

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

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

May 17, 2016

AGENDA

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

PLEDGE OF ALLEGIANCE

ROLL CALL

1. Request for approval for a mixed-use development for "Church by the Sea" located at 1000 Kane Concourse, Tract N and Lot 18 of Block 12. The contract purchaser is proposing to construct a three story mixed-use development project. The new complex proposes to have commercial retail space at the street level facing Kane Concourse with a religious establishment on the upper two floors. The proposed new building will be 44'-8" in height above BFE (65 feet BFE allowed). The survey indicates the total lot area for lot 18 is 9,750 square feet in size and the area for Tract N is 52,110 square feet in size. Therefore, the total combined lot area according to the survey, is 61,860 square feet (1.42 acres). Enclosed please find the site plan and elevations. (Item #1A)

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

PUBLIC COMMENT - for the purpose of hearing any public comment with respect to an application for site plan approval at 1000 Kane Concourse.

CONCLUSION OF QUASI-JUDICIAL PUBLIC HEARING

2. Approval of the minutes held on March 1, 2016. (Item #2A)

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

May 17, 2016

ITEM NUMBER: 1.

ITEM: Request for approval for a mixed-use development for "Church by the Sea" located at 1000 Kane Concourse, Tract N and Lot 18 of Block 12. The contract purchaser is proposing to construct a three story mixed-use development project. The new complex proposes to have commercial retail space at the street level facing Kane Concourse with a religious establishment on the upper two floors. The proposed new building will be 44'-8" in height above BFE (65 feet BFE allowed). The survey indicates the total lot area for lot 18 is 9,750 square feet in size and the area for Tract N is 52,110 square feet in size. Therefore, the total combined lot area according to the survey, is 61,860 square feet (1.42 acres). Enclosed please find the site plan and elevations. (Item #1A)

DESCRIPTION:

for the purpose of hearing any public comment with respect to an application for site plan approval at 1000 Kane Concourse.

RECOMMENDED ACTION:

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

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez
 Ayanidys Martinez

ATTACHMENTS

1.	Staff Report	PZB Staff Report CBTS May 11 2016.pdf
2.	Site Plan & Elevations	Churchbythesea.pdf

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

To: Town of Bay Harbor Islands
Planning and Zoning Board

From: Michael J. Miller, AICP 
Consultant Town Planner

Date: May 11th, 2016

Subject: Site Development Plan Application
Church by the Sea – Mixed-Use Commercial Complex
1000 Kane Concourse
Bay Harbor Islands Acct. No. MB2016-17
MMPA Acct. No. 01-0702-1032

RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board review the most recent revised plans (dated 5/6/16) and, if found acceptable, **APPROVE** the proposed Site Development Plan application subject to the following:

- (1) The Board finds the proposed plan “fits” within the building envelope without alterations or variances;
 - (2) Subject to any staff recommended conditions listed herein.
-

GENERAL PROJECT INFORMATION

Land Use Designation: C – Commercial
Zoning District: B-1 Business District
General Location: 1000 Kane Concourse
Legal Description: Tract “N” of “Nolan Brown”, according to the Plat thereof, as recorded in Plat Book 56 Page 53, of the Public Records of Miami-Dade County, Florida.
And,
Lot 18 of Block 12, “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.

PROJECT DESCRIPTION

The project architect, Zyscovich Architects, as agent for the property owner, Ocean Cadillac, Inc., and contract purchaser, the Church-by-the-Sea, Inc., has submitted a Site Development Plan application to allow for the demolition of the existing Ocean Cadillac automobile dealership facilities and the construction of a new 3-story mixed-use development project. The new complex proposes to have commercial retail space at street level facing Kane Concourse with a religious establishment on the upper two (2) floors. The site is located at 1000 Kane Concourse.

The collective site is currently developed as the Ocean Cadillac automobile dealership complex. Tract "N" of the Nolan Brown re-plat, which fronts onto Kane Concourse and East Bay Harbor Drive, contains the Ocean Cadillac buildings (offices / showroom / repair facilities / etc.), while a surface parking lot that has been used for the temporary storage of new vehicles is located on Lot 18 of Block 12. The surface parking lot is separated by a 30-foot wide north / south alley from the main site. This alley connects to the original east / west 20-foot wide alley running between Kane Concourse and 95th Street. The surface parking lot site fronts onto 95th Street and the alley – both east and north of the site. The proposed site design incorporates a 2-story religious establishment facility over one floor of retail (8,474 sq. ft.) / religious establishment lobby (2,039 sq. ft.) / parking garage that is at grade. The proposed site design includes one two-way driveway connection to 95th Street located just east of the alley that provides access to the grade level parking garage under the building. There is also one driveway connection proposed to the alley for the loading area under the building. Finally as to the free-standing parking lot, a new one-way northbound driveway connection from 95th Street across the surface parking lot exiting onto the east / west alley on the north side of the site is proposed. Several parking spaces that now front onto the west side of the north / south alley are proposed to remain. One Fire Department staging area is currently shown on the plans along East Bay Harbor Drive. It is presumed since the site can be accessed from all sides this will be sufficient. If changes are required by the Fire Dept. after the Town PZB approves the site plan the changes may have to be re-approved.

On the building rooftop is a labyrinth as well as a restroom. The proposed new building is 3-stories in height @ 44'-8" above BFE (65 feet BFE allowed) .

The survey indicates the total lot area for Lot 18 is 9,750 square feet / 0.22 acres in size and the total lot area for Tract "N" is 52,110 square feet / 1.20 acres in size. Therefore, the total combined lot area, according to the survey, is 61,860 square feet / 1.42 acres.

The adjoining / nearby development sites currently include a 2-story commercial building to the north across Kane Concourse. To the immediate west is a one-story commercial building. To the south across 95th Street is a Town owned surface parking lot as well as the Capri Apartments @ 20 DU / 40 DUA. To the east across East Bay Harbor Drive is the one-story Tauber office building, the proposed La Boutique multi-family residential complex @ 41 DU / 78.8 DUA, and the Mansard Condominium @ 8 DU / 30.8 DUA. This area of the Town is predominated by a mixture of low-rise (1-3 stories) and mid-rise (5-7 stories) residential and commercial complexes.

**Site Development Plan Application
Church by the Sea – Mixed-use Commercial Complex
1000 Kane Concourse
Planning and Zoning Board Staff Report
May 11th, 2016
Page 3**

The Town's 2002 Community Vision Master Plan identifies this area for mid-rise residential complexes (7+/- stories) and commercial uses along Kane Concourse. Therefore, the proposed development is deemed generally consistent with the Town's future vision for this area.

BACKGROUND INFORMATION

The Town of Bay Harbor Islands completed major amendments to the Town's adopted Comprehensive Plan and Land Development Regulations (LDRs) in the last 12+/- years. In 2005 when the Town updated the B-1 Business Zoning District LDRs a proposal was made to increase the allowable building height in the B-1 Business District to 75 feet BFE as per the B&A Downtown Study; however, the Town Council decided to keep the allowable height limit at 65 feet per the Community Visioning recommendations. The Town also adopted numerous other modifications to many other Code provisions that affect yard encroachments, parking lot designs, building height limits and exceptions, building design standards, landscaping and other provisions.

COMPREHENSIVE PLAN / ZONING

Comprehensive Plan – The subject site has a Future Land Use Map (FLUM) designation of "Commercial." The proposed use of the commercial property would be consistent with the applicable FLUM designation of the property.

Land Development Regulations / Zoning Code – The property has a Zoning classification of B-1 Business District. The maximum building height allowed in this area is 65 feet (measured from BFE to top of main roof deck). Although the religious establishment use of the property is listed in the Zoning Code as requiring the Town Council to approve it, a recent legal opinion from Stanley Price, Esq. indicates the development proposal should be reviewed / processed as any other Site Development Plan due to Federal law (Religious Land Use and Institutionalized Persons Act of 2000 (RLUIPA)). The proposed site design is consistent with the provisions of the Code at present.

PLATTING

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

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

As stated above, the site development plan includes a 23-foot wide two-way driveway connection to 95th Street that provides access to the parking garage. There are also driveway connections to the ally for a loading area under the building and for the surface parking lot. The alley traffic flow is a one-way only southerly to 95th Street.

Based on 8,474 square feet of retail space the Code requires at least twenty-eight (28) parking spaces and based on 386 seats the Code requires at least ninety-seven (97) parking spaces for a total of 125 required parking spaces. A total of 125 parking spaces are provided on site (102 standard, 20 tandem and 3 ADA spaces).

**Site Development Plan Application
Church by the Sea – Mixed-use Commercial Complex
1000 Kane Concourse
Planning and Zoning Board Staff Report
May 11th, 2016
Page 4**

As stated above one Fire Department staging area is currently shown on the plans along East Bay Harbor Drive. Since the site fronts public roadways on all sides this should not be an issue. Any changes required by the Fire Department subsequent to the Town's site plan approval may cause the plans to be re-submitted to the DRC / PZB.

BUILDING DESIGN / BUILDING LENGTH / BREEZEWAY

The building design is modern with decorative perforated metal screening and vertical glass elements.

The building does not require a breezeway as it does not contain residential units.

It should also be noted that per Sec. 23-11(c)(14), a 5-foot pedestrian walkway must be provided periodically to provide pedestrian access from Kane Concourse to the alley / parking areas in the rear of the buildings. In this instance, a separate pedestrian walkway will not be necessary, as one could enter the building lobby and gain access to the rear alley / parking areas.

SUGGESTED CONDITIONS OF APPROVAL / SITE PLAN COMMENTS

As the site design complies with the applicable Land Development Regulations, MMPA recommends the Town **APPROVE** the Site Development Plan application subject to the following suggested conditions of approval and/or comments on the latest plans dated May 6th, 2016 submitted to the Town for consideration:

- 1) This approval is based on the Site Development Plans prepared by Zyscovich Architects dated May 6th, 2016 for a 3-story mixed-use development project. Any substantial changes requested after the Town's approval may require a separate approval from staff / Planning and Zoning Board, as specified in the Code.
- 2) The proposed building signage for the Church by the Sea (upper floors) will be applied for under separate permit and is not part of this project approval. The signage will need to comply with the current day Sign Code requirements at time of signage application submission.

CHURCH BY THE SEA Planning & Zoning

Submittal 04/28/2016.

Revisions 05/09/2016

1000 KANE CONCOURSE BAY HARBOR ISLANDS, FL. 33154

INDEX LIST

INDEX	TITLE	SCALE
GN-001	COVER SHEET & INDEX LIST	NA
SURVEY		
GN-002	DATA SHEET	NA
GN-003	ZONING MAP	NA
GN-004	SETBACK DIAGRAM	NA
CONTEXT PHOTOS		
C-001	CONTEXT PHOTOS	NA
C-002	CONTEXT PHOTOS	NA
C-003	CONTEXT PHOTOS	NA
C-004	CONTEXT PHOTOS	NA
DEMOLITION		
D-101	DEMOLITION PLAN	1/20
LANDSCAPE		
LH-100	SITE PLAN - GROUND FLOOR	1/16"=1'-0"
LH-101	SITE PLAN - SECOND FLOOR	1/16"=1'-0"
LH-102	SITE PLAN - THIRD FLOOR	1/16"=1'-0"
LH-103	SITE PLAN - ROOF	1/16"=1'-0"
LH-104	PLANT SCHEDULE & LEGEND	NA
ARCHITECTURAL		1/20
A-101	OVERALL SITE PLAN	1/20
A-102	SECOND FLOOR	1/20
A-103	THIRD FLOOR	1/20
A-104	ROOF	1/20
A-105	MECHANICAL ROOF	1/20
A-201	ELEVATIONS	1/20
A-202	ELEVATIONS	1/20
A-302	SECTIONS	1/20
A-401	RENDERING	NTS
A-402	RENDERING	NTS
A-403	RENDERING	NTS
A-404	RENDERING	NTS
A-405	RENDERING	NTS
A-406	RENDERING	NTS
A-501	MATERIAL BOARD	NTS
A-601	SQFT CALCULATIONS DIAGRAMS	1/40
A-701	GARBAGE/RECYCLING PICK-UP PROCESS	1/20
A-702	EXTERIOR SIGNAGE	1/20
A-703	LOADING DIAGRAM	1/20
A-704	MAIL RECEPTACLE	1/20
LIGHTING		
L-100	OVERALL SITE LIGHTING PLAN	1/20

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Seal

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BZ
05/09/2016

Reg. No. RA-7410

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Revised:

COVER SHEET

1609CBS 05/09/2016

GN-001

1000 KANE CHURCH BY THE SEA/RETAIL

CHURCH BY THE SEA W RETAIL	ZONING DESIGNATION & FLOOR AREA		B-1 - Future Land Use: Commercial
SITE	SITE 1 52,110 SF =/-1.20 Acres	SITE 2 9,750 SF +/-0.22 Acres	61,860 SF = +/-1.42 Acres

	REQUIRED	PROPOSED
FLOOR AREA	NA	*69,855 SF
*TOTAL FLOOR AREA INCLUDES GROSS FLOOR AREA MINUS STAIRS, ELEVATORS, OPEN AREAS WITH NO AC . RETAIL 8,474 SF & CHURCH 61,381 SF		

CHURCH BY THE SEA PARKING ANALYSIS			
PARKING BUSINESS DISTRICT	ALLOWED OR REQUIRED		* VARIANCE
TOTAL PARKING SPACES	1PK Per 300 sf for Retail	8474/300 = 28 Spaces	
	1 Pk per 4 fixed Seats (Total of 386 Fixed Seats)	$\frac{386}{4} = 97$ Spaces	
TOTALS	125 SPACES		105 Regular Spaces + 20 Tandem = 125 SPACES NONE

PARKING BREAKDOWN	REGULAR SPACES	TANDEM	ACCESSIBLE
SITE 1 COVERED PARKING (EAST LOT)	67	20 TANDEM	3
SITE 2 (WEST LOT)	35		
TOTAL PARKING	125 SPACES		

LEGAL DESCRIPTION
Tract "N" of "NOLAN BROWN", according to the Plat thereof, as recorded in Plat Book 56, Page 53, of the Public Records of Miami-Dade County, Florida. AND Lot 18 Block 12 "BAY HARBOUR ISLANDS", according to the Plat thereof, as recorded in Plat Book 46, Page 5, of the Public Records of Miami-Dade County, Florida. Containing 61,860 Square Feet or 1.42 Acres, more or less, by calculations.

NOTES:
-Property appers to be located in Flood Zone "AE" with the Base Flood Elevation being 9.0 feet. (Refer to Survey)
Retail and Lobby will require Flood Panels. Refer to Elevation Sheets
-Design of the Building is based on 2014 Florida Building Code

CHURCH BY THE SEA	ZONING ANALYSIS	
SETBACKS BUSINESS DISTRICT	EXISTING / REQUIRED	PROVIDED
KANE CONCOURSE/ 96TH STREET	MIN. 55'-0" FROM CENTERLINE OF THE ROADWAY	MIN 55'-0" FROM CENTERLINE OF THE ROADWAY
EAST BAY HARBOR	5'-0" FOR THE FIRST 30 FT. FOR EACH ADDITIONAL 3 FT OF BLDG HEIGHT ABOVE 30 FT, THERE SHALL BE ONE ADDITIONAL FOOT OF BLDG SETBACK FOR THAT PORTION OF THE STRUCTURE OVER 30 FT. MAX SETBACK 15 FT	MIN 5'-0" @ GROUND FL (UP TO 12'-8") UPPER LEVELS MIN 12'-8" (UP TO 28'-7") All Portions of Building above 30 ft meet minimum requirements
95TH STREET	5'-0" FOR THE FIRST 30 FT. FOR EACH ADDITIONAL 3 FT OF BLDG HEIGHT ABOVE 30 FT, THERE SHALL BE ONE ADDITIONAL FOOT OF BLDG SETBACK FOR THAT PORTION OF THE STRUCTURE OVER 30 FT. MAX SETBACK 15 FT	MIN 5'-0" @ GROUND FL UPPER LEVELS MIN 10'-8" All Portions of Building above 30 ft meet minimum requirements
INTERIOR/REAR	0'-0"	0'-0" @ GROUND FL UPPER LEVELS FROM 0'-0" UP TO 15'-0"

HEIGHT BUSINESS DISTRICT	ALLOWED/REQUIRED	PROVIDED
	65'-0" +62'-4" BFE = 70.37 NGVD	*52'-6" from Finish floor of Ground Floor to Upper Roof Slab +50'-2" BFE = 57.87 NGVD
*Max. Height measured from the Base Flood Elevation. Top of Steeple is @ +61'-2" =69.20 NGVD		

FLOOR ARE BREAKDOWN		
USE	FLOOR	FLOOR AREA (SF)
RETAIL	1	8,474
	2	
	3	
CHURCH BY THE SEA	1	2,039 Lobby/Foyer
	2	36,529
	3	22,813
TOTAL		69,855

OVERALL TOTALS CHURCH BY THE SEA FAR CALCULATION			
CALCULATION	TOTAL BUILDING (GFA)	SITE AREA (SF)	FAR RATIO
TOTAL	69,855 SF	61,860 SF	1.129

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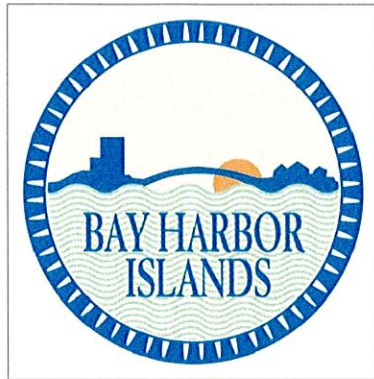
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DATA SHEET
1609CBS 04/20/2016
GN-002

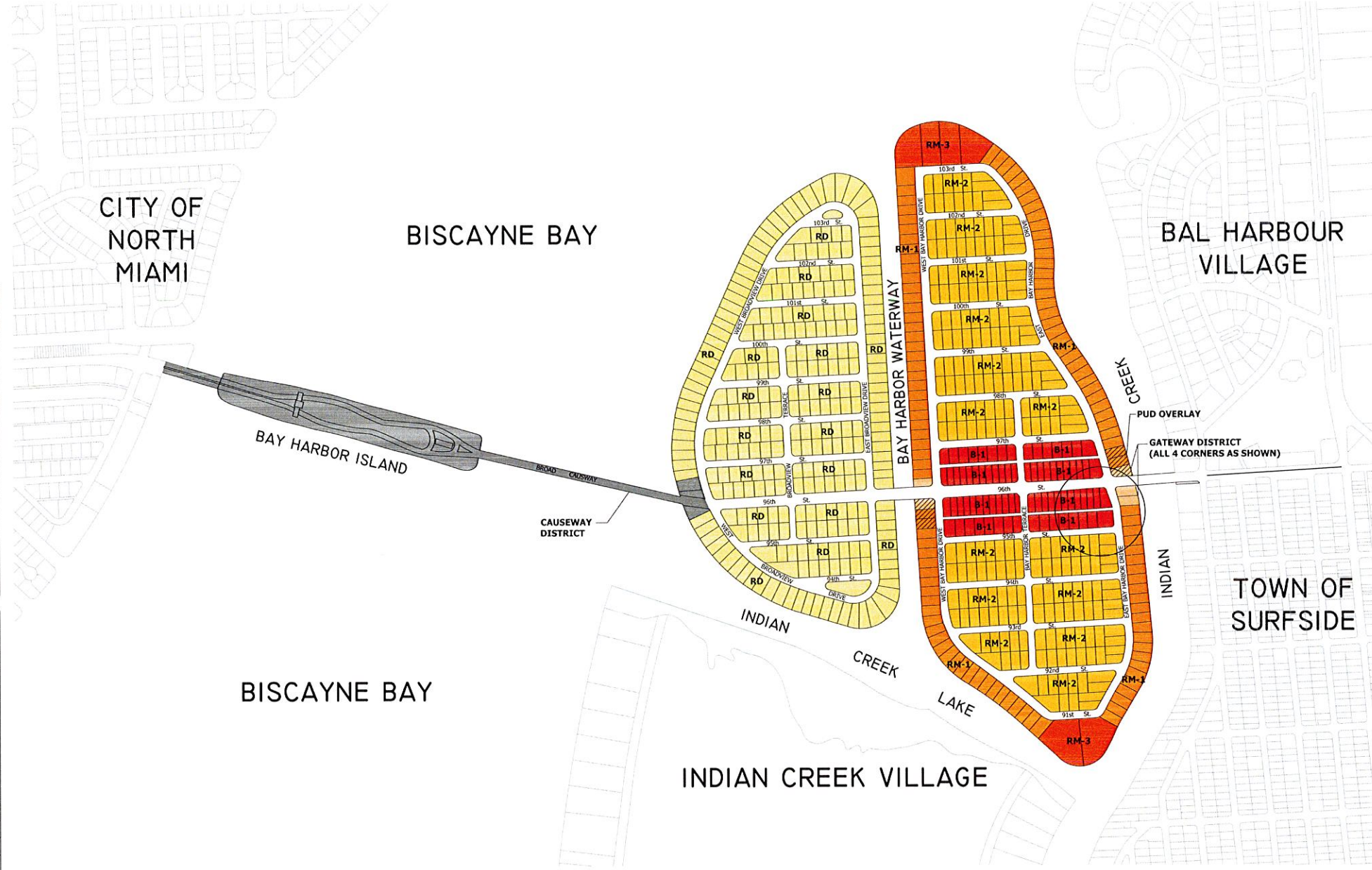
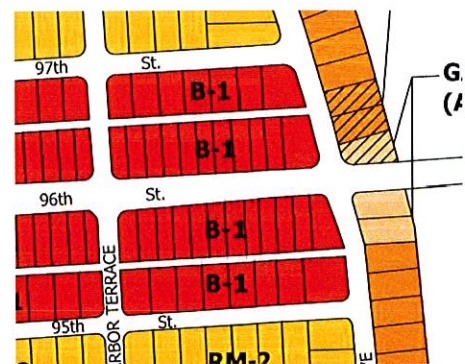


LEGEND

- RD SINGLE FAMILY RESIDENTIAL DISTRICT
- RM-1 MULTIPLE FAMILY RESIDENTIAL DISTRICT
- RM-2 MULTIPLE FAMILY RESIDENTIAL DISTRICT
- RM-3 MULTIPLE FAMILY RESIDENTIAL DISTRICT
- B-1 BUSINESS DISTRICT
- CAUSEWAY DISTRICT
- GATEWAY DISTRICT
- PUD OVERLAY DISTRICT

AMENDMENTS

DATE	ORD. NO.	PURPOSE
07-10-06	797	RENAME BAA TO B-1
02-11-08	831	REZONE LOT 2, BLOCK 1 TO GATEWAY
12-13-10	907	RENAME RBA TO RM-3
10-10-11	919	ASSIGN PUD TO LOTS 1-3, BLOCK 2
11-14-11	926	ASSIGN PUD TO LOTS 34-37, BLOCK 4
02-10-14	959	ASSIGN PUD TO LOTS 1-3, BLOCK 2



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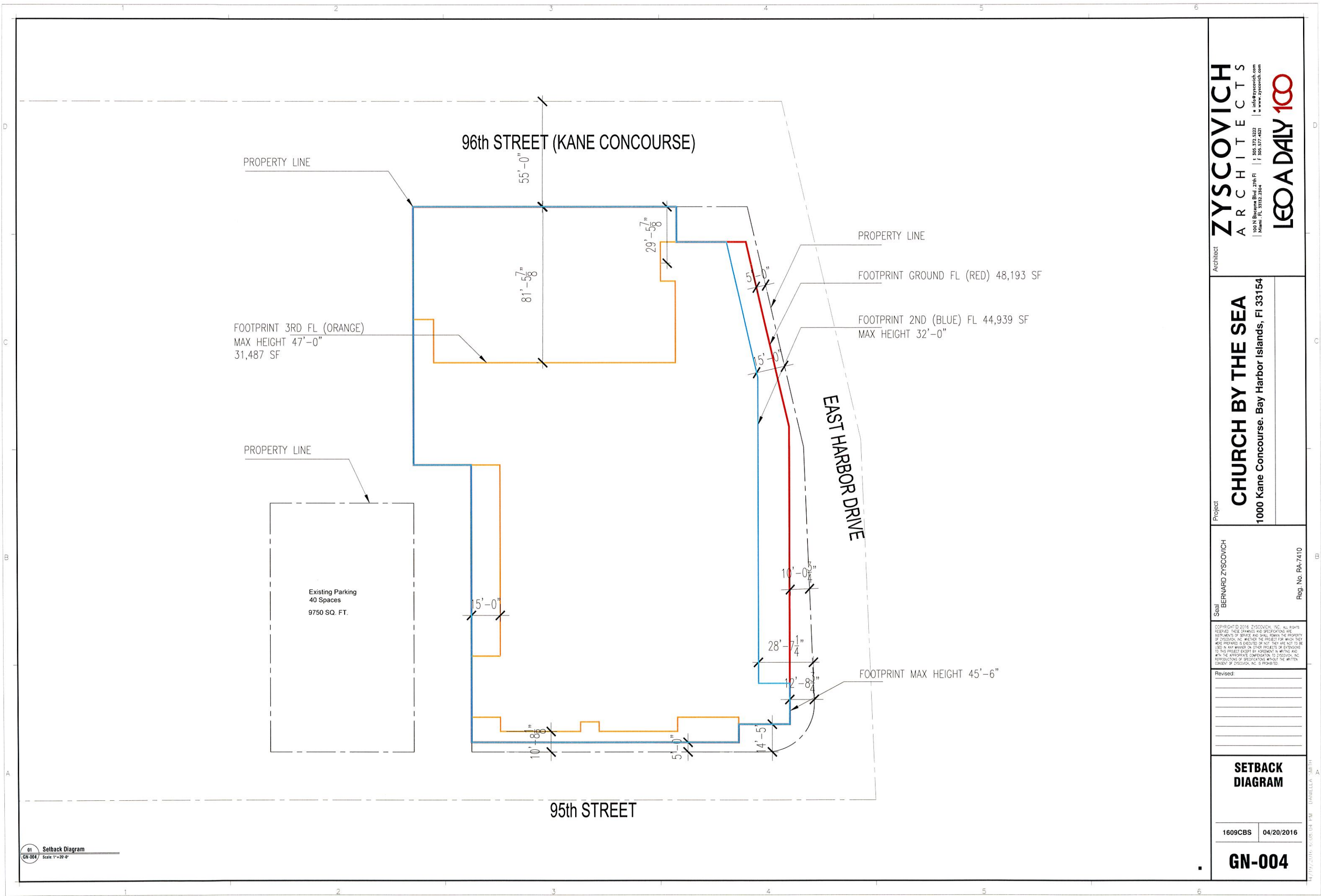
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ZONING MAP

1609CBS 04/20/2016

GN-003





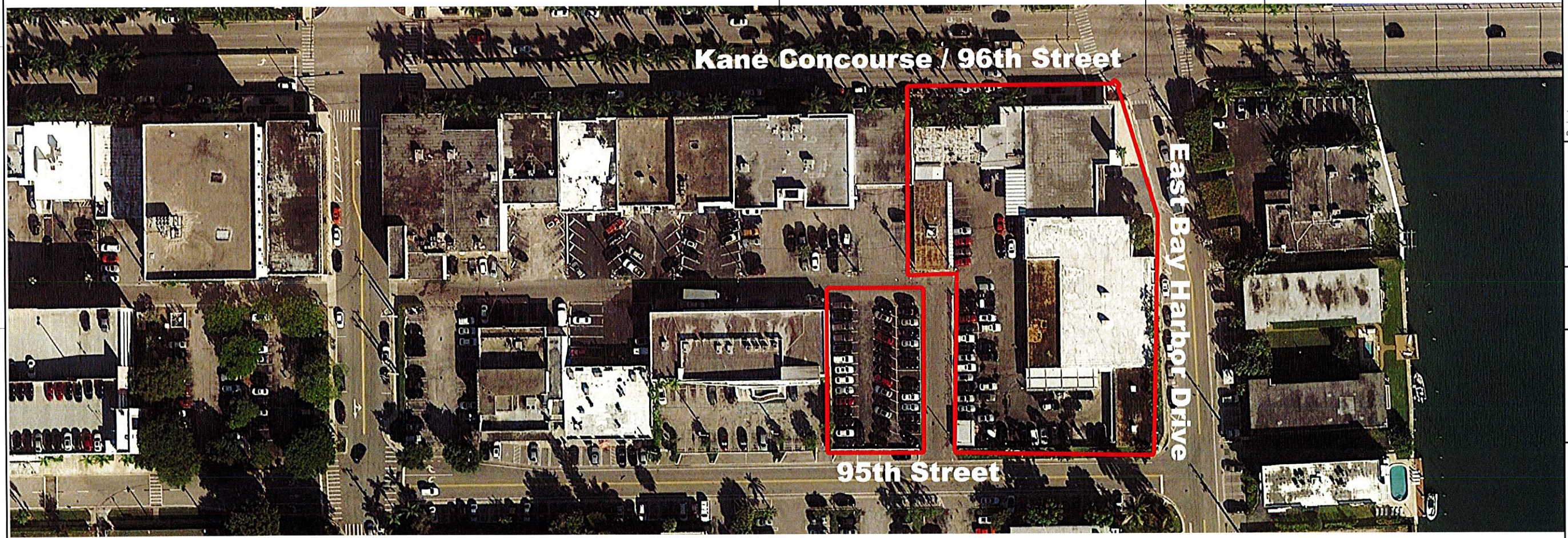
Kane Concourse & East Bay Harbor



Kane Concourse looking West



Kane Concourse looking West



01 Context Photos
C-002 NTS Scale

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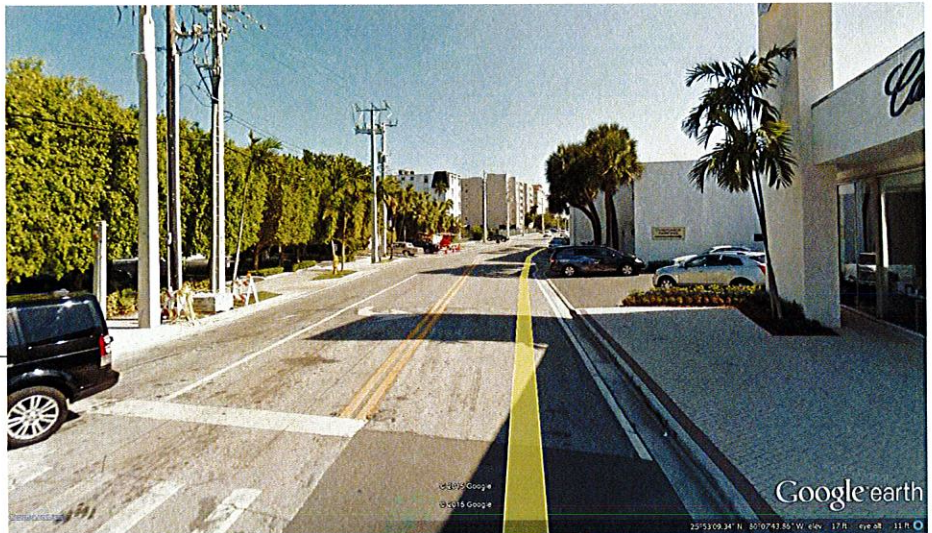
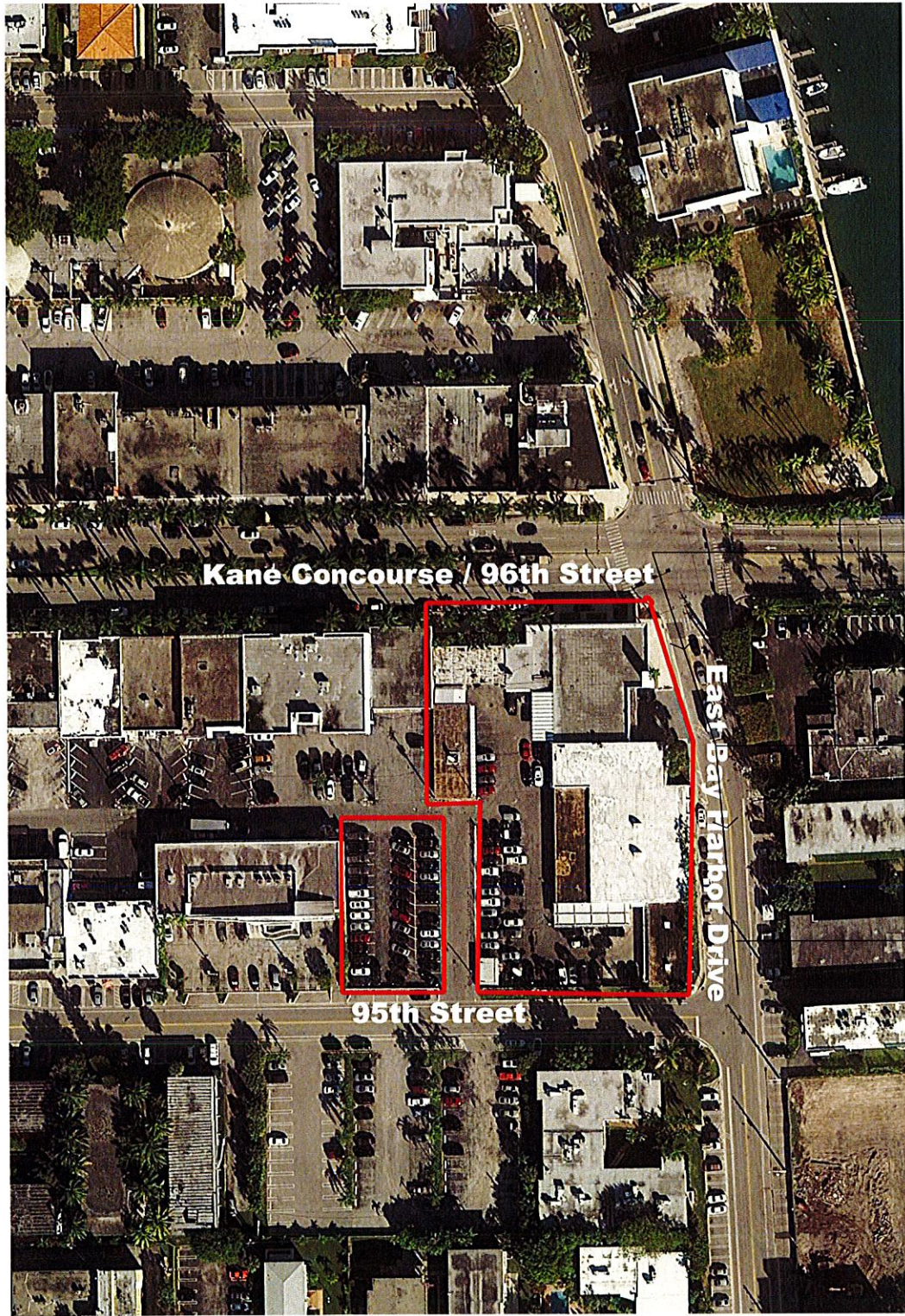
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CONTEXT PHOTOS
1609CBS 04/20/2016
C-002



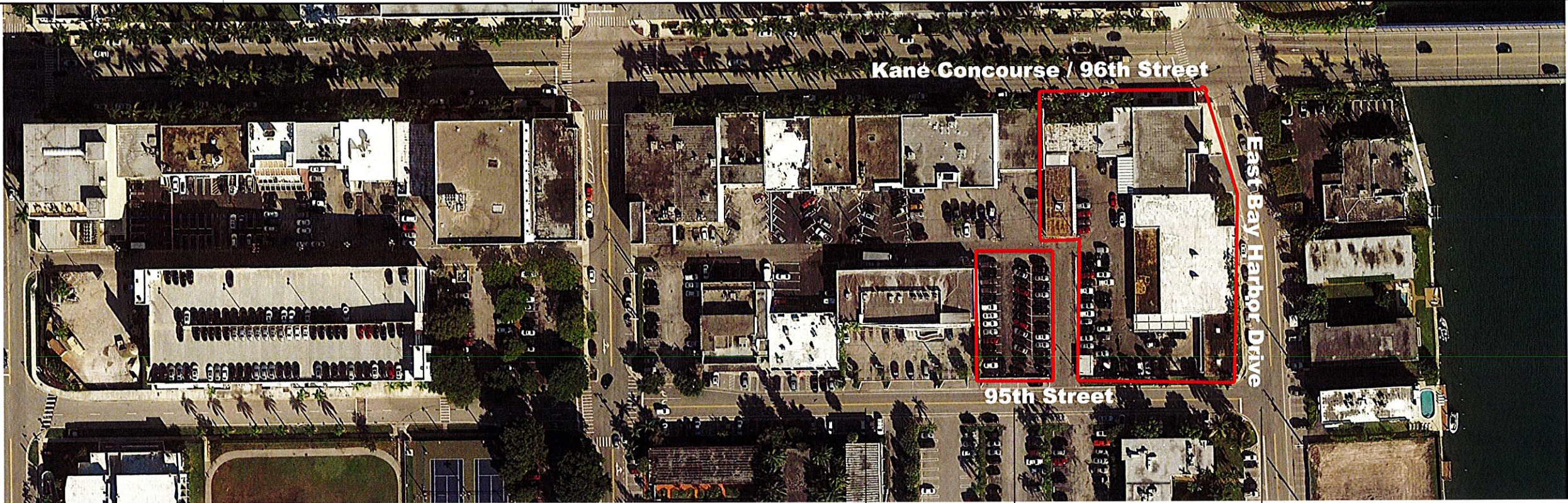
East Bay Harbor looking South



East Bay Harbor looking South



East Bay Harbor looking South



95th Street Looking West



95th Street Looking West



Corner of 95th Street & East Bay Harbor

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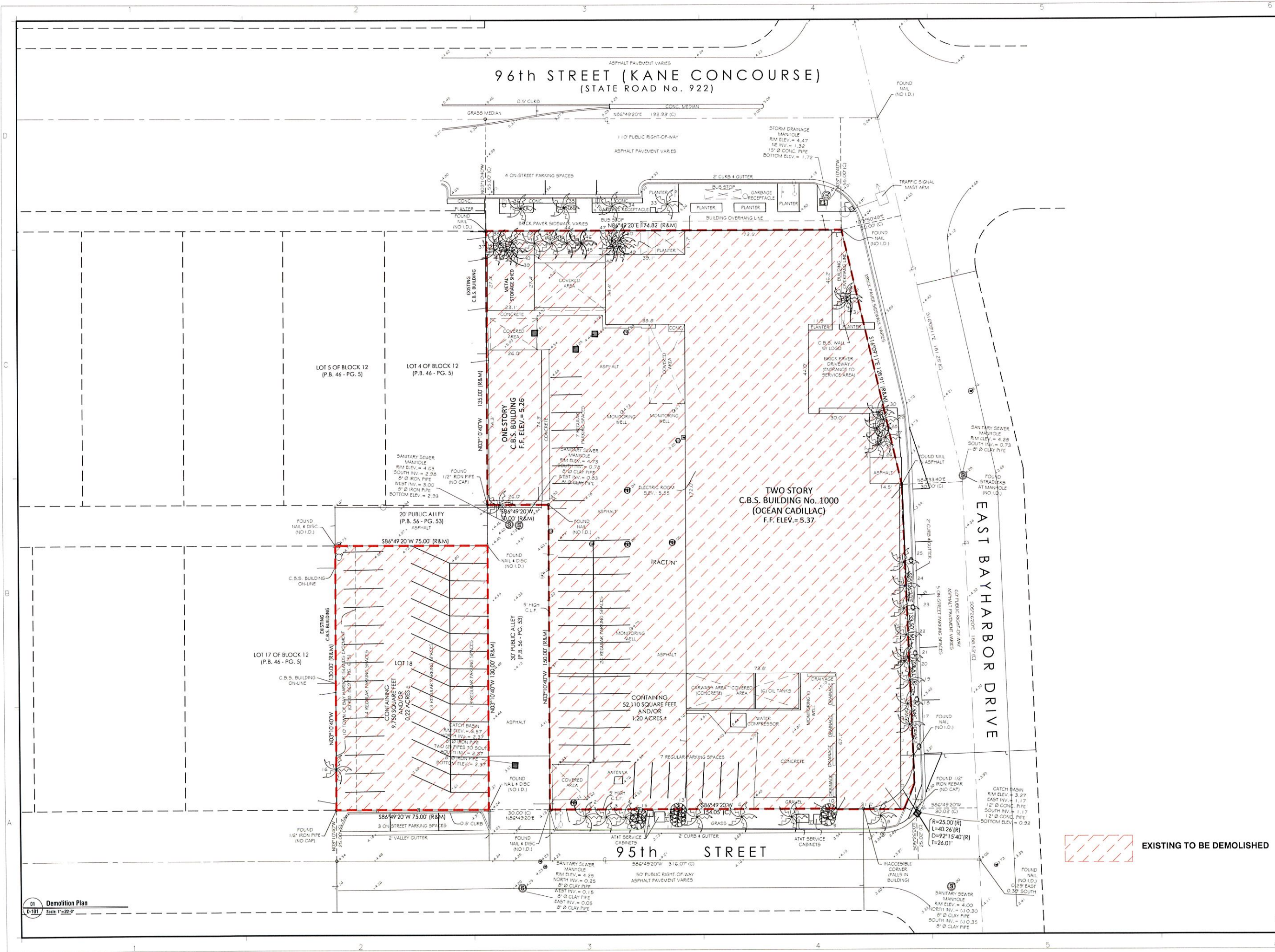
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CONTEXT PHOTOS
1609CBS 04/20/2016
C-004



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DEMOLITION PLAN

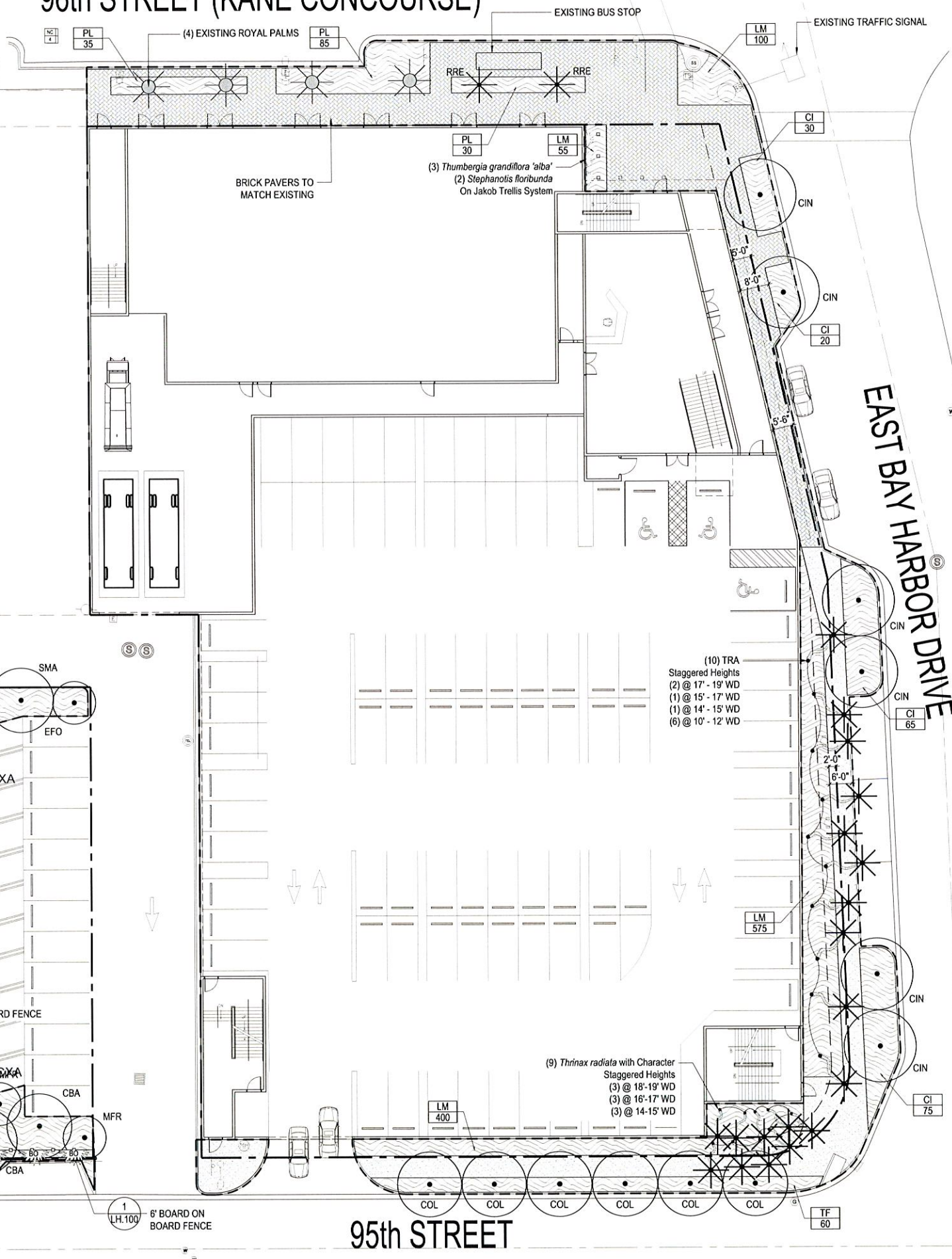
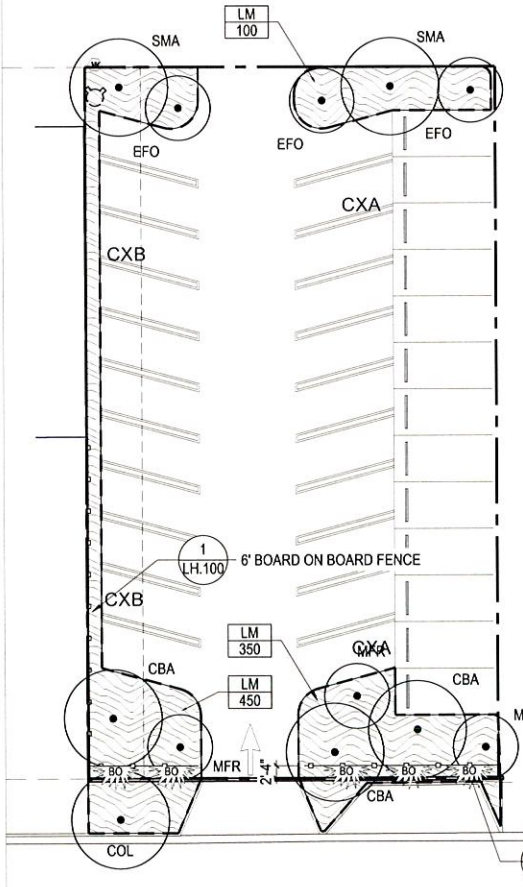
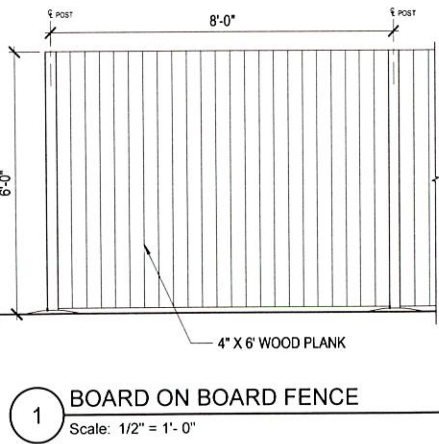
1609CBS 04/20/2016

D-101

IMPERVIOUS AND OPEN SPACE CALCULATION:

SITE:	61,860 SQ FT
IMPERVIOUS:	58,021 SQ FT (93.79%)
PERVIOUS:	3,839 SQ FT (6.21%)
OPEN SPACE TOTAL:	30,149 SQ FT (48.73%)
- GROUND FLOOR:	13,145 SQ FT (21.24%)
- SECOND FLOOR:	2,674 SQ FT (4.32%)
- THIRD FLOOR:	10,620 SQ FT (17.17%)
- ROOF:	3,710 SQFT (6.00%)

96th STREET (KANE CONCOURSE)



LEGEND

- CANOPY TREE
- EXISTING ROYAL PALMS TO REMAIN
- THRINAX RADIATA CHARACTER PALM
- VINE
- LIRIOPE MUSCARI
- PHYLLANTHUS MYRTIFOLIUS
- BRICK PAVING
- CONCRETE PAVING
- STREET LIGHT
- PEDESTRIAN LIGHT
- SIGN
- SEWER MANHOLE
- ELECTRIC UTILITY
- CATCH BASIN
- BENCH
- JAKOB TRELLIS SYSTEM
- ACCENT LIGHT
- OPEN SPACE

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www.zysover.com

LEO A DALY 100

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CHURCH BY THE SEA
1000 Kane Concourse, Bay Harbor Islands, FL 33154

Seal
LANDSCAPE ARCHITECT:
RAYMOND JUNGLES INC.
FLORIDA LICENSE NO.
LC 00000000
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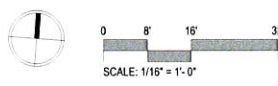
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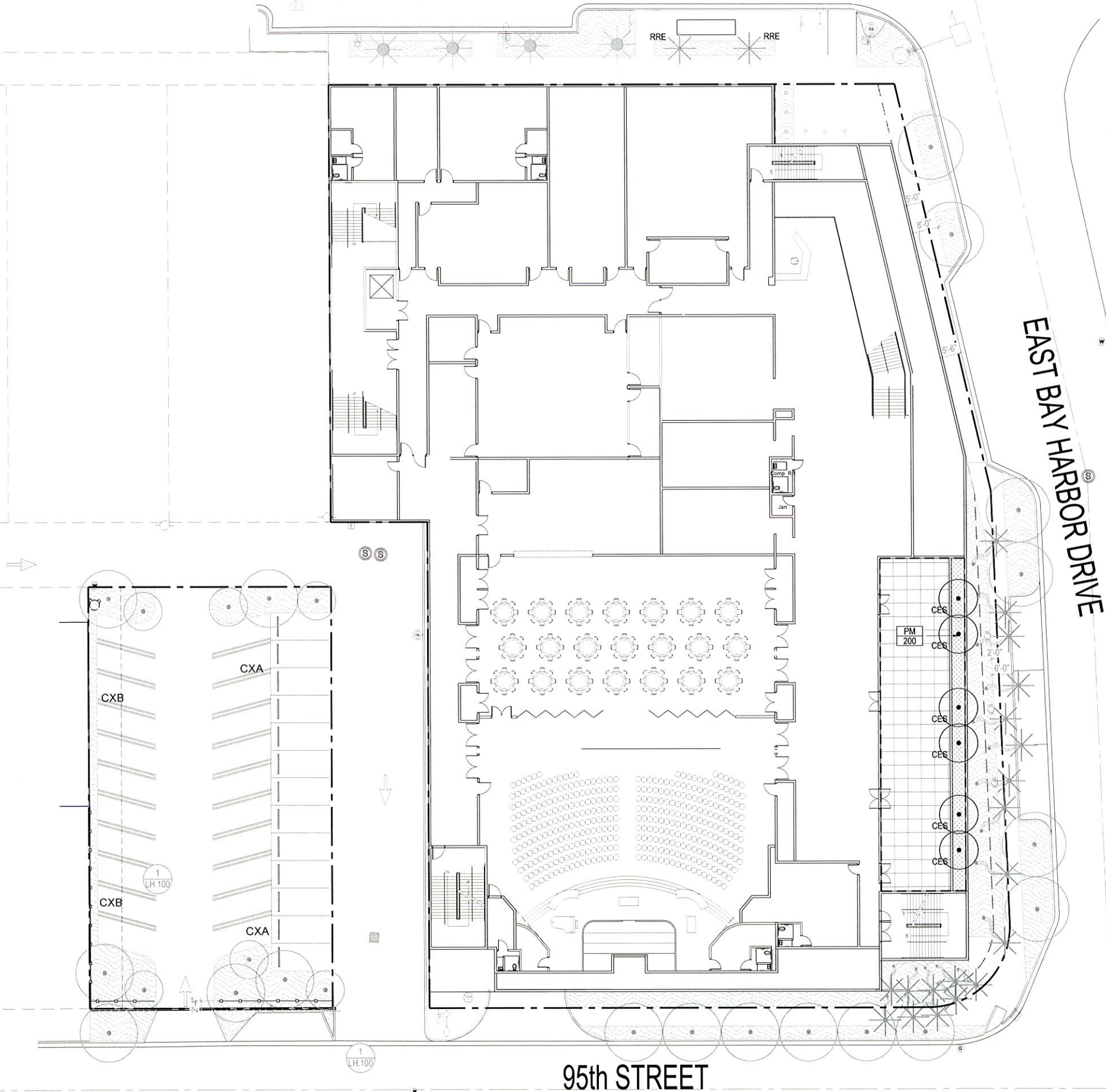
SITE PLANTING PLAN - GROUND FLOOR

1609CBS 05/06/2016

LH.100



96th STREET (KANE CONCOURSE)



LEGEND

- CANOPY TREE
- EXISTING ROYAL PALMS TO REMAIN
- THRINAX RADIATA CHARACTER PALM
- VINE
- LIRIOPE MUSCARI
- PHYLLANTHUS MYRTIFOLIUS
- GRAVEL
- BRICK PAVING
- CONCRETE PAVING
- STREET LIGHT
- PEDESTRIAN LIGHT
- SIGN
- SEWER MANHOLE
- ELECTRIC UTILITY
- CATCH BASIN
- BENCH
- ACCENT LIGHT
- OPEN SPACE

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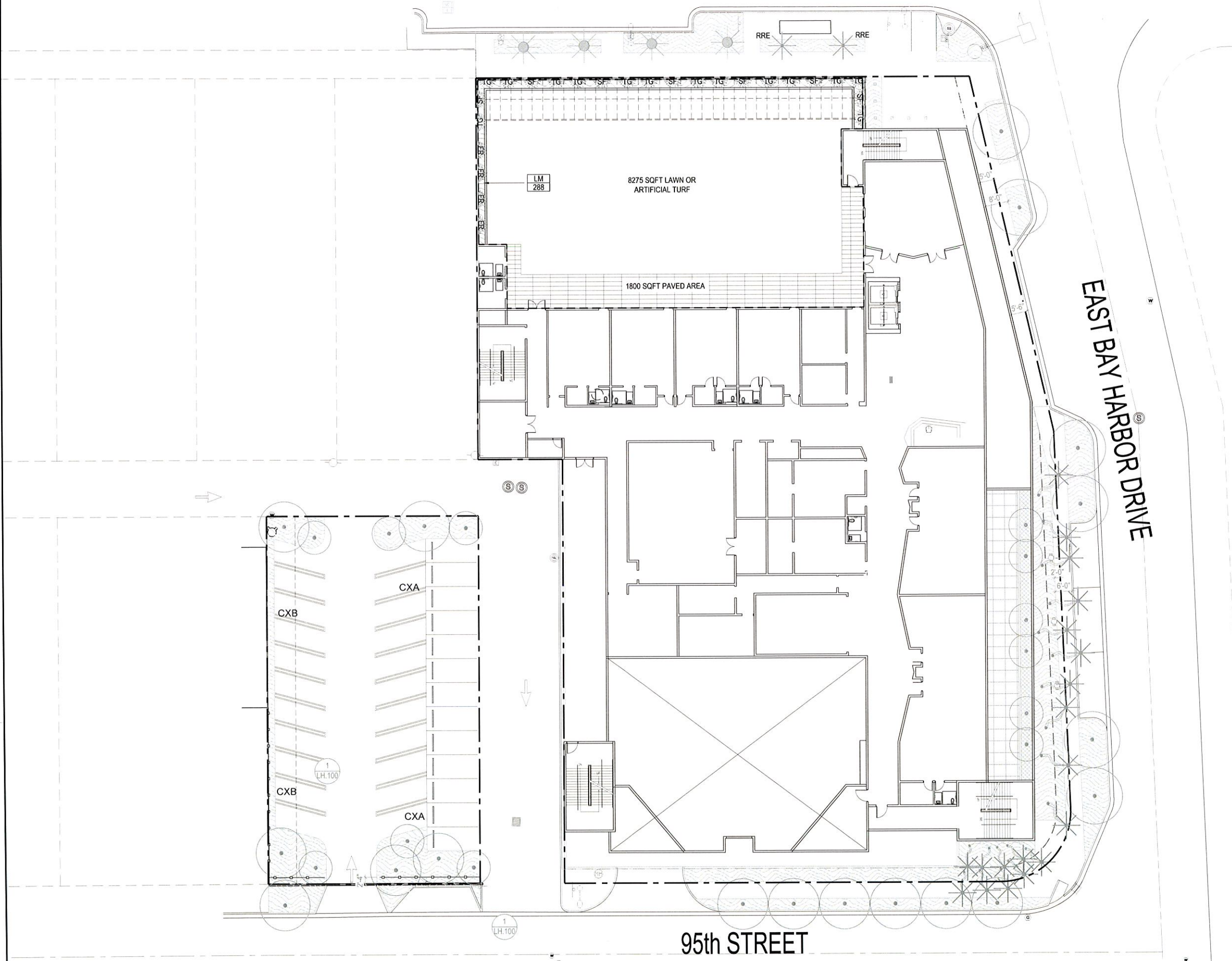
Revised:

**SITE PLANTING
PLAN -
SECOND FLOOR**

1609CBS 05/06/2016

LH.101

96th STREET (KANE CONCOURSE)



LEGEND

- CANOPY TREE
- EXISTING ROYAL PALMS TO REMAIN
- THRINAX RADIATA CHARACTER PALM
- VINE
- LIRIOPE MUSCARI
- PHYLLANTHUS MYRTIFOLIUS
- GRAVEL
- BRICK PAVING
- CONCRETE PAVING
- STREET LIGHT
- PEDESTRIAN LIGHT
- SIGN
- SEWER MANHOLE
- ELECTRIC UTILITY
- CATCH BASIN
- BENCH
- ACCENT LIGHT
- OPEN SPACE

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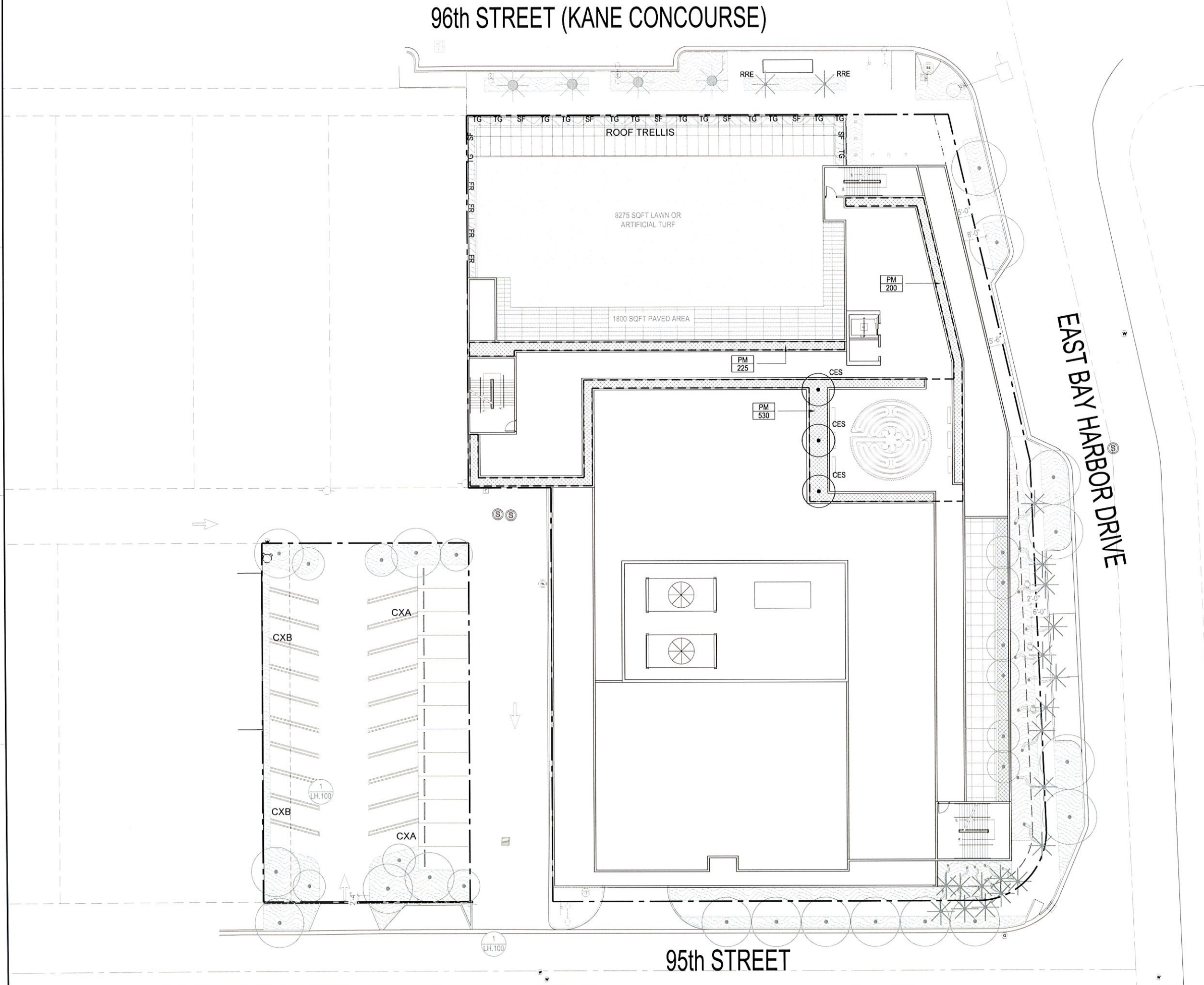
Revised:

**SITE PLANTING
PLAN -
THIRD FLOOR**

1609CBS 05/06/2016

LH.102

96th STREET (KANE CONCOURSE)



LEGEND

- CANOPY TREE
- EXISTING ROYAL PALMS TO REMAIN
- THRINAX RADIATA CHARACTER PALM
- VINE
- LIRIOPE MUSCARI
- PHYLLANTHUS MYRTIFOLIUS
- GRAVEL
- BRICK PAVING
- CONCRETE PAVING
- STREET LIGHT
- PEDESTRIAN LIGHT
- SIGN
- SEWER MANHOLE
- ELECTRIC UTILITY
- CATCH BASIN
- BENCH
- ACCENT LIGHT
- OPEN SPACE

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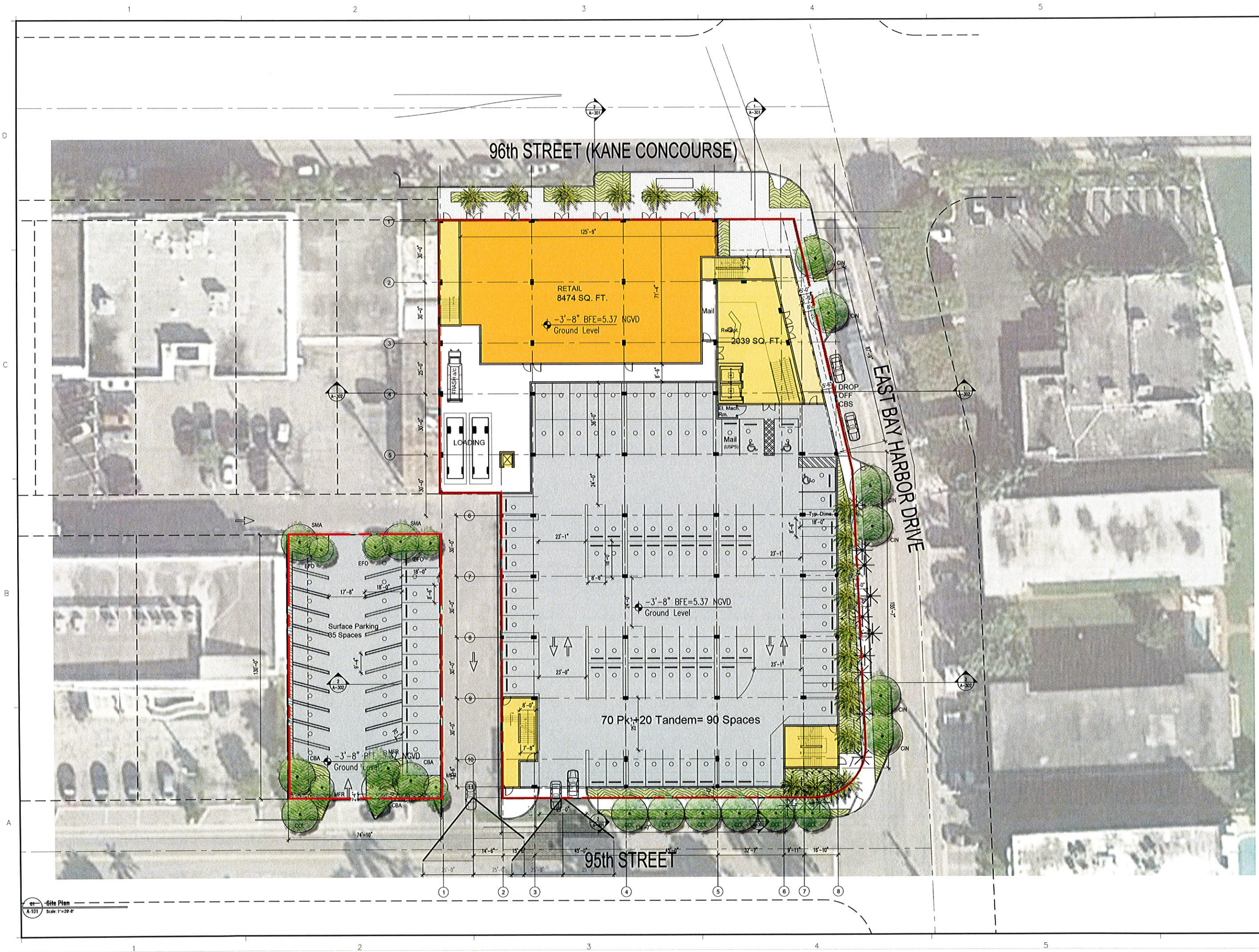
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**SITE PLANTING
PLAN -
ROOF**

1609CBS 05/06/2016

LH.103



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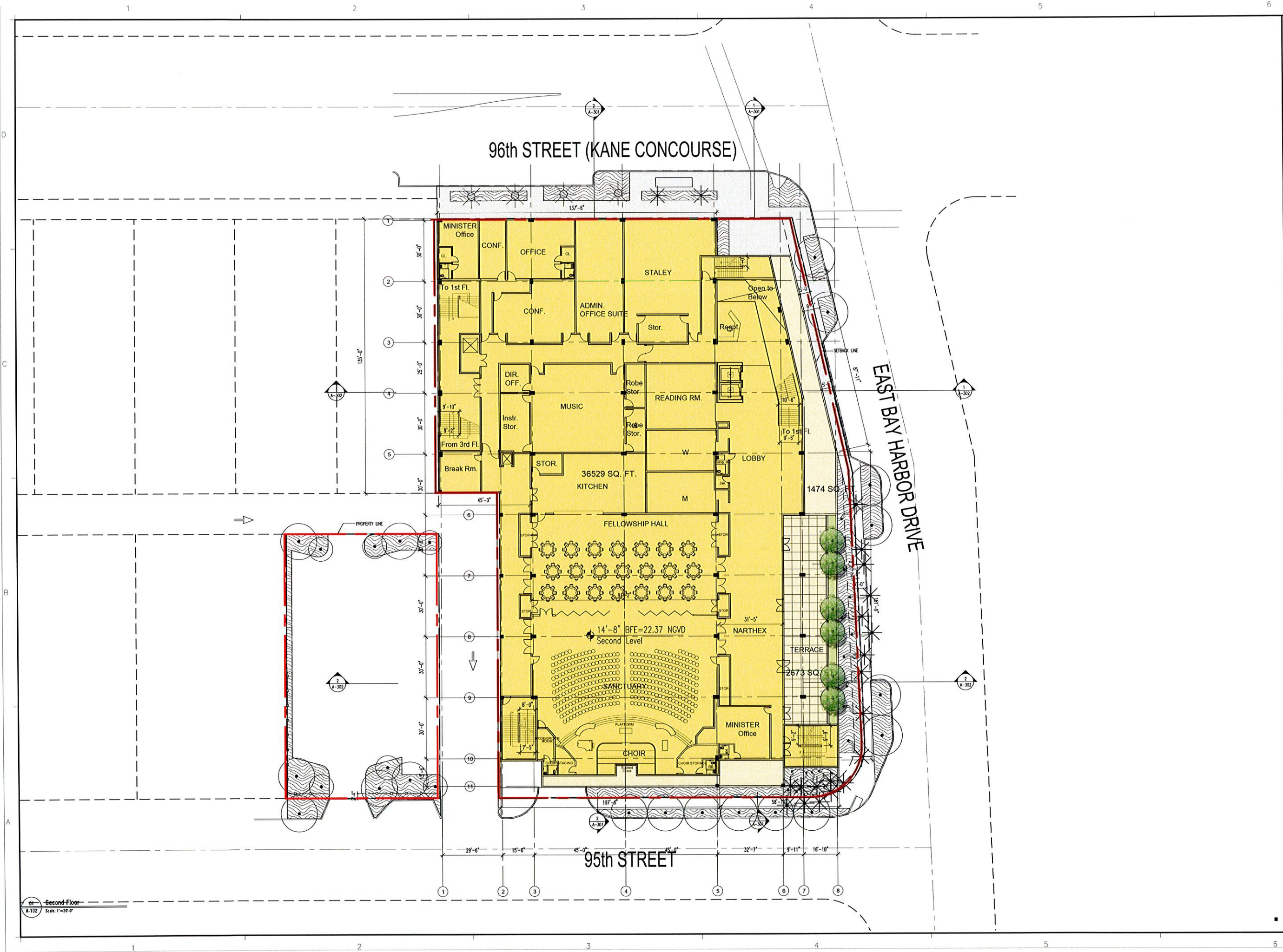
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Reg. No. RA-7410

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OVERALL SITE PLAN
A-101



11 Second Floor
A-102 Scale: 1"=20'-0"

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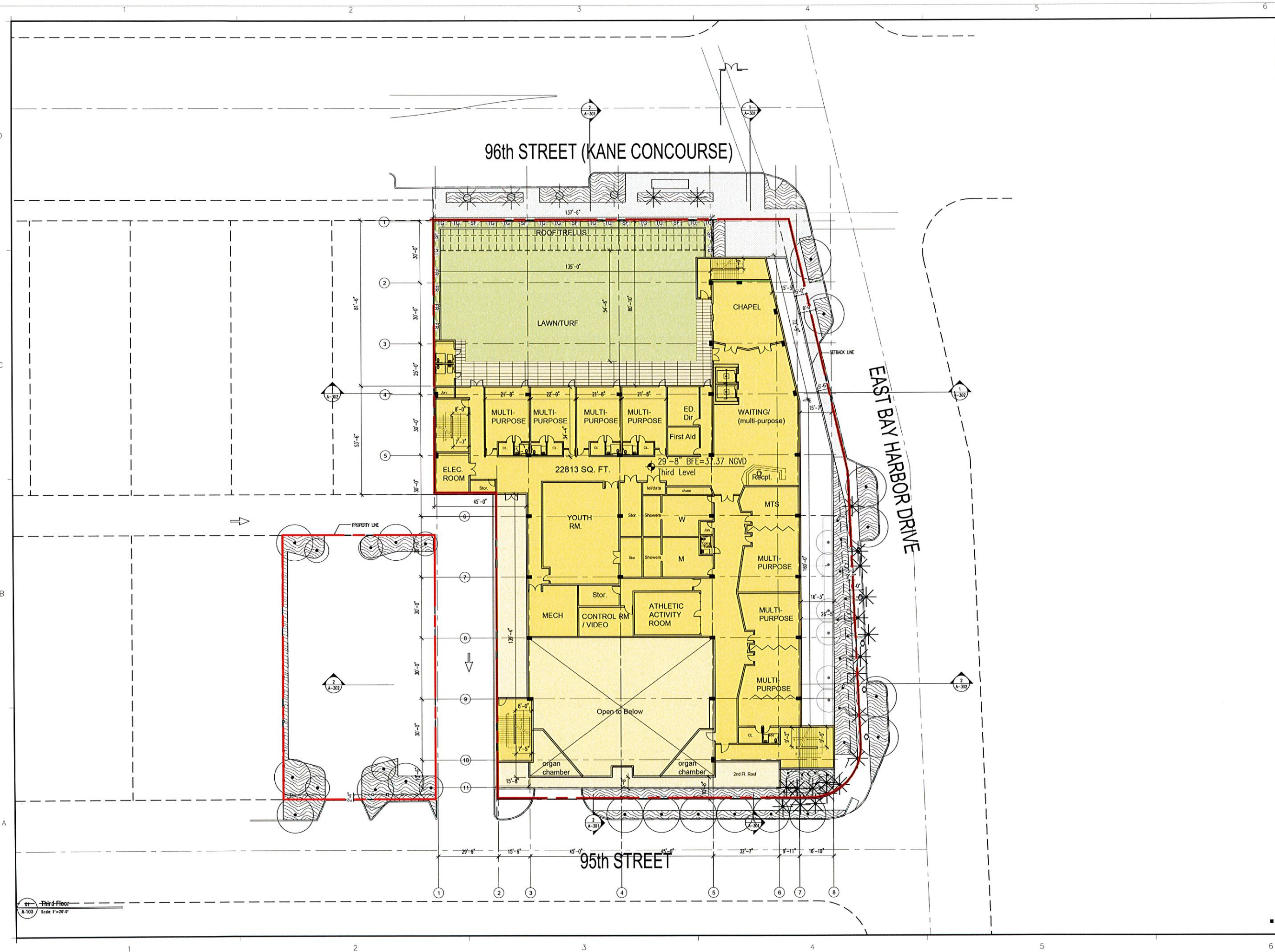
Revised:

SECOND FLOOR

1609CBS 05/09/2016

A-102

10/9/2016 9:28:22 AM ROBERT D. HILGOLD



01 Third Floor
A-103 Scale: 1"=29'-0"

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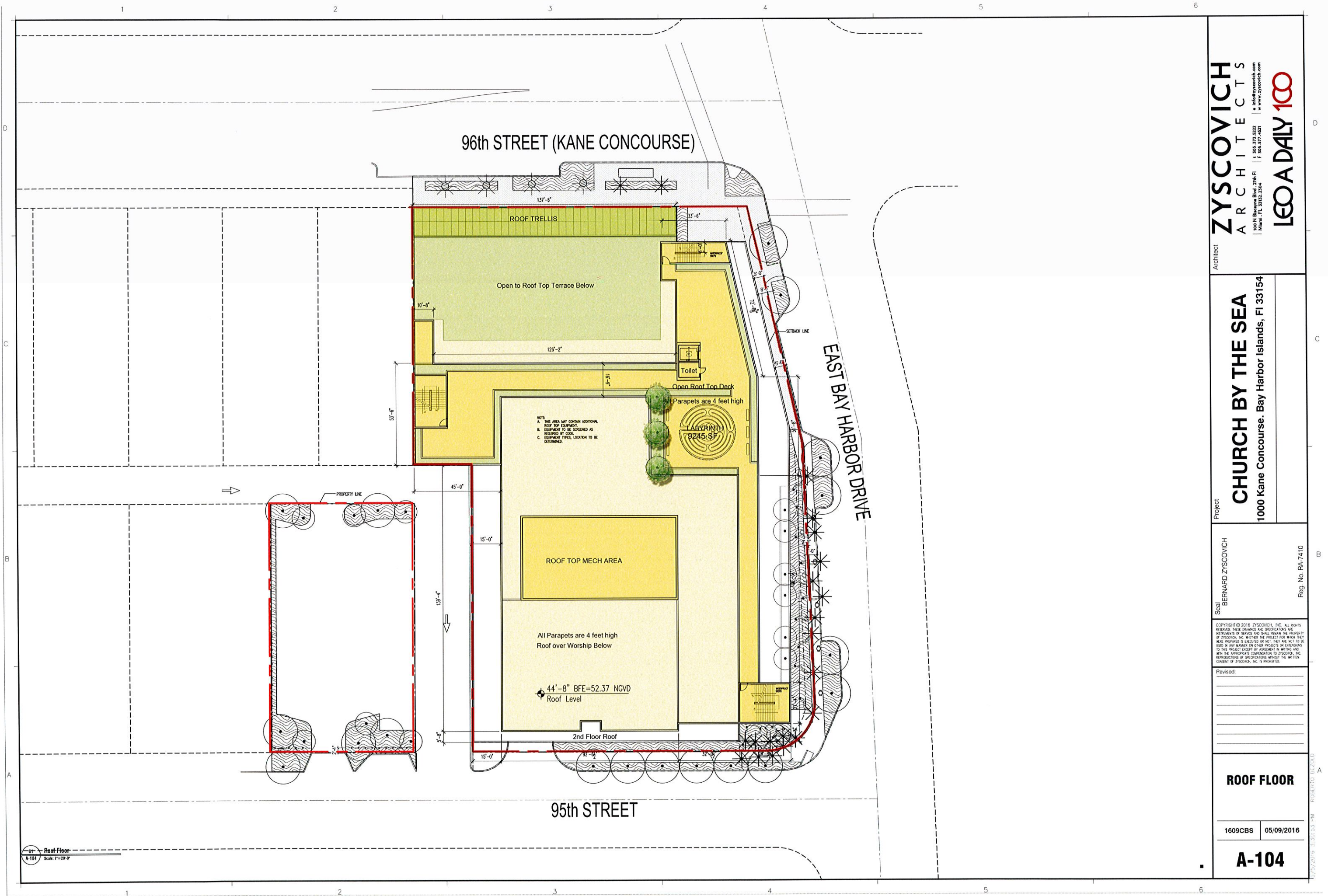
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THIRD FLOOR
1609CBS 05/09/2016
A-103

05/09/2016 3:50:27 PM R006-H10 THE GOLD



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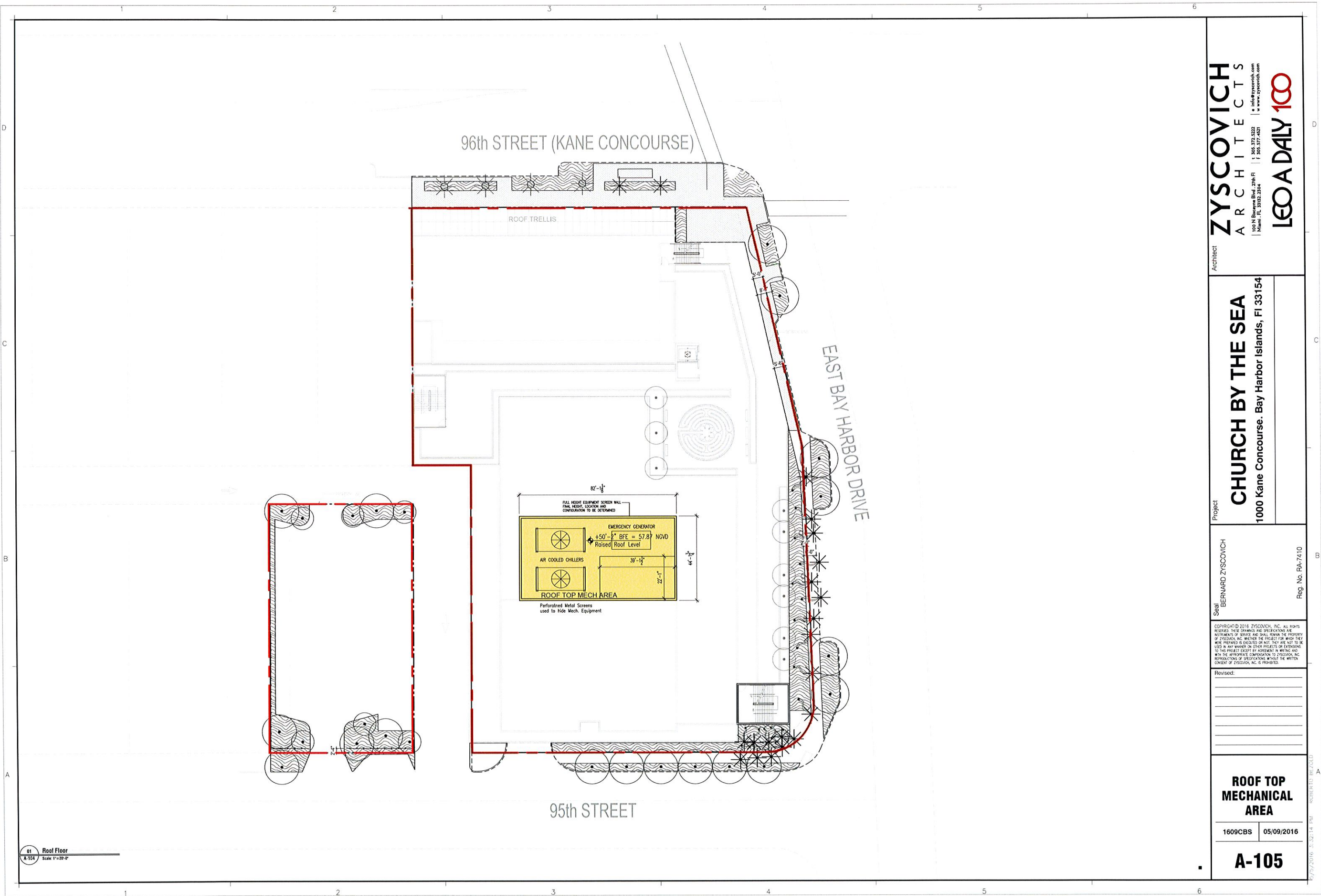
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ROOF FLOOR
1609CBS 05/09/2016
A-104

15/5/2016 3:30:53 PM ROBERTO BEZOLD



01 Roof Floor
A-104 Scale 1"=20'-0"

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Reg. No. RA-7410

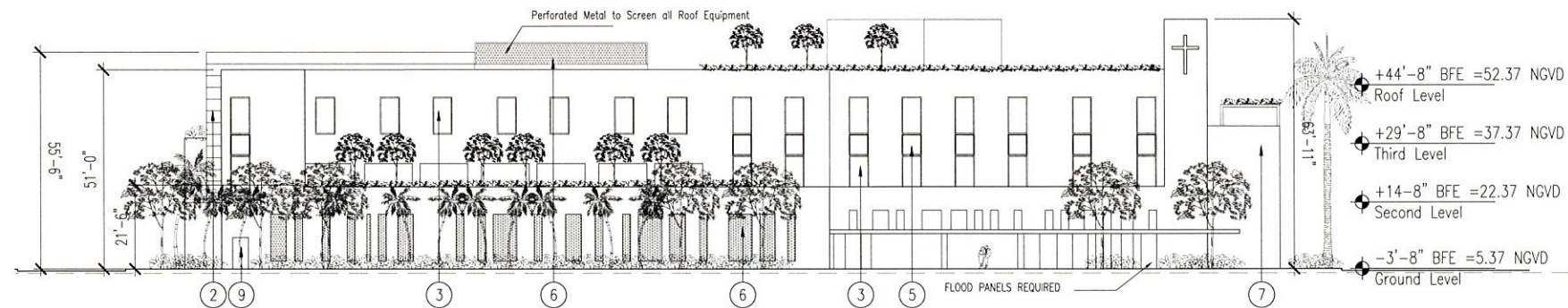
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ROOF TOP MECHANICAL AREA
1609CBS 05/09/2016
A-105

05/09/2016 05:02:14 PM ROBERTO REZVALD

01 North Elevation-96th Street
A-201 Scale: 1"=20'-0"



02 East Elevation-East Bay Harbor
A-201 Scale: 1"=20'-0"

KEY NOTES ELEVATIONS	
MATERIALS WOULD BE USED IN AN ARTISTIC CONFIGURATION IN ORDER TO OBTAIN A PLEASING DESIGN	
1	5/8" SMOOTH STUCCO FINISH
2	5/8" SMOOTH STUCCO FINISH W/ SCOURING LINES
3	STOREFRONT TRANSPARENT GLASS
4	SPANDREL GLASS PANEL
5	ALUMINUM METAL PANEL
6	PERFORATED METAL BRONZE COLOR ALSO TO BE USED TO SCREEN ROOF EQUIPMENT
7	GREEN WALL WITH STEEL CABLES & CASCADING VINES OVER STUCCO
8	GLASS RAILING WITH ALUM CAP
9	METAL DOOR
10	METAL TRELLIS WITH VINES
11	ALUMINUM BRONZE COLORED LETTER
12	STAINED GLASS
13	GLASS SWING DOORS
14	BLUE COLORED WAVE ART DESIGN

ELEVATIONS

1609CBS 05/09/2016

A-201

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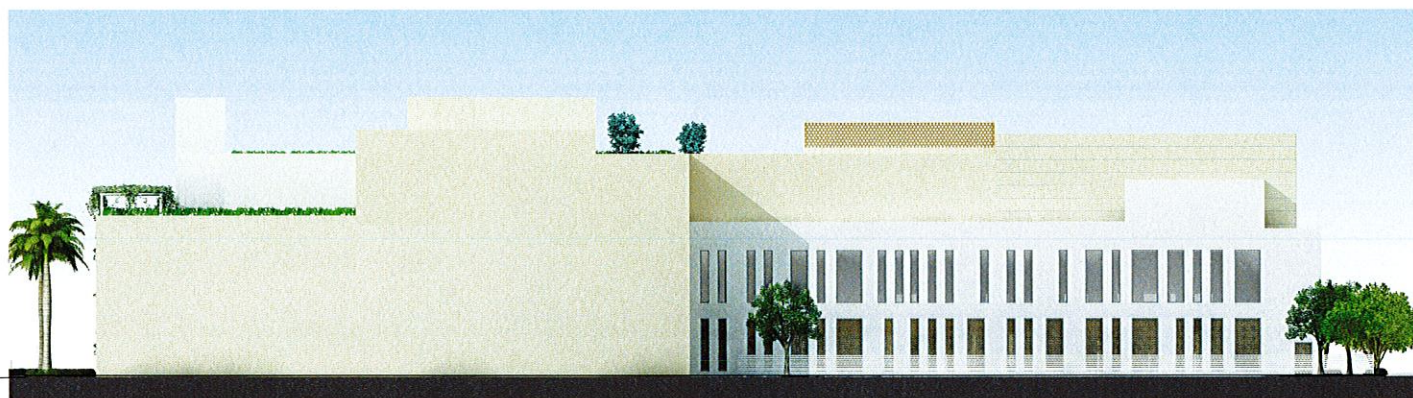
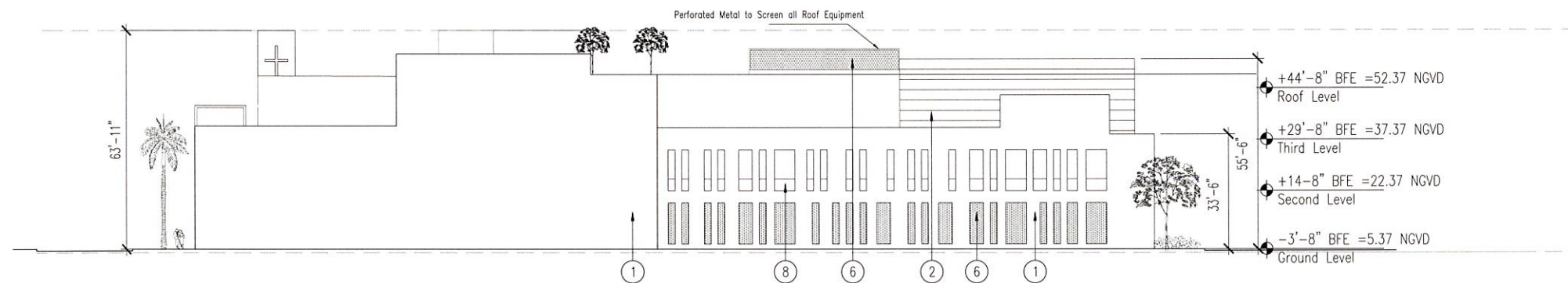
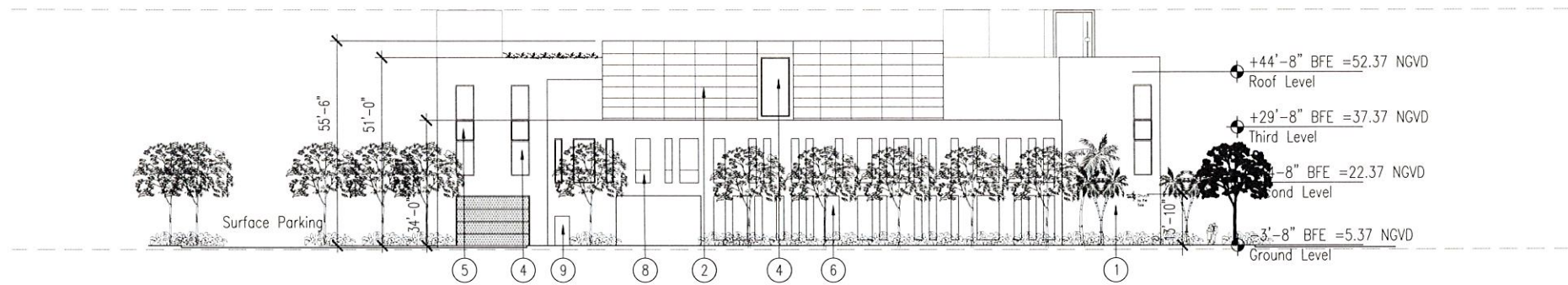
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05/09/2016 10:26:40 AM REVISION TO BE 2016



KEY NOTES ELEVATIONS	
MATERIALS WOULD BE USED IN AN ARTISTIC CONFIGURATION IN ORDER TO OBTAIN A PLEASING DESIGN	
1	5/8" SMOOTH STUCCO FINISH
2	5/8" SMOOTH STUCCO FINISH W/ SCOURING LINES
3	STOREFRONT TRANSPARENT GLASS
4	SPANDREL GLASS PANEL
5	ALUMINUM METAL PANEL
6	PERFORATED METAL BRONZE COLOR ALSO TO BE USED TO SCREEN ROOF EQUIPMENT
7	GREEN WALL WITH STEEL CABLES & CASCADING VINES OVER STUCCO
8	GLASS RAILING WITH ALUM CAP
9	METAL DOOR
10	METAL TRELLIS WITH VINES
11	ALUMINUM BRONZE COLORED LETTER
12	STAINED GLASS
13	GLASS SWING DOORS
14	BLUE COLORED WAVE ART DESIGN

01 South Elevation-95th Street
A-202 Scale: 1"=20'-0"

02 West Elevation-Interior Elevation
A-202 Scale: 1"=20'-0"

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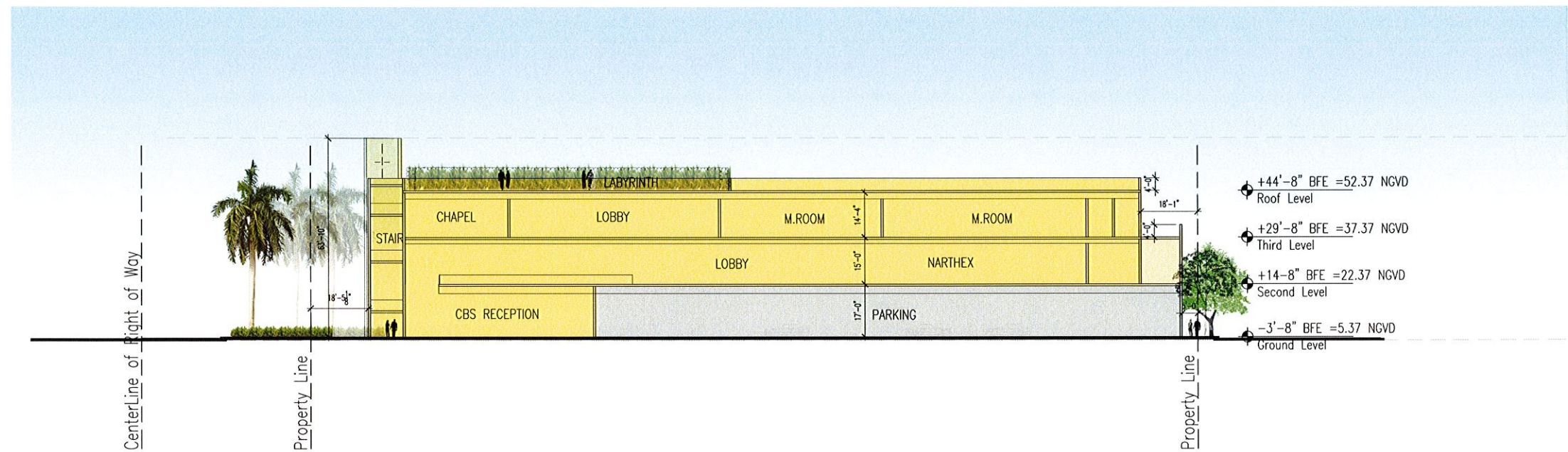
Revised:

ELEVATIONS

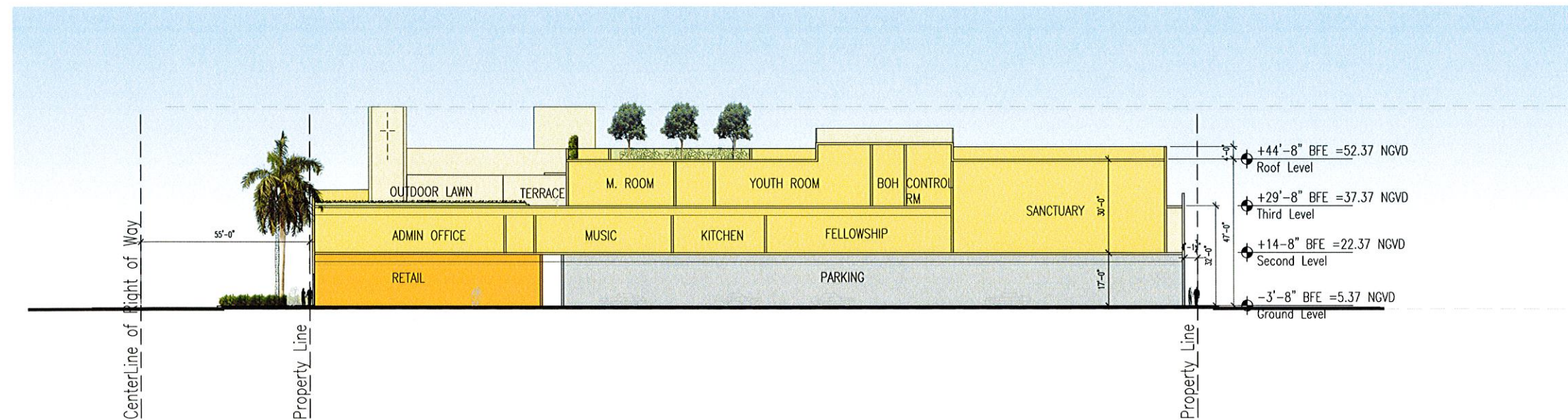
1609CBS 05/09/2016

A-202

01 Section
A-301 Scale: 1"=20'-0"



02 Section
A-301 Scale: 1"=20'-0"



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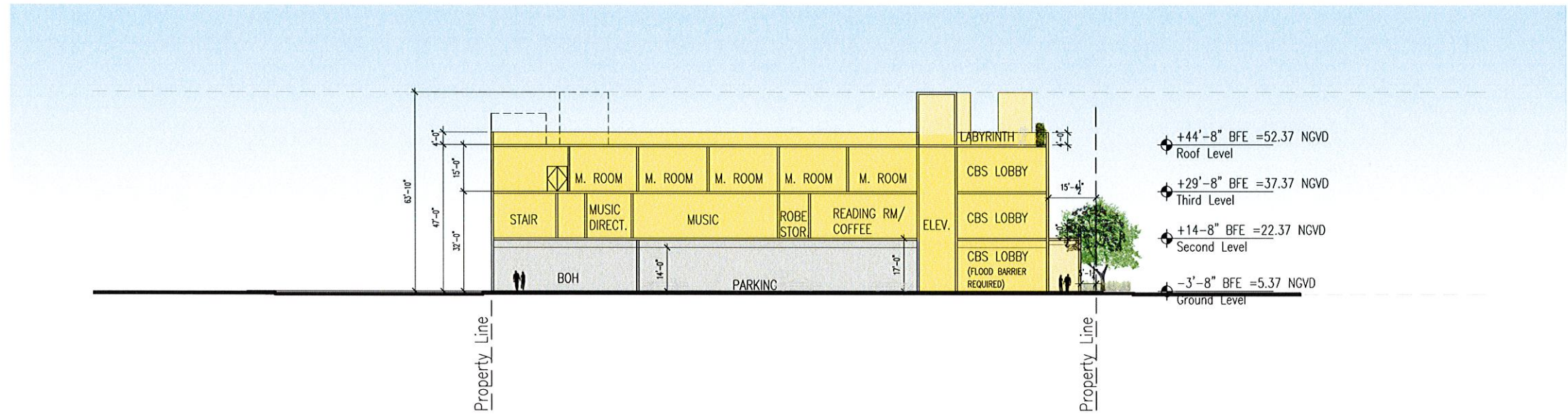
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SECTIONS

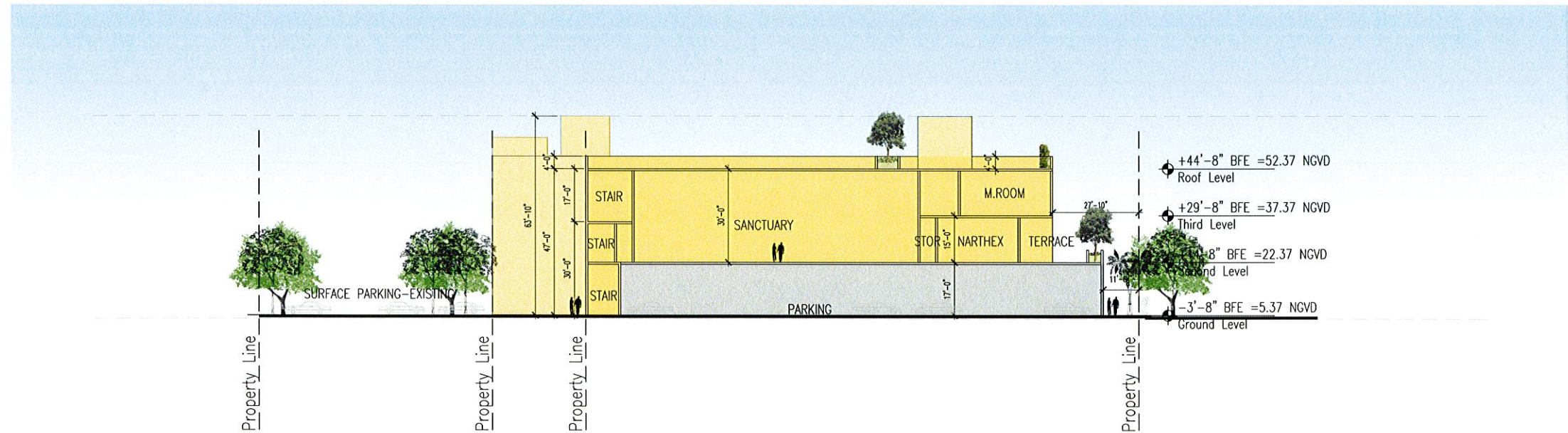
1609CBS	04/20/2016
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A-301

01 Section
A-302 Scale: 1"=20'-0"



02 Section
A-302 Scale: 1"=20'-0"



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SECTIONS

1609CBS 05/09/2016

A-302



Eyelevel View of Kane Concourse

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01 Rendering
A-402 Scale: NTS

Eyelevel View of Kane Concourse & East Bay Harbor

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Soil: BERNARD ZYSCOVICH
Reg. No. RA-7410

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RENDERING

1609CBS 05/09/2016

A-402



01 Rendering
A-403 Scale NTS

Eyelevel View of Kane Concourse & East Bay Harbor

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LEO A DAILY 100

Architect

CHURCH BY THE SEA
1000 Kane Concourse, Bay Harbor Islands, FL 33154

Project
Seal
BERNARD ZYSCOVICH

Reg. No. RA-7410

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Revised:

RENDERING

1609CBS 05/09/2016

A-403



01 Rendering
A-404 Scale NTS

Eyelevel View of Kane Concourse

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100 N Biscayne Blvd, 27th Fl
Miami, FL 33132-1304
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305.577.6261
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1000 Kane Concourse, Bay Harbor Islands, FL 33154

Seal
Bernard Zyscovich
Reg. No. RA-7410

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Revised:

RENDERING

1609CBS 04/20/2016

A-404



Eyelevel View of Kane Concourse

01 Rendering
A-405 Scale NTS

ZYSCOVICH ARCHITECTS 100 N Biscayne Blvd., 27th Fl. Miami, FL 33132, USA t 305.372.5222 f 305.577.4521 e info@zyscovich.com w www.zyscovich.com	
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Architect	
CHURCH BY THE SEA 1000 Kane Concourse, Bay Harbor Islands, FL 33154	
Project	Reg. No. RA-7410
Seal BERNARD ZYSCOVICH	
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1609CBS 04/20/2016	
RENDERING	
A-405	

14/19/2016 5:38:45 PM DATIELLA SMITH



Eyelevel View of Corner of East Bay Harbor & 95th Street

01 Rendering
A-406 Scale NTS

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Revised:

RENDERING

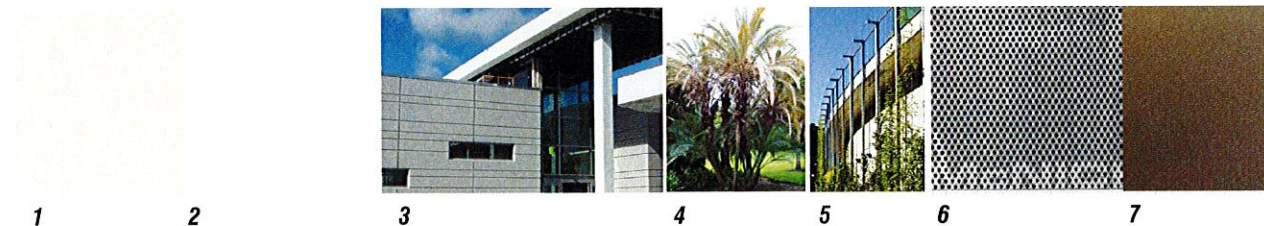
1609CBS 05/09/2016

A-406

05/09/2016 10:39:50 AM - ROBERTO DELA CRUZ



01 East Elevation-East Bay Harbor Drive
A-501 Scale: NTS



- 1-Balboa Mist Color Paint
- 2-White Color Paint
- 3-Scouring Lines 2"
- 4-Phoenix Florida Hybrid Date Palm
- 5-Green Wall with Steel Cables & Cascading Vines over Stucco
- 6-Aluminum Perforated Metal 50% Solid to 50% Circular holes ratio (Bronze Color)
Also to be used for Screening Roof Equipment
- 7-Metal Panel Bronze Color
- 8-Painted Wave Pattern in shades of blue



02 Kane Concourse Perspective
A-501 Scale: NTS



03 East Bay Harbor & Kane Concourse Perspective
A-501 Scale: NTS

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Revised:

MATERIAL BOARD

1609CBS 05/09/2016

A-501

05/06/2016 10:40:50 AM PROJECT RELEASED



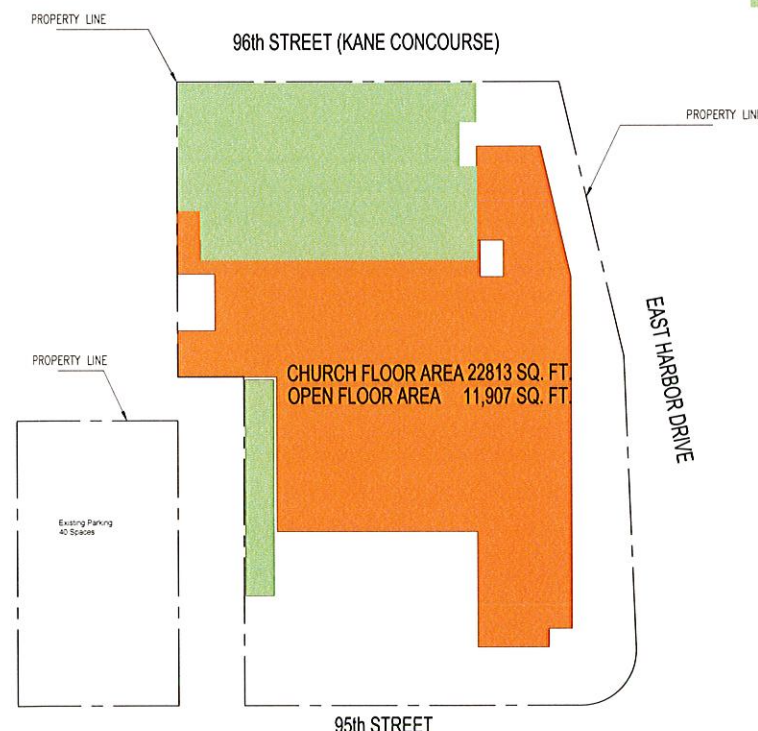
RETAIL FLOOR AREA 8474 SQ. FT.
CHURCH FOYER/LOBBY FLOOR AREA 2039 SQ. FT.
OPEN FLOOR AREA 13,667 SQ. FT.

GROUND FLOOR



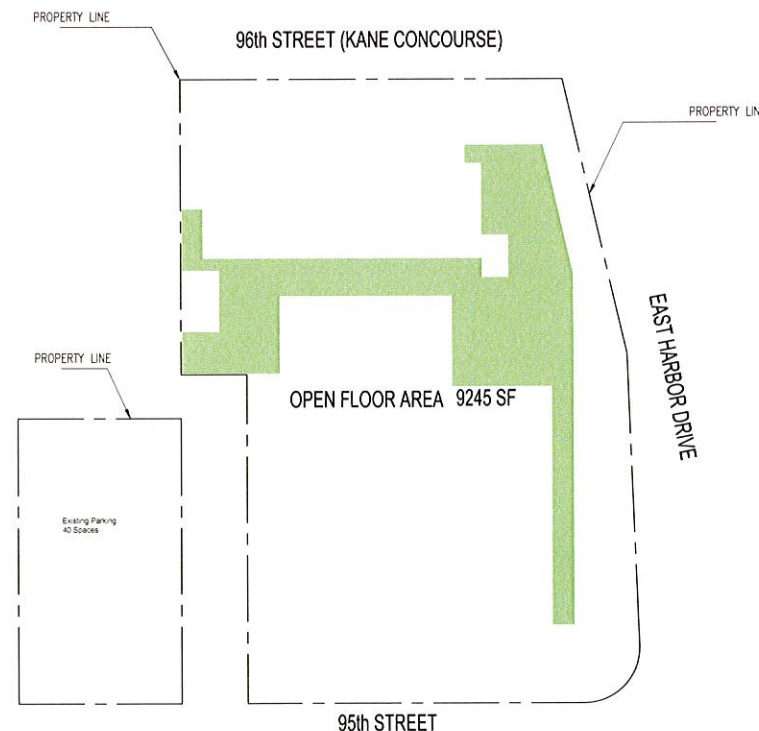
CHURCH FLOOR AREA 36529 SQ. FT.
OPEN FLOOR AREA 4147 SQ. FT.

2ND FLOOR



CHURCH FLOOR AREA 22813 SQ. FT.
OPEN FLOOR AREA 11,907 SQ. FT.

3RD FLOOR



OPEN FLOOR AREA 9245 SF

ROOF FLOOR

- RETAIL FLOOR AREA
- CHURCH FOYER/LOBBY FLOOR AREA
- CHURCH FLOOR AREA
- OPEN FLOOR AREA

TOTAL FLOOR AREA 69,855 SF
(RETAIL 8,474 SF & CHURCH 61,381 SF)
TOTAL OPEN SPACE 38,966 SF

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Seal
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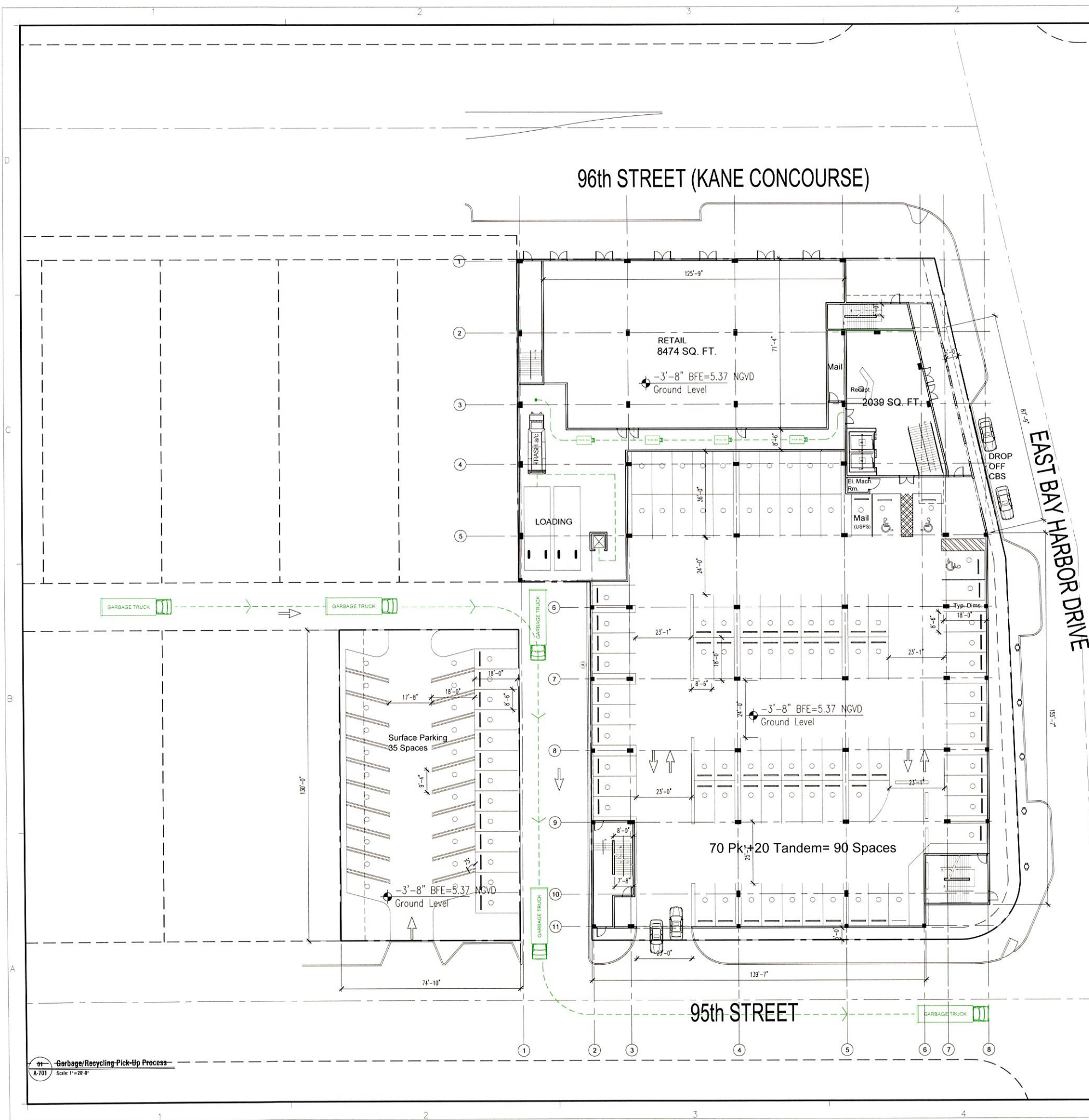
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Revised

**SQFT
CALCULATIONS
DIAGRAMS**

1609CBS 04/20/2016

A-601





February 9, 2016

Mr. Roberto Bezold
Zyscovich
100 Biscayne Blvd
Miami, Florida 33132

Dear Mr. Bezold,

Please utilize this letter as confirmation that based on the drawings that you provided, Waste Management Inc. of Florida will be able to provide commercial waste and recycling services for the new church location at 1000 Kane Concourse, Bay Harbor Island, Florida.

If you require additional assistance, please contact me directly at 305-986-5120.

Sincerely,

Susie Vega

Susie Vega
Major Account Executive
Waste Management Inc. of Florida
susievega@wm.com

2125 NW 10th Court
Miami, Florida 33127
305-471-4444

Architect

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LEO A DAILY 100

Project

CHURCH BY THE SEA
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Seal

BERNARD ZYSCOVICH

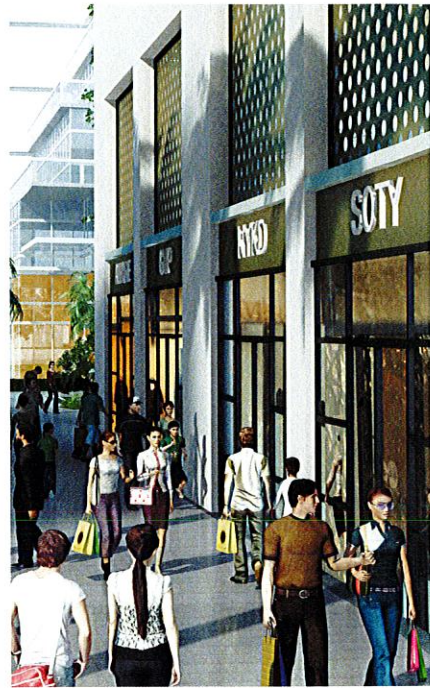
Reg. No. RA-7410

Revised

**GARBAGE
RECYCLING
PICK-UP PROCESS**

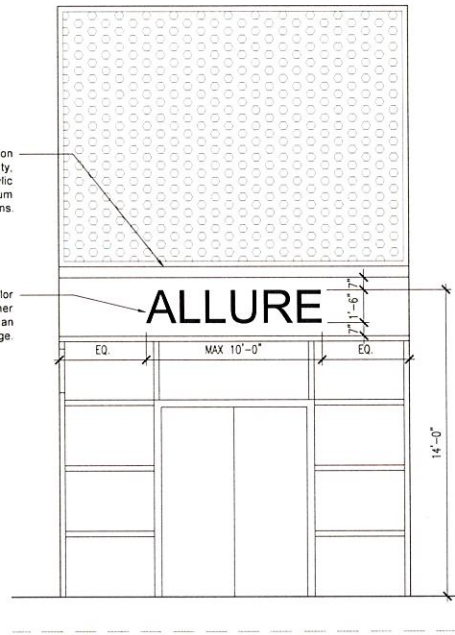
1609CBS	04/20/2016
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A-701



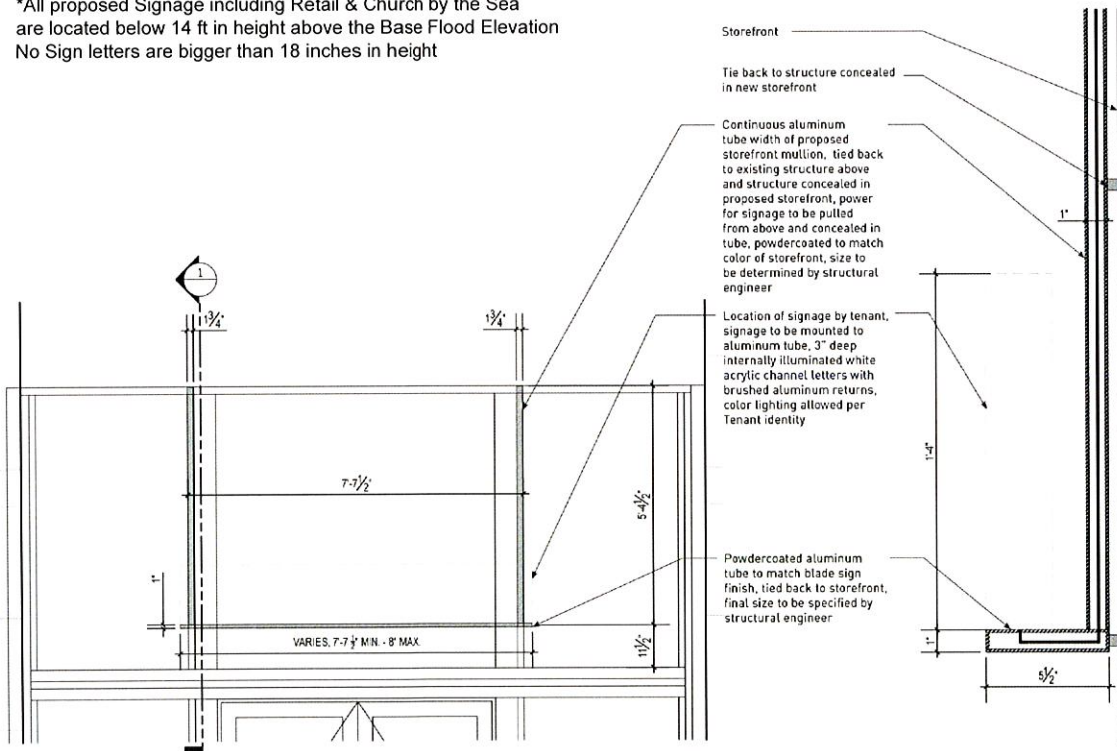
Retail storefront sign location above door. Font per owner identity, internally illuminated white acrylic channel letters with brushed aluminum returns.

Retail signage, font and color to be selected uniformly by owner. All signs widths are smaller than 60% of the tenant's linear frontage.



02 Typical Storefront Elevation
A-702 Scale: 1/8"=1'-0"

*All proposed Signage including Retail & Church by the Sea are located below 14 ft in height above the Base Flood Elevation. No Sign letters are bigger than 18 inches in height.



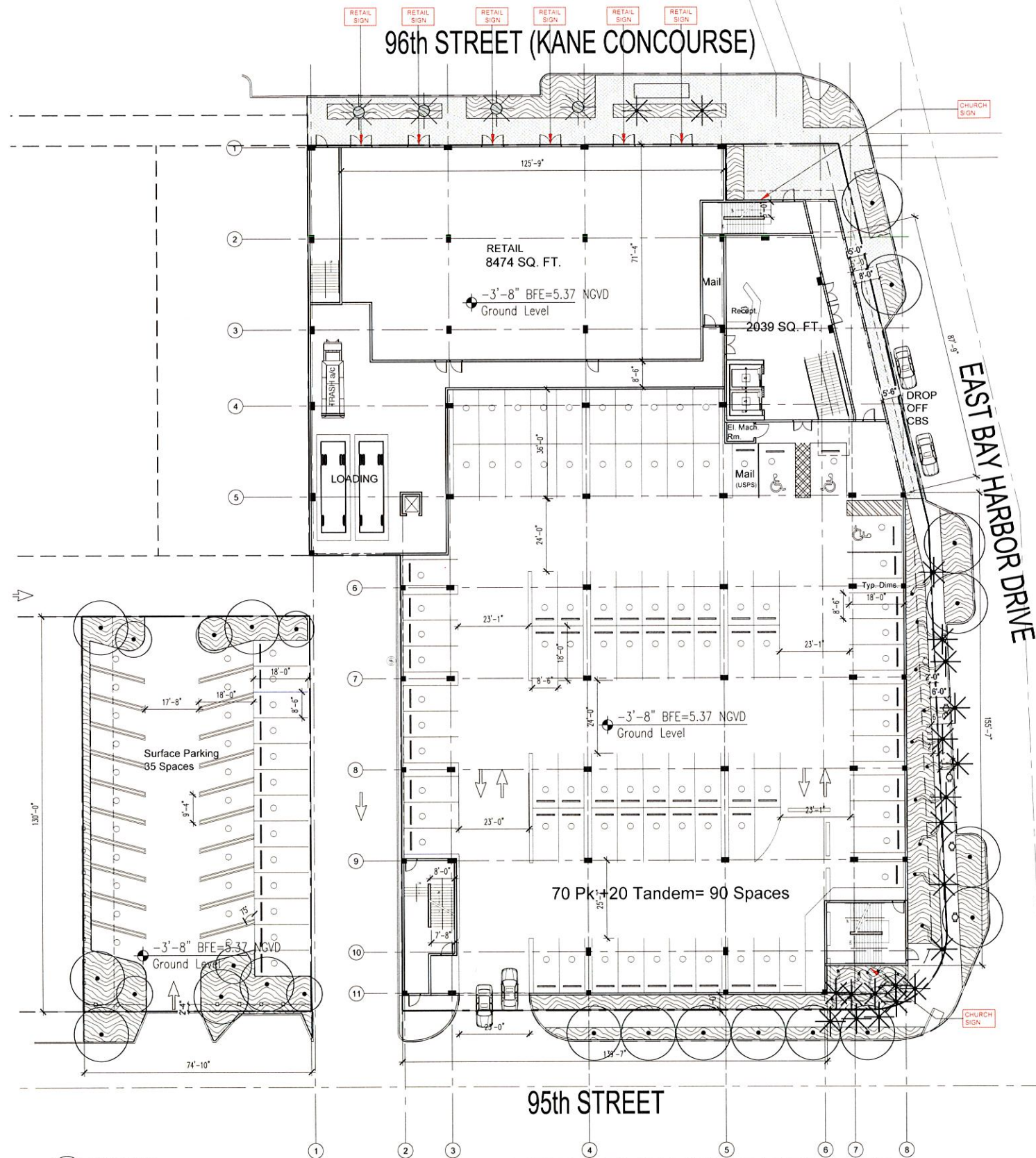
03 Typical Mounting Elevation and Section
A-702 Scale: 1/2"=1'-0"



STOREFRONT SIGN MOUNTING CONCEPT



Internally illuminated channel letters with brushed aluminum returns at storefront



01 Exterior Signage
A-702 Scale: 1"=20'-0"

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Architect

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Project
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Revised:

EXTERIOR SIGNAGE

1609CBS 05/09/2016

A-702

05/09/2016 5:17:13 PM ROBERTO BLAZQUEZ

96th STREET (KANE CONCOURSE)

Fire Truck
Space 21'x47'

RETAIL
8474 SQ. FT.

2039 SQ. FT.

Mail

Mail
(USPS)

EAST BAY HARBOR DRIVE

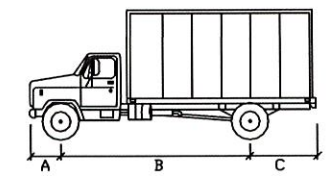
DROP
OFF
CBS

Fire Truck
Space 21'x47'

95th STREET

Fire Truck
Space 21'x47'

SINGLE UNIT TRUCK DETAIL



Description	GB Ft.	GBm M
A - Front Overhang	4.0	1.2
B - Wheelbase	20.0	6.1
C - Rear Overhang	6.0	1.8
D - Width	8.5	2.6
E - Track	8.5	2.6
F - Steering Angle (deg.)	31.6	31.6
Minimum Turning Radius	37.8	11.5

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LEO A DAILY 100

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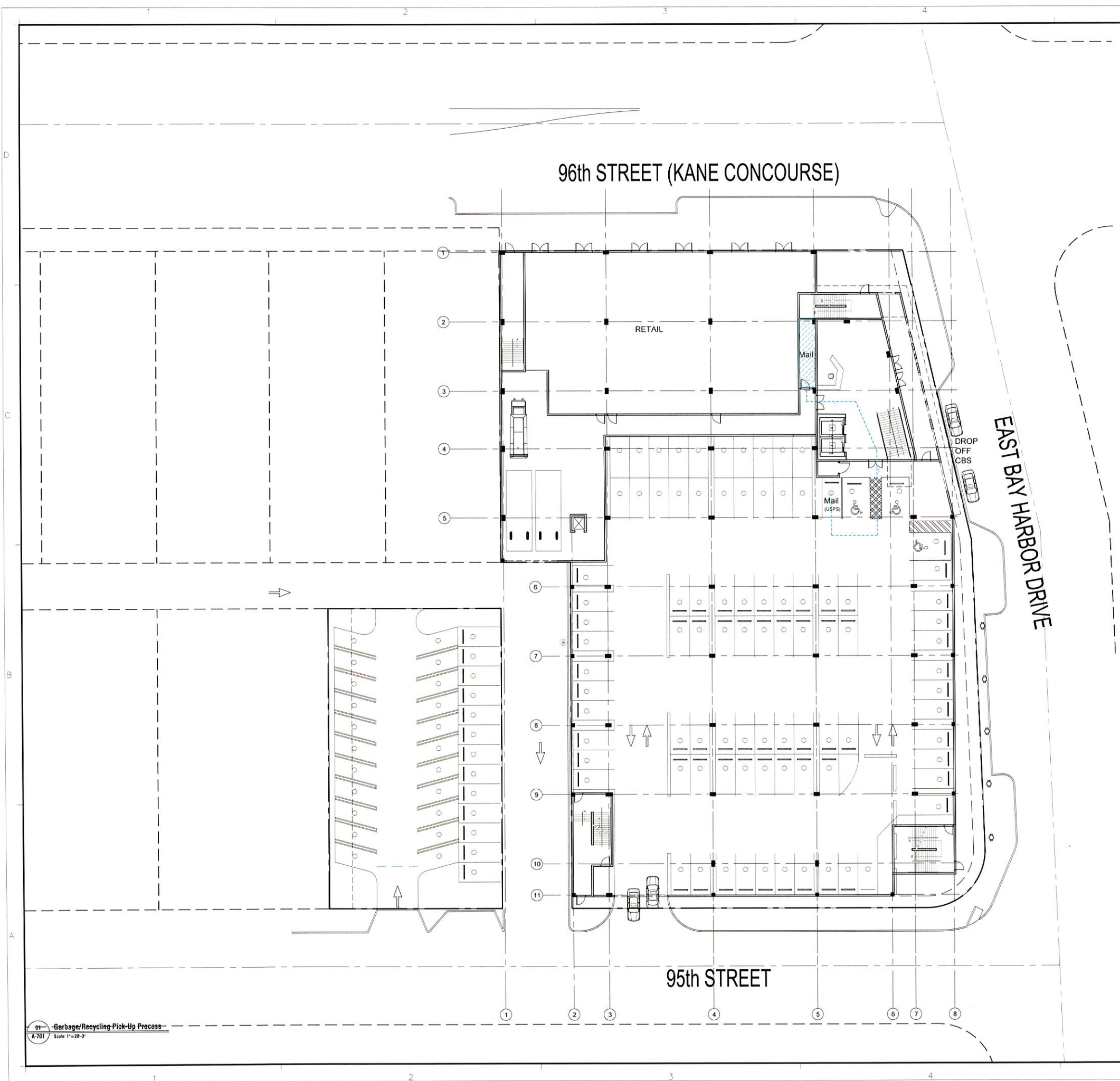
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Revised:

**LOADING
DIAGRAM**

1609CBS 04/20/2016

A-703



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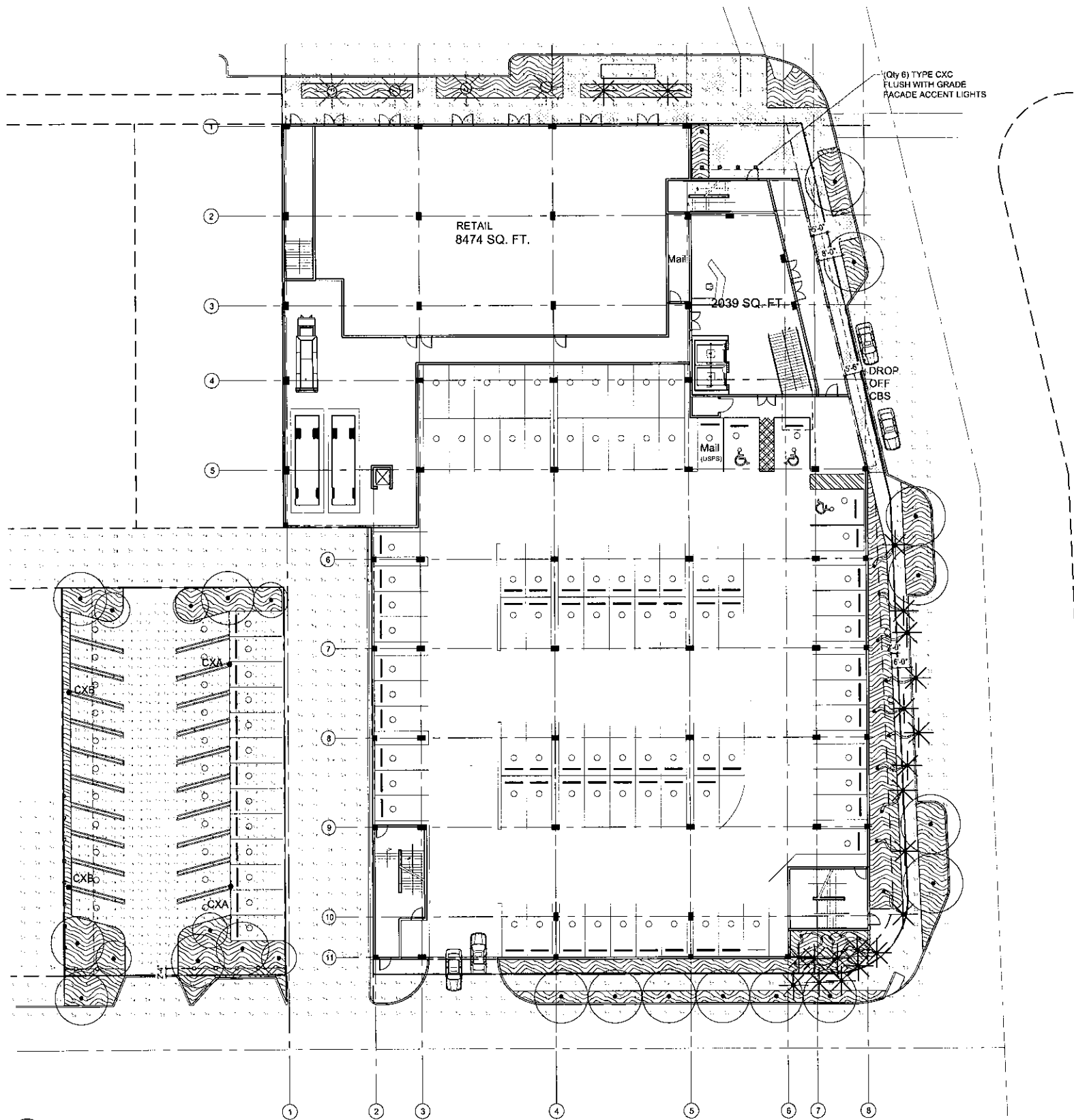
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Seal
BERNARD ZYSCOVICH
Reg. No. RA-7410

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Revised:

MAIL RECEPTACLE
1609CBS 04/20/2016
A-704

14/20/2016 2:52:07 PM ROBERTO BEZOLD



01 Site Lighting Plan
L-100
Scale: 1"=20'-0"

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
96th St	Illuminance	Fc	0.21	0.9	0.0	N.A.	N.A.
Adj Property	Illuminance	Fc	0.19	0.5	0.0	N.A.	N.A.
CalcPts Alley	Illuminance	Fc	0.58	0.9	0.3	1.93	3.00
CalcPts Alley 2	Illuminance	Fc	0.44	0.9	0.0	N.A.	N.A.
CalcPts Parking	Illuminance	Fc	1.46	2.1	0.7	2.09	3.00
East Harbour Drive	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
Kane Concourse	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.

Church By the Sea - Luminaire Schedule							
09 May 2015							
TYPE	QTY	DESCRIPTION	MANUF.	CATALOGUE NUMBER	WATTAGE (input W)	VOLTAGE	DIM PROTOCOL
CXA	2	Decorative LED Type 5 dist. luminaire on 20' pole.	Lumec	MPTC 135WB0LED4K-R-LES-VOLT DMG APRSE-20 FINISH	(129)	TSD	0-1CV
CXB	2	Decorative LED Type 4 dist. luminaire on 20' pole.	Lumec	MPTC 135WB0LED4K-R-LES-VOLT DMG APRSE-20 FINISH	(129)	TSD	0-1CV
CXK	6	Flush with grade LED facade accent light	ERCO	S3656.023 + 33656.023 + 33687.000	(20)	120	ELV

NOTES:
All counts listed are for estimating purposes only. Ordering parties are responsible for take-off counts from lighting plans and confirming/ordinating order of proper mounting components.
1. Voltage & Finish TBD

Hilbish McGee Lighting Design
402 pennell street
seawick, pa 15143
phone 412.749.0533
email info@hmlid.biz



OVERALL
SITE LIGHTING
PLAN

1609CBS 05/09/2016

L-100

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info@zysoverch.com
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Project
CHURCH BY THE SEA
1000 Kane Concourse, Bay Harbor Islands, FL 33154

Signed: **BERNARD ZYSCOVICH**
Reg. No. BA-7410

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CHURCH BY THE SEA

CONCEPTUAL CIVIL PLANS

Bay Harbor Islands, Miami-Dade County, Florida.

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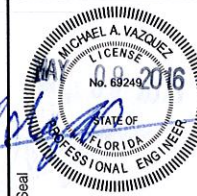
LEO A DAILY 100

Architect

CHURCH BY THE SEA

1000 Kane Concourse, Bay Harbor Islands, FL 33154

Project

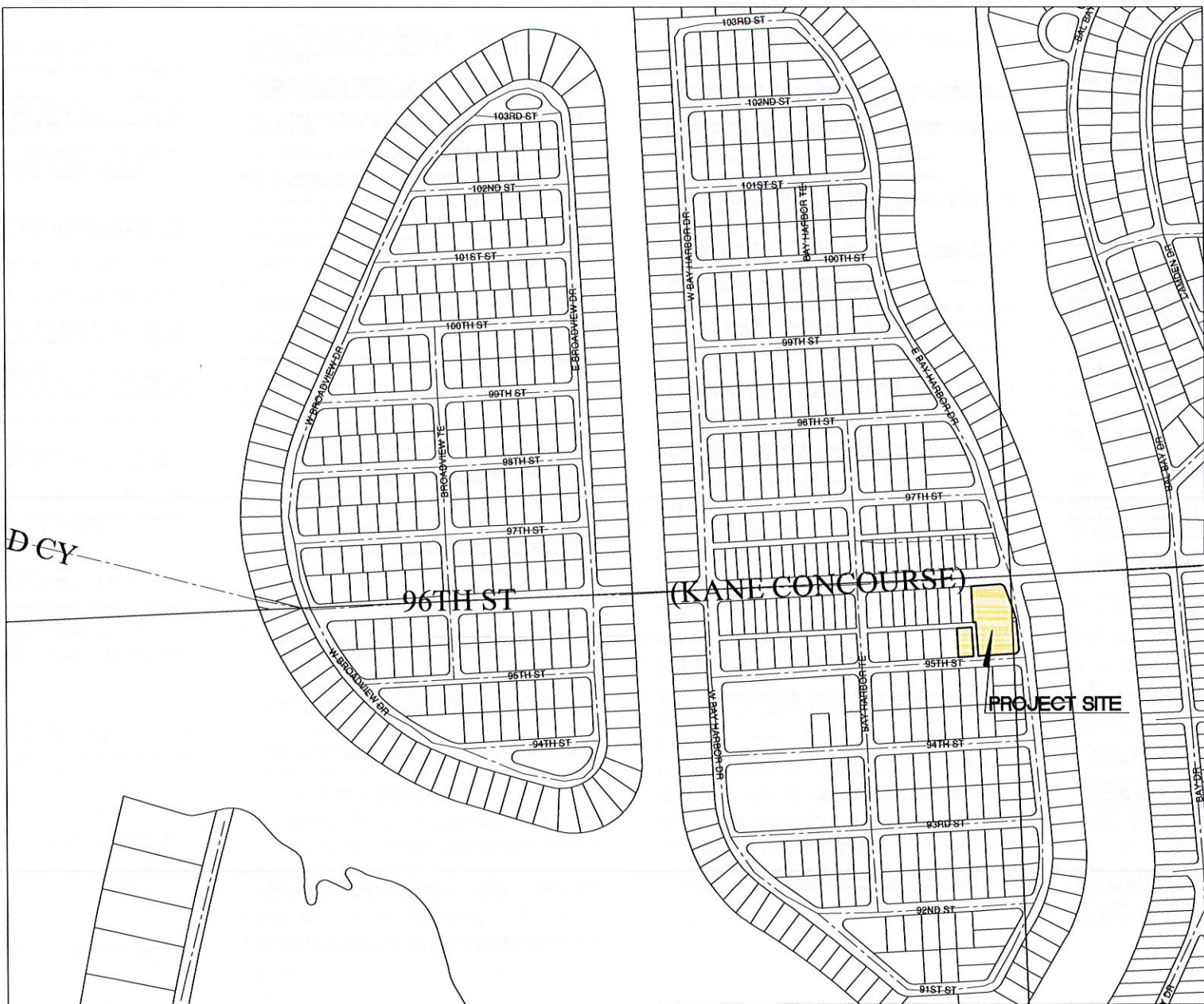


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Revised:
2/19/16 - REVISED
PER CITY COMMENTS
04/20/16 - REVISED
PER CITY COMMENTS
05/06/16 - REVISED
PER PLANNING &
ZONING COMMENTS

1609CBS 04/20/2016

C1



LOCATION SKETCH

Section 34, Township 52 South, Range 42 East
1" = 300'



FLOOD LEGEND
Commercial, Industrial

FOUO: 13-2227-001-2470 & 13-2235-004-0010 ADDRESS: 1000 KANE CONCOURSE, BAY HARBOR ISLANDS, FL

LOT: 18 BLOCK: 12 SUBDIVISION: "NOLAN BROWN" & "BAY HARBOR ISLANDS"

PLAT BOOK: 58 / 18 PAGE: 53 / 5 MEETS & BOUNDS: Tract "N" of "NOLAN BROWN", according to the Plat thereof, as recorded in Plat Book 58, Page 53, of the Public Records of Miami-Dade County, Florida.

Lot 18, Block 12 "BAY HARBOR ISLANDS", according to the Plat thereof, as recorded in Plat Book 48, Page 5, of the Public Records of Miami-Dade County, Florida.

CROWN OF ROAD ELEV.: +5.37 FT. NGVD. CROWN OF ROAD ELEVATION WAS TAKEN FROM

A CERTIFIED SURVEY PREPARED BY: LUIS R. TOLEDO PLS. LIC. #: 8759

DRAINAGE PLANS SHALL BE ATTACHED IF > 2 ACRES IMPERVIOUS PLANS SHALL BE STAMPED WITH THE DERM/ WATER CONTROL SECTION APPROVAL

DERM/WC - SURFACE WATER MANAGEMENT STORMWATER PERMIT (COPY ATTACHED)

SFWM - ENVIRONMENTAL RESOURCES PERMIT (COPY ATTACHED)

TOTAL IMPERVIOUS AREA: 1.00 UNDERGROUND PARKING: YES/ NO (CIRCLE ONE)
IF YES, FLOODPROOFING PLANS AND CERTIFICATE SHALL BE ATTACHED
BASEMENT: YES/ NO (CIRCLE ONE)

HAVE THIS SITE OR OTHER PORTIONS OF THIS PROPERTY BEEN GRANTED A CLOVER OR

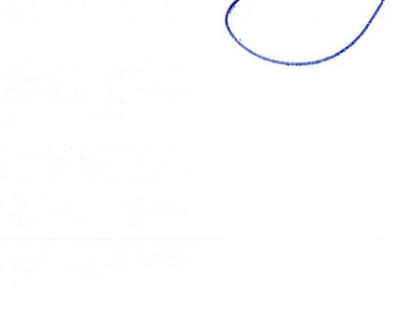
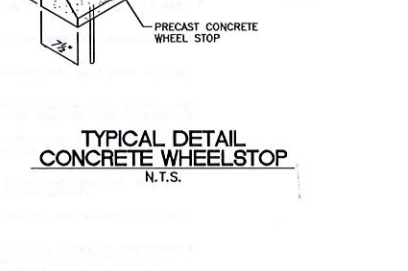
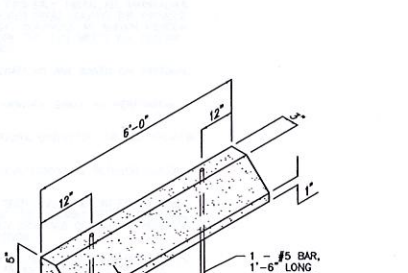
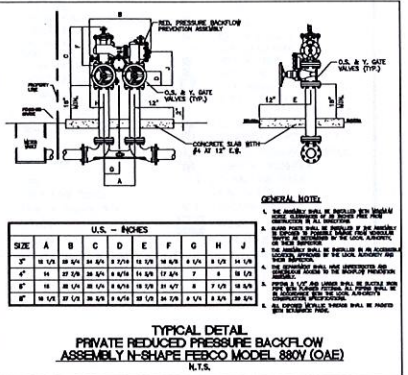
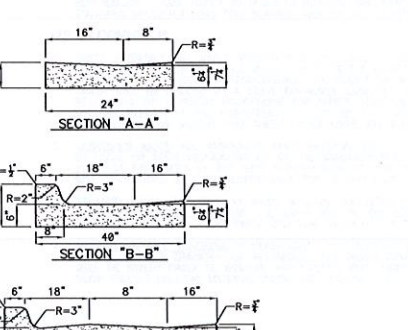
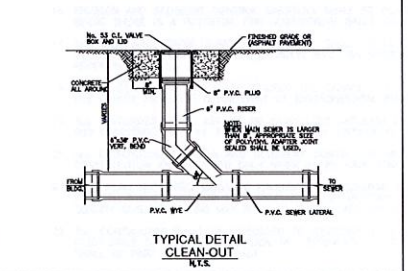
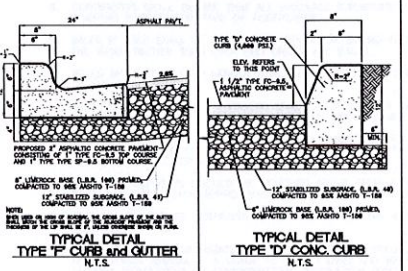
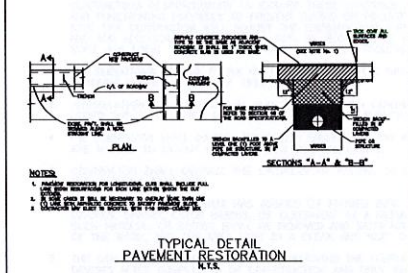
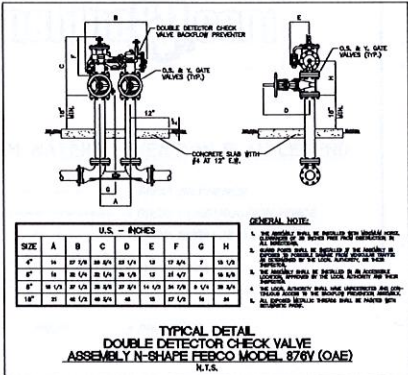
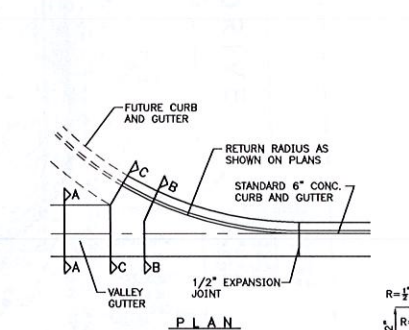
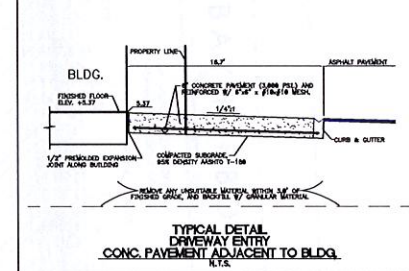
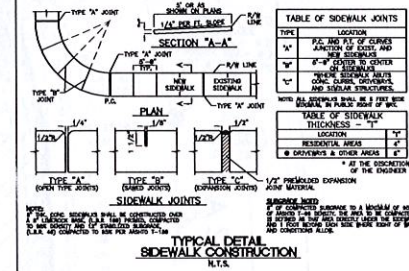
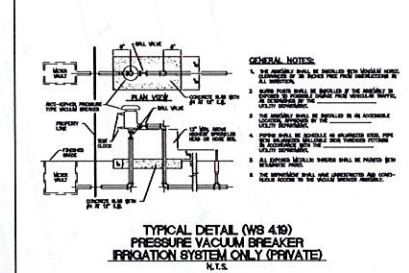
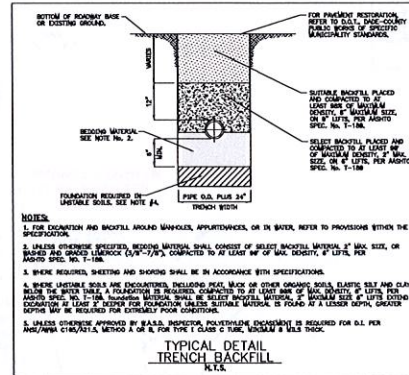
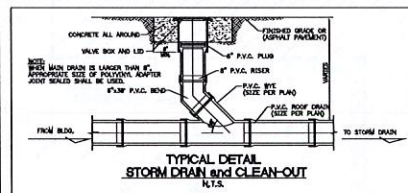
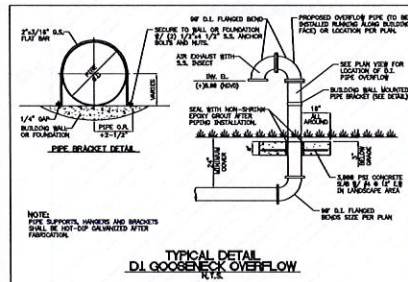
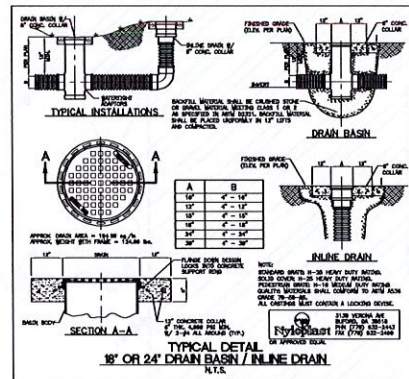
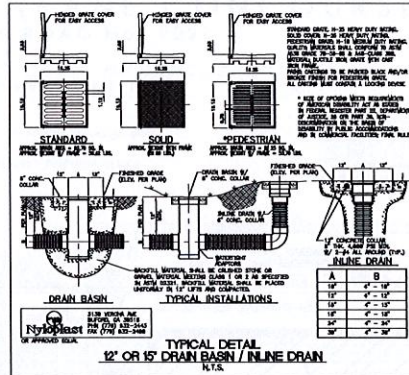
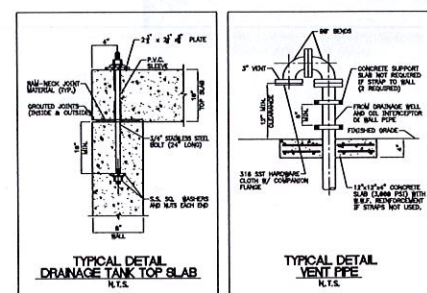
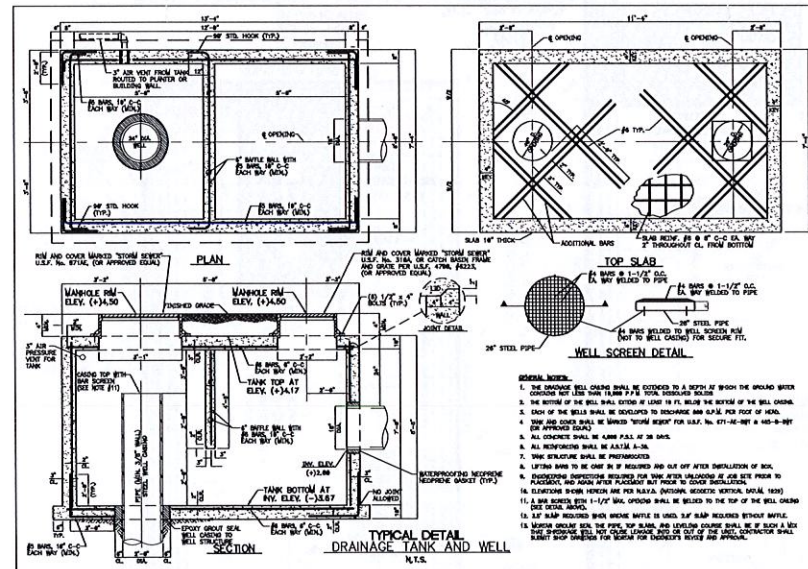
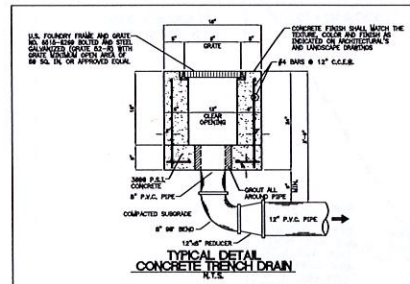
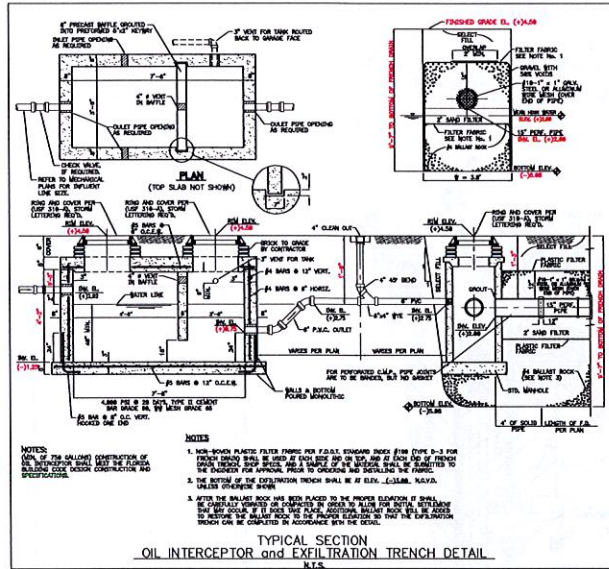
FINAL LOMR? (CIRCLE ONE) YES/ NO

	Lowest Floor Elevation (including basement/funicle area) (next to the wall of the structure)	Adjacent Grade Elevation (next to the wall of the structure)	Catch Basin Elevation
PROPOSED	FT. NGVD +5.37	FT. NGVD +5.37	FT. NGVD +5.00

0'-0" = NGVD

SHEET INDEX	
SHEET No.	TITLE
C1	COVER SHEET
C2	NOTES
C3	CIVIL PLAN
C4	CIVIL DETAILS
C5	STORM WATER POLLUTION PREVENTION PLAN
C6	STORM WATER POLLUTION PREVENTION DETAILS

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Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flsurvey.com
JOB No. 157020 CAD No. 151670CP DWG. No. 3015-047



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LEO A DAILY 100

CHURCH BY THE SEA
1000 Kane Concourse, Bay Harbor Islands, FL 33154



Revised:
2/19/16 - REVISED
PER CITY COMMENTS
04/20/16 - REVISED
PER CITY COMMENTS
05/06/16 - REVISED
PER PLANNING & ZONING COMMENTS

1609CBS 04/20/2016

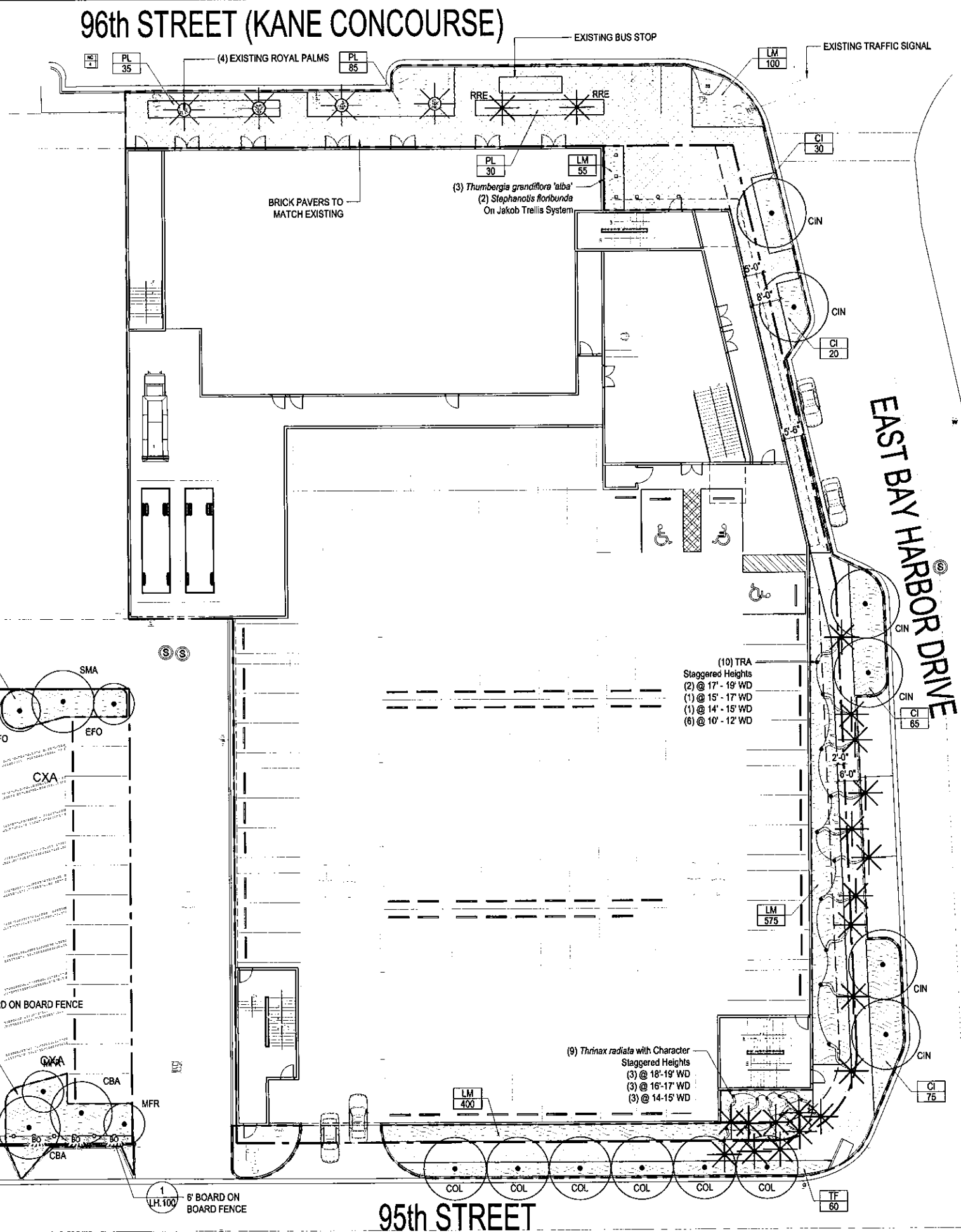
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--	--

C6

SITE:	61,860 SQ FT
IMPERVIOUS:	58,021 SQ FT (93.79%)
PERVIOUS:	3,839 SQ FT (6.21%)
OPEN SPACE TOTAL:	30,149 SQ FT (48.73%)
- GROUND FLOOR:	13,145 SQ FT (21.24%)
- SECOND FLOOR:	2,674 SQ FT (4.32%)
- THIRD FLOOR:	10,620 SQ FT (17.17%)
- ROOF:	3,710 SQFT (6.00%)



- | | |
|--------------------------------|--|
| CANOPY TREE |  |
| EXISTING ROYAL PALMS TO REMAIN |  |
| THRINAX RADIATA CHARACTER PALM |  |
| VINE |  |
| LIRIOPE MUSCARI |  |
| PHYLANTHUS MYRTIFOLIUS |  |
| BRICK PAVING |  |
| CONCRETE PAVING |  |
| STREET LIGHT |  |
| PEDESTRIAN LIGHT |  |
| SIGN |  |
| SEWER MANHOLE |  |
| ELECTRIC UTILITY |  |
| CATCH BASIN |  |
| BENCH |  |
| JAKOB TRELLIS SYSTEM |  |
| ACCENT LIGHT |  |
| OPEN SPACE |  |

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LEO A DAILY 100

100

Project

CHURCH BY THE SEA

1000 Kane Concourse, Bay Harbor Islands, FL 33154

Seal
LANDSCAPE ARCHITECT:
RAYMOND JUNGLES, INC.

1. The first step in the process is to identify the problem. This involves gathering information about the situation and the people involved. It is important to understand the context and the stakes of the situation.

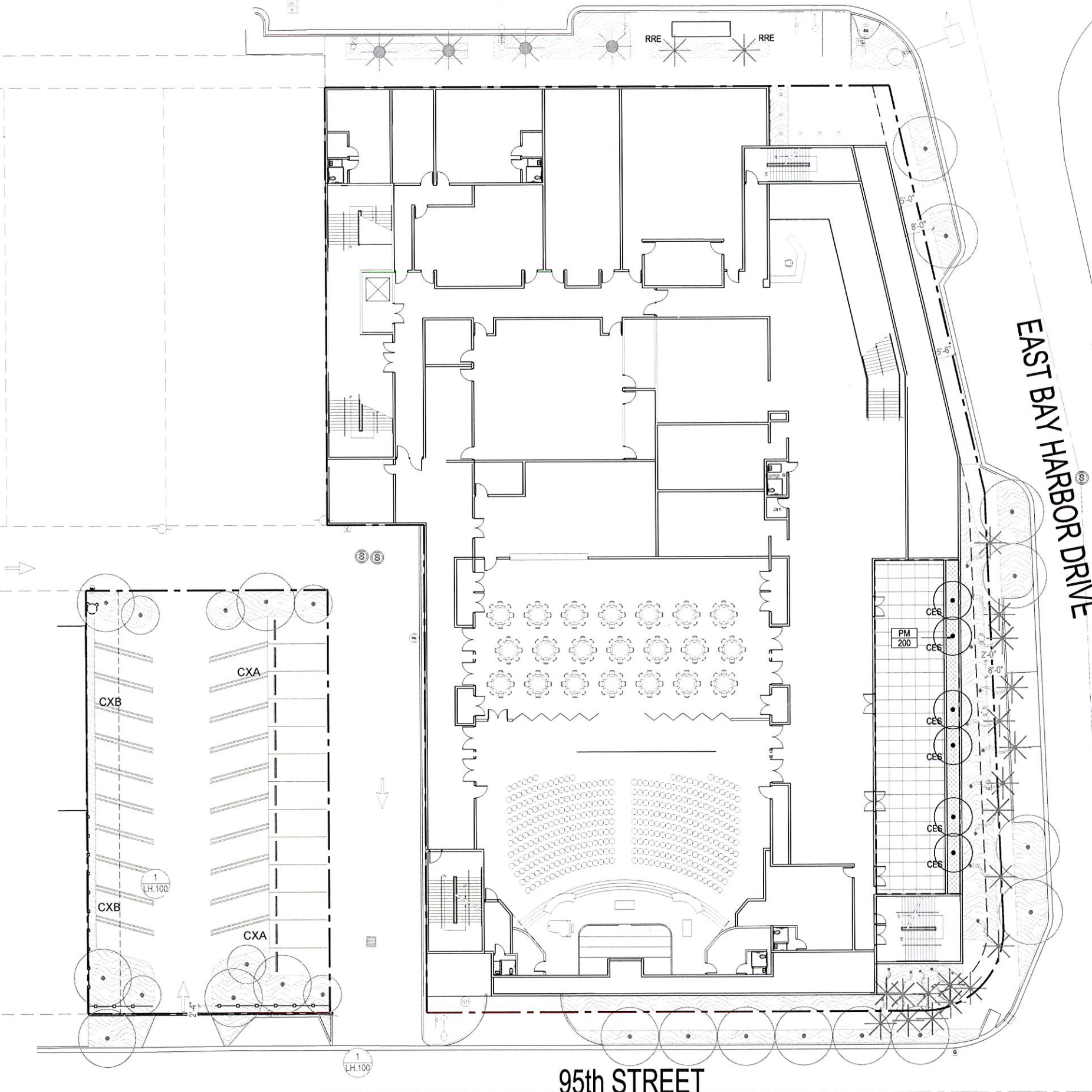
Revised:

**SITE PLANTING
PLAN -
GROUND FLOOR**

1609CBS	05/06/20
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LH.100

96th STREET (KANE CONCOURSE)



LEGEND

- | | |
|--------------------------------|---|
| CANOPY TREE |  |
| EXISTING ROYAL PALMS TO REMAIN |  |
| THRINAX RADIATA CHARACTER PALM |  |
| VINE |  |
| LIRIOPE MUSCARI |  |
| PHYLLANTHUS MYRTIFOLIUS |  |
| GRAVEL |  |
| BRICK PAVING |  |
| CONCRETE PAVING |  |
| STREET LIGHT |  |
| PEDESTRIAN LIGHT |  |
| SIGN |  |
| SEWER MANHOLE |  |
| ELECTRIC UTILITY |  |
| CATCH BASIN |  |
| BENCH |  |
| ACCENT LIGHT |  |
| OPEN SPACE |  |

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LEO A DAILY 100

Project

CHURCH BY THE SEA

1000 Kane Concourse, Bay Harbor Islands, Fl 33154

Seal
LANDSCAPE ARCHITECT:
RAYMOND JUNGLES, INC.

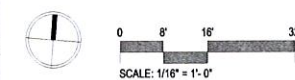
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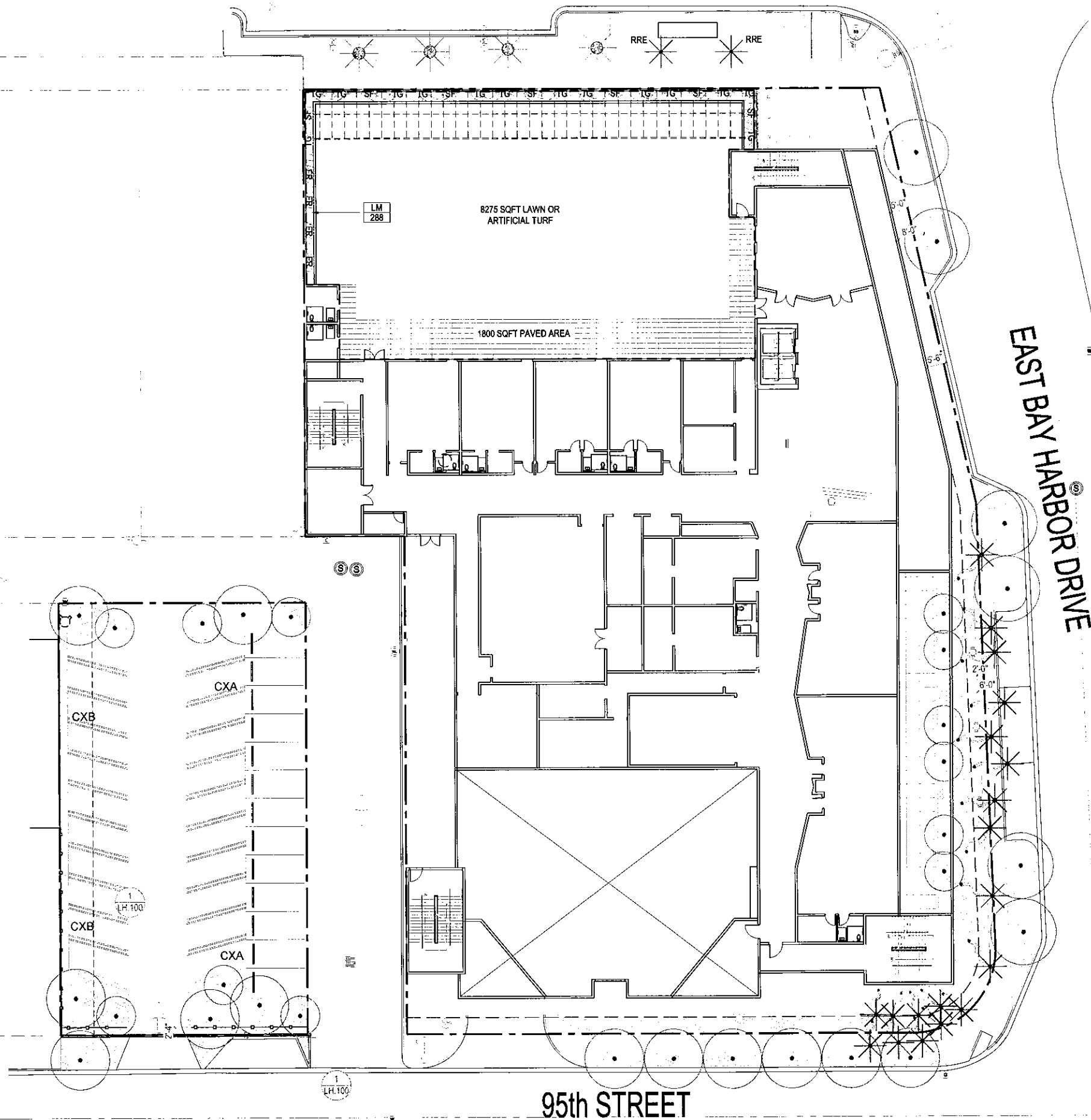
**SITE PLANTING
PLAN -
SECOND FLOOR**

1609CBS	05/06/2016
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LH.101



96th STREET (KANE CONCOURSE)



LEGEND

CANOPY TREE

EXISTING ROYAL
PALMS
TO REMAIN
THRINAX RADIATA
CHARACTER PALM

VINE

LIRIOPE MUSCARI

PHYLLANTHUS
MYRTIFOLIUS

GRAVEL

BRICK PAVING

CONCRETE PAVING

STREET LIGHT

PEDESTRIAN LIGHT

SIGN

SEWER MANHOLE

ELECTRIC UTILITY

CATCH BASIN

BENCH

ACCENT LIGHT

OPEN SPACE

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LEO A DAILY 100

Architect

Project

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Seal
LANDSCAPE ARCHITECT:
RAYMOND JUNGLES, INC.

FLORIDA LICENSE NO.
1C 00058

construction unless signed

construction unless signed

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Revised:

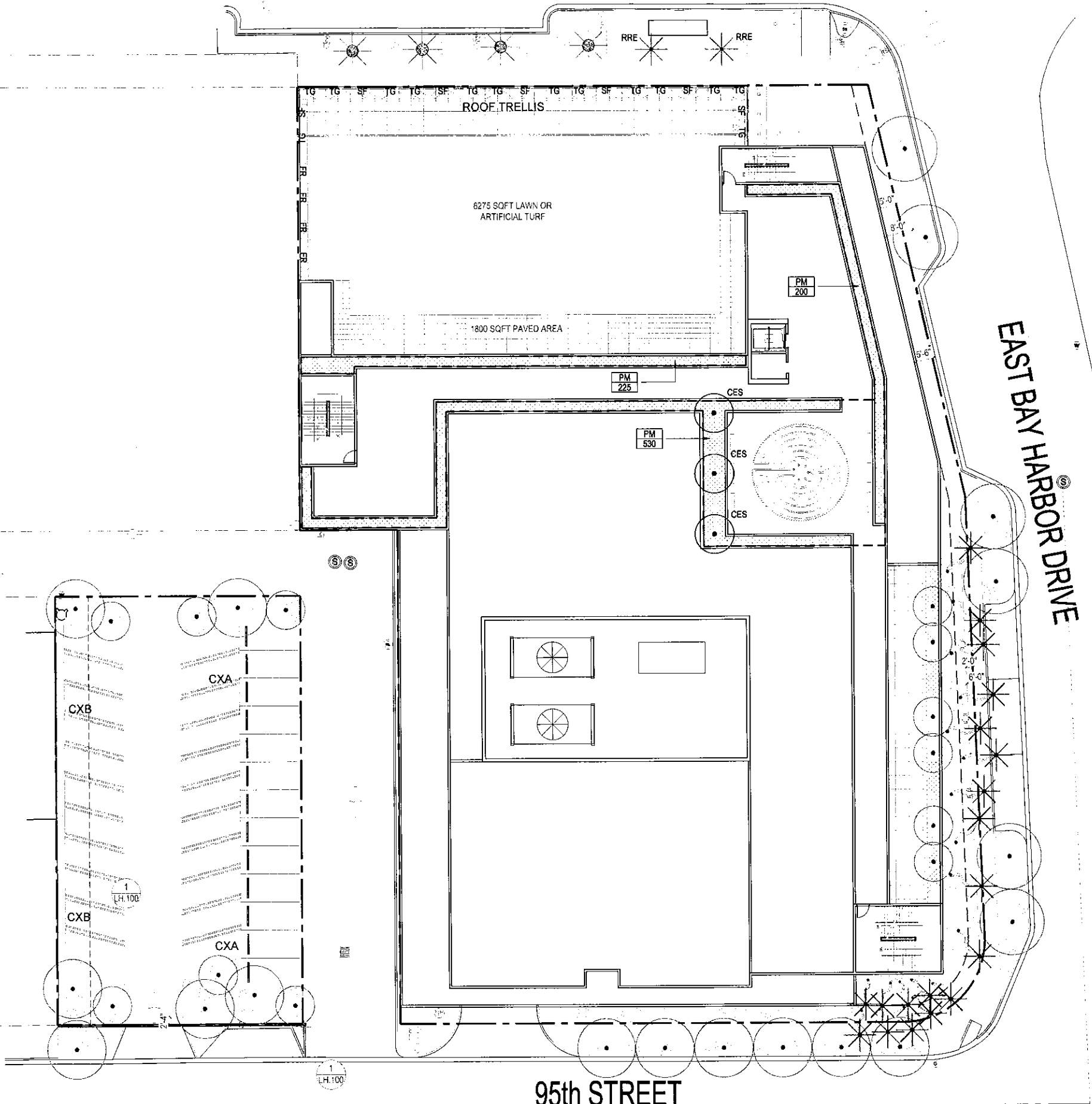
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**SITE PLANTING
PLAN -
THIRD FLOOR**

1609CBS	05/06/2016
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LH.102

96th STREET (KANE CONCOURSE)



LEGEND

- | | |
|--------------------------------|--|
| CANOPY TREE | |
| EXISTING ROYAL PALMS TO REMAIN | |
| THRINAX RADIATA CHARACTER PALM | |
| VINE | |
| LIRIOPE MUSCARI | |
| PHYLLANTHUS MYRTIFOLIUS | |
| GRAVEL | |
| BRICK PAVING | |
| CONCRETE PAVING | |
| STREET LIGHT | |
| PEDESTRIAN LIGHT | |
| SIGN | |
| SEWER MANHOLE | |
| ELECTRIC UTILITY | |
| CATCH BASIN | |
| BENCH | |
| ACCENT LIGHT | |
| OPEN SPACE | |

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Project

CHURCH BY THE SEA

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Real
LANDSCAPE ARCHITECT:
RAYMOND JUNGLES, INC.

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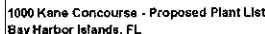
Revised: _____

**SITE PLANTING
PLAN -
ROOF**

1609CBS	05/06/2010
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LH.103

Age Group	1990	1995	2000	2005
0	~10%	~10%	~10%	~10%
8	~10%	~10%	~10%	~10%
15	~10%	~10%	~10%	~10%
30	~10%	~10%	~10%	~10%



GROUND LEVEL * = NATIVE

TREES				
QTY	SYM	Botanical Name	Common Name	Specification
3	CBA	<i>Cassia bakeriana</i>	Pink Shower Tree	16'-18' HT. x 10" SP. 3" Cal.
6	CIN	<i>Colapodium inophyllum</i>	Beauty Leaf	16'-18' HT. x 10" SP. 3" Cal., 6' clear wood
7	COL	<i>Chrysophyllum oliviforme</i>	Satin Leaf*	15'-16' HT. x 10" SP. 3" Cal., 6' clear wood
3	EFO	<i>Eugenia foetida</i>	Spanish Stopper*	12' HT. x 6" SP. 2.5" Cal.
3	MFR	<i>Myrcianthes fragrans</i>	Simpson's Stopper*	12' HT. x 6" SP. 2.5" Cal.
2	SMA	<i>Swietenia mahagoni</i>	Mahogany*	14'-16' HT. x 8" SP. 3" Cal.
PALMS				
QTY	SYM	Botanical Name	Common Name	Specification
2	RRE	<i>Roystonea regia</i>	Royal Palm	15' GW
19	TRA	<i>Thrinax radiata</i>	Florida Thatch Palm*	5 @ 18'-19' WD. With Character 4 @ 15'-17' WD. With Character 4 @ 14'-15' WD. With Character 5 @ 10'-12' WD. With Character
SHRUBS				
QTY	SYM	Botanical Name	Common Name	Specification
190	CL	<i>Chrysocarpus naco</i>	Horizontal Cocoplum*	7 gal.
150	PI	<i>Psychotria ligustrifolia</i>	Dwarf Wild Coffee*	7 gal.
60	TF	<i>Tripsacum floridanum</i>	Florida Gamma Grass*	3 gal
GROUND COVERS				
QTY	SYM	Botanical Name	Common Name	Specification
2030	LM	<i>Liriope muscari</i>	Lilyturf	3 gal. @18" O.C.
VINES				
QTY	SYM	Botanical Name	Common Name	Specification
5	BO	<i>Bougainvillea</i>	Bougainvillea	15 gal.
2	SF	<i>Stephanotis floribunda</i>	Madagascar Jasmine	25 gal.
3	TG	<i>Thunbergia grandiflora 'alba'</i>	White Sky Vine	7 gal.
SECOND LEVEL				
TREES				
QTY	SYM	Botanical Name	Common Name	Specification
6	CES	<i>Conocarpus erectus 'Sericeus'</i>	Silver Buttonwood*	12' HT, 3" Cal.
GROUND COVERS				
QTY	SYM	Botanical Name	Common Name	Specification
200	PM	<i>Phytolatus myrtifolius</i>	Mousetail Plant	3 gal. @18" O.C.
THIRD LEVEL				
TREES				
QTY	SYM	Botanical Name	Common Name	Specification
4	FR	<i>Ficus religiosa</i>	Creeping Fig	25 Gal.
7	SF	<i>Stephanotis floribunda</i>	Madagascar Jasmine	3 Gal
14	TG	<i>Thunbergia grandiflora 'alba'</i>	White Sky Vine	7 Gal.
GROUND COVERS				
QTY	SYM	Botanical Name	Common Name	Specification
288	LM	<i>Liriope muscari</i>	Lilyturf	3 gal. @18" O.C.
FOURTH LEVEL				
TREES				
QTY	SYM	Botanical Name	Common Name	Specification
3	CES	<i>Conocarpus erectus 'Sericeus'</i>	Silver Buttonwood*	12' HT, 3" Cal.
GROUND COVERS				
QTY	SYM	Botanical Name	Common Name	Specification
955	PM	<i>Phytolatus myrtifolius</i>	Mousetail Plant	3 gal. @18" O.C.

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

Commercial Sites
Town Landscape Code (Sec. 24-16) & Miami-Dade Landscape Code (Chapter 18A)

Site Address	1000 Kane Concourse, Bay Harbor Islands, FL 33154	Legal Description	Tract N
Net Lot Area	1.42	Acres	61,860
		SF	

	Required	Provided
I. Open Space Requirement		
1. No minimum open space requirement. (BHI – Sec. 23-11(C))		
2. Maximum Lawn Area Allowed (MDC – Sec. 18A(A)(5))		
a. Net Lot Area 61,360 SF - building footprint 47,775 SF = 14,035 SF		
b. SF from above = 14,035 x 20% = 2,817 SF	20% Max / 2,817 SF	0 % / 0 SF (No lawn area designed for)
(Net Lot Area – Building Footprint x 20% = maximum lawn area permitted)		
II. Shade Trees		
A. Required		
16 per Urban Core requirement of Miami-Dade County Code		
1. 22 shade trees/acre: 22 x 1.42 acres = 23		24
(Min. 12' in height / 4" clear wood / 2 1/2" caliper) (Palm trees substituted at a 3:1 ratio; max. 25% of required shade trees) (MDC – Sec. 18A-6(C)(5)) and BHI Sec. 24-16)		
2. Native Species Required - 50% Min. # of shade trees req. 23 x 50% = 12	12	21
(BHI – Sec. 24-16(a)(2))		
3. Drought Tolerant and Low Maintenance Species Required – 50% Min. # of shade trees req. 23 x 50% = 12	12	24
(MDC – Sec. 18A-6(C)(1)(b))		
B. Tree Species		
1. Number of shade trees required (from Sec. 11(A)(1) above)	23	
2. Number of shade tree species required (BHI – Sec. 24-16(a)(2))	6	8

*See Following Table.

Page 1 of 3

Revised 7/14/15

Number of Different Tree Species based on Quantity

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

C. Tree Heights

1. Number of Stories of building 3

2. Number of shade trees required 23
(from Sec. II(A)(1) above)

3. Shade tree heights required: 12 ft. - 50 % or 12 shade trees
14-16 ft. - 50 % or 11 shade trees
16-18 ft. - _____ % or _____ shade trees
18-20 ft. - _____ % or _____ shade trees

Size of Tree Species In Relationship to Building Height

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

(BH) - Sec. 24-18(a)(2)

III. Street Trees

1. Street Trees @ 1:35' 18 _____ 19 _____
Width of lot _____ / 35' = _____
(15' min height / 8" clear wood / 2 1/2" caliper)
(Street tree species determined by Street Tree Master Plan)
(Street trees do not count toward required on site shade trees)
(BHI – Sec. 24-16(a)(2)(a))

Page 2 of 3

Revised 7/14/15

IV. Shrubs Required

1. 10 shrubs required per shade tree (Min. 14" w/height / visual screen min. 30" in height / max 24" on center/ (MDC – Sec. 18A-10(a)(2)(d))	150	400
2. Native Species Required – 30% Min. (MDC – Sec. 18A-8(D)(1)(a))	54	400
3. Drought Tolerant and Low Maintenance Species Required – 50% Min. (MDC – Sec. 18A-8(D)(1)(b))	90	400

V. Buffers (If applicable)
(BHL – Sec. 24-16)

	YES (yes / no)	YES (yes / no)
1. Parking Lot from ROW		

2. Dissimilar Uses

VI. Parking Lot Landscaping (If applicable)

1. 10 SF / parking space: 350 1730
 $10 \times \frac{35}{\text{spaces}} = 350 \text{ SF}$
 (MOC - Sec. 18A-6(J))

2. Shade Trees Required

3. Shrubs Required 190 515
(MCC - Sec. 18A-6(f))

VII. Right Tree Right Place

1. Number of trees near power lines
(See attached FPL guidelines) 0

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

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

Page 3 of 3

Revised 7/14/15

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Architect

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Project

Seal
LANDSCAPE ARCHITECT:
RAYMOND HUNGLES INC.

FLORIDA LICENSE NO.

LC 000258

PLANT SCHEDULE AND LANDSCAPE LEGEND

1609CBS 05/06/2016

LH.104

AGENDA ITEM REPORT

May 17, 2016

ITEM NUMBER: 2.

ITEM: Approval of the minutes held on March 1, 2016. (Item #2A)

DESCRIPTION:

RECOMMENDED ACTION:

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez
 Ayanidys Martinez

ATTACHMENTS

1.	P & Z Minutes 3.1.16	3-1-16 DRAFT.docx
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MINUTES OF A PLANNING & ZONING BOARD MEETING
TOWN OF BAY HARBOR ISLANDS

A Planning & Zoning Board Meeting was held Tuesday March 1, 2016 at 7:02 p.m. in the Council Chambers. The meeting was opened with the Pledge of Allegiance. Upon roll call, the following Board Members responded:

Chair Steven Hurwitz

Vice Chair Jerome Gavcovich

Board Member Jed Frankel

Board Member Oscar Sklar

QUASI-JUDICIAL PUBLIC HEARING

Assistant Town Attorney Simone swore in all the individuals speaking at the Public Hearing.

Item 1. Approval for a new multi-family dwelling for "Atlantis of Bay Harbor" located at 1170 103 Street, Lots 6 & 7 of Block 5. The developers are proposing to construct a thirty (30) unit mid rise residential development. The proposed units range from 1,275 to 2,260 sq. ft. The proposed design incorporates one squared shaped building positioned on top of a parking garage structure depressed 3'-6" below grade. The building is 6 stories in overall height (5 floors of residential over 1 floors of parking garage and lobby @ 65ft above BFE. The developer will be required to obtain 13 Transfer of Development Rights (TDR).

Project Manager Philip Andraus, 9821 NE 12 Terrace, came forward and presented the project renderings to the Board. He explained that the developers were proposing to construct a thirty (30) unit residential development that would cater to all age groups, with three and four bedrooms homes. The building is 6 stories in overall height that incorporated a wedding cake design; parking garage and lobby. He presented the Board with renderings of the surrounding buildings to the north, south, east and west. He provided a detailed explanation of the project amenities that included storage space; recreational area with 9 cabanas on the roof top and an active roof top with a spa area; pool area and ocean views.

PUBLIC COMMENT

Victor Maya, 1155 103 St, came forward and asked if the proposed cabanas on the roof top would be available for anyone to purchase. He stated that the property owner failed to obtain a demolition permit prior to the structure being demolished.

Frances Neuhut, 1060 Kane Concourse, came forward and was concerned with the unity of title for the property. She felt that the unity of title should have been recorded with Miami-Dade County prior to an approval from the Planning & Zoning Board.

CLOSED PUBLIC COMMENT

There was a detailed discussion on the guest parking; the landscaped strip to be reduced to 7 feet; request for the owner to not remove the large tree on the corner; requirements for developments to have a breezeway; height limit; canopy area on the roof top; radius for the ramps are too narrow; bathroom on the ground floor could be used for the valet attendant; the overall density; sculpture feature; mechanical parking lifts; setbacks; security gate and the number of parking spaces.

Consensus was for the applicant to come back and address the slope on the ramps; columns; the roof cabanas need to be open and ventilated; units layout needs to be addressed and the parking garage exhaust fans must be included on the site plans.

CONCLUSION OF QUASI-JUDICIAL PUBLIC HEARING

Item 2. Request for approval for a new single family home for "Isaac & Michelle Possin" located at 9461 East Broadview Drive Lot 100 of Block 23. The proposed 2 story home has approximately 5,248 square feet of living space with a two-car garage, pool and pool deck in the rear (water side). The residence will have five (5) bedrooms, six (6) full bathrooms, two half bathrooms, a play room and a study/guestroom. Enclosed please find the site plan, elevations and landscape plan. Item #2A

Architect, Stephanie Halfen, came forward and presented the proposed home to the Board. She explained that the applicant concept was to maximize the open spaces and green spaces on the property. The proposed 2 story home would have five bedrooms, six full bathrooms, a play room; and a study / guestroom. She provided the Board with sample board of the proposed materials that included white stucco, white marble, decorate stone and frosted glass.

There was a brief discussion from the Board on the proposed materials, garage gate; renderings, elevations and entry door.

PUBLIC COMMENT

Frances Nuehut, 9920 W. Broadview, came forward and felt that there was poor lighting on the streets and urged the Town to provide safe passage for walking pedestrians.

CLOSED PUBLIC COMMENT

ACTION: Board Member Sklar made a motion to approve the proposed home with the condition to add taller palms trees on the north and south elevation. Board Member Frankel seconded the motion and it passed unanimously.

Item 3. Approval of the minutes held on October 20, 2015, November 3, 2015, November 17, 2015 and January 5, 2016.

Vice Chair Gavcovich made correction to the January 5th Board Meeting.

ACTION: Board Member Frankel made a motion to approve the proposed Minutes subject to Vice Chair Gavcovich corrections. Vice Chair Gavcovich seconded the motion and it passed unanimously.

There being no further business to discuss meeting was adjourned at 9:09 p.m.

CHAIR

ATTEST

TOWN CLERK