) 785-8256
LA Theresa Wymer L.A.6667363
Mercedes B. Porcari

BAY HARBOR

103 Bay Harbor, Bay Harbor Islands FL 33154

SHEET TITLE	PLANTING DETAILS
ISSUE DATE	09-14-2021
REVISION	
DESIGN	MERCEDES PORCARI
DRAWN	ROBERTO CR
SCALE	NOT TO SCALE
SEAL	
	THERESA WYMER LA.6667363
SHEET NUMBER	LA.04

SOUTH ELEVATION



NORTH ELEVATION

EXOTICSCAPE & ASSOCIATES
LANDSCAPE ARCHITECTURE

181 Harbor Dr. Key Biscayne, FL 33149
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LA Theresa Wymer LA0667363
Mercedes B. Porcari

BAY HARBOR

103 Bay Harbor, Bay Harbor Islands FL 33154

SHEET TITLE
ELEVATIONS 1

ISSUE DATE
09-14-2021

REVISION

DESIGN
MERCEDES PORCARI

DRAWN
ROBERTO CR

SCALE
3 / 32" = 1" - 0

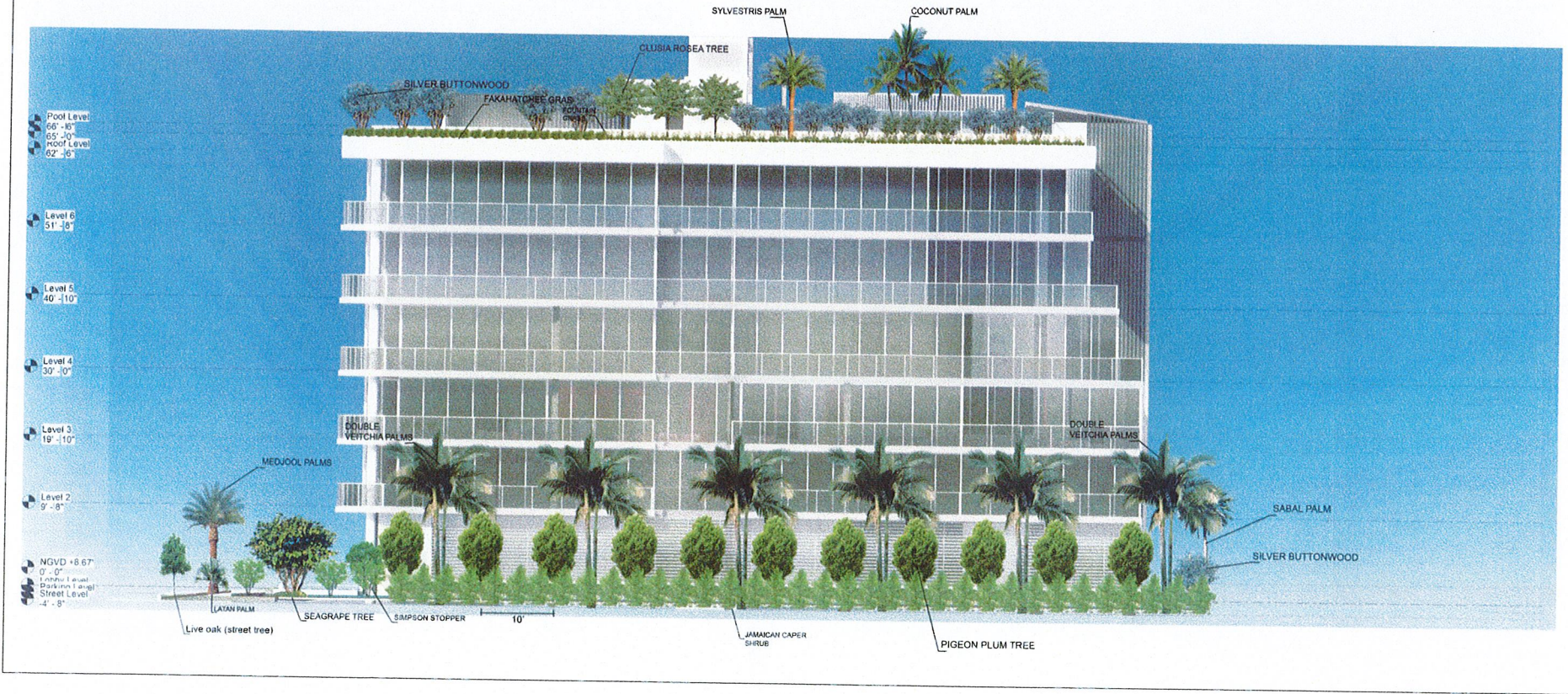
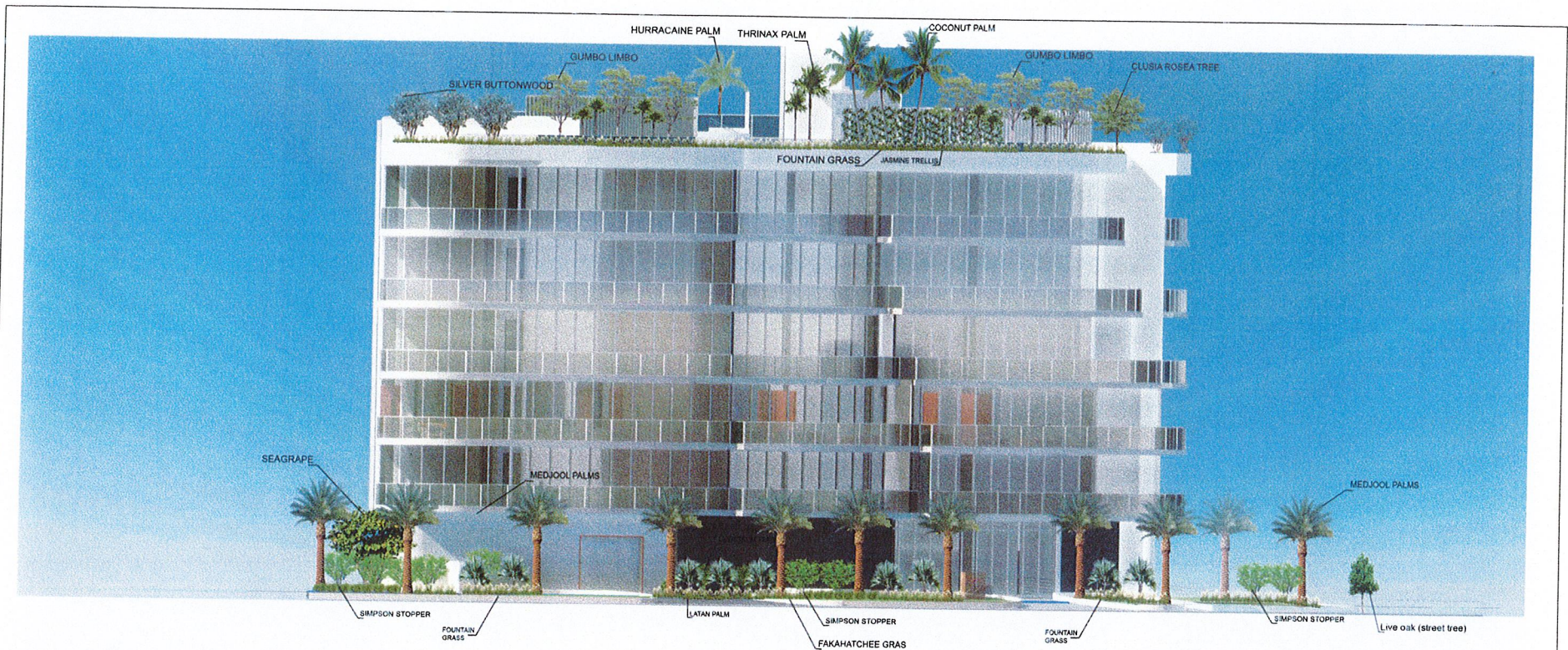
SEAL

THERESA WYMER
LA0667363

SHEET NUMBER

LA.05

EAST ELEVATION

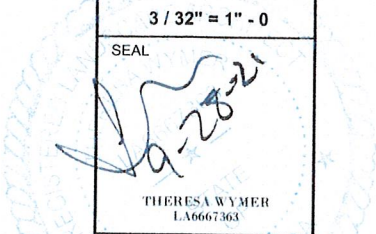


WEST ELEVATION

EXOTICSCAPE & ASSOCIATES
LANDSCAPE ARCHITECTURE

181 Harbor Dr. Key Biscayne, FL 33149
(305)785-8256
LA Theresa Wymer L.A6667363
Mercedes B. Porcari

BAY HARBOR
103 Bay Harbor, Bay Harbor Islands FL 33154

SHEET TITLE	ELEVATIONS 2
ISSUE DATE	09-14-2021
REVISION	
DESIGN	MERCEDES PORCARI
DRAWN	ROBERTO CR
SCALE	3 / 32" = 1" - 0
SEAL	
SHEET NUMBER	LA.06

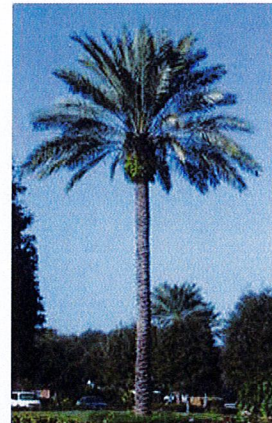
TREES AND PALMS



MILKY WAY TREE (SL)



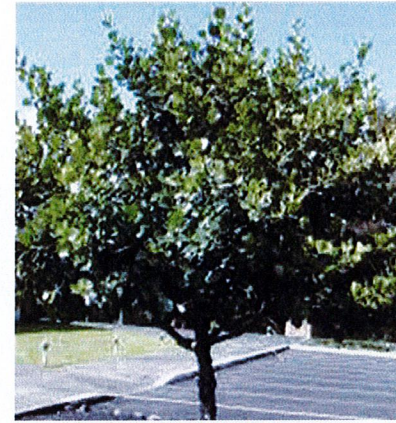
SABAL PALM (SP)



MEDJOOL PALM (MJ)



LATANIA PALM (LAT)



CLUSIA TREE (CR)



PIGEON PLUM (PP)



PACHIRA TREE (PA)



VEITCHIA PALM (VV)



LIGUSTRUM (LG)



SEAGRAPE (CC)



SIMPSON STOPPER (MF)



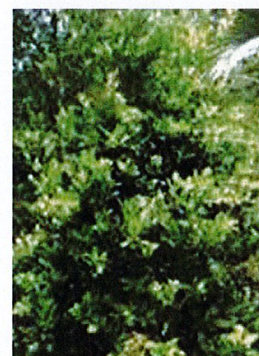
CALOPHYLLUM TREE (CI)



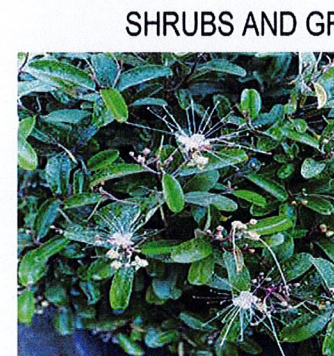
Silver buttonwood (SBU)



LICUALA RAMSAII (LIC)



SPANISH STOPPER (SS)



JAMAICAN CAPER (JC)



KING SAGO CYCAD (CY)



BROMELIA IMPERIAL (BIM)



LADY PALM (RE)

SHRUBS AND GROUND COVERS



Fountain grass (WFG)



PH XANDU (PHX)



PH RED CONGO (PHR)



CONFEDERATE IASMINE (JAS)



GREEN ISLAND (FGI)



ZAMIA COONTIE (COO)



COCOPLUM (CCP)



FAKAHATCHEE (FKT)



WILD PEANUTS (PEA)

EXOTICSCAPE & ASSOCIATES
LANDSCAPE ARCHITECTURE

181 Harbor Dr. Key Biscayne, FL 33149
(305) 785-8256
Mercedes B. Porcari

LANDSCAPE DESIGN

FEDERICO RESIDENCE

SHEET TITLE
PLANT MATERIALS

ISSUE DATE

REVISION

DESIGN
MERCEDES PORCARI

DRAWN
ROBERTO CARMONA

SCALE
1/8" = 1' - 0

SEAL

SHEET NUMBER

PM -1

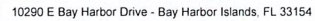


2. RM-2 MULTIPLE FAMILY DISTRICT	ALLOWED	CALCULATION	PROVIDED
LOT AREA		As per Folio # 13-2227-001-1110 As per survey	26,400 SF (.606 ACRES) 26,046 SF (.598 ACRES)
LOT COVERAGE	-	-	15,730 SF (60.39%)
GROUND FLOOR AREA	-	-	14,511 SF (55.71%)
LANDSCAPE AREA	> 20 %	26,046 x .20=	5,209 SF
PAVED AREA	.	.	5,778 SF (22.18 %) 5,757 SF (22 .10%)
DENSITY	34 DU/ACRE	.598 ACRES x 34 = 20	.
TDR DU's IS REQUIRED	60 DU/ACRE	.598 ACRES x 60 = 36	35
NOTE: DUE TO PREVIOUS 2014 TDR TRANSFER, THE ALLOWABLE NUMBER OF DU ON THE SITE IS 12 DU. 23 ADDITIONAL TDR UNITS SHOULD BE ACQUIRED TO COMPLETE THE PROPOSED 35 UNITS			

4. BUILDING HEIGHT		
MAX HEIGHT (FEET)	65 FT	62.5 FT (T.O.R.)
POOL TOP	5 FT ABOVE MAX HEIGHT	66.5 FT

6. BUILDING LENGTH	
(5) PER BAY HARBOR ISLANDS, FL CODE OF ORDINANCES SECTION 23-11 (B2) (6) MAXIMUM BUILDING LENGTH THE MAXIMUM LENGTH OF A BUILDING IN LINEAR SHAPE WITH NO BREAKS OR ANGLES GREATER THAN 15 DEGREES SHALL NOT EXCEED 205 FEET, EXCEPT AS HEREINAFTER PROVIDED. (6) MAXIMUM BUILDING LENGTH THROUGHWAYS A BUILDING MAY EXCEED 120 FEET IN LENGTH IF BREEZEWAYS, DRIVE SUCH BUILDING, EXCEPT FOR COMMON FLOORS AND ROOFS. THE PLANNING AND ZONING BOARD MAY MODIFY THE APPLICATION OF THIS REQUIREMENT. IN INSTANCES WHERE ENHANCED ARCHITECTURAL ARTICULATION AND DETAILING IS PROVIDED ON THE BUILDING FACADE TO BREAK THE MASSING OF THE BLDG.	NORTH SIDE FACING 103rd STREET + 89'11" NORTH EAST SIDE FACING EBWD + <50' (64) + 120' 0" EAST SIDE + (37'21") = 21'0" SOUTH SIDE - 62' 10" + 64' 3" WEST SIDE = 120' 0" REFER TO ATTACHED RESPONSE NOTES

AREAS				
Number	Name	Area	Level	Unit Type
100	PARKING	11350 SF	Lobby Level	
100-A	STAIR 1	232 SF	Lobby Level	
100-B	STAIR 2	134 SF	Lobby Level	
101	LOBBY	1565 SF	Lobby Level	
102	VALET	213 SF	Lobby Level	
103	TOILET	Not Placed	Not Placed	
105	RESIDENT'S STORAGE	461 SF	Lobby Level	
106	TRASH RM	142 SF	Lobby Level	
107	STORAGE	90 SF	Lobby Level	
108	MECHANICAL ROOM	513 SF	Lobby Level	
109	EPG Room	183 SF	Lobby Level	
200	CIRCULATION	891 SF	Level 2	
200-A	STAIR 1	181 SF	Level 2	
200-B	STAIR 2	169 SF	Level 2	
201	TERRACE	262 SF	Level 2	
201	UNIT	1906 SF	Level 2	3 BD - 3 BTH
202	TERRACE	332 SF	Level 2	
202	UNIT	1617 SF	Level 2	2 BD+D - 3 BTH
203	TERRACE	499 SF	Level 2	
203	UNIT	1630 SF	Level 2	3 BD - 3 BTH
204	TERRACE	397 SF	Level 2	
204	UNIT	1563 SF	Level 2	2 BD+D - 3 BTH
205	TERRACE	356 SF	Level 2	
205	UNIT	2101 SF	Level 2	3 BD - 3 BTH
206	TERRACE	68 SF	Level 2	
206	UNIT	1089 SF	Level 2	1 BD - 2 BTH
207	TERRACE	87 SF	Level 2	
207	UNIT	1101 SF	Level 2	1 BD - 2 BTH
208	T-Room	82 SF	Level 2	
209	Storage	833 SF	Level 2	
210	GYM	1956 SF	Level 2	
300	CIRCULATION	890 SF	Level 3	
300 A	STAIR 1	181 SF	Level 3	
300 B	STAIR 2	169 SF	Level 3	
301	TERRACE	257 SF	Level 3	
301	UNIT	1909 SF	Level 3	3 BD - 3 BTH
302	TERRACE	334 SF	Level 3	
302	UNIT	1615 SF	Level 3	2 BD+D - 3 BTH
303	TERRACE	500 SF	Level 3	
303	UNIT	1628 SF	Level 3	3 BD - 3 BTH
304	TERRACE	401 SF	Level 3	
304	UNIT	1558 SF	Level 3	2 BD+D - 3 BTH
305	TERRACE	356 SF	Level 3	
305	UNIT	2103 SF	Level 3	3 BD - 3 BTH
306	TERRACE	68 SF	Level 3	
306	UNIT	1511 SF	Level 3	2 BD - 2 BTH
307	TERRACE	87 SF	Level 3	
307	UNIT	1479 SF	Level 3	2 BD+D - 2 BTH
308	T-Room	81 SF	Level 3	
308	LOUNGE TERRACE	1953 SF	Level 3	
400	CIRCULATION	897 SF	Level 4	
400 A	STAIR 1	181 SF	Level 4	
400 B	STAIR 2	169 SF	Level 4	
401	TERRACE	247 SF	Level 4	
401	UNIT	1873 SF	Level 4	3 BD - 3 BTH
401a	TERRACE	46 SF	Level 4	

109 90917 SF

Owner

2999 NE 191st Street PH-2 - Aventura, FL 33180

Consulting Engineer:
HOLLAND ENGINEERING, INC.
Address: 3rd Ave - Fort Lauderdale, FL 33316
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Landscape Architect:
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181 Harbor Dr. - Key Biscayne, FL 33149
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Phone: (+1) 305.361.5782
Cell: (+1) 305.846.4617
e-mail: rcarmona@exoticscape.com

General Contractor:
CHARLEVILLE DEVELOPMENT CORPORATION
7600 Coquina Drive - North Bay Village, FL 33141
Contact: Paul Murphy
Phone: (+1) 305.333.8832
e-mail: pcashmanmurphy@aol.com

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Phone
Fax
e-mail

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roxana@studio-baigorria.com

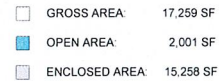
Architect: AR - 95209

9.28.21

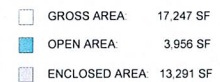
ZONING	
Project number	Project Number
Date	07-27-2021
Drawn by	Author
Checked by	Checker
A001	
Scale	



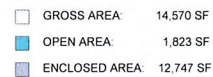
1 Lobby Level
1/32" = 1'-0"



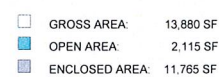
② Level 2
1/32" = 1'-0"



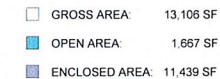
3 Level 3
1/32" = 1'-0"



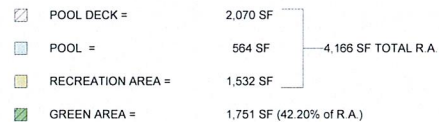
4 Level 4
1/32" = 1'-0"



5 Level 5
1/32" = 1'-0"



6 Level 6
1/32" = 1'-0"



8 Roof Level(1)
1/32" = 1'-0"



7 LOT COVERAGE
1/32" = 1'-0"

LEVEL	USE	NET AREA	COMMON AREA	OPEN AREA	TOTAL AREA	UNITS			
						1B	2B	3B	TOTAL
Ground	Parking / Lobby		14,511 SF		14,511 SF	-	-	-	-
2nd Level	Residential	11,008 SF	4,250 SF	2,001 SF	17,259 SF	2	2	3	7
3rd Level	Residential	11,801 SF	1,490 SF	3,956 SF	17,247 SF	-	4	3	7
4th Level	Residential	11,421 SF	1,326 SF	1,823 SF	14,570 SF	-	5	2	7
5th Level	Residential	10,481 SF	1,284 SF	2,115 SF	13,880 SF	-	5	2	7
6th Level	Residential	10,172 SF	1,267 SF	1,667 SF	13,106 SF	2	4	1	7
TOTAL		54,883 SF	24,128 SF	11,562 SF	90,573 SF	4	20	11	35

BUILDING INFORMATION
3/32" = 1'-0"

BAY HARBOR 103
CONDOMINIUM

10290 E Bay Harbor Drive - Bay Harbor Islands, FL 33154

Owner:

BH INVESTMENTS

2999 NE 191st Street PH-2 - Aventura, FL 33180

Consultant:
HOLLAND ENGINEERING, INC.
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Contact: Susan Holland / Ayitey Arye
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e-mail: ayitey@hollandengineering.net

Landscape Architect:
EXOTICSCAPE, INC.
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Contact: Mercedes Porcari / Roberto Carmona
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Cell: (+1) 305.846.4617
e-mail: rcarmona@exoticscape.com

General Contractor:
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e-mail: pcashmanmurphy@aol.com

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T: (+1)305 815 8122 Contact: Roxana Tillit
roxana@studio-baigorrria.com

Architect: AR - 95209

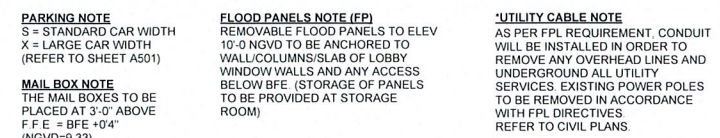
9.20.21

[illegible]

AREA PLANS

Project number	Project Number
Date	07-27-2021
Drawn by	Author
Checked by	Checker

A002	
Scale	As indicated





owner.

BH INVESTMENTS

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 Cell: (+1) 305.846.4617
 E-mail: rcarmo@exoticscape.com

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 Contact: Paul Murphy
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 E-mail: pcashmanmurphy@aol.com

consultant

address

address

none

ax

consultant

address

address

Phone

ax

baiqorría studio

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 Tel: (+1)305.815.8122 Contact: Roxana Tillit
roxana@studio-baigorrria.com

Architect: AR - 95209

9.28.21

[illegible]

LEVEL 2

Project number	Project Number
Date	07-27-2021
Drawn by	Author
Checked by	Checker

A104

Scale $3/32" = 1'-0"$

MAY 07:42:11 2007/07/15



owner.

BH INVESTMENTS

999 NE 191st Street PH-2 - Aventura, FL 33180

Chris Fittig; **HOLLAND ENGINEERING, INC.**
100 SE 3rd Ave - Fort Lauderdale, FL 33316
Contact: Susan Holland / Ayitey Aryee
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Email: ayitey@hollandengineering.net

andscape Architect:
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31 Harbor Dr. - Key Biscayne, FL 33149
Contact: Mercedes Porcari / Roberto Carmona
Phone: (+1) 305 361 5782
Cell: (+1) 305.846.4617
Email: rcarmona@exoticscape.com

General Contractor:
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600 Coquina Drive - North Bay Village, FL 33141
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(+1)305.815.8122 Contact: Roxana Tillit
roxana@studio-baigorria.com

Architect: AR - 95209

9.28.21

[illegible]

LEVEL 3

Project number	Project Number
Date	07-27-2021
Drawn by	Author
Checked by	Checker

A105

Scale $3/32" = 1'-0"$

9/28/2021 1:24:26 AM



Owner:

BH INVESTMENTS

Consulting Engineer:
HOLLAND ENGINEERING, INC.
1200 SE 3rd Ave - Fort Lauderdale, FL 33316
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e-mail: ayitey@hollandengineering.net

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e-mail: rcarmona@exoticscape.com

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Architect: AR - 95209

9.28.21

[illegible]

LEVEL 4

Date 07-27-2021

Checked by	Checker
------------	---------

A106

Scale $3/32" = 1'-0"$



Owner:

BH INVESTMENTS

Chris Engineer,
HOLLAND ENGINEERING, INC.
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e-mail: rcarmona@exoticscape.com

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Architect: AR - 95209

9.28.21

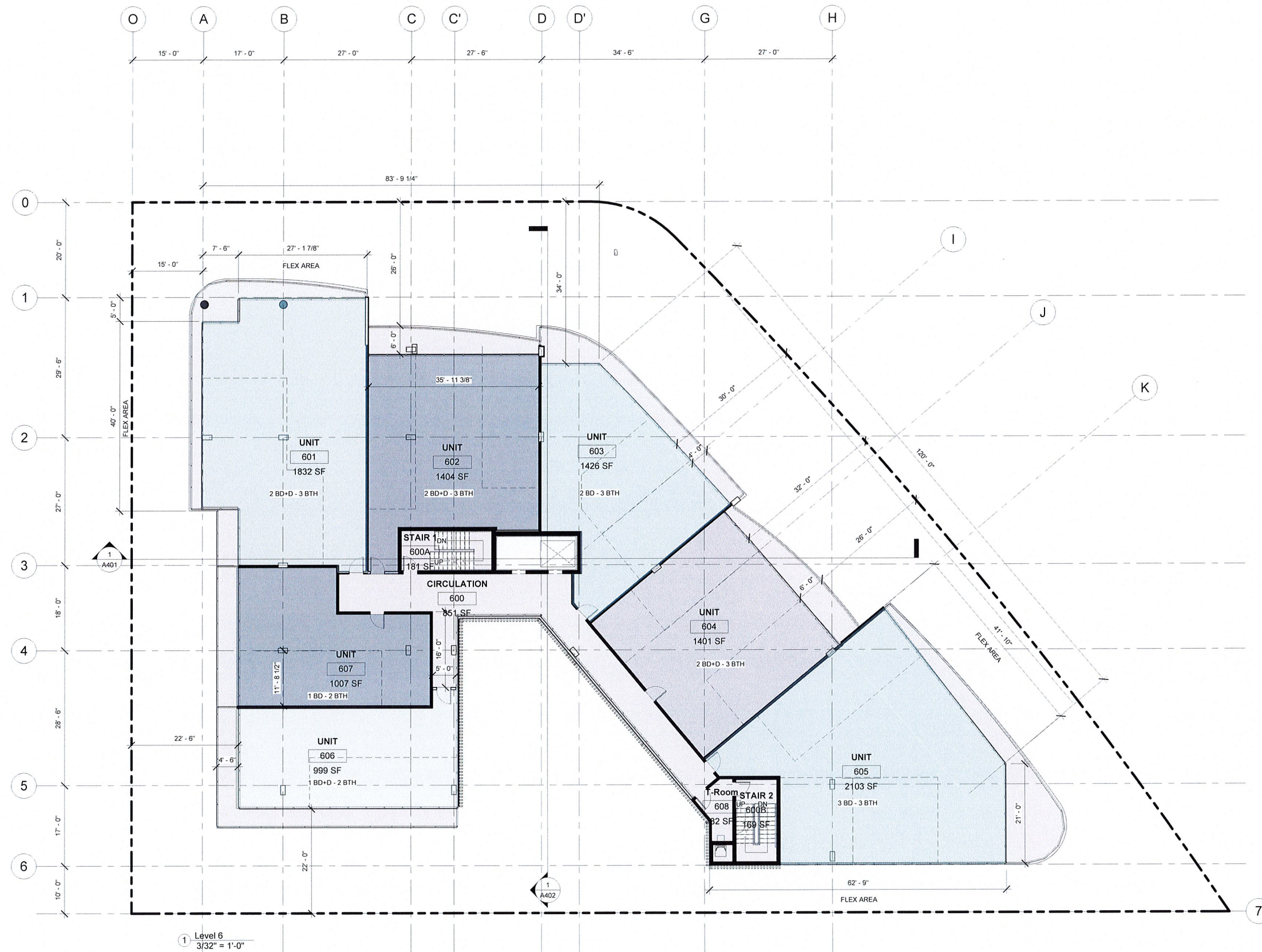
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LEVEL 5

Project number	Project Number
Date	07-27-2021
Drawn by	Author
Checked by	Checker

A107

Scale $3/32" = 1'-0"$



BAY HARBOR 103
CONDOMINIUM

10290 E Bay Harbor Drive - Bay Harbor Islands, FL 33154

Owner:

BH INVESTMENTS

2999 NE 191st Street PH-2 - Aventura, FL 33180

Consulting Engineer:
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Phone: (+1) 954.367.0371
e-mail: ayitey@hollandengineering.net

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Architect: AR - 95209

9.28.21

[illegible]

LEVEL 6

Project number	Project Number
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Date 07-27-2021

Drawn by	Author
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Checked by	Checker
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A108

Scale $3/32" = 1'-0"$



Owner:

BH INVESTMENTS

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andscape Architect:
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Architect: AR - 95209

9.28.21

ROOF LEVEL

Project number Project Number

Date 07-27-2021

Drawn by _____ Author _____

Checked by _____ Checker _____

A109

Scale $3/32" = 1'-0"$



10290 E Bay Harbor Drive - Bay Harbor Islands, FL 33154

owner:

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Architect: AR - 95209

9.28.21

[illegible]

INTERIOR LAYOUT LEVEL 3

Project number	Project Number
Date	07-27-2021
Drawn by	Author
Checked by	Checker

A110

Scale $1/8" = 1'-0"$

MAY 06:42:11 2020/07/16



0290 E Bay Harbor Drive - Bay Harbor Islands, FL 33154

Owner

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Architect: AR - 95209

7.28.2

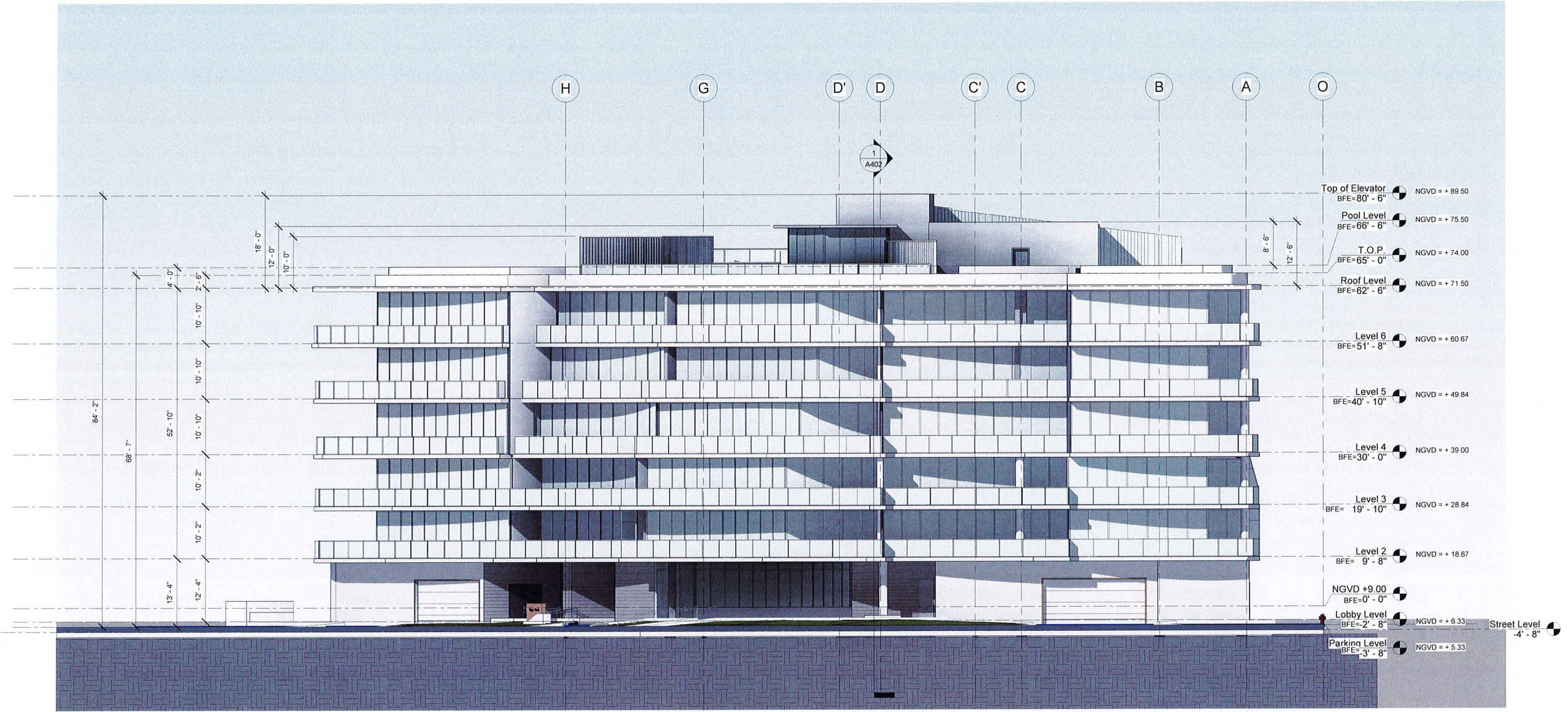
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NORTH ELEVATION

Project number	Project Number
Date	07-27-2021
Drawn by	Author
Checked by	Checker

A301

scale	$3/32" = 1'-0"$
-------	-----------------



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



owner.

BH INVESTMENTS

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Architect: AR - 95209

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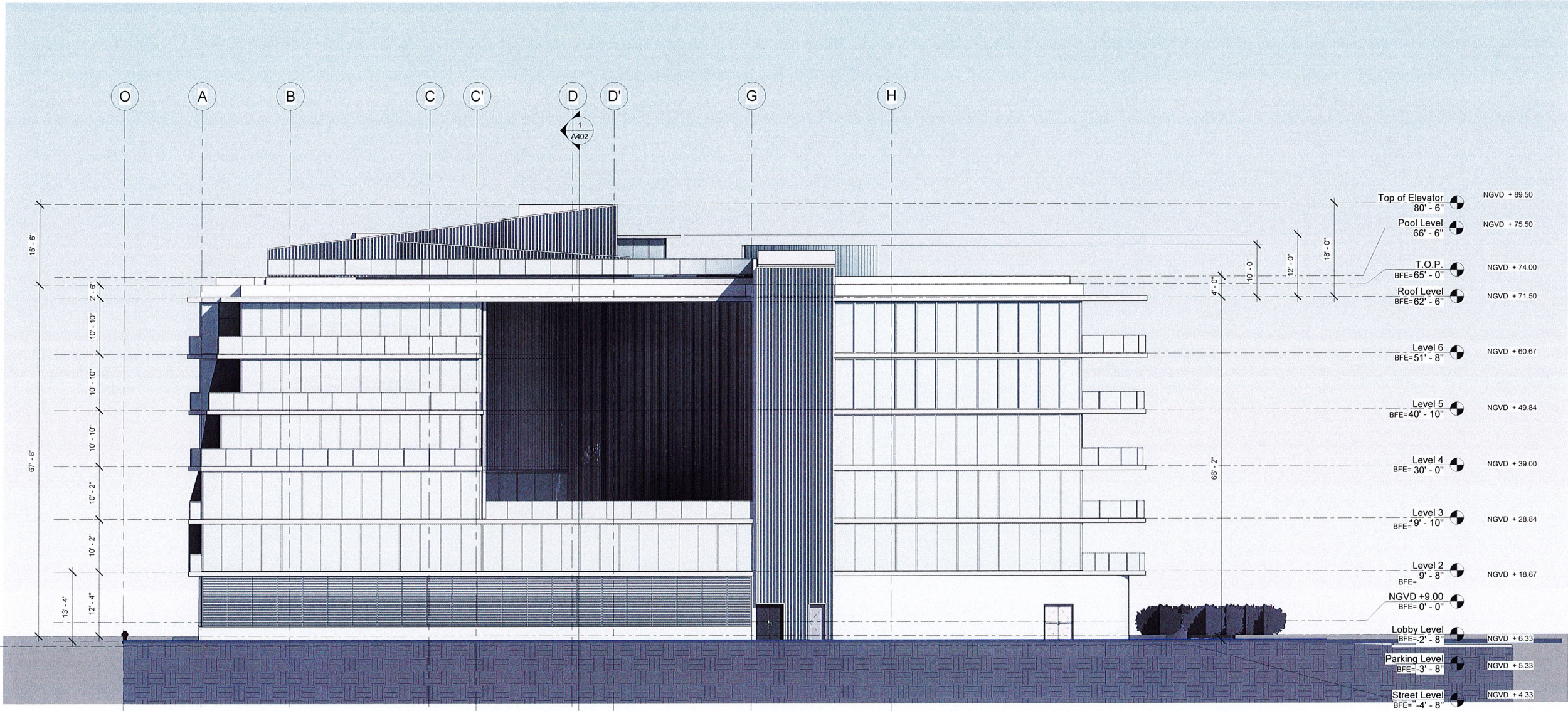
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SOUTH ELEVATION

Project number	Project Number
Date	07-27-2021
Drawn by	Author
Checked by	Checker

A302

Scale $3/32" = 1'-0"$



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



10290 E Bay Harbor Drive - Bay Harbor Islands, FL 33154

Owner

BH INVESTMENTS

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roxana@studio-baigorrria.com

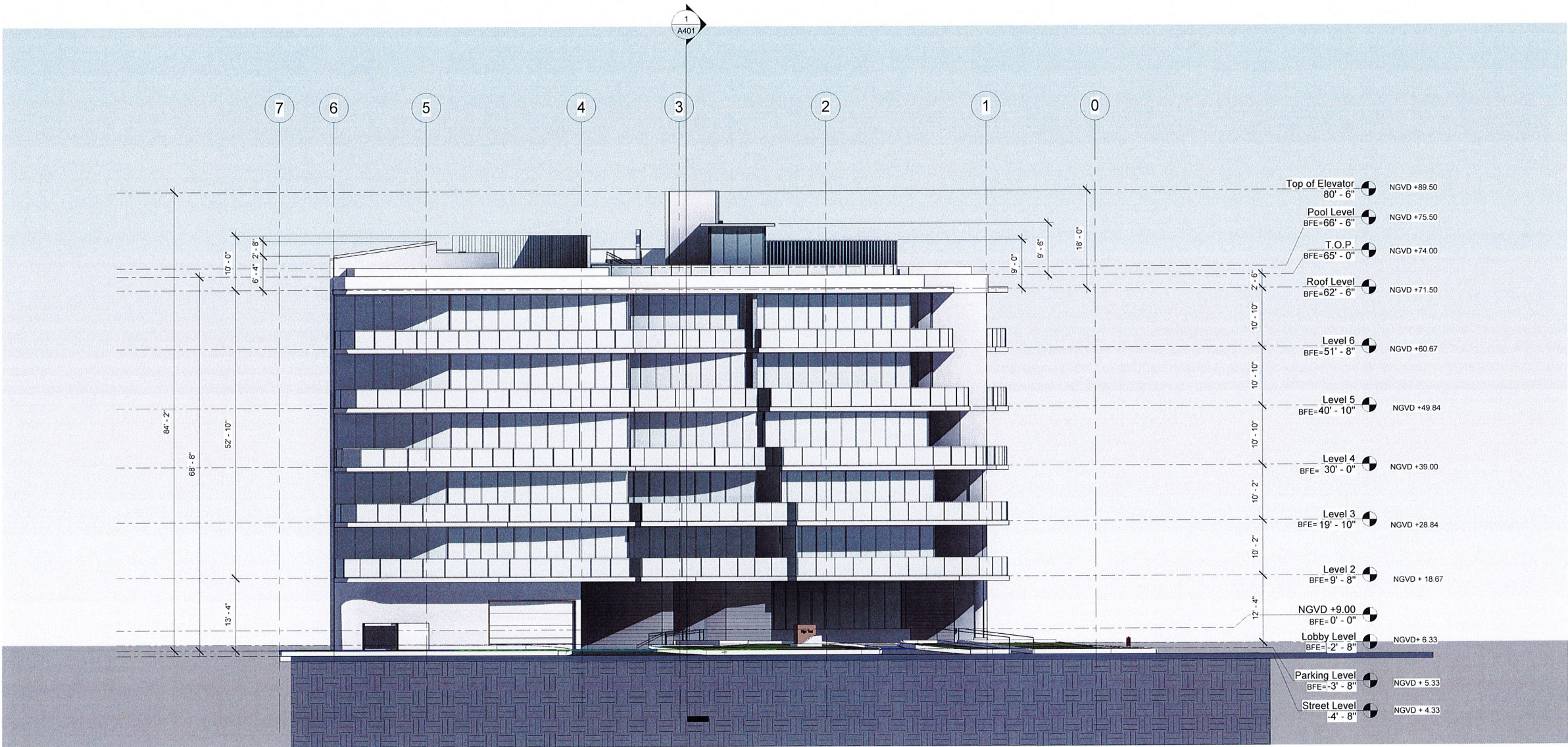
Architect: AR - 95209

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[illegible]

EAST ELEVATION

Project number	Project Number
Date	07-27-2021
Drawn by	Author
Checked by	Checker
A303	
Scale	3/32" = 1'-0"



① EAST ELEVATION
 $3/32'' = 1'-0''$



owner.

BH INVESTMENTS

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1200 SE 3rd Ave - Fort Lauderdale, FL 33316
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roxxana@studio-baigorria.com

Architect: AR - 95209

9.28.21

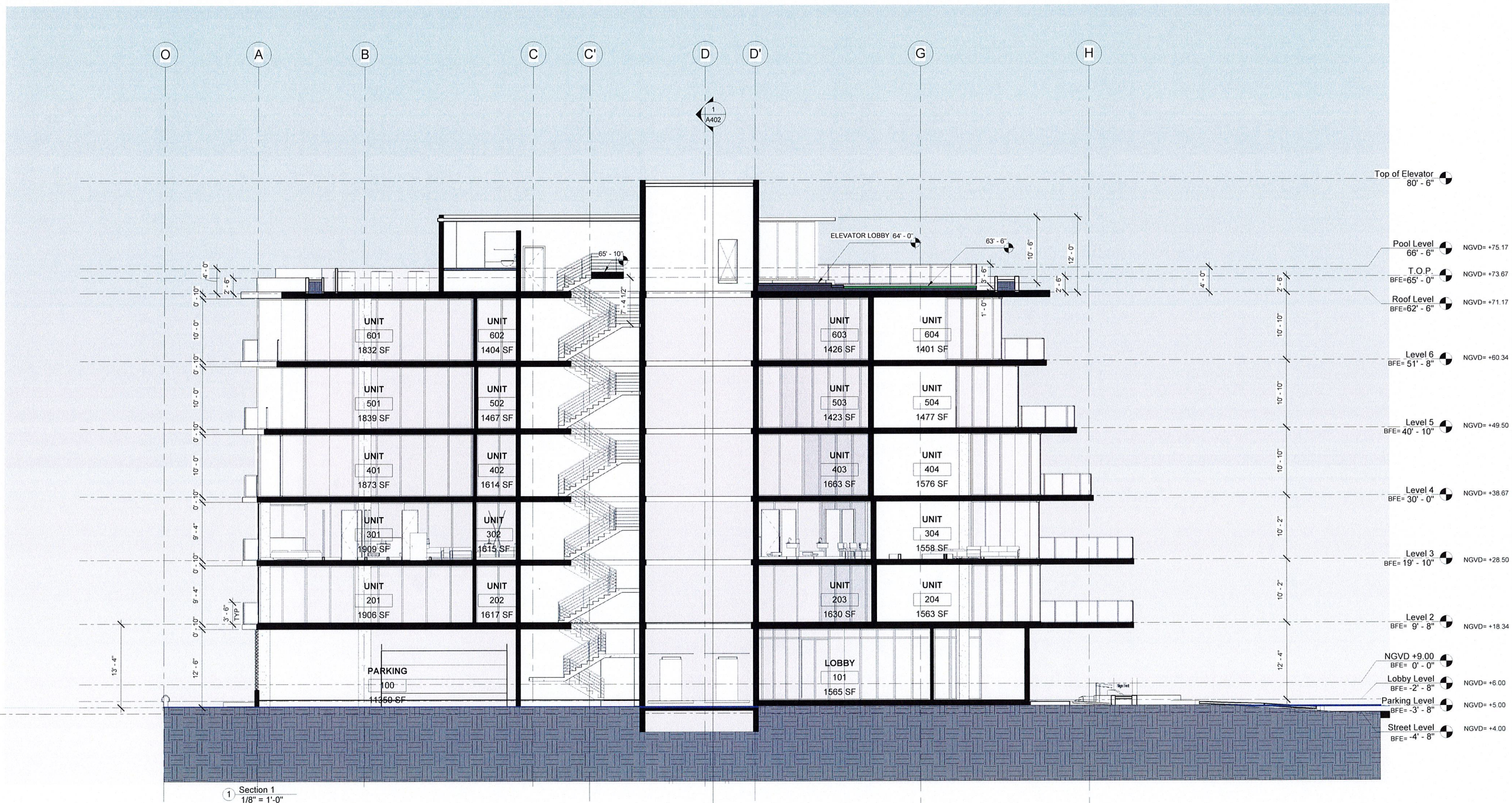
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SECTION 1

Project number	Project Number
Date	07-27-2021
Drawn by	Author
Checked by	Checker

A401

Scale $1/8" = 1'-0"$





10290 E Bay Harbor Drive - Bay Harbor Islands, FL 33154

Owner

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Architect: AR - 95205

9.28.21

[illegible]

MATERIAL BOARD

Project number	Project Number
Date	07-27-2021
Drawn by	Author
Checked by	Checker
A503	
Scale	



Owner:

BH INVESTMENTS

2999 NE 191st Street PH-2 - Aventura, FL 33180

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roxana@studio-baigorrria.com

Architect: AR - 95209

9.28.21

[illegible]

NE VIEW

Project number	Project Number
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Date 07-27-2021

Drawn by	Author
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Checked by	Checker
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A900

Scale	
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This architectural rendering depicts a modern, multi-story building with a curved facade and extensive glass balconies. The building features a central courtyard with a green roof and a small pool. The surrounding area includes a paved plaza, green landscaping, and a road with a red fire hydrant.

① NE VIEW

9/28/2021 1:28:20 AM



Owner

BH INVESTMENTS

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roxana@studio-baigorria.com

Architect: AR - 95209

9.28.2

SE VIEW

Project number Project Number

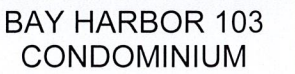
Date 07-27-2021

Drawn by	Author
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Checked by	Checker
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A902

Scale



Owner:

BH INVESTMENTS

Chris Lightner:
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Architect: AR - 95209

9.28.21

[illegible]

SW VIEW

A903

Scale

1 3D SW VIEW

9/28/2021 1:29:20 AM



290 E Bay Harbor Drive - Bay Harbor Islands, FL 33154

Owner:

2999 NE 191st Street PH-2 - Aventura, FL 33180

Consulting Engineer:
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roxana@studio-baigorria.com

Architect: AR - 95209

9.20.21

[illegible]

Project number	Project Number
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Date	07-27-2021
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Drawn by	Author
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Checked by	Checker
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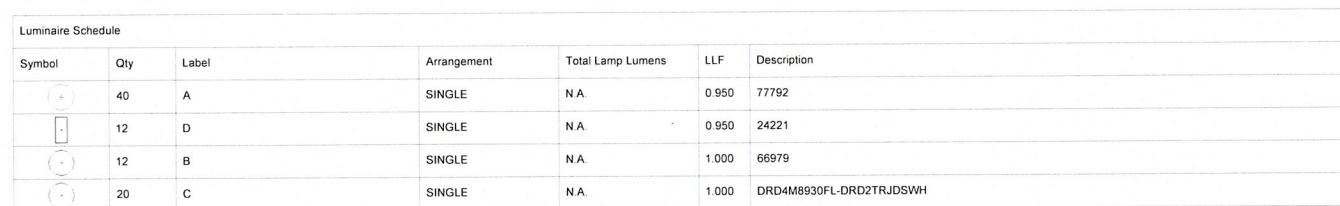
A906

Scale

SITE ADDRESS:	
10290 E Bay Harbour Drive Bay Harbour Islands, FL 33154	
OWNER:	ARCHITECT: STUDIO BAIGORRIA 401 NE 36th Street Suite 124 MIAMI, FL 33137
ENGINEER MEP:	ENGINEER STRUCTURAL:
SURVEYOR:	LIGHTING CONSULTANT: MIAMI LIGHTING DESIGN 2350 S. Baysshore Dr. Suite 206 MIAMI, FL 33133 P: 305-443-2004

[illegible]

MD
MIAMI LIGHTING DESIGN



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
EXTERIOR	Illuminance	Fc	6.15	27.3	1.0	6.15	27.30
PERIMETER 1	Illuminance	Fc	1.48	6.1	0.2	7.40	30.50
PERIMETER 2	Illuminance	Fc	3.69	6.4	1.6	2.31	4.00

Bay Harbour
103 Condominium
Bay harbour, FL

SITE ADDRESS:

10290 E Bay Harbour Drive
Bay Harbour Islands, FL
33154

OWNER:

ARCHITECT:

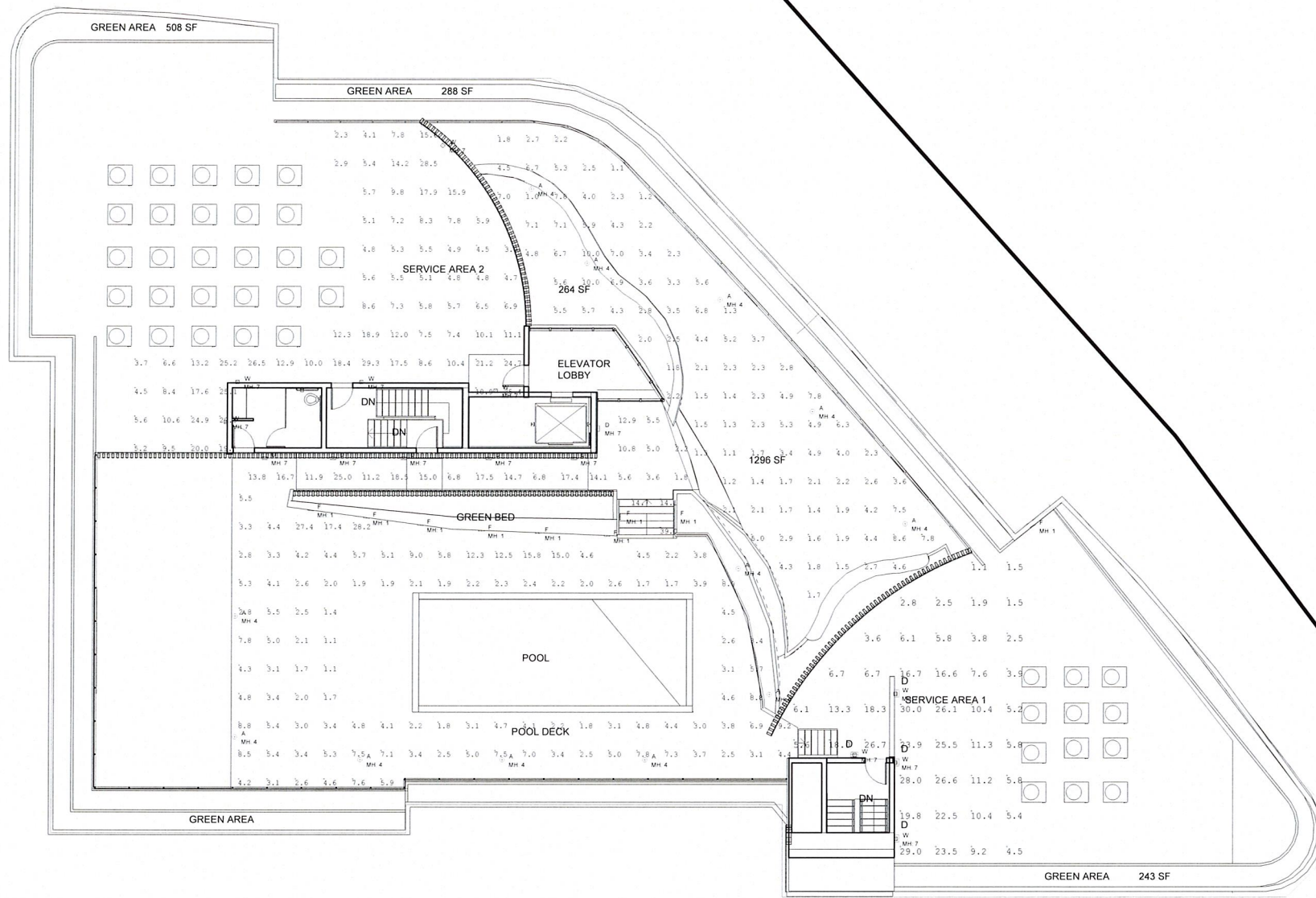
**STUDIO
BAIGORRIA**
601 NE 36th. Street
Suite 124
MIAMI, FL 33137

ENGINEER MEP:

ENGINEER
STRUCTURAL:

SURVEYOR:

**LIGHTING
CONSULTANT:
MIAMI LIGHTING
DESIGN**
2550 S. Bayshore Dr.
Suite 206
MIAMI, FL 33133
P: 305-443-2004



Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	6	D	SINGLE	N.A.	1.000	24221
	12	A	SINGLE	N.A.	0.950	77792
	9	F	SINGLE	N.A.	0.950	33058
	9	W	SINGLE	5848	1.000	

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Play Area	Illuminance	Fc	3.72	10.0	1.0	3.72	10.00
Pool Deck	Illuminance	Fc	5.01	28.2	1.1	4.55	25.64
Ramp	Illuminance	Fc	11.28	25.0	1.8	6.27	13.89
Service Area 1	Illuminance	Fc	11.94	30.0	1.1	10.85	27.27
Service Area 2	Illuminance	Fc	11.39	29.5	2.3	4.95	12.83
Stairs from pool deck	Illuminance	Fc	22.60	39.0	14.1	1.60	2.77

DRAWING TITLE:

GROUND LEVEL
PHOTOMETRIC
CALCULATIONS
Roof Level

ISSUE:

DATE:

[illegible]

SCALE: Not to Scale p

PROJ NO:

L.101

Bay Harbour
103 Condominium
Bay harbour, FL

SITE ADDRESS:

10290 E Bay Harbour Drive
Bay Harbour Islands, FL
33154

OWNER:

ARCHITECT:

**STUDIO
BAIGORRIA**
601 NE 36th. Street
Suite 124
MIAMI, FL 33137

ENGINEER MEP:

ENGINEER

SURVEYOR:

**LIGHTING
CONSULTANT:
MIAMI LIGHTING
DESIGN**
2550 S. Bayshore Dr.
Suite 206
MIAMI, FL 33133
P: 305-443-2004

DRAWING TITLE:

GROUND LEVEL
PHOTOMETRIC
CALCULAIONS
3rd. Level

ISSUE:

DATE:

[illegible]

SCALE:Not to Scale	PR
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PROJ NO:

102



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

To: Town of Bay Harbor Islands
Development Review Committee

From: Michael J. Miller, AICP 
Consultant Town Planner

Date: September 23rd, 2021

Subject: Site Development Plan Application – 2nd Revised Submittal
10270-90 East Bay Harbor Drive (35 DU)
Bay Harbor Islands Acct. No. SPR21-00013
MMPA Acct. No. 01-0702-1112

RECOMMENDED ACTION

The Town's Development Review Committee (DRC) reviewed this application at their meeting of August 12th, 2021. Due to the amount of comments / issues the DRC **DEFERED** action on the proposed Site Development Plan application to allow the applicant's design team to address the listed comments. The submittal package had numerous design / Code violation issues, some of the plans are inadequate / inconsistent and a few other items need to be corrected. The applicant was encouraged to research the Code in more detail and coordinate separately with DRC staff members on their respective issues. MMPA offered to review preliminary plan revisions prior to another formal DRC meeting occurring to solve basic Code compliance issues. Several phone conversations and email exchanges occurred between the applicant and MMPA since the initial DRC meeting. On September 20th, 2021, MMPA received a revised set of plans for review. Much progress has been made on the plan to comply with Town Code requirements. Following are our latest comments on the recent revised plans submission. It is expected these issues will be addressed prior to the formal DRC resubmission expected next week.

GENERAL PROJECT INFORMATION

Land Use Designation: M-H Medium-High Density (6-34 DUA)
Zoning District: RM-2 (Multiple Family Residential District)
General Location: Corner of 103rd Street & East Bay Harbor Drive
Legal Description: Lots 1 and 2 of Block 5, "Bay Harbor Island Subdivision", according to the plat thereof, as recorded in PB 46, at PG 5 of the Public Records of Miami-Dade County.

PROJECT DESCRIPTION

The property owner, BH Bay Harbor 103, LLC, has submitted a Site Development Plan application, designed by Studio Baigorria, for the construction of a midrise multifamily residential development consisting at this time of 35 dwelling units. Due to the unusual lot configuration along East Bay Harbor Drive (EBHD) the proposed building has a somewhat unique shape (generally square-shaped in western site area with an extension along EBHD). The architecture is typical “2020 South Florida Modern” dominated by abundant glass but with interesting curvilinear building facades and balconies. The building is six (6) stories in height with five (5) floors of dwelling units and a ground level parking garage / lobby. The “front” of the complex (lobby entry) primarily faces EBHD. Driveways and entries into the ground level parking garage face both EBHD & 103rd Street. There is a proposed south facing open Lounge Terrace on the 3rd Level that is open to the sky. A rooftop recreational area is shown with a pool and sundeck areas.

Height / DU - The maximum height allowed in the RM-2 Multiple Family Residential District is 65 feet above Base Flood Elevation (BFE). The structure is proposed to be 62'-6" above BFE to the main roof deck. A parapet wall is shown around the perimeter of the roof as well as allowable rooftop accessory structures and uses (raised pool deck / elevator override / stairs / shade structures / etc.). The 35 dwelling units consist of units ranging from 1 BR / 2 Bath to 3 BR / 3 Bath, some with dens. On the original plan submission all of the units met the Town's minimum square footage requirements – on the revised plans 2 of the DU fail to meet minimum size.

Driveways - A total of three (3) driveway entrances are proposed into the site. A two-way driveway connection to 103rd Street is proposed near the western portion of the site that provides access into the parking garage. The 9/20/21 revised plans are different than the original plans as related to the lobby drop-off one-way driveway. The centrally located one-way driveway on EBHD near the lobby was reversed in flow now entering (vs. exiting) at that driveway connection and flowing westerly to the main two-way driveway at the northwest corner of the site. A secondary driveway to a proposed service court / solid waste pick-up area is shown at the southeast corner of the site. A large lobby / delivery drop-off area is shown facing EBHD with several guest / delivery / loading spaces shown, as well as ADA spaces. A minimum of two (2) guest spaces are required and provided (2 lots / TDRs requested). The 9/20/21 revised plans addressed our previous landscape strip comments about widths / location.

Parking - There are seventy (70) ground level parking spaces provided under the building in the parking garage (all mechanical lifts proposed with valet), plus 2 additional guest spaces along EBHD / 103rd Street, and one loading space noted near the NW corner of the site. The proposed mechanical vehicle lifts require Planning and Zoning Board approval (not allowed by right).

Density - The survey / Town records indicate that the site is currently developed with a three (3) building / 12 DU complex known as one of the “Town & Country” sites. A total of 12 DU can be built on this site at this time, as the previous owner sold eight (8) available TDR units to the new Integra / Sereno East multifamily development located at 10201-31 EBHD in 2014. The Town Council approved the TDR transfer on August 11th, 2014, via Resolution No. 2025. The Deed of Transfer of TDR Rights is recorded in ORB 2932 at Page 654-656 of the M-D public records. During the initial project review it was discovered an illegal TDR transfer apparently occurred to this site for five (5) DU. The Town does not recognize this as the Town did not approve it.

Site Development Plan Application – 2nd Submittal

10270-90 East Bay Harbor Drive Multifamily Residential Development (35 DU)

Development Review Committee – Comments on 9/20/21 Preliminary Revisions

September 23rd, 2021

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Therefore, to build 35 DU would require the developer to acquire twenty-three (23) TDR units. The MDPA website indicates the site is 26,400 sq. ft. in size (.606 acres), as did the original plans. MMPA felt the square footage was not completely accurate, as the MDPA tends to round-off and the lot shape is not exactly linear / angular - there are curves along EBHD. Pursuant to our comment at the 1st DRC meeting the project surveyor calculated the actual site size and provided an exact square footage / acreage to the Town = 26,046 sq. ft. (.598 acres), as this affects the density calculations / open space / etc. Based on .598 acres a maximum of 20 DU (previously 21) can be built on this site at base density (34 DUA), but due to the previous 2014 TDR sale only 12 DU can be built without acquiring new TDR units. The original plan submission included a plan to somehow acquire Town right-of-way – this was discussed in detail at the 8/12/21 DRC meeting and subsequently with the applicant / their attorneys. It was verified this site via both MD / Town records that this site never granted the typical 11 feet of right-of-way dedication for on-street head-in parking. Therefore, the lot size is fixed at .598 acres, as the Town would never deed any portion of its 60' wide road right-of-way for EBHD to this developer or any other. If the developer is successful in acquiring the additional 23 DU to achieve 35 DU, the net density would be 58.5 DUA (max. 60 DUA allowed). As stated above, a maximum of 12 DU can built on this site at present due to a previous TDR sale of 8 DU. If the newly discovered 5 TDR acquisition is validated by the Town Council, this would allow up to 17 DU on the site. Based on the request for 35 DU the developer would need to acquire an additional 18 TDR units to proceed.

Nearby Development - The adjoining / nearby developments sites currently include: to the west a Town-owned parking lot, to the north and east across 103rd Street & EBHD the proposed new 7-story / 41 DU ONDA complex on Tract F, a vacant site that was the former 12 DU Harborview Condo, the 2-story / 18 DU Harbor Bay Condo and the 2-story / 4 DU BH Townhouse complex; to the south the 6-story / 41 DU Bay View 102 complex and a 2-story / 24 DU complex believed to be part of the Town & Country complex. 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 developments (7+/- stories). Therefore, the proposed development is deemed generally consistent with the Town's future vision for this area.

BACKGROUND INFORMATION

Deleted for this interim review comments.

COMPREHENSIVE PLAN / ZONING

Comprehensive Plan – The property has a Future Land Use Map (FLUM) designation of “M-H Medium-High Density (6-34 DUA)”. The maximum allowable base density is 34 DUA. Additional dwelling units may be acquired to increase the base density if approved by the Town Commission pursuant to the Transfer of Development Rights (TDR) program established by §23-22.2. The developer is seeking to build a total of 35 DU when 12 DU are currently allowed by the base density and the previous 2014 TDR sale of 8 DU to the Serena East site, therefore, 23 additional TDR units would be required to build 35 DU. If the Town Council approves the 23 TDR units, the proposed development will be consistent with the applicable FLUM designation of the property.

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Land Development Regulations / Zoning Code – The property has a Zoning classification of RM-2 (Multiple Family Residential District). The maximum building height allowed in this area is 65 feet (measured from BFE to top of main roof deck). The proposed use of the property is consistent with this zoning classification; however, some of the site design features are still not consistent with some provisions of the Code at present.

PLATTING

Deleted for this interim review comments.

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

Deleted for this interim review comments.

BUILDING DESIGN / BUILDING LENGTH / BREEZEWAY

Due to the unusual lot configuration along East Bay Harbor Drive (EBHD) the proposed building has a somewhat unique shape (generally square-shaped in western site area with an extension along EBHD). The architecture is typical “2020 South Florida Modern” dominated by abundant glass areas but with interesting curvilinear building facades and balconies. The building is six (6) stories in height with five (5) floors of dwelling units and a ground level parking garage. The building measures about 226 feet in length at its outermost edges facing EBHD; therefore, a breezeway splitting the large building mass is required, as it exceeds the Town’s 120-foot limit (Sec. 23-11(B2)(6)). While the applicant attempted to justify in their response letter that a breezeway was not required due to the building shape (has nothing to do with building length fronting a street), **MMPA can confirms that a breezeway (or alternate upgraded design) is mandatory based on the Code requirements that I personally wrote and have enforced on numerous similar projects.** The Code does provide a mechanism for the PZB to consider alternatives for enhanced building articulation and detailing. Finally, Sec. 23-11(B2)(5) limits the maximum length of buildings to 205’ without a 15 degree angle. The applicant has verified the bend in the building exceeds 15 degrees.

SITE PLAN COMMENTS **This project is subject to the acquisition of 5+ 18 TDR units**

Following are comments based on the plans dated by the architect on September 20th, 2021, submitted to the Town for consideration:

1. Page A001 – The Site Data Table has an entry for “Lot Coverage” of 60% allowed. There is no Town Code provision limiting the amount of lot coverage by a building or other. There is a minimum of 20% of the ground level that must be green landscaped open space. The Town’s setbacks / other bulk regulations control the building size. You can keep the subject matter and note “Not Required” for the “allowed” column and keep the provided calculation.
[Page A001 has been updated.](#)
2. Page A001 – In the Building Setback information the word “Height” is misspelled as “Hight”. Correct the spelling in all columns (Front / Sides / Rear).
[Corrected. Thank you.](#)
3. Page A001 – In the Building Height information the “allowed” height of a rooftop pool / raised pool deck can be 5’ above the 65’ limit. The table states 4’ – that is what is “proposed”.
[Updated.](#)

"loading areas". What is required are 2 parking spaces per DU minimum plus 2 multi-purpose guest / loading spaces – that can be part of the 70 spaces – it is better with more spaces. The Town realizes the lots are small it is difficult to provide 2 spaces per DU plus extra. The size of all regular parking spaces (except ADA @ 12' x 18' w/ 5' adjoining loading zone) is at least 8.6' x 18'). Some of the outdoor spaces are not dimensioned or scale too small or are shown at 10' wide – this is OK but not required.

Updated.

5. Page A001 – In the Site Data table add new information for the Code "Required" / "Provided" data for both "Building Length" and "Breezeway" requirements. Again, as the combined building length is 226' along the streets / EBHD length is 154' which far exceeds the 120' building length limit, a min. 20' wide breezeway completely through the building is required to break up the large massing. As stated previously, the PZB can consider an alternative design with upgraded / much articulated building façade, but they are not required to approve it is the appearance is not acceptable to them. In this case a note must be on the plans requesting this, and a separate narrative with an architectural explanation / justification must be provided.

Updated data on page A001. Refer to Architectural Explanation at the end of this response

6. Page A002 – For the Ground / Lobby Level illustration for impervious / pervious areas the plan is missing a % calculation for paved areas (22.1% if I did it correctly). Add to plan sheet.
Page updated.

7. Page A103 – As stated previously the required size of the multipurpose guest / loading spaces is 8.6' x 18' – if you want wider OK – but if it reduces the 10' landscape strip justification is required for the wider space.

Due to the increased volume of packages delivered nowadays, a loading space for mail and packages has been provided.

8. Page A103 – No dimensions are shown for the ADA parking space or other nearby space. The ADA space must be 12' x 18' with a 5' adjoining loading area. The other space scales to only about 6.5' wide. Revise the plans to comply with the min. Code requirements.

Plan updated with parking dimensions

9. Page A103 – Why is the proposed garage entry to EBHD at the SE corner of the site only one-way? It would be more convenient to residents to have both entries two-way.

Updated as per suggestion.

10. Page A-103 – There are FPL power poles at both the SE & SW corners of the site per the survey. The site plans only shows the one at the SE corner near EBHD for some reason. The FPL pole at the SE corner is not very close to the southern property line – it is about 10' north. The FPL / other utility lines connecting the poles are at an angle – and at one point near EBHD very close to the existing building that area – and new proposed building. The Town Code requires that the developer bury all existing / new utility lines when a site is redeveloped – however, FPL has objected to short section being buried. At a minimum, underground conduits are required to be installed. It is our understanding FPL requires a 10'+/- separation between a power line and a building now. Coordination with FPL will be necessary to allow the undergrounding in this location / relocation of the existing pole / other solutions. This affects construction and landscaping in this area

Coordination with FPL and the engineers to be handled during Design Development

11. .Page A103-The plans show uses in the lobby area that may not be permitted by FEMA (valet / toilet / mail) -even with flood panels. Please talk directly to the Bldg. Official ASAP
Some uses have been removed from the Lobby level (Toilet); Valet doesn't have direct access to the Lobby; mail boxes to be placed above BFE at +3'-0" above Lobby FFE (BFE = -2'- 8" / 6.33 NGVD)

12. Page A104 - Reconfigured units #206 and #207 are too small now and do not meet the Town's minimum size requirement listed in Sec. 23-9. Minimum DU sizes are: 1 BR = 900 sq.ft / 2 BR = 1,150 sq. ft / 3 BR 1,350 sq. ft. Unit #206 is shown at 1050 sq. ft. / Unit #207 is shown at 1,101 sq.ft All other DU appear to comply. Revise the plans to comply with min. Code requirements.
[Updated. Units #206 and #207 have been labeled as 1 BR Units](#)
13. Page A109 – Roof Plan – A raised pool / deck cannot be closer than 5' from the edge of the main building roof – not accessory feature projections such as a planter / parapet / etc. Provide a dotted-in red line where the main building is located below the roof deck. Adjust rooftop features as necessary to provide the required setbacks.
[Plan has been updated to comply.](#)
14. Page A301 – Building Hgt. – The site is currently located in FEMA FIRM Flood Zone AE-9.0 NGVD. FEMA is currently updating the FIRM map for MD County – adoption date unknown. The draft map is anticipated to change the BFE in this location to AE-7.0 NAVD (8.67'+/- NGVD). Bldg. height allowance in the Town is measured from existing FEMA BFE (65' above 9.0' NGVD). The plans are drawn to comply with an elevation that does not exist as yet – and may not for a while. State law prohibits the Town from using other than the adopted FEMA map elevations. The new proposed FEMA BFE is lower than the existing BFE. The proposed bldg. height appears to be lower than the maximum allowed. The rooftop features appear to meet the allowable bldg. hgt. limits / setbacks, except the pool / pool deck mentioned above. FYI – the Town cannot approve a plan based on a future FEMA map.
[Elevations have been updated to comply with BFE = 0'-0" = +9.0' NGVD](#)
15. Project Monument Sign – A proposed ground monument sign is now show on several sheets. It appears to be adjacent the EBHD street property line – please move it back at least 2' into the site for landscaping / maintenance.
[Location of Monument Sign updated to comply with 2'-0" distance from property line.](#)
16. Page A304 – the bldg. height elevations are shown as "NGTV" – not "NGVD" – correct typo.
[Typo corrected. Thank you](#)
17. Pages A401 & A402 – Sec. 23-11(B2)(9) of the Code requires at least 9' between floor slabs. You state in the response letter the distance is 9'-4" but the plans do not show that – the measurement marks are shown from the top of one slab to the top of the next slab – not top of one slab to bottom of next slab (9' min inside dimension). Please clarify.
[Internal dimension from top of slab to bottom of roof slab have been included in sections 2 and 3 to comply.](#)
18. Sheet A501- Missing from revised plan set – this is supposed to be the detail on the parking garage screening – very important that be tied down now – it is not a future BP issue. The Code requires a complete CBS enclosure with ventilation. Your response letter #13 states it was to be included in the plan set. The PZB can approve an alternate design that is partially enclosed to block noise / views / odors. Need a detail.
[Updated Sheet A501 is included in the set.](#)
19. Breezeway – based on the combined bldg. length of 226' / longest bldg. frontage at 154' on EBHD, a 20' wide breezeway completely through the building is mandatory to break up the mass of this building. The Town determines if it is required – and it is - not the architect / developer as per your response letter. It has nothing to do with the shape of the building – it is the bldg. length listed in the Code (120') being exceeded. As mentioned above on page 4 the PZB can consider – but is not obligated to approve - an alternative design if enhanced architecture / bldg. articulation is provided that they find acceptable. If this is requested a note must be added to the plans and a written narrative with justification is required.
[Note added on Zoning Sheet A001. Please refer to explanation at the end of this revision.](#)

20. An EPG room is shown at the SE corner of the building – meaning the exhaust / noise would be to the south at an adjoining MFR complex – not allowed. Relocate the EPG room.
The EPG room has been relocated to the NW corner, avoiding its proximity to residential neighbors.

21. Solid waste facilities and route for rolling the dumpster out for a garbage truck to remove it. An exterior temporary enclosure is now shown – need a wall detail – not a BP detail.
Dumpster details have been added in Sheet A501.

22. Will need updated Civil Engineering / Landscaping / Photometric Plans.

Updated Civil and Landscape plans are submitted, and new Photometric and Traffic reports included.

Request for Alternate Design with Enhanced Articulation

–This building has been designed as a Single Loaded Corridor building, in order to provide maximum natural light to apartments and circulation, and as much privacy as possible to the main rooms of every unit.

–The most favorable locations for the units, in order to get the most of privacy, are the street orientation (North & Northeast) and the West, minimizing residential units facing directly into the adjacent building (and viceversa).

–The less favorable orientation for this purpose is the South, where we have placed secondary rooms and created an internal open area as a vertical court yard, source of natural light to the common circulation on every floor. This open space breaks the longest side of the site over a common lounge area avoiding having apartment windows facing each other.

–No balconies are projected on the south side, only the roofs of the units below, in the upper setbacks, appear as planting terraces.

–On the North and Northeast we have two sides of 89'-11" and 120'-0" with recessed units breaking the facades, so no surface in one plane is longer than the width of a unit. Both streets intersect at an angle of approx. 50 degrees at the corner. (Refer to Site Plan A101)

North side, facing 103rd Street, is 89'-11" long

Northeast side, facing EBHD, is 120'-0" long at an angle of 50.64* with the North side

East side is 21'-0" long at an angle of 37.27* with the Northeast side

South side is broken in two portions of 62'10" and 54'3"

West side is 120'-0" max at the lower floors.

The enhanced articulation proposed, breaks up the continuous linear surfaces with recessed units, providing deeper setbacks than required, and presents angular breaks resulting in total lengths of 120'-0" and less per side. It is hoped that the Alternate Design conforms with the intention of flexibility and variety that the code pursues.

Roxana Tillit

STUDIO BAIGORRIA design office

roxana@studio-baigorria.com



September 27, 2021

**Bay Harbor 103
Response to Engineering Comments**

1. Provide cross section at the southern property line
 - a. Cross-section D-D has been added and is detailed on sheet C-4.
2. Provide Drainage calculations
 - a. Drainage calculations for the well have been provided.
3. Show how existing water services are connected to the existing water main in the R.O.W.
 - a. We no longer plan to use these 1" water services. The as-builts show a 6" WM connection is East Bay Harbor Drive for these existing services.
4. Show limits of milling / resurfacing on East Bay Harbor Drive (if applicable)
 - a. We are showing milling & resurfacing on 103 Street where the utility connections will be made. Right now, we don't see a need to mill and resurface East Bay Harbor Drive.

WATER & SEWER-For Water & Sewer, please use the standards and requirements from MDWASD.

A note has been added to sheet C-2 that the water and sewer are to meet the requirements of MDWASD.

SHEET C-2 -Per MDWASD Detail for sewer laterals, the proposed cleanout shall be on the ROW side.

On sheet C-2, the cleanout has been moved to the ROW side.

SHEET C-2 -Only one 6" sewer lateral is being proposed. Please provide calculations that the 6" sewer lateral can manage the generated sewage from this development.

On sheet C-2 a second sewer lateral has been added off of East Bay Harbor Drive.

SHEET C-2 -The 6" PVC Fire Service line shown here on the ROW runs under trees based on the Landscaping sheets. This can result in a damaged pipe in the future depending on the roots of these trees, and the depth of the line. Also, for maintenance (within ROW) is an issue.

The civil and landscape plans have been coordinated so that a tree is not on top of the utility pipes.

SHEET C-2 - There is an 8" WM that was cut and cap very close to this location, that is not shown on the plans? Is this the same line shown on C-2? Why not using the existing 8" WM?

The existing, capped 8" WM is on the adjacent property and feeds the existing fire hydrant. It is our opinion a separate connection should be made for the new fire service.



SHEET C-2 -Please provide calculations that the proposed (3) 1" water service connections to the southeast corner of the project have the capacity to provide adequate service (flows and pressures) to the floors.

We do not have calculations yet, but we are no longer showing the use of the 1" water services. On sheet C-2 we have added a new 3" water service at the northwest corner of the site.

SHEET C-1- Please provide a detail for the oil/sand interceptor and drainage well. These are located under the "Loading" stall. For maintenance, this could be an issue and also depending on the weight of the loading vehicle this could affect the space.

The drainage well and interceptor details will be added during construction documents. On sheet C-1, the well and interceptor have been moved so they are no longer directly under the loading space.

SHEET C-1 - Please provide limits of milling and paving limits along 103rd Street and East Bay Harbor Drive. These areas would be damaged by the trucks coming in and out for construction. On sheets C-1 and C-2 we show milling and paving for the roadway area where 103 Street will be cut for the utility installation.

SHEET C-1- Please show turning radii in the sheet. Some of these look tight.
Turning radii are shown on sheet C-3.

SHEET A103-This sheet makes reference to the "Loading" area as "Mail Loading". Is the intent of this space just for Mail Loading? This is where the well and oil/sand interceptor is proposed.
The well and interceptor has been moved out of the loading space.

GENERAL -Please show the Sight Triangles to verify obstructions.
Sight triangles are shown on sheet C-3.

Sincerely;

Susan C. Holland, P.E., LEED AP, CGC
Principal – HEI Holland Engineering, Inc
Principal – HEIS Holland Engineering Inspection Services, Corp
1120 SE 3rd Avenue
Ft. Lauderdale, FL 33316

STUDIO BAIGORRIA

design office

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RESPONSE TO SECOND REVISED SUBMITTAL 9/23/21

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

To: Town of Bay Harbor Islands
Development Review Committee

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

Date: October 7th, 2021

Subject: Site Development Plan Application – 2nd Revised Formal Submittal
10270-90 East Bay Harbor Drive (35 DU)
Bay Harbor Islands Acct. No. SPR21-00013
MMPA Acct. No. 01-0702-1112

PROJECT REVIEW HISTORY / RECOMMENDED ACTION

In late July 2021 the Town received a new Site Development Plan application for the above site. The Town's Development Review Committee (DRC) reviewed this application at their meeting of August 12th, 2021. Due to the amount of comments / issues the DRC **DEFERRED** action on the proposed Site Development Plan application to allow the applicant's design team to address the listed comments. The original submittal package had numerous design / Code violation issues, some of the plans are inadequate / inconsistent and a few other items need to be corrected. The applicant was encouraged to research the Code in more detail and coordinate separately with DRC staff members on their respective issues. MMPA offered to review preliminary plan revisions prior to another formal DRC meeting occurring to solve basic Code compliance issues. Several phone conversations and email exchanges occurred between the applicant and MMPA since the initial DRC meeting. On Sept. 20th, 2021, MMPA received a draft set of revised plans for review. Much progress was made to the plans to comply with Town Code requirements. On Sept. 23rd, 2021, MMPA issued an informal DRC memo on the applicant's interim plan revisions. On Sept. 29th, 2021, the Town received a formal resubmittal of the plans with written responses to the initial DRC comments.

While much progress was made in addressing the original 8/12/21 DRC comments some issues remain. Due to some of the comments / issues remaining the DRC could either **DEFER** action again on the proposed Site Development Plan application to allow the applicant's design team to address the listed comments or recommend **APPROVAL subject to the receipt of a PZB check-set for the DRC staff to review / sign-off prior to PZB action**. The revised submittal package still has several design / Code issues, and a few other items need to be corrected.

Site Development Plan Application – 2nd Formal Submittal
10270-90 East Bay Harbor Drive Multifamily Residential Development (35 DU)
Development Review Committee – Comments on 9/28/21 Revisions
October 7th, 2021
Page 2

Following are our latest comments on the latest revised plan submission dated Sept. 29th, 2021. MMPA notes the applicant provided a written response to our interim Sept. 23rd, 2021 site plan review DRC memo - but not to the MMPA original Aug. 4th, 2021 DRC memo – some items remain.

GENERAL PROJECT INFORMATION

Land Use Designation: M-H Medium-High Density (6-34 DUA)
Zoning District: RM-2 (Multiple Family Residential District)
General Location: Corner of 103rd Street & East Bay Harbor Drive
Legal Description: Lots 1 and 2 of Block 5, "Bay Harbor Island Subdivision", according to the plat thereof, as recorded in PB 46, at PG 5 of the Public Records of Miami-Dade County.

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The property owner, BH Bay Harbor 103, LLC, has submitted a Site Development Plan application, designed by Studio Baigorria, for the construction of a midrise multifamily residential development consisting at this time of 35 dwelling units. Due to the unusual lot configuration along East Bay Harbor Drive (EBHD) the proposed building has a somewhat unique shape (generally square-shaped in western site area with an extension along EBHD). The architecture is typical "2020 South Florida Modern" dominated by abundant glass but with interesting curvilinear building facades and balconies. The building is six (6) stories in height with five (5) floors of dwelling units and a ground level parking garage / lobby. The "front" of the complex (lobby entry) primarily faces EBHD. Driveways and entries into the ground level parking garage face both EBHD & 103rd Street. There is a proposed south facing open Lounge Terrace on the 3rd Level that is open to the sky. A rooftop recreational area is shown with a pool and sundeck areas.

Height / DU - The maximum height allowed in the RM-2 Multiple Family Residential District is 65 feet above Base Flood Elevation (BFE). The structure is proposed to be 62'-6" above BFE to the main roof deck. A parapet wall is shown around the perimeter of the roof as well as allowable rooftop accessory structures and uses (raised pool deck / elevator override / stairs / shade structures / etc.). The 35 dwelling units consist of units ranging from 1 BR / 2 Bath to 3 BR / 3 Bath, some with dens. All of the units now meet the Town's minimum DU square footage requirements.

Driveways - A total of three (3) driveway entrances are proposed into the site. A two-way driveway connection to 103rd Street is proposed near the western portion of the site that provides access into the parking garage. The 9/20/21 revised plans are different than the original plans as related to the lobby drop-off one-way driveway. The centrally located one-way driveway on EBHD near the lobby was reversed in flow now entering (vs. exiting) at that driveway connection and flowing westerly to the main two-way driveway at the northwest corner of the site. A secondary driveway to a proposed service court / solid waste pick-up area is shown at the southeast corner of the site. A large lobby / delivery drop-off area is shown facing EBHD with several guest / delivery / loading spaces shown, as well as ADA spaces. A minimum of two (2) guest spaces are required and provided (2 lots / TDRs requested). The 9/20/21 revised plans addressed our previous landscape strip comments about widths / location.

Site Development Plan Application – 2nd Formal Submittal
10270-90 East Bay Harbor Drive Multifamily Residential Development (35 DU)
Development Review Committee – Comments on 9/28/21 Revisions
October 7th, 2021
Page 3

Parking - There are seventy (70) ground level parking spaces provided under the building in the parking garage (all mechanical lifts proposed with valet), plus 2 additional guest spaces along EBHD / 103rd Street, and one loading space noted near the NW corner of the site. The proposed mechanical vehicle lifts require Planning and Zoning Board approval (not allowed by right).

Density - The survey / Town records indicate that the site is currently developed with a three (3) building / 12 DU complex known as one of the "Town & Country" sites. A total of 12 DU can be built on this site at this time, as the previous owner sold eight (8) available TDR units to the new Integra / Sereno East multifamily development located at 10201-31 EBHD in 2014. The Town Council approved the TDR transfer on August 11th, 2014, via Resolution No. 2025. The Deed of Transfer of TDR Rights is recorded in ORB 2932 at Page 654-656 of the M-D public records. During the initial project review it was discovered an illegal TDR transfer apparently occurred to this site for five (5) DU. The Town does not recognize this as the Town did not approve it. Therefore, to build 35 DU would require the developer to acquire twenty-three (23) TDR units. The MDPA website indicates the site is 26,400 sq. ft. in size (.606 acres), as did the original plans. MMPA felt the square footage was not completely accurate, as the MDPA tends to round-off and the lot shape is not exactly linear / angular - there are curves along EBHD. Pursuant to our comment at the 1st DRC meeting the project surveyor calculated the actual site size and provided an exact square footage / acreage to the Town = 26,046 sq. ft. (.598 acres), as this affects the density calculations / open space / etc. Based on .598 acres a maximum of 20 DU (previously 21) can be built on this site at base density (34 DUA), but due to the previous 2014 TDR sale only 12 DU can be built without acquiring new TDR units. The original plan submission included a plan to somehow acquire Town right-of-way – this was discussed in detail at the 8/12/21 DRC meeting and subsequently with the applicant / their attorneys. It was verified that this site via both MD / Town records that this site never granted the typical 11 feet of right-of-way dedication for on-street head-in parking. Therefore, the lot size is fixed at .598 acres, as the Town would never deed any portion of its 60' wide road right-of-way for EBHD to this developer or any other. If the developer is successful in acquiring the additional 23 DU to achieve 35 DU, the net density would be 58.5 DUA (max. 60 DUA allowed). As stated above, a maximum of 12 DU can built on this site at present due to a previous TDR sale of 8 DU. If the newly discovered illegal 5 TDR acquisition is validated by the Town Council, this would allow up to 17 DU on the site. Based on the request for 35 DU the developer would need to acquire an additional 18 TDR units to proceed.

Nearby Development - The adjoining / nearby developments sites currently include: to the west a Town-owned parking lot, to the north and east across 103rd Street & EBHD the proposed new 7-story / 41 DU ONDA complex on Tract F, a vacant site that was the former 12 DU Harborview Condo, the 2-story / 18 DU Harbor Bay Condo and the 2-story / 4 DU BH Townhouse complex; to the south the 6-story / 41 DU Bay View 102 complex and a 2-story / 24 DU complex believed to be part of the Town & Country complex. 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 developments (7+/- stories). Therefore, the proposed development is deemed generally consistent with the Town's future vision for this area.

BACKGROUND INFORMATION

The Town completed major amendments to its adopted Comprehensive Plan and Land Development Regulations (LDRs) in the last 17+/- 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. Since 2004+/- the Town has undertaken numerous studies and Code modernizations / updates in virtually all land areas. This included all of the residential districts (single-family / multi-family), the Kane Concourse commercial sites, and specialty sites (Gateway / Planned Development). The Comprehensive Plan was updated which included a system to allocate / monitor residential density allocations in multi-family areas due to errors in the original plan. This system has proved extremely useful to the community's property owners and the Town by generating revenue from the sale of TDR units. In 2002 a Town Charter limit was adopted limiting the height of new buildings to 75 feet unless a specific proposal was submitted to the electorate for a vote. The original submittal package had numerous design / Code compliance issues that needed to be corrected prior to moving forward for PZB consideration. The revised submittal package has addressed many of the original comments – but not all - and new comments are included based on the revisions.

COMPREHENSIVE PLAN / ZONING

Comprehensive Plan – The property has a Future Land Use Map (FLUM) designation of “M-H Medium-High Density (6-34 DUA)”. The maximum allowable base density is 34 DUA. Additional dwelling units may be acquired to increase the base density if approved by the Town Commission pursuant to the Transfer of Development Rights (TDR) program established by §23-22.2. The developer is seeking to build a total of 35 DU when 12 DU are currently allowed by the base density and the previous 2014 TDR sale of 8 DU to the Serena East site, therefore, 23 additional TDR units would be required to build 35 DU. If the Town Council approves the 23 TDR units, the proposed development will be consistent with the applicable FLUM designation of the property.

Land Development Regulations / Zoning Code – The property has a Zoning classification of RM-2 (Multiple Family Residential District). The maximum building height allowed in this area is 65 feet (measured from BFE to top of main roof deck). The proposed use of the property is consistent with this zoning classification; however, some of the site design features are still not consistent with some provisions of the Code at present.

PLATTING

Although the site does not require re-platting pursuant to §11-22, as the site is currently platted as described above, a Unity of Title document will be required to legally tie the lots together prior to the issuance of building permits, if one does not already exist. A condition requiring this to be done prior to issuance of building permits will be included in the PZB staff report.

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

Deleted for this information for these new review comments. Description of the topics is included elsewhere in this report.

BUILDING DESIGN / BUILDING LENGTH / BREEZEWAY

Due to the unusual lot configuration along East Bay Harbor Drive (EBHD) the proposed building has a somewhat unique shape (generally square-shaped in western site area with an extension along EBHD). The architecture is typical “2020 South Florida Modern” dominated by abundant glass areas but with interesting curvilinear building facades and balconies. The building is six (6) stories in height with five (5) floors of dwelling units and a ground level parking garage. The building measures about 226 feet in length at its outermost edges facing 103rd Street / EBHD; therefore, a breezeway splitting the large building mass is required, as it exceeds the Town’s 120-foot limit (Sec. 23-11(B2)(6)). The applicant has attempted to justify that a breezeway was not required due to the building shape (has nothing to do with building length fronting a street), **MMPA has confirmed that a breezeway (or alternate upgraded design) is mandatory based on the Code requirements that I personally wrote and have enforced on numerous similar projects.** The Code does provide a mechanism for the PZB to consider alternatives for enhanced building articulation and detailing. Finally, Sec. 23-11(B2)(5) limits the maximum length of buildings to 205' without a 15 degree angle. The applicant has verified the bend in the building exceeds 15 degrees.

SITE PLAN COMMENTS

Following are comments based on the revised plans submitted to the Town by the applicant on September 29th, 2021, as well as the applicant’s DRC comment responses, and lastly our original Aug. 4th, 2021 and interim Sept 23rd, 2021 DRC memos submitted to the Town for consideration:

1. **Previous Comment #1 on 8/04/21 Memo - Survey** – The original survey scale was noted to not be accurate. The latest survey dated 8/14/21 is still reduced and not to scale. Further MMPA questioned the actual lot area due to the odd site configuration & boundaries. The surveyor was requested to revise the survey to calculate the actual site size – not done.
2. **Previous Comment #5 on both 8/04/21 & 9/23/21 Memos - Page A001** – In the Site Data table add new information for the Code “Required” / “Provided” data for both “Building Length” and “Breezeway” requirements. Again, as the combined building length is 226' along the streets / EBHD length is 154' which far exceeds the 120' building length limit, a min. 20' wide breezeway completely through the building is required to break up the large massing. As stated previously, the PZB can consider an alternative design with upgraded / much articulated building façade, but they are not required to approve it is the appearance is not acceptable to them. In this case a note must be on the plans requesting this, and a separate narrative with an architectural explanation / justification must be provided. The revised plans include a single “Building Length” line in the table, but it collectively addresses “Bldg. Length” / “Breezeways” - but the text just repeats some of the Code text - and the table has inaccurate bldg. lengths listed apparently trying to avoid compliance with the Town’s design criteria. There must be two separate lines for the different information – one for the “Bldg. Length” criteria and one for the “Breezeway” criteria. The “Allowed” Bldg. Length without at least a 15-degree angle break is 205' (insert just that that number) – the “Provided” Bldg. Length is collectively about 226'+/- facing 103rd Street / EBHD – so the design exceeds that - but you are providing an angle change of 50-degrees (as you noted) so you comply. Insert that into the “Provided” column. As to the “Breezeway” requirement, the maximum “Allowed” building length without a “Breezeway” is 120' – and the design far exceeds that at 226'+/-. You are requesting not to provide the required “Breezeway” completely through the middle of the

building (20' width min.) – and are asking the Town PZB to allow “Enhanced Architectural Articulation” in its place. The justification should be referenced in the table. A separate letter (not in a DRC response) is required setting forth your rationale for the waiver request.

3. **Previous Comment #10 on the 9/23/21 Memo - Page A-103** – There are FPL power poles at both the SE & SW corners of the site per the survey. The site plan only shows the one at the SE corner near EBHD for some reason. The FPL pole at the SE corner is not very close to the southern property line – it is about 10' north. The FPL / other utility lines connecting the poles are at an angle – and at one point near EBHD very close to the existing building that area – and new proposed building. The Town Code requires that the developer bury all existing / new utility lines when a site is redeveloped – however, FPL has objected to short section being buried. At a minimum, underground conduits are required to be installed. It is our understanding FPL requires a 10'+/- separation between a power line and a building now. Coordination with FPL will be necessary to allow the undergrounding in this location / relocation of the existing pole / other solutions. This affects construction and landscaping in this area. The applicant responded that they will coordinate with FPL and engineers at the time of development. Obviously this will occur – the Town staff wanted to bring this to your attention as other project construction in the Town has been stopped by FPL / the Bldg. Official due to the proximity of live overhead power lines and workers / building components. A condition of approval will be included requiring the developer to bury / relocate the lines / move the poles if FPL does not allow the undergrounding.
4. **Previous Comment #10 on the 9/23/21 Memo - Page A103** – The plans show uses in the lobby area that may not be permitted by FEMA (valet / toilet / mail) – even with flood panels. Please talk directly to the Bldg. Official ASAP – I talked to him - he confirmed there probably is a problem the Town cannot approve. Applicant has responded they revised the plans to remove certain prohibited uses from the lobby due to FEMA BFE requirements. The Bldg. Official must review / approve the revisions.
5. **Previous Comment #12 on the 9/23/21 Memo - Page A104** – Reconfigured units #206 and #207 are too small now and do not meet the Town's minimum size requirements listed in Sec. 23-9. Minimum DU sizes are: 1 BR = 900 sq. ft. / 2 BR = 1,150 sq. ft. / 3 BR 1,350 sq. ft. Unit #206 is shown at 1,089 sq. ft. / Unit #207 is shown at 1,101 sq. ft. All other DU appear to comply. Revise the plans to comply with min. Code requirements. The applicant responded that those units were modified to 1 BR units to comply with the min. size requirements. The DU table on Sheet A-001 was modified but not the floor plan on Sheet A104 as cited in our comment. Revise Sheet A104.
6. **Previous Comment #18 on the 9/23/21 Memo - Sheet A501**- Missing from revised plan set – this is supposed to be the detail on the parking garage screening – very important that be tied down now – it is not a future BP issue. The Code requires a complete CBS enclosure with ventilation. Your response letter #13 states it was to be included in the plan set. The PZB can approve an alternate design that is partially enclosed to block noise / views / odors. Need a detail. The applicant has now provided missing Sheet A501 and included a cross section detail of a louvered panel system. Need an bldg. elevation with this shown legibly (up close) and provide a manufactures sample on one of the sheets.

7. **Previous Comment #7 on the 8/04/21 Memo** - An Impact Analysis Report (IAR) required by §11-8.4 and Sec. 5-20 was not provided. See attached table. No complete IAR was submitted as required by the Code – only a trip generation memo from their traffic consultant (Traf Tech) and a drainage well report (not overall site drainage) from Holland Engineering. What about calculations for potable water / sanitary sewer / solid waste / parks / etc. on the concurrency Table the Town provided? Provide the missing information.
8. **Previous Comment #7 on the 8/04/21 Memo** - As part of the Town's concurrency (CMS) requirements a MD School Board letter is required noting the estimated student generation, school capacities and any mitigation. Not provide in the resubmittal package.
9. **Previous Comment #30 on the 8/04/21 Memo & New Comments** - The Landscape Plans Sheets LA.01 – LA.06 have the following issues:
 - a. **New** - Per Town Landscape Code Sec. 24-16 all Street Trees must be at least 15' tall x 6' spread x 2.5" caliper at time of planting. The revised landscape plans spec the Street Trees at 14'. Revise the plans to comply with the Code criteria.
 - b. **New** - Per Town Landscape Code Sec. 24-16 all "required" site Shade Trees must be at least 12' tall x 4' spread x 2.5" caliper at time of planting. Some of the trees in the table are shown at 10'-12' in height. The "required" 22 shade trees appear to meet the minimum size criteria. Other trees are shown in excess of the minimum – some of those species may not comply. Please verify that the "required" trees are larger to meet Code.
 - c. **New** - In the "Shrub" table on Sheet LA-01 the landscape materials specified is noted in gallons – not size as required by both the MD / Town Landscape Codes. Nobody uses container gallons for specs. For example, a 10-gallon container could have a 6-inch tall plant. Revise the table to provide the actual minimum size of all required shrubs at time of planting (24' tall x 24" on center when planted).
 - d. **New** – The plans identify numerous taller trees species / other landscaping will be planted along the southerly lot line. As noted above there are existing FPL poles / power lines / telecommunication lines within the south property setback area. Without a commitment that the facilities will be removed / relocated / undergrounded the Codes prohibit certain taller tree species from being planted near power lines. There are FPL "right tree / right place" requirements. Once the disposition of the power / other lines is known this can be resolved. If the poles / lines are to remain only FPL approved tree species are allowed to be planted with the specified distances to the facilities. Given FPL's recent reluctance to allow the removal of poles / lines in short segments we must assume they will remain. Therefore, revise the Landscape Plans / tables to utilizes only FPL allowed tree species in the southern 10' setback area.
 - e. **Previous** - On Sheet LA.01 provide a compliance table for the taller tree species for taller bldgs. The revised plans include a table but not any analysis on how the landscape design / taller tree sizes provided meet the Code. At least 75% of the required trees must be above 18' in height. None are shown. Revise the table to indicate how many taller trees are provided to meet Code and revise the Landscape

Plan itself to include much taller trees in relation to a midrise building as required – particularly next to the building.

- f. **Previous** - On revised Sheet LA.01 the plans show a variety of ground covers / shrubs in the landscape strips along the streets. As noted in our original 8/04/21 comments both the MD / Town Landscape Codes require a continuous hedge that is at least 24" tall x 24" on center at time of planting. Most of the material specified does not qualify as a shrub nor is the size specified (not gallons / size). Revise the plans to comply with MD Chapter 18A & Town Supplemental Landscape Code Sec. 24-16.
10. **Previous Comment #16 on the 8/04/21 Memo & Update** – A preliminary Photometric Plan has now been provide as required. The Photometric Plan shows very high footcandle readings that do not comply with Town Code Sec. 23-19. In general, not more than 1.0 footcandle may be registered at a property line. The Town's exterior lighting laws are drafted for safe but low intensity lighting. Code complaints have occurred for some newer projects with LED fixtures that emit bright lighting. Revise the plans to comply with the Code criteria.

AGENDA ITEM REPORT

October 14, 2021

ITEM NUMBER: 2.

ITEM: Review and discussion of Site Plan Review Application by Global Reach Investments in order to construct an 8 unit Multi Family development to be located at 9290 West Bay Harbor Drive. Enclosed is a copy of the proposed site plans.

DESCRIPTION:

The Town received a formal Site Development Plan application for a 8 Dwelling Unit Multi-Family Development to be located at 9290 West Bay Harbor Drive.

Owner's Name: Global Reach Investments,
Property Address: 9290 West Bay Harbor Drive
Zoning District: RM-1 Multi Family District
Legal Description: Lot 16 of Block 2

Enclosed is a copy of the application for site plan review.

RECOMMENDED ACTION:

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Alba L. Chang, Town Clerk

ATTACHMENTS

1. 9290 WBHD- site plans
2. BHI 9290 WBHD MFR MMPA DRC Staff Report Oct 8 2021
3. BHI 9290 WBHD MFR DRC Backup Docs Oct 2021

Town of Bay Harbor Islands - Site Plan Review - Development Review Committee - Checklist

Project: 9290 WBH Pre-DRCDate Received: September 23, 2021Location: 9290 West Bay Harbor DriveLot 16 / Block 2Process # SPR21-000020Owner: Global Reach Investments

	Adequate	Inadequate	Comments
Application			
Application Fee			
Project Description			
Residential			
Commercial			
Ownership or Rep			
Site Plan:			
Date			
Scale			
North Arrow			
Elevations			
Right-of-Ways			
Zoning District			
Street Parking			
Streets & Waterways			
General Dimensions			
Vehicular Circulation			
Refuge Collection			
Underground Utility			
Tabulations			
Landscaping			
Neighboring Use			
Drainage			
Sidewalks in R/W			
Access Requirements			
Driveway Dimension			
Corner Clearance			

Reviewer: Alba Chang, Town Clerk

9290 WEST BAY HARBOR DRIVE

9290 WEST BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154

ZONING SUBMISSION
SEPTEMBER-07-2021



DRAWING INDEX					
PROJECT:2142 9290 W Bay Harbor Dr					
DATE: 9-07-2021					
Delta (Revision):					
Discipline	Sheet	Description			
Arch. KKAID	A0.00	COVER			
		SURVEY			
	A1.00	PROJECT DATA			
	A1.01	OPEN AREA CALCULATIONS			
	A1.02	CONTEXT SITE MAP			
	A1.03	CONTEXT PHOTOS			
	A1.04	SURROUNDING BUILDINGS			
	A1.05	RENDERING_VIEW FROM THE BAY			
	A1.06	RENDERING_VIEW FROM THE STREET			
	A2.00	SITE PLAN			
	A3.00	FLOOR PLAN - LEVEL 0			
	A3.01	FLOOR PLAN - LEVEL 1			
	A3.02	FLOOR PLAN - LEVEL 2			
	A3.03	FLOOR PLAN - LEVEL 3			
	A3.04	FLOOR PLAN - LEVEL 4			
	A3.05	FLOOR PLAN - LEVEL 5			
	A3.06	FLOOR PLAN - LEVEL 6			
	A3.07	FLOOR PLAN - LEVEL 7			
	A3.08	FLOOR PLAN - LEVEL 8			
	A4.00	BUILDING ELEVATION - 1			
	A4.01	BUILDING ELEVATION - 2			
	A4.02	BUILDING ELEVATION - 3			
	A4.03	BUILDING ELEVATION - 4			
	A5.00	A - BUILDING SECTION			
	A5.01	B - BUILDING SECTION DIAGRAM			
	A5.02	C - BUILDING SECTION DIAGRAM			
LANDSCAPE BH & A	LE-1	PROPOSED SITE TREE DISPOSITION			
	LP-1	PROPOSED SITE LANDSCAPE PLAN			
	LP-2	PROPOSED ROOF DECK LANDSCAPE PLAN			
	LP-3	LANDSCAPE DETAIL			

Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
4		12	
5		13	
6		14	
7		15	
8		16	

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF Kobi Karp AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF Kobi Karp Architecture & Interior Design, Inc. AIA (c) 2019

9290 W Bay Harbor Dr
Bay Harbor Island, FL

Owner:

Consultant:

Name
Address
Tel
Email

Consultant:

Name
Address
Tel
Email

Consultant:

Name
Address
Tel
Email

Architect of Record:

Kobi Karp Architecture and Interior Design, Inc.
2915 Biscayne Boulevard, Suite #200
Miami, Florida 33137 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



SCOPE OF WORK:
THE EXTEND OF THE SCOPE OF WORK FOR THIS PACKAGE CONSIST OF THE FOLLOWING:

- 1- NEW CONSTRUCTION OF A 7 STORY RESIDENTIAL BUILDING, INCLUDED 1 BASEMENT PARKING GARAGE & ROOF DECK. ON A CLEAN AND GRUBBED SITE READY FOR FOUNDATION.
- 2- STRUCTURE IS P.T. CONCRETE , TYPE 1A CONSTRUCTION.
- 3- THE NEW BUILDING WILL BE ABOVE BASE FLOOD ELEVATION WITH GROUND FLOOR AT 9'-0" NGVD FULLY EQUIPPED THROUGHOUT WITH AN AUTOMATIC FIRE SPRINKLER AND ALARM SYSTEM, AND IMPACT RESISTANT STOREFRONT & DOORS.
- 4- 30,265 SF. RESIDENTIAL AREA
- 5- 17 TOTAL PARKING SPACES.
- 6- THE PROJECT WILL BE FULLY ACCESSIBILITY IN COMPLIANCE WITH ADA REQUIREMENTS.

AREA OF WORK : TOTAL AREA OF WORK : 11,250 SF.

LANDSCAPE DESIGN

BRUCE HOWARD & ASSOCIATES
LANDSCAPE ARCHITECTURE
4872 S.W. 72 nd AVENUE
MIAMI, FLORIDA 33155
TEL: 305.668.3196

OWNER

VIEW PARK, LLC
9290 WEST BAY HARBOR DR
TEL: 954-206-6676

ARCHITECTS

KOBI KARP ARCHITECTURE &
INTERIOR DESIGN
2915 BISCAYNE BOULEVARD SUITE 200
MIAMI, FL 33137
TEL: 305.573.1818

KKAID RECORD - OPTION 4.2

Date	09-07-2021	Sheet No.	
Scale			A0.00
Project	2142		

1355 NW 97 AV SUITE 200
MIAMI FLORIDA 33172
TELEPHONE: (305) 264-2660
FAX: (305) 264-0229

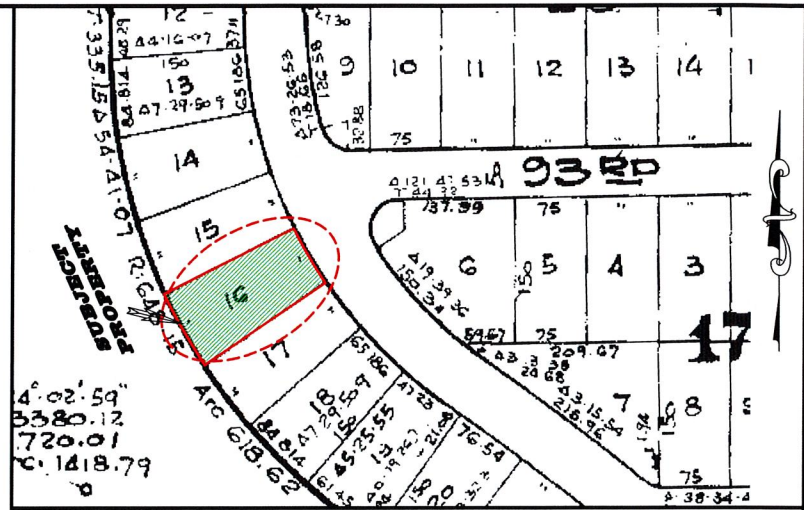
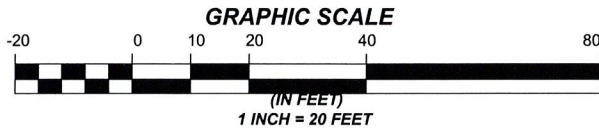
Nova Surveyors Inc.
LAND SURVEYORS

SURVEY No. 21-0000315-1

SHEET No. 1 OF 1

DRAWN BY: LG.

BOUNDARY SURVEY



LOCATION SKETCH SCALE :N.T.S.

LEGAL DESCRIPTION:

SURVEY OF LOT 16, BLOCK 2, OF BAYHARBOR ISLAND
ACCORDING TO THE PLAT THEREOF AS RECORDED IN THE PLAT BOOK 46,
PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY ADDRESS:

9290 W BAY HARBOR DR
BAY HARBOR ISLAND, FL 33154

CERTIFICATIONS:

GLOBAL REACH INVESTMENTS

SURVEYOR'S NOTES:

- 1). IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY. IF NOT, THEN BEARINGS ARE REFERRED TO COUNTY, TOWNSHIP MAPS.
- 2). NORTH ARROW BASED ON PLAT
- 3). ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 MIAMI DADE COUNTY. BENCH MARK # R-243. LOCATOR : No.2225 W ELEVATION 6.61 FEET OF N.G.V.D. OF (1929).
- 4). THIS IS A SPECIFIC PURPOSE SURVEY.
- 5). THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.

I HEREBY CERTIFY: THAT THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON, AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION, COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

BY: GEORGE IBARRA (DATE OF FIELD WORK)
PROFESSIONAL LAND SURVEYOR NO. :2534
STATE OF FLORIDA
FIRM L.B. # 6044

(VALID COPIES OF THIS SURVEY WILL BEAR THE EMBOSSED SEAL OF THE ATTESTING LAND SURVEYOR).

REVISED ON:

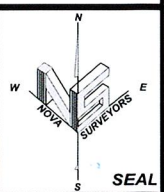
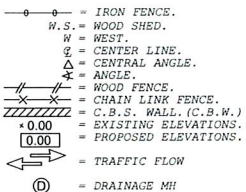
REVISED ON:

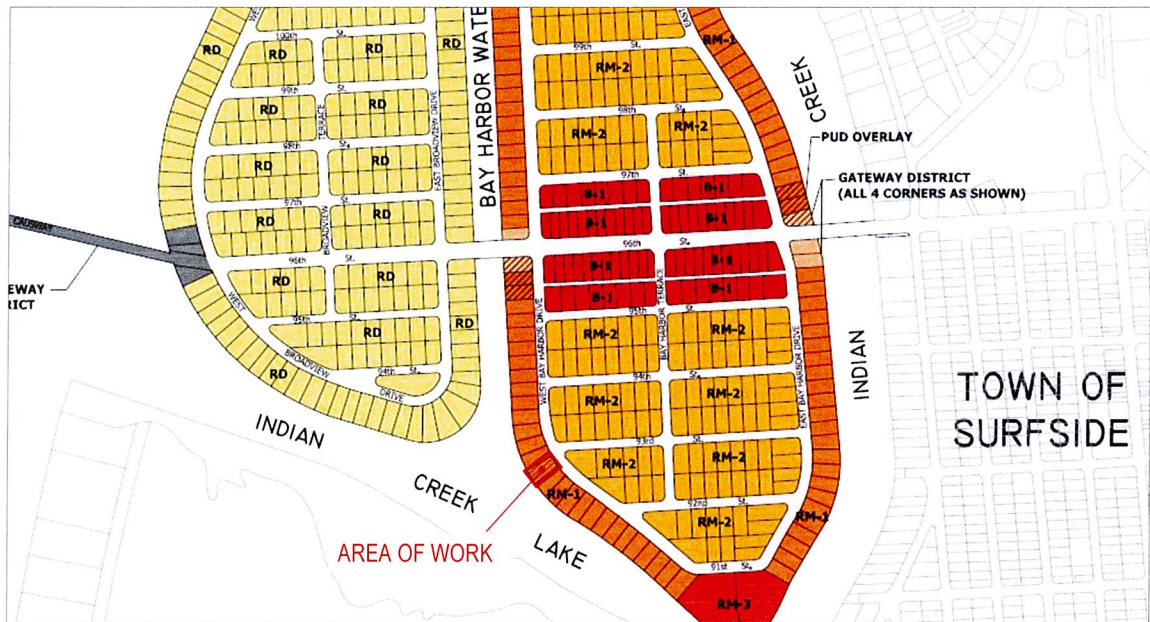
LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY (SURVEY):

- EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.
- THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.
- LEGAL DESCRIPTION PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
- BOUNDARY SURVEY MEANS A DRAWING AND/OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND OR NOT TO SCALE.
- EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS OTHERWISE NOTED.
- THE TERM "ENCROACHMENT" MEANS VISIBLE ON AND ABOVE GROUND ENCROACHMENT.
- ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS AND SETBACKS AND THEY WILL BE RESPONSIBLE OF SUBMITTING PLOT PLANS WITH THE CORRECT INFORMATION FOR THEIR APPROVAL FOR AUTHORIZATION TO AUTHORITIES IN A NEW CONSTRUCTIONS, UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.
- FENCE OWNERSHIP NOT DETERMINED.
- THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.
- THE FNIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN: ZONE: "AE" COMMUNITY/PANEL/SUFFIX: 120637/0144/L DATE OF FIRM: 09/11/2009
- BASE FLOOD ELEVATION: 8 FEET.

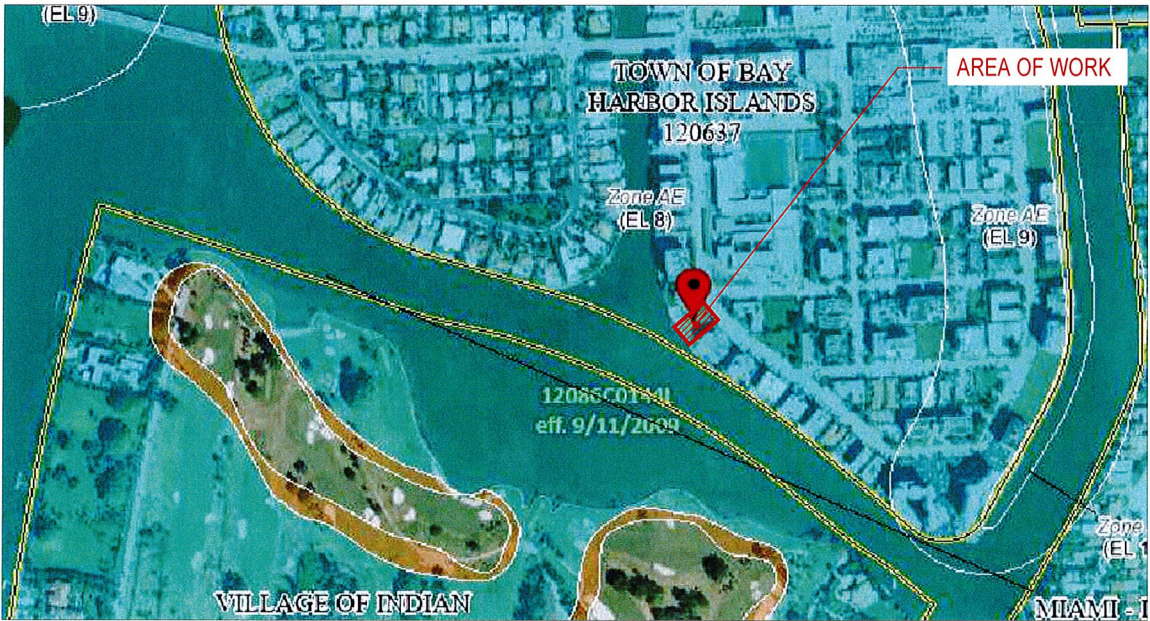
ABBREVIATIONS AND MEANINGS

A = ARC	CONC. = CONCRETE.	PROP. COR. = PROPERTY CORNER	O.H. = OVERHEAD	RR. = RAIL ROAD.
A/C = AIR CONDITIONER PAD.	C.P. = CONC. PORCH.	FNIP. = FEDERAL NATIONAL INSURANCE	O.H.L. = OVERHEAD UTILITY LINES	RES. = RESIDENCE.
A.E. = ANCHOR EASEMENT.	C.S. = CONCRETE SLAB.	F.N. = FOUND NAIL.	OVH = OVERHANG	R/W = RIGHT-OF-WAY.
A/R = ALUMINUM ROOF.	D.E. = DRAINAGE EASEMENT.	H. = HIGH (HEIGHT)	PWT. = PAVEMENT.	R.P. = RADIUS POINT.
A/S = ALUMINUM SHED.	D.M.E. = DRAINAGE MAINTENANCE EASEMENTS	IN. & EG. = INGRESS AND EGRESS EASEMENT.	PL. = PLANTER.	RGE. = RANGE.
ASPH. = ASPHALT.	DRIVE = DRIVEWAY	L.B. = LICENSED BUSINESS	P/L = PROPERTY LINE.	SEC. = SECTION.
B.C. = BLOCK CORNER.	E = DEGREES.	L.P. = LIGHT POLE.	P.C.C. = POINT OF COMPOUND CURVE.	STY. = STORY.
B.L.D.G. = BUILDING.	E = EAST.	L.F.E. = LOWEST FLOOR ELEVATION.	P.C. = POINT OF CURVE.	SWK. = SIDEWALK.
B.M. = BENCH MARK.	E.T.B. = ELECTRIC TRANSFORMER PAD.	L.M.E. = LAKE MAINTENANCE EASEMENT.	PT. = POINT OF TANGENCY.	S.I.P. = SET IRON PIPE L.B. #6044.
B.M.H. = BELLSOUTH MANHOLE.	ELEV. = ELEVATION.	' = MINUTES.	POC. = POINT OF COMMENCEMENT.	S. = SOUTH.
B.O.B. = BASIS OF BEARINGS.	ENCR. = ENCROACHMENT.	M. = MEASURED DISTANCE.	POB. = POINT OF BEGINNING.	" = SECONDS
C = CALCULATED.	F.H. = FIRE HYDRANT.	M/L = MONUMENT LINE.	P.R.C. = POINT OF REVERSE CURVE	T = TANGENT.
C.B. = CATCH BASIN.	F.I.R. = FOUND IRON PIPE.	M/H = MANHOLE.	P.B. = PLAT BOOK.	TWP. = TOWNSHIP.
C.B.S. = CONCRETE BLOCK STRUCTURE.	F.I.R. = FOUND IRON ROD.	N.A.P. = NOT A PART OF.	PG. = PAGE.	UTL. = UTILITY.
CBW = CONCRETE BLOCK WALL.	F.F.E. = FINISHED FLOOR ELEVATION.	N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM.	PRM. = PERMANENT REFERENCE MONUMENT.	U.P. = UTILITY POLE.
CH. = CHORD.	F.N.D. = FOUND NAIL & DISK.	N. = NORTH.	P.L.S. = PROFESSIONAL LAND SURVEYOR.	W.M. = WATER METER.
CH.B. = CHORD BEARING.	FR = FRAME.	N.T.S. = NOT TO SCALE.	R. = RECORDED DISTANCE.	W.F. = WOOD FENCE.
CL = CLEAR	FT = FEET.	#-NO. = NUMBER.		
C.L.F. = CHAIN LINK FENCE.		Q/S = OFFSET.		
C.M.S. = CANAL MAINTENANCE EASEMENTS.				





1 ZONING DESIGNATIONS MAP
N.T.S.



2 FLOOD MAP
N.T.S.

ZONING INFORMATION

SECTION	PROJECT NAME: 9290 WEST BAY HARBOR DRIVE PROJECT ADDRESS: 9290 W BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154 ZONING JURISDICTION : TOWN OF BAY HARBOR ISLANDS ZONING DESIGNATION : RM-1 GROSS LOT AREA :11,250 SF (0.258 ACRES) BASE FLOOD ELEVATION :8 NGVD +1' = 9 NGVD(DSIGN FLOOD ELEVATION)			
	SITE REQUIREMENTS			
1		ALLOWED / REQUIRED		PROPOSED
	A) LOT AREA	11,250 SF		11,250 SF (0.258 ACRES)
	B) DENSITY	34 DU/AC MAX 34 x 0.258 = 8 UNITS MAX		8 UNITS
	C) BUILDING HEIGHT	75'		75'-0" + 5'-0" POOL DECK
	D) BUILDING LENGTH	205' MAX ABOVE 45,' 120' MAX		100'-0"
	E) LANDSCAPE REQUIREMENTS	20% LOT AREA MIN. 11,250 X 0.2 = 2,250 SF MIN.		2,962 SF.
	F) ROOF DECK LANDSCAPE REQUIREMENTS	15% ROOF AREA MIN. 2,266 X 0.15 = 340 SF MIN.		438 SF.
2	SETBACK REQUIREMENTS			
		ALLOWED / REQUIRED		PROPOSED
	A) FRONT	30 FEET		30'-0"
	B) SIDE (BELOW GRADE PARKING)	5 FEET		5'-0"
	C) SIDE	10 FEET FOR FIRST 30 FEET HEIGHT +1 FOOT FOR EVERY ADD. 3 FEET HEIGHT FOR ADD. PORTION		10'-0" LEVEL 1,2,3 13'-0" LEVEL 4 16'-0" LEVEL 5 20'-0" LEVEL 6 23'-0" LEVEL 7
	D) BACK	20 FEET		20'-0"
3	FLR BREAKDOWN			
	LEVEL	TOTAL AREA	SELLABLE AREA	ALLOWED / REQUIERD
	GROUND LEVEL	5,284 SF	3,066 SF	AREA ALLOWED - - - - SF
	LEVEL 2	5,904 SF	5,080 SF	
	LEVEL 3	5,844 SF	5,267 SF	
	LEVEL 4	5,479 SF	4,902 SF	
	LEVEL 5	5,044 SF	4,467 SF	
	LEVEL 6	4,609 SF	4,032 SF	
	LEVEL 7	4,028 SF	3,451 SF	
	LEVEL 8 (ROOF DECK)	3,836 SF	-	
GRANDTOTAL	40,028 SF	30,265 SF		
4	PARKING REQUIREMENTS			
	AREA / UNIT		PARKING RATE	REQUIRED PROPOSED
	-RESIDENTIAL	8 UNITS	2 PS. x UNIT	16 PS.
		VISITOR	1 PS.	17 PS.
	TOTAL PARKING			17 PS. 17 PS.
PARKING PER FLOORS		TOTAL OF PARKING		
LEVEL 0		16 STANDARD PS. + 1 ACCESSIBLE PS. = 17		17 PS.
5	# OF UNIT BREAKDOWN			
	LEVELS	UNITS PER FLOOR	SUBTOTAL UNITS	TOTAL UNITS PROPOSED
	1	1 RESIDENTIAL UNITS	1 UNITS	8 UNITS
	2	2 RESIDENTIAL UNITS	2 UNITS	
	3-7	1 RESIDENTIAL UNITS	1 UNITS x 5 LEVELS = 5 UNITS	
TOTAL UNITS = 8 UNITS				

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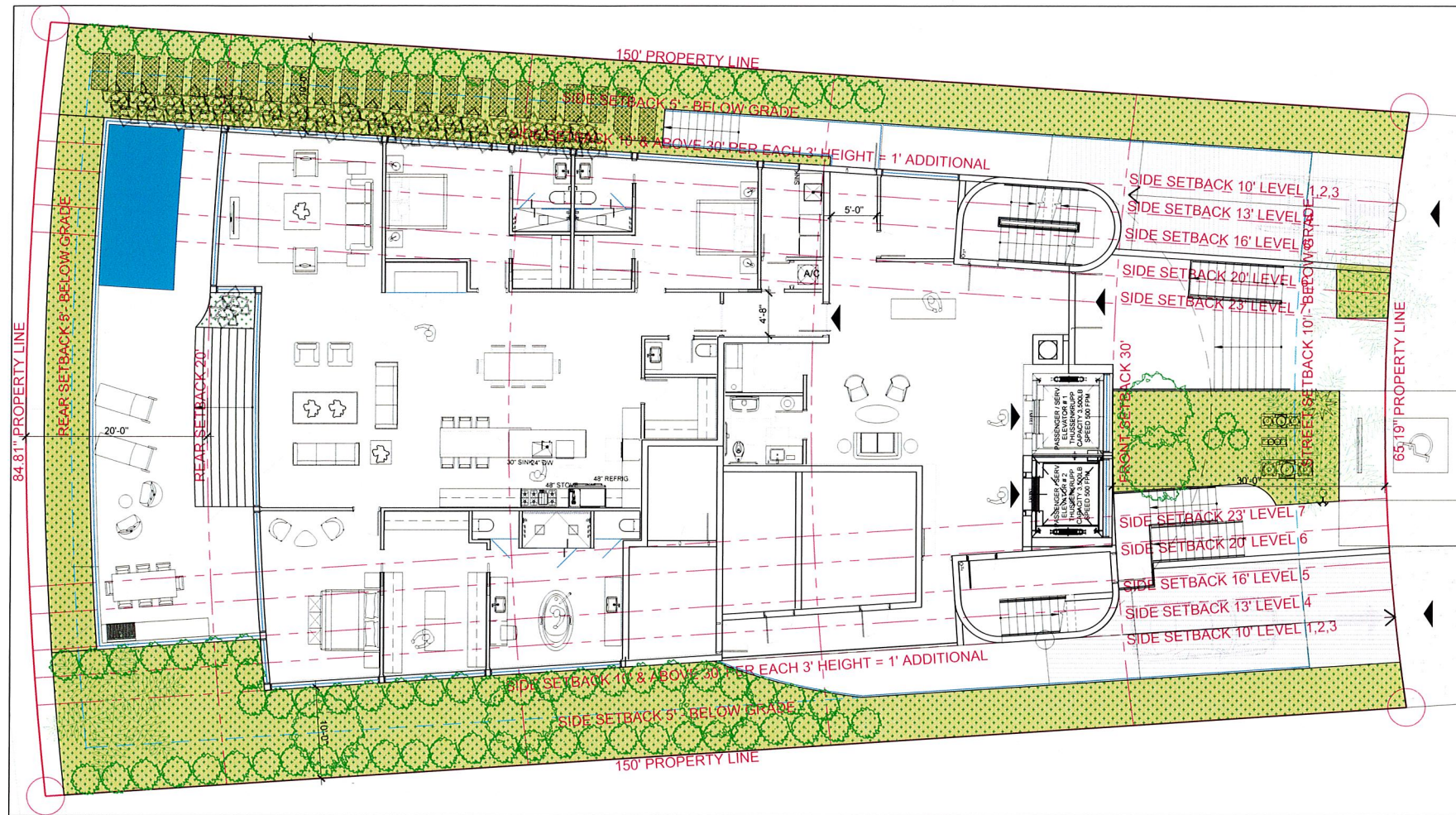
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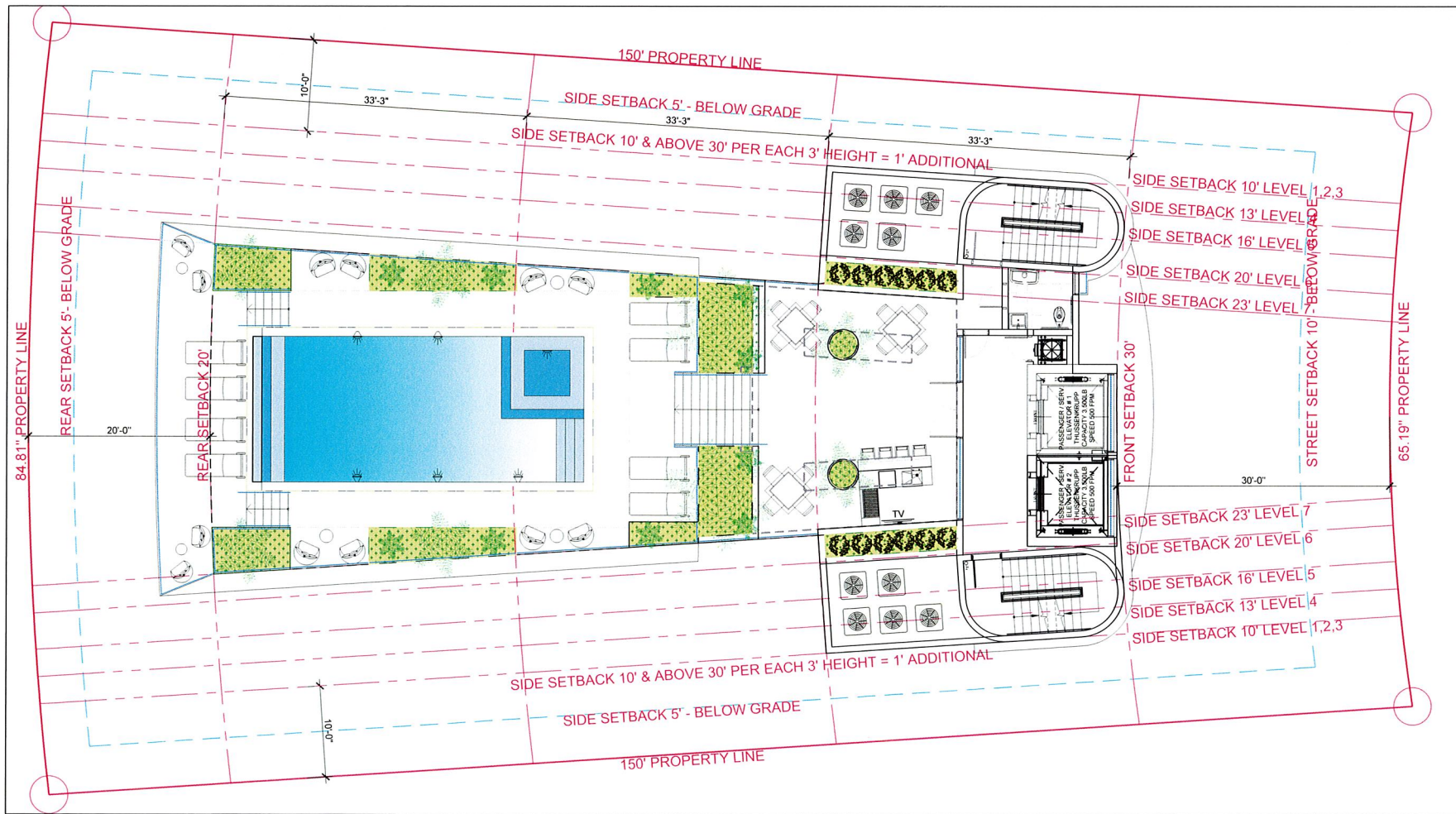
PROJECT DATA

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LOT AREA	OPEN SPACE 20% MIN. BY CODE			
	MINIMUM	PROPOSED	%	COLOR
11,250 SF.	2,250 SF.	2,962 SF.	26 %	

1 GROUND FLOOR - OPEN SPACE
SCALE: 1/8" = 1'-0"



ROOF AREA	ROOF LANSCAPED 15% MIN.			
	MINIMUM	PROPOSED	%	COLOR
2,901 SF.	436 SF.	438 SF.	15.1 %	

2 ROOF DECK - OPEN SPACE
SCALE: 1/8" = 1'-0"

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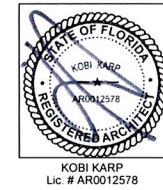
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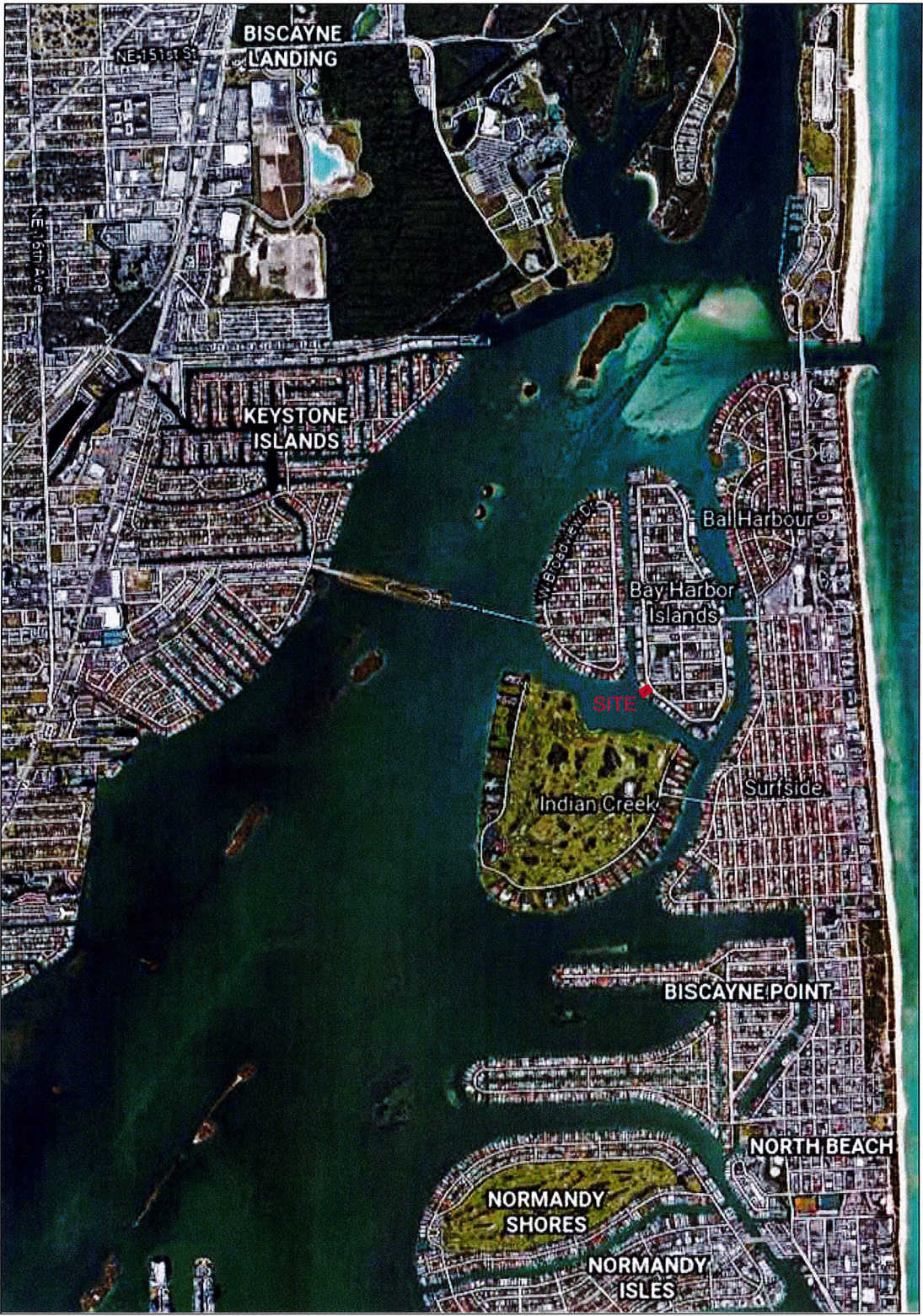
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OPEN AREA CALCULATION

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CONTEXT SITE MAP

Date	09-07-2021	Sheet No.	A1.02
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1 STREET VIEW
SCALE: N.T.S.



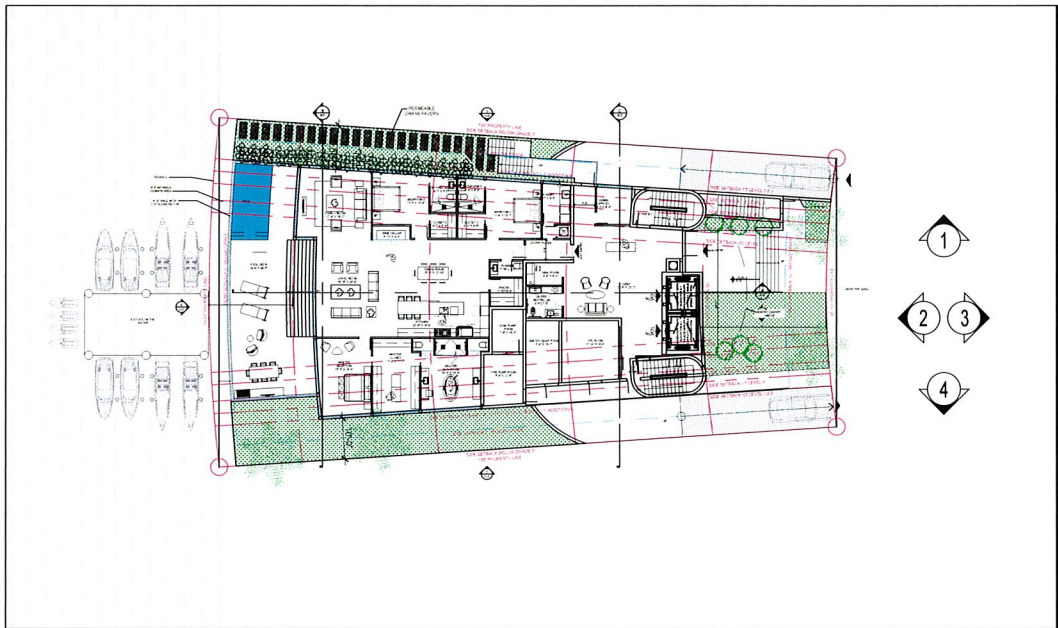
2 PROPERTY VIEW
SCALE: N.T.S.



3 STREET VIEW
SCALE: N.T.S.



4 STREET VIEW
SCALE: N.T.S.



5 KEY PLAN
SCALE: N.T.S.

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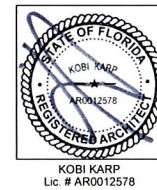
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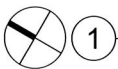


CONTEXT PHOTOS

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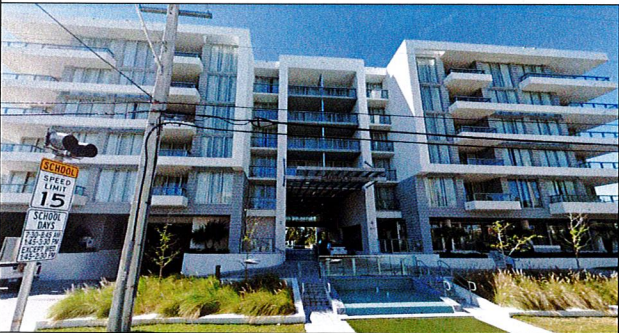


SITE



1 SURROUNDING BUILDINGS

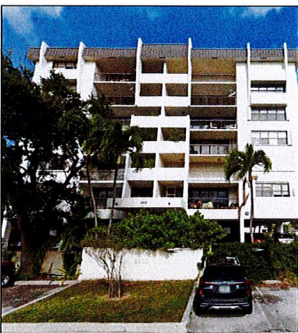
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1 PHOTO
SCALE: N.T.S.



2 PHOTO
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3 PHOTO
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4 PHOTO
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5 PHOTO
SCALE: N.T.S.



6 PHOTO
SCALE: N.T.S.

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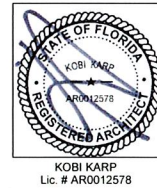
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SURROUNDING BUILDINGS

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1 RENDERING _VIEW FROM THE BAY
SCALE: N.T.S.

KKAID RECORD - OPTION 4.2

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RENDERING _VIEW FROM THE BAY

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2 RENDERING _VIEW FROM THE STREET
SCALE: N.T.S.

KKAID RECORD - OPTION 4.2

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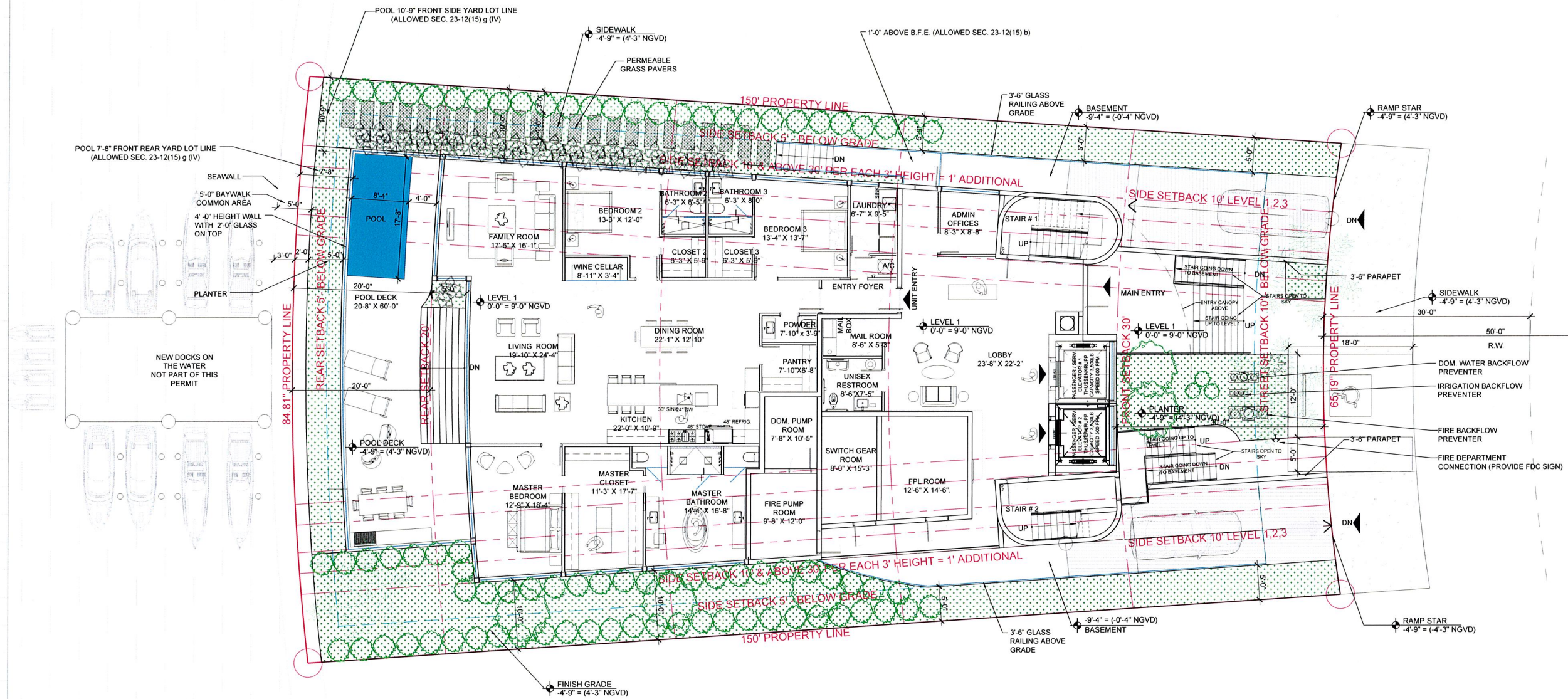


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RENDERING _VIEW FROM THE STREET

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B.F.E. = 8'-0" NGVD

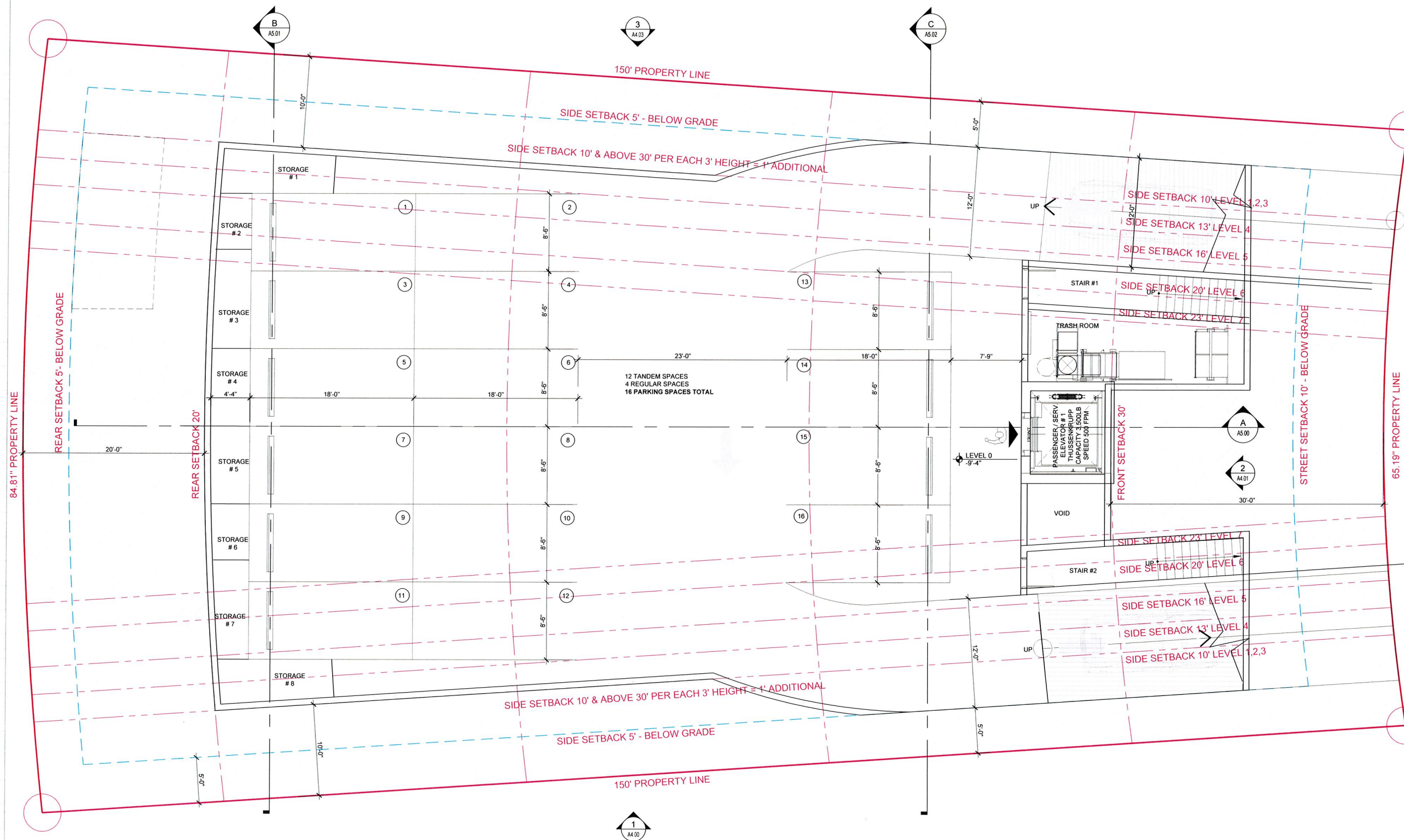


1 SITE PLAN

SCALE: 1/8" = 1'-0"
KKAID RECORD - OPTION 4.2

SITE PLAN

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Project	2142		



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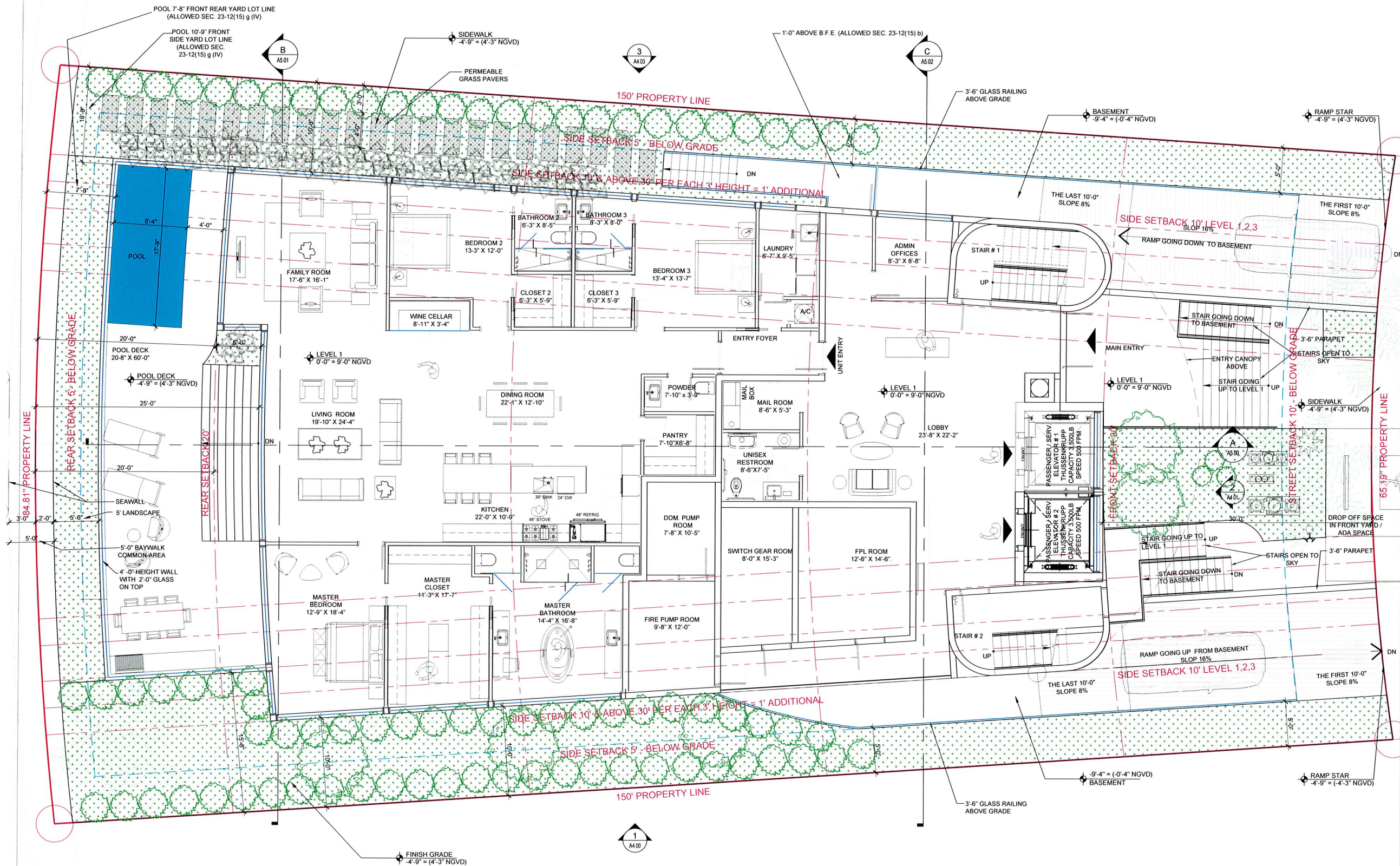


16 PARKING SPACE ON THE BASEMENT

1 FLOOR PLAN - LEVEL 0
SCALE: 3/16" = 1'-0"
KKAID RECORD - OPTION 4.2

FLOOR PLAN - LEVEL 0

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Project	2142	



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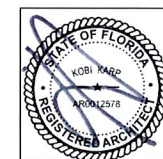
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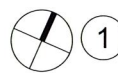
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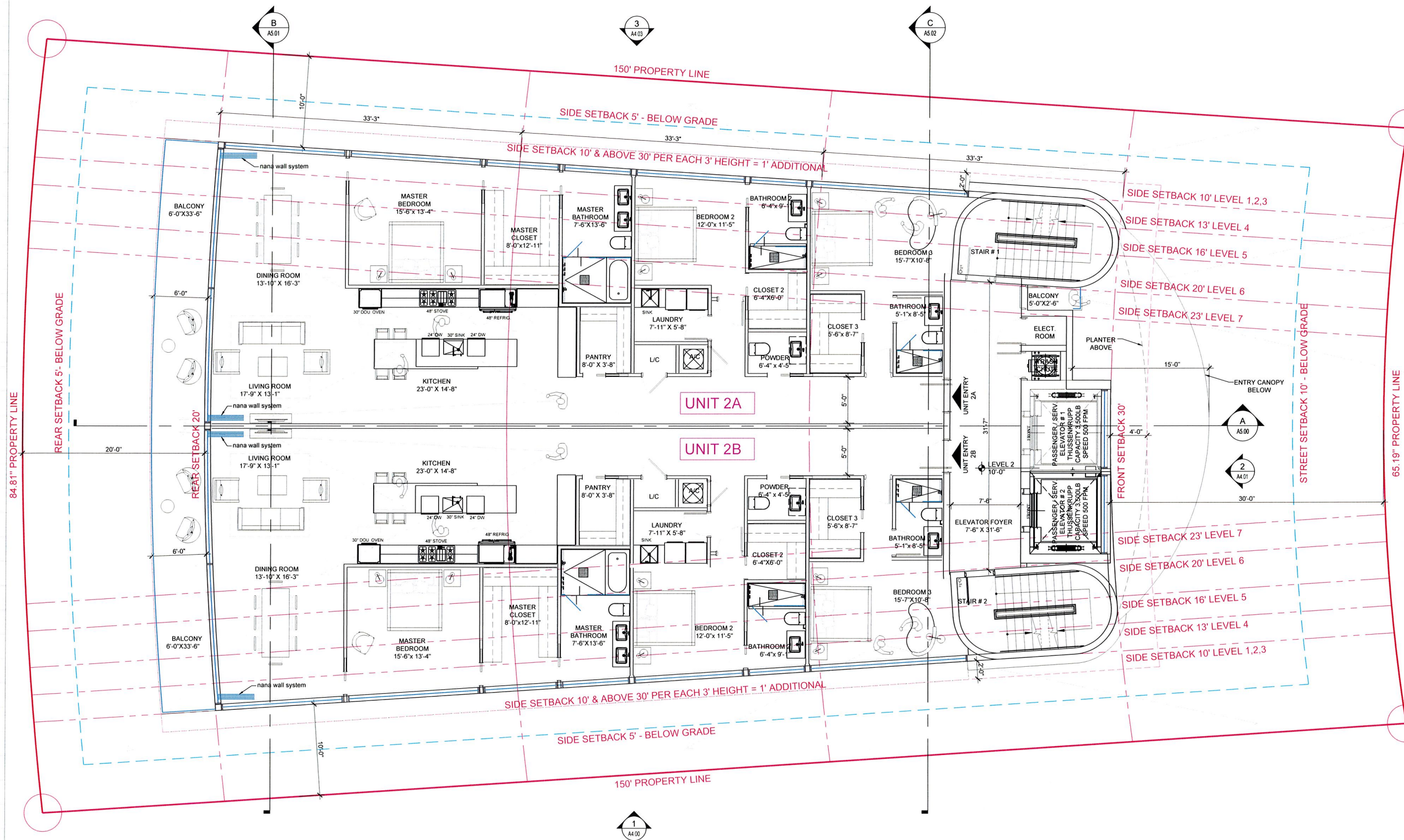
FLOOR PLAN - LEVEL 1

SCALE: 3/16" = 1'-0"
KKAID RECORD - OPTION 4.2

FLOOR PLAN - LEVEL 1

Date 09-07-2021
Scale
Project 2142

Sheet No.
A3.01



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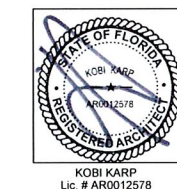
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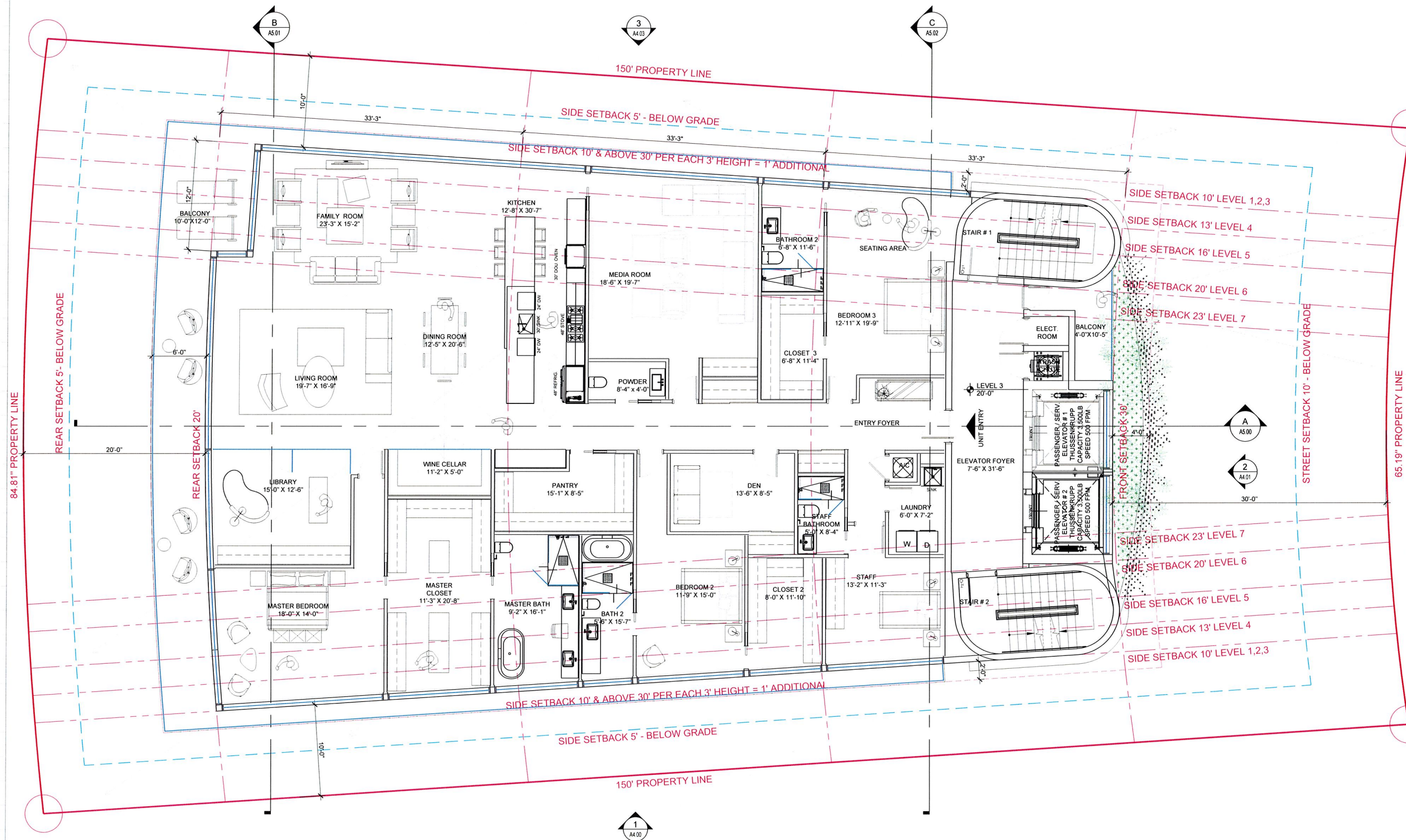
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FLOOR PLAN - LEVEL 2

Date	09-07-2021	Sheet No.	
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1 FLOOR PLAN - LEVEL 2
SCALE: 3/16" = 1'-0"
KKAID RECORD - OPTION 4.2



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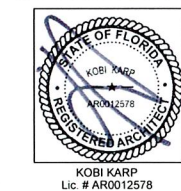
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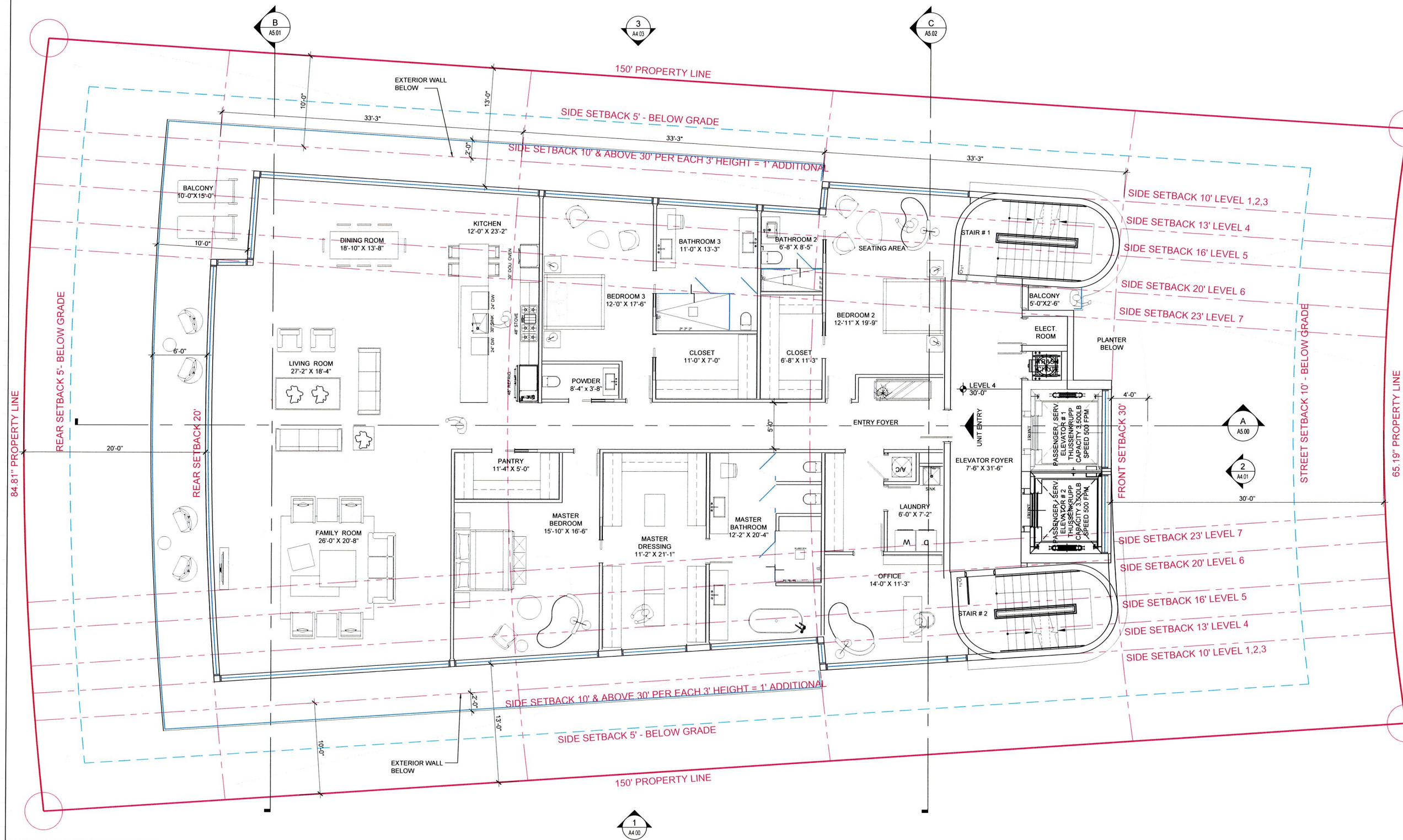
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FLOOR PLAN - LEVEL 3

Date	09-07-2021	Sheet No.	A3.03
Scale			
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1 FLOOR PLAN - LEVEL 3
SCALE: 3/16" = 1'-0"
KKAID RECORD - OPTION 4.2



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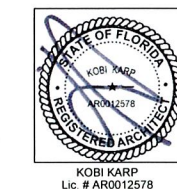
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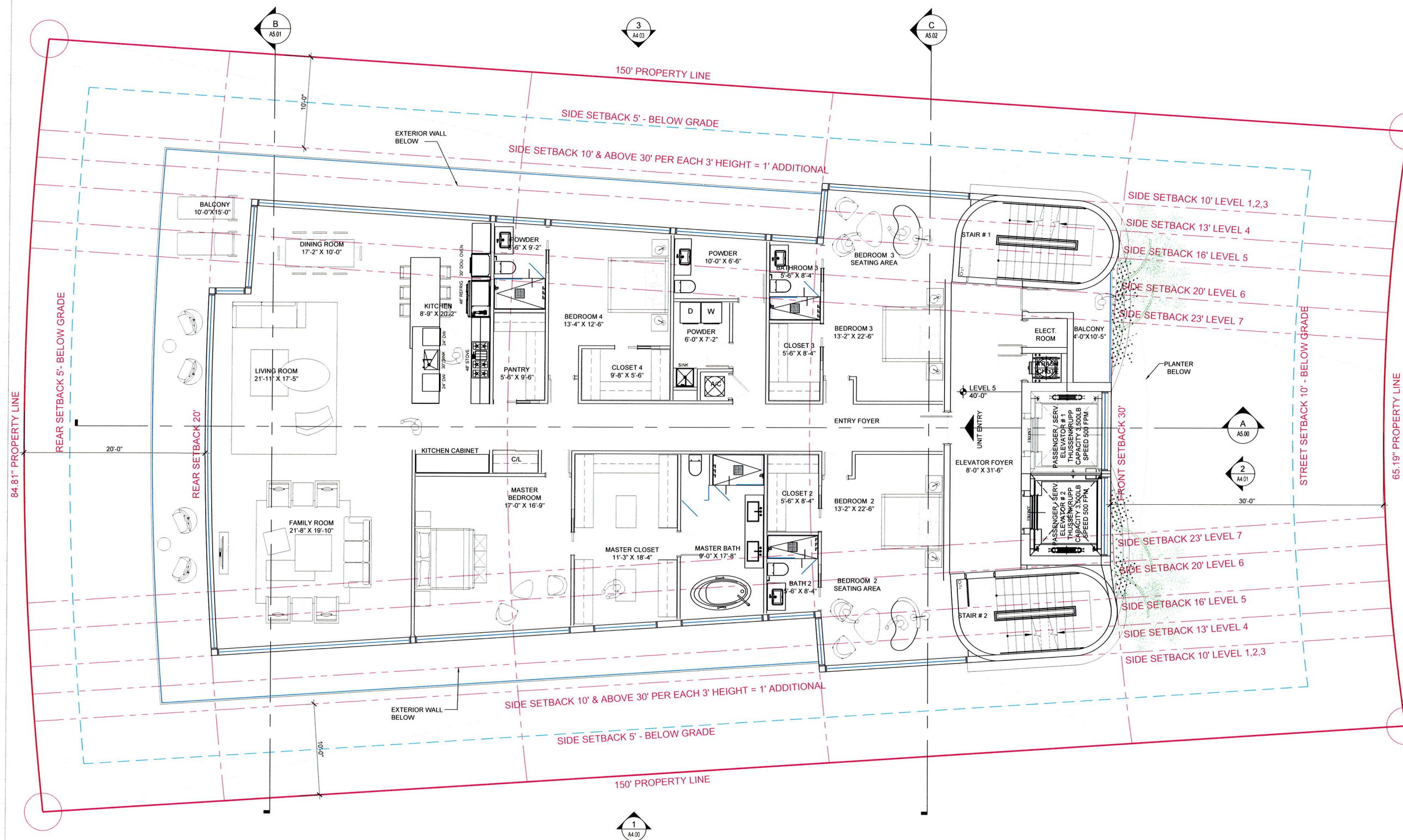
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FLOOR PLAN - LEVEL 4

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1 FLOOR PLAN - LEVEL 4
SCALE: 3/16" = 1'-0"
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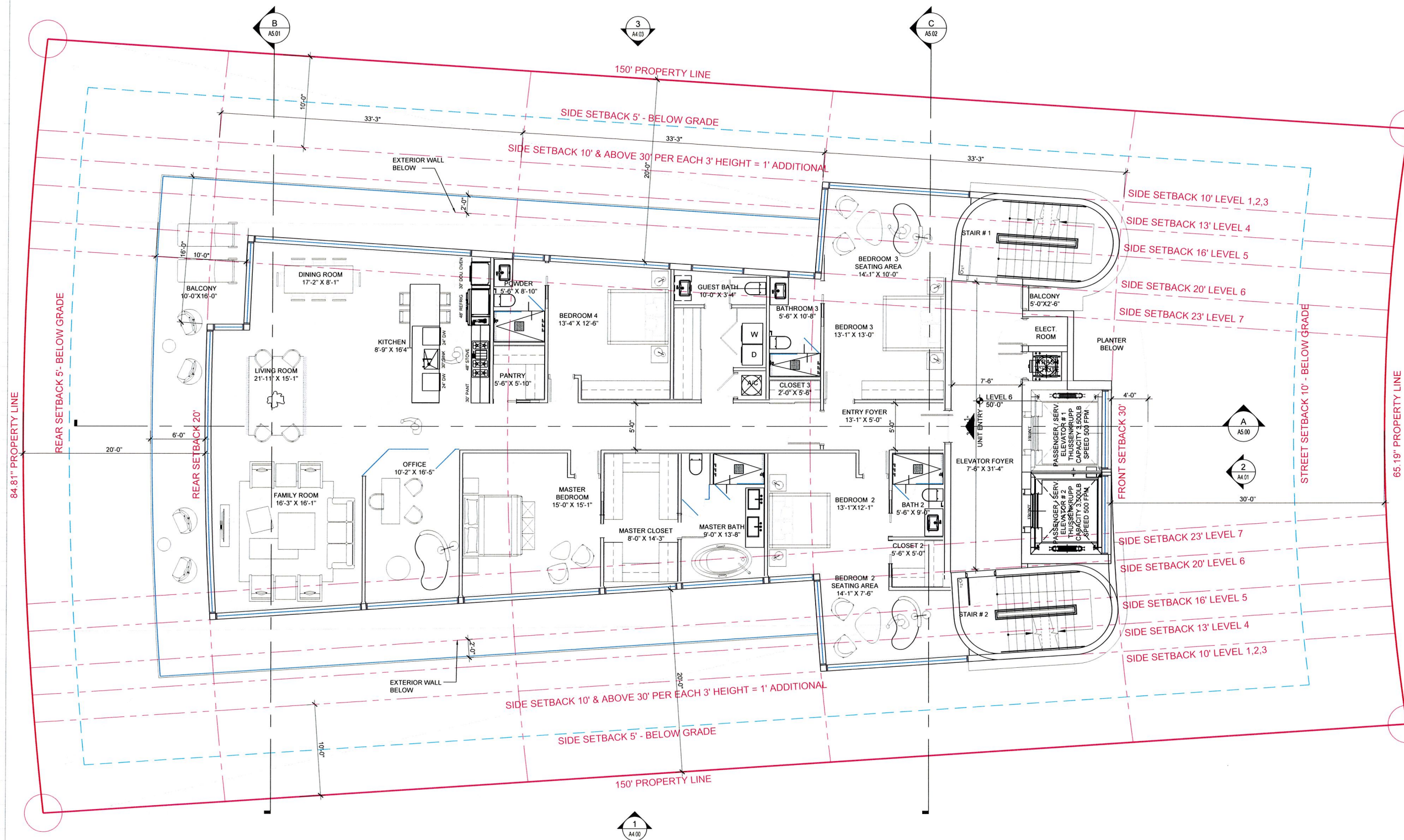
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FLOOR PLAN - LEVEL 5

Date	09-07-2021	Sheet No.
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1 FLOOR PLAN - LEVEL 5
SCALE: 3/16" = 1'-0"
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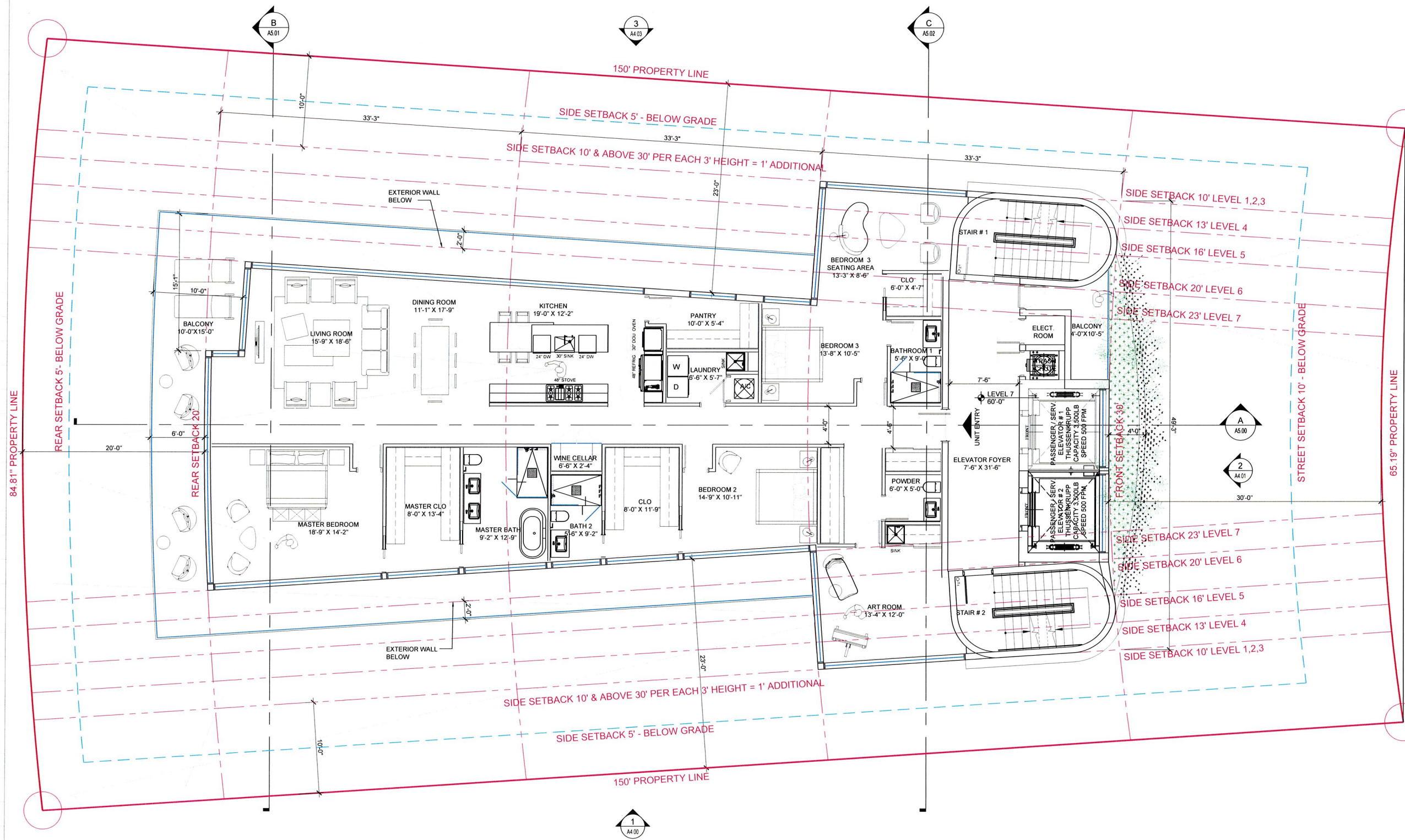
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FLOOR PLAN - LEVEL 6

1 FLOOR PLAN - LEVEL 6
SCALE: 3/16" = 1'-0"
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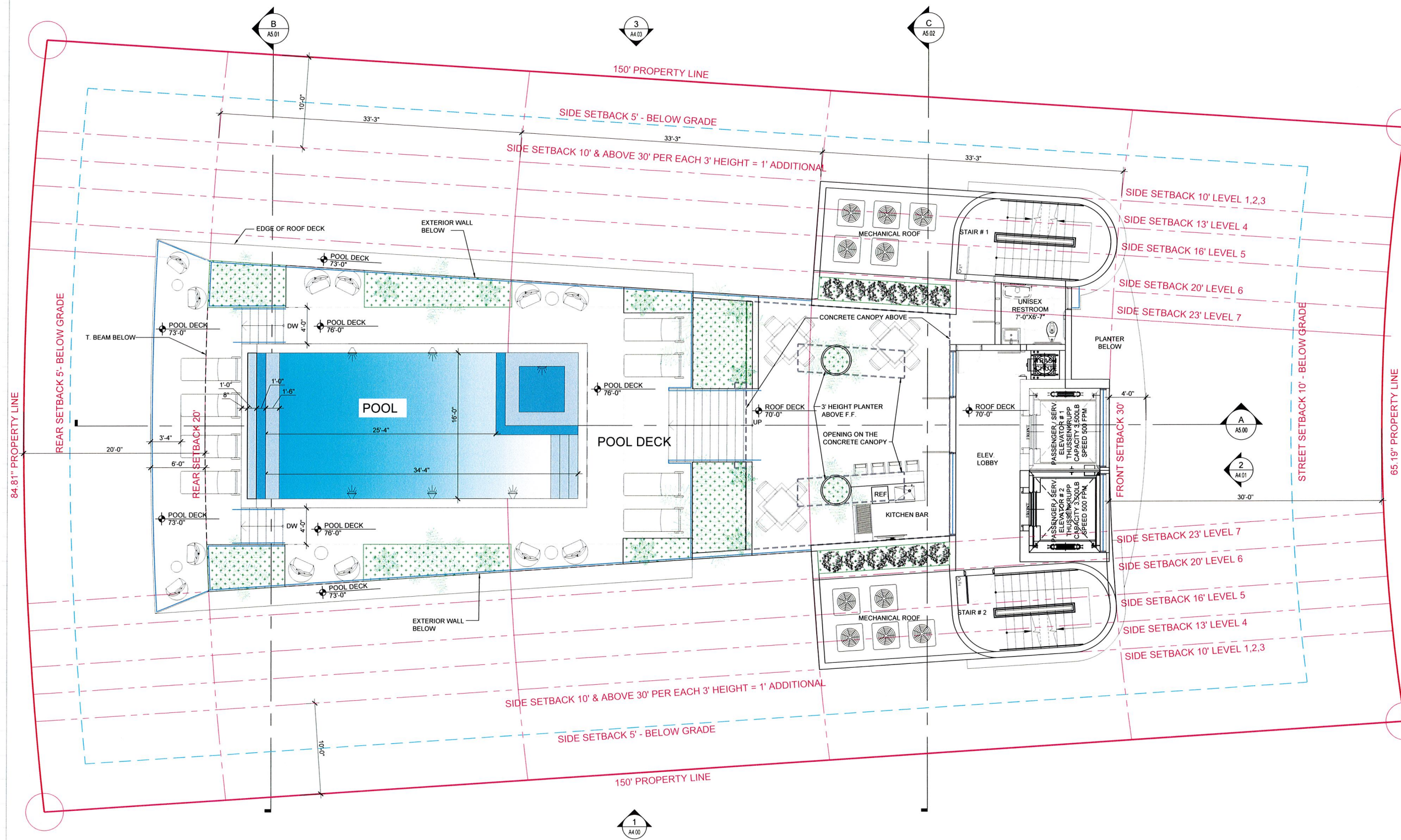
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FLOOR PLAN - LEVEL 7

Date	09-07-2021	Sheet No.	
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1 FLOOR PLAN - LEVEL 7
SCALE: 3/16" = 1'-0"
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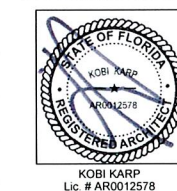
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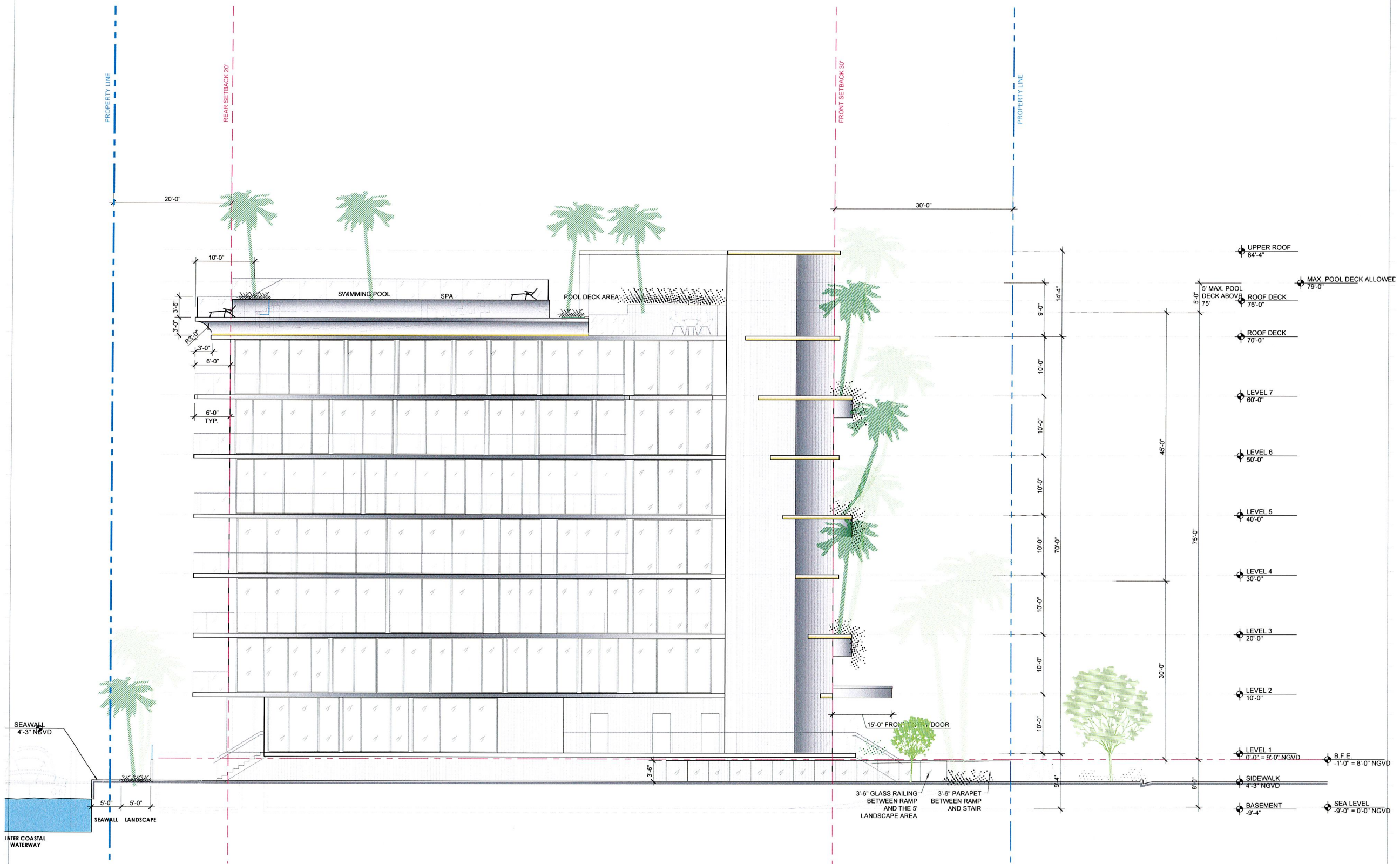
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ROOFTOP - LEVEL 8

1 FLOOR PLAN - LEVEL 8
SCALE: 3/16" = 1'-0"
KKAID RECORD - OPTION 4.2

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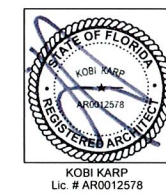
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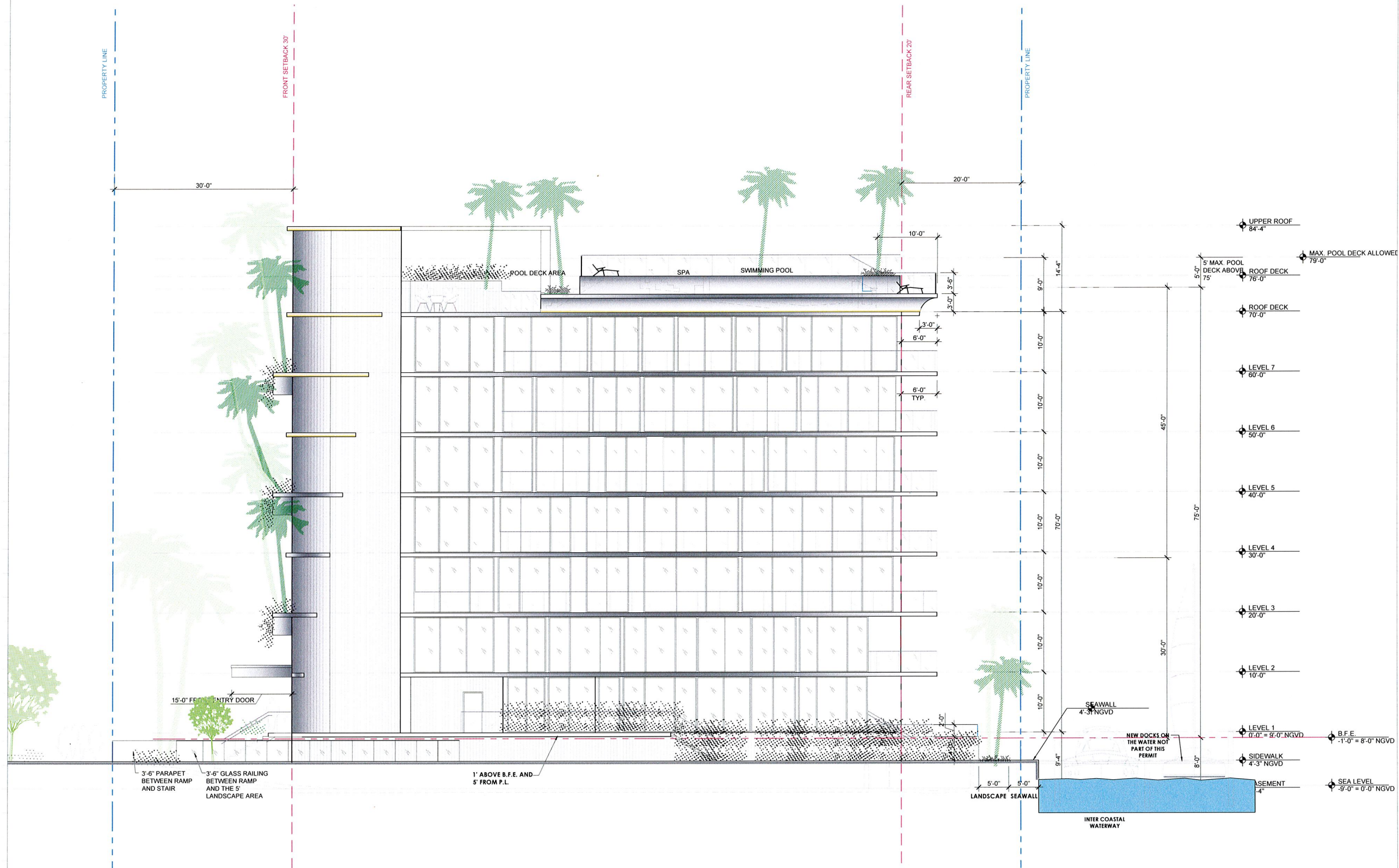
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BUILDING ELEVATION 1

1 BUILDING ELEVATION
SCALE: 1/8" = 1'-0"
KKAID RECORD - OPTION 4.2

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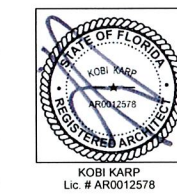
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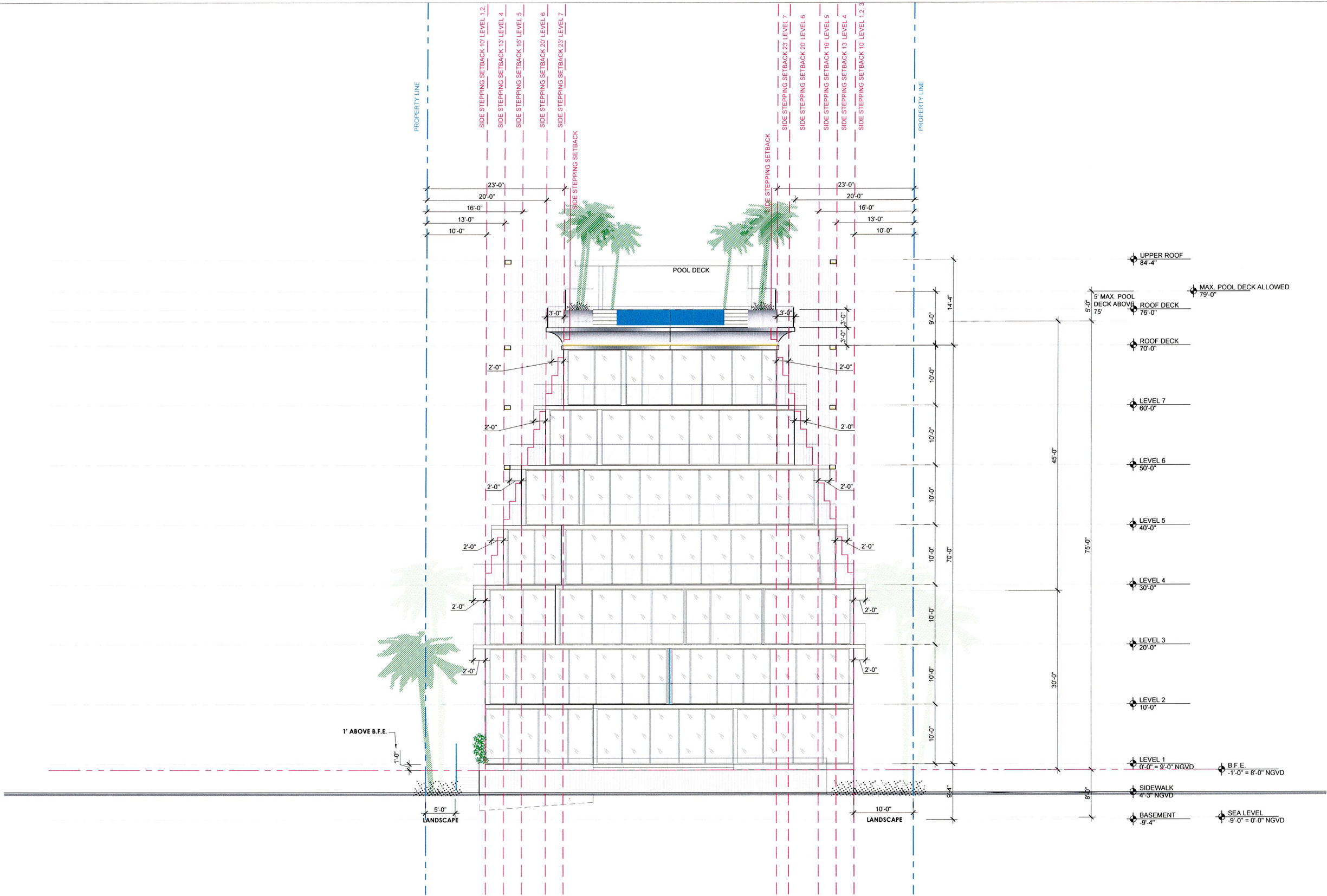
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BUILDING ELEVATION 3

3 BUILDING ELEVATION
SCALE: 1/8" = 1'-0"
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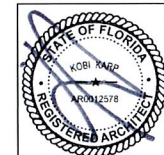
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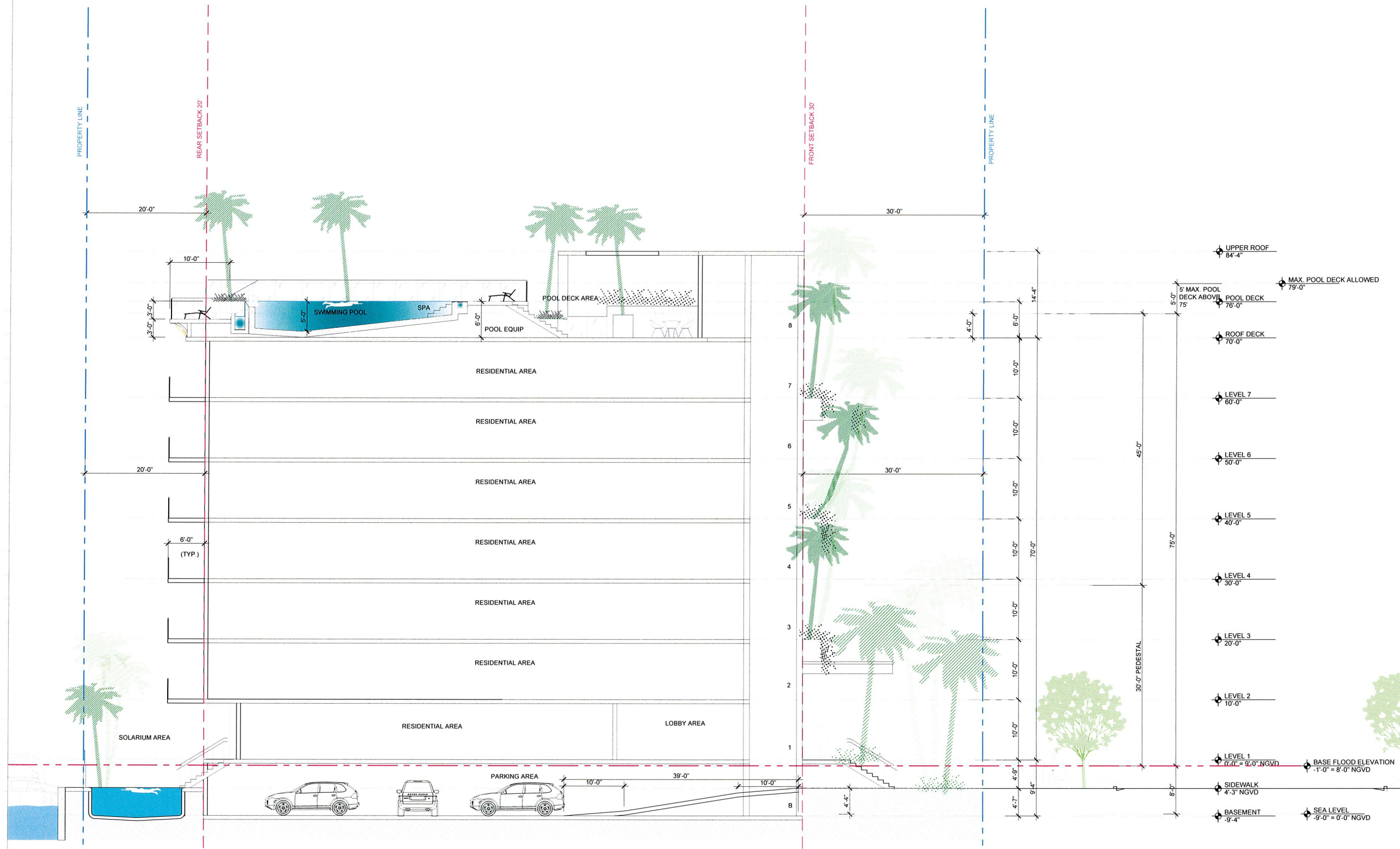
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BUILDING ELEVATION 4

4 BUILDING ELEVATION
SCALE: 1/8" = 1'-0"
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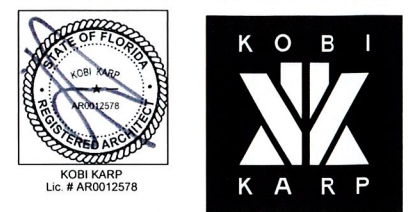
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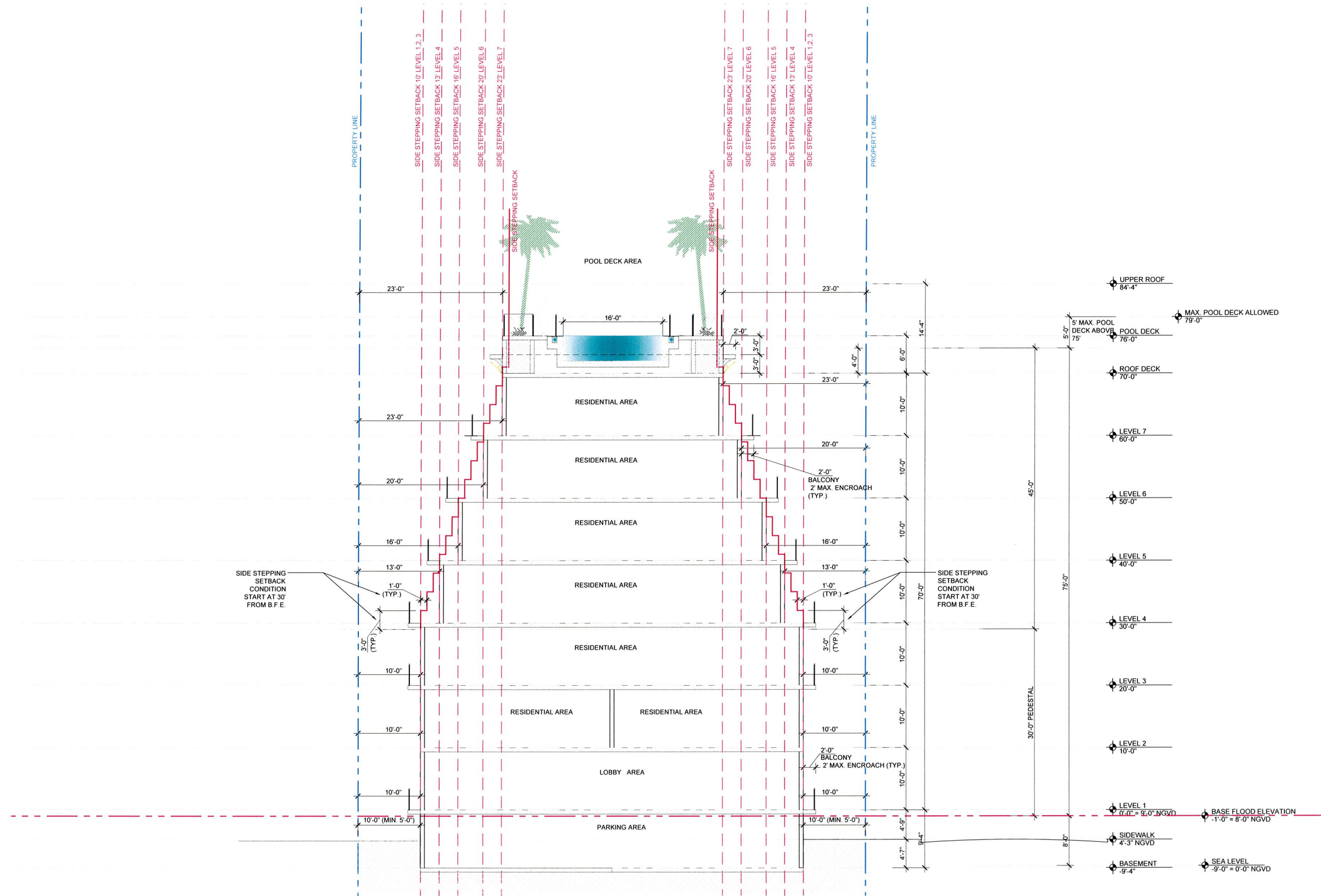
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BUILDING SECTION
SCALE: 1/8" = 1'-0"
KKAID RECORD - OPTION 4.2

BUILDING SECTION "A"

Date	09-07-2021	Sheet No.	A5.00
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B BUILDING SECTION DIAGRAM
SCALE: 3/16" = 1'-0"

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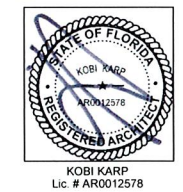
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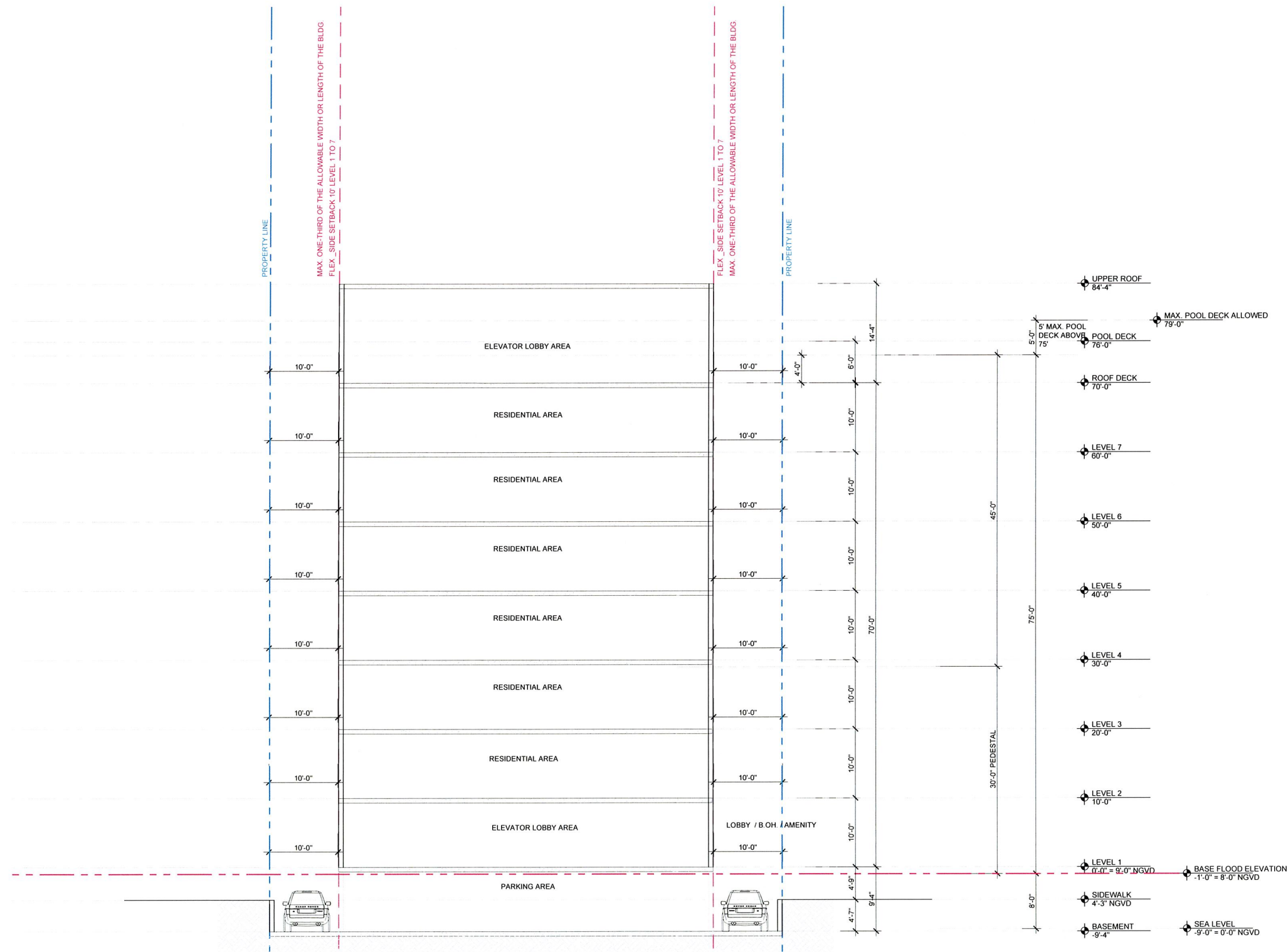
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B- BUILDING SECTION DIAGRAM

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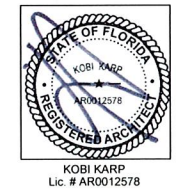
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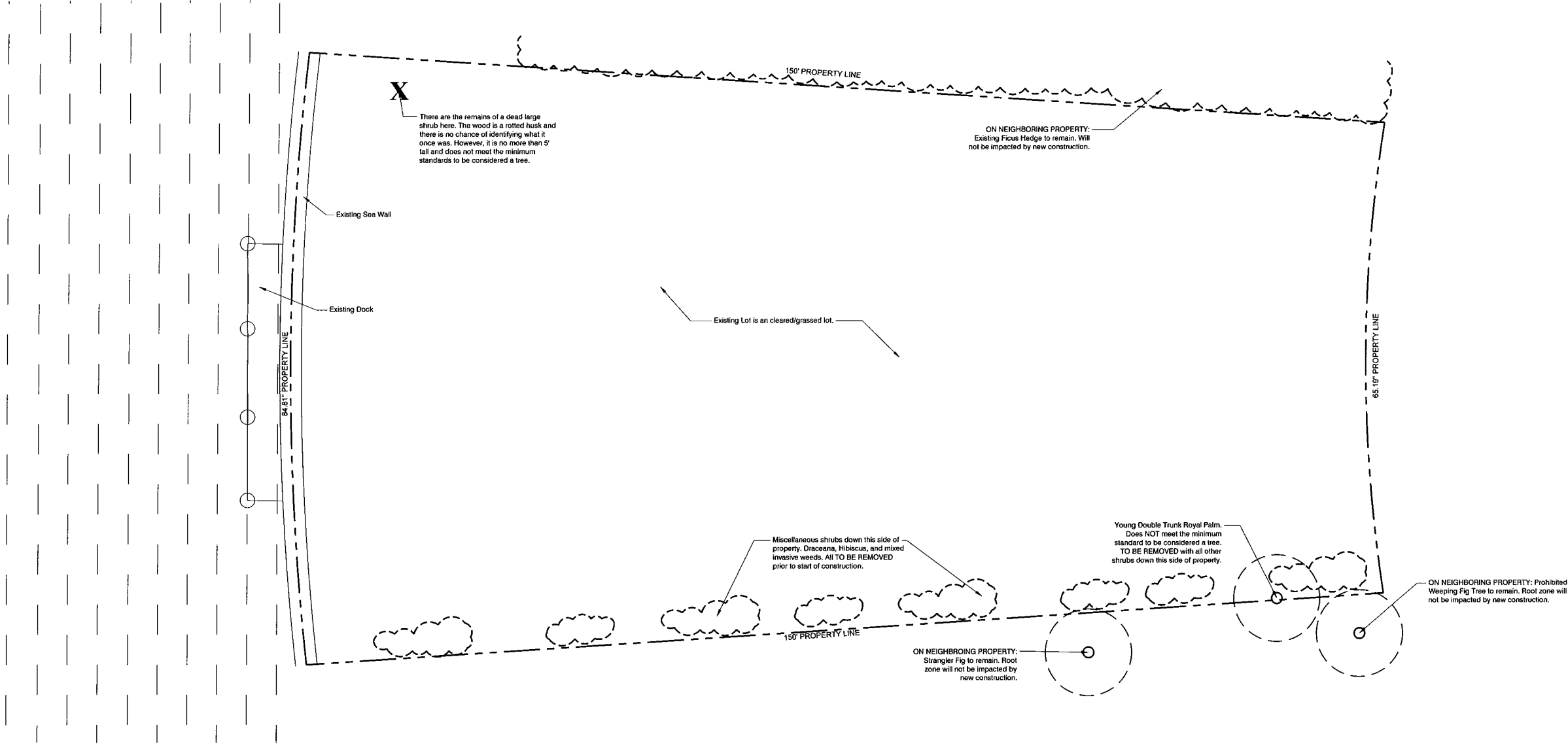
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C - BUILDING SECTION DIAGRAM

C BUILDING SECTION DIAGRAM
SCALE: 1/8" = 1'-0"
KKAID RECORD - OPTION 4.2

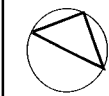
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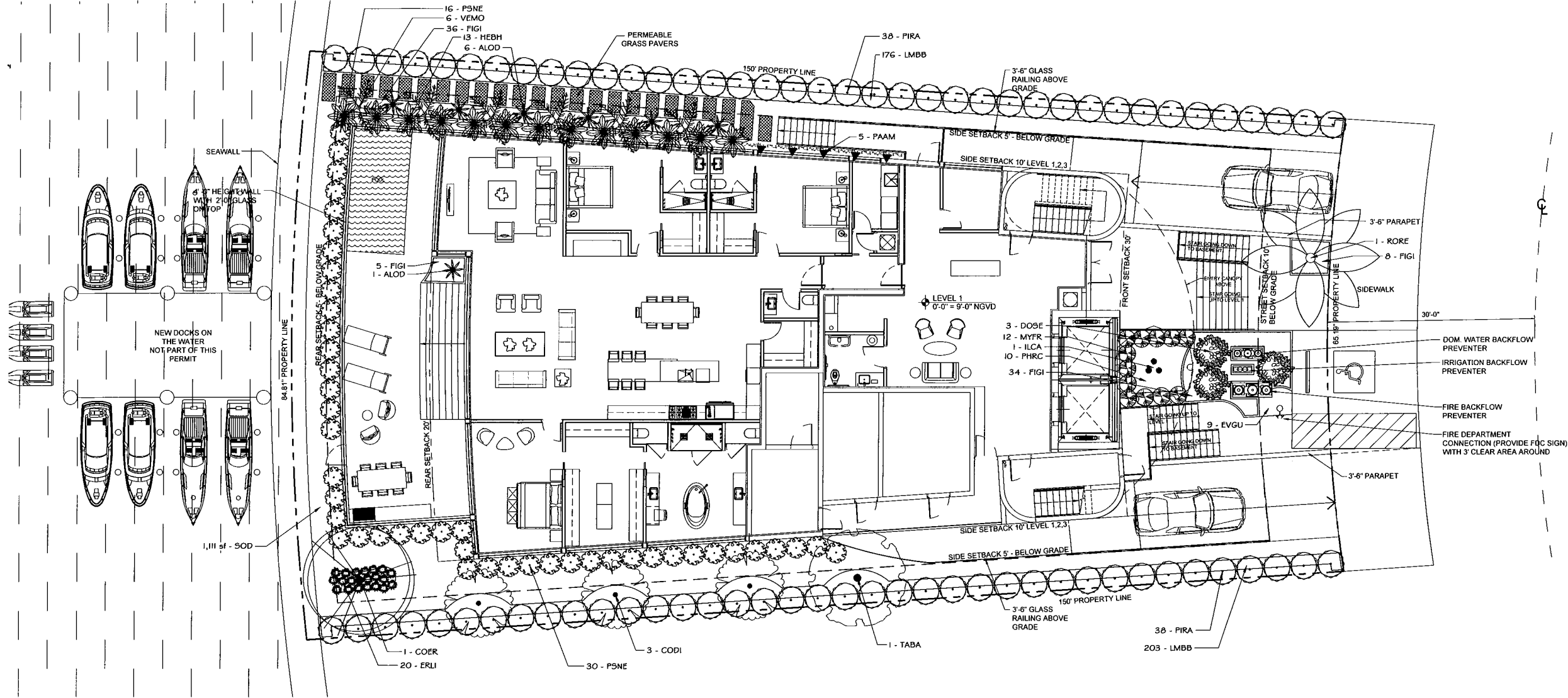
TREE DISPOSITION:
Existing lot is a vacant lot with only grass and miscellaneous shrubs as noted on plan above. All of this is TO BE REMOVED prior to start of construction.

There are NO Trees of any kind existing on this lot. As such, there is no mitigation necessary for this property.

There are no substantial trees on neighboring property that has root zones encroaching onto this property. As such, no tree protection fencing will be required anywhere on this site during construction.



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LANDSCAPE NOTES

1. All plant material to be Florida No.1 or better per most current version of "Grades and Standards for Nursery Plants, Part I and II," prepared by the State of Florida Department of Agriculture and Consumer Services.
2. All planting beds to be topped with 2" min. mulch "Grade A", unless otherwise noted. A two-inch layer, after watering in, of mulch must be placed and maintained around all newly installed trees, shrubs, and ground cover plantings. Each tree must have a ring of mulch no less than 24 inches beyond its trunk in all directions. Red mulch is not acceptable. CYPRESS MULCH WILL NOT BE USED.
3. All trees to be staked in good workmanlike manner. No nail staking permitted. (Refer to planting details) Landscape contractor is responsible for removing trees stakes once trees are established.
4. Landscape plan shall be installed in compliance with all local codes. Local codes take precedence over Landscape plan.
5. All tree holes to be back filled around and under root ball with planting soil. All shrub beds to be installed with planting soil (see planting details).
6. Sod shall be as specified in the landscape plan. Solid sod shall be laid with alternative and abutting joints, with 2" top soil minimum if required.
7. All trees and palms are to be guaranteed for one year. All shrubs and ground covers shall be guaranteed for six months from date of final acceptance.
8. All planting beds shall be free of weeds, grass, litter, and construction debris prior to planting.
9. All trees, palms, shrubs, and groundcover plants shall be fertilized at installation with slow release fertilizer, according to manufacturer's recommendations (submit sample for approval).
10. Landscape contractor shall review all drawings and prepare his own take off and plant list prior to bid cost, and compare to Landscape Architect's plant list. Sizes specified on Landscape plan are deemed to be minimums. Landscape Contractor is responsible for attaining accurate counts of plant materials specified. In the event of discrepancies, Landscape Contractor shall bring to the attention of the Landscape Architect. Plan shall take precedence over plant list. No Exceptions!
11. Landscape Contractor shall locate and verify all underground utility prior to digging. Plantings in Easements: Utility, power, or drainage easements may overlap required buffers; however no required trees or shrubs may be located in any utility, power, or street easement or right-of-way.
12. All trees, except street trees, shall be a minimum of twelve (12) feet high and have a minimum dbh of two (2) inches at time of planting except that thirty (30) percent of the tree requirement may be met by native species with a minimum height of eight (8) feet and a minimum dbh of one and one-half (1½) inches at time of planting. Street trees shall have a clear trunk of four (4) feet, an overall height of fifteen (15) feet and a minimum dbh of three (3) inches at time of planting, and shall be provided along all roadways at a maximum average spacing of thirty (30) feet on center.
13. All shrubs must be a minimum of 18" in height at time of planting. When used as a visual screen, buffer, or hedge, shrubs shall be planted at a maximum average spacing of thirty (30) inches on center or if planted at a minimum height of thirty-six (36) inches, shall have a maximum average spacing of forty-eight (48) inches on center and shall be maintained so as to form a continuous, unbroken and solid visual screen within one (1) year after time of planting.
14. All material is subject to availability at time of installation. Substitutions MUST be cleared with Landscape Architect prior to install.
15. All newly planted areas to receive 100% coverage (with 50% overlap) by automatic irrigation system (refer to irrigation plan).
16. All existing plant material to remain shall be protected (see planting details).
17. All trees to be relocated will get root pruned a minimum of 30 days prior to relocation (more if req. by species). Upon relocation, thin out (under LA direction) 25% of tree canopy.
18. After removal/relocation of existing trees and palms, backfill tree pit with planting soil and sod disturbed area (if needed) to bring them to the same level of the surrounding areas.
19. No changes shall be made without the prior consent of the Landscape Architect and Owner.

LANDSCAPE LEGEND - GROUND LEVEL						
TAG	QTY	BOTANICAL NAME	COMMON NAME	SIZE DBH	INSTALL HEIGHT	SPACING NATIVE
STREET TREES						
RORE	1	Roystonea regia	Royal Palm	12"	15' GW	35' OC YES
SITE TREES						
CODI	3	Coccoloba diversifolia	Pigeon Plum	3"	18"	20' OC YES
COER	1	Conocarpus erectus	Green Buttonwood	4"	60"	N/A YES
ILCA	1	Ilex cassine	Dahoon Holly	3"	12"	N/A YES
TABA	1	Tabebuia bahamensis	White Tabebuia	3"	16"	N/A NO
SITE PALMS						
VEMO	6	Veitchia montgomeryana	Montgomery Palm	4"	22' OA	10' OC NO
SHRUBS						
ALOD	7	Alcantarea odorata	Giant Silver Bromellad	7 gal	18"-24"	N/A NO
DOSE	3	Dombeya x seminole	Pink Dombeya	25 gal	60"	N/A NO
ERLI	20	Ernodea littoralis	Golden Creeper	3 gal	18"	24" OC YES
EVNU	9	Evolvulus nuttallianus	Blue Daze	6" pots	4"	18" OC NO
FIGI	83	Ficus 'Green Island'	Green Island Fig	3 gal	18"-24"	24" OC NO
HEBH	13	Heliconia caribaea x bihai 'Hot Rio Nights'	Hot Rio Nights Heliconia	15 gal	60"	42" OC NO
LMBB	379	Liriope muscari 'Big Blue'	Big Blue Lilyturf	1 gal	8"	12" OC NO
MYFR	12	Myrcianthes fragrans	Simpson's Stopper	7 gal	24"-30"	30" OC YES
PAAM	5	Passiflora x 'Amethyst'	Amethyst Passion Vine	7 gal	Espalier	60" OC NO
PHRC	10	Philodendron x 'Rojo Congo'	Rojo Congo Philodendron	3 gal	24"	30" OC NO
PIRA	76	Pimenta racemosa	Bay Rum	25 gal	10' ftb	36" OC NO
PSNE	46	Psychotria nervosa	Wild Coffee	7 gal	36"	36" OC YES
MISCELLANEOUS						
SOD	1,111 sf	Paspalum vaginatum	Seashore Paspalum	sod	N/A	N/A YES

LOT AREA	OPEN SPACE 20% MIN. BY CODE (See Arch Dwg's for area diagrams)		
	MINIMUM	PROPOSED	%
11,250 SF.	2,250 SF.	2,962 SF.	26 %

TREE MAINTENANCE NOTES

1. Begin maintenance immediately after planting. Maintain all plant material until final acceptance and for a maintenance and warranty period of twelve (12) months after final acceptance.
2. Maintenance shall include but is not limited to pruning, cultivating, mowing, weeding, fertilizing, watering, and application of appropriate pesticides necessary to maintain plants in healthy condition.
 - 1) Reset settled plants to proper grade and position.
 - 2) Restore soil berm and mulch layer.
 - 3) Tighten and repair elastic guys or other supports
 - 4) Correct defective work.
 - 5) Remove and replace rejected material within one (1) working day from notification.
 - 6) Maintain mulch surface weed-free.
3. The contractor is entirely responsible for the irrigation through final acceptance and twelve- (12) month warranty period. Plant material shall receive water in accordance with the water schedule established per Irrigation Notes.

TOWN OF BAY HARBOR ISLANDS

Landscape Code (Sec. 24-16) Requirements Legend
Lot Size: 11,250 sf Net Lot Acres: 0.26

A. Shade Trees Required*	REQUIRED	PROVIDED
1. Single-Family Non-Waterfront Lot	5	N/A
2. Single-Family Waterfront Lot	6	N/A
3. Two-Family Lot	5	N/A
4. Multi-Family Lot****	8	8 (6 Trees + 2 Trees (6 Palms @ 3:1))
5. Number of Shade Trees in Front Yard	2	N/A
6. Native Species Required - 50%	4	5
7. Drought Tolerant and Low Maintenance species Required - 50%	4	8
B. Shrubs Required**		
1. Single-Family Non-Waterfront Lot	50	N/A
2. Single-Family Waterfront Lot	60	N/A
3. Two-Family Lot	50	N/A
4. Multi-Family Lot	80	240
5. Native Species Required - 30%	24	78
6. Drought Tolerant and Low Maintenance Species Required - 50%	40	237
C. Maximum Lawn Area Allowed***		
50% of Net Lot Area	5,625	1,111

NOTES:

* Required Shade Trees at time of planting must be a minimum of 12 feet in overall height; have 4 feet of clear wood before branching; and have a 2 ½ inch caliper. Palm Trees can be substituted at a 3:1 ratio (except approved larger varieties) to a maximum of 25% of the required trees.

** Required Shrubs at time of planting must be a minimum of 24 inches in overall height; if used as a visual screen must be a minimum of 36 inches in overall height.

*** Miami-Dade County Landscape Ordinance Sec. 18A-6(A)(5)

**** Miami-Dade County Landscape Ordinance Sec. 18A-6(C)(5) Table A: Multi-Family lots required to have 28 trees per net lot acre.



BRUCE HOWARD &
ASSOCIATES, INC.
Landscape Architects,
Site Planners &
Golf Course Designers

PROJECT:
RESIDENTIAL BLDG
9290 W Bay Harbor Drive
Bay Harbor Islands, FL 33154

DRAWING TITLE:
**PROPOSED SITE
LANDSCAPE PLAN**

NORTH



SCALE:

1/8" = 1' - 0"

PROJECT NUMBER

DATE:

09-07-2021



Bruce Howard
License #: LA6667467

SHEET NUMBER:

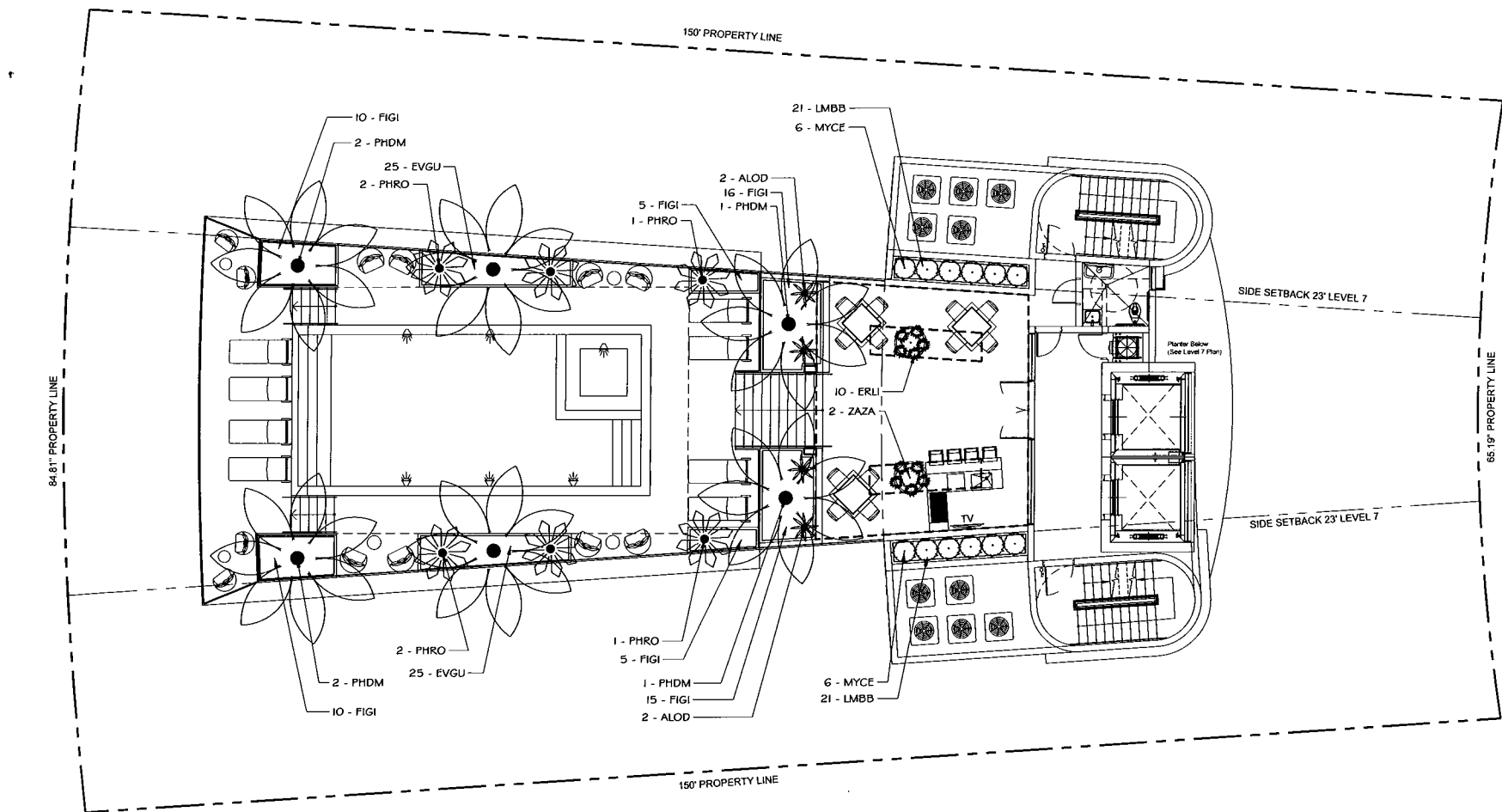
LP-1

4872 S.W. 72nd Avenue
Miami, Florida 33155
(305) 668-3196
Fax: (305) 668-3871

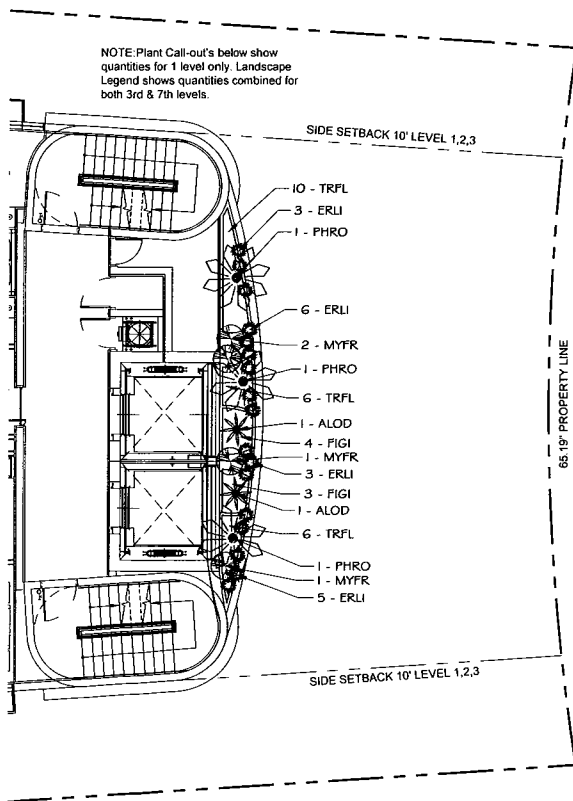


ROOF AREA	ROOF LANDSCAPE 15% MIN. (See Arch Dwg's for area diagrams)		
	MINIMUM	PROPOSED	%
2,901 SF.	436 SF.	438 SF.	15.1 %

LANDSCAPE LEGEND - ROOF LEVEL							
TAG	QTY	BOTANICAL NAME	COMMON NAME	SIZE DBH	INSTALL HEIGHT	SPACING	NATIVE
SITE PALMS							
PHDM	6	Phoenix dactylifera 'Medjool'	Date Palm	12"	8' CT	N/A	NO
PHRO	4	Phoenix roebelenii	Pygmy Date Palm	4"	6' OA	N/A	NO
SHRUBS							
ALOD	4	Alcantarea odorata	Giant Silver Bromeliad	7 gal	18"-24"	N/A	NO
ERLI	28	Ernodea littoralis	Golden Creeper	3 gal	18"	24" OC	YES
FIGI	50	Ficus 'Green Island'	Green Island Fig	3 gal	18"-24"	24" OC	NO
LMBB	42	Liriope muscari 'Big Blue'	Big Blue Lilyturf	1 gal	8"	12" OC	NO
MYCE	12	Myrica cerifera	Wax Myrtle	7 gal	24"-30"	24" OC	YES

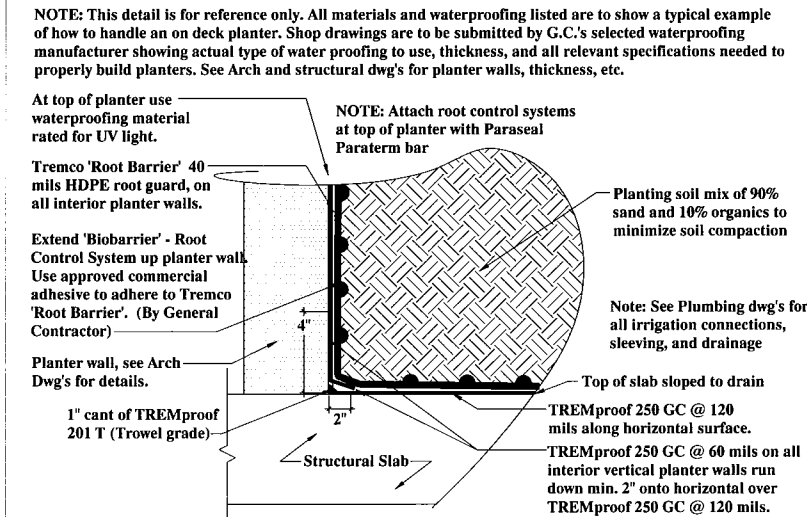


1 Roof Deck Pool Landscape Plan
SCALE: 1/8" = 1' - 0"

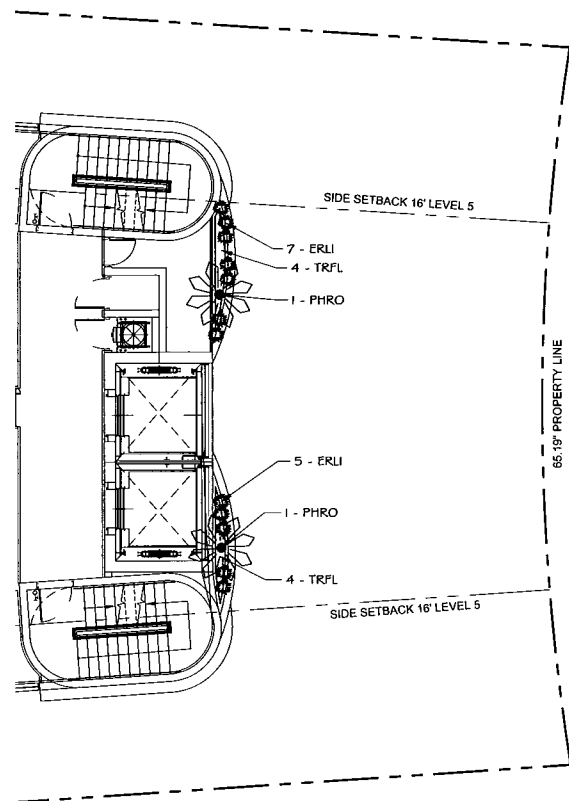


2 3rd & 7th Level Landscape Plan
SCALE: 1/8" = 1' - 0"

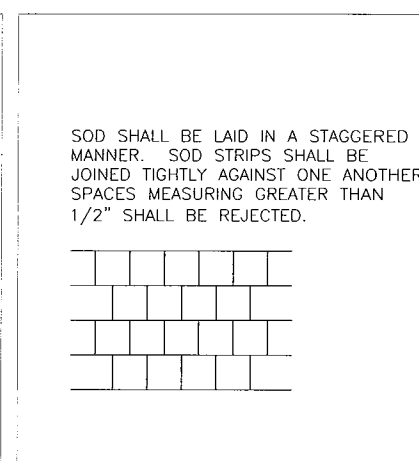
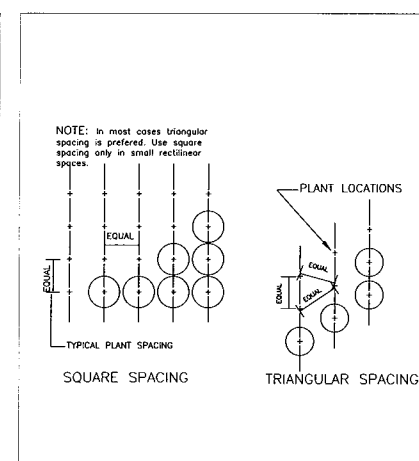
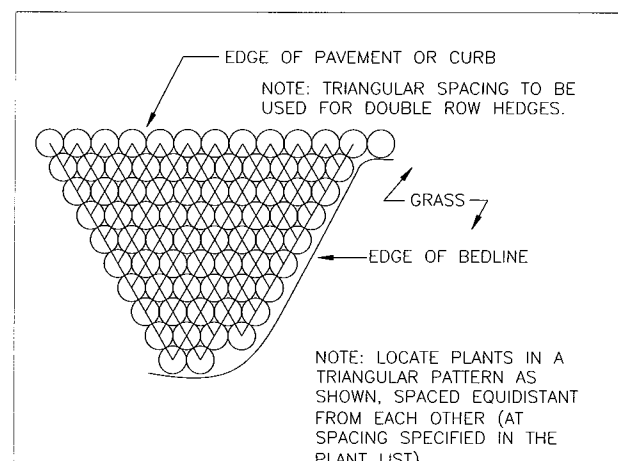
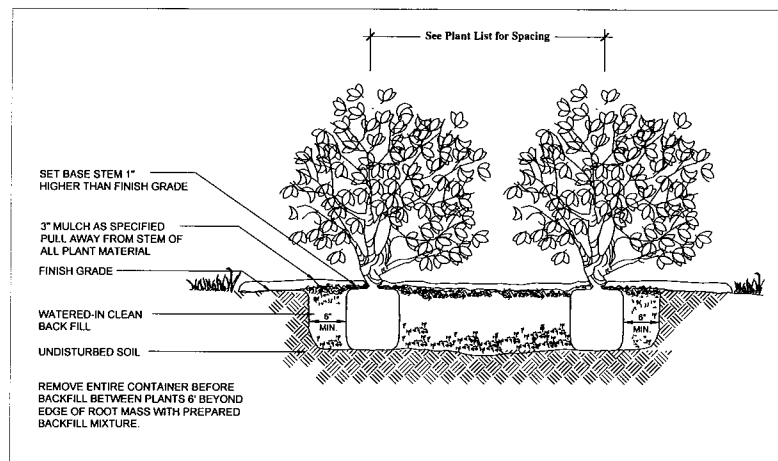
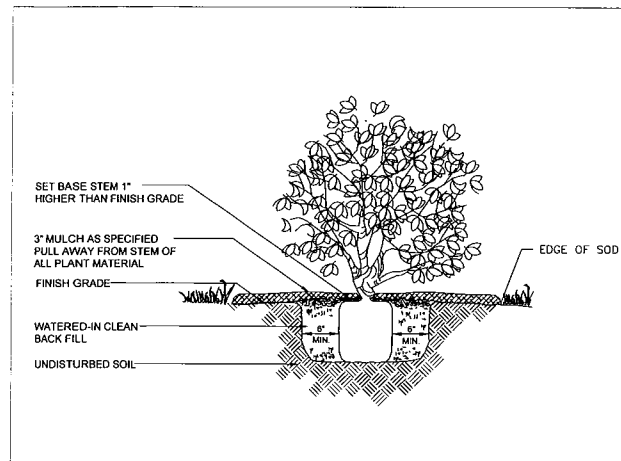
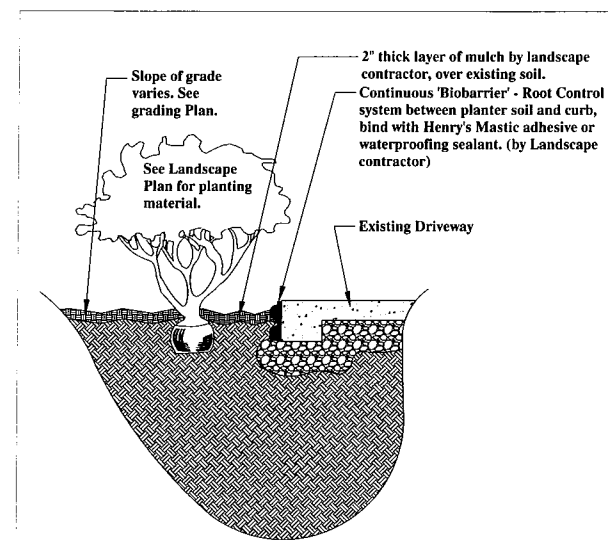
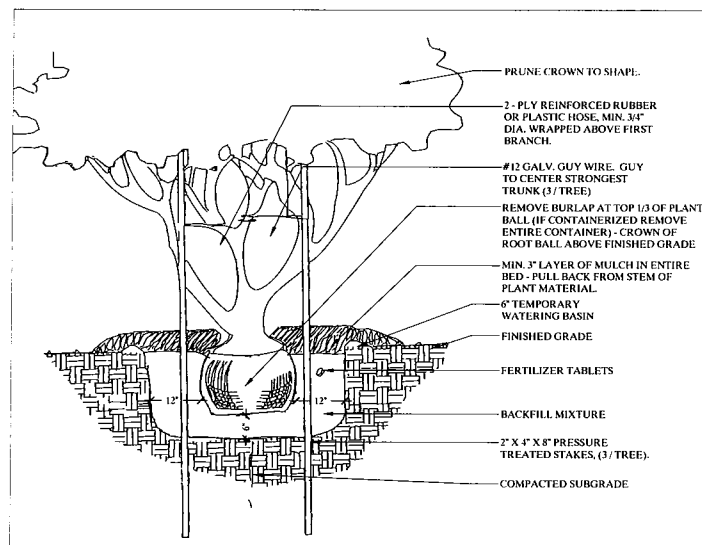
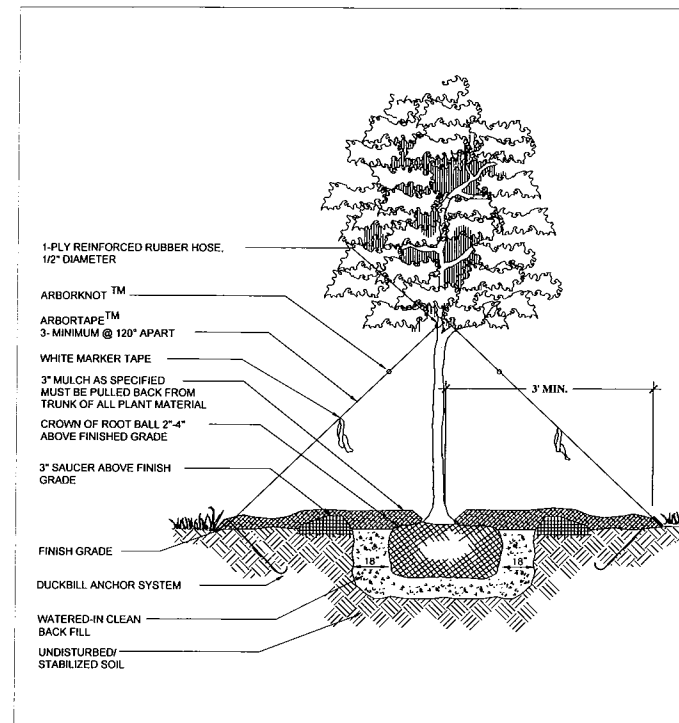
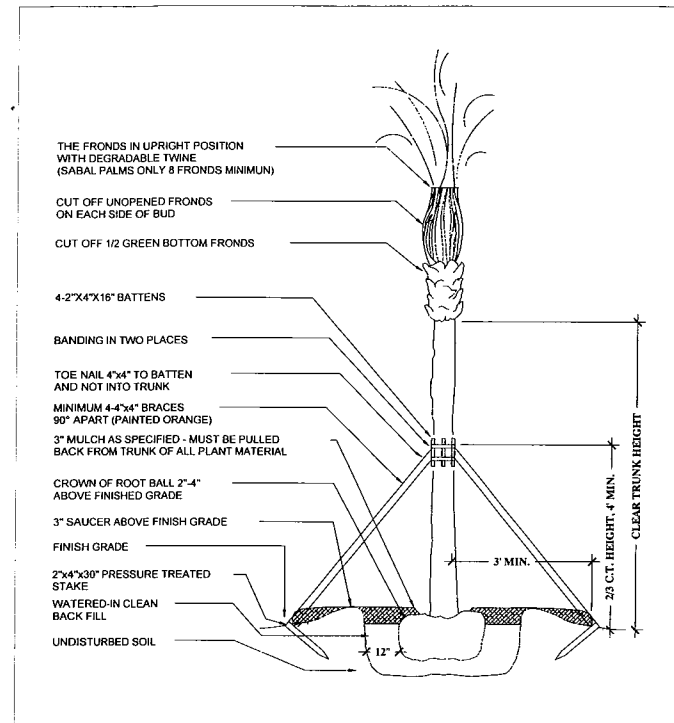
LANDSCAPE LEGEND - 3rd & 7th LEVELS							
TAG	QTY	BOTANICAL NAME	COMMON NAME	SIZE DBH	INSTALL HEIGHT	SPACING	NATIVE
SITE PALMS							
PHRO	6	Phoenix roebelenii	Pygmy Date Palm	4"	6' OA	N/A	NO
SHRUBS							
ALOD	4	Alcantarea odorata	Giant Silver Bromeliad	7 gal	18"-24"	N/A	NO
ERLI	34	Ernodea littoralis	Golden Creeper	1 gal	12"	18" OC	YES
FIGI	14	Ficus 'Green Island'	Green Island Fig	3 gal	18"-24"	24" OC	NO
MYFR	8	Myrcianthes fragrans	Simpson's Stopper	7 gal	24"-30"	30" OC	YES
TRFL	44	Tripsacum floridanum	Dwarf Florida Gamagrass	1 gal	8"	24" OC	YES



3 Typical Section through deck planter
SCALE: 1 1/2" = 1' - 0"



4 5th Level Landscape Plan
SCALE: 1/8" = 1' - 0"



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

To: Town of Bay Harbor Islands
Development Review Committee

From: Michael J. Miller, AICP 
Consultant Town Planner

Date: October 8th, 2021

Subject: Site Development Plan Application – 1st Submittal
9290 West Bay Harbor Drive MFR (8 DU)
Bay Harbor Islands Acct. No. SPR21-00020
MMPA Acct. No. 01-0702-1119

RECOMMENDED ACTION

MMPA recommends the Development Review Committee (DRC) **DEFER** action on the proposed Site Development Plan application at this time to allow the applicant's design team to address the listed comments. The submittal package has several design / Code issues, and a probable FEMA parking garage violation (see attached excerpt from FEMA Tech Bulletin 6-93), some of the plans are inadequate / inconsistent / missing and a few other items need to be corrected.

GENERAL PROJECT INFORMATION

Land Use Designation: M-H Medium-High Density (6-34 DUA)
Zoning District: RM-1 (Multiple Family Residential District)
General Location: Southwest Quadrant of West Bay Harbor Drive
Legal Description: Lot 16 of Block 2, "Bay Harbor Island Subdivision", according to the plat thereof, as recorded in PB 46, at PG 5 of the Public Records of Miami-Dade County.

PROJECT DESCRIPTION

The project architect, Kobi Karp Architecture & Interior Design, as agent for the property owner, Global Reach Investments, LLC, has submitted a Site Development Plan application for the construction of a new midrise multifamily residential development consisting of 8 dwelling units. This vacant 11,250 sq. ft. / .26-acre site is comprised of a single somewhat "pie-shaped" platted lot located near the intersection of W. Bay Harbor Drive and 92nd Street in the southwest quadrant of the East Island.

Site Development Plan Application – 1st Submittal
10270-90 East Bay Harbor Drive Multifamily Residential Development (35 DU)
Development Review Committee Report
October 8th, 2021
Page 2

The proposed building is seven (7) stories in height with dwelling units shown on each floor (ground floor also has lobby / misc. common spaces) and a proposed completely below grade / underground parking garage. The below grade / underground parking garage is not prohibited by the Town's Zoning Code; however, FEMA has banned all enclosed below grade / underground parking garages in residential development for many years – as they are defined as “basements” – which are apparently not allowed in certain flood zones. This will be discussed in more detail below – the Bldg. Official will determine if this is allowed. A one-way looped driveway is proposed entering on the north side of the site and exiting on the south side of the site. All of the required parking spaces are proposed in the underground garage, except one ADA / drop-off / loading space – which is shown centered on the site partially in the Town right-of-way – which is prohibited by Code. The Town Code requires that as each older nonconforming site is redeveloped all required parking must be entirely on the site and any older nonconforming parking existing in the roadway swales must be removed and landscaped. A rooftop recreational area is shown with a pool and sundeck areas.

The proposed architecture is typical “2020 South Florida Modern” dominated by abundant glass facades. Two (2) rounded stair towers are shown facing WBHD at the corners of the building. There are also curved planters, an entry canopy, and other architectural features on the street façade. These features appear to be either clad with stone and/or a scored stucco finish (no sample board submitted).

Height / DU - The maximum height allowed in the RM-1 Multiple Family Residential District in this location is 75 feet above Base Flood Elevation (BFE). The structure is proposed to be 70' above BFE to the main roof deck. A raised pool and pool deck is shown compliant with the Code allowances. A parapet wall is shown around the perimeter of the roof as well as allowable rooftop accessory structures and uses. The eight (8) dwelling units shown all appear to have 3+ bedrooms, some with dens. All of the units meet the Town's minimum square footage requirements.

Driveways – As stated above a total of two (2) driveway entrances are proposed into the site. A one-way looped driveway to WBHD is proposed entering on the north side of the site and exiting on the south side of the site. All of the required parking spaces are proposed in the underground garage, except an ADA / drop-off / loading space – which is shown centered on the site partially in the Town right-of-way – which is prohibited. No on-site lobby / delivery drop-off area is shown.

Parking – Based on 8 DU a total of 16 parking spaces are required (2 per DU). There are 16 below grade / underground parking spaces provided under the building in the parking garage (tandem & regular spaces). The proposed ADA space / drop-off parking space must be placed entirely on the subject site. No roadway swale parking is allowed for redevelopment projects.

Density - The MDPA website / survey indicates the site is 11,250 sq. ft. / .26-acre in size. Based on the lot size and allowed base density a maximum of nine (9) DU can be built on this site (.26 acres x 34 DUA = 8.78 / rounded to 9). Based on the current design with 8 DU the site would have one (1) extra TDR unit.

Nearby Development - The adjoining / nearby developments sites currently include: to the north the 9300 Condo with eight (8) DU), to the south the Lexington Condo (28 DU), across WBHD the Harbor Point Condo (14 DU) and the intersection of 92nd Street with WBHD – the Ruth K. Broad K-8 School is located north of 92nd Street. 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 developments (7+/- stories). Therefore, the proposed development is deemed generally consistent with the Town's future vision for this area.

BACKGROUND INFORMATION

The Town completed major amendments to its adopted Comprehensive Plan and Land Development Regulations (LDRs) in the last 17+/- years and continues to refine its LDRs. 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. Since 2004+/- the Town has undertaken numerous studies and Code modernizations / updates in virtually all land areas. This included all of the residential districts (single-family / multi-family), the Kane Concourse commercial sites, and specialty sites (Gateway / Planned Development). In 2002 a Town Charter limit was adopted limiting the height of new buildings to 75 feet unless a specific proposal was submitted to the electorate for a vote. The submittal package has one potential major design issue (underground parking garage) and several other Code compliance issues that need to be corrected prior to moving forward for PZB consideration. Also, several basic required submittal documents / plans are missing.

COMPREHENSIVE PLAN / ZONING

Comprehensive Plan – The property has a Future Land Use Map (FLUM) designation of “M-H Medium-High Density (6-34 DUA)”. The maximum allowable base density is 34 DUA. Additional dwelling units may be acquired to increase the base density if approved by the Town Commission pursuant to the Transfer of Development Rights (TDR) program established by §23-22.2. The project will not require any TDR units. The developer is seeking to build a total of 8 DU which is consistent with the allowed FLUM density.

Land Development Regulations / Zoning Code – The property has a Zoning classification of RM-1 (Multiple Family Residential District. The maximum building height allowed in this area is 75 feet (measured from BFE to top of main roof deck). The proposed building height complies with the Town's height limits. The proposed use of the property is consistent with this zoning classification; however, the proposed site design is not consistent with some provisions of the Code at present.

PLATTING

The site does not require re-platting pursuant to §11-22, as the site is comprised of only a single platted lot.

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

As stated above, the Site Development Plan depicts a total of two (2) driveway connections to West Bay Harbor Drive (WBHD). A one-way looped driveway to WBHD is proposed entering on the north side of the site and exiting on the south side of the site. All of the required parking spaces are proposed in the underground garage, except an ADA / drop-off / loading space – which is shown centered on the site partially in the Town road right-of-way – which is prohibited. In earlier years of the Town (1940s-1960s) many of the developments that were built provided little or no parking spaces for their residents / guests. As people acquired vehicles the need for sufficient parking spaces became evident – so the Town allowed head-in / parallel parking to be built in the roadway swales. The Town has no record of ever receiving the front 11' of the site where portions of parking spaces exist, and the survey shows the lot is “whole”. In addition, the Town acquired several lots and built municipal surface parking lots to help meet demand. However, the Codes were changes to require much more parking, and require new development or redevelopment projects to provide all required parking on the subject sites, remove any swale parking, regrade the areas for drainage, and install common streetscape landscaping (grass / designated Street Tree per Miami-Dade Chapter 18B and the Town’s Master Plan. No on-site lobby / delivery drop-off / guest space area is shown.

No Fire Department staging areas are shown on the plans. The applicant should meet with the Miami-Dade Fire Department staff as soon as possible to verify the proposed staging area, as this may affect the site design. Any changes required by the Fire Department subsequent to the Town’s site plan approval may cause the plans to be re-submitted to the DRC / PZB.

BUILDING DESIGN / BUILDING LENGTH / BREEZEWAY

As summarized above the proposed architecture is typical “2020 South Florida Modern” dominated by abundant glass facades. Two (2) rounded stair towers are shown facing WBHD at the corners of the building. There are also curved planters, an entry canopy, and other architectural features on the street façade. These features appear to be either clad with stone and/or a scored stucco finish (no sample board submitted). The building is seven (7) stories in height with dwelling units shown on every floor (ground floor also has lobby / misc. common spaces) and a proposed completely below grade / underground parking garage. The building size is such that no breezeway or building angulation is required.

SITE PLAN COMMENTS

Following are comments based on the plans dated by the architect on Sept. 7th, 2021, that were submitted to the Town on Sept. 23, 2021, submitted to the Town for consideration:

1. The survey submitted is not signed / sealed as required by state law. Also, there is an error on the survey drawing related to the width shown for West Bay Harbor Drive. This roadway was platted as a 60-foot wide right-of-way in 1946. The survey drawing correctly shows there is a 30-foot wide half section from the front lot line to the center of the right-of-way. Please have the surveyor correct the drawing and provide two (2) copies of signed / sealed surveys.

2. On Sheet A1.00 there are the following issues:

- No illustration is included showing a 300-foot radius from the site with the “existing land uses shown”. Please revise the plans to include this illustration.
- The Zoning Information Table does not include the property Comprehensive Plan FLUM designation as required. The designation is “Medium-High Density Residential (6-34 DUA)”.
- In the “density” data the allowed number of DU is actually 9 (not 8). Both the Complan and Zoning Code have “rounding” guidelines (under / over .50) – so .26 acres x 34 DUA = 8.78 DU / rounded up to 9 DU.
- In the “building height” both the allowed / provided data should be the same (75' + 5' pool deck).
- In the landscaping requirement data the correct % for required open space is stated (20%). For the “provided” data a square footage is shown - but no percentage – please provide %.
- In the Setback Requirements the listed front setback for this site is incorrect (not a flat 30' setback). The Zoning Code has a progressive setback frame – as buildings get taller – the setbacks increase. Revise the table. Per Sec. 23-11(B1) “All lots in the RM-1 Multiple Family zoning district shall have a minimum front yard (street) setback as follows:

Buildings less than 30 feet in height. Twenty feet.
Buildings less than 45 feet in height. Twenty-five feet.
Buildings less than 75 feet in height. Thirty feet.
- In the Setback Requirements the word “back” must be changed to “rear” to follow the Code.
- In the Parking Requirements while guest parking / lobby drop-off / delivery spaces are always desired – even for small sites like this – this single lot site is exempt per Sec. 23-24(c). If one was provided it can count as part of the 16 required spaces.

3. On Sheet A1.03 the Key Plan and several other plan sheets shows a proposed future boat docking facility. The survey shows an existing Code compliant dock at the site at present. The size and shape shown violates numerous Code allowances. The Town owns all of the water surrounding the islands per the State Chapter (water / land under the water). Per Code Sec. 23-12(6) no dock may extend more than 25' from a seawall into a waterway. If any portion of a dock extends more than 8' from the seawall the maximum width cannot exceed 4'. Remove the large dock from the plans as shown – you can show the existing / future dock parallel to the seawall.

4. Sheet A2.00 has the following issues:

- Remove the future large dock as stated above.
- The site plan does not show any walkway connections from the ground level recreation area to the seawall / dock area. Perhaps include one / two walkway connections not exceeding 5' in width.
- The site plan shows a proposed grand / wide walkway from the lobby to the street. Per Sec. 23-12(b) the maximum width of walkway in a front yard cannot exceed 5' in width within 15' of the front lot line. Revise the plans to comply with the Code limits. The urban design concept is for lushly landscaped front yards.
- Lastly the site plan shows an ADA parking space centered on the lot partially on the site and partially in the Town's right-of-way. This is not permitted – all parking must occur on the subject site – any existing nonconforming parking located in the right-of-way must be completely removed, reshaped for drainage, and landscaped with Street Trees / grass only.

5. On Sheet A3.00 the Floor Plan Level "0" shows a proposed completely below grade / underground parking garage. Since 1993 FEMA has defined such structures as "basements" which are apparently not allowed under residential developments in designated flood zones - including FIRM Flood Zone AE-8.0 (see attached excerpt from FEMA Tech Bulletin 6-93). The Town Zoning Code still allows such structures, and some have been built in the Town several years ago (a few MFR / Hotels). The Town's former Bldg. Official was apparently not familiar with the FEMA rules and allowed a few underground garages. Those that were built had great difficulty dewatering the site / building below grade parking garages. Even with flood panels / pumps / other flood prevention features those sites all have flooding problems. Unless the current Bldg. Official allows this the proposed underground parking garage must be removed and the project redesigned with grade level (can be slightly depressed) / or an above grade parking garage.
6. An Impact Analysis Report (IAR) required by §11-8.4 and Sec. 5-20 was not provided. See attached table.
7. As part of the Town's concurrency (CMS) requirements a MD School Board letter is required noting the estimated student generation, school capacities and any mitigation.
8. No preliminary civil engineering plans were included in the submittal package as required. This includes potable water / sanitary sewer / traffic markings / drainage plans.
9. All allowed building heights are measured from the adopted FEMA BFE (not 2021 FEMA draft FIRM update / not from BFE + 1' FBC freeboard). All plans must reflect this
10. No preliminary Photometric Plan was submitted as required. The plan needs to comply with the adopted regulations in Sec. 23-19 (one-footcandle max. at a property line).

11. FYI - Sec. 23-24(d)(4) requires that for all parking garages exposed to neighboring sites each facade must be completely enclosed to screen vehicles to adjoining neighbors for noise / light / odors, unless the PZB approves equivalent screening. If the project is redesigned with an above grade parking garage provide a detail on the exterior building façade screening the garage. No mechanical ventilation is allowed to adjoining sites – roof ventilation is preferred.
12. All FPL transformers / backflow preventers / exposed utility facilities must be substantially screened / hidden with landscaping / fences / painted to match.
13. Although project signage is not required (address is required on building façade near entry) it is wise to think about it now in concept. If the location is shown on the PZB plans it is accepted later. An exact name / design is not necessary at this time – just location / concept.
14. Please identify the location of the solid waste facilities route for rolling the dumpster out for a garbage truck to remove it. A wall enclosure is required for the temporary storage of solid waste receptacles on pickup day (no permanent outdoor solid waste storage allowed).
15. The application does not indicate that any of the Town's incentives through its Sustainable Building Program are being contemplated. Please see Article V. Sustainable Building Program, there are substantial rebates of permit fees available as well as awards, recognitions and signage incentives available.
16. Conceptual Fire Department staging areas are not shown and need to be agreed to by the Miami-Dade Fire Department ASAP, as this could affect the design.
17. As a reminder the minimum height dimension for each floor from slab to slab is 9.0' inside dimension.
18. The Landscape Plans Sheets LLP-1 to LP-3 have the following issues:
 - a. The landscaping calculation table is outdated – see the attached updated table.
 - b. No Street Trees are shown on the plans as required by the Miami-Dade Street Tree Code Chapter 18B and Town Supplemental Landscape Code Sec. 24-16. The Town's Master Street Plan normally requires Mahogany trees for this section of WBHD, but due to the existing FPL / other overhead utility lines the alternative tree species is Glauca Cassia. Street Trees are required to be planted 35' on center and be at least 15' tall / 6' spread / 2.5" trunk caliper at time of planting.
 - c. On Sheet LP-1 provide a compliance table for the required taller tree species for taller bldgs. The plans must include a table and analysis on how the landscape design / taller tree sizes provided meet the Code. At least 75% of the required trees must be above 18' in height. None are shown. Include a table to indicate how many taller trees are provided to meet Code and revise the Landscape Plan itself to include much taller trees in relation to a midrise building as required (preferred next to the building).

- d. Some of shrubs / hedges show are specified at 18" - 24" in height at time of planting. The Town Code requires all required shrubs to be at least 24" tall x 24" on center at planting. Revise the plans to comply with min. Code requirements.

TOWN OF BAY HARBOR ISLANDS, FLORIDA

DEVELOPMENT IMPACT ANALYSIS REPORT

Project Name: _____

Location: _____

Address: _____

General Project Description: _____

Site Square Feet / Acreage: _____

The following information and analysis is intended to satisfy the requirements set forth in Section 11-8 of the Town of Bay Harbor Islands, Florida Code of Ordinances, which provides guidelines and requirements to ensure that the Level of Service (LOS) standards as set forth in the adopted Comprehensive Plan will be maintained, unless mitigation is provided. The following LOS standards shall be used to analyze the infrastructure impacts of each residential development. For non-residential development consult Town.

Potable Water	200 gallons per capita, per day
Sanitary Sewer	156 gallons per capita, per day
Solid Waste	0.632 tons per capita, per year
Drainage	Design LOS standards to meet a 10-year storm and as specified by the Miami-Dade County Public Works manual, Section D4 – Water Control; and no ponding water for more than 48 hours
Local Streets*	LOS "B" at peak hour
Arterial Roadways**	LOS "E" at PM peak hour* (96 th Street / Kane Concourse / SR 922)
Recreation Facilities	1 tennis court for every 4,000 persons, 12-60 years old 1 lighted baseball field for every 6,000 persons, 10-40 years old 1 tot lot for every 500 persons, 3-12 years old
Public School Facilities	100% of FISH (Florida Inventory of School Houses) capacity including re-locatable classrooms in each public school concurrency service area (CSA)

Notes: * The Town's original Comprehensive Plan (June 1988) lists the adopted Level of Service (LOS) for all local roadways as LOS "B" Peak Hour. According to the 2012 FDOT Quality / Level of Service Handbook LOS "B" is not achievable in some instances. However, the Town's plan includes a local roadway capacity of 10,000 vehicles per day, which corresponds to LOS "D". Therefore, the Town will use LOS "D", which is also the adopted Miami-Dade LOS.

**The Town's original Comprehensive Plan (June 1988) lists the preferred Level of Service (LOS) for SR 922 / Kane Concourse as "C" Peak Hour but defers to state / county jurisdictions for applicable LOS. State law specifically prohibits local governments from adopting different LOS on state roadways. FDOT has adopted LOS "E" at PM Peak Hour for SR 922 / Kane Concourse and that LOS is used by both FDOT / Miami-Dade County for concurrency / planning purposes.

For traffic impact analysis utilize the latest ITE Manual for applicable land use trip generation purposes (both ADT / PM Peak Hour). Both roadway link & signalized intersection analysis is required, as required by Town.

Town of Bay Harbor Islands
Landscape Code (Sec. 24-16) Requirements Legend (Worksheet)

Multi-Family Residential – Townhouse Sites (RM-1, RM-2, RM-3)

Site Address _____

Net Lot Area _____ **Acres /** _____ **SF**

	Required	Provided
A. Open Space Requirement	20% / _____ SF	_____% / _____ SF
Net Lot Area = _____ SF x 20% = _____ SF		

B. Maximum Lawn Area Allowed****		
Req. open space _____ SF x 60% = _____ SF	60% Max / _____ SF	_____% / _____ SF

C. Shade Trees Required*

1. 28 trees/acre: 28 x _____ acres = _____	_____	_____
2. Native Species Required - 50%	_____	_____
# of Trees req. _____ x 50% = _____		
3. Drought Tolerant and Low Maintenance Species Require – 50%	_____	_____
# of Trees req. _____ x 50% = _____		

	Required	Provided
D. Street Trees Required**		
Measured @ 1:35 lineal feet of frontage	_____	_____
Width of lot _____ / 35' = _____		
Note: Street trees do not count toward required on-site lot trees.		
Note: Street tree species determined by Town Street Tree Master Plan.		

E. Shrubs Required***

1. 10 shrubs / required trees	_____	_____
2. Native Species Required - 30%	_____	_____
3. Drought Tolerant and Low Maintenance Species Require – 50%	_____	_____

F. Parking Lot Landscaping (If applicable)

1. 10 SF/parking space: _____

10 x _____ spaces = _____ SF

2. Trees Required

3. Shrubs Required

G. Buffers (If applicable)

1. Parking Lot from ROW

2. Dissimilar Uses

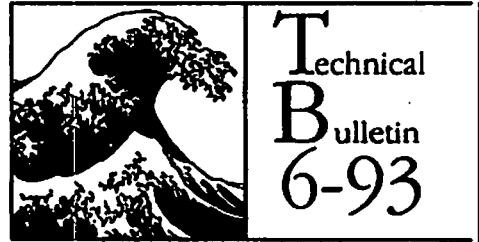
Notes:

* Required Shade Trees at time of planting must be a min. of 12 ft. in overall height; min. 4 ft. of clear wood before branching; and have min. 2½" trunk caliper. Palm Trees (15' hgt. x 3" caliper) can be substituted at a 3:1 ratio (except approved larger palm species at 1:1 @ 15' wood) at max. 25% of the required trees.

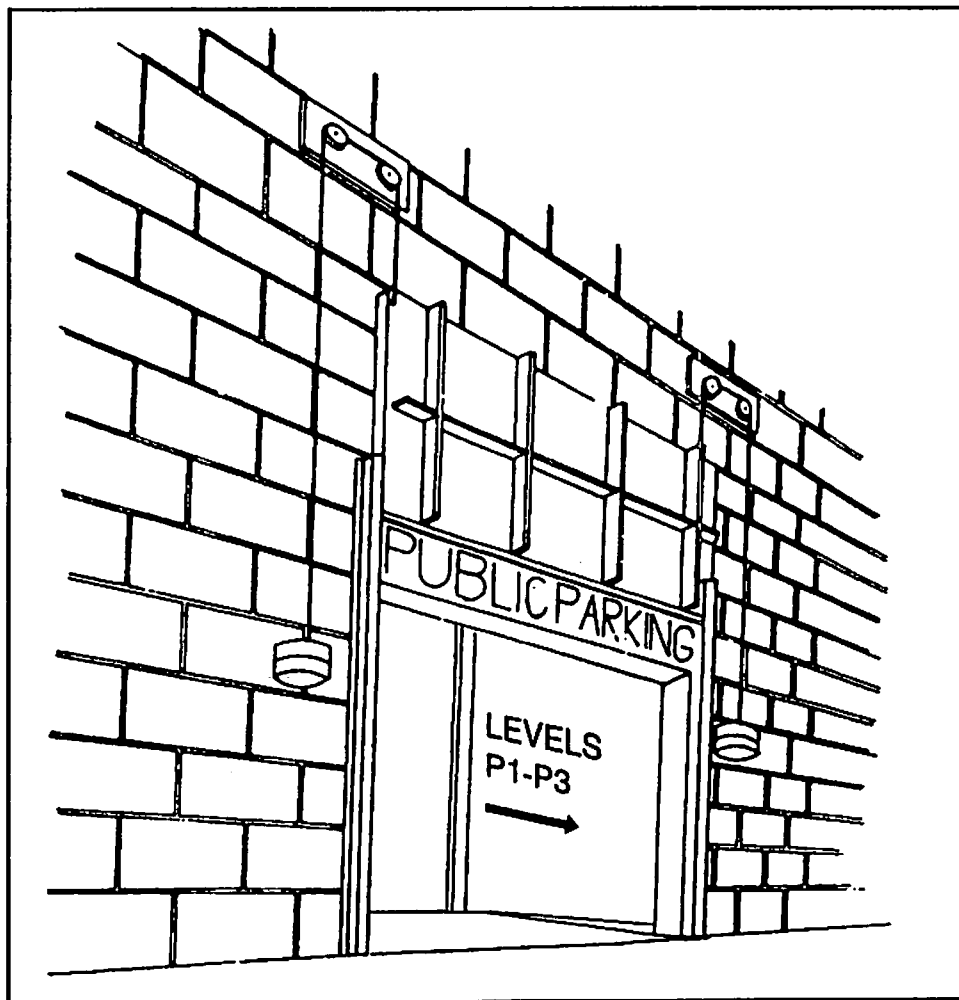
** Miami-Dade County Right-of-Way Code Sec. 18B / BHI Landscape Code Sec. 24-16(a)(2)(a)
Street Tree Size = 15' min. height / 6' min. clear wood / 2 ½" min. trunk caliper

*** Required Shrubs at time of planting must be a min. of 24 inches in overall height, spaced max. 24 inches on center; if used as a visual screen must be a minimum of 36 inches in overall height.

**** Miami-Dade County Landscape Code Sec. 18A-5(A)(5); 80% of plant material must be listed in either M-D Landscape Manual / M-D Street Tree Master Plan / UF Florida Low-Maintenance Landscape Plants for South Florida.



Below-Grade Parking Requirements
for Buildings Located in Special Flood Hazard Areas
in accordance with the
National Flood Insurance Program



FEDERAL EMERGENCY MANAGEMENT AGENCY
FEDERAL INSURANCE ADMINISTRATION

FIA-TB-6
4/93

Key Word/Subject Index:

This index allows the user to quickly locate key words and subjects in this Technical Bulletin. The Technical Bulletin User's Guide (printed separately) provides references to key words and subjects throughout the Technical Bulletins. For definitions of selected terms, refer to the Glossary at the end of this bulletin.

Key Word/Subject	Page
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Floodproofing, below-grade parking beneath non-residential buildings, design requirements for	4
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Any comments on the Technical Bulletins should be directed to:

FEMA/FIA
Office of Loss Reduction
Technical Standards Division
500 C St., SW, Room 417
Washington, D.C. 20472

Technical Bulletin 6-93 replaces Technical Bulletin 90-2 (draft) "Below Grade Parking Garages."

Graphic design based on the Japanese print *The Great Wave Off Kamigawa*, by Katsushika Hokusai (1760-1849), Asiatic collection, Museum of Fine Arts, Boston.

TECHNICAL BULLETIN 6-93

Below-Grade Parking Requirements for Buildings Located In Special Flood Hazard Areas in accordance with the National Flood Insurance Program

Introduction

The purpose of this bulletin is to provide technical guidance on the National Flood Insurance Program (NFIP) floodplain management requirements for below-grade parking garages for non-residential buildings in Special Flood Hazard Areas (SFHAs) shown on Flood Insurance Rate Maps (FIRMs).

Below-grade parking garages are commonly found in large engineered commercial buildings and are used for parking and access to the above-grade floors of the building. Flooding of these enclosed areas may result in significant damage to the building and any mechanical, electrical, or other utility equipment located there, such as ventilation equipment, lighting, elevator equipment, and drainage pumps. The garage walls, which often are major structural components of the building's foundation, are also susceptible to flood damage. The potential for injury to anyone in the garage, the potential for damage to parked cars, and the safety issue of removing parked cars when flooding threatens are important design considerations.

Note: Users of this bulletin are advised that it provides guidance that must be used in conjunction with Technical Bulletin 3, "Non-Residential Floodproofing — Requirements and Certification." The conditions and requirements set forth in both bulletins must be met for any below-grade parking garage to be in compliance with the minimum requirements of the NFIP regulations. A Floodproofing Certificate for Non-Residential Structures must be completed for any building in an SFHA with below-grade parking.

NFIP Regulations

The NFIP regulations provide direction concerning whether or not below-grade parking is permitted in SFHAs, both coastal and riverine. For the purposes of the NFIP, below-grade parking is considered a basement. A basement is defined as any area of a building having its floor subgrade (below ground level) on all sides. The following subsections provide applicable excerpts from the NFIP regulations.

Below-Grade Parking Garages in Residential Buildings in A Zones

Section 60.3(c)(2) of the NFIP regulations states that a community shall:

"Require that all new construction and substantial improvements of residential structures within Zones A1-A30, AE and AH on the community's FIRM have the lowest floor (including basement) elevated to or above the base flood level..."

Under the NFIP, a below-grade parking garage is considered a basement if it is below grade on all sides. Therefore, the construction of below-grade parking garages is prohibited beneath residential buildings in Zones A1-A30, AE, and AH.

Section 60.3(c)(7) of the NFIP regulations deals with residential buildings in Zone AO (sheet flow with depths of 1 to 3 feet) requirements. Section 60.3(c)(7) states that a community shall:

“Require within any AO zone on the community’s FIRM that all new construction and substantial improvements of residential structures have the lowest floor (including basement) elevated above the highest adjacent grade at least as high as the depth number specified in feet on the community’s FIRM (at least two feet if no depth number is specified).”

Therefore, below-grade parking garages beneath residential buildings in Zone AO are prohibited.

Below-Grade Parking Garages in Non-Residential Buildings in A Zones

Section 60.3(c)(3) of the NFIP regulations states that a community shall:

“Require that all new construction and substantial improvements of non-residential structures within Zones A1-A30, AE, and AH on the community’s FIRM (i) have the lowest floor (including basement) elevated to or above the base flood level, or (ii) together with attendant utility and sanitary facilities, be designed so that below the base flood level the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. ”

Below-grade parking garages are permitted beneath non-residential buildings in Zones A1-A30, AE, and AH provided the building (including the parking garage) is floodproofed to the base flood level in accordance with the design performance standards provided above in Section 60.3(c) (3)(ii). Only below-grade parking garages (in non-residential buildings) that are dry floodproofed are permitted under the NFIP. Guidance on floodproofing is provided in the FEMA manual “Floodproofing Non-Residential Structures” and in Technical Bulletin 3, “Non-Residential Floodproofing — Requirements and Certification.”

Section 60.3(c)(8) of the NFIP regulations deals with non-residential buildings in Zone AO (sheet flow with depths of 1 to 3 feet) requirements. Section 60.3(c)(8) states that a community shall:

“Require within any AO zone on the community’s FIRM that all new construction and substantial improvements of nonresidential structures (i) have the lowest floor (including basement) elevated above the highest adjacent grade at least as high as the depth number specified in feet on the community’s FIRM (at least two feet if no depth number is specified), or (ii) together with attendant utility and sanitary facilities be completely floodproofed to that (base flood) level to meet the floodproofing standard specified in Section 60.3(c)(3) (ii).”

Therefore, below-grade parking garages are permitted beneath non-residential buildings in Zone AO provided the building (including the parking garage) is floodproofed to the base flood level in accordance with the design performance standards of Section 60.3 (c)(3) (ii). Because of the