

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

**MEETING OF THE
DESIGN REVIEW BOARD
QUASI-JUDICIAL PUBLIC HEARING**

January 18, 2022

AGENDA

SPECIAL NOTICE – HYBRID MEETING

The Town of Bay Harbor Islands Design Review Board Meeting will take place in a Hybrid format where a quorum of the Board will be physically present at the Town Hall Council Chambers. Members of the public are welcome to participate in person or virtually via the Zoom platform.

Zoom Link: <https://us06web.zoom.us/j/85962489064>

Meeting ID: 859 6248 9064

The staff, members of the public and the applicants are strongly encouraged to attend virtually, but will not be denied access to the physical meeting, consistent with public safety and health considerations.

To request to speak during Zoom Public Comment, please utilize the “raise your hand” Zoom feature on your electronic device. You will be recognized at the direction of the Zoom Meeting Host.

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

US Toll Free Number: 877 853 5247 or 888 788 0099

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

Meeting ID: 859 6248 9064

Participant ID: Press the # key

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

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

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

PLEDGE OF ALLEGIANCE:

ROLL CALL:

1. Request for approval for a new multi-family dwelling "Clara BH" located at 10281 W. Bay Harbor Drive, Lots 6 & 7 of Block 5. On March 21, 2017, the Board reviewed and approved a Site Development Plan for this site known as the "Atlantis". However, the developer failed to move forward with obtaining building permits and the Town approvals expired. Last fall a new Developer, Clara BH, LLC, submitted a new Site Development application for a similar midrise multifamily development. The developer is proposing to construct a twenty-eight (28) unit mid-rise residential development. The proposed building is six (6) stories in height with a ground level parking garage and a lobby entry to West Bay Harbor Drive, and dwelling units shown on each of the five (5) floors above that. A raised rooftop recreational area is shown with a pool, fitness deck, and sundeck areas. A total of 56 parking spaces are required / provided for the project. The parking garage has 52 parking spaces, including two (2) ADA parking spaces with vehicle lifts per Town Code section 23-30(f). The additional four (4) parking spaces are located outside in the dual front yard area. The new developer will be required to obtain 1 Transfer of Development Rights (TDR). Enclosed please find the proposed site plan and elevations. (Item #1A)

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

PUBLIC COMMENT - For the purpose of hearing any public comment with respect to an application for site plan approval at 10281 West Bay Harbor Drive.

CONCLUSION OF QUASI-JUDICIAL PUBLIC HEARING

2. Approval of July 20, 2021, and August 17, 2021, Meeting Minutes.

ADJOURNMENT: Approximately 8:00 p.m.

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

AGENDA ITEM REPORT

January 18, 2022

ITEM NUMBER: 1.

ITEM: Request for approval for a new multi-family dwelling "Clara BH" located at 10281 W. Bay Harbor Drive, Lots 6 & 7 of Block 5. On March 21, 2017, the Board reviewed and approved a Site Development Plan for this site known as the "Atlantis". However, the developer failed to move forward with obtaining building permits and the Town approvals expired. Last fall a new Developer, Clara BH, LLC, submitted a new Site Development application for a similar midrise multifamily development. The developer is proposing to construct a twenty-eight (28) unit mid-rise residential development. The proposed building is six (6) stories in height with a ground level parking garage and a lobby entry to West Bay Harbor Drive, and dwelling units shown on each of the five (5) floors above that. A raised rooftop recreational area is shown with a pool, fitness deck, and sundeck areas. A total of 56 parking spaces are required / provided for the project. The parking garage has 52 parking spaces, including two (2) ADA parking spaces with vehicle lifts per Town Code section 23-30(f). The additional four (4) parking spaces are located outside in the dual front yard area. The new developer will be required to obtain 1 Transfer of Development Rights (TDR). Enclosed please find the proposed site plan and elevations. (Item #1A)

DESCRIPTION:

For the purpose of hearing any public comment with respect to an application for site plan approval at 10281 West Bay Harbor Drive.

RECOMMENDED ACTION:

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

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez

ATTACHMENTS

1.	01.12.2022 Letter - Clara BH, LLC
2.	10281 WBH DRIVE DRB 1.18.2022 A
3.	10281 Survey Signed Sealed
4.	10281 Civil - Drainage Report

5.	BHI DRB Staff Report Clara MFR 10281 WBHD Jan 4 2022
6.	10281 Bay Harbor Landscape Set_SS



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

www.brzoninglaw.com

305.377.6236 office

305.377.6222 fax

mamster@brzoninglaw.com

VIA ELECTRONIC MAIL & HAND DELIVERY

January 12, 2022

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

Re: Site Plan Application for Property located at 10281 W Bay Harbor Drive & 1170 103 Street, Bay Harbor Islands, FL, 33154

Dear Ms. Lasday:

This law firm represents Clara BH, LLC (the "Applicant"), the owner of the lots located at 10281 W Bay Harbor Drive and 1170 103 Street, Bay Harbor Islands, FL 33154 (collectively, the "Property"). See Exhibit A, Property Appraiser Records.¹ The purpose of this letter is to request site development plan approval for the proposed development on the Property.

Property. The Property consists of two vacant dry lots at the southeast corner of the intersection of W Bay Harbor Drive and 103 Street, which are further identified by Miami-Dade County Property Appraiser Folio Nos. 13-2227-001-1160 and 13-2227-001-1150. The Property is zoned RM-2, Multiple Family Residential District (non-waterfront). The surrounding area contains a mix of multifamily buildings of varying heights, including a ten-story building located west of the Property, a ten-story building located northwest of the Property, and a three-story building located south of the Property.

Proposed Development. Through this application the Applicant proposes to develop the Property with a tastefully designed multifamily residential building consisting of twenty-eight (28) units (the "Project"). The Project will consist of six (6) stories, in addition to a spacious rooftop level with a fitness deck, swimming pool, and barbecue area. The ground floor of the Project

¹ The Miami-Dade County Property Appraiser Records have not been updated to reflect that Clara BH, LLC is the new owner of the Property and currently reflects the former owner, Atlantis 103 LLC.

will consist of an office, lobby area, fitness center, mailroom and a conveniently located porte cochere which will provide a covered entrance to the Property along West Bay Harbor Drive. The porte cochere will also be conveniently attached to an entry walkway and near the valet area. The ground floor will also incorporate garage parking, which will accommodate fifty-two (52) parking spaces. In addition to the garage parking, the Project will also include an additional four (4) surface parking spaces, thereby providing for a total of fifty-six (56) parking spaces, which complies with the parking space requirement.

The Project satisfies the criteria for site plan approval. The proposed development plan design fully complies with the minimum standards set forth in the Town's land development regulations and no variances are needed. The design, height and massing, are compatible with the surrounding area, which contains numerous buildings of similar size.

Transfer of Development Rights. Based on the allowed density of 34 units/acre, providing 28 dwelling units will require 11 Transfer of Development Rights or TDRs. In 2017 and in conjunction with a prior site plan approval on the Property for the same number of units,² the prior owner of the Property secured 6 private TDR units.³ The Applicant is diligently working to obtain the remaining 5 TDRs from multiple sources. The Project's density of 28 units where a maximum of 30 units are allowed, is also compatible with the surrounding Medium-High Density Residential land use through the TDR program.

Conclusion. The Project is a beautifully designed modern development that is compatible with the surrounding neighborhood and will be a welcome addition to the area. We look forward to your favorable recommendation and the Board's approval of this application.

Should you have any questions, comments, or require additional information, please contact me at (305) 377-6236.

Very truly yours,



Matthew Amster

² On March 21, 2017, the Planning and Zoning Board (PZB) passed Resolution No. 2115 which approved the Applicant's site plan for a multi-family residential project consisting of 28 residential units, entitled "Atlantis." See Exhibit B, Resolution No. 2115.

³ On June 12, 2017, the PZB passed Resolution No. 2130 and Resolution No. 2131 which authorized the transfer of one (1) TDR from Southern Star Condominium Association, Inc. and the transfer of five (5) TDRs from TH1, LLC, respectively. See Exhibits C through D.

Maria Lasday, Town Manager
January 12, 2022
Page 3

Attachment

cc: Maritza Haro, Esq.
Shakeyla Flores, Esq.



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 12/23/2021

Property Information	
Folio:	13-2227-001-1160
Property Address:	10281 W BAY HARBOR DR Bay Harbor Islands, FL 33154-1262
Owner	ATLANTIS 103 LLC SOROSH LLC
Mailing Address	7657 NW 50 ST MIAMI, FL 33166 USA
PA Primary Zone	4500 MULTI-FAMILY - 4 STORY
Primary Land Use	0081 VACANT RESIDENTIAL : VACANT LAND
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	11,250 Sq.Ft
Year Built	0



Assessment Information			
Year	2021	2020	2019
Land Value	\$1,012,500	\$1,012,500	\$1,181,250
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$1,012,500	\$1,012,500	\$1,181,250
Assessed Value	\$1,012,500	\$1,012,500	\$1,181,250

Benefits Information				
Benefit	Type	2021	2020	2019
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description	
26 27 34 35 52 42 BAY HARBOR ISLAND PB 46-5 LOT 7 BLK 5 LOT SIZE 75.000 X 150 OR 19468-0478 01 2001 2(2)	

Taxable Value Information			
	2021	2020	2019
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,012,500	\$1,012,500	\$1,181,250
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,012,500	\$1,012,500	\$1,181,250
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,012,500	\$1,012,500	\$1,181,250
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,012,500	\$1,012,500	\$1,181,250

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
11/06/2020	\$1,797,900	32198-0152	Partial interest
11/06/2020	\$2,100,000	32198-0157	Partial interest
08/05/2016	\$100	30186-0530	Corrective, tax or QCD; min consideration
08/05/2016	\$100	30186-0534	Corrective, tax or QCD; min consideration

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:

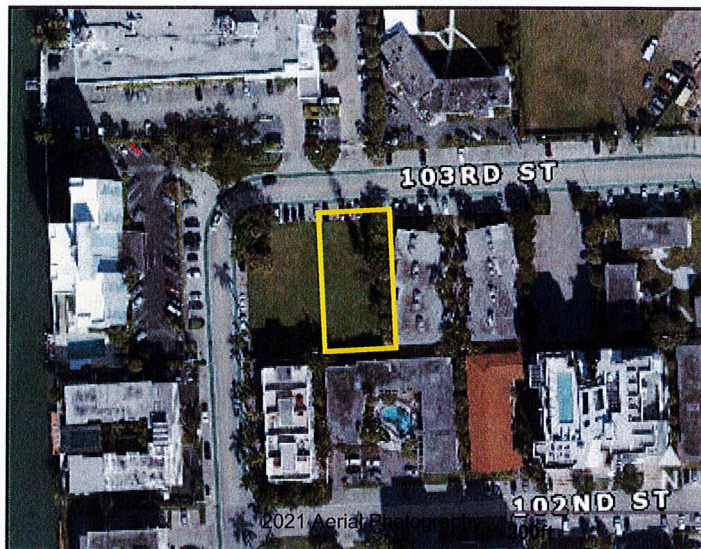


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 12/23/2021

Property Information	
Folio:	13-2227-001-1150
Property Address:	1170 103 ST Bay Harbor Islands, FL 33154-1212
Owner	CLARA BH LLC
Mailing Address	10201 COLLINS AVE 1107 BAL HARBOUR, FL 33154 USA
PA Primary Zone	4500 MULTI-FAMILY - 4 STORY
Primary Land Use	0081 VACANT RESIDENTIAL : VACANT LAND
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	11,250 Sq.Ft
Year Built	0



Assessment Information			
Year	2021	2020	2019
Land Value	\$1,012,500	\$1,012,500	\$1,181,250
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$1,012,500	\$1,012,500	\$1,181,250
Assessed Value	\$1,012,500	\$1,012,500	\$1,181,250

Benefits Information				
Benefit	Type	2021	2020	2019
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description	
BAY HARBOR ISLAND PB 46-5 LOT 6 BLK 5 LOT SIZE 75.000 X 150 OR 19468-0478 01 2001 2(2)	

Taxable Value Information			
	2021	2020	2019
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,012,500	\$1,012,500	\$1,181,250
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,012,500	\$1,012,500	\$1,181,250
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,012,500	\$1,012,500	\$1,181,250
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,012,500	\$1,012,500	\$1,181,250

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
09/10/2021	\$6,500,000	32747-1571	Qual by exam of deed
11/06/2020	\$2,100,000	32198-0157	Partial interest
08/05/2016	\$100	30186-0534	Corrective, tax or QCD; min consideration
03/30/2007	\$10	26538-0478	Sales which are disqualified as a result of examination of the deed

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:

RESOLUTION NO. 2115

**A RESOLUTION OF THE PLANNING AND ZONING
BOARD OF THE TOWN OF BAY HARBOR ISLANDS,
FLORIDA, APPROVING THE SITE DEVELOPMENT
PLAN APPLICATION FOR THE ATLANTIS OF BAY
HARBOR PROJECT LOCATED AT 10281 WEST BAY
HARBOR DRIVE.**

WHEREAS, on June 3, 2016, Atlantis 103, LLC (hereinafter the “Applicant”), filed an initial application for site plan approval. On March 1, 2017 Applicant submitted a revised site plan for a twenty-eight (28) unit condominium building consisting of two (2) stories of parking and five (5) stories of habitable units thereupon located at 10281 West Bay Harbor Drive, Bay Harbor Islands, Florida, and legally described as:

Lots 6 and 7 of Block 5, “Bay Harbor Island” Subdivision according to the plat thereof, as recorded in Plat Book 46, at Page 5 of the Public Records of Miami-Dade County;

(hereinafter the “Project” or “Site Plan”); and

WHEREAS, a site plan for new construction requires approval by the Planning and Zoning Board pursuant to Section 5-23.1(a) of the Town of Bay Harbor Islands’ Code of Ordinances (hereinafter the “Code”); and

WHEREAS, on March 21, 2017 the Town’s Planning and Zoning Board approved the Site Plan, pursuant to Section 5-23.1(a) of the Code, with the conditions set forth below.

NOW THEREFORE, be it resolved that:

1. **Recitals.** The foregoing recitals are hereby ratified as true and correct and incorporated herein by reference.
2. **Finding.** The Planning and Zoning Board finds that the Site Plan is consistent with the criteria set forth in Section 5-23.1 of the Code and approves the Site Plan submitted March 1, 2017, subject to the below conditions for approval.
3. **Effective Date.** This Resolution shall take effect upon the date of its adoption (the “Effective Date”).
4. **Conditions of Approval.**
 - A. This approval is based on the Site Plan prepared by Frankel Benayoun Architects, Inc. dated March 1, 2017. Any modifications thereto shall require approval from staff and/or the Planning and Zoning Board, as specified in the Code.

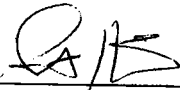
- B. Prior to the issuance of a building permit, the Applicant shall obtain and present a concurrency determination demonstrating that the Project meets school concurrency requirements. Applicant shall coordinate with Miami-Dade County School Board staff through the Town staff (Building Dept.) to provide calculations and address any deficiencies at the public schools that serve the Project. If mitigation is required, an agreement, including any payment, must be finalized prior to the issuance of building permits.
- C. When the Miami-Dade Fire Department formally reviews the Project, if any material site design changes are required, a re-approval of the Site Plan shall be required by staff or the Planning and Zoning Board, as specified in the Code.
- D. The Project is required to obtain eleven (11) TDR dwelling units prior to the issuance of a building permit, and the TDRs must be approved by the Town Council. If the number of required TDRs are not approved by the Town Council, the instant Site Plan approval shall be deemed null and void and the Project shall be redesigned.
- E. Applicant shall submit final working plans within 365 days after the Effective date of this Resolution, unless extended by the Town Manager, or his or her designee, for up to 180 days. Applicant shall obtain a building permit within 90 days after the approval of final working plans, unless extended by the Town Manager, or his or her designee, for up to 90 days. Failure to obtain a building permit within the prescribed time shall result in the invalidation of the Site Plan, except and unless this Resolution is extended pursuant to the Code or other valid extension as prescribed by Florida law.
- F. The existing overhead power lines adjoining the Project shall be relocated underground during the redevelopment of the site at the sole expense of the Applicant, pursuant to Section 18-22 of the Code.
- G. A Unity of Title acceptable in form by the Town Attorney is required to be recorded to legally combine the two lots. Proof of recording the Unity of Title is required prior to the issuance of Building Permits.
- H. Applicant shall install stop signs on its exit driveways with mirrors on the stop sign poles in order for drivers exiting the property to see oncoming vehicular and pedestrian traffic.
- I. The landscaping along the exit driveways shall be no more than two feet (2') in height.
- J. No coconut palms shall be planted on the roof level. Rather, palm trees with no fruit shall be planted.
- K. The generator's exhaust may be located to the west.

5. **Severability.** If any provision, section, phrase or word of this Resolution is declared invalid or unenforceable by a court of competent jurisdiction, the remaining provisions, sections, phrases or words of this Resolution shall remain in full force and effect.

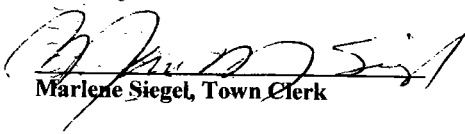
6. This Resolution shall become effective immediately upon its adoption, unless a timely appeal is filed with the Town Council.

PASSED this 21 day of March, 2017.

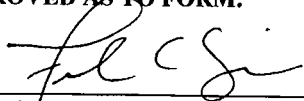
**PLANNING AND ZONING BOARD
TOWN OF BAY HARBOR ISLANDS**

By: 
Steve Hurwitz, Chair Person

ATTEST:


Marlene Siegel, Town Clerk

APPROVED AS TO FORM:


Frank C. Simone, Esq., Assistant Town Attorney

RESOLUTION NO. 2130

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF BAY HARBOR ISLANDS, FLORIDA, AUTHORIZING THE TRANSFER OF ONE (1) DEVELOPMENT RIGHT TO ATLANTIS 103, LLC FOR ITS PROPERTY LOCATED AT 10281 WEST BAY HARBOR DRIVE, BAY HARBOR ISLANDS, FLORIDA (RECEIVING SITE) FROM SOUTHERN STAR CONDOMINIUM ASSOCIATION, INC., FOR ITS PROPERTY LOCATED AT 9260-9280 BAY HARBOR TERRACE, BAY HARBOR ISLANDS, FLORIDA (DONOR SITE), REQUIRING THE MEMORIALIZATION OF THE TRANSFER OF DEVELOPMENT RIGHT VIA A RECORDED WARRANTY DEED, AND AUTHORIZING THE TOWN MANAGER TO MAKE THE APPROPRIATE NOTATIONS IN THE PUBLIC RECORDS AS TO THE DONOR SITE AND RECEIVING SITE.

WHEREAS, pursuant to the Town's Code of Ordinances (Ordinance No. 769 and Section 23-22.2), the Town has established a system of Transfer of Development Rights; and

WHEREAS, on March 21, 2017, Atlantis 103, LLC received authorization from the Planning and Zoning Board to develop a twenty-eight (28) unit condominium building on Lots 6 and 7, Block 5, Plat Book 46, Page 5, located at 10281 West Bay Harbor Drive, Bay Harbor Islands, Florida, ("Project") pending approval of the Transfer of Development Rights ("TDR") of eleven (11) TDR dwelling units; and

WHEREAS, an application for Transfer of Development Rights was filed by Atlantis 103, LLC ("Applicant") for its property located at 10281 West Bay Harbor Drive, Bay Harbor Islands, Florida ("Receiving Site") from Southern Star Condominium Association, Inc. ("Donor") for its property located at 9260-9280 E. Bay Harbor Terrace, Bay Harbor Islands, Florida ("Donor Site")(the "Application"); and

WHEREAS, the Town conducted a public meeting in accordance with law on June 12, 2017 and approved the transfer on one (1) TDR dwelling unit from the Donor Site to the Receiving Site for the Project.

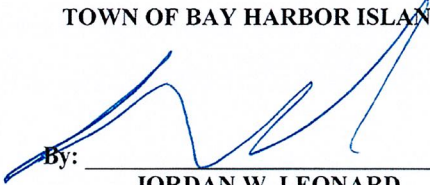
NOW THEREFORE, be it resolved that:

1. The Application for a transfer of one (1) TDR dwelling unit from the Donor Site to the Receiving Site for the Project is hereby authorized and approved.
2. The Town Council hereby authorizes the Town Manager and the Town Planner to make the appropriate notations in the Public Record memorializing the Transfer of Development Right from the Donor Site to the Receiving Site.
3. The Applicant and Donor shall record a warranty deed acceptable to the Town Attorney in the Miami-Dade public records memorializing the transfer of one (1) TDR dwelling unit from the Donor Site to the Receiving Site.

4. This Resolution shall become effective immediately upon its adoption.

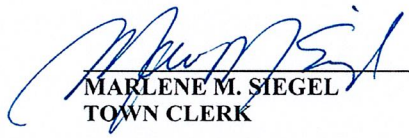
PASSED this 12th day of June, 2017.

TOWN OF BAY HARBOR ISLANDS

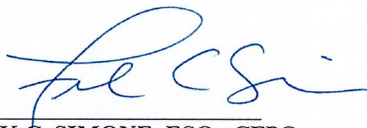
By: 

JORDAN W. LEONARD
MAYOR

ATTEST:


MARLENE M. SIEGEL
TOWN CLERK

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:


FRANK C. SIMONE, ESQ., CFP®
ASSISTANT TOWN ATTORNEY

RESOLUTION NO. 2131

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF BAY HARBOR ISLANDS, FLORIDA, AUTHORIZING THE TRANSFER OF FIVE (5) DEVELOPMENT RIGHTS TO ATLANTIS 103, LLC FOR ITS PROPERTY LOCATED AT 10281 WEST BAY HARBOR DRIVE, BAY HARBOR ISLANDS, FLORIDA (RECEIVING SITE) FROM TH1, LLC, FOR ITS PROPERTY LOCATED AT 9870-9890 EAST BAY HARBOR DR., BAY HARBOR ISLANDS, FLORIDA (DONOR SITE), REQUIRING THE MEMORIALIZATION OF THE TRANSFER OF DEVELOPMENT RIGHT VIA A RECORDED WARRANTY DEED, AND AUTHORIZING THE TOWN MANAGER TO MAKE THE APPROPRIATE NOTATIONS IN THE PUBLIC RECORDS AS TO THE DONOR SITE AND RECEIVING SITE.

WHEREAS, pursuant to the Town's Code of Ordinances (Ordinance No. 769 and Section 23-22.2), the Town has established a system of Transfer of Development Rights; and

WHEREAS, on March 21, 2017, Atlantis 103, LLC received authorization from the Planning and Zoning Board to develop a twenty-eight (28) unit condominium building on Lots 6 and 7, Block 5, Plat Book 46, Page 5, located at 10281 West Bay Harbor Drive, Bay Harbor Islands, Florida, ("Project") pending approval of the Transfer of Development Rights ("TDR") of eleven (11) TDR dwelling units; and

WHEREAS, an application for Transfer of Development Rights was filed by Atlantis 103, LLC ("Applicant") for its property located at 10281 West Bay Harbor Drive, Bay Harbor Islands, Florida ("Receiving Site") from TH1, LLC ("Donor") for its property located at 9870-9890 East Bay Harbor Dr., Bay Harbor Islands, Florida ("Donor Site")(the "Application"); and

WHEREAS, the Town conducted a public meeting in accordance with law on June 12, 2017 and approved the transfer on five (5) TDR dwelling units from the Donor Site to the Receiving Site for the Project.

NOW THEREFORE, be it resolved that:

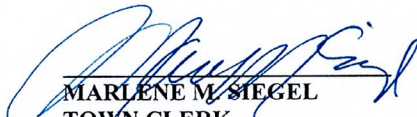
1. The Application for a transfer of five (5) TDR dwelling units from the Donor Site to the Receiving Site for the Project is hereby authorized and approved.
2. The Town Council hereby authorizes the Town Manager and the Town Planner to make the appropriate notations in the Public Record memorializing the Transfer of Development Rights from the Donor Site to the Receiving Site.
3. The Applicant and Donor shall record a warranty deed acceptable to the Town Attorney in the Miami-Dade public records memorializing the transfer of five (5) TDR dwelling units from the Donor Site to the Receiving Site.
4. This Resolution shall become effective immediately upon its adoption.

PASSED this 12th day of June, 2017.

TOWN OF BAY HARBOR ISLANDS

By: 
JORDAN W. LEONARD
MAYOR

ATTEST:


MARLENE M. SIEGEL
TOWN CLERK

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:


FRANK C. SIMONE, ESQ., CFP®
ASSISTANT TOWN ATTORNEY

COVER SHEET / INDEX OF DRAWINGS
SURVEY

- | | |
|--------|---|
| LC-001 | LANDSCAPE GENERAL NOTES/ABBREVIATIONS |
| TD-100 | TREE DISPOSITION PLAN |
| TD-101 | TREE PROTECTION DETAILS |
| LS-100 | LANDSCAPE SITE PLAN AND SITE CALCULATIONS |
| LS-101 | LANDSCAPE MATERIALS IMAGERY |
| LP-100 | LANDSCAPE PLANTING PLAN (GROUND FLOOR) |
| LP-101 | LANDSCAPE PLANTING PLAN (ROOF) |
| LP-102 | LANDSCAPE PLANTING SCHEDULE/SPECIFICATION |
| LP-103 | LANDSCAPE PLANTING IMAGERY |
| LI-100 | LANDSCAPE IRRIGATION PLAN |
| LI-101 | LANDSCAPE IRRIGATION SCHEDULE/DETAILS |
| LL-100 | GROUND FLOOR LANDSCAPE LIGHTING & PHOTO |
| LL-101 | ROOF LANDSCAPE LIGHTING PLAN & PHOTOMETR |

10281 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

OWNER/DEVELOPER

CIVIL ENGINEER

LANDSCAPE ARCHITECT

CLAWA BII

NEW RENTAL APARTMENT BUILDING

10281 WEST BAY HARBOR DRIVE

BAY HARBOR ISLANDS, FLORIDA 33154

PERMIT ISSUE

BID SET

CONSTRUCTION SET

REVISIONS

DATE

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COVER SHEET

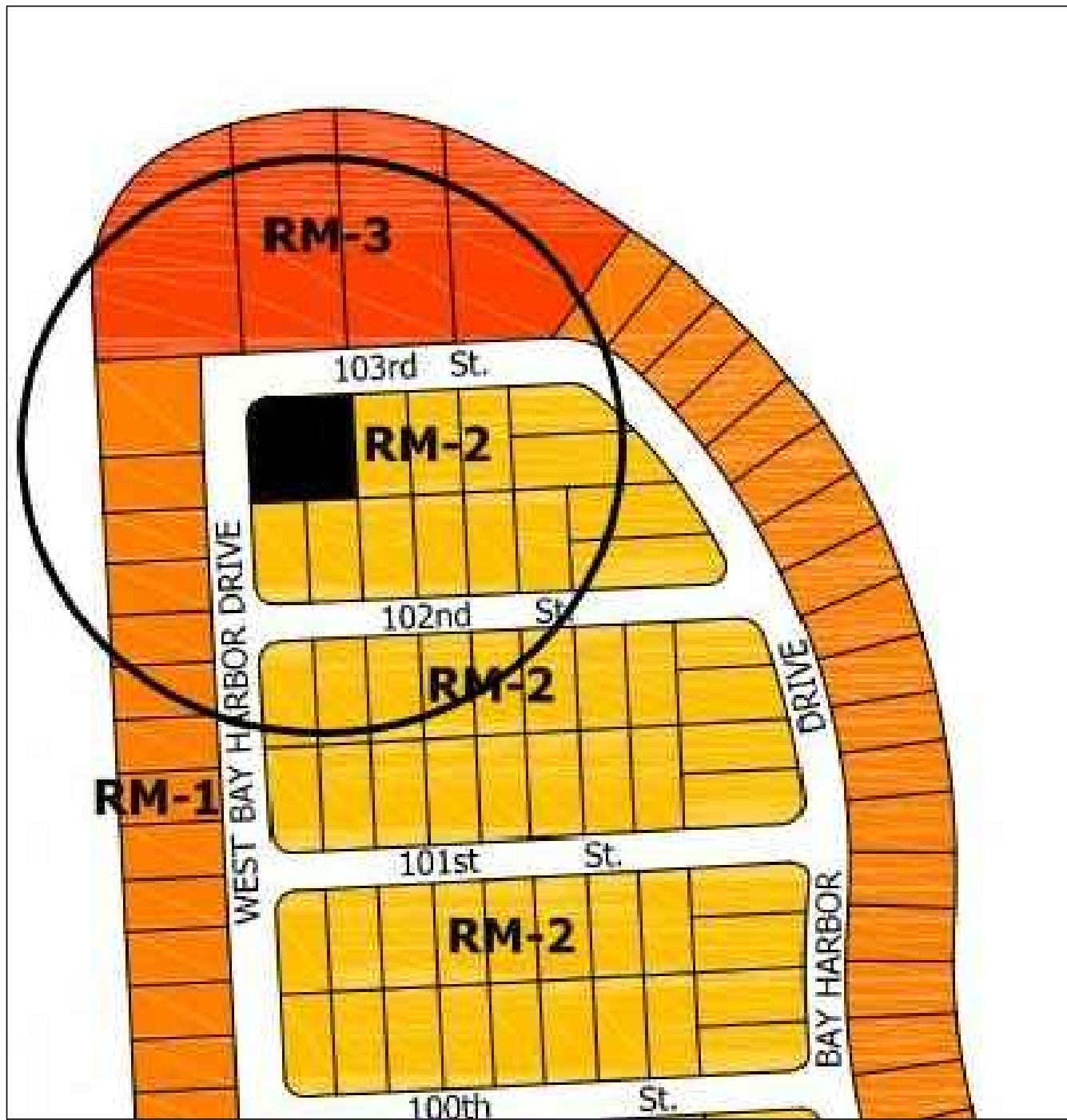
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SHEETS

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S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487



BAY HARBOR ISLANDS ZONING MAP



LOCATION MAP



NOTE:
FUTURE LAND USE MAP FOR PROPERTIES WITHIN 300'
RADIUS OF SITE ARE MEDIUM-HIGH DENSITY RESIDENTIAL
(CIRCLE INDICATES 300' RADIUS)

BAY HARBOR ISLANDS ZONING SUMMARY

BAY HARBOR ISLANDS ZONING SUMMARY		
LEGAL DESCRIPTION	LOTS 6 & 7 BLOCK 5 BAY HARBOR ISLAND, RECORDED IN PLAT BOOK 46 AT PAGE 5 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA	
LOT AREA	22,366 S.F. (0.51 ACRES)	
FLOOD ZONE	AE (FLOOD ELEVATION 9.0 NGVD) CROWN OF ROAD 5.23 NGVD	
ZONING CLASSIFICATION	RM-2 MULTIPLE FAMILY DISCRICT	
FUTURE LAND USE DESIGNATION	MEDIUM-HIGH DENSITY RESIDENTIAL	
	ALLOWED	PROVIDED
LOT WIDTH	75' MIN. LOT FRONTAGE	150' X 150'
LOT COVERAGE	N/A (DETERMINED BY SETBACKS)	
FLOOR AREA RATIO	N/A (DETERMINED BY SETBACKS)	
LANDSCAPE AREA	20% MIN. "GREEN" OPEN SPACE AT GROUND LEVEL 22,366 x 0.20 = 4,473 S.F.	5,220 S.F. = 23.3%
DENSITY		
ALLOWABLE BASE DENSITY 34 UNITS/ACRE	34 UNITS / 0.51 ACRES = 17 UNITS	28 UNITS (TDR's REQUIRED) - Ten (10) of the Eleven (11) reqd. TDR Units have been acquired at this time
MAX. ALLOWABLE DENSITY BASE DENSITY/TDR UNITS	60 UNITS/ACRE 0.51 ACRES x 60 DUA = 30 UNITS	28 UNITS 0.51 ACRES x 55 DUA = 28 UNITS
SETBACKS		
FRONT	UP TO 30'-0" HIGH = 20' MIN. UP TO 45'-0" HIGH = 25' MIN. UP TO 65'-0" HIGH = 30' MIN.	UP TO 30'-0" HIGH = 20' UP TO 65'-0" HIGH = 30'
REAR	UP TO 30'-0" HIGH = 10' MIN. 1'-0" ADDITIONAL FOR EA. 3'-0" OF HEIGHT ABOVE 30'-0"	VARIES MIN. 10'-0" / MAX. 21'-8"
SIDE (MULTIPLE LOTS)	UP TO 30'-0" HIGH 10% OF LOT WIDTH = 15' MIN. 1'-0" ADDITIONAL FOR EA. 3'-0" OF HEIGHT ABOVE 30'-0" (MAX. 22'-6")	VARIES MIN. 15'-0" / MAX. 22'-6"
FLEX SETBACKS	MAX. 1/3 OF ALLOWABLE BUILDING LENGTH @NORTH/SOUTH (0.33 x 115'-0" = 38'-4") @EAST/WEST (0.33 x 120'-0" = 40'-0")	NORTH = 38'-4" SOUTH = 38'-4" EAST = 40'-0" WEST = 40'-0"
MAX. BUILDING LENGTH / BREEZEWAYS	120'-0" W/OUT BREEZEWAY	115'-0" x 120'-0"
MAX. BUILDING HEIGHT	65'-0" ABOVE BFE	65'-0" ABOVE BFE
RECREATIONAL ROOF DECK LANDSCAPE REQUIREMENTS	15% MIN. OF THE RECREATIONAL AREA SHALL BE LANDSCAPED 7005 SF x 15% = 1,050 SF MIN.	1,095 S.F. = 15.6%
PARKING REQUIREMENTS	2 SPACES MIN. PER UNIT INCLUDING TWO GUEST SPACES (1 PER LOT) 28 UNITS x 2 = 56 MIN.	56 SPACES INCLUDING 2 GUEST SPACES AND 2 HC SPACES

CODES

SEVENTH EDITION (2020) FLORIDA BUILDING CODE: EXISTING BUILDING
SEVENTH EDITION (2020) FLORIDA FIRE PREVENTION CODE
NFPA 1 and 101 LIFE SAFETY 2018 EDITION

OCCUPANCY CLASSIFICATION:
RESIDENTIAL GROUP R-2

TYPE OF CONSTRUCTION
TYPE 1B

- Per ASCE 24: Flood Design Class 2 Wet Floodproofing
- All areas of access to the building including Lobby, Garage, Storage, Trash Room and Access Control below Base Flood Elevation (+9.0' BFE) plus one-foot (+1') to be wet floodproofed up to plus one-foot (+1') = +10.0' NGVD
 - Flood Damage Resistant Materials to be applied to all floors, walls and surfaces up to plus one-foot (+1') = +10.0' NGVD
 - Equalization of hydrostatic flood forces to be provided through flood vents located on all exterior walls and the Trash Room walls. Net area of the openings to be calculated as engineered openings per ASCE 24 Section 2.7.2.2 or as non-engineered openings at a ratio of one square inch per one square foot of enclosed area.
 - The bottom of each flood vent opening shall be no higher than one-foot (1') above the finish floor or exterior grade adjacent to the wall.
 - Elevator cabs and ADA compliant lift to be equipped with controls that prevent the cabs/lift from descending into the floodwaters.

BAY HARBOR ISLANDS UNIT DATA SUMMARY

UNIT TYPE	UNIT COUNT	NSF PER UNIT	NSF STOR. PER UNIT	GSF PER UNIT (INCL. STOR.)	BALCONY AREA	UNIT DESCRIPTION
UNIT A	2	1,800 SF	25 SF	1,960 SF	95 SF	3 BEDROOM / 3 BATH
UNIT B	4	1,665 SF	28 SF	1,790 SF	155 SF	2 BEDROOM / 2 BATH + DEN
UNIT B'	2	1,655 SF	28 SF	1,795 SF	160 SF	2 BEDROOM / 2 BATH + DEN
UNIT C	2	1,925 SF	28 SF	2,080 SF	100 SF	3 BEDROOM / 3 BATH
UNIT D	2	1,930 SF	25 SF	2,085 SF	175 SF	3 BEDROOM / 3 BATH
UNIT E	2	1,875 SF	25 SF	1,995 SF	160 SF	2 BEDROOM / 2 BATH + DEN
UNIT E'	2	1,865 SF	25 SF	1,990 SF	165 SF	2 BEDROOM / 2 BATH + DEN
UNIT F4	1	1,235 SF	25 SF	1,355 SF	645 SF	2 BEDROOM / 2 BATH
UNIT F5	1	1,235 SF	25 SF	1,355 SF	240 SF	2 BEDROOM / 2 BATH
UNIT G4	1	1,285 SF	25 SF	1,410 SF	710 SF	2 BEDROOM / 2 BATH
UNIT G5	1	1,285 SF	25 SF	1,410 SF	235 SF	2 BEDROOM / 2 BATH
UNIT H4	1	1,280 SF	25 SF	1,420 SF	745 SF	2 BEDROOM / 2 BATH
UNIT H4'	1	1,320 SF	25 SF	1,460 SF	705 SF	2 BEDROOM / 2 BATH
UNIT H5	1	1,280 SF	25 SF	1,420 SF	205 SF	2 BEDROOM / 2 BATH
UNIT H5'	1	1,320 SF	25 SF	1,460 SF	225 SF	2 BEDROOM / 2 BATH
UNIT PH-01	1	2,070 SF	25 SF	2,235 SF	330 SF	3 BEDROOM / 3 BATH + DEN
UNIT PH-02	1	2,240 SF	25 SF	2,405 SF	310 SF	3 BEDROOM / 4 BATH + DEN
UNIT PH-03	1	2,200 SF	25 SF	2,365 SF	325 SF	4 BEDROOM / 3 BATH + DEN
UNIT PH-03'	1	2,240 SF	25 SF	2,405 SF	340 SF	4 BEDROOM / 3 BATH + DEN
TOTAL	28	48,280 SF	722 SF	52,250 SF	7,385 SF	

PROJECT GROSS AREA DATA

RESIDENTIAL UNIT AREA (INCL. STOR.)	52,250 SQ. FT. = 70.7%
NON-SALEABLE AREA	= 29.3%
GARAGE/MEP AMENITY/CORE	10,630 SQ. FT.
	11,030 SQ. FT. > 21,660 SQ. FT.
TOTAL ENCLOSED AREA	73,910 SQ. FT.
UNIT BALCONY AREAS	7,385 SQ. FT.
RECREATION DECK AREA	6,685 SQ. FT.
ROOF MEP AREA	3,400 SQ. FT.
TOTAL SLAB AREA	91,380 SQ. FT.

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ROBERT J. SCHNECKENBERG
AR0015487

LEVELS 2/3

GROSS DATA

RESIDENTIAL UNIT AREA (INCL. STOR.)	11,990 SQ. FT. = 89.2%
NON SALEABLE CORE AREA	1,445 SQ. FT. = 10.8%
TOTAL ENCLOSED AREA	13,435 SQ. FT. = 100%
BALCONY AREAS	860 SQ. FT.
TOTAL SLAB AREA	14,295 SQ. FT.

NET DATA

RESIDENTIAL UNIT AREA	11,115 SQ. FT.
STORAGE AREA	158 SQ. FT.
6 UNITS PER FLOOR	
AVERAGE UNIT SIZE	1,852.5 SQ. FT.

UNIT A
3 BEDROOM / 3 BATH

ENCLOSED AREA	1,960 GSF	1,800 NSF
STORAGE AREA		30 NSF
BALCONY AREA	95 S.F.	
TOTAL AREA	2,055 S.F.	1,830 NSF

LEVELS 2/3
FLOOR PLAN

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



UNIT D
3 BEDROOM / 3 BATH

ENCLOSED AREA	2,080 GSF	1,930 NSF
STORAGE AREA		25 NSF
BALCONY AREA	175 S.F.	
TOTAL AREA	2,255 S.F.	1,955 NSF

UNIT B
2 BEDROOM / 2 BATH + DEN

ENCLOSED AREA	1,790 GSF	1,655 NSF
STORAGE AREA		25 NSF
BALCONY AREA	155 S.F.	
TOTAL AREA	1,945 S.F.	1,680 NSF

UNIT E
2 BEDROOM / 2 BATH + DEN

ENCLOSED AREA	1,995 GSF	1,875 NSF
STORAGE AREA		25 NSF
BALCONY AREA	160 S.F.	
TOTAL AREA	2,155 S.F.	1,900 NSF

UNIT C
3 BEDROOM / 3 BATH

ENCLOSED AREA	2,080 GSF	1,925 NSF
STORAGE AREA		28 NSF
BALCONY AREA	100 S.F.	
TOTAL AREA	2,180 S.F.	1,953 NSF

UNIT D
3 BEDROOM / 3 BATH

ENCLOSED AREA	2,085 GSF	1,930 NSF
STORAGE AREA		25 NSF
BALCONY AREA	175 S.F.	
TOTAL AREA	2,260 S.F.	1,955 NSF



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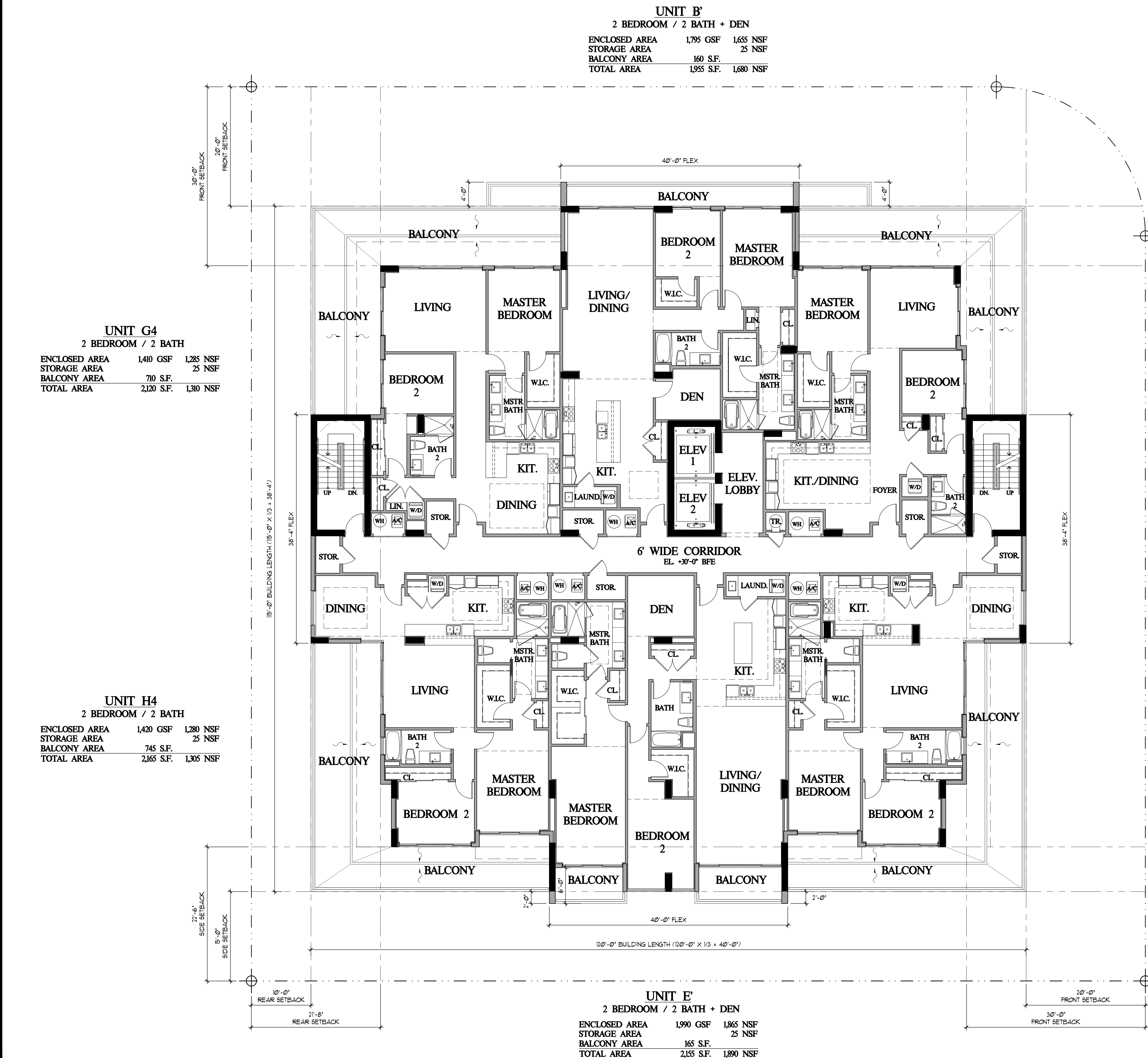
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DATE	01-03-22
SCALE	
JOB NO.	2021-17

A-11

SHEETS







2000 South Dixie Highway #203 | Miami, FL 33133
 Office: 305.441.2226

LEVEL 5

GROSS DATA

RESIDENTIAL UNIT AREA (INCL. STOR.)	9,430 SQ. FT. = 86.6%
NON SALEABLE CORE AREA	1,455 SQ. FT. = 13.4%
TOTAL ENCLOSED AREA	10,885 SQ. FT. = 100%
BALCONY AREAS	1,230 SQ. FT.
TOTAL SLAB AREA	12,115 SQ. FT.

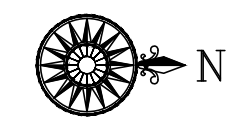
NET DATA

RESIDENTIAL UNIT AREA	8,650 SQ. FT.
STORAGE AREA	153 SQ. FT.
6 UNITS PER FLOOR	
AVERAGE UNIT SIZE	1,441.6 SQ. FT.

UNIT F5
BEDROOM / 2 BATH

ENCLOSED AREA	1,355 GSF	1,235 NSF
STORAGE AREA		25 NSF
BALCONY AREA	240 S.F.	
TOTAL AREA	1,595 S.F.	1,260 NSF

LEVEL 5 FLOOR PLAN



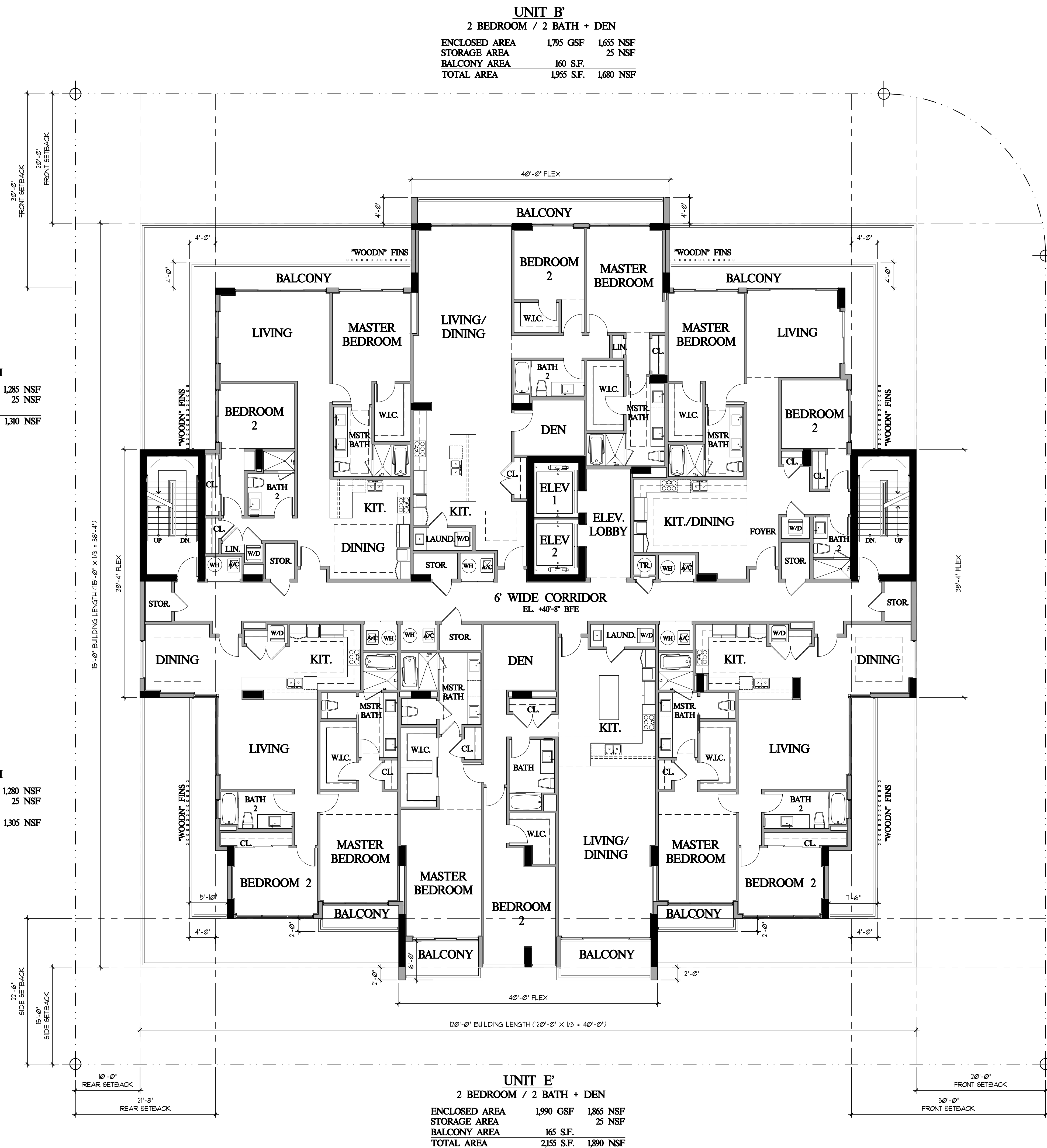
UNIT H5
BEDROOM / 2 BATH

ENCLOSED AREA	1,460 GSF	1,320 NSF
STORAGE AREA		25 NSF
BALCONY AREA	225 S.F.	
TOTAL AREA	1,685 S.F.	1,345 NSF

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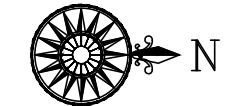
GROSS DATA

RESIDENTIAL UNIT AREA (INCL. STOR.)	9,410 SQ. FT. = 86.8%
NON SALEABLE CORE AREA	1,435 SQ. FT. = 13.2%
TOTAL ENCLOSED AREA	10,845 SQ. FT. = 100%
BALCONY AREAS	1,305 SQ. FT.
TOTAL SLAB AREA	12,150 SQ. FT.

RESIDENTIAL UNIT AREA	8,750 SQ. FT.
STORAGE AREA	100 SQ. FT.
6 UNITS PER FLOOR	
AVERAGE UNIT SIZE	2,188 SQ. FT.

ENCLOSED AREA	2,235 GSF	2,070 NSF
STORAGE AREA		25 NSF
BALCONY AREA	330 S.F.	
TOTAL AREA	2,565 S.F.	2,095 NSF

LEVEL 6
FLOOR PLAN



ENCLOSED AREA	2,405 GSF	2,240 NSF
STORAGE AREA		25 NSF
BALCONY AREA	340 S.F.	
<u>TOTAL AREA</u>	<u>2,745 S.F.</u>	<u>2,265 NSF</u>

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PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET

CLARA BH
NEW RENTAL APARTMENT BUILDING

10281 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154





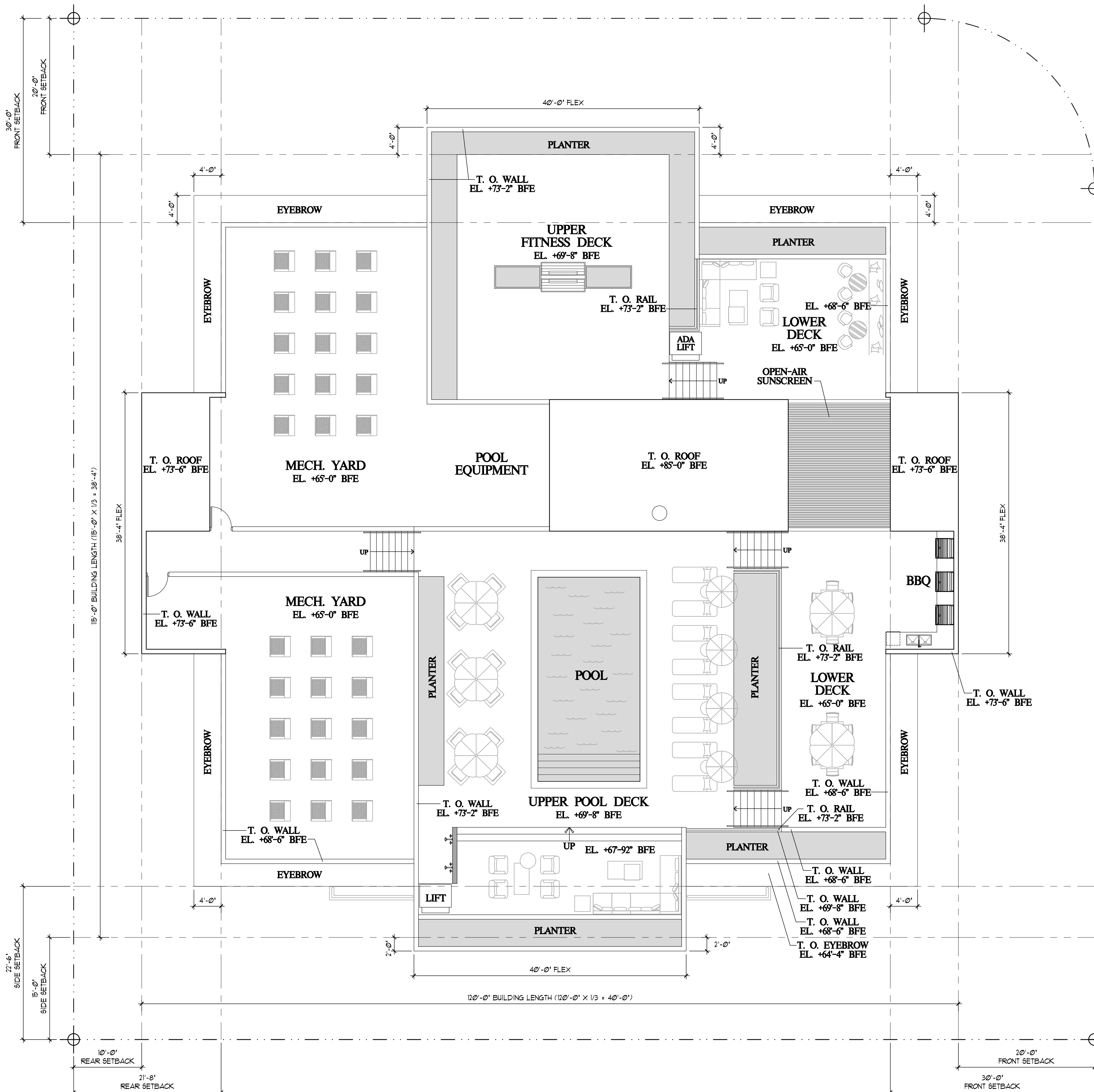
SHEET TITLE	
ROOF LEVEL FLOOR PLAN	
DATE	01-03-22
SCALE	
JOB NO.	2021-17
SHEET	
A-15	
OF	SHEETS

RECREATION DECK AREA (INCL. CORE): 7,005 S.F.
 REQUIRED: 15% OF 7,005 S.F. = 1,050 S.F.
 PROVIDED: 15.6% OF 7,005 S.F. = 1,095 S.F.

GROSS DATA

ENCLOSED CORE AREA	1,080 SQ. FT. = 9.7%
RECREATION DECK AREA	6,685 SQ. FT. = 59.9%
MEP ROOF AREA	3,400 SQ. FT. = 30.4%
TOTAL SLAB AREA	11,165 SQ. FT. = 100%

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



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

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REVISIONS	DATE
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BID SET	
CONSTRUCTION SET	
CLARA BH NEW RENTAL APARTMENT BUILDING 10281 WEST BAY HARBOR DRIVE BAY HARBOR ISLANDS, FLORIDA 33154	
S & E ARCHITECTS, INC. 2000 South Dixie Highway #203 Miami, FL 33133 Office: 305-441-2226	
ROOF LEVEL COLOR FLOOR PLAN	
DATE	01-03-22
SCALE	
JOB NO.	2021-17
SHEET	
A-16	

UNIT B'		
2 BEDROOM / 2 BATH + DEN		
ENCLOSED AREA	1,795 GSF	1,655 NSF
STORAGE AREA		25 NSF
BALCONY AREA	160 S.F.	
TOTAL AREA	1,955 S.F.	1,680 NSF

UNIT F4		
2 BEDROOM / 2 BATH		
ENCLOSED AREA	1,355 GSF	1,235 NSF
STORAGE AREA		25 NSF
BALCONY AREA	645 S.F.	
TOTAL AREA	2,000 S.F.	1,260 NSF

UNIT F5		
2 BEDROOM / 2 BATH		
ENCLOSED AREA	1,355 GSF	1,235 NSF
STORAGE AREA		25 NSF
BALCONY AREA	240 S.F.	
TOTAL AREA	1,595 S.F.	1,260 NSF

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CLARA BH
NEW RENTAL APARTMENT BUILDING
10281 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154




SHEET TITLE

LEVELS 4 & 5
WEST UNITS
FLOOR PLAN

DATE	01-03-22
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JOB NO.	2021-17
SHEET	

A-19

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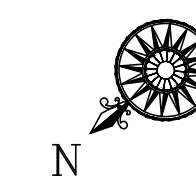
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LEVELS 4/5
WEST UNITS
FLOOR PLAN
SCALE: 1/4" = 1'-0"



PHOTO SITE LEGEND



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[illegible]



UNIT H4			
2 BEDROOM / 2 BATH			
ENCLOSED AREA	1,420 GSF	1,280 NSF	
STORAGE AREA		25 NSF	
BALCONY AREA	745 S.F.		
TOTAL AREA	2,165 S.F.	1,305 NSF	

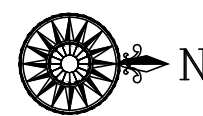
UNIT H5			
2 BEDROOM / 2 BATH			
ENCLOSED AREA	1,420 GSF	1,280 NSF	
STORAGE AREA		25 NSF	
BALCONY AREA	205 S.F.		
TOTAL AREA	1,625 S.F.	1,305 NSF	

UNIT E'			
2 BEDROOM / 2 BATH + DEN			
ENCLOSED AREA	1,990 GSF	1,865 NSF	
STORAGE AREA		25 NSF	
BALCONY AREA	165 S.F.		
TOTAL AREA	2,155 S.F.	1,890 NSF	

UNIT H4'			
2 BEDROOM / 2 BATH			
ENCLOSED AREA	1,460 GSF	1,320 NSF	
STORAGE AREA		25 NSF	
BALCONY AREA	705 S.F.		
TOTAL AREA	2,165 S.F.	1,345 NSF	

UNIT H5'			
2 BEDROOM / 2 BATH			
ENCLOSED AREA	1,460 GSF	1,320 NSF	
STORAGE AREA		25 NSF	
BALCONY AREA	225 S.F.		
TOTAL AREA	1,685 S.F.	1,345 NSF	

LEVELS 4/5
EAST UNITS
FLOOR PLAN
SCALE: 1/4" = 1'-0"



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AR0015487

REVISIONS	DATE
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BID SET	
CONSTRUCTION SET	

CLARA BH

NEW RENTAL APARTMENT BUILDING

10281 WEST BAY HARBOR DRIVE

BAY HARBOR ISLANDS, FLORIDA 33154

SEAL

ARCHITECT

2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE

LEVELS 4 & 5
EAST UNITS
FLOOR PLAN

DATE

01-03-22

SCALE

JOB NO.

2021-17

SHEET

A-20

OF SHEETS

REVISIONS	DATE
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CONSTRUCTION SET	

CLARA BH
NEW RENTAL APARTMENT BUILDING

10281 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154





SHEET TITLE

NORTH ELEVATION

DATE	01-03-22
SCALE	
JOB NO.	2021-17
SHEET	
A-23	
OF	SHEETS



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CLARA BH
NEW RENTAL APARTMENT BUILDING
10281 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154






SHEET TITLE

**NORTH ELEVATION
COLORED**

A-24



AS BEEN
ALLY SIGNED AND
OBERT J.
BERG, ON THE
ENT TO THE SEAL,
ORIGINAL SIGNATURE.

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

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REVISIONS	DATE

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CLARA BH
NEW RENTAL APARTMENT BUILDING
10281 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 3354

S
ARCHITECTS, INC.
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE
WEST ELEVATION

DATE	01-03-22
SCALE	
JOB NO.	2021-17
SHEET	

A-25

OF SHEETS

REVISIONS	DATE
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BID SET -	
CONSTRUCTION SET	

CLARA BH
NEW RENTAL APARTMENT BUILDING

10281 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154





2000 South Dixie Highway #203 | Miami, FL 33133
 Office: 305-441-2226

SHEET TITLE

**WEST ELEVATION
COLORED**

DATE	01-03-22
SCALE	
JOB NO.	2021-17
SHEET	

A-26

OF SHEETS



THIS ITEM HAS BEEN
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AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

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WEST BUILDING ELEVATION

REVISIONS	DATE

PERMIT ISSUE -
BID SET -
CONSTRUCTION SET

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BAY HARBOR ISLANDS, FLORIDA 33154






SHEET TITLE

SOUTH ELEVATION

DATE	01-03-22
SCALE	
JOB NO.	2021-17
SHEET	
A-27	
OF	SHEETS



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SHEET TITLE

**SOUTH ELEVATION
COLORED**

DATE	01-03-22
SCALE	
JOB NO.	2021-17
SHEET	
A-28	
OF	SHEETS



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PERMIT ISSUE -	
BID SET -	
CONSTRUCTION SET	

CLARA BH
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BAY HARBOR ISLANDS, FLORIDA 33154





A R C H I T E C T S, J N C
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 Office: 305-441-2226

SHEET TITLE

EAST ELEVATION

DATE	01-03-22
SCALE	
JOB NO.	2021-17

A-29

OF SHEETS



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BERG, ON THE
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PROPERTY LINE

PROPERTY LINE

ROOF LEVEL
EL. +85'-0" BFE / 94.00' NGVD

ROOF LEVEL (FFE)
EL. +65'-0" / 74.00' NGVD BFE

LEVEL 6
EL. +52'-10" / 61.83' NGVD BFE

LEVEL 5
EL. +40'-8" / 49.67' NGVD BFE

LEVEL 4
EL. +30'-0" / 39.00' NGVD BFE

LEVEL 3
EL. +20'-4" / 29.33' NGVD BFE

LEVEL 2
EL. +10'-8" / 19.87' NGVD BFE

BASE FLOOD
EL. +0'-0" / 9.0' NGVD BFE

LOBBY LEVEL
EL. -3'-6" / 5.5' NGVD BFE

2'-2" COLLECT

10'-0"

10'-8"

9'-8"

9'-8"

14'-2"

10'-0" REAR SETBACK (LVL 1/2/3)

21'-8" REAR SETBACK (LVL 4/5/6)

20'-0" FRONT SETBACK (LVL 1/2/3)

30'-0" FRONT SETBACK (LVL 4/5/6)

"WOOD" FINS (TYP.)

REVISIONS	DATE
PERMIT ISSUE -	
BID SET -	
CONSTRUCTION SET	

CLARA BH
NEW RENTAL APARTMENT BUILDING
10281 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

$\mathcal{A}$ $\mathcal{R}$ $\mathcal{C}$ $\mathcal{H}$ $\mathcal{I}$ $\mathcal{T}$ $\mathcal{E}$ $\mathcal{C}$ $\mathcal{T}$ $\mathcal{S}$ $\mathcal{I}$ $\mathcal{N}$ $\mathcal{C}$


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SHEET TITLE

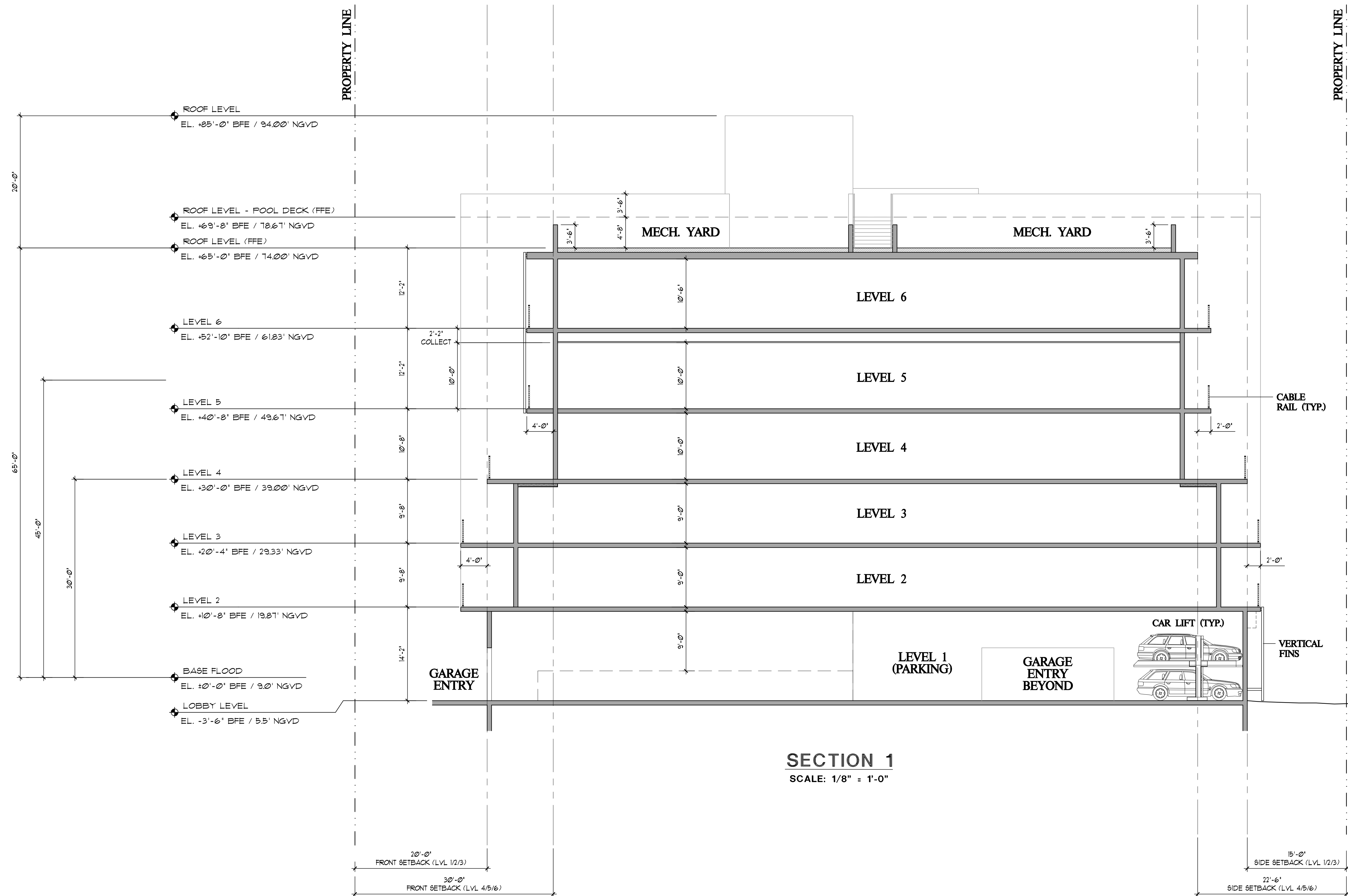
BUILDING SECTION 1

DATE	01-03-22
SCALE	
JOB NO.	2021-17
SHEET	
A-31	
OF	SHEETS

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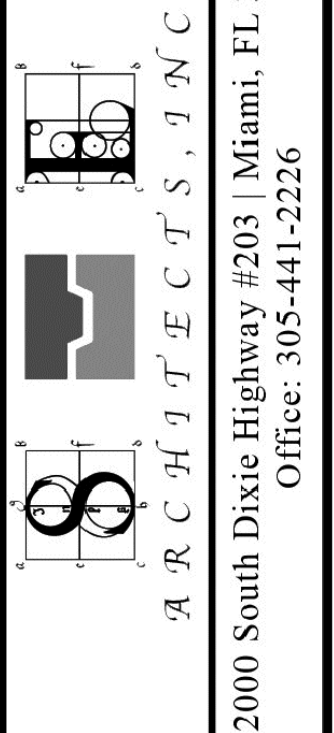


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CONSTRUCTION SET	

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10281 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

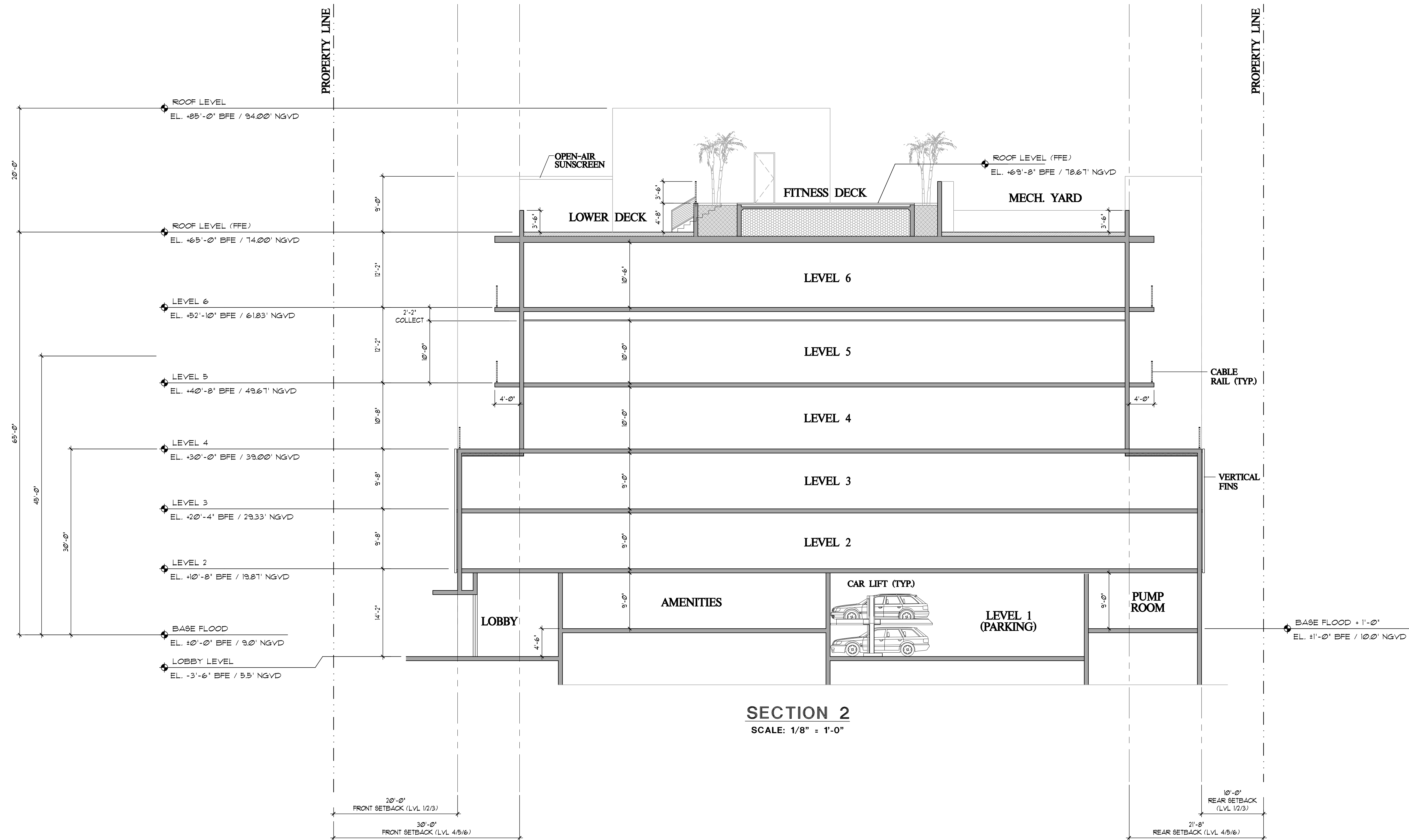


SHEET TITLE
BUILDING SECTION 2

DATE	01-03-22
SCALE	
JOB NO.	2021-17
SHEET	

A-32

OF SHEETS



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BID SET -	
CONSTRUCTION SET	

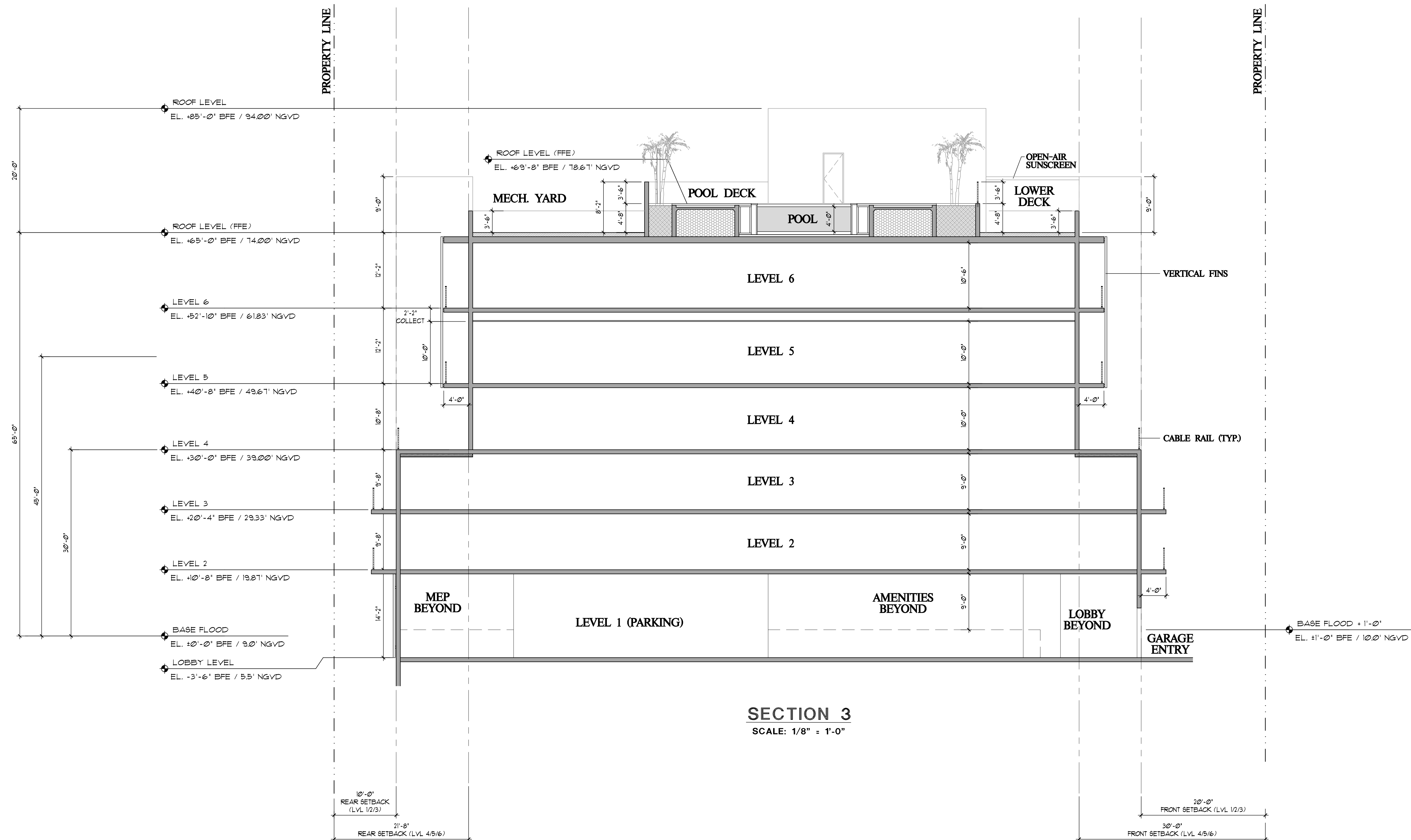
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BAY HARBOR ISLANDS, FLORIDA 33154






SHEET TITLE
BUILDING SECTION 3

DATE	01-03-22
SCALE	
JOB NO.	2021-17
SHEET	
A-33	
OF	SHEETS



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PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET

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10281 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154





A R C H I T E C T S , I N C
 2000 South Dixie Highway #203 | Miami, FL 33133
 Office: 305-441-2226

SHEET TITLE

RENDERING
PORTE COCHERE /
WEST FACADE
STREET VIEW

DATE	01-03-22
SCALE	—
JOB NO.	2021-17
SHEET	
A-5	
OF	SHEETS



RENDERING
WEST FACADE STREET VIEW)

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RENDERING
(PORTE COCHERE STREET VIEW)

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ROBERT J. SCHNECKENBERG
AR0015487

REVISIONS DATE

PERMIT ISSUE

BID SET

CONSTRUCTION SET

CLARA BH
NEW RENTAL APARTMENT BUILDING
10281 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 3354

S & E
ARCHITECTS, INC.
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

**RENDERING
PORTE COCHERE
STREET VIEW**

DATE 01-03-22

SCALE -

JOB NO. 2021-17

SHEET

A-6

OF SHEETS



RENDERING
(NORTH FACADE STREET VIEW)

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REVISIONS	DATE

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET

CLARA BH
NEW RENTAL APARTMENT BUILDING
10281 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154












SHEET TITLE

RENDERING
NORTH FACADE
STREET VIEW

DATE	01-03-22
SCALE	—
JOB NO.	2021-17

SHEET

A-7

OF SHE

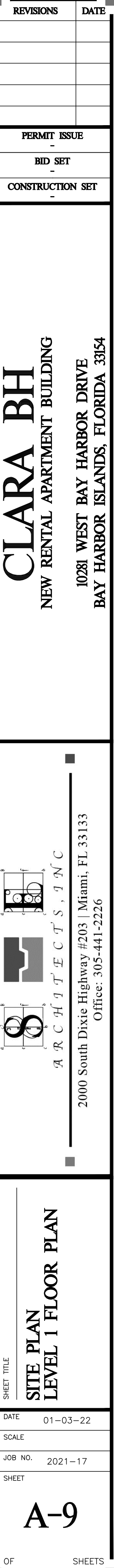
REVISIONS	DATE

PERMIT ISSUE
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BID SET
-
CONSTRUCTION SET

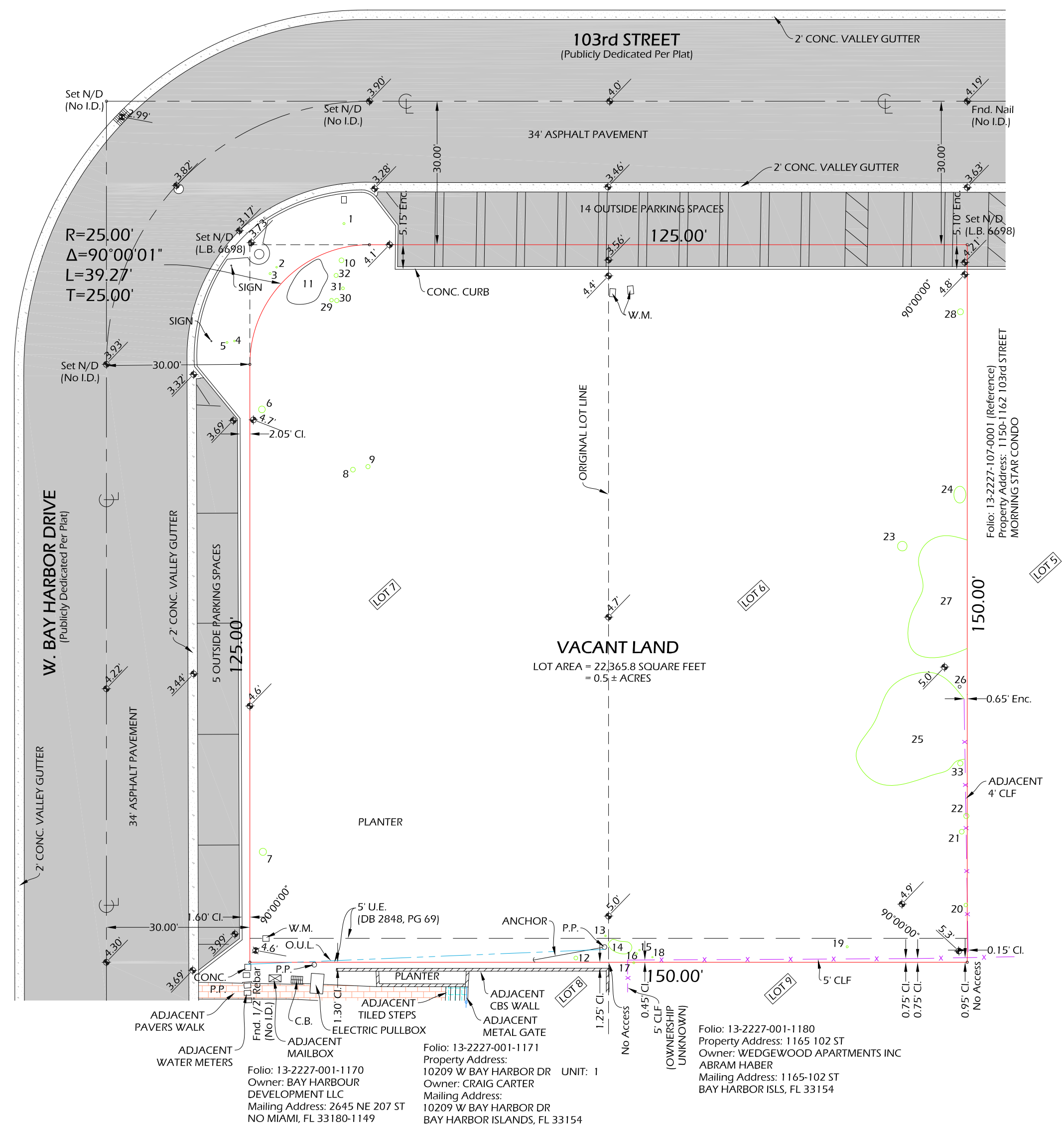
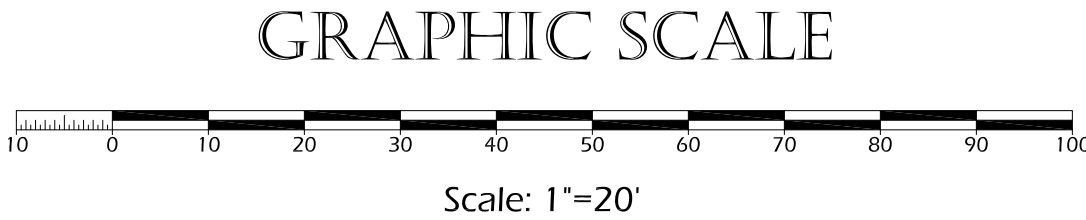
CLARA BH
NEW RENTAL APARTMENT BUILDING
10281 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154



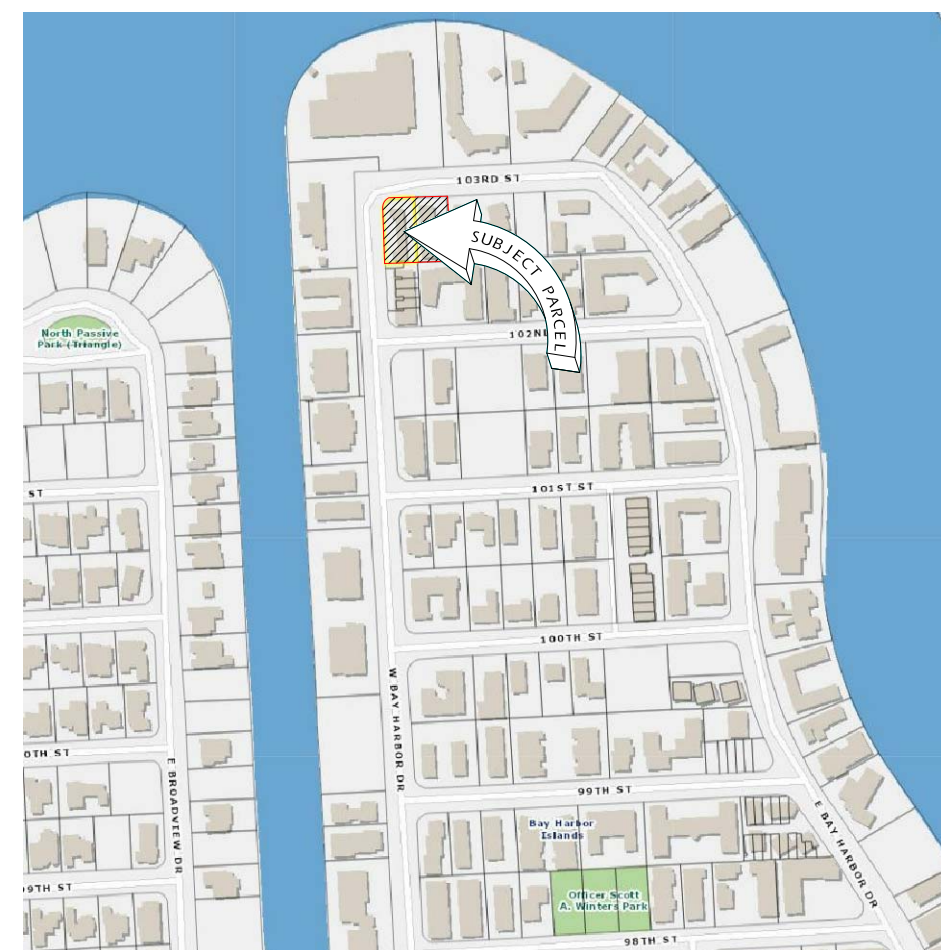
RENDERING
(ROOFTOP VIEW)



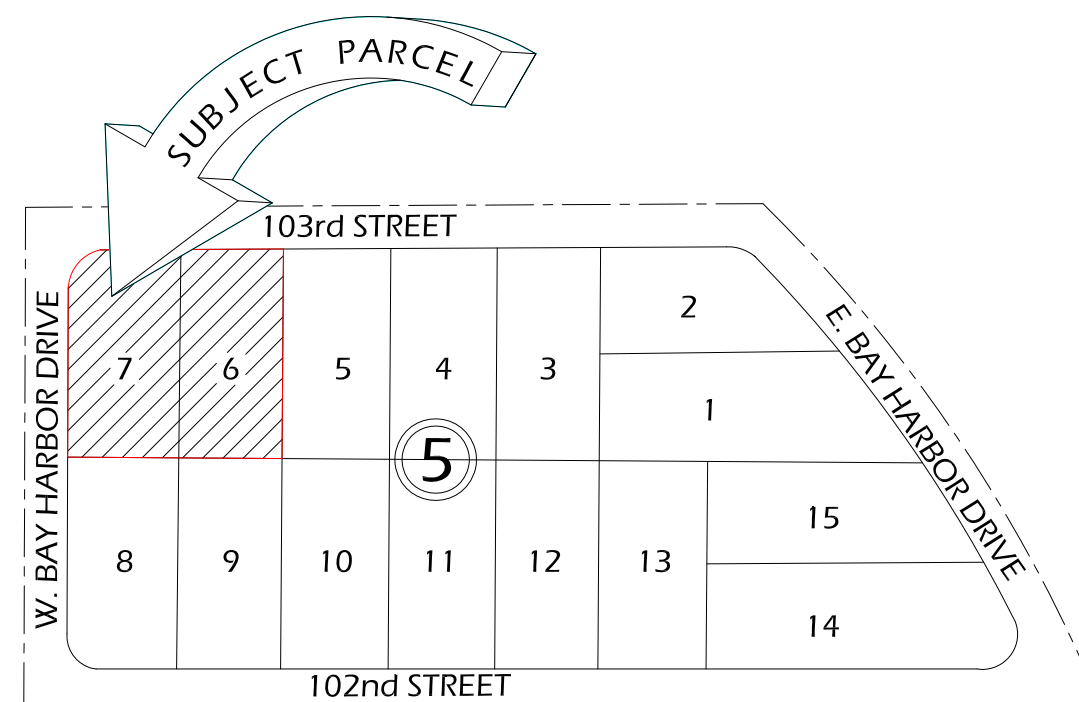
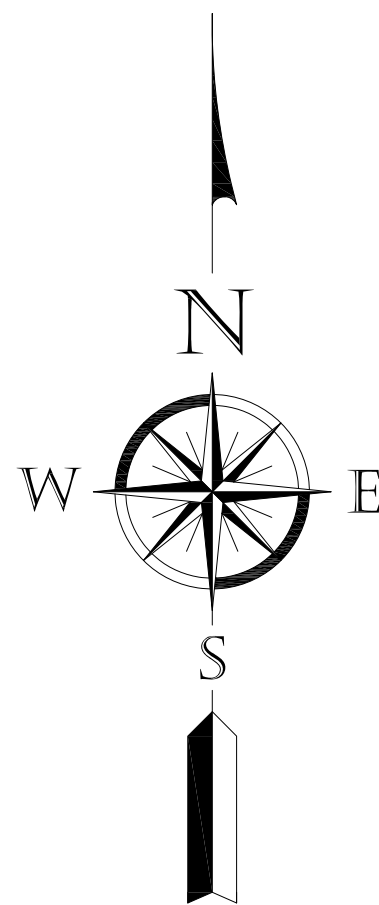
ALTA/NSPS LAND TITLE SURVEY



TREE TABLE				
TREE No.	TREE NAME	DIAMETER (±)	HEIGHT (±)	SPREAD (±)
1	PALM	0.45'	16'	12'
2	PALM	0.35'	10'	11'
3	PALM	0.45'	14'	12'
4	PALM	0.35'	9.5'	9.5'
5	PALM	0.40'	19'	10'
6	ROYAL PALM	1.4'	45'	16'
7	ROYAL PALM	1.5'	56'	18'
8	TREE	1.0'	29.5'	22'
9	PALMETTO PALM	0.90'	13.5'	16'
10	PALMETTO PALM	1.0'	6.0'	14'
11	TREE	5.9 X 11'	32'	49'
12	PALMETTO PALM	0.80'	19'	18'
13	PALM	0.35'	20'	10'
14	STRANGLER FIG	2.5 X 5'	22'	20'
15	SCHEFFLERA	0.35'	20'	4'
16	PALM	0.40'	14'	10'
17	PALM	0.40'	14'	10'
18	PALM	0.30'	7'	9'
19	PALM	0.45'	8.7'	10'
20	MANGO	0.75'	22'	15'
21	YUCCA	1.0'	20'	7'
22	PALMETTO PALM	1.10'	16'	18'
23	NORFOLK PINE	2.0'	80'	12'
24	SCHEFFLERA	3.5 X 7.5'	39'	36'
25	FLORIDA HOLLY	0.85'	18.5'	24'
26	PALM	0.65'	9'	14'
27	SAWGROSS	NO ACCESS	12.5'	12 X 25'
28	FIGUS	1.25'	32'	30'
29	PALMETTO PALM	0.75'	25'	14'
30	PALMETTO PALM	0.90'	4.5'	12'
31	PALMETTO PALM	0.60'	3.0'	12'
32	PALMETTO PALM	0.85'	6'	14'
33	YUCCA	0.75'	15'	8'



VICINITY MAP
NTS



LOCATION SKETCH

NTS

LEGAL DESCRIPTION:
Lots 6 and 7, Block 5, Bay Harbor Island, according to the map or plat thereof, as recorded in Plat Book 46, Page(s) 5, of the Public Records of Miami-Dade County, Florida.

SCHEDULE B – SECTION II Exceptions - Chicago Title Insurance Company, Order No 9715025; Effective Date July 17, 2021 at 11:00 PM

6. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of Bay Harbor Island, recorded in Plat Book 46, Page 5, of the Public Records of Miami-Dade County, Florida. [APPLIES]

7. Easements and other matters contained in Declaration of Restrictions recorded in Deed Book 2848, Page 69 (APPLIES - SHOWN ON SURVEY), as assigned in Official Records Book 9632, Page 1157.

8. Reservations and other matters contained in Warranty Deeds for Transfer of Development Rights recorded in Official Records Book 30716, Page 1008 and Official Records Book 30783, Page 1967. (APPLIES - NOT A SURVEY MATTER)

9. Unity of Title recorded in Official Records Book 30812, Page 3122. (APPLIES

PREPARED FOR: Clara BH LLC, a Delaware limited liability company

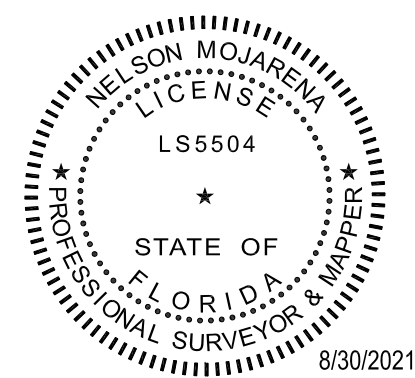
PROPERTY ADDRESS: 10281 W. Bay Harbor Drive & 1170 103 Street, Bay Harbor Islands, FL 33154

To Clara BH LLC, a Delaware limited liability company; Beloff Law, PA; Chicago Title Insurance Company; Maxim Credit Group LLC, its successors and/or assigns, as their interests may appear.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7a, 7b(1), 8, 9, 11 (observed), 13, and 16 of Table A thereof. The fieldwork was completed on August 12, 2021.

Date of Plat or Map: August 25, 2021

Nelson Mojarena
NELSON MOJARENA
Registered Surveyor & Mapper No. 5504
State of Florida

NELSON
MOJARENA

Digitally signed by NELSON
MOJARENA
DN: c=US, o=MOJARENA AND
ASSOCIATES INC.,
ou=A01410C0000017445BB02A9C
000090A, cn=NELSON MOJARENA
Date: 2021.08.30 16:52:37 -04'00'

Notes:

- All clearances and/or encroachments shown hereon are of apparent nature. Fence ownership by visual means. Legal ownership of fences not determined.
- Encroachments
 1. Portion of the 5 foot high chain link fence is lying within a 5 foot wide utility easement along the South 5 feet.
 2. Portion of the asphalt parking and concrete curb are encroaching over the North boundary line.
 3. Portion of the adjacent 4 foot high chain link fence is encroaching over the East boundary line.
- Underground structures, if any, not located.
- Legal description provided by client.
- This certification is only for land as described. It is not a certification of title, zoning, easements, or freedom from encumbrances.
- There may be additional restrictions not shown on this survey that may be found in the public records of this county.
- This ALTA SURVEY has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any unnamed party.
- This survey was based on the monuments found on the field. No construction in any manner should be made without the prior written consent of the Surveyor.
- According to FEMA the subject property falls within Flood Zone AE, Base 9, as shown in Flood Insurance Rate Map Panel No. 12086C0144L, Community No. 120637; Revised Date of September 11, 2009.
- Lot Area: 22,365.8 Square Feet, 0.5 ± Acres;
- Marketed Parking spaces: 19 Outside Regular; 0 Handicap

LEGEND															
△	Central Angle	CLF	Center Line Chain Link Fence	F.H.	Fire Hydrant	M	Measured	O/S	Offset	PL	Planner	R.L.S.	Registered Land Surveyor	T	Tangent
				FIP	Found 1/2" Iron Pipe	MAINT.	Maintenance	O.U.L.	Overhead Utility Lines	PLS	Professional Land Surveyor	RNG	Range	Trans.	Transformer
A	Arc	CI	Clear	IR	Found 1/2" Iron Rebar	ME	Maintenance Easement P	P	Point of Beginning	P.O.B.		R/R	Railroad	TWP	Township
A/C	Air Conditioner	Cnc.	Concrete	MH	Manhole	N	Northing	PC	Plat Book	P.O.C.	Point of Commencement	PSM	Registered Surveyor & Mapper	Typical	
ASPH	Asphalt	D	Dead	ID	Identification	M	Monument Line	PC	Point of Curvature	R/W	Right-of-Way	U	Utility	UE	Utility Easement
C	Calculated	Ø	Diameter	LB	Iron Pipe	Mon.	Monument	PCP	Permanent Control Point	PRC	Point of Reverse Curvature	Swk	Sidewalk	U/L	Utility
C.B.	Catch Basin	DH	Drill Hole	LP	Licensed Business	N/A	Not Applicable	PG	Page	PRM	Point of Reference Monument	Sec.	Section	W.F.	Wood Fence
CBS	Concrete Block Structure	DME	Drainage & Maintenance Easmt	LME	Lake Maintenance Easement	N/D	Not a Disc	P.I.	Point of Intersection	SD	Storm Drain	W.M.	Water Meter	W.M.E	Water Maintenance Easement
CH	Chattahoochee	Easmt	Easement	LP	Light Pole	N/S	North & South	PKWY	Parkway	PT	Point of Tangency	R	Radius	WME	Water Maintenance Easement
CHH	Chattahoochee	Enc.	Encroachment	L.S.	Land Surveyor	N/T	Not to Scale	RL	Property Line	RES	Residence	S.M.H.	Sanitary Manhole	W/V	Water Valve
												S.S.M.H.	Sanitary Sewer Manhole		

SURVEYOR'S SEAL This survey has been digitally signed and sealed by Nelson Mojarena, P.S.M. on the date adjacent to the mojar. Printed copies are not considered signed and sealed and the signature must be verified on any electronic copies.	MOJARENA & ASSOCIATES, INC. Land Surveyors & Mappers Certificate of Authorization No. 6698 P.O. Box 540126 Miami, Florida 33256-0126 Tel. (305) 278-2494														
REVISED:	<table border="1"> <tr> <td>FLOOD ZONE:</td> <td>AE</td> <td>BASE:</td> <td>9</td> </tr> <tr> <td>DATE:</td> <td>SCALE:</td> <td>DWN. BY</td> <td>JOB NO.</td> </tr> <tr> <td>08-12-21</td> <td>1" = 20'</td> <td>N.M.</td> <td>21-0193</td> </tr> </table>			FLOOD ZONE:	AE	BASE:	9	DATE:	SCALE:	DWN. BY	JOB NO.	08-12-21	1" = 20'	N.M.	21-0193
FLOOD ZONE:	AE	BASE:	9												
DATE:	SCALE:	DWN. BY	JOB NO.												
08-12-21	1" = 20'	N.M.	21-0193												

24 November 2021

**Re: Drainage Calculations
Clara BH
10281 West Bay Harbor Drive
Bay Harbor Islands, FL 33154
Langan Project No.: 300291001**

To Whom It May Concern:

Langan Engineering and Environmental Services has been retained for the design of the proposed drainage improvements for the Clara BH project in Bay Harbor Islands, FL. The project site is located in Section 27, Township 52 South, Range 42 East. It is bordered by residential lots to the south and east, West Bay Harbor Drive to the west, and 103rd Street to the north. The site is 0.51 acres, and can be further identified by the Miami-Dade Property Appraiser folio numbers 13-2227-001-1150 and 13-2227-001-1160.

EXISTING SITE CONDITION

The existing parcel is vacant with no existing drainage system. The existing site grades range from 4.1' to 5.3' (NGVD).

The average October water table for the area where the project is located is elevation 2.0-ft NGVD, as referenced from the Miami-Dade County Average 1999 October Water table & Miami-Dade Flood Criteria Map (refer to *Attachment A*).

PROPOSED SITE DRAINAGE IMPROVEMENTS

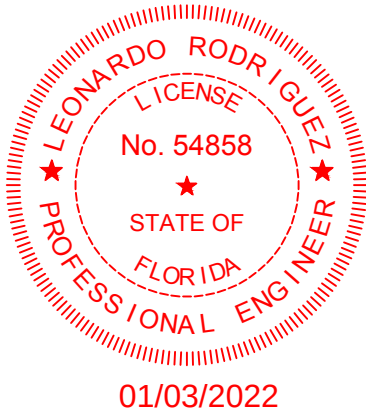
The proposed development will consist of a 6-story, 30-unit residential building. The stormwater runoff from the site will be conveyed to a proposed system of exfiltration trenches and drainage wells. The site is divided into two drainage areas. DA-1 consists of the building area under roof and DA-2 is the remaining area outside of the building footprint up to the property line. Refer to *Attachment A* for the Drainage Area Figure.

Drainage Well Design

The proposed drainage well is designed to discharge the 10-Year 1-Hour storm event from contributing areas, as required by Miami-Dade County. Based on data available on FDEP's public records (OCULUS) for wells constructed near the project site, we have estimated a specific capacity of 400 GPM per foot of head per well (refer to *Attachment A*). Refer to *Attachment B* for the proposed drainage well calculations. We have assumed that a minimum of 1.5' of head is required to overcome the density difference between brackish water and fresh water and therefore, at least this much head is required for the well to discharge. As a result, our calculations are based on elevation 2.0' NGVD (water table) plus the 1.5' resulting in elevation 3.5' (NGVD) as the elevation where water begins to discharge through the wells.

Exfiltration Trench Design

The required water quality treatment will be provided in the proposed exfiltration trench system, which will consist of 4-ft wide by 15-ft deep trench. An exfiltration rate of 1.68×10^{-4} CFS/ft²-ft was used for design based on the average of two percolation tests conducted at the site, at 15-ft depths (refer to Attachment C). The required water quality treatment volume was calculated in accordance with the SFWMD Environmental Resources Permitting Manual, using a safety factor (SF) of two. A minimum of 104 LF of exfiltration trench is required to provide water quality and 130 LF of exfiltration trench is being proposed for the site (refer to *Attachment B*).



This item has been digitally signed
and sealed by Leonardo Rodriguez,
PE, on the date adjacent to the seal

Printed Copies of this document are
not considered signed and sealed
and the signature must be verified
on any electronic copies.

Sincerely,
Langan Engineering and Environmental Services, Inc.
Leonardo Rodriguez, PE
Senior Associate / VP
Florida PE License No. 54858

Enclosure(s): **Attachment A – Design Parameters**

Miami-Dade County Average 1999 October Water Table & Flood Criteria
Miami-Dade County Rainfall Intensities (Revised 1981)
FDEP Underground Injection Control (Existing Well) Map (10/2021)
Drainage Area Figure (DA-00)

Attachment B – Proposed Drainage Calculations

Drainage Well Calculations
Water Quality and Exfiltration Trench Calculations

Attachment C – Percolation Tests

Proposed Plans

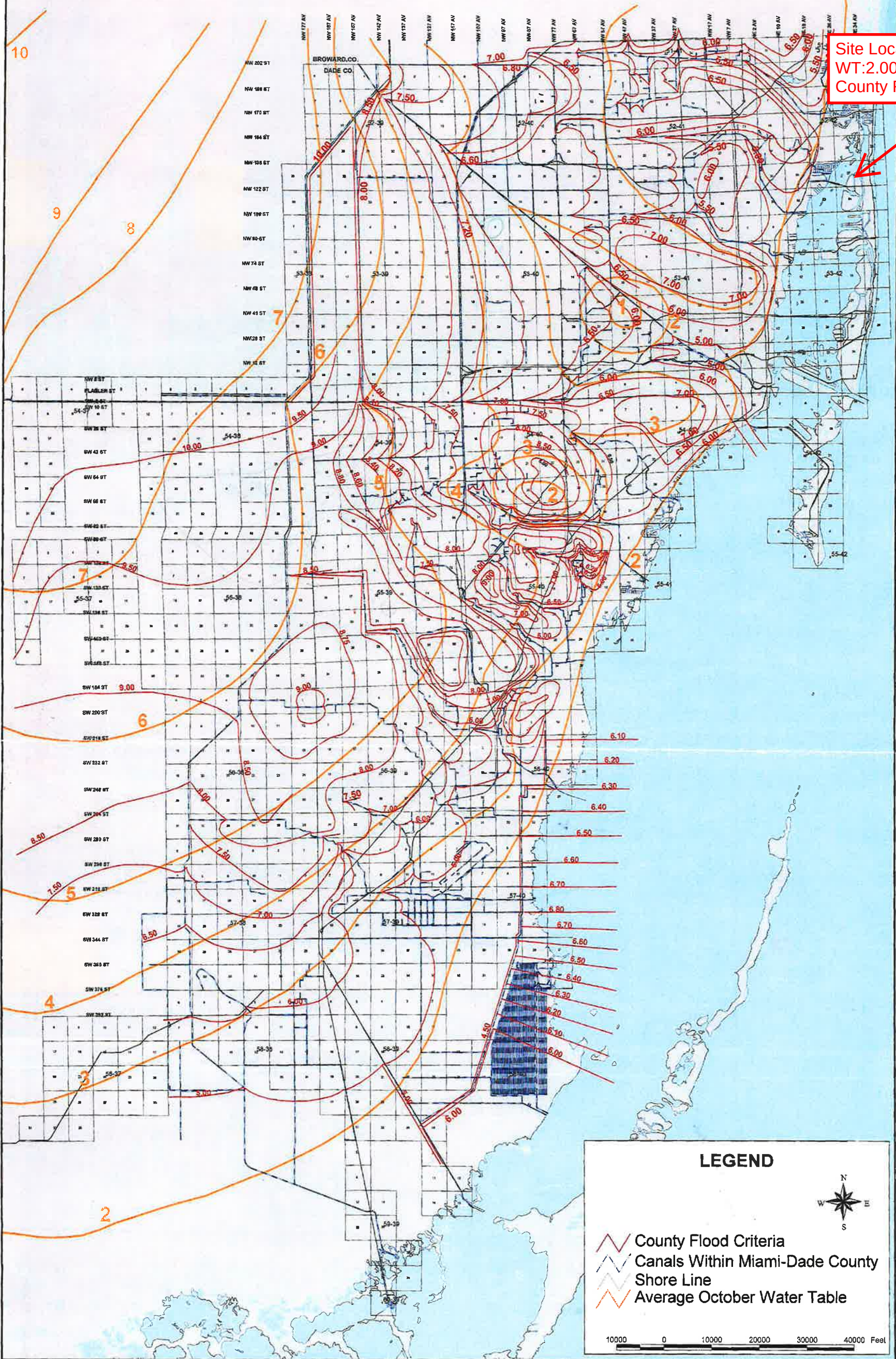
FL Certificate of Authorization No. 6601

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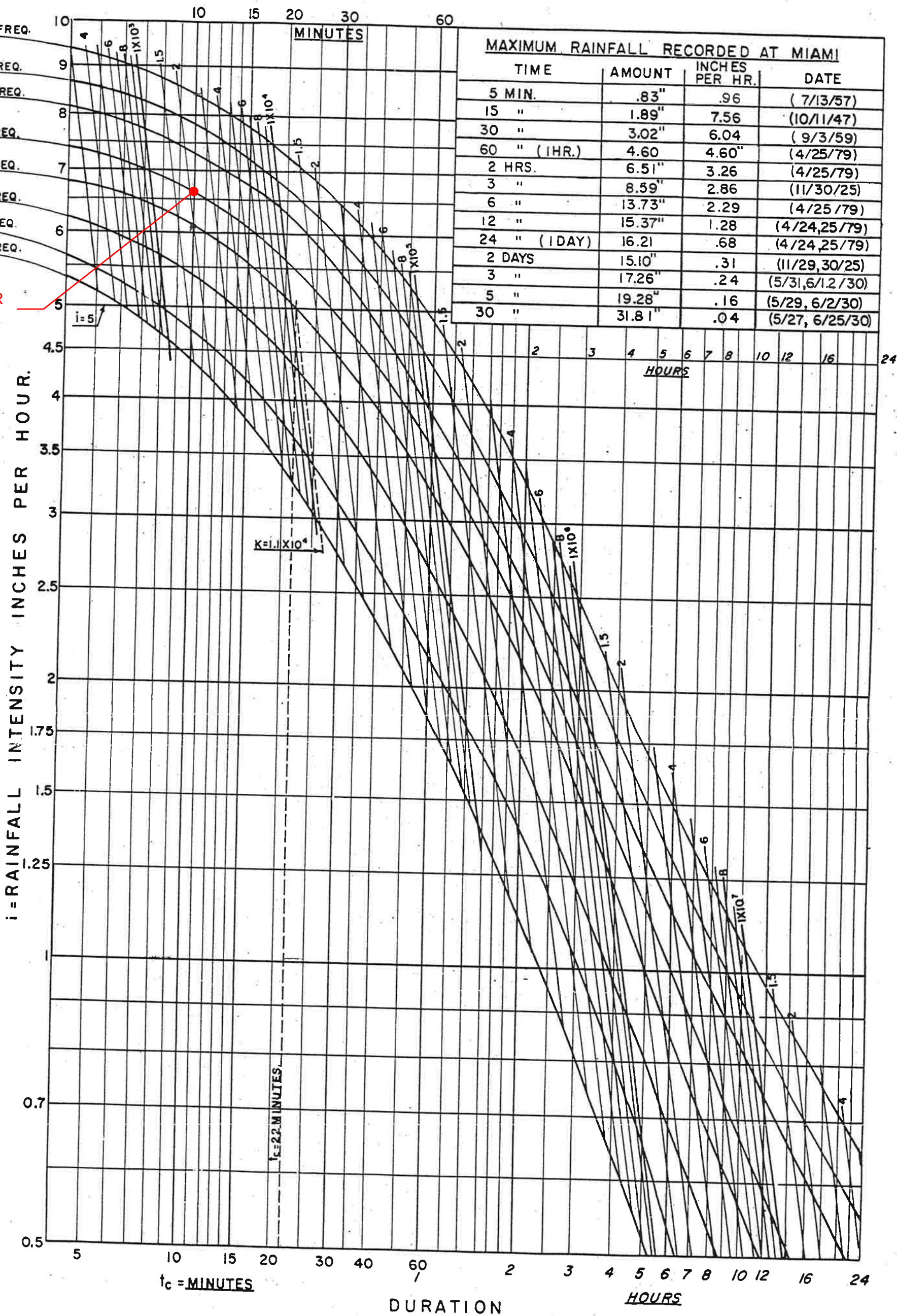
ATTACHMENT A

Design Parameters

MIAMI-DADE COUNTY
AVERAGE 1999 OCTOBER WATERTABLE & MIAMI-DADE COUNTY FLOOD CRITERIA



Site Location
WT:2.00
County Flood: 5.00



MAXIMUM RAINFALL RECORDED AT MIAMI

TIME	AMOUNT	INCHES PER HR.	DATE
5 MIN.	.83"	.96	(7/13/57)
15 "	1.89"	7.56	(10/11/47)
30 "	3.02"	6.04	(9/3/59)
60 " (1HR.)	4.60	4.60"	(4/25/79)
2 HRS.	6.51"	3.26	(4/25/79)
3 "	8.59"	2.86	(11/30/25)
6 "	13.73"	2.29	(4/25/79)
12 "	15.37"	1.28	(4/24,25/79)
24 " (1DAY)	16.21	.68	(4/24,25/79)
2 DAYS	15.10"	.31	(11/29,30/25)
3 "	17.26"	.24	(5/31,6/12/30)
5 "	19.28"	.16	(5/29,6/2/30)
30 "	31.81"	.04	(5/27,6/25/30)

i = RAINFALL INTENSITY INCHES PER HOUR.

t_c = MINUTES

DURATION

HOURS

NOTES:

CURVES REVISED TO 1/74; TABLE REVISED TO 3/81
SOURCE:
DAVID YARNELL, D. B. SMITH, R. K. LINSLEY, G. E. McCURDY, U. S. CORPS OF ENGINEERS
U. S. WEATHER BUREAU, A. G. MATHEWS (FLA. CONS. DEPT.), AND OTHERS.

METROPOLITAN
DADE COUNTY
PUBLIC WORKS
DEPARTMENT

APPROVED
9/26/68

REVISED
1/15/74
3/10/81

DESIGN STANDARDS
RAINFALL INTENSITIES
-MIAMI-

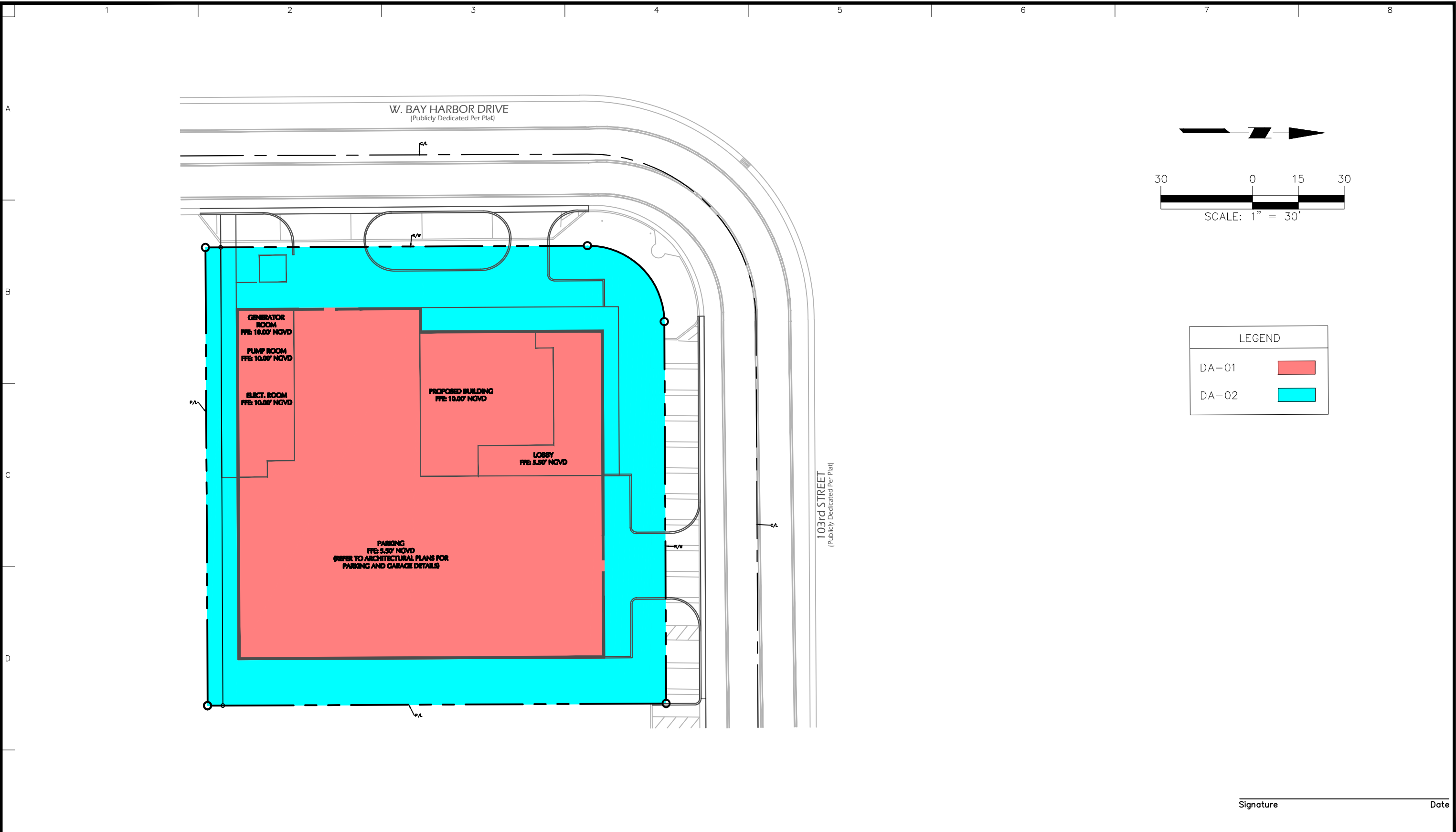
WC
1.1
SHEET 1 OF 1



Open in Map Viewer Classic >

Underground Injection Control (UIC) Map





WARNING: IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 145 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, LAND SURVEYOR OR GEOLOGIST, TO ALTER THIS ITEM IN ANY WAY.

LANGAN Langan Engineering and Environmental Services, Inc. 15150 NW 79th Court, Suite 200 Miami Lakes, FL 33016 T: 786.264.7200 F: 786.264.7201 www.langan.com FL CERT. OF AUTHORIZATION NO. 00006601/LB8172/LB8198	Project	Drawing Title	Project No.	DA-00 Sheet 1 of 1
	10281 WEST BAY HARBOR DRIVE	DRAINAGE AREA FIGURE	300291001	
	MIAMI BEACH MIAMI-DADE COUNTY FLORIDA		Date 10/28/2021	
			Drawn By BCS	
			Checked By SHA/LR	

ATTACHMENT B

Proposed Drainage Calculations

Stormwater Management Calculations for Bay Harbor

DRAINAGE WELL CALCULATIONS

PROPOSED CONDITION WEIGHTED C-VALUE		
Impervious Area (Ac)	Pervious Area (Ac)	Weighted C- Value
C = 0.9	C = 0.3	
0.31	0	0.9
Lowest elev.: 10.00 ft-NGVD		

Discharge Rate of Wells(DR) CFS/FT-Head = 400 GPM = 0.89 CFS

PROPOSED CONDITION RUNOFF CALCULATIONS							
Storm Event	Weighted C- Value	Intensity I ("/hr)	Area A (Ac)	Runoff (Q) Q=C*I*A (CFS)	Available Head H (ft)	Well Discharge Rate (CFS)	Wells Required
10-YR Storm	0.90	6.60	0.31	1.84	6.00	5.35	0.34

Wells Provided 1

- Notes:
1. Discharge Rate (DR) is assumed to be 400 GPM-FT Head Per Well based on other nearby drainage wells.
 2. Peak Runoff Rate is the Stormwater Runoff (Q) - Discharge Rate of Existing Wells (DR)*Available Head (H).
 3. The available head is the height between the rim of the lowest structures connected to the drainage area network to 1.5-ft above the SHWT (except when rim elevation is >9.5' NGVD (8-ft NAVD); see below).
 4. If lowest rim elevation is higher than 9.5 ft NGVD (8-ft NAVD), use 9.5-ft NGVD for calculations.

PROPOSED CONDITION WEIGHTED C-VALUE		
Impervious Area (Ac)	Pervious Area (Ac)	Weighted C- Value
C = 0.9	C = 0.3	
0.08	0.12	0.54
Lowest elev.: 4.00 ft-NGVD		

PROPOSED CONDITION RUNOFF CALCULATIONS							
Storm Event	Weighted C- Value	Intensity I ("/hr)	Area A (Ac)	Runoff (Q) Q=C*I*A (CFS)	Available Head H (ft)	Well Discharge Rate (CFS)	Wells Required
10-YR Storm	0.54	6.60	0.20	0.71	0.50	0.45	1.60

Wells Provided 2

- Notes:
1. Discharge Rate (DR) is assumed to be 400 GPM-FT Head Per Well based on other nearby drainage wells.
 2. Peak Runoff Rate is the Stormwater Runoff (Q) - Discharge Rate of Existing Wells (DR)*Available Head (H).
 3. The available head is the height between the rim of the lowest structures connected to the drainage area network to 1.5-ft above the SHWT (except when rim elevation is >9.5' NGVD (8-ft NAVD); see below).
 4. If lowest rim elevation is higher than 9.5 ft NGVD (8-ft NAVD), use 9.5-ft NGVD for calculations.

Water Quality and Exfiltration Trench Calculations for
BAY HARBOR RESIDENCES

SITE DATA

Total Drainage Area =	0.51	acres	
Impervious Area =	0.39	acres	(C = 0.90)
Roof Area =	0.31	acres	
Pool Area =	0.00	acres	
Paved Area =	0.08	acres	
Pervious Area =	0.12	acres	(C = 0.30)

WATER QUALITY CALCULATIONS

1. Compute the first inch of runoff from the entire developed site.

= 1.00 in x 0.51 acres x 1ft/12in
= 0.04 ac-ft for the first inch of runoff
2. Compute 2.5 in. times the percentage of imperviousness.

a. Site area, for water quality pervious/impervious calculation only
= Total project - (lake + roof)
= 0.51 ac - 0.31 ac
= 0.20 ac site area, for water quality pervious/impervious calculation only

b. Impervious area, for water quality pervious/impervious calculations only
= (Site area for water quality pervious/impervious) - pervious
= 0.20 ac - 0.12 ac
= 0.08 ac impervious area, for water quality pervious/impervious

c. Percentage of imperviousness for water quality
= Impervious area for water quality X 100% / Site area for water quality
= 0.08 ac / 0.20 ac x 100 %
= 40 % Impervious

d. For 2.5 in. times the percentage impervious
= 2.50 in x 0.40
= 1.00 in to be treated

e. Compute volume required for quality detention
= inches to be treated X (total site - lake)
= 1.00 in x 0.51 ac x 1ft/12 in
= 0.04 ac-ft
3. The first inch of runoff from the entire developed site = 0.04 ac-ft
2.5 inches times the percentage impervious = 0.04 ac-ft

Required Water Quality Volume=	0.04	ac-ft controls
Required Water Quality Volume in Exf. Trench=	0.04	ac-ft controls

TYPICAL EXFILTRATION TRENCH DESIGN

Proposed Exfiltration Trench Data:

Lowest CB Elevation =	4.00	ft. NGVD.
Top Elevation =	3.00	ft. NGVD.
GWT =	2.00	ft. NGVD.
Pipe Diameter =	15.00	inches
Inv. Elevation =	-0.25	ft. NGVD.
Depth =	15.00	feet.
Bottom Elevation =	-11.00	ft. NGVD.
Width =	4.00	feet.
Weir Elevation =	n/a	ft. NGVD.
Weighted k =	1.68E-04	cfs/sf-ft of head.
Safety Factor =	2.00	
Design Storm Frequency):	10	
Minimum Time of Concentration (Minutes):	10.00	

Existing Exfiltration Trench Data:

Pipe Diameter =	n/a	inches
Inv. Elevation =	n/a	ft. NGVD.
Depth =	n/a	feet.
Bottom Elevation =	n/a	ft. NGVD.
Width =	n/a	feet.
Length =	n/a	feet.
Assumed Usage =	0.00	percent

DEPTH

WIDTH

PROP. TOP EL.

PIPE INV. ELEV.

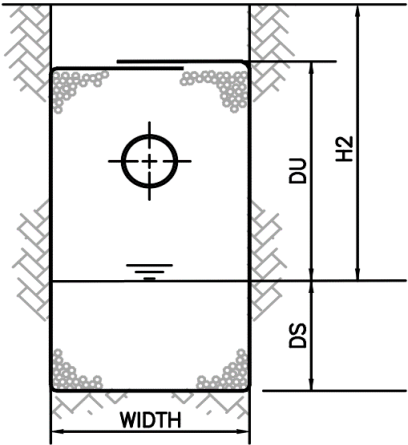
GROUND WATER TABLE EL.

PROP. BOTTOM OF TRENCH EL.

Proposed Exfiltration Trench Calculations:

$$L = FS \times [(\%WQ \times \text{Volume WQ}) + \text{Volume Additional}] / [k \times (2 \times H2 \times Du - Du^2 + 2 \times H2 \times Ds) + (1.39 \times 10^{-4}) \times (W \times Du)]$$

Volume = Treatment Vol. - Capacity of Exist. Trench (ac-in)
%WQ = 100% for wet/dry retention, per SFWMD SWERP
k = Weighted Hyd. Conductivity (cfs/sf - ft)
H2 = Depth to the Water Table (ft)
W = Trench width (ft)
Du = Non-Saturated Trench Depth (ft)
Ds = Saturated Trench Depth (ft)
SF = Safety Factor
PS = Pipe Storage (ft.^3)



Capacity of Exist. Exfil. Trench =	0.00	ha-m or	0.00	ac.-ft.
Treatment Volume =	0.005	ha-m or	0.04	ac.-ft.
Volume =	0.510	ac-in.		
%WQ =	100%	, WQ required =	0.04	ac.-ft.
k =	1.68E-04	cfs/sf-ft		
H2 =	2.00	ft.		
W =	4.00	ft.		
Du =	1.00	ft.		
Ds =	13.00	ft.		
SF =	2.00			

LENGTH REQUIRED = 104 feet

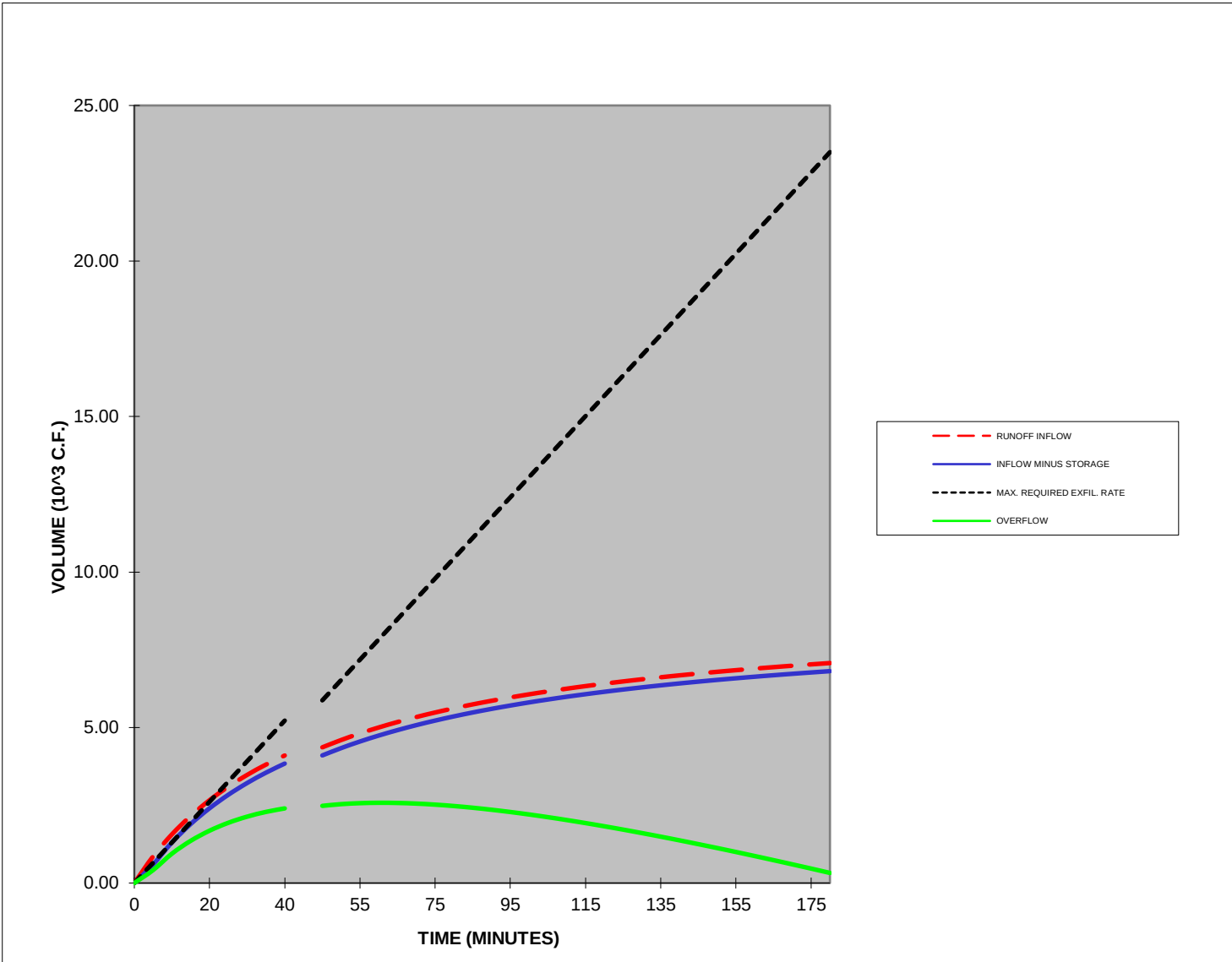
LENGTH PROVIDED = 130 feet

VOLUME PROVIDED = 0.053 ac.-ft.

>

ac.-ft. required for water
0.043 quality, OK

Overflow Rate - Mass Diagram:



MAXIMUM OVERFLOW RATE = 1.58 CFS

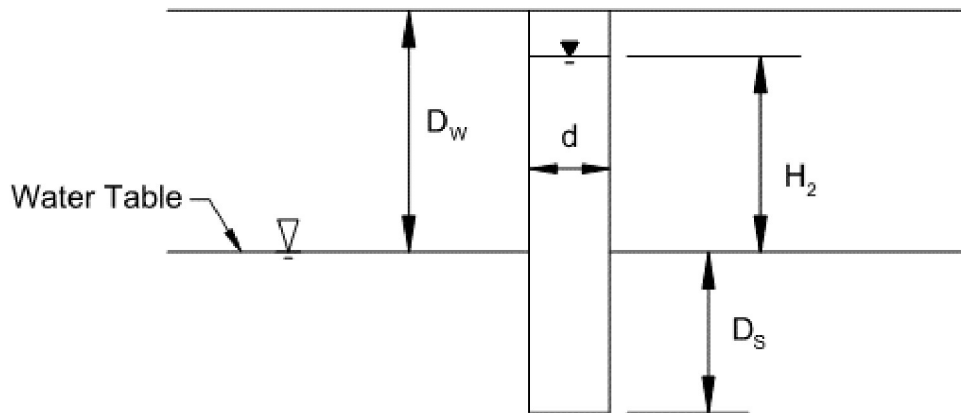
Overflow will be handled by the proposed drainage wells.

ATTACHMENT C

Percolation Tests

SOUTH FLORIDA WATER MANAGEMENT DISTRICT

"USUAL CONDITION" OPEN-HOLE EXFILTRATION TEST



Test No.	Test Date	Test Depth	Test Location	Surface Elevation	Witnessed by:
P-1	9/14/2021	15 feet	Shown on Plan	+4.7 ft, NGVD	T. Pacheco

TEST DATA

D = Test Hole Diameter:	4.0 inches
D_w = Depth to Water Table:	3.2 feet
H₂ = Head on Water Table:	3.2 feet
D_s = Saturated Hole Depth:	11.8 feet
Q = Average Stabilized Flow Rate:	2.7 gallons per minute

HYDRAULIC CONDUCTIVITY

$$K = \text{Hydraulic Conductivity} = 4Q / [\pi d(2H_2^2 + 4H_2D_s + H_2d)]$$

$$K = 1.32 \times 10^{-4} \text{ CFS/ft}^2 \text{ per foot of head}$$

SOIL PROFILE

<u>Depth</u>	<u>Description</u>
0' – 0.5'	TOPSOIL
0.5' – 2'	Light brown to tan fine SAND, some shell [FILL]
2' – 4'	Gray SILT
4' - 6'	Brown PEAT and WOOD
6' – 12'	Gray fine SAND and SILT, trace peat and shells
12' – 15'	Light tan LIMESTONE

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Langan Engineering & Environmental Services, Inc.
15150 NW 79th Court, S-200
Miami Lakes, FL 33016
P.786.264.7200 F.786.264.7201

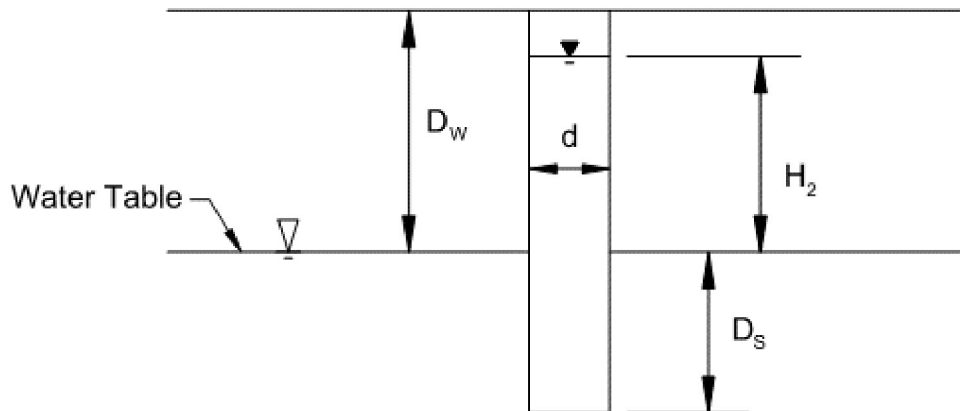
BAY HARBOR APARTMENTS

10281 w Bay Harbor Drive, Bay Harbor Islands
Florida 33154

Project No. 300291001
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SOUTH FLORIDA WATER MANAGEMENT DISTRICT

"USUAL CONDITION" OPEN-HOLE EXFILTRATION TEST



Test No.	Test Date	Test Depth	Test Location	Surface Elevation	Witnessed by:
P-2	9/14/2021	15 feet	Shown on Plan	+4.7 ft, NGVD	T. Pacheco

TEST DATA

D = Test Hole Diameter:	4.0 inches
D_w = Depth to Water Table:	2.5 feet
H₂ = Head on Water Table:	2.5 feet
D_s = Saturated Hole Depth:	12.5 feet
Q = Average Stabilized Flow Rate:	3.3 gallons per minute

HYDRAULIC CONDUCTIVITY

$$K = \text{Hydraulic Conductivity} = 4Q / [\pi d(2H_2^2 + 4H_2D_s + H_2d)]$$

$$K = 2.04 \times 10^{-4} \text{ CFS/ft}^2 \text{ per foot of head}$$

SOIL PROFILE

<u>Depth</u>	<u>Description</u>
0' – 0.5'	TOPSOIL
0.5' – 2'	Tan fine SAND, some shell [FILL]
2' – 4'	Gray SILT
4' – 6'	Brown fine SAND and PEAT
6' – 12'	Gray fine SAND and SILT, trace peat and shells
12' – 15'	Light tan LIMESTONE

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Langan Engineering & Environmental Services, Inc.
15150 NW 79th Court, S-200
Miami Lakes, FL 33016
P.786.264.7200 F.786.264.7201

BAY HARBOR APARTMENTS

10281 w Bay Harbor Drive, Bay Harbor Islands
Florida 33154

Project No. 300291001
\\Nangan.com\data\MIA\data\0\300291001\Project Data_Discipline\Geotechnical\Reports\Peric Test P-2.docx

13 December 2021

Michael Miller
Town of Bar Harbor Islands
9665 Bay Harbor Terrace
Bay Harbor Islands,
Florida 33154

**Re: Traffic Generation Statement
Clara BH Residential Development
Town of Bar Harbor Islands, Florida
Langan Project No.: 300291001**

Dear Mr. Miller:

Langan Engineering & Environmental Services, Inc. prepared this traffic-generation statement for the Clara BH residential development located at 10281 West Bay Harbor Drive in Bay Harbor Islands, Florida. We determined that the proposed development will not generate more than 11 peak-hour trips. This letter report includes daily and peak-hour trip-generation calculations for the development. Attachment A contains the figures for this report. **Figure 1** shows an aerial photograph of the site location.

Project Description

The proposed development comprises a six-story multifamily residential apartment building with 28 dwelling units and 56 off-street parking spaces expected to be built by 2024 or sooner. The 0.51-acre site (Folio No.: 13-2227-001-0110) is on the southeast corner of West Bay Harbor Drive and 103rd Street and in Bay Harbor Islands, Miami-Dade County, Florida. The development will have two driveway connections to West Bay Harbor Drive and one connection to 103rd Street. The driveway connection to 103rd Street will operate as an ingress-only driveway with direct access to the proposed garage. The south driveway on West Bay Harbor Drive will be the development's main entrance, which will operate as a full-access driveway with access to the proposed garage and the proposed Porte Cochere along West Bay Harbor Drive. The north driveway on West Bay Harbor Drive will operate as an egress-only driveway and will serve as the egress for vehicles using the Port Cochere. The north driveway was also designed to avoid vehicular conflicts with the south driveway. Attachment B contains the site plan showing the proposed development program and driveway connections.

Trip Generation Analysis

The proposed development is expected to generate 87 daily, 10 morning peak-hour and 11 afternoon peak-hour trips. We prepared trip-generation estimates for the proposed development, summarized in **Table 1**, using equations from the 10th Edition of the *ITE Trip Generation Manual*. Attachment C contains excerpts from the ITE manual.

Table 1.- Trip Generation Estimates

DAILY

Land Use	ITE Code	Size	Trip Generation Rate	In	Out	Total Trips		
						In	Out	Total
Multifamily Housing (Mid-Rise)	221	28 DU	T = 4.77 (X) – 46.46	50%	50%	43	44	87

MORNING PEAK HOUR

Land Use	ITE Code	Size	Trip Generation Rate	In	Out	Total Trips		
						In	Out	Total
Multifamily Housing (Mid-Rise)	221	28 DU	T = 0.37 (X)	23%	77%	2	8	10

AFTERNOON PEAK HOUR

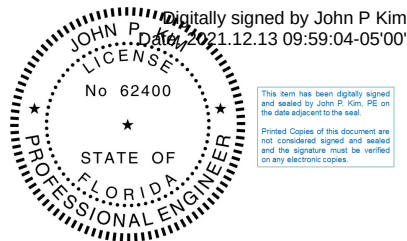
Land Use	ITE Code	Size	Trip Generation Rate	In	Out	Total Trips		
						In	Out	Total
Multifamily Housing (Mid-Rise)	221	28 DU	T = 0.39 (X) + 0.34	61%	39%	7	4	11

Conclusion

We determined that the proposed Clara BH residential development is not expected to generate more than 11 peak-hour trips. The development is a six-story residential apartment building that will have three driveway connections to public roadways. Please contact me at (954) 320-2155 with any questions or comments.

Sincerely,

Langan Engineering and Environmental Services, Inc.



John P. Kim, P.E., PTOE
P.E. License No. 62400
Senior Project Manager

Maximo Polanco, P.E.,
P.E. License No. 91355
Project Engineer

MGP:mgp

Attachments:

- Attachment A – Figures
- Attachment B – Site Plan
- Attachment C – ITE Excerpts

Florida Certificate of Authorization No. 6601

ATTACHMENT A
FIGURES



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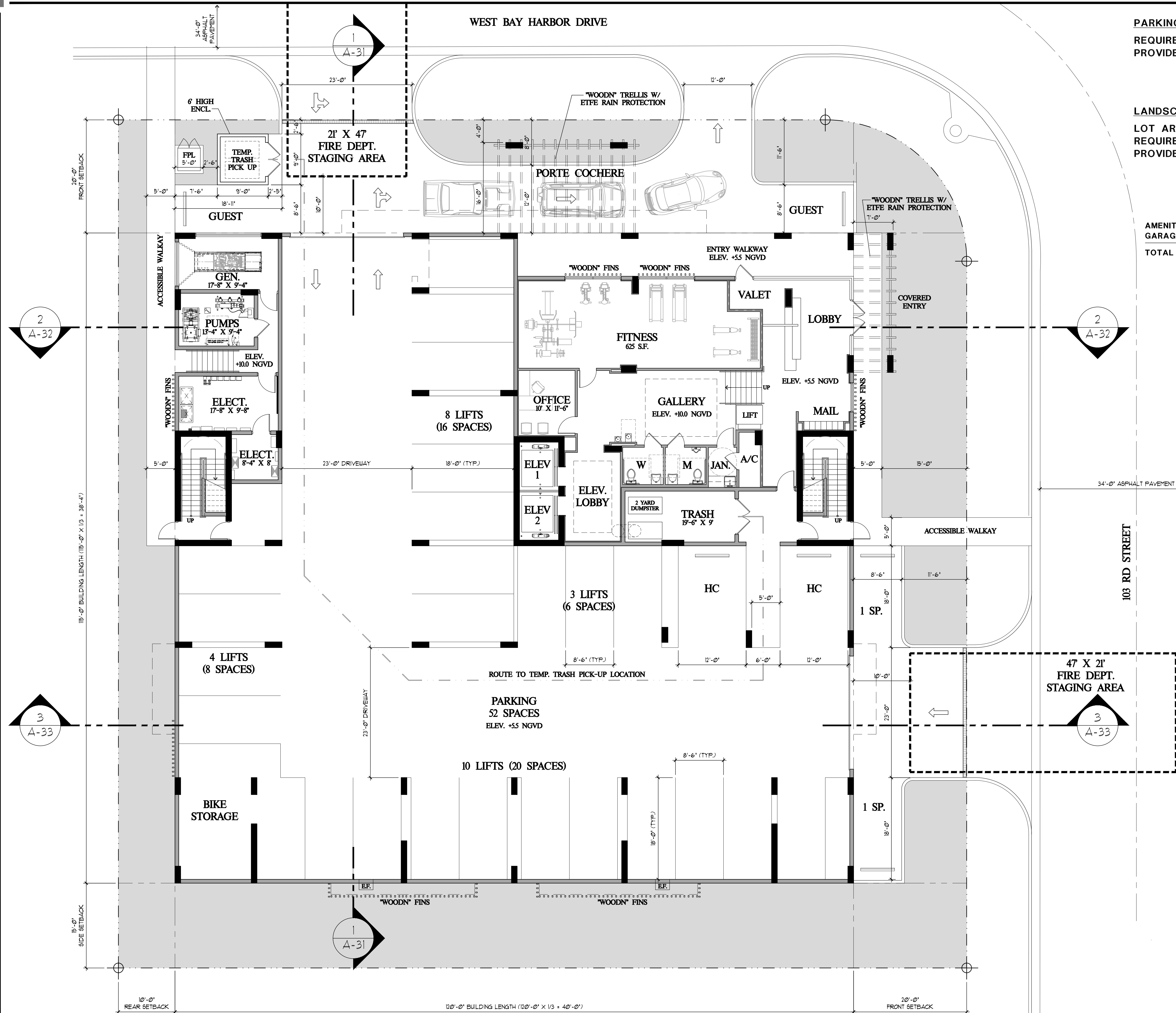
Project
**10281 WEST HARBOR
DRIVE**
BAY HARBOR ISLANDS
MIAMI DADE COUNTY FLORIDA

Drawing Title
**LOCATION
MAP**

Project No.
001234501
Date
12/14/2021
Drawn By
OOE
Checked By
MGP

Drawing No.
FIG. 1
Sheet 1 of 1

ATTACHMENT B
SITE PLAN



PARKING
REQUIRED: 28 UNITS x 2 = 56 SPACES
PROVIDED: 52 GAR. PARKING (LIFTS + 2 HC)
2 SURFACE SPACES
2 SURFACE GUEST SPACES
TOTAL PROVIDED: 56 SPACES

LANDSCAPE AREA
LOT AREA: 22,366 S.F.
REQUIRED: 20% OF 22,366 S.F. = 4,473 S.F.
PROVIDED: 23.3% OF 22,366 S.F. = 5,220 S.F.

LEVEL 1
GROSS DATA

AMENITY/CORE AREA	2,715 SQ. FT.
GARAGE/MEP AREA	10,630 SQ. FT.
TOTAL ENCLOSED AREA	13,345 SQ. FT.

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

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY ROBERT J. SCHNECKENBERG, ON THE DATE ADJACENT TO THE SEAL, USING A DIGITAL SIGNATURE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

S & E ARCHITECTS, INC.
A26002332
ROBERT J. SCHNECKENBERG
AR0015487

REVISIONS	DATE
PERMIT ISSUE	
BID SET	
CONSTRUCTION SET	

CLARA BH

NEW RENTAL APARTMENT BUILDING

10281 WEST BAY HARBOR DRIVE

BAY HARBOR ISLANDS, FLORIDA 33154

ARCHITECT

2000 South Dixie Highway #203 | Miami, FL 33133

Office: 305-441-2226

SHEET TITLE

SITE PLAN

LEVEL 1 FLOOR PLAN

DATE

11-01-21

SCALE

JOB NO.

2021-17

SHEET

A-9

OF

SHEETS

Year	Number of cases
2010	10
2011	15
2012	20
2013	25
2014	30

--










$\mathcal{A}, \mathcal{R}, \mathcal{C}, \mathcal{H}, \mathcal{I}, \mathcal{J}, \mathcal{T}, \mathcal{E}, \mathcal{C}, \mathcal{T}, \mathcal{S}, \mathcal{I}, \mathcal{N}, \mathcal{C}$

2000 South Dixie Highway #203 | Miami, FL 33133
 Office: 305-441-2226

DATE	11-01-21
SCALE	
JOB NO.	2021-17

S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

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[illegible]

5

!

DATE	11-01-21
SCALE	
JOB NO.	2021-17

[illegible]

$\mathcal{A} \ \mathcal{R} \ \mathcal{C} \ \mathcal{H} \ \mathcal{I} \ \mathcal{J} \ \mathcal{E} \ \mathcal{C} \ \mathcal{I} \ \mathcal{S} \ \mathcal{I} \ \mathcal{N} \ \mathcal{C}$

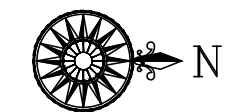
2000 South Dixie Highway #203 | Miami, FL 33133
 Office: 305.441.2226

DATE	11-01-21
SCALE	
JOB NO.	2021-17

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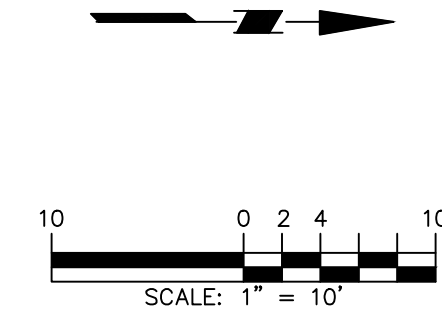
A-13





CLARA BH
NEW RENTAL APARTMENT BUILDING
10281 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

SHEET TITLE		SITE PLAN
DATE	10-26-21	
SCALE	1" = 10'	
JOB NO.	300291001	
SHEET		
C-300		
OF		SHEETS



LEGEND	
 	STOP SIGN (R1-1)
 	DO NOT ENTER (R5-1)
 	RIGHT TURN ONLY (R3-5R)

SIGNATURE _____ DATE _____

LEONARDO RODRIGUEZ
PROFESSIONAL ENGINEER FL Lic. No. 54858

LANGAN
Langan Engineering and
Environmental Services, Inc.
15150 NW 79th Court, Suite 200
Miami Lakes, FL 33016

T: 786.264.7200 F: 786.264.7201 www.langan.com
FL CERTIFICATE OF AUTHORIZATION No. 00066601/LB8172/LB8198

ATTACHMENT C
ITE DATA

Multifamily Housing (Mid-Rise) Not Close to Rail Transit (221)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 11

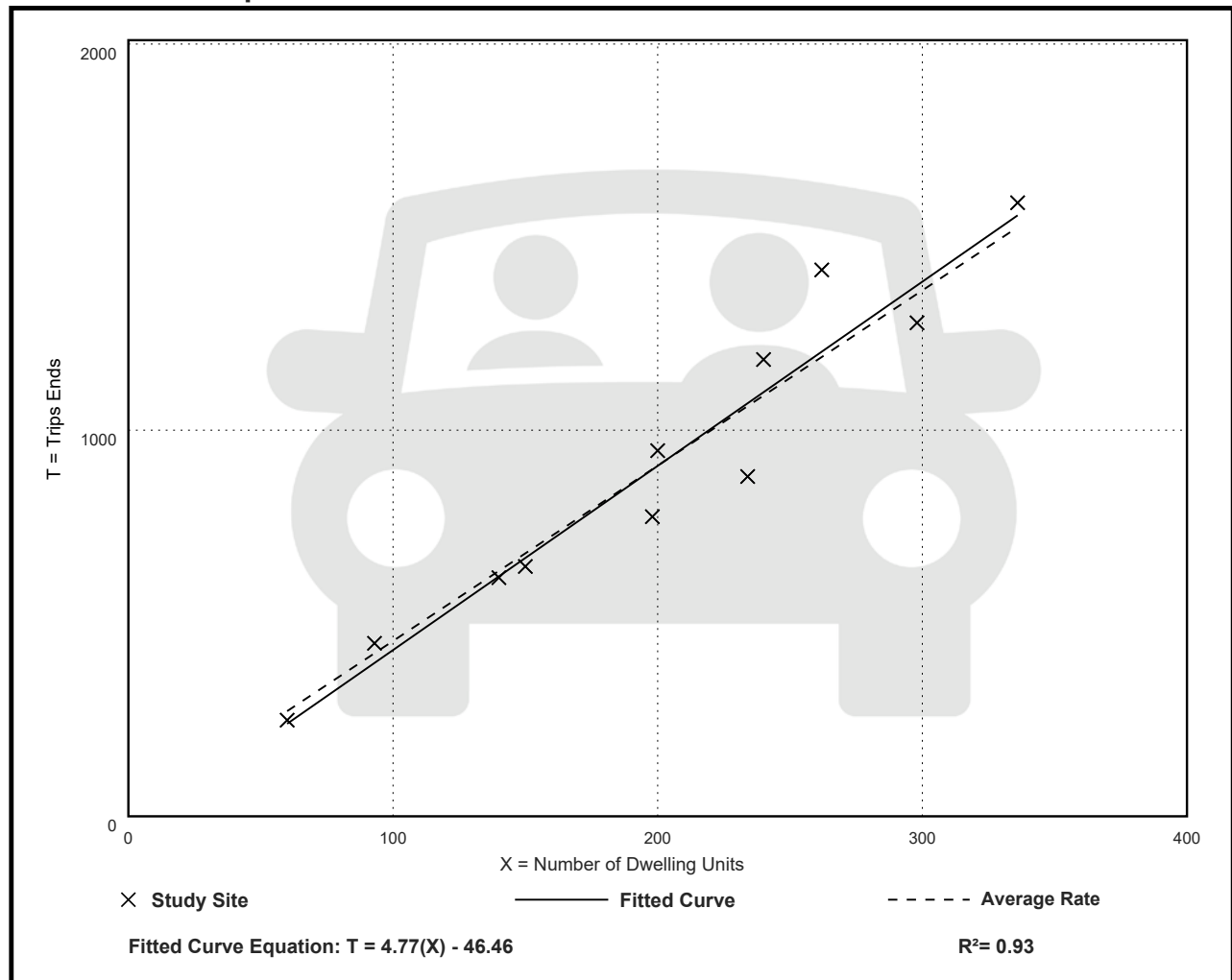
Avg. Num. of Dwelling Units: 201

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
4.54	3.76 - 5.40	0.51

Data Plot and Equation



Multifamily Housing (Mid-Rise) Not Close to Rail Transit (221)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 30

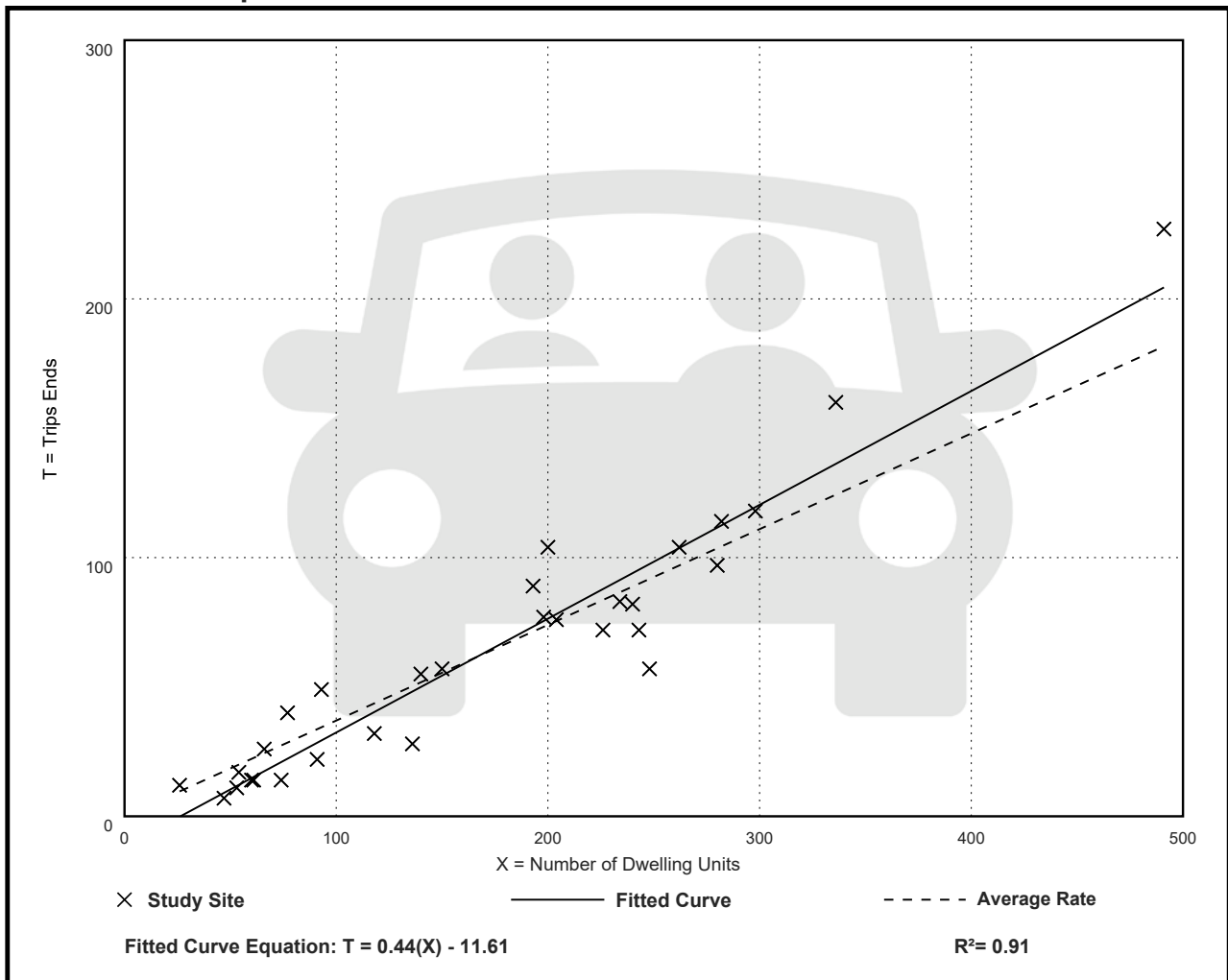
Avg. Num. of Dwelling Units: 173

Directional Distribution: 23% entering, 77% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.37	0.15 - 0.53	0.09

Data Plot and Equation



Multifamily Housing (Mid-Rise) Not Close to Rail Transit (221)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 31

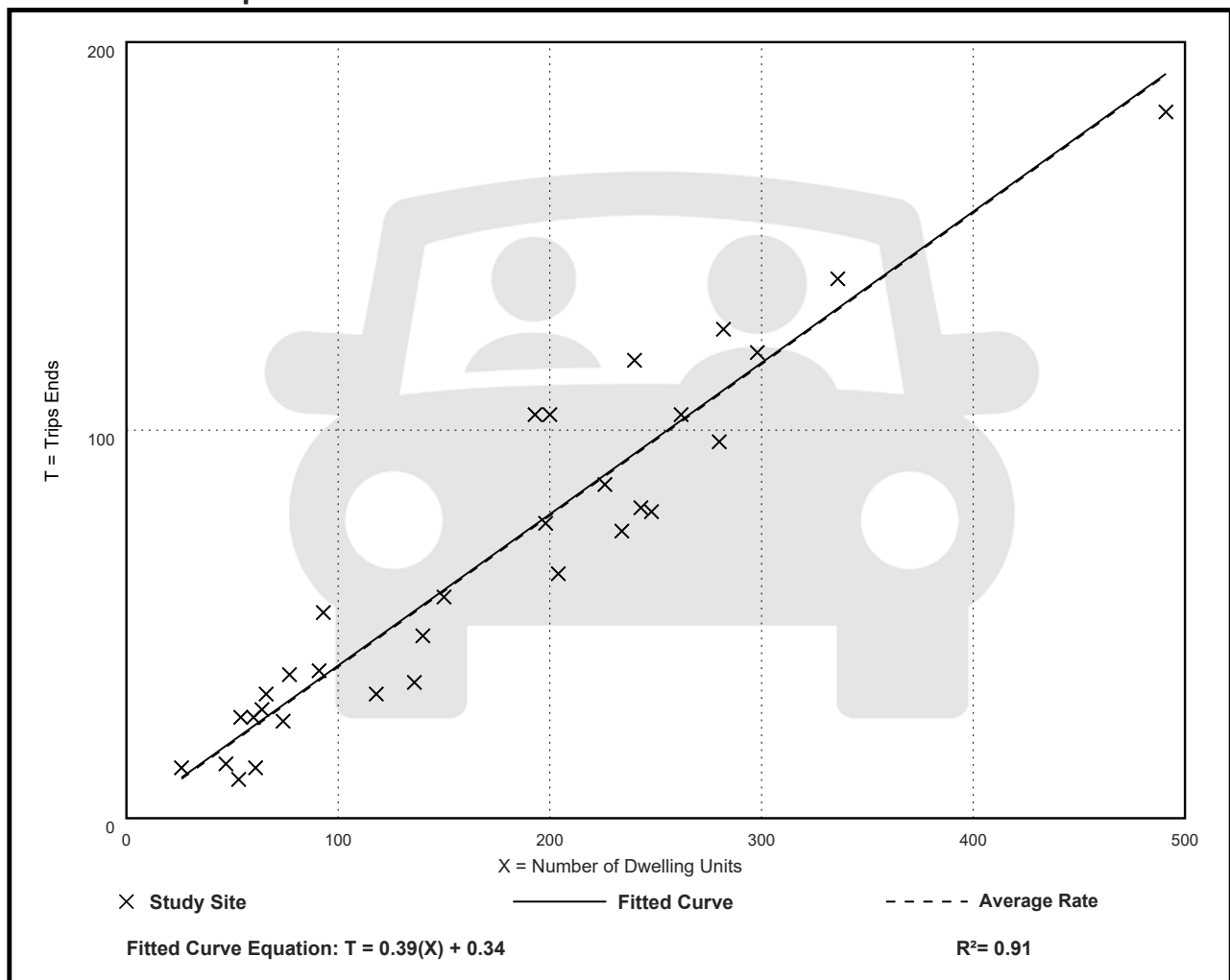
Avg. Num. of Dwelling Units: 169

Directional Distribution: 61% entering, 39% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.39	0.19 - 0.57	0.08

Data Plot and Equation



24 November 2021

Re: **Development Impact Analysis Report**
Clara BH
10281 West Bay Harbor Drive
Bay Harbor Islands, FL 33154
Langan Project No.: 300291001

To Whom It May Concern:

The following information and analysis are intended to demonstrate compliance with the requirements of Section 11-8 of the Town of Bay Harbor Islands, Florida Code of Ordinances to insure the Levels of Service (LOS) will be maintained for the residential development.

POTABLE WATER

The water use requirements for the project are calculated based on the units in Bay Harbor Islands Unit Data Summary table provided by S&E Architects, Inc. An increase in flow demand of **8,680 GPD** is expected from the project. Below is the calculation for the proposed water demands per Town of Bay Harbor LOS standards:

PROPOSED POTABLE WATER CALCULATION TABLE			
Proposed Use	Unit (Avg. Capita per Household)	Loading (GPD Per Capita /Use)	Demand (GPD)
Residential Apartment	28 Units (2.17 per DU)	200 GPD per Capita/Unit	12,152
TOTAL DAILY GALLONAGE			12,152

EXISTING POTABLE WATER CALCULATION TABLE			
Proposed Use	Unit (Avg. Capita per Household)	Loading (GPD Per Capita /Use)	Demand (GPD)
Residential Apartment	8 Units (2.17 per DU)	200 GPD per Capita/Unit	3,472
TOTAL DAILY GALLONAGE			3,472

NET INCREASE	8,680 GPD
--------------	-----------

Development Impact Analysis Report
Clara BH
Bay Harbor Islands, FL 33154
Langan Project No.: 300291001

24 November 2021
Page 2 of 3

SANIARY SEWER

The sanitary sewer use requirements for the project are calculated based on the units in the Bay Harbor Islands Unit Data Summary table provided by S&E Architects, Inc. An increase in flow demand of **6,770 GPD** is expected from the project. Below is the calculation for the proposed water demands per Town of Bay Harbor LOS standards:

PROPOSED SANIARY SEWER CALCULATION TABLE			
Proposed Use	Unit (Avg. Capita per Household)	Loading (GPD Per Capita /Use)	Demand (GPD)
Residential Apartment	28 Units (2.17 per DU)	156 GPD per Capita/Unit	9,479
TOTAL DAILY GALLONAGE			9,479

EXISTING SANIARY SEWER CALCULATION TABLE			
Proposed Use	Unit (Avg. Capita per Household)	Loading (GPD Per Capita /Use)	Demand (GPD)
Residential Apartment	8 Units (2.17 per DU)	156 GPD per Capita/Unit	2,709
TOTAL DAILY GALLONAGE			2,709

NET INCREASE	6,770 GPD
--------------	-----------

SOLID WASTE

The anticipated solid waste generated by the project was calculated using the number of units in the Bay Harbor Islands Unit Data Summary table provided by S&E Architects, Inc. An increase in solid waste generation of **27.43 TONS/Y** is expected from the project. Below is the calculation for the proposed water

PROPOSED SOLID WASTE CALCULATION TABLE			
Proposed Use	Unit (Avg. Capita per Household)	Loading (TPY Per Capita /Use)	Demand (TPY)
Residential Apartment	28 Units (2.17 per DU)	0.632 TPY per Capita/Unit	38.40
TOTAL DAILY GALLONAGE			38.40

demands per Town of Bay Harbor LOS standards:

EXISTING SOLID WASTE CALCULATION TABLE			
Proposed Use	Unit (Avg. Capita per Household)	Loading (TPY Per Capita /Use)	Demand (TPY)
Residential Apartment	8 Units (2.17 per DU)	0.632 TPY per Capita/Unit	10.97
TOTAL DAILY GALLONAGE			10.97

NET INCREASE	27.43 TPY
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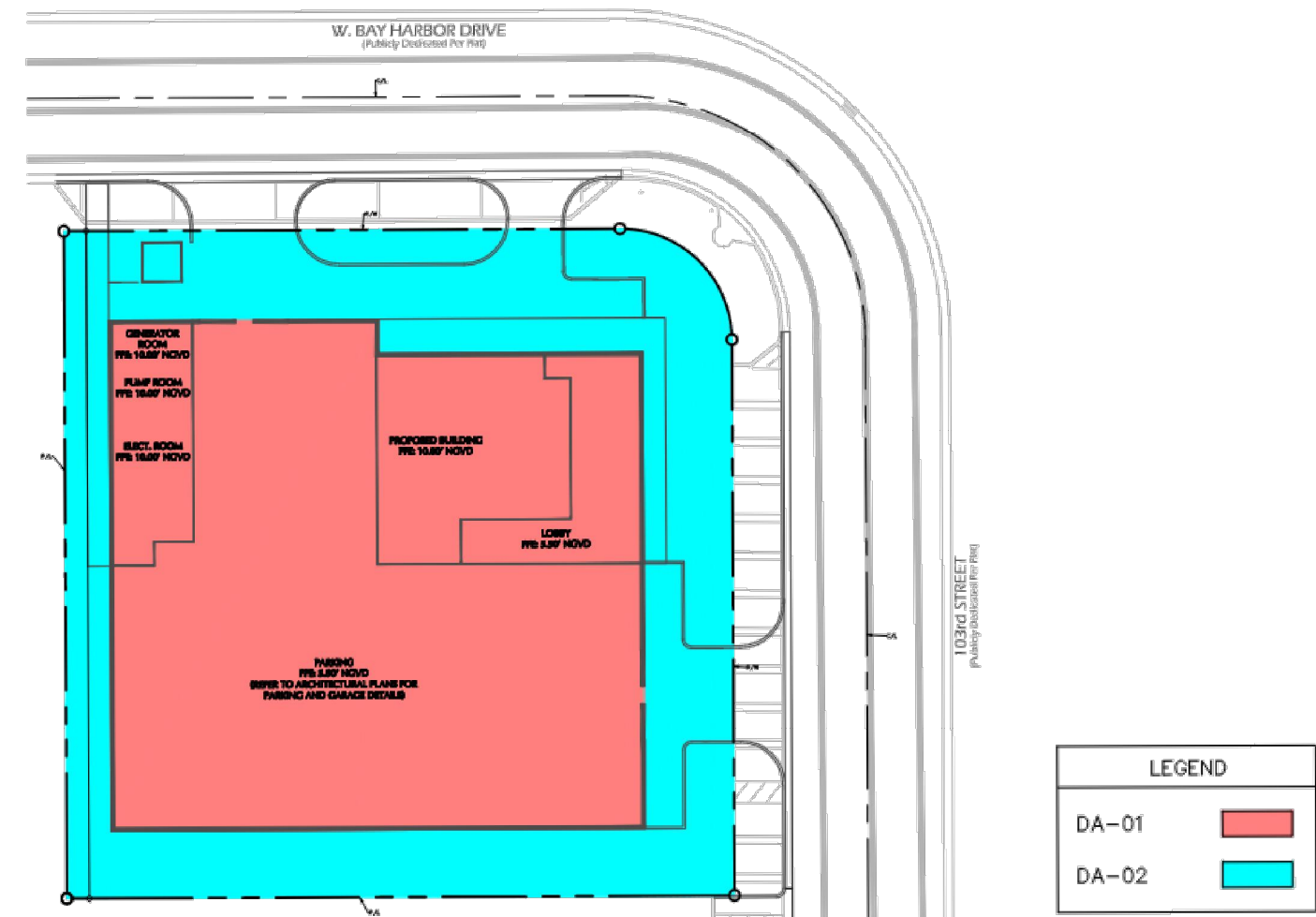
Development Impact Analysis Report
Clara BH
Bay Harbor Islands, FL 33154
Langan Project No.: 300291001

24 November 2021
Page 3 of 3

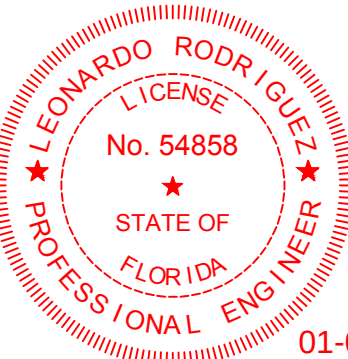
STORM DRAINAGE

The stormwater runoff from the site will be conveyed to a proposed system of exfiltration trenches and drainage wells. The site is divided into two drainage areas (see Drainage Area Map below). DA-1 consists of the building area under roof and DA-2 is the remaining area outside of the building footprint up to the property line. DA-1 will be routed to one drainage well. DA-2 will be routed to two other drainage wells and exfiltration trench. The drainage systems has been designed to meet the 10-Year 1-Hour storm requirements and meets the requirements specified by the Miami-Dade County Public Works Manual Section D4-Water control. Refer to detailed calculations provided in Drainage Calculations report prepared by Langan Engineering and Environmental Services for Clara BH project.

Drainage Area Map



This item has been digitally signed and sealed by Leonardo Rodriguez, P.E. on the date adjacent to the seal.
Printed Copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



SIGNATURE DATE
LEONARDO RODRIGUEZ
PROFESSIONAL ENGINEER FL Lic. No. 54858

LANGAN
Langan Engineering and
Environmental Services, Inc.
15150 NW 79th Court, Suite 200
Miami Lakes, FL 33016

REVISIONS	DATE
PERMIT ISSUE	
BID SET	
CONSTRUCTION SET	

CLARA BH
NEW RENTAL APARTMENT BUILDING
10281 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

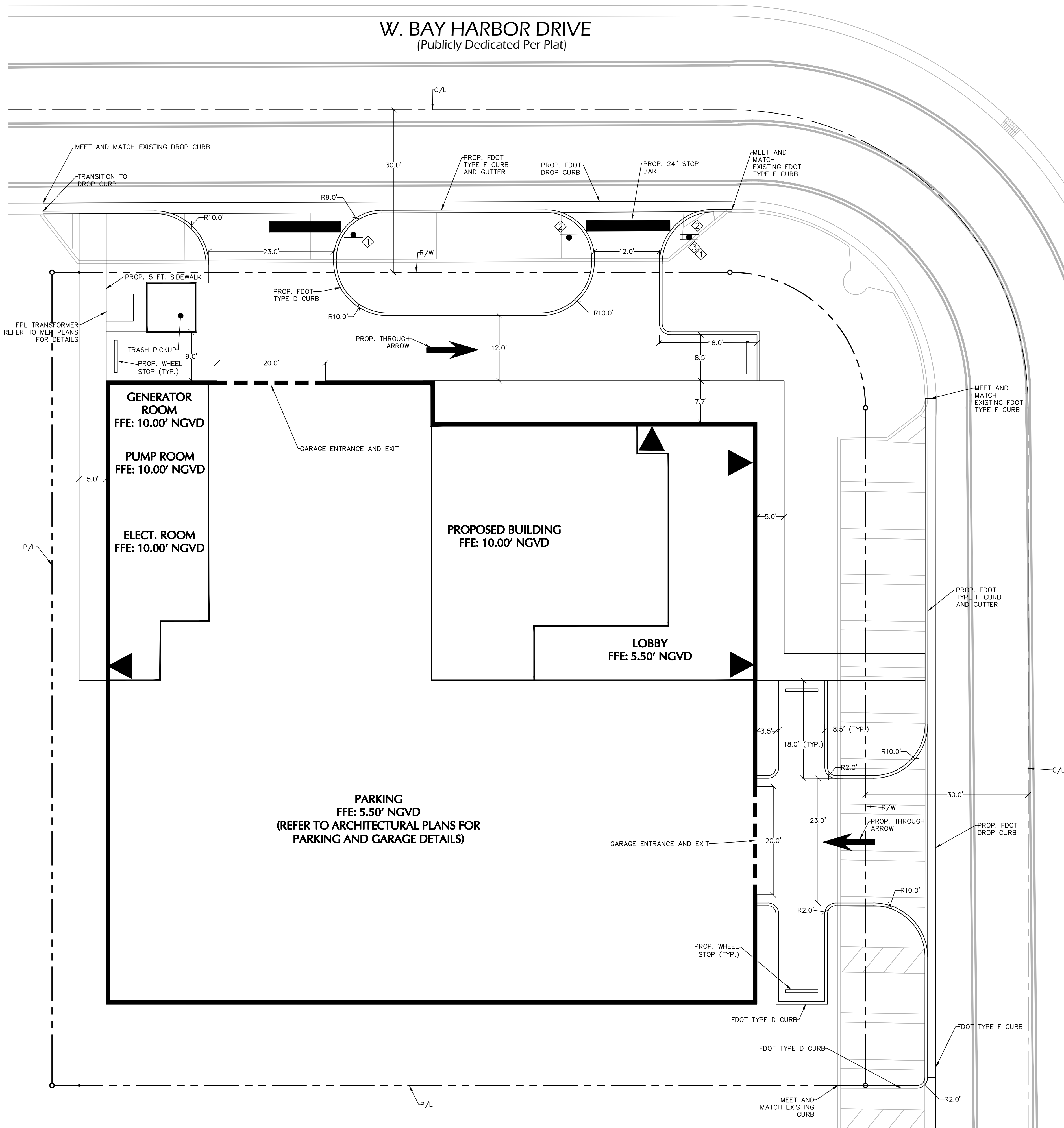
ARCHECTECTS, P.A.
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

DEVELOPMENT
IMPACT ANALYSIS
REPORT

SHEET TITLE
DATE 01-03-22
SCALE 1" = 10'
JOB NO. 300291001
SHEET

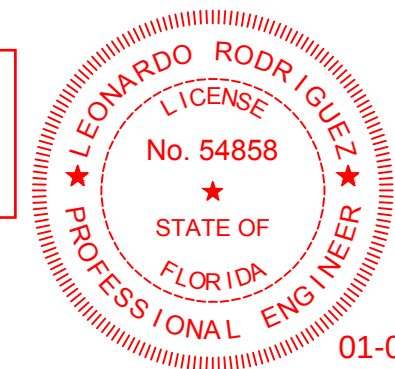
C-003

OF SHEETS



LEGEND	
●	STOP SIGN (R1-1)
●	DO NOT ENTER (R5-1)
●	RIGHT TURN ONLY (R3-5R)

This item has been digitally signed and sealed by Leonardo Rodriguez, PE, on the date adjacent to the seal.
Printed Copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



SIGNATURE
LEONARDO RODRIGUEZ
PROFESSIONAL ENGINEER FL Lic. No. 54858

DATE
01-03-22

LANGAN
Langan Engineering and Environmental Services, Inc.
15150 NW 79th Court, Suite 200
Miami Lakes, FL 33016
T: 786.264.7200 F: 786.264.7201 www.langan.com
FL CERTIFICATE OF AUTHORIZATION NO. 00006001L081720LB8198

REVISIONS	DATE
PERMIT ISSUE	
BID SET	
CONSTRUCTION SET	

CLARA BH
NEW RENTAL APARTMENT BUILDING

10281 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

ARC H I T E C T S , I N C
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SITE PLAN

C-300

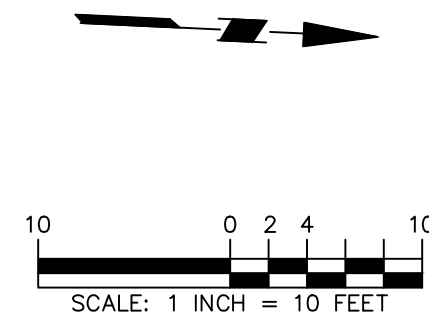
OF SHEETS

CLARA BH
NEW RENTAL APARTMENT BUILDING

10281 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 3354

TITLE

OF SHEETS



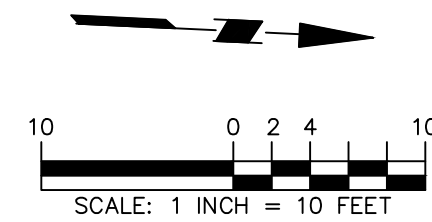
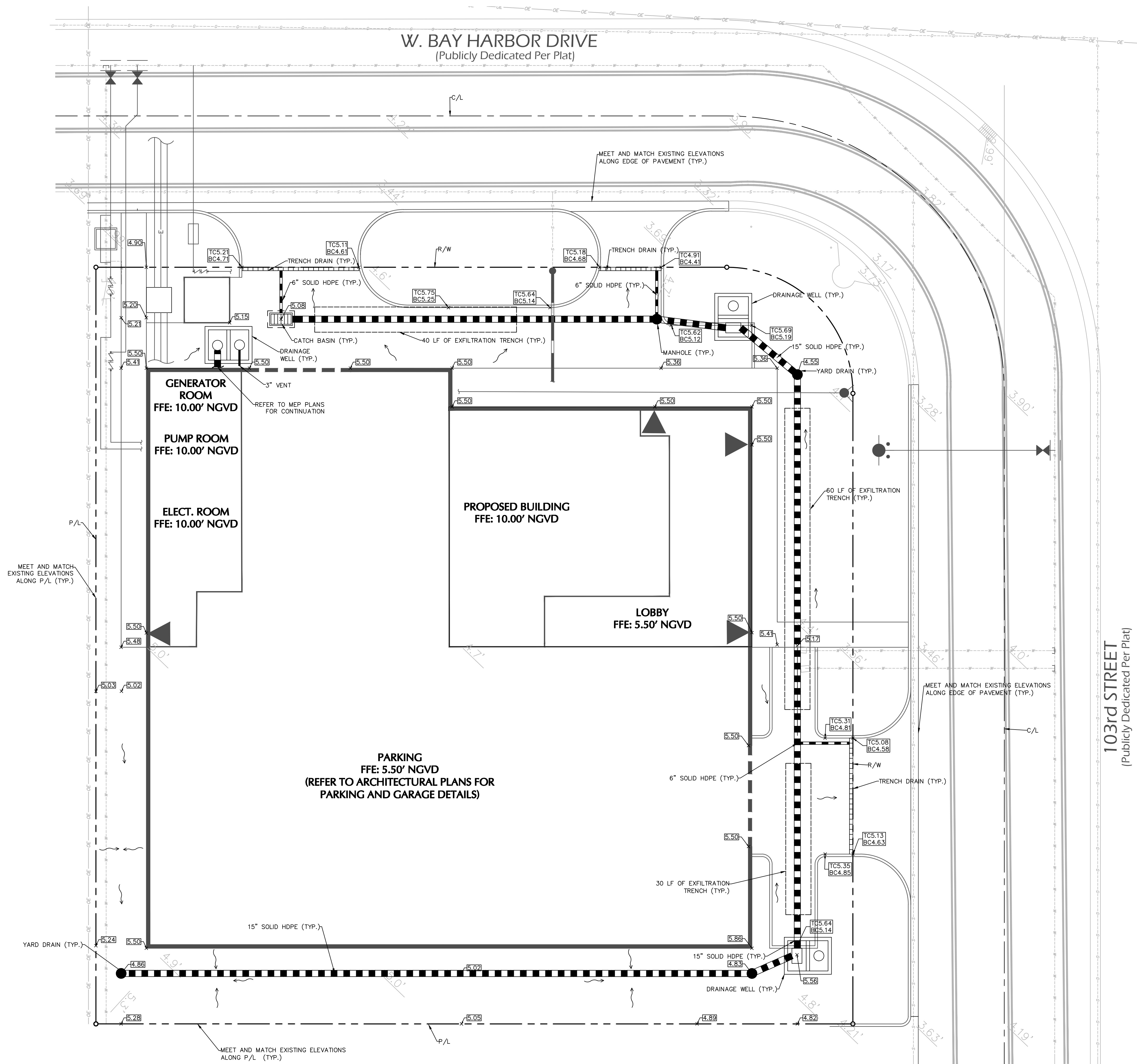
-
- PEDESTRIAN PAVERS
1. PAVERS. REFER TO LANDSCAPE ARCHITECT PLANS FOR PAVERS SPECIFICATIONS, MATERIALS, AND PATTERNS
 2. 6" LIMEROCK BASE MIN. LBR 100, COMPACTED 98% MAX. DENSITY PER AASHTO T-180
 3. 12" STABILIZED SUBGRADE MIN. LBR 40, COMPACTED TO 95% MAX. DENSITY PER AASHTO T-180

- | | |
|--|---|
| LANDSCAPE (REFER TO LANDSCAPE PLANS FOR DETAILS) |  |
| MILL AND RESURFACE
(MILL SHALL CONSIST OF A MINIMUM OF 1" DEPTH AND RESURFACED WITH TYPE S-III ASPHALT) |  |

LEONARDO RODRIGUEZ
LICENSE
No. 54858
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

LANGAN
Langan Engineering and
Environmental Services, Inc.
15150 NW 79th Court, Suite 200
Miami Lakes, FL 33016

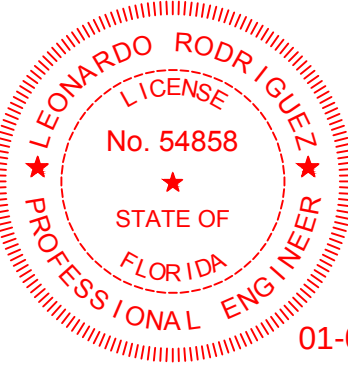
T: 786.264.7200 F: 786.264.7201 www.jangan.com
FL CERTIFICATE OF AUTHORIZATION NO. 000006010 (01/17/21/00196)



NOTES:
1. REFER TO LANDSCAPE PLANS FOR ROOT BARRIER LOCATIONS

FINISH FLOOR ELEVATION: 10.0' NGVD
LOWEST EQUIPMENT ELEVATION: 10.00' NGVD
FLOOD ZONE: AE
PANEL NUMBER: 12086C0144L
BASE FLOOD ELEVATION: EL 9' NGVD
HIGHEST ROAD CROWN ELEVATION: 4.30' NGVD
LOWEST ADJACENT GRADE: 3.17' NGVD
HIGHEST ADJACENT GRADE: 3.69' NGVD

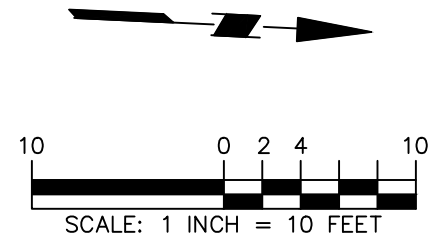
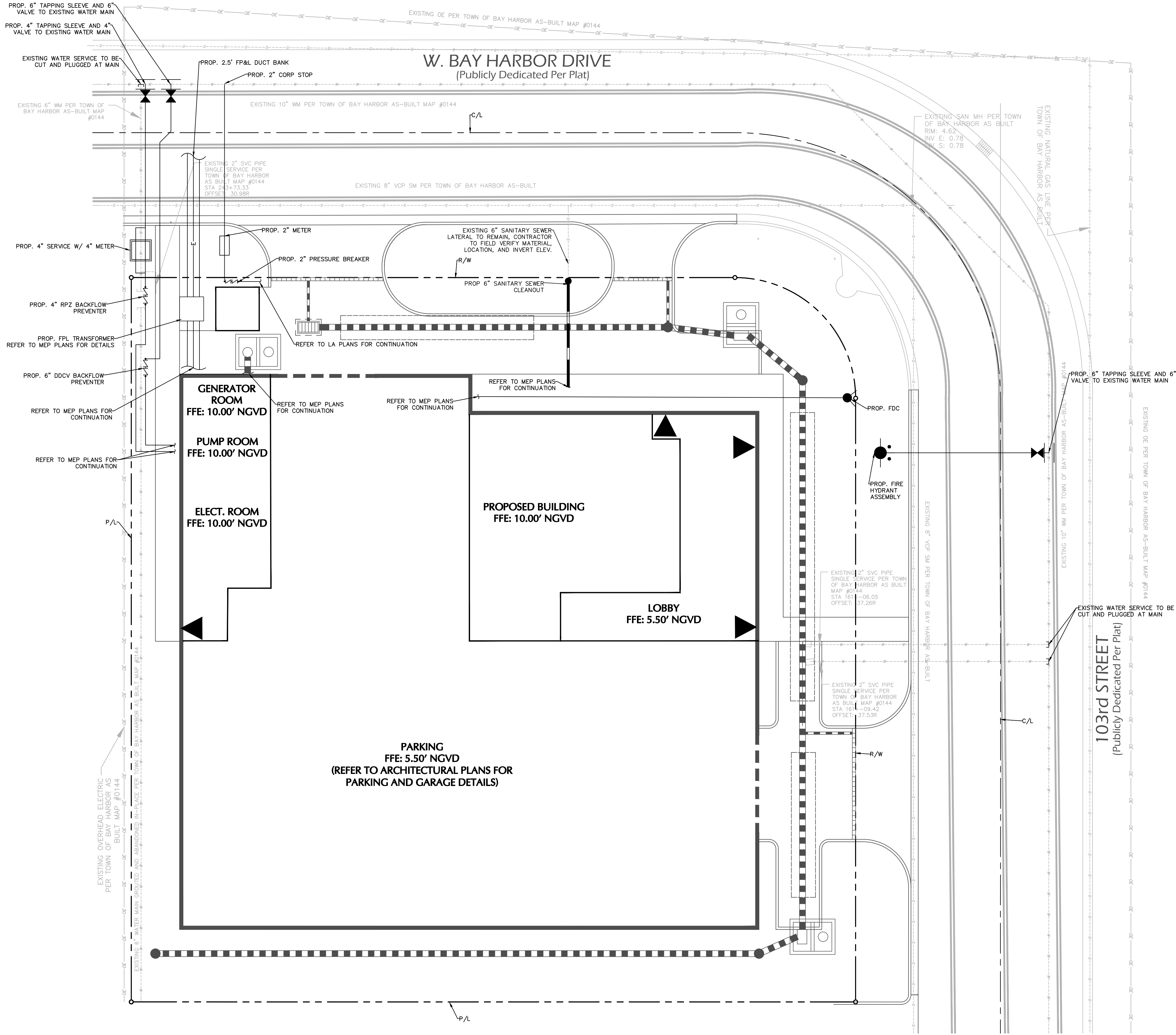
This item has been digitally signed
and sealed by Leonardo Rodriguez,
P.E. on the date adjacent to the seal.
Printed Copies of this document are
not considered signed and sealed
and the signature must be verified
on any electronic copies.



SIGNATURE _____ DATE _____
LEONARDO RODRIGUEZ
PROFESSIONAL ENGINEER FL Lic. No. 54858

LANGAN
Langan Engineering and
Environmental Services, Inc.
15150 NW 79th Court, Suite 200
Miami Lakes, FL 33016
T: 786.264.7200 F: 786.264.7201 www.langan.com
FL CERTIFICATE OF AUTHORIZATION NO. 00000001081702188198

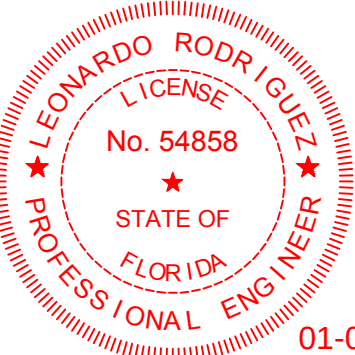
REVISIONS		DATE
PERMIT ISSUE		
BID SET		
CONSTRUCTION SET		
CLARA BH NEW RENTAL APARTMENT BUILDING 10281 WEST BAY HARBOR DRIVE BAY HARBOR ISLANDS, FLORIDA 33154		
A R C H I T E C T S , I N C 2000 South Dixie Highway #203 Miami, FL 33133 Office: 305-441-2226		
GRADING AND DRAINAGE PLAN		
SHEET TITLE	DATE	01-03-22
SCALE	1" = 10'	
JOB NO.	300291001	
SHEET		
C-400		
OF	SHEETS	



LEGEND		
	PROPOSED	EXISTING
WATER MAIN		-- W --- W --
SANITARY SEWER		-- S --- S --
STORM DRAINAGE LINE		-- D --- D --
EXFILTRATION TRENCH		
ELECTRICAL LINE		
OVERHEAD UTILITY WIRE		— OH — OH —
GAS LINE		— G --- G ---
FIRE HYDRANT		
GATE VALVE		

- NOTES:
- ELECTRICAL AND GAS LINES SHOWN ON THIS PLAN ARE FOR ALIGNMENT PURPOSES ONLY. REFER TO MEP PLANS FOR DETAILS AND SPECIFICATIONS OF THESE LINES AND ASSOCIATED APPURTENANCES.
 - REFER TO LANDSCAPE PLANS FOR ROOT BARRIER LOCATIONS

This item has been digitally signed and sealed by Leonardo Rodriguez, P.E. on the date adjacent to the seal.
Printed Copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



SIGNATURE
LEONARDO RODRIGUEZ
PROFESSIONAL ENGINEER FL Lic. No. 54858

DATE
01-03-22

LANGAN
Langan Engineering and Environmental Services, Inc.
15150 NW 79th Court, Suite 200
Miami Lakes, FL 33016

T: 786.264.7200 F: 786.264.7201 www.langan.com
FL CERTIFICATE OF AUTHORIZATION NO. 00000001081702L88198

CLARA BH
NEW RENTAL APARTMENT BUILDING
10281 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

A R C H I T E C T S , I N C
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE
UTILITY PLAN

DATE 01-03-22
SCALE 1" = 10'
JOB NO. 300291001
SHEET

C-500

OF SHEETS

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

To: Design Review Board (formerly Planning & Zoning Board)
Town of Bay Harbor Islands

From: Michael J. Miller, AICP 
Consultant Town Planner

Date: January 4th, 2022

Subject: Site Development Plan Application
Clara BH (formerly Atlantis)
10281 West Bay Harbor Drive MFR (28 DU)
Bay Harbor Islands Acct. No. SPR21-00023
MMPA Acct. No. 01-0702-1113

RECOMMENDED ACTION

MMPA recommends the Design Review Board (DRB) review the most recent revised plans dated Dec. 20th, 2022 and if found acceptable, as submitted or with modifications, **APPROVE** the proposed Site Development Plans subject to any staff recommended conditions listed herein / other.

GENERAL PROJECT INFORMATION

Land Use Designation: M-H Medium-High Density (6-34 DUA)

Zoning District: RM-2 (Multiple Family Residential District)

General Location: East of West Bay Harbor Drive / South of 103rd Street

Legal Description: Lots 6 & 7 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 REVIEW HISTORY

The Town has been reviewing redevelopment plans for this site for many years. The last review in 2017-18 for the so-called "Atlantis" Site Development Plan approval and subsequent Building Permit applications all expired due to inactivity. In August of 2021 the Town received / reviewed a pre-app DRC Site Development Plan application for this site. A pre-app DRC meeting was held on Aug. 26th, 2021, at which time the DRC staff members presented their initial comments to the

**Site Development Plan Application
Clara BH @ 10281 West Bay Harbor Drive Multifamily Residential Development (28 DU)
Design Review Board Staff Report
January 4th, 2022
Page 2**

applicant's design team and discussions were held. A formal Site Development Plan application was subsequently filed in early November 2021 with a DRC meeting occurring on November 18th, 2021. The DRC staff members presented their formal comments to the applicant's design team and the DRC voted unanimously to move the application forward, subject to a few remaining minor DRC comments being addressed and signed-off (DRC / DRB check set process). The current Site Development Plan has addressed the remaining DRC comments.

PROJECT DESCRIPTION

The new project architect, Robert Schneckenberg of S&E Architects, Inc., as agent for the property owner, Atlantis 103, LLC, has submitted a formal Site Development Plan application for the construction of a new midrise multifamily residential development consisting of twenty-eight (28) dwelling units. This vacant 22,366 sq. ft. / .513-acre site is comprised of two (2) rectangularly shaped platted lots located at the intersection of West Bay Harbor Drive and 103rd Street.

Again, this site was previously approved by the Town's former PZB for a 28 DU multifamily residential complex known as "Atlantis" in 2017-18. Building permit plans were filed and initially reviewed, but due to inactivity under the FBC the building permit application expired, as did the Site Development Plan, and all previous Code / state extensions expired.

The base density for this site allows up to 17 DU (17.4 rounded down to 17 DU). As mentioned above, the previous developer was also seeking to build a 28 DU complex; therefore, they had to acquire 11 TDR units. The previous developer, in anticipation of development, made arrangements to acquire all 11 TDR units in several transactions, but one of the previous "donor" sites cancelled a one (1) TDR sale in 2019. Therefore, the developer will need to acquire one (1) additional TDR DU from a private / public source to build the intended 28 DU complex.

The proposed building is six (6) stories in height with a ground level parking garage and lobby entry to WBHD, and dwelling units shown on each of the five (5) floors above that. A raised rooftop recreational area is shown with a pool, fitness deck, and sundeck areas. Rooftop screened mechanical equipment areas are shown as well, 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 twenty-eight (28) dwelling units shown on the floor plans include 2BR / 2 Bath to 4BR / 3 Bath layouts. All of the units meet the Town's minimum square footage requirements. A total of 56 parking spaces are required / provided for the project. The parking garage depicts 52 parking spaces including two (2) ADA parking spaces. All of the parking garage parking spaces, except the ADA spaces, are proposed with vehicle lifts (DRB approval required per Sec. 23-30(f)). The additional 4 parking spaces are located outside in the dual front yard areas, including 2 required guest spaces located near the WBHD entry, and 2 others next to the building on 103rd Street. Access into the site is proposed via two / 2-way driveway connections – main entry to WBHD and the other to 103rd Street. Gates are shown at each parking garage entrance. A rooftop recreational area is shown with a pool, fitness deck, and sundeck areas. Rooftop screened mechanical equipment areas are shown as well.

The architectural design makes excellent use of the Town's allowable "flex" setbacks to create interesting building undulating articulation projections / recessed areas. The proposed Porte Cochere (portico) width and extension complies with the Code limits (width / setback).

Site Development Plan Application

Clara BH @ 10281 West Bay Harbor Drive Multifamily Residential Development (28 DU)

Design Review Board Staff Report

January 4th, 2022

Page 3

Nearby Development - The adjoining / nearby development sites currently include the 2-story Morning Star apartment complex @ 16 DU / 30.8 DUA to the immediate east. To the immediate south is the 2-story Wedgewood apartment complex @ 14 DU / 26.9 DUA and the 3-story Bay Har, LLC Townhomes complex @ 5 DU / 19.23 DUA. To the west across West Bay Harbor Drive is the 10-story Coral Sea Towers high-rise @ 40 DU / 54.6 DUA. To the north across 103rd Street is the 11-story Island Point Condominium high-rise complex @ 85 DU / 34.8 DUA. This area of the Town is predominated by a mixture of low-rise residential complexes (1-3 stories) and mid-rise residential complexes (5-7 stories). The Town's 2002 Community Vision Master Plan identifies this area for mid-rise residential complexes (7+/- stories). Therefore, the proposed development is deemed generally consistent with the Town's future vision for this area.

BACKGROUND INFORMATION

The Town completed major amendments to its adopted Comprehensive Plan and Land Development Regulations (LDRs) in the last 18+/- 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) is 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.

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. As stated above the project will require the acquisition of one (1) additional TDR unit to build 28 DUs (11 total TDR units required @ 17 base DU + 11 TDR = 28 DU). If the PZB approves the Site Development Plan and the Town Council approves the developer's acquisition of one (1) additional TDR, the project would be deemed consistent with the allowed FLUM density.

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 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, however, as the site is comprised of two (2) platted lots, a Unity of Title will be required to be approved / recorded to legally tie the lots together prior to the issuance of building permits.

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

As stated above, the Site Development Plan depicts access into the site via two / 23-foot wide / 2-way driveway connections – one to WBHD and the other to 103rd Street. The 103rd Street parking garage entry will be one-way inbound so that access security is monitored at one entry. Gates are shown at each parking garage entrance. 52 of the 56 required parking spaces are proposed in the parking garage, with the additional 4 parking spaces located in the front yard setback areas. A lobby drop-off / guest / loading spaces are provided.

Fire Department staging areas (2) are shown on the plans. The applicant met with the Miami-Dade Fire Department staff to preliminarily verify the proposed staging area, as this could 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 / DRB.

BUILDING DESIGN / BUILDING LENGTH / BREEZEWAY

The proposed architecture is typical "2020 South Florida Modern" dominated by abundant glass facades and stucco areas. The use of vertical "wooden fin" sunscreens / architectural detailing attached to various exterior surfaces is shown. The architectural design makes excellent use of the Town's allowable "flex" setbacks to create interesting building undulating articulation projections / recessed areas. A vehicle Porte Cochere (portico) is shown over the lobby drop-off areas along WBHD. An entry canopy is shown over the secondary entry facing 103rd Street.

SUGGESTED CONDITIONS OF APPROVAL / SITE PLAN COMMENTS

Following are suggest conditions of approval and/or comments based on the plans dated December 20th, 2021, submitted to the Town for consideration:

1. This approval is based on the Site Development Plans prepared by S&E Architects, Inc., dated December 20th, 2021, as well as any required modifications stated herein, and any modifications required by the Design Review Board. Any substantial changes desired after the Board's approval may require separate approvals from the Town staff and/or Design Review Board as specified by the Code.
2. Design Review Board approval for the vehicle lift arrangement of some of the parking spaces in the garage is required pursuant to §23-30(f).
3. Outdoor Lighting Plan - The preliminary Photometric Lighting Plan shows general compliance with the Town's Exterior Lighting Code requirements found in Sec. 23-19. At the time of building permit review the Town staff will ensure the final lighting plan complies with the Code footcandle limitations / requirements.
4. Town park impact fees must to be paid / satisfied at time of building permits.
5. School Concurrency - Coordinate with the Miami-Dade County School Board staff through the Town staff (Building Dept.) to address any deficiencies at public schools that serve the Town. If mitigation is required, an agreement / payment must be finalized prior to the issuance of building permits.

6. Miami-Dade County Fire Department approval of the final staging areas shown on the plans is required at the time on building permit review. Any changes required by the M-D Fire Department subsequent to the Town's site plan approval may cause the plans to be re-submitted to the DRC / DRB.
7. Prior to the issuance of building permits a Unity of Title document to tie the multiple lots together as one legal building site must be prepared / recorded, after review and approval by the Town Attorney.
8. All FPL transformers / backflow preventers / exposed utility facilities must be substantially screened / hidden with landscaping / fences / painted to match.
9. Installation of conduit for future undergrounding of overhead utilities as opposed to the removal of all existing overhead lines and placement underground due to FPL's objection to incremental undergrounding.

COASTAL OPERATIONS
LANDSCAPE ARCHITECTURE LLC

614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FLORIDA 33301
P: 954.266.8932

FIRM LICENSE: FL LA 6667411
WWW.COASTAL-OPS.COM

PROJECT LOCATION:

10281 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):

CLARA BH LLC
2665 BAYSHORE DRIVE, SUITE 410
MIAMI, FL 33133
PH: 305-972-8568

PROJECT ARCHITECT(S) | ENGINEER(S):

ARCHITECTS
S & E ARCHITECTS, INC.
2000 SOUTH DIXIE HIGHWAY, SUITE 203
MIAMI, FL 33133
PH: 305-441-2226

CIVIL ENGINEERING

LANGAN
15150 NW 79TH COURT, SUITE 200
MIAMI LAKES, FL 33016
PH: 786-264-7228

LANDSCAPE ARCHITECT

COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FL 33301
PH: 954-266-8932
FIRM LICENSE: LA6667411 (FLORIDA)

PROJECT NAME:

CLARA BH

PROFESSIONAL SEAL(S):

DATE	DESCRIPTION

SHEET ISSUE / REVISION LOG

CONFIDENTIALITY NOTICE:
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Project ID: 2021-10
Print Date: JANUARY 3, 2022
Scale: As Indicated
Drawn By: TH

Sheet Title:

GENERAL NOTES AND
ABBREVIATIONS

LC-001

SYMBOL LEGEND

	SECTION DRAWING NUMBER
	SHEET NUMBER
	DETAIL DRAWING NUMBER
	SHEET NUMBER WHERE
	ENLARGED DRAWING NUMBER
	SHEET NUMBER WHERE
	ELEVATION DRAWING NUMBER
	ELEVATION MARK
	LANDSCAPE TAG
	REVISION TAG
	PROPERTY LINE
	SET-BACK LINE / LIMIT OF CONSTRUCTION LINE (L.O.C.)
	CENTER LINE
	LINE ABOVE
	FENCE LINE
	CUT LINE

GRADING LEGEND:

EXISTING SPOT ELEVATION	(+0.00)
PROPOSED SPOT ELEVATION / NOTE	+0.00
LP / HP	LOW POINT / HIGH POINT
TW / BW	TOP OF WALL / BOTTOM OF WALL
TR / BR	TOP OF RAMP/ BOTTOM OF RAMP
TS / BS	TOP OF STEP/ BOTTOM OF STEP
	SLOPE DIRECTION
	EXISTING CONTOUR LINE
	PROPOSED CONTOUR LINE
	SHALLOW RETENTION AREA

LANDSCAPE ABBREVIATIONS:

PLANTING ABBREVIATIONS	GENERAL ABBREVIATIONS
B&B	B.LDG. BUILDING
CAL.	B.O.C. BACK OF CURB
C.T.	CJ CONTROL JOINT
CRZ	CLR CLEAR
F.G.	EJ EXPANSION JOINT
GAL.	EQ EQUAL
G.W.	FFE FINISH FLOOR ELEVATION
HT.	F.O.B. FACE OF BUILDING
MIN.	HT. HEIGHT
MAX.	H.P. HIGH POINT
MULTI	L.A. LANDSCAPE ARCHITECT
OA.	L.O.A. LIMIT OF CONSTRUCTION
O.C.	L.P. LOW POINT
QTY.	MIN. MINIMUM
SPRD	MAX. MAXIMUM
TYP.	N.I.C. NOT IN CONTRACT
U.N.O.	O.C. ON CENTER
	O.C.E.W. ON CENTER EACH WAY
	PA. PLANTING AREA
	QTY. QUANTITY
	R.O.W. RIGHT OF WAY
	SIM. SIMILAR DETAIL
	TD TOP OF DRAIN
	T.O.C. TOP OF CURB
	TW TOP OF WALL
	TYP. TYPICAL
	U.N.O. UNLESS NOTED OTHERWISE

GRADING NOTES:

1. VERIFY EXISTING ELEVATIONS PRIOR TO STARTING WORK. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. EXISTING AND PROPOSED GRADES ARE BASED ON SURVEY DOCUMENTS PREPARED BY SURVEYOR.
2. CONTRACTOR SHALL VERIFY THE PLACEMENT OF FLATWORK PENETRATIONS TO ENSURE COORDINATION OF SURFACE FIXTURES, SUCH AS DRAINS AND LIGHTS. NOTIFY GENERAL CONTRACTOR AND LANDSCAPE ARCHITECT OF DISCREPANCIES PRIOR TO CONSTRUCTION OF FLATWORK.
3. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL DRAWINGS TO VERIFY FINISHED FLOOR ELEVATIONS. THE GENERAL CONTRACTOR AND LANDSCAPE ARCHITECT SHALL BE NOTIFIED IF THERE ARE ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR SHALL REFER TO THE MECHANICAL DRAWINGS TO VERIFY DRAIN LOCATIONS OVER STRUCTURE. THE GENERAL CONTRACTOR AND LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL REFER TO THE CIVIL ENGINEERING DRAWINGS TO VERIFY UTILITY AND OTHER DRAIN LOCATIONS. THE GENERAL CONTRACTOR AND LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
6. PROPOSED ELEVATIONS INDICATED ON DRAWINGS ARE FINISHED GRADE ELEVATIONS. THE CONTRACTOR SHALL DIRECT ROUGH GRADE WORK TO ALLOW FOR SUFFICIENT TOPSOIL AND OTHER FINISHED CONDITIONS AS DESCRIBED IN THE CONTRACT DOCUMENTS.
7. ALL FINISHED GRADES SHALL MEET AND BLEND SMOOTHLY WITH EXISTING GRADES AT THE PROJECT LIMIT.
8. ALL FINISHED GRADES SHALL BE WITHOUT LOW SPOTS OR POCKETS. CONTRACTOR SHALL SET FLOW LINES ACCURATELY AND PROVIDE A MINIMUM OF TWO (2) PERCENT OR MAXIMUM OF FIFTY (50) PERCENT, UNLESS OTHERWISE NOTED.
9. ALL FINISHED GRADES SHALL PRESENT SMOOTH TRANSITIONS BETWEEN TOES AND TOPS OF SLOPES.
10. THE MAXIMUM SLOPE OF SOD TO BE 3:1 IN AREAS DESIGNATED AS" LAWN," UNLESS OTHERWISE NOTED.
11. ALL MANHOLES, VALVE BOXES, UTILITY BOXES AND PEDESTALS, AND OTHER APPURTENANCES SHALL BE ADJUSTED TO FINISH GRADE IN ACCORDANCE WITH THE LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES OR UTILITY RULES AND REGULATIONS, UNLESS OTHERWISE NOTED.
12. SOIL COMPACTION BENEATH PAVEMENTS, STEPS, WALLS AND LIGHT FOUNDATIONS SHALL BE 95% PROCTOR DENSITY MINIMUM, UNLESS OTHERWISE SPECIFIED.
13. GRADING AND EXCAVATION WORK SHALL BE COMPLETED DURING DRY AND NON-FREEZING WEATHER CONDITIONS.
14. THE CONTRACTOR SHALL REMOVE AND STOCKPILE TOPSOIL FOR REUSE ON-SITE. SOIL SHALL BE SCREENED TO REMOVE ROCKS AND BOULDERS.
15. IF STRUCTURAL SOIL IS FOUND ON-SITE, THE CONTRACTOR SHALL REUSE.
16. THE CONTRACTOR SHALL PREVENT SOIL LOSS TO WIND AND WATER EROSION.
17. THE CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
18. THE GENERAL CONTRACTOR SHALL INSTALL & MAINTAIN TEMPORARY DRAINAGE DEVICES DURING CONSTRUCTION.
19. THE CONTRACTOR SHALL VERIFY ALL CONTROL POINTS, FINISH FLOOR ELEVATIONS & PROPOSED SPOT ELEVATIONS WITH LANDSCAPE ARCHITECT PRIOR TO FORMWORK INSTALLATION.
20. SPECIFICATIONS DELINEATED IN GEO-TECH REPORT TAKE PRECEDENCE OVER GRADING PLAN DRAWINGS. INFORM LANDSCAPE ARCHITECT OF DISCREPANCIES.
21. ALL ELEVATIONS ARE NGVD.

SITework GENERAL NOTES:

1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL WORK BY THE SUBCONTRACTORS.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AT JOB SITE AND NOTIFY LANDSCAPE ARCHITECT AND GENERAL CONTRACTOR OF DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING ANY WORK.
3. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION. ALL CONTRACTORS MUST COMPLY WITH PERMIT REQUIREMENTS, LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES RULES AND REGULATIONS AND LAND USE APPROVAL CONDITIONS AT ALL TIMES.
4. WORK PERFORMED WITHOUT APPROVAL OF LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES AND/OR NOT IN COMPLIANCE WITH SPECIFICATIONS AND/OR DRAWINGS IS SUBJECT TO REMOVAL AT CONTRACTOR'S EXPENSE.
5. ALL WORK SHALL CONFORM TO THE APPROPRIATE AGENCIES. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES, LINES AND STRUCTURES PRIOR TO EXCAVATION OR TRENCHING. DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER. THE LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR UTILITIES OR STRUCTURES NOT SHOWN ON THE DRAWINGS. CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING OVER OR NEAR EXISTING GAS AND ELECTRICAL LINES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESETTING ALL LAND MONUMENTS DISRUPTED BY CONSTRUCTION ACTIVITIES OR NEGLIGENCE ON THE PART OF THE CONTRACTOR. RESETS SHALL BE PERFORMED UNDER THE SUPERVISION OF A REGISTERED LAND SURVEYOR AND MONUMENT RECORDS MUST BE FILED AS REQUIRED BY STATUTE FOR ALL MONUMENTS.
7. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING IMPROVEMENTS FROM DAMAGE AND ALL SUCH IMPROVEMENTS AND STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR RECONSTRUCTED SATISFACTORY TO THE LANDSCAPE ARCHITECT AT THE CONTRACTOR'S EXPENSE.
8. ALL BARRICADING AND TEMPORARY TRAFFIC CONTROL DEVICES OR METHODS USED DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL

SOIL EROSION CONTROL NOTES:

1. PRIOR TO BEGINNING ANY EARTH CHANGE, THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL SESC MEASURES AS SHOWN ON THE CONTRACT DOCUMENTS AND AS REQUIRED BY ANY GOVERNING AGENCIES.
2. ALL SESC MEASURES TO BE MAINTAINED DAILY.
3. THE CONTRACTOR TO CONDUCT ALL EXCAVATION, FILLING, GRADING, AND CLEANUP OPERATIONS IN A MANNER SUCH THAT SEDIMENT, GENERATED BY WIND OR WATER IS NOT DISCHARGED INTO ANY STORM SEWER, DRAINAGE DITCH, RIVER, LAKE, AIR, OR UNDERGROUND UTILITY SYSTEM. STAGE WORK TO MINIMIZE THE AREA OF EXPOSED SOIL, THEREBY REDUCING THE OPPORTUNITY FOR SOIL EROSION.
4. WATER FROM TRENCHES AND OTHER EXCAVATION TO BE PUMPED INTO A FILTRATION BAG TO REMOVE SEDIMENTS FROM THE WATER.
5. NORTH AMERICAN GREEN SC-150 OR EQUIVALENT EROSION CONTROL FABRIC IS REQUIRED ON ALL DISTURBED SLOPES GREATER THAN 3:1 UNTIL PROJECT AREA IS RE-VEGETATED PER THE PLANTING PLAN.
6. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
7. CONTRACTOR TO PROVIDE ONSITE WATERING TO REDUCE FUGITIVE DUST LEAVING THE SITE DURING CONSTRUCTION.
8. SOIL EROSION CONTROL MEASURES TO BE PROVIDED FOR ALL EXISTING AND PROPOSED DRAINAGE STRUCTURES WITHIN THE PROJECT LIMITS.
9. CONSTRUCTION STAGING AND PHASING SHALL OCCUR, WHERE APPLICABLE, TO MINIMIZE SOIL DISTURBANCE TIME.
10. BEST MANAGEMENT PRACTICES (BMPs) SHALL BE ADJUSTED AS NEEDED TO MEET ANY OTHER UNFORESEEN CONDITIONS.
11. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR INSTALLING A MUD TRACKING PAD/WASHING PAD AT THE CONSTRUCTION ENTRANCES TO MINIMIZE MUD DETACHMENT FROM TRUCK TIRES. 1-1/2 INCH SCREENED ROCK TO BE PLACED ON MIRAFI 140-N FILTER FABRIC. ADDITIONAL CLEAN GRAVEL TO BE ADDED THROUGHOUT THE DURATION OF CONSTRUCTION AS NEEDED.
12. CONTRACTOR SHALL ABIDE BY THE LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES CONSTRUCTION MANAGEMENT PLAN REQUIREMENTS.
13. RESEED AS INDICATED IN SEEDING NOTES.

- JURISDICTIONS AND GOVERNING BODIES/AGENCIES STANDARDS. PROVIDE ADEQUATE TIME FOR REVIEW AND APPROVAL BY THE ABOVE JURISDICTIONS PRIOR TO COMMENCEMENT.
9. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES UTILIZED OR FOR SAFETY PRECAUTIONS OR PROBLEMS IN CONNECTION WITH THE WORK. THE LANDSCAPE ARCHITECT WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. CONTRACT DOCUMENTS INCLUDE THE CONSTRUCTION DOCUMENT DRAWING SET/TECHNICAL SPECIFICATIONS MANUAULASIS.
 10. CONTRACTOR TO VERIFY ALL QUANTITIES. IN CASE OF ANY DISCREPANCIES, GRAPHICALLY SHOWN MATERIAL QUANTITIES SHALL TAKE PRECEDENCE.
 11. A SYSTEM OF DIAGRAMMATIC SYMBOLS, HATCHES AND NOTATIONS IS USED IN THESE DRAWINGS. REVIEW NOTATIONS CAREFULLY, NOTIFY LANDSCAPE ARCHITECT AND REQUEST CLARIFICATION OF ANY UNCLEAR NOTATION OR DISCREPANCY PRIOR TO COMMENCING WORK.
 13. PROVIDE SLEEVES AS REQUIRED FOR DRAINAGE, IRRIGATION AND ELECTRICAL LINES. IRRIGATION AND ELECTRICAL SLEEVES AND SUBSURFACE DRAINAGE SYSTEMS SHALL BE CONSTRUCTED PRIOR TO PAVING AND LANDSCAPE WORK. UTILITY SLEEVES ARE REQUIRED IN ALL PLANT BEDS ISOLATED BY PAVEMENT OR ANY OTHER STRUCTURES.
 14. SPECIAL CONSIDERATION IS GIVEN TO THE DESIGN AND INTENDED RELATIONSHIP BETWEEN ARCHITECTURE, PLANTING AREAS AND PAVING SYSTEMS. PAVEMENT JOINTING, PAVERS, STONE, FINISHES AND GRADES HAVE BEEN STRICTLY COORDINATED IN THE CONTRACT DOCUMENTS. CONSTRUCTION OF THESE SYSTEMS SHALL BE STRICTLY COORDINATED.
 15. VEHICLES, EQUIPMENT, AND/OR MATERIALS SHALL NOT BE PARKED OR STORED IN AREAS OF EXISTING VEGETATION, INCLUDING WITHIN THE DRIPLINE OF EXISTING TREES TO REMAIN.
 16. CONSTRUCTION WASTE-INCLUDING BUT NOT LIMITED TO: PLANT MATERIAL, BUILDING MATERIALS, DEMOLISHED MATERIALS, PACKAGING, LEFTOVER PAINT AND CONCRETE SLURRY-SHOULD BE PROPERLY REUSED, RECYCLED, DISPOSED OF LEGALLY OFF-SITE OR IN DESIGNATED WASH-OUT AREAS DETERMINED BY THE GENERAL CONTRACTOR.

17. RECYCLING AND TRASH BINS TO BE PROVIDED ON SITE. SEPARATE BINS FOR CARDBOARD, CO-MINGLED, AND OTHER RECYCLABLE/REUSABLE MATERIALS IDENTIFIED BY THE LOCAL JURISDICTION SHALL BE MAINTAINED. ALL BINS TO BE WILDLIFE-PROOF.
18. ON-SITE FUEL STORAGE FOR CONSTRUCTION EQUIPMENT IS DISCOURAGED. CONSTRUCTION EQUIPMENT USED ON SITE TO BE CHECKED REGULARLY TO ASSURE CONTAMINATION CONCERNS FROM OILS AND GREASES ARE ELIMINATED. NO TOXIC MATERIALS SHALL BE STORED ON-SITE.
19. GENERAL CONTRACTOR TO KEEP ALL ITEMS IMPLEMENTED BY LANDSCAPE ARCHITECT IN PROPER WORKING ORDER THROUGHOUT THE DURATION OF THE PROJECT.
20. THE CONSTRUCTION SITE TO BE INSPECTED ON A MONTHLY BASIS BY LANDSCAPE ARCHITECT AND/OR CIVIL ENGINEER TO ASSURE THAT THE SILT FENCE AND MUD TRACKING PAD ARE PROPERLY IN PLACE AND FUNCTIONING AS DESIGNED.
21. GREEN BUILDING PRACTICES SHALL BE EMPLOYED TO THE EXTENT FEASIBLE. SUCH PRACTICES INCLUDE: CARPOOLING/VANPOOLING TO JOB SITE, MINIMIZING MATERIALS PACKING BEFORE ARRIVAL TO JOB SITE, REDUCING MATERIAL / RESOURCE INEFFICIENCIES BY COORDINATING WORK.
22. THE PROJECT LIMIT OF CONSTRUCTION AND ALL EXISTING VEGETATION TO REMAIN IS TO BE CLEARLY DEFINED BY STURDY, WEATHERPROOF FENCING AT A MINIMUM OF FOUR (4) FEET HIGH.
23. WATERPROOFING OF SUBGRADE AND OTHER ARCHITECTURAL SPACES BELOW AND/OR ADJACENT TO IMPROVEMENTS DESIGNED BY THE LANDSCAPE ARCHITECT IS TO BE ADEQUATELY DESIGNED AND DETAILED BY OTHERS TO PERMANENTLY REPEL ALL WATER SOURCES INCLUDING, BUT NOT LIMITED TO: PRECIPITATION, STORM WATER RUNOFF, GROUND WATER, IRRIGATION, ROOF RUNOFF, GROUND WATER, AND PLUMBING LEAKS.
24. STRUCTURAL DESIGN TO SUPPORT IMPROVEMENTS DESIGNED BY THE LANDSCAPE ARCHITECT AND LOCATED ABOVE, BELOW, AND/OR ADJACENT TO SUBGRADE AND OTHER ARCHITECTURAL SPACES IS THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER. THE STRUCTURAL DESIGN SHOULD BE ADEQUATELY DESIGNED TO SUPPORT ALL POSSIBLE LOADS INCLUDING, BUT NOT LIMITED TO: BACKFILL, COMPACTION, PLANTINGS, HARDSCAPES, RETAINING AND FREESTANDING SITE WALLS, AND CONSTRUCTION MATERIALS/EQUIPMENT/ACTIVITY.

10281 Wes Bay Harbor Drive, Bay Harbor
Jeff Shimonski ISA Certified Arborist 1052 AM

	Scientific name	Common name	DBH	H/Ct	Canopy	Condition	TPZ	Proposed Disposition	SF Per Removed Tree
1	Veitchia montgomeryana	Montgomery palm	4	12'	12	Good	4'	REMOVE	804'
2	Veitchia montgomeryana	Montgomery palm	4"	8'	9'	Moderate	4'	REMOVE	
3	Veitchia montgomeryana	Montgomery palm	5"	12'	16'	Good	4'	REMOVE	
4	Veitchia montgomeryana	Montgomery palm	5"	13'	16'	Moderate	4'	REMOVE	
5	Veitchia montgomeryana	Montgomery palm	4"	8'	14'	Good	4'	REMOVE	
6	Roystonea regia	Royal palm	18"	50'	28'	Good	5'	REMOVE	
7	Roystonea regia	Royal palm	18"	70'	28'	Good	5'	REMOVE	
8	Melicoccus bijugatus	Spanish lime	11"	35'	32'	Good	8'	REMOVE	
9	Sabal palmetto	Sabal palm	11"	13'	16'	Good	4'	REMOVE	
10	Sabal palmetto	Sabal palm	0	1'	16'	Good	4'	REMOVE	
11	Thespesia populnea	Portia tree	119"	35'	54'	Invasive	18'	REMOVE	201'
12	Sabal palmetto	Sabal palm	11"	23'	18'	Good	4'	REMAIN	
13	Ptychosperma elegans	Solitaire palm	4"	22'	12'	Good	4'	REMOVE	
14	Ficus benjamina	Weeping fig	23"	30'	34'	Poor	16'	REMOVE	
15	Schefflera actinophylla	Umbrella tree	4"	13'	6'	Invasive		REMOVE	
16	Adonidia merrillii	Christmas palm	5"	18'	7'	Good	4'	REMAIN	
17	Adonidia merrillii	Christmas palm	5"	25'	9'	Good	4'	REMAIN	
18	Adonidia merrillii	Christmas palm	0	4'	10'	Good	4'	REMAIN	
19	Adonidia merrillii	Christmas palm	6"	7'	10'	Good	4'	REMAIN	
20	Eriobotrya japonica	Loquat	9"	23'	20'	Poor	8'	REMOVE	
21	Dracaena marginata	Dracaena	9"	12'	13'	Poor	4'	REMOVE	1005'
22	Sabal palmetto	Sabal palm	10"	13'	20'	Good	4'	REMAIN	
23	Araucaria heterophylla	Norfolk Island pine	26"	90'	16'	Good	18'	REMOVE	
24	Schefflera actinophylla	Umbrella tree	53"	45'	40'	Invasive		REMOVE	
24a	Sabal palmetto	Sabal palm	14"	24'	22'	Good	4'	REMAIN	
25	Schinus terebinthifolius	Brazilian pepper	19"	24'	35'	Invasive		REMOVE	
25a	Conocarpus erectus sericeu	Silver buttonwod	6"	24'	8'	Poor	5'	REMAIN	
26	Roystonea regia	Royal palm	6"	6'	18'	Good	4'	REMAIN	
27	Pandanas species	Pandanas	16"	22'	35'	Good	8'	REMAIN	
28	Ficus benjamina	Weeping fig	18"	40'	40'	Good	14'	REMAIN	
29	Sabal palmetto	Sabal palm	10"	26'	16'	Good	4'	REMOVE	
30	Sabal palmetto	Sabal palm	0	2'	14'	Good	4'	REMOVE	
31	Sabal palmetto	Sabal palm	0	0	8'	Good	4'	REMOVE	
32	Sabal palmetto	Sabal palm	0	1'	8'	Good	4'	REMOVE	
33	Dracaena marginata	Dracaena	11"	14'	6'	Poor	5'	REMOVE	

DBH is measured at 4.5 feet above grade

A "0" in the DBH column denotes no trunk at 4.5 feet above grade

Canopy diameter is approximate and measured in one direction

The column H/Ct is approximate overall height of trees and approximate overall height of clear wood on the trunks of palms

1 TREE RESOURCE EVALUATION FOR 10281 WES BAY HARBOR DRIVE, BAY HARBOR
APPENDIX A: MEASUREMENTS AND CONDITIONS RATING + PROPOSED DISPOSITION

TREE MITIGATION CALCULATIONS PER TOWN OF BAY HARBOR AND MIAMI-DADE CHAPTER 18A,B LANDSCAPE REQUIREMENTS:

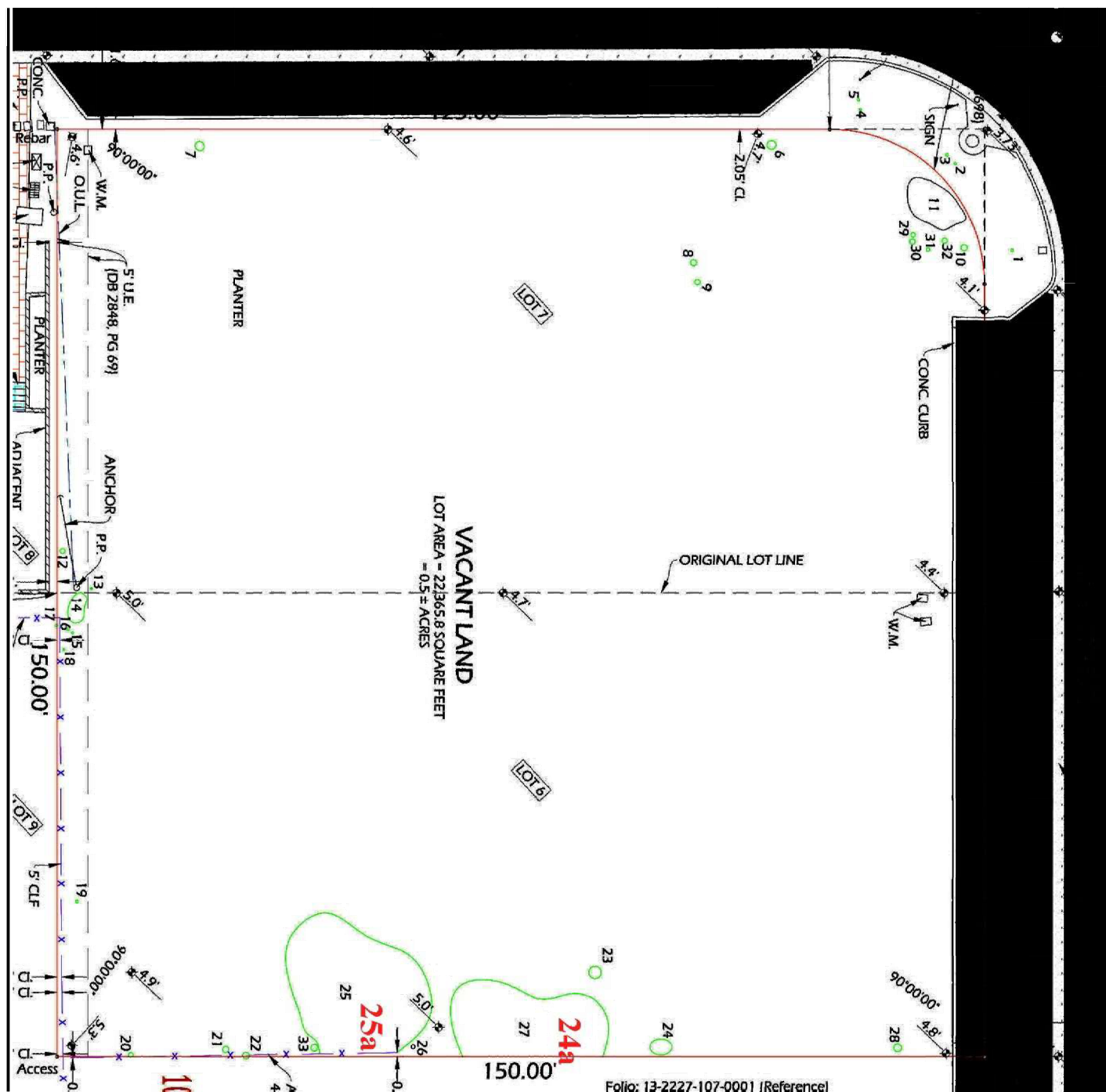
TOTAL # OF PALMS PROPOSED FOR REMOVAL: 13
(#1,1a,2,10,12,15,17,21,22,23,25,37) 13 PALMS
PROPOSED FOR REMOVAL @ 2:1 = 26 NEW PALMS
6" DBH / 16' OVERALL HEIGHT.

TOTAL # OF TREES PROPOSED FOR REMOVAL: 6
(#7,11,17a,29a,30,35) THE TOTAL CANOPY SQUARE FOOTAGE EQUALS 1,005 SF WHICH IS EQUAL TO APPROXIMATELY 2 TREES @ 500 SF EACH. 2 NEW NATIVE TREES AND ONE NEW PALM TO MEET MITIGATION REQUIREMENTS.

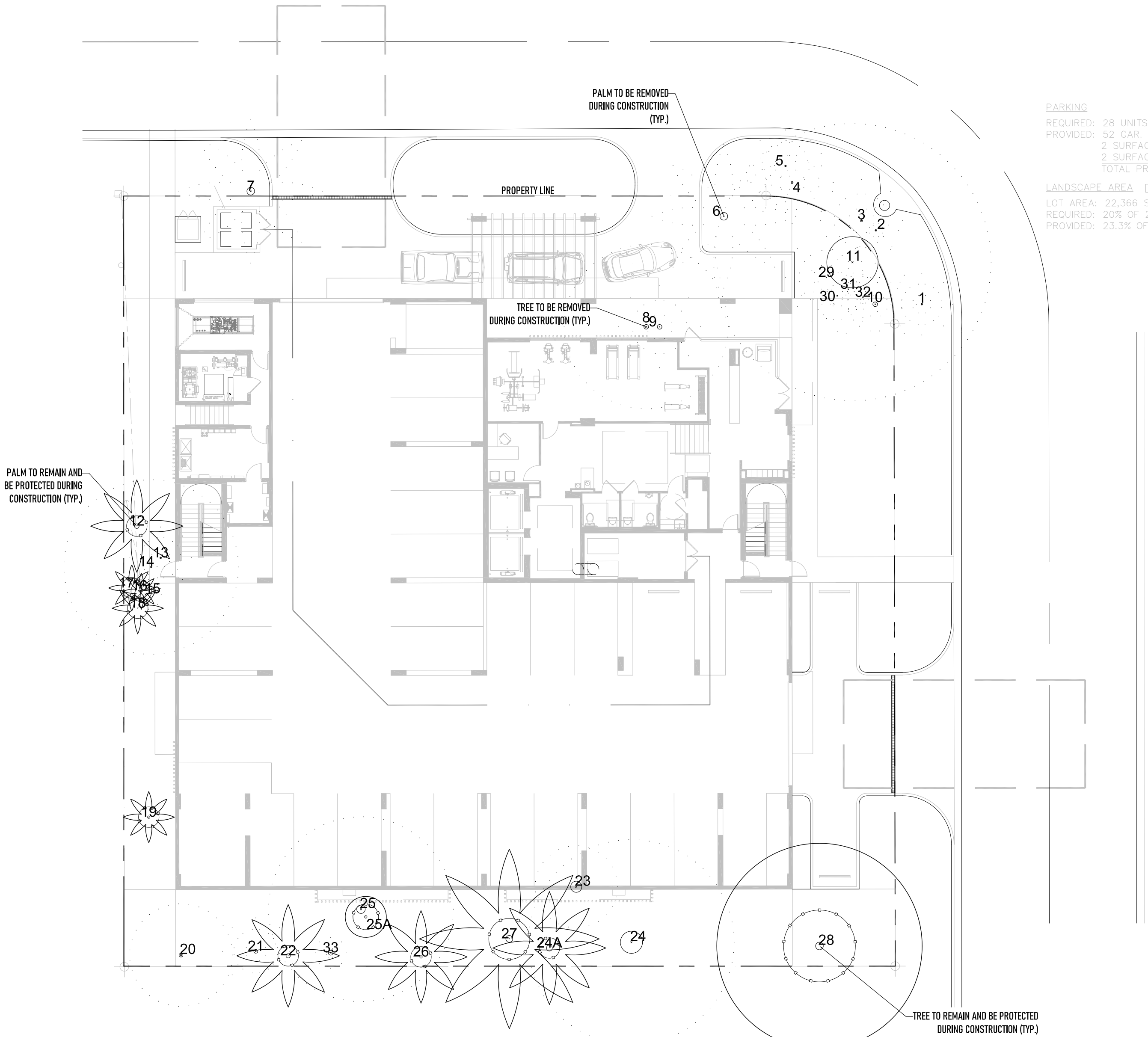
#11 IS AN INVASIVE SPECIES AND NOT SUBJECT TO TREE REPLACEMENT REQUIREMENTS. PER COMMUNITY INTEREST IN TREE #11 WE ARE PROPOSING REPLACING THIS TREE WITH TWO (2) SPECIMEN SIZED FLORIDA FRIENDLY TREES.
#14 IS A NON-NATIVE FICUS SPECIES IN POOR CONDITION AND IS NOT SUBJECT TO TREE REPLACEMENT REQUIREMENTS.
#15 IS AN INVASIVE SPECIES AND NOT SUBJECT TO TREE REPLACEMENT REQUIREMENTS.
#16a IS A LARGE SHRUB AND NOT SUBJECT TO TREE REPLACEMENT REQUIREMENTS.
#20 IS IN POOR CONDITION AND IS NOT SUBJECT TO TREE REPLACEMENT REQUIREMENTS.
#24 IS AN INVASIVE SPECIES AND NOT SUBJECT TO TREE REPLACEMENT REQUIREMENTS.
#25 IS AN INVASIVE SPECIES AND NOT SUBJECT TO TREE REPLACEMENT REQUIREMENTS.

*ALL INVASIVE SPECIES AND POOR QUALITY TREES ARE NOT SUBJECT TO TREE REPLACEMENT REQUIREMENTS.

Appendix – B – Approximate tree and palm locations



2 TREE RESOURCE EVALUATION FOR 10281 WES BAY HARBOR DRIVE, BAY HARBOR
APPENDIX B: APPROXIMATE TREE AND PALM LOCATIONS SCALE: N.T.S.



TREE LEGEND		PALM LEGEND	
TREE / PALM ID TAG		TREE VISIBILITY LAYERS	
TREE / PALM TPZ		-REMAIN	
TREE / PALM TRUNK DIAMETER		-RELOCATE	
TREE / PALM CRZ		-REMOVE	
TREE / PALM CANOPY DIAMETER			

PARKING
REQUIRED: 28 UNITS
PROVIDED: 52 GAR. 1
2 SURFAC
2 SURFAC
TOTAL PR
LANDSCAPE AREA
LOT AREA: 22,366 S.
REQUIRED: 20% OF 2
PROVIDED: 23.3% OF

COASTAL OPERATIONS
LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FLORIDA 33301
P: 954.266.8932
FIRM LICENSE: FL LA 6667411
WWW.COASTAL-OPS.COM

PROJECT LOCATION:
10281 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):
CLARA BH LLC
2665 BAYSHORE DRIVE, SUITE 410
MIAMI, FL 33133
PH: 305-972-8568

PROJECT ARCHITECT(S) | ENGINEER(S):
ARCHITECTS
S & E ARCHITECTS, INC.
2000 SOUTH DIXIE HIGHWAY, SUITE 203
MIAMI, FL 33133
PH: 305-441-2226

CIVIL ENGINEERING
LANGAN
15150 NW 79TH COURT, SUITE 200
MIAMI LAKES, FL 33016
PH: 786-264-7228

LANDSCAPE ARCHITECT
COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FL 33301
PH: 954-266-8932
FIRM LICENSE: LA6667411 (FLORIDA)

PROJECT NAME:
CLARA BH

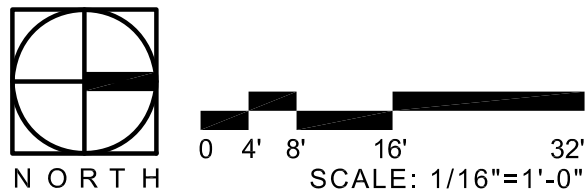
PROFESSIONAL SEAL(S):
Digitally signed by
TRAVIS M
HARRISON
Date: 2022.01.10
15:35:41 -05'00'

SHEET ISSUE / REVISION LOG

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Drawn By: TH

Sheet Title:
TREE DISPOSITION PLAN



TD-100

PROJECT LOCATION:
10281 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):
CLARA BH LLC
2665 BAYSHORE DRIVE, SUITE 410
MIAMI, FL 33133
PH: 305-972-8568

PROJECT ARCHITECT(S) | ENGINEER(S):
ARCHITECTS
S & E ARCHITECTS, INC.
2000 SOUTH DIXIE HIGHWAY, SUITE 203
MIAMI, FL 33133
PH: 305-441-2226

CIVIL ENGINEERING
LANGAN
15150 NW 79TH COURT, SUITE 200
MIAMI LAKES, FL 33016
PH: 786-264-7228

LANDSCAPE ARCHITECT
COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FL 33301
PH: 954-266-8932
FIRM LICENSE: LA6667411 (FLORIDA)

PROJECT NAME:
CLARA BH

PROFESSIONAL SEAL(S):

DATE	DESCRIPTION

SHEET ISSUE / REVISION LOG

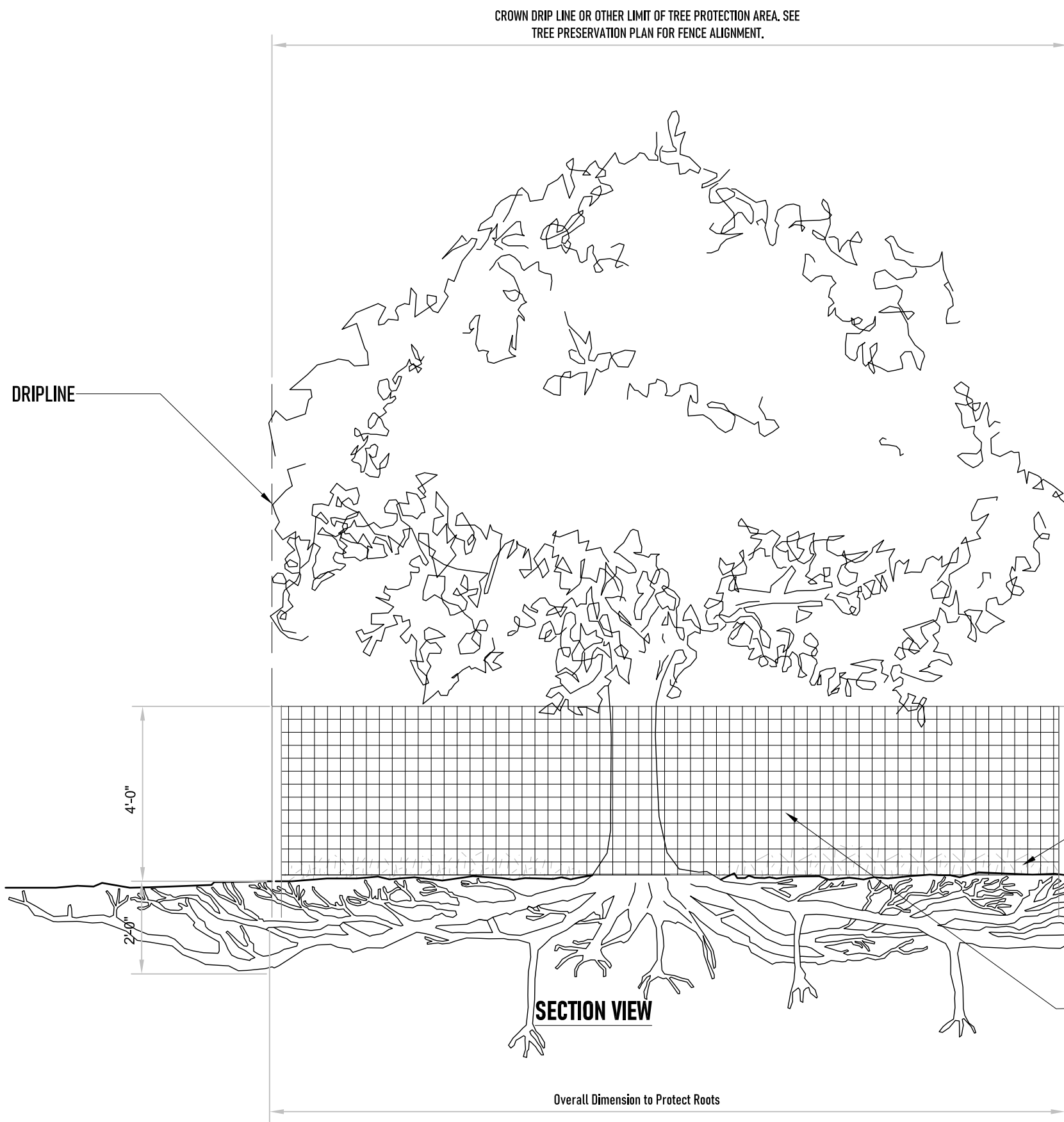
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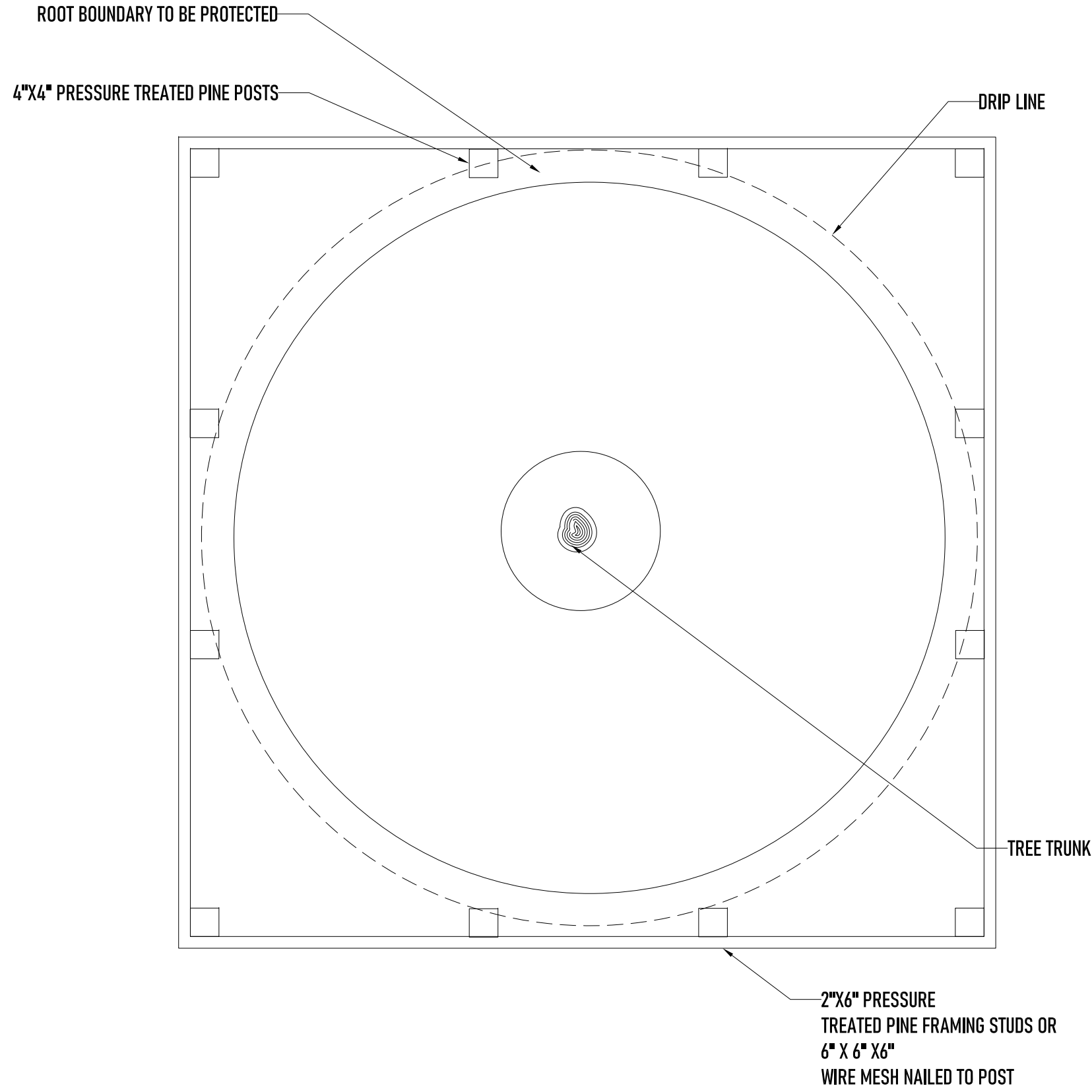
Sheet Title:

TREE PROTECTION DETAILS

TD-101



- NOTES:
- 1- SEE SPECIFICATIONS FOR ADDITIONAL TREE PROTECTION REQUIREMENTS.
 - 2- IF THERE IS NO EXISTING IRRIGATION, SEE SPECIFICATIONS FOR WATERING REQUIREMENTS.
 - 3- NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.
 - 4- NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.
 - 5- SEE SITE PREPARATION PLAN FOR ANY MODIFICATIONS WITH THE TREE PROTECTION AREA.

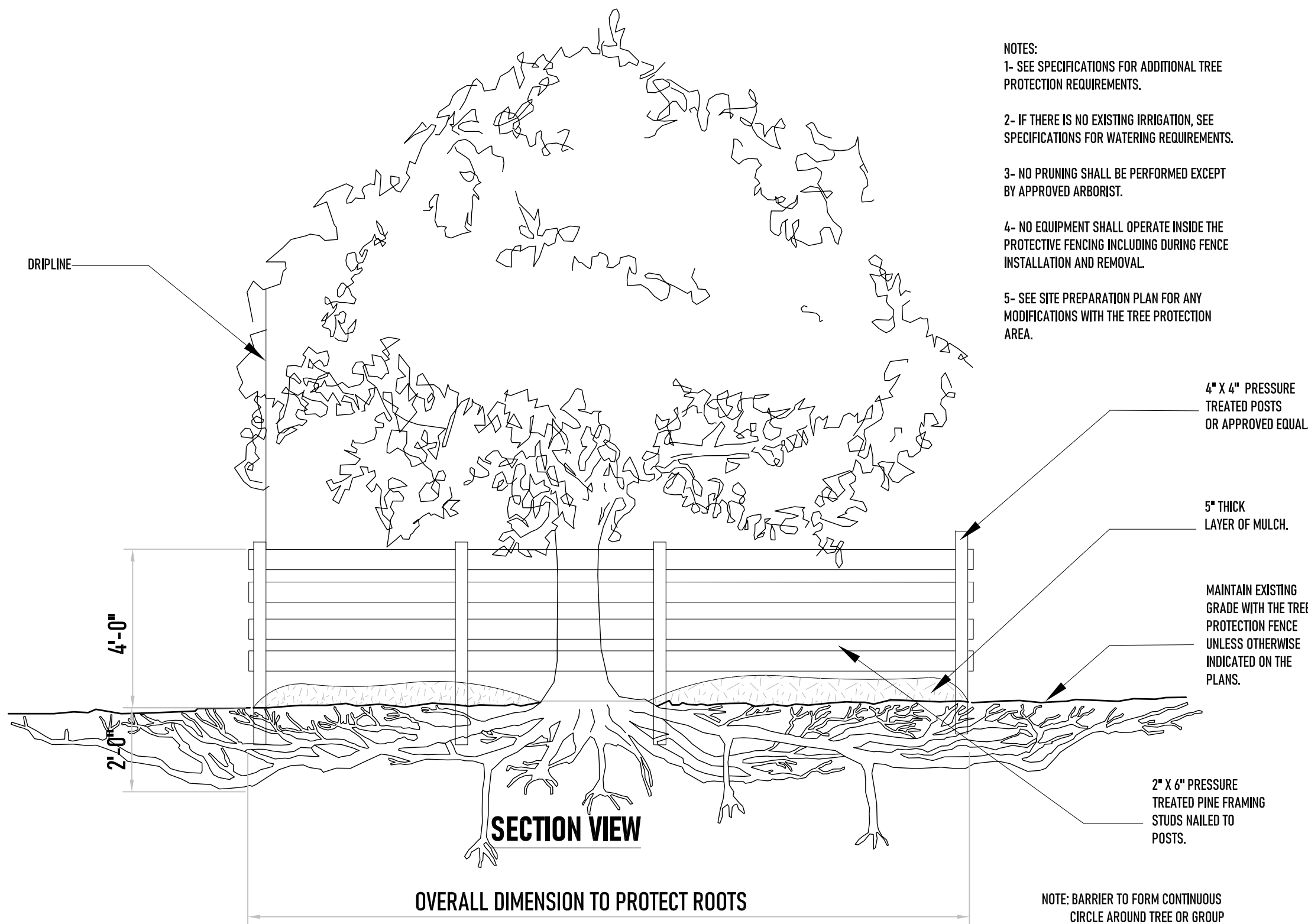


WOOD BARRIER DETAIL (PLAN VIEW)
TREE / PALM PROTECTION

SCALE=N.T.S

4
TD-101
WIRE MESH BARRIER DETAIL
TREE / PALM PROTECTION

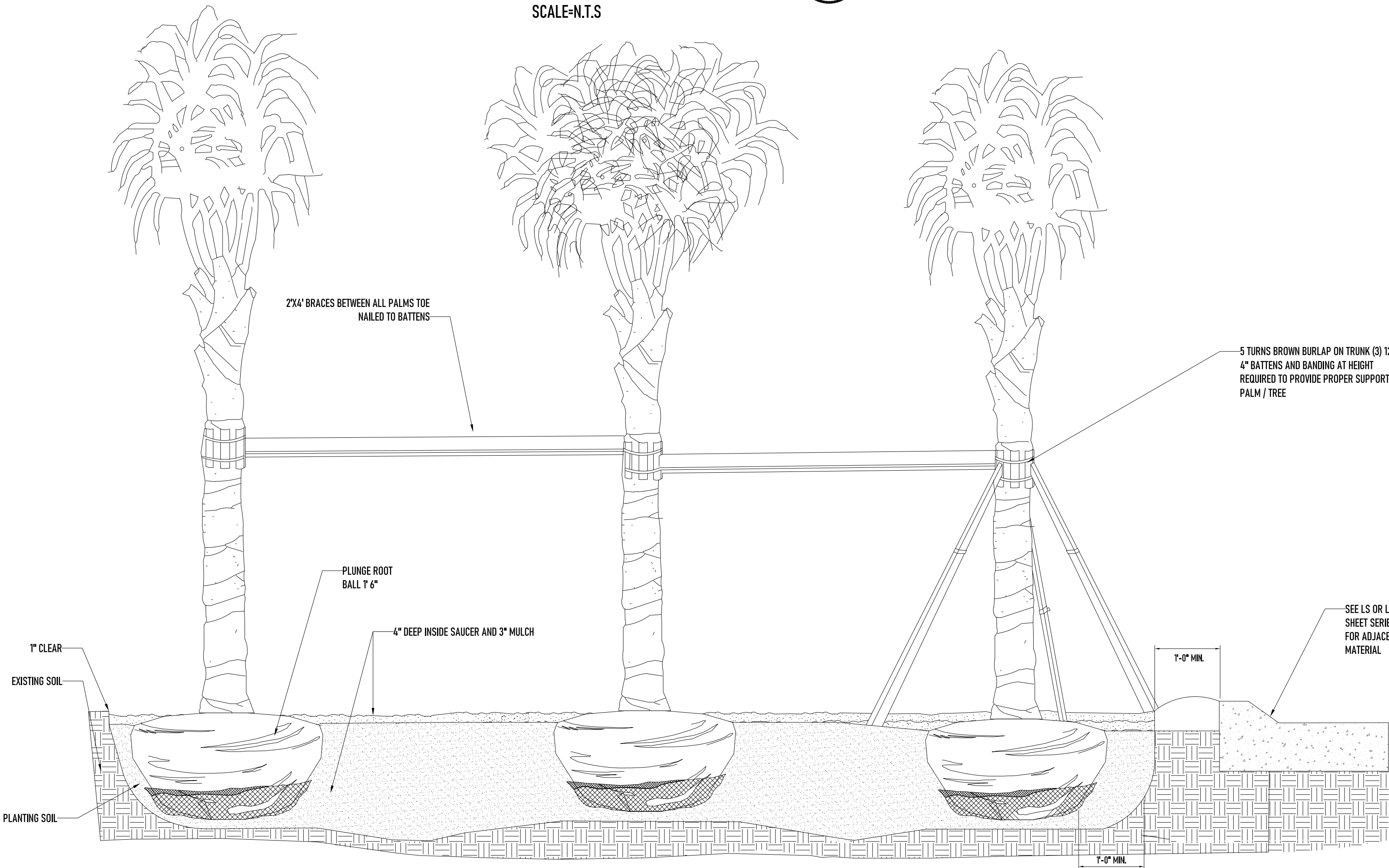
SCALE=N.T.S



- NOTES:
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 - 2- IF THERE IS NO EXISTING IRRIGATION, SEE SPECIFICATIONS FOR WATERING REQUIREMENTS.
 - 3- NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.
 - 4- NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.
 - 5- SEE SITE PREPARATION PLAN FOR ANY MODIFICATIONS WITH THE TREE PROTECTION AREA.

- 4" X 4" PRESSURE TREATED POSTS OR APPROVED EQUAL.
- 5" THICK LAYER OF MULCH.
- MAINTAIN EXISTING GRADE WITH THE TREE PROTECTION FENCE UNLESS OTHERWISE INDICATED ON THE PLANS.
- 2" X 6" PRESSURE TREATED PINE FRAMING STUDS NAILED TO POSTS.

NOTE: BARRIER TO FORM CONTINUOUS CIRCLE AROUND TREE OR GROUP OF TREES.



1
TD-101
PALM BRACING DETAIL
TREE / PALM PROTECTION

SCALE=N.T.S

2
TD-101
WOOD BARRIER DETAIL
TREE / PALM PROTECTION

SCALE=N.T.S

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 10281 WEST BAY HARBOR DRIVE
Net Lot Area .51 Acres / 22,366 SF

	Required	Provided
A. Open Space Requirement Net Lot Area = 22,366 SF x 20% = 4,473 SF	20% / 4,473 SF	23 % 5,220 SFSF
B. Maximum Lawn Area Allowed**** Req. open space 22,366 SF x 60% = 13,420 SF	60% Max / 13,420 SF	% / 1,032 SF
C. Shade Trees Required*		
1. 28 trees/acre: 28 x .51 acres = 14	14	14
2. Native Species Required - 50% # of Trees req. 14 x 50% = 7	7	10
3. Drought Tolerant and Low Maintenance Species Require – 50% # of Trees req. 14 x 50% = 7	7	10
D. Street Trees Required**	Required	Provided
Measured @ 1:35 lineal feet of frontage Width of lot 231 L.F. / 35' = 7 Note: Street trees do not count toward required on-site lot trees. Note: Street tree species determined by Town Street Tree Master Plan.	7	7
E. Shrubs Required***		
1. 10 shrubs / required trees	140	823
2. Native Species Required - 30%	42	179
3. Drought Tolerant and Low Maintenance Species Require – 50%	70	179

Last Updated 7/15/21

F. Parking Lot Landscaping (If applicable)

1. 10 SF/parking space: 10 x _____ spaces = _____ SF	N/A	_____
2. Trees Required		
3. Shrubs Required		

G. Buffers (If applicable)

- Parking Lot from ROW
- Dissimilar Uses

Notes:

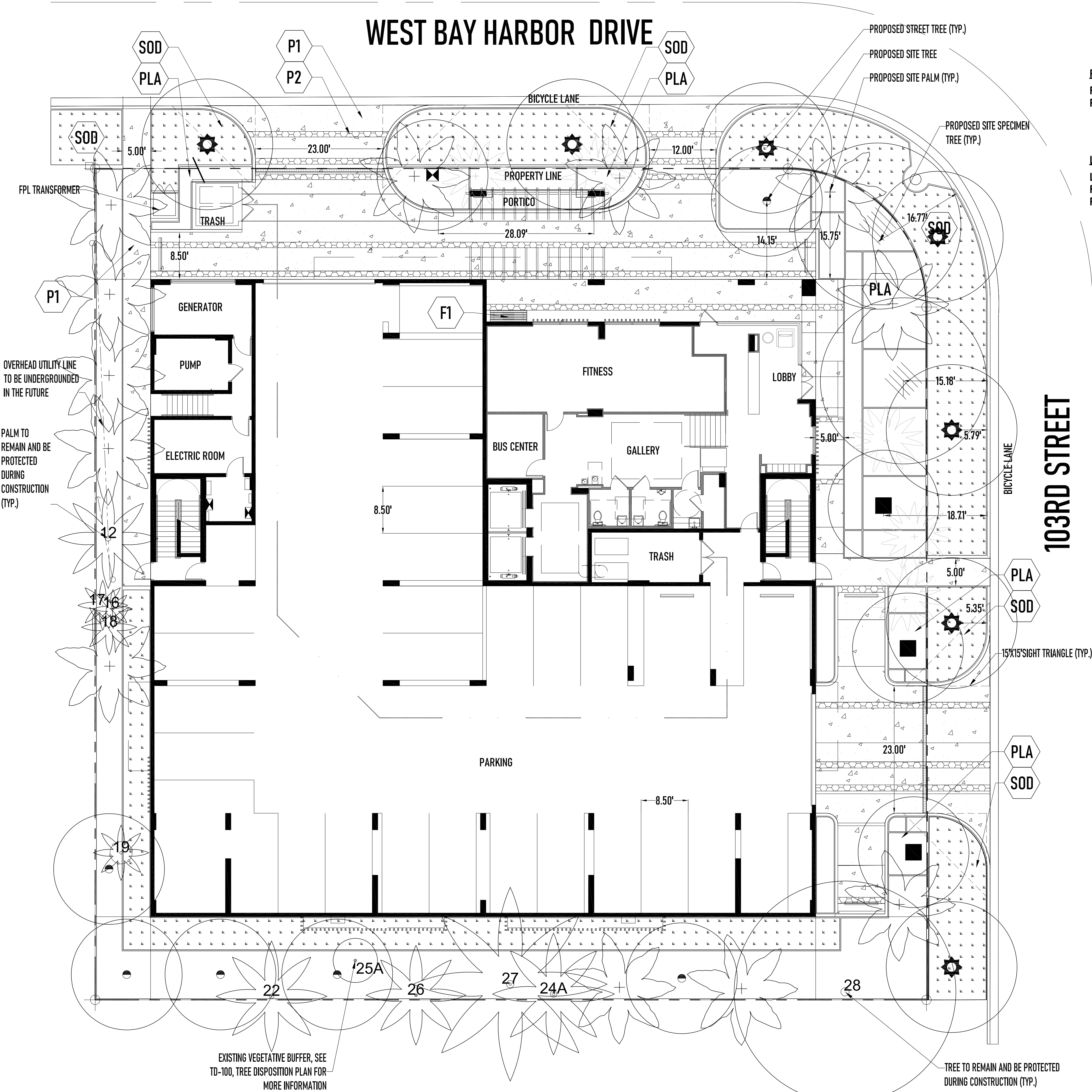
* Required Shade Trees at time of planting must be a min. of 12 ft. in overall height; min. 4 ft. of clear wood before branching; and have min. 2½" trunk caliper. Palm Trees (15' hgt. x 3" caliper) can be substituted at a 3:1 ratio (except approved larger palm species at 1:1 @ 15' wood) at max. 25% of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

Last Updated 7/15/21



EXISTING VEGETATIVE BUFFER, SEE
TD-100, TREE DISPOSITION PLAN FOR
MORE INFORMATION

10281 CLARA BAY HARBOR - LANDSCAPE MATERIALS LEGEND - 2022.01.03					
SITE WORK MATERIALS					
QTY.	SYMBOL	TAG	NAME	SIZE	REMARKS
+/- 3525 S.F.		P1	- DRIVEWAY: CAST-IN-PLACE REINFORCED CONCRETE - COLOR: TBD - FINISH: MEDIUM SHOT-BLAST	- SEE LS-100 FOR MORE INFORMATION	- NON-SLIP FINISH, BUTT JOINTS, ALL SLABS FLUSH - SEE LS SHEET SERIES FOR ADDITIONAL INFORMATION - CONTRACTOR TO PROVIDE MOCK-UP FOR REVIEW AND APPROVAL
+/- 483 S.F.		P2	- DRIVEWAY: CAST-IN-PLACE REINFORCED CONCRETE - COLOR: TBD - FINISH: HEAVY ROCK SALT	- SEE LS-100 FOR MORE INFORMATION	- NON-SLIP FINISH, BUTT JOINTS, ALL SLABS FLUSH - SEE LS SHEET SERIES FOR ADDITIONAL INFORMATION - CONTRACTOR TO PROVIDE MOCK-UP FOR REVIEW AND APPROVAL
1		F1	- EXTERIOR FURNITURE: ROUGH & READY BALANCER - STREETLIFE PRODUCT CODE: R&R -L&A-B&A-200-TH	- SEE LS-100 FOR MORE INFORMATION	- SEE LS SHEET SERIES FOR ADDITIONAL INFORMATION - CONTRACTOR TO PROVIDE MOCK-UP FOR REVIEW AND APPROVAL



01' 5' 10' 20'
SCALE: 1"=10'

PAR
REQ
PRO

LAN
LOT
REQ
PRO

COASTAL OPERATIONS
LANDSCAPE ARCHITECTURE LLC

614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FLORIDA 33301

P: 954.266.8932

FIRM LICENSE: FL LA 6667411

WWW.COASTAL-OPS.COM

PROJECT LOCATION:

10281 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):

CLARA BH LLC
2665 BAYSHORE DRIVE, SUITE 410
MIAMI, FL 33133
PH: 305-972-8568

PROJECT ARCHITECT(S) | ENGINEER(S):

ARCHITECTS
S & E ARCHITECTS, INC.
2000 SOUTH DIXIE HIGHWAY, SUITE 203
MIAMI, FL 33133
PH: 305-441-2226

CIVIL ENGINEERING

LANGAN
15150 NW 79TH COURT, SUITE 200
MIAMI LAKES, FL 33016
PH: 786-264-7228

LANDSCAPE ARCHITECT

COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FL 33301
PH: 954-266-8932
FIRM LICENSE: LA6667411 (FLORIDA)

PROJECT NAME:

CLARA BH

PROFESSIONAL SEAL(S):

DATE	DESCRIPTION

SHEET ISSUE / REVISION LOG

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Project ID: 2021-10

Print Date: JANUARY 3, 2022

Scale: As Indicated

Drawn By: TH

Sheet Title:

LANDSCAPE SITE PLAN

LS-100

PROJECT LOCATION:
10281 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):
CLARA BH LLC
2665 BAYSHORE DRIVE, SUITE 410
MIAMI, FL 33133
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Drawn By: TH

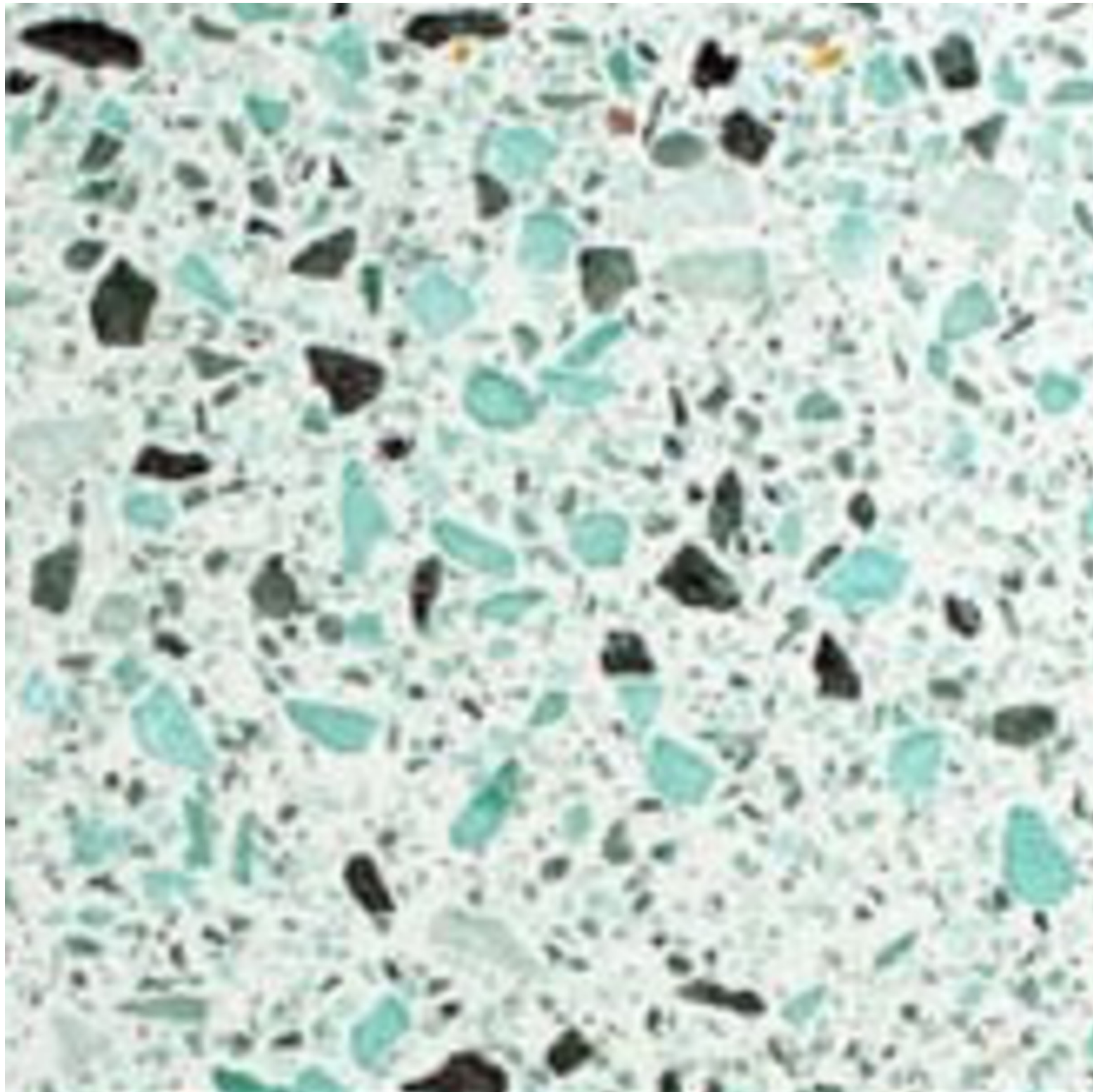
Sheet Title:

LANDSCAPE MATERIAL
IMAGERY

LS-101



3
LS-101
P1 AND P2 - C.I.P.REINFORCED CONCRETE WITH MEDIUM SHOT BLAST FINISH AND HEAVY ROCKSALT FINISH
LANDSCAPE SITE MATERIAL
SCALE=N.T.S



2
LS-101
ALTERNATIVE HARDSCAPE MATERIAL - CONCRETE WITH RECYCLED GLASS
LANDSCAPE SITE MATERIAL
SCALE=N.T.S



1
LS-101
F1 - ROUGH & READY BALANCER
LANDSCAPE SITE MATERIAL
SCALE=N.T.S

10281 CLARA BAY HARBOR - LANDSCAPE PLANTING LEGEND - 2021.12.03						
PLANTING MATERIALS - SHRUBS, GROUNDCOVERS AND ACCENTS						
QTY.	SYMBOL	TAG	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS
174		MC	MUHLENBERGIA CAPILLARIS	PINK MILKY GRASS	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1; 24" O.C. - FLORIDA NATIVE
54		PA	PLUMBAGO AURICULATA	BLUE PLUMBAGO	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1; 24" O.C. - FLORIDA FREEDLY
20		BR	BARLERIA REPENS	CORAL CREEPER/PINK STAR	- 7 GAL. - MIN. 24" HT.	- FLORIDA #1; 24" O.C. - FLORIDA FREEDLY
481		FM	FICUS MICROCARPA	GREEN ISLAND FICUS	- 7 GAL. - MIN. 24" HT.	- FLORIDA #1; 24" O.C. - FLORIDA FREEDLY
41		NC	NYMPHAEA CAERULEA "REGINA"	REGINA IRIS	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1; 18" O.C. - FLORIDA FREEDLY
28		RC	PHILODENDRON "GREEN CONGO"	GREEN CONGO PHILODENDRON	- 7 GAL. - MIN. 24" HT.	- FLORIDA #1 - SEE PLAN FOR SPACING - FLORIDA FREEDLY
5		TR	THRINAX PARVIFOLIA	FLORIDA THATCH PALM	- 15 GAL. - MULTI TRUNK - MIN. 24" HT.	- FLORIDA #1; SEE PLAN FOR SPACING - FLORIDA NATIVE
17		RE	RHAPIS EXCELSA	LADY PALM	- 25 GAL. - MIN. 24" HT.	- FLORIDA #1; SEE PLAN FOR SPACING - FLORIDA FREEDLY
3		BG	BOUGAINVILLEA SP. "PINK"	PINK BOUGAINVILLEA	- 25 GAL. - MIN. 24" HEIGHT - TRELLIS FORM	- FLORIDA #1; SEE PLAN FOR SPACING - FLORIDA FREEDLY
N/A		SOD	ST. AUGUSTINE	ST. AUGUSTINE	- N/A	- RUNNING BOND PATTERN, TIGHT PATTERN, BUTT JOINTS - CONTRACTOR TO DETERMINE FINAL QUANTITY OF SOD REQUIRED.

LANDSCAPE REQUIREMENTS PER TOWN OF BAY HARBOR ISLANDS :

28 TREES REQUIRED PER NET LOT ACRE.

PROJECT SITE: 22,365.87 SQUARE FEET / 43,560 (1 AC) = .51%

.513 X 28 TREES REQUIRED PER NET LOT ACRE = 14.28 OR 14 SHADE TREES REQUIRED.

15 SHADE TREES = 4 TREE SPECIES REQUIRED.

PROVIDED: 6 NATIVE GREEN BUTTONWOOD TREES, 1 NATIVE GUMBO LIMBO, 3 NATIVE BAY RUM PLUS 12 COCONUT PALMS @ 3:1 TO COUNT FOR 4 REQUIRED SITE TREES. 25% OF REQUIRED TREES MAY BE PALMS @ 3:1. 14 X .25 = 3.5 OR 4 TREES MAY BE PALMS.

SHADE TREES TO BE MINIMUM 12' OVERALL HEIGHT, 4" CLEAR WOOD, 2.5" CALIPER UNLESS OTHERWISE SPECIFIED IN THE LANDSCAPE PLANTING LEGEND. SEE PLANTING LEGEND FOR MORE INFORMATION.

25% OF REQUIRED SHADE TREES MAY BE PALMS. LARGE PALMS (ROYAL, CANARY AND OTHER SIMILAR LARGE SPECIES) COUNT 1:1. ALL OTHER PALMS COUNT 3:1. PALMS SHALL BE MINIMUM 15' OVERALL HEIGHT, 3" CALIPER.

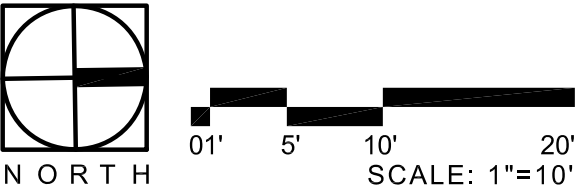
STREET TREES SHALL BE MINIMUM 15' OVERALL HEIGHT, MINIMUM 4" CLEAR WOOD, 2.5" CALIPER. TOWN RESERVES RIGHT TO DESIGNATE COMMON TREE SPECIES PER TOWN'S STREET TREE MASTER PLAN. STREET TREES TO BE MINIMUM 35' AVERAGE ON-CENTER SPACING. TOWN'S MASTER STREET PLAN DICTATES NATIVE FLORIDA LIVE OAK TREE FOR STREET TREE FOR WBHD / 103RD STREET.

SHRUBS SHALL BE MINIMUM 24" HEIGHT AND MAXIMUM 24" ON-CENTER SPACING.

ALL TREE SPECIES AND OTHER LANDSCAPE MATERIAL SHALL BE FLORIDA #1 GRADE OR BETTER.

LP-100

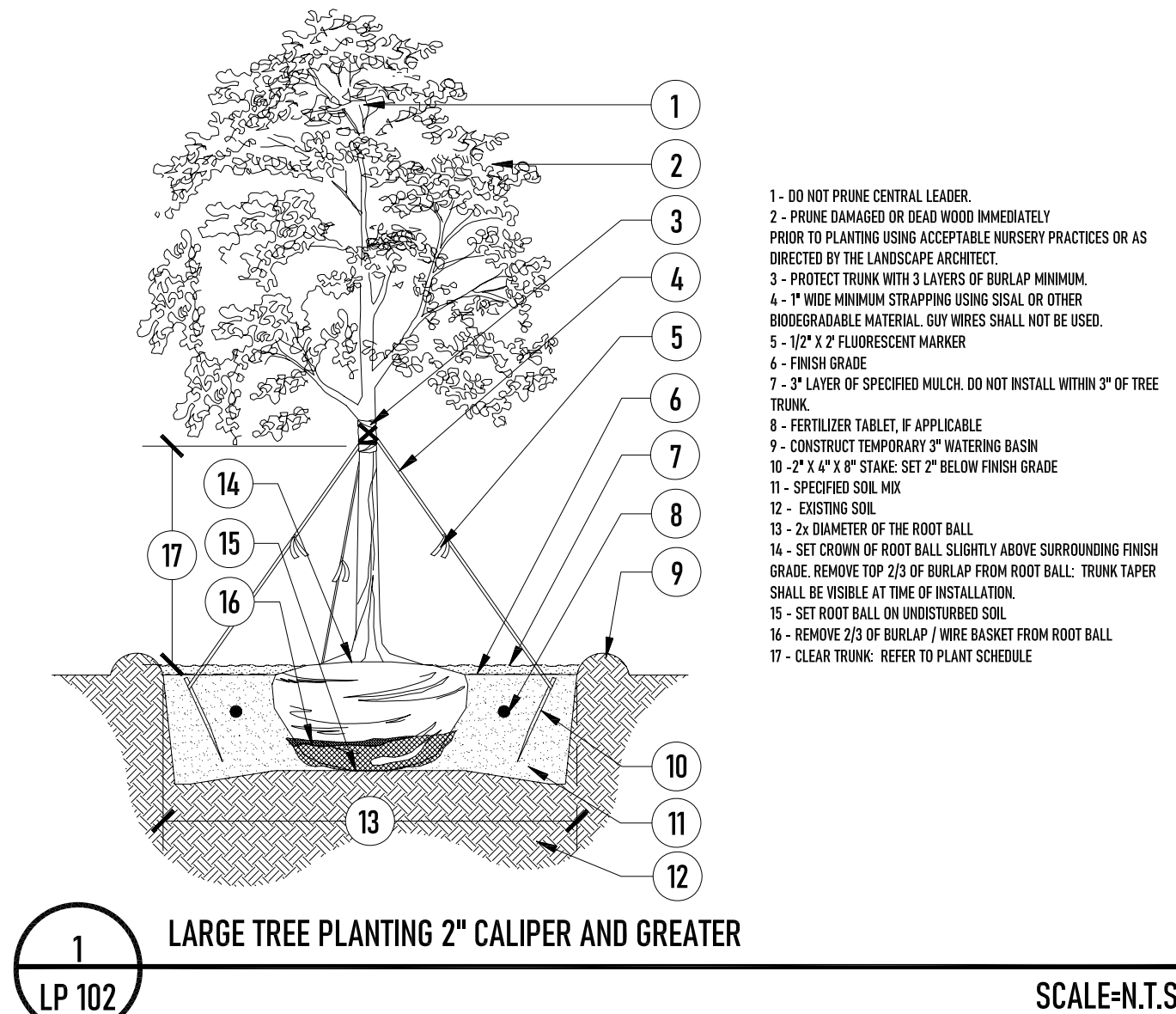
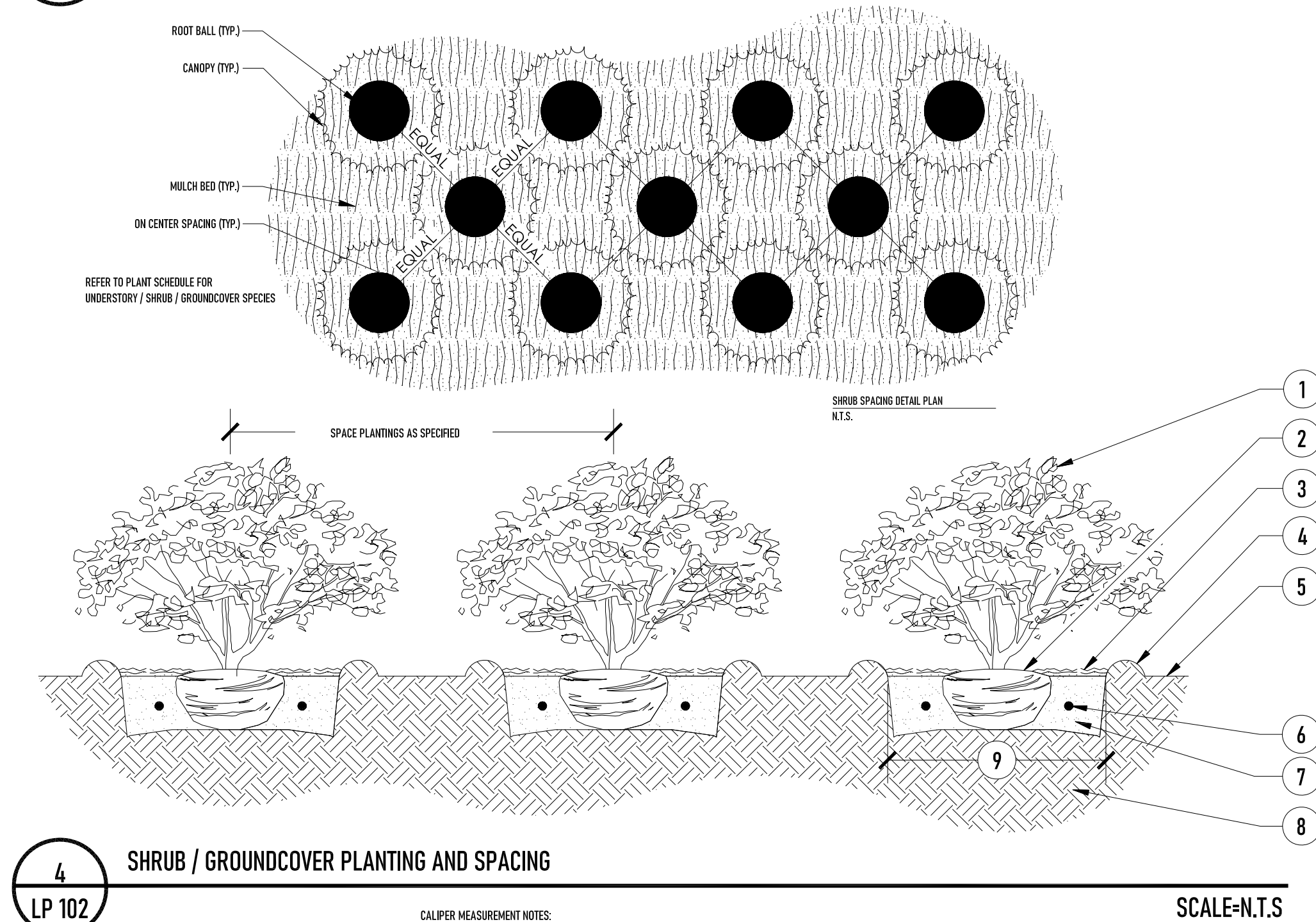
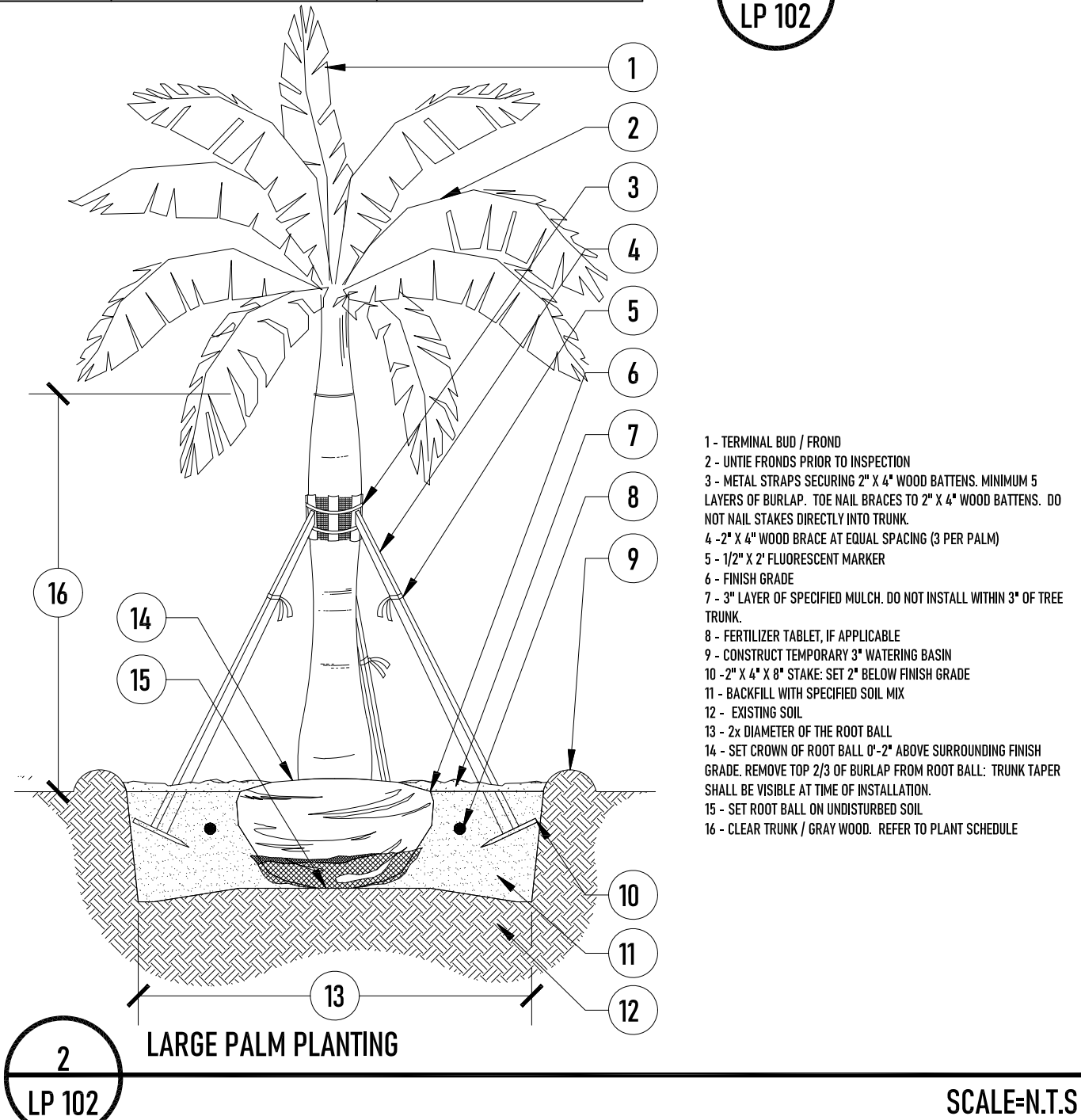
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5		TR	THURNAX RADIATA	FLORIDA THATCH PALM	- 15 GAL. - MULTY TRUNK - MIN. 24" HT.	- FLORIDA #1: SEE PLAN FOR SPACING - FLORIDA NATIVE
17		RE	RHAPS EXCELSA	LADY PALM	- 25 GAL. - MIN. 24" HT.	- FLORIDA #1: SEE PLAN FOR SPACING - FLORIDA FRIENDLY
3		BG	BOUGAINVILLEA SP. 'PINK'	PINK BOUGAINVILLEA	- 25 GAL. - MIN. 24" HEIGHT - TRELIS FORM	- FLORIDA #1: SEE PLAN FOR SPACING - FLORIDA FRIENDLY
N/A		SOD	ST. AUGUSTINE	ST. AUGUSTINE	- N/A	- RUNNING BOND PATTERN, TIGHT PATTERN, BUTT JOINTS - CONTRACTOR TO DETERMINE FINAL QUANTITY OF SOD REQUIRED.

[illegible]

LP-101

1. ALL PLANT MATERIAL SHALL BE FLORIDA NO. 1 OR BETTER AS GIVEN IN THE CURRENT GRADES AND STANDARDS FOR NURSERY PLANTS, 2ND EDITION, FEBRUARY 1998, FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF PLANT INDUSTRY. CO-DOMINANT TREES AND TREES WITH BARK INCLUSION WILL NOT BE ACCEPTED.
2. ALL PLANT MATERIAL USED SHALL BE TRUE TO NAME AND SIZE IN CONFORMITY WITH THE FLORIDA NURSERYMEN'S GRADES AND STANDARDS. PLANTS THAT DO NOT MEET THE SPECIFICATIONS WILL NOT BE ACCEPTED.
3. THE PLAN AND PLANT LIST SHALL DETERMINE ALL PLANT QUANTITIES, SIZES AND LOCATION. THE SIZE SPECIFIED ON THE PLANT LIST SHALL TAKE PRECEDENCE OVER A CONTAINER SIZE. SPACING OF GROUND COVERS WILL BE DETERMINED BY THE PLANT LIST. QUANTITIES SHOWN ON PLANT LISTS ARE TO BE USED AS A GUIDELINE ONLY. CONTRACTOR WILL BE RESPONSIBLE FOR VERIFICATION OF ACTUAL QUANTITIES CALLED FOR ON PLANS. DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
4. ALL PLANT MATERIALS SCHEDULED FOR INSTALLATION SHALL BE INSPECTED AND PHOTOGRAPHED BY LANDSCAPE ARCHITECT 30 DAYS PRIOR TO SCHEDULED INSTALLATION. LANDSCAPE ARCHITECT SHALL VERIFY PLANT MATERIAL FOR THEIR CONFORMITY TO SPECIFICATION. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE CONDITION OF ALL PLANT MATERIAL FROM TIME OF INSPECTION BY THE LANDSCAPE ARCHITECT TO THE TIME OF INSTALLATION. IF CONDITION OF THE PLANT MATERIAL (SIZE, QUALITY & HEALTH) IS REDUCED FROM THE TIME OF INSPECTION, THAT PLANT MATERIAL WILL BE REJECTED.
5. CONTRACTOR SHALL NOTIFY/VERIFY WITH LANDSCAPE ARCHITECT, THE AVAILABILITY (QUANTITY AND QUALITY DESCRIBED IN THE DRAWINGS) OF ALL PLANT MATERIAL SPECIFIED AT THE TIME OF THE BID.
6. CONTRACTOR SHALL SUBMIT TO THE LANDSCAPE ARCHITECT, PROOF THAT MATERIALS HAVE BEEN SECURED 60 DAYS PRIOR TO THE SCHEDULED INSTALLATION. IF SUBSTITUTIONS ARE REQUIRED, LANDSCAPE ARCHITECT WILL RE-SPECIFY AND CONFIRM THAT NEWLY SPECIFIED MATERIALS ARE AVAILABLE (QUANTITY AND QUALITY DESCRIBED IN THE DRAWINGS). CONTRACTOR TO SUBMIT TO THE LANDSCAPE ARCHITECT, PROOF THAT THE NEWLY SPECIFIED MATERIALS HAVE BEEN SECURED 45 DAYS PRIOR TO SCHEDULED INSTALLATION.
7. NO SUBSTITUTIONS SHALL BE ACCEPTED WITHOUT PRIOR WRITTEN CONSENT OF LANDSCAPE ARCHITECT. ANY INTENDED SUBSTITUTIONS SHALL BE DETAILED ON THE BID.
8. CONTRACTOR SHALL NOTIFY S.U.N.S.H.I.N.E. (1-800-432-4770) FOR LOCATIONS OF EXISTING UTILITY LINES 48 HOURS PRIOR TO BEGINNING WORK. CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITY LINES AND EASEMENTS PRIOR TO COMMENCING ANY WORK. EXCAVATION IN THE VICINITY OF UNDERGROUND UTILITIES SHALL BE UNDERTAKEN WITH CARE AND BY HAND, IF NECESSARY. THE CONTRACTOR BEARS FULL RESPONSIBILITY FOR THIS WORK AND DISRUPTION OR DAMAGE TO UTILITIES SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER.
9. ALL TREES SHALL BE WARRANTED BY THE CONTRACTOR AND WILL BE HEALTHY AND IN FLOURISHING CONDITION OF ACTIVE GROWTH ON YEAR FROM DATE OF FINAL ACCEPTANCE.
10. ALL SHRUBS, GROUNDCOVERS, VINES AND SOD SHALL BE FULLY WARRANTED FOR 180 DAYS UNDER SAME CONDITION AS ABOVE.
11. ALL PLANTS SHALL BE EXCEPTIONALLY HEAVY, SYMMETRICAL, TIGHT KNIT AND SO TRAINED IN APPEARANCE AS TO BE SUPERIOR TO FORM, BRANCHING AND SYMMETRY.
12. LANDSCAPE SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL CODES.
13. THE PLAN SHALL TAKE PRECEDENCE OVER THE PLANT LIST, SHOULD THERE BE ANY DISCREPANCY BETWEEN THE TWO.
14. GRADE B & SHREDDED MELALEUCA OR APPROVED NON-CYPRESS MULCH MINIMUM 3" DEEP, SHALL BE USED IN ALL MASS PLANTING BEDS AND FOR INDIVIDUAL TREE PITS. ALL TREES SHALL HAVE A MULCH RING WITH A MINIMUM DEPTH OF 3" AND A DIAMETER OF 3'-4" AROUND THEIR BASE. ALL MULCH SHALL BE KEPT 2" FROM THE BASE OF ALL PLANT MATERIAL. MULCH BEDS SHALL BE A MINIMUM OF 12" WIDER THAN PLANTS MEASURED FROM OUTSIDE EDGE OF FOLIAGE. NO EUCALYPTUS OR RED COLORED MULCH WILL BE ACCEPTED.
15. SOD SHALL BE "EMPIRE TURF" ZOYSIA OR ST. AUGUSTINE "FLORATAM" SOLID AND FREE OF WEEDS, INSECTS, FUNGUS AND DISEASE, LAID WITH ALTERNATING AND BUTTING JOINTS. CONTRACTOR TO DETERMINE QUANTITY.
16. ALL TREES AND SHRUBS SHALL BE BACKFILLED WITH A SUITABLE PLANTING SOIL. CONSISTING OF 50 PERCENT SAND AND 50 PERCENT APPROVED COMPOST. (NOTE: FIELD OBSERVATION AND SOIL ANALYSIS MAY REQUIRE A DIFFERENT SOIL COMPOSITION TO BE PROVIDED.) ALL PLANT MATERIALS SHALL BE PLANTED WITH A MINIMUM OF EIGHT TO TWELVE INCHES OF THIS PLANTING SOIL AROUND AND BENEATH THE ROOT BALL. REFER TO PLANTING DETAILS. PLANTING BEDS AND PLANTING SOIL SHALL BE FREE FROM ROAD, PEA, EGG, OR COLORED ROCK, BUILDING MATERIALS, DEBRIS, WEEDS, NOXIOUS PESTS AND DISEASE.
17. ALL SODDED AREAS TO HAVE A MINIMUM OF 2" OF PLANTING SOIL AS DESCRIBED IN CONDITION ABOVE. SOD SHALL BE DENSE, GREEN AND WELL ROOTED AND FREE OF DEBRIS, WEEDS, OBJECTIONAL GRASSES, DISEASE OR INFECTUOUS INSECTS. A COMPLETE 6-6-6 FERTILIZER SHALL BE SPREAD AT A RATE OF 5 LBS. PER 100 SQ. FT. SOD SHALL BE WATERED TO A DEPTH OF 4" AFTER LAYING. ALL AREAS TO BE SODDED SHALL BE RAKED SMOOTH AND ALL DEBRIS REMOVED PRIOR TO INSTALLATION.
18. ALL SYNTHETIC BURLAP, SYNTHETIC STRING OR CORDS OR WIRE BASKETS SHALL BE REMOVED BEFORE ANY TREES ARE PLANTED. ALL SYNTHETIC TAPE SHALL BE REMOVED FROM TRUNKS, BRANCHES, ETC. BEFORE INSPECTION. THE TOP 1/3 OF ANY NATURAL BURLAP SHALL BE REMOVED OR TUCKED INTO THE PLANTING HOLE BEFORE TREES ARE BACK FILLED. PLANTING SOIL TO BE BACKFILLED INTO PLANT PITS BY WASHING IN.
19. ALL TREES, PALMS AND OTHER PLANTS SHALL BE PLANTED WITH THE TOP OF THEIR ROOT BALLS NO DEEPER THAN THE FINAL GRADE SURROUNDING THE PLANTING AREA.
20. ALL TREES 8' OR TALLER SHALL BE GUYED OR STAKED TO PROVIDE AMPLE SUPPORT SUCH THAT THE MATERIAL WILL STAY UPRIGHT AND TRUE THROUGH THE GUARANTEE PERIOD. METHODS USED WILL BE SUCH THAT NO INJURY IS CAUSED TO PLANTS. GUYING SHALL BE DONE AT THE OPTION OF THE CONTRACTOR UNLESS SPECIFICALLY REQUESTED BY THE LANDSCAPE ARCHITECT, HOWEVER, CONTRACTOR SHALL STILL BE RESPONSIBLE FOR ALL TREES AND PALMS REMAINING STRAIGHT AND TRUE THROUGHOUT THE GUARANTEE PERIOD.
21. IN AREAS WHERE PAVED SURFACES ADJUT SOD OR MULCH, THE FINAL GRADE LEVEL OF BOTH SURFACES SHALL BE EVEN.
22. ALL PLANTING SHALL BE INSTALLED IN A SOUND, WORKMANLIKE MANNER AND ACCORDING TO GOOD PLANTING PROCEDURES. INSTALLATION SHALL INCLUDE WATERING, WEEDING, FERTILIZING, MULCHING, SELECTIVE PRUNING, AND REMOVAL OF REFUSE AND DEBRIS ON REGULAR BASIS SO AS TO PRESENT A NEAT AND WELL KEPT APPEARANCE AT ALL TIMES.
23. MILORGANITE FERTILIZER SHALL BE APPLIED AFTER PLANTING AND PRIOR TO MULCHING AT THE MANUFACTURERS RECOMMENDED APPLICATION RATES. IN ADDITION, AGRIFLOR TABLETS (FORMULA 20-10-5) SHALL ALSO BE APPLIED AT THE MANUFACTURER'S RECOMMENDED RATES TO ALL PLANTS LARGER THAN 3 GAL. SIZE.
24. ALL TREES AND LARGE PALMS INCLUDING ROYAL AND DATE PALMS SHALL BE PLANTED A MINIMUM OF 5'-0" FROM ANY HARDSCAPE AREA AND MINIMUM OF 8'-0" FROM ALL STRUCTURES.
25. ALL PALMS NOT INCLUDING ROYAL AND DATE PALMS SHALL BE PLANTED A MINIMUM OF 3'-0" FROM ANY HARDSCAPE AREA AND MINIMUM OF 5'-0" FROM ALL STRUCTURES, DEPENDING ON SPECIES AND LENGTH OF PALM FROND.
26. ALL PLANTS SHALL BE PLANTED AT SOIL LEVELS AT WHICH THEY WERE PREVIOUSLY GROWN. SHRUB AND HEDGE MATERIAL SHALL BE PLANTED A MIN. 2" AWAY FROM WALLS OR OTHER OBSTRUCTIONS. MATERIAL WITH A MATURE SIZE GREATER THAN ANY OVERHANGS SHALL BE PLANTED AWAY FROM OVERHANGS SO AS NOT TO IMPEDE THE NATURAL GROWTH HABIT. SABAL PALMS ARE TO BE PLANTED DIRECTLY IN SAND. IF NECESSARY, EXCAVATE THROUGH ANY COMPACTED BUILDING SUBGRADE TO UNDISTURBED SOIL AND BACKFILL WITH PLANTING SOIL. BEFORE PLANTING ALL PLANTING BEDS SHALL BE FREE OF DEBRIS AND ROADROCK. REMOVAL OF DEBRIS AND ROADROCK SHALL EXTEND TO A DEPTH OF 30 INCHES BELOW FINISHED GRADE.
27. ALL PLANT MATERIAL SHALL BE WATERED THROUGHOUT AFTER INSTALLATION SO AS TO REMOVE ALL AIR POCKETS. B & B MATERIAL SHALL BE WATERED EVERYDAY FOR A MINIMUM ONE WEEK PERIOD AND THEREAFTER SO AS TO KEEP CONTINUALLY MOIST UNTIL FINAL ACCEPTANCE OF THE LANDSCAPE INSTALLATION. CONTRACTOR SHALL NOTIFY OWNER OF OTHER WATERING REQUIREMENTS AFTER INSTALLATION.
28. ALL LANDSCAPE AND SOD AREAS SHALL HAVE AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM INSTALLED. SYSTEM SHALL BE DESIGNED TO HAVE A MIN. 110% COVERAGE WITH A MIN. 50% OVERLAP FROM A RUST FREE WATER SOURCE. THE IRRIGATION SYSTEM SHALL BE INSTALLED WITH A RAIN-SWITCH DEVICE THAT SHALL BE MOUNTED ACCORDING TO FLORIDA BUILDING CODE APPENDIX F. ALL IRRIGATION SHALL MINIMIZE SPRAY UPON PUBLIC SIDEWALKS, STREETS AND ADJACENT PROPERTIES. SODDED AREAS AND SHRUB/GROUNDCOVER BEDS SHOULD BE ON SEPARATE IRRIGATION ZONES FOR A MORE EFFICIENT SYSTEM.

PLANTING MATERIALS - SHRUBS, GROUNDCOVERS AND ACES						
QTY.	SYMBOL	TAG	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS
174		MC	MUHLENBERGIA CAPILLARIS	PINK MILLY GRASS	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1; 24" O.C. - FLORIDA NATIVE
54		PA	PLUMBAGO AURICULATA	BLUE PLUMBAGO	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1; 24" O.C. - FLORIDA FRIENDLY
20		BR	BARLERIA REPENS	CORAL CREEPER 'PINK STAR'	- 7 GAL. - MIN. 24" HT.	- FLORIDA #1; 24" O.C. - FLORIDA FRIENDLY
481		FM	FICUS MICROCARPA	GREEN ISLAND FICUS	- 7 GAL. - MIN. 24" HT.	- FLORIDA #1; 24" O.C. - FLORIDA FRIENDLY
41		NC	NEOMARCA CAERULEA 'REGINA'	REGINA IRIS	- 3 GAL. - MIN. 24" HT.	- FLORIDA #1; 18" O.C. - FLORIDA FRIENDLY
28		RC	PHILODENDRON 'GREEN CONGO'	GREEN CONGO PHILODENDRON	- 7 GAL. - MIN. 24" HT.	- FLORIDA #1; SEE PLAN FOR SPACING - FLORIDA FRIENDLY
5		TR	THRINAX RADIATA	FLORIDA THATCH PALM	- 15 GAL. - MULTI TRUNK - MIN. 24" HT.	- FLORIDA #1; SEE PLAN FOR SPACING - FLORIDA NATIVE
17		RE	RHAPIS EXCELSA	LADY PALM	- 25 GAL. - MIN. 24" HT.	- FLORIDA #1; SEE PLAN FOR SPACING - FLORIDA FRIENDLY
3		BG	BOUGAINVILLEA SP. 'PINK'	PINK BOUGAINVILLEA	- 25 GAL. - MIN. 24" HEIGHT - TRELLIS FORM	- FLORIDA #1; SEE PLAN FOR SPACING - FLORIDA FRIENDLY
N/A		SOD	ST. AUGUSTINE	ST. AUGUSTINE	- N/A	- RUNNING BOND PATTERN, TIGHT PATTERN, 80/11 JOINTS - CONTRACTOR TO DETERMINE FINAL QUANTITY OF SOD REQUIRED.



LP-102

[illegible]

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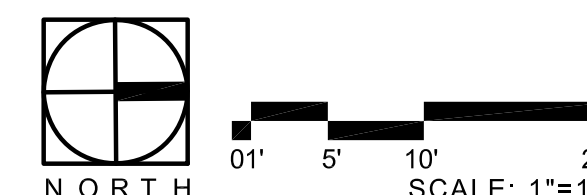
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Project ID: 2021-10
Print Date: JANUARY 3, 2022
Scale: As Indicated
Drawn By: TH

Sheet Title:

LANDSCAPE LIGHTING PLAN AND PHOTOMETRIC ANALYSIS

LL-100



LUMINAIRE SCHEDULE										
SYMBOL	Qty	LABEL	ARRANGEMENT	MANUFACTURER	CATALOG NUMBER	MOUNTING	EMERGENCY	LLF	LUMINAIRE LUMENS	LUMINAIRE WATT
	21	B	Single	BEGA	84 220	BOLLARD	N/A	0.860	1430	15
	10	D	Single	Lithonia Lighting	LDN45Q 27/10 L54AR LD	RECESSED CEILING MOUNTED	N/A	0.600	773	10.58
	3	LL3	Single	Luminda Canada Inc.	SY300-L1L10-R40	WALL MOUNTED	N/A	0.600	846	12.5
	2	W3	Single	BEGA	24 351	WALL MOUNTED	N/A	0.860	3150	26
	1	W4	Single	Lithonia Lighting	WDGE2 LED P1 27K 80CRI VW	WALL MOUNTED	N/A	0.860	1197	9.81

CALCULATION SUMMARY										
LABEL	CALC TYPE	UNITS	SPACING L-R (FT)	SPACING T-B (FT)	HEIGHT (FT)	AVG	MAX	MIN	AVG/MIN	MAX/MIN
EAST WALKWAY	Illuminance	Fc	2	2	0	8.50	14.2	3.2	2.66	4.44
PORTE COCHERE	Illuminance	Fc	2	2	0	5.23	13.3	1.5	3.49	8.87
PROPERTY LINE	Illuminance	Fc	10	N.A.	N.A.	0.51	2.7	0.0	N.A.	N.A.
REAR BUILDING PERIMETER	Illuminance	Fc	5	5	0	2.26	9.1	0.2	11.30	45.50
WEST WALKWAY	Illuminance	Fc	2	2	0	8.46	12.7	3.5	2.42	3.63

PROJECT LOCATION:

10281 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):
CLARA BH LLC
2665 BAYSHORE DRIVE, SUITE 410
MIAMI, FL 33133
PH: 305-972-8568

PROJECT ARCHITECT(S) | ENGINEER(S):
ARCHITECTS
S & E ARCHITECTS, INC.
2000 SOUTH DIXIE HIGHWAY, SUITE 203
MIAMI, FL 33133
PH: 305-441-2226

CIVIL ENGINEERING
LANGAN
15150 NW 79TH COURT, SUITE 200
MIAMI LAKES, FL 33016
PH: 786-264-7228

LANDSCAPE ARCHITECT
COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FL 33301
PH: 954-266-8932
FIRM LICENSE: LA6667411 (FLORIDA)

PROJECT NAME:

CLARA BH

PROFESSIONAL SEAL(S):

DATE	DESCRIPTION

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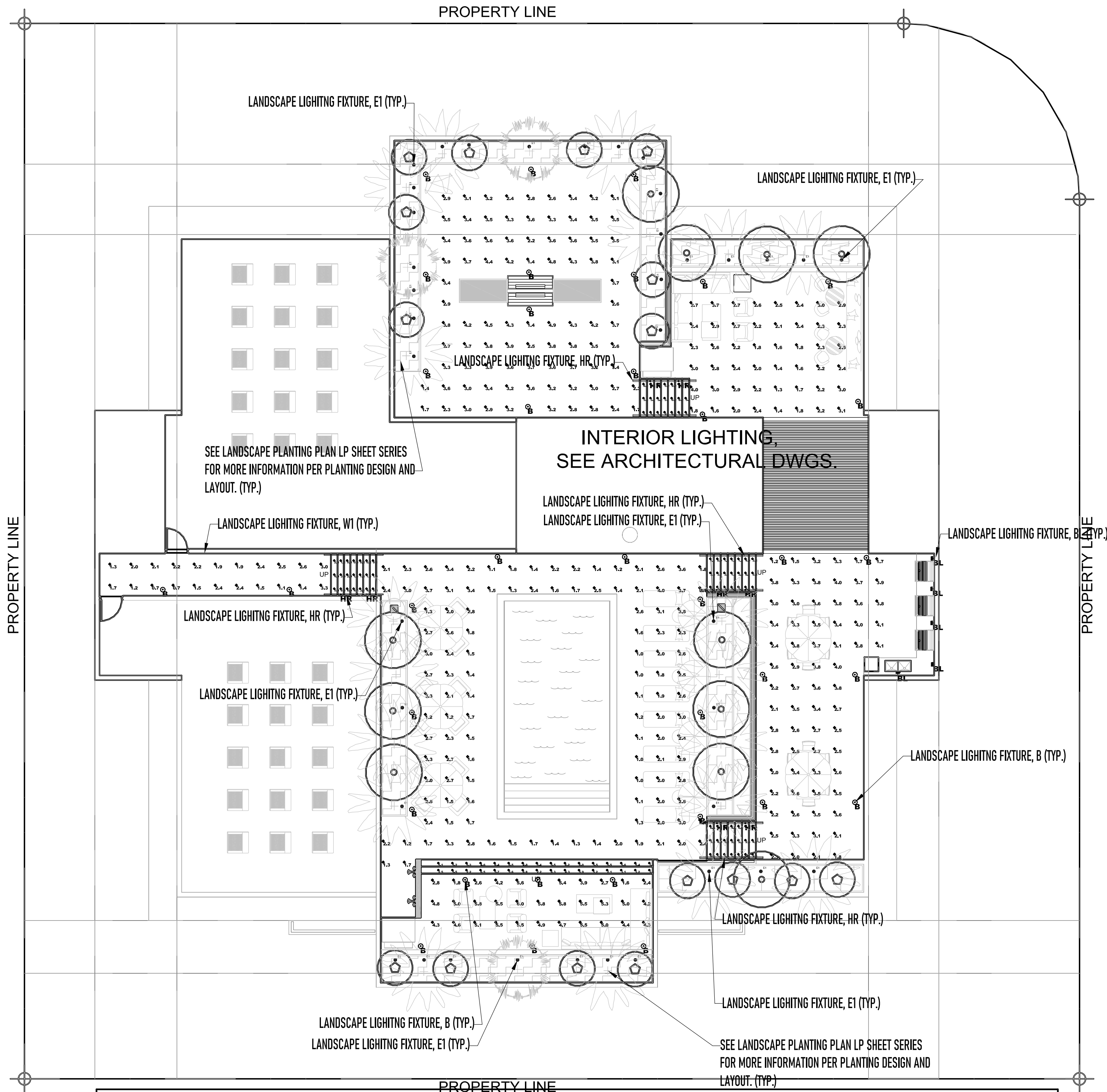
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Sheet Title:

ROOF LANDSCAPE LIGHTING
PLAN AND PHOTOMETRIC
ANALYSIS

LL-101



LUMINAIRE SCHEDULE										
SYMBOL	Qty	LABEL	ARRANGEMENT	MANUFACTURER	CATALOG NUMBER	MOUNTING	EMERGENCY	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS
	36	B	Single	Barron Lighting Group	ELB-42-S-VS-3K	BOLLARD	N/A	0.860	800	11.3
	5	BL	Single	HK Lighting Group	PATH-MTL-12V-8W-27-T1-XX-24	PATH LIGHT: 2' ARM	N/A	0.452	430	7.7
	8	HR	Single	ALPHABET LIGHTING	750S 30K VA ASYMMETRIC 70DEG (ASSUMED 50% DIMMING)	HAND RAIL	N/A	0.430	168	1
	39	HR	Single	HK Lighting Group	ZXL-16-NF-A-GSA-12V-7-27-S7-XX-TXN300-120/277-MLV	UPLIGHT AT PLANTERS	N/A	N/A	675	7

CALCULATION SUMMARY										
LABEL	CALC TYPE	UNITS	SPACING L-R (FT)	SPACING T-B (FT)	HEIGHT (FT)	AVG	MAX	MIN	AVG/MIN	MAX/MIN
BOTTOM SEATING AREA	Illuminance	Fc	3	3	0	4.55	6.0	1.6	2.84	3.75
FITNESS DECK	Illuminance	Fc	3	3	0	3.30	4.9	1.4	2.36	3.50
LOWER DECK BOTTOM RIGHT	Illuminance	Fc	3	3	0	3.00	4.1	1.2	2.50	3.42
LOWER DECK TOP RIGHT	Illuminance	Fc	3	3	0	2.36	4.0	1.3	1.82	3.08
WALKWAY CENTER LEFT	Illuminance	Fc	3	3	0	1.81	3.3	0.7	2.73	4.71
POOL DECK	Illuminance	Fc	3	3	8	2.10	4.0	1.0	2.10	4.00
STAIR BOTTOM RIGHT	Illuminance	Fc				3.12	6.8	0.9	3.47	7.56
STAIR CENTER LEFT	Illuminance	Fc				2.64	6.9	0.1	26.40	69.00
STAIR CENTER RIGHT	Illuminance	Fc				3.92	8.1	0.9	4.36	9.00
STAIR TOP RIGHT	Illuminance	Fc				4.81	9.0	1.0	4.81	9.00
STEPS BOTTOM CENTER	Illuminance	Fc				4.90	6.8	2.1	2.33	3.24



01' 5' 10' 20'
SCALE: 1"=10'

IRRIGATION LEGEND				
KEY	QTY	DESCRIPTION	RADIUS	GPM
		RAINBIRD MPR SERIES		30 PSI
		RAINBIRD MPR STREAM BUBBLER NOZZLE SERIES	5'	1.5
		RAINBIRD 15-EST / SST	-	1.5
		RAINBIRD 5-Q	5'	0.10
		RAINBIRD 5-T	5'	0.13
		RAINBIRD 5-H	5'	0.20
		RAINBIRD 5-F	5'	0.41
		RAINBIRD 8-Q	8'	0.26
		RAINBIRD 8-T	8'	0.35
		RAINBIRD 8-H	8'	0.52
		RAINBIRD 8-F	8'	1.05
		RAINBIRD 10-Q	10'	0.39
		RAINBIRD 10-T	10'	0.53
		RAINBIRD 10-H	10'	0.79
		RAINBIRD 10-F	10'	1.58
		RAINBIRD 12-Q	12'	0.65
		RAINBIRD 12-H	12'	1.30
		RAINBIRD 12-TD	12'	1.95
		RAINBIRD 12-F	12'	2.60
		RAINBIRD 15-Q	15'	0.92
		RAINBIRD 15-H	15'	1.85
		RAINBIRD 15-TD	15'	2.78
		RAINBIRD 15-F	15'	3.70

CONTRACTOR TO DETERMINE QUANTITIES OF HEADS

IRRIGATION NOTES

- 1
- ALL LOCAL MUNICIPAL AND STATE LAWS, RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR.
- 2
- THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND SERVICES BEFORE COMMENCING WORK. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN IN THESE PLANS ARE APPROXIMATE ONLY. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE.
- 3
- THE CONTRACTOR SHALL OBTAIN THE PERTINENT ENGINEERING OR ARCHITECTURAL PLANS BEFORE BEGINNING WORK.
- 4
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK INDICATED HEREIN BEFORE BEGINNING WORK.
- 5
- THIS DESIGN IS DIAGRAMMATIC. ALL EQUIPMENT SHOWN IN PAVED AREAS OR OFF-SITE IS FOR DESIGN CLARITY ONLY AND IS TO BE INSTALLED WITHIN PLANTING AREAS WITHIN THE PROJECT'S PROPERTY LINES.
- 6
- THE CONTRACTOR SHALL NOT WILLFULLY INSTALL ANY EQUIPMENT AS SHOWN ON THE PLANS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN CONDITIONS EXIST THAT WERE NOT EVIDENT AT THE TIME THESE PLANS WERE PREPARED. ANY SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO ANY WORK OR THE IRRIGATION CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY FIELD CHANGES DEEMED NECESSARY BY THE OWNER.
- 7
- INSTALL ALL EQUIPMENT AS SHOWN IN THE DETAILS AND SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH LOCAL CITY, COUNTY AND STATE REQUIREMENTS FOR BOTH EQUIPMENT AND INSTALLATION.
- 8
- ACTUAL LOCATION FOR THE INSTALLATION OF THE BACKFLOW PREVENTER AND THE AUTOMATIC CONTROLLER IS TO BE DETERMINED IN THE FIELD BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
- 9
- CONTRACTOR IS TO PROVIDE AN ADDITIONAL PILOT WIRE FROM CONTROLLER ALONG ENTIRETY OF MAIN LINE TO THE LAST RCV ON EACH AND EVERY LEG OF MAIN LINE. LABEL SPARE WIRES AT BOTH ENDS.
- 10
- ALL PIPE UNDER PAVED AREAS TO BE INSTALLED IN SLEEVING TWICE THE DIAMETER OF THE PIPE CARRIED. SEE LEGEND FOR TYPE. ALL WIRE UNDER PAVED AREAS TO BE INSTALLED IN A SCH. 40 SLEEVE THE SIZE REQUIRED TO EASILY PULL WIRE THROUGH. ALL SLEEVES TO BE INSTALLED WITH A MINIMUM DEPTH AS SHOWN ON THE SLEEVING DETAILS. SLEEVES TO EXTEND AT LEAST 12" PAST THE EDGE OF THE PAVING.
- 11
- ALL QUICK COUPLER AND REMOTE CONTROL VALVES TO BE INSTALLED IN SHRUB OR GROUND COVER AREAS WHERE POSSIBLE. ALL QUICK COUPLER AND REMOTE CONTROL VALVES TO BE INSTALLED AS SHOWN ON THE INSTALLATION DETAILS. INSTALL ALL QUICK COUPLER AND REMOTE CONTROL VALVES WITHIN 18" OF HARDSCAPE.
- 12
- ALL HEADS ARE TO BE INSTALLED WITH THE NOZZLE, SCREEN AND ARCS SHOWN ON THE PLANS. ALL HEADS ARE TO BE ADJUSTED TO PREVENT OVERSPRAY ONTO BUILDINGS, WALLS, FENCES AND HARDSCAPE. THIS INCLUDES, BUT NOT LIMITED TO, ADJUSTMENT OF DIFFUSER PIN OR ADJUSTMENT SCREW, REPLACEMENT OF PRESSURE COMPENSATING SCREENS, REPLACEMENT OF NOZZLES WITH MORE APPROPRIATE RADIUS UNITS AND THE REPLACEMENT OF NOZZLES WITH ADJUSTABLE ARC UNITS.
- 13
- THE CONTRACTOR SHALL USE PROPER GROUNDING TECHNIQUES FOR GROUNDING THE CONTROLLER AND RELATED EQUIPMENT PER MANUFACTURERS SPECIFICATIONS. SWEENEY AND ASSOCIATES RECOMMENDS MEASURING FOR PROPER GROUND AT LEAST ONCE ANNUALLY, AND NECESSARY ADJUSTMENTS MADE TO COMPLY WITH MANUFACTURER SPECIFICATIONS.

IRRIGATION LEGEND

- WM

NEW IRRIGATION WATER METER AS PER ALL APPLICABLE CODES AND SPECIFICATIONS CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR METER AND BACKFLOW PREVENTOR TO LANDSCAPE ARCHITECT FOR APPROVAL.
- N

RPZ (REDUCED PRESSURE ZONE)
REFER TO CIVIL ENGINEER'S PLANS
- 1"

1" MASTER VALVE FOR TOTAL SYSTEM SHUT OFF. CONNECT TO CONTROLLER. INSTALLATION AND MATERIALS TO MEET ALL APPLICABLE CODES AND ORDINANCES.
- CZK

RAINBIRD CONTROL ZONE KIT. PGA VALVE AND PRESSURE REGULATING BASKET FILTER
- C

RAINBIRD CONTROLLER MODEL ESP-LX, INSTALL IN BUILDING'S ELECTRICAL ROOM. REFER TO ELECTRICAL ENGINEER'S PLANS.
- R

RAINBIRD "RSD" RAIN SENSOR TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.
- JB

JUNCTION BOX WITH WATERPROOF CONNECTORS. REFER TO ELECTRICAL ENGINEER'S PLANS
- 1"

1" TO 1-1/2" ELECTRIC VALVES - RAINBIRD PEB SERIES OR APPROVED EQUAL, IN 10" ROUND VALVE BOX

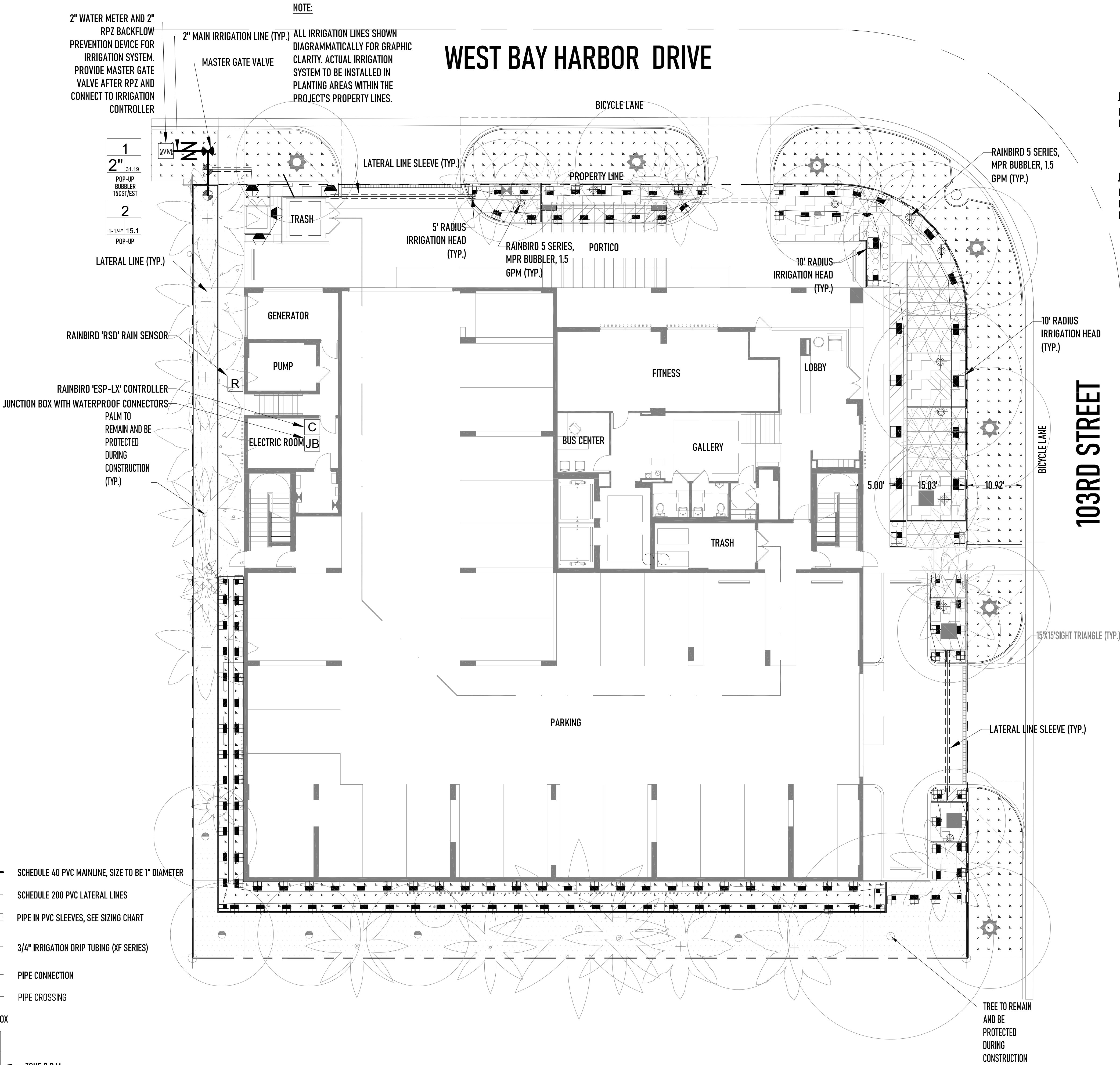
- SCHEDULE 40 PVC MAINLINE, SIZE TO BE 1" DIAMETER
- SCHEDULE 200 PVC LATERAL LINES
- PIPE IN PVC SLEEVES, SEE SIZING CHART
- 3/4" IRRIGATION DRIP TUBING (XF SERIES)
- PIPE CONNECTION
- PIPE CROSSING
- ZONE INFORMATION BOX

1

1"

29.4

ZONE 6.P.M.
- RAINBIRD 1800 PRS - U SERIES NOZZLE
10", 12", 15" POP-UP / QUARTER, HALF, FULL RADIUS
DIAMETERS AS NOTED
- RAINBIRD 1800 SERIES STRIP-TYPE
15EST (END STRIP) + 15SCT (CENTER STRIP) 1.5 GPM
- RAINBIRD 5-SERIES, MPR STREAM BUBBLER NOZZLES, 5' RADIUS, 1.5 GPM



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COASTAL OPERATIONS
LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FLORIDA 33301
P: 954.266.8932
FIRM LICENSE: FL LA 6667411
WWW.COASTAL-OPS.COM

PROJECT LOCATION:
10281 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):
CLARA BH LLC
2665 BAYSHORE DRIVE, SUITE 410
MIAMI, FL 33133
PH: 305-972-8568

PROJECT ARCHITECT(S) | ENGINEER(S):
ARCHITECTS
S & E ARCHITECTS, INC.
2000 SOUTH DIXIE HIGHWAY, SUITE 203
MIAMI, FL 33133
PH: 305-441-2226

CIVIL ENGINEERING
LANGAN
15150 NW 79TH COURT, SUITE 200
MIAMI LAKES, FL 33016
PH: 786-264-7228

LANDSCAPE ARCHITECT
COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FL 33301
PH: 954-266-8932
FIRM LICENSE: LA6667411 (FLORIDA)

PROJECT NAME:
CLARA BH

PROFESSIONAL SEAL(S):

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Sheet Title:

IRRIGATION PLAN

LI-100

- TYPING OF EACH ZONE / STATION SHALL BE SET IN THE FIELD TO MATCH LOCAL REQUIREMENTS OR RESTRICTIONS. REFER TO ZONE SUMMARY CHART FOR RECOMMENDED RUN TIMES TO APPLY 1.0 INCHES / WEEK.
 - SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD) WATER RESTRICTIONS, YEAR-ROUND LANDSCAPE IRRIGATION RULE IS IN EFFECT. NEW LANDSCAPE INSTALLATION SHALL BE EXEMPT PER SFWMD FOR A PERIOD OF SIXTY (60) DAYS AFTER INSTALLATION WITH CONTRACTOR AND/OR OWNER TO ASSUME RESPONSIBILITY AFTER SIXTY (60) DAY PERIOD.
 - USE EXTREME CAUTION IN ALL AREAS TO AVOID ROOTS OF EXISTING TREES, PALMS AND VEGETATION. HAND EXCAVATE AS NECESSARY AND ADJUST ALL MAIN AND LATERAL IRRIGATION LINES BASED ON FIELD CONDITIONS. TRENCHING THROUGH ROOT ZONES SHALL BE AVOIDED AND ALL IRRIGATION LINES ARE TO RUN OUTSIDE OF THE ROOT ZONES OF ALL EXISTING VEGETATION.
 - FOR DRIPLINE APPLICATION, FILTRATION REQUIREMENT OF 120-MESH (125-MICRON) TO BE USED.
 - FOR DRIPLINE APPLICATION, PRESSURE REGULATOR TO BE INSTALLED IF STATIC OPERATING PRESSURE IS HIGHER THAN 60 PSI.
 - FOR DRIPLINE APPLICATION, COMPRESSION FITTINGS ARE TO BE USED OVER SPLIT FITTINGS.

PRESSURE REQUIRED +/-35 PSI 80 MINUTES / WEEK +/-1,852 GALLONS / WEEK

VEHICLE TRAFFIC AREAS	
PIPE SIZE (INCHES)	DEPTH OF COVER (INCHES)
1/2" TO 2 1/2"	18" TO 24"
3" TO 5"	24" TO 30"
6" OR GREATER	30" TO 36"
NON-VEHICLE TRAFFIC AREAS + NON-CULTIVATED AREAS	
PIPE SIZE (INCHES)	DEPTH OF COVER (INCHES)
1/2" TO 1 1/4"	6" TO 12"
1 1/2" TO 2"	12" TO 18"
2 1/2" TO 3"	18" TO 24"
4" OR GREATER	24" TO 36"

VEHICLE TRAFFIC AREAS	
WATER PIPE SIZE (INCHES)	SLEEVE SIZE (INCHES)
3/4"	1 1/2"
1"	2"
1 1/4"	2 1/2"
1 1/2"	3"
2"	4"
3"	5"
4"	6"

SLEEVES TO EXTEND A MINIMUM OF 3" BEYOND ALL PAVED BACKFILL AND COMPACTION PER APPENDIX F



COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FL 33301
PH: 954-266-8932
FIRM LICENSE: LA6667411 (FLORIDA)

PROJECT NAME:
CLARA BH

PROFESSIONAL SEAL(S):

PROFESSIONAL SEAL(S)[illegible]

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Sheet Title:

IRRIGATION DETAILS

AGENDA ITEM REPORT

January 18, 2022

ITEM NUMBER: 2.

ITEM: Approval of July 20, 2021, and August 17, 2021, Meeting Minutes.

DESCRIPTION:

RECOMMENDED ACTION:

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez

ATTACHMENTS

1.	07.20.2021 PZB DRAFT 1
2.	08.17.2021 PZ DRAFT

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

A Planning & Zoning Board Meeting was held Tuesday, July 20, 2021, at 7:24 p.m. The meeting was opened with the Pledge of Allegiance. Upon roll call, the following Board Members responded:

Chair Steven Hurwitz

Vice Chair Jerome Gavcovich

Board Member Janet Adler

Board Member Alan Bebchik

Board Member Oscar Sklar

Board Member Wesley Kean was absent.

1. **Request for approval for a new single-family home for "Michael Gad" located at 10130 West Broadview Drive, Lots 45-46 of Block 23. On May 18, 2021, and June 1, 2021, the Board deferred the project. The owner has revised the plans as requested by the Board and have made other revisions. The owner is proposing to construct a new two-story single-family home. The existing 3,723 sq. ft. single-story home (built in 1951) will be demolished and replace with a new two-story 9,900 sq. ft. home. The residence will have 7 bedrooms, 8 baths, 1 half bath and a 2-car garage.**

Architect Daniel Sorogon, Florida Architectural Services, Inc., 34 N.W. 168th Street, North Miami Beach, FL 33169, came forward and described changes made to the project, from the last meeting: Addition of a masonry angle wall feature to each side of the street vehicular gates; 2-car garage with a single door, instead of a 3-car garage with three doors; front of garage facing street modified and simplified; door to formal dining room reduced in width; replacement of some 3D tiles with glass in the front of the house; changes to windows, doors, and staircase to the roof, and south wall; interior of house modified with addition of formal dining room; service staircase; interior changes to bedrooms, bathrooms, closets, and relocation of grand staircase; swimming pool pushed five feet closer to the seawall, addition of an emergency generator on the north side of property; and addition of more landscaping in front of the garage.

Michael Jaar, contractor, informed the Board that Mr. Gad, property owner, was present via zoom.

Discussion ensued regarding landscaping (Sheet L201/L200), materials for the front gate of three different aluminum colors; narrowing the width of the front door; addition of formal dining room; light grey angle band around white house; and retaining wall system.

Town Planner Michael Miller explained conditions Numbers 1, 2, and 3 in his Staff Report pertaining to the free-standing gazebo, his denial of the proposed seven-foot seawall and approval of the 5'-6" seawall above sea level to avoid jagged seawalls; and the retaining wall.

Board Member Gavcovich felt that setbacks for detached structures should be regulated.

Architect Daniel Sorogon thanked the Board for its suggestion to redesign the house, which he felt was overdesigned.

ACTION: Board Member Bebachik made a motion to approve the request. Board Member Sklar seconded the motion, and it passed unanimously.

2. Request for approval for a new single-family home for "Prosper Asher Mamane" located at 1211 99th Street, Lot 13 of Block 27. The owner is proposing to construct a new two-story single-family home. The existing 3,297 sq. ft. single-story home (built in 1962) will be demolished and replaced with a new two-story 4,109 sq. ft. home. The residence will have 5 bedrooms, 5 baths, 2 half baths and a 2-car garage.

Yoan Andreau, Andrew Designs, 1025 97th Street, Bay Harbor Islands, FL 33154, came forward and presented the project to the Board for the single-family home. He stated that demolition will be done for construction of the five-bedroom home of less than 4,000 square feet.

There was discussion on the project with a modern tropical look with materials of white stucco, metal, and wood cladding; whether the wall was projecting into the setback because of cladding on side elevations; confirmation that the required 10' foot setback had been met; no landscape drawings available to the Board; raising the grade in the rear of the property; a concrete retaining wall two (2) feet above grade; painting wall on neighbor's side; garage roof not showing slope; parapets and gutters on side of property; slope behind the parapet not seen from street; step up for pool bathroom; concrete driveway with gravel in between; grading slope evenly on both sides of driveway up to garage, so it would not create a hazard and visual issue; addition of steps from driveway to walkway to avoid walking on grass; railing or hedge around big step by sliding glass door; landscaping plans; and railing for steps on either side of the front porch to be graded up.

ACTION: Board Member Bebachik made a motion to approve the request with the following conditions. Board Member Sklar seconded the motion, and it passed unanimously.

- The Landscaping Plans shall be provided.
- Garage Roof Parapet

- Retaining Wall, stucco to be painted on both sides
- Wood/Metal Materials to be used.
- Driveway will follow pattern of walkway with steppingstones.

3. Request for approval for a new single-family home for “Marvin & Susan Levinson Trust” located at 9525 Broadview Terrace, Lot 8 of Block 31. The owner is proposing to construct a new two-story single-family home. The existing 2,714 sq. ft. single-story home (built in 1952) will be demolished and replaced with a new two-story 5,128 sq. ft. home. The residence will have 4 bedrooms, 7 baths, 1 half bath and a 2-car garage. Enclosed please find the site plan and elevations.

Stephanie Halfen came forward and presented the project of a tropical modern home, two bedrooms, pajama room, two car garage, family room on second floor, integrated garage, outdoor green space, second floor with four bedrooms with seven bathrooms, pitch roof with concrete tile, bronze frames for windows, and coral stone for architectural feature on the front façade to create privacy for the pajama room (large lounge). She noted that it was not a spec home.

Discussion followed about eliminating the additional driveway in the front and planting ground cover to the space; narrowing the front façade stone wall; alignment of east elevation windows; using vertical lines; alignment of front door slab; fencing around the pool; proposed chain link fence with hedges on both sides; making a vertical fence; roof tie beams; and installation of appropriate trees on the north side that will not grow into the powerlines.

ACTION: Vice Chair Gavcovich made a motion to approve the request with the following conditions. Board Member Bebachik seconded the motion, and it passed unanimously.

- Compliance with the conditions outlined in the Planner’s Staff Report.
- Picket fence to be of same style material.
- Alignment of stone panel over front façade.
- Addition of rolling windows on east façade.
- Addition of some ground cover for the west driveway and walkway.

4. Request for approval for a new single-family home for “1261 97 Street, LLC” located at 1261 97 Street, Lot 10 of Block 29. The owner is proposing to construct a new two-story single-family home. The existing 2,508 sq. ft. single-story home (built in 1947) will be demolished. The residence will have 4 bedrooms, 4 2 car garage. Enclosed please find the site plan and elevations.

Gilbert Atick, McKenzie Architecture & Design, 2247 NW 17th Ave, Miami, FL 33142, came forward and presented the project for a new two-story, four-bedroom house of Mediterranean style with stucco finish and a two-car garage.

Vice Chair Gavcovich disclosed he had a brief conversation with the property owner, whom he has known for many years.

Chair Hurwitz stated that the width of the two-car garage did not seem to allow for two cars and appeared wide and squared.

Vice Chair Gavcovich asked about the materials for the driveway.

Mr. Atick described the driveway material of white stone pavers.

Vice Chair Gavcovich asked if there was a reason the driveway was not pushed further towards the swale.

Town Planner Michael Miller stated that there wasn't much room; and he explained the code requirements for the swale parking. There was discussion on installing additional landscaping in the front; raising the grade of the side and rear yards; retaining wall finished with stucco and painted on the neighbor's side, with a chain link fence with hedges; and addition of windows on both sides to add more element.

ACTION: Board Member Adler made a motion to approve the request with the following conditions. Chair Hurwitz seconded the motion and it passed 4-1 with Board Member Bebachik opposing.

- Addition of band on the east/west elevations in the two-story section.
- Relocation of tree to center median.
- Second floor bathroom to match the one on the first floor.

4. **ADJOURNMENT**

There being no further business to discuss meeting was adjourned at 9:45 P.M.

CHAIR

ATTEST

TOWN CLERK

DRAFT

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

A Planning & Zoning Board Meeting was held Tuesday, August 17, 2021, at 7:00 p.m. The meeting was opened with the Pledge of Allegiance. Upon roll call, the following Board Members responded:

Vice Chair Jerome Gavcovich Board Member Janet Adler
Board Member Oscar Sklar Board Member Wesley Kean
Chair Steven Hurwitz and Board Member Bebchik were absent.

Town Manager Lasday inquired of the Town Attorney as to whether the Board could proceed with the meeting based on recent State legislation, House Bill 401, pertaining to the Planning & Zoning Board review process. Town Attorney Geller was not aware of anything that would prevent the meeting.

1. Request for approval for a new single-family home for "JMP Bay Harbor LLC" located at 1230 97 Street, Lot 3 of Block 30. The owner is proposing to construct a new two-story single-family home. The existing 2,386 sq. ft. single-story home (built in 1952) will be demolished and replaced with a new two-story 5,554 sq. ft. home. The residence will have 6 bedrooms, 6 baths and a 2-car garage.

Stephane Halfen, architect for the project, representing the owner, came forward to address the Board. She indicated that the property owner planned to relocate to Miami, and the idea was to build a family home. She described the project, which is geared to promote as much green and outer space as possible, with the first floor consisting of a study, one-bedroom, an open floor living and dining area, a kitchen; as well as roof space, staff bedroom, two-car garage, water feature in entry, pool in the rear; and a second floor with four bedrooms, a family room area; and a terrace.

The Chair opened the floor to public comments; and there was none.

Board Member Kean inquired about incentives for using solar panels. Town Planner Michael Miller informed the Board that Council Member Leonard had introduced a sustainability ordinance, which provides incentives, like reduced permit fees, for different levels of green sustainability.

Board Member Sklar pointed out that one of the windows was not in alignment with the others. Mrs. Halfen stated that she was aware of the situation and will make the correction.

There was discussion on the bronze aluminum louvers next to the front door and how they were to be supported; architectural embellishment referenced on Sheet A203; separation of trees to the powerlines; steel high beam supporting the canopy; the size of the hedges along the sides and the rear; the retaining wall; addition of steps for access to higher grade; embellishment with stone in the front façade around the garage; wood underneath the ceiling, volume of the office painted in different color; white stucco on the sides; back walls toward the family room with stone; and whether the embellishment met the percentage required by Code.

ACTION: Board Member Kean made a motion to approve the request with the following conditions, as well as those outlined in the Planner's Staff Report. Board Member Sklar seconded the motion, and it passed on a unanimous vote.

1. The side-yard elevations architectural embellishments must comply with the Town Code.
 2. Installation of steps on the side.
 3. Alignment of the window on the east façade.
2. Approval of the minutes held on June 1, 2021, and June 15, 2021.

ACTION: Board Member Adler made a motion to approve the Minutes as submitted. Wesley Kean seconded the motion, and it passed unanimously.

3. **ADJOURNMENT**

There being no further business to discuss meeting was adjourned at 8:00 P.M.

CHAIR

ATTEST

DEPUTY TOWN CLERK

DRAFT