

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**

February 1, 2022

AGENDA

SPECIAL NOTICE – HYBRID / VIRTUAL 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/82550102314>
Meeting ID: 825 5010 2314

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: 825 5010 2314
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 for “Bay Harbor 103 Condominiums” located at 10270-90 East Bay Harbor Drive, Lots 1-2 of Block 5. The developer is proposing to construct a new 6 story / 35 unit mid-rise residential development. The proposed building has a somewhat unique shape, generally squared-shaped in a western site area with an extension along East Bay Harbor Drive. The building is six (6) stories in height with 5 floors of residential units and a ground level parking garage / lobby. The proposed building height is 62'-6" above BFE. The Developer would need to acquire eighteen (18) TDR units to proceed. Enclosed please find the site plan and elevations. (Item #1)

** Staff Review:* Design meets Town Code and was approved by the Development Review Committee pending the approval of 18 Transfer of Development Rights.

PUBLIC COMMENT - for the purpose of hearing any public comment with respect to an application for site plan approval at 10270-90 East Bay Harbor Drive.

2. Request for approval for a new multi-family dwelling for “Bay Harbor 97” located at 1165-75 97 Street, Lots 10-11 of Block 22. The developer is proposing to construct a new 7 story / 31 unit mid-rise residential development. The proposed design incorporates one squared shaped building centered on site with the upper five (5) floors designed for residential units and the ground level and 1st raised floor designed for vehicular parking, required DU storage units, a lobby access and mechanical areas. The proposed building height is 65' above BFE. The Developer would need to acquire thirteen (13) TDR units to proceed. Enclosed please find the site plan and elevations. (Item #2)

** Staff Review:* Design meets Town Code and was approved by the Development Review Committee pending the approval of 13 Transfer of Development Rights.

PUBLIC COMMENT - for the purpose of hearing any public comment with respect to an application for site plan approval at 1165-75 97 Street.

CONCLUSION OF QUASI-JUDICIAL PUBLIC HEARING

3. Request for approval for a new single-family home for “RAFA LLC” located at 10241 E. Broadview Drive, Lot 27 of Block 23. The owner is proposing to construct a new two-story single-family home on a waterfront lot. The existing 4,040 sq. ft. single-story home (built in 1952) will be demolished and be replaced with a new two-story 7,054 sq. ft. home. The residence will have 6 bedrooms, 5 full baths and 2 1/2 baths with a 2-car garage. Enclosed please find the site plan and elevations. Item #3

** Staff Review:* Design meets Town Code and was approved by Michael Miller Planning Associate Representative, Mr. Edward Ploski, Community Planner.

ADJOURNMENT: Approximately 8:00 p.m.

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

AGENDA ITEM REPORT

February 1, 2022

ITEM NUMBER: 1.

ITEM: Request for approval for a new multi- family dwelling for “Bay Harbor 103 Condominiums” located at 10270-90 East Bay Harbor Drive, Lots 1-2 of Block 5. The developer is proposing to construct a new 6 story / 35 unit mid-rise residential development. The proposed building has a somewhat unique shape, generally squared-shaped in a western site area with an extension along East Bay Harbor Drive. The building is six (6) stories in height with 5 floors of residential units and a ground level parking garage / lobby. The proposed building height is 62'-6" above BFE. The Developer would need to acquire eighteen (18) TDR units to proceed. Enclosed please find the site plan and elevations. (Item #1)

DESCRIPTION:

for the purpose of hearing any public comment with respect to an application for site plan approval at 10270-90 East Bay Harbor Drive.

RECOMMENDED ACTION:

Design meets Town Code and was approved by the Development Review Committee pending the approval of 18 Transfer of Development Rights.

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez

ATTACHMENTS

1.	BHI DRB Staff Report 10270-90 EBHD MFR Jan 14 2022
2.	10270-90 EBH Drive DRB 2.1.2022

**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 14th, 2022

Subject: Site Development Plan Application
Proposed Multifamily Residential Development (35 DU)
10270-90 East Bay Harbor Drive
Bay Harbor Islands Acct. No. SPR21-00013
MMPA Acct. No. 01-0702-1112

RECOMMENDED ACTION

MMPA recommends the Design Review Board (DRB) review the most recent revised Site Development Plans dated December 23rd, 2021 and if found acceptable, as submitted or with modifications, **APPROVE** the Site Development Plan subject to any staff recommended conditions listed herein, or any additional changes / conditions felt to be necessary by the DRB, and a finding by the DRB of the following:

1. The Board finds the proposed increased density (12 / 20 Base DU / 23 / 15 TDR Units = 35 DU) "fits" within the building envelope without alterations or variances;
2. The Board approves the applicant's request to not fully close-in the sides / rear of the above grade parking garage as specified in §23-24(d)(4) by providing angled louvers for portions of the exterior building facades in lieu thereof;
3. The Board approves the mechanically stacked parking system pursuant to §23-30(f);
4. The Board approves a waiver to allow the streetside landscape strips along 103rd Street & East Bay Harbor Drive for the driveway / lobby drop-off area / guest parking spaces to be setback not less than 7' from the property line as opposed to 10' for multifamily development parking lot design criteria stated in §23-24(d)(1), which is consistent with the Miami-Dade Landscape Code minimum landscape setback requirement along roadways;

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Site Development Plan Application
Proposed New Multifamily Residential Development (35 DU)
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5. The Board finds the applicant's proposed alternative "breezeway" design is adequate pursuant to §23-11(B1)(6); and
6. Subject to any staff recommended conditions listed herein.

PROJECT REVIEW HISTORY

In late July 2021 the Town received a Site Development Plan application for the above site. The Town's Development Review Committee (DRC) initially reviewed this application at their meeting of August 12th, 2021, but due to the large number of comments / issues the DRC deferred action on the proposed Site Development Plan application to allow the applicant's design team to address the listed comments. Several phone conversations & email exchanges occurred between the applicant and MMPA / other DRC members since the initial DRC meeting. In mid-September 2021 the Town received draft sets of revised plans for review which required additional modifications. On Sept. 29th, 2021, the Town received a formal resubmittal of the plans w/ written responses to the initial DRC comments and on Oct. 14th, 2021, a 2nd DRC meeting was held to discuss the revised plans. The DRC decided to again defer action for several flood design related corrections. On Nov. 2nd, 2021, another set of revised plans was submitted and reviewed by the DRC members. At the Nov. 8th, 2021 DRC meeting the committee voted to recommend approval of the Site Development Plan subject to a few additional plan comments. A revised DRC / DRB "Check Set" set of plans was circulated and signed-off by the DRC members.

GENERAL PROJECT INFORMATION

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

PROJECT DESCRIPTION

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

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The site is currently developed with an existing twelve (12) DU / 2-story / 3-building multifamily residential development commonly known as one the former "Town & Country" sites. According to the M-D Property Appraiser website this site was originally developed in 1947 and the buildings have some MiMo architectural characteristics according to the Town's Historic Structure Survey. All of the existing site improvements will be demolished and removed from the site. There is no significant landscaping on the site. Along the south property line there is an existing line of utility poles and overhead facilities (FPL / other) that will need to be addressed per Code / FPL dictates.

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

Parking - The existing site has no on-site parking spaces as was common for many of the original 1940-1950s multifamily residential complexes. All of the existing parking spaces that serve this complex are direct backout parking spaces along the adjoining streets. The survey indicates that 31 parking spaces now exist adjoining the site that serve this complex and others in the area. A total of seventy (70) parking spaces are required (2 per DU / includes ADA & guest). There are seventy (70) ground level parking spaces provided under the building in the parking garage (all mechanical lifts proposed with valet), plus 2 additional guest spaces along EBHD / 103rd Street, and one loading space noted near the NW corner of the site. The proposed mechanical vehicle lifts require Planning and Zoning Board approval (not allowed by right).

Density - The survey / Town records indicate that the site is currently developed with a 12 DU complex known as one of the "Town & Country" sites. A total of 12 DU can be built on this site at this time, as the previous owner sold eight (8) TDR units to the new Integra / Sereno East multifamily development located at 10201-31 EBHD in 2014. The Town Council approved that TDR transfer on August 11th, 2014, via Resolution No. 2025. The Deed of Transfer of TDR Rights is recorded in ORB 2932 at Page 654-656 of the M-D public records. During the initial project review it was discovered an illegal TDR transfer apparently occurred to this site for five (5) DU; therefore, the Town does not recognize this as the Town Council did not approve it. Therefore, to build 35 DU would require the developer to acquire twenty-three (23) TDR units. The subject site has been verified by the project surveyor to be 26,046 sq. ft. (.598 acres). Based on .598 acres a maximum of 20 DU can be built on this site at base density (34 DUA), but due to the previous 2014 TDR sale only 12 DU can be built without acquiring new TDR units. It has been verified that this site never granted the "typical" 11 feet of right-of-way dedication for on-street head-in parking. If the developer is successful in acquiring the additional 23 DU to achieve 35 DU, the net density would be 58.5 DUA (max. 60 DUA allowed). As stated above, a maximum of 12 DU can be built on this site at present due to a previous TDR sale of 8 DU. If the "illegal" 5 TDR acquisition is validated by the Town Council, this would allow up to 17 DU on the site. The Town recently received a TDR application to validate the 2015 TDR sale of 5 DU to this site. If the Town Council approves that TDR application, based on the request for 35 DU, the developer would need to acquire an additional 18 TDR units to proceed.

The adjoining / nearby developments sites currently include: to the west a Town-owned parking lot, to the north and east across 103rd Street & EBHD the proposed new 7-story / 41 DU ONDA complex on Tract F is now under construction, a vacant site that was the former 12 DU Harborview Condo, the 2-story / 18 DU Harbor Bay Condo and the 2-story / 4 DU BH Townhouse complex; to the south the 6-story / 41 DU Bay View 102 complex and a 2-story / 24 DU complex believed to be part of the Town & Country complex. This area of the Town is predominated by a mixture of low-rise residential complexes (1-3 stories) and mid-rise residential complexes (5-7 stories). The Town's 2002 Community Vision Master Plan identifies this area for mid-rise residential developments (7+/- stories). Therefore, the proposed development is deemed generally consistent with the Town's future vision for this area.

ZONING BACKGROUND INFORMATION

The Town completed major amendments to its adopted Comprehensive Plan and Land Development Regulations (LDRs) in the last 18+/- years. 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). The Comprehensive Plan was updated which included a system to allocate / monitor residential density allocations in multi-family areas due to errors in the original plan. This system has proved extremely useful to the community's property owners and the Town by generating revenue from the sale of TDR units. In 2002 a Town Charter limit was adopted limiting the height of new buildings to 75 feet unless a specific proposal was submitted to the electorate for a vote. The original submittal package had numerous design / Code compliance issues that needed to be corrected prior to moving forward for DRB (formerly PZB) consideration. The revised submittal packages addressed the Town's DRC comments.

COMPREHENSIVE PLAN / ZONING

Comprehensive Plan – The property has a Future Land Use Map (FLUM) designation of “M-H Medium-High Density (6-34 DUA)”. The maximum allowable base density is 34 DUA. Additional dwelling units may be acquired to increase the base density if approved by the Town Commission pursuant to the Transfer of Development Rights (TDR) program established by §23-22.2. The developer is seeking to build a total of 35 DU when 12 DU are currently allowed by the base density and the previous 2014 TDR sale of 8 DU to the Serena East site, therefore, 23 additional TDR units would be required to build 35 DU. If the Town Council approves the 23 TDR units, the proposed development will be consistent with the applicable FLUM designation of the property. If the Town Council validates the 2015 “illegal” TDR sale for 5 TDR units to this site only 18 DU additional TDR units will be necessary to build the proposed 35 DU complex, and the proposed development will be deemed consistent with the applicable FLUM designation of the property

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

PLATTING

Although the site does not require re-platting pursuant to §11-22, as the site is currently platted as described above (2 lots), a Unity of Title document will be required to legally tie the lots together prior to the issuance of building permits, if one does not already exist. A condition requiring this to be done prior to issuance of building permits will be included in the DRB staff report.

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

A total of three (3) driveway entrances are proposed into the site. A two-way driveway connection to 103rd Street is proposed near the western portion of the site that provides access into the parking garage and functions as an exit for the lobby one-way drop-off driveway. The centrally located one-way inbound only driveway on EBHD near the lobby now flows westerly to the main two-way driveway at the northwest corner of the site. A secondary two-way driveway to a proposed service court / solid waste pick-up area is shown at the southeast corner of the site. A large lobby / delivery drop-off area is shown facing EBHD with several guest / delivery / loading spaces shown, as well as ADA spaces. A minimum of two (2) guest spaces are required and provided (2 lots / TDRs requested – may be a subset of DU spaces).

A total of seventy (70) parking spaces are required (2 per DU / includes ADA & guest). There are seventy (70) ground level parking spaces provided under the building in the parking garage (all mechanical lifts proposed with valet), plus 2 additional guest spaces along EBHD / 103rd Street, and one loading space noted near the NW corner of the site. The proposed mechanical vehicle lifts require Design Review Board approval (not allowed by right).

BUILDING DESIGN / BUILDING LENGTH / BREEZEWAY

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

SUGGESTED CONDITIONS OF APPROVAL

Following are suggest conditions of approval and/or comments based on the plans dated December 23rd, 2021, submitted to the Town for consideration:

1. This approval is based on the latest Site Development Plans prepared by Studio Baigorria Architects, Inc., dated December 23rd, 2021, as well as any required modifications stated herein, and any modifications required by the Design Review Board (DRB). Any substantial changes desired after the Board's approval may require separate approvals from the Town staff and/or DRB as specified by the Code.
2. Design Review Board approval for the mechanical vehicle lift parking space arrangement in the parking garage is required pursuant to §23-30(f). If the Board does not approve this request the project must be redesigned to gain approval.
3. This approval is based on the applicant / developer acquiring either twenty-three (23) or thirteen (13) TDR Dwelling Units (see text on validating 2015 5 TDR sale to site) prior to development from either private / public sources in accordance with the procedures set forth in Sec. 23-22.2. If the applicant is unable to acquire the necessary TDR units, the project approval will be deemed null & void as designed and must be redesigned.
4. The Design Review Board approves the applicant's request to not fully close-in the sides / rear of the above grade parking garage as specified in §23-24(d)(4) by providing angled louvers for portions of the exterior building facades in lieu thereof. If the Board does not approve this request the project must be redesigned to gain approval.
5. The Design Review Board approves the proposed streetside landscape strips along 103rd Street & East Bay Harbor Drive for the driveway / lobby drop-off area / guest parking spaces with widths not less than 7' from the property line as opposed to 10' for multifamily development parking lot design criteria stated in §23-24(d)(1), which is consistent with the Miami-Dade Landscape Code minimum landscape setback requirement along roadways.
6. The Design Review Board finds the applicant's proposed alternative "breezeway" design is adequate pursuant to §23-11(B1)(6). If the Board does not approve this request the project must be redesigned to gain approval.
7. 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.
8. Town park impact fees must to be paid / satisfied at time of building permits.

9. 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.
10. 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 significant changes required by the M-D Fire Department subsequent to the Town's site plan approval may cause the plans to be re-submitted / reapproved by the DRC / DRB.
11. 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.
12. All FPL transformers / backflow preventers / exposed utility facilities must be substantially screened / hidden with landscaping / fences / painted to match.
13. The Town Code requires developers to remove existing above ground utility poles / wiring and underground all facilities; however, FPL has been objecting to undergrounding short section of its facilities. Therefore, pending resolution of the above, all utility connections from the existing utility facilities to this new building must be installed underground. In addition, underground conduits for future undergrounding of overhead utilities along the northern property line is required.



BAY HARBOR 103
CONDOMINIUM

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

Owner:

BH INVESTMENTS

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

Chris Chittler:
HOLLAND ENGINEERING, INC.
 Address: 3rd Ave - Fort Lauderdale, FL 33316
 Contact: Susan Holland / Ayitey Aryee
 Phone: (+1) 954.367.0371
 e-mail: ayitey@hollandengineering.net

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

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

Consultant
Address
Address
Phone
Fax
e-mail

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

Architect: AR - 95209

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COVER SHEET

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



ANGLE BETWEEN NORTH AND NORTHEAST FACADES = 50° 64'
NORTH SIDE FACING 103rd STREET = 89°11"
NORTH EAST SIDE FACING EBHD (< 50° 64') = 120° 0"
EAST SIDE (< 37° 27') = 21° 0"
SOUTH SIDE + 62° 10' & 54° 3"
WEST SIDE = 120° 0"

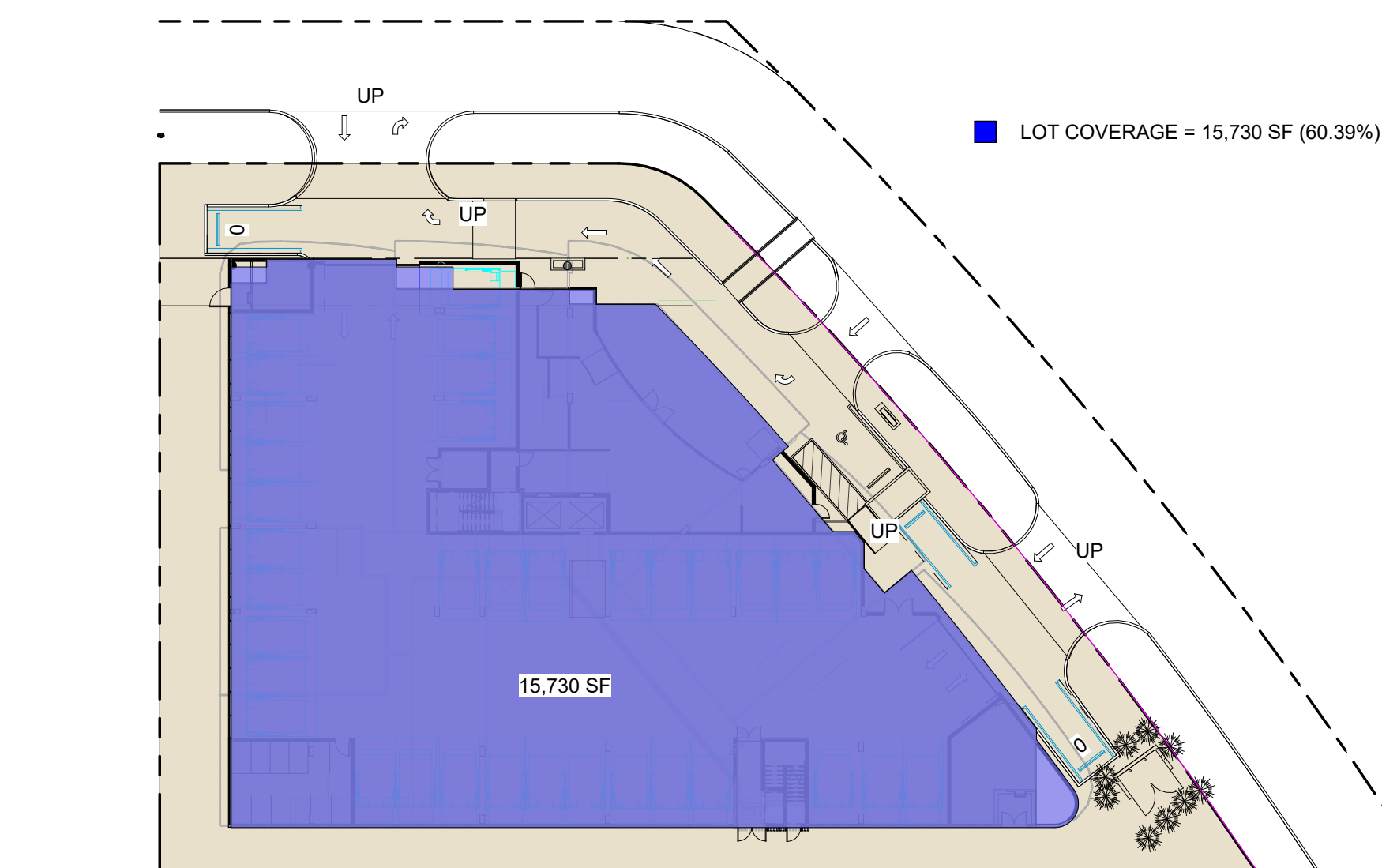
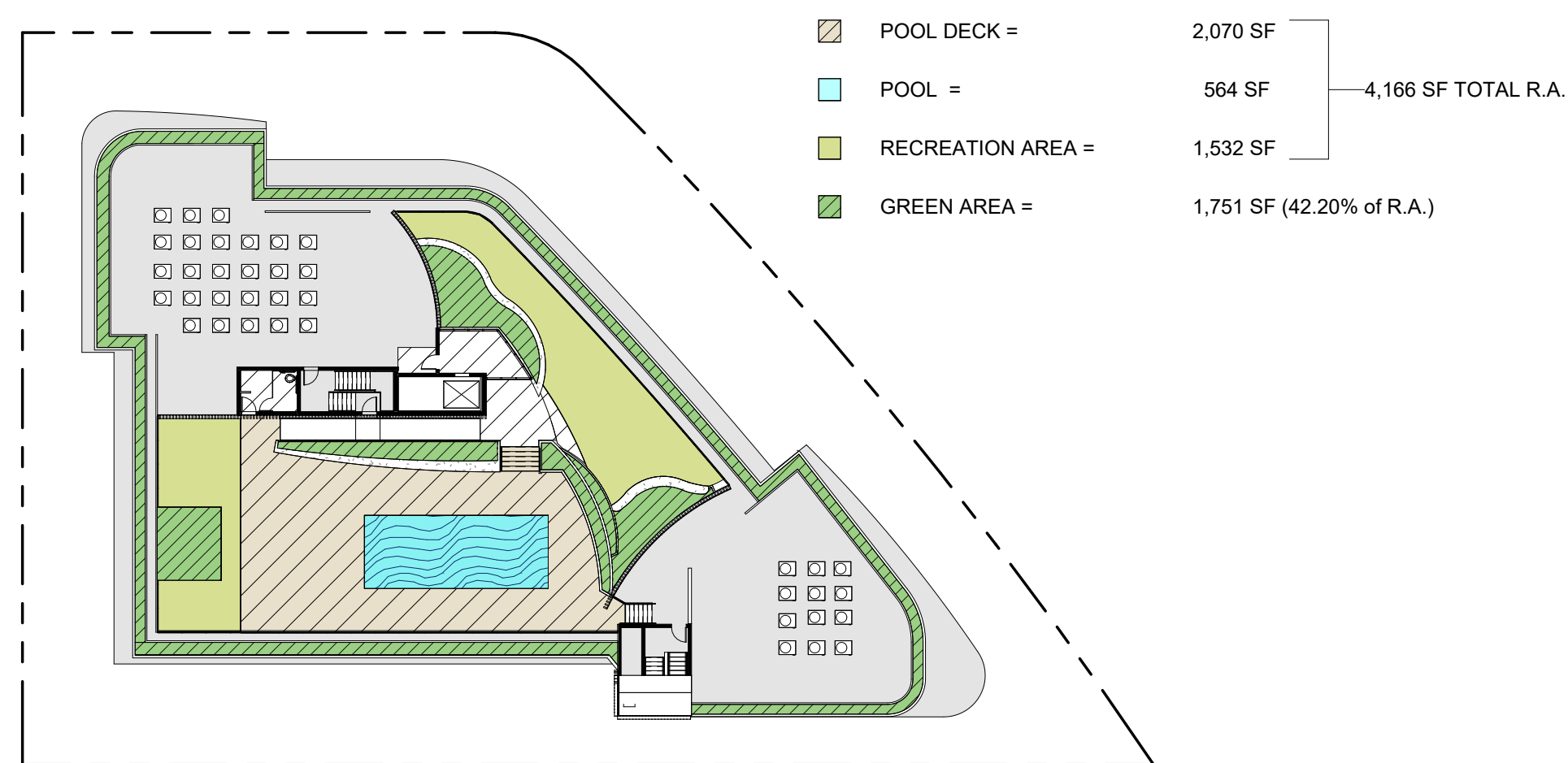
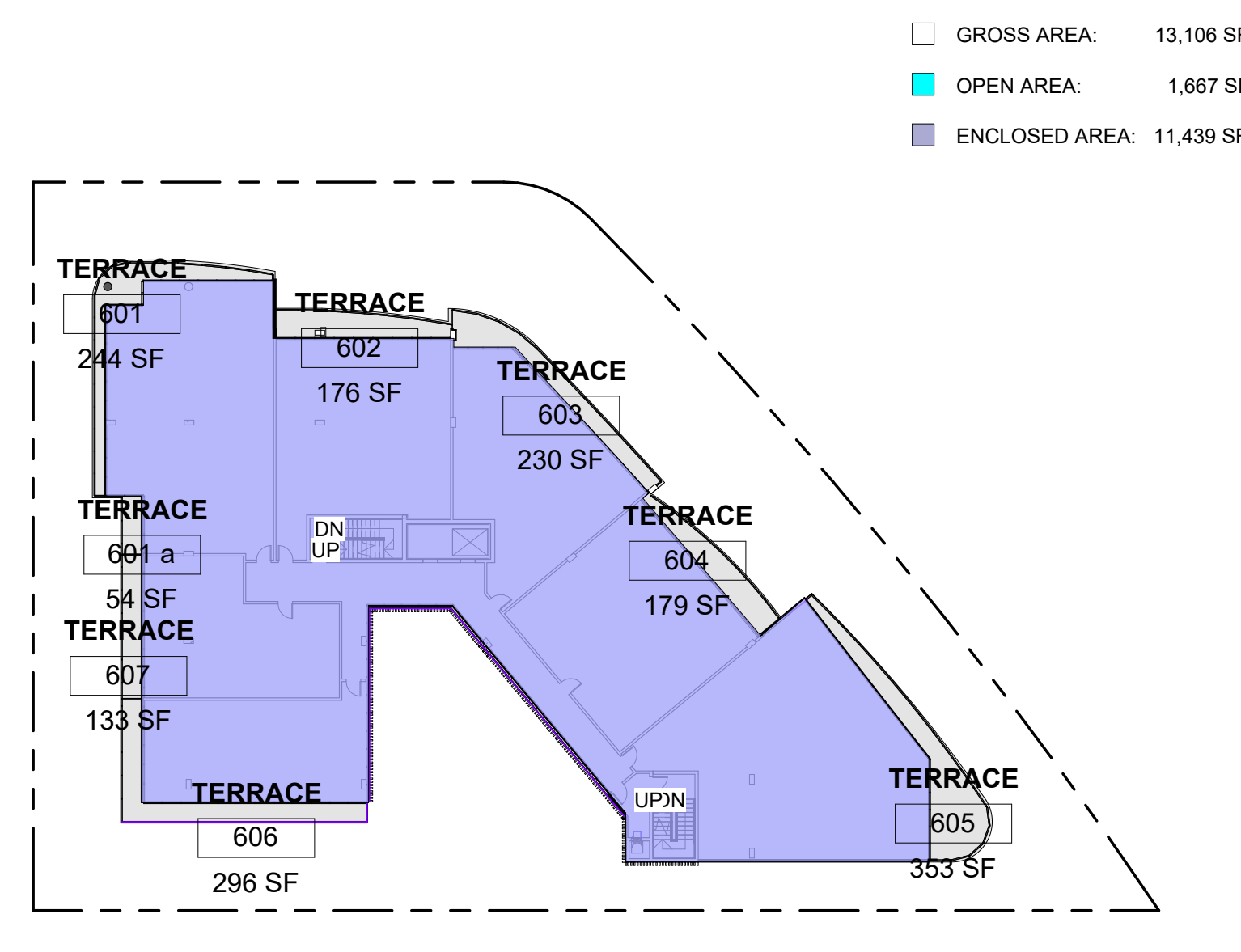
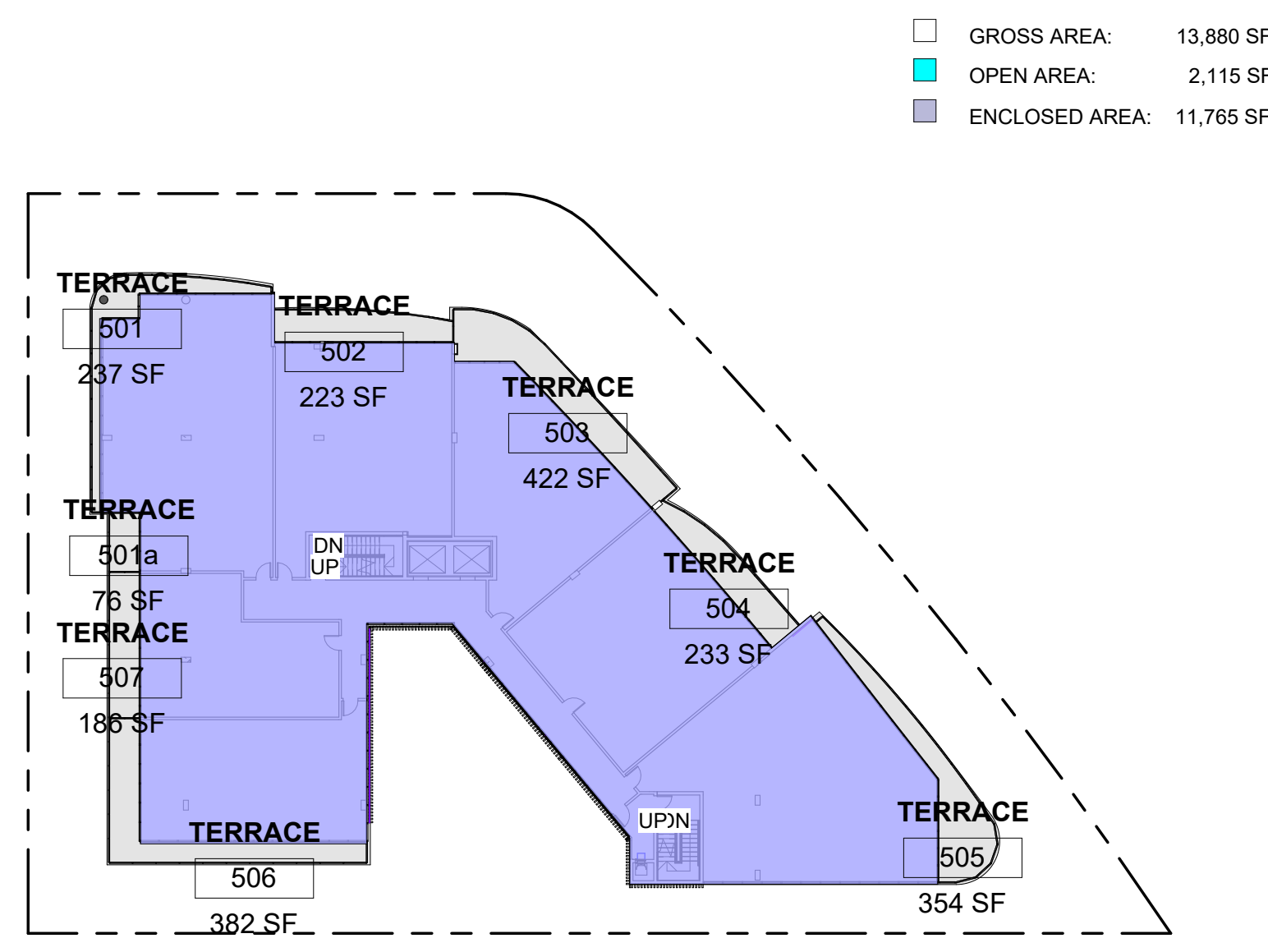
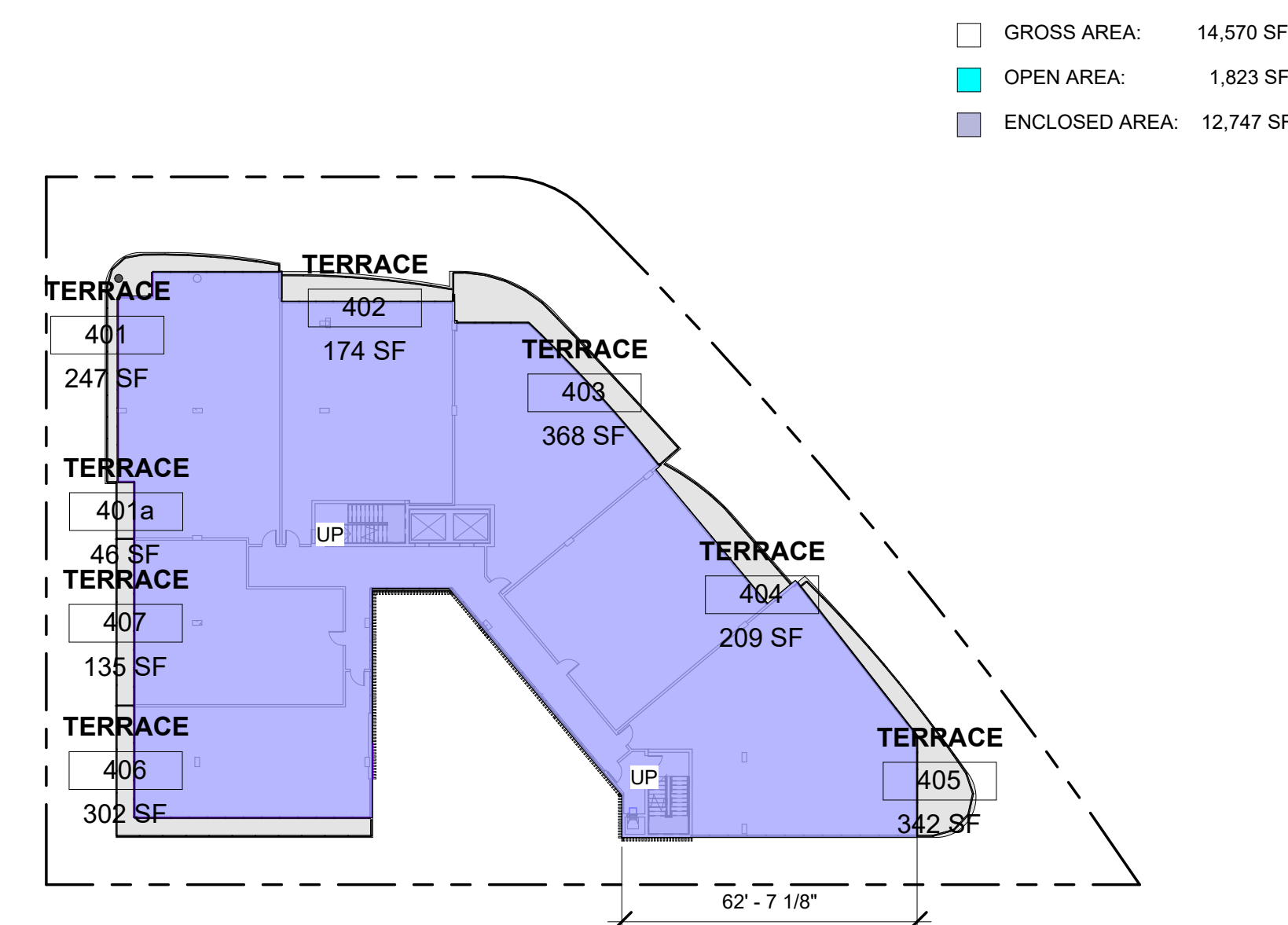
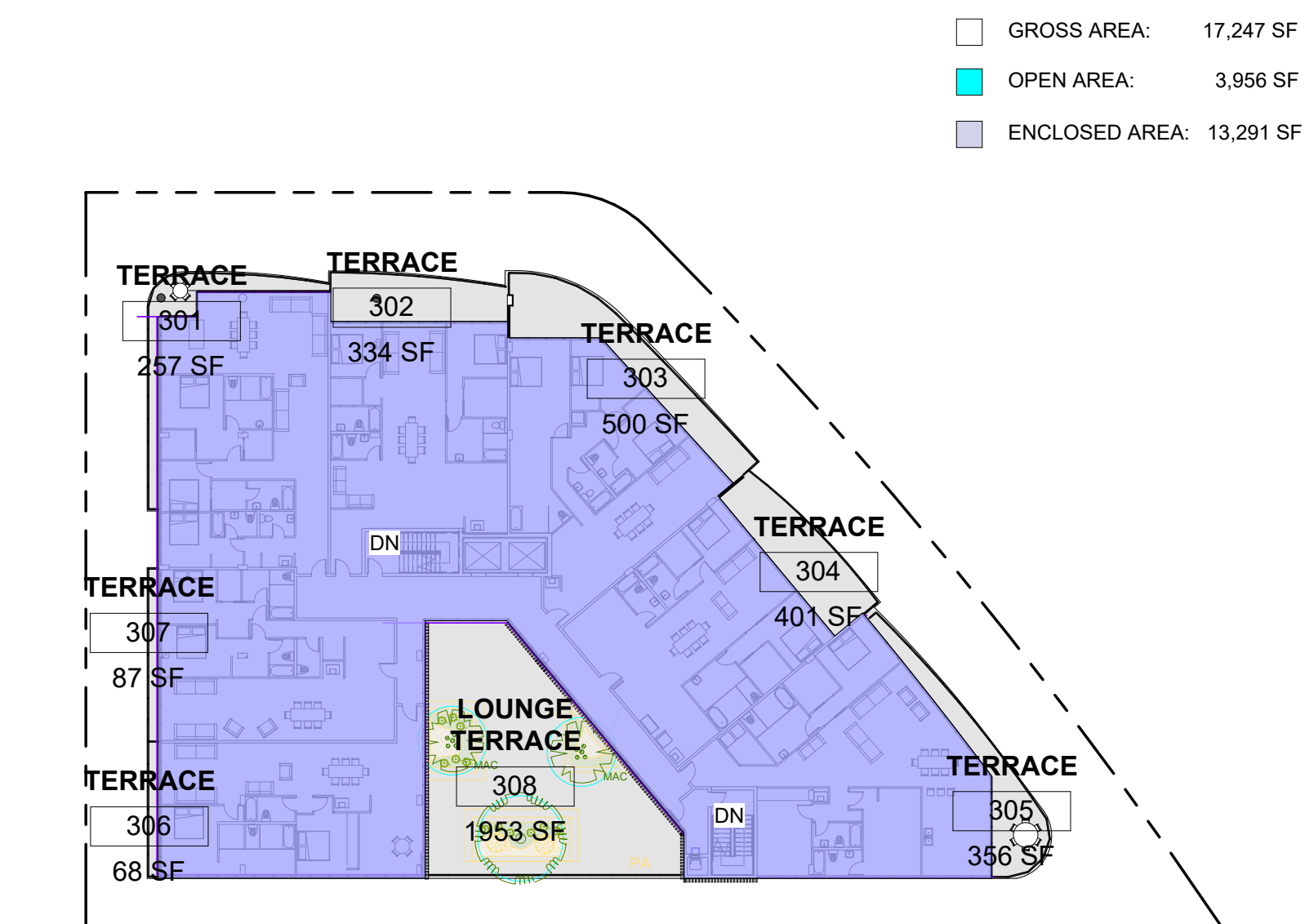
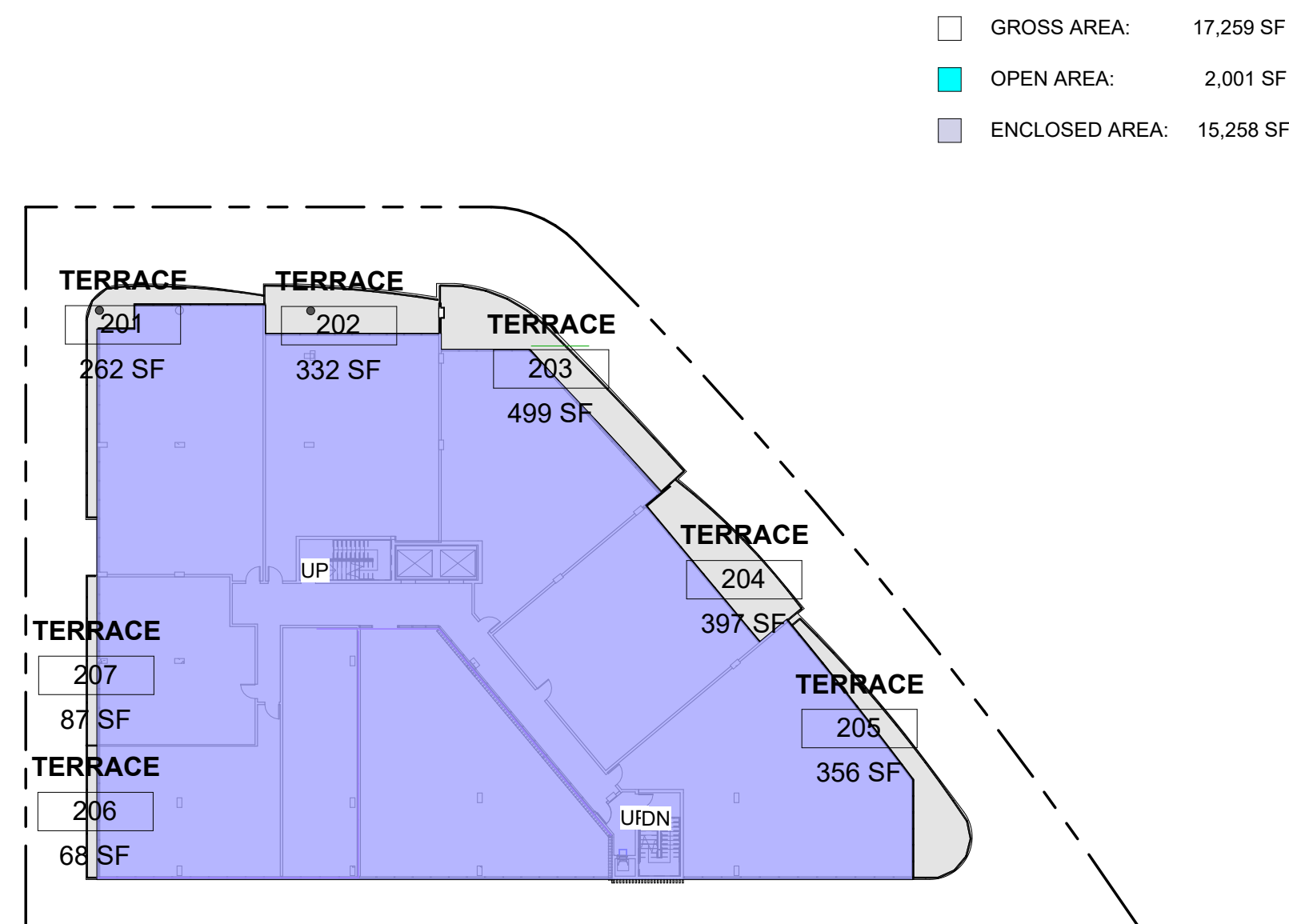
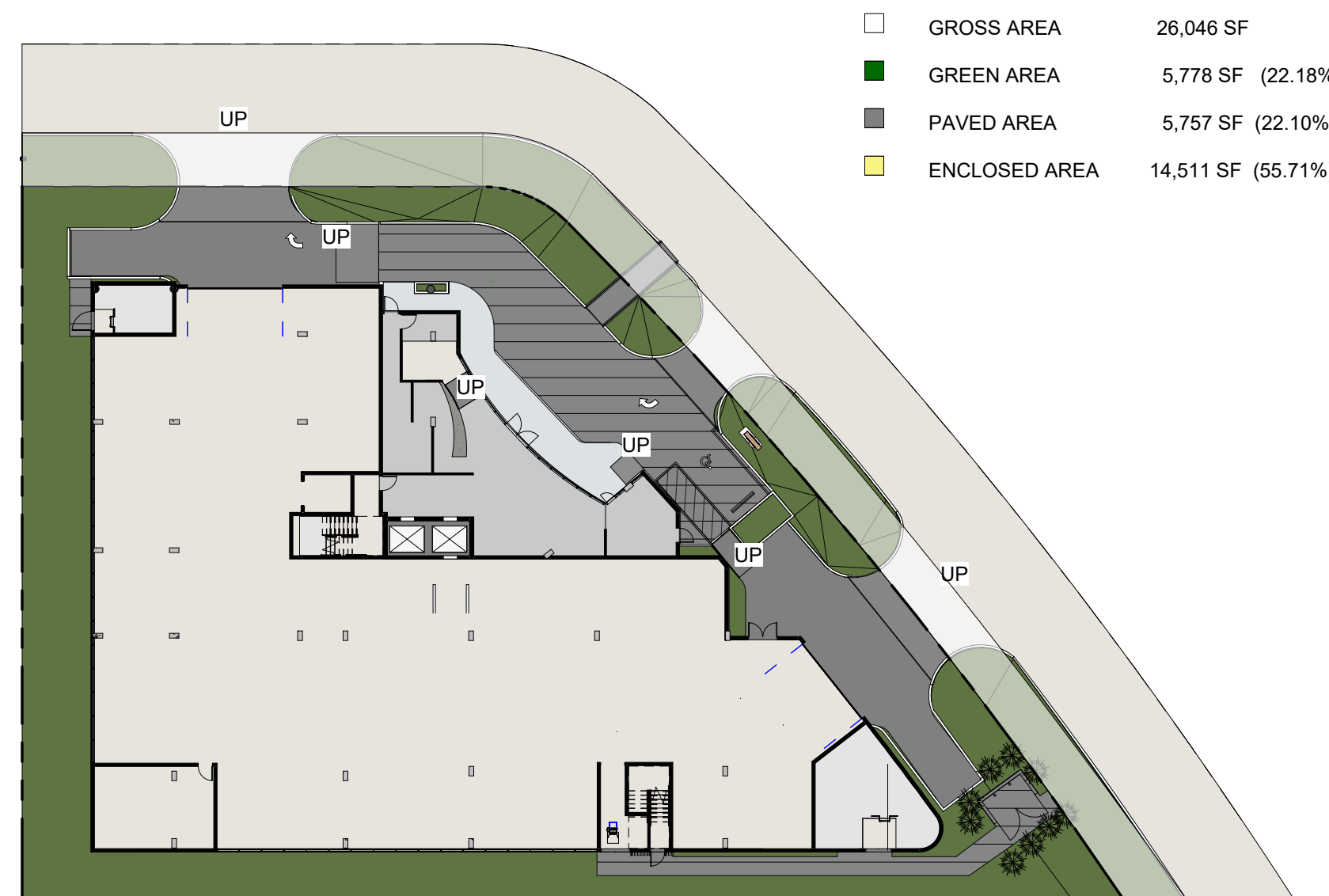
REFER TO ATTACHED WAIVER REQUEST (A001a)

AREAS				
Number	Name	Area	Level	Unit Type
100	PARKING	11355 SF	GROUND FLOOR	
100-A	STAIR 1	232 SF	GROUND FLOOR	
100-B	STAIR 2	134 SF	GROUND FLOOR	
101	LOBBY	1565 SF	GROUND FLOOR	
102	ACCESS CONTROL	213 SF	GROUND FLOOR	
103	TOILET	Not Placed	Not Placed	
105	RESIDENT'S STORAGE	461 SF	GROUND FLOOR	
106	TRASH RM	142 SF	GROUND FLOOR	
107	STORAGE	90 SF	GROUND FLOOR	
108	MECHANICAL ROOM	513 SF	GROUND FLOOR	
109	EPG Room	183 SF	GROUND FLOOR	
200	CIRCULATION	891 SF	Level 2	
200-A	STAIR 1	181 SF	Level 2	
200-B	STAIR 2	169 SF	Level 2	
201	TERRACE	262 SF	Level 2	
201	UNIT	1906 SF	Level 2	3 BD - 3 BTH
202	TERRACE	332 SF	Level 2	
202	UNIT	1617 SF	Level 2	2 BD+D - 3 BTH
203	TERRACE	499 SF	Level 2	
203	UNIT	1630 SF	Level 2	3 BD - 3 BTH
204	TERRACE	397 SF	Level 2	
204	UNIT	1563 SF	Level 2	2 BD+D - 3 BTH
205	TERRACE	356 SF	Level 2	
205	UNIT	2101 SF	Level 2	3 BD - 3 BTH
206	TERRACE	68 SF	Level 2	
206	UNIT	1089 SF	Level 2	1 BD - 2 BTH
207	TERRACE	87 SF	Level 2	
207	UNIT	1101 SF	Level 2	1 BD - 2 BTH
208	T-Room	82 SF	Level 2	
209	Storage	835 SF	Level 2	
210	GYM	1956 SF	Level 2	
300	CIRCULATION	890 SF	Level 3	
300 A	STAIR 1	181 SF	Level 3	
300 B	STAIR 2	169 SF	Level 3	
301	TERRACE	257 SF	Level 3	
301	UNIT	1909 SF	Level 3	3 BD - 3 BTH
302	TERRACE	334 SF	Level 3	
302	UNIT	1615 SF	Level 3	2 BD+D - 3 BTH
303	TERRACE	500 SF	Level 3	
303	UNIT	1628 SF	Level 3	3 BD - 3 BTH
304	TERRACE	401 SF	Level 3	
304	UNIT	1558 SF	Level 3	2 BD+D - 3 BTH
305	TERRACE	356 SF	Level 3	
305	UNIT	2103 SF	Level 3	3 BD - 3 BTH
306	TERRACE	68 SF	Level 3	
306	UNIT	1511 SF	Level 3	2 BD - 2 BTH
307	TERRACE	87 SF	Level 3	
307	UNIT	1481 SF	Level 3	2 BD+D - 2 BTH
308	T-Room	81 SF	Level 3	
308	LOUNGE TERRACE	1953 SF	Level 3	



109
90932 SF

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



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

Owner:

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

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roxana@studio-baigorrria.com

Architect: AR - 95209

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AREA PLANS

Project number	Project Number
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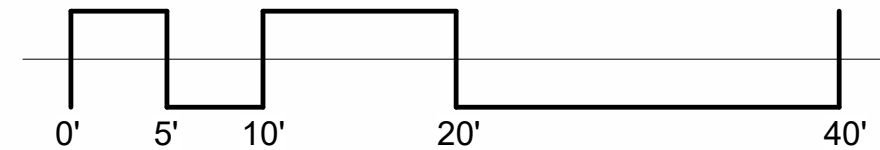
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Scale	As indicated
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[illegible]

ROOF PLAN

Project number Project Number

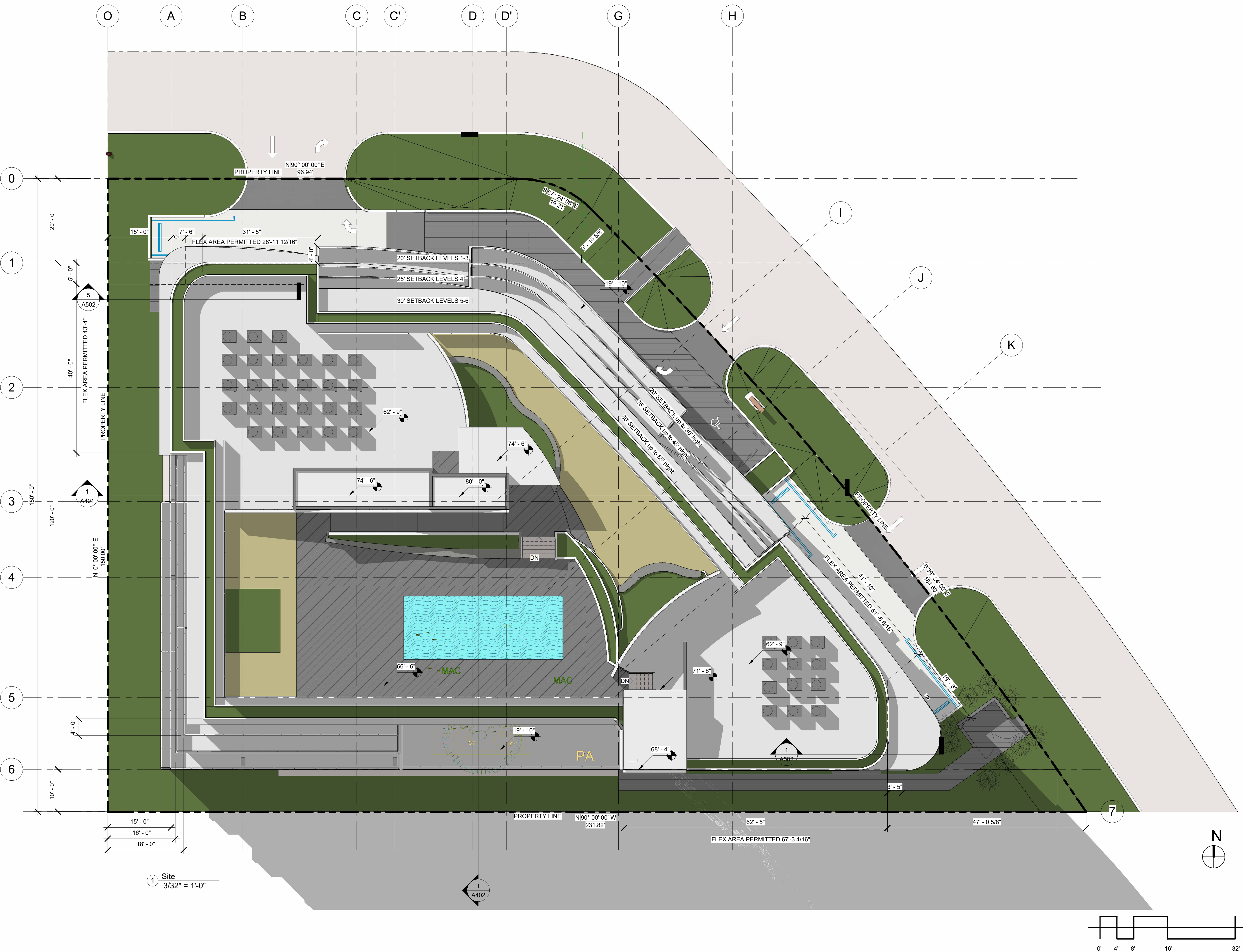
Date 07-27-2021

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Checked by _____ Checker _____

A102

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





wner:

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[illegible]

LEVEL 2

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

A104

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



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Owner

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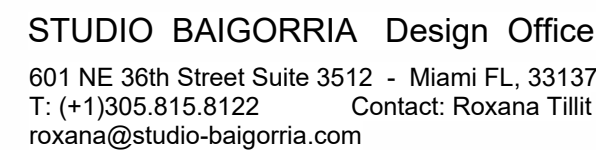
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Architect: AR - 95209

LEVEL 3

Project number	Project Number
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Date	07-27-2021
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A105

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



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Owner

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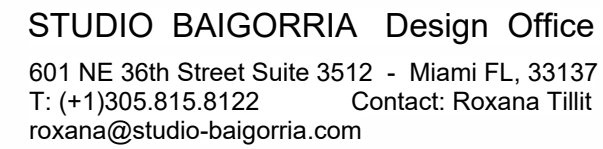
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Architect: AR - 95209

LEVEL 5

A107

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

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Owner

BH INVESTMENTS

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

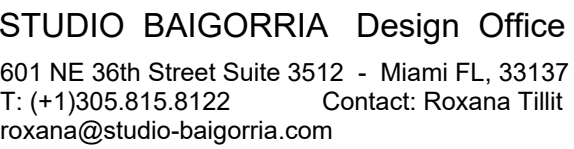
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Architect: AR - 95209

LEVEL 6

Project number Project Number

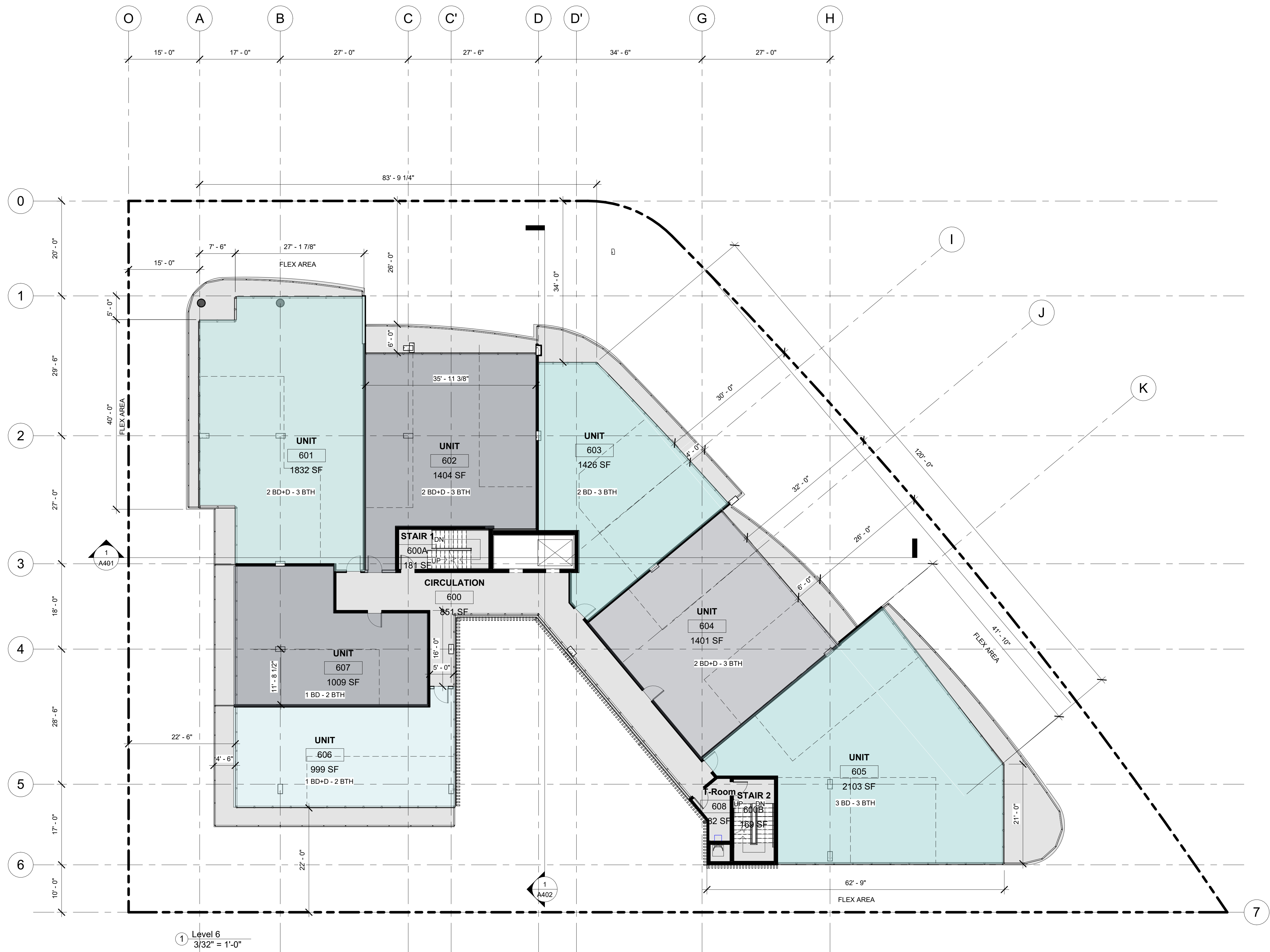
Date 07-27-2021

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Checked by _____ Checker _____

A108

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





Owner

BH INVESTMENTS

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Architec

R - 95209

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ROOF LEVEL

Project number Project Number

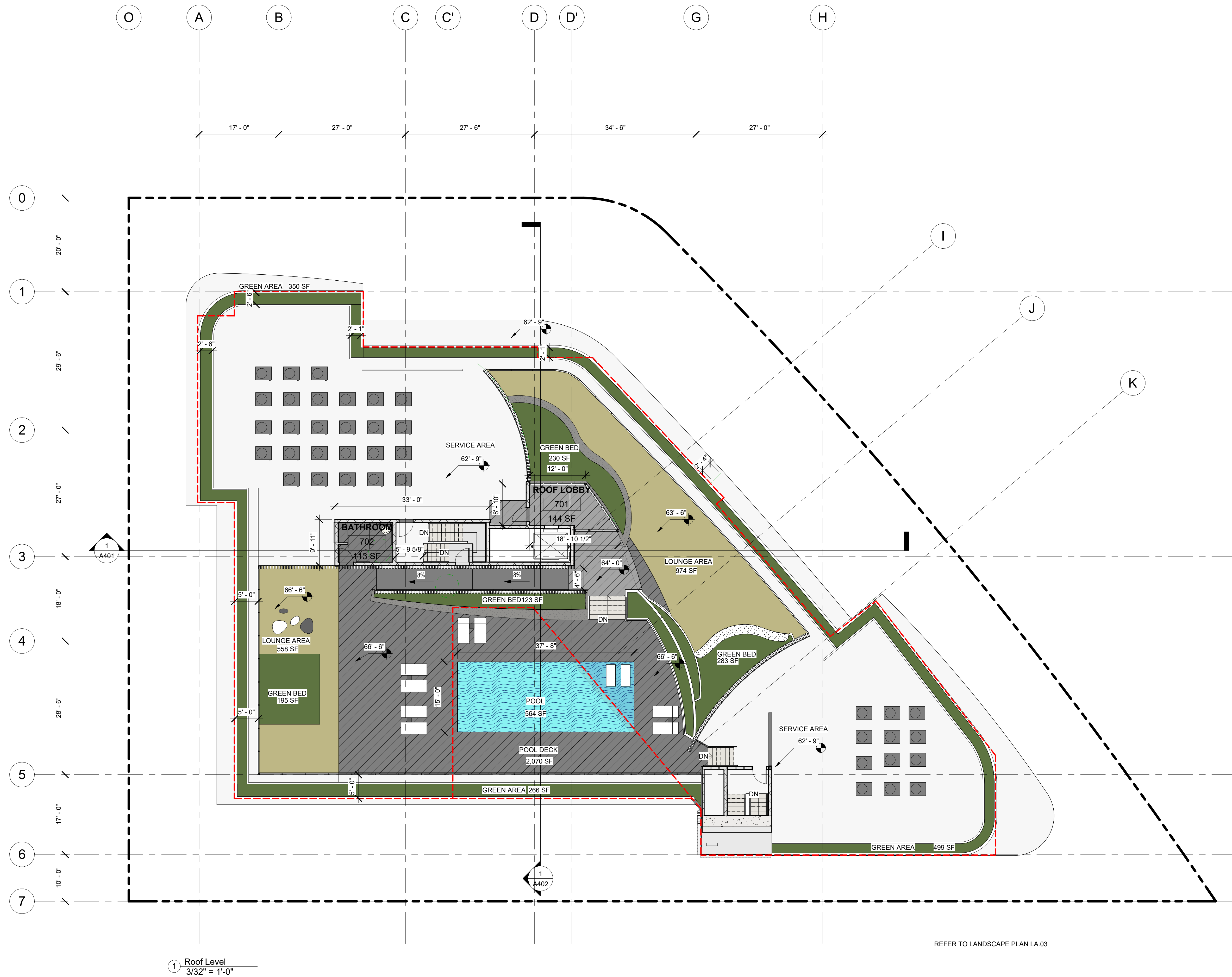
Date 07-27-2021

Drawn by
Author

Checked by _____ Checker _____

A109

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



REFER TO LANDSCAPE PLAN LA.0



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Owner

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Architect

AR - 95209

INTERIOR LAYOUT LEVEL 3

Project number	Project Number
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Date	07/27/2021
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A110

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Owner

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Architect: AR - 95209

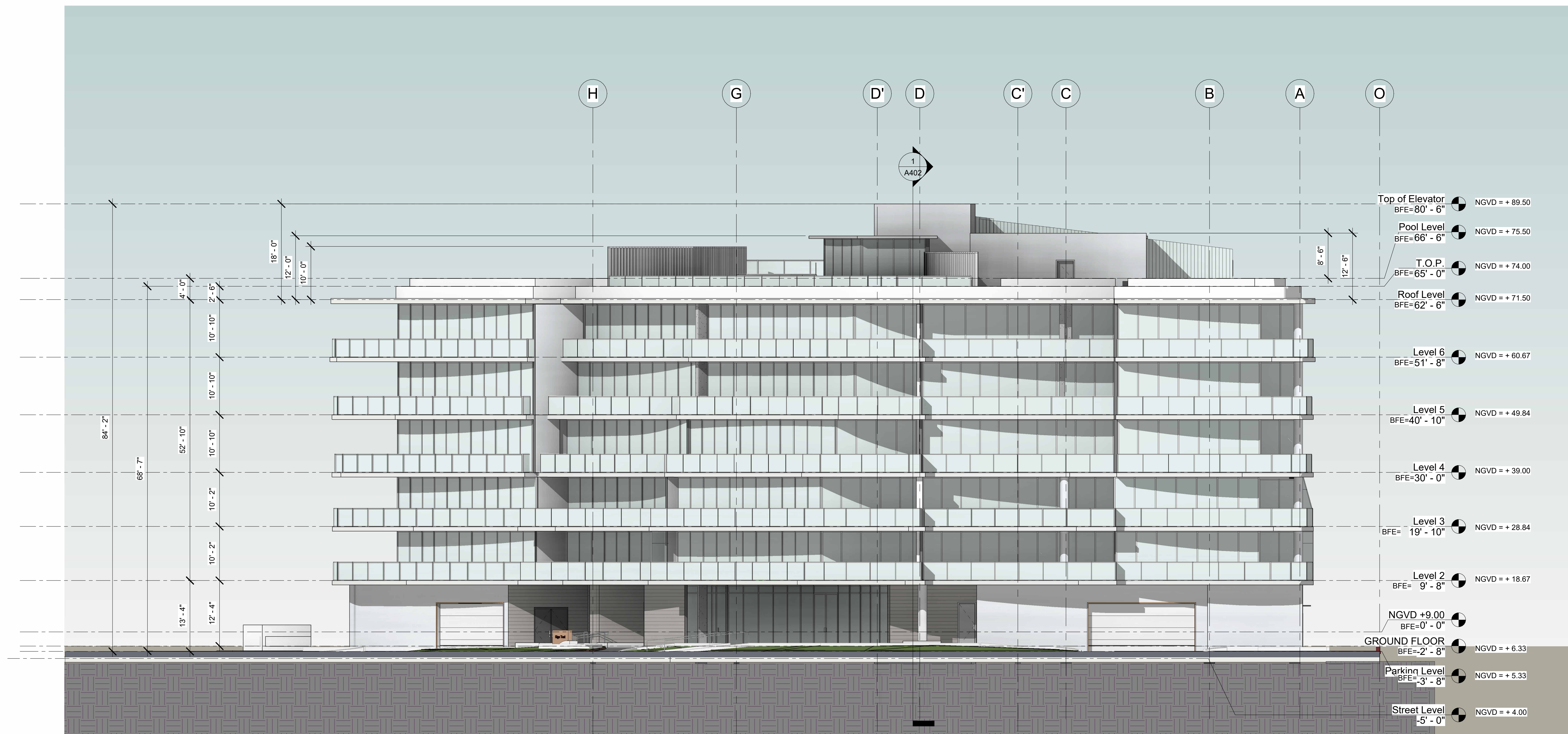
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NORTH ELEVATION

Project number	Project Number
Date	07-27-2021
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A301

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① NORTH ELEVATION
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Owner

BH INVESTMENTS

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

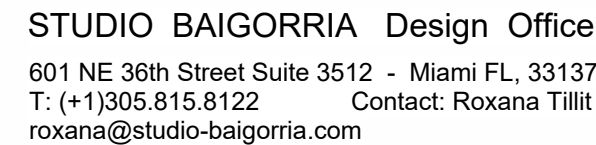
Consulting Engineer:
HOLLAND ENGINEERING, INC.
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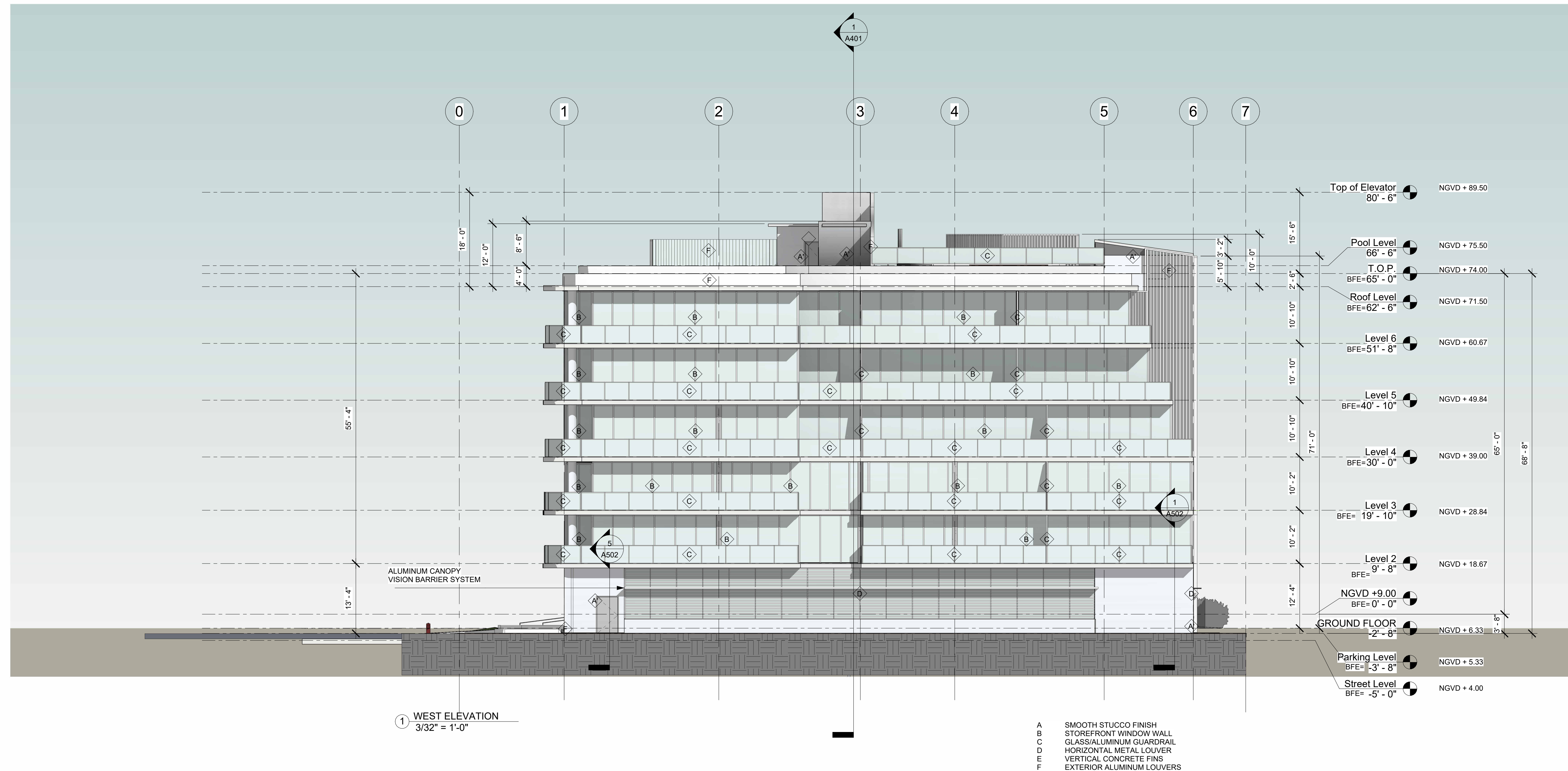
Architect: AR - 95209

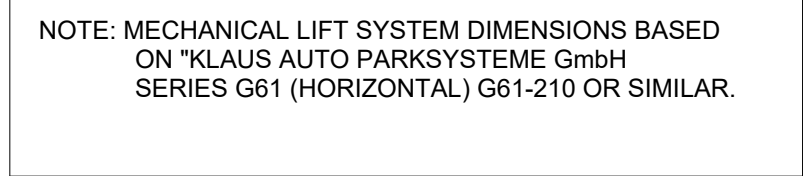
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WEST ELEVATION

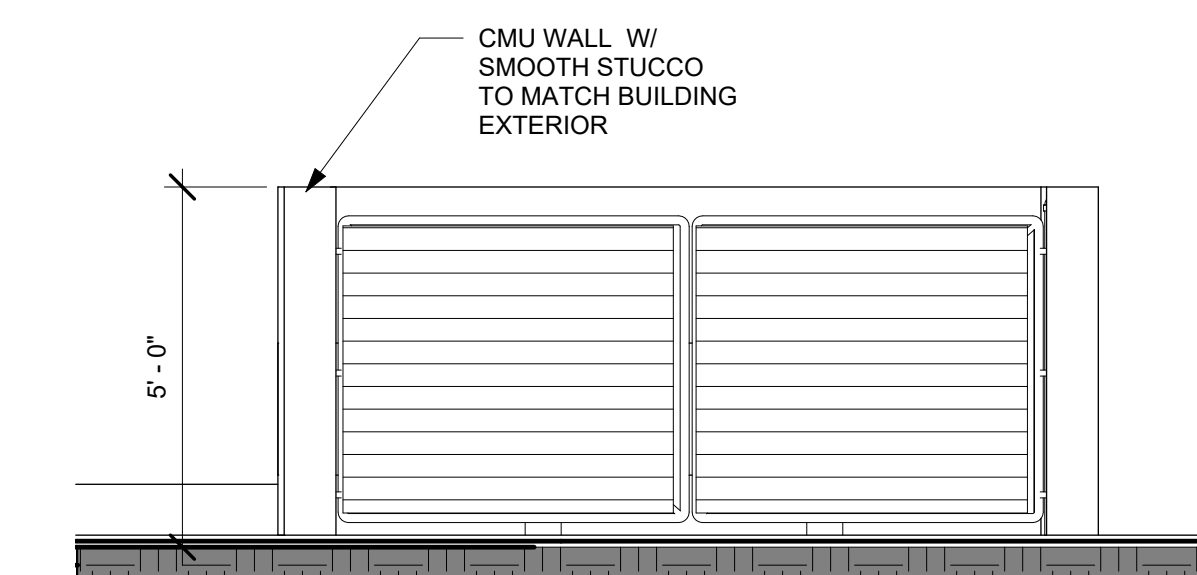
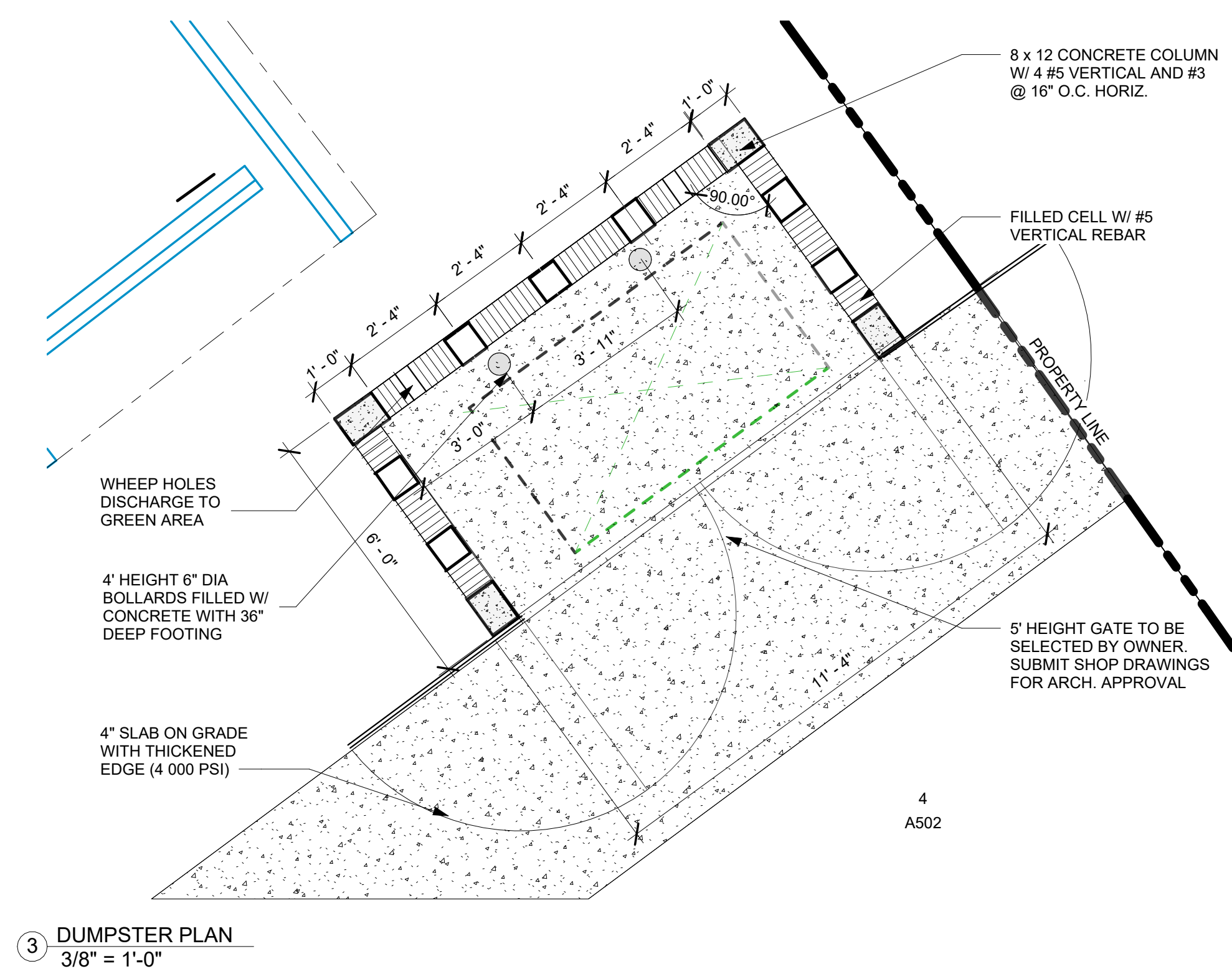
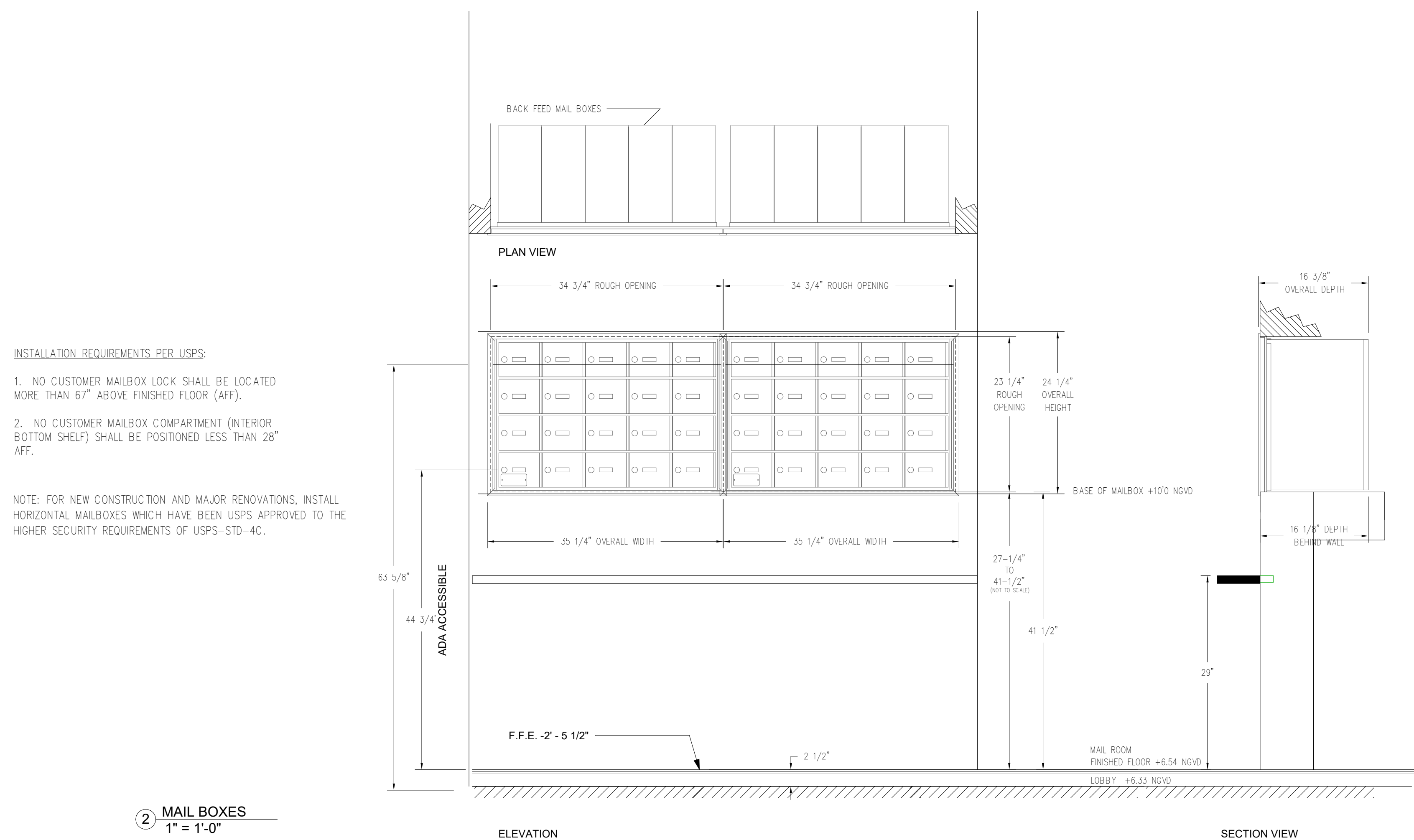
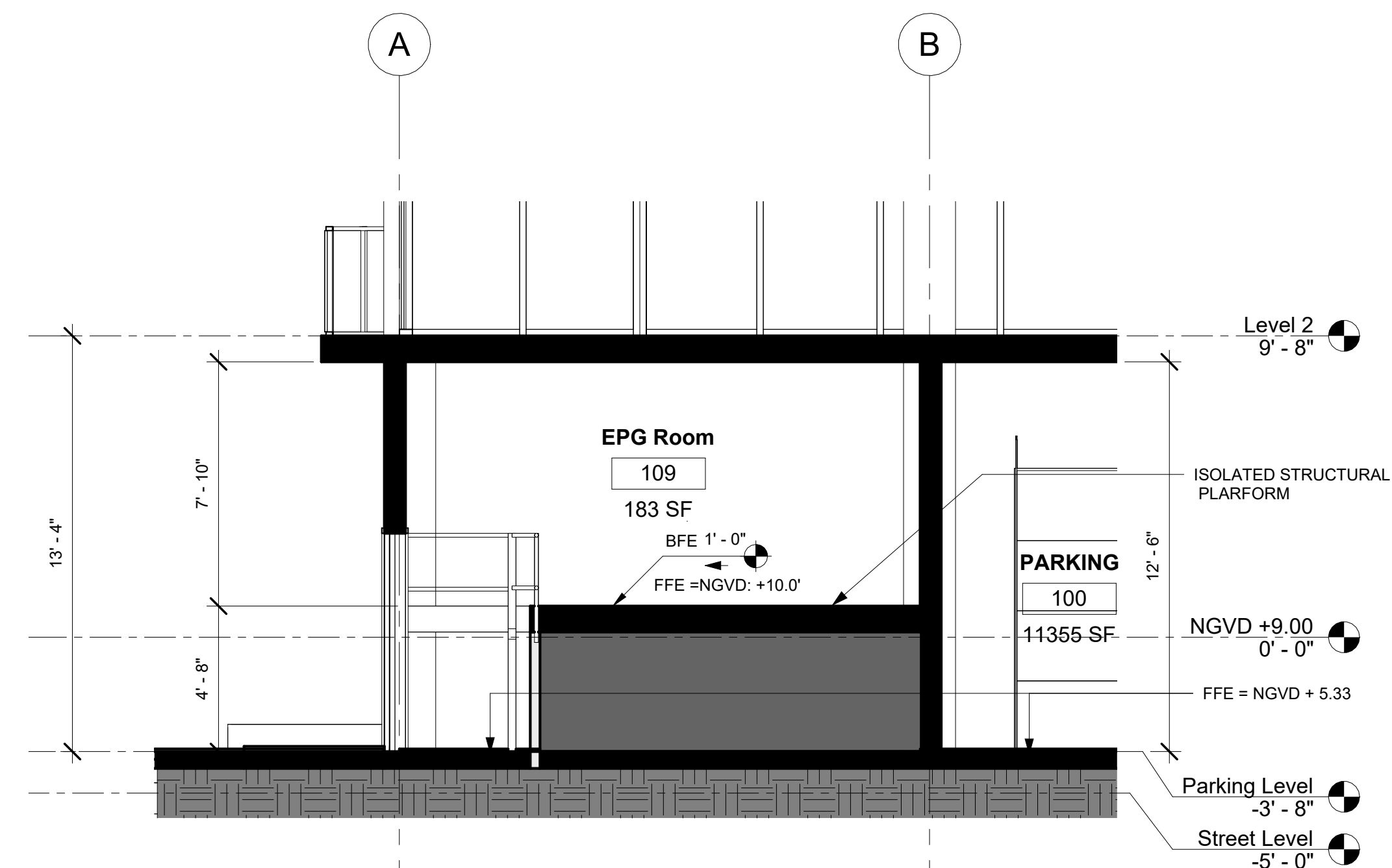
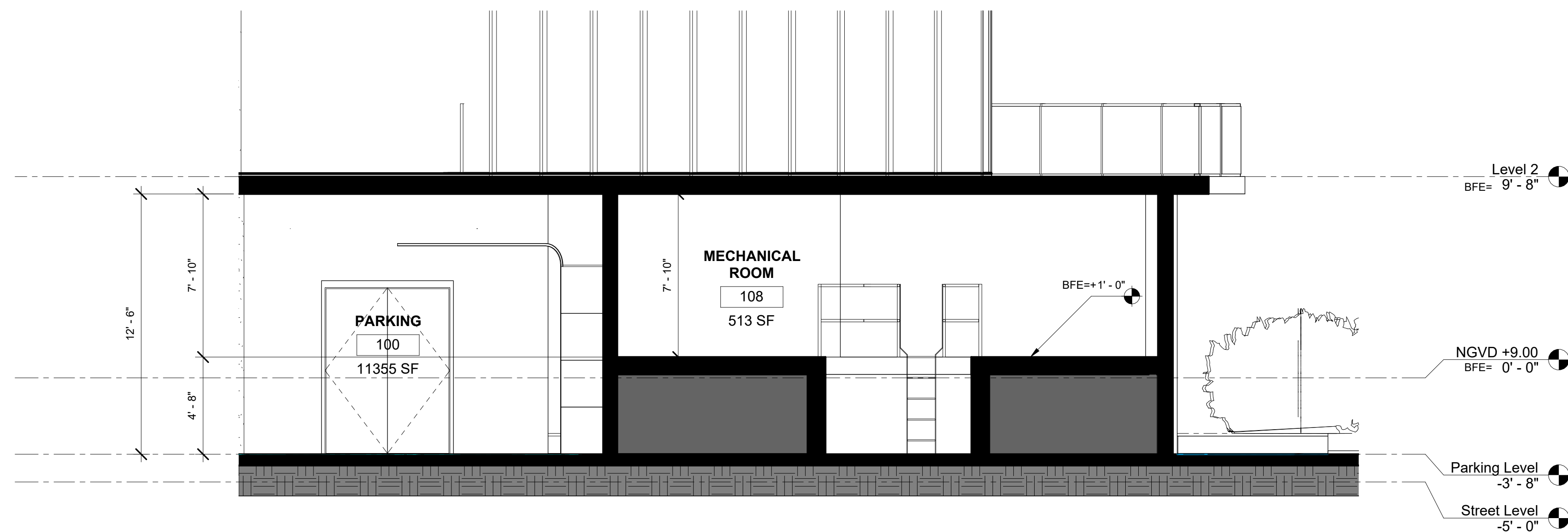
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CONDOMINIUM

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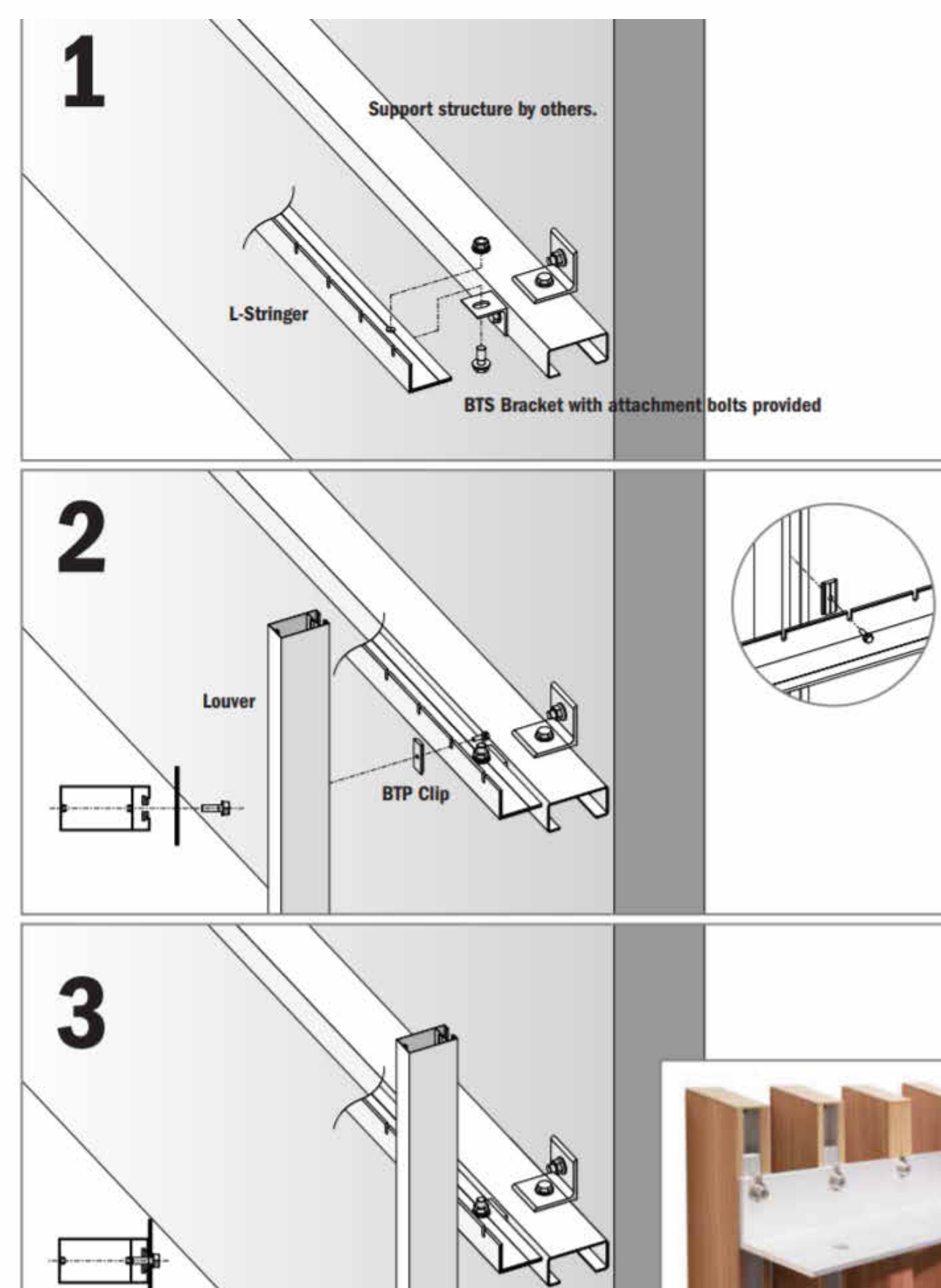
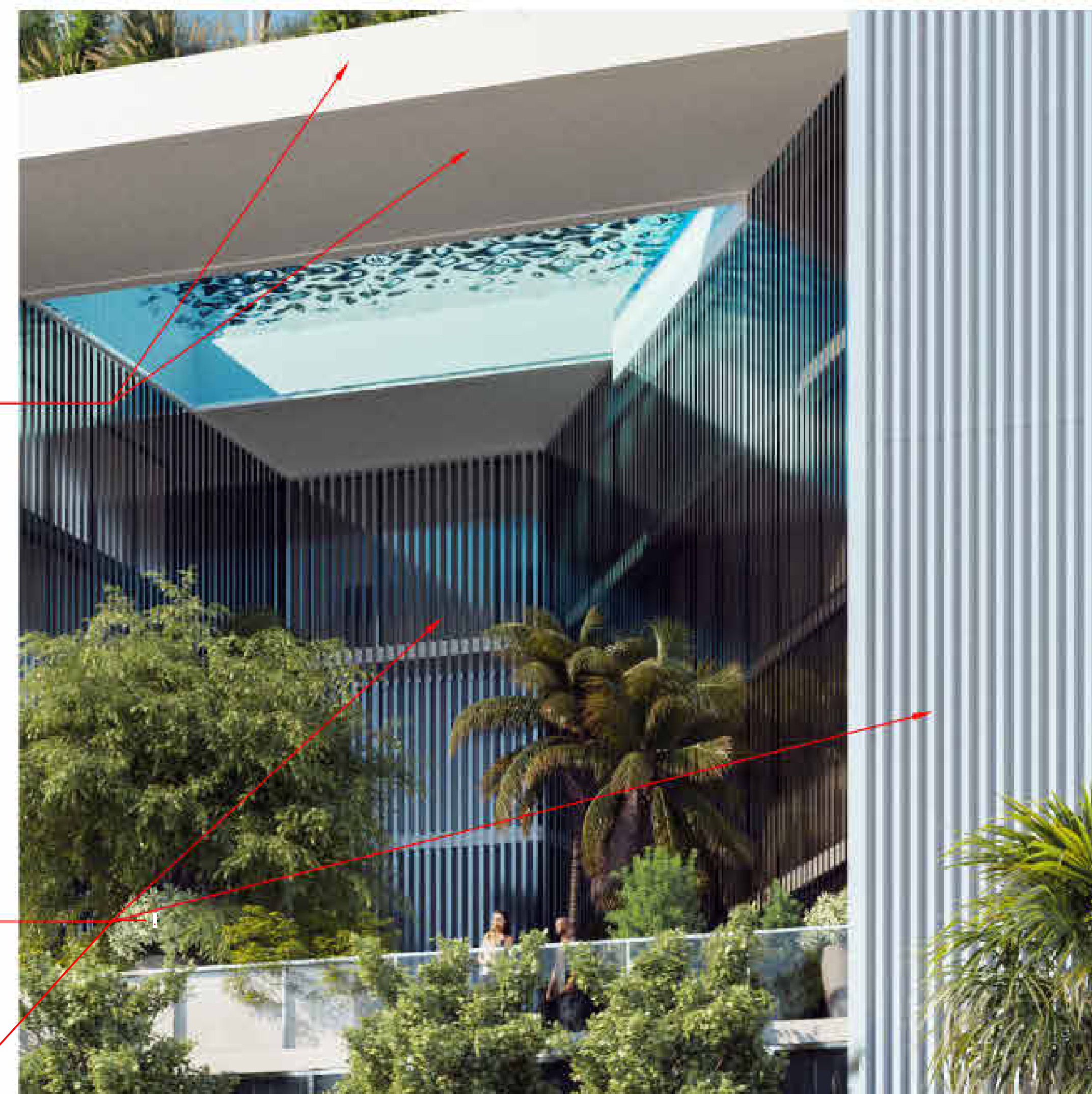
T: (+1)305.815.8122 Contact: Roxana Tillit

Architect: AR - 95209

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DETAILS

Project number	Project Number
Date	07-27-2021
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Scale	As indicated



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FACADE MATERIALS



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NW VIEW

Project number	Project Number
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Project Number	Project Number
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Date	07-27-2021
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1 NW VIEW

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Owner

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Architect: AR - 95209

SE VIEW

Project number	Project Number
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Project Number	Project Number
	05 05 0004

Date	07-27-2021
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	Student

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Scale



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

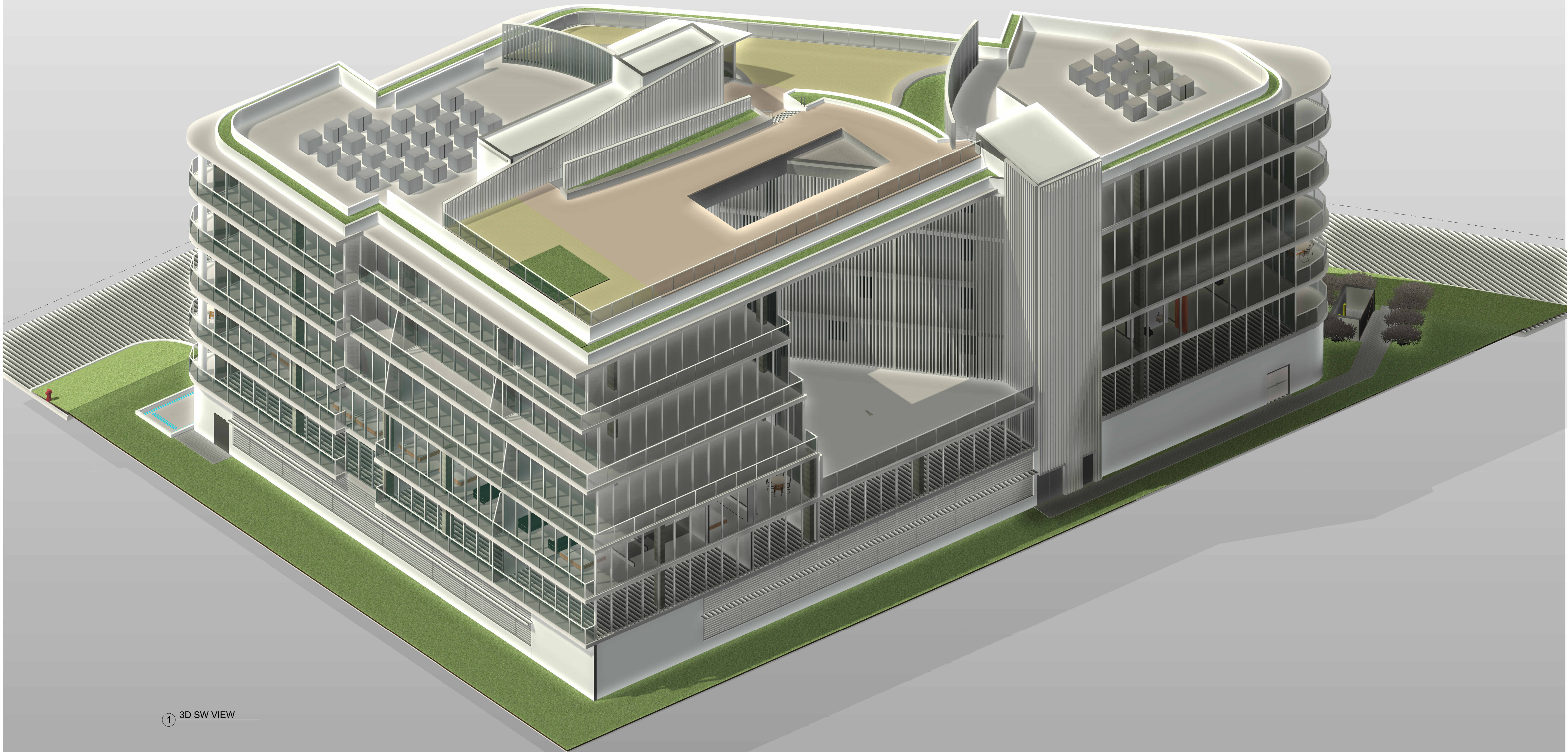
Architect: AR - 95209

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SW VIEW

Project number	Project Number
Date	07-27-2021
Drawn by	Author
Checked by	Checker
A903	
Scale	

12/6/2021 4:53:15 PM



1 3D SW VIEW



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

Owner

BH INVESTMENTS

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

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

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

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

Consultant
Address
Address
Phone
Fax
e-mail

Consultant
Address
Address
Phone
Fax
e-mail

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Architect: AR - 95209

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3D-WEST VIEW

Project number	Project Number
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Date	07-27-2021
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Drawn by	Author
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Checked by	Checker
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A905

Scale



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

Owner

BH INVESTMENTS

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

Consent

HOLLAND ENGINEERING, INC.

Attn: SE 3rd Ave - Fort Lauderdale, FL 33316

Contact: Susan Holland / Ayitey Aryee

Phone: (+1) 954.367.0371

Landscape Architect:

EXOTICSCAPE, INC.

181 Harbor Dr. - Key Biscayne, FL 33149

Contact: Mercedes Porcari / Roberto Carmona

Phone: (+1) 305.361.5782

Cell: (+1) 305.846.4617

e-mail: rcarmona@exoticscape.com

General Contractor

CHARLEVILLE DEVELOPMENT CORPORATION

7600 Coquina Drive - North Bay Village, FL 33141

Contact: Paul Murphy
Tel: 01223 333 333

Phone: (+1) 305.333.8832

e-mail: pcashmahmurfy@aol.com

Consultant

Address

Address

Phone _____

Fax _____

Consultant

Address

Address

Phone

Fax

baigorria studio

STUDIO BAIGORRIA Design Office

STUDIO BARBERIS Design Office
Tel: +39 02 5749 1111 Fax: +39 02 5749 1112 E-Mail: info@barberis.com

601 NE 36th Street Suite 3512 - Miami FL, 33137
T: (305) 395-3153 Fax: (305) 395-3199 Contact: Beverly Till

T: (+1)305.815.8122 Contact: Roxana Tili
roxeve@studio.beigerie.com

Architect: AR - 95209

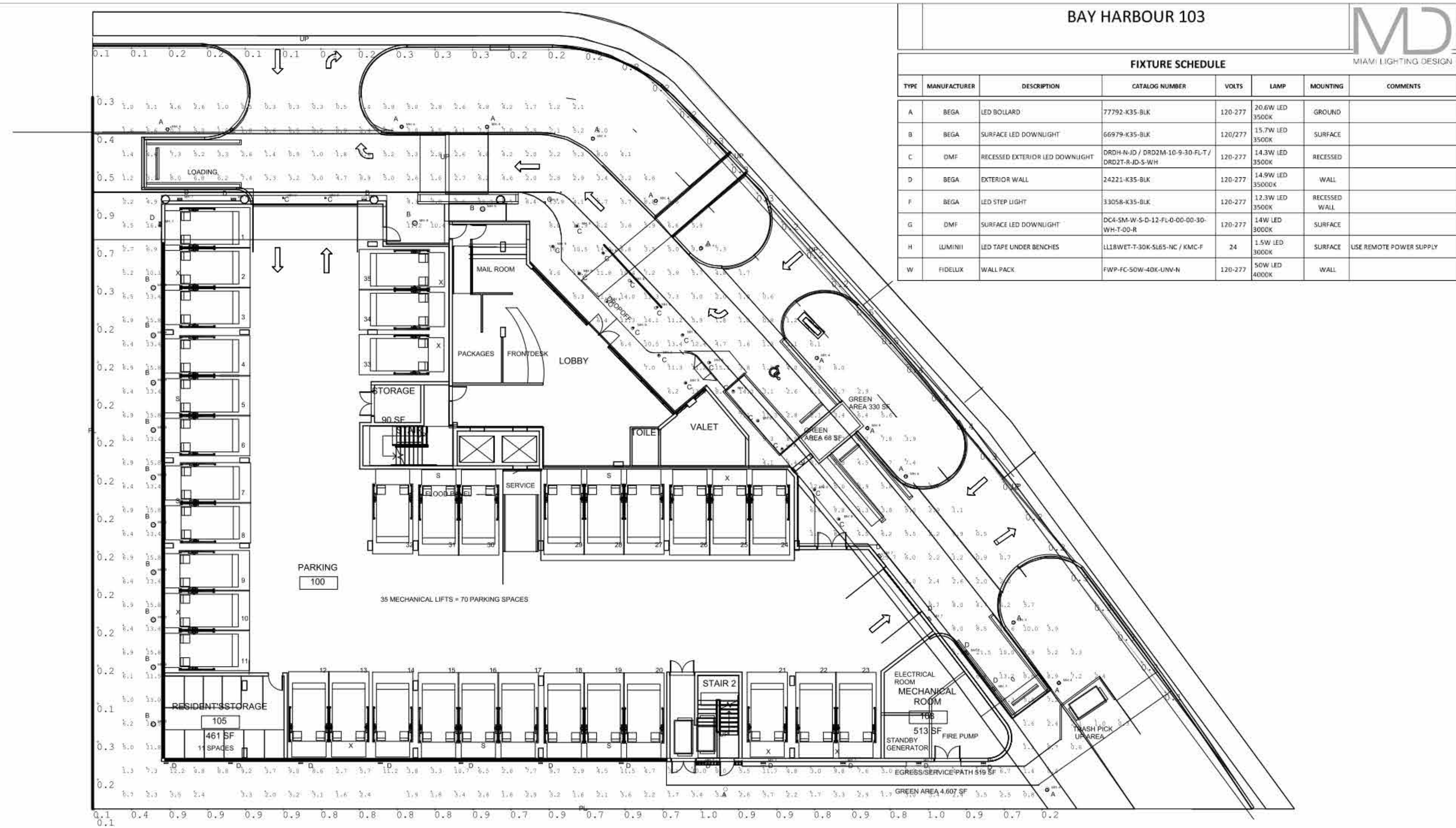
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3D-SOUTH VIEW

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

**LIGHTING
CONSULTANT:
MIAMI LIGHTING
DESIGN**
550 S. Bayshore Dr.
Suite 205
Miami, FL 33133
Tel: 305-443-2004

L.100



Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	12	A	SINGLE	N.A.	0.950	77792
	8	D	SINGLE	N.A.	0.950	24221
	12	B	SINGLE	N.A.	1.000	66979
	20	C	SINGLE	N.A.	1.000	DRD4M8930FL-DRD2TRJDSWH
	12	D ALT	SINGLE	N.A.	1.000	24374K4_BEGA_IJS

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
EXTERIOR	Illuminance	Fc	5.77	25.7	0.3	19.23	85.67
PERIMETER 1	Illuminance	Fc	0.29	0.9	0.1	2.90	9.00
PERIMETER 2	Illuminance	Fc	0.78	1.0	0.1	7.80	10.00
Street Side Property Line	Illuminance	Fc	0.24	0.5	0.1	2.40	5.00

SITE ADDRESS:	
10290 E Bay Harbour Drive Bay Harbour Islands, FL 33154	
OWNER:	ARCHITECT: STUDIO BAIGORRIA 601 NE 26th Street Suite 134 MIAMI, FL 33137
ENGINEER MEP:	ENGINEER STRUCTURAL:
SURVEYOR:	LIGHTING CONSULTANT: MIAMI LIGHTING DESIGN 2550 S. Bayshore Dr. Suite 205 MIAMI, FL 33133 P: 305-443-2004

[illegible]

MD
MIAMI LIGHTING DESIGN



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Play Area	Illuminance	Fc	3.47	8.6	1.0	3.47	8.60
Pool Deck	Illuminance	Fc	3.32	8.7	1.0	3.32	8.70
Ramp	Illuminance	Fc	3.56	5.5	1.3	2.74	4.23
Service Area 1	Illuminance	Fc	2.72	5.0	1.0	2.72	5.00
Service Area 2	Illuminance	Fc	2.64	5.8	1.0	2.64	5.80
Stairs from pool deck	Illuminance	Fc	2.50	2.8	2.2	1.14	1.27

SITE ADDRESS:

10290 E Bay Harbour Drive
Bay Harbour Islands, FL
33154

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

ENGINEER
STRUCTURA

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

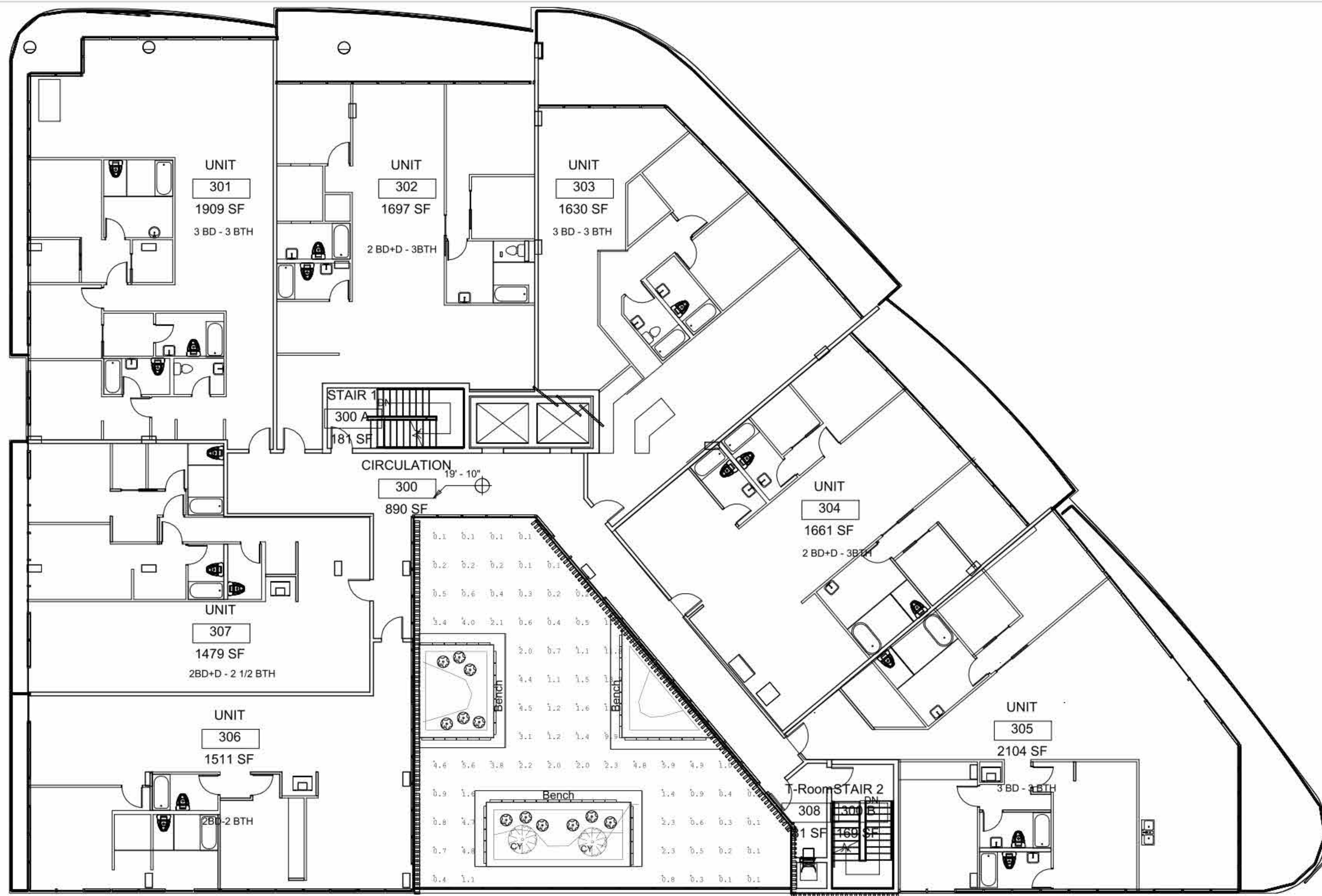
GROUND LEVEL
PHOTOMETRIC
CALCULATION
3rd. Level

DATE:

[illegible]

SHEET NO:

L.102



Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	56	H	SINGLE	4449	1.000	FLEXDC_40_30_24_22

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
3RD LEVEL EM EGRESS	Illuminance	Fc	2.09	13.7	0.1	20.90	137.00



BH Investments
2999 NE 191st Street, PH-2
Aventura, Florida 33180

Re: 10290 East Bay Harbor Drive
Traffic Statement

Traf Tech Engineering, Inc. is pleased to provide the results of the trip generation associated with a proposed 35-unit residential development planned to be located on the west side of East Bay Harbor Drive and south of 103rd Street in the Town of Bay Harbor Islands in Miami-Dade County, Florida. A copy of the survey and proposed site plan are contained in Attachment A. This report addresses the following topic:

- A trip generation comparison analysis was performed using the trip generation equations published in the Institute of Transportation Engineer's (ITE) *Trip Generation Manual* (10th Edition). The trip generation analysis was undertaken for daily, AM peak hour, and PM peak hour conditions. According to ITE's *Trip Generation Manual* (10th Edition), the trip generation equations used for the existing and proposed residential developments are:

Where T = number of PM peak hour trips and X = number of units

➡ 8400 N. University Drive, Suite 309, Tamarac, FL 33321 ➡ T: 954-582-0988 ➡ F: 954-582-0989



2



Sincerely,

TRAF TECH ENGINEERING, INC.



Joaquin E. Vargas, P.E.
Senior Transportation Engineer

TABLE 1 Trip Generation Summary 10290 E Bay Harbor Drive				
Land Use	Size	Number of Trips		
		Daily	AM Peak	PM Peak
EXISTING DEVELOPMENT				
Multifamily Low Rise	12 units	88	6	7
PROPOSED DEVELOPMENT				
Multifamily Mid Rise	35 units	190	13	16
Difference	+23 units	+102	+7	+9

Source: ITE Trip Generation Manual (10th Edition)

² Between three and 10 stories

2

3

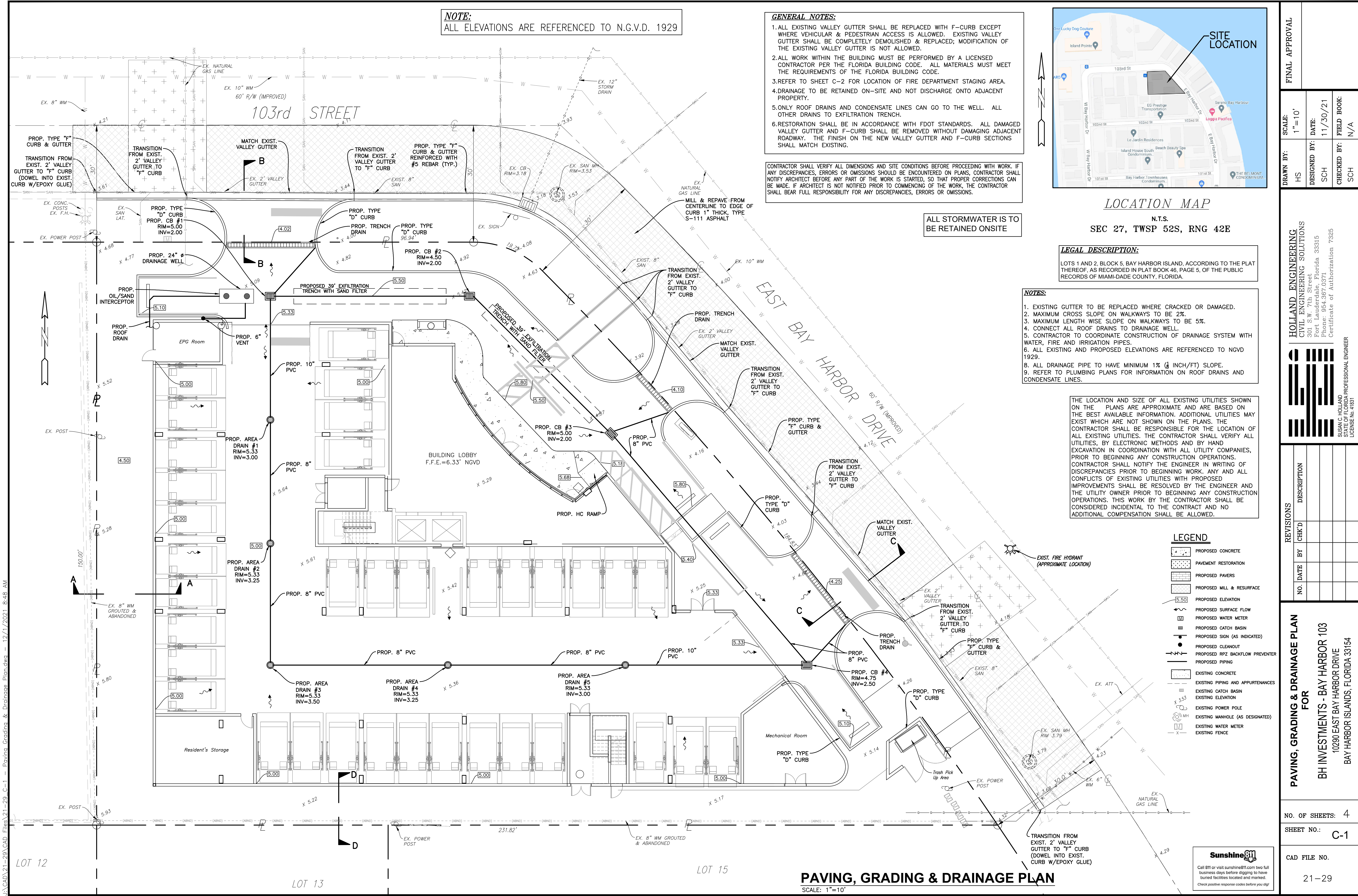
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AR - 95209

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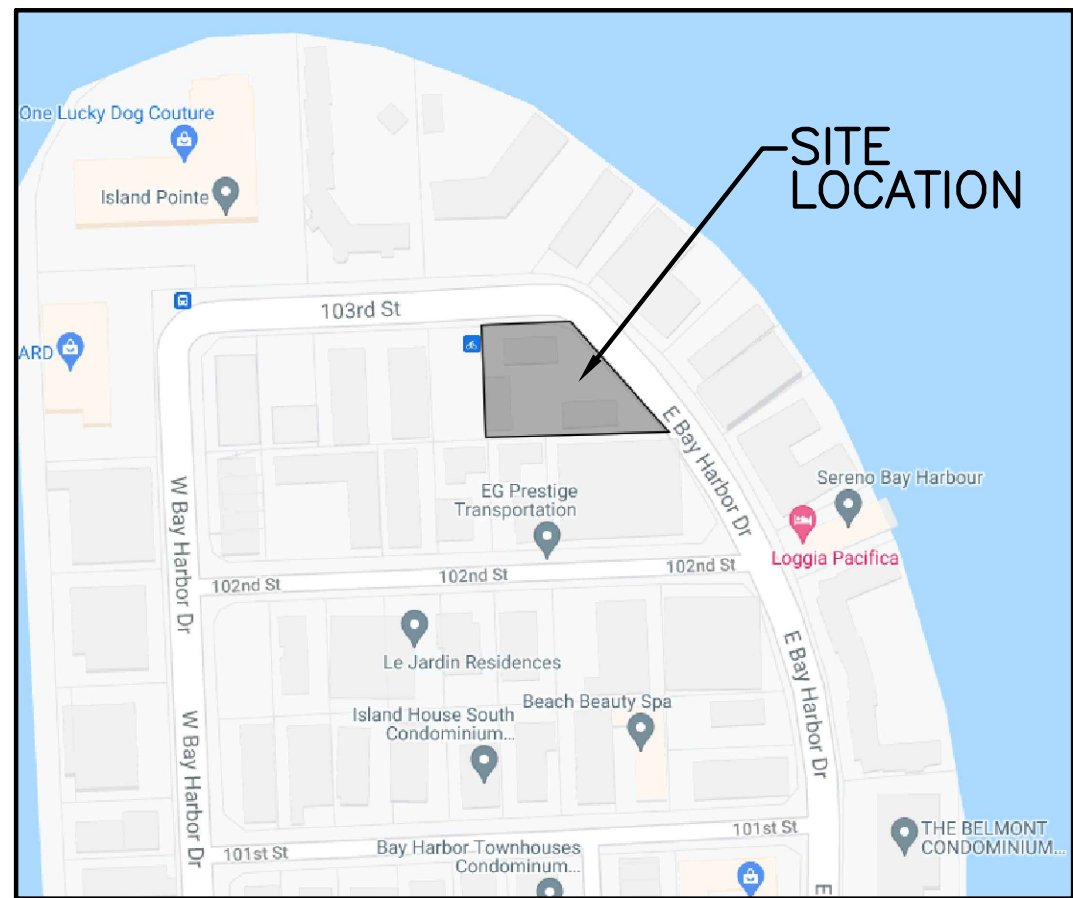


NOTE:
ALL ELEVATIONS ARE REFERENCED TO N.G.V.D. 1929

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

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

ALL STORMWATER IS TO BE RETAINED ONSITE



LOCATION MAP
N.T.S.
SEC 27, TWSP 52S, RNG 42E

LEGAL DESCRIPTION:
LOTS 1 AND 2, BLOCK 5, BAY HARBOR ISLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

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

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

LEGEND

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

FINAL APPROVAL		SCALE: 1"=10'	
DRAWN BY: HS		DESIGNED BY: SCH	
DATE: 11/30/21		FIELD BOOK: N/A	
CHECKED BY: SCH			

HOLLAND ENGINEERING
CIVIL ENGINEERING SOLUTIONS
301 S.W. 7th Street
Fort Lauderdale, Florida 33315
Phone: 954.367.0371
Certificate of Authorization 7325

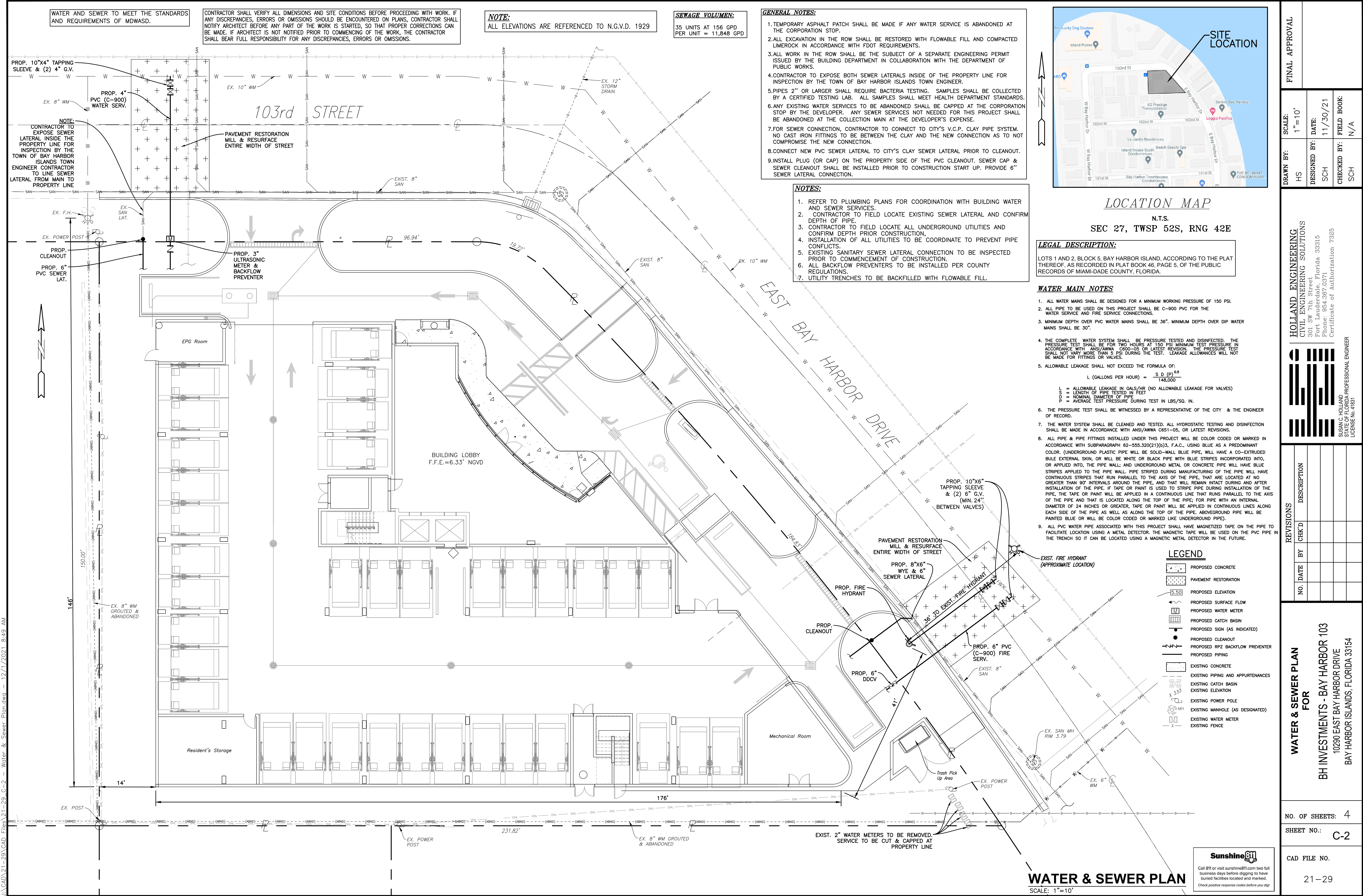
SUSAN C. HOLLAND
STATE OF FLORIDA PROFESSIONAL ENGINEER
LICENSE No. 4181

REVISIONS		DESCRIPTION
NO.	DATE	

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

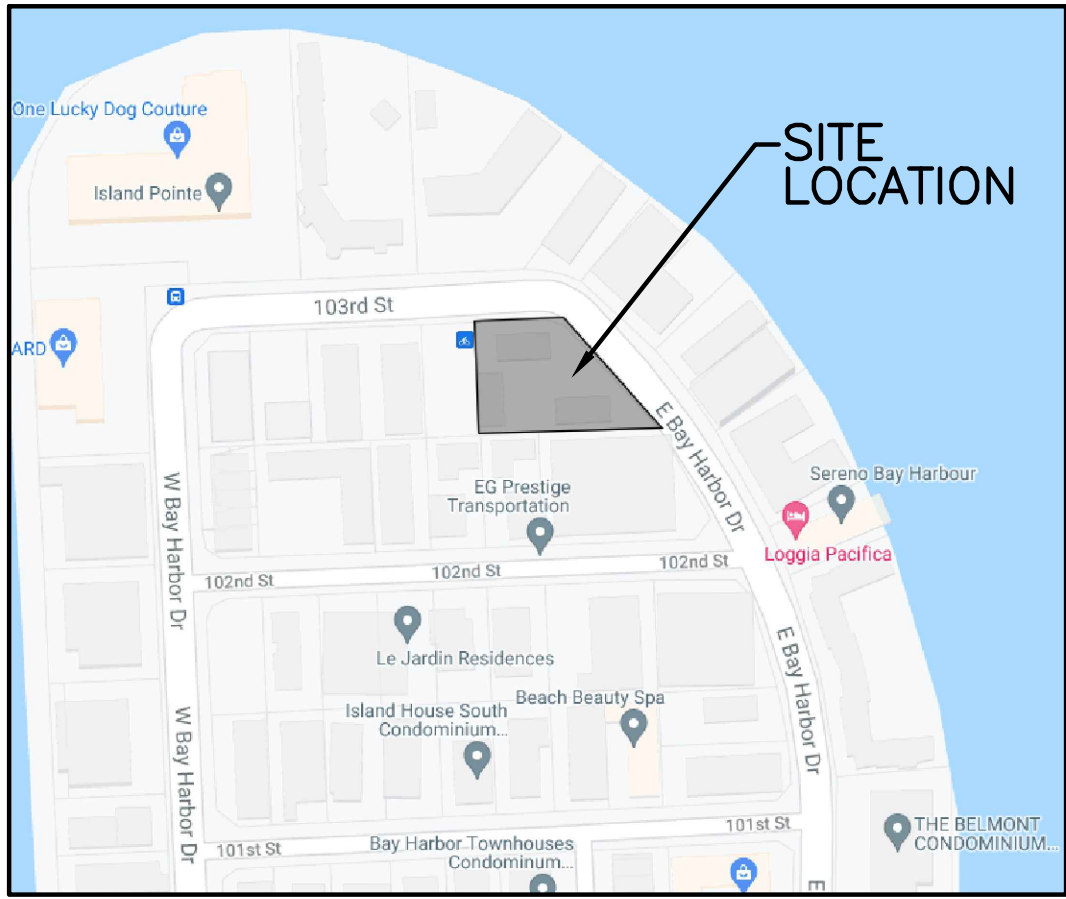
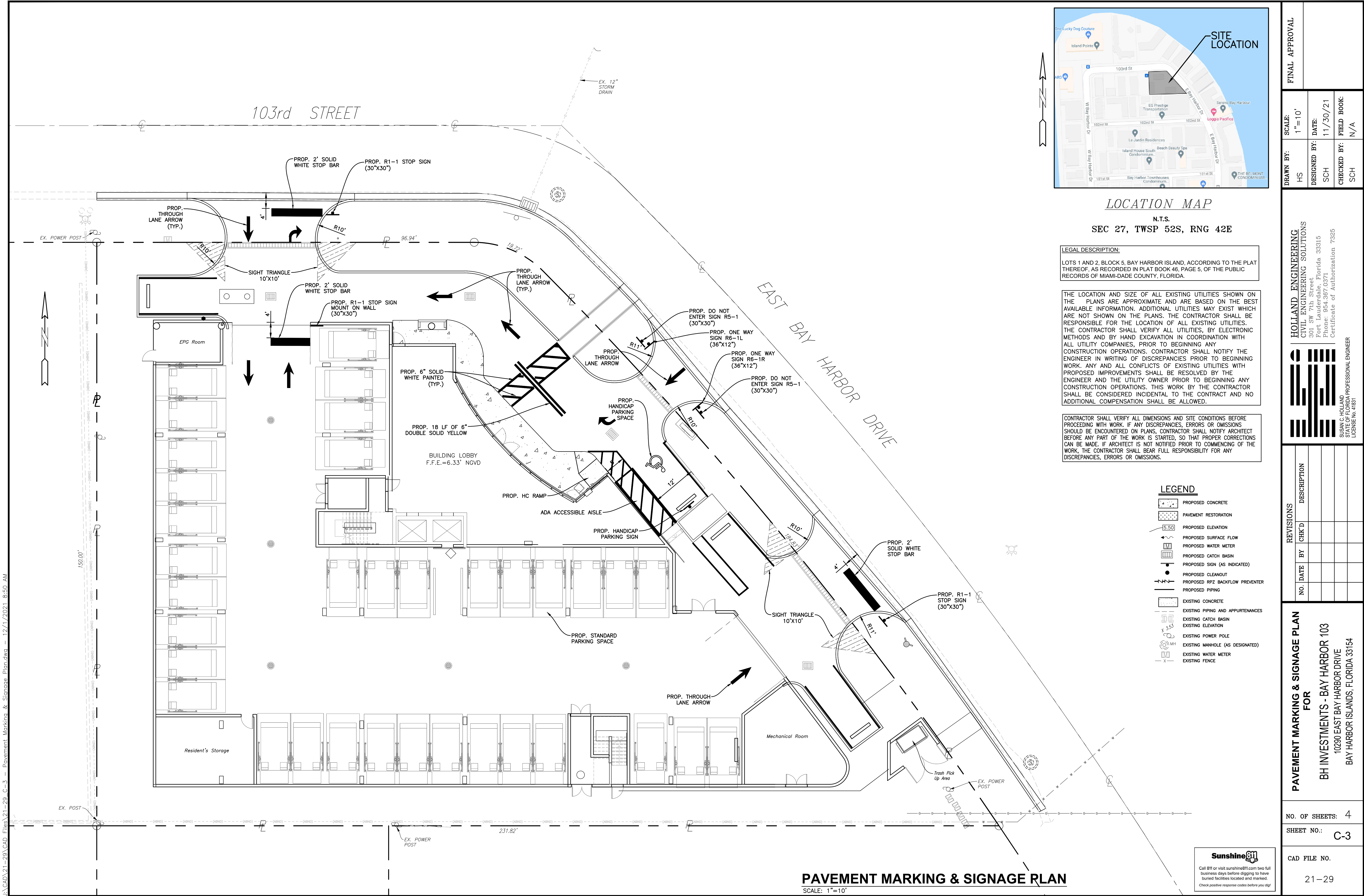
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CAD FILE NO.

21-29



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WATER & SEWER PLAN FOR BH INVESTMENTS - BAY HARBOR 103 10290 EAST BAY HARBOR DRIVE BAY HARBOR ISLANDS, FLORIDA 33154																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
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LOCATION MAP

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

LEGAL DESCRIPTION:

LOTS 1 AND 2, BLOCK 5, BAY HARBOR ISLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

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

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

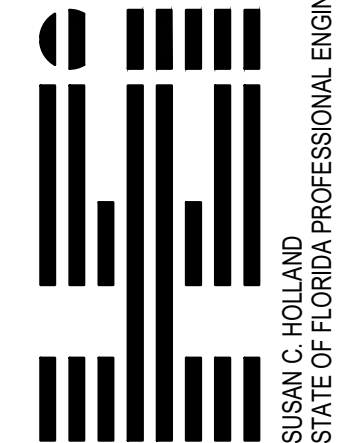
LEGEND

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

REVISIONS				PAVEMENT MARKING & SIGNAGE PLAN FOR BH INVESTMENTS - BAY HARBOR 103			
NO.	DATE	BY	CHK'D	DESCRIPTION	10290 EAST BAY HARBOR DRIVE BAY HARBOR ISLANDS, FLORIDA 33154		
NO. OF SHEETS: 4					SHEET NO.: C-3		
CAD FILE NO.					21-29		

FINAL APPROVAL	SCALE: 1"=10'	DESIGNED BY: SCH	CHECKED BY: SCH
DRAWN BY: HS	DATE: 11/30/21	FIELD BOOK: N/A	

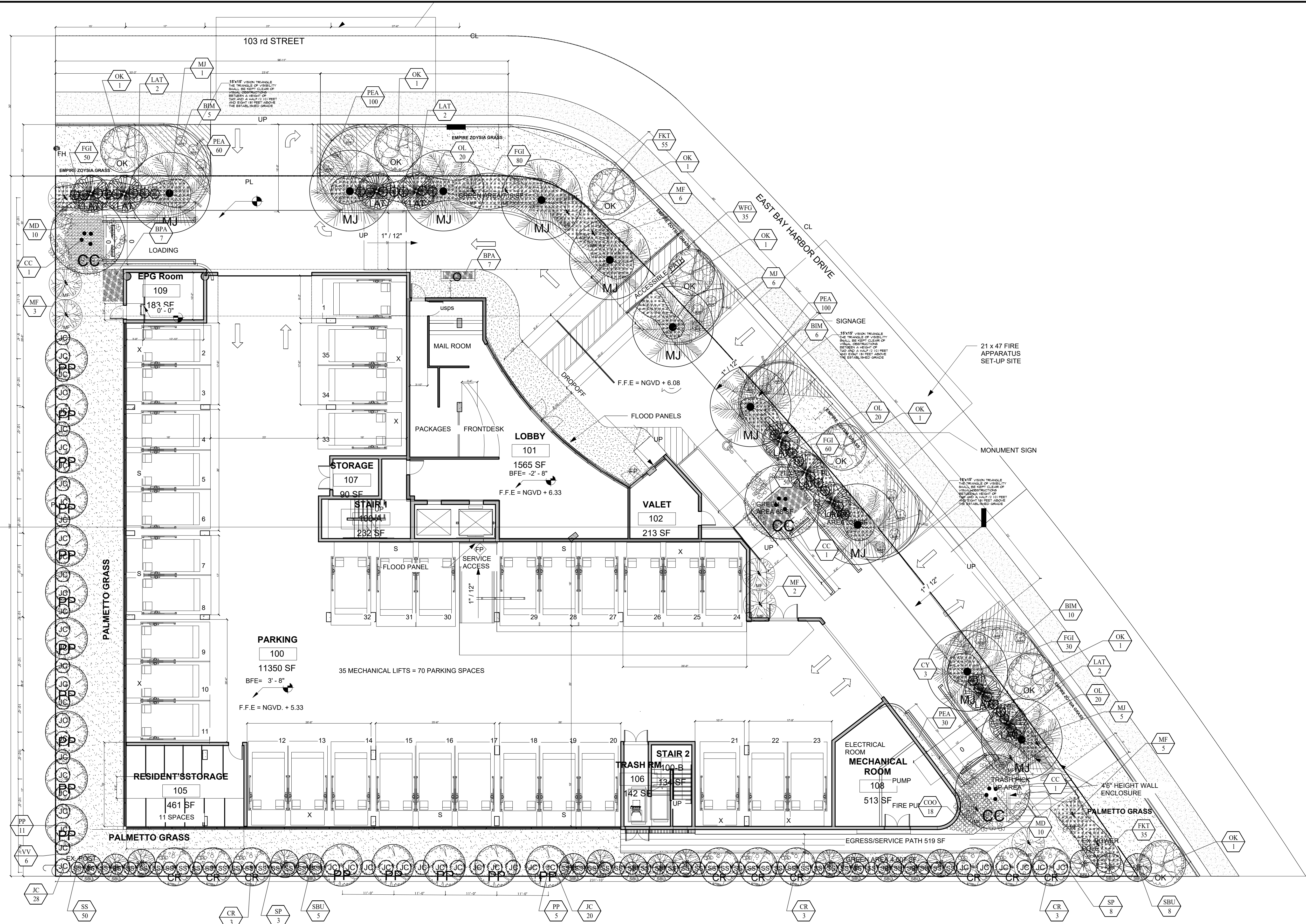
HOLLAND ENGINEERING
CIVIL ENGINEERING SOLUTIONS
301 SW 7th Street
Fort Lauderdale, Florida 33315
Phone: 954.367.0371
Certificate of Authorization 7325



PAVEMENT MARKING & SIGNAGE PLAN FOR BH INVESTMENTS - BAY HARBOR 103
10290 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

NO. OF SHEETS: 4
SHEET NO.: C-3

CAD FILE NO.



PLANT LIST					
TREES & PLANTS					
SYM.	ABV.	QTY	BOTANICAL NAMES	COMMON NAMES	SIZE
MJ	10	PHOENIX MEDJOO	MEDJOO PALM	16' CT 24"HT OA (LARGE PALM)	
LAT	10	LATANIA LODDIGESII	LATAN PALM	10"HT x 10' SP	
CR	9	CLUSIA ROSEA	CLUSIA TREE	12' HT 2.5" CAL 4SP	NATIVE
PP	16	COCCOLOBA DIVERSIFOLIA	PIGEON PLUM	12' HT 2.5" CAL 4SP	NATIVE
SBU	18	CONOCARPUS ERECTUS	SILVER BUTTWOOD	12"HT X 2.5" CAL X 4"SPREAD	NATIVE
LG	3	LIGUSTRUM VULGARE	LIGUSTRUM	10' HT 2.5" CAL 8"SP	
CC	3	COCCOLOBA UVIFERA	SEA GRAPE	18' HT 3" CAL 8"SP	NATIVE
MF	15	MYRCIANTHES FRAGRANS	SIMPSON STOPPER	10' HT 2.5" DBH MULTI	NATIVE
LIC	6	LICUALA RAMSAI	LICUALA PALM	8'-10' HT	
OK	11	QUERCUS VIRGINIANA	LIVE OAK	16' HT 3" CALIPER 8"SP SINGLE	NATIVE

PLANT LIST					
SHRUB & GROUND COVER					
SYM.	ABV.	QTY	BOTANICAL NAMES	COMMON NAMES	SIZE
OL	60	NERIUM OLEANDER	DWARF OLEANDER	24"HT x 24" TALL	
SS	50	EUGENIA FOETIDA	SPANISH STOPPER BUSH	30"HT x 30" TALL	NATIVE
JC	62	CAPPARIS CYNOPHALLOPHORA	JAMAICAN CAPER	4"HT x 3"SP	NATIVE
BIM	37	ALCANTAREA IMPERIALIS	IMPERIAL BROMELIAD	12"HT x 24" SP	
BPA	14	CHAMADOREA SEIFRIZI	BAMBOO PALM	24"HT x 24" SP	
FGI	160	FICUS MICROCARPA	FICUS GREEN ISLAND	24"HT x 24" SP	
COO	18	ZAMIA INTREGRIFFOLIA	COONTIE	24"HT x 24" SP	NATIVE
MD	20	MONSTERA DELICIOSA	MONSTERA	24"HT x 24" SP	
FKT	90	TRIPSACUM DACTYLOIDES	FAKAHATCHEE GRASS	24"HT x 24" SP	NATIVE
PEA	210	ARACHIS GLABRA	WILD PEANUTS	6"HT x 12" SP	

Size of trees in relation to building Building height 5 plus stories			
Min tree HT	Min spread	Min palm HT	
25% min. req.	5	14-18	
50% 16-18	7	22-28	
25% 18-20	8	22-28	

Sec. 24-16. - Minimum landscape standards:
c. Palms. Palm trees shall be a minimum of 15 feet in overall height with a minimum caliper of three inches at time of planting. Palm trees may be used to meet the required tree quantities at a 3:1 ratio. Royal palm trees, Canary Island date palms and other similar large palm species shall count one-for-one as meeting the minimum tree requirements if the palm tree has over 15 feet of grey wood before any palm fronds start. Palm tree species shall comprise no more than 25 percent of the required tree quantity.

50% OF THE REQUIRED TREES (17 LOT TREES)
MUST BE BETWEEN 16'-18"HT = 9 TREES

- 9 LARGE MEDJOO PALMS (16'CT 24"HT OVERALL)

25% OF THE REQUIRED TREES (17 LOT TREES)
MUST BE BETWEEN 18'-20"HT = 5 TREES

- 3 SEAGRAPE TREES (16'CT 24"HT OVERALL)
- 2 LARGE MEDJOO PALMS (16'CT 24"HT OVERALL)

EXOTICSCAPE & ASSOCIATES
LANDSCAPE ARCHITECTURE

181 Harbor Dr. Key Biscayne, FL 33149
(305)785-9256
LA Theresa Wymer LA6667363
Mercedes B. Porcari

BAY HARBOR
103 Bay Harbor. Bay Harbor Islands FL 33154

SHEET TITLE
LANDSCAPE PLAN
GROUND FLOOR

ISSUE DATE
09-14-2021

REVISION
12-13-2021

DESIGN
MERCEDES PORCARI

DRAWN
ROBERTO CR

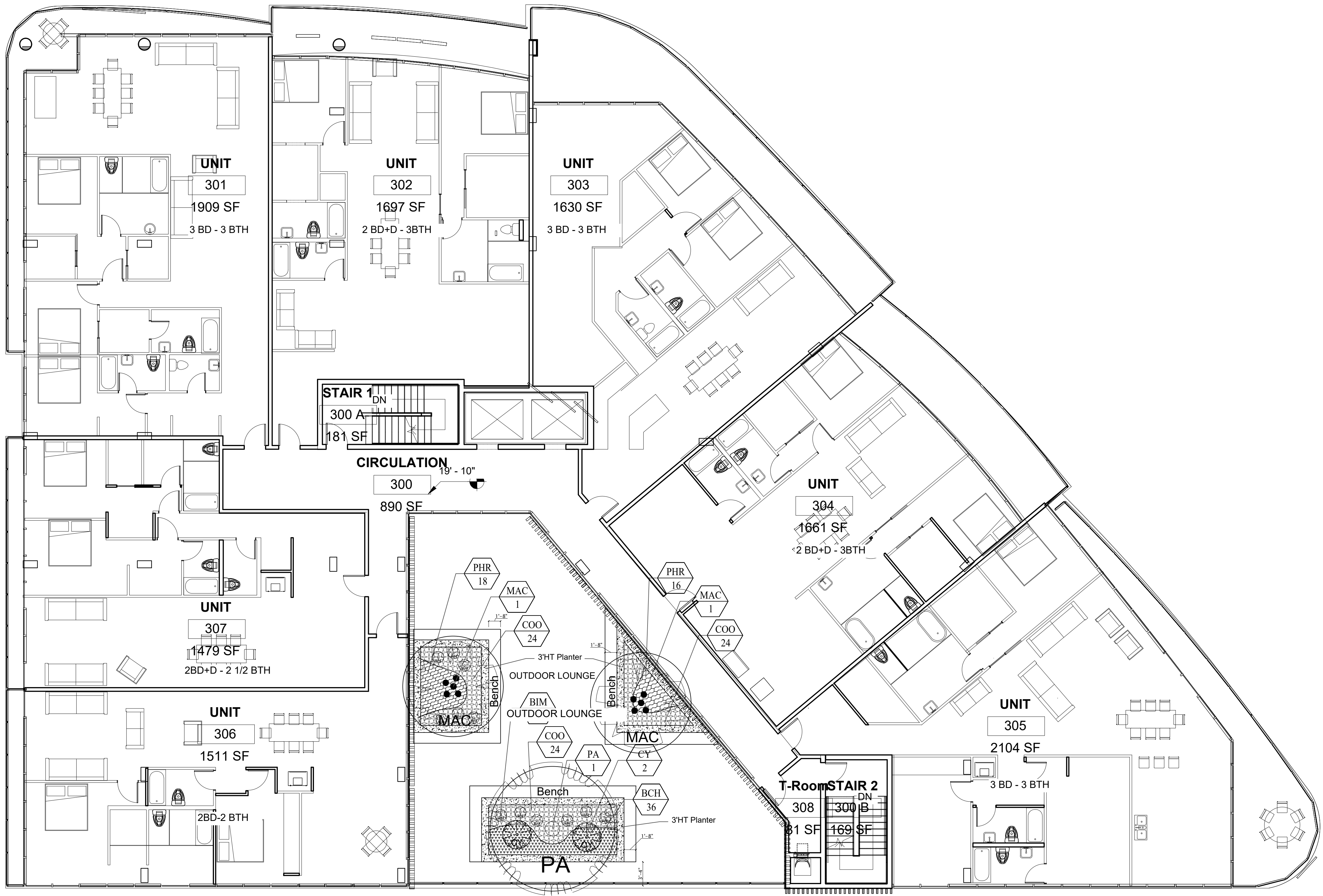
SCALE
3 / 32" = 1" - 0

SEAL

THERESA WYMER
LA6667363

SHEET NUMBER

LA.01



PLANT LIST					
TREES & PLANTS					
SYM.	ABV.	QTY	BOTANICAL NAMES	COMMON NAMES	SIZE
	PA	1	PACHIRA AQUATICA	MONEY TREE	14'-16' HT - 10' SP 4" DBH
	MAC	2	PTYCHOSPERMA MCARTHURII	MCARTHUR PALM	14' HT MULTI

PLANT LIST					
SHRUB & GROUND COVER					
SYM.	ABV.	QTY	BOTANICAL NAMES	COMMON NAMES	SIZE
	BIM	17	ALCANTAREA IMPERIALIS	IMPERIAL BROMELIAD	7 GAL
	CY	2	CYCAD REVOLUTA	KING SAGO	15 GAL 3' SP
	COO	72	ZAMIA INTEGRIFOLIA	COONTIE	3 GAL FULL
	PHR	34	PHYLLODENDRON RED CONGO	RED CONGO	3 GAL 18"
	BCH	36	ERNODEA LITTORALIS	BEACH CREEPER	3 GAL 12"

EXOTICSCAPE & ASSOCIATES
LANDSCAPE ARCHITECTURE

181 Harbor Dr. Key Biscayne, FL 33149
(305)785-9256
LA Theresa Wymer LA6667363
Mercedes B. Porcari

BAY HARBOR
103 Bay Harbor. Bay Harbor Islands FL 33154

SHEET TITLE
OUTDOOR LOUNGE
LANDSCAPE PLAN

ISSUE DATE
09-14-2021

REVISION
11-02-2021

DESIGN
MERCEDES PORCARI

DRAWN
ROBERTO CR

SCALE
1 / 8" = 1" - 0

SEAL

THERESA WYMER
LA6667363

SHEET NUMBER

LA.02

Landscape maintenance.

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

LANDSCAPE NOTES

01. Non Cypress variety mulch shall extend under all trees, shrubs and ground cover beds to the closest hard edge or sod border, in a minimum of 3' depth.
02. All plants shall meet the minimum standard of Florida No. 1 or better as specified in Grade and Standards for Nursery Plants as published by the Division of Plant Industry, Florida Department of Agriculture, latest edition.
03. All shrubs to be planted a minimum of 24" and ground covers a minimum of 12" from the edge of walks, building walls, pond's edge, etc., except for the following:
04. All trees and palms over 8' in height shall be braced to prevent lateral movement for a period of six months from the date of planting. Either wood braces as shown in the planting detail, or the wire and turnbuckle method shall be used. No nails, screws, metal straps or wires are to be used directly against the trees or palms trunks.
05. All palms except for species such as Coccothrinax, Acoelorrhaphe, Raphis, and other multitrunk palms, shall have straight trunks, free of scars, decay or any damage caused by digging, transport or planting handling of the same.
06. All work by the Landscape Contractor shall be performed in a professional and sound manner in accordance with established standards of landscape installation practices and workmanship.
07. Landscape Contractor is responsible for verifying plant quantities prior to bidding. Quantities shown in the plans may vary due to actual site scale, job conditions, etc.
08. Landscape Architect assumes no responsibility for the actual plant count necessary for the successful completion of the work.
09. Landscape Contractor and his subcontractors shall be licensed and insured as required by the municipality, county, state or any other governmental agency requiring a license or insurance in order for the Landscape Contractor to perform his work.
10. All work shall conform to Miami-Dade County's landscape ordinance Chapter 18-A, ordinance # 98-13, and any other municipal landscape ordinance in effect at the projects location, including streets-trees.
11. Landscape Contractor is required to procure and obtain any necessary permits applicable for the successful completion of this project, if applicable.
12. Landscape material shall not be allowed to grow in such a manner as to impede streetfront triangle of visibility to property owner or neighbors, so as to materially impede vision between a height of 3 feet and 5 feet.
13. Landscape Contractor shall call Sunshine State One Call Center of Florida at 1-800-432-4770 (Toll Free) 48 hours before digging.
14. Landscape Contractor is responsible for inspecting the site and physically observing all the site conditions prior to entering into Agreements or Contract with Owner. Landscape Contractor shall coordinate his work with the General Contractor of Construction Manager in such a manner as to allowed for a speedy and orderly completion of all work on the site.
15. Any excess soil, landscape materials and debris from the landscape Contractor's work shall be removed from the site immediately upon completion of his work.
16. Landscape Contractor shall coordinate the proposed planting in the Planting Plan with the work required in regrading and removal of trees in sheet L-1 (Existing Trees).
17. One year guarantee on plan material

Sec. 30-242 - Artificial turf.

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

LANDSCAPE LEGEND

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

OPEN SPACE

A. SQUARE FEET OF REQUIRED LANDSCAPE AREA, AS INDICATED ON SITE PLAN:

REFER TO SITE PLAN 20% MIN

ROOFTOP GREEN AREA 1751 SF (42.20% OF RECREATION AREA)

TREES

A. NUMBER OF TREES REQUIRED PER LOT ACRE, LESS EXISTING NUMBER OF TREE

MEETING MINIMUM REQUIREMENTS = 20 TREES PER ACRE

B. % PALMS ALLOWED: NUMBER OF TREE PROVIDED =

C. % NATIVES REQUIRED: NUMBER OF TREE PROVIDED 50% =

D. % DROUGHT TOLERANT AND LOW MAINTENANCE

NUMBER OF TREE PROVIDED X 50% =

E. STREET TREES (MAXIMUM AVERAGE SPACING OF 35' O.C.)

LINEAR FEET ALONG STREET = 6 TREES (LIVE OAKS)

TOTAL REQUIRED TREES 11 LOT TREES + 6 STREET TREES = 23 TREES

SHRUBS

A. NUMBER OF SHRUBS REQUIRED: NUMBER OF TREES REQUIRED X 12 =

B. % NATIVE SHRUBS REQUIRED: NUMBER OF SHRUBS PROVIDED X 50% =

C. 10% OF THE SHRUBS REQUIREMENT SHALL BE LARGE SHRUBS =

*PROPOSED TREES (22)

+3 SEAGRAPE
+10 PIGEON PLUM
+9 CLUSIA ROSEA

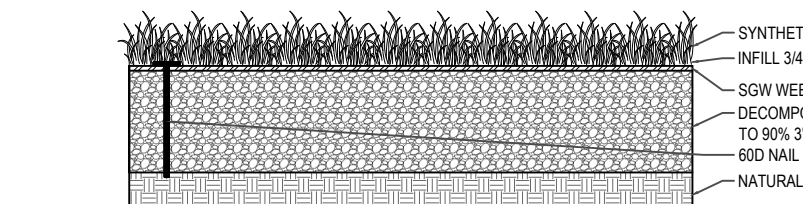
**PROPOSED SHRUBS (350)

+62 JAMAICAN CAPER
+70 SPANISH STOPPER
+61 COCOPLUM
+97 GREEN ISLAND FICUS
+60 DWARF PINK OLEANDER

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

+12 LIGUSTRUM
(2 on ground floor and 10 on top level)
+32 SILVER BUTTWOOD
(15 on ground floor and 25 on top level)

* 7 LIVE OAKS AS STREET TREES 16HT 3"CAL 8'SP



Rooftop synthetic grass area on recreation area 1532 sf

SYNTHETIC GRASS

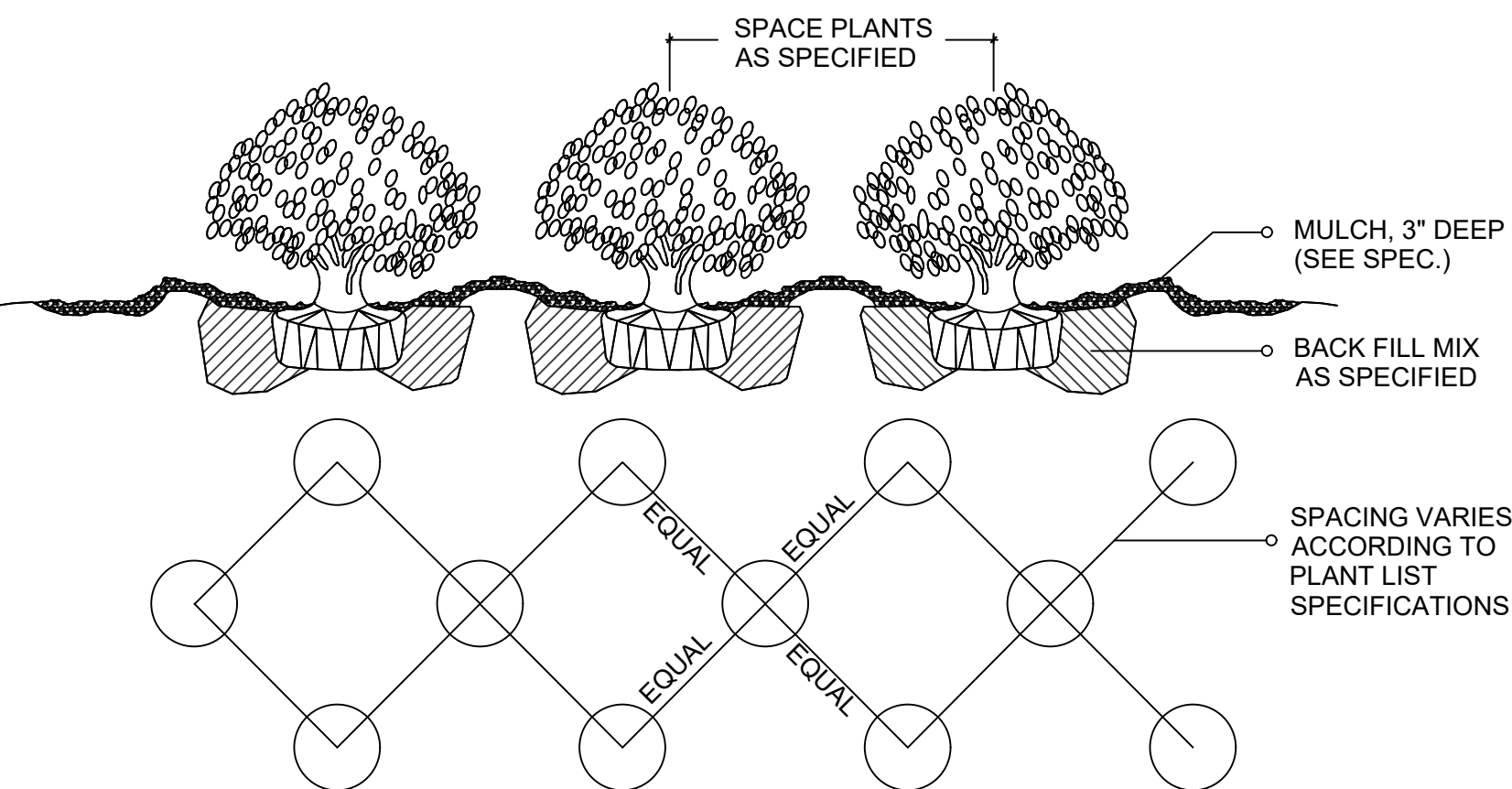
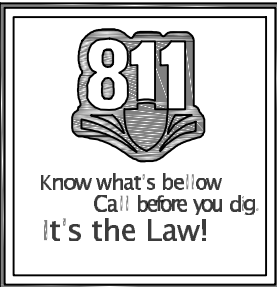
SYNTHETIC LAWN OF MIAMI

SPECIFICATIONS:

BRAND: SYNTHETIC LAWN OF MIAMI
MODEL: ABSOLUTE
RECOMMENDED TO HEAVY TRAFFIC
YARN COLORS: FIELD GREEN, LIME GREEN WITH BROWN THATCH
YARN TYPE: MONO-FILAMENTYARN COMPOSITION: PE WITH THATCH
THATCH COLOR: BROWN
YARN DENSITY: 3000/1000
FACE WEIGHT: 80 OZ/YD
TOTAL WEIGHT: 107 OZ/YD
PILE HEIGHT: 1 3/4"GAUGE: 3/8"
ROLL WIDTH: 15'
ROLL LENGTH: 100'
ROLL WEIGHT: 1155 LB
TO 300' 5" 4" DEPTH OR UP MINUS
DOD NAIL
NATURAL SOIL

NOTES:

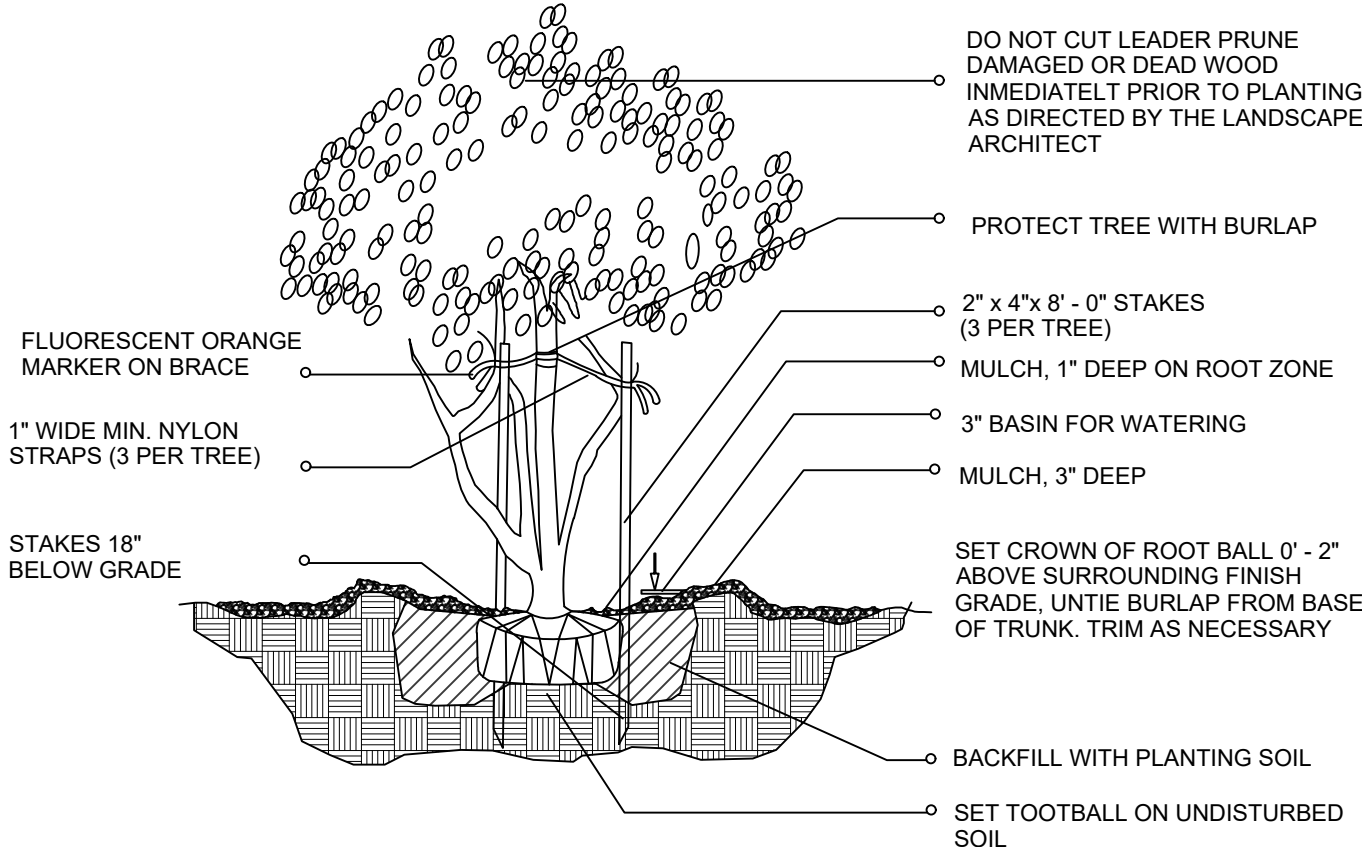
- All artificial turf shall consist of green lifelike individual blades of grass that emulate natural turf in look and color and shall have a minimum pile height of 1.5 inches and shall have a minimum tufted weight of 56-80 ounces per square yard.
- Artificial turf installations shall have a minimum permeability of 50 inches per hour per square yard.
- All artificial turf shall have a minimum eight year manufacturer's warranty that protects against color fading and a decrease in pile height.
- Artificial turf shall be laid free.
- Artificial turf shall be flame retardant.
- All materials must include test documentation which declares that the artificial turf yarn and backing materials are disposable under normal conditions, at any US landfill station (Total Content Leach Protocol (TCLP) test).
- The use of indoor or outdoor plastic or nylon carpeting as a replacement for artificial turf or natural turf shall be prohibited.
- Artificial turf shall not be treated as a fill in material, but rather as a planned element of the landscape.
- Installation, maintenance and repair:
 - All artificial turf shall, at a minimum, be installed by a licensed professional pursuant to the manufacturer's specifications.
 - All artificial turf installations shall be anchored to ensure that the turf will withstand the effects of wind.
 - All seams shall be joined in a tight and secure manner, nailed or glued, not sewn, and edges shall be trimmed to fit against all regular and irregular edges to resemble a natural look.
 - All artificial turf shall be installed over a subgrade prepared to provide positive drainage and an evenly graded mass of compacted, porous crushed rock aggregate material.
 - Proper drainage shall be provided for all artificial turf installations to prevent excess runoff or pooling of water.
 - An infill medium consisting of clean silica sand or other approved mixture shall be brushed into the fibers to ensure that the fibers remain in an upright position and to provide ballast that will hold the turf in place and provide a cushioning effect. Artificial turf shall be visually level, with the grain pointing in a single direction.
 - An appropriate solid barrier device (e.g., concrete mow strip, bender board, aluminum edging other barrier with a minimum 3/8" thickness) is required to separate artificial turf from soil and live vegetation prevent intrusion of living plant material into the artificial turf areas.
 - Precautions for installation around existing trees shall be monitored and may be restricted to ensure tree roots are not damaged with the installation of the base material and that the overall health of the tree will not be compromised.
 - All artificial turf shall be maintained in a green fadeless condition and shall be maintained free of dirt, mud, stains, shall include, but not be limited to cleaning, brushing, debris removal, repairing of depressions and ruts to maintain a visually-level surface; elimination of any odors, flat or matted areas, weeds, and evasive roots; and all edges of the artificial turf shall not be loose and must be maintained with appropriate edging or stakes.
 - All artificial turf must be replaced if it falls into disrepair with fading or holes or loose areas. Replacement and/or repairs shall be done with like materials from the same manufacturer and done so in a manner that results in a repair that blends in with the existing artificial turf.
 - Made, assembled and warranted in the United States

SHRUB / GROUNDCOVER
SPACING PLANTING DETAIL

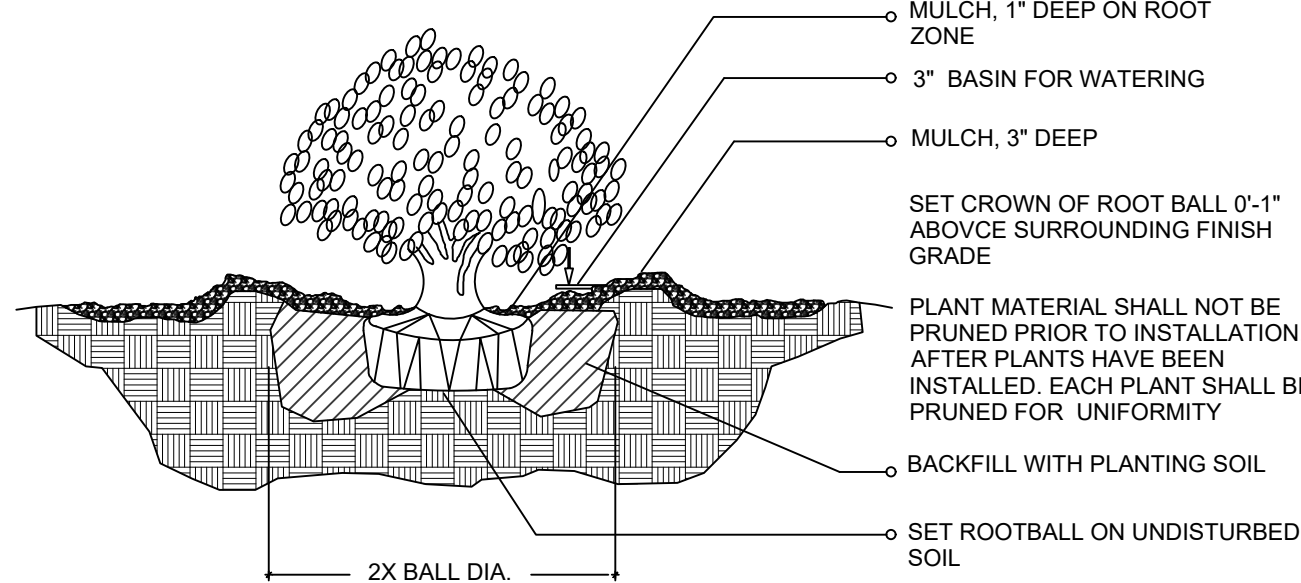
ABBREVIATIONS:

g.t.=Gray Trunk. SPD=Spread.
c.t.=Clear Trunk. NAT.=Native specie.
o.c.=On Center. g.w.=Gray Wood
B&B=Balled and Burlaped. min.=minimum
o.a.=Overall Height.

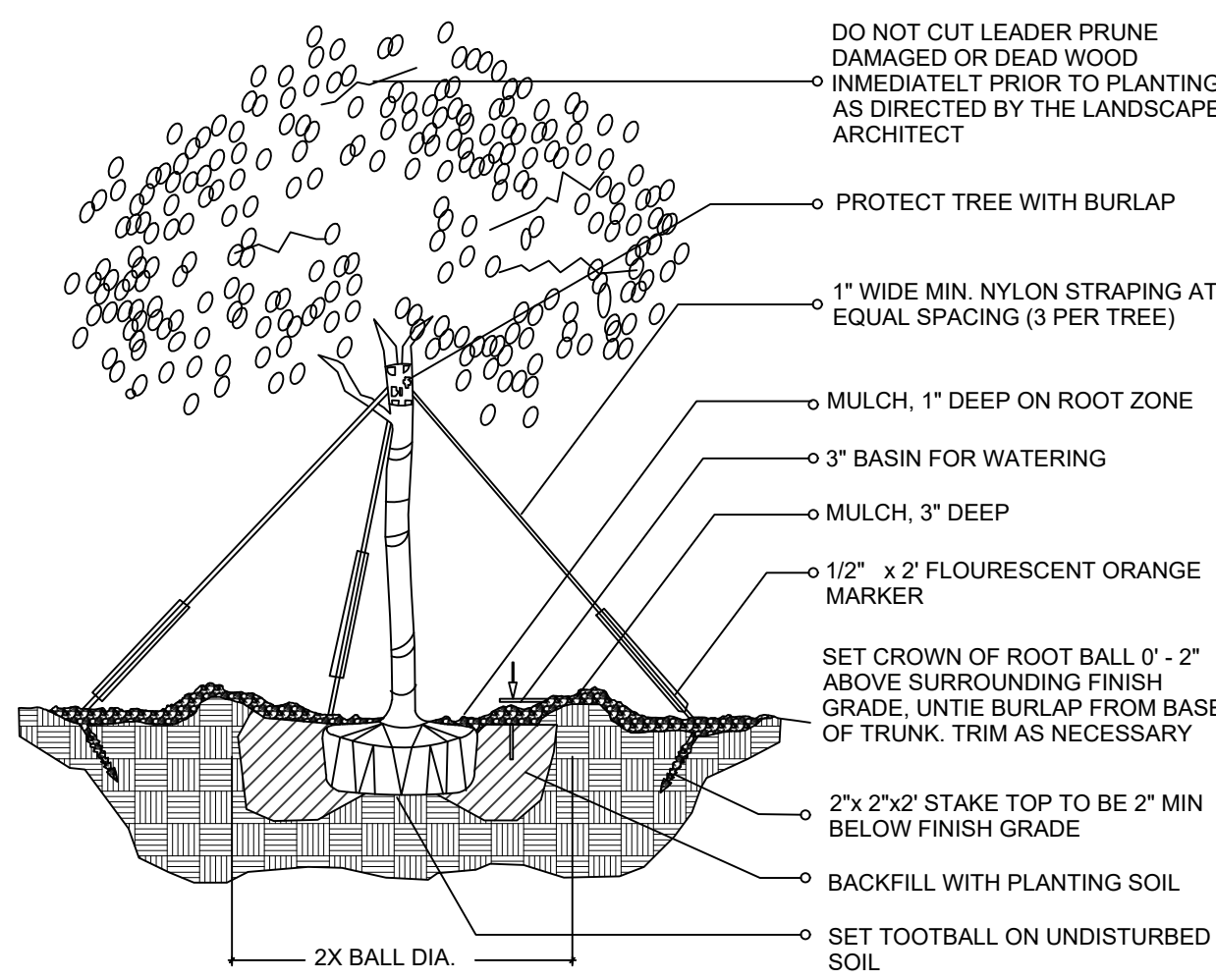
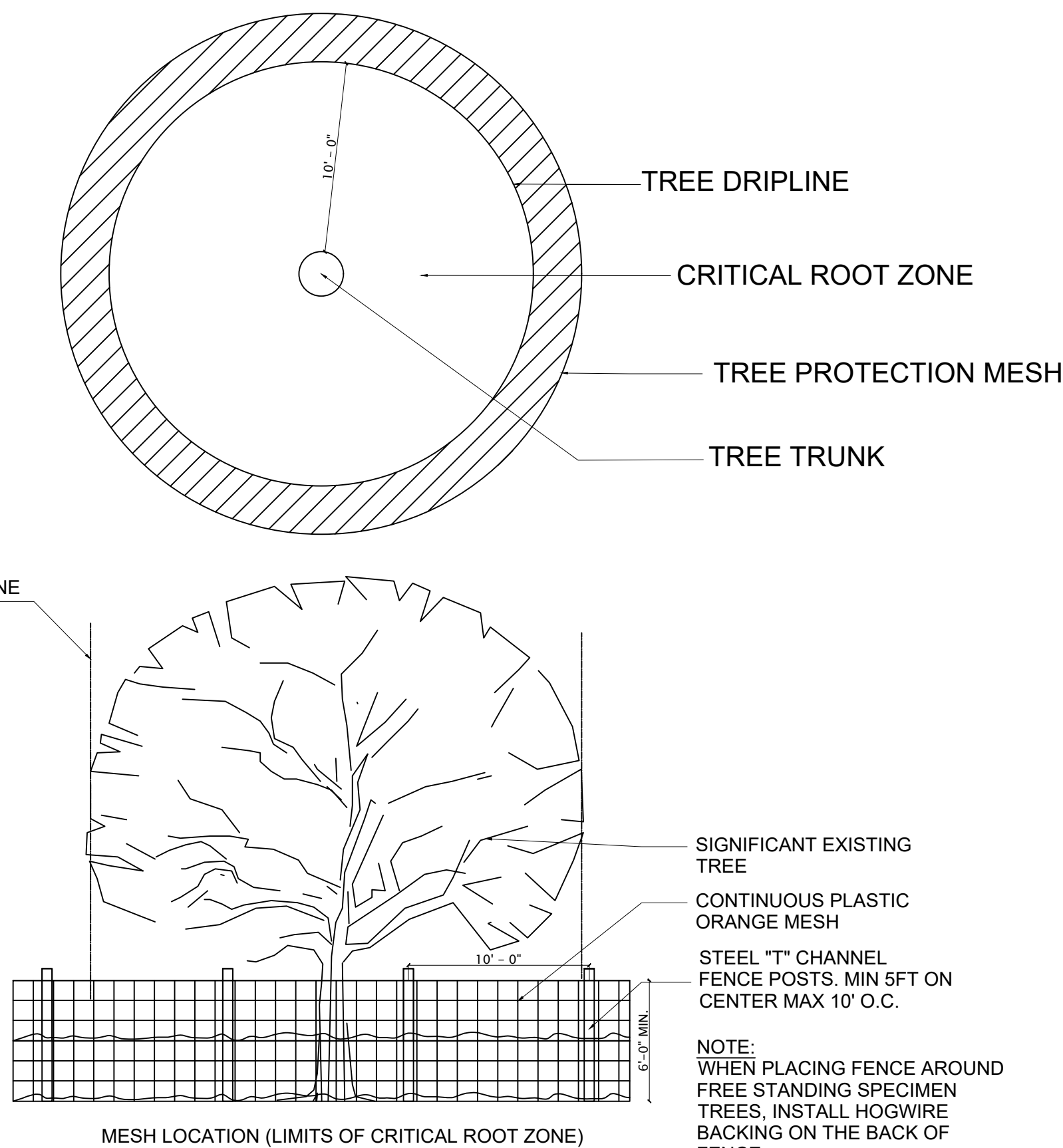
*SC= Shrubs counted toward shrubs requirement.
*TC= Tress /Palm counted toward Tree requirement.
EC= Energy Conservation Zone



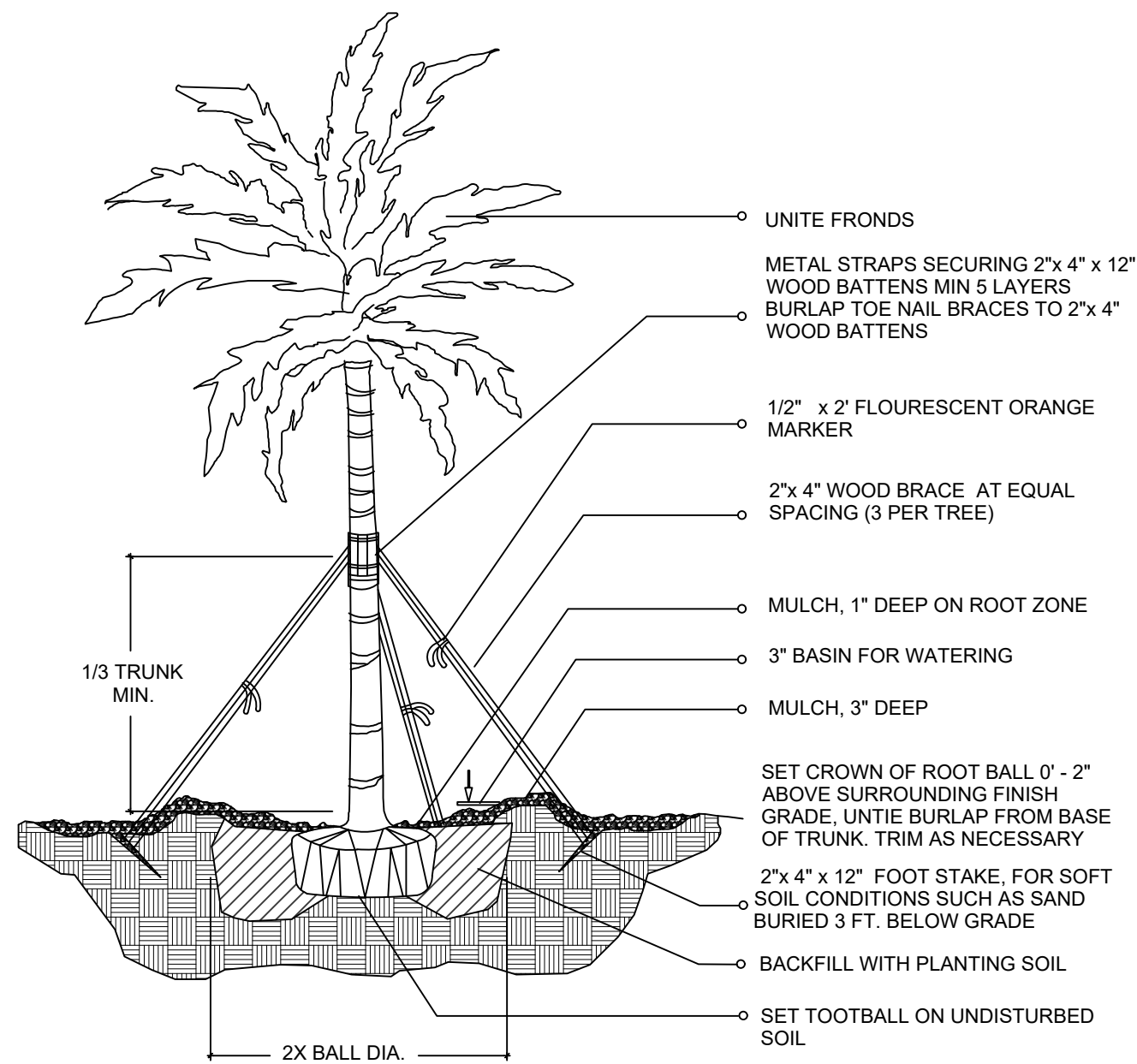
MULTI-TRUNK AND SMALL TREE (2' cal. and under) / PLANTING DETAIL



SHRUB / PLANTING DETAIL

(2" cal. and over)
LARGE TREE / PLANTING DETAILTREE PROTECTION
MESH DETAIL

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



LARGE PALM / PLANTING DETAIL

EXOTICSCAPE & ASSOCIATES
LANDSCAPE ARCHITECTURE

181 Harbor Dr. Key Biscayne, FL 33149
(305)785-8256
LA Theresa Wymer LA6667363
Mercedes B.Porcari

BAY HARBOR
103 Bay Harbor. Bay Harbor Islands FL 33154SHEET TITLE
PLANTING DETAILS

ISSUE DATE
09-14-2021

REVISION
12-13-2021

DESIGN
MERCEDES PORCARI

DRAWN
ROBERTO CR

SCALE
NOT TO SCALE

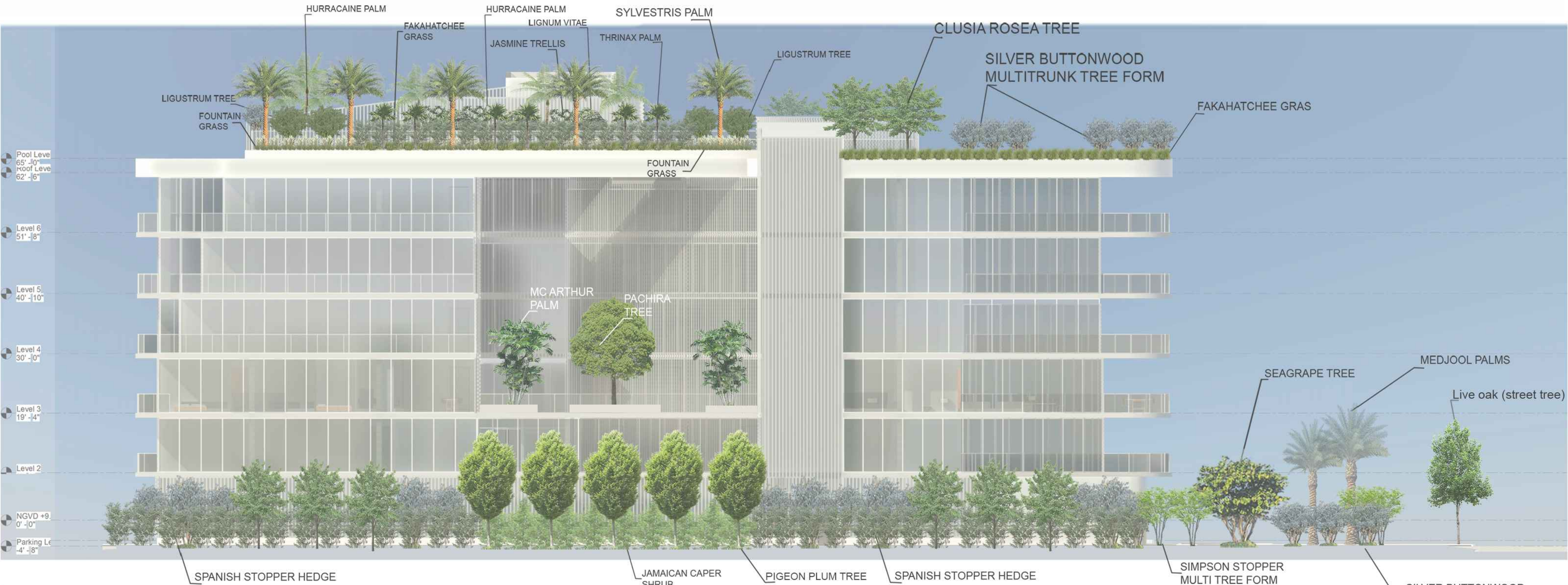
SEAL

THERESA WYMER
LA6667363

SHEET NUMBER

LA.04

SOUTH ELEVATION



NORTH ELEVATION

EXOTICSCAPE & ASSOCIATES
LANDSCAPE ARCHITECTURE

181 Harbor Dr. Key Biscayne, FL 33149
(305) 785-9256
LA Theresa Wymer LA6667363
Mercedes B. Porcari

BAY HARBOR
103 Bay Harbor. Bay Harbor Islands FL 33154

SHEET TITLE
ELEVATIONS 1

ISSUE DATE
09-14-2021

REVISION
12-13-2021

DESIGN
MERCEDES PORCARI

DRAWN
ROBERTO CR

SCALE
3 / 32" = 1" - 0

SEAL

THERESA WYMER
LA6667363

SHEET NUMBER

LA.05

BENCHMARK INFORMATION

Name: R-243
Elev(NGVD29): 6.61
Northing: 565,442.92
Easting: 940,795.09

Location1: 96 ST (KANE CONCOURSE) --- 5' NORTH OF NORTH CURB LINE
Location2: E BROADVIEW DRIVE --- 150'+- EAST OF C/L
Description1: US C & G BRASS DISC IN TOP OF GUARD RAIL BASE AT NW CORNER OF BRIDGE
Description2: OVER BAY HARBOR WATERWAY.

LEGAL DESCRIPTION:

LOTS 1 AND 2, BLOCK 5, BAY HARBOR ISLAND,
ACCORDING TO THE PLAT THEREOF, AS
RECORDED
IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC
RECORDS
OF MIAMI-DADE COUNTY, FLORIDA.

COMMUNITY NUMBER:
120637
PANEL: 12086C0144
SUFFIX: L
FIRM DATE: 9/11/2009
FLOOD ZONE: AE
FIELD WORK: 6/20/2021

CERTIFIED TO:
BH BAY HARBOR 103, LLC.

SURVEY NUMBER: 2117

SYMBOL DESCRIPTIONS:

- = CATCH BASIN
 = CENTERLINE ROAD
 = COVERED AREA
 = EXISTING ELEVATION
 = HYDRANT
 = MANHOLE
 = METAL FENCE
 = TREE
 = MISC. FENCE
 = PROPERTY CORNER
 = UTILITY BOX
 = UTILITY POLE
 = WATER METER
 = WELL
 = WOOD FENCE

ABBREVIATION DESCRIPTION:

- A/C AIR CONDITIONER
C CENTERLINE
Δ CENTRAL/DELTA ANGLE
I.D. IDENTIFICATION
L LENGTH
LB LICENSED BUSINESS
N.A.V.D. NORTH AMERICAN VERTICAL DATUM
N.G.V.D. NATIONAL GEODETIC VERTICAL DATUM
OHL OVERHEAD UTILITIES
P.C. POINT OF CURVATURE
P.C.C. POINT OF COMPOUND CURVE
P.K. PARKER KYLON NAIL
P.R.C. POINT OF REVERSE CURVE
PSM PROFESSIONAL SURVEYOR MAPPER
P.T. POINT OF TANGENCY
R RADIAL / RADIUS
RW RIGHT OF WA

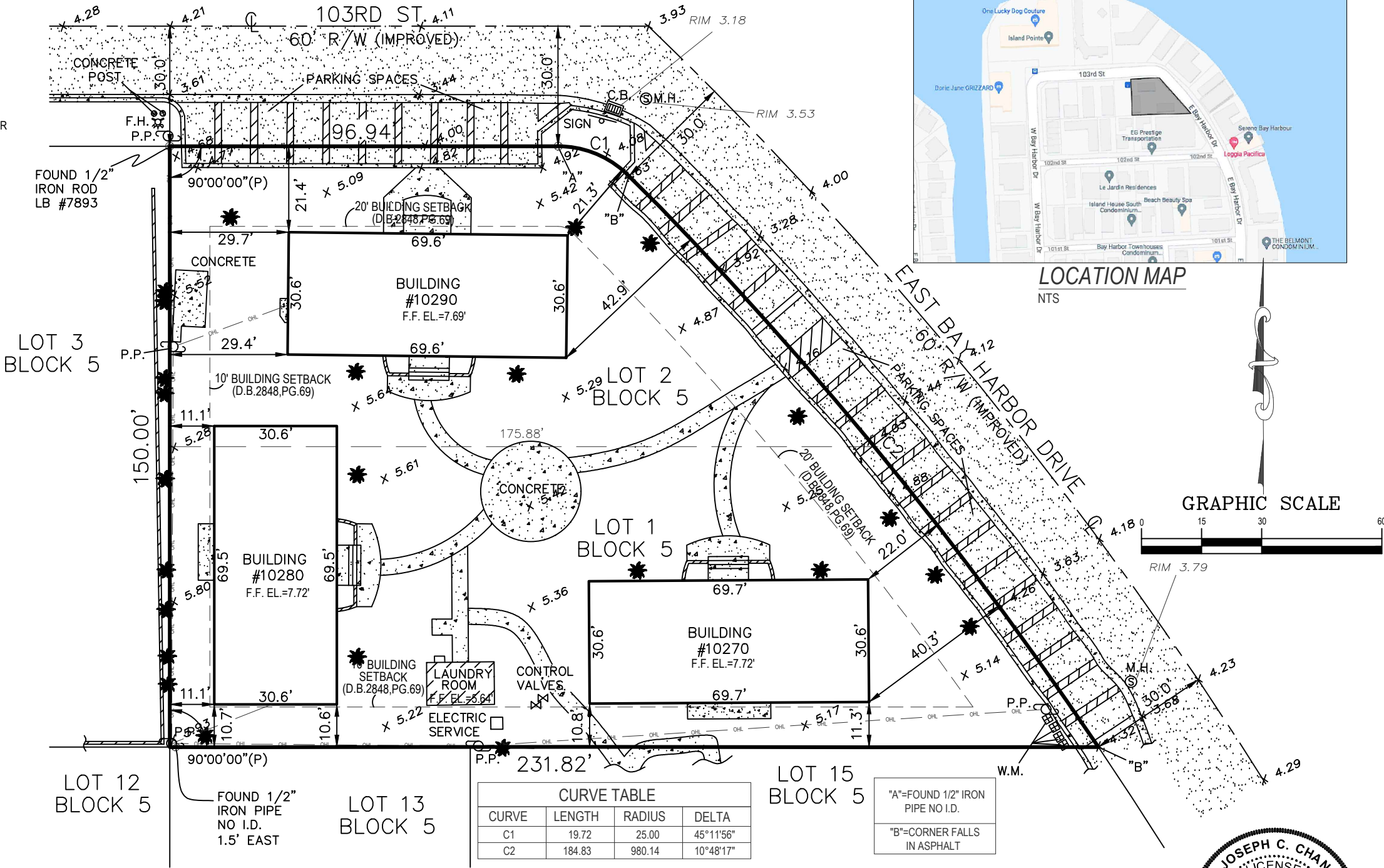
SURVEY NOTES

ASPHALT AND CONCRETE CROSSES THE PROPERTY LINES ON THE NORTHERLY AND EASTERLY SIDES OF THE LOT.
THERE IS A C.B.S. WALL NEAR THE BOUNDARY OF THE PROPERTY ON THE WESTERLY SIDE OF THE LOT.
CONCRETE SIDEWALK CROSSES THE PROPERTY LINE ON THE SOUTHERLY SIDE OF THE LOT.
THE TOTAL AREA OF PROPERTY IS 26046 SQUARE FEET.

GENERAL NOTES:

- LEGAL DESCRIPTION WAS PROVIDED BY OTHERS
- THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
- ONLY VISIBLE ENCROACHMENTS ARE LOCATED.
- DIMENSIONS SHOW HEREON ARE PLAT AND MEASURED UNLESS OTHERWISE NOTED

- FENCE OWNERSHIP IS DETERMINED
- ELEVATIONS, IF SHOWN, ARE BASED ON N.G.V.D. 1929 DATUM, UNLESS OTHERWISE NOTED.
- IN SOME INSTANCES, GRAPHIC REPRESENTATION HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.



AGENDA ITEM REPORT

February 1, 2022

ITEM NUMBER: 2.

ITEM: Request for approval for a new multi-family dwelling for “Bay Harbor 97” located at 1165-75 97 Street, Lots 10-11 of Block 22. The developer is proposing to construct a new 7 story / 31 unit mid-rise residential development. The proposed design incorporates one squared shaped building centered on site with the upper five (5) floors designed for residential units and the ground level and 1st raised floor designed for vehicular parking, required DU storage units, a lobby access and mechanical areas. The proposed building height is 65' above BFE. The Developer would need to acquire thirteen (13) TDR units to proceed. Enclosed please find the site plan and elevations. (Item #2)

DESCRIPTION:

for the purpose of hearing any public comment with respect to an application for site plan approval at 1165-75 97 Street.

RECOMMENDED ACTION:

Design meets Town Code and was approved by the Development Review Committee pending the approval of 13 Transfer of Development Rights.

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez

ATTACHMENTS

1.	BHI DRB Staff Report 1165-75 97 St MFR Jan 14 2022
2.	1165-97 Street DRB Set 2.1.2022

**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 14th, 2022

Subject: Site Development Plan Application
Proposed Multifamily Residential Development (31 DU)
1165 - 1175 97th Street
Bay Harbor Islands Acct. No. SPR21-000022
MMPA Acct. No. 01-0702-1121

RECOMMENDED ACTION

MMPA recommends the Design Review Board (DRB) review the most recent revised plans dated December 23rd, 2021 and if found acceptable, as submitted or with modifications, **APPROVE** the Site Development Plan subject to any staff recommended conditions listed herein, or any additional changes / conditions felt to be necessary by the DRB, and a finding by the DRB of the following:

1. The Board approves the applicant's requested tandem arrangement of parking spaces pursuant to §23-30(f); and
2. The Board finds the proposed increased density (18 Base DU / 13 TDR Units = 31 DU) "fits" within the building envelope without alterations or variances.
3. The Board approves the applicant's request to not fully close-in the sides / rear of the above grade parking garage as specified in §23-24(d)(4) by providing angled louvers for portions of the exterior building facades in lieu thereof;

PROJECT REVIEW HISTORY

In 2020-2021 the Town reviewed a proposed redevelopment plan for this site as a townhouse project. A number of informal staff meetings and a Development Review Committee (DRC) meeting occurred to review those plans; however, that development concept was eventually abandoned. In late October 2021 the Town received a new Site Development Plan application for the above site. The Town's DRC reviewed this application at their November 12th, 2021 meeting and voted to approve

**Site Development Plan Application
Proposed Multifamily Residential Development (31 DU)
1165-1175 97th Street
Design Review Board Staff Report
January 14th, 2022
Page 2**

the Site Development Plan application subject to a few minor plan revisions prior to scheduling the matter before the Town's Design Review Board (DRB). The applicant submitted a DRC check set for review / sign-off of final minor corrections. All of the DRC's final comments have now been addressed / corrected.

GENERAL PROJECT INFORMATION

Land Use Designation: MH – Medium-High Density Residential
Zoning District: RM-2 Multiple Family District
General Location: 1165-1175 97th Street
Legal Description: Lots 10 and 11, Block 22, "Bay Harbor Island", according to the plat thereof, as recorded in Plat Book 46, at Page 5 of the Public Records of Miami-Dade County, Florida.

PROJECT DESCRIPTION

The project architect, Roxana Tillit from Studio Baigorria, as agent for the property owner, BH Bay Harbor 97, LLC, has submitted a Site Development Plan application with the Town for the construction of a 7-story / 31-unit multiple-family development located at 1165-1175 97th Street. This non-waterfront site is comprised of two (2) platted lots that is 22,500 ,000 sq. ft. / 0.516 acres in size. As stated above the Town reviewed a preliminary plan for a 10 DU townhouse project on this site in 2020 – early 2021 that was eventually abandoned in favor of this new midrise design.

The existing site is cleared and vacant with a few nuisance trees (Australian Pine 12'+/- hedge along east property line / 3 Melaleuca trees in western portion of site / 2 Alexander Palms at north). The site was previously developed with two multifamily complexes (Lot 10 = 7 DU / Lot 11 = 4 DU). Adjoining the site to the west is a Town-owned surface parking lot with a 5-foot-tall concrete wall separating the sites. Adjoining the site to the north is an existing 4-story / 18 DU multifamily complex (Villas at Bay Harbor) with a 6-foot-tall concrete wall separating the sites. Adjoining the site to the east is an existing 4-story / 12 DU multifamily complex (Regency Hall). A small section of 4' tall chain link fence exists on the Regency Hall site at their northwest corner. Along the north property line are overhead FPL lines / other lines (phone / cable).

The proposed site design incorporates one (1) square-shaped building centered on the site with the upper five (5) floors designed for residential units and the ground level & 1st raised floor designed for vehicular parking, required DU storage units, a lobby access, and mechanical areas. The proposed midrise building height is shown at 65' above BFE (65' is max. hgt. allowed in the RM-2 District). The project includes a mixture of units with 1BR to 3 BR - all of which exceed the Town's minimum Code DU size requirements. The base density allows 0.561 acres x 34 DUA = 17.54 or rounded to 18 DU. The developer is requesting thirty-one (31) dwelling units; therefore, thirteen (13) TDR units must be acquired to build the complex. The rooftop area includes a large recreational complex with a swimming pool / pool decking / sun lounge, as well as screened mechanical equipment areas. Centered on the roof is an area with elevators / stairs / bathrooms.

**Site Development Plan Application
Proposed Multifamily Residential Development (31 DU)
1165-1175 97th Street
Design Review Board Staff Report
January 14th, 2022
Page 3**

Access to the site is proposed via two (2) / 23-foot-wide driveway connections to 97th Street shown at the outward edges on the building. The eastern driveway is for the ground level parking area and the western for the 2nd level parking garage. Each unit must be provided with at least two (2) parking spaces plus two (2) guest spaces are required (1 per lot / TDRs requested); however, per Code the guest spaces may be a subset of the required DU spaces, and any ADA spaces are also a subset. The two (2) guest / lobby drop-off / delivery spaces must be located in the front yard area, unless the DRB approves them elsewhere in an ungated accessible location. The plan shows sixty-two (62) spaces in the garage (tandem / regular / ADA), and two (2) guest spaces in the front yard area. Walkways connect the exit stairs and solid waste areas to the street. The parking spaces must be at least 8'-6" x 18' to meet the parking space size requirements of the Code. The plan shows that the parking garage entries will have doors for security.

BACKGROUND INFORMATION

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

COMPREHENSIVE PLAN / ZONING

Comprehensive Plan – The property has a Future Land Use Map (FLUM) designation of “Medium-High Density Residential”. The maximum allowable base density is 34 DUA. Eighteen (18) units are allowed by right on the property (0.516 acres x 34 DUA). The developer is seeking to build thirty-one (31) DU while eighteen (18) are allowed via the base density; therefore, thirteen (13) TDR must be acquired to build this complex. The proposed land use is consistent with the applicable FLUM designation of the property; and provided the DRB approves the Site Development Plan, and the Town Council approves the allocation of thirteen (13) TDR units to the site, the density would be consistent with the allowable maximum density.

Land Development Regulations / Zoning Code – The property has a zoning district classification of RM-2 Multiple Family Zoning District. The maximum density allowed is 60 DUA including base and TDR units. The developer is seeking thirty-one (31) DU which equals 59.6 / rounded to 60 DUA. The maximum building height allowed in this district is 65 feet (measured from BFE to top of main roof deck) – proposed building height is 65' – plans must be clarified as to height measurements. The proposed use and design of the property is consistent with this zoning classification.

PLATTING

The site will not require re-platting, as the site is currently platted. However, as the site includes two (2) lots a Unity of Title will be required prior to the issuance of building permits to tie the lots legally together. It appears the lots are “full-sized” and did not dedicate 11' for parking.

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

From the survey and Town records it appears a full fifty (50) foot wide right-of-way exists for 97th Street adjoining the site (no 11' dedication for parking); therefore, no additional right-of-way is necessary. As stated above, access to the site is proposed via two (2) / 23-foot-wide driveway connections to 97th Street shown at the outward edges on the building. The eastern driveway is for the ground level parking area and the western driveway is for the 2nd level parking garage. Each unit must be provided with at least two (2) parking spaces, and two (2) guest spaces are required (1 per lot / TDRs requested); however, per Code the guest spaces may be a subset of the required DU spaces, and any ADA spaces are also a subset. The two (2) guest / lobby drop-off / delivery spaces must be located in the front yard area, unless the DRB approves elsewhere in an ungated accessible location. The plan shows sixty-two (62) spaces in the parking garage (tandem / regular / ADA), and two (2) guest / lobby drop-off spaces in the front yard area. Walkways connect the stairs and solid waste areas and to the street. Parking spaces must be at least 8'-6" x 18' to meet the parking space size requirements of the Code. The plans indicate the size of the parking spaces meets the minimum required size. The site plans show an intent to provide gates for the parking garages. A pedestrian walkway is shown from the lobby to the street, but a slight refinement is necessary to meet Code criteria.

A preliminary Fire Department staging area is shown on the plans. If this has not already occurred, the applicant should meet with the Miami-Dade Fire Department staff as soon as possible to verify the proposed staging area, as this may affect the site design. Any changes required by the Fire Department subsequent to the Town's site plan approval may cause the plans to be re-submitted to the DRC / DRB.

BUILDING DESIGN / BUILDING LENGTH / BREEZEWAY

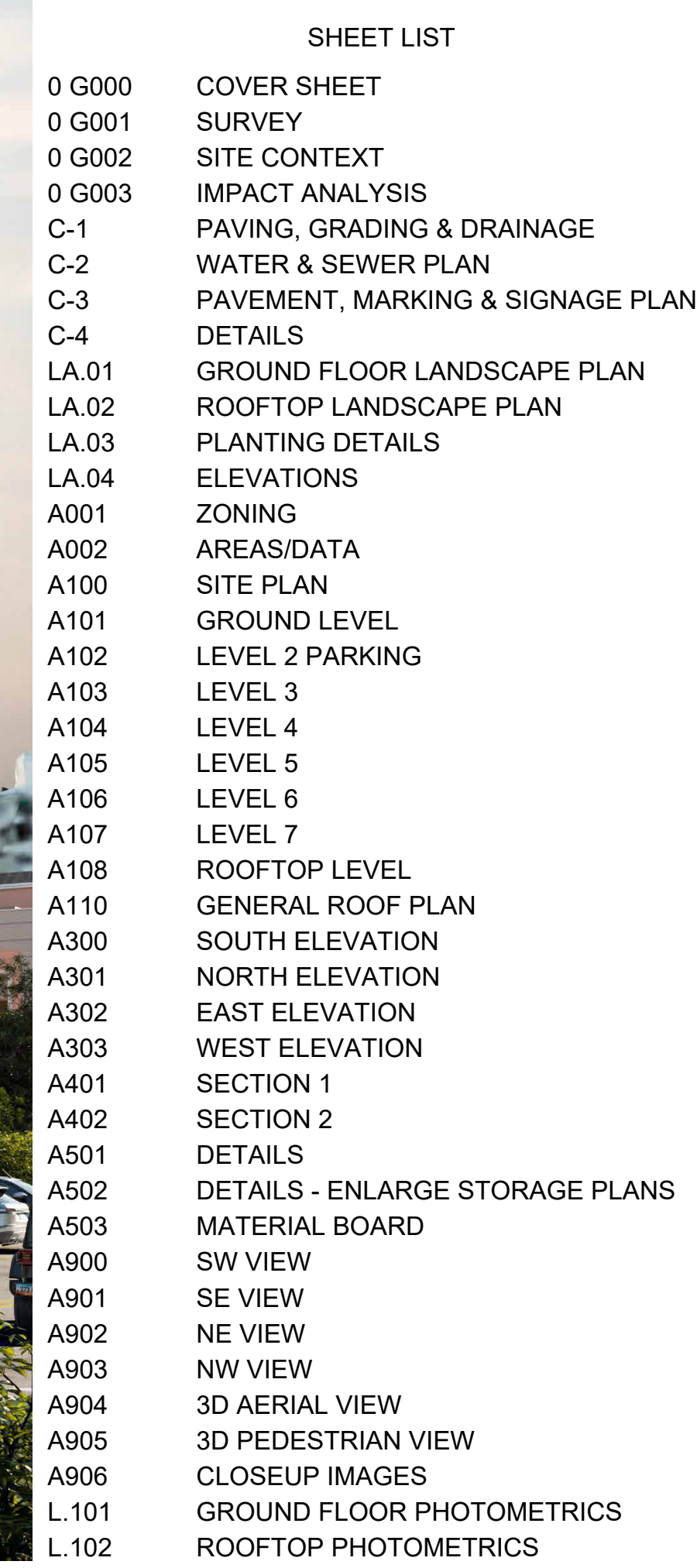
The building design is clean / modern / with abundant clear glass windows, metal and glass balconies on concrete projections. The proposed balconies are curved and portions of the building make use of the "flex" setbacks creating an undulating exterior appearance. We note the architectural design appears very similar to the other project now being designed by this developer / architect; however, that site is some distance from this site. The Code requires development projects to be unique as to design appearance and not repetitive. Since the building is less than 120-feet in length, per §23-11(D)(6) of the Town Code exempts a "breezeway" from being required.

SUGGESTED CONDITIONS OF APPROVAL / SITE PLAN COMMENTS

Following are suggest conditions of approval and/or comments based on the plans dated December 23rd, 2021, submitted to the Town for consideration:

1. This approval is based on the latest Site Development Plans prepared by Studio Baigorria Architects, Inc., dated December 23rd, 2021, as well as any required modifications stated herein, and any modifications required by the Design Review Board (DRB). Any substantial changes desired after the Board's approval may require separate approvals from the Town staff and/or DRB as specified by the Code.

2. Design Review Board approval for the tandem parking spaces arrangement for the parking spaces in the garage is required pursuant to §23-30(f). If the Board does not approve this request the project must be redesigned to gain approval.
3. The Design Review Board approves the applicant's request to not fully close-in the sides / rear of the above grade parking garage as specified in §23-24(d)(4) by providing angled louvers for portions of the exterior building facades in lieu thereof. If the Board does not approve this request the project must be redesigned to gain approval.
4. This approval is based on the applicant / developer acquiring thirteen (13) TDR Dwelling Units prior to development from either private / public sources in accordance with the procedures set forth in Sec. 23-22.2. If the applicant is unable to acquire the necessary TDR units, the project approval will be deemed null & void as designed, and must be redesigned.
5. 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.
6. Town park impact fees must to be paid / satisfied at time of building permits.
7. 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.
8. 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 significant changes required by the M-D Fire Department subsequent to the Town's site plan approval may cause the plans to be re-submitted / reapproved by the DRC / DRB.
9. 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.
10. All FPL transformers / backflow preventers / exposed utility facilities must be substantially screened / hidden with landscaping / fences / painted to match.
11. The Town Code requires developers to remove existing above ground utility poles / wiring and underground all facilities; however, FPL has been objecting to undergrounding short section of its facilities. Therefore, pending resolution of the above, all utility connections from the existing utility facilities to this new building must be installed underground. In addition, underground conduits for future undergrounding of overhead utilities along the northern property line is required.



1165/75 97th Street - Bay Harbor Islands, FL 33154

Owner:

2999 NE 191 St PH-2 - Aventura FL 33180

Civil Engineer:
HOLLAND ENGINEERING, INC.
1120 SE 3rd Ave - Fort Lauderdale, FL 33316
Contact: Susan Holland / Ayitey Aryee
Phone: (+1) 954.367.0371
e-mail: ayitey@hollandengineering.net

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

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

Consultant
Address
Address
Phone
Fax
e-mail

Consultant
Address
Address
Phone
Fax
e-mail

SHEET LIST

0 G000	COVER SHEET
0 G001	SURVEY
0 G002	SITE CONTEXT
0 G003	IMPACT ANALYSIS
C-1	PAVING, GRADING & DRAINAGE
C-2	WATER & SEWER PLAN
C-3	PAVEMENT, MARKING & SIGNAGE PLAN
C-4	DETAILS
LA.01	GROUND FLOOR LANDSCAPE PLAN
LA.02	ROOFTOP LANDSCAPE PLAN
LA.03	PLANTING DETAILS
LA.04	ELEVATIONS
A001	ZONING
A002	AREAS/DATA
A100	SITE PLAN
A101	GROUND LEVEL
A102	LEVEL 2 PARKING
A103	LEVEL 3
A104	LEVEL 4
A105	LEVEL 5
A106	LEVEL 6
A107	LEVEL 7
A108	ROOFTOP LEVEL
A110	GENERAL ROOF PLAN
A300	SOUTH ELEVATION
A301	NORTH ELEVATION
A302	EAST ELEVATION
A303	WEST ELEVATION
A401	SECTION 1
A402	SECTION 2
A501	DETAILS
A502	DETAILS - ENLARGE STORAGE PLANS
A503	MATERIAL BOARD
A900	SW VIEW
A901	SE VIEW
A902	NE VIEW
A903	NW VIEW
A904	3D AERIAL VIEW
A905	3D PEDESTRIAN VIEW
A906	CLOSEUP IMAGES
L.101	GROUND FLOOR PHOTOMETRICS
L.102	ROOFTOP PHOTOMETRICS

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

Architect: AR - 95209

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Project number	2197
Date	10-28-2021
Drawn by	Author
Checked by	A
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Scale	



**1165 – 1175 97th Street
Bay Harbor Islands, Florida 33154**

DEVELOPMENT IMPACT ANALYSIS REPORT

Prepared by:
Susan C. Holland, P.E.
Holland Engineering, Inc.
301 SW 7 Street
Ft. Lauderdale, FL 33015

PROPOSED POTABLE WATER USE CALCULATIONS

PROJECT : Bay Harbor 97
DATE : October 23, 2021

TYPE OF BUILDING USE	ROOMS [EACH/SF](Avg- Household Size)	RATE [GPD/ROOM] [GPD/SF]	ADF [GPD]
<u>PROPOSED FLOWS:</u>			
Residential Condominiums	31(2.17per DU)	200	13,454
SUB-TOTAL			<u>13,454</u>
<u>PREVIOUS FLOWS:</u>			
	0(2.17 per DU)	200	0
SUB-TOTAL			<u>0</u>
NET INCREASE			13,454



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 that the Levels of Service (LOS) will be maintained as a result of this development.

1. POTABLE WATER

The water use requirements for this project are calculated based on the build-out information described on the attached Water Use Calculation Table. An increase in flow demand of **13,454 GPD** is expected from this project.

2. SANITARY SEWER:

The Sanitary Sewer flows generated by this project are calculated based on the build-out information described on the attached Water Use Calculation Table. An increase in Sanitary Sewer flow of **10,494 GPD** is expected from this project.

3. SOLID WASTE:

The anticipated daily solid waste generation for this project are calculated based on the build-out information described on the Proposed Solid Waste Calculation Table. An increase in Solid Waste Generation of **42.51 TONS/YR** is expected from this project.

4. STORM DRAINAGE:

This project will require the installation of one drainage well and exfiltration trench. Roof drainage and condensate will be routed to the drainage well. All other surface drainage will be routed to the exfiltration trench.

5. TRAFFIC GENERATION:

The proposed development is expected to generate, based on a total of 31 dwelling units generating approximately 227 net daily trips of which 14 net trips will occur during the A.M. peak hour and 17 will occur during the P.M. peak hour.

PROPOSED SANITARY SEWER USE CALCULATIONS

PROJECT : Bay Harbor 97
DATE : October 23, 2021

TYPE OF BUILDING USE	ROOMS [EACH/SF](Avg. Household Size)	RATE [GPD/ROOM] [GPD/SF]	ADF [GPD]
<u>PROPOSED FLOWS:</u>			
Residential Condominiums	31(2.17per DU)	156	10,494
SUB-TOTAL			<u>10,494</u>
<u>PREVIOUS FLOWS:</u>			
	0(2.17per DU)	156	0
SUB-TOTAL			<u>0</u>
NET INCREASE			10,494



6. RECREATION FACILITIES:

The total population is estimated at 67.27 persons, based on a total of 31 dwelling units at 2.17 persons per unit.

- 1 tennis court for every 4,000 persons, 12-60 years old
- 1 lighted baseball field for every 6,000 persons, 10-40 years old
- 1 tot lot for every 5,000 persons, 3-12 years old

The proposed development is not anticipated to create significant impacts on the Town's current park system. Any recreation impacts that may occur will be mitigated by an impact fee paid by the developer to the Town.

PROPOSED SOLID WASTE CALCULATIONS

PROJECT : Bay Harbor 97
DATE : October 23, 2021

TYPE OF BUILDING USE	AREA/UNITS [SF] [UNITS](Avg. Household Size)	RATE (LB/SF- DAY) [LB/UNIT- DAY]	SOLID WASTE GENERATED [TONS PER CAPITA/YR]	SOLID WASTE GENERATED [TONS/YR]
<u>PROPOSED SOLID WASTE:</u>				
Residential Condominiums	31(2.17per DU)		0.632	42.51
SUB-TOTAL				<u>42.51</u>
<u>PREVIOUS SOLID WASTE:</u>				
	0(2.17per DU)		0.632	0
SUB-TOTAL				<u>0</u>
NET INCREASE				42.51

1165/75 97th Street - Bay Harbor Islands, FL 33154

Owner:

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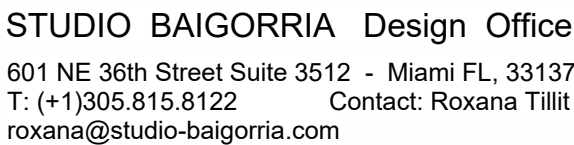
Civil Engineer:
HOLLAND ENGINEERING, INC.
1120 SE 3rd Ave - Fort Lauderdale, FL 33316
Contact: Susan Holland / Ayitey Aryee
Phone: (+1) 954.367.0371
e-mail: ayitey@hollandengineering.net

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Consultant
Address
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Consultant
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e-mail



Architect: AR - 95209

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IMPACT ANALYSIS

Project number	2197
Date	10-28-2021
Drawn by	Author
Checked by	A

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Scale

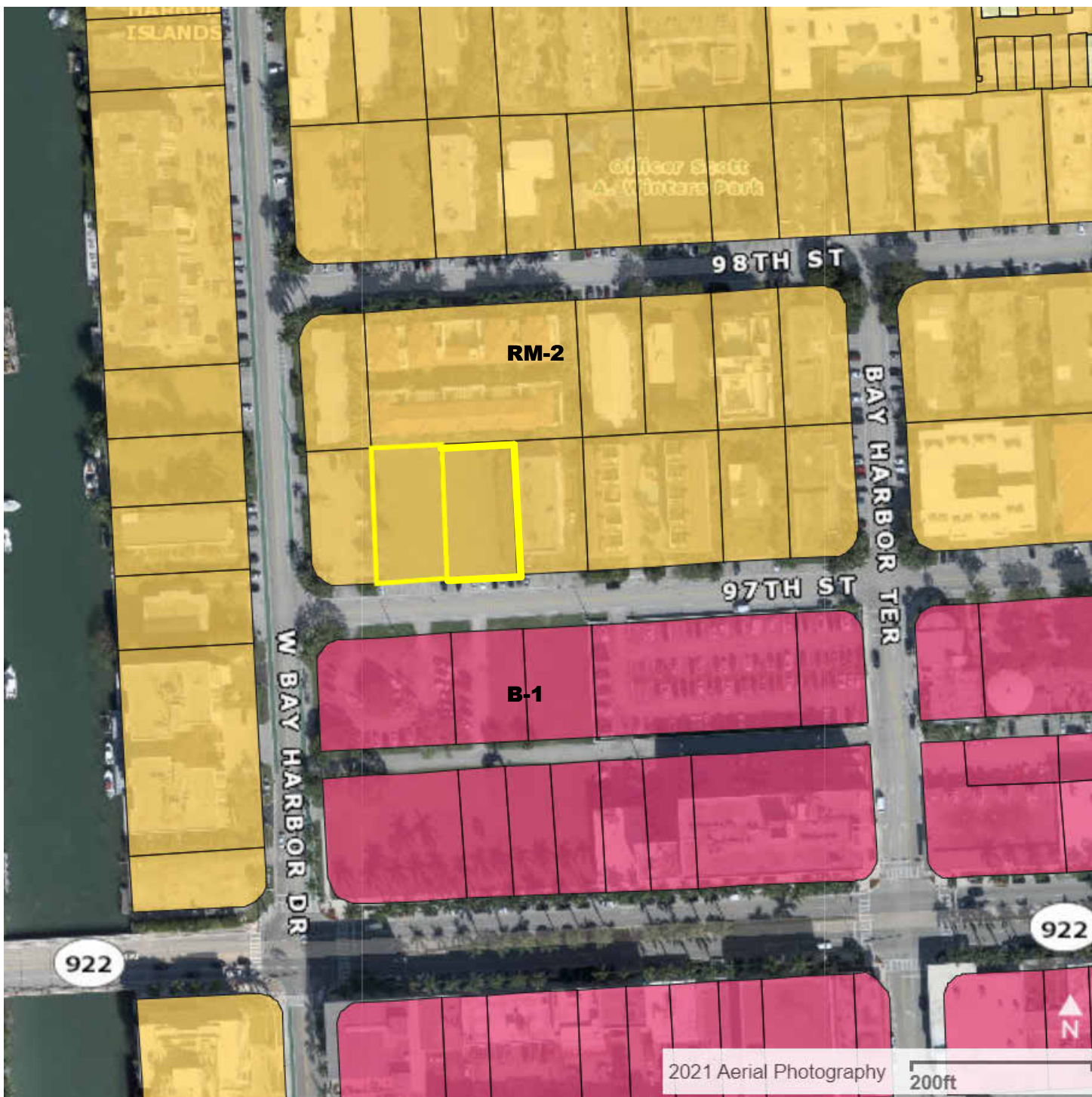
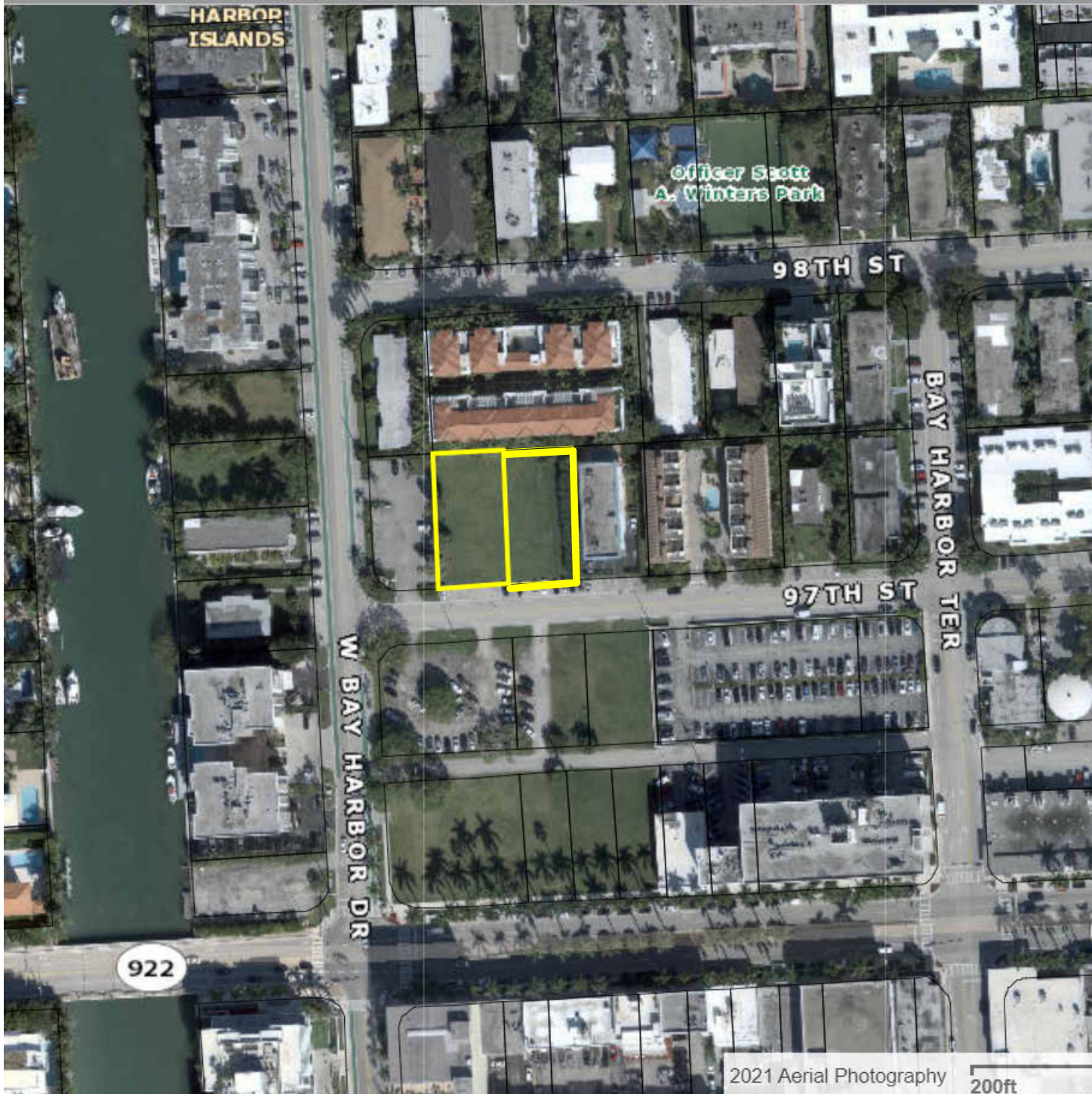
1. ZONING INFORMATION		
CITY:	BAY HARBOR ISLAND SUBDIVISION	APPLICABLE CODES:
PROPERTY TAX FOLIO #:	13-2227-001-3840 13-2227-001-3850	FLORIDA BUILDING CODE 2020 EDITION FBC ACCESSIBILITY 2020 EDITION FLORIDA FIRE PREVENTION CODE ASCE 24
PROPERTY ADDRES:	1165 / 1175 97th Street, Bay Harbor Islands	
LEGAL DESCRIPTION:	BAY HARBOR ISLAND PB-46-5 LOTS 10-11 BLCK 22	
LAND USE DESIGNATION:	MH - MEDIUM HEIGHT DENSITY RESIDENTIAL	LOT DIMENSIONS:
ZONING DESIGNATION:	RM-2 MULTIPLE FAMILY DISTRICT	PRINCIPAL FRONT: 150.00' S SIDES: 150.00' E & 150.00' W REAR: 150.00' N
LOT AREA:	22,500 SF (0.5165 ACRES)	

2. RM-2 MULTIPLE FAMILY DISTRICT	ALLOWED	CALCULATION	PROVIDED
LOT AREA		150.00' x 150.00' = 22,500 SF	22,500 SF (.5165 ACRES)
NOTE: THIS PROJECT IS SUBJECT TO THE OWNER'S RECORDING OF UNITY OF TITLE			
GROUND FLOOR AREA	-	-	13,469 SF (59.86 %)
LANDSCAPE AREA	> 20 %	22,500 x .20= 4,500 SF	5,058 SF (22.48 %)
PAVED AREA	.	.	3,973 SF (17.65 %)
DENSITY	34 DU/ACRE	.5165 ACRES x 34 = 18	.
TDR DU's REQUIRED	60 DU/ACRE	.5165 ACRES x 60 = 31	31
NOTE: 13 ADDITIONAL TDR UNITS SHOULD BE ACQUIRED TO COMPLETE THE PROPOSED 31 UNITS.			

3. BUILDING SET BACKS		
PRINCIPAL FRONT	20 FT UP TO 30' HEIGHT	20 FT UP TO 30' HEIGHT
	25 FT UP TO 45' HEIGHT	25 FT UP TO 45' HEIGHT
	30 FT UP TO 65' HEIGHT	30 FT UP TO 65' HEIGHT
SIDE	10 FT UP TO 30' HEIGHT	10 FT UP TO 14.5' HEIGHT (PARKING)
	1 FT/3 FT IN HEIGHT ABOVE 30'	15 FT UP TO 45' HEIGHT
	MAX = 22.5 FT	19 FT UP TO 55' HEIGHT
		22.5 FT UP TO 65' HEIGHT
REAR	10 FT UP TO 30' HEIGHT	10 FT UP TO 15' HEIGHT (PARKING)
	1 FT/3 FT IN HEIGHT ABOVE 30'	15 FT UP TO 45' HEIGHT
	MAX = 22.5 FT	19 FT UP TO 55' HEIGHT
		22.5 FT UP TO 65' HEIGHT

4. BUILDING HEIGHT		
MAX HEIGHT (FEET)	65 FT	65.0 FT (T.O.R.)
POOL TOP	5 FT ABOVE MAX HEIGHT	69.5 FT

5. PARKING DISPOSITION		REQUIRED	PROVIDED
RESIDENTIAL	2 SPACES/UNIT	2x31= 62 SPACES	29 TANDEM SPACES = 58 SINGLE SPACES = 4 HC SPACE = 1
GUEST PARKING	1 SPACE/LOT	2 SPACES	SINGLE OFF STREET = 2
TOTAL SPACES	64 SPACES		PROVIDED = 65

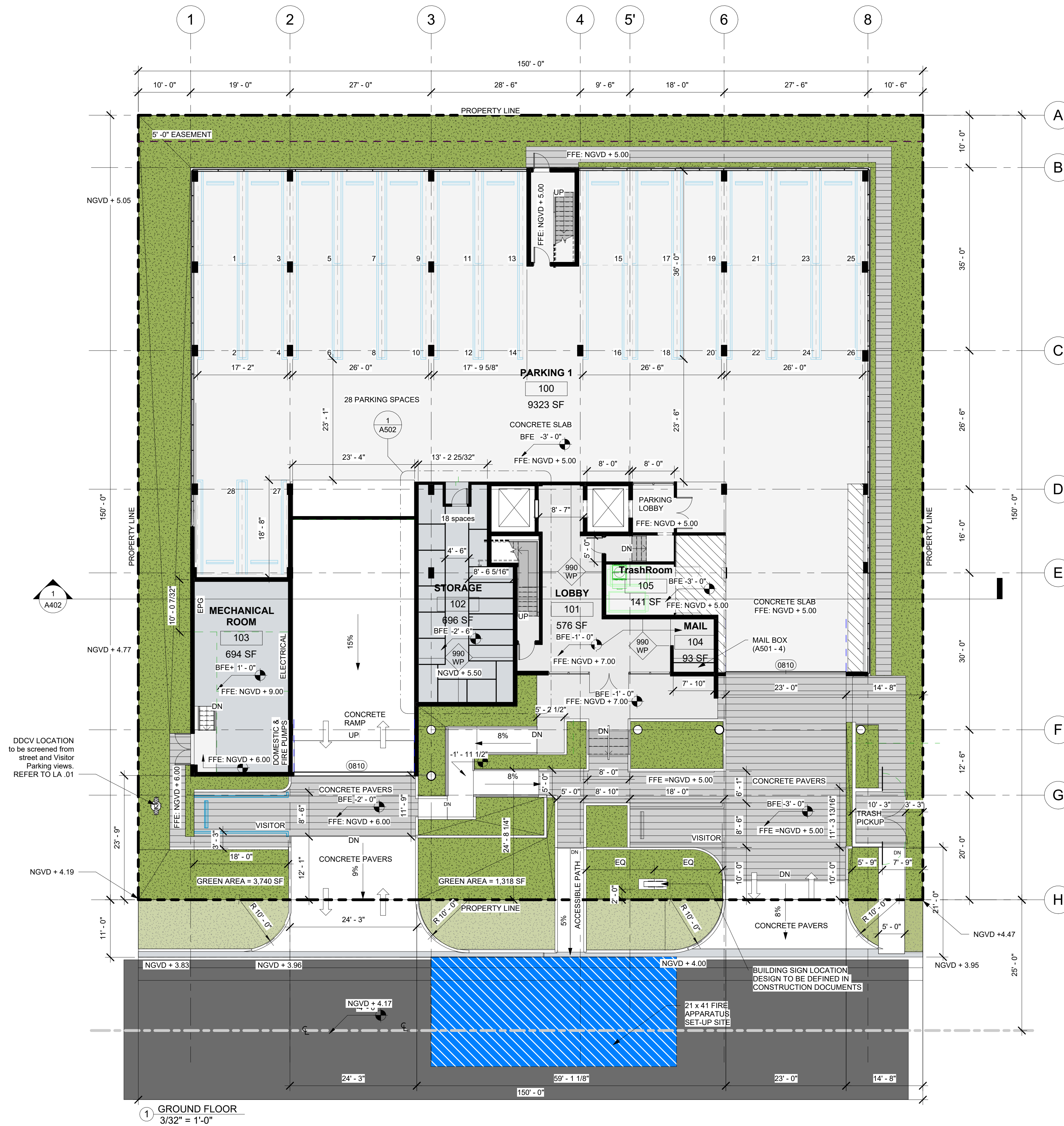


-  **RM-2 MULTIPLE FAMILY RESIDENTIAL DISTRICT**
-  **B-1 BUSINESS DISTRICT**

AREAS				
Level	Number	Name	Area	Occupancy
GROUND FLOOR	100	PARKING 1	9323 SF	
GROUND FLOOR	101	LOBBY	576 SF	
GROUND FLOOR	102	STORAGE	696 SF	
GROUND FLOOR	103	MECHANICAL ROOM	694 SF	
GROUND FLOOR	104	MAIL	93 SF	
GROUND FLOOR	105	TrashRoom	141 SF	
Level 2 PARKING	111	STORAGE	568 SF	

AREAS					
Level	Number	Name	Area	Occupancy	
Level 2	PARKING	112	PARKING 2	10639 SF	
Level 3		300	CORRIDOR	652 SF	
Level 3		301	UNIT.	2317 SF	3 BED - 3 1/2 B
Level 3		302	UNIT	2017 SF	2 BED+D - 3B
Level 3		303	UNIT.	2105 SF	3 BED - 3 1/2 B
Level 3		304	UNIT	1275 SF	2 BED - 2B
Level 3		305	UNIT.	1827 SF	3 BED - 3B
Level 3		306	UNIT	1230 SF	1 BED+D - 2B
Level 3		307	UNIT.	1814 SF	3 BED - 3B
Level 3		308	VEST.	70 SF	
Level 3		T-301	TERR.	241 SF	
Level 3		T-302	TERR.	304 SF	
Level 3		T-303	TERR	509 SF	
Level 3		T-303B	TERR	45 SF	
Level 3		T-304	TERR	208 SF	
Level 3		T-305	TERR	408 SF	
Level 3		T-306	TERR	115 SF	
Level 3		T-307	TERR	240 SF	
Level 4		400	CORRIDOR	654 SF	
Level 4		401	UNIT	2141 SF	3 BED - 3 1/2 B
Level 4		402	UNIT.	2008 SF	2 BED+D - 3B
Level 4		403	UNIT	2137 SF	3 BED - 3 1/2 B
Level 4		404	UNIT.	1169 SF	2 BED - 2B
Level 4		405	UNIT	1763 SF	3 BED - 3B
Level 4		406	UNIT	1281 SF	1 BED+D - 2B
Level 4		407	UNIT	1562 SF	3 BED - 3B
Level 4		409	VEST	72 SF	
Level 4		T-401	TERR	301 SF	
Level 4		T-401B	TERR	81 SF	
Level 4		T-402	TERR	223 SF	
Level 4		T-403	TERR	524 SF	
Level 4		T-403B	TERR	44 SF	
Level 4		T-404	TERR	199 SF	
Level 4		T-405	TERR	536 SF	
Level 4		T-405B	TERR	70 SF	
Level 4		T-406	TERR	42 SF	
Level 4		T-407	TERR	529 SF	
Level 5		500	CORRIDOR	656 SF	
Level 5		501	UNIT	2158 SF	3 BED - 3 1/2 B
Level 5		502	UNIT	2009 SF	2 BED+D - 3B
Level 5		503	UNIT	2096 SF	3 BED - 3 1/2 B
Level 5		504	UNIT	2361 SF	3 BED - 3 1/2 B
Level 5		505	UNIT	1677 SF	2 BED+D - 3B
Level 5		506	UNIT	1732 SF	3 BED - 3 1/2 B
Level 5		507	VEST.	72 SF	
Level 5		T-501	TERR	212 SF	
Level 5		T-501B	TERR	80 SF	
Level 5		T-502	TERR	143 SF	
Level 5		T-503	TERR	526 SF	
Level 5		T-503B	TERR	51 SF	
Level 5		T-504	TERR	438 SF	
Level 5		T-505	TERR	109 SF	
Level 5		T-506	TERR	361 SF	
Level 6		600	CORRIDOR	656 SF	
Level 6		601	UNIT	1941 SF	3 BED - 3 1/2 B
Level 6		602	UNIT	1839 SF	2 BED+D - 3B
Level 6		603	UNIT	2078 SF	3 BED - 3 1/2 B
Level 6		604	UNIT	1886 SF	3 BED - 3 1/2 B
Level 6		605	UNIT	1529 SF	2 BED+D - 3B
Level 6		606	UNIT	1565 SF	3 BED - 3B
Level 6		607	VEST.	72 SF	
Level 6		T-601	TERR	223 SF	
Level 6		T-601B	TERR	101 SF	
Level 6		T-602	TERR	303 SF	
Level 6		T-603	TERR	525 SF	
Level 6		T-603B	TERR	51 SF	
Level 6		T-604	TERR	719 SF	
Level 6		T-605	TERR	120 SF	
Level 6		T-606	TERR	453 SF	
Level 7		700	CORRIDOR	666 SF	
Level 7		701	UNIT	1807 SF	3 BED - 3B
Level 7		702	UNIT	1647 SF	2 BED+D - 3B
Level 7		703	UNIT	2060 SF	3 BED - 3 1/2 B
Level 7		704	UNIT	1766 SF	2 BED+D - 3B
Level 7		705	UNIT	1332 SF	3 BED - 3B
Level 7		708	VEST	72 SF	
Level 7		710G	GYM	1450 SF	
Level 7		T-701	TERR	206 SF	
Level 7		T-701B	TERR	75 SF	
Level 7		T-702	TERR	316 SF	
Level 7		T-703	TERR	522 SF	
Level 7		T-703B	TERR	42 SF	
Level 7		T-704	TERR	511 SF	
Level 7		T-705	TERR	420 SF	
Level 7		T-710	TERR	115 SF	
Level 7		T-711G	G-LOBBY	68 SF	
Pool Deck		800	LOBBY	212 SF	
Pool Deck		801	BATH	124 SF	
Pool Deck		802	MachineRoom	174 SF	
Grand total				95768 SF	

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BAY HARBOR 97

165/75 97th Street - Bay Harbor Islands, FL 33154

wner:

BH INVESTMENTS

999 NE 191 St PH-2 - Aventura FL 33180

Civil Engineer:

HOLLAND ENGINEERING, INC.

120 SE 3rd Ave - Fort Lauderdale, FL 33316
 Contact: Susan Holland / Ayitey Aryee
 Phone: (+1) 954.367.0371
 E-mail: ayitey@hollandengineering.net

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General Contract

HARLEVILLE DEVELOPMENT CORPORATION

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

consultant

address

Address
Phone

ax

-mail

consultant

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STUDIO BAIGORRIA Design Office

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

Architect:

95209

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GROUND LEVEL

Project number	2197
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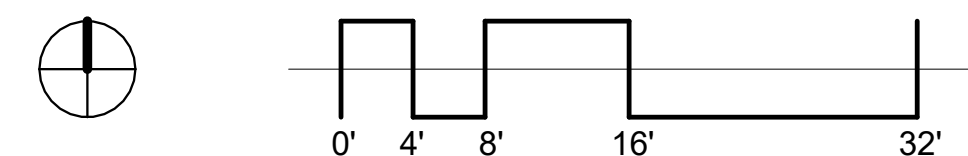
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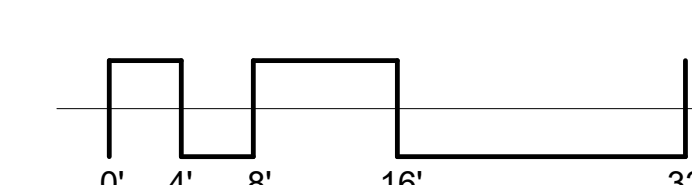
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Checked by	Checker

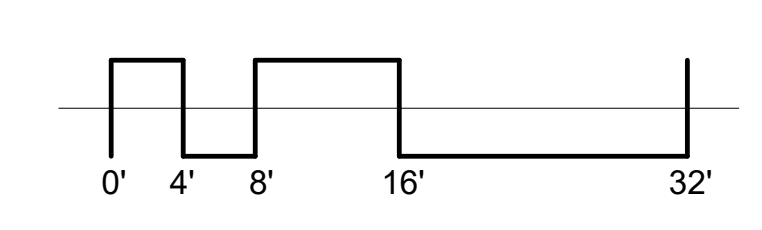
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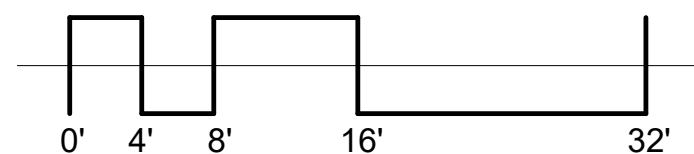


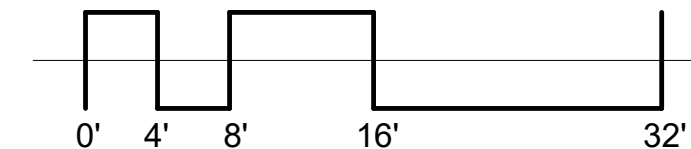


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Date	10-28-2021
Drawn by	Author
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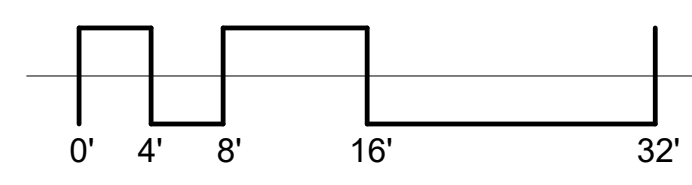


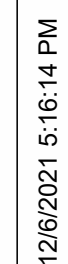
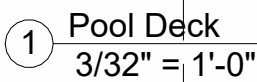
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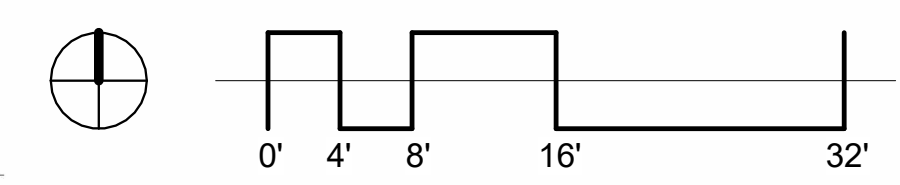




Scale $3/32" = 1'-0"$







165/75 97th Street - Bay Harbor Islands, FL 33154

wner:
BH INVESTMENTS
999 NE 191 St PH-2 - Aventura FL 33180

Civil Engineer:
HOLLAND ENGINEERING, INC.
120 SE 3rd Ave - Fort Lauderdale, FL 33316
Contact: Susan Holland / Ayitey Aryee
Phone: (+1) 954.367.0371
E-mail: ayitey@hollandengineering.net

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

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

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

Architect: AR - 95209

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219

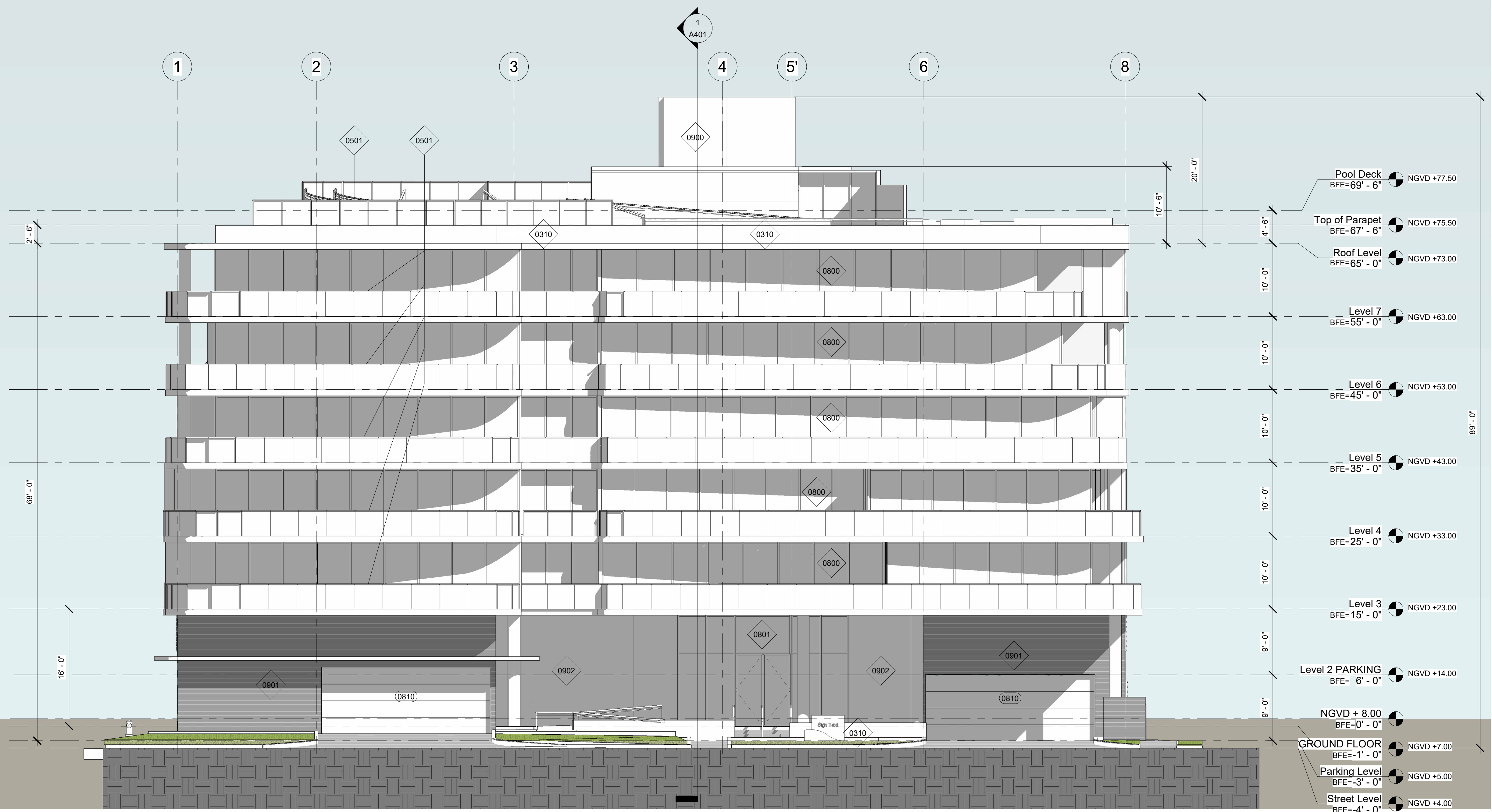
10-28-202

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A300

As indicate



ELEVATION MATERIALS	
TAG	DESCRIPTION
0310	Continuous Concrete Planter
0501	Aluminum/glass Railing
0502	Aluminum Screen
0800	Impact Resistant Glass Wall
0801	Impact Resistant Storefront System
0810	Roll up Metal/Wood Garage Door
0830	Glass Panel
0900	5/8" Smooth Stucco Finish
0901	3/4 Textured Finish Color 1
0902	3/4 Textured Finish Color 2

FINISHES
1/4" = 1'-0"

165/75 97th Street - Bay Harbor Islands, FL 33154

wner:
BH INVESTMENTS
999 NE 191 St PH-2 - Aventura FL 33180

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 31 Harbor Dr. - Key Biscayne, FL 33149
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 Contact: Paul Murphy
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 E-mail: pcashmanmurphy@aol.com

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

Architect: AR - 95209

[illegible]

219

Date 10-28-202

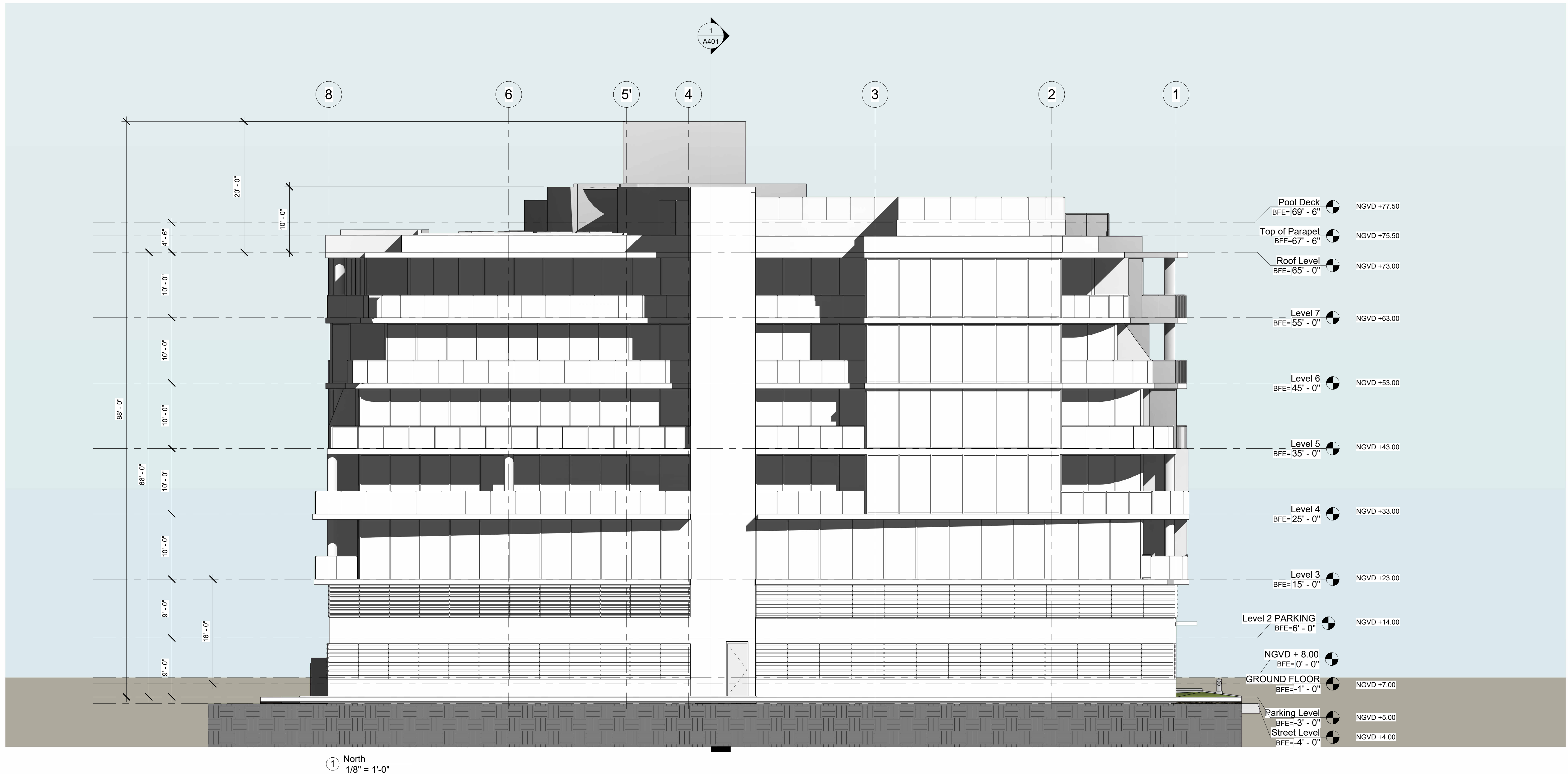
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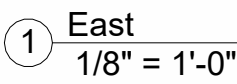
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A001

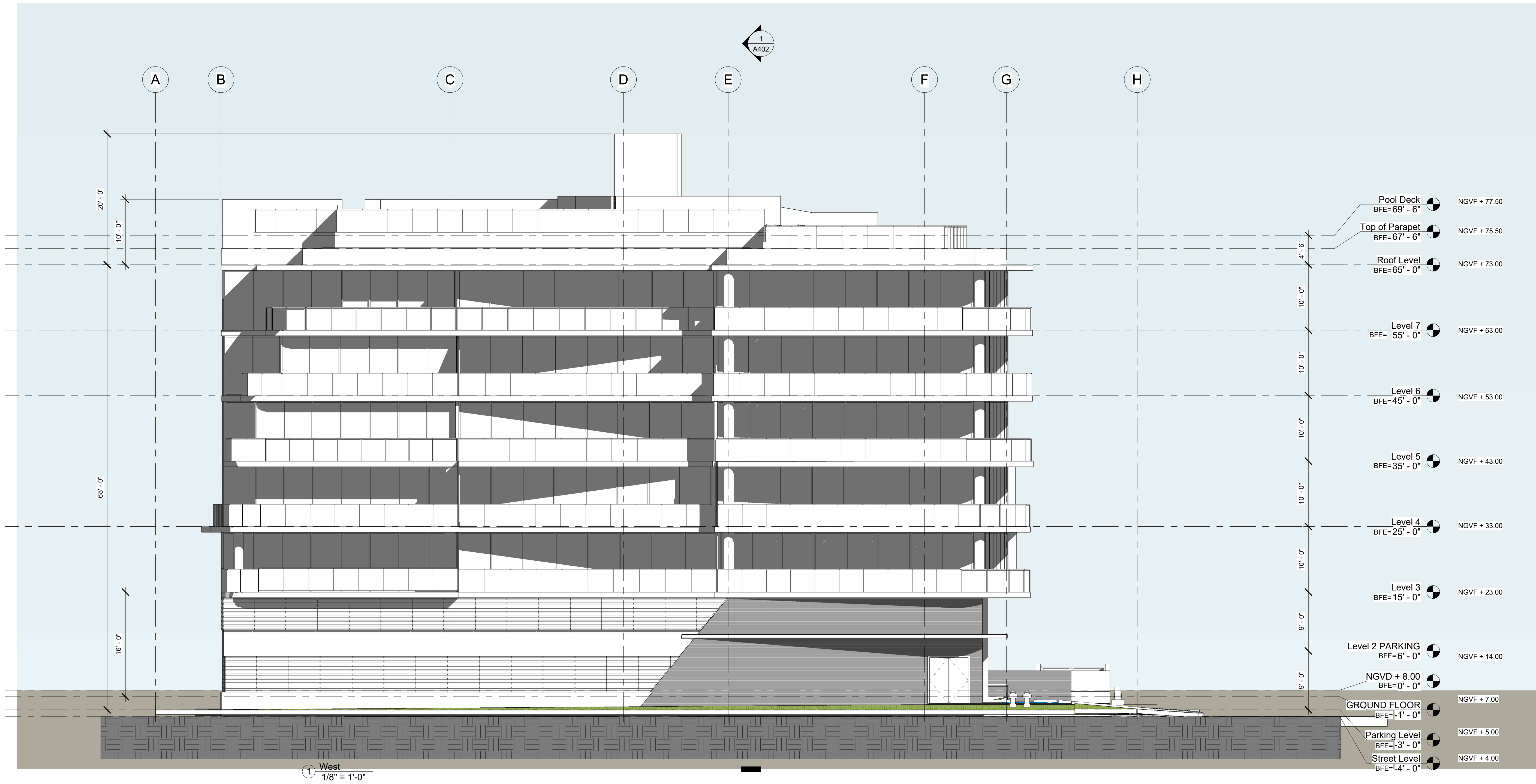
A301

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





12/6/2021 5:18:12 PM



BAY HARBOR 97

1165/75 97th Street - Bay Harbor Islands, FL 33154

Owner:

BH INVESTMENTS

2999 NE 191 St PH-2 - Aventura FL 33180

Civil Engineer:

HOLLAND ENGINEERING, INC.
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Phone: (+1) 305.333.8832
e-mail: pcashmanmurphy@aol.com

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roxana@studio-baigorrria.com

Architect:

AR - 95209

No. Description Date

WEST ELEVATION

Project number 2197

Date 10-28-2021

Drawn by Author

Checked by Checker

A303

Scale 1/8" = 1'-0"

12/6/2021 5:18:25 PM

165/75 97th Street - Bay Harbor Islands, FL 33154

wner:

999 NE 191 St PH-2 - Aventura FL 33180

Civil Engineer:
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Contact: Susan Holland / Ayitey Aryee
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Landscape Architect:
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 81 Harbor Dr. - Key Biscayne, FL 33149
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 Cell: (+1) 305.846.4617
 E-mail: rcarmona@exoticscape.com

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 E-mail: pcashmanmurphy@aol.com

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

Architect: AR - 95209

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Project number 2197

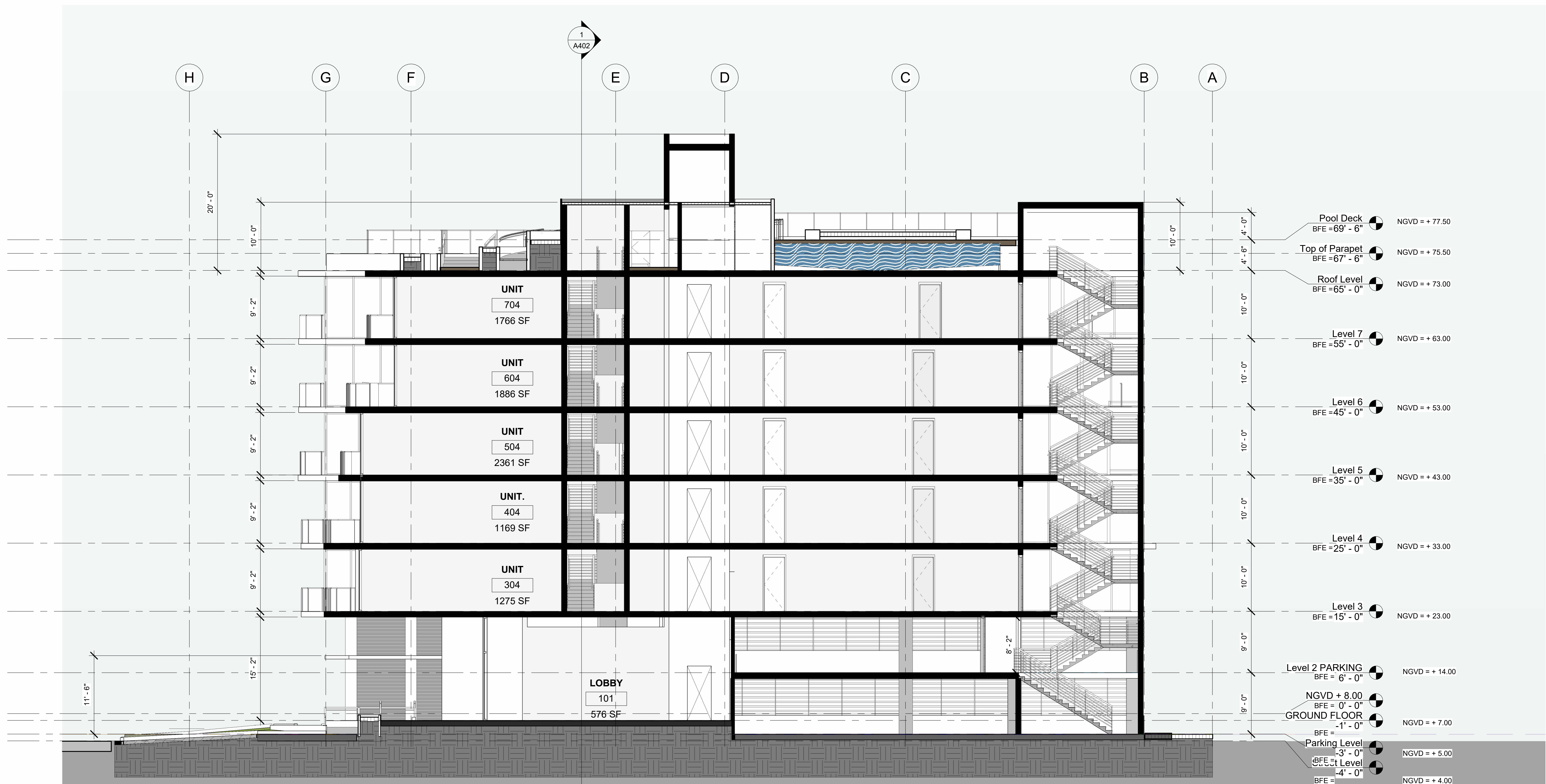
Date 10-28-2021

Drawn by _____ Author _____

Checked by _____ Checker _____

A401

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



1 Section 1
1/8" = 1'-0"

165/75 97th Street - Bay Harbor Islands, FL 33154

wner:
BH INVESTMENTS
999 NE 191 St PH-2 - Aventura FL 33180

Civil Engineer:
HOLLAND ENGINEERING, INC.
120 SE 3rd Ave - Fort Lauderdale, FL 33316
Contact: Susan Holland / Ayitey Aryee
Phone: (+1) 954.367.0371
E-mail: ayitey@hollandengineering.net

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

Architect: AR - 95209

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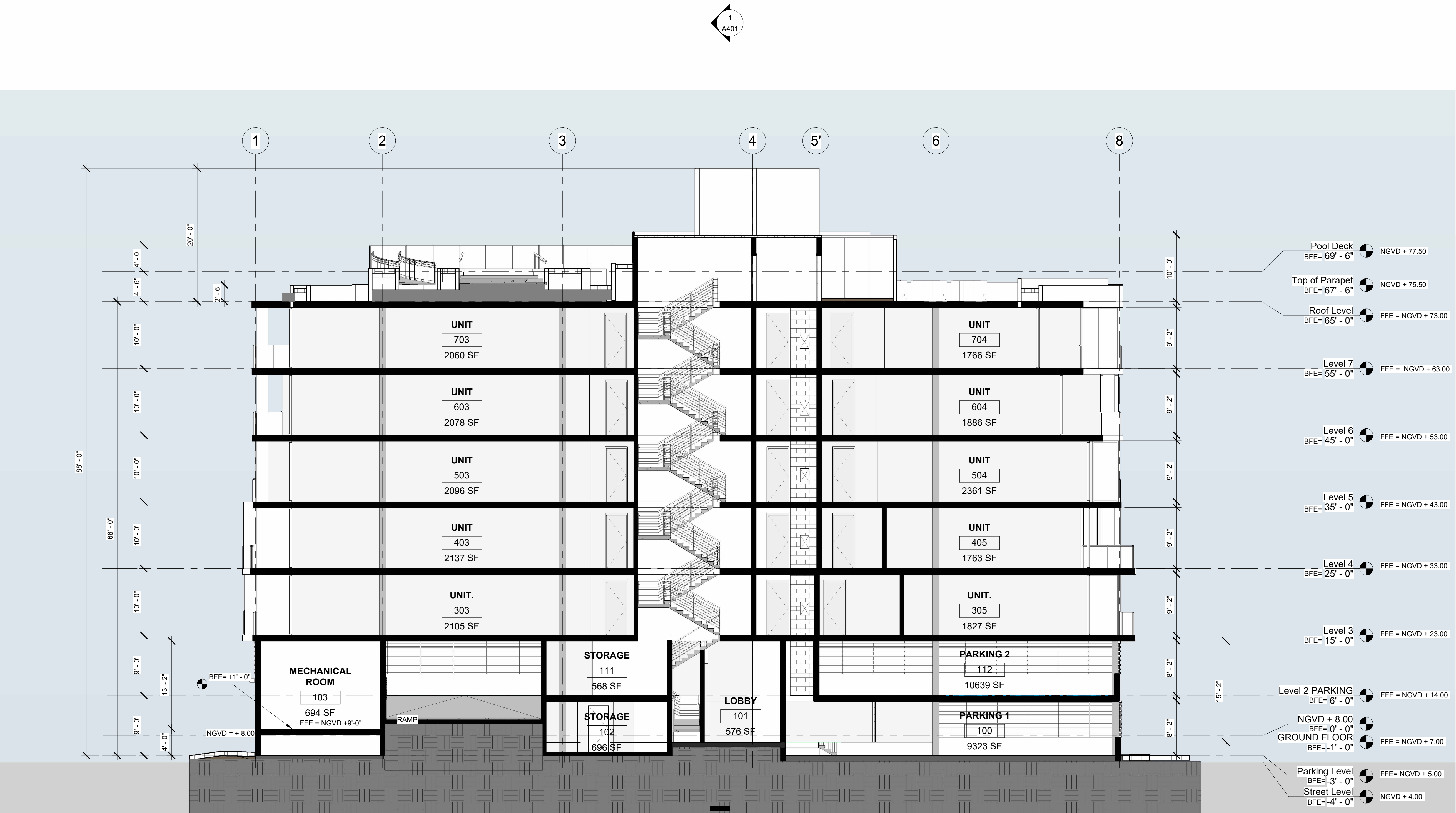
Project number	2197
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Date 10-28-2021

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



1 Section 2
1/8" = 1'-0"

1 DUMPSTER DETAIL
1/2" = 1'-0"

③ PARKING SCREEN
3/8" = 1'-0"

② DUMPSTER GATE ELEVATION
1/2" = 1'-0"

4 MAILBOX
1" = 1'-0"

INSTALLATION REQUIREMENTS PER USPS:

1. NO CUSTOMER MAILBOX LOCK SHALL BE LOCATED MORE THAN 67" ABOVE FINISHED FLOOR (AFF).
2. NO CUSTOMER MAILBOX COMPARTMENT (INTERIOR BOTTOM SHELF) SHALL BE POSITIONED LESS THAN 28" AFF.

NOTE: FOR NEW CONSTRUCTION AND MAJOR RENOVATIONS, INSTALL HORIZONTAL MAILBOXES WHICH HAVE BEEN USPS APPROVED TO THE HIGHER SECURITY REQUIREMENTS OF USPS-STD-4C.

ARCHITECTURAL PRODUCT SOLUTIONS

ARCHITECTURAL GRILLES

Vision Barrier Screens

Both functional and decorative, architectural grilles and vision barriers can change the entire personality of a building. Let the colors, shapes and textures inspire your next design by adding depth and dimension to any architectural façade.

Features

- Sight screening
- Linear lowered aluminum screens
- No exposed framework; all supports and frames are hidden
- Blade orientation and spacing can be customized for optimal sight cutoff
- Variety of extruded aluminum blade profiles

Benefits

- Provides up to 100% sight cutoff
- Easy to install
- Blades ship in long lengths to minimize joints
- Fully engineered
- Varying height, width and blade spacing of each pattern provide unlimited options

Applications

- Parking garages
- Mechanical screening
- Horizontal or vertical accent walls
- Rooftop equipment enclosure

ARCHITECTURAL PRODUCT SOLUTIONS ARCHITECTURAL GRILLES

Vision Barrier Screens

Finish Options

See all finish options online at c-sgroup.com.

Warranty

- One-Year Material Warranty
- 20-Year Finish Warranty* (does not include anodized finishes)

*Woodgrain finishes carry a 15 year finish warranty.

Models

Each category below has multiple models.

Aluminum Checker

Aluminum Taper

Exoscreen

Vert-A-Cade

...or create your own custom model

CS Construction Specialties

c-sgroup.com

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Questions? Connect with a CS Representative.
c-sgroup.com/representatives

c-sgroup.com

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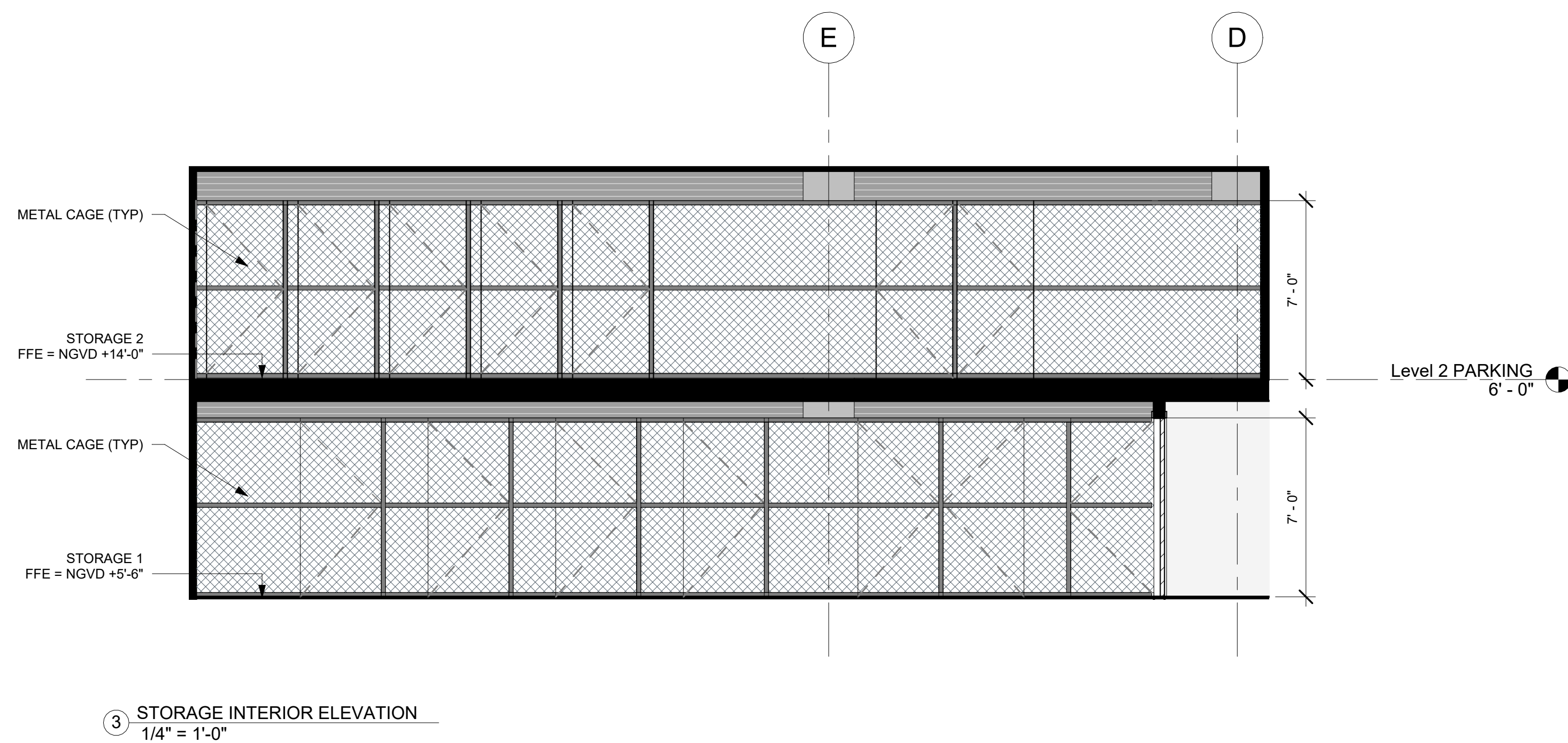
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DETAILS

Project number	2197
Date	10-28-2021
Drawn by	Author
Checked by	Checker

A501

Scale	As indicated
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Scale	1/4" =
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1165/75 97th Street - Bay Harbor Islands, FL 33154

Owner:

2999 NE 191 St PH-2 - Aventura FL 33180

Civil Engineer:
HOLLAND ENGINEERING, INC.
1120 SE 3rd Ave - Fort Lauderdale, FL 33316
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Phone: (+1) 954.367.0371
e-mail: ayitey@hollandengineering.net

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

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

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roxana@studio-baigorria.com

Architect: AR - 95209

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Project number	2197
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Date	10-28-2021
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Checked by	Checker
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A902

Scale



1165/75 97th Street - Bay Harbor Islands, FL 33154

Owner:

2999 NE 191 St PH-2 - Aventura FL 33180

Civil Engineer:
HOLLAND ENGINEERING, INC.
1120 SE 3rd Ave - Fort Lauderdale, FL 33316
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e-mail: ayitey@hollandengineering.net

Landscape Architect:
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181 Harbor Dr. - Key Biscayne, FL 33149
Contact: Mercedes Porcari / Roberto Carmona
Phone: (+1) 305.361.5782
Cell: (+1) 305.846.4617
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Architect: AR - 95209

NW VIEW

Project number	2197
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Date	10-28-2021
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Drawn by	Author
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Checked by:	Checker:
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A903

Scale



BAY HARBOR 97

1165/75 97th Street - Bay Harbor Islands, FL 33154

Owner:

BH INVESTMENTS

2999 NE 191 St PH-2 - Aventura FL 33180

Civil Engineer:
HOLLAND ENGINEERING, INC.
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Landscape Architect:
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Architect: AR - 95209

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3D AERIAL VIEW

Project number	2197
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Date	10-28-2021
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Date	15 25 2021
Drawn by	Author

Checked by	Checker
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A904

Scale



BAY HARBOR 97

1165 / 1175 97th Street - BAY HARBOR ISLANDS

Owner:

BH INVESTMENTS

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

Consultant

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e-mail: ayitey@hollandengineering.net

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181 Harbor Dr. - Key Biscayne, FL 33149
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Contact: Mercedes Porcari / Roberto Carmona
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Phone: (+1) 305.361.57
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Contact: Paul Murphy
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601 NE 36th Street Suite 3512 - Miami FL, 33137
T: (+1) 305 315 3100 Contact: Beverly

Architect

AR - 952

[illegible]

CLOSEUP IMAGES

Project number	2197
Date	10-28-2021
Drawn by	Author
Checked by	Checker
A906	
Scale	

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Ground Level	illumiance	Fc	4.92	12.2	0.5	9.84	24.40
Ground Level Entry	illumiance	Fc	10.95	19.5	1.7	6.44	11.47
Pepertry line	illumiance	Fc	0.65	0.9	0.1	6.50	9.00
Pepertry line_1	illumiance	Fc	0.67	0.9	0.4	1.68	2.25
Perimeter	illumiance	Fc	3.50	9.0	0.8	8.75	22.50
Street side Property line	illumiance	Fc	0.88	1.7	0.1	8.80	17.00

FIXTURE SCHEDULE							
TYPE	MANUFACTURER	DESCRIPTION	CATALOG NUMBER	VOLTS	LAMP	MOUNTING	COMMENTS
A	BEGA	EXTERIOR WALL	22360-K30-SYL	120-277	15.4W LED 3000K	WALL	
B	BEGA	LED STEP LIGHT	33053-K30-SYL	120/277	4.1W LED 3000K	RECESSED	
C	BEGA	LED BOLLARD	77792-K30-SYL	120-277	20.6W LED 3000K	GROUND	
D	BEGA	SURFACE LED DOWNLIGHT	66979-K30-SYL	120/277	15.7W LED 3000K	SURFACE	
F	BEGA	LED STEP LIGHT	33058-K30-SYL	120-277	12.3W LED 3000K	RECESSED WALL	
E	BEGA	EXTER WALL FOR POOL DECK	33059-K30-SYL	120-277	13W LED 3000K	WALL	
F	FIDELUX	WALL PACK	FWP-FC-48W-40K	120-277	40W LED 4000K	WALL	

Bay Harbour
97 Condominium
Bay harbour, FL

SITE ADDRESS:
10290 E Bay Harbour Drive
Bay Harbour Islands, FL
33154

OWNER:
ARCHITECT:
STUDIO
BAIGORRIA
601 NE 36th Street
Suite 124
MIAMI, FL 33137

ENGINEER MEP:
ENGINEER
STRUCTURAL:

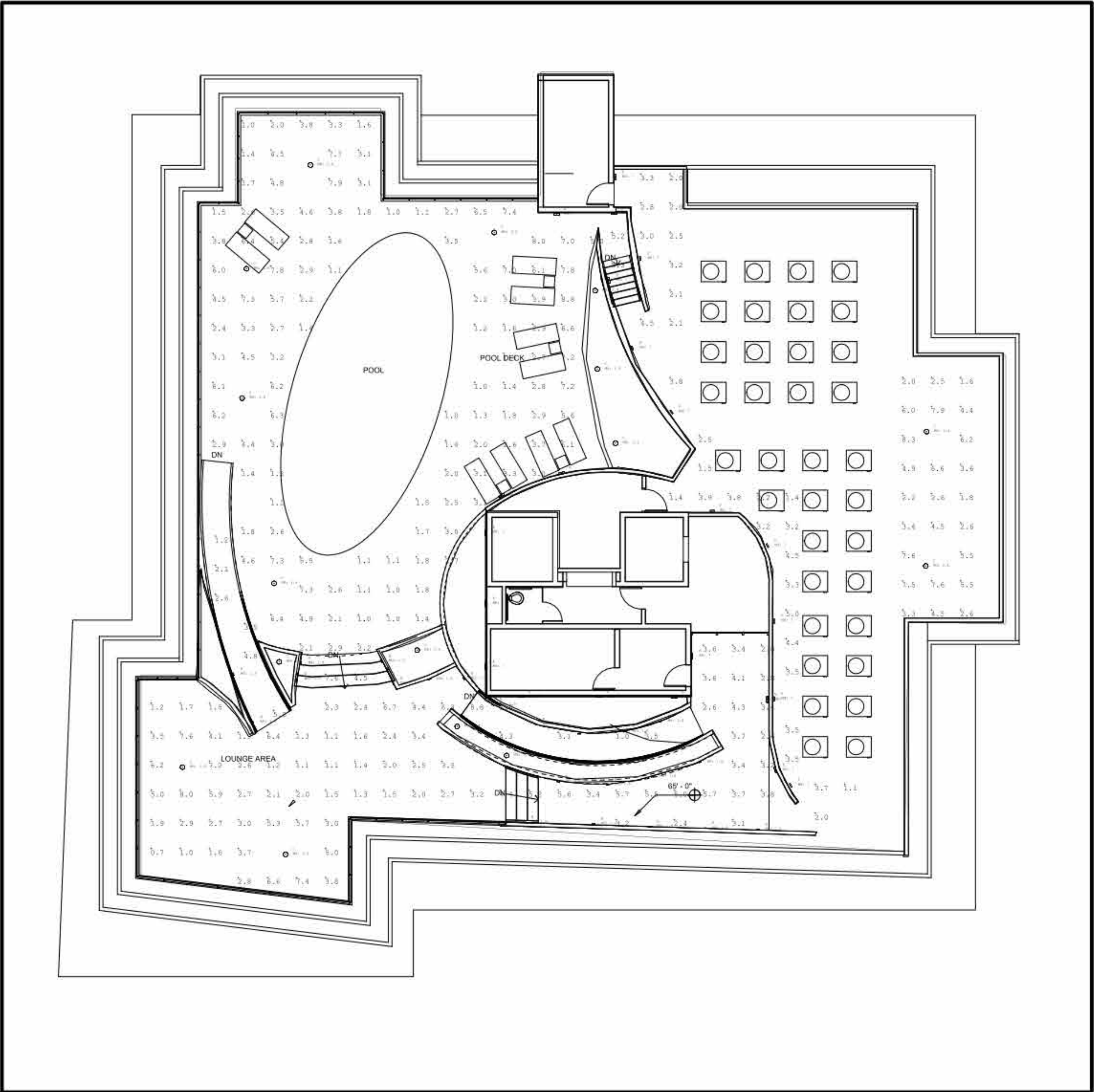
SURVEYOR:
LIGHTING
CONSULTANT:
MIAMI LIGHTING
DESIGN
2592 S. Bayshore Dr.
Suite 206
MIAMI, FL 33133
P: 305-443-2004

DRAWING TITLE:
ROOF LEVEL
PHOTOMETRIC
CALCULAIONS

ISSUE: DATE:
rev0 10/25/2021

SCALE: Not to Scale PROJ NO:
SHEET NO:

L.102



Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	16	C	SINGLE	N.A.	0.950	
	15	E	SINGLE	N.A.	1.000	33509
	22	B	SINGLE	N.A.	0.950	33053
	8	F	SINGLE	N.A.	1.000	24372_BEGA_IES

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
HVAC SERVICE AREA	Illuminance	Fc	3.70	8.3	1.1	3.36	7.55
LOUNGE AREA	Illuminance	Fc	3.41	8.8	0.7	4.87	12.57
POOL DECK	Illuminance	Fc	3.60	8.8	1.0	3.60	8.80
RAMP AT POOL DECK	Illuminance	Fc	3.33	5.8	1.2	2.78	4.83



N.T.S.

NOTE:

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

LEGAL DESCRIPTION:

LOTS 1 AND 2, BLOCK 5, BAY HARBOR ISLAND, ACCORDING TO THE PLAT THEREOF, AS
RECORDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY,
FLORIDA.

GENERAL NOTES:

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

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

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

NOTES:

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

FLOOD INFORMATION:

Control panel number: 12086C0144L
Flood zone: "AE"
Base flood elevation: 8.00' NGVD

ALL STORMWATER IS TO
BE RETAINED ONSITE



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

Sunshine811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

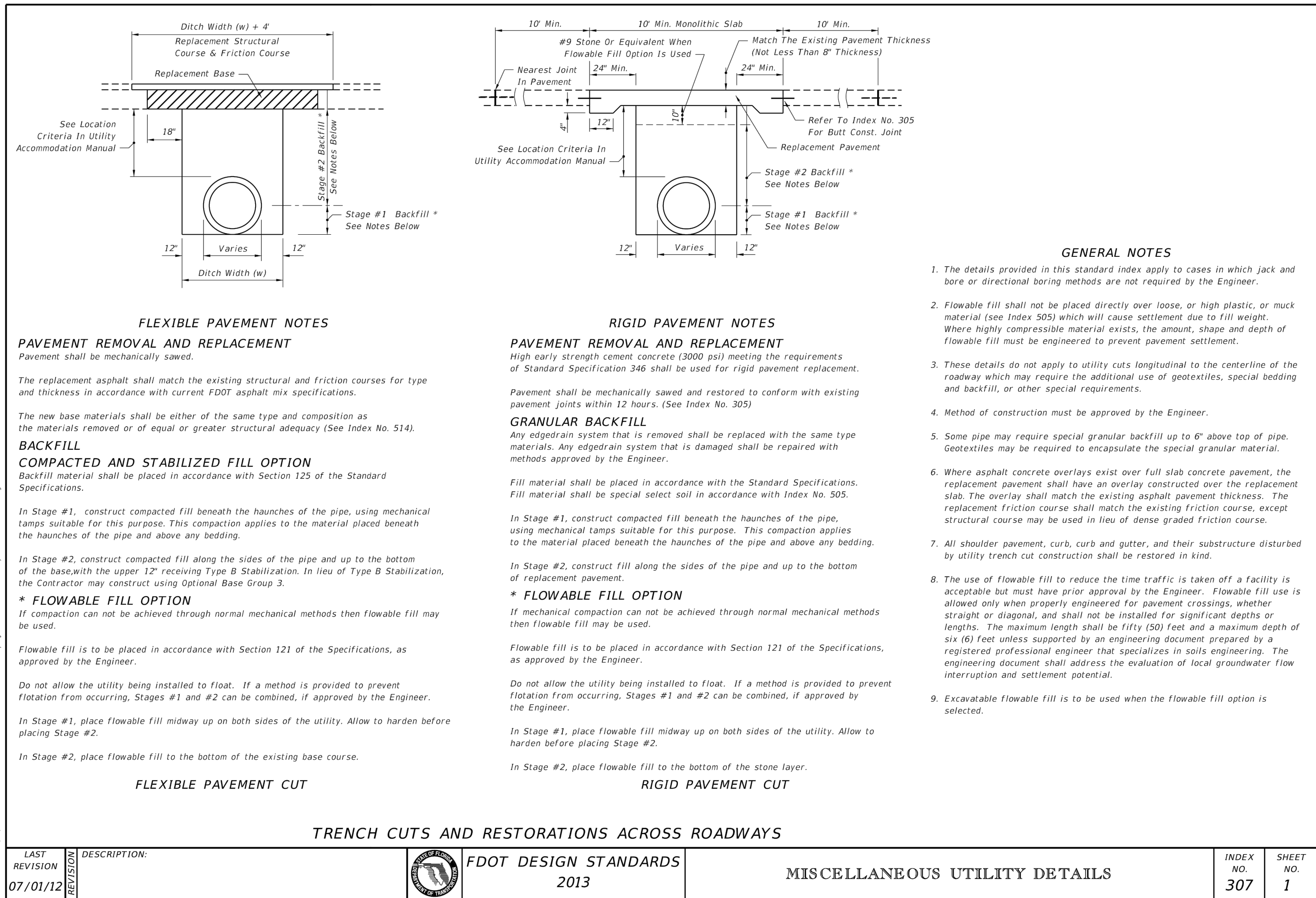
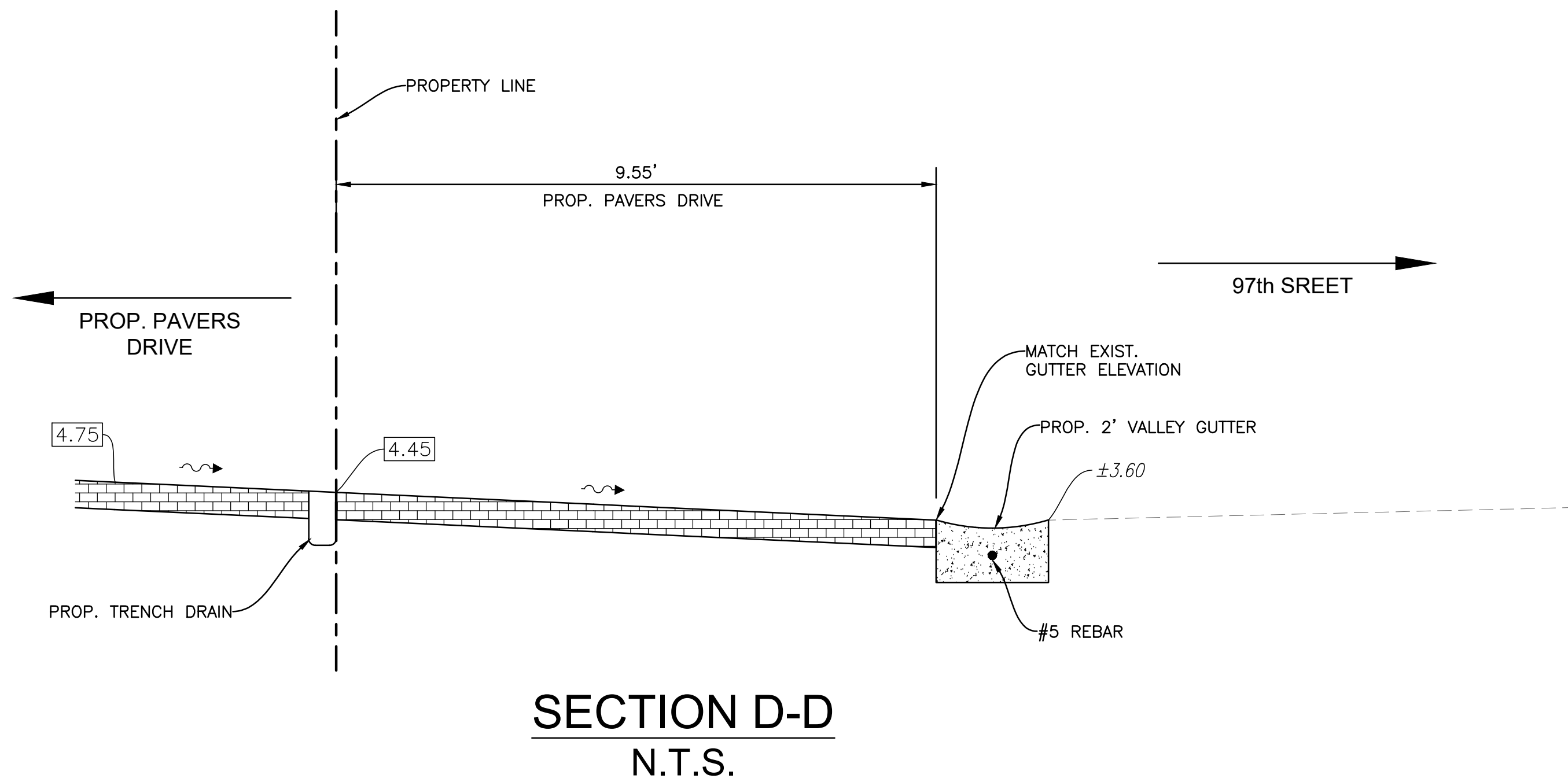
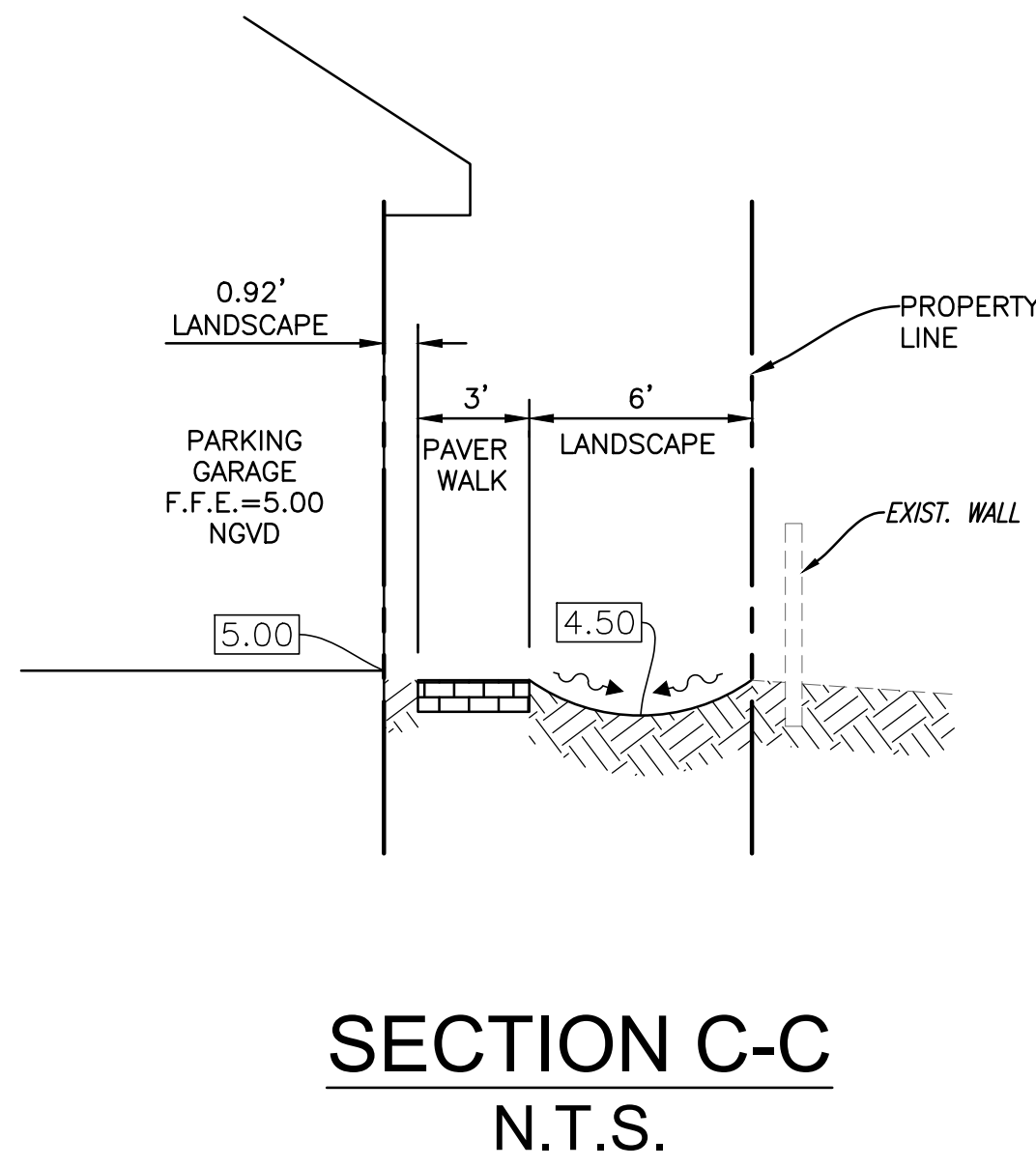
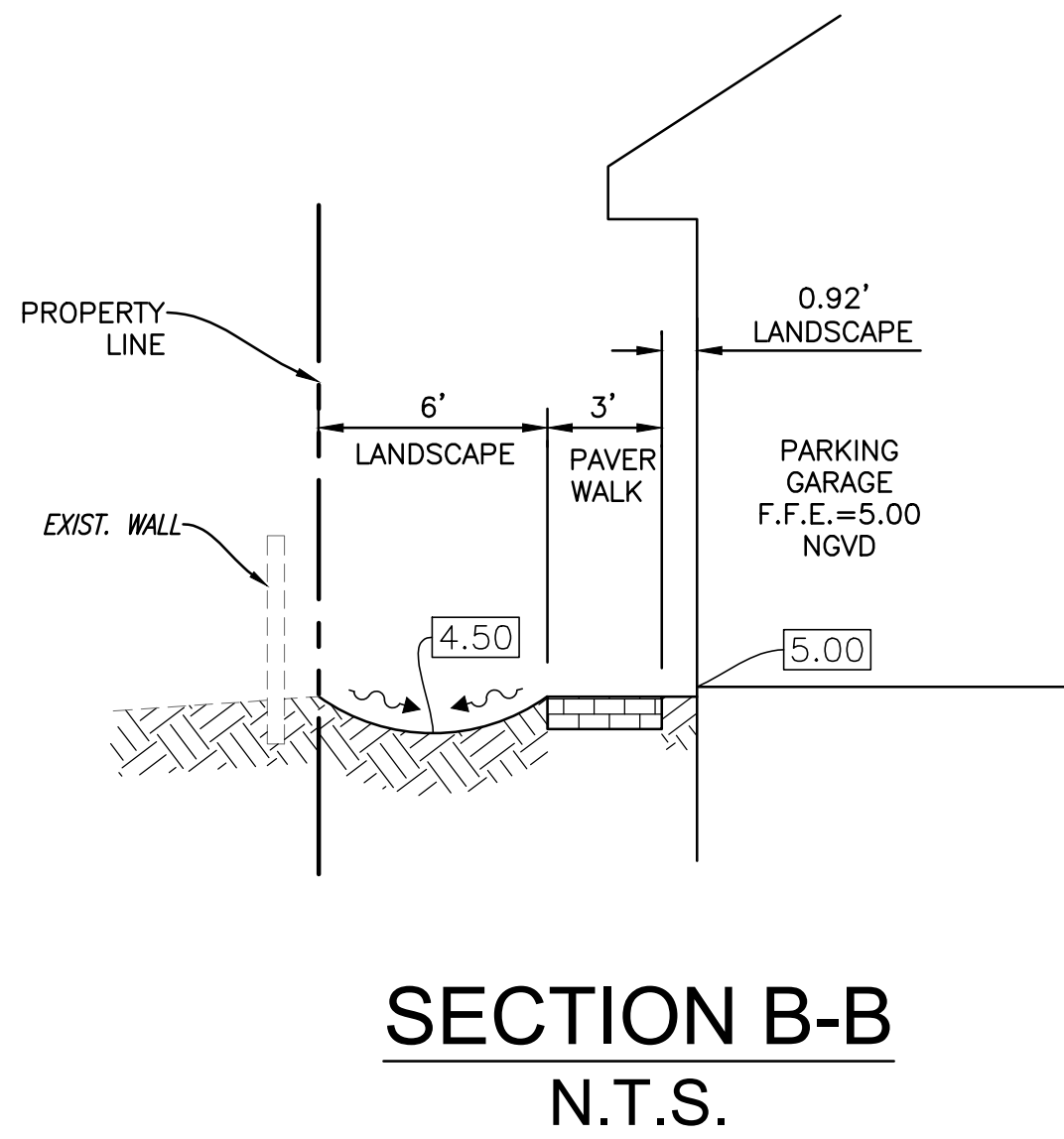
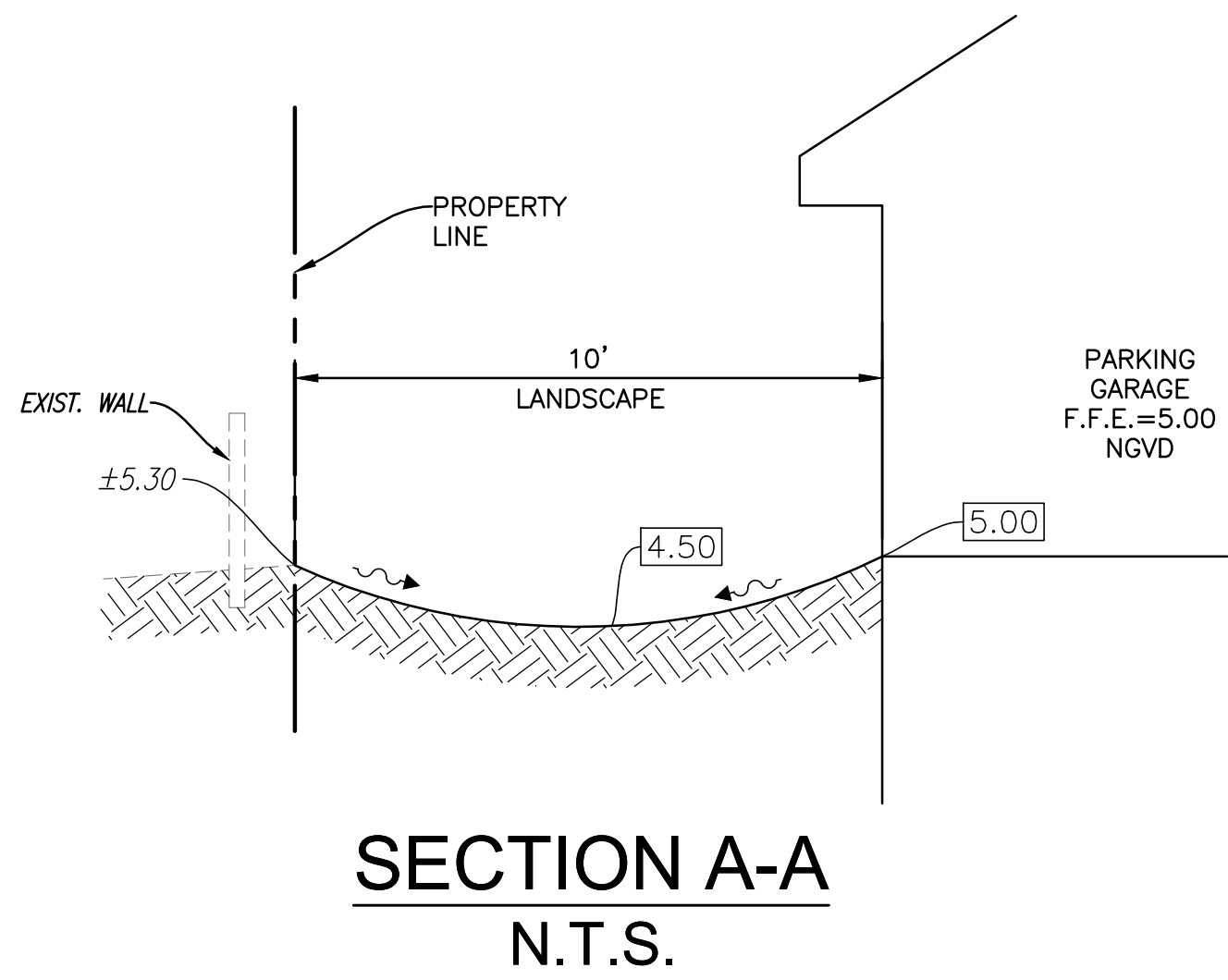
PAVING, GRADING & DRAINAGE PLAN

SCALE: 1"=10'

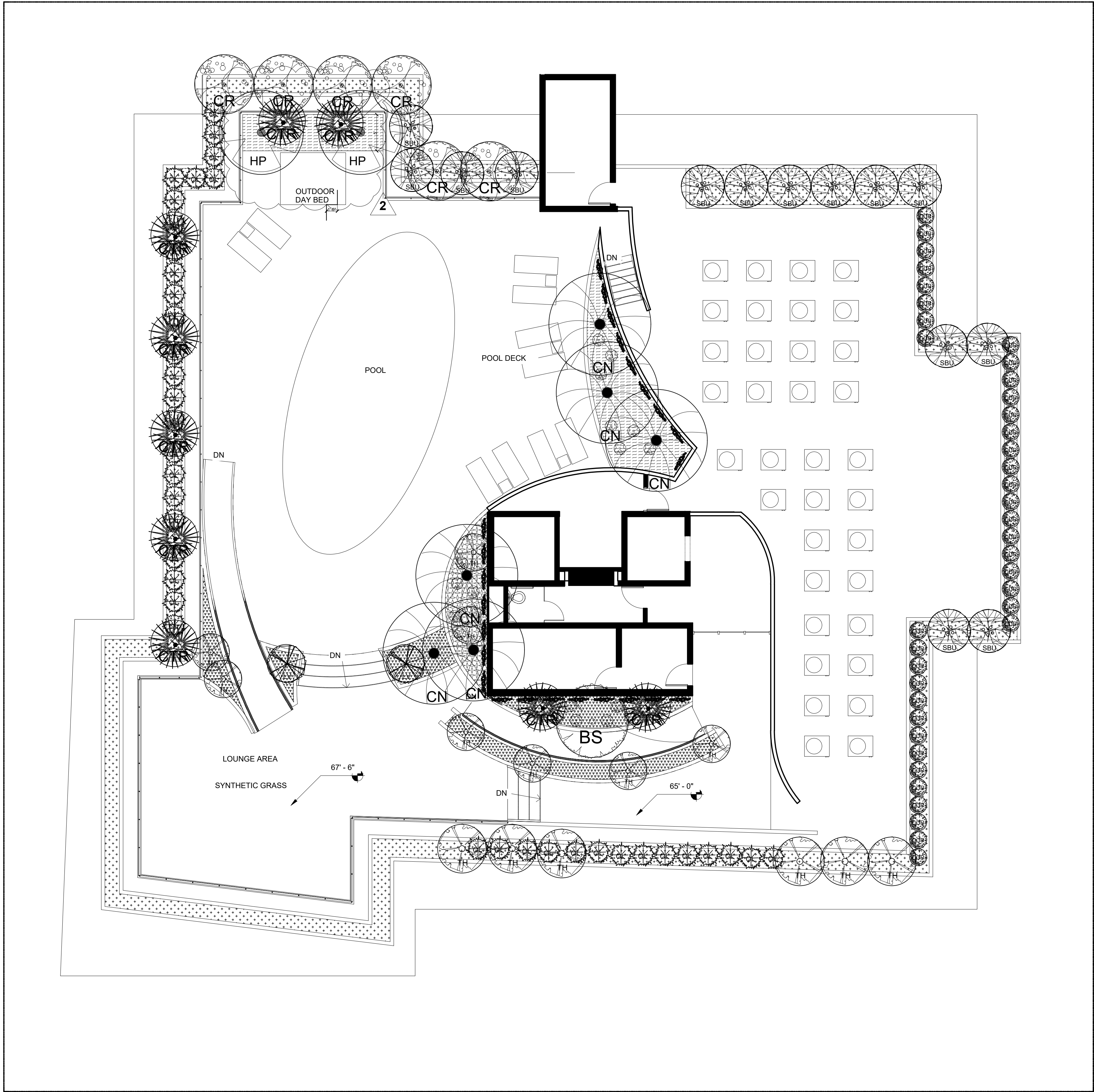
PAVING, GRADING & DRAINAGE PLAN FOR BAY HARBOR 97 1165-1175 97TH STREET BAY HARBOR ISLANDS, FLORIDA 33154	NO. OF SHEETS: 4					<
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J:\CAD\21-39\CAD Files\21-39_Water and Sewer Plan.dwg - 11/30/2021 3:56 PM

J:\CAD\21-39\CAD_Files\21-39_Details and Sections.dwg — 11/30/2021 1:50 PM



SECTIONS & DETAILS FOR		NO. OF SHEETS:		SHEET NO.:		CAD FILE NO.	
BAY HARBOR 97		4		C-4			
1165-1175 97TH STREET							
BAY HARBOR ISLANDS, FLORIDA 33164							
SUSAN C. HOLLAND							
STATE OF FLORIDA PROFESSIONAL ENGINEER							
LICENSE No. 41831							
HOLLAND ENGINEERING							
CIVIL ENGINEERING SOLUTIONS							
301 SW 7th Street							
Fort Lauderdale, Florida 33315							
Phone: 954.367.0371							
Certificate of Authorization 7325							
DESIGNED BY: SCH		DATE: 11/30/21		FIELD BOOK: N/A			
DRAWN BY: HS		SCALE: N"=50'		FINAL APPROVAL			
CHECKED BY: SCH							



PLANT LIST					
TREES & PLANTS					
SYM.	ABV.	QTY	BOTANICAL NAMES	COMMON NAMES	SIZE
BS		1	BURSERA SIMARUBA	GUMBO LIMBO	14' HT - 10' SP 4" DBH
LV		2	LIGNUM VITAE	LIGNUM TREE	10' HT 2" DBH
CR		6	CLUSIA ROSEA	CLUSIA TREE	12' HT 2.5" DBH
CN		9	COCOS NUCIFERA	COCONUT PALM	12'CT x 12' SP
TH		14	THRINAX RADIATA	FLORIDA THATCH PALM	8' CT
SBU		13	CONOCARPUS ERECTUS	SILVER BUTTWOOD	10' HT 2.5"DBH MULTI TRUNK
CTR		10	COCOTHRINAX ARGENTEA	COCOTRINAX PALM	6'CT-2.5"DBH
HP		2	DICTYOSPERMA ALBUM	HURRICANE PALM	7' CT 12"DBH

PLANT LIST					
SHRUB & GROUND COVER					
SYM.	ABV.	QTY	BOTANICAL NAMES	COMMON NAMES	SIZE
OL		40	NERIUM OLEANDER	OLEANDER BUSH	7 GAL 3'HTX3'SP
CCP		40	CHRYSOBALANUS ICACO	COCOPLUM BUSH	7 GAL 3'HT
BIM		19	ALCANTAREA ODORATA	ODORATA BROMELIAD	15 GAL 2' HT
FKT		300	TRIPSACUM DACTYLOIDES	FAKAHATCHEE GRASS	3 GAL 1.5' HT
JAS		24	TRACHELOSPERMUM JASMINOIDES	CONFEDERATE JASMINE	15 GAL 6' HT
BFR		70	NEPHROLEPSIS EXALTATA	BOSTON FERN	3 GAL 1.5' HT
COO		30	ZAMIA INTREGRIFOLIA	COONTIE	3 GAL 1' HT
BCH		100	ERNODEA LITTORALIS	BEACH CREEPER	3 GAL 1' HT

EXOTICSCAPE & ASSOCIATES
LANDSCAPE ARCHITECTURE

181 Harbor Dr. Key Biscayne, FL 33149
(305)785-9256
LA Theresa Wymer LA6667363
Mercedes B.Porcari

97 BAY HARBOR
97 Bay Harbor. Bay Harbor Islands FL 33154

SHEET TITLE
OUTDOOR LOUNGE
LANDSCAPE PLAN

ISSUE DATE
10-20-2021

REVISION
12-13-2021

DESIGN
MERCEDES PORCARI

DRAWN
ROBERTO CR

SCALE
1 / 8" = 1" - 0

SEAL

THERESA WYMER
LA6667363

SHEET NUMBER

LA.02

Landscape maintenance.

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

LANDSCAPE NOTES

01. Non Cypress variety mulch shall extend under all trees, shrubs and ground cover beds to the closest hard edge or sod border, in a minimum of 3" depth.
02. All plants shall meet the minimum standard of Florida No. 1 or better as specified in Grade and Standards for Nursery Plants as published by the Division of Plant Industry, Florida Department of Agriculture, latest edition.
03. All shrubs to be planted a minimum of 24" and ground covers a minimum of 12" from the edge of walks, building walls, pond's edge, etc., Ixora Nora Grant and Raphiolepis Indica to be planted 30" from edge of walkways.
04. All trees and palms over 8" in height shall be braced to prevent lateral movement for a period of six months from the date of planting. Either wood braces as shown in the planting detail, or the wire and turnbuckle method shall be used. No nails, screws, metal straps or wires are to be used directly against the trees or palms trunks.
05. All palms except for species such as Cocos, Acoelorrhaphis, Raphis, and other multitrunk palms, shall have straight trunks, free of scars, decay or any damage caused by digging, transport or planting handling of the same.
06. All work by the Landscape Contractor shall be performed in a professional and sound manner in accordance with established standards of landscape installation practices and workmanship.
07. Landscape Contractor is responsible for verifying plant quantities prior to bidding. Quantities shown in the plans may vary due to actual site scale, job conditions, etc., Landscape Architect assumes no responsibility for the actual plant count necessary for the successful completion of the work.
08. Landscape Contractor and his subcontractors shall be licensed and insured as required by the municipality, country, state or any other governmental agency requiring a license or insurance in order for the Landscape Contractor to perform his work.
09. All work shall conform to Miami-Dade County's landscape ordinance Chapter 18-A, ordinance # 98-13, and any other municipal landscape ordinance in effect at the projects location, including streets-trees.
10. Landscape Contractor is required to procure and obtain any necessary permits applicable for the successful completion of this project, if applicable.
11. Landscape material shall not be allowed to grow in such a manner as to impede streetfront triangle of visibility to property owner or neighbors, so as to materially impede vision between a height of 3 feet and 6 feet.
12. Landscape Contractor shall call Sunshine State One Call Center of Florida at 1-800-432-4770 (Toll Free) 48 hours before digging.
13. Landscape Contractor is responsible for inspecting the site and physically observing all the site conditions prior to entering into Agreements or Contract with Owner. Landscape Contractor shall coordinate his work with the General Contractor of Construction Manager in such a manner as to allowed for a speedy and orderly completion of all work on the site.
14. Any excess soil, landscape materials and debris from the landscape Contractor's work shall be removed from the site immediately upon completion of his work.
15. Landscape Contractor shall coordinate the proposed planting in the Planting Plan with the work required in recoloring and removal of trees in sheet L-1 (Existing Trees).
16. One year guarantee on plant material

Sec. 30-242 - Artificial turf.

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

LANDSCAPE LEGEND

ZONE: RM-2 MULTIPLE FAMILY DISTRICT LOT AREA: 22,500 SF ACRES: 0.51

OPEN SPACE

A. SQUARE FEET OF REQUIRED LANDSCAPE AREA, AS INDICATED ON SITE PLAN REFER TO SITE PLAN 20% MIN (22.4% provided)

REQUIRED/	ALLOWED	PROVIDED
4209.2		5041

ROOFTOP GREEN AREA 1530 SF (ON TOP RECREATION AREA)

TREES

A. NUMBER OF TREES REQUIRED PER LOT ACRE, LESS EXISTING NUMBER OF TREE MEETING MINIMUM REQUIREMENTS = 28 TREES PER ACRE

	15	22
B. % PALMS ALLOWED: NUMBER OF TREE PROVIDED =	NA	NA
C. % NATIVES REQUIRED: NUMBER OF TREE PROVIDED 50% =	8	13
D. % DROUGHT TOLERANT AND LOW MAINTENANCE NUMBER OF TREE PROVIDED X 50% =	8	13
E. STREET TREES (MAXIMUM AVERAGE SPACING OF 35' O.C.):		
LINEAR FEET ALONG STREET 150' / 35' = 4 TREES (PARADISE TREE)	4	4
TOTAL REQUIRED TREES 15 LOT TREES + 5 STREET TREES = 20 TREES	20	28

SHRUBS

A. NUMBER OF SHRUBS REQUIRED: NUMBER OF TREES REQUIRED X 12 = 228

B. % NATIVE SHRUBS REQUIRED: NUMBER OF SHRUBS PROVIDED X 50% = 114

C. 10% OF THE SHRUBS REQUIREMENT SHALL BE LARGE SHRUBS = 23

36

*PROPOSED TREES (22)

+1 SEACRAPE
+12 PICKERING PALM
+9 CALOPHYLLUM

*60% NATIVE TREES

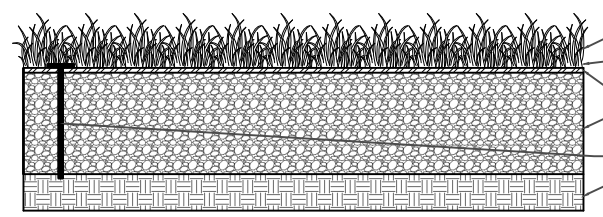
**PROPOSED SHRUBS (279)

+50 JAMAICAN CAPER
+48 SPANISH STOPPER
+60 GREEN ISLAND FICUS
+18 SILVER BUTTWOOD
+23 SIMPSON STOPPER

+40 COCOPLUM
+40 DWARF PINK OLEANDER
(TOP floor planter)

***PROPOSED LARGE SHRUBS/SMALL TREES (36)

+21 SIMPSON STOPPER
+15 SILVER BUTTWOOD



Rooftop synthetic grass area on recreation area 1532 sf

SPECIFICATIONS:

BRAND: SYNTHETIC LAWNS OF MIAMI
MODEL: ABSOLUTE
RECOMMENDED USE: MODERATE TO HEAVY TRAFFIC
YARN COLORS: FIELD GREEN / LINE GREEN WITH BROWN THATCH
YARN TYPE: MONOFILAMENT

YARN COMPOSITION: PE WITH THATCH
THATCH COLOR: BROWN
YARN DENIER: 800 / 5000
FACE WEIGHT: 80 / 2070
TOTAL WEIGHT: 107 OZ/YD
PILE HEIGHT: 1 1/4"

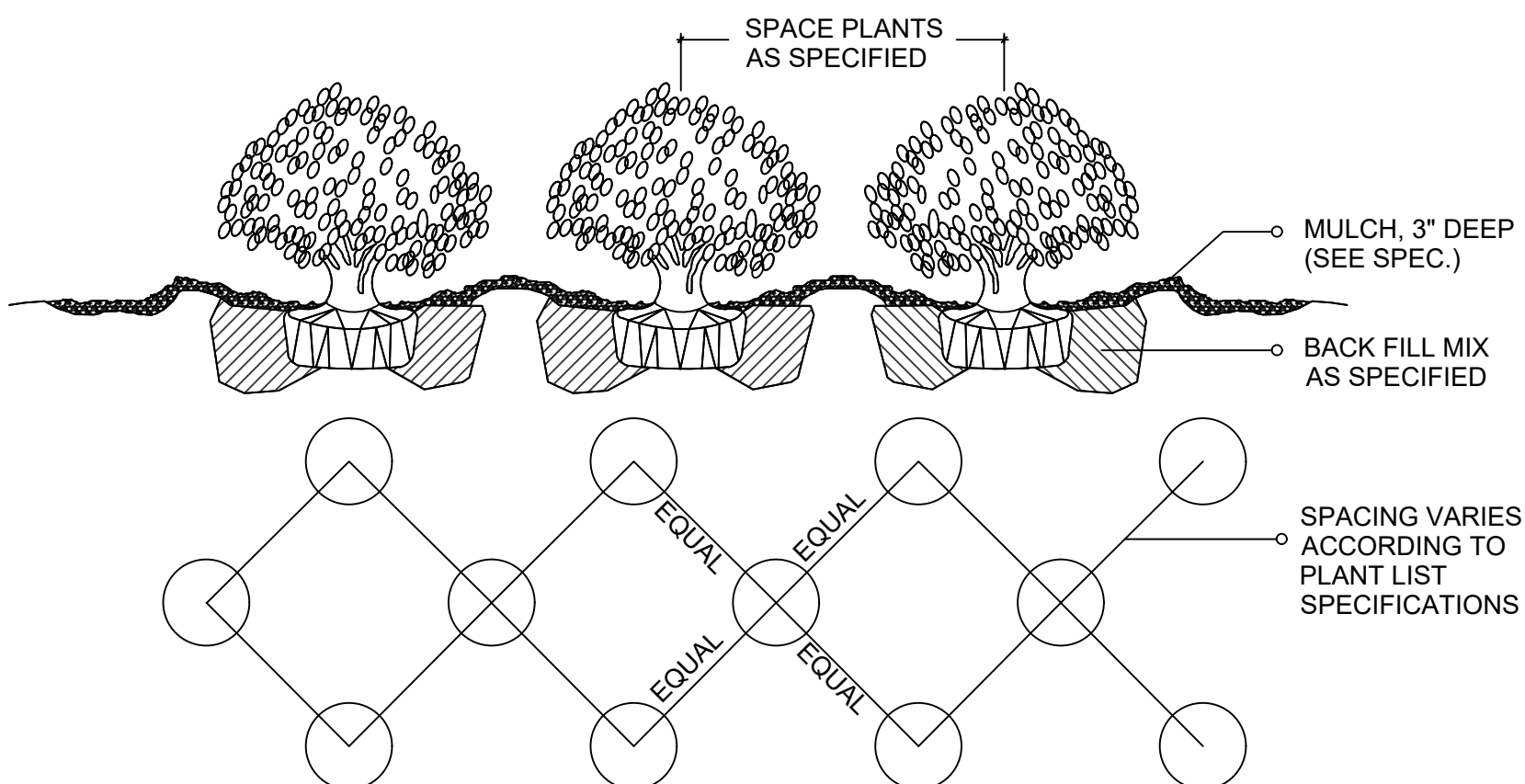
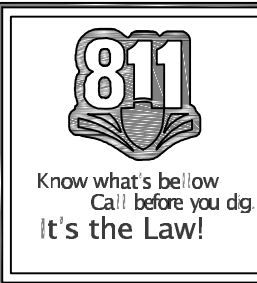
GAUGE: 3/8"
ROLL WIDTH: 15'
ROLL LENGTH: 100'
ROLL WEIGHT: 1155 LB
RECOMMENDED INFILL: 1.5 - 2.5 LBS/SF
WEIGHT/SQFT: 0.7 LB

SYNTHETIC GRASS

SYNTHETIC LAWNS OF MIAMI

NOTES:

1. Artificial turf shall consist of green fillet individual blades of grass that emulate natural turf in look and color and shall have a minimum pile height of 1.5 inches and shall have a minimum tuft weight of 56.80 ounces per square yard.
2. Artificial turf installations shall have a minimum permeability of 30 inches per hour per square yard.
3. All artificial turf shall have a minimum eight year manufacturer's warranty that protects against color fading and a decrease in pile height.
4. Artificial turf shall be lead free.
5. Artificial turf shall be flame retardant.
6. Artificial turf shall be manufactured from polyethylene monofilament, Dual Yarn System.
7. All materials must include test documentation which declares that the artificial turf yarn and backing materials are disposable under normal conditions, at any US landfill station (Total Content Leach Protocol (TCLP) test).
8. The use of indoor or outdoor plastic or nylon carpeting as a replacement for artificial turf or natural turf shall be prohibited.
9. Artificial turf shall not be treated as a fill material, but rather as a planned element of the landscape.
10. Installation, maintenance and repair.
11. All artificial turf shall, at a minimum, be installed by a licensed professional pursuant to the manufacturer's specifications.
12. All artificial turf installations shall be anchored to ensure that the turf will withstand the effects of wind.
13. All seams shall be joined in a tight and secure manner, nailed or glued, not sewn, and edges shall be trimmed to fit against all regular and irregular edges to resemble a natural look.
14. All artificial turf shall be installed over a subgrade prepared to provide positive drainage and an evenly graded mass of compacted, porous crushed rock aggregate material. Base comprising of sand only is not permitted.
15. Proper drainage shall be provided for all artificial turf installations to prevent excess runoff or pooling of water.
16. An infill medium consisting of clean silica sand or other approved mixture shall be brushed into the fibers to ensure that the fibers remain in an upright position and to provide ballast that will hold the turf in place and provide a cushioning effect. Artificial turf shall be visually level, with the grain pointing in a single direction.
17. An appropriate solid barrier device (e.g., concrete mow strip, border board, aluminum edging other barrier with a minimum 3/8" thickness) is required to separate artificial turf from soil and live vegetation prevent intrusion of living plant material into the artificial turf areas.
18. Precautions for installation around existing trees shall be monitored and may be restricted to ensure tree roots are not damaged with the installation of the base material and that the overall health of the tree will not be compromised.
19. All artificial turf shall be maintained in a green fadeless condition and shall be maintained free of dirt, mud, stains, shall include, but not be limited to cleaning, brushing, debris removal, repairing of depressions and ruts to maintain a visually-level surface; elimination of any odors, flat or matted areas, weeds, and evasive roots; and all edges of the artificial turf shall not be loose and must be maintained with appropriate edging or stakes.
20. All artificial turf must be replaced if it falls into disrepair with fading or holes or loose areas. Replacement and repairs shall be done with like materials from the same manufacturer and done so in a manner that results in a repair that blends in with the existing artificial turf.
21. Made, assembled and warranted in the United States

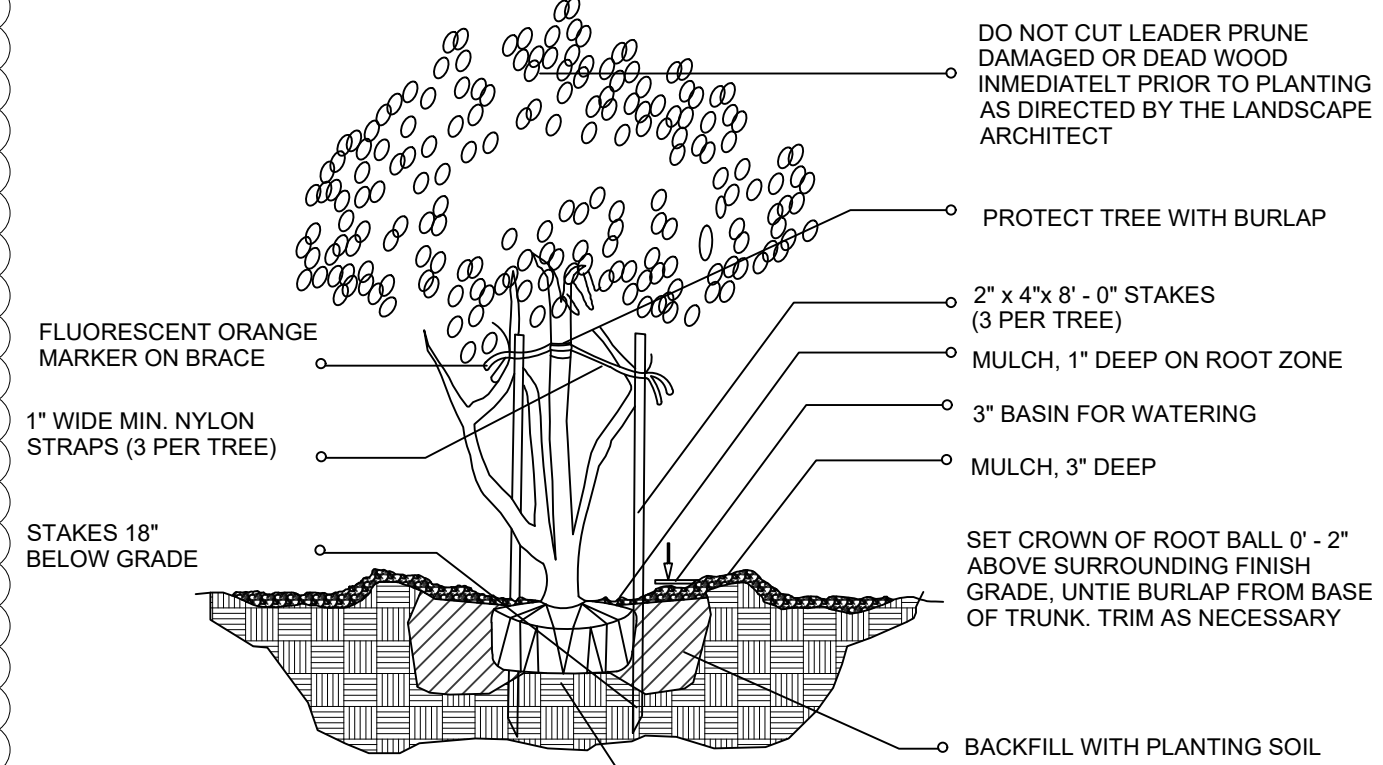
SHRUB / GROUND COVER
SPACING PLANTING DETAIL

ABBREVIATIONS:

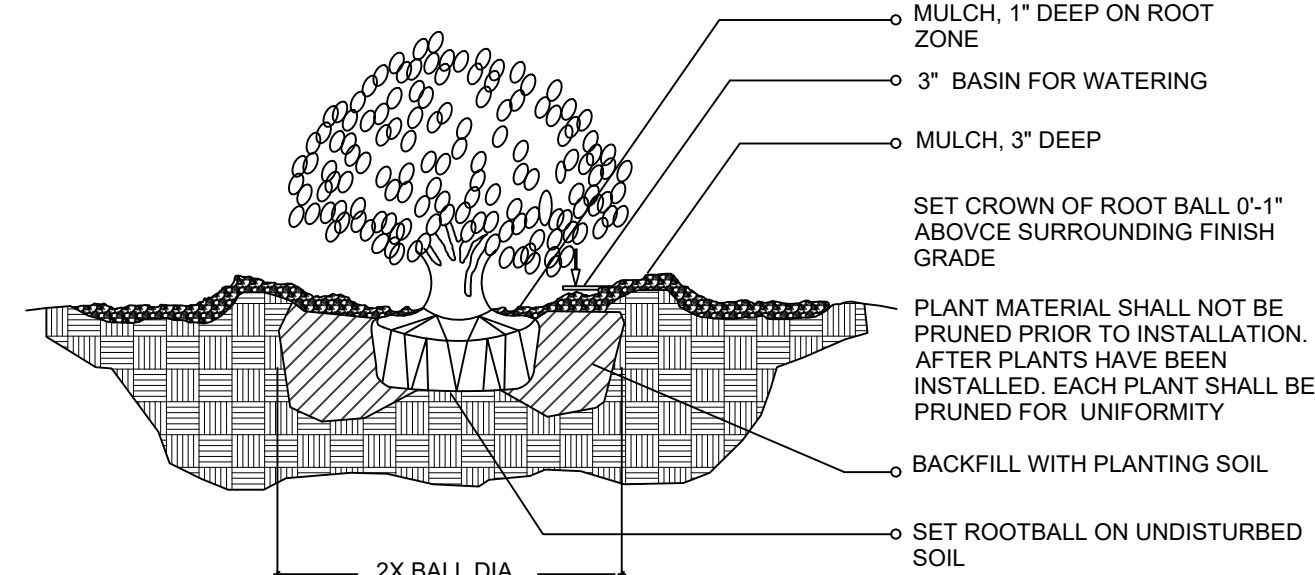
g.t.=Gray Trunk.
c.t.=Clear Trunk.
o.c.=On Center.
B&B=Balled and Burlaped.
o.a.=Overall Height.

SPD=Spread.
NAT.=Native specie.
g.w.=Gray Wood.
min.=minimum

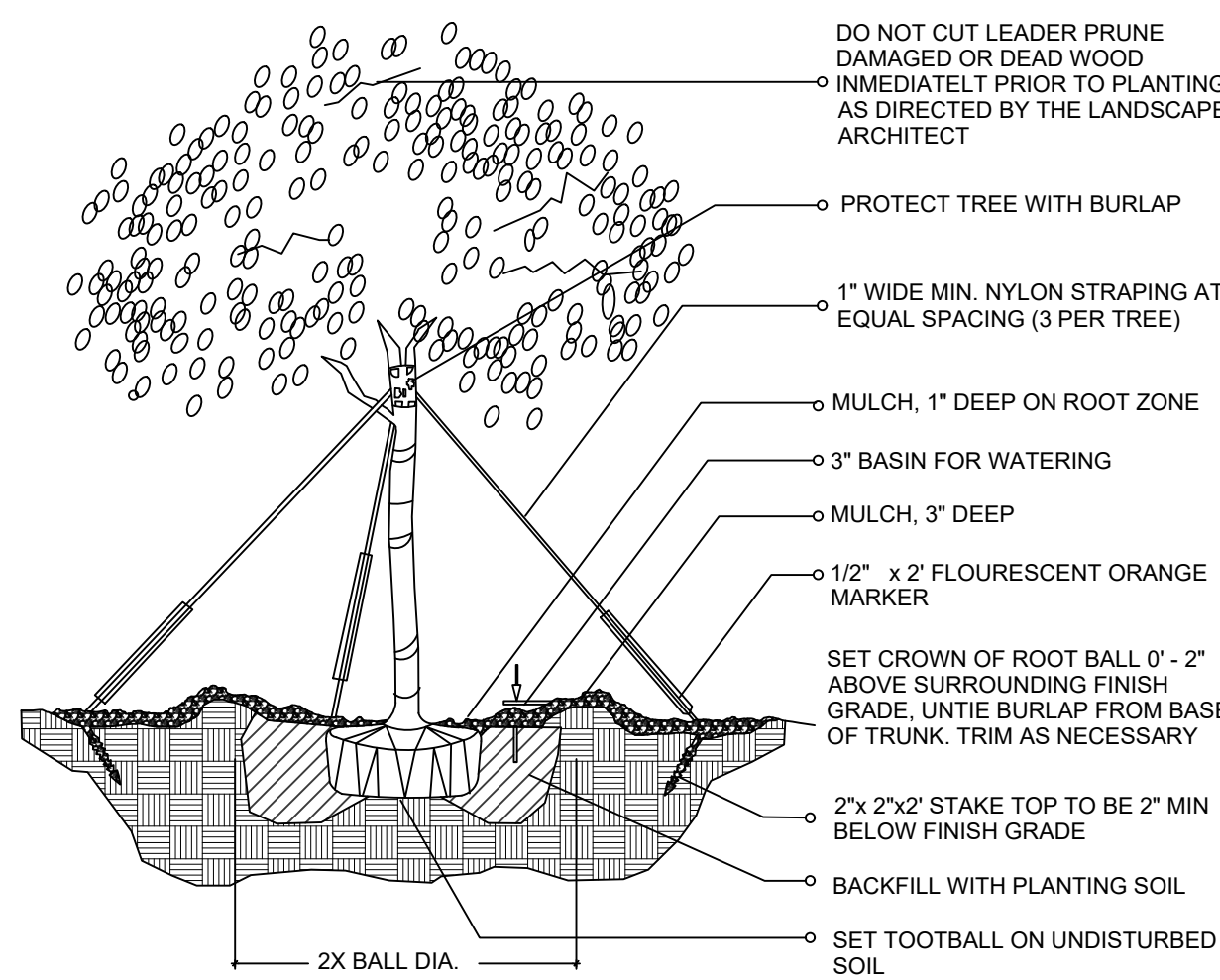
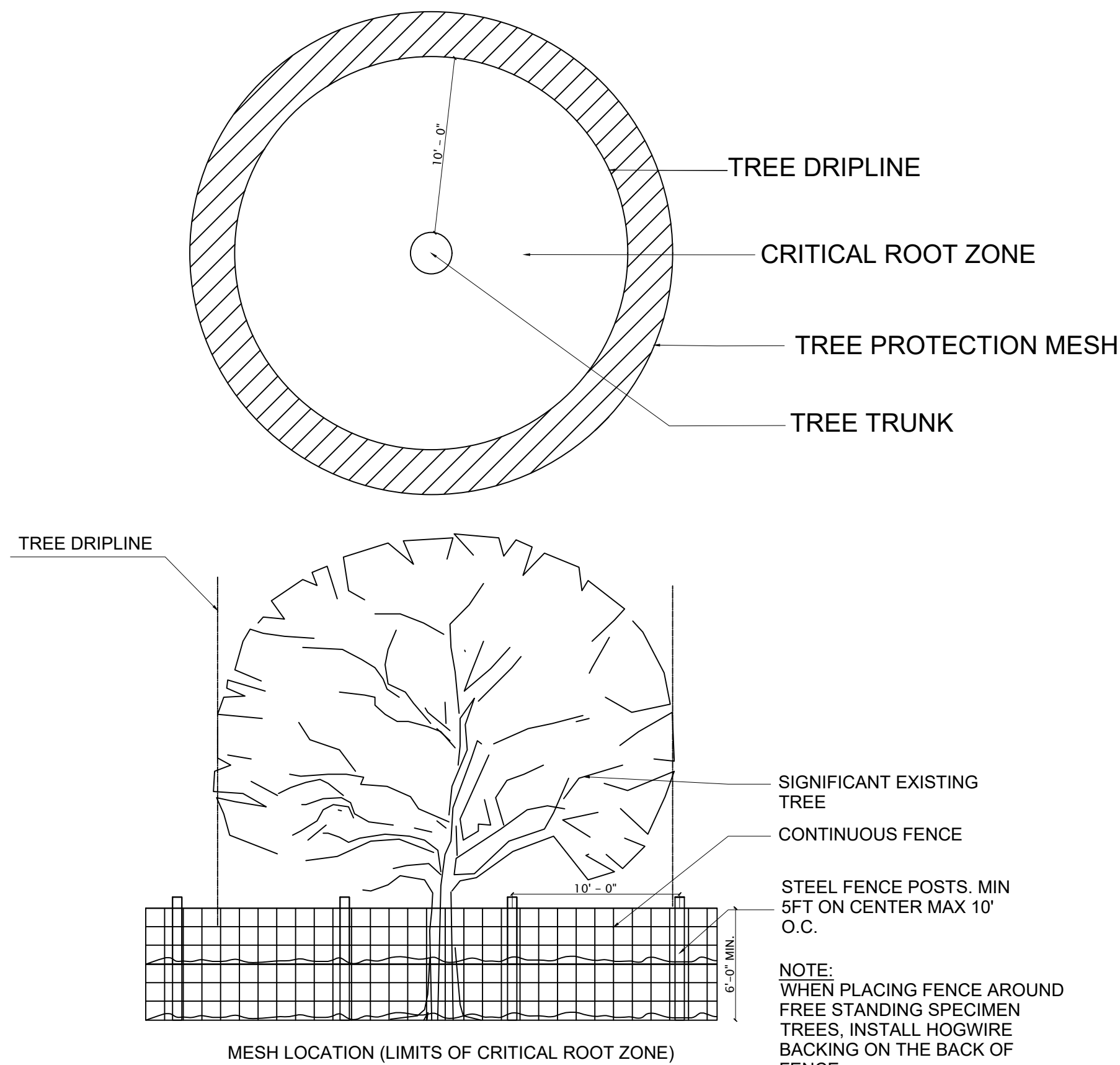
*SC= Shrubs counted toward shrubs requirement.
*TC= Tress/Palm counted toward Tree requirement.
EC= Energy Conservation Zone



MULTI-TRUNK AND SMALL TREE (2' cal. and under) / PLANTING DETAIL

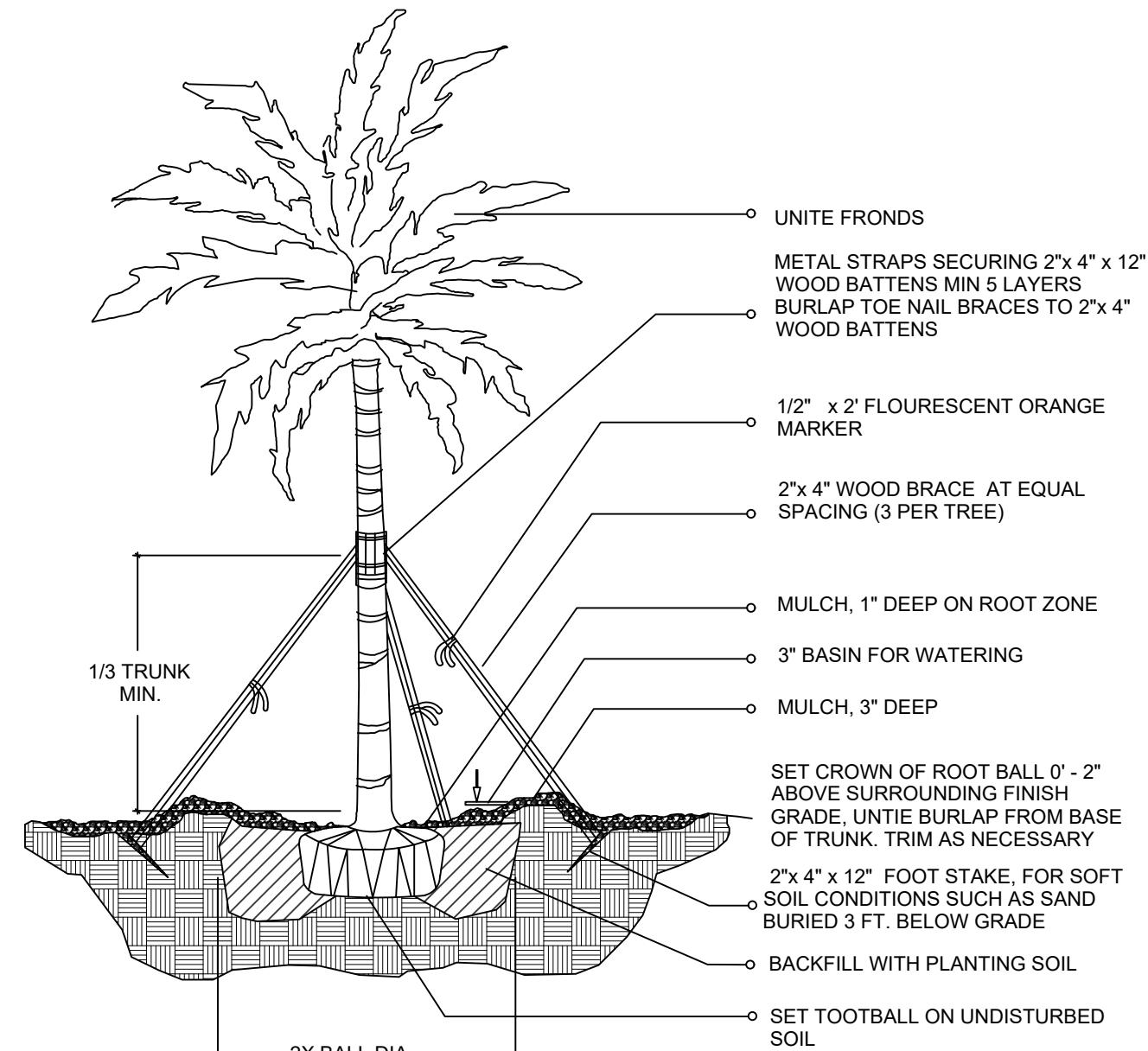


SHRUB / PLANTING DETAIL

(2" cal. and over)
LARGE TREE / PLANTING DETAIL

TREE PROTECTION MESH DETAIL

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



LARGE PALM / PLANTING DETAIL

EXOTICSCAPE & ASSOCIATES
LANDSCAPE ARCHITECTURE

181 Harbor Dr. Key Biscayne, FL 33149
(305)785-9256
LA Theresa Wymer LA6667363
Mercedes B.Porcarl

97 BAY HARBOR
97 Bay Harbor. Bay Harbor Islands FL 33154SHEET TITLE
PLANT DETAILS

ISSUE DATE
10-20-2021

REVISION
11-29-2021

DESIGN
MERCEDES PORCARI

DRAWN
ROBERTO CR

SCALE
1/8" = 1" - 0

SEAL

THERESA WYMER
LA6667363

SHEET NUMBER

LA.03



EXOTICSCAPE & ASSOCIATES
LANDSCAPE ARCHITECTURE

181 Harbor Dr. Key Biscayne, FL 33149
(305) 785-9256
LA Theresa Wymer LA6667363
Mercedes B. Porcari

97 BAY HARBOR
97 Bay Harbor. Bay Harbor Islands FL 33154

SHEET TITLE
LANDSCAPE
ELEVATIONS

ISSUE DATE
10-20-2021

REVISION
11-29-2021

DESIGN
MERCEDES PORCARI

DRAWN
ROBERTO CR

SCALE
1/8" = 1' - 0

SEAL

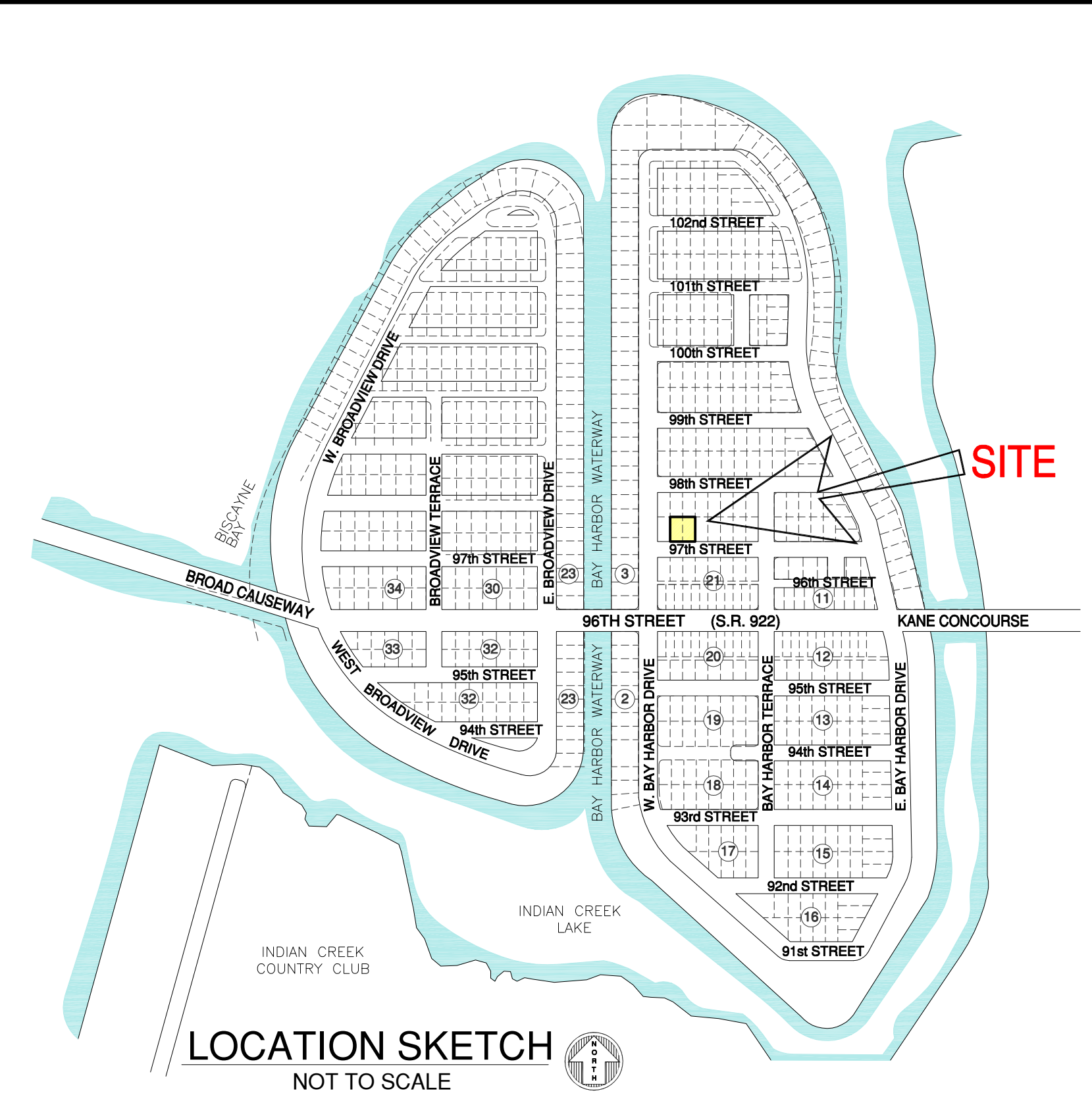
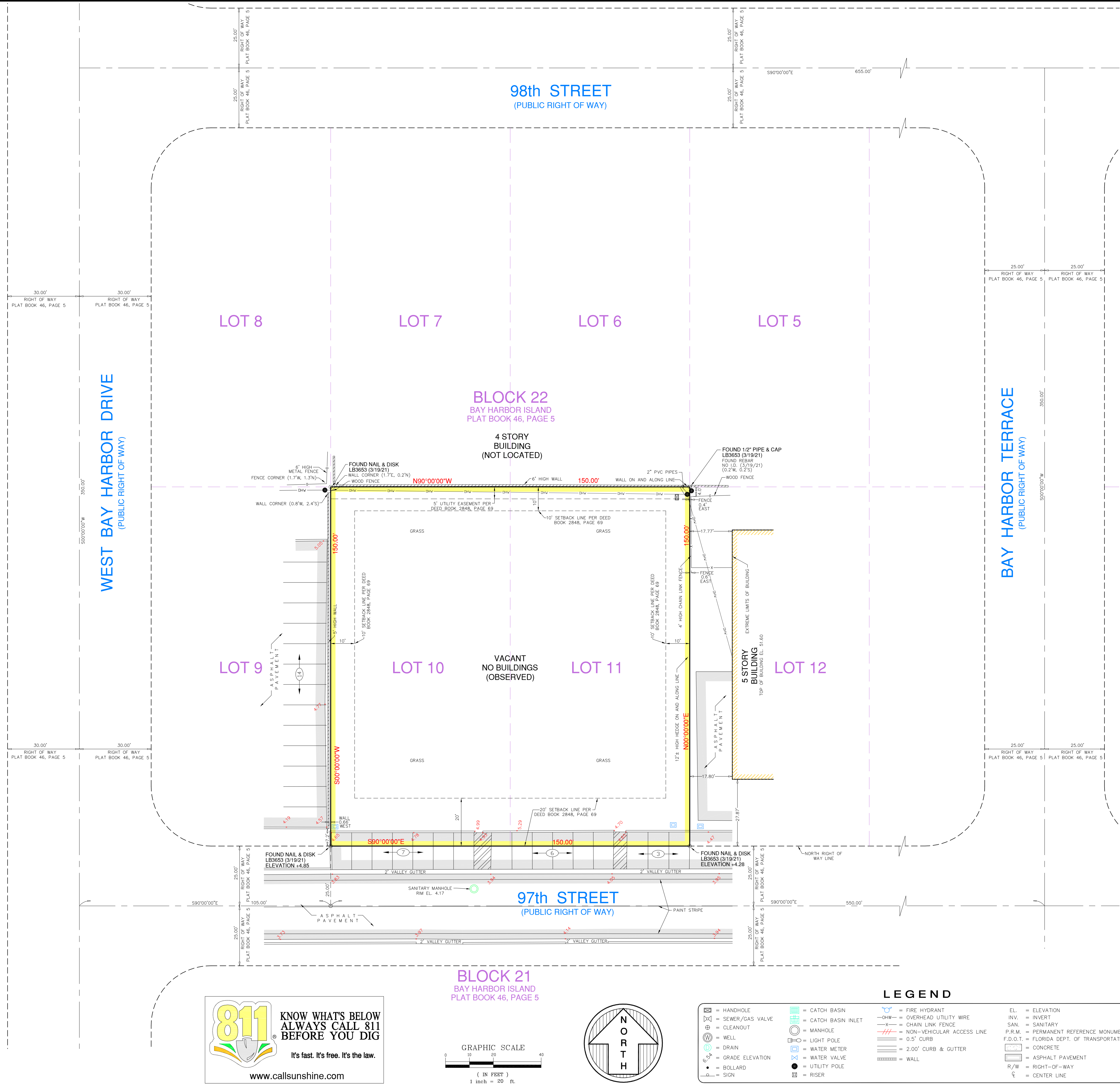
THERESA WYMER
LA6667363

SHEET NUMBER

LA.04

Comments on November 12 2021

1



LEGAL DESCRIPTION:

Lots 10 and 11, Block 22 of BAY HARBOR ISLAND, according to the plat thereof as recorded in Plat Book 46 at Page 5, of the Public Records of Miami-Dade County, Florida.

SURVEYOR'S NOTES:

— This site lies in Section 27, Township 52 South, Range 42 East, Town of Bay Harbor Islands, Miami-Dade County, Florida.

— All documents are recorded in the Public Records of Miami-Dade County, Florida unless otherwise noted.

— Lands shown hereon are abstracted for restrictions, easements and/or rights-of-way of records per Old Republic National Title Insurance Company File No. 21038779 with a commitment date of February 17, 2021. Easements and/or rights of way of record per title commitment that are plottable are shown on this ALTA/NSPS Land Title Survey.

SCHEDULE B II - PART II

1-6. Standard Exceptions not addressed.

7. Dedications and easements contained on the Plat of Bay Harbor Island recorded in Plat Book 46, Page 5.

8. Encumbers parcel. Right of way per said plat is shown on the survey.

9. Declaration of Restrictions recorded in Deed Book 2848, Page 69, together with and as affected by Assignment recorded in O.R.B. 9632, Page 1157, and Notices To Extend recorded in O.R.B. 9649, Page 253 and O.R.B. 26282, Page 717 and O.R.B. 30089, page 3851, which contain provisions creating easements, building and use restrictions, but omitting any restrictions based on race, color, religion or national origin.

10. Encumbers parcel. Easement and setback shown on the survey.

11. Easements reserved in the Warranty Deed from Bay Harbor Island, Inc. recorded in Deed Book 2994, Page 278.

12. Not a part of Block 22.

13. Ordinance creating the Bay Harbor Island Security Guard Special Taxing District recorded in O.R.B. 17721, Page 2454. The amount of assessment or levy, if any, has not been determined.

14. Not a part of Block 22.

15. Reservations contained in Deed No. 19145 from the Trustees of the Internal Improvement Fund of the State of Florida to Bay Harbor Island, Inc. dated April 23, 1948 and recorded under Clerk's File Number 127349 in Deed Book 3128, Page 247.; however, the right of entry has been released pursuant to Sec. 270.11 F.S..

16. Encumbers parcel but not subject to location. Blanket in nature.

17. Rights of tenants in possession under unrecorded leases.

18. Not a survey matter.

NOTE: All recording references in this commitment/policy shall refer to the public records of Miami-Dade County, Florida, unless otherwise noted.

— Bearings hereon are referred to an assumed value of S90°00'00"E for the North right of way line of 97th Street, and evidenced by (2) two found nails & disks.

— Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Miami-Dade County Benchmark No. R-243, Elevation +6.61 Located in February 2015 at 96 Street and East Broadview Drive.

— Elevations shown hereon have not been updated to reflect possible settlement and/or changes after the date of the original survey.

— Lands shown hereon are located within an area having a Zone Designation AE (EL 8) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 12086C0144L, for Community No. 120637, dated September 11, 2009, and index map revised September 11, 2009, and is relative to the National Geodetic Vertical Datum of 1929.

— Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.

— Lands shown hereon containing 22,500 square feet, or 0.517 acres, more or less.

— All horizontal control measurements are within a precision of 1:10,000.

— This map is intended to be displayed at the graphic scale shown hereon or smaller.

— Improvements shown beyond the (scope/limits) of this boundary & topographic survey may not be current or located.

— Roof overhang not located unless otherwise shown.

— Underground improvements and/or underground encroachments not shown unless otherwise indicated.

— The approximate location of all utilities shown hereon were determined from As-Built plans and/or on-site locations and should be verified before construction.

— Legal description shown hereon based on title commitment furnished by client and no claims as to ownership are made or implied.

— That the subject property has direct physical access to 97th Street, a dedicated public right of way.

— Polio No.s: 13-2227-001-3840 & 13-2227-001-3850.

SURVEYOR'S CERTIFICATION TO:

BH Equity Investments, LLC and/or its assigns
Saul Ewing Arnstein & Lehr LLP
Old Republic National Title Insurance Company
JMP Bay Harbor Lender, LLC, a Florida limited liability company
BH Bay Harbor 97 LLC, a Delaware limited liability company

This is to certify that this "Boundary and Topographic Survey" was made under my responsible charge on February 11, 2015 and last updated March 24, 2021, in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

The fieldwork was completed on March 24, 2021.

Not valid without the signature and original raised seal or a digital signature of the Florida Licensed Surveyor and Mapper shown below

FORTIN, LEAVY, SKILES, INC., LB3653

By: Daniel C. Fortin Jr., For The Firm
Surveyor and Mapper, LS6435
State of Florida.

Original Date
2/11/15

Scale
1"=20'

Drawn By
DWF

CAD No.
150129

Plotted
2/13/15 4:08p

Ref. Dwg.
20990-027

Field Book
631/27-28 - RLL

Job No.
150129

Dwg. No.
2015-016

Sheet
1 of 1

This Drawing is the Property of Fortin, Leavy, Skiles, Inc. and is an Instrument of Service not to be Reproduced in Whole or in Part without the Express WRITTEN Permission of Same.

1 210136 UPDATED SURVEY (3/19/21) - SJD

No. O.N.

Revision Description

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 Northeast 168th Street / North Miami Beach, Florida 33162
Phone 305-653-4493 / Fax 305-651-7152 / Email fls@flsurvey.com

ALTANSPPS LAND TITLE SURVEY
1165 & 1175 97th STREET
TOWN OF BAY HARBOR ISLANDS, MIAMI-DADE COUNTY, FLORIDA

Original Date
2/11/15

Scale
1"=20'

Drawn By
DWF

CAD No.
150129

Plotted
2/13/15 4:08p

Ref. Dwg.
20990-027

Field Book
631/27-28 - RLL

Job No.
150129

Dwg. No.
2015-016

Sheet
1 of 1

AGENDA ITEM REPORT

February 1, 2022

ITEM NUMBER: 3.

ITEM: Request for approval for a new single-family home for "RAFA LLC" located at 10241 E. Broadview Drive, Lot 27 of Block 23. The owner is proposing to construct a new two-story single-family home on a waterfront lot. The existing 4,040 sq. ft. single-story home (built in 1952) will be demolished and be replaced with a new two-story 7,054 sq. ft. home. The residence will have 6 bedrooms, 5 full baths and 2 1/2 baths with a 2-car garage. Enclosed please find the site plan and elevations. Item #3

DESCRIPTION:

RECOMMENDED ACTION:

Design meets Town Code and was approved by Michael Miller Planning Associate Representative, Mr. Edward Ploski, Community Planner.

FINANCIAL ANALYSIS:

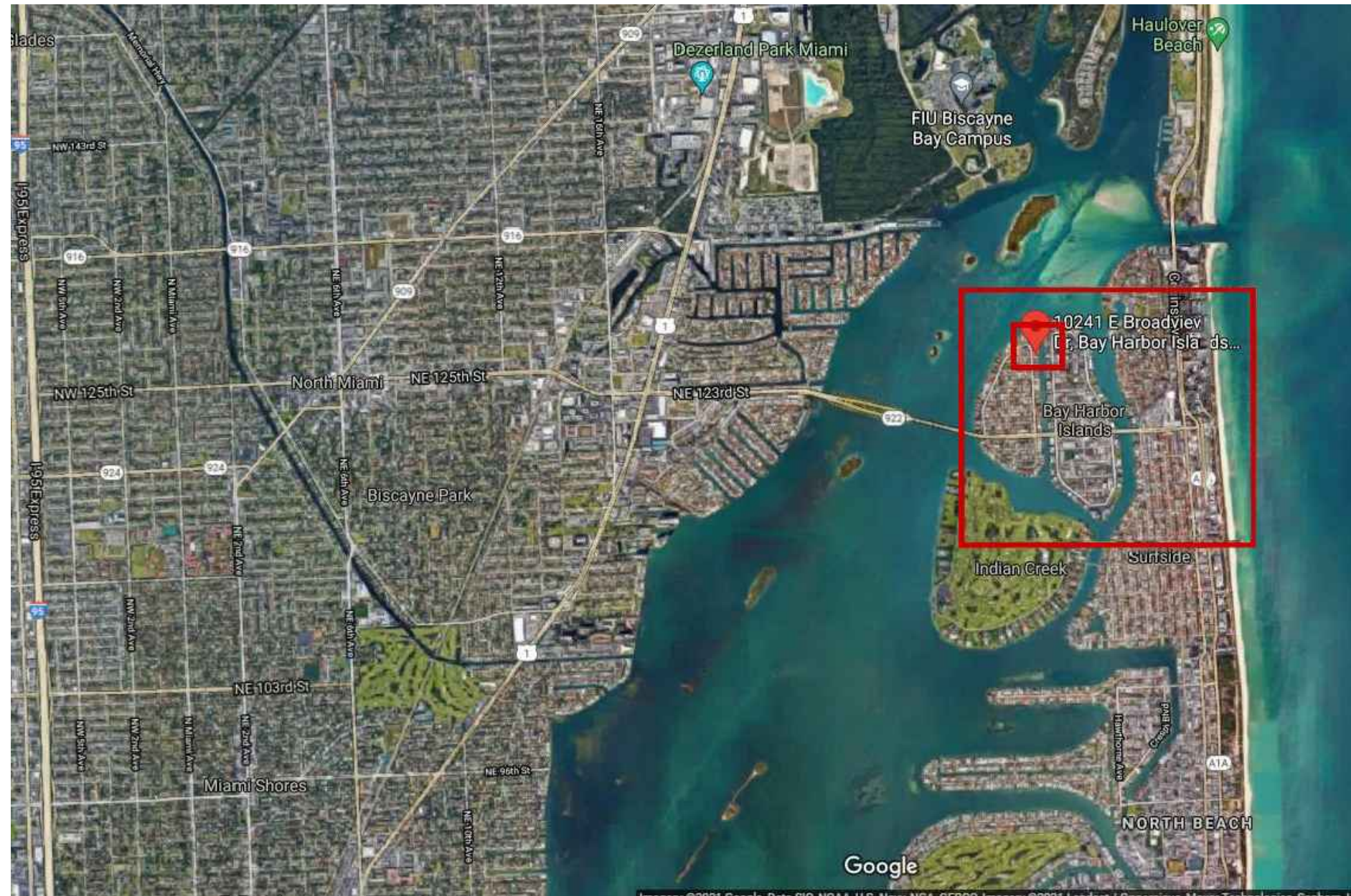
BUDGET IMPACT:

Submitted By: Ayanidys Martinez

ATTACHMENTS

1.	10241 E Broadview Dr DRB 2.1.2022
2.	BHI DRB Staff Report 10241 EBVD SFR Jan 18 2022

10241 EAST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL.



Project Number:
21182

10241 East Broadview Drive
Bay Harbor Islands, Florida 33154

A F F I N I T I
a r c h i t e c t s

6100 Broken Sound Pkwy, NW - Suite 8 - Boca Raton FL - 33487
561.750.0445 AFFINIARCHITECTS.COM

ZONING DATA			
LAND USE:	RESIDENTIAL LOW DENSITY (0-6- DUA)		
ZONING:	RD		
LOT SIZE	11,250 S.F. 0.258 ACRES		
SETBACKS FOR HOUSE:	REQUIRED	PROPOSED	
FRONT:	25'-0"	25'-0"	
SIDE:	10'-0"	10'-0"	
REAR:	25'-0"	25'-0"	
SETBACKS FOR POOL:	REQUIRED	PROPOSED	
REAR:	5'-0"	8'-6"	
SIDE:	10'-0" & 14'-10"	10'-0" & 29'-4"	
PARKING	REQUIRED	PROPOSED	
PARKING SPACES PROVIDED	2	5	
PARKING SPACES IN GARAGE		2	
PARKING SPACES IN DRIVEWAY		3	
SQUARE FOOTAGE OF RESIDENCE:	7,054 S.F.		
FIRST FLOOR A.C. SPACE	2,809 S.F.		
FIRST FLOOR COVERED LOGGIA	572 S.F.		
GARAGE AREA	550 S.F.		
FIRST FLOOR COVERED ENTRY & BALCONY OVERHANG	200 S.F.		
TOTAL FIRST FLOOR AREA	4,131 S.F.		
SECOND FLOOR A.C. SPACE	2,761 S.F.		
SECOND FLOOR COVERED BALCONY	162 S.F.		
TOTAL SECOND FLOOR AREA	2,923 S.F.		
ALLOWABLE SECOND FLOOR AREA:	REQUIRED 80% MAX	PROPOSED 73.1%	
DRIVEWAY WIDTHS	20'-0" MAX		

IMPERVIOUS CALCULATIONS	
TOTAL LOT AREA:	11,250 S.F.
RESIDENCE FOOTPRINT:	4,046 S.F.
POOL/POOL DECK :	1,055 S.F.
WALKWAYS & DRIVEWAY:	932 S.F.
CONCRETE PADS/STEPS :	197 S.F.
SITE WALLS :	235 S.F.
TOTAL :	6,465 S.F.
	57.5%
	(60% MAXIMUM)

PERVIOUS CALCULATIONS	
TOTAL LOT AREA:	11,250 S.F.
GREENSPACE:	4,785 S.F.
TOTAL:	42.5%
	(40% MINIMUM)

FRONT YARD PERVIOUS & IMPERVIOUS CALCULATIONS	
FRONT YARD AREA:	1,875 S.F.
IMPERVIOUS FRONT YARD AREA:	668 S.F.
	35.6% (50% MAXIMUM)
PERVIOUS FRONT YARD GREENSPACE:	1,207 S.F.
	64.4% (50% MINIMUM)

FLOOD LEGEND	
FEMA FLOOD ELEVATION	+8.00' NGVD
FLOOD ZONE	AE-8.0'
FINISHED FIRST FLOOR ELEVATION	+9.00' NGVD
LOWEST ELEVATION OF EQUIPMENT	+8.00' NGVD
HIGHEST CROWN OF ROAD	+4.29' NGVD
LOWEST ADJ. GRADE ELEV.	+5.13' - NGVD
HIGHEST ADJ. GRADE ELEV.	+6.00' - NGVD
FIRM MAP NUMBER	120637 - 0114L

AREA CALCULATIONS	
FIRST FLOOR A/C	2,809 SQ. FT.
SECOND FLOOR A/C	2,761 SQ. FT.
TOTAL A/C	5,570 SQ. FT.
GARAGE	550 SQ. FT.
COVERED ENTRY & BALCONY OVERHANG	200 SQ. FT.
COVERED LOGGIA	572 SQ. FT.
COVERED BALCONY	162 SQ. FT.
TOTAL NON A/C	1,484 SQ. FT.
TOTAL	7,054 SQ. FT.

NORTH	
LEGAL DESCRIPTION	
LOT 27, BLOCK 23, OF "BAY HARBOR ISLAND", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, AT PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA	

BUILDING HEIGHT	
ALLOWED BLDG. HEIGHT:	35'-0"
PROVIDED BLDG. HEIGHT:	34'-10"

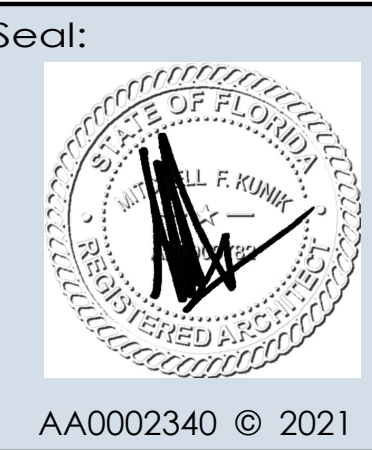
LOT COVERAGE	
LOT AREA	11,250 S.F.
LOT COVERAGE ALLOWED, 40%	4,500 S.F.
LOT COVERAGE PROPOSED, 35.5%	3,994 S.F.

SHEET INDEX			
SHEET	DESCRIPTION	SHEET	DESCRIPTION
A0.0	COVER	L0.0	LANDSCAPE COVER SHEET
A0.1	EXISTING SITE PHOTOGRAPHS	L0.1	RENDERED LANDSCAPE PLAN
A0.2	AERIAL VIEWS	L1.0	LANDSCAPE PLAN
A1.0	SITE PLAN	L2.0	FRONT + REAR ELEVATIONS
A3.0	FIRST FLOOR PLAN	L2.1	SIDE ELEVATIONS
A3.1	SECOND FLOOR PLAN	L3.0	EXISTING TREE SURVEY + DISPOSITION PLAN
A3.2	AREA CALCULATIONS	L5.0	LANDSCAPE LEGEND, PLANT LIST, NOTES + DETAILS
A4.0	ROOF PLAN		
A5.0	WEST-FRONT AND SOUTH-RIGHT ELEVATIONS	C-2	PAVING GRADING AND DRAINAGE PLAN
A5.1	EAST-REAR AND WEST-LEFT ELEVATIONS		
A5.2	WEST-FRONT AND SOUTH-RIGHT COLORED ELEVATIONS		SURVEY
A5.3	EAST-REAR AND WEST-LEFT COLORED ELEVATIONS		
A5.4	FRONT PERSPECTIVE RENDERINGS & MATERIALS		
A5.5	REAR PERSPECTIVE RENDERING		

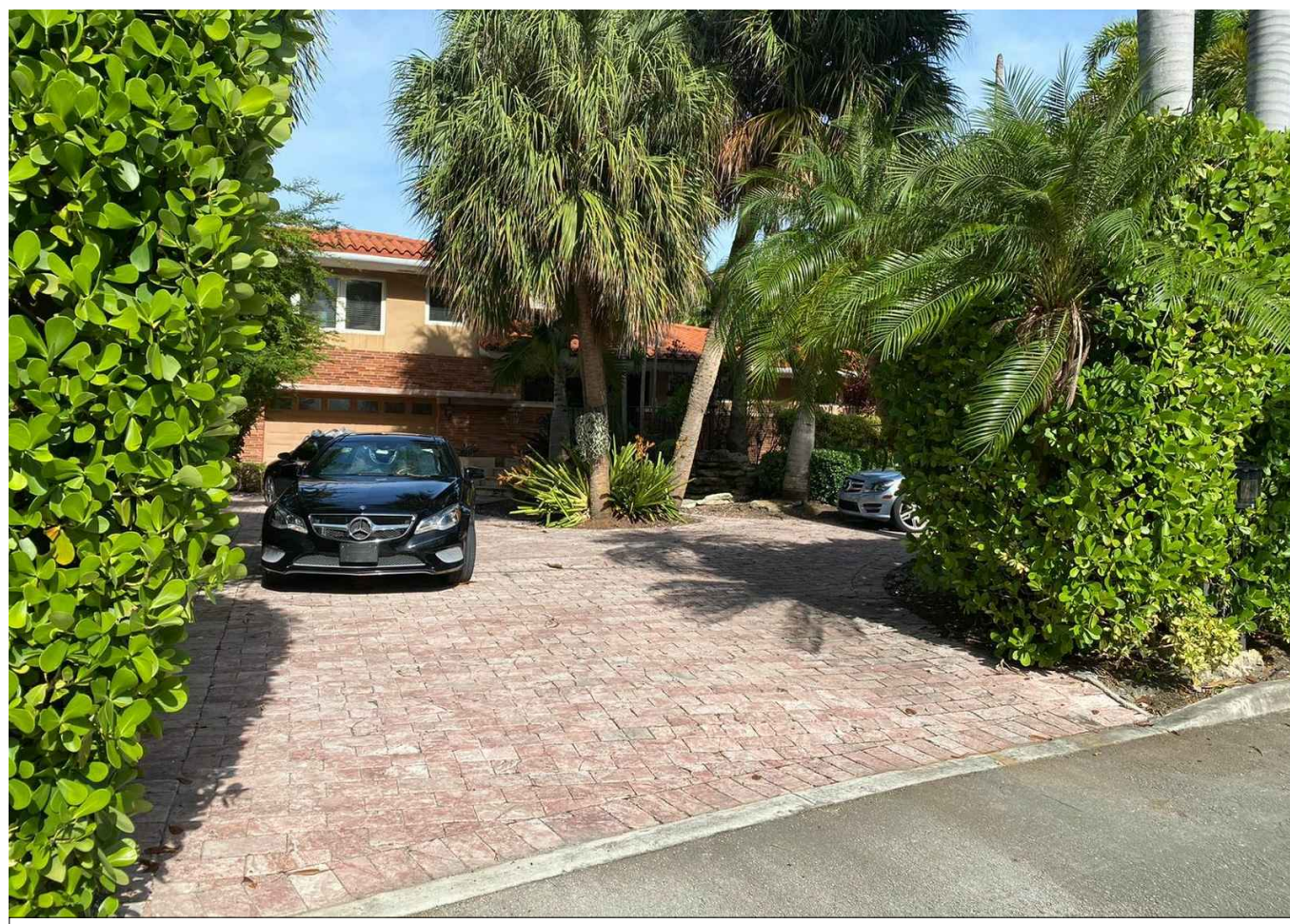
CIVIL ENGINEER	LANDSCAPE ARCHITECT	BUILDER	CLIENT
ROSS ENGINEERS, INC. 17670 NW 78TH AVENUE SUITE 214 MIAMI, FL 33015 OFFICE: (784) 468-8304 FAX: (305) 392-1019	CHRISTOPHER CAWLEY LANDSCAPE ARCHITECTURE 780 NE 69TH STREET SUITE 200 MIAMI, FL 33138 OFFICE: (786) 536-2961	TBD	RAFA LLC

Revisions		
	PLANNING & ZONING COMMENTS	12/21/2021

PLANNING & ZONING		
Date	11/12/2021	
Drawn Checked	LT BMS	
Date Approval	-	
Date Permit	-	
Date Construction	-	



A0.0



① 10261 E BROADVIEW
N.T.S.



② 10240 E BROADVIEW
N.T.S.



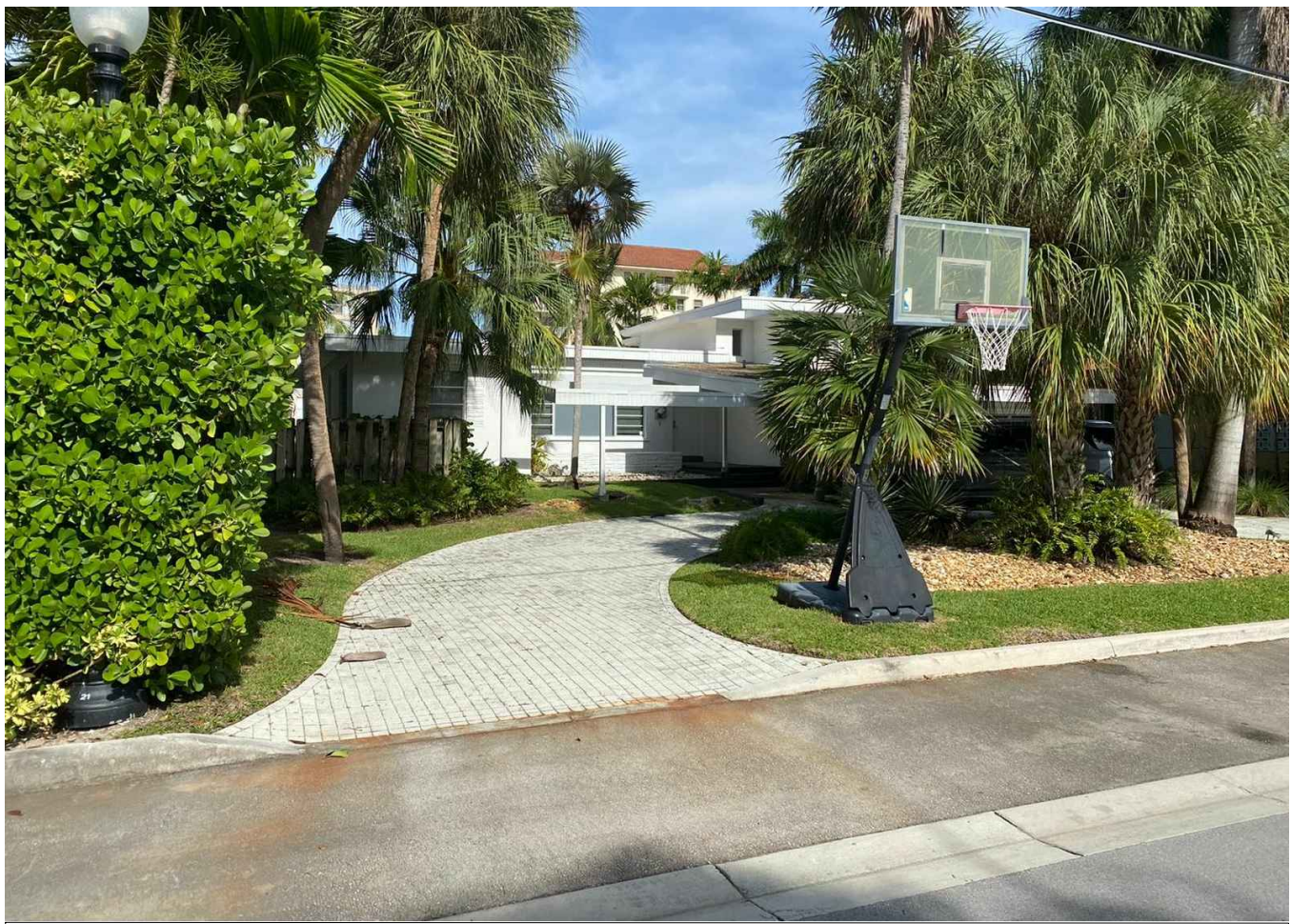
③ 10221 E BROADVIEW
N.T.S.



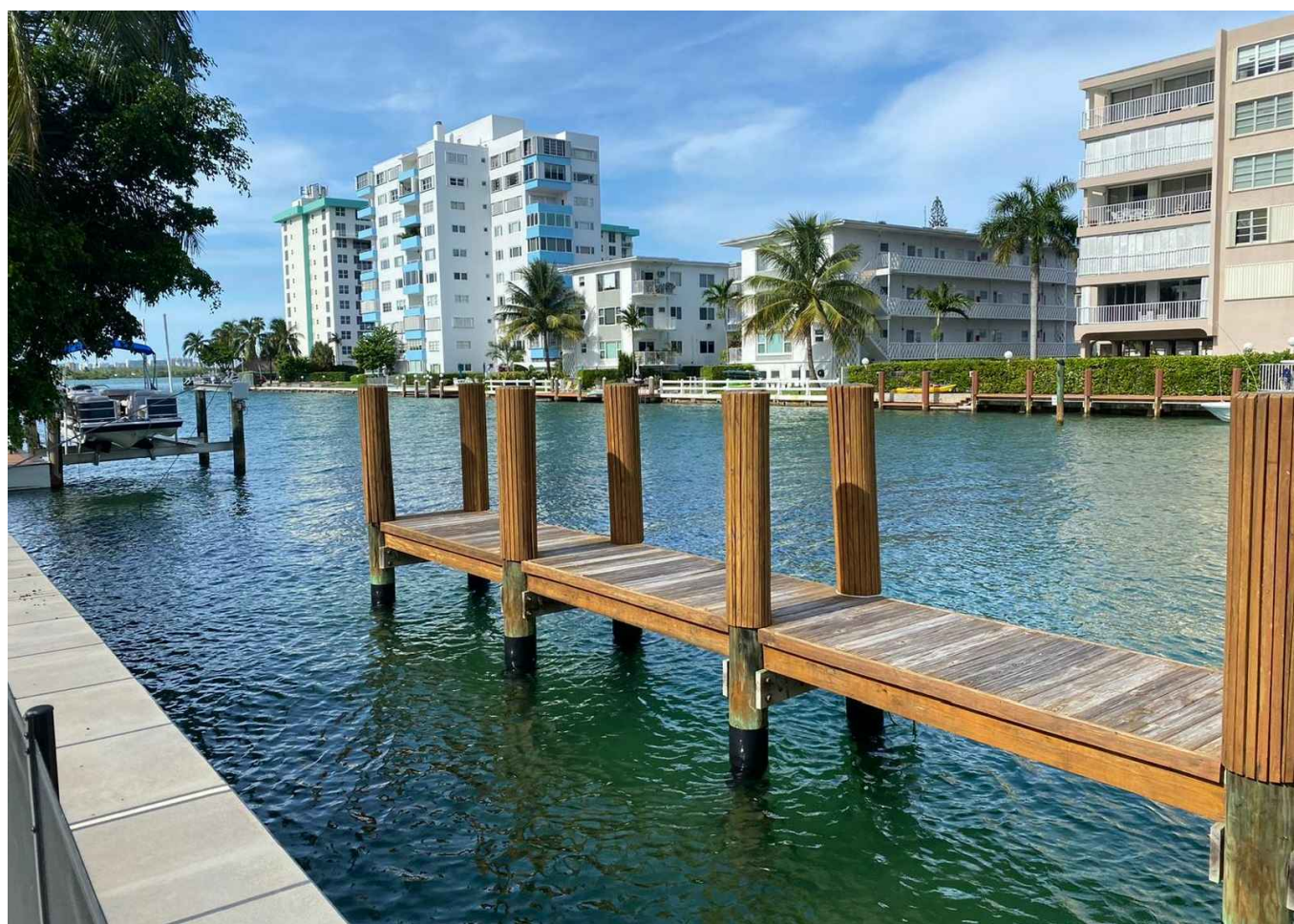
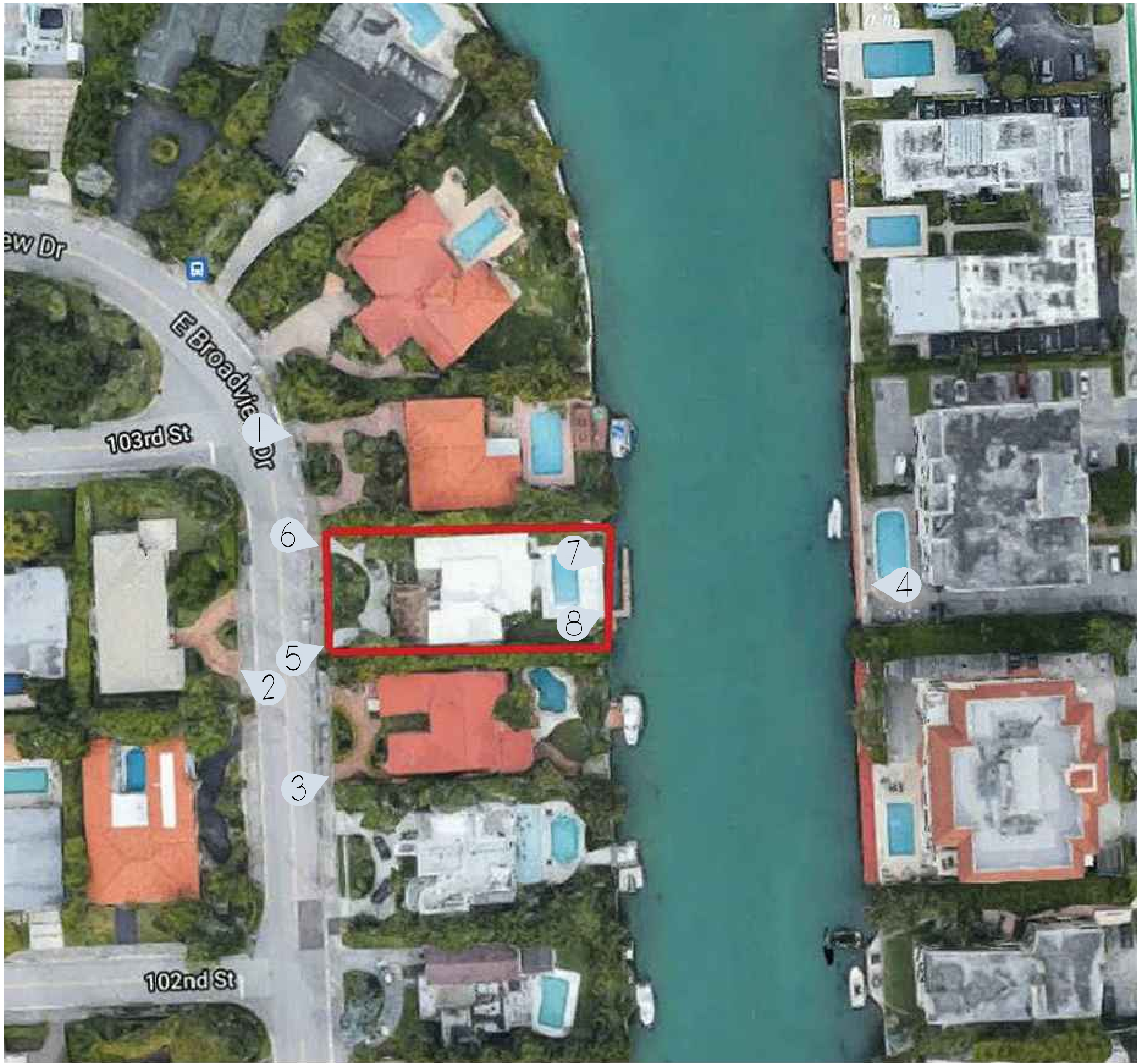
④ 10180 W BAY HARBOR
N.T.S.



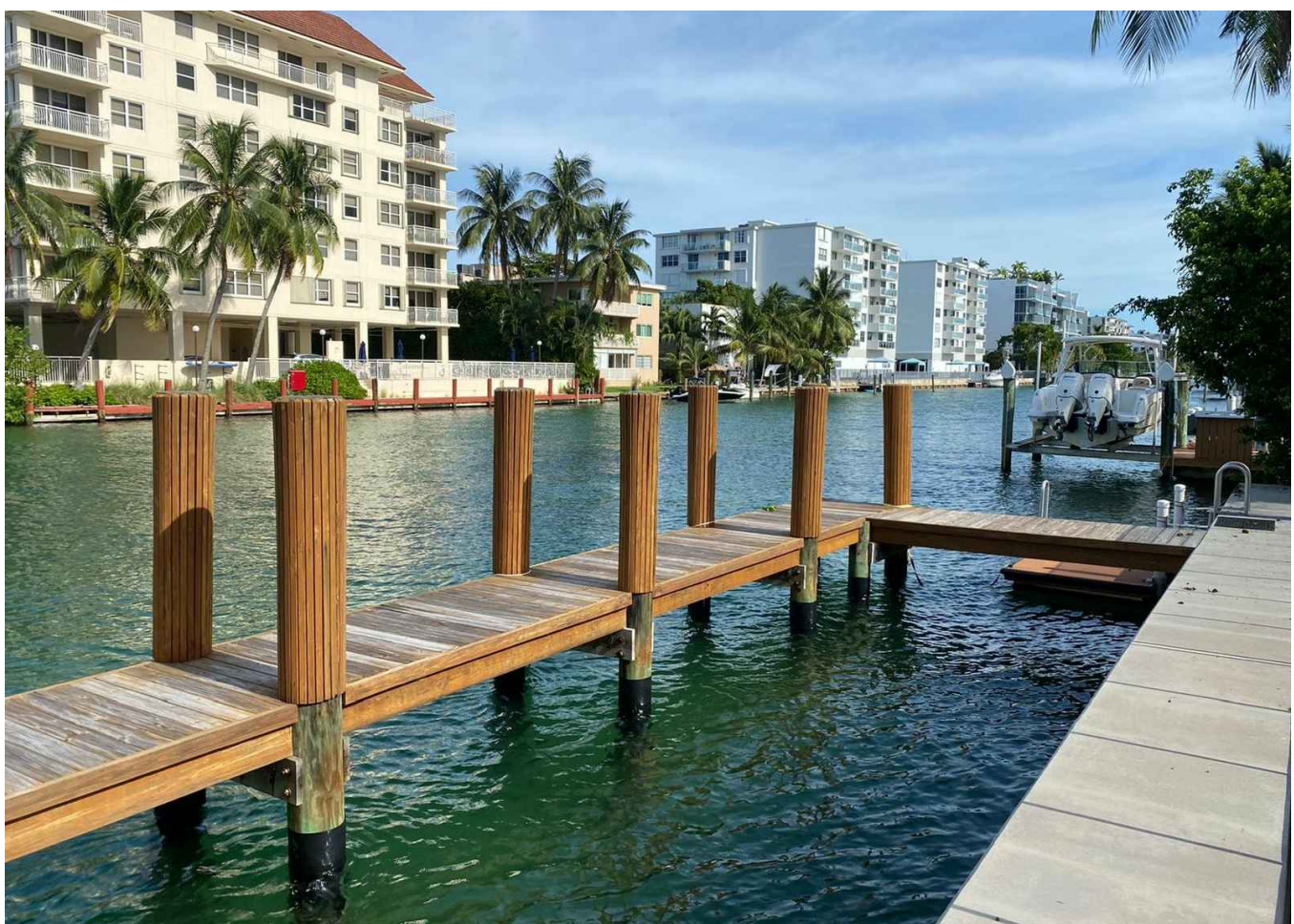
⑤ 10241 E BROADVIEW
N.T.S.



⑥ 10241 E BROADVIEW
N.T.S.



⑦ 10241 E BROADVIEW
N.T.S.



⑧ 10241 E BROADVIEW
N.T.S.

SITE PHOTOGRAPHS
N.T.S.

Project Number:
21182

10241 East Broadview Drive
Bay Harbor Islands, Florida 33154

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EAST (FRONT) AERIAL VIEW



SOUTH (LEFT) AERIAL VIEW



NORTH (RIGHT) AERIAL VIEW



WEST (REAR) AERIAL VIEW

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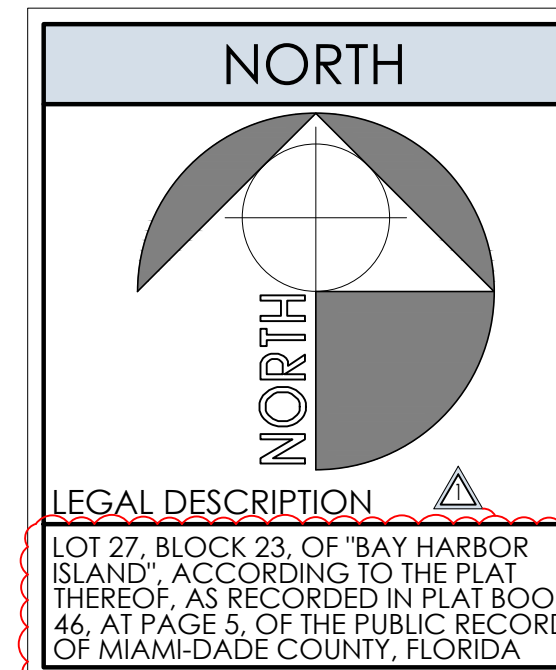
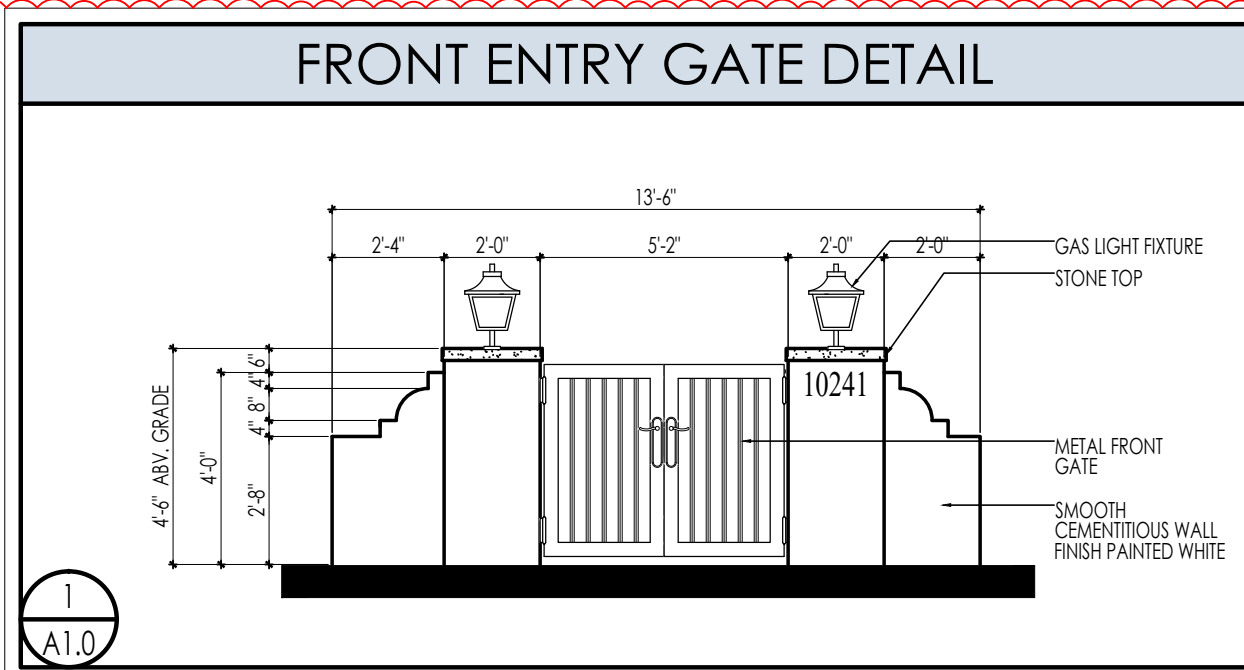
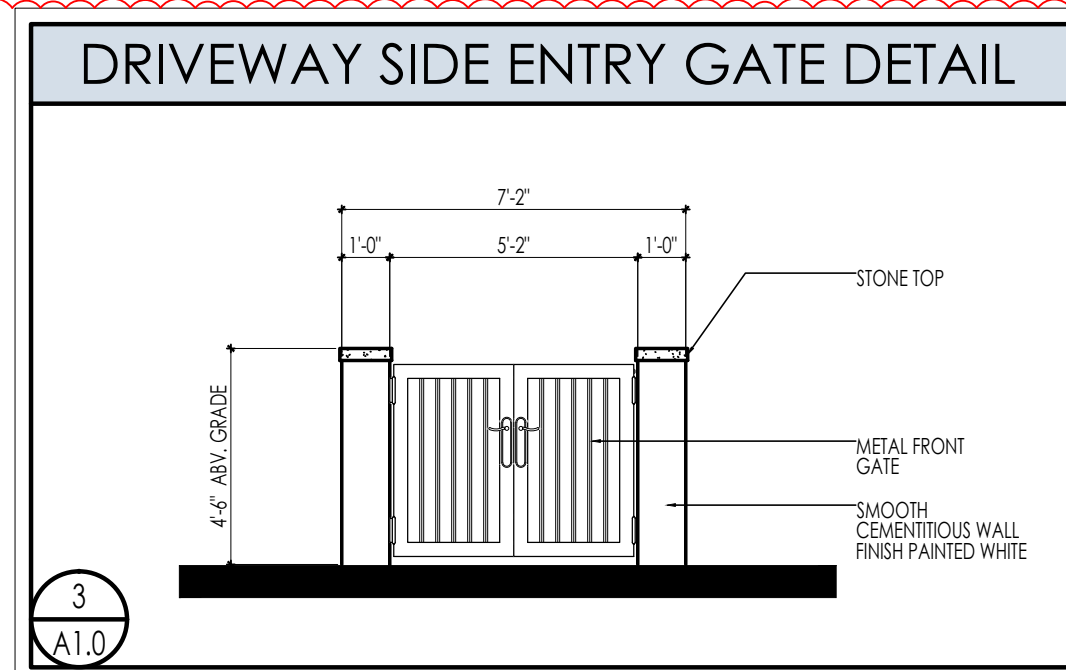
PLANNING & ZONING

Date 11/12/2021
Drawn | Checked LT | BMS
Date | Approval -
Date | Permit -
Date | Construction -

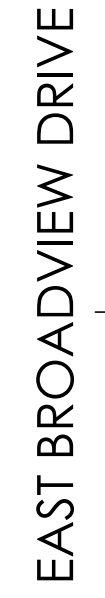
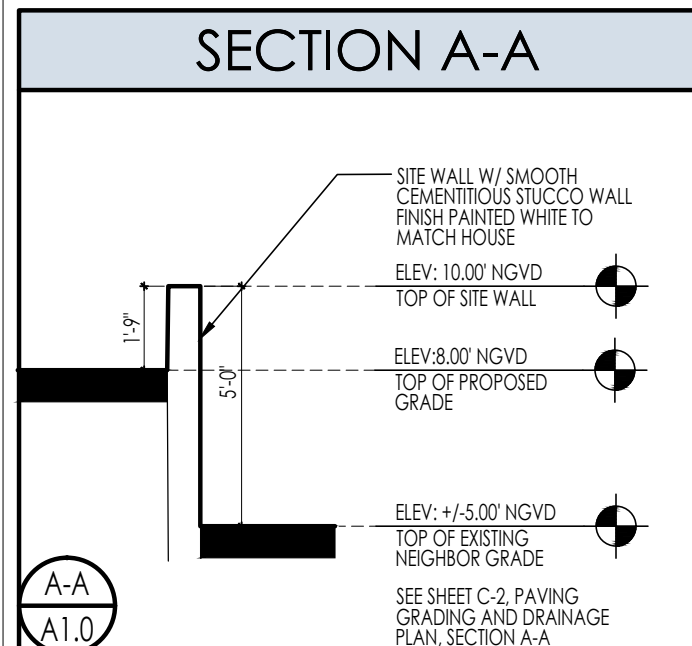
Seal:

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A0.2



THE EXISTING HOME ON THE
PROPERTY WILL BE DEMOLISHED
UPON RECEIPT OF DEMOLITION
PERMIT



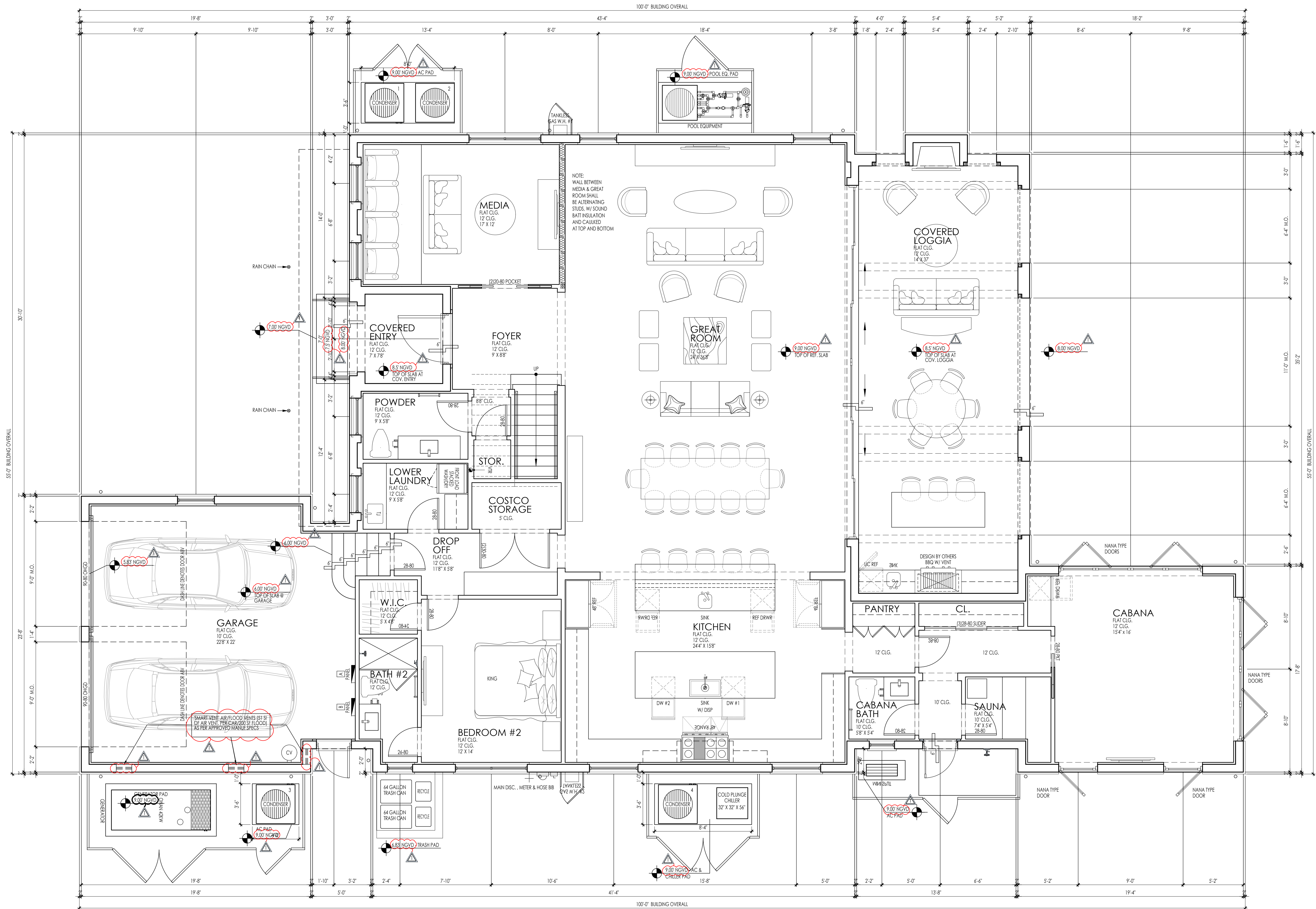
BAY HARBOR WATERWAY

SITE PLAN

1/8" = 1'-0"

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A1.0



AREA CALCULATION	
1st FLOOR A/C	2,809 SQ. FT.
2nd FLOOR A/C	2,761 SQ. FT.
TOTAL A/C	5,570 SQ. FT.
GARAGE	550 SQ. FT.
COVERED ENTRY & BALCONY OVERHANG	200 SQ. FT.
COVERED LOGGIA	572 SQ. FT.
COVERED BALCONY	162 SQ. FT.
TOTAL NON A/C	1,484 SQ. FT.
TOTAL	7,054 SQ. FT.

Project Number:
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PLANNING & ZONING 12/21/2021	COMMENTS
PLANNING & ZONING	
Date	11/12/2021
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Date Approval	-
Date Permit	-
Date Construction	-
Seal:	



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A3.0

ALL INTERIOR WALLS SHALL HAVE SOUND BATT INSULATION AND BE CAULKED TO REDUCE SOUND TRANSMISSION AT TOP AND BOTTOM

FIRST FLOOR PLAN
1/4" = 1'-0"

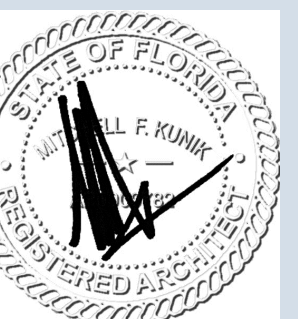
Revisions

PLANNING & ZONING 12/21/2021
COMMENTS

PLANNING & ZONING

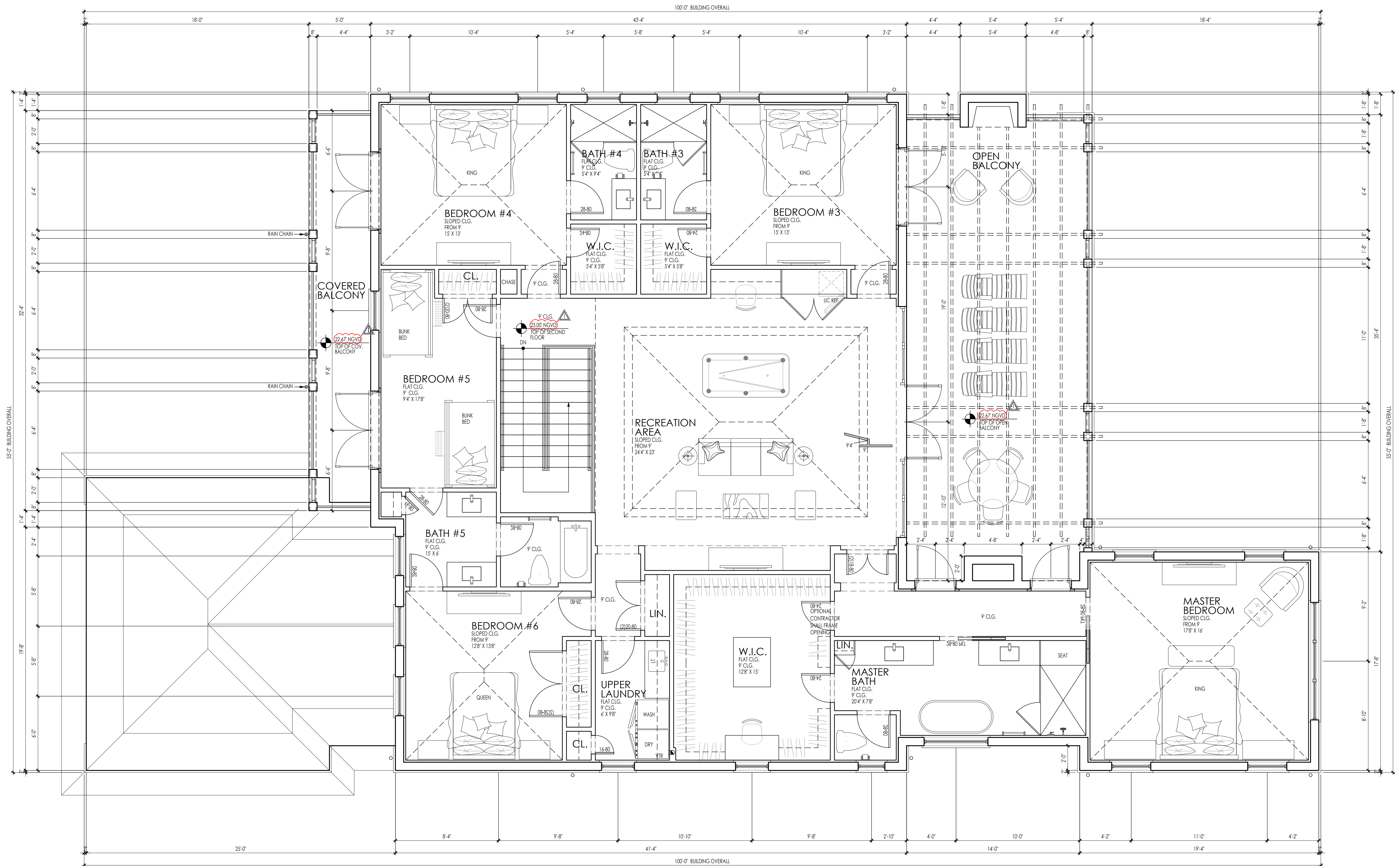
Date 11/12/2021
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Date | Approval -
Date | Permit -
Date | Construction -

Seal:



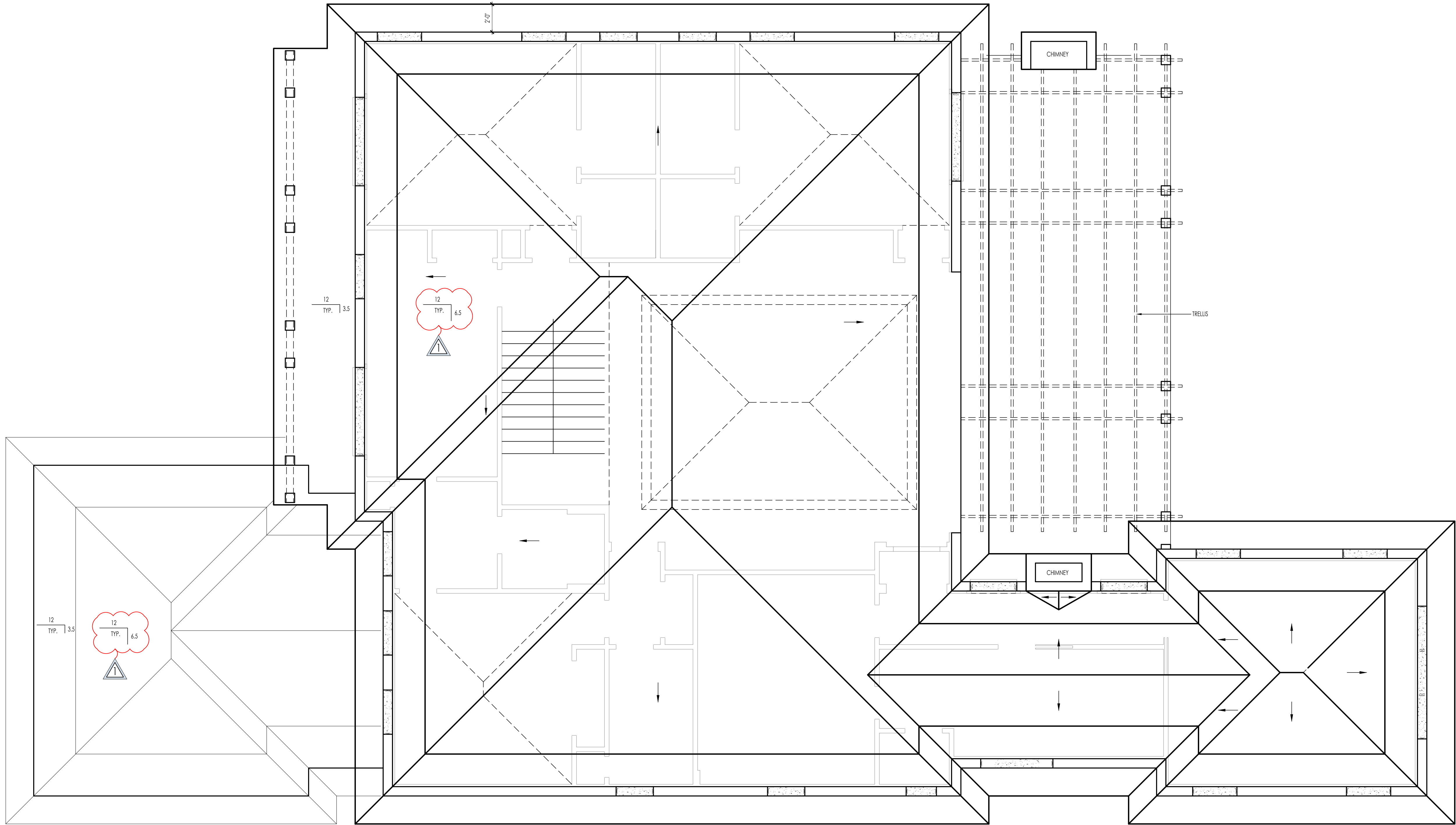
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A3.1



ALL INTERIOR WALLS SHALL
HAVE SOUND BATT INSULATION
AND BE CAULKED TO REDUCE
SOUND TRANSMISSION AT TOP
AND BOTTOM

SECOND FLOOR PLAN
1/4" = 1'-0"



UPPER ROOF PLAN
1/4" = 1'-0"

Project Number:
21182

10241 East Broadview Drive
Bay Harbor Islands, Florida 33154

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Revisions

PLANNING & ZONING

Date

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Date | Approval

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Date | Permit

-

Date | Construction

-

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COMMENTS

te	11/12/2021
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te Permit	-
te Construction	-



A5.0

TYPICAL WALL DETAIL

Diagram illustrating a typical wall detail cross-section. The wall assembly consists of the following layers and dimensions (from exterior to interior):

- Simulated lapped siding with smooth cementitious wall finish: 6" (Typical)
- Decorative trim: 11" (Typical)
- Simulated panel siding with smooth cementitious wall finish: 11" (Typical)
- Decorative trim: 1" (Typical)
- Simulated panel siding with smooth cementitious wall finish: 11" (Typical)
- Decorative trim: 1" (Typical)

The diagram shows the wall assembly with insulation and structural components. The bottom left corner features a circular logo with the number 8 and the text A.S.O. PROFILE.



WEST - FRONT ELEVATION

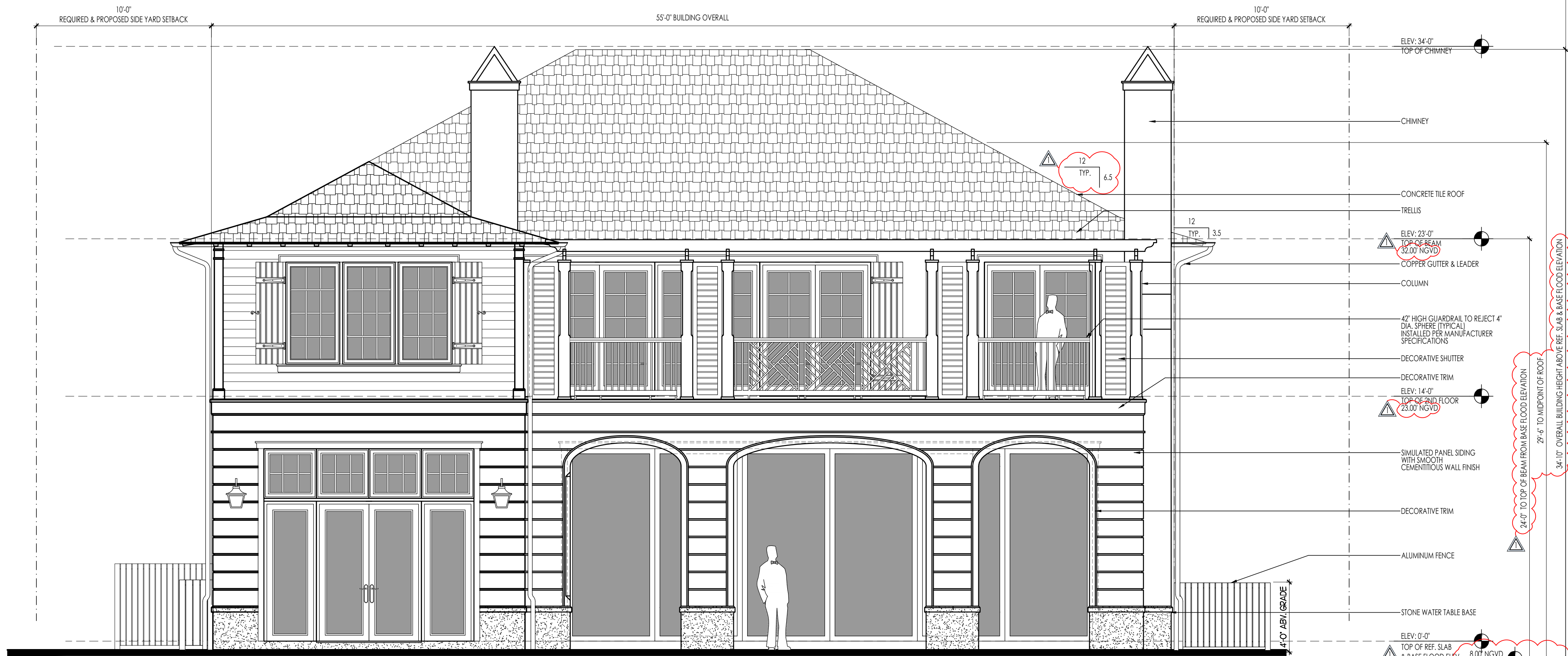


SOUTH - RIGHT ELEVATION

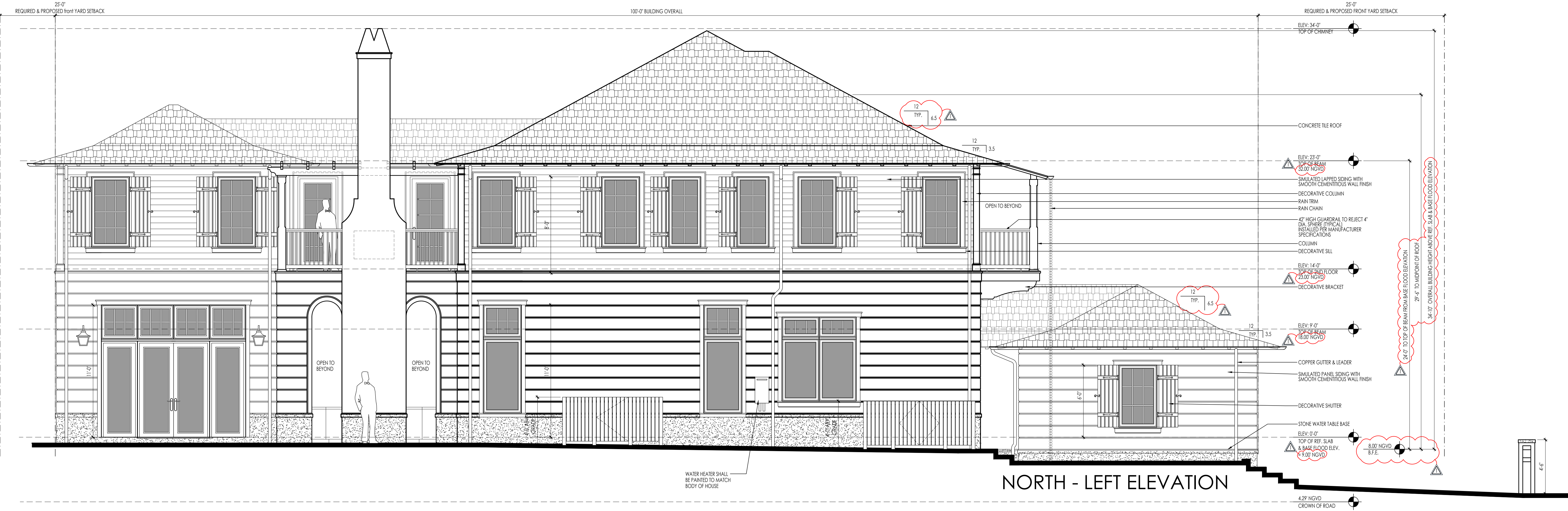
ELEVATIONS - WEST & SOUTH

REAR-EAST ELEVATION ARTICULATION CALCS. PER SEC. 23-11 (A) (7) OF THE CODE OF TOWN OF BAY HARBOR ISLANDS
1ST FLOOR ELEVATION WALL LENGTH: 55'-0" - 50% = 27'-6"
TOTAL FRONT ELEVATION ARTICULATION (DOORS)
DOORS AND EYEBROWS: 36'-2"
TOTAL: 36'-2" - 66% - THIS IS GREATER THAN THE 27'-6" REQUIRED
2ND FLOOR ELEVATION WALL LENGTH: 55'-0" - 50% = 27'-6"
TOTAL FRONT ELEVATION ARTICULATION (WINDOWS, DOORS, SHUTTERS)
WINDOWS AND EYEBROWS: 20'-0"
DOORS AND EYEBROWS: 9'-0"
SHUTTERS: 12'-8"
TOTAL: 42'-5" - 77% - THIS IS GREATER THAN THE REQUIRED 27'-6"

LEFT-NORTH ELEVATION ARTICULATION CALCS. PER SEC. 23-11 (A) (7) OF THE CODE OF TOWN OF BAY HARBOR ISLANDS
1ST FLOOR ELEVATION WALL LENGTH: 100'-0" - 50% = 50'-0"
TOTAL FRONT ELEVATION ARTICULATION (WINDOWS, DOORS, SHUTTERS, PLAIN SHIFT)
WINDOWS AND EYEBROWS: 17'-0"
DOORS AND EYEBROWS: 12'-6"
SHUTTERS: 3'-0"
PLAIN SHIFT: 51'-0"
TOTAL: 83'-6" - 84% - THIS IS GREATER THAN THE 50'-0" REQUIRED
2ND FLOOR ELEVATION WALL LENGTH: 100'-0" - 50% = 50'-0"
TOTAL FRONT ELEVATION ARTICULATION (WINDOWS, DOORS, SHUTTERS, PLAIN SHIFT)
WINDOWS AND EYEBROWS: 27'-0"
DOORS AND EYEBROWS: 5'-0"
SHUTTERS: 14'-6"
PLAIN SHIFT: 28'-0"
TOTAL: 74'-6" - 75% - THIS IS GREATER THAN THE 50'-0" REQUIRED



EAST - REAR ELEVATION



NORTH - LEFT ELEVATION

ELEVATIONS - EAST & NORTH
1/4" = 1'-0"

Project Number:
21182

10241 East Broadview Drive
Bay Harbor Islands, Florida 33154

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Revisions
PLANNING & ZONING 12/21/2021
COMMENTS

PLANNING & ZONING
Date 11/12/2021
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Date | Approval -
Date | Permit -
Date | Construction -

Seal:
OFFICE OF THE
CLERK OF THE
COUNTY OF FLORIDA
J. L. RYAN
COUNTY CLERK
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A5.1



WEST - FRONT ELEVATION



SOUTH - RIGHT ELEVATION

Project Number:
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Revisions

PLANNING & ZONING

11/12/2021

12/21/2021

Comments

PLANNING & ZONING

Date Drawn | 11/12/2021

Date Checked | LT | BMS

Date Approval | -

Date Permit | -

Date Construction | -

Seal:

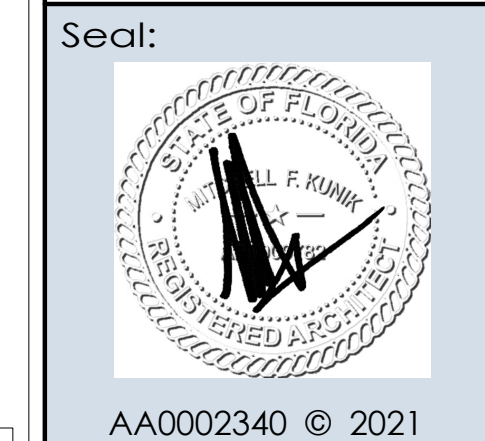
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A5.2



Revisions	
	PLANNING & ZONING 12/21/2021 COMMENTS

PLANNING & ZONING	
Date	11/12/2021
Drawn Checked	LT BMS
Date Approval	-
Date Permit	-
Date Construction	-



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A5.4



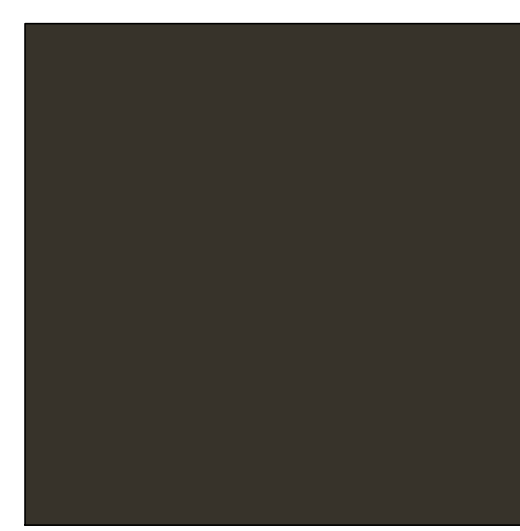
CONCRETE ROOF TILE
ARCADIA CANYON BROWN



FRONT PERSPECTIVE



CORAL STONE
WALKWAY & DRIVEWAY



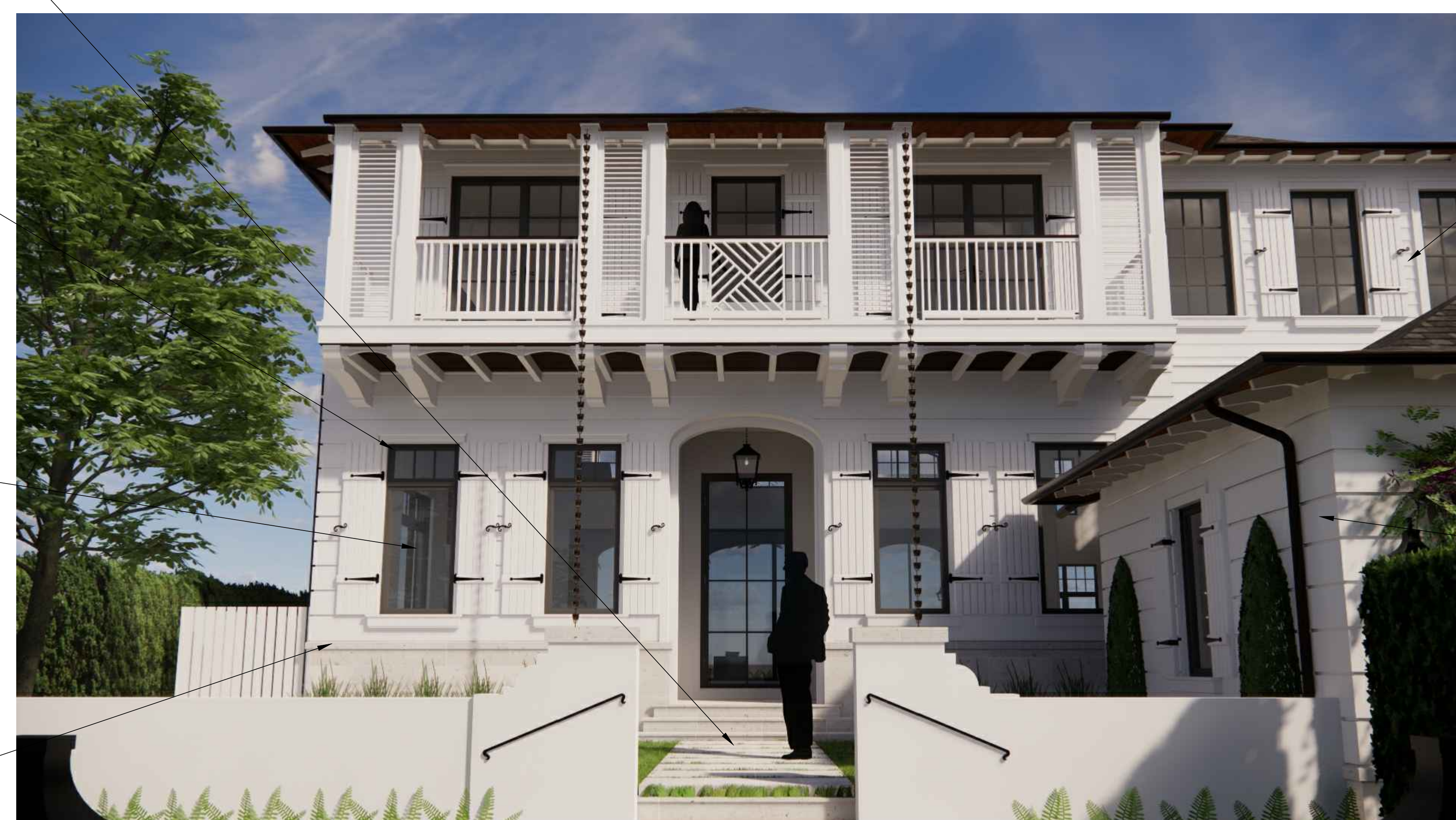
BRONZE ALUMINUM
WINDOW & DOOR FRAMES



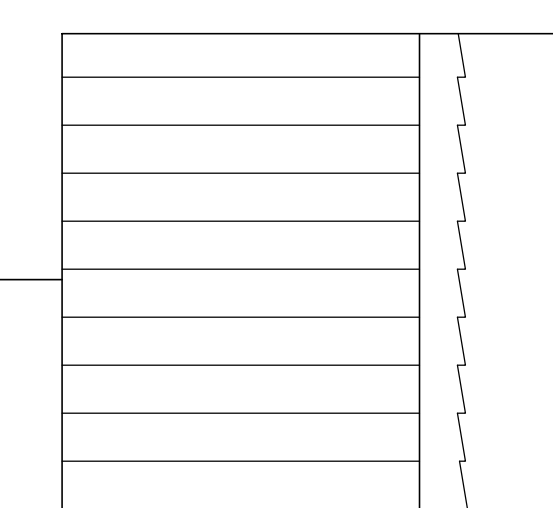
CLEAR GLASS
WINDOWS & DOORS



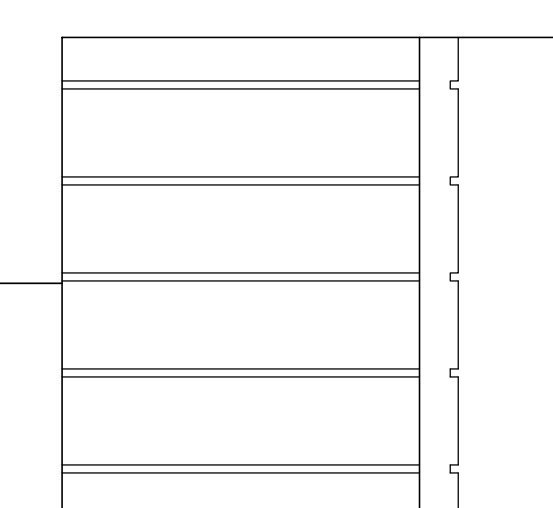
STONE WATER TABLE BASE



FRONT PERSPECTIVE



ELEVATION PROFILE
SIMULATED LAPPED SIDING WITH
SMOOTH CEMENTITIOUS WALL
FINISH PAINTED BENJAMIN
MOORE GLACIER WHITE OC-37



ELEVATION PROFILE
SIMULATED PANEL SIDING WITH
SMOOTH CEMENTITIOUS WALL
FINISH PAINTED BENJAMIN
MOORE GLACIER WHITE OC-37



REAR PERSPECTIVE



CORAL STONE
POOL DECK

Project Number:
21182

10241 East Broadview Drive
Bay Harbor Islands, Florida 33154

AFFINITI
architects

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561.750.0445 AFFINIARCHITECTS.COM

Revisions

PLANNING & ZONING 12/21/2021
COMMENTS

PLANNING & ZONING

Date11/12/2021

Drawn | CheckedLT | BMS

Date | Approval

Date | Permit

Date | Construction

Seal:

AA0002340 © 2021

A5.5



BAY HARBOR ISLAND PLANNING AND ZONING BOARD SUBMITTAL 11.12.21
GOLDSHTEIN RESIDENCE | 10241 EAST BROADVIEW DRIVE | BAY HARBOR ISLAND, FL

CLIENT / PROPERTY INFORMATION

PROPERTY ADDRESS
10241 EAST BROADVIEW DRIVE
BAY HARBOR ISLAND, FL 33154

EXISTING VEGETATION SUMMARY

The existing vegetation located on the property is composed of all palms and two overgrown ficus hedges along the property line. The landscape architect is requesting to remove all of the palms on site, while preserving the ficus hedge during construction + reevaluating its condition prior to installing the new landscape design. Please note that the landscape architect intends to provide an improved landscape design that shall mitigate for the palm loss by introducing new native canopy trees to the site and meet all landscape requirements set forth.

SCOPE OF WORK

New tropical landscape design to complement new residence

INDEX OF SHEETS

- L0.0 Landscape Cover Page + Sheet Index
- L0.1 Rendered Landscape Plan
- L1.0 Landscape Plan
- L2.0 Front + Rear Elevations
- L2.1 Side Elevations
- L3.0 Existing Tree Survey + Disposition Plan
- L4.0 Landscape Legend, Plant List, Landscape Notes + Details

Revisions

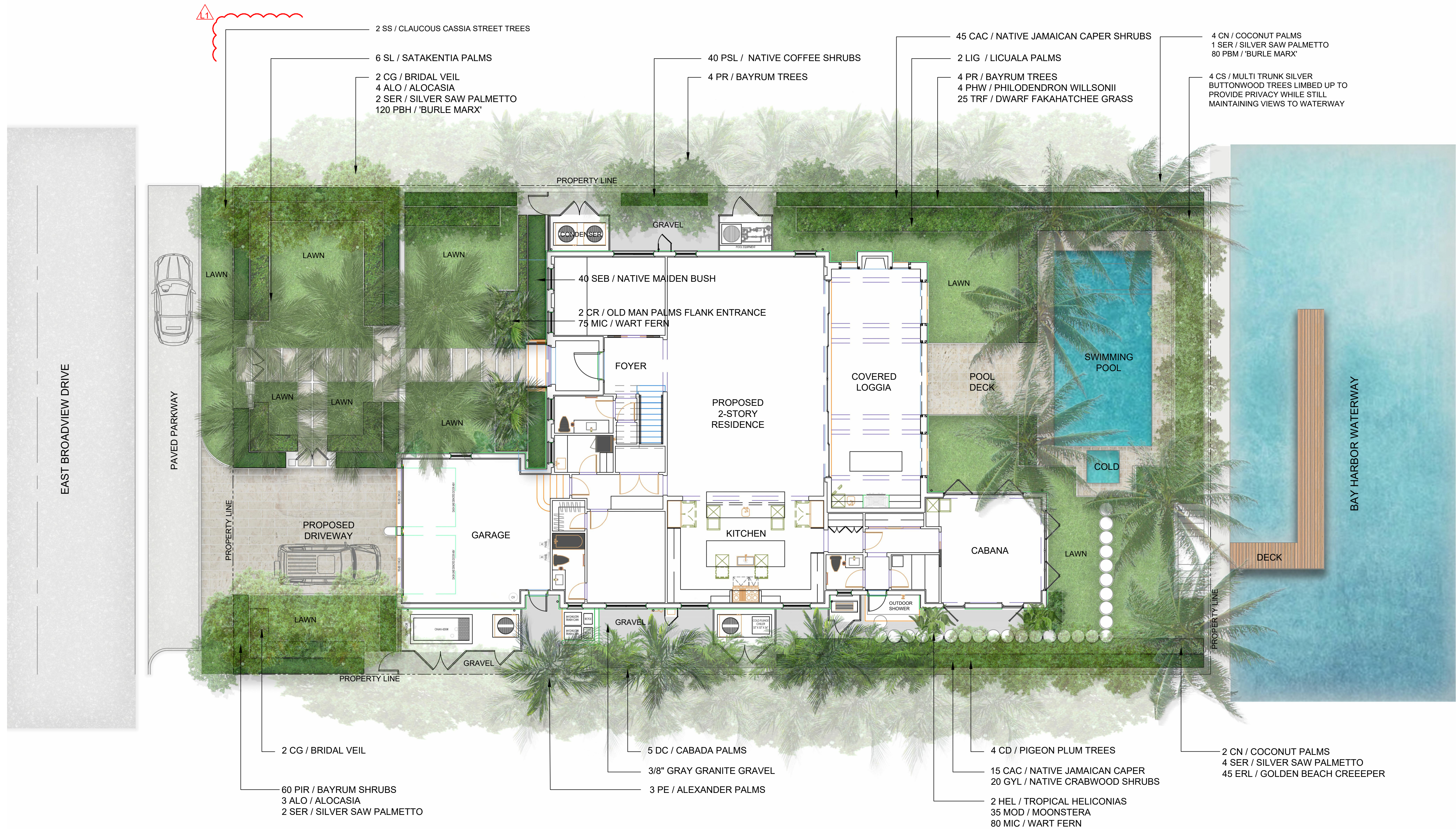
PLANNING AND ZONING

Date	11/12/2021
Drawn Checked	-- --
Date Approval	-
Date Permit	-
Date Construction	-

Seal:



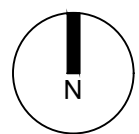
CHRISTOPHER CAWLEY, RLA
Florida License LA 6666786



LANDSCAPE PLAN LEGEND

- (A) 'EMPIRE TURF' ZOYSIA GRASS - OVER 2" TOPSOIL BED, SEE PLANTING SPECS
- (B) 3/8" GREY DECOMPOSED GRANITE AGGREGATE OVER FILTER FABRIC
- (C) 10' VISIBILITY TRIANGLES

RENDERED LANDSCAPE PLAN



**CHRISTOPHER
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ARCHITECTURE**
780 NE 69th Street, Suite 200 Miami, Florida 33138
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CHRISTOPHERCAWLEY.COM | LC-26050480

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Revisions

11.24.21 PZ COMMENTS

PLANNING AND ZONING

Date 11/12/2021
Drawn | Checked ---|---
Date | Approval -
Date | Permit -
Date | Construction -

Seal:



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Florida License LA 6666786

L0.1

Revisions

11.24.21 PZ COMMENTS

PLANNING AND ZONING

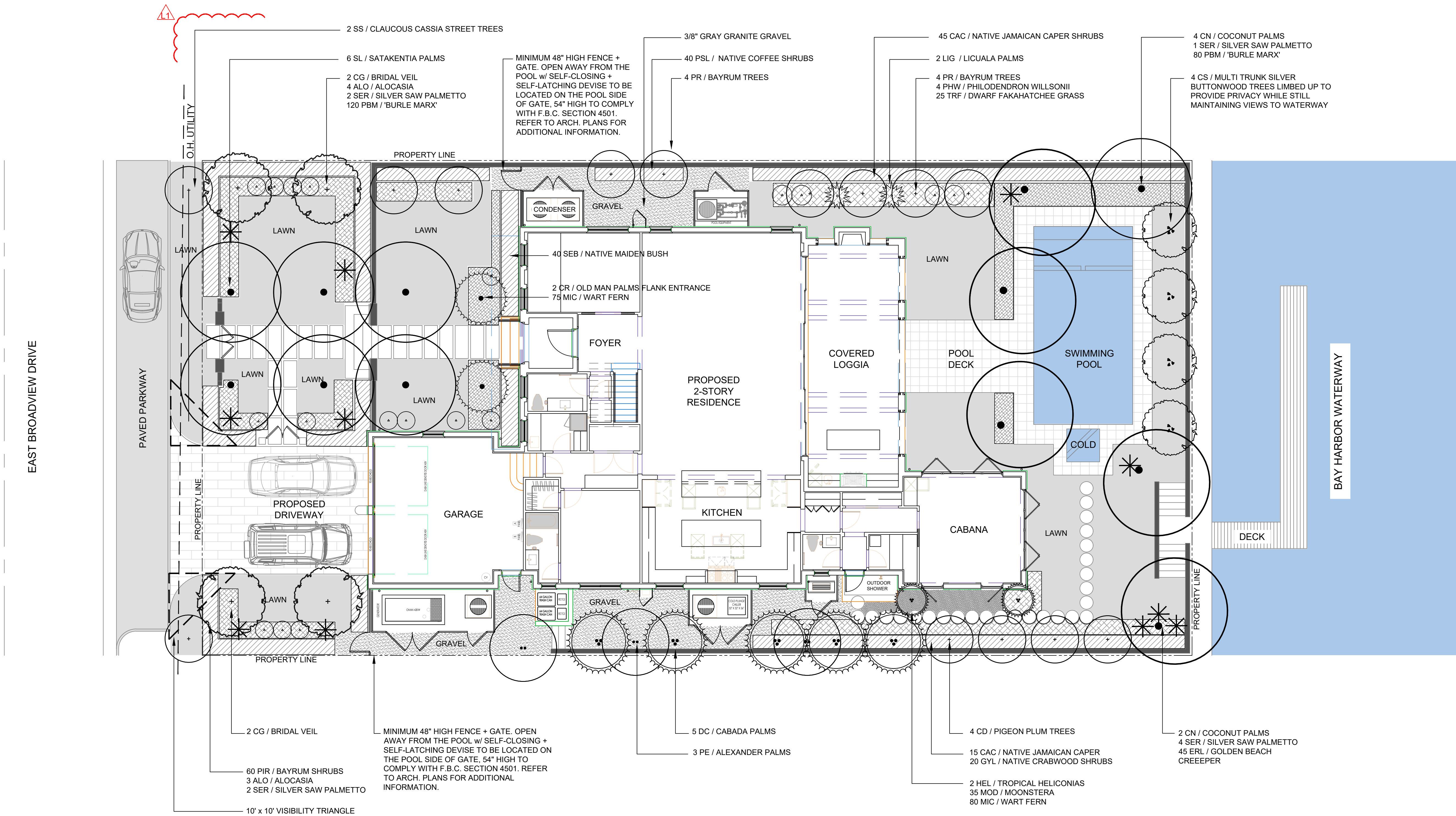
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Seal:



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L1.0

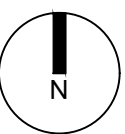


LANDSCAPE PLAN LEGEND

- (A) 'EMPIRE TURF' ZOYSIA GRASS - OVER 2" TOPSOIL BED, SEE PLANTING SPECS
- (B) 3/8" GREY DECOMPOSED GRANITE AGGREGATE OVER FILTER FABRIC
- (C) 10' VISIBILITY TRIANGLES

LANDSCAPE PLAN

1/8" = 1'-0"
0' 8' 16' 24'



CHRISTOPHER
CAWLEY
LANDSCAPE
ARCHITECTURE
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CHRISTOPHERCAWLEY.COM | LC-28000480



FRONT ELEVATION | EAST FACING
3/16 = 1'-0



REAR ELEVATION | WEST FACING
3/16 = 1'-0

FRONT + REAR ELEVATIONS

Project Number:
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a r c h i t e c t s

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Revisions

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Seal:



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L2.0

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LANDSCAPE
ARCHITECTURE

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CHRISTOPHERCAWLEY.COM | LC 28000480



SOUTH SIDE ELEVATION | NORTH FACING
3/16 = 1'-0

NORTH SIDE ELEVATION | SOUTH FACING
3/16 = 1'-0

SIDE ELEVATIONS

**CHRISTOPHER
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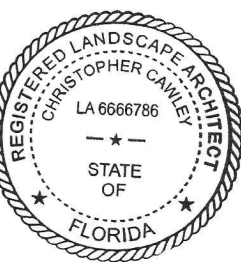
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Revisions

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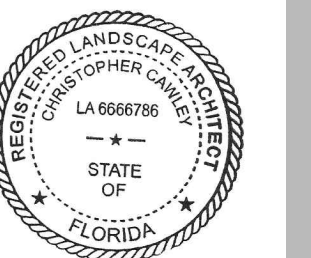
L2.1

Revisions

PLANNING AND ZONING

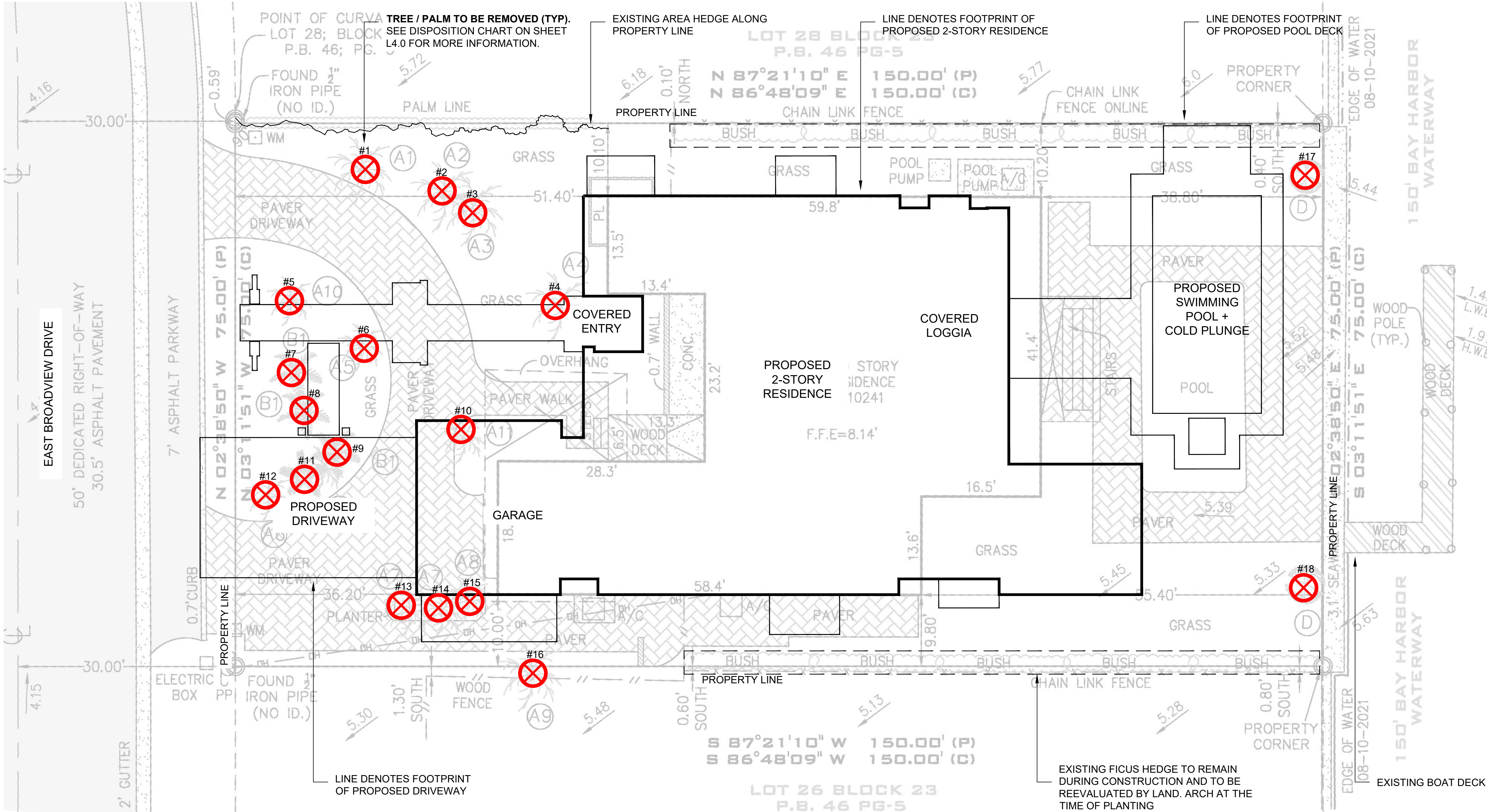
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Seal:



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L3.0



MIAMI DADE ERM - EXISTING TREE INVENTORY & DISPOSITION CHART

NUMBER	COMMON NAME	BOTANICAL NAME	HT. X SPREAD	D.B.H.	CONDITION	ACTION	CANOPY LOSS	COMMENTS
#1	CABBAGE PALM	Sabal palm	+/- 25' x 10'	8"	FAIR	REMOVE	79 SF	IN CONFLICT WITH SITE DESIGN
#2	CABBAGE PALM	Sabal palm	+/- 35' x 5'	6"	FAIR	REMOVE	20 SF	IN CONFLICT WITH SITE DESIGN
#3	CHINESE FAN PALM	Livistona chinensis	+/- 18' x 15'	8"	FAIR	REMOVE	176 SF	IN CONFLICT WITH SITE DESIGN
#4	SILVER PALM	Coccothrinax argentata	+/- 18' x 6'	5"	FAIR	REMOVE	29 SF	IN CONFLICT WITH SITE DESIGN
#5	SILVER PALM	Coccothrinax argentata	+/- 18' x 6'	4"	FAIR	REMOVE	29 SF	IN CONFLICT WITH SITE DESIGN
#6	SILVER PALM	Coccothrinax argentata	+/- 18' x 10'	8"	FAIR	REMOVE	79 SF	IN CONFLICT WITH SITE DESIGN
#7	CABBAGE PALM	Sabal palm	+/- 15' x 10'	19"	FAIR	REMOVE	79 SF	IN CONFLICT WITH SITE DESIGN
#8	CABBAGE PALM	Sabal palm	+/- 15' x 10'	19"	FAIR	REMOVE	79 SF	IN CONFLICT WITH SITE DESIGN
#9	CABBAGE PALM	Sabal palm	+/- 15' x 10'	19"	FAIR	REMOVE	79 SF	IN CONFLICT WITH SITE DESIGN
#10	SILVER PALM	Coccothrinax argentata	+/- 18' x 6'	18"	FAIR	REMAIN	29 SF	IN CONFLICT WITH SITE DESIGN
#11	ROYAL PALM	Roystonea regia	+/- 45' x 18'	18"	FAIR	REMOVE	254 SF	IN CONFLICT WITH SITE DESIGN
#12	CABBAGE PALM	Sabal palm	+/- 30' x 10'	8"	FAIR	REMOVE	79 SF	IN CONFLICT WITH SITE DESIGN
#13	CABBAGE PALM	Sabal palm	+/- 35' x 18'	9"	FAIR	REMOVE	254 SF	IN CONFLICT WITH SITE DESIGN
#14	CABBAGE PALM	Sabal palm	+/- 35' x 18'	9"	FAIR	REMOVE	254 SF	IN CONFLICT WITH SITE DESIGN
#15	CABBAGE PALM	Sabal palm	+/- 35' x 15'	9"	FAIR	REMOVE	176 SF	IN CONFLICT WITH SITE DESIGN
#16	CABBAGE PALM	Sabal palm	+/- 40' x 18'	15	FAIR	REMOVE	254 SF	IN CONFLICT WITH SITE DESIGN
#17	COCONUT PALM	Cocos nucifera	+/- 30' x 18'	12"	FAIR	REMOVE	254 SF	IN CONFLICT WITH SITE DESIGN
#18	COCONUT PALM	Cocos nucifera	+/- 25' x 18'	12"	FAIR	REMOVE	254 SF	IN CONFLICT WITH SITE DESIGN

EXISTING TREE SURVEY LEGEND

⊗ TREE or PALM TO BE REMOVED

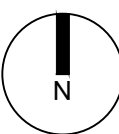
MD ERM CANOPY MITIGATION SUMMARY

THE CANOPY MITIGATION OF 2,457 SF AS REQUIRED BY THE PERMIT HAS BEEN MET AND EXCEEDED. A TOTAL 11,600 SF CANOPY REPLACEMENT HAS BEEN PROVIDED.

CANOPY MITIGATION SUMMARY

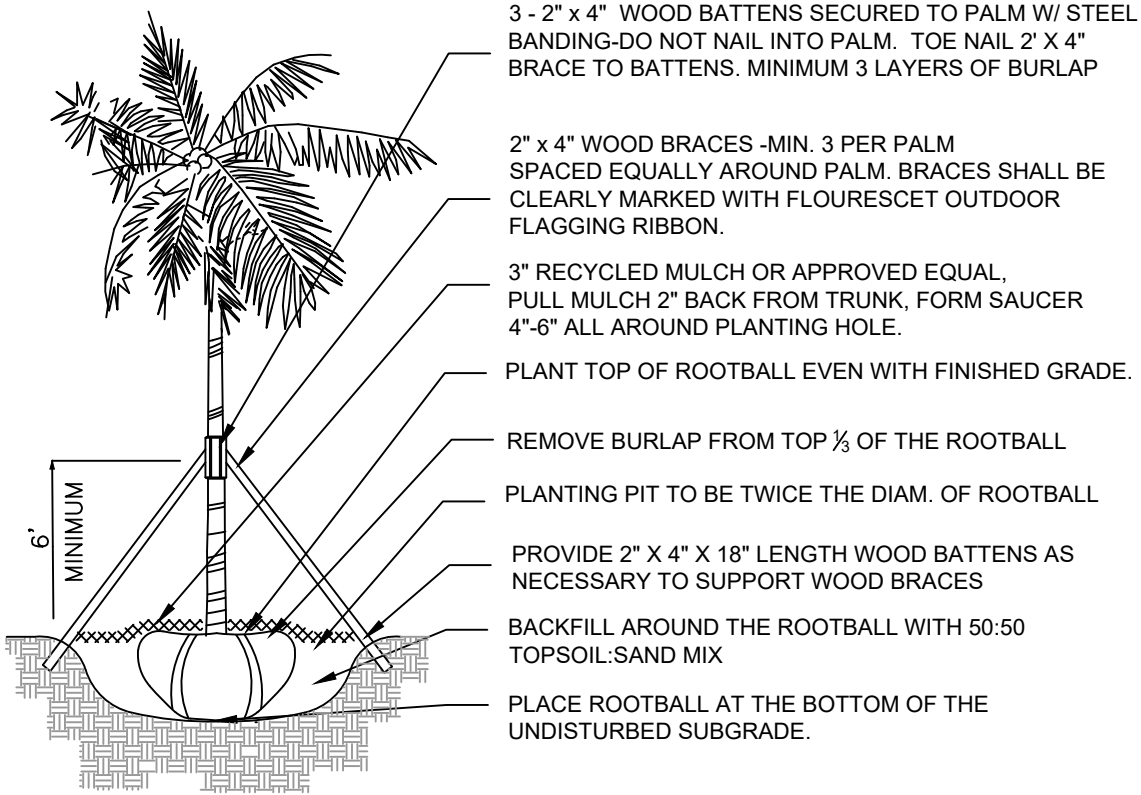
- (4) NATIVE PIGEON PLUM TREES: 1,200 SF (Shade Tree II @ 300 SF each)
- (4) NATIVE BRIDAL VEIL TREES: 2,000 SF (Shade Tree I @ 500 SF each)
- (4) NATIVE SILVER BUTTWOOD TREES: 1,200 SF (Shade Tree II @ 300 SF each)
- (4) NATIVE DAHOON HOLLY TREES: 1,200 SF (Shade Tree II @ 300 SF each)
- (4) BAYRUM TREES : 1,200 SF (Shade Tree II @ 300 SF each)
- (6) COCONUT PALMS: 1,800 SF (Palm Tree II @ 300 SF each)
- (2) OLD MAN PALMS: 200 SF (Palm Tree II @ 100 SF each)
- (5) CABADA PALMS: 500 SF (Palm Tree II @ 100 SF each)
- (2) LICUALA PALMS: 200 SF (Palm Tree II @ 100 SF each)
- (3) ALEXANDER PALMS: 300 SF (Palm Tree II @ 100 SF each)
- (6) SATAKENTIA PALMS: 1,800 SF (Palm Tree I @ 300 SF each)

EXISTING TREE SURVEY + DISPOSITION PLAN



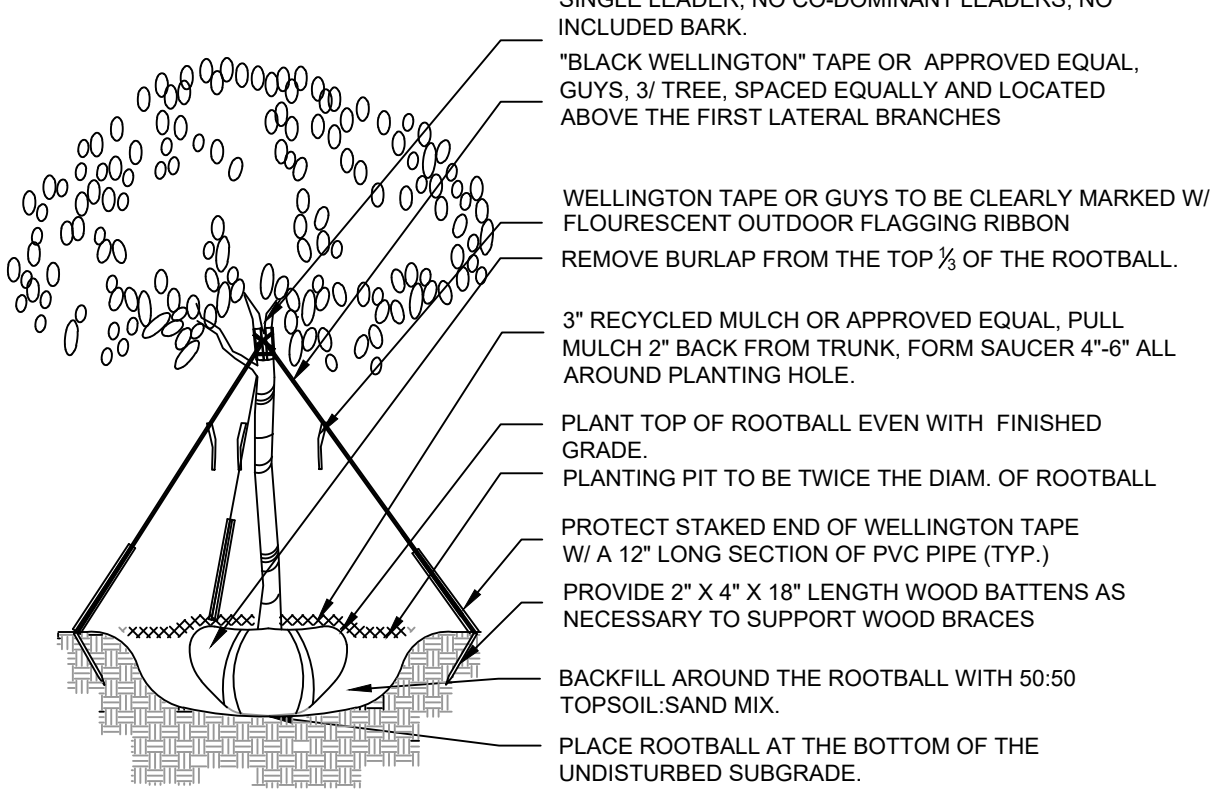
LANDSCAPE NOTES

1. ALL PLANT MATERIAL SHALL BE FLORIDA GRADE NO. 1 OR BETTER.
2. CONTRACTOR SHALL BECOME FAMILIAR WITH THE LOCATION OF, AVOID, AND PROTECT ALL UTILITY LINES, BURIED CABLES, AND OTHER UTILITIES.
3. TREE, PALM, ACCENT AND BED LINES ARE TO BE LOCATED IN THE FIELD AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. ALL PLANTING SOIL SHALL BE 50:50 TOPSOIL:SAND MIX, FREE OF CLAY, STONES, ROCKS, OR OTHER FOREIGN MATTER. THIS SPECIFICATION INCLUDES ALL BACKFILL FOR BERMS AND OTHER LANDSCAPE AREAS.
5. THE SITE CONTRACTOR SHALL BE RESPONSIBLE TO BRING ALL GRADES TO WITHIN 2" OF FINAL GRADES. THIS SHALL INCLUDE A 2" APPLICATION OF 50:50 TOPSOIL:SAND MIX FOR ALL LANDSCAPE AND AREAS TO BE SODDED.
6. ALL PLANTING BEDS SHALL BE MULCHED TO A DEPTH OF 2" WITH A SMALL GRAY GRANITE AGGREGATE FREE FROM WEEDS AND PESTS. NO 'CYPRESS MULCH' OR 'RED DYED MULCH' TO BE ACCEPTED. KEEP MULCH 3" AWAY FROM TREE OR PALM TRUNKS AS PER INDUSTRY RECOMMENDATIONS.
7. SOD SHALL BE 'EMPIRE TURF' ZOYSIA GRASS IN ALL LAWN AREAS AS SHOWN ON THE PLANS. SOD SHALL BE STRONGLY ROOTED, FREE FROM WEED, FUNGUS, INSECTS AND DISEASE. CONTRACTOR SHALL SOD ALL AREAS AS INDICATED ON THE PLANS OR AS DIRECTED. PAYMENT SHALL BE DETERMINED BY THE TOTAL MEASURED SODDED AREAS X THE UNIT PRICE SUBMITTED AND FIELD VERIFIED. SOD SHALL CARRY A 5-MONTH WARRANTY.
8. ALL TREES, PALMS, SHRUBS AND GROUNDCOVERS, AND SOD / LAWN SHALL CARRY A ONE-YEAR WARRANTY FROM THE DATE OF FINAL ACCEPTANCE.
9. IRRIGATION SHALL PROVIDE FOR A 100% COVERAGE WITH 50% OVERLAP MINIMUM AND BE PROVIDED BY A FULLY AUTOMATIC IRRIGATION SYSTEM W/ RAIN MOISTURE SENSOR ATTACHED TO CONTROLLER. ALL FLORIDA BUILDING CODE APPENDIX 'F' IRRIGATION REQUIREMENTS SHALL BE STRICTLY ADHERED TO FOR INSTALLATION AND PREVAILING WATER MANAGEMENT DISTRICT RESTRICTIONS AND REGULATIONS SHALL BE IN COMPLIANCE FOR POST-INSTALLATION WATERING SCHEDULES.
10. CONTRACTOR SHALL REMOVE ALL STAKES, POLES, WELLINGTON TAPE AND / OR BRACING MATERIALS FROM ALL PALMS, TREES, AND SHRUBS, WITHIN (1) YEAR OF INSTALLATION. THIS NOTE IS APPLICABLE TO ALL PLANTING DETAILS ON THIS SHEET.
11. EXISTING SITE CONDITIONS HAVE BEEN FIELD VERIFIED BY LANDSCAPE ARCHITECT.
12. SHEETS L-1.0 thru L-5.0 TO BE UTILIZED FOR LANDSCAPE AND IRRIGATION PURPOSES ONLY. ALL SITE IMPROVEMENTS INCLUDING GRADING AND DRAINAGE TO BE BY OTHERS. REFER TO ARCHITECTURE AND ENGINEERING PLANS FOR ALL ADDITIONAL INFORMATION.



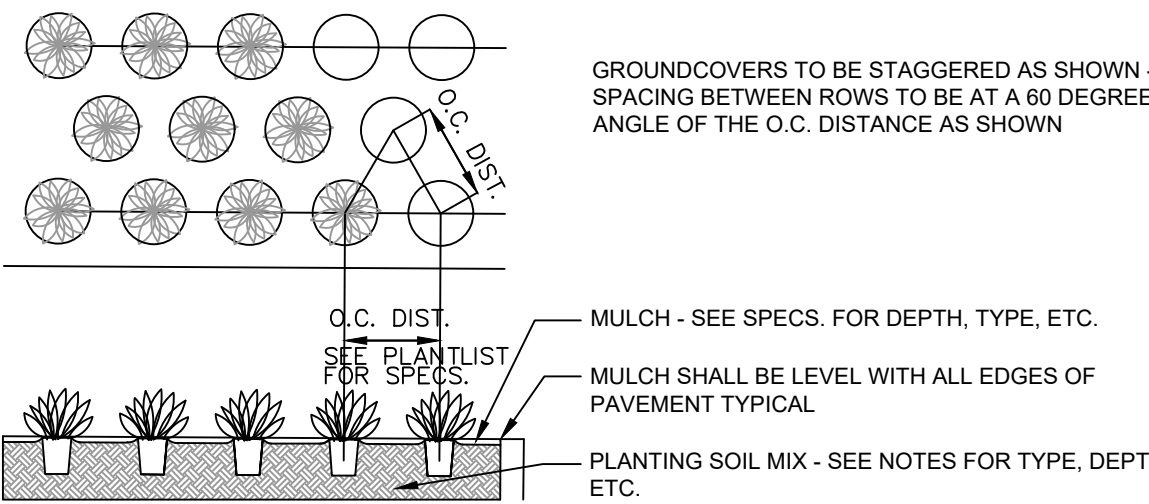
PALM PLANTING DETAIL

N.T.S.



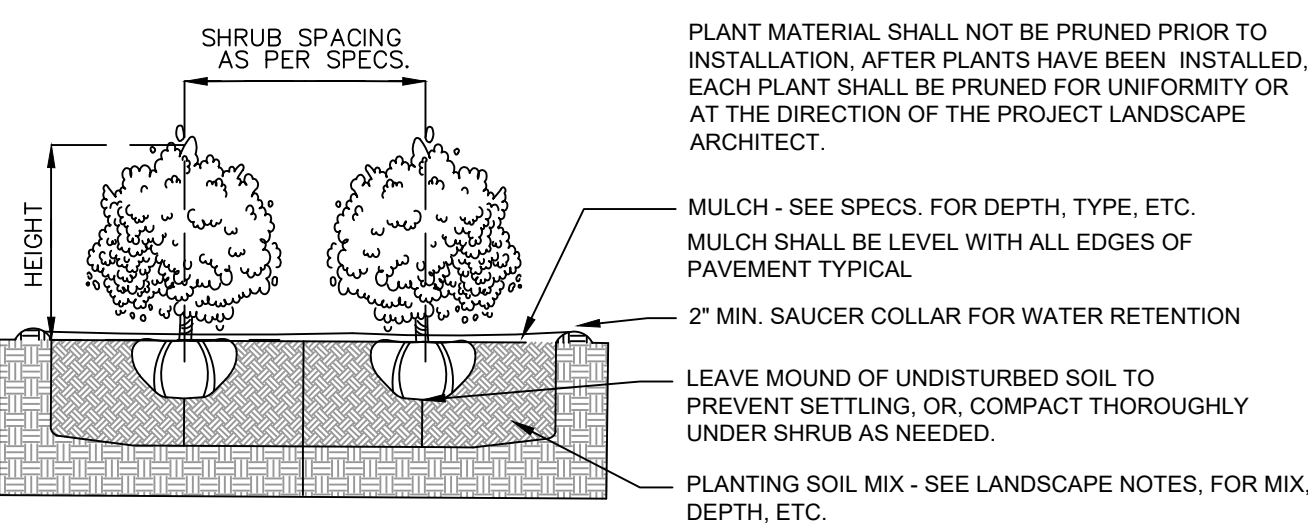
TREE PLANTING DETAIL

N.T.S.



GROUNDCOVER PLANTING DETAIL

N.T.S.



SHRUB PLANTING DETAIL

N.T.S.

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

Residential - Single-Family and Two-Family Home Sites

A. Shade Trees Required*			Required	Provided
1. Single-Family Non-Waterfront Lot	5	N/A		
2. Single-Family Waterfront Lot	6	22		
3. Two-Family Lot	5	N/A		
4. Number of Shade Trees in Front Yard	2	4		
5. Native Species Required - 50%	3	4		
6. Drought Tolerant and Low Maintenance Species Require – 50%	3	4		
B. Shrubs Required**			Required	Provided
1. Single-Family Non-Waterfront Lot	50	N/A		
2. Single-Family Waterfront Lot	60	167		
3. Two-Family Lot	50	N/A		
4. Native Species Required - 30%	15 / 18	107		
5. Drought Tolerant and Low Maintenance Species Require – 50%	25 / 30	167		
C. Maximum Lawn Area Allowed*** 50% of Net Lot Area			5,625 SF (Max)	2,330 SF

Notes **NET LOT AREA = 11,250 SF**
* Required Shade Trees at time of planting must be a minimum of: 12 feet in overall height; have 4 feet of clear wood before branching; and have a 2 1/2 inch caliper. Palm Trees can be substituted at a 3:1 ratio (except approved larger varieties) to a maximum of 25% of the required trees
** Required Shrubs at time of planting must be a minimum of 24 inches in overall height; if used as a visual screen must be a minimum of 36 inches in overall height.
*** Miami-Dade County Landscape Ordinance Sec. 18A-5 (A)(5)

PLANT LIST - 10241 EAST BROADVIEW DRIVE

KEY	QTY.	NATIVE	COMMON NAME	BOTANICAL NAME	HEIGHT, SPECIFICATION, & NOTES
TREES					
CD	4	YES	PIGEON PLUM TREE	Coccoloba diversifolia	16' ht min, 8" spread min, 4" dbh, 5' clear trunk standard
CG	4	YES	BRIDAL VEIL TREE	Caesalpinia granadillo	16' ht min, 8" spread min, 4" dbh, 5' clear trunk standard
CS	4	YES	SILVER BUTTONWOOD TREE	Conocarpus erectus 'Sericeus'	16' ht min, 8" spread min, 4" dbh, 5' clear trunk standard
PR	8	NO	BAYRUM TREE	Pimenta racemosa	16' ht min, 8" spread min, 4" dbh, 5' clear trunk, standard trunk
SS	2	YES	GLAUOUS CASSIA	Senna surattensis	16' ht min, 8" spread min, 4" dbh, 5' clear trunk standard
PALMS					
CN	6	NO	COCONUT PALM	Cocos nucifera 'Maypan'	10-12' gray wood, Florida Fancy, as shown on plan
CR	2	NO	OLD MAN PALM	Coccothrinax crinita	10-12' gray wood, Florida Fancy, as shown on plan
DC	5	NO	CABADA PALM	Dypsis cabadae	8' ht, clump, multi-trunk
LIG	2	NO	LIUCUALA PALM	Licuala glabra	15 gallon, full
PE	3	NO	ALEXANDER PALM	Ptychosperma elegans	8' gray wood, Florida Fancy, double + triple trunk
SL	6	NO	SATAKENTIA PALM	Satakentia liukuensis	7 gallon, 24" on center, full
SHRUBS					
CAC	60	YES	JAMAICAN CAPER	Capparis cynophallophora	7 gallon, 14" on center, full, low branch
GYL	30	YES	CRABWOOD SHRUB	Gymnanthes lucida	15 gallon, 5' height, 2" spread, 30" on center
PIR	60	NO	BAYRUM SHRUB	Pimenta racemosa	1 gallon, 18" on center, full
PSL	40	YES	DWARF BAHAMA COFFEE SHRUB	Psychotria ligustrifolia	7 gallon, 2' - 3' height, 30" spread
SEB	40	YES	BAHAMA MAIDENBUSH	Savia bahamensis	7 gallon, 2' - 3' height, 30" spread
GROUNDCOVERS					
ALO	7	NO	ALOCASIA	Same	3 gallon, 12" on center, full
ERL	190	YES	GOLDEN BEACH CREEPER	Ernodea littoralis	1 gallon, 12" on center, full
HEL	2	NO	HELICONIA	Heliconia	10 gallon, 17" on center, full
MIC	155	NO	WART FERN	Microsorium scolopendrium	1 gallon, 12" on center, full
MOD	35	NO	SWISS CHEESE PLANT	Monstera deliciosa	3 gallon, 24" on center, full
PBM	200	NO	PHILODENDRON 'BURL MARX'	Same	3 gallon, 18" on center, full
PHW	4	NO	PHILODENDRON 'WILSONII'	Same	1 gallon, 18" on center, full
SER	9	NO	SILVER SAW PALMETTO	Serenoa repens 'Georgia Silver'	3 gallon, 18" on center, full
TRF	25	NO	DWARF FAKAHATCHEE	Tripsacum floridana	3 gallon, 18" on center, full
SOD, AGGREGATE & MULCH					
SOD	+/- 2,330 SF		NATIVE SEA SHORE PASPALUM LAWN - OVER 2" TOPSOIL BED. SEE PLANTING SPECS		
DGA	+/- 700 SF		3/8" DECOMPOSED GRANITE AGGREGATE OR STONE TO BE SELECTED, INSTALLED OVER FILTER FABRIC AND WEED BARRIER MATERIAL / OLIMAR, 2" MIN. DEPTH		
MLC			AMERIGROW 'PREMIUM PINEBARK BROWN' SHREDDED MULCH		

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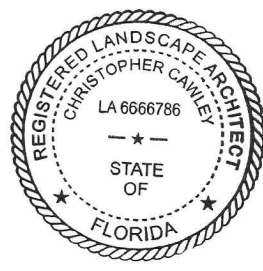
Revisions

11.24.21 PZ COMMENTS

PLANNING AND ZONING

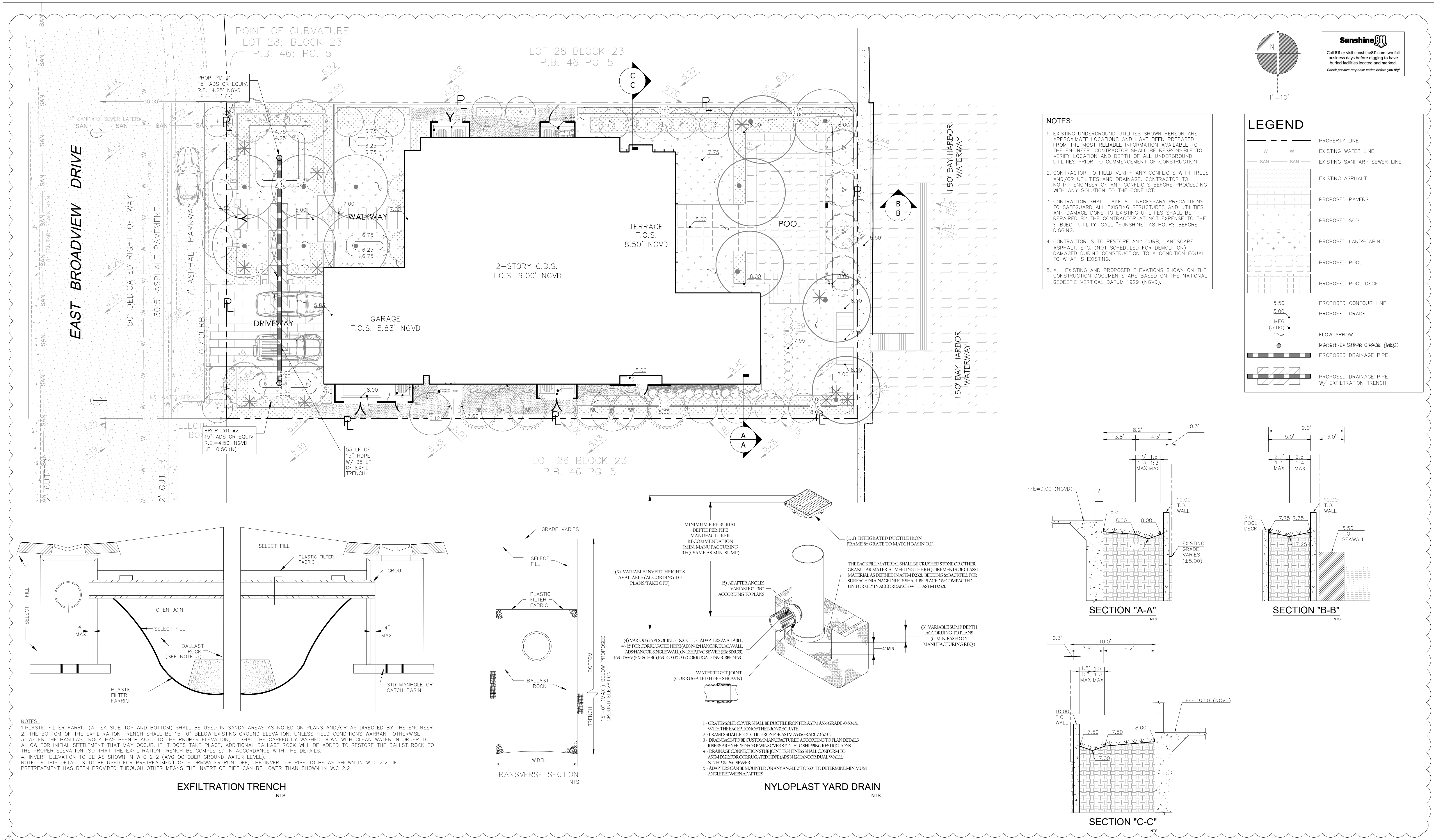
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Seal:



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Florida License LA 6666786

L4.0

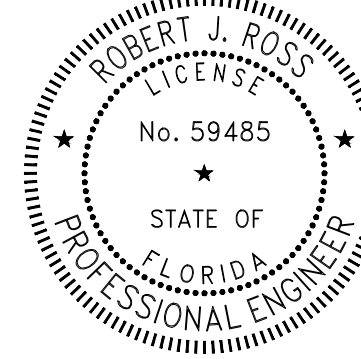


SP	12/20/21	12/17/21	PLANNING AND ZONING COMMENTS
DESIGNED BY	DATE		
RE	12/20/21		
DRAWN BY	DATE		
MR	12/20/21		
CHECKED BY	DATE		
RR	12/20/21		
APPROVED BY	DATE	No.	DATE REVISIONS

GOLDSSTEIN RESIDENCE
10241 E BROADVIEW DR
BAY HARBOR ISLANDS, FLORIDA, 33154



3325 S. UNIVERSITY DRIVE, SUITE 111
DAVIE, FLORIDA 33328
(954)318-0624 (954)358-0190 FAX
CERTIFICATE OF AUTHORIZATION No. 9808



Date: 12/20/2021

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ROBERT J. ROSS, 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.

PAVING GRADING AND DRAINAGE PLAN

SCALE: 1"=10'

SHEET No. c-2

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

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

From: Michael J. Miller, AICP 
Consultant Town Planner

Date: January 18th, 2022

Subject: Single-Family Residence – New Construction
10241 East Broadview Drive
Bay Harbor Islands Acct. No.: SPR21-000024
MMPA Acct. No.: 01-0702-1122

RECOMMENDED ACTION

MMPA recommends the Design Review Board (DRB) review the contents of this staff report, the latest revised Site Development Plans (dated 12/21/21) and if felt to be acceptable, **APPROVE** the plans as submitted or with modifications, as deemed appropriate and/or with conditions, to allow for the construction of a new single-family home located at 10241 East Broadview Drive.

GENERAL PROJECT INFORMATION

Land Use Designation: L – Low Density Residential
Zoning District: RD Single-Family District
General Location: 10241 East Broadview Drive
Legal Description: Lot 27 of Block 23, "Bay Harbor Island", according to the plat thereof, as recorded in the Plat Book 46, Page 5, of the Public Records of Miami-Dade County, Florida.

PROJECT DESCRIPTION

The project architect, Affiniti Architects, as agent for the property owner, RAFA, LLC, has submitted an application to construct a new single-family residence on a waterfront lot (Bay Harbor Waterway) located at 10241 East Broadview Drive. The existing 4,040 sq. ft. two-story home (built in 1952) will be demolished and replaced with a new two-story 7,054 sq. ft. home that has 6 bedrooms / 5 full baths and 2½ half baths and a two (2) car garage. The proposed new

main square-shaped home is centered on the lot with a one-story 2-car garage wing extending toward the street, and a 2-story wing (cabana / utility uses on 1st floor / master bedroom suite on 2nd floor) that extends along the south property line toward the canal. The architecture design is mostly "southern traditional" with steep sloped / dark brown tiled roofs, windows with mullions, shutters, and the exterior façade depicts simulated lapped / panel siding / a stone water table base, and many other related details. The plans also show a new pool, spa, internal cabana, covered loggia and 2nd level open balconies. The overall height of the proposed new structure is 34'-10" above the Base Flood Elevation (BFE), which complies with the 35' maximum height permitted for roofs with slopes. The proposed landscaping exceeds the Miami-Dade County Landscape Code & Town Supplemental Landscape Code requirements.

PROJECT HISTORY

The applicant submitted an initial set and one revised set of plans that were reviewed by MMPA / Town staff for consistency with the Town Code requirements. Comments were given to the applicant and the current submitted plans are reflective of all requested changes.

COMPREHENSIVE PLAN / ZONING

Comprehensive Plan – The property has a Future Land Use Map (FLUM) designation of "Low Density Residential". The maximum allowable base density is six (6) DUA. The proposed use and density of the property would be consistent with the applicable FLUM designation of the property.

Land Development Regulations / Zoning Code – The property has a Zoning Classification of RD Single Family Zoning District. The proposed use and density of the property is consistent with this zoning classification. The following Zoning and Planning sections of the Code apply to this proposal: Section 23-3 (Use Regulations RD Single-Family District), Section 23-9 (Minimum Size of Living Units), Section 23-10 (Minimum Size of Building Lot), Section 23-11(A) (Land Development Regulations RD Single-Family Area) and Section 23-12 (Land Development Regulations General Provisions). In addition, the Town has separate regulations for driveways, landscaping, building material regulations, and other items.

PLATTING - The site will not require re-platting, as the site is currently platted as described above under the legal description (single lot).

SUMMARY / RECOMMENDATION / SITE PLAN COMMENTS

The latest revised Site Development Plans submitted for the construction of a new single-family home located at 10241 East Broadview Drive meets or exceeds all Town Land Development and Landscape Code requirements. The applicant submitted plans that were reviewed and commented on by MMPA and all previous comments and issues have been addressed by the current plans.

The following condition of approval is recommended:

- 1) This approval is based on the latest plans prepared by Affinti Architects dated December 21st, 2021, with any modifications required by the Design Review Board. Any future modifications to the above plans shall be reviewed by Town staff / MMPA and may require re-approval by the Design Review Board if felt to be substantial.

- 2) The proposed new Street Tree (Glaucous Cassia) shown south of the new driveway must be relocated northerly in the swale so as not to conflict with the existing Town tree (Crape Myrtle) in the roadway landscape island near the south property line.