

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

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

July 19, 2016

AGENDA

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

PLEDGE OF ALLEGIANCE

ROLL CALL

1. Request for approval for a new commercial complex for "Church by the Sea" located at 1000 Kane Concourse, Tract N. The developers are proposing to construct a new 3 story mixed use development project. On May 17, 2016 the Board discussed and deferred and advised the applicant to make several changes. The Developers have made the changes as requested. The new complex proposes to have commercial retail space at the street level facing Kane Concourse. The new building is 3 stories in height @48'2" above BFE (65 feet BFE allowed). Enclosed please find the site plan and elevations. (Item #1A)

** Staff Review:*

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

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

CONCLUSION OF QUASI-JUDICIAL PUBLIC HEARING

2. Request for approval for a new single family home for "Pro-Nan Investments" located at 9911 W. Broadview Drive. Lot 5 of Block 37. The proposed 2-story home has approximately 6,324 square feet of living space with a two-car garage and a pool and pool deck on the side street yard of the property fronting 99th Street. The residence will have five (5) bedrooms, seven (7) full bathrooms, one (1) half bathroom and an office that can be considered a bedroom. Enclosed please find the site plan and elevations. (Item #2A)

** Staff Review:*

Design meets Town Code and was approved by Michael Miller Planning Associates Representative, Mr. Scott Marks, Community Planner.

3. Approval of minutes of the Board meeting held on May 17, 2016. (Item #3A)

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

July 19, 2016

ITEM NUMBER: 1.

ITEM:

Request for approval for a new commercial complex for "Church by the Sea" located at 1000 Kane Concourse, Tract N. The developers are proposing to construct a new 3 story mixed use development project. On May 17, 2016 the Board discussed and deferred and advised the applicant to make several changes. The Developers have made the changes as requested. The new complex proposes to have commercial retail space at the street level facing Kane Concourse. The new building is 3 stories in height @48'2" above BFE (65 feet BFE allowed). Enclosed please find the site plan and elevations. (Item #1A)

DESCRIPTION:

RECOMMENDED ACTION:

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez

ATTACHMENTS

1.	Site Plan & Elevations	1000kc71916.pdf
2.	Staff Report	BHI CBTS PZB Staff Report July 11 2016.pdf
3.	Narrative - Attachments	1000KCNarrative.Docs.pdf

CHURCH BY THE SEA Planning & Zoning

Submittal 04/28/2016.

Revision 05/09/2016

Revision 06 /14/2016

Revision 06/27/2016

1000 KANE CONCOURSE BAY HARBOR, FL. 33154

INDEX LIST

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L-100	OVERALL SITE LIGHTING PLAN

1000 Kane Concourse

Data Sheet

Scale NTS

GN-001

June 27, 2016

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B7
06/27/2016

CHURCH BY THE SEA

CONCEPTUAL CIVIL PLANS

Bay Harbor Islands, Miami-Dade County, Florida.

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LEO A DALY 100



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

FLOOD LEGEND Commercial, Industrial			
FOLIO: 13-2227-001-2470 & 13-2235-004-0010 ADDRESS: 1000 KANE CONCOURSE, BAY HARBOR ISLANDS, FL			
LOT: 18	BLOCK: 12	SUBDIVISION: "NOLAN BROWN" & "BAY HARBOR ISLANDS"	
PLAT BOOK: 56 / 48 PAGE: 53 / 5 MEETS & BOUNDS: Tract "N" of "NOLAN BROWN", according to the Plat thereof, as recorded in Plat Book 56, Page 53, of the Public Records of Miami-Dade County, Florida.			
Lot 18, Block 12 "BAY HARBOR ISLANDS", according to the Plat thereof, as recorded in Plat Book 48, Page 5, of the Public Records of Miami-Dade County, Florida.			
CROWN OF ROAD ELEV.: +5.37 FT. NGVD. CROWN OF ROAD ELEVATION WAS TAKEN FROM			
A CERTIFIED SURVEY PREPARED BY: US & TOLSTOY PLS. LIC.#: 8759			
DRAINAGE PLANS SHALL BE ATTACHED (IF 2+ ACRES IMPERVIOUS PLANS SHALL BE STAMPED WITH THE DERM/ WATER CONTROL SECTION APPROVAL)			
DERM/WC - SURFACE WATER MANAGEMENT STORMWATER PERMIT (COPY ATTACHED)			
SFWD - ENVIRONMENTAL RESOURCES PERMIT (COPY ATTACHED)			
TOTAL IMPERVIOUS AREA: 1.00 UNDERGROUND PARKING: YES/ NO (CIRCLE ONE)			
IF YES, FLOODPROOFING PLANS AND CERTIFICATE SHALL BE ATTACHED			
BASEMENT: YES/ NO (CIRCLE ONE)			
HAVE THIS SITE OR OTHER PORTIONS OF THIS PROPERTY BEEN GRANTED A CLOAR OR			
FINAL LOWR? (CIRCLE ONE) YES LOWR# NO			
	Lowest Floor Elevation (including basement/sunken areas) (Feet to the top of the structure)	Adjacent Grade Elevation (Feet to the top of the structure)	Catch Basin Elevation (Feet to the top of the structure)
PROPOSED	FT. NGVD	FT. NGVD	FT. NGVD
	+5.37	+5.37	+5.00
0'-0" = NGVD			

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

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
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JOB No. 157020 CAD No. 151670CP DWG. No. 3015-047

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



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Revised:
6/27/16 - REVISED TO UPDATE ARCH, LS AND LIGHTING PLANS

1609CBS 06/27/2016

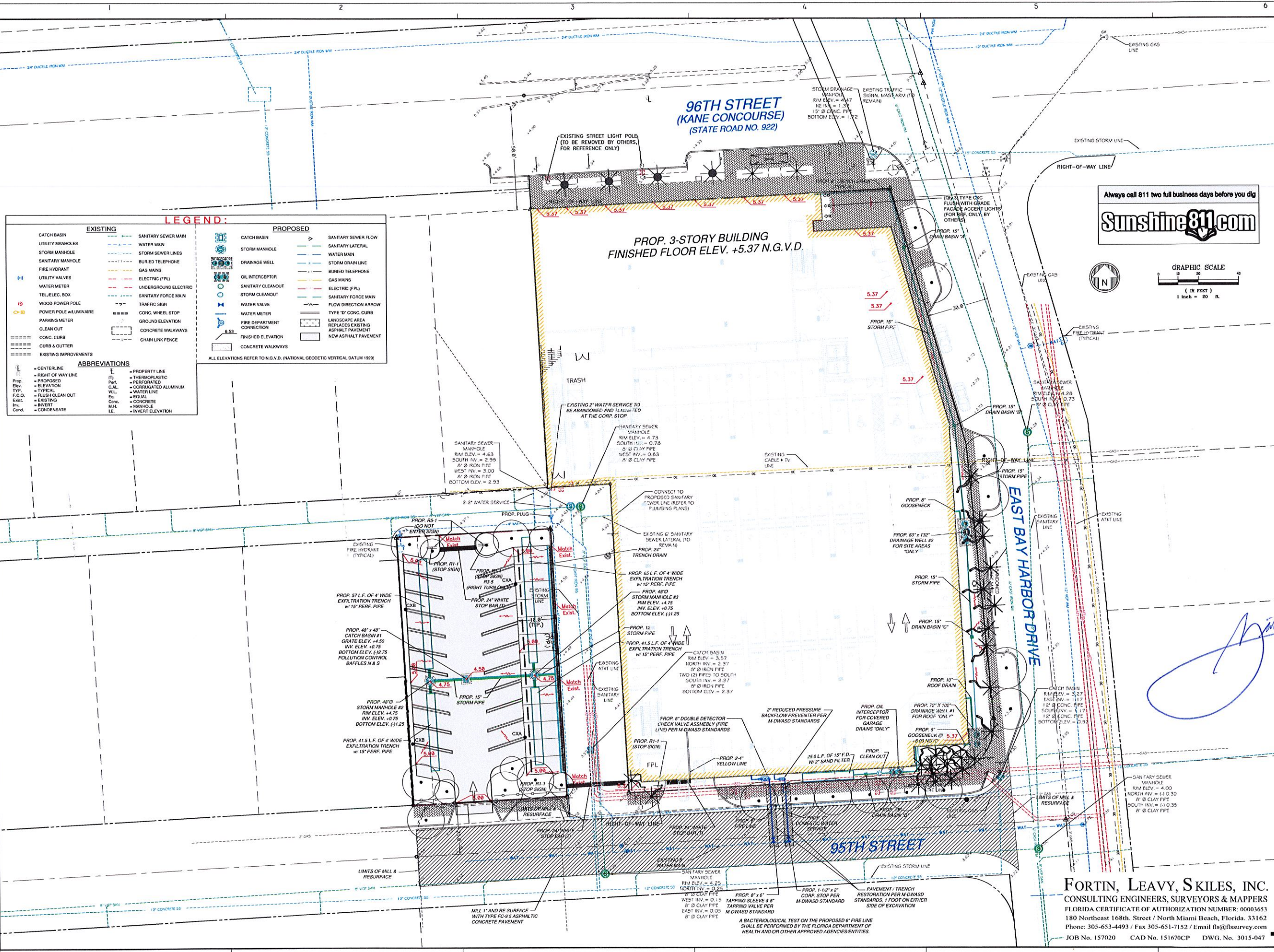
C1

LEGEND:

EXISTING	PROPOSED
CATCH BASIN	SANITARY SEWER MAIN
UTILITY MANHOLE	WATER MAIN
STORM MANHOLE	STORM SEWER LINES
SANITARY MANHOLE	BURIED TELEPHONE
FIRE HYDRANT	GAS MAINS
UTILITY VALVES	ELECTRIC (FPL)
WATER METER	UNDERGROUND ELECTRIC
TELEPHONE BOX	SANITARY FORCE MAIN
WOOD POWER POLE	TRAFFIC SIGN
POWER POLE W/ LUMINAIRE	CONC. WHEEL STOP
PARKING METER	GROUND ELEVATION
CLEAN OUT	CONCRETE WALKWAYS
CONC. CURB	CHAIN LINK FENCE
CURB & GUTTER	
EXISTING IMPROVEMENTS	

ABBREVIATIONS:

Prop. Elev.	PROPOSED
TYP.	TYPICAL
F.C.O.	FLUSH CLEAN OUT
Exst.	EXISTING
Invt.	INVERT
Cond.	CONDENSATE
---	PROPERTY LINE
(T)	THERMOPLASTIC
PERFORATED	PERFORATED
CAL.	CORRUGATED ALUMINUM
W.L.	WATER LINE
EQ.	EQUAL
CONC.	CONCRETE
M.H.	MANHOLE
I.E.	INVERT ELEVATION



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CHURCH BY THE SEA

1000 Kane Concourse, Bay Harbor Islands, FL 33154

Professional Engineer Seal for Michael A. Vazquez, License No. 69249, State of Florida.

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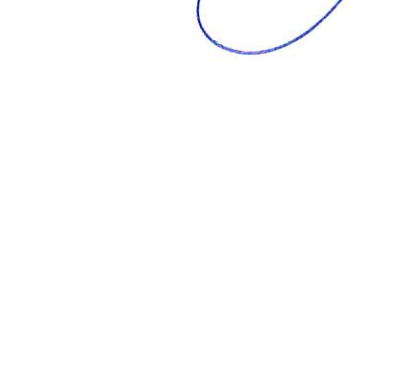
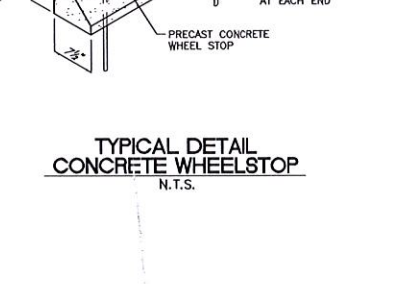
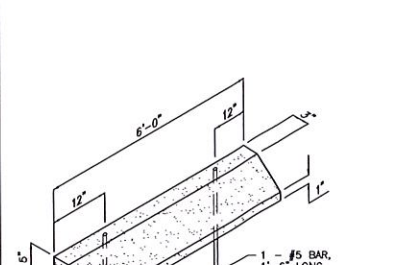
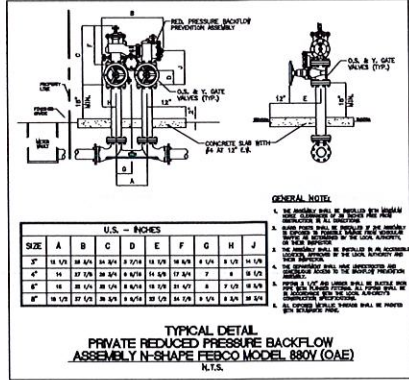
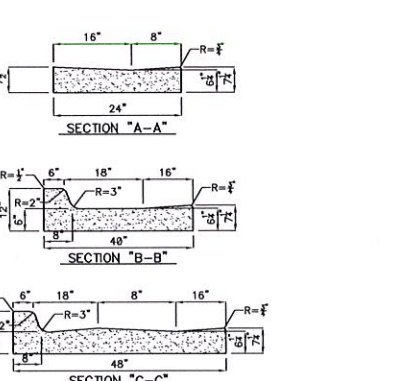
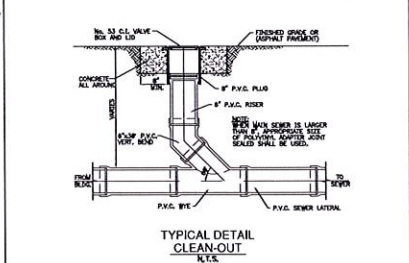
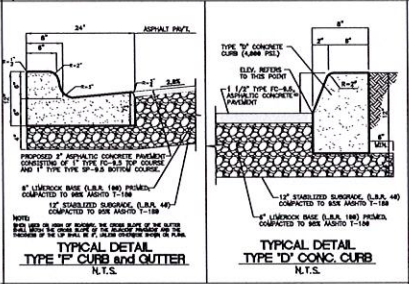
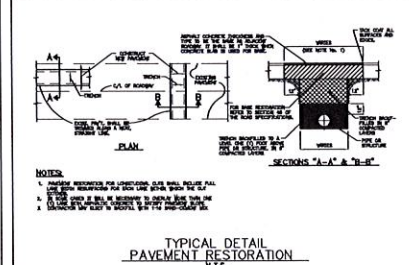
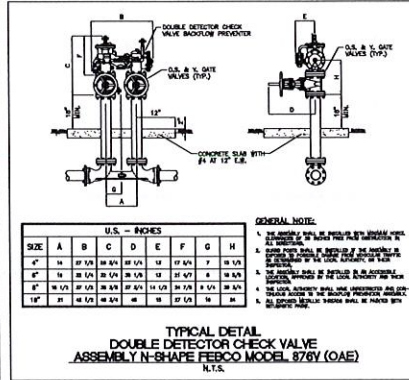
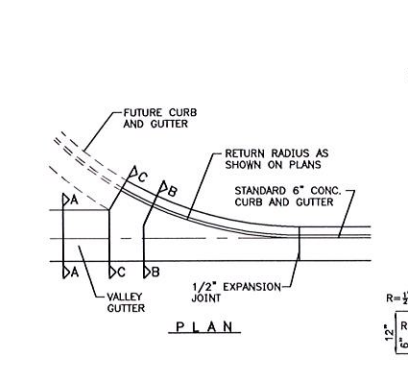
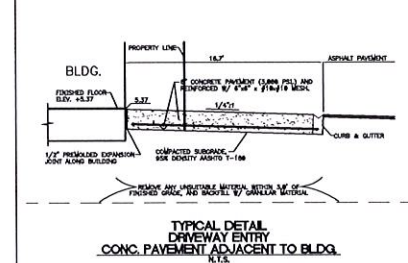
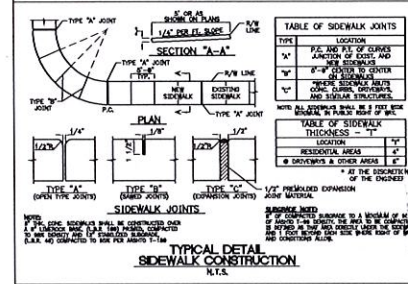
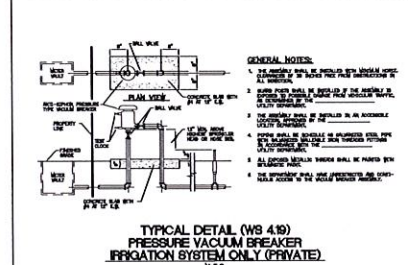
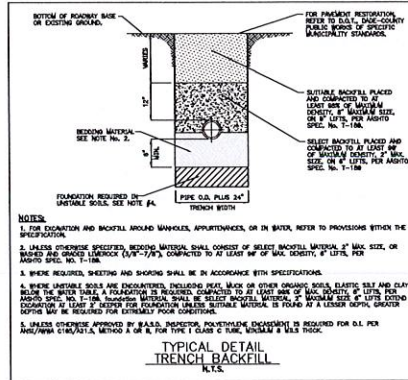
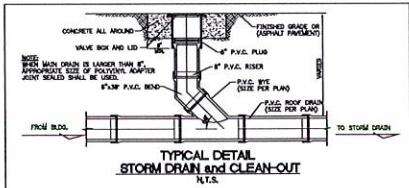
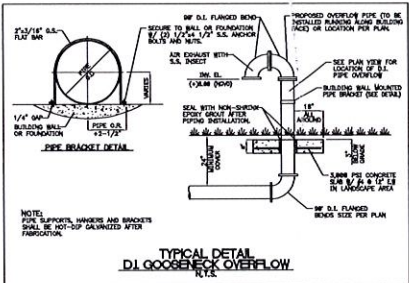
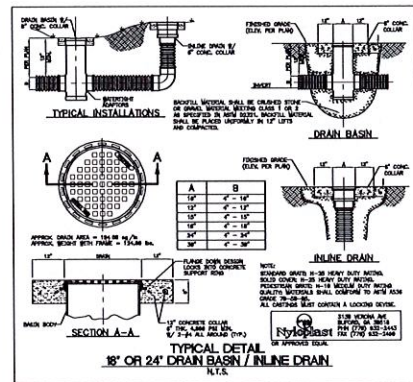
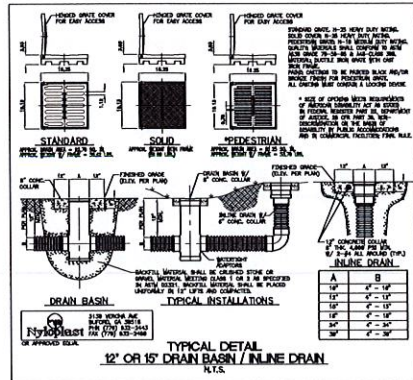
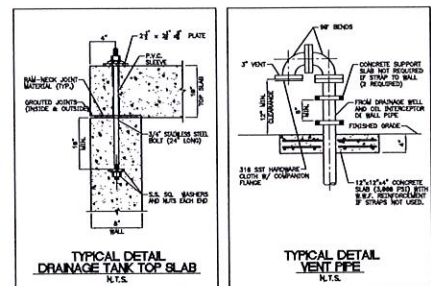
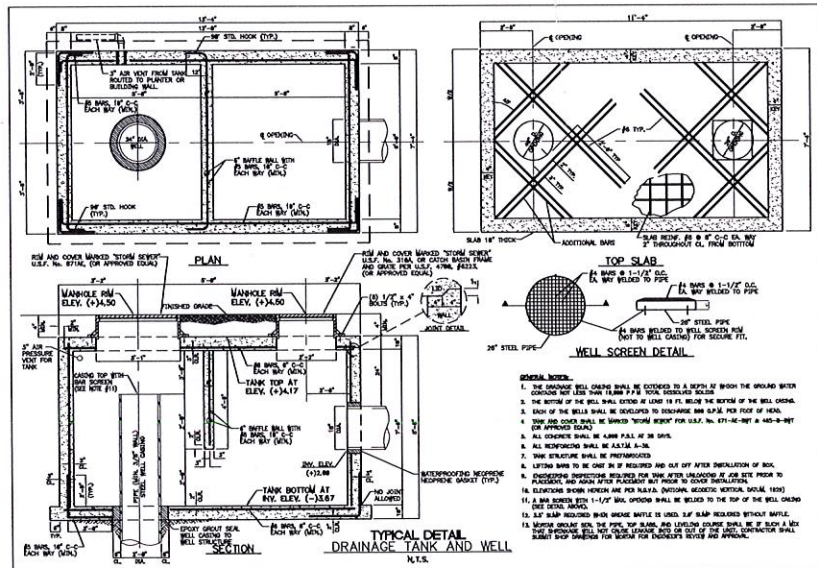
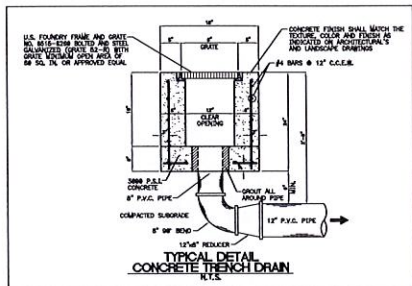
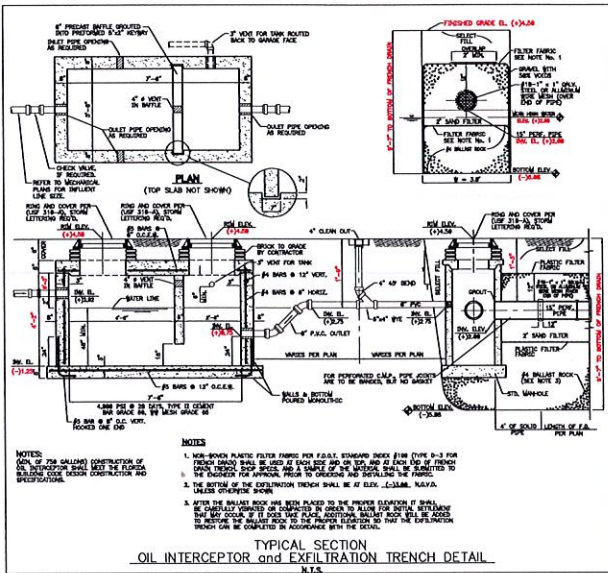
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STORM WATER PREVENTION PLAN LEGEND

- X—X—X— = PROP. SILT FENCE
- X—X—X— = PROP. CONSTRUCTION FENCE
- X—X—X— = PROP. SURFACE DRAINAGE DIRECTION
- X—X—X— = PROP. SWALE
- X—X—X— = PROPOSED

EXISTING IMPROVEMENTS LEGEND

- | | |
|--------------------------------|------------------------------|
| CONC. = CONCRETE | ○ = CATCH BASIN |
| R = RECORDED VALUE | ○ = ORNAMENTAL LIGHT POLE |
| ELEV. = ELEVATION | ○ = LIGHT POLE |
| C.B.S. = CONCRETE BLOCK STUCCO | ○ = GAS VALVE |
| E = CENTERLINE | ○ = IDENTIFICATION |
| P.B. = PLAT BOOK | ○ = OVERHEAD WIRE |
| P.G. = PAGE | ○ = WATER VALVE |
| F.F. = FINISH FLOOR | ○ = WATER METER |
| ○ = WOOD POWER POLE | ○ = FIRE HYDRANT |
| ○ = GUY ANCHOR | ○ = SPOT ELEVATION |
| ○ = CONCRETE POWER POLE | ○ = HEDGE OR LANDSCAPED AREA |
| ○ = ORNAMENTAL PLANT | ○ = CLEAN OUT |
| ○ = SIGN | ○ = SANITARY SEWER MANHOLE |
| ○ = PALM TREE | ○ = STORM DRAINAGE MANHOLE |
| ○ = TREE | ○ = UNKNOWN MANHOLE |
| ○ = CHAIN LINK FENCE | ○ = CHAIN LINK FENCE |
| ○ = TRAFFIC SIGNAL BOX | ○ = CALCULATED |
| ○ = COLUMN | ○ = PARKING METER |
| ○ = ASPHALT | ○ = BRICK |
| | ○ = CONCRETE |

EROSION AND SEDIMENT CONTROL GENERAL NOTES:

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO IMPLEMENT THE EROSION AND TURBIDITY CONTROLS AS SHOWN ON THIS STORM WATER POLLUTION PREVENTION PLAN (SWPPP). IT IS ALSO THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THESE CONTROLS ARE PROPERLY INSTALLED, MAINTAINED AND FUNCTIONING PROPERLY TO PREVENT TURBID OR POLLUTED WATER FROM LEAVING THE PROJECT SITE. THE CONTRACTOR WILL ADJUST THE EROSION AND TURBIDITY CONTROLS AS SHOWN HEREON AND ADD ADDITIONAL CONTROL MEASURES, AS REQUIRED TO ENSURE THE SITE MEETS ALL FEDERAL, STATE AND LOCAL EROSION AND TURBIDITY CONTROL REQUIREMENTS.
- ALL ELEVATIONS ON THE PLANS OR REFERENCED IN THE SPECIFICATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD).
- INSTALLATION OF ALL EROSION AND SEDIMENTATION CONTROL DEVICES SHALL BE PERFORMED UNDER THE SUPERVISION OF A FLORIDA REGISTERED SURVEYOR.
- THE CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER IF ANY ADDITIONAL DIMENSIONS OR SPECIFICATION ARE NEEDED TO LAYOUT THE POLLUTION CONTROL DEVICES.
- CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD TO RESOLVE CONFLICTS BETWEEN DESIGN AND EXISTING FEATURES.
- WHERE MATERIAL OR DEBRIS HAS WASHED OR FLOWED INTO OR BEEN PLACED IN WATER COURSES, DITCHES, DRAINS, CATCH BASINS, OR ELSEWHERE AS A RESULT OF THE CONTRACTOR'S OPERATIONS, SUCH MATERIAL OR DEBRIS SHALL BE REMOVED AND SATISFACTORILY DISPOSED OF DURING PROGRESS OF THE WORK, AND THE AREA KEPT IN A CLEAN AND NEAT CONDITION.
- THE CONTRACTOR IS RESPONSIBLE FOR REMOVING THE TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER COMPLETION OF CONSTRUCTION AND ONLY WHEN AREAS HAVE BEEN STABILIZED.
- CONTRACTOR SHALL INSURE THAT ALL DRAINAGE STRUCTURES, PIPES, E.T.C. ARE CLEANED OUT AND WORKING PROPERLY AT TIME OF ACCEPTANCE.
- BALES IF USED SHALL BE EITHER WIRE-BOUND OR STRING-TIED WITH THE BINDINGS ORIENTED AROUND THE SIDES RATHER THAN OVER AND UNDER THE BALES.
- BALES SHALL BE PLACED LENGTH WISE IN A SINGLE ROW SURROUNDING THE INLET WITH THE ENDS OF THE ADJACENT BALES PRESSED TOGETHER.
- SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRE REPAIRS SHALL BE MADE IMMEDIATELY.
- SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE, THE BARRIER STILL BE NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
- SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT, THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-THIRD THE HEIGHT OF THE BARRIER.
- THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING THE BEST EROSION AND SEDIMENT CONTROL PRACTICES.
- FOR ADDITIONAL INFORMATION ON SEDIMENT AND EROSION CONTROL REFER TO THE FLORIDA DEVELOPMENT MANUAL - A GUIDE TO SOUND LAND AND WATER MANAGEMENT FROM THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL REGULATION (FDER) CHAPTER 6.
- EROSION AND SEDIMENT CONTROL BARRIERS SHALL BE PLACED ADJACENT TO ALL WETLAND AREAS WHERE THERE IS A POTENTIAL FOR DOWNSTREAM WATER QUALITY DEGRADATION.
- ANY DISCHARGE FROM DEWATERING ACTIVITY SHALL BE FILTERED AND CONVEYED TO THE OUTFALL IN A MANNER WHICH PREVENTS EROSION AND TRANSPORTATION OF SUSPENDED SOLIDS TO THE RECEIVING OUTFALL.
- DEWATERING PUMPS SHALL NOT EXCEED THE CAPACITY OF THAT WHICH REQUIRES A CONSUMPTIVE USE PERMIT FROM THE DEPARTMENT OF ENVIRONMENTAL PROTECTION.
- ALL DISTURBED AREAS ARE TO BE STABILIZED THROUGH COMPACTION SILT SCREENS, HAY BALES, AND GRASSINGS. ALL THE FILL SLOPES 3:1 OR STEEPER TO RECEIVE STAKED SOLID SOO.
- ALL DEWATERING EROSION AND SEDIMENT CONTROL TO REMAIN IN PLACE AFTER COMPLETION OF CONSTRUCTION AND REMOVED ONLY WHEN AREAS HAVE BEEN STABILIZED.
- THIS PLAN INDICATES MINIMUM EROSION AND SEDIMENT CONTROL MEASURES REQUIRED FOR THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR MEETING ALL APPLICABLE REGULATIONS AND WATER QUALITY GUIDELINES AND MAY NEED TO INSTALL ADDITIONAL EROSION AND SEDIMENTATION CONTROLS.
- THE CONTRACTOR SHALL BE REQUIRED TO RESPOND TO ALL WATER D.E.P. INQUIRIES RELATIVE TO COMPLIANCE OF D.E.P. FOR EROSION AND SEDIMENTATION CONTROL. THE COST OF THIS COMPLIANCE SHALL BE PART OF THE CONTRACT.
- WHERE FLORIDA DEPARTMENT OF TRANSPORTATION (F.D.O.T.) SPECIFICATIONS AND INDEX ARE REFERENCED, PLEASE REFER TO (F.D.O.T.) ROADWAY AND TRAFFIC DESIGN STANDARDS AND (F.D.O.T.) STANDARD SPECIFICATIONS FOR ROADWAY AND BRIDGE CONSTRUCTION.

OTHER CONTROLS:

- WASTE MATERIALS:** ALL WASTE MATERIALS EXCEPT LAND CLEARING DEBRIS SHALL BE COLLECTED AND STORED IN A SECURELY LIDDED METAL DUMPSTER THE DUMPSTER WILL BE EMPTIED AS NEEDED AND THE TRASH WILL BE HAULED TO A STATE APPROVED LANDFILL. ALL PERSONNEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL. NOTICES STATING THESE PRACTICES WILL BE POSTED AT THE CONSTRUCTION SITE BY THE CONSTRUCTION SUPERINTENDENT AND IS RESPONSIBLE FOR SEEING THAT THESE PROCEDURES ARE FOLLOWED.
- HAZARDOUS WASTE:** ALL HAZARDOUS WASTE MATERIAL WILL BE DISPOSED OF IN A MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER. SITE PERSONNEL WILL BE INSTRUCTED IN THESE PRACTICES BY THE SITE SUPERINTENDENT. THE INDIVIDUAL WHO MANAGES DAY-TO-DAY SITE OPERATIONS WILL BE RESPONSIBLE FOR SEEING THAT THESE PRACTICES ARE FOLLOWED.
- SANITARY WASTE:** ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS AS NEEDED TO PREVENT POSSIBLE SPILLAGE. THE WASTE WILL BE COLLECTED AND DISPOSED OF IN ACCORDANCE WITH THE STATE AND LOCAL WASTE DISPOSAL REGULATIONS FOR SANITARY SEWER SYSTEMS.
- OFFSITE VEHICLE TRACKING:** A STABILIZED CONSTRUCTION ENTRANCE WILL BE PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. THE PAVED STREET ADJACENT TO THE SITE ENTRANCE WILL BE SWEEP DAILY TO REMOVE ANY EXCESS MUD, DIRT, OR ROCK TRACKED FROM THE SITE. DUMP TRUCKS HAULING MATERIAL FROM THE CONSTRUCTION SITE WILL BE COVERED.

FORTIN, LEAVY, SKILES, INC.

CONSULTING ENGINEERS, SURVEYORS & MAPPERS

FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653

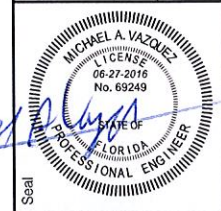
180 Northeast 16th Street / North Miami Beach, Florida, 33162

Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flsurvey.com

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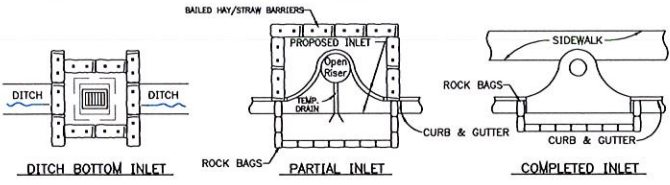


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Revised:
6/27/16 - REVISED
TO UPDATE ARCH, LS
AND LIGHTING PLANS

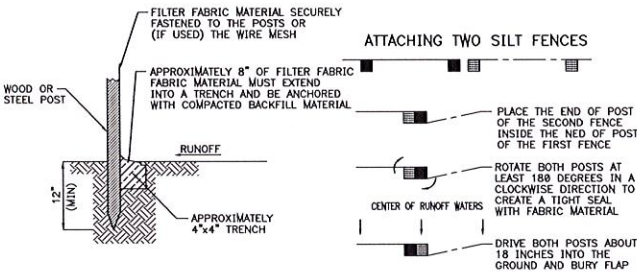
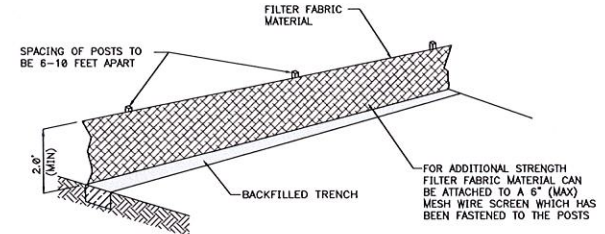
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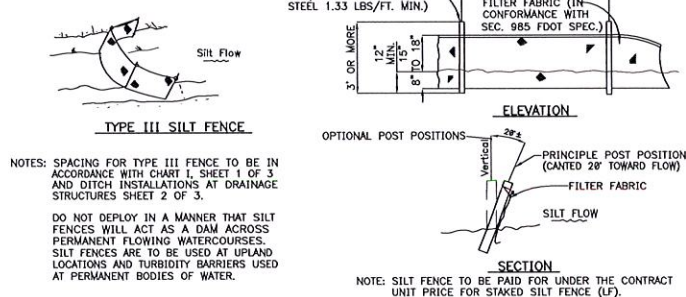
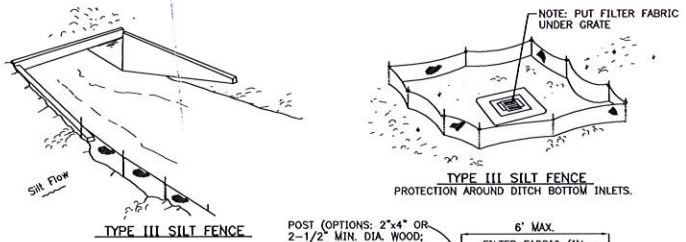


NOTE: THESE DETAILS ARE FOR TYPICAL INSTALLATIONS AND ARE REQUIRED ONLY WHEN NECESSARY TO PREVENT EROSION OF THE SITE.

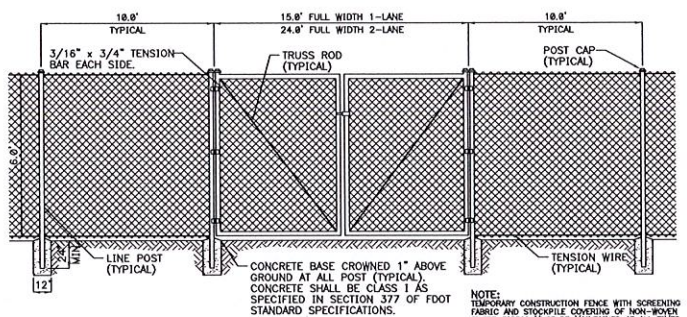
TYPICAL DETAIL PROTECTION AROUND INLETS
N.T.S.



TYPICAL DETAIL INSTALLING A FILTER FABRIC SILT FENCE
N.T.S.



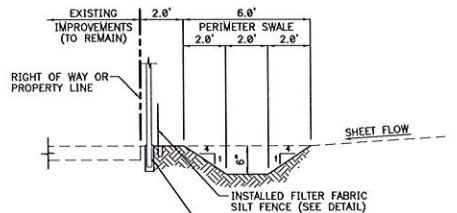
TYPICAL DETAIL SILT FENCE APPLICATION
N.T.S.



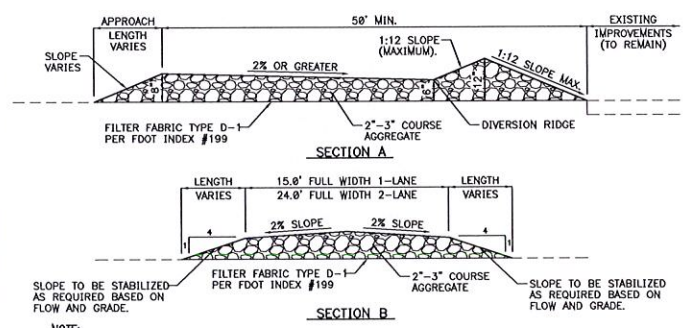
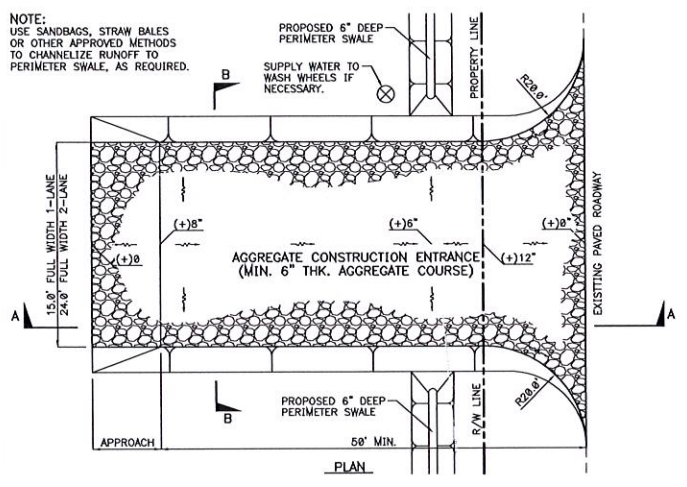
CHAIN LINK FENCE MATERIAL SPECIFICATION:
CHAIN LINK: 8" H.O. x 2 3/8" DIAMOND x 11.5 GAUGE KK
TIES: 12ga x 7 STEEL, 4 PER POST
LINE POST SPACING: 18'
LINE POST: 1 5/8" x 8" GATE POST, WALL THICKNESS .088
BRACE POST: 1 5/8" x 8" GATE POST, WALL THICKNESS .088

CONSTRUCTION FENCE SCREEN	
PROPERTIES	
COLOR	GREEN, BLACK, BROWN, BEIGE, ROYAL, BLUE
MATERIAL COMPOSITION	KNITTED HOPE HIGH DENSITY POLYETHYLENE
FILAMENT STRENGTH	60 LBS. PER FT.
MATERIAL BREAK STRENGTH	600 LBS. PER FT.
MATERIAL WEIGHT	145 GRAMS PER SQ. METER
CRYSTALLINE MELT POINT	133 DEGREES C
COMPOSITION OF UV INHIBITOR	1.5% ANIPAS CM11021/1.5% EQUASER CM100000
SHADE VALUE	88%
FLAMMABILITY POINT	364 DEGREES C

TYPICAL DETAIL TEMPORARY CONSTRUCTION CHAIN LINK FENCE
N.T.S.



TYPICAL DETAIL EROSION PROTECTION
N.T.S.



TYPICAL DETAIL TEMPORARY GRAVEL CONSTRUCTION ENTRANCE
N.T.S.

NOTE:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

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Architect

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Project
Seal
MICHAEL A. VAZQUEZ
LICENSE
05-27-2016
No. 69248
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

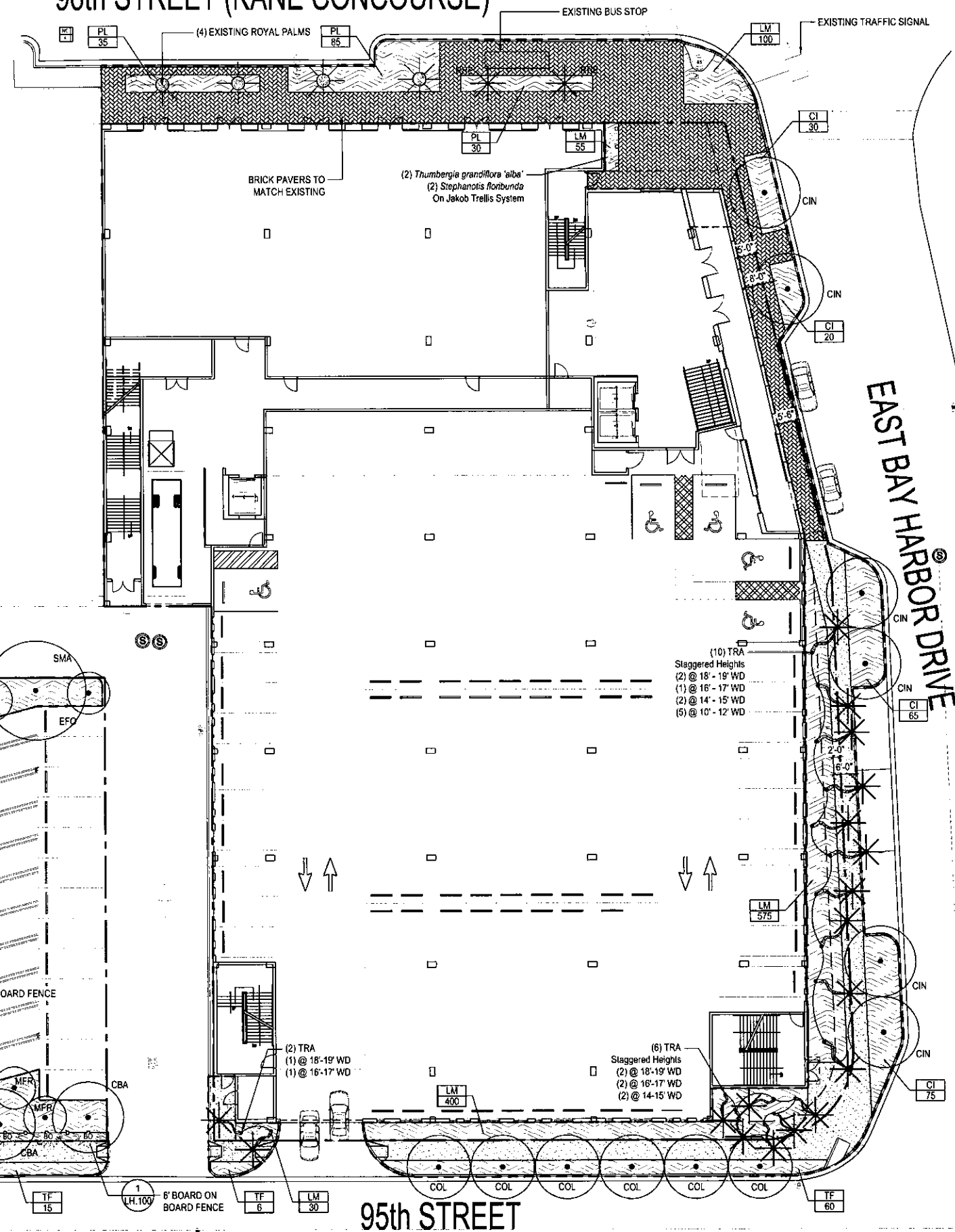
Revised:
6/27/16 - REVISED
TO UPDATE ARCH, LS
AND LIGHTING PLANS

1609CBS 06/27/2016

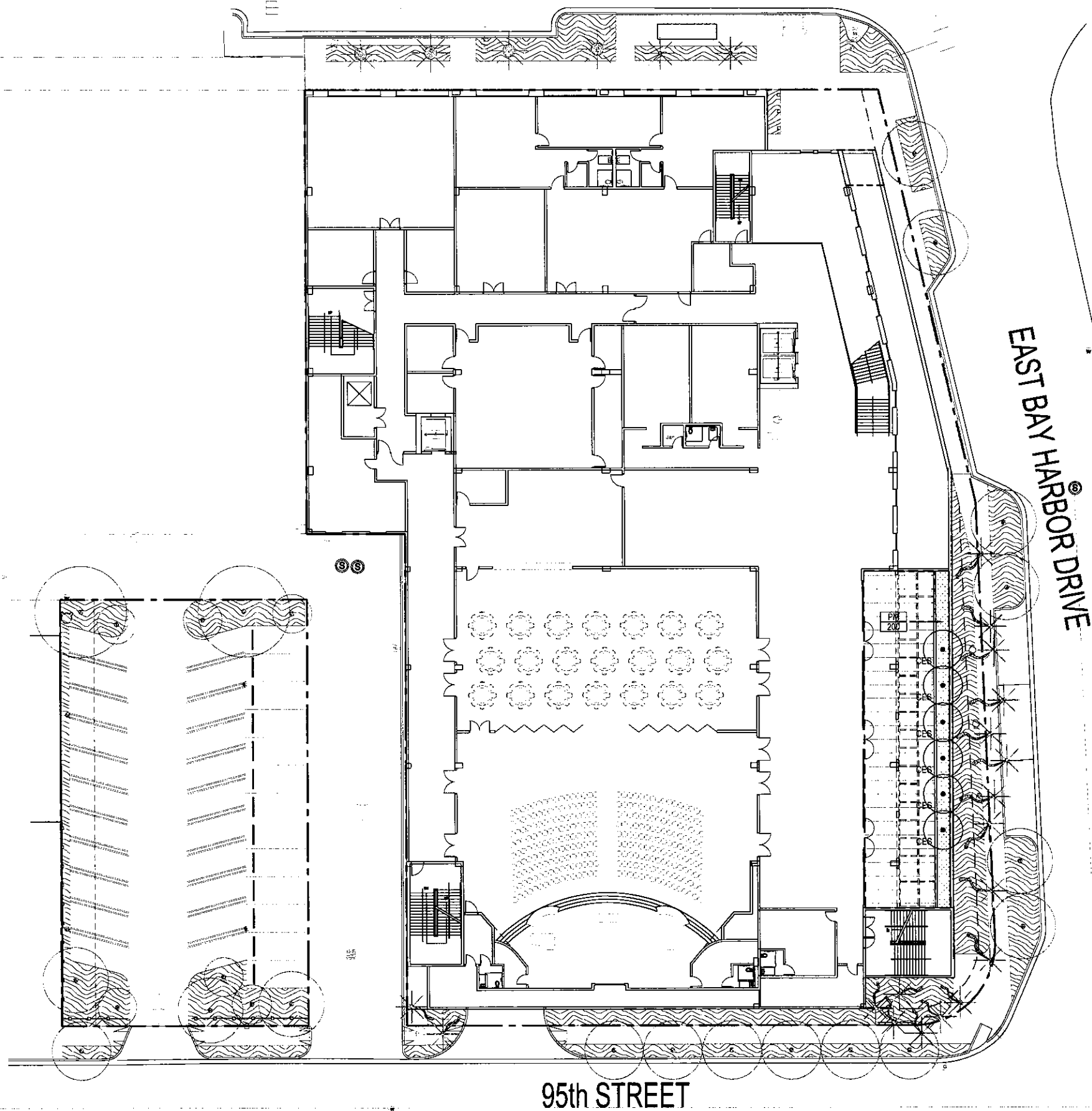
C6

FORTIN, LEAVY, SKILES, INC.
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Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com
JOB No. 157020 CAD No. 151670CP DWG. No. 3015-047

96th STREET (KANE CONCOURSE)



96th STREET (KANE CONCOURSE)



95th STREET

LEGEND

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

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LEO A DALY 100

CHURCH BY THE SEA

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Seal
LANDSCAPE ARCHITECT
RAYMOND JUNGLES, INC.
FLORIDA LICENSE NO.
LC 000268
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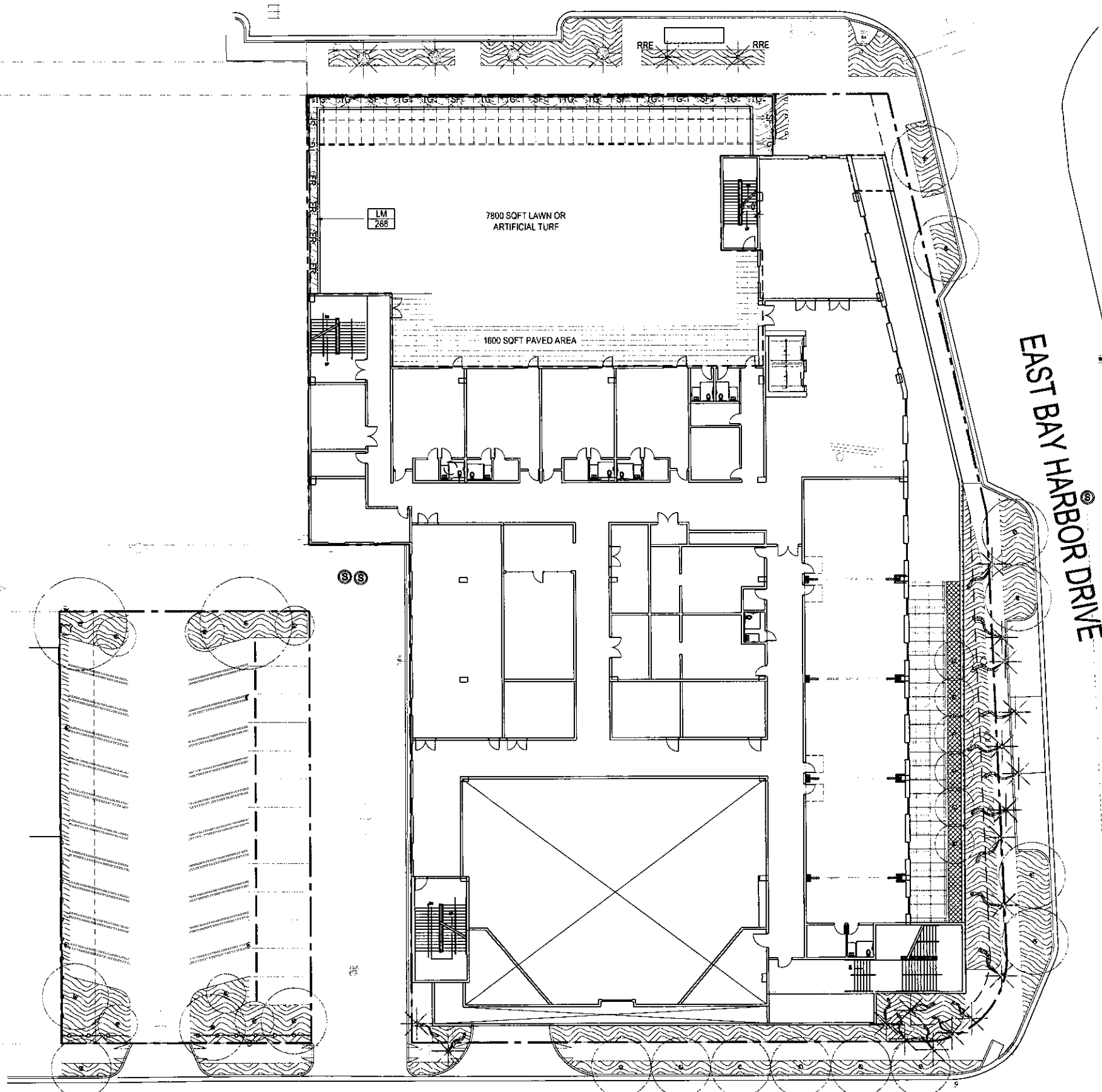
**SITE PLANTING
PLAN -
SECOND FLOOR**

1609CBS 06/14/2016

LH.101

0 6' 12' 32'
SCALE 1/16" = 1'-0"

96th STREET (KANE CONCOURSE)



95th STREET

LEGEND

- CANOPY TREE
- EXISTING ROYAL PALMS TO REMAIN
- THRINAX RADIATA CHARACTER PALM
- VINE
- LIRIOPE MUSCARI
- PHYLLANTHUS MYRTIFOLIUS
- GRAVEL
- BRICK PAVING
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LEO A DAILY 100

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RAYMOND JUNG
RAYMOND JUNG

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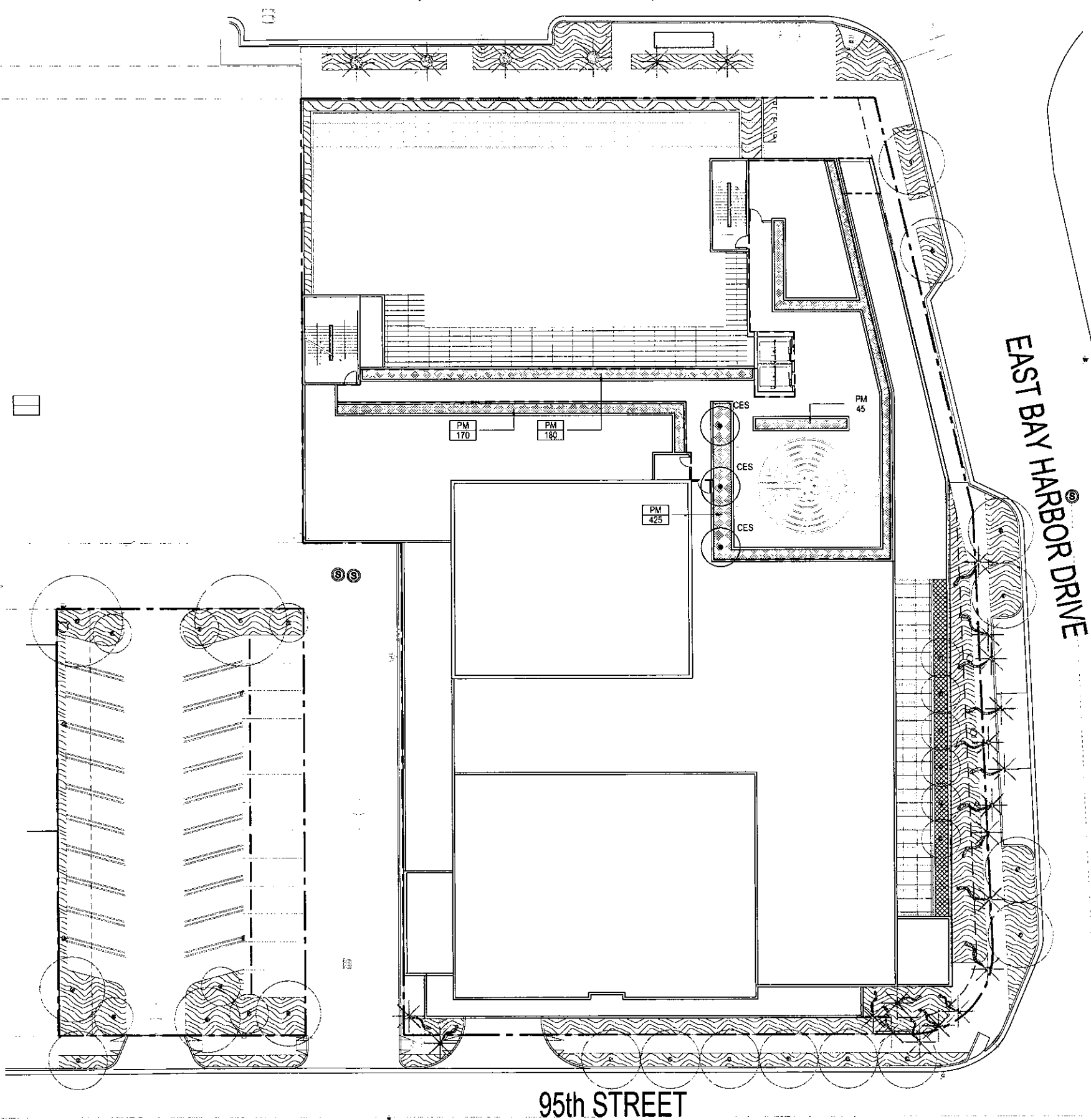
**SITE PLANTING
PLAN -
THIRD FLOOR**

1609CBS 06/14/2016

LH.102

0 8 15 32
SCALE 1/16" = 1'-0"

96th STREET (KANE CONCOURSE)

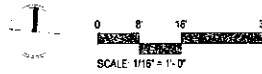


95th STREET

EAST BAY HARBOR DRIVE

LEGEND

- CANOPY TREE
- EXISTING ROYAL PALMS TO REMAIN
- THRINAX RADIATA CHARACTER PALM
- VINE
- LIRIOPE MUSCARI
- PHYLLANTHUS MYRTIFOLIUS
- GRAVEL
- BRICK PAVING
- CONCRETE PAVING
- STREET LIGHT
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FL 000238
RAYMOND JUNGLES, INC.
FL 000238

**SITE PLANTING
PLAN -
ROOF**

1609CBS 06/14/2016

LH.103

JUNGLES

1000 Kane Concourse - Proposed Plant List
Bay Harbor Islands, FL

GROUND LEVEL * = NATIVE

QTY	SYM	Botanical Name	Common Name	Specification
3	CBA	<i>Cassia bakeriana</i>	Pink Shower Tree	16'-18' HT. x 10' SP. 3" Cal.
6	ON	<i>Calophyllum inophyllum</i>	Beauty Leaf	15'-16' HT. x 10' SP. 3" Cal., 6' clear wood
7	COL	<i>Chrysophyllum oliviforme</i>	Satin Leaf*	15'-16' HT. x 10' SP. 3" Cal., 6' clear wood
3	EFD	<i>Eugenia foetida</i>	Spanish Stopper*	12' HT. x 6' SP. 2.5" Cal.
3	MFR	<i>Mycianthes fragrans</i>	Simpson's Stopper*	12' HT. x 6' SP. 2.5" Cal.
2	SMS	<i>Swietenia mahagoni</i>	Mahogany*	14'-16' HT. x 8' SP. 3" Cal.

QTY	SYM	Botanical Name	Common Name	Specification
2	RRE	<i>Roystonea regia</i>	Royal Palm	15' CW
19	TRA	<i>Thrinax radiata</i>	Florida Thatch Palm*	4 @ 18'-19' WD. With Character
				4 @ 16'-17' WD. With Character
				4 @ 14'-15' WD. With Character
				6 @ 10'-12' WD. With Character

QTY	SYM	Botanical Name	Common Name	Specification
190	CI	<i>Chrysobalanus icaco</i>	Horizontal Cocoplum*	7 gal.
150	PL	<i>Psychotria ligustrifolia</i>	Dwarf White Coffee*	7 gal.
105	TF	<i>Triplaris flindana</i>	Florida Ganima Grass*	13 gal. @ 30' O.C.

QTY	SYM	Botanical Name	Common Name	Specification
1960	LM	<i>Uncaria muscar</i>	Ulyburt	3 gal. @ 18' O.C.

QTY	SYM	Botanical Name	Common Name	Specification
5	BO	<i>Bougainvillea</i>	Bougainvillea	15 gal.
2	SF	<i>Stephanotis floribunda</i>	Madagascar Jasmine	25 gal.
2	TG	<i>Thunbergia grandiflora alba</i>	White Sky Vine	7 gal.

QTY	SYM	Botanical Name	Common Name	Specification
6	CES	<i>Conocarpus erectus Sericeus</i>	Silver Buttonwood*	12' HT. 3" Cal.

QTY	SYM	Botanical Name	Common Name	Specification
200	PM	<i>Physanthus mytilifolius</i>	Mousetail Plant	3 gal. @ 18' O.C.

QTY	SYM	Botanical Name	Common Name	Specification
4	FR	<i>Ficus repens</i>	Creeping Fig	25 Gal.
7	SF	<i>Stephanotis floribunda</i>	Madagascar Jasmine	3 Gal.
14	TG	<i>Thunbergia grandiflora alba</i>	White Sky Vine	7 Gal.

QTY	SYM	Botanical Name	Common Name	Specification
288	LM	<i>Uncaria muscar</i>	Ulyburt	3 gal. @ 18' O.C.

QTY	SYM	Botanical Name	Common Name	Specification
3	CES	<i>Conocarpus erectus Sericeus</i>	Silver Buttonwood*	12' HT. 3" Cal.

QTY	SYM	Botanical Name	Common Name	Specification
820	PM	<i>Physanthus mytilifolius</i>	Mousetail Plant	3 gal. @ 18' O.C.

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

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

Site Address: 1000 Kane Concourse, Bay Harbor Islands, FL 33154 Legal Description: Tract 1

Net Lot Area: 4.0 Acres / 172,800 SF

Required Provided

I. Open Space Requirement

1. No minimum open space requirement.
(BHI - Sec. 23-11(C))

2. Maximum Lawn Area Allowed
(MDC - Sec. 18A(A)(5))

a. Net Lot Area: 172,800 SF - building footprint: 12,727 SF = 160,073 SF

b. SF from above: 160,073 x 20% = 32,015 SF 20% Max / 22% SF (Net Lot Area - Building Footprint x 20% = maximum lawn area permitted)

II. Shade Trees

A. Required

1. 22 shade trees/acre: 22 x 4.0 acres = 88

(Min. 12 in height / 4" clear wood / 2 1/2" caliper)
(Palm trees subincluded at a 3:1 ratio, max. 25% of required shade trees)
(MDC - Sec. 18A-6(C)(5)) and BHI Sec. 24-15)

2. Native Species Required - 50% Min.
of shade trees req. 88 x 50% = 44
(BHI - Sec. 24-16(a)(2))

3. Drought Tolerant and Low Maintenance Species Required - 50% Min
of shade trees req. 88 x 50% = 44
(MDC - Sec. 18A-6(C)(1)(b))

B. Tree Species

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

2. Number of shade tree species required
(BHI - Sec. 24-16(a)(2))

*See Following Table

Number of Different Tree Species based on Quantity

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

C. Tree Heights

1. Number of Stories of building: 3

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

3. Shade tree heights required: 12 ft. - 50% or 11 shade trees

14-16 ft. - 40% or 17 shade trees

16-18 ft. - 10% or 9 shade trees

18-20 ft. - 0% or 0 shade trees

Size of Tree Species in Relationship to Building Height

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

(BHI - Sec. 24-16(a)(2))

III. Street Trees

1. Street Trees @ 1:35'

Width of lot: 135' =

(15' min height / 6" clear wood / 2 1/2" caliper)

(Street trees species determined by Street Tree Master Plan)

(Street trees do not count toward required or site shade trees)

(BHI - Sec. 24-16(a)(2)(a))

Required Provided

14 14

IV. Shrubs Required

Required Provided

1. 10 shrubs required per shade tree
(Min. 24" in height / visual screen min. 36" in height / max 24" on center)
(BHI - Sec. 24-16(a)(2)(d))

2. Native Species Required - 30% Min
(MDC - Sec. 18A-6(D)(1)(a))

3. Drought Tolerant and Low Maintenance Species Required - 50% Min
(MDC - Sec. 18A-6(D)(1)(b))

V. Buffers (If applicable)

(BHI - Sec. 24-16)

1. Parking Lot from ROW

2. Dissimilar Uses

VI. Parking Lot Landscaping (If applicable)

Required Provided

1. 10 SF / parking space:

10 x 31 spaces = 310 SF

(MDC - Sec. 18A-6(J))

2. Shade Trees Required

(MDC - Sec. 18A-6(J))

3. Shrubs Required

(MDC - Sec. 18A-6(I))

VII. Right Tree Right Place

(BHI - Sec. 24-16(a)(2)(f))

1. Number of trees near power lines

(See attached FPL guidelines)

VIII. Florida Friendly Landscaping

(MDC - Sec. 18A-2(A))

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

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Revised

**PLANT
SCHEDULE AND
LANDSCAPE
LEGEND**

1609CBS 06/14/2016

LH.104

MAP OF BOUNDARY SURVEY

LEGEND	
CONC	CONCRETE
R	RECORDED VALUE
M	MEASURED VALUE
ELEV	ELEVATION
C.B.S.	CONCRETE BLOCK STRUCTURE
C	CENTERLINE
P.B.	PLAT BOOK
PAGE	PAGE
F.F.	FINISH FLOOR
W.P.F.	WOOD POWER POLE
W.P.	WATER VALVE
G.A.	GUY ANCHOR
C.P.P.	CONCRETE POWER POLE
O.P.P.	ORNAMENTAL PLANT
S	SIGN
P.T.	PALM TREE
T	TREE
D.N.L.F.	DRAIN LINK FENCE
T.S.B.	TRAFFIC SIGNAL BOX
C	COLUMN
A	ASPHALT
C.B.	CATCH BASIN
O.L.P.	ORNAMENTAL LIGHT POLE
L.P.	LIGHT POLE
G.V.	GAS VALVE
D.C.	DEWY CATION
C.W.	COVERHEAD WIRE
W.M.	WATER METER
R.H.	R.F. HYDRANT
S.E.	SPOT ELEVATION
H.C.	HEDGE OR LANDSCAPED AREA
C.O.	CLEAN OUT
S.S.M.	SANITARY SEWER MANHOLE
S.D.M.	STORM DRAINAGE MANHOLE
L.M.H.	LIQUID MANHOLE
C.L.F.	CHAIN LINK FENCE
C	CALCULATED
P.M.	PARKING METER
B	BRICK
C	CONCRETE



TABLE		DATE	HEIGHT	SPREAD	USE OR POSITION
1	UNIVERSITY CHERRY	CHERRY FAN PALM	11'	9'	6'
2	PHOENIX REYNOLDS	SENEGALESE PALM	11'	9'	6'
3	PHOENIX REYNOLDS	SENEGALESE PALM	11'	9'	6'
4	RAVENNA MADAGASCARIENSIS	TRAVELER'S PALM	11'	12'	7'
5	RAVENNA MADAGASCARIENSIS	TRAVELER'S PALM	11'	12'	7'
6	RAVENNA MADAGASCARIENSIS	TRAVELER'S PALM	11'	12'	7'
7	RAVENNA MADAGASCARIENSIS	TRAVELER'S PALM	11'	12'	7'
8	RAVENNA MADAGASCARIENSIS	TRAVELER'S PALM	11'	12'	7'
9	RAVENNA MADAGASCARIENSIS	TRAVELER'S PALM	11'	12'	7'
10	RAVENNA MADAGASCARIENSIS	TRAVELER'S PALM	11'	12'	7'
11	RAVENNA MADAGASCARIENSIS	TRAVELER'S PALM	11'	12'	7'
12	RAVENNA MADAGASCARIENSIS	TRAVELER'S PALM	11'	12'	7'
13	RAVENNA MADAGASCARIENSIS	TRAVELER'S PALM	11'	12'	7'
14	RAVENNA MADAGASCARIENSIS	TRAVELER'S PALM	11'	12'	7'
15	RAVENNA MADAGASCARIENSIS	TRAVELER'S PALM	11'	12'	7'
16	RAVENNA MADAGASCARIENSIS	TRAVELER'S PALM	11'	12'	7'
17	RAVENNA MADAGASCARIENSIS	TRAVELER'S PALM	11'	12'	7'
18	RAVENNA MADAGASCARIENSIS	TRAVELER'S PALM	11'	12'	7'
19	RAVENNA MADAGASCARIENSIS	TRAVELER'S PALM	11'	12'	7'
20	RAVENNA MADAGASCARIENSIS	TRAVELER'S PALM	11'	12'	7'
21	RAVENNA MADAGASCARIENSIS	TRAVELER'S PALM	11'	12'	7'
22	RAVENNA MADAGASCARIENSIS	TRAVELER'S PALM	11'	12'	7'
23	RAVENNA MADAGASCARIENSIS	TRAVELER'S PALM	11'	12'	7'
24	RAVENNA MADAGASCARIENSIS	TRAVELER'S PALM	11'	12'	7'
25	RAVENNA MADAGASCARIENSIS	TRAVELER'S PALM	11'	12'	7'
26	RAVENNA MADAGASCARIENSIS	TRAVELER'S PALM	11'	12'	7'
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42	RAVENNA MADAGASCARIENSIS	TRAVELER'S PALM	11'	12'	7'
43	RAVENNA MADAGASCARIENSIS	TRAVELER'S PALM	11'	12'	7'
44	RAVENNA MADAGASCARIENSIS	TRAVELER'S PALM	11'	12'	7'
45	RAVENNA MADAGASCARIENSIS	TRAVELER'S PALM	11'	12'	7'
46	RAVENNA MADAGASCARIENSIS	TRAVELER'S PALM	11'	12'	7'
47	RAVENNA MADAGASCARIENSIS	TRAVELER'S PALM	11'	12'	7'
48	RAVENNA MADAGASCARIENSIS	TRAVELER'S PALM	11'	12'	7'
49	RAVENNA MADAGASCARIENSIS	TRAVELER'S PALM	11'	12'	7'
50	RAVENNA MADAGASCARIENSIS	TRAVELER'S PALM	11'	12'	7'

SURVEYOR'S NOTES:

DATE OF FIELD SURVEY:

The date of completion of original field Survey was on October 21, 2015.
The date of completion of CAD was on October 26, 2015.
Revision 1: This Map of Survey was revised on December 31, 2015 to add additional overhead utility lines over the Subject Site and also was performed a Tree Survey.
Revision 2: This Map of Survey was revised on February 11, 2016 to add additional spot elevations and invert elevations along the sanitary and drainage structures along the roads and alley adjoining the Site.

LEGAL DESCRIPTION:

Tract "N" of "NOLAN BROWN", according to the Plat thereof, as recorded in Plat Book 56, Page 53, of the Public Records of Miami-Dade County, Florida.

AND

Lot 18 Block 12 "BAY HARBOR ISLANDS", according to the Plat thereof, as recorded in Plat Book 46, Page 5, of the Public Records of Miami-Dade County, Florida.

Containing 61,860 Square Feet or 1.42 Acres, more or less, by calculations

Property Address and Tax Folio Numbers:

1000 Kane Concourse, Bay Harbor Islands, Florida 33154

Folio Nos. 13-2227-001-2470 and 13-2235-004-0010

ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Minimum Technical Standards requirement for Commercial/High Risk Area (Linear: 1 foot in 10,000 feet) as defined in Rule 5J-17.051 of the Florida Administrative Code.

Elevations of well identified features as depicted on the Survey Map were measured to an estimated vertical position accuracy of 1/100 of a foot on hard surfaces and 1/10 of a foot on ground surfaces.

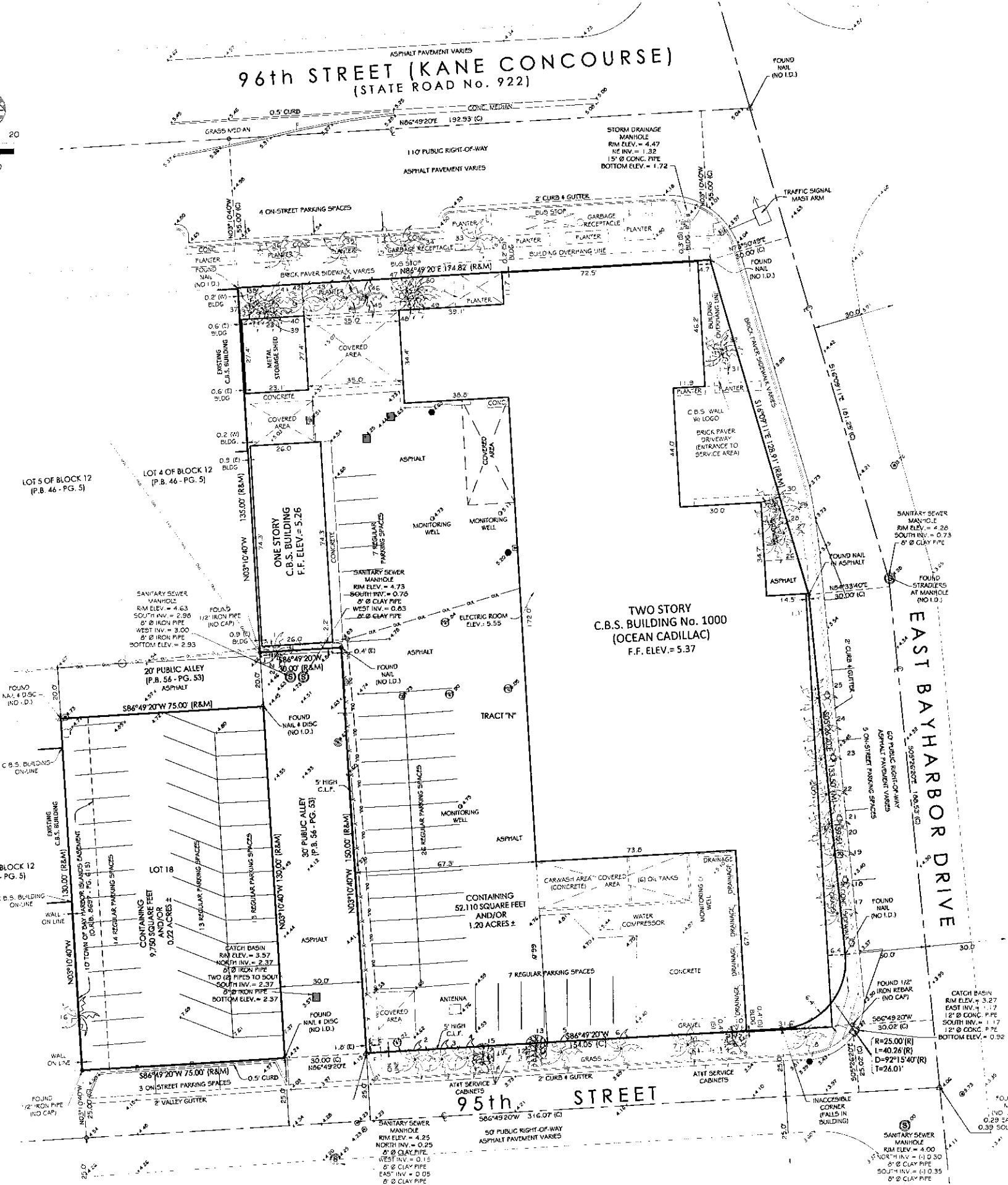
Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.

This Map of Survey is intended to be displayed at a scale of One inch equals Twenty feet or smaller.

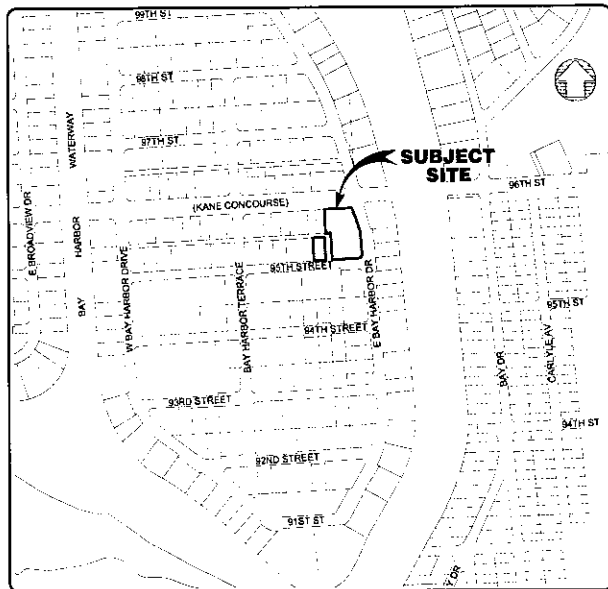
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SURVEYORS

7715 NW 48TH STREET, SUITE 310
DORAL, FLORIDA 33166
PHONE: (305) 463-0912 FAX: (305) 513-5680
WWW.LONGITUDESURVEYORS.COM

JOB NO.: 15520.0.00
FIELD BOOK: EFB
DRAWN BY: DR
SHEET 1 OF 1



SECTION 34 - TOWNSHIP 52 SOUTH - RANGE 42 EAST LYING IN BAY HARBOR ISLANDS, MIAMI-DADE COUNTY, FLORIDA



LOCATION MAP
(NOT TO SCALE)

SURVEYOR'S NOTES CONTINUED:

PERTINENT INFORMATION USED FOR THE PREPARATION OF THE MAP OF SURVEY:

North arrow direction is based on an assumed Meridian.

Bearings shown hereon are based upon the centerline of 96th Street (Kane Concourse) with an assumed bearing of N86°49'20"E, said line to be considered a well established and monumented line.

This property appears to be located in Flood Zone "AE" with the Base Flood Elevation being 9.0 Feet, as per Federal Emergency Management Agency (FEMA) Community Panel Number 120637 (Town of Bay Harbor Islands), Map No. 12084C0144, Suflx L, Map Revised Date: September 11, 2009.

Elevations shown hereon are based on the National Geodetic Vertical Datum of 1929, and a Benchmark supplied by the Public Works Department of Miami-Dade County, Florida.

Benchmark:

8-243
Elevation: + 6.61 Feet (N.G.V.D. 29 Datum)
Description: US & Geodetic brass disk in top of guard rail base of NW Corner of bridge along 96th Street (Kane Concourse) over the Bay Harbor Waterway.

Plat of "NOLAN BROWN", recorded in Plat Book 56 at Page 53, Public Records of Miami-Dade County Florida.

Plat of "BAY HARBOR ISLANDS", recorded in Plat Book 46 at Page 5, Public Records of Miami-Dade County Florida.

Florida Department of Transportation Right of Way Map for State Road No. 922 (96th Street) Bay Harbor Islands, Section 87066, Sheet 5 of 6 Sheets and last dated on November 7, 2005.

Warranty Deed recorded on September 24, 1982 in Official Records Book 11567, at Page 1239, Miami-Dade County Records.

The subject property is the same as the property described in the Schedule "A" of the Title Commitment prepared by Chicago Title Insurance Company, Order No.: 5399030, Customer Reference: 02630568, with an effective search date covering up to October 4, 2015 at 11:00 P.M., and furnished to the Undersigned Professional Surveyor and Mapper.

RESTRICTIONS:

Since no other information were furnished other than that is cited under pertinent information, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Miami-Dade County.

The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual that may appear on the Public Records of this County.

No excavation or determination was made as to how the Subject Property is served by utilities.

No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon.

PURPOSE OF SURVEY:

This Map of Survey was ordered for the purpose of a real estate transaction.

CLIENT INFORMATION:

This Boundary Survey was prepared at the instance of and certified to:

WHITMAN FAMILY DEVELOPMENT

SURVEYOR'S CERTIFICATE:

I hereby certify that this "Boundary Survey" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary Survey" meets the intent of the applicable provisions of the "Minimum Technical Standards for Land Surveying in the State of Florida", pursuant to Rule 5J-17.051 through 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

LONGITUDE SURVEYORS, LLC, a Florida Limited Liability Company
Florida Certificate of Authorization Number L87335

By: **Eduardo M. Suarez, PSM** Signature Date:
Registered Surveyor and Mapper LS6313
State of Florida

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.

1000 KANE CHURCH BY THE SEA/RETAIL

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

	REQUIRED	PROPOSED
FLOOR AREA	NA	*75,583 SF
*TOTAL FLOOR AREA INCLUDES GROSS FLOOR AREA MINUS STAIRS, ELEVATORS, OPEN AREAS WITH NO AC . RETAIL 8,500 SF & CHURCH 67,083 SF		

CHURCH BY THE SEA		PARKING ANALYSIS		
PARKING BUSINESS DISTRICT	ALLOWED OR REQUIRED		PROVIDED	* VARIANCE
TOTAL PARKING SPACES	1PK Per 300 sf for Retail	8500/300 = 28 Spaces		
	1 Pk per 4 fixed Seats (Total of 386 Fixed Seats)	386 / 4 = 97 Spaces		
TOTALS	125 SPACES		106 Regular Spaces + 20 Tandem = 126 SPACES	NONE

PARKING BREAKDOWN	REGULAR SPACES	TANDEM	ACCESSIBLE
SITE 1 COVERED PARKING (EAST LOT)	71	20 TANDEM	5
SITE 2 (WEST LOT)	35		
TOTAL PARKING	126 SPACES		

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

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

CHURCH BY THE SEA		ZONING ANALYSIS
SETBACKS BUSINESS DISTRICT	EXISTING / REQUIRED	PROVIDED
KANE CONCOURSE/ 96TH STREET	MIN. 55'-0" FROM CENTERLINE OF THE ROADWAY	MIN 55'-0" FROM CENTERLINE OF THE ROADWAY
EAST BAY HARBOR	5'-0" FOR THE FIRST 30 FT. FOR EACH ADDITIONAL 3 FT OF BLDG HEIGHT ABOVE 30 FT,THERE SHALL BE ONE ADDITIONAL FOOT OF BLDG SETBACK FOR THAT PORTION OF THE STRUCTURE OVER 30 FT. MAX SETBACK 15 FT	MIN 5'-0" @ GROUND FL (UP TO 12'-6") UPPER LEVELS MIN 12'-6" (UP TO 28'-7") All Portions of Building above 30 ft meet minimum requirements
95TH STREET	5'-0" FOR THE FIRST 30 FT. FOR EACH ADDITIONAL 3 FT OF BLDG HEIGHT ABOVE 30 FT,THERE SHALL BE ONE ADDITIONAL FOOT OF BLDG SETBACK FOR THAT PORTION OF THE STRUCTURE OVER 30 FT. MAX SETBACK 15 FT	MIN 5'-0" @ GROUND FL UPPER LEVELS MIN 10'-8" All Portions of Building above 30 ft meet minimum requirements
INTERIOR/REAR	0'-0"	0'-0" @ GROUND FL & UPPER LEVELS

HEIGHT BUSINESS DISTRICT	ALLOWED/REQUIRED	PROVIDED
	65'-0" + 62'-4" BFE = 70.37 NGVD	*54'-6" from Finish Retail floor of Ground Floor to Highest Roof Slab + 52'-2" BFE = 59.87 NGVD
*Max. Height measured from the Base Flood Elevation. Top of Steeple is @ + 61'-2" = 69.20 NGVD		

FLOOR ARE BREAKDOWN		
USE	FLOOR	FLOOR AREA (SF)
RETAIL	1	8,500
	2	
	3	
CHURCH BY THE SEA	1	2,695 Lobby/Foyer
	2	39,403
	3	24,985
TOTAL	75,583	

OVERALL TOTALS CHURCH BY THE SEA FAR CALCULATION			
CALCULATION	TOTAL BUILDING (GFA)	SITE AREA (SF)	FAR RATIO
TOTAL	75,583 SF	61,860 SF	1.122

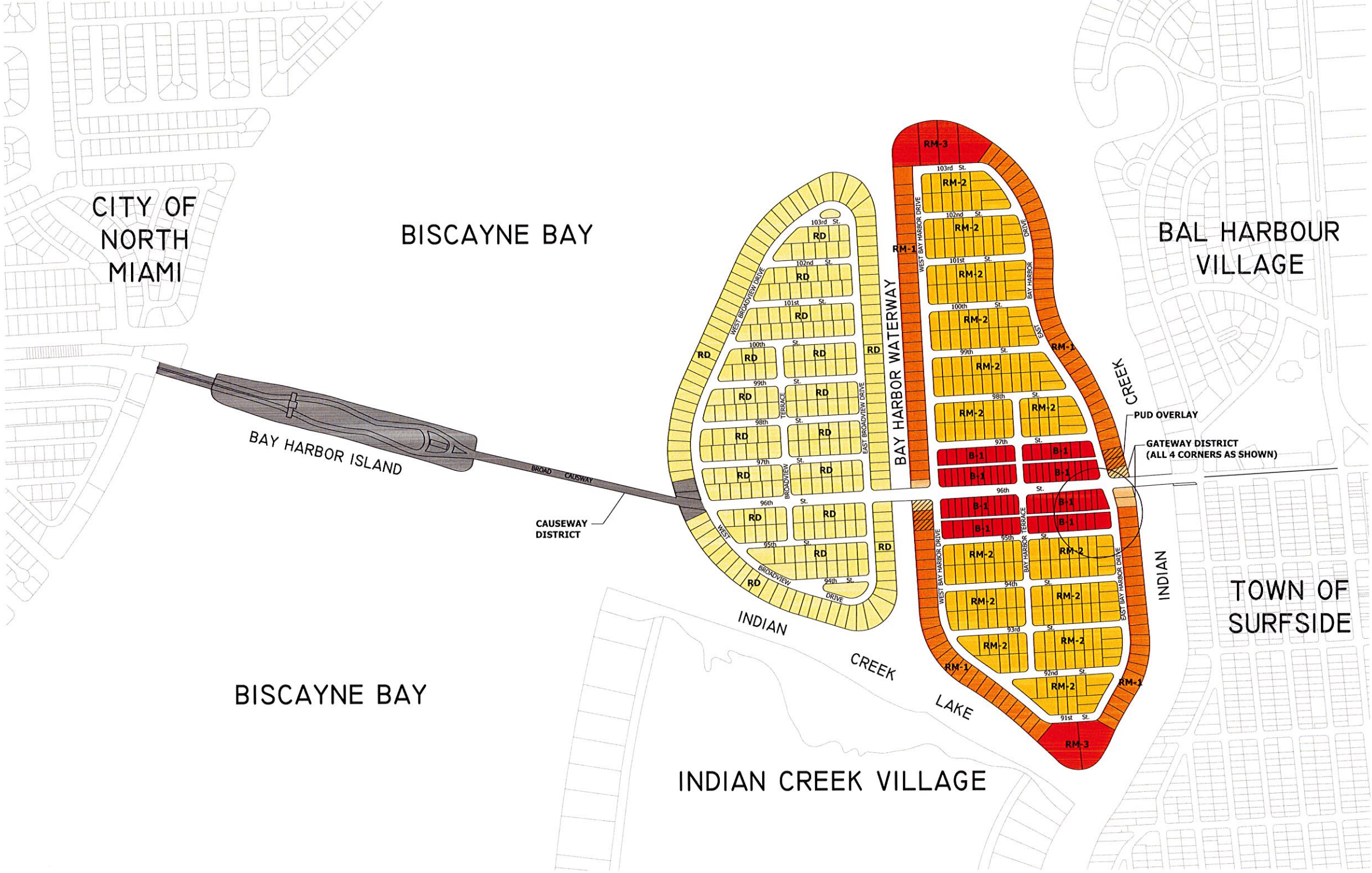


LEGEND

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

AMENDMENTS

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



1000 Kane Concourse

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Zoning Map

Scale NTS

GN-003

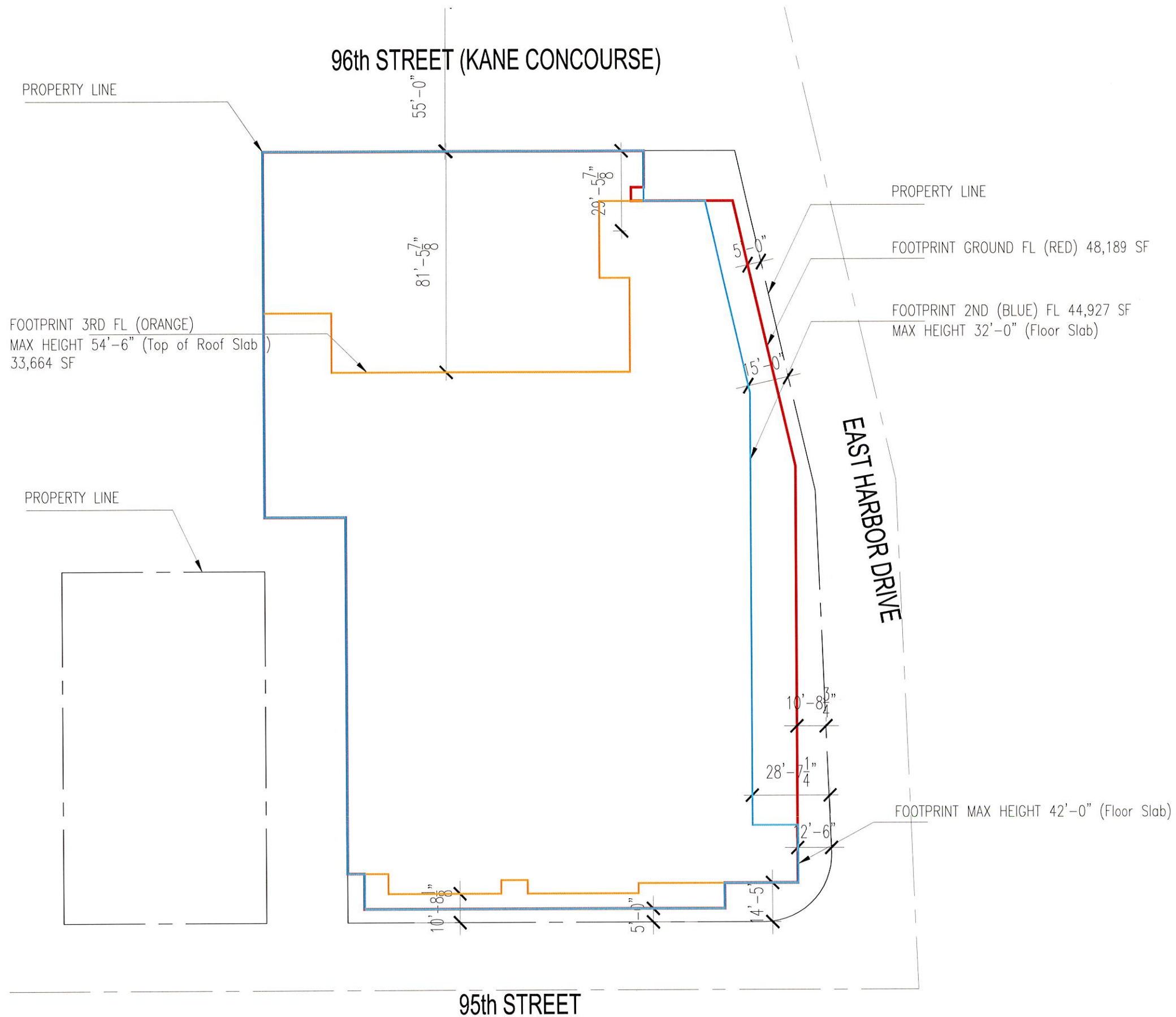
June 10, 2016

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1000 Kane Concourse

Setback Diagram

Scale 1"=40'

GN-004

June 10, 2016

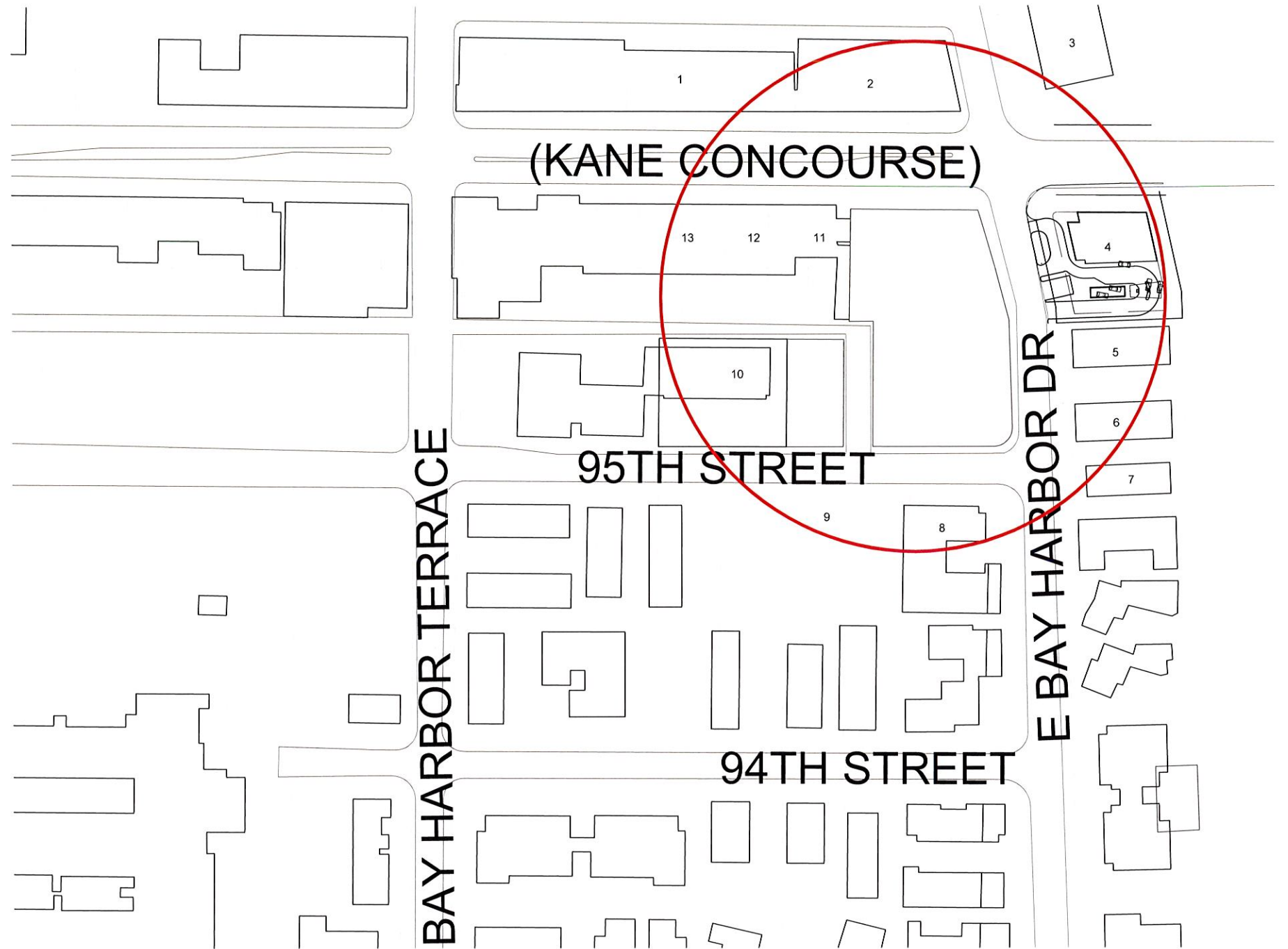
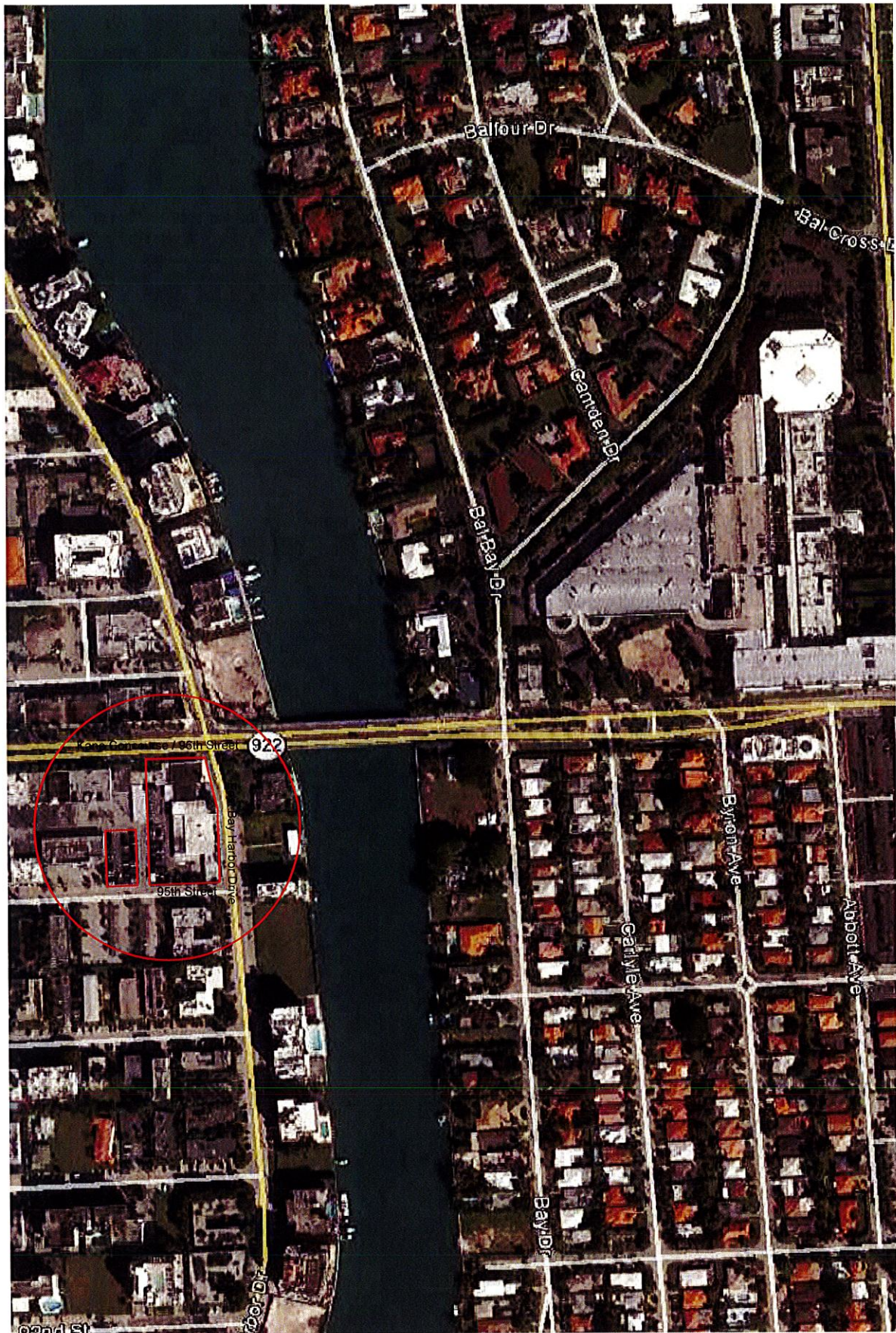
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- 1-2 story Commercial
- 2-2 story Commercial
- 3-7 story Grand Beach Hotel
- 4-7 story One Kane Concourse-Class A Retail/Office
(existing 1 story Commercial-Office)
- 5-2 story Multi Family
- 6-2 story Multi Family
- 7-5 story Multi Family
- 8-2 story Multi Family
- 9-Vacant Land current Site Parking lot (Multi Family Zoning)
- 10-1 Story Office-Commercial
- 11-1 Story Office-Commercial
- 12-2 Story Office-Commercial
- 13-2 Story Office-Commercial

1000 Kane Concourse

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Context Photos

Scale NTS

C-001

June 10, 2016

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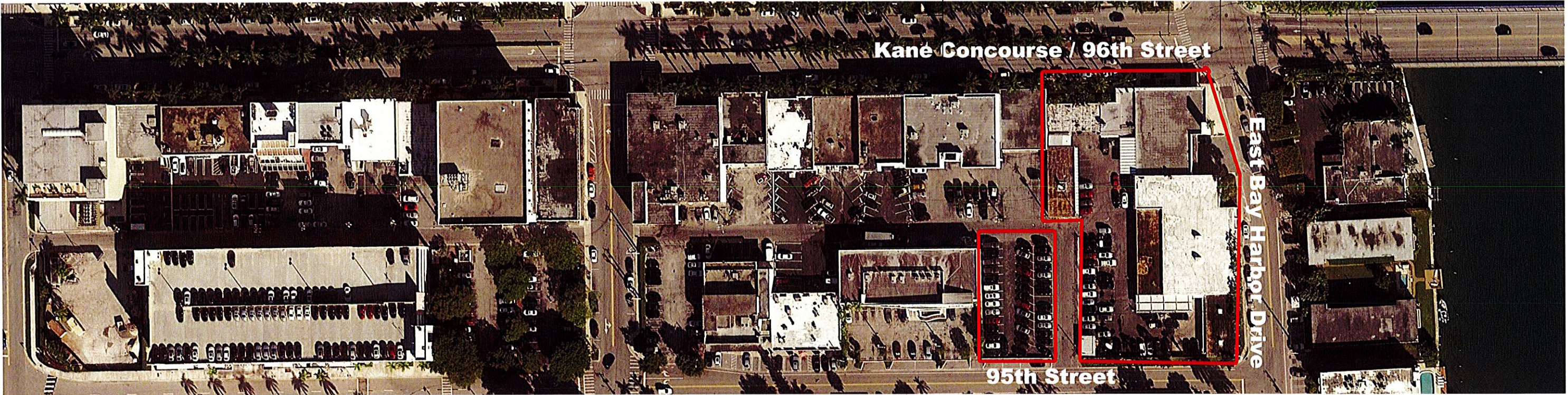
Kane Concourse & East Bay Harbor



Kane Concourse looking West



Kane Concourse looking West



1000 Kane Concourse

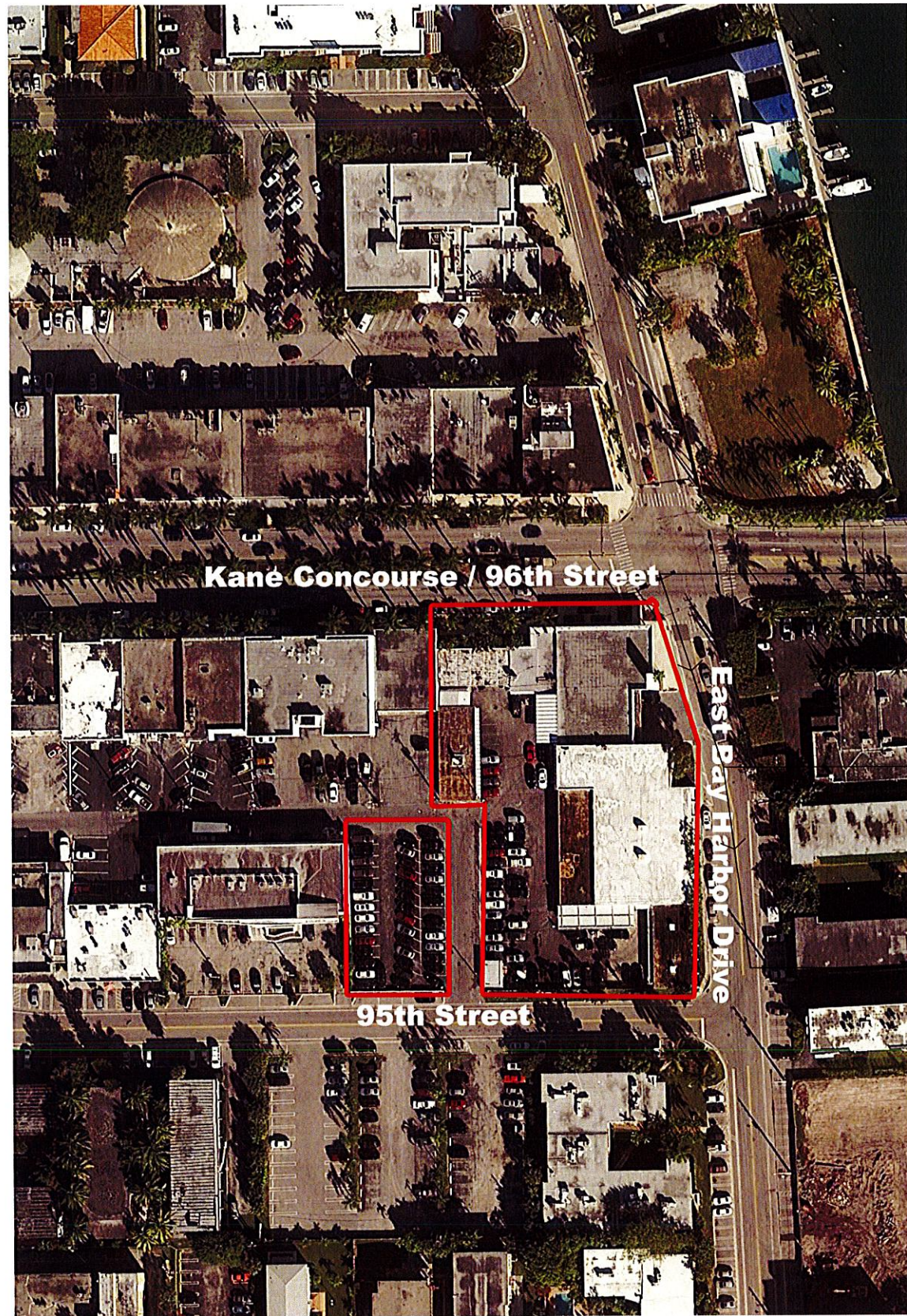
Context Photos

Scale NTS

C-002

June 10, 2016

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East Bay Harbor looking South



East Bay Harbor looking South



East Bay Harbor looking South

1000 Kane Concourse

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01 Context Photos

Context Photos

Scale NTS

C-003

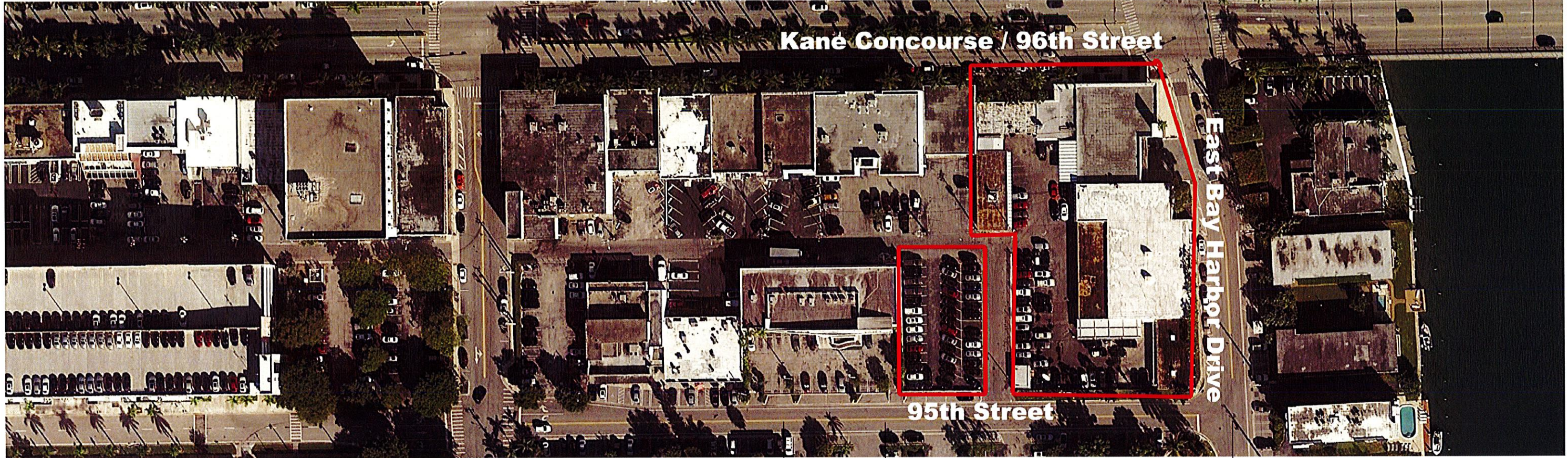
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95th Street Looking West



95th Street Looking West



Corner of 95th Street & East Bay Harbor

1000 Kane Concourse

Context Photos

Scale NTS

C-004

June 10, 2016

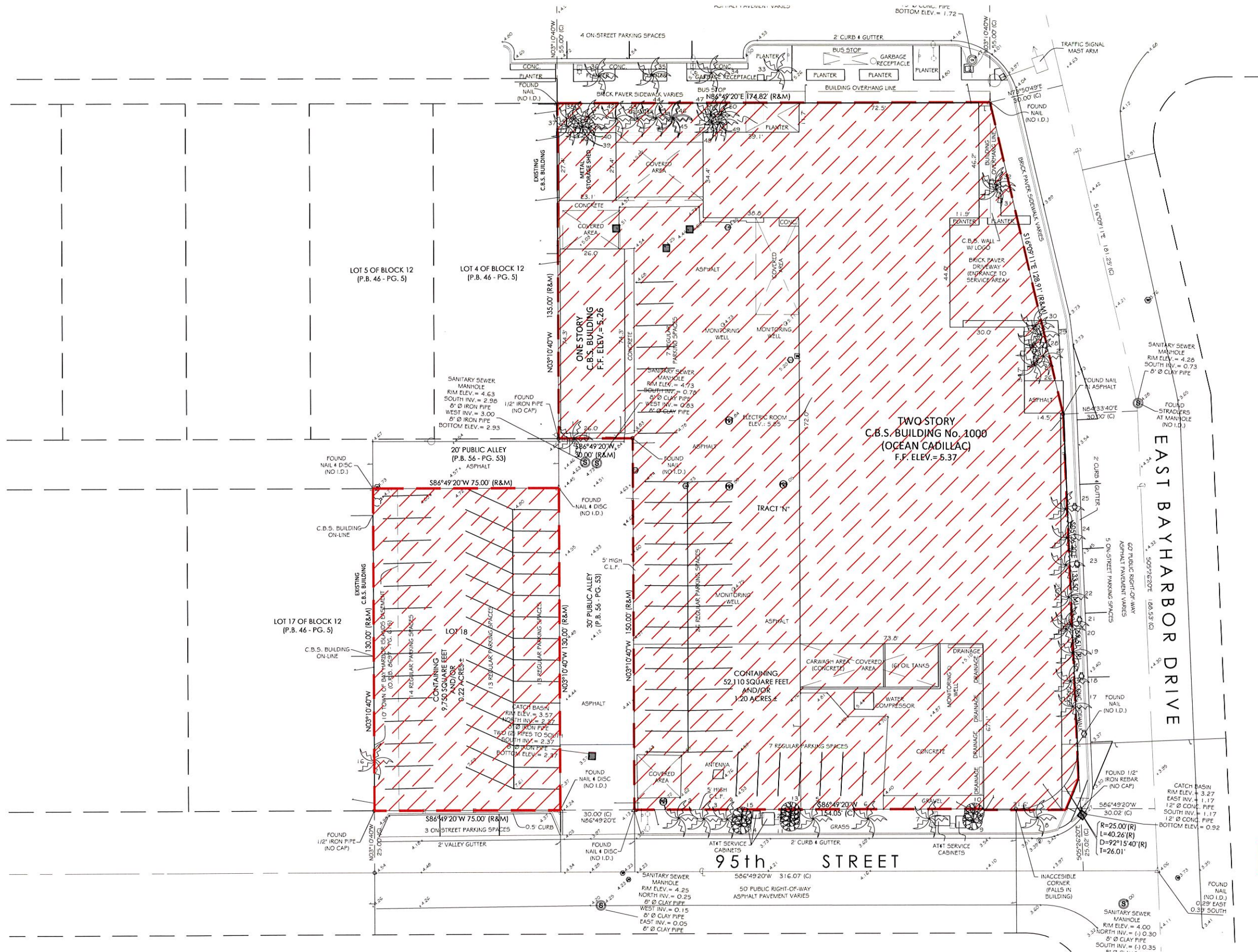
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Demolition Plan

Scale 1:40

D-101

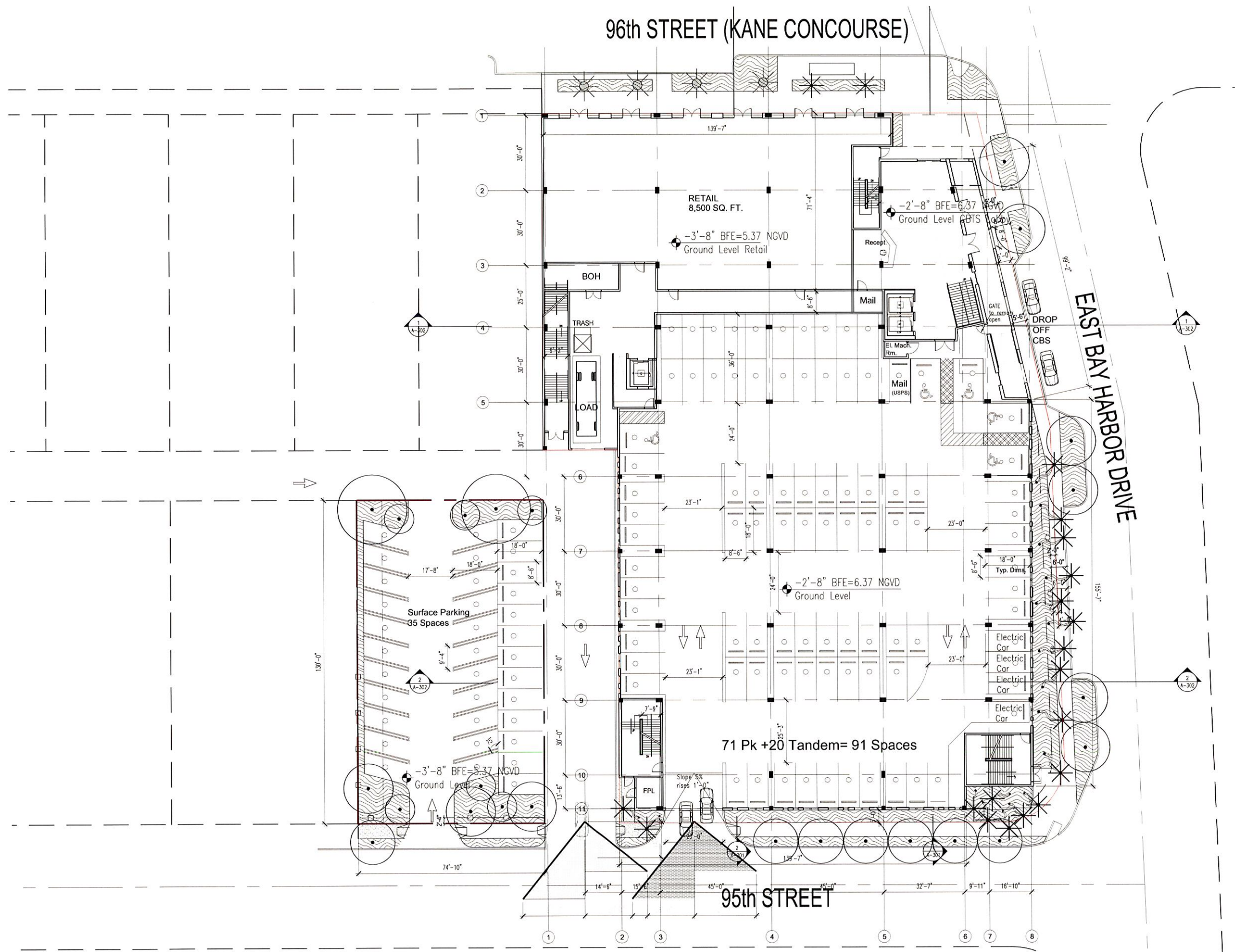
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Ground floor

Scale 1:40

A-101

June 27, 2016

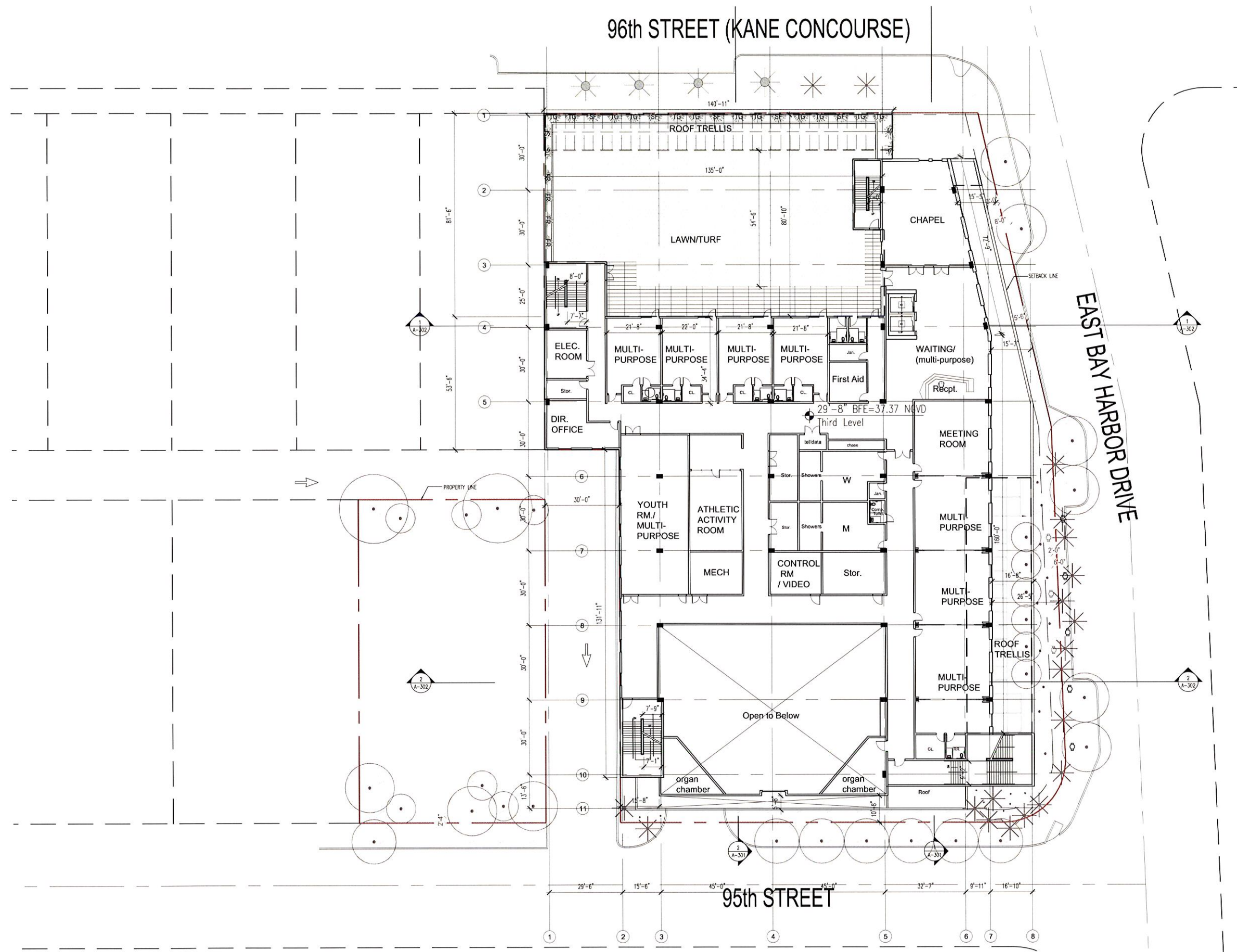
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1000 Kane Concourse

Third floor

Scale 1:40

A-103

June 27, 2016

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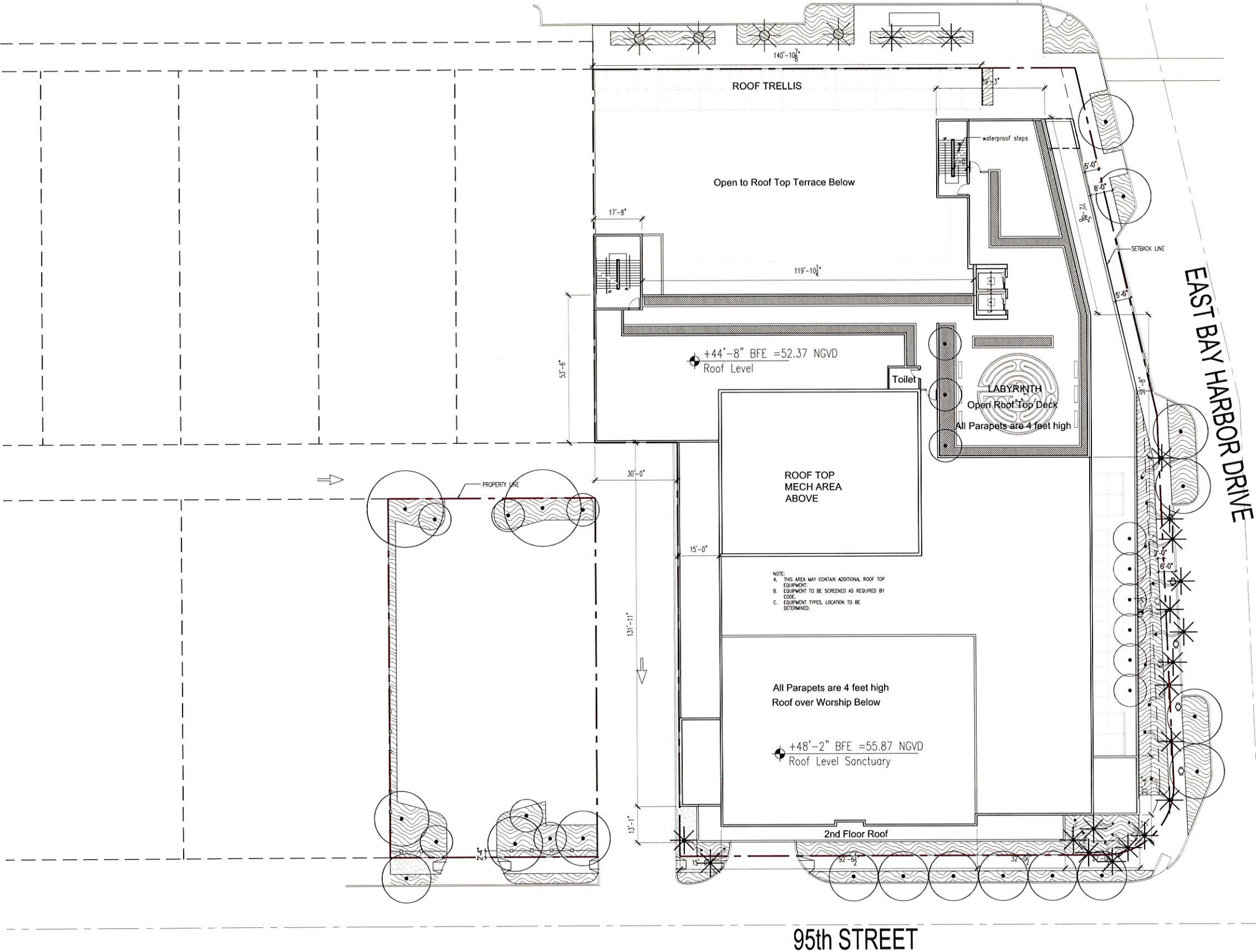
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96th STREET (KANE CONCOURSE)



1000 Kane Concourse

Roof floor

Scale 1:40

A-104

June 27, 2016

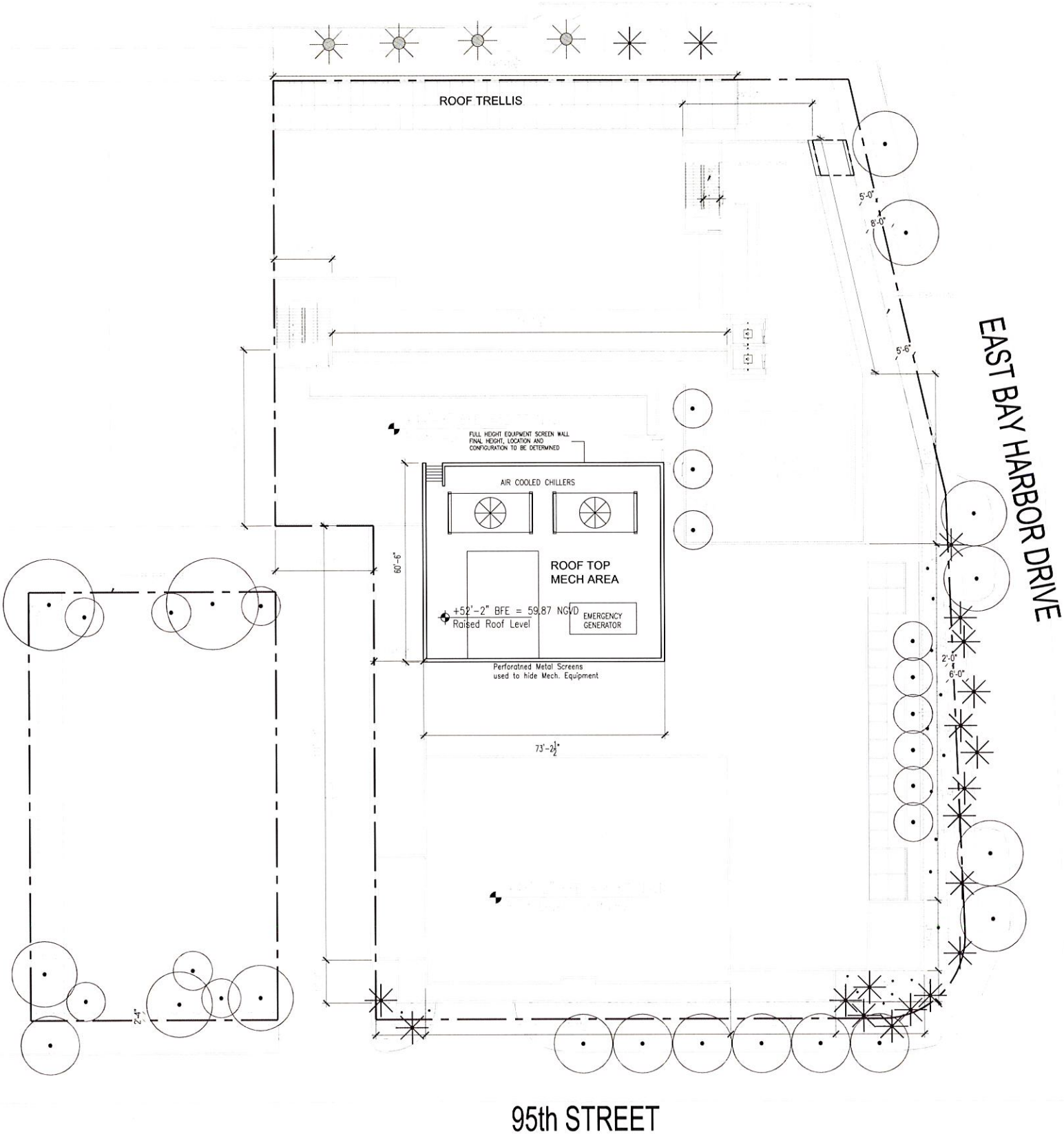
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96th STREET (KANE CONCOURSE)





North Elevation-96 Street

KEY NOTES ELEVATIONS	
MATERIALS WOULD BE USED IN AN ARTISTIC CONFIGURATION IN ORDER TO OBTAIN A PLEASING DESIGN	
①	5/8" SMOOTH STUCCO FINISH
②	5/8" SMOOTH STUCCO FINISH W/ SCOURING LINES
③	STOREFRONT TRANSPARENT GLASS
④	SPANDREL GLASS PANEL
⑤	ALUMINUM METAL PANEL
⑥	PERFORATED METAL BRONZE COLOR ALSO TO BE USED TO SCREEN ROOF EQUIPMENT
⑦	GREEN WALL WITH STEEL CABLES & CASCADING VINES OVER STUCCO
⑧	GLASS RAILING WITH ALUM CAP
⑨	METAL DOOR
⑩	METAL TRELLIS WITH VINES
⑪	ALUMINUM BRONZE COLORED LETTER
⑫	STAINED GLASS
⑬	GLASS SWING DOORS
⑭	BLUE COLORED WAVE ART DESIGN
⑮	TRANSPARENT GLASS

1000 Kane Concourse

Elevations

Scale 1:25

A-201

June 13, 2016

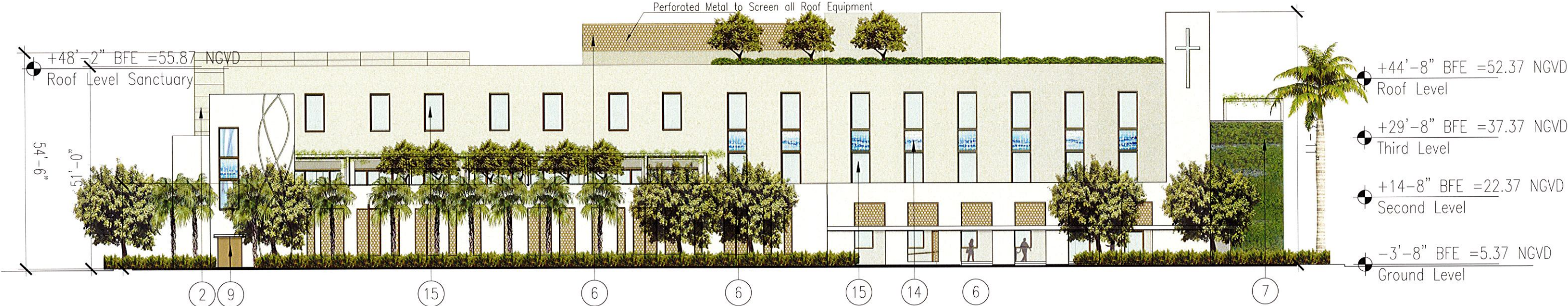
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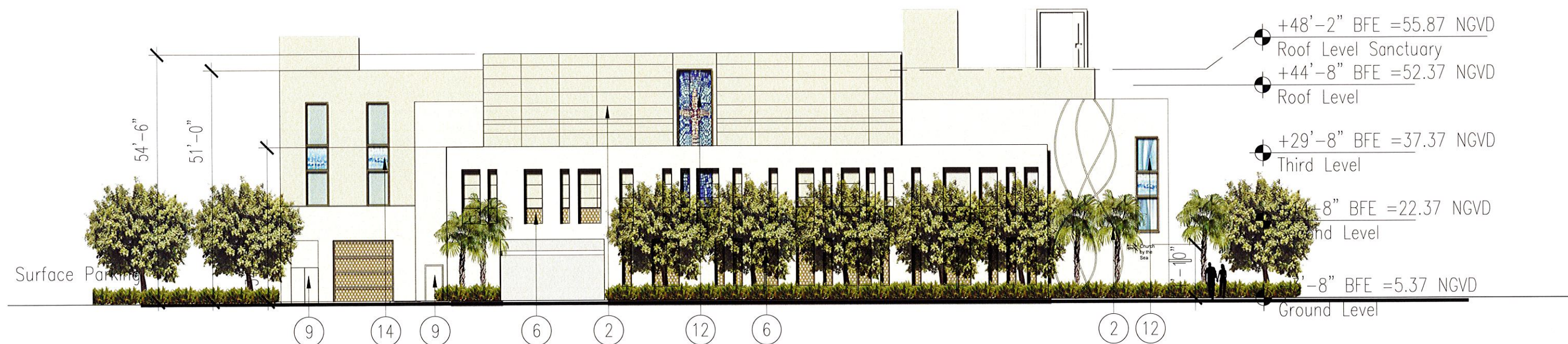
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East Elevation-East Bay Harbor

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



South Elevation-95 Street

KEY NOTES ELEVATIONS	
MATERIALS WOULD BE USED IN AN ARTISTIC CONFIGURATION IN ORDER TO OBTAIN A PLEASING DESIGN	
①	5/8" SMOOTH STUCCO FINISH
②	5/8" SMOOTH STUCCO FINISH W/ SCOURING LINES
③	STOREFRONT TRANSPARENT GLASS
④	SPANDREL GLASS PANEL
⑤	ALUMINUM METAL PANEL
⑥	PERFORATED METAL BRONZE COLOR ALSO TO BE USED TO SCREEN ROOF EQUIPMENT
⑦	GREEN WALL WITH STEEL CABLES & CASCADING VINES OVER STUCCO
⑧	GLASS RAILING WITH ALUM CAP
⑨	METAL DOOR
⑩	METAL TRELLIS WITH VINES
⑪	ALUMINUM BRONZE COLORED LETTER
⑫	STAINED GLASS
⑬	GLASS SWING DOORS
⑭	BLUE COLORED WAVE ART DESIGN
⑮	TRANSPARENT GLASS

1000 Kane Concourse

Elevations

Scale 1:25

A-203

June 27, 2016

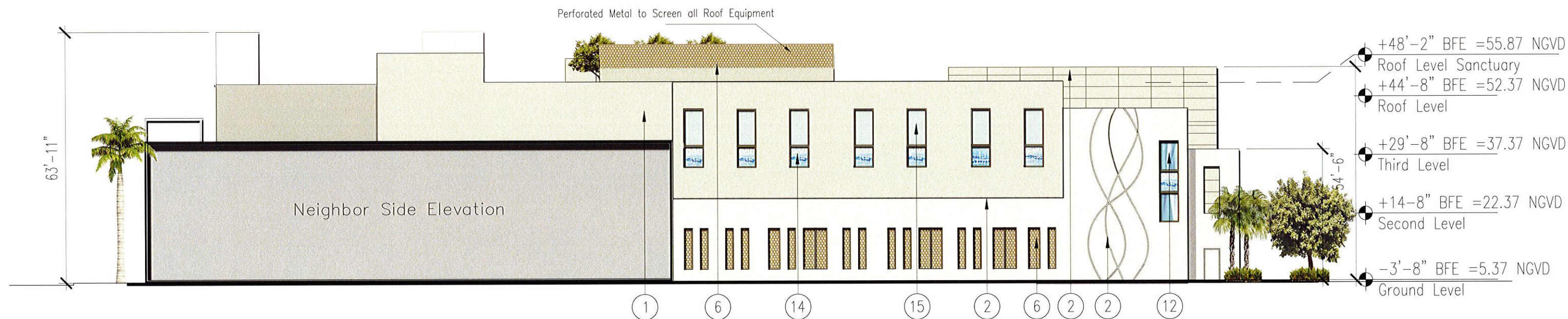
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Interior Elevation-Alley

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

1000 Kane Concourse

Elevations

Scale 1:25

A-204

June 27, 2016

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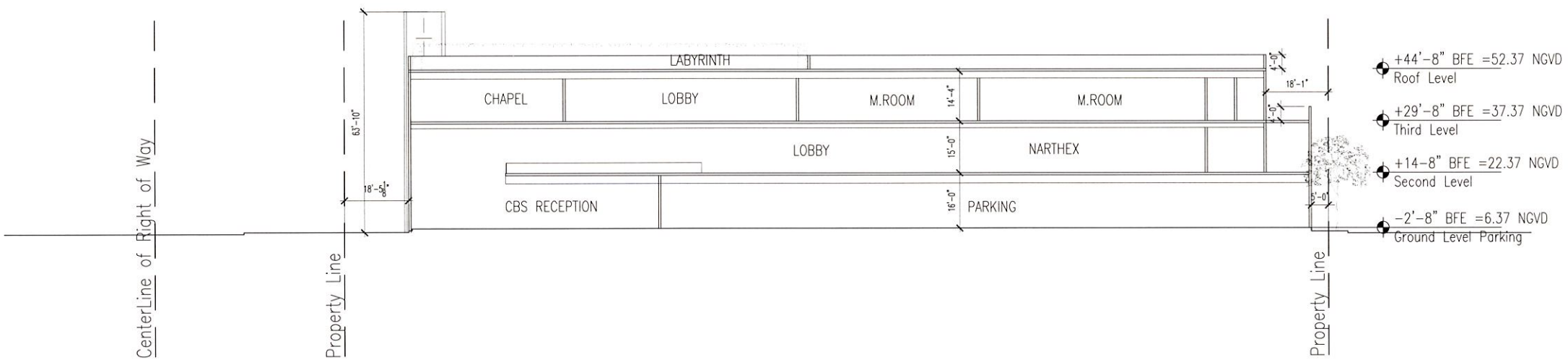
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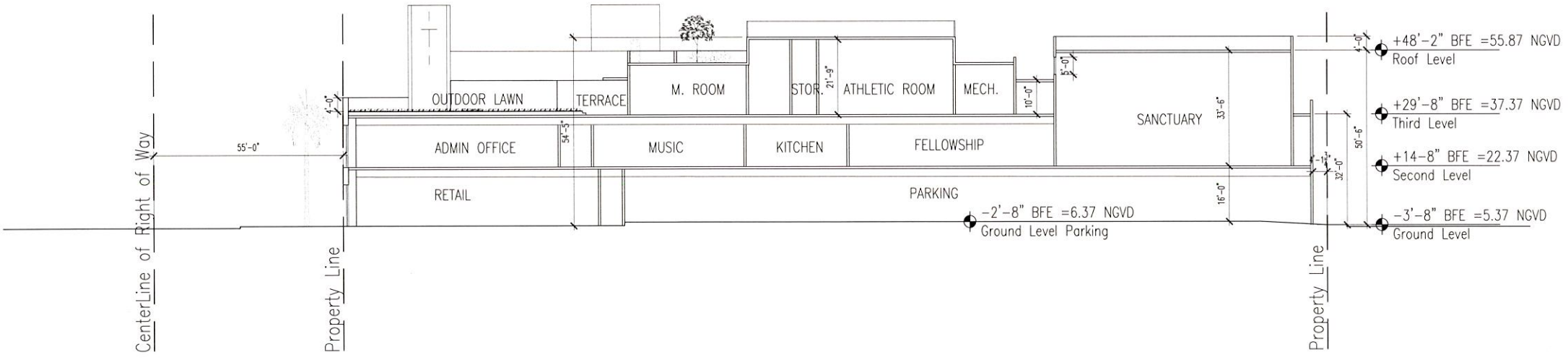
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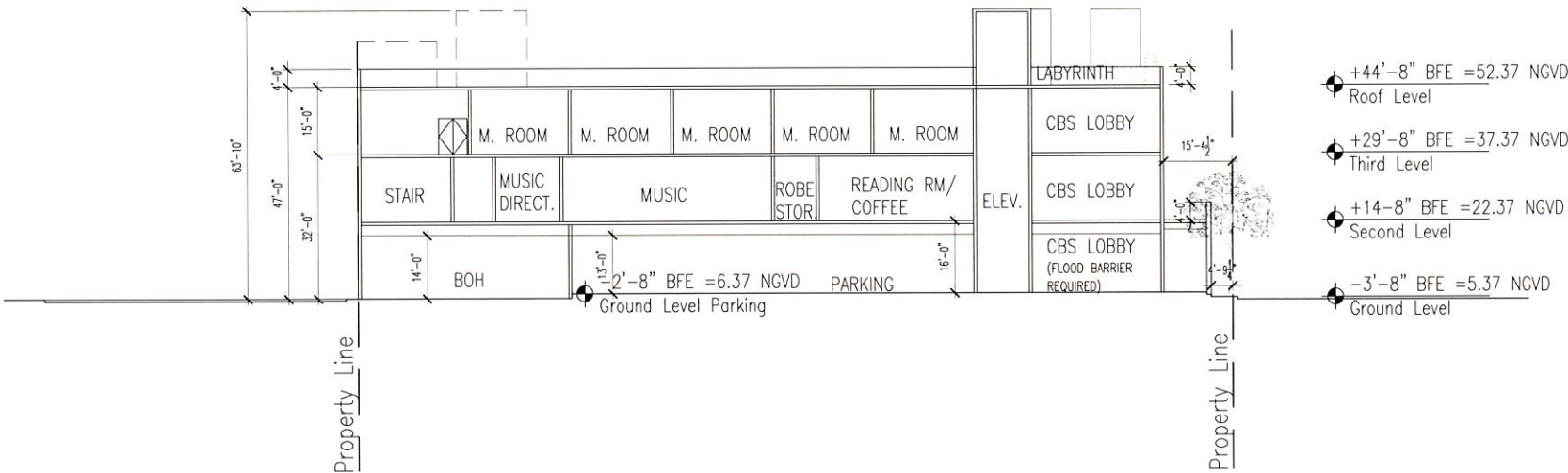
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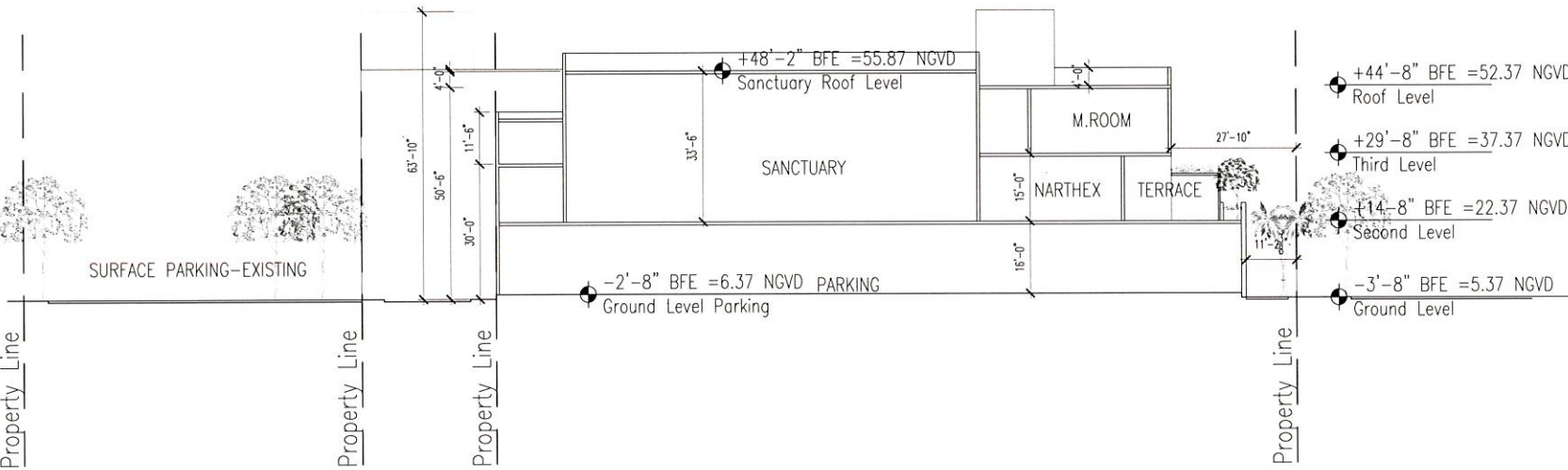
Section 2



Section 1



Section 2





Eyelevel View of Kane Concourse

1000 Kane Concourse

Rendering

A-401

June 10, 2016

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Eyelevel View of Kane Concourse & East Bay Harbor

1000 Kane Concourse

Rendering

A-402

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Eyelevel View of Kane Concourse

1000 Kane Concourse

Rendering

A-403

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Eyelevel View of Kane Concourse & East Bay Harbor

1000 Kane Concourse

Rendering

A-404

June 10, 2016

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Eyelevel View of East Bay Harbor

1000 Kane Concourse

Rendering

A-405

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

1000 Kane Concourse

Rendering

A-406

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Eyelevel View of Corner of 95th Street & Alley

1000 Kane Concourse

Rendering

A-407

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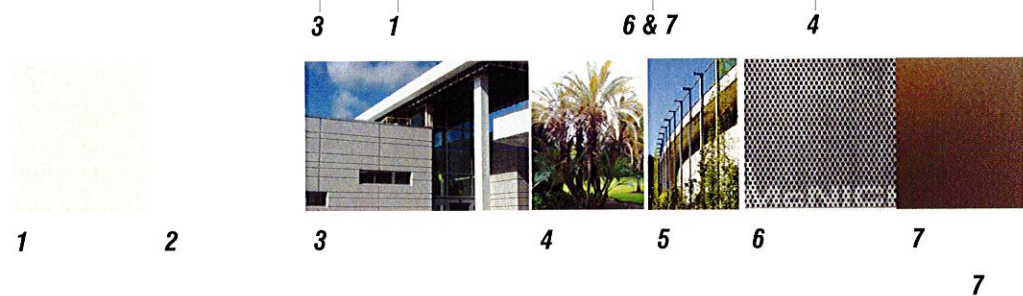
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East Elevation-East Bay Harbor Drive



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



Kane Concourse Perspective



East Bay Harbor & Kane Concourse Perspective

1000 Kane Concourse

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Material Board

Scale NTS

A-501

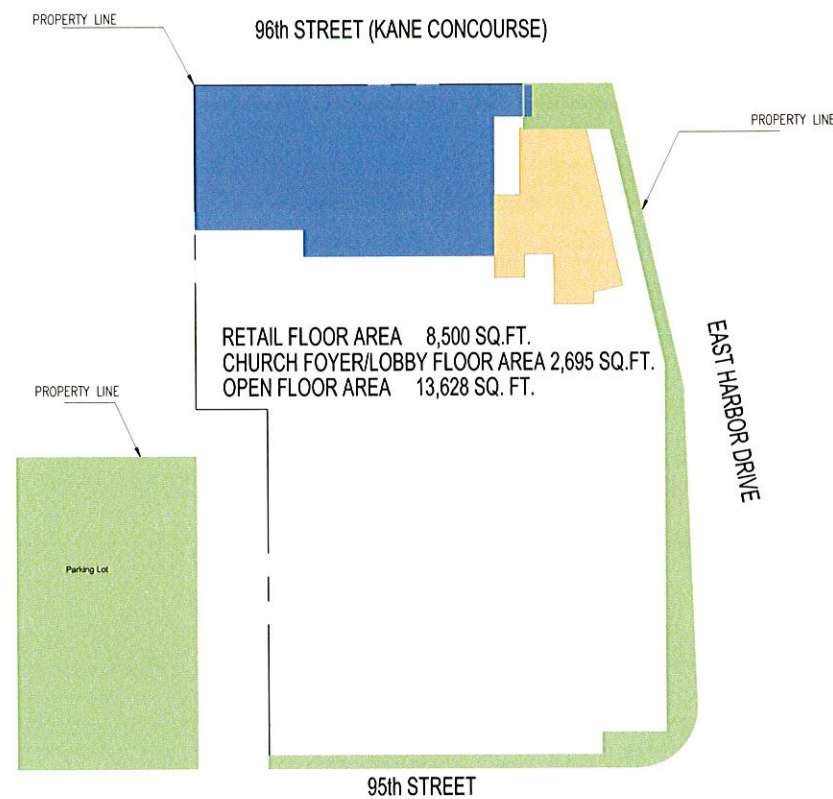
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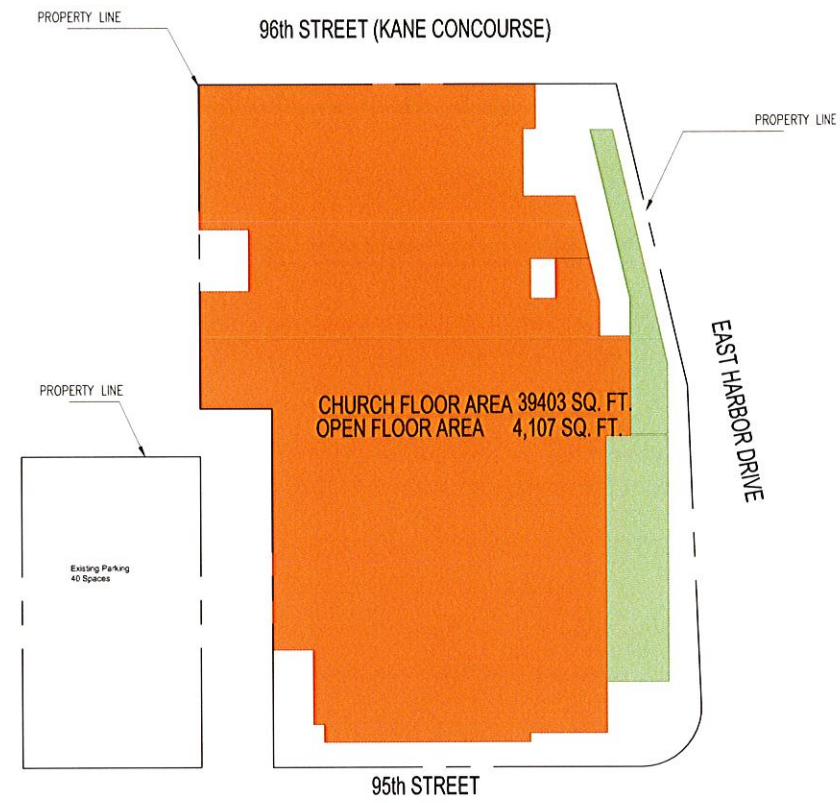
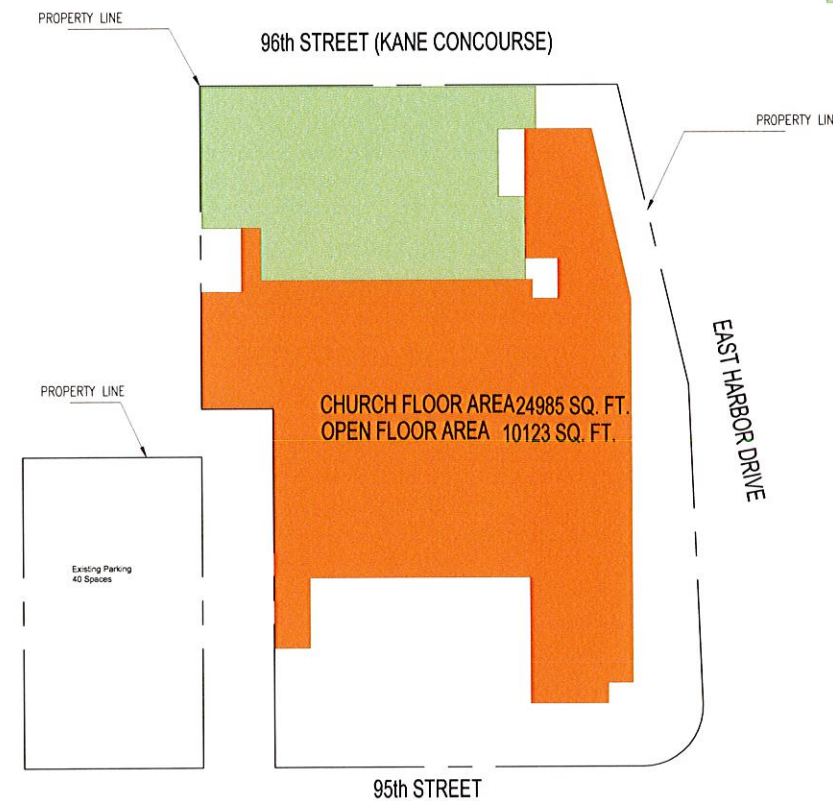
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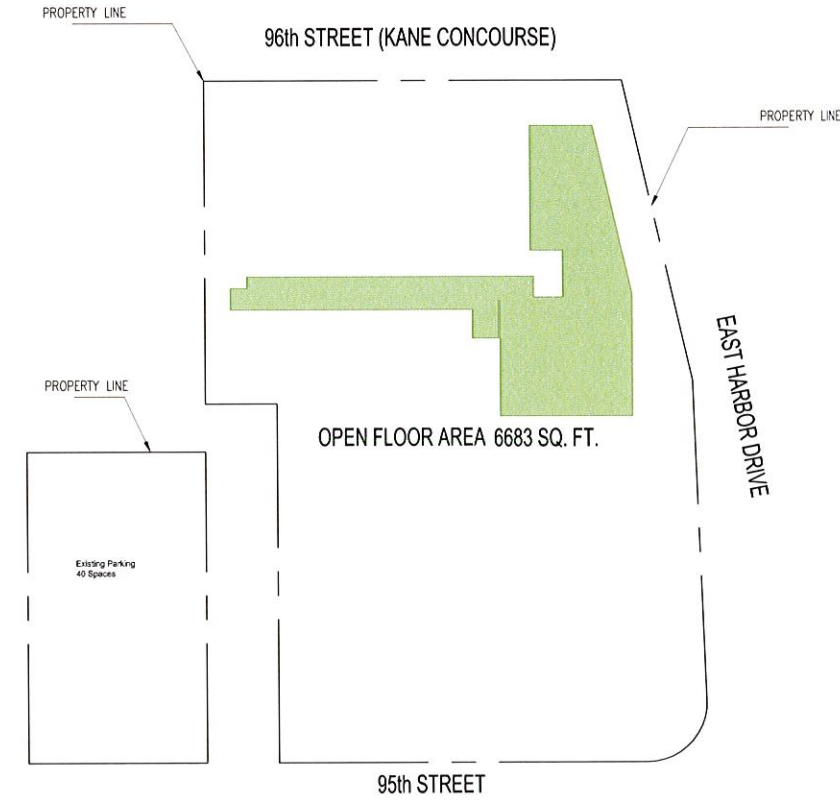


GROUND FLOOR

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



2ND FLOOR



TOTAL FLOOR AREA 75,583 SF
(RETAIL 8,500 SF & CHURCH 67,083 SF)
TOTAL OPEN SPACE 34,541 SF

1000 Kane Concourse

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Sqft Calculations

Scale 1"=40'

A-601

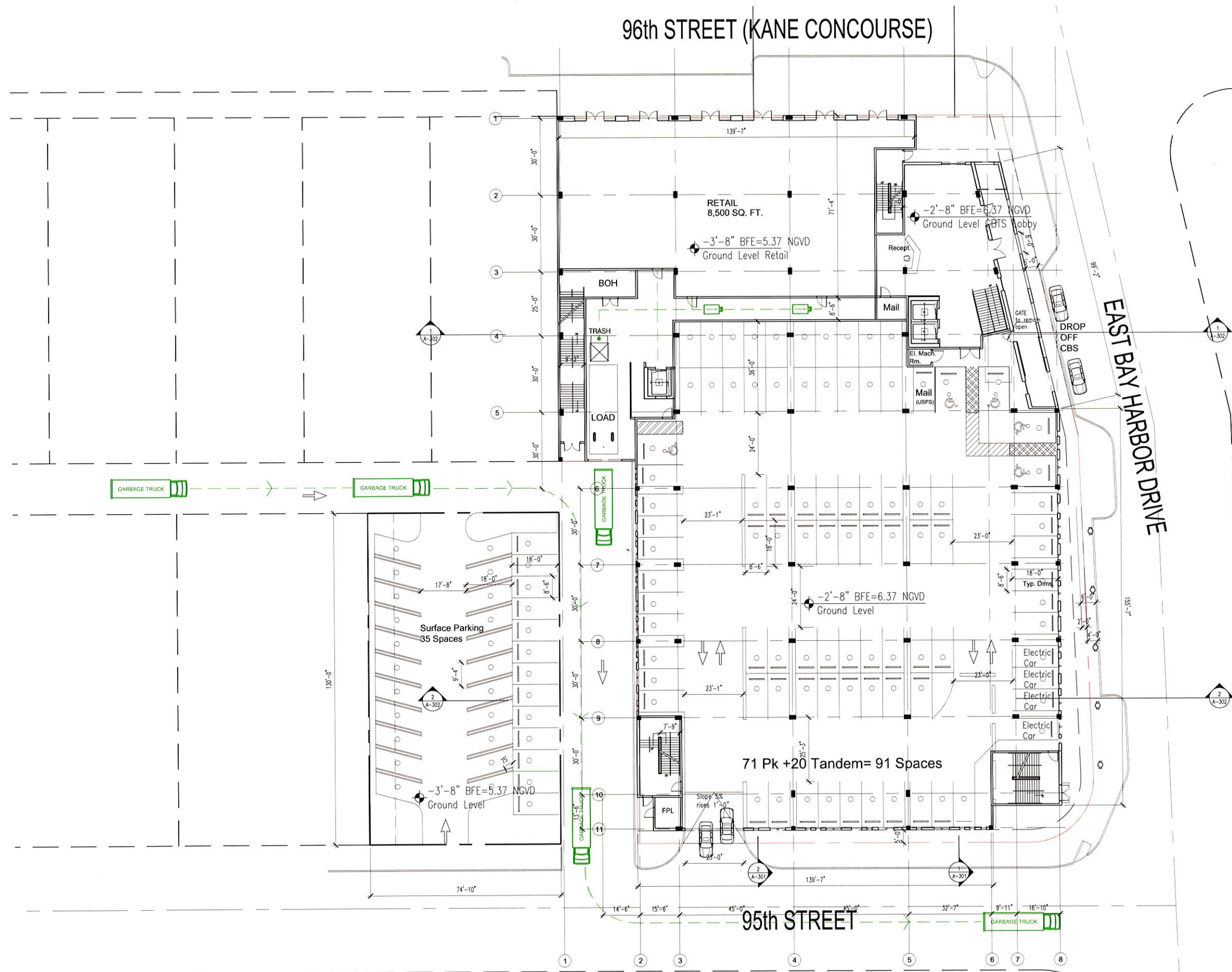
June 10, 2016

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February 9, 2016
 Mr. Roberto Bezold
 Zyscovich
 100 Biscayne Blvd.
 Miami, Florida 33132

Dear Mr. Bezold,

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

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

Sincerely,

Oliver Vega

Sister Vega
 Major Account Executive
 Waste Management Inc. of Florida
 oisega@wm.com

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

1000 Kane Concourse

Garbage Recycling Pick-Up Process

Scale 1:40

A-701

June 27, 2016

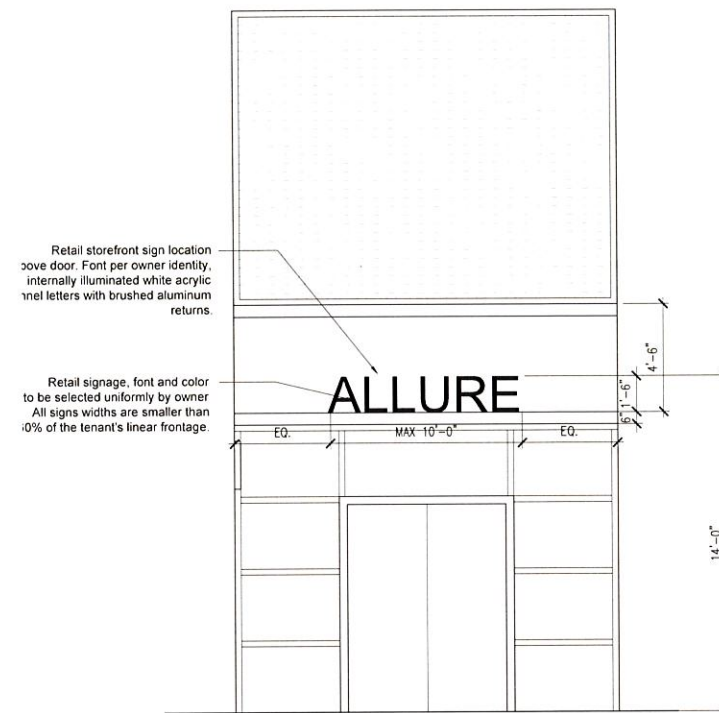
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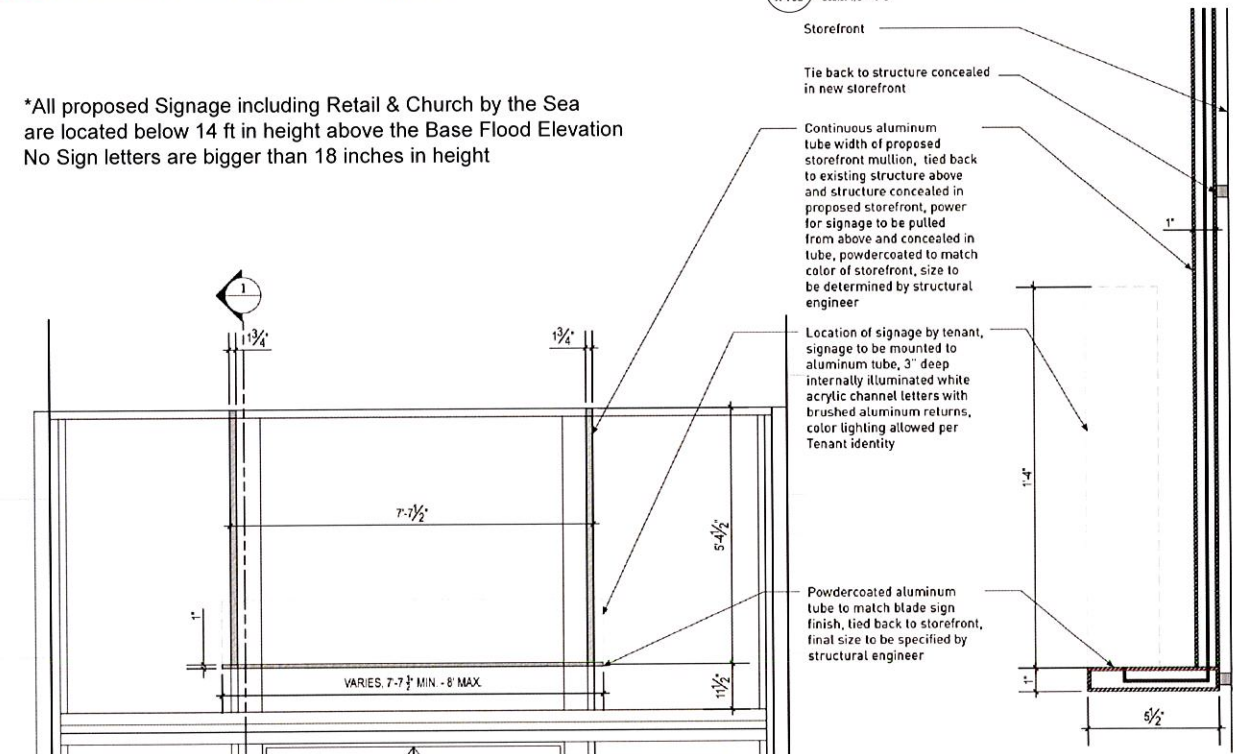
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02 Typical Storefront Elevation
A-702 Scale: 1/8" = 1'-0"

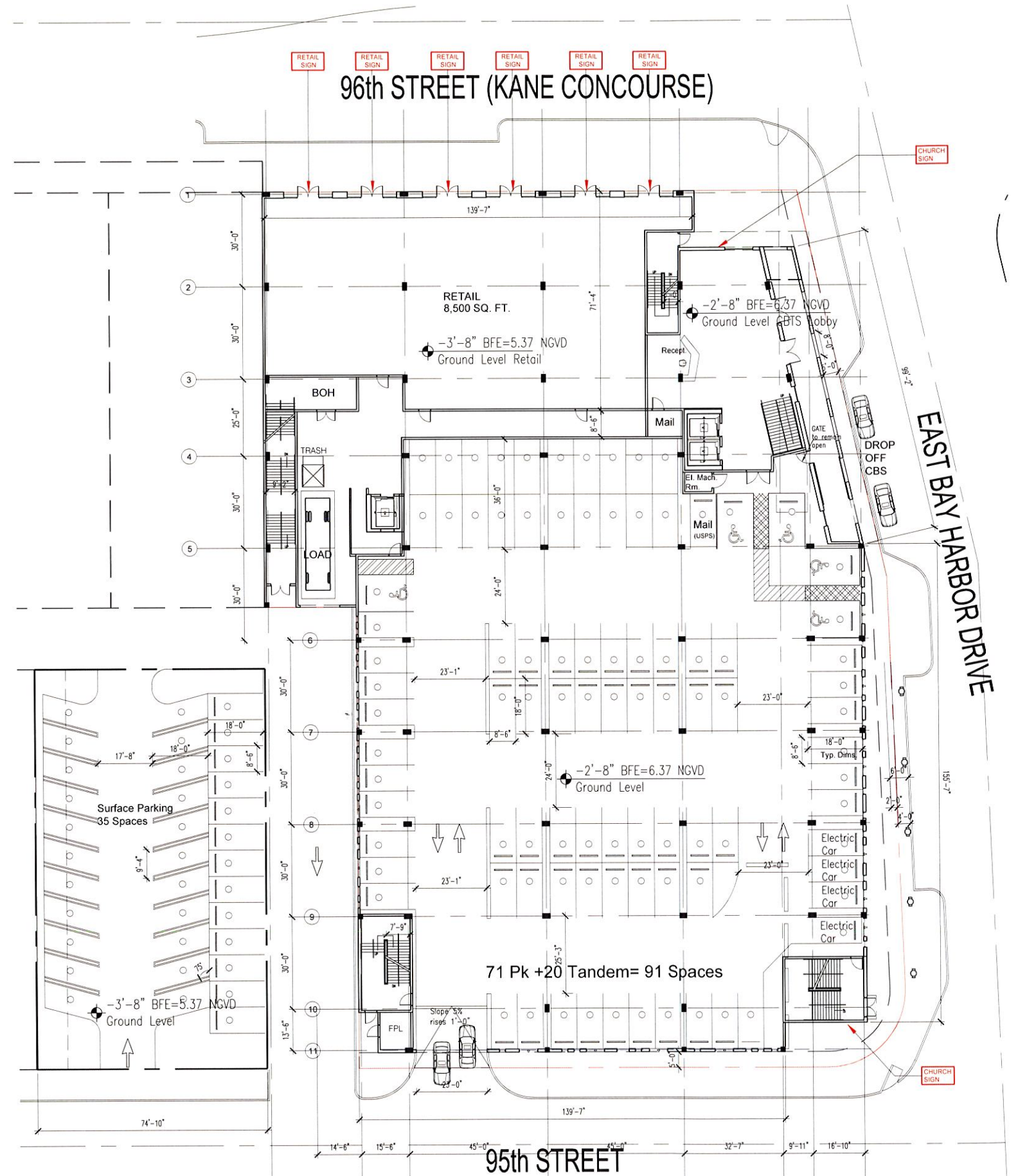
*All proposed Signage including Retail & Church by the Sea are located below 14 ft in height above the Base Flood Elevation. No Sign letters are bigger than 18 inches in height.



03 Typical Mounting Elevation and Section
A-702 Scale: nts



STOREFRONT SIGN MOUNTING CONCEPT



1000 Kane Concourse

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Exterior Signage

Scale 1:40

A-702

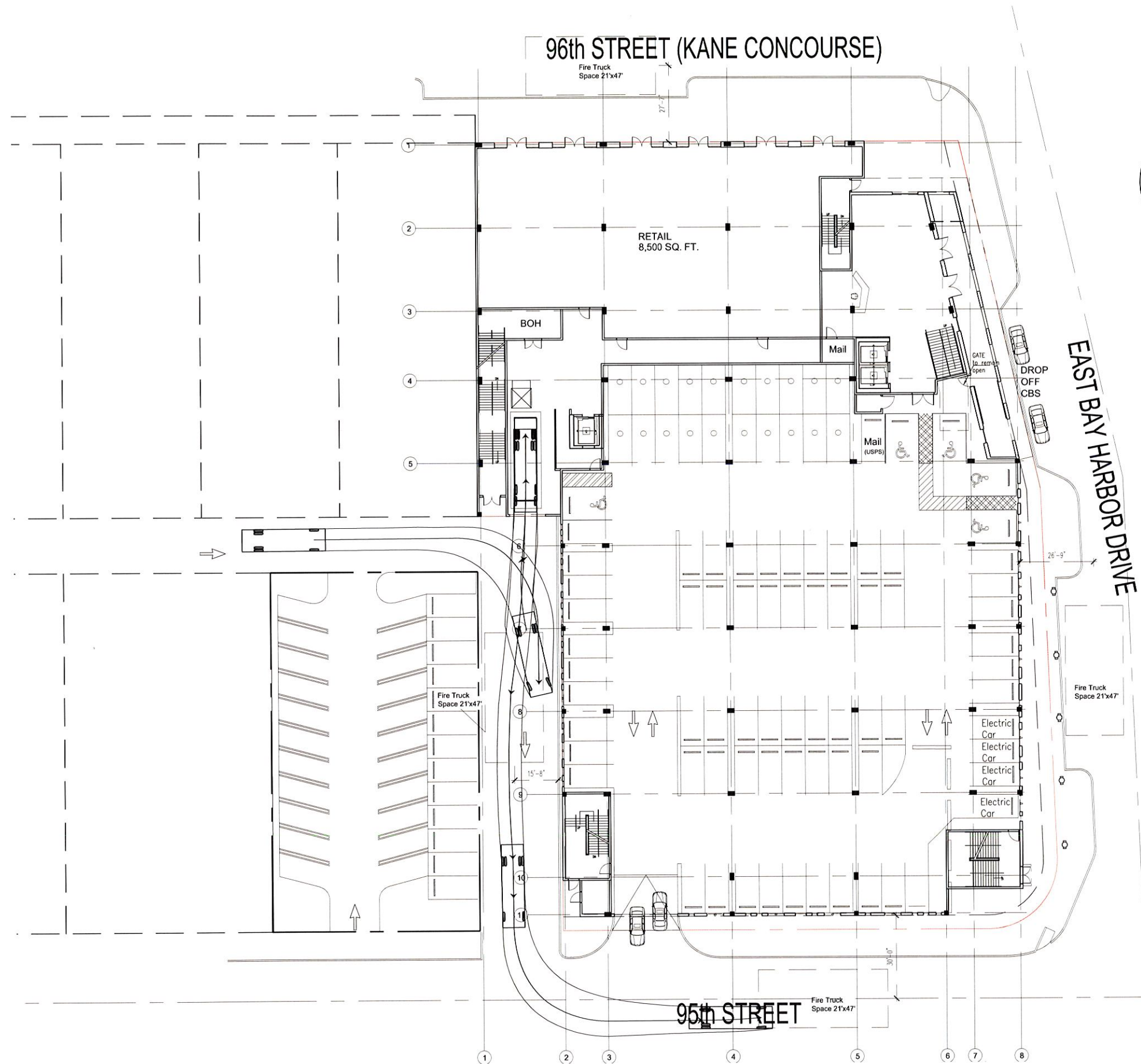
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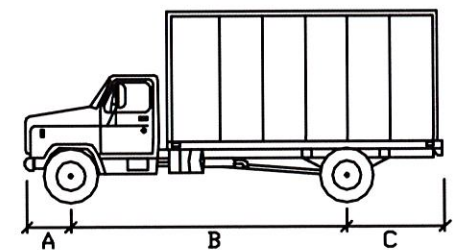
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SINGLE UNIT TRUCK DETAIL



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

1000 Kane Concourse

Loading Diagram

Scale NTS

A-703

June 27, 2016

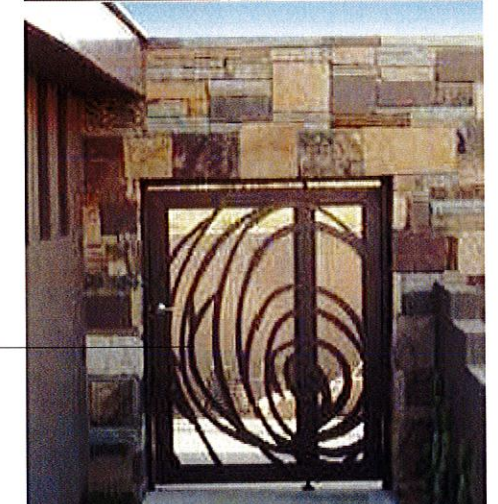
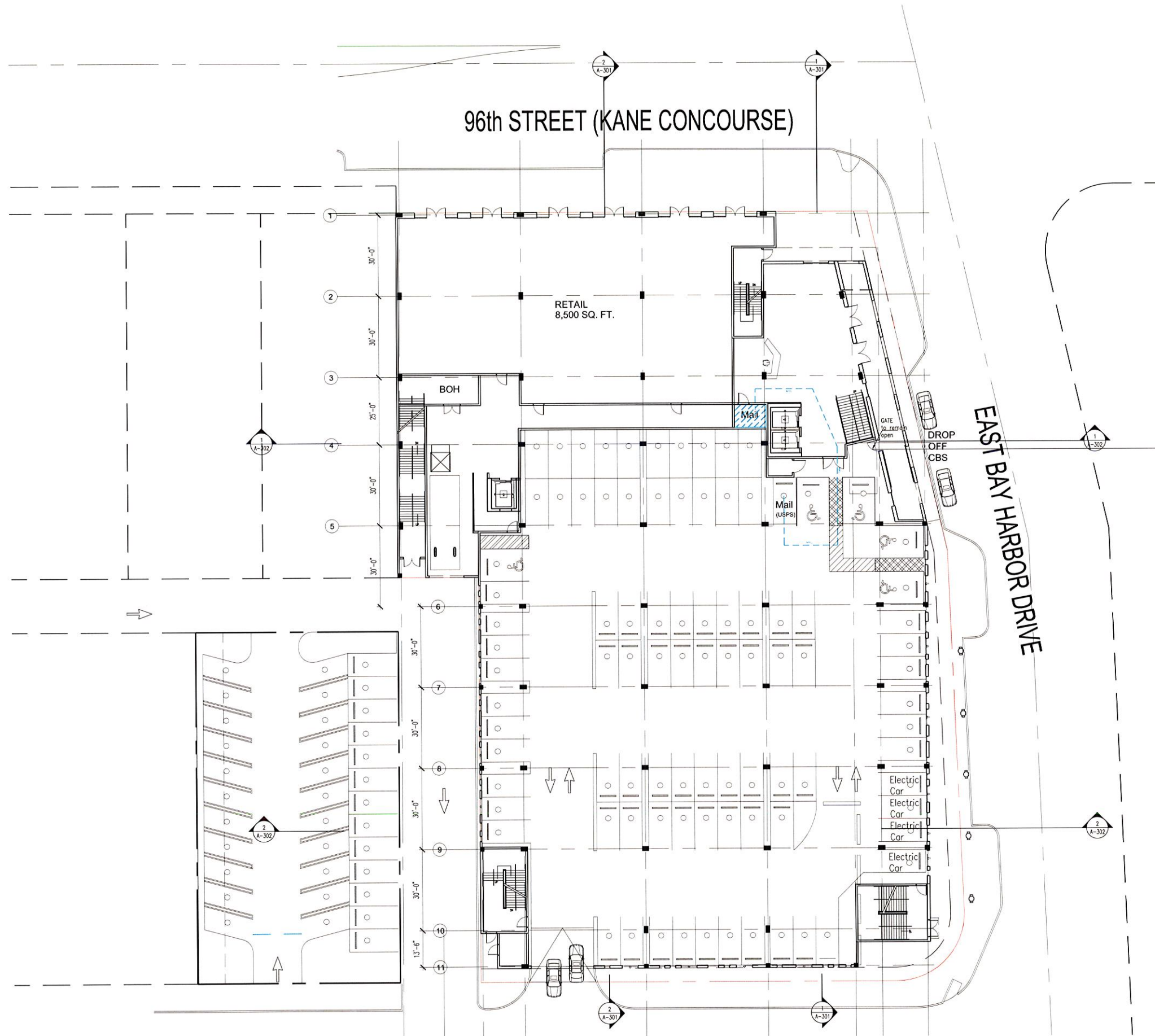
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Garage Gate Options



Mail Receptacle

1000 Kane Concourse

Mail Receptacle/Garage Gate

Scale 1:40

A-704

June 27, 2016

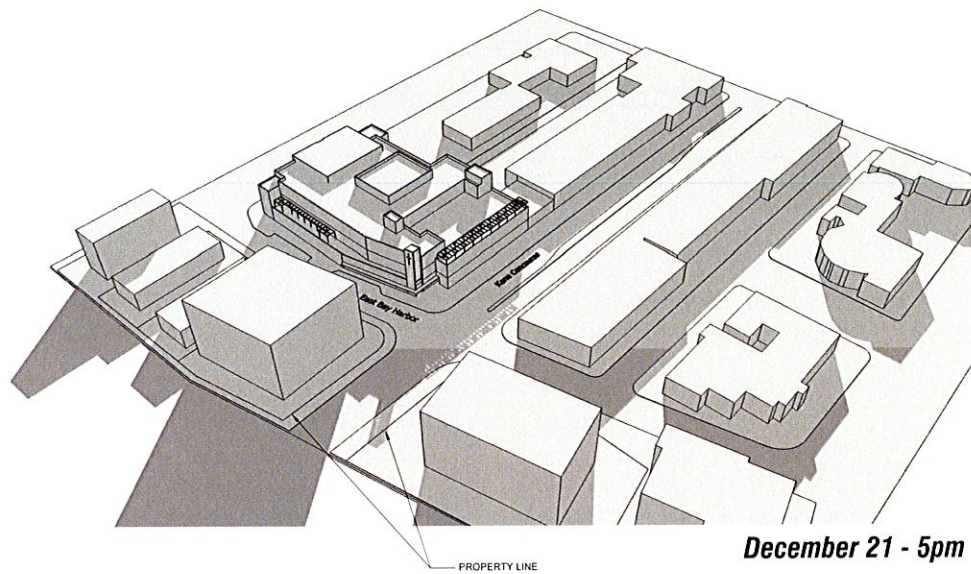
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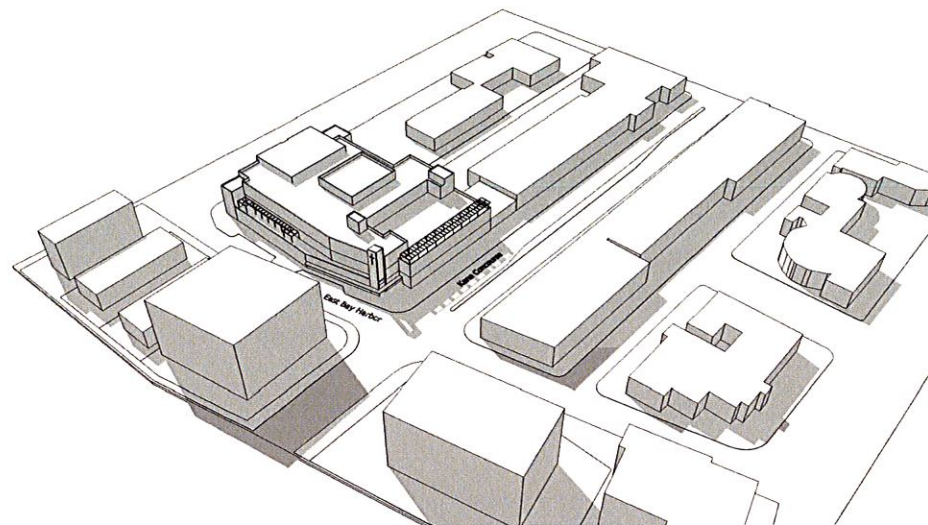
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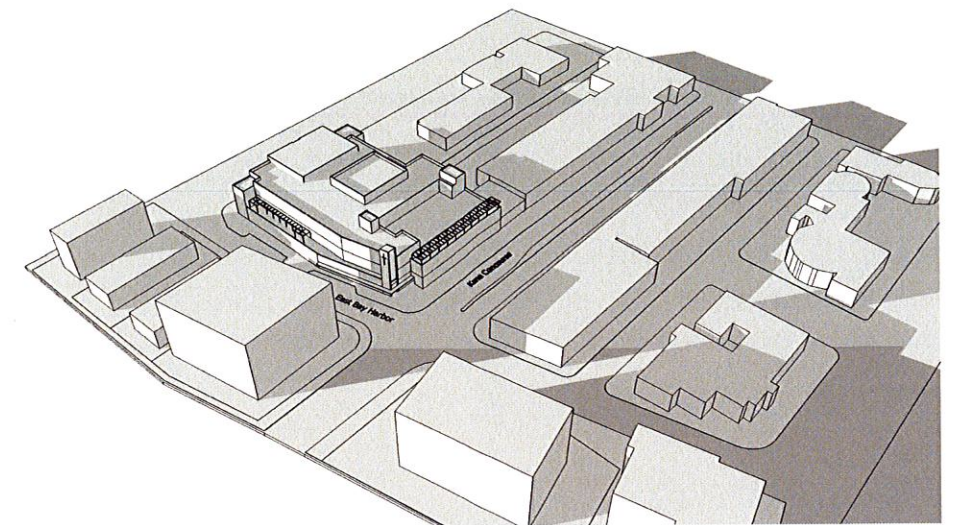
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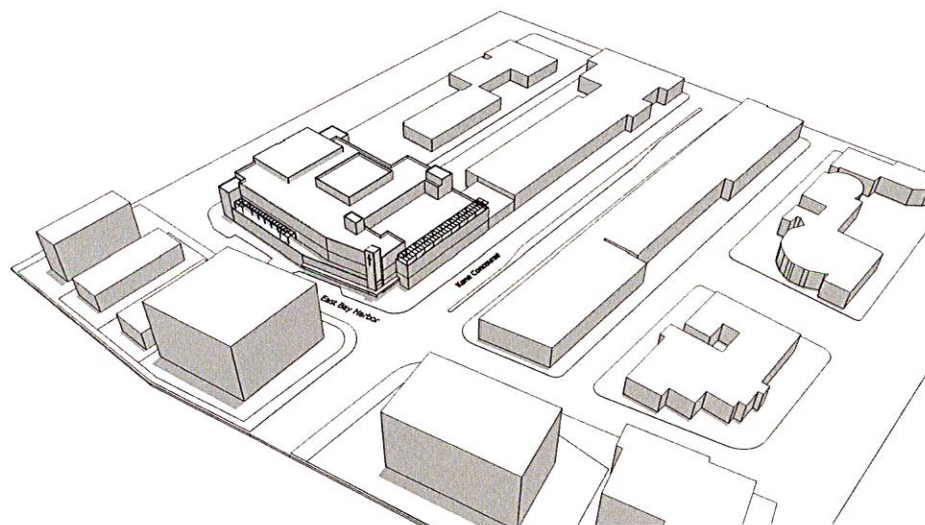
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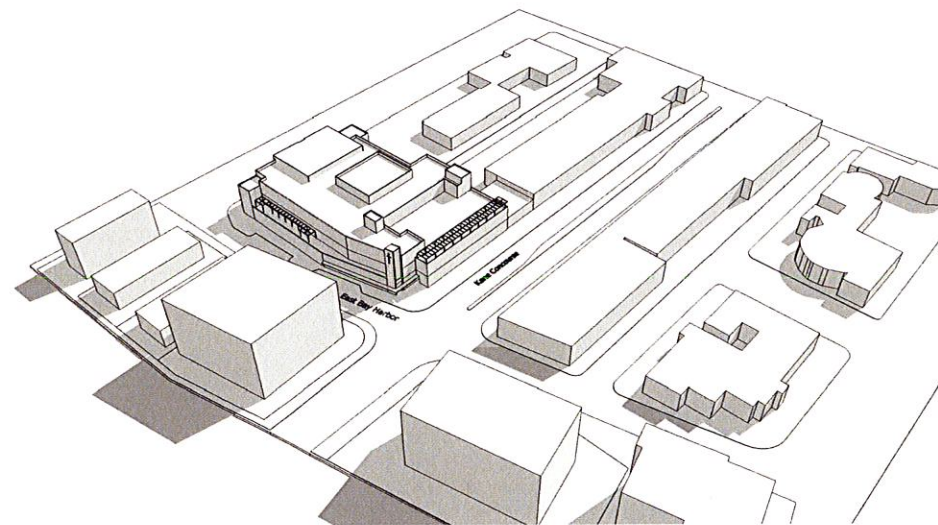
December 21 - 2pm



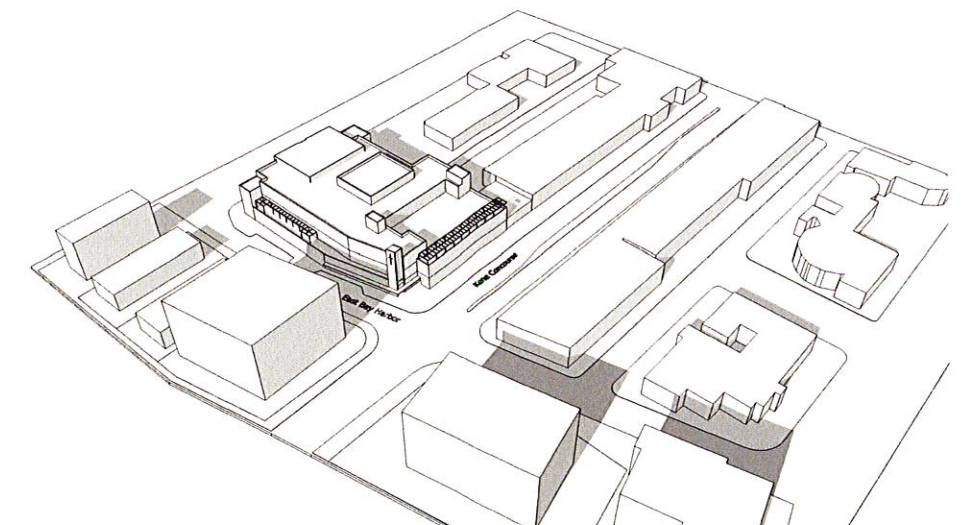
December 21 - 9am



June 20 - 5pm



June 20 - 2pm



June 20 - 9am

1000 Kane Concourse

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Shadow Study

Scale: N/A

A-705

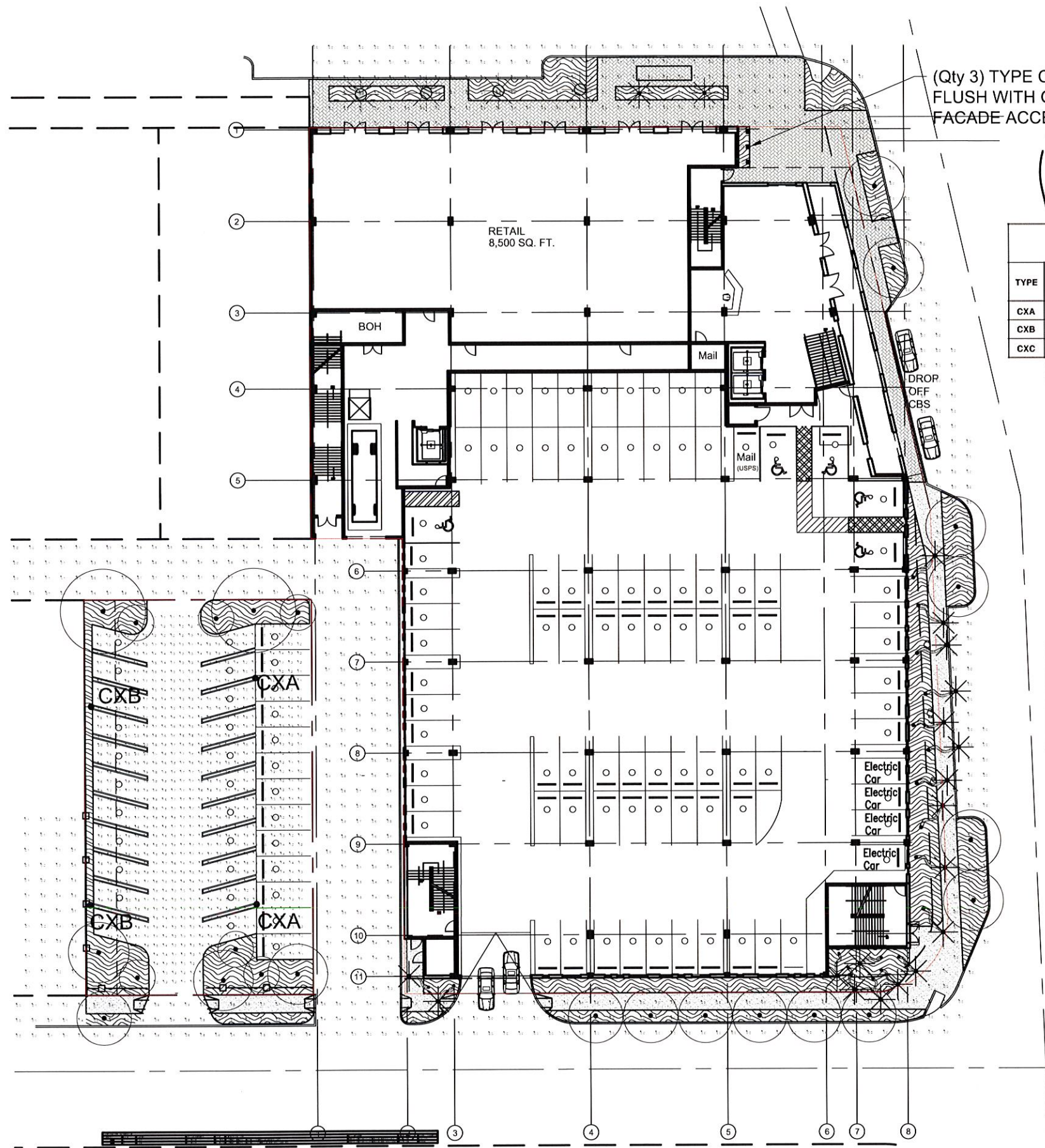
June 27, 2016

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(Qty 3) TYPE CXC
FLUSH WITH GRADE
FACADE ACCENT LIG

Church By the Sea - Luminaire Schedule

28 JUN 2016

TYPE	QTY	DESCRIPTION	MANUF.	CATALOGUE NUMBER	WATTAGE (input W)	VOLTAGE	DIM PROTOCOL	NOTES
CXA	2	Decorative LED Type 5 dist. luminaire on 20' pole.	Lumec	MPTC 135W80LED4K-R-LE5-VOLT DMG APR5E-20 FINISH	(129)	TBD	0-10V	1
CXB	2	Decorative LED Type 4 dist. luminaire on 20' pole.	Lumec	MPTC 135W80LED4K-R-LE4HS-VOLT DMG APR5E-20 FINISH	(129)	TBD	0-10V	1
CXC	3	Flush with grade LED facade accent uplight	ERCO	33656.023 + 33958.023 + 33987.000	(20)	120	ELV	

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

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



Hilbish McGee Lighting Design

402 peebles street
sewickley, pa 15143

phone 412.749.0533
email info@hmlid.biz

1000 Kane Concourse

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Ground floor @ +0'-0"

Scale 1:40

L-100

June 28, 2016

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

To: Planning and Zoning Board
Town of Bay Harbor Islands

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

Date: July 11th, 2016

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

RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board review the most recent revised plans (dated 6/27/16) and, if found acceptable, **APPROVE** the proposed Site Development Plan application subject to the following:

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

GENERAL PROJECT INFORMATION

Land Use Designation: C – Commercial
Zoning District: B-1 Business District
General Location: 1000 Kane Concourse
Legal Description: Tract "N" of "Nolan Brown", according to the Plat thereof, as recorded in Plat Book 56 at Page 53, of the Public Records of Miami-Dade County, Florida.
And,
Lot 18 of Block 12, "Bay Harbor Island" Subdivision according to the Plat thereof, as recorded in Plat Book 46, at Page 5 of the Public Records of Miami-Dade County.

PROJECT DESCRIPTION

The project architect, Zyscovich Architects, as agent for the property owner, CBS Realty Holdings, LLC (Church-By-The-Sea (CBTS) acquired the site since our last report), has submitted a Site Development Plan application to allow for the demolition of the existing Ocean Cadillac automobile dealership facilities and the construction of a new 3-story mixed-use development project. The new complex proposes to have commercial retail space at street level facing Kane Concourse and parking facilities under the building and on a nearby site adjoining 95th Street with a religious establishment on the upper two (2) floors. The site address is 1000 Kane Concourse.

The collective site is currently developed as the Ocean Cadillac automobile dealership complex. Tract "N" of the Nolan Brown re-plat, which fronts onto Kane Concourse and East Bay Harbor Drive, contains the Ocean Cadillac buildings (offices / showroom / repair facilities / etc.), while a surface parking lot that has been used for the temporary storage of new vehicles is located on Lot 18 of Block 12. The surface parking lot is separated by a 30-foot wide north / south alley from the main site. This alley connects to the original east / west 20-foot wide alley running between Kane Concourse and 95th Street. The surface parking lot site fronts onto 95th Street and the alley – both east and north of the site. The proposed site design incorporates a 2-story religious establishment facility over one floor of retail (8,500 sq. ft.) / religious establishment lobby (previously 2,039 sq. ft.) / parking garage that is at grade. The proposed site design includes one two-way driveway connection to 95th Street located just east of the alley that provides access to the grade level parking garage under the building. There is also one driveway connection proposed to the alley for a loading area under the building. Finally as to the free-standing parking lot, a new one-way northbound driveway connection from 95th Street across the surface parking lot exiting onto the east / west alley on the north side of the site is proposed. Several parking spaces that now front onto the west side of the north / south alley are proposed to remain. One Fire Department staging area is currently shown on the plans along East Bay Harbor Drive. It is presumed since the site can be accessed from all sides this will be sufficient. If changes are required by the Fire Dept. after the Town PZB approves the site plan the changes may have to be re-approved. The religious use includes a number of typical interrelated uses such as a sanctuary, fellowship hall, offices, meeting rooms, a music room and small kitchen (1,350 sq. ft.).

On the building rooftop is a labyrinth as well as a restroom. The proposed new building is 3-stories in height @ 48'-2" above BFE (65 feet BFE allowed).

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

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

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

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

BACKGROUND INFORMATION

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

COMPREHENSIVE PLAN / ZONING

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

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

PLATTING

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

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

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

Based on 8,500 square feet of retail space the Code requires at least twenty-eight (28) parking spaces and based on 386 seats the Code requires at least ninety-seven (97) parking spaces for a total of 125 required parking spaces. A total of 126 parking spaces are provided on site (97 standard, 20 tandem, 4 electric car spaces and 5 ADA spaces).

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

BUILDING DESIGN / BUILDING LENGTH / BREEZEWAY

The building design is modern with decorative perforated metal screening, vertical glass elements. The architecture detailing was enhanced facing both Kane Concourse and East Bay Harbor Drive, as requested by the PZ Board.

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

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

The Miami-Dade County Sign Code applies countywide. In addition, the Town has adopted a Supplemental Sign Code. Under the Miami-Dade Sign Code religious symbols are not considered "signs", such as a Star of David or cross.

PLANNING AND ZONING BOARD REQUESTED CHANGES

On May 17th, 2016 the Planning and Zoning Board discussed but deferred action on the application and advised the applicant to make several changes. The applicant has attempted to address all of the PZB requests. Below are the requested changes:

1. *Expand the retail area toward the corner of East Bay Harbor and Kane Concourse.*

The applicant has revised the plans to address this request.

2. *Move the stair exit door to the east façade rather than facing Kane Concourse.*

The applicant has moved the exit door to the east façade of the stairs so that the exit does not directly face Kane Concourse

3. *Provide greater architectural enhancements along East Bay Harbor Drive and provide a trellis over the second floor terrace on the east side of the site.*

The applicant has provided additional architectural enhancements by reconfiguring the loggia openings and adding perforated metal panels above the proposed eyebrow, adding wavy score lines and stained glass to the SE stair, and adding mosaic patterns in the middle panels of the vertical windows. A trellis was also added over the second floor terrace to address this request.

4. *Provide a sidewalk to the surface parking lot across the alley.*

The applicant has provided a walkway along 95th Street for the entire length of the site to allow pedestrian access to the surface parking across the ally.

- 5. *Provide more open access to the rear parking areas from the building lobby / loggia.***
The applicant has revise the plans to provide a gate rather than the previously proposed door. The applicant has stated that the gate is to remain open during the operating hours of the parking garage.
- 6. *Provide deeper window screening above the retail on Kane Concourse.***
The applicant has revised the plans to show the second floor wall 2-feet thick along Kane Concourse which allows the glass and metal screening to be recessed 1'-6".

SUGGESTED CONDITIONS OF APPROVAL / SITE PLAN COMMENTS

As the site design complies with the applicable Land Development Regulations, MMPA recommends the Town **APPROVE** the Site Development Plan application subject to the following suggested conditions of approval and/or comments on the latest plans dated June 27th, 2016 submitted to the Town for consideration:

- 1) This approval is based on the Site Development Plans prepared by Zyscovich Architects dated June 27th, 2016 for a 3-story mixed-use development project. Any substantial changes requested after the Town's approval may require a separate approval from staff / Planning and Zoning Board, as specified in the Code.
- 2) The proposed building signage for the Church by the Sea (upper floors) will be applied for under separate permit and is not part of this project approval. The signage will need to comply with the current day Sign Code requirements at time of signage application submission.

Church by the Sea-1000 Kane Bay Harbor Islands

PZB Narrative & Revisions: Architect Submitted Plans June 14, 2016

Based on the Planning and Zoning Meeting dated May 17, 2016, we are providing the following changes:

Floor Plans:

1-Increased Retail Frontage Facing Kane Concourse, and removed NW exit stair towards Kane Concourse. Retail frontage increased from 125'-9" to 139'-7". Retail GLA increased from 8,474 sf to 8,500 sf. Overall increase in GFA due to the fact that we enclosed the second and third level West corridors and also increase Retail footprint. (Total increase +/-5K)

2- Reconfigured Parking/Loading Garage to accommodate 3 more Accessible spaces and increase the total parking count by one space for a total of 126 spaces (including 5 Handicap.) Increased the elevation grade of the garage by 1 foot to avoid flooding issues

3-Added Gate Access connecting Garage to Loggia facing East Bay Harbor and connecting to Kane concourse. Gate is to remain open while the garage is in operating hours. Refer to sheet A-705

4- Added double doors in the NW and SE Exit Stairs as requested.

5-Provided continuation of sidewalk south of the small parking lot facing 95 street and added landscape at the corner of 95 street and alley – The sidewalk on the north side of the 95th St. was extended across the alley to the adjacent parking lot.

6-Reconfiguration of the third level interior space and roof plan

7-Increased the overall height of the Mechanical and Roof of the Sanctuary by 2 ft. This allows for clearstory windows in the North Facing wall of the Sanctuary. Refer to sheet A-302 Section 2. Still overall maximum height proposed did not change (top of steeple)

8- We are providing a thicker, deeper wall on Kane Concourse (2ft wide) with the perforated metal screen and glass recessed at least 1'-6", intentionally to reflect a design intent. Refer to sheet A-102

9- At the SW corner of the project we are adding landscape (palms) facing 95 street. Landscape plans and sheet A-101 reflect those changes

10- A shadow study has been produced to show the shadow or non-shadow/reflection of the cross in the steeple in reference to the context. Refer to Sheet A-705. It shows the critical dates of summer and winter solstices at 9am, 2pm and 5pm

We will have an animation to be shown on the day of the hearing showing the entire days at those dates, if needed.

Elevations:

Kane Concourse

Reconfigured the Retail façade to incorporate the increase in retail frontage and removed stair doors facing Kane Concourse. Also added windows at the NE corner (CBTS Lobby)

East Bay Harbor

1-Addition of Trellis on the second level as per comments of P & Z

2-Addition of storefront windows at the second level facing the outdoor terrace and trellis. Reconfigured NE loggia openings and added perforated metal screen panels above the proposed eyebrow.

3- Reduction of the overall height of the SE Stair. Addition of Wavy Score lines and Stained Glass at the SE stair. Addition of mosaic pattern in the middle panels of the vertical windows along NE East Bay Harbor and SE Stair

4-The Cross in the Steeple was modified to a more vertical proportions as per P & Z comments

95th Street

1-Reduction of overall height of SE stair at the corner of 95 street and East Bay Harbor. Addition of Wavy Score lines and Stained Glass at the SE stair. Addition of mosaic pattern in the middle panels of the vertical windows at the SE Stair

2-Addition of Landscape Palms at the SW corner of the site

Interior Alley Elevation

1-Enclosed 2nd and 3rd level corridors facing the alley and added vertical windows on the third level. Overall reconfiguration of the facade

2- Addition of Wavy Score lines and Stained Glass at the SW stair. Addition of mosaic pattern in the middle panels of the vertical windows facing the alley. .

June 27, 2016

Church By-The-Sea

PZB Check Set Revisions: Architect Signed Plans June 14th, 2016

PZB Check Set Revisions Received by MMPA: June 16th, 2016

PZB Check Set Comments: June 22nd, 2016

PZB Response June 27, 2016

- 1) Provide further detail / notations for the gate access connecting the garage to the loggia. Will this be locked? Only locked during certain hours? The PZ Board requested that the door be removed to allow open access between the garage and the loggia. This was to address the required pedestrian connection between Kane Concourse and the alley / rear parking areas.

RESPONSE: Notations added in sheet A-101-Gate to remain open

Gate will remain open while the garage is in operating hours

We added Precedent images of possible design options for the gate in sheet A-705

- 2) It appears that the window / window screening on the second level facade along Kane Concourse is now shown deeper on the floor plan per the PZ Board's request. Provide a note in the narrative stating that this has been addressed.

RESPONSE: We are providing a thicker wall on Kane Concourse (2ft wide) with the perforated metal screen and glass recessed at least 1'-6", intentionally to reflect a design intent.

- 3) The PZ Board requested that the walkway in the southwest corner of the site be continued across the ally to the surface parking area which is now reflected on the plans. However, the exit stairs in the southwest corner of the site shows the landing in a slightly different location which does not provide access to this walkway / crosswalk (exits to the ally). Revise the plans so that this exit stair connects to the sidewalk along the street. Ensure that all landscape requirements are still met if any trees / palms are removed.

RESPONSE: We adjusted our landscape design and removed a palm to show a walkway connection between the exit door of the SW stair and the sidewalk facing 95 street. Landscape plans and sheet A-101 reflect those changes

- 4) Sheets A-102 through A-105 show the brick paver sidewalk in the northeast corner of the site passing through the wall into the interior space; correct the graphical error.

RESPONSE: All sheets from A-102 to A-105 have been corrected

- 5) Sheet A-703 must be updated to show the revised truck movement as shown on the updated site design (stairs relocated / truck shown in stairs).

RESPONSE: Loading Path has been adjusted to new design. Refer to sheet A-703

- 6) An updated Concurrency Impact Analysis must be submitted for concurrency determinations (potable water / sanitary sewer / storm-water / solid waste / traffic generation) due to the changes to the building square footage.

RESPONSE: An updated Concurrency impact analysis has been submitted via hardcopy and pdf

- 7) A PZ Board member expressed interest about the possible location of the shadow / reflection of the cross and wants to ensure that the reflection / shadow will occur only within the tower. Has the location of the shadow / reflection throughout the day been studied? To address this MMPA feels a diagram / study should be provided on the plans / separately to address the Board member comment.

RESPONSE: A shadow study has been produced. Refer to Sheet A-705. It shows the critical dates of summer and winter solstices at 9am, 2pm and 5pm
We will have an animation to be shown on the day of the hearing showing the entire days at those dates, if needed.

TOWN OF BAY HARBOR ISLANDS, FLORIDA

DEVELOPMENT IMPACT ANALYSIS REPORT

Project Name: Church By The Sea

Location: Southwest corner of East Bay Harbor Drive and Kane Concourse, Bay Harbor Islands

Address: 1000 Kane Concourse, Bay Harbor Islands, FL 33154

General Project Description: 67,083 sq. ft. of House of Worship (386 seats) and 8,500 sq. ft. of Retail space

Site Square Feet / Acreage: Site 1: 52,110 sq. ft./1.20 acres, Site 2: 9,750 sq. ft./0.22 Acres

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

Potable Water	200 gallons per capita, per day	Per Miami-Dade County Chapter 24 - 67,083 sq. ft. House of Worship and 8,500 sq. ft. of Retail, at 10 GPD/100 sq. ft. each = 7,559 GPD
Sanitary Sewer	156 gallons per capita, per day	Per Miami-Dade County Chapter 24 - 67,083 sq. ft. House of Worship and 8,500 sq. ft. of Retail, at 10 GPD/100 sq. ft. each = 7,559 GPD
Solid Waste	0.632 tons per capita, per year	386 seats House of Worship at 3 lbs. per seat per day plus 8,500 sq. ft. of Retail at 4 lbs. per 100 sq. ft per day = 1498 lbs. per day
Drainage	Design LOS standards to meet a 10-year storm and as specified by the Miami-Dade County Public Works manual, Section D4 – Water Control; and no ponding water for more than 48 hours	
		The LOS standard for the 10-year 24-hour storm event, and no ponding water for more than 48 hours will be met.
Local Streets*	LOS "B" at peak hour	N/A traffic is reduced with project, see attached Technical Memo for Trips Generation.
Arterial Roadways**	LOS "E" at PM peak hour* (96 th Street / Kane Concourse / SR 922)	
Recreation Facilities	1 tennis court for every 4,000 persons, 12-60 years old 1 lighted baseball field for every 6,000 persons, 10-40 years old 1 tot lot for every 500 persons, 3-12 years old	
Public School Facilities	100% of FISH (Florida Inventory of School Houses) capacity including relocatable classrooms in each public school concurrency service area (CSA)	

Note: * The Town's original Comprehensive Plan (June 1988) lists the adopted Level of Service (LOS) for all local roadways as LOS "B" Peak Hour. According to the 2002 FDOT Quality / Level of Service Handbook LOS "B" is not achievable in some instances (Table 4-1). However, the Town's plan includes a roadway capacity of 10,000 vehicles per day which corresponds to LOS "D". Therefore, the Town will use the highest achievable LOS during concurrency reviews.

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

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

Last Updated 10/15/11

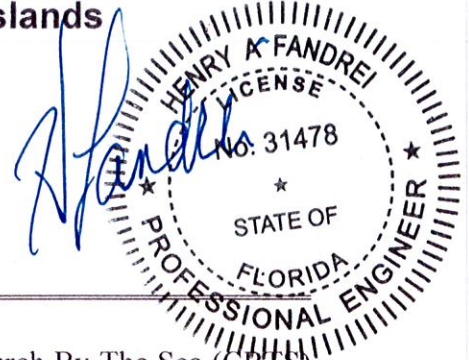


TECHNICAL MEMORANDUM

TRIP GENERATION for CHURCH BY THE SEA at 1000 Kane Concourse in Bay Harbor Islands

Prepared by: Henry A. Fandrei, P.E., PTOE, Fandrei Consulting, Inc.
Florida P.E. # 31478

Date: June 13, 2016



This memorandum presents the analyses of trips to be generated by Church By The Sea (CBTS) at its future location on Kane Concourse. Earlier analyses have been adjusted to address recent revisions to the site plan.

These analyses show that, in all cases, the new church development will generate less traffic than the existing auto dealership. Therefore, the new church will have a positive impact on traffic flow in Bay Harbor Islands

Church by the Sea, formerly on 96th Street in Bal Harbour Village, will move to 1000 Kane Concourse within the Town of Bay Harbour Islands. The new church will be constructed on the property currently occupied by Ocean Cadillac. Its proposed location is shown in the location map (Figure 1).

The site of the new church is on the Southwest corner of Kane Concourse (96th Street) and East Harbor Drive. The ground floor of the new building will contain 8,500 square feet of retail, which faces Kane Concourse, plus a parking garage. The only portion of the church at ground level will be a reception area facing East Harbor Drive. Entry to, and exit from, the parking garage will be at a driveway on 95th Street. The sanctuary, classrooms and offices will be on the second and third levels of the building. Floor area for the church will be 67,083 square feet. Site plans for the ground floor and second floor are attached for the reader's information.

Church By The Sea has church school and a single service on Sunday mornings. There is no school or pre-school at the church on weekdays.

Trip Generation

Traffic to be generated by the new facility was compared to traffic generated by the existing automotive dealership to determine the net change in traffic associated with the land use changes at this site.

Traffic generated by the different uses was calculated using rates for trip generation found in the Institute of Transportation Engineers *Trip Generation Manual*, 9th Edition.

The ground level retail at the site will not function in isolation; rather it will function as part of the retail and similar uses within the central portion of Bay Harbor Islands.

For this reason, trip generation rates for shopping centers (Land Use Code 820), were used to calculate the portion of site traffic generated by the retail. The table below assumes retail of up to 8,700 square feet to allow for some variation in the design.

Trip generation for the church was calculated using ITE rates for Church use (Land Use Code 560). The table below assumes a church of up to 68,000 square feet to allow for some variation in the design of the church.

Trips generated by Ocean Cadillac were calculated using ITE rates for Land Use Code 841 (Automobile Sales).

The results of the trip generation calculations are shown in the table below which shows that, in all cases, the new church development will generate less traffic than the existing auto dealership.

CHURCH BY THE SEA - NET TRIP GENERATION												
Day/Time Period	Existing Commercial Use Automobile Sales			Proposed Commercial Use Misc Retail			Proposed Institutional Use Church			Trips from Proposed Uses	Impact of Change	
	LUC	Size	units	LUC	Size	units	LUC	Size	units		Difference (2-W Trips) between Existing & Proposed	Proposed Development as % of Auto Dealership
	841 ¹	28.10	ksf	820 ²	8.700	ksf	560 ⁴	68.000	ksf			
	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total			
Average Weekday	454	454	908	186	185	371	310	309	619	--	--	--
Pass By @ 25% ³	--	--	--	47	46	93	--	--	--	--	--	--
Net Traffic [Wkday]	454	454	908	139	139	278	310	309	619	897	(11)	99%
7-9 AM Peak Hour	41	13	54	5	3	8	29	9	38	46	(8)	85%
4-6 PM Peak Hour	30	44	74	15	17	32	15	22	37	--	--	--
Pass By @ 25% ³	--	--	--	4	4	8	--	--	--	--	--	--
Net Traffic [PM Pk]	30	44	74	11	13	24	15	22	37	61	(13)	82%
1) LUC 841 Daily: T = 32.30(X) [50% Enter, 50% Exit] X = 1000 sq ft of Gross Floor Area ITE Trip Generation Manual, 9th Ed., p 1594 7-9 AM Peak Hr.: T = 1.92(X) [75% Enter, 25% Exit] ITE Trip Generation Manual, 9th Ed., p 1595 4-6 PM Peak Hr.: T = 2.62(X) [40% Enter, 60% Exit] ITE Trip Generation Manual, 9th Ed., p 1596												
2) LUC 820 Daily: T = 42.70(X) [50% Enter, 50% Exit] X = 1000 sq ft of Gross Leaseable Floor Area ITE Trip Generation Manual, 9th Ed., p 1561 7-9 AM Peak Hr.: T = 0.96(X) [62% Enter, 38% Exit] ITE Trip Generation Manual, 9th Ed., p 1562 4-6 PM Peak Hr.: T = 3.71(X) [48% Enter, 52% Exit] ITE Trip Generation Manual, 9th Ed., p 1563 3) Values assumed. Average Pass By for LUC 820 is 34% (PM Peak Hr) ITE Trip Generation Handbook, 2nd Edition p 46												
4) LUC 560 Daily: T = 9.11(X) [50% Enter, 50% Exit] X = 1000 sq ft of Gross Floor Area ITE Trip Generation Manual, 9th Ed., p 1089 7-9 AM Peak Hr.: T = 0.56(X) [62% Enter, 38% Exit] ITE Trip Generation Manual, 9th Ed., p 1090 4-6 PM Peak Hr.: T = 0.55(X) [48% Enter, 52% Exit] ITE Trip Generation Manual, 9th Ed., p 1091												

FCI June16

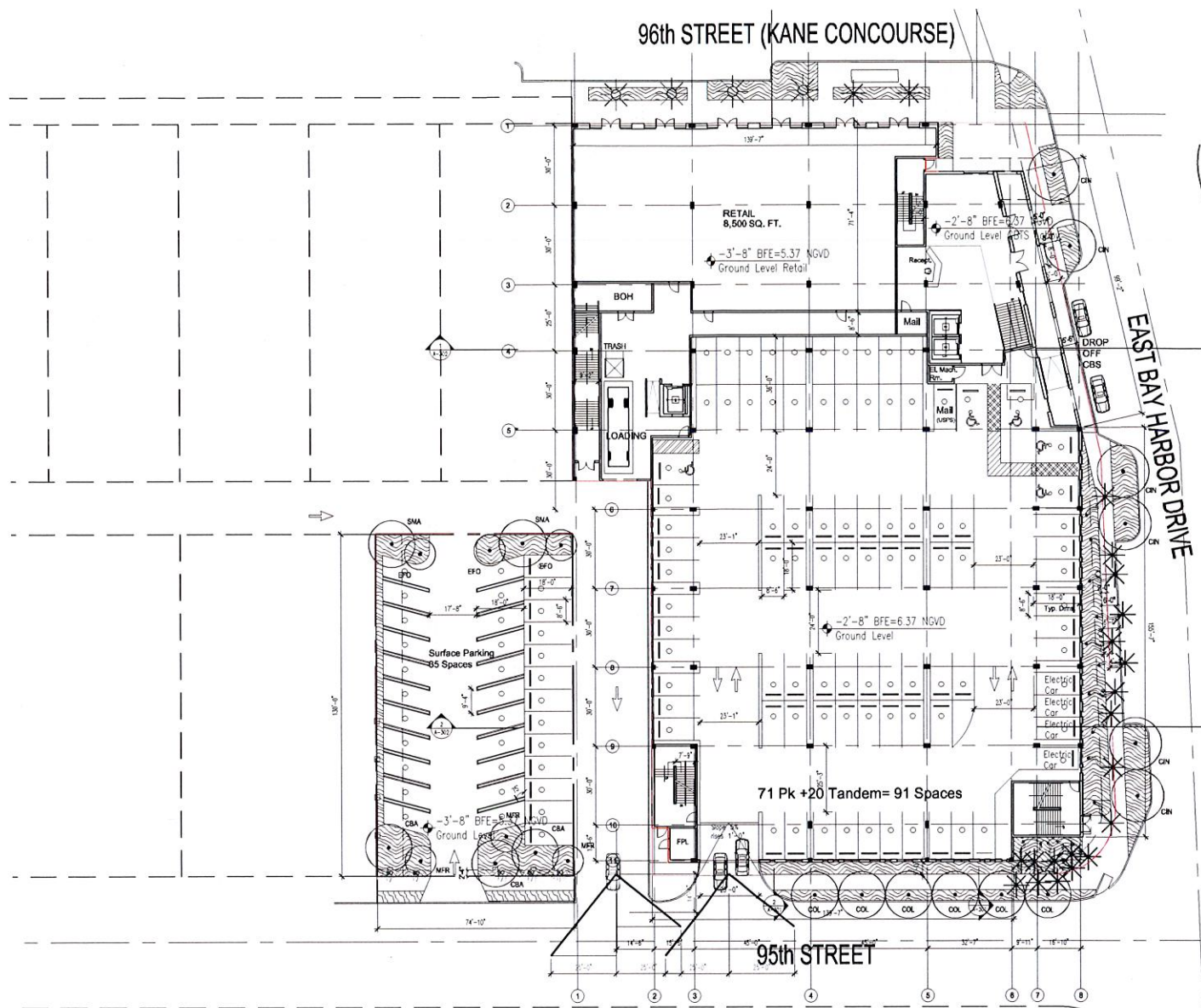
Attachments

CBTS Traf Memo 13Jun16



Church by the Sea

Figure 1



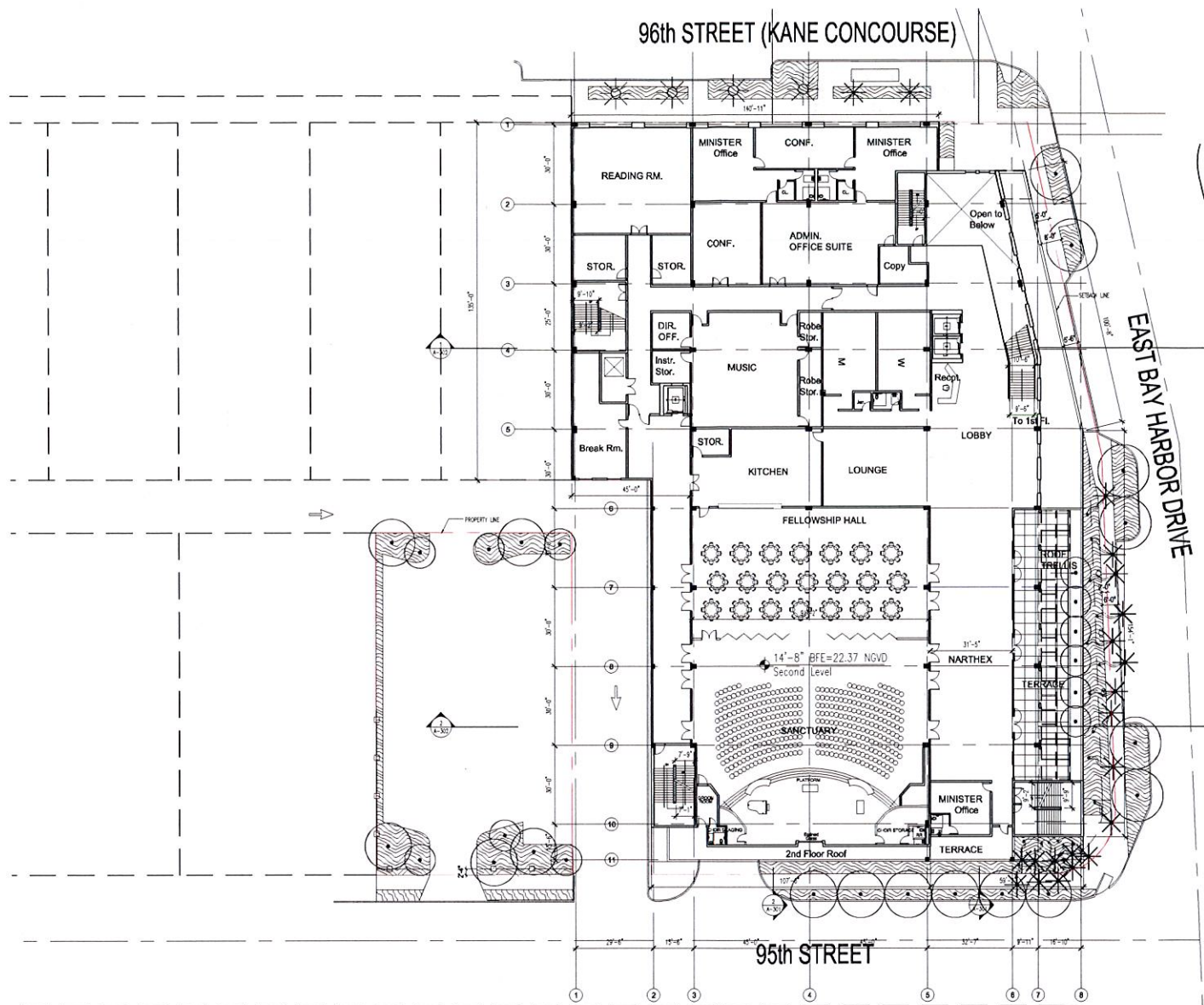
1000 Kane Concourse

Ground floor

Scale 1:40

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LEO A DAILY 100 ZYSCOVICH ARCHITECTS



1000 Kane Concourse

Second floor

Scale 1:40

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LEO A DAILY 100 ZYSCOVICH ARCHITECTS

AGENDA ITEM REPORT

July 19, 2016

ITEM NUMBER: 2.

ITEM:

Request for approval for a new single family home for "Pro-Nan Investments" located at 9911 W. Broadview Drive. Lot 5 of Block 37. The proposed 2-story home has approximately 6,324 square feet of living space with a two-car garage and a pool and pool deck on the side street yard of the property fronting 99th Street. The residence will have five (5) bedrooms, seven (7) full bathrooms, one (1) half bathroom and an office that can be considered a bedroom. Enclosed please find the site plan and elevations. (Item #2A)

DESCRIPTION:

RECOMMENDED ACTION:

Design meets Town Code and was approved by Michael Miller Planning Associates Representative, Mr. Scott Marks, Community Planner.

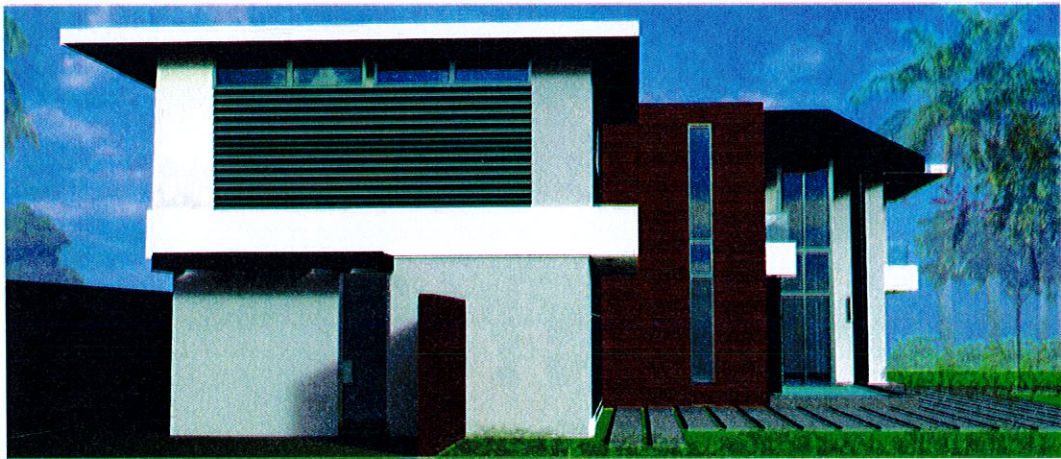
FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez

ATTACHMENTS

1.	Site Plan & Elevations	9911W.BrdvDR7.19.16.pdf
2.	Staff Report	9911 WBVD SFR - PZB Staff Report July 12 2016.pdf



ARCHITECTURE

- CV COVER SHEET
- SP-1 SITE PLAN
- SP-2 SITE DETAILS
- SP-3 CONTEXT IMAGES
- SP-4 SURVEY
- A-1.1 FIRST FLOOR PLAN
- A-1.2 SECOND FLOOR PLAN
- A-1.3 ROOF PLAN
- A-2.1 FRONT / WEST ELEVATION / RENDERING
- A-2.2 REAR / EAST ELEVATION / RENDERING
- A-2.3 RIGHT / SOUTH ELEVATION / RENDERING
- A-2.4 LEFT / NORTH ELEVATION / RENDERING
- A-3.1 BUILDING SECTIONS
- A-3.2 DOOR & WINDOW SCHEDULE
- A-3.3 BUILDING DETAILS

LANDSCAPE

- TD-1 TREE DISPOSITION PLAN
- L-1 LANDSCAPE PLAN
- L-2 LANDSCAPE DETAILS

OTHER APPLICABLE CODES:

- 2014 FLORIDA BUILDING CODE (FIFTH EDITION) AND ALL AMENDMENTS
- 2014 FLORIDA PLUMBING CODE
- 2014 FLORIDA MECHANICAL CODE
- 2014 TEST PROTOCOLS FOR HIGH VELOCITY HURRICANE ZONES
- 2014 NFPA 70 NATIONAL ELECTRIC CODE
- FLORIDA STATE ENERGY CODE
- 2014 FLORIDA STATE ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION
- 2014 NFPA 101 LIFE SAFETY CODE AND ADOPTED STANDARDS
- 2014 NFPA 1 NATIONAL FIRE PREVENTION CODE (UNIFORM FIRE CODE)
- 2014 NFPA 220 STANDARD ON TYPES OF BUILDING CONSTRUCTION

MAMANE RESIDENCE

9911 WEST BROADVIEW DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154



AMERICAN BUILDING ENGINEERS® INC.

ARCHITECTURE - ENGINEERING - INTERIOR DESIGN - GENERAL CONTRACTOR
LICENSES # AA26003224, #PE38553, # IB26001734, CGC #044407
1842 E. OAKLAND PARK BLVD. - FORT LAUDERDALE, FL - 33306
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ENRIQUE D. NUNEZ, RLA, ASLA
LANDSCAPE ARCHITECT

10235 S.W. 9TH TERRACE
MIAMI FL 33174
PH: 305 772-3557



PERMIT ISSUE:	
REVISIONS:	DATE:
1.	/
2.	/
3.	/
4.	/
5.	/



1842 East Oakland Park Blvd.
Fort Lauderdale, Florida 33306
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Fort Lauderdale: 954.739.5099
Palm Beach: 561.243.3939
Certificate of Authorization # 4732

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DRAWINGS FOR
MR. AND MRS. MAMANE
9911 WEST BROADVIEW DRIVE
BAY HARBOR ISLANDS, FL 33154

ABE BORUJERDI, P.E.
P.E. 38553
PHONE: (954) 739-5099
APPROVED SEAL/SIGNATURE

COVER SHEET

9911 WEST BROADVIEW DRIVE
BAY HARBOR ISLANDS, FL 33154

PROJECT # 16.007

SHEET #

CV

PRINT DATE:
6/16/2016

ZONING SUMMARY			
	SF	ACRES	
LOT AREA	10,887	0.25 +/-	
LEGAL DESCRIPTION			
LOT 5, BLOCK 37, "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			
FLOOD ELEVATION		8.0' NGVD	
THE SITE IS LOCATED IN FLOOD ZONE "AE", WITH A BFE OF 8.0' NGVD. MAP/PANEL 12086C0144			
CROWN OF THE ROAD		4.23' NGVD	
ZONING CLASSIFICATION		RD (SINGLE FAMILY RESIDENTIAL DISTRICT)	
FUTURE LAND USE DESIGNATION		LD - LOW DENSITY RESIDENTIAL	
FLR		ALLOWABLE	PROPOSED
(DETERMINED BY THE SETBACKS)		N/A	
SETBACKS		REQUIRED	PROPOSED
FRONT (WEST, SOUTH):		25'-0"	25'-0" MINIMUM
REAR (NORTH):		15'-0"	15'-0"
SIDE (EAST):		10'-0"	10'-0" MINIMUM
MAXIMUM HEIGHT		ALLOWABLE	PROPOSED
MAXIMUM BUILDING HEIGHT		25'-0" above BFE	25'-0" above BFE
GROUND LANDSCAPE AREA		REQUIRED	PROPOSED
(LANDSCAPE DETERMINED BY THE SETBACKS)		DETERMINED BY SETBACKS	4,246 SF = 39.00%
LOT COVERAGE		ALLOWABLE	PROPOSED
(PERIMETER DETERMINED BY THE SETBACKS)		DETERMINED BY SETBACKS	3,693 SF = 33.92%
BUILDING DATA			
FIRST FLOOR (A/C)		2,741 S.F.	
SECOND FLOOR (A/C)		3,583 S.F.	
GARAGE (NON-A/C)		709 S.F.	
COVERED PATIO, BALCONIES (NON-A/C)		418 S.F.	
TOTAL (A/C)		6,324 S.F.	
TOTAL (NON-A/C)		1,127 S.F.	
TOTAL GROSS S.F.		7,451 S.F.	
SITE DATA			
BUILDING LOT COVERAGE			
1. MAIN RESIDENCE		2,741 S.F.	
2. GARAGE		709 S.F.	
IMPERVIOUS GROUND COVER		6,165 S.F.	56.7%
SLABS, WALKS, AND DRIVES		4,960 S.F.	45.6%
POOL DECK		643 S.F.	5.9%
WATER FEATURE, SWIMMING POOL		562 S.F.	5.2%
PERVIOUS GROUND COVER		4,722 S.F.	43.3%

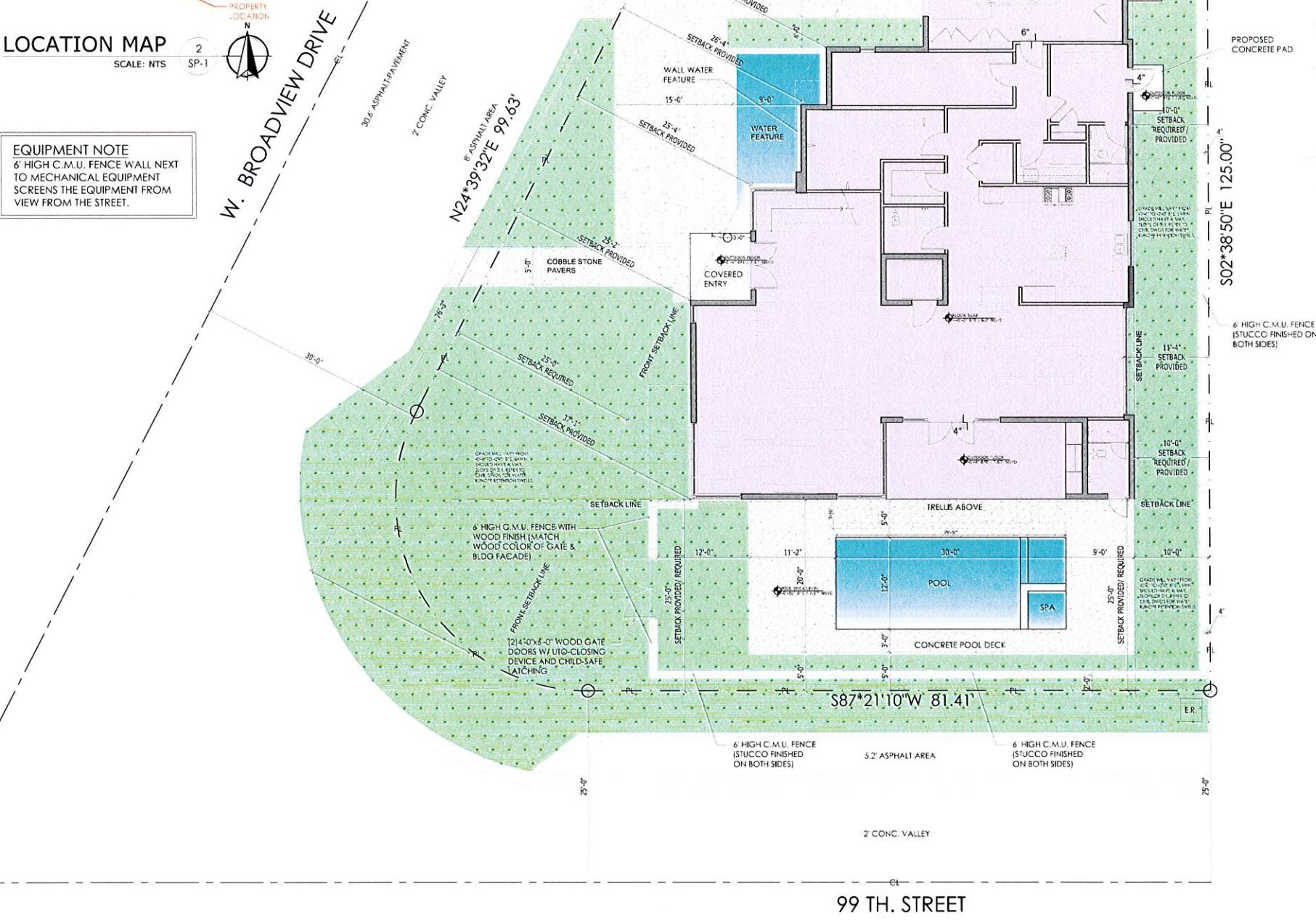


LOCATION MAP

SCALE: NTS



EQUIPMENT NOTE
6' HIGH C.M.U. FENCE WALL NEXT TO MECHANICAL EQUIPMENT SCREENS THE EQUIPMENT FROM VIEW FROM THE STREET.



SITE PLAN

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



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DRAWINGS FOR
MR. AND MRS. MAMANE
9911 WEST BROADVIEW DRIVE
BAY HARBOR ISLANDS, FL 33154

ABE BORUJERDI, P.E.
P.E. 38553
PHONE: (954) 739-5099
APPROVED SEAL/SIGNATURE

SITE PLAN

9911 WEST BROADVIEW DRIVE
BAY HARBOR ISLANDS, FL 33154

PROJECT # 16.007

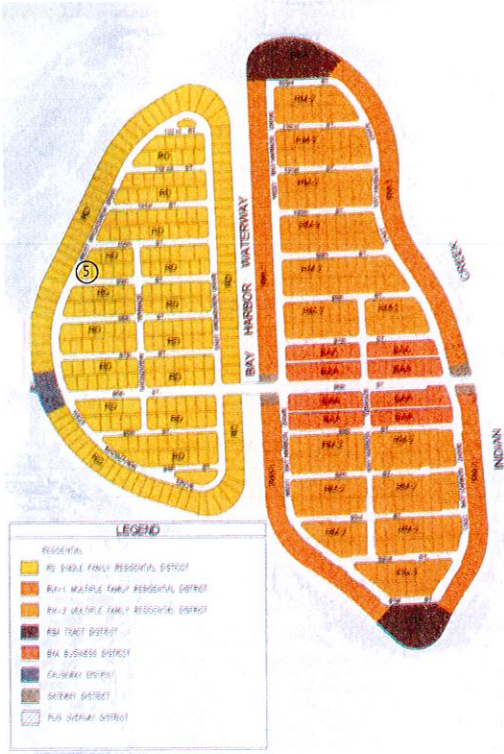
SHEET #

SP-1

PRINT DATE: 6/16/2016



PROPOSED NEW BUILDING



LAND DEVELOPMENT DESIGNATION MAP (RD)



POOL SIDE RENDERING



PROPOSED BUILDING LOCATION

LEGAL DESCRIPTION
LOT 5, BLOCK 37, "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

SITE STATISTICS
LAND USE: LD LOW DENSITY RESIDENTIAL

PERMIT ISSUE:	
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ABE BORUJERDI, P.E. P.E. 38553 PHONE: (954) 739-5099 APPROVED SEAL/SIGNATURE	
SITE DETAILS	9911 WEST BROADVIEW DRIVE BAY HARBOR ISLANDS, FL 33154
PROJECT #	16.007
SHEET #	SP-2
PRINT DATE	6/16/2016



SUBJECT PROPERTY (LOOKING EAST)



SUBJECT PROPERTY (LOOKING WEST)



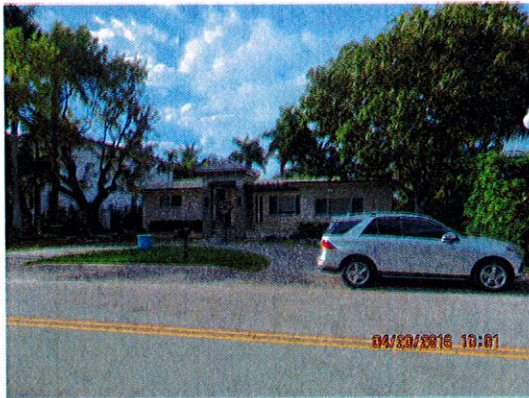
SUBJECT PROPERTY (LOOKING NORTH)



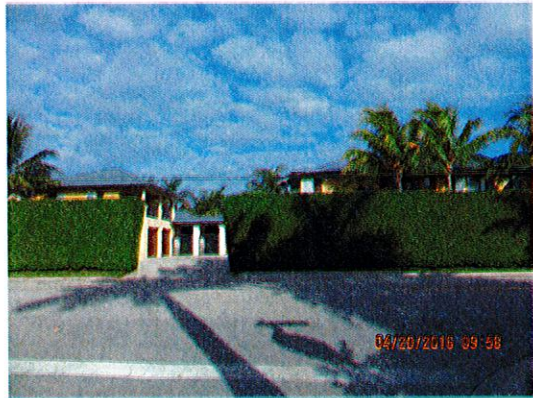
SUBJECT PROPERTY (LOOKING SOUTH)



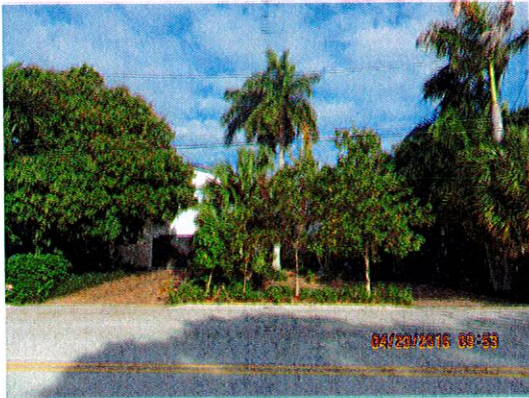
1351 99 STREET (ADJACENT ON EAST SIDE)



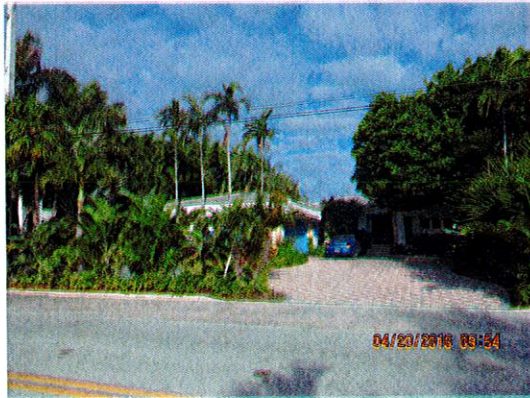
1360 99 STREET (ACROSS ON SOUTH SIDE)



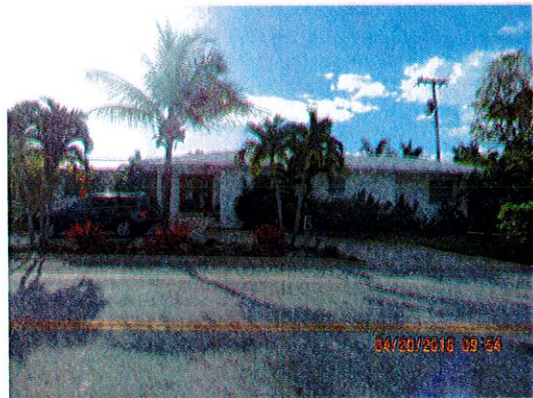
9900 W BROADVIEW (ACROSS ON SOUTHWEST SIDE)



9920 W BROADVIEW (ACROSS ON WEST SIDE)



9930 W BROADVIEW (ACROSS ON NORTHWEST SIDE)



9955 W BROADVIEW (ADJACENT ON NORTH SIDE)

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CONTEXT IMAGES

9911 WEST BROADVIEW DRIVE
BAY HARBOR ISLANDS, FL 33154

PROJECT # 16.007

SHEET #

SP-3

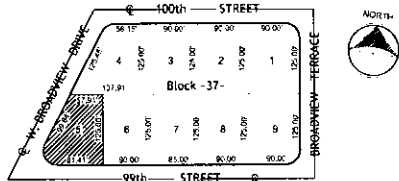
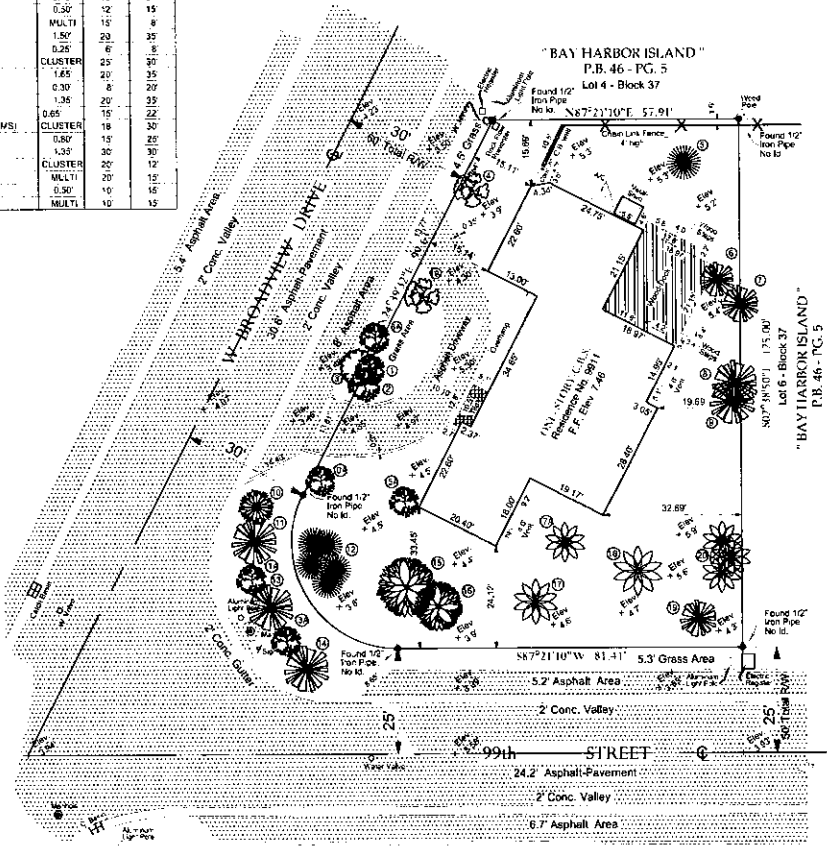
PRINT DATE
6/16/2016

BOUNDARY & TREE SURVEY

TREE TABULATION				
No.	NAME	TRUNK (Diameter)	CANOPY (Diameter)	HEIGHT
1	VEITCHIA MONTGOMERIANA (MONTGOMERY PALM)	0.75	16	40
1A	PHIDENDRA ROSEI-LENI (PIGGY DATE PALM)	0.47	18	12
2	VEITCHIA MONTGOMERIANA (MONTGOMERY PALM)	0.80	15	45
3	SYAGRUS ROMANOFFIANA (JOUVE PALM)	0.90	27	35
3A	PTYCHOPERMA ELEGANS (ALEXANDER PALM)	0.35	5	20
4	HYOPHORBE LAGENICULUS (BOTTLE PALM)	1.35	7	8
5	MANGIFERA INDICA (MANGO)	2.65	30	40
6	ROYSTONIA REGIA (ROYAL PALM)	1.35	25	30
7	ROYSTONIA REGIA (ROYAL PALM)	0.80	19	20
8	ROYSTONIA REGIA (ROYAL PALM)	1.00	20	25
9	ROYSTONIA REGIA (ROYAL PALM)	0.75	10	20
10	QUERCUS VIRGINIANA (LIVE OAK)	0.50	12	15
10A	CORDIA BOISSIERI (WHITE GERGER)	MULTI	15	8
11	ROYSTONIA REGIA (ROYAL PALM)	1.50	20	35
11A	CORDIA BOISSIERI (WHITE GERGER)	0.25	6	8
12	PHOENIX RECLINATA (BENICOLA DATE PALM)	CLUSTER	25	30
13	ROYSTONIA REGIA (ROYAL PALM)	1.25	20	35
13A	CORDIA BOISSIERI (WHITE GERGER)	0.30	8	20
14	ROYSTONIA REGIA (ROYAL PALM)	1.35	20	35
15	SABAL PALMETTO (SABAL PALM)	0.65	15	22
15A	PTYCHOPERMA ELEGANS (ALEXANDER PALM)	CLUSTER	18	30
16	SABAL PALMETTO (SABAL PALM)	0.80	15	25
17	MANGIFERA INDICA (MANGO)	1.35	30	30
17A	AVERRHOA CARABOBOLA (STAR FRUIT)	CLUSTER	20	12
18	PERSEA AFRICANA	MULTI	20	15
19	ROYSTONIA REGIA (ROYAL PALM)	0.50	10	10
20	AVERRHOA CARABOBOLA (STAR FRUIT)	MULTI	10	15

ABBREVIATIONS:
SEC. = SECTION
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
U.P. = UTILITY POLE
W.M. = WATER METER
W.V. = WATER VALVE
C. = CENTER LINE
M. = MONUMENT LINE
E.L. = ELEVATION
OH. = OVERHEAD UTILITY LINES
CONC. = CONCRETE
CLF. = CHAIN LINK FENCE
CL. = CLEAR

Note:
Parcel Area: 10,887 Square feet



LOCATION MAP
Scale: 1" = 150'

LEGAL DESCRIPTION

FOLIO: 13-2227-001-6670
Lots 5, Block 37, "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.

PROPERTY ADDRESS:
9911 W. Broadview Drive
Bay Harbor Islands, Florida 33154

CERTIFY TO: SARAH A. NELSON

SURVEYOR'S NOTES

- 1) The above captioned Property was surveyed and described based on the above Legal Description. Provided by Client.
- 2) All bearings and distances shown hereon are recorded and measured unless otherwise shown.
- 3) The lands shown hereon were not abstracted for easements or other recorded encumbrances not shown on the plat and the same, if any may not be shown on this section.
- 4) Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown (UNDERGROWN).
- 5) Elevations are based on the National Geodetic Vertical Datum 1929.
- 6) Fence ties are to be the center line of the fence.
- 7) Wall ties are to face of the wall.
- 8) Ownership subject to opinion of the Title.
- 9) Underground utilities are not depicted hereon.
- 10) Zoning and Setbacks are not verified by this survey.
- 11) Benchmark A-17, Elevation= 7.67' N.G.V.D. 1929.

SURVEYOR'S CERTIFICATE:

I hereby certify that this Boundary Survey meets the minimum technical standards set forth by the Florida Board of Surveyors and Mappers in Chapter 5J-17.051 Florida Administrative Code, pursuant to section 472.027, Florida Statutes. And is true and correct to the best of my knowledge and belief.

NOT VALID UNLESS SEALED AND EMBOSSED WITH SURVEYOR'S SEAL
Date of filed work: 11-04-2015

Address: 13801 S.W. 10th Terrace
Miami, FL 33184
Phone: (786) 416-4026
Fax: (305) 820-3558
E-mail: lopez-efrain@live.com

EFRAIN LOPEZ
Professional Surveyor and Mapper # 6792
State of Florida.

E. LOPEZ SURVEYORS
AND MAPPERS, CORP
13801 S.W. 10th Terrace, Miami, FL 33184
PH: (786) 416-4026
E-mail: lopez-efrain@live.com

RECORD OF REVISIONS

DESCRIPTION

DATE OF FIRM: 09-11-2009

PANEL NUMBER: 0144

COMMUNITY NUMBER: 120637

DATE: 09-11-2009

BASE FLOOD ELEVATION: 8.0'

FIRM ZONE: AE

SCALE: 1"=20'

REVISION: E.L.

DATE: 11-05-2015

DRAWN BY: M.F.

SHEET 1

OF 1

PERMIT ISSUE:

REVISIONS	DATE
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P.E. 38553
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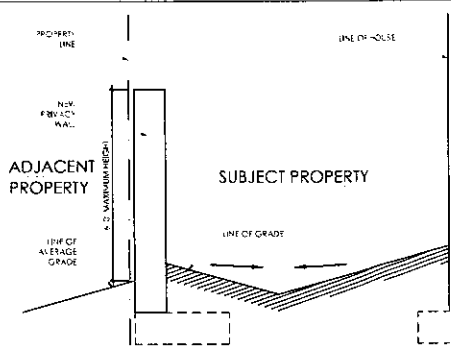
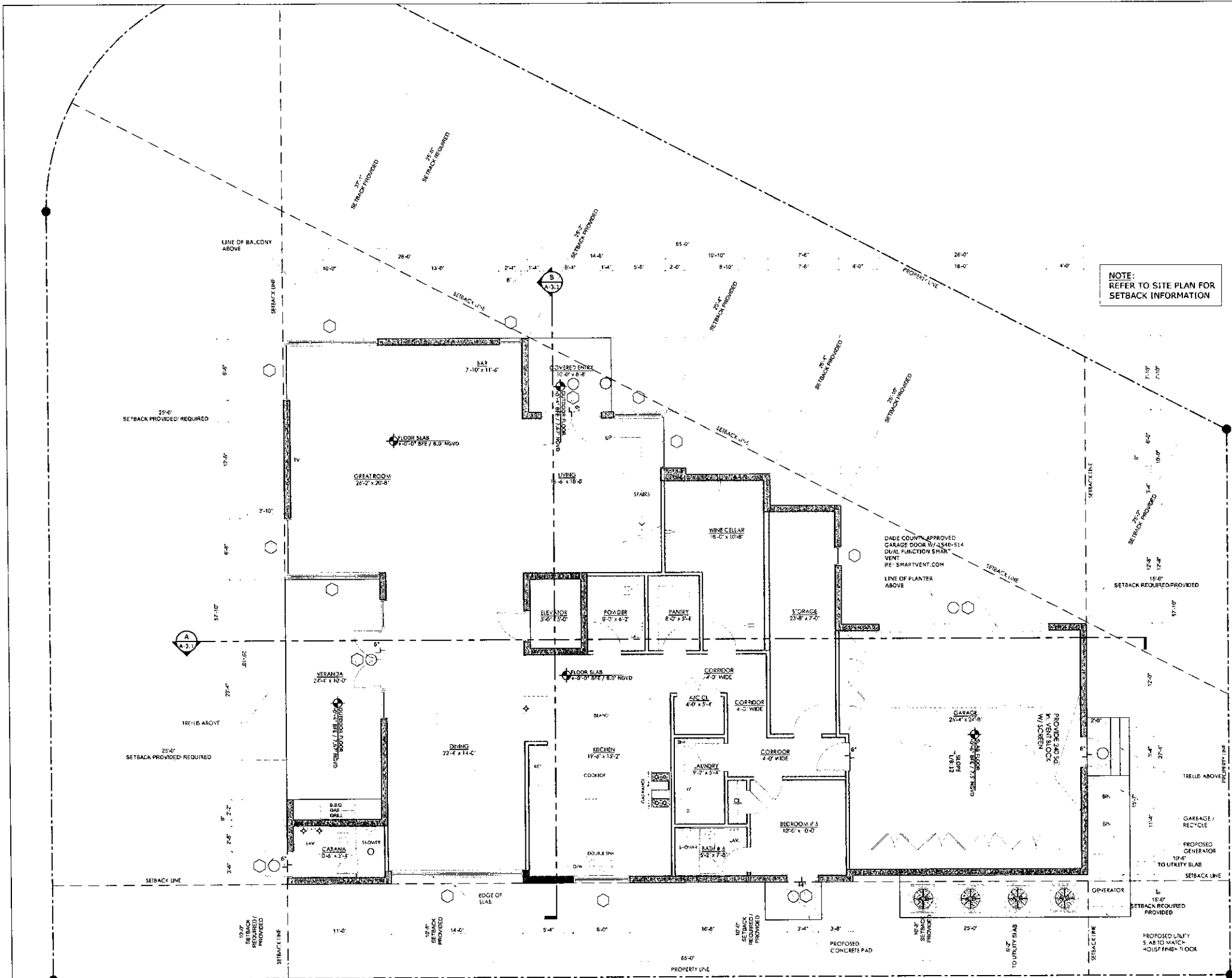
SURVEY

9911 WEST BROADVIEW DRIVE
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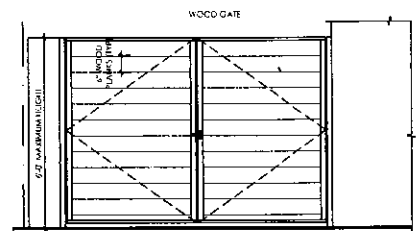
PROJECT # 16.007

SHEET #
SP-4

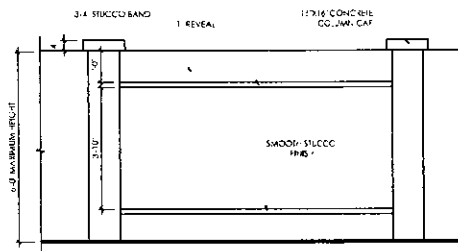
PRINT DATE
6/16/2016



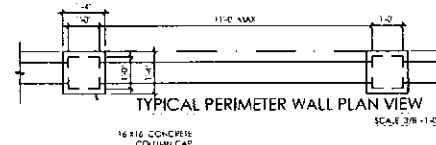
TYPICAL PERIMETER WALL SECTION
SCALE: 3/8" = 1'-0"



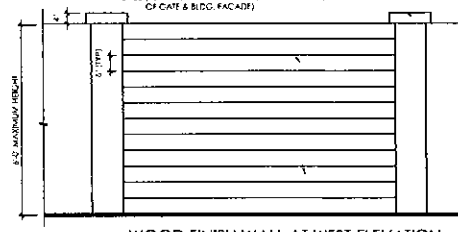
GATES ELEVATION
SCALE: 3/8" = 1'-0"



TYPICAL C.M.U. PERIMETER WALL ELEVATION
SCALE: 3/8" = 1'-0"



TYPICAL PERIMETER WALL PLAN VIEW
SCALE: 3/8" = 1'-0"



WOOD FINISH WALL AT WEST ELEVATION
SCALE: 3/8" = 1'-0"

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DRAWINGS FOR
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BAY HARBOR ISLANDS, FL 33154

ABE BORUJERDI, P.E.
P.E. 38553
PHONE: (954) 739-5099
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FIRST FLOOR PLAN
9911 WEST BROADVIEW DRIVE
BAY HARBOR ISLANDS, FL 33154

PROJECT # 16.007

SHEET #

A-1.1

DATE: 6/16/2016

NOTES:

1. PROVIDE MARBLE THRESHOLD 1/2" MAX TO ALL BATHROOMS.
2. PROVIDE BACKING AT ALL BATHROOMS AND POWDER ROOMS FOR FUTURE GRAB BARS AND ACCESSORY LOCATION CABINETRY (TOWEL BARS, ETC)
3. ALL PLUMBING AND DRAIN PIPES MUST NOT BE IN CONTACT WITH ANY METAL FRAMING DRYWALL OR FLOOR.

WATERPROOFING NOTES:

1. ALL EXTERIOR DECKS SLOPES SHALL BE MAINTAINED BETWEEN 1/8" AND 1/4" PER FOOT.
2. ALL STRUCTURAL CRACKS TO BE ROUTED OUT AND SEALED W/ PRESSURE INJECTED EPOXY OR ELASTOMETRIC SEALANTS.
3. PROVIDE THEROSEAL CEMENTITIOUS WATERPROOFING AT ALL BALCONY AND EYEBROW SLAB TO WALL TRANSITIONS.

PARTITION LEGEND:

- 8" CMU WALLS W/ FILLED CELLS. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- INTERIOR PARTITION WALLS, SEE PLAN FOR THICKNESS
- 1-HOUR FIRE RATED INTERIOR PARTITION WALL, SEE PLAN FOR THICKNESS

FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"

A-1.1



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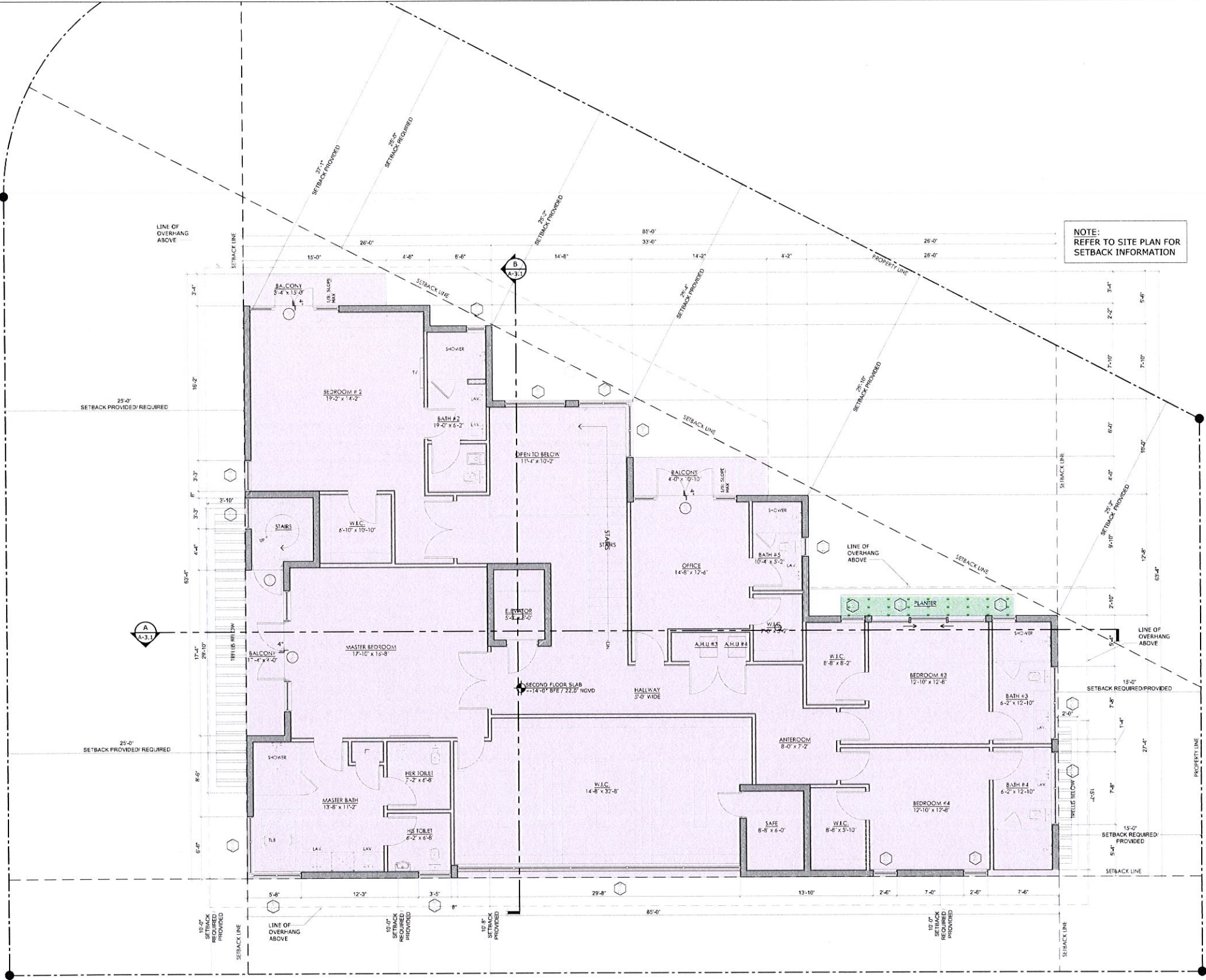
SECOND FLOOR PLAN
 9911 WEST BROADVIEW DRIVE
 BAY HARBOR ISLANDS, FL 33154

PROJECT #: 16.007

SHEET #:

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PRINT DATE:
 6/16/2016



NOTES:

1. PROVIDE MARBLE THRESHOLD 1/2" MAX TO ALL BATHROOMS.
2. PROVIDE BACKING AT ALL BATHROOMS AND POWDER ROOMS FOR FUTURE GRAB BARS AND ACCESSORY LOCATION CABINETRY (TOWEL BARS, ETC)
3. ALL PLUMBING AND DRAIN PIPES MUST NOT BE IN CONTACT WITH ANY METAL FRAMING DRYWALL OR FLOOR.

WATERPROOFING NOTES:

1. ALL EXTERIOR DECKS SLOPES SHALL BE MAINTAINED BETWEEN 1/8" AND 1/4" PER FOOT.
2. ALL STRUCTURAL CRACKS TO BE ROUTED OUT AND SEALED W/ PRESSURE INJECTED EPOXY OR ELASTOMETRIC SEALANTS.
3. PROVIDE THEROSEAL CEMENTITIOUS WATERPROOFING AT ALL BALCONY AND EYEBROW SLAB TO WALL TRANSITIONS.

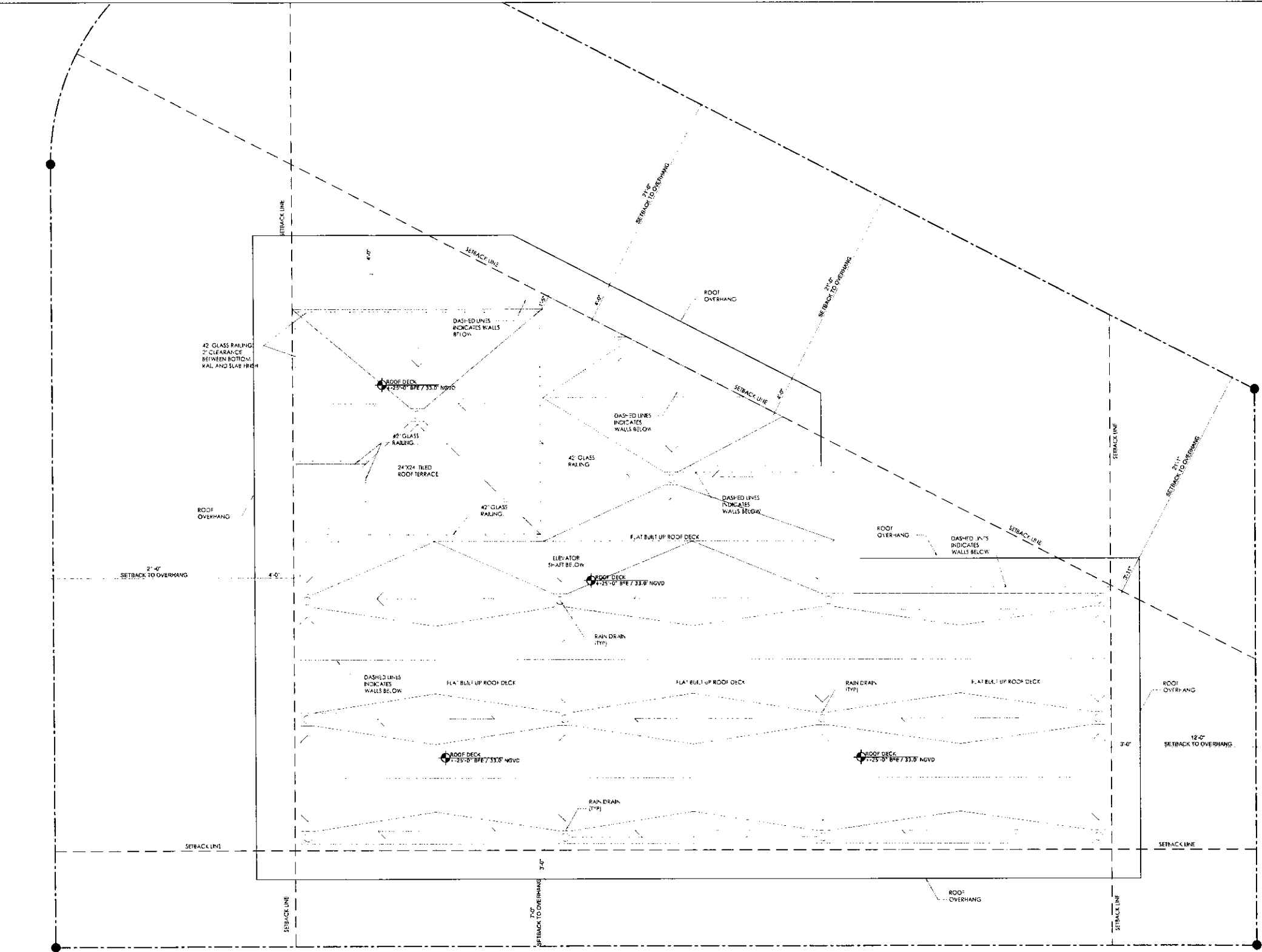
PARTITION LEGEND:

- 8" CMU WALLS W/ FILLED CELLS. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- INTERIOR PARTITION WALLS, SEE PLAN FOR THICKNESS
- 1-HOUR FIRE RATED INTERIOR PARTITION WALL, SEE PLAN FOR THICKNESS

SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"





- NOTES:
1. ROOF SLOPE 1/4" PER 1'-0" UNLESS OTHERWISE NOTED ON PLANS. TYP

2. ROOFING CONTRACTOR SHALL BE RESPONSIBLE AND CERTIFY THAT NOT WATER IS STANDING IN ROOF 48 HOUR AFTER RAINFALL.

3. ROOFING CONTRACTOR IS RESPONSIBLE TO PROVIDE SIGNED AND SEALED

CERTIFICATION BY A FLORIDA REGISTERED ENGINEER PRACTICING IN 4 COUNTIES AREA (MONROE, DADE, BROWARD AND PALM BEACH) WHO DESIGNED THE INSTALLATION METHOD, CERTIFYING THE ROOF COMPLIES WITH THE REQUIRED WIND FORCE ORDINANCES OF THE FLORIDA BUILDING CODE.

4. ROOFING SYSTEM MUST HAVE A MIAMI-DADE PRODUCT APPROVAL NUMBER AND SUCH NUMBER SHALL BE SUBMITTED TO ENGINEER BY SHOP DRAWINGS SUBMISSION.

5. CLASS "A" ROOF COVERING AS DEFINED IN FBC 1505.

6. ROOF INSULATION R-VALUE R-19.

ROOF PLAN
SCALE: 3/16" = 1'-0" A-1.3

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ABE BORUJERDI, P.E.

P.E. 38553

PHONE: (954) 739-5099

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ROOF PLAN

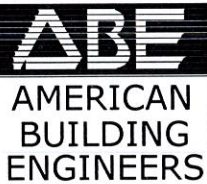
9911 WEST BROADVIEW DRIVE
BAY HARBOR ISLANDS, FL 33154

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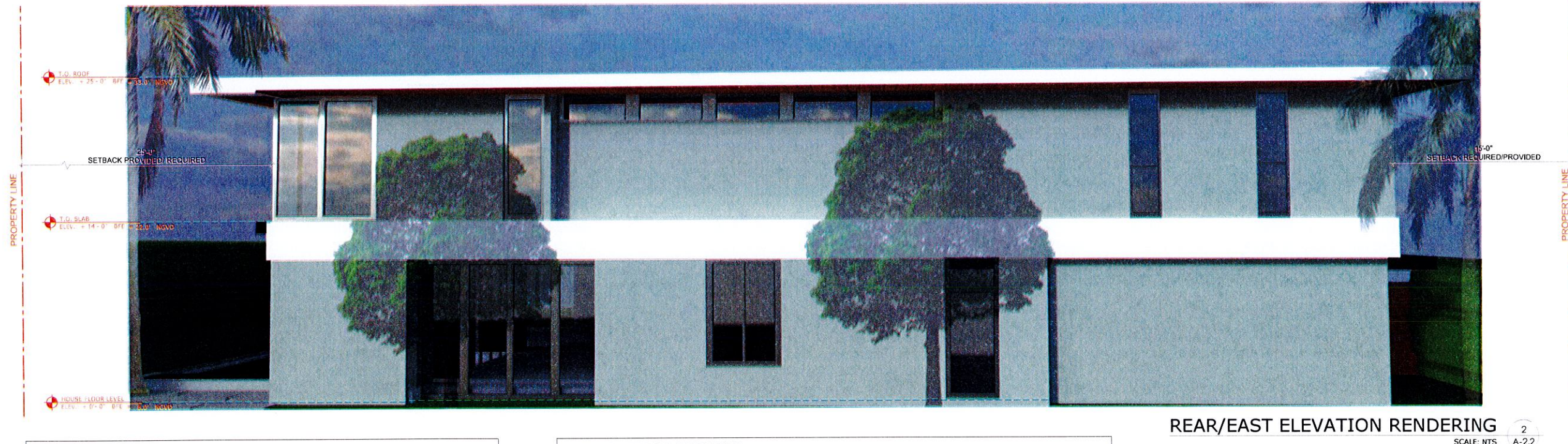
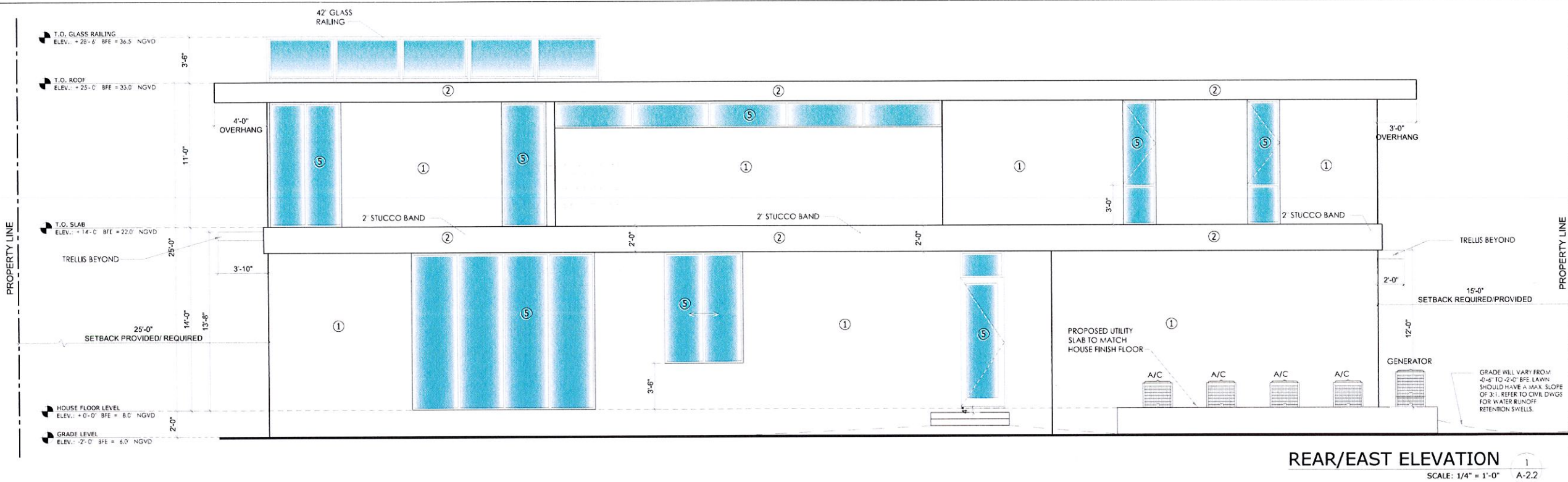
REAR/ EAST ELEVATION
9911 WEST BROADVIEW DRIVE
BAY HARBOR ISLANDS, FL 33154

PROJECT # 16.007

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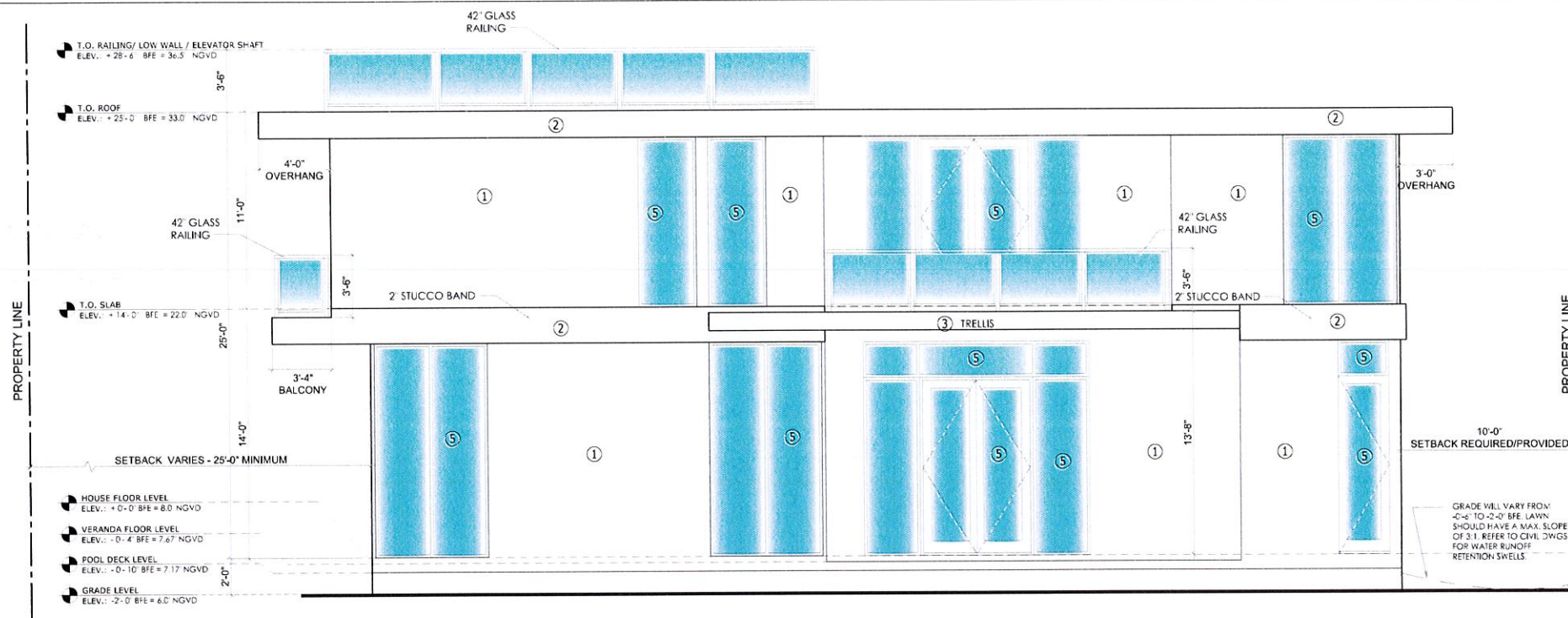
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PRINT DATE:
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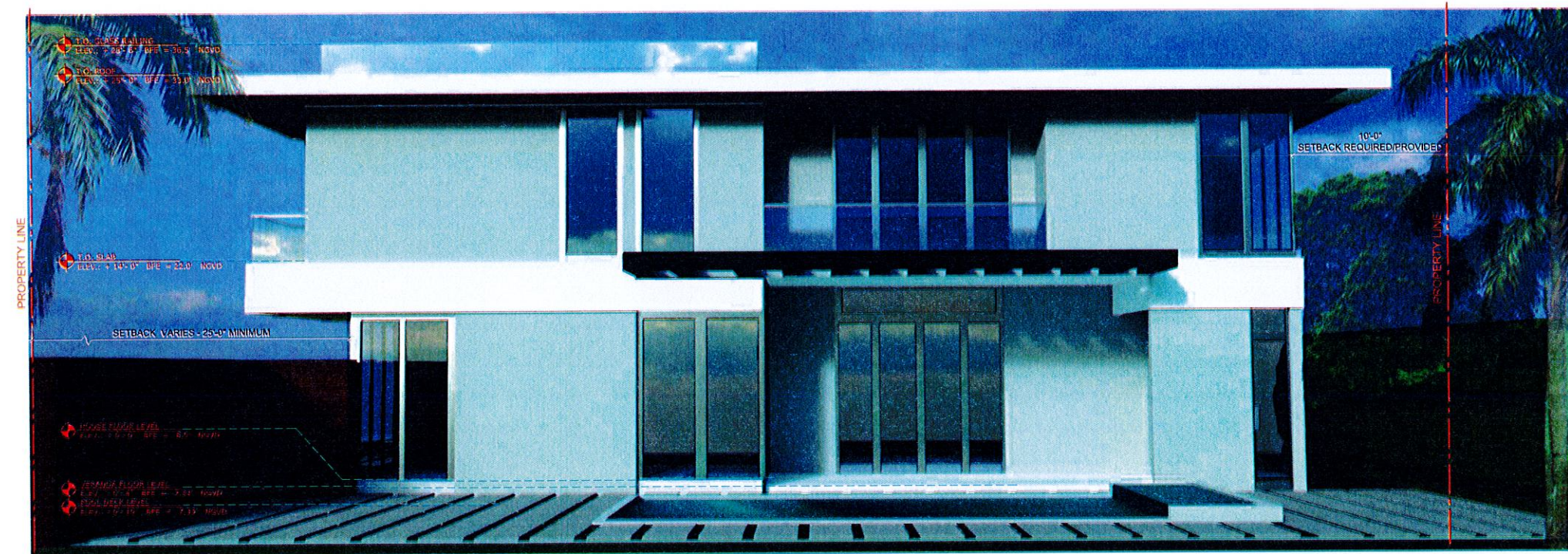


- GENERAL NOTES:
1. ALL DECORATIVE ALUMINUM TRELLIS UNDER SEPARATE PERMIT. SPECIALTY CONTRACTOR TO PROVIDE SHOP DRAWINGS TO ENGINEER FOR APPROVAL BEFORE FABRICATION.
 2. GENERAL CONTRACTOR SHALL PROVIDE FULL SHOP DRAWINGS TO ENGINEER FOR HIS REVIEW AND ACCEPTANCE SHOWING LOCATION, QUANTITIES AND SIZES.
 3. CONTRACTOR SHOULD PROVIDE SHOP DRAWINGS FOR ENGINEER'S APPROVAL FOR THE METAL VEHICULAR GATE.
 4. ALL WALL CAPS WILL BE PAINTED TO MATCH BUILDING.

EXTERIOR FINISH SCHEDULE			
MARK	ITEM	MATERIAL	COLOR
①	WALL	SMOOTH STUCCO	BENJAMIN MOORE RIVER REFLECTIONS 1552
②	WALL ACCENT	SMOOTH STUCCO	BENJAMIN MOORE CALM 0CC22
③	WALL ACCENT	SMOOTH STUCCO/ METAL	BENJAMIN MOORE BLACK PM 9
④	SOFFIT/ TOWER ACCENT/ GATE	WOOD/ COMPOSITE	BURNISHED TEAK BROWN 0319
⑤	DOOR/ WINDOW	GLASS & ALUMINUM	ANODIZED FRAME
⑥	GARAGE DOOR	METAL	BENJAMIN MOORE BLACK PM 9



RIGHT/SOUTH ELEVATION
SCALE: 1/4" = 1'-0" 1 A-2.3



RIGHT/SOUTH ELEVATION RENDERING
SCALE: NTS 2 A-2.3

- GENERAL NOTES:
1. ALL DECORATIVE ALUMINUM TRELLIS UNDER SEPARATE PERMIT. SPECIALTY CONTRACTOR TO PROVIDE SHOP DRAWINGS TO ENGINEER FOR APPROVAL BEFORE FABRICATION.
 2. GENERAL CONTRACTOR SHALL PROVIDE FULL SHOP DRAWINGS TO ENGINEER FOR HIS REVIEW AND ACCEPTANCE SHOWING LOCATION, QUANTITIES AND SIZES.
 3. CONTRACTOR SHOULD PROVIDE SHOP DRAWINGS FOR ENGINEER'S APPROVAL FOR THE METAL VEHICULAR GATE.
 4. ALL WALL CAPS WILL BE PAINTED TO MATCH BUILDING.

EXTERIOR FINISH SCHEDULE			
MARK	ITEM	MATERIAL	COLOR
①	WALL	SMOOTH STUCCO	BENJAMIN MOORE RIVER REFLECTIONS 1552
②	WALL ACCENT	SMOOTH STUCCO	BENJAMIN MOORE CALM 0CC22
③	WALL ACCENT	SMOOTH STUCCO/ METAL	BENJAMIN MOORE BLACK PM 9
④	SOFFIT/ TOWER ACCENT/ GATE	WOOD/ COMPOSITE	BURNISHED TEAK BROWN 0319
⑤	DOOR/ WINDOW	GLASS & ALUMINUM	ANODIZED FRAME
⑥	GARAGE DOOR	METAL	BENJAMIN MOORE BLACK PM 9

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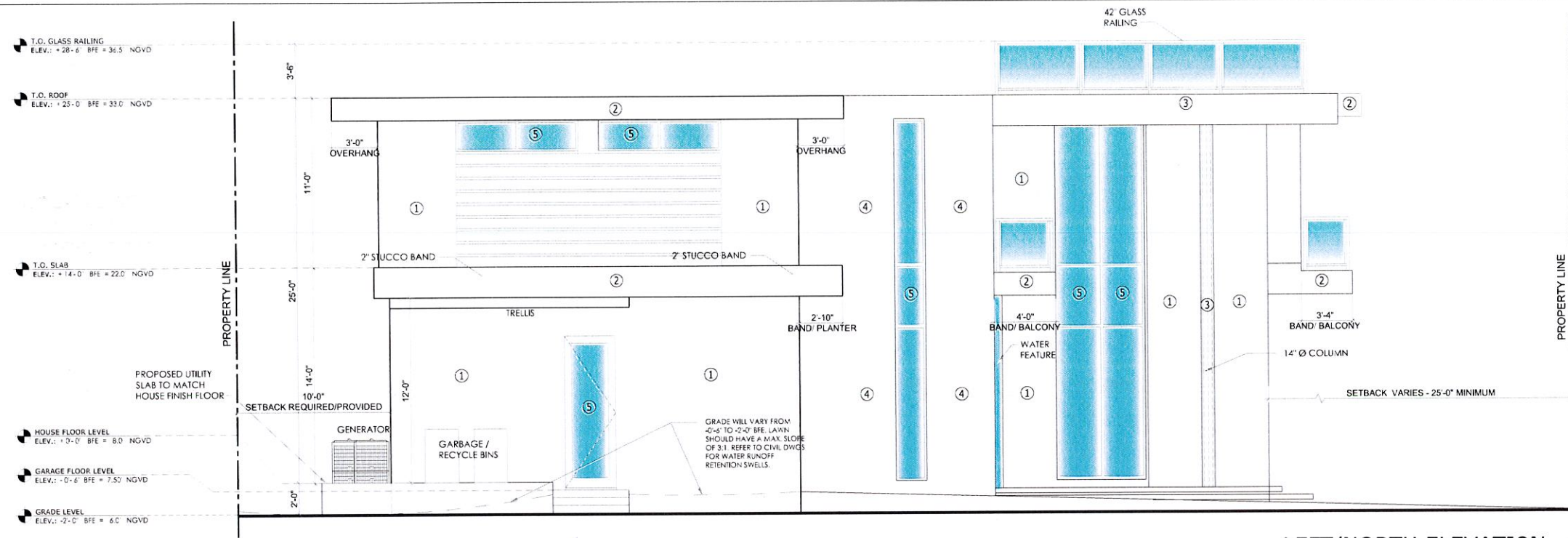
ABE
AMERICAN BUILDING ENGINEERS
1842 East Oakland Park Blvd.
Fort Lauderdale, Florida 33306
Miami: 305.681.5563
Fort Lauderdale: 954.739.5099
Palm Beach: 561.243.3939
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DRAWINGS FOR
MR. AND MRS. MAMANE
9911 WEST BROADVIEW DRIVE
BAY HARBOR ISLANDS, FL 33154

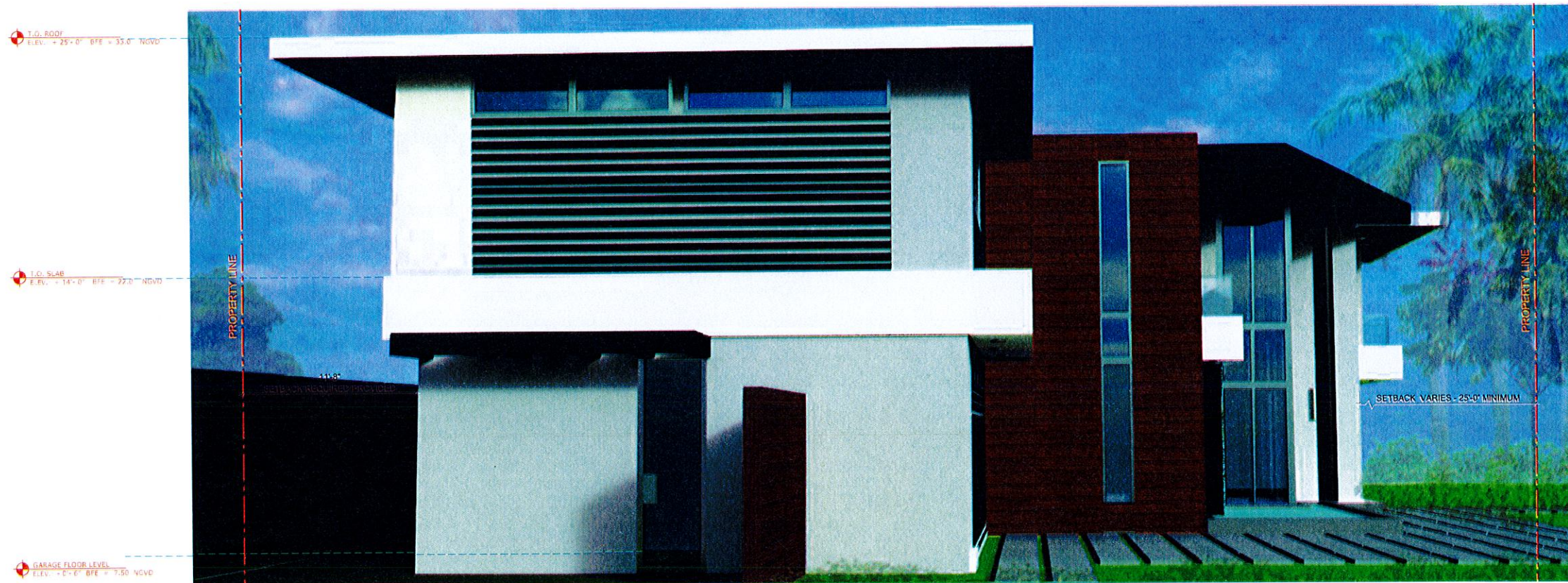
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APPROVED SEAL/SIGNATURE

RIGHT/ SOUTH ELEVATION
9911 WEST BROADVIEW DRIVE
BAY HARBOR ISLANDS, FL 33154

PROJECT # 16.007
SHEET #
A-2.3
PRINT DATE 6/16/2016



LEFT/NORTH ELEVATION
SCALE: 1/4" = 1'-0" A-2.4



LEFT/NORTH ELEVATION RENDERING
SCALE: NTS A-2.4

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9911 WEST BROADVIEW DRIVE
BAY HARBOR ISLANDS, FL 33154

PROJECT # 16.007

SHEET #

A-2.4

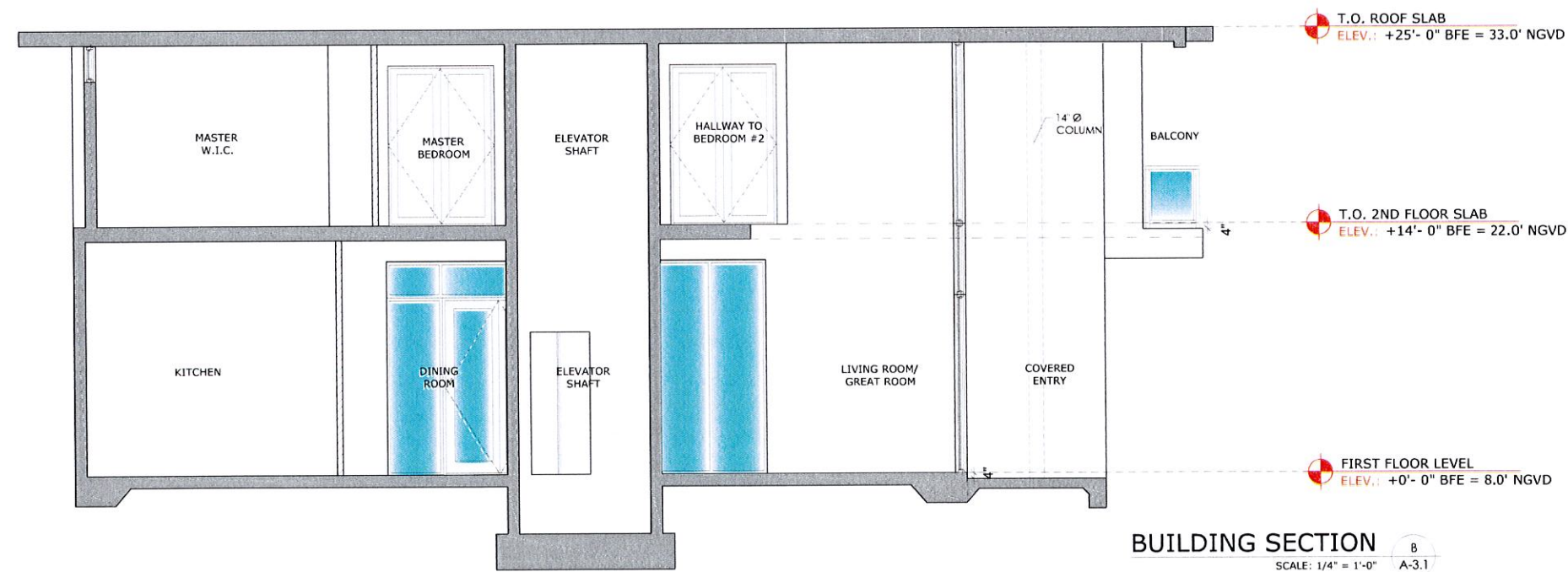
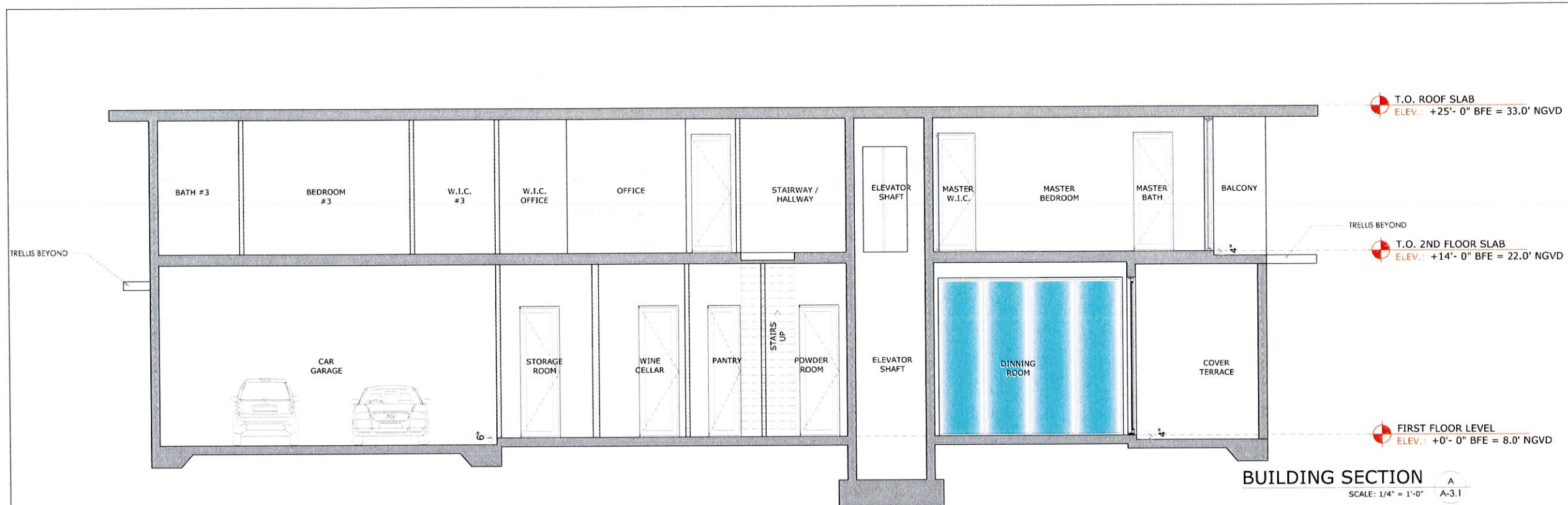
PRINT DATE
6/16/2016

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EXTERIOR FINISH SCHEDULE

MARK	ITEM	MATERIAL	COLOR
①	WALL	SMOOTH STUCCO	BENJAMIN MOORE RIVER REFLECTIONS 1552
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⑥	GARAGE DOOR	METAL	BENJAMIN MOORE BLACK PM 9



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DRAWINGS FOR

MR. AND MRS. MAMANE

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BUILDING SECTION

9911 WEST BROADVIEW DRIVE
BAY HARBOR ISLANDS, FL 33154

PROJECT #	16.007
SHEET #	A-3.1
PRINT DATE	6/16/2016

EXTERIOR DOOR SCHEDULE

MARK	TYPE	DOOR				
		WIDTH/ HEIGHT	MATERIALS	SHUTTERS REQUIRED Y/N	COMMENTS	REMARKS
D-1	FRENCH DOOR	6'-4"x10'-0"	ALUMINUM / GLASS	N	IMPACT	20 MINUTES FIRE RATED (MINIMUM) - SEE FLOOR PLAN FOR LOCATION RECESS SLAB TO HAVE TOP OF TRACK LIP LEVEL W/ FINISH FLOOR. CONTRACTOR SHALL COORDINATE.
D-2	GARAGE DOOR	18'-0"x8'-0"	METAL	N	IMPACT	
D-3	SINGLE FRENCH DOOR	3'-4"x10'-0"	ALUMINUM / GLASS	N	IMPACT	
D-4	SINGLE FRENCH DOOR	2'-10"x10'-0"	ALUMINUM / GLASS	N	IMPACT	
D-4.1	SINGLE FRENCH DOOR	2'-10"x9'-0"	ALUMINUM / GLASS	N	IMPACT	
D-5	F. DOOR W/ SIDELITES	12'-8"x10'-0"	ALUMINUM / GLASS	N	IMPACT	
D-5.1	F. DOOR W/ SIDELITES	12'-8"x9'-0"	ALUMINUM / GLASS	N	IMPACT	
D-6	F. DOOR W/ SIDELITES	10'-10"x9'-0"	ALUMINUM / GLASS	N	IMPACT	
D-7	F. DOOR W/ SIDELITES	9'-4"x9'-0"	ALUMINUM / GLASS	N	IMPACT	

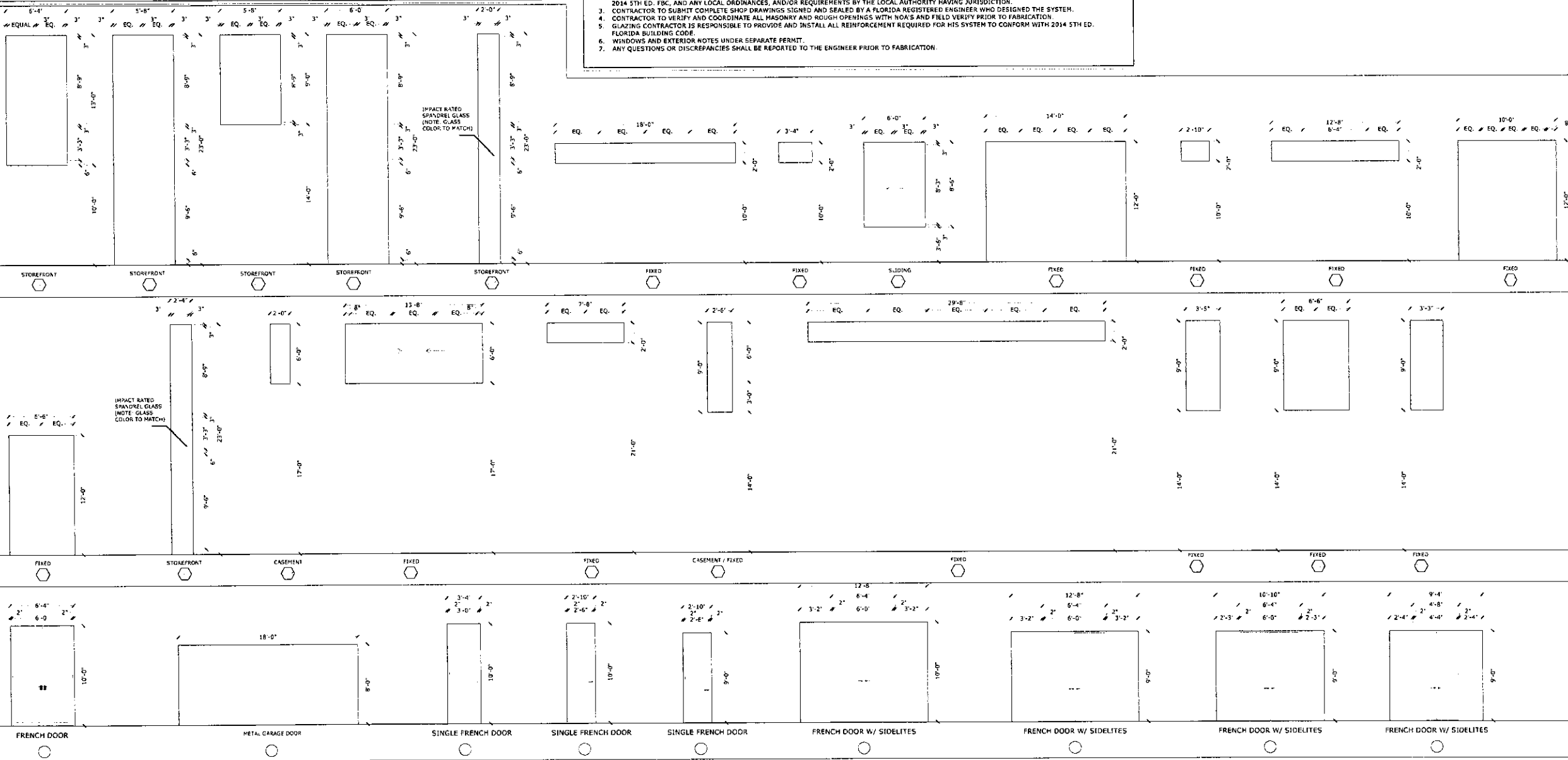
- NOTES:
- ALL EXTERIOR DOORS TO HAVE PRODUCT CONTROL APPROVAL. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO ENGINEER FOR APPROVAL ON ALL SPECIAL ITEMS, WINDOWS, DOORS, GLASS SAMPLES, ETC.
 - ALL FIRE RATED DOORS SHALL HAVE FIRE RATED HARDWARE (TYPE) REFER TO INTERIOR DOOR SCHEDULE FOR LOCATIONS.
 - ALL GLASS DOORS SHALL BE TEMPERED.
 - ALL FIRE RATED DOORS ASSEMBLY TO HAVE LABELS FROM MANUFACTURER BEFORE FIELD INSTALLATION.
 - ALL FIRE RATED DOORS TO HAVE CLOSERS AND AN ACTIVE LATCH BOLT THAT WILL SECURE DOOR WHEN CLOSED TO COMPLY WITH FBC.
 - DOOR AND TRIM IN ALL DWELLING UNIT A/C CLOSETS TO BE PAINTED WITH INTUMESCENT FIRE RETARDANT CLASS "A" PAINT ON THE SIDE FACING THE A/C CLOSET. PREPARATION AND APPLICATION TO BE EXECUTED PER MANUFACTURER'S SPECIFICATION SO AS TO ACHIEVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A FLAME SMOKE DEVELOPED INDEX OF NOT MORE THAN 50.
 - EVERY BATHROOM DOOR SHALL BE DESIGNED TO ALLOW OPENING FROM THE OUTSIDE DURING AND EMERGENCY WHEN LOOKED.
 - AS PER NFPA 101 7-2.1.5.1 COMPLIANCE STATEMENT:
 - "DOORS SHALL BE ARRANGED TO BE OPENED READILY FROM THE EGRESS SIDE WHENEVER THE BUILDING IS OCCUPIED. LOOKS, IF PROVIDED, SHALL NOT REQUIRE THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE, OR EFFORT FOR OPERATION."
 - INTERIOR DOORS TO BE UNDERCUT 1"
 - CONTRACTOR TO VERIFY AND COORD. ALL MASONRY AND ROUGH OPENINGS WITH NOA'S AND FIELD VERIFY PRIOR TO FABRICATION.
 - ANY QUESTIONS OR DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER PRIOR TO FABRICATION.

NOTE:
CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO ARCHITECT FOR APPROVAL ON ALL SPECIALTY ITEMS, WINDOWS, DOORS, GLASS SAMPLES ETC.

WINDOW SCHEDULE

MARK	TYPE	WINDOW				
		WIDTH/ HEIGHT	MATERIALS	FINISH	SHUTTERS REQUIRED Y/N	COMMENTS
W-1	STOREFRONT	6'-4"x13'-0"	AL.	ANODIZED	N	IMPACT GLASS
W-2	STOREFRONT	5'-8"x23'-0"	AL.	ANODIZED	N	IMPACT GLASS
W-2.1	STOREFRONT	5'-8"x9'-0"	AL.	ANODIZED	N	IMPACT GLASS
W-3	STOREFRONT	6'-0"x23'-0"	AL.	ANODIZED	N	IMPACT GLASS
W-4	STOREFRONT / SPANDREL	2'-0"x23'-0"	AL.	ANODIZED	N	IMPACT GLASS
W-5	FIXED	18'-0"x2'-0"	AL.	ANODIZED	N	IMPACT GLASS
W-6	FIXED	3'-4"x2'-0"	AL.	ANODIZED	N	IMPACT GLASS
W-7	SLIDING	6'-0"x8'-6"	AL.	ANODIZED	N	IMPACT GLASS
W-8	FIXED	14'-0"x12'-0"	AL.	ANODIZED	N	IMPACT GLASS
W-9	FIXED	2'-10"x2'-0"	AL.	ANODIZED	N	IMPACT GLASS
W-10	FIXED	12'-8"x2'-0"	AL.	ANODIZED	N	IMPACT GLASS
W-11	FIXED	10'-0"x12'-0"	AL.	ANODIZED	N	IMPACT GLASS
W-12	FIXED	6'-6"x12'-0"	AL.	ANODIZED	N	IMPACT GLASS
W-13	STOREFRONT / SPANDREL	2'-4"x23'-0"	AL.	ANODIZED	N	IMPACT GLASS
W-14	FIXED	2'-2"x5'-4"	AL.	ANODIZED	N	IMPACT GLASS
W-15	SLIDING	13'-8"x6'-4"	AL.	ANODIZED	N	IMPACT GLASS
W-16	FIXED	7'-8"x2'-0"	AL.	ANODIZED	N	IMPACT GLASS
W-17	CASEMENT / FIXED	2'-6"x9'-0"	AL.	ANODIZED	N	IMPACT GLASS
W-18	FIXED	29'-0"x2'-0"	AL.	ANODIZED	N	IMPACT GLASS
W-19	FIXED	3'-5"x9'-0"	AL.	ANODIZED	N	IMPACT GLASS
W-20	FIXED	6'-6"x9'-0"	AL.	ANODIZED	N	IMPACT GLASS
W-21	FIXED	3'-3"x9'-0"	AL.	ANODIZED	N	IMPACT GLASS

- NOTES:
- WINDOWS TO BE 9/16" GLASS TINTED LAMINATED IMPACT RESISTANCE ON CLEAR ANODIZED ALUMINUM FRAME.
 - CONTRACTOR IS RESPONSIBLE TO OBTAIN AND SUBMIT TO ENGINEER ALL PRODUCT CONTROL APPROVAL AND/OR TESTING REQUIRED TO COMPLY WITH 2014 5TH ED. FBC, AND ANY LOCAL ORDINANCES, AND/OR REQUIREMENTS BY THE LOCAL AUTHORITY HAVING JURISDICTION.
 - CONTRACTOR TO SUBMIT COMPLETE SHOP DRAWINGS SIGNED AND SEALED BY A FLORIDA REGISTERED ENGINEER WHO DESIGNED THE SYSTEM.
 - CONTRACTOR TO VERIFY AND COORDINATE ALL MASONRY AND ROUGH OPENINGS WITH NOA'S AND FIELD VERIFY PRIOR TO FABRICATION.
 - GLAZING CONTRACTOR IS RESPONSIBLE TO PROVIDE AND INSTALL ALL REINFORCEMENT REQUIRED FOR HIS SYSTEM TO CONFORM WITH 2014 5TH ED. FLORIDA BUILDING CODE.
 - WINDOWS AND EXTERIOR NOTES UNDER SEPARATE PERMIT.
 - ANY QUESTIONS OR DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER PRIOR TO FABRICATION.



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9911 WEST BROADVIEW DRIVE
BAY HARBOR ISLANDS, FL 33154

ABE BORUJERDI, P.E.
P.E. 38553
PHONE: (954) 739-5099
APPROVED SEAL/SIGNATURE

DOOR & WINDOW SCHEDULE
9911 WEST BROADVIEW DRIVE
BAY HARBOR ISLANDS, FL 33154

PROJECT: 16.007

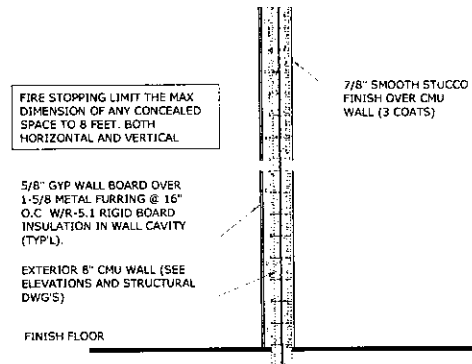
SHEET: A-3.2

PRINT DATE: 6/16/2016

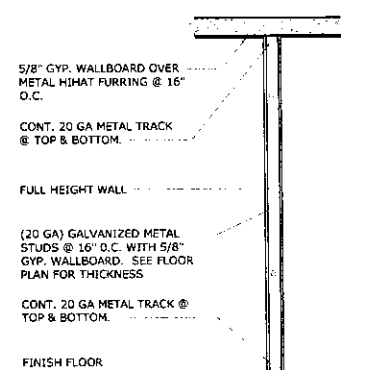
GENERAL NOTES

1. PROVIDE SIGN AT GARAGE DOOR
"DANGER"
DO NOT OPERATE ENGINES WITH
DOOR CLOSED. CARBON MONOXIDE
EMISSION IS LETHAL. (1/2" MIN. LETTERS)
2. PROVIDE 2"x8" MIN. P.T. WOOD JAMB BOLTED TO CONCRETE COLUMN WITH 1/2"
DIAM.x6" ANCHOR BOLTS @ 24" O.C. FOR OVERHEAD DOOR RAIL, NOT MORE THAN 6"
TOP & BOTTOM.
3. PROVIDE 240 SQ. IN. OF SCREENED VENTILATION W/ VENT. BLOCK
4. DOOR FROM RESIDENCE TO GARAGE SHALL BE PROVIDED WITH AUTO CLOSURE
5. VENT DRYER TO OUTSIDE
6. PROTECT EXISTING TREES AND SHRUBS AT PERIMETER OF SITE DURING CONSTRUCTION.

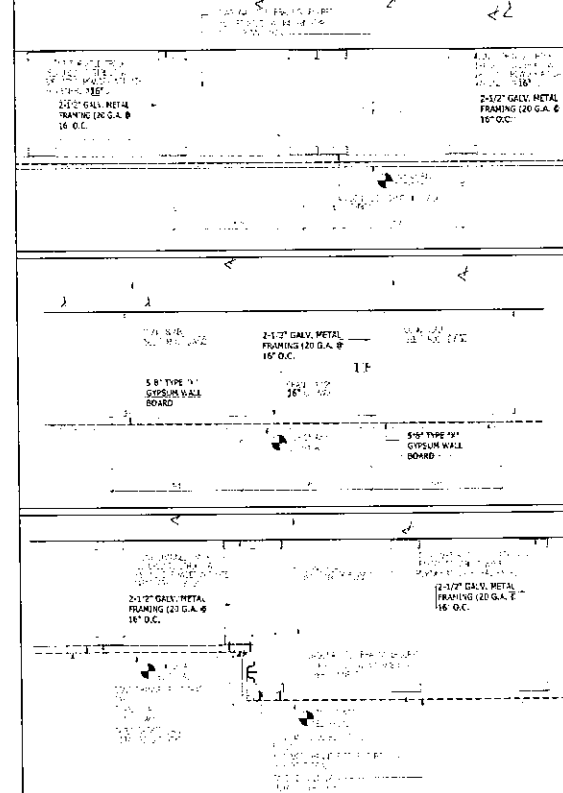
GYPSUM WALLBOARD FURRING (EXTERIOR WALL)



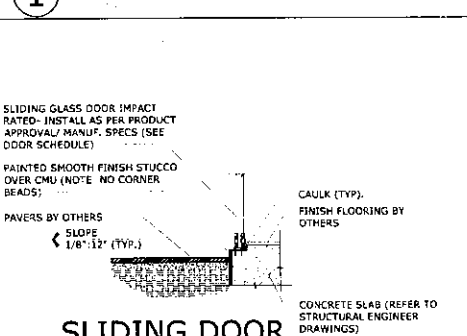
TYPICAL INTERIOR PARTITION (TYP)



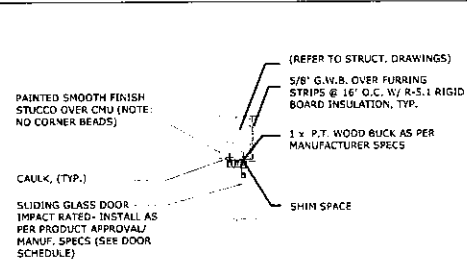
SOFFIT DETAIL



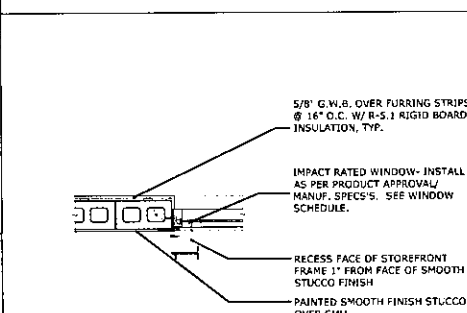
1 SLIDING DOOR JAMB DETAIL



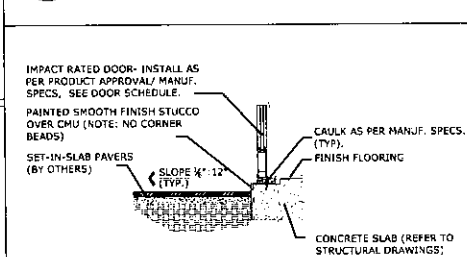
2 SLIDING DOOR THRESHOLD DETAIL



3 SLIDING DOOR HEAD DETAIL



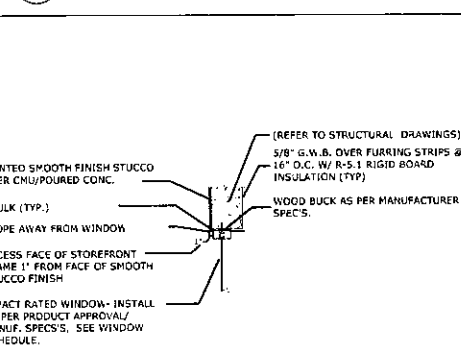
4 WINDOW JAMB DETAIL



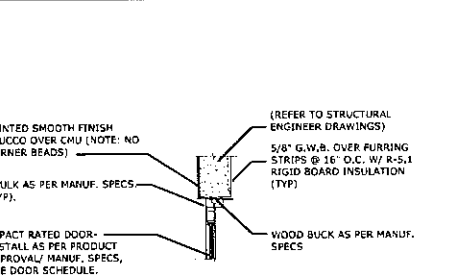
5 FRENCH DR. THRESHOLD DETAIL



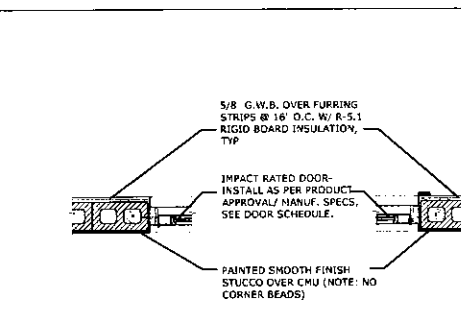
10 POCKET DETAIL



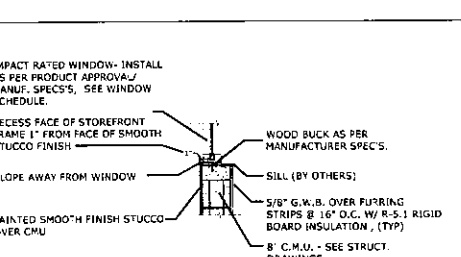
9 WINDOW HEAD DETAIL



8 FRENCH DR. HEAD DETAIL



7 FRENCH DR JAMB DETAIL



6 WINDOW SILL DETAIL



PARATERM BAR FASTENER
@ 8" O.C. W/ DYMONIC 100
SEALANT (TYP.)

90 MILS TREMPROOF 250
GC

EUCLIDE IRONITE W/P

1" x 3/4" SUPERSTOP
WATERSTOP SET IN
DYMONIC 199 SEALANT AT
ALL COLD JOINTS

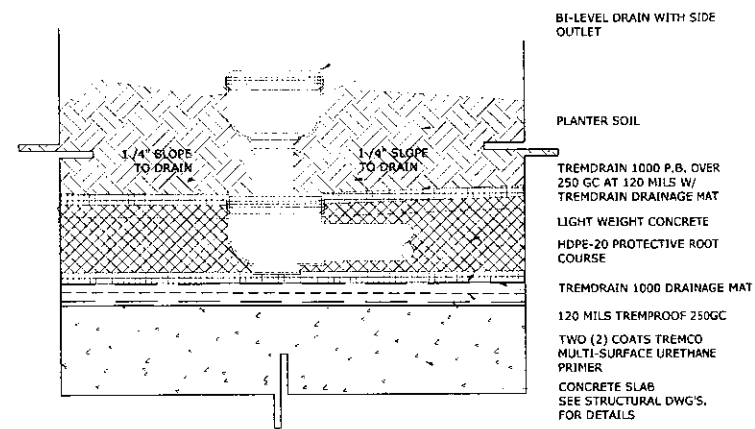
TREMDRAIN 1000 PF
DRAINAGE MAT

HDPE-40
PROTECTIVE ROOT
BARRIER COURSE

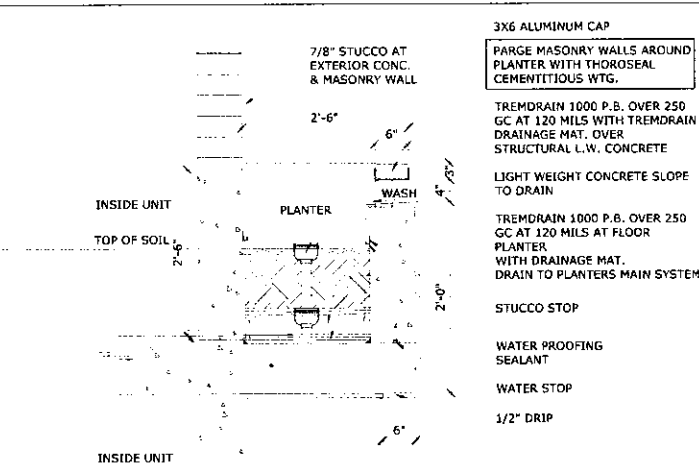
TREMCO DYMONIC
100 SEALANT

120 MILS TREMPROOF 250
GC - TERMINATE WITH
SEAM TAPE OR NAILS

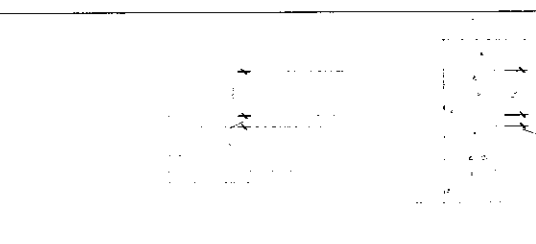
WATERPROOFING DETAIL (N.T.S.)



PLANTER DRAINAGE DETAIL (N.T.S.)



PLANTER DETAIL (N.T.S.)



GARAGE DECORATIVE STUCCO DETAIL (N.T.S.)



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BUILDING DETAILS
9911 WEST BROADVIEW DRIVE
BAY HARBOR ISLANDS, FL 33154

PROJECT # 16.007

SHEET #

A-3.3

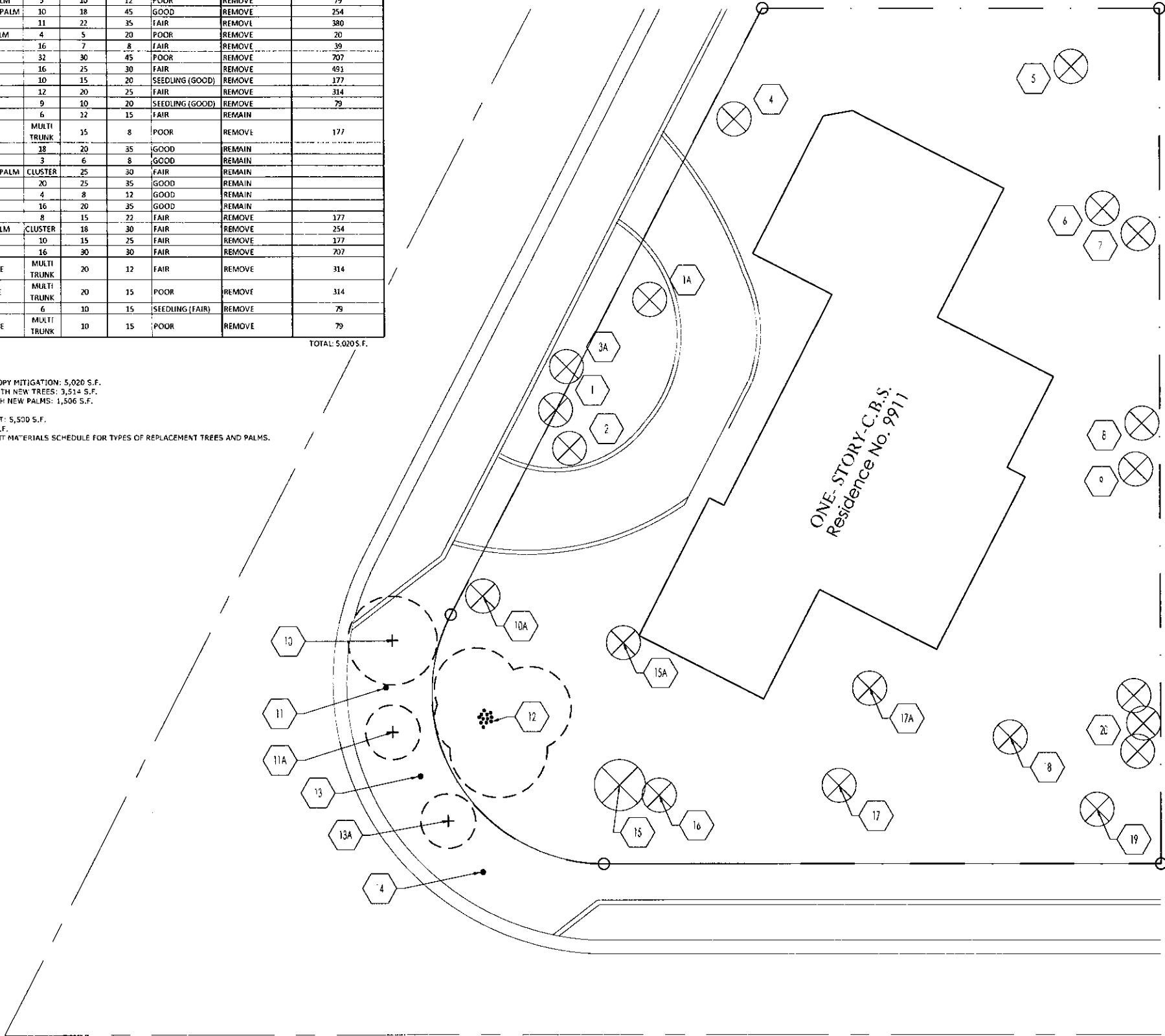
PRINT DATE
6/16/2016

TREE DISPOSITION							
NUMBER	BOTANICAL NAME	COMMON NAME	DBH (IN)	SPREAD (FT)	HEIGHT (FT)	CONDITION	CANOPY LOSS (S.F.)
01	VEITCHIA MONTGOMERIANA	MONTGOMERY PALM	9	16	40	GOOD	201
01A	PHOENIX ROEBELII	PIGMY DATE PALM	5	10	12	POOR	79
02	VEITCHIA MONTGOMERIANA	MONTGOMERY PALM	10	18	45	GOOD	254
03	SYAGRUS ROMANZOFFIANA	QUEEN PALM	11	22	35	FAIR	380
03A	PTYCHOSPERMA ELEGANS	ALEXANDER PALM	4	5	20	POOR	20
04	HYOPHORBE LAGENICULUS	BOTTLE PALM	16	7	8	FAIR	39
05	MANGIFERA INDICA	MANGO TREE	32	30	45	POOR	707
06	ROYSTONIA REGIA	ROYAL PALM	16	25	30	FAIR	491
07	ROYSTONIA REGIA	ROYAL PALM	10	15	20	SEEDLING (GOOD)	177
08	ROYSTONIA REGIA	ROYAL PALM	12	20	25	FAIR	314
09	ROYSTONIA REGIA	ROYAL PALM	9	10	20	SEEDLING (GOOD)	79
10	QUERCUS VIRGINIANA	LIVE OAK	6	12	15	FAIR	REMAIN
10A	CORDIA BOISSIERI	WHITE GEIGER	MULTI TRUNK	15	8	POOR	REMOVED
11	ROYSTONIA REGIA	ROYAL PALM	18	20	35	GOOD	REMAIN
11A	CORDIA BOISSIERI	WHITE GEIGER	3	6	8	GOOD	REMAIN
12	PHOENIX RECLINATA	SENEGAL DATE PALM	CLUSTER	25	30	FAIR	REMAIN
13	ROYSTONIA REGIA	ROYAL PALM	20	25	35	GOOD	REMAIN
13A	CORDIA BOISSIERI	WHITE GEIGER	4	8	12	GOOD	REMAIN
14	ROYSTONIA REGIA	ROYAL PALM	16	20	35	GOOD	REMAIN
15	SABAL PALMETTO	SABAL PALM	8	15	22	FAIR	REMOVED
15A	PTYCHOSPERMA ELEGANS	ALEXANDER PALM	CLUSTER	18	30	FAIR	REMOVED
16	SABAL PALMETTO	SABAL PALM	10	15	25	FAIR	REMOVED
17	MANGIFERA INDICA	MANGO TREE	16	30	30	FAIR	REMOVED
17A	AVERRHOA CARAMBOLA	STAR FRUIT TREE	MULTI TRUNK	20	12	FAIR	REMOVED
18	PERSEA AMERICANA	AVOCADO TREE	MULTI TRUNK	20	15	POOR	REMOVED
19	ROYSTONIA REGIA	ROYAL PALM	6	10	15	SEEDLING (FAIR)	79
20	AVERRHOA CARAMBOLA	STAR FRUIT TREE	MULTI TRUNK	10	15	POOR	REMOVED

TOTAL: 5,020 S.F.

TREE MITIGATION SUMMARY CHART:

- A. PROPOSED CANOPY LOSS AND REQUIRED CANOPY MITIGATION: 5,020 S.F.
B. 70% OF CANOPY MITIGATION MUST BE MET WITH NEW TREES: 3,514 S.F.
C. 30% OF CANOPY MITIGATION MAY BE MET WITH NEW PALMS: 1,506 S.F.
REPLACEMENT CANOPY PROVIDED: 5,100 S.F.
QTY. 11 - SHADE TREE 1 AT 500 S.F. CANOPY CREDIT: 5,500 S.F.
QTY. 3 - PALM 1 AT 300 S.F. CANOPY CREDIT: 900 S.F.
NOTE: REFER TO LANDSCAPE PLANS AND PLANT MATERIALS SCHEDULE FOR TYPES OF REPLACEMENT TREES AND PALMS.



- NOTES:
1. REFER TO KEY, SYMBOLS PREPARED BY TERRAIN, LOT, SUBDIVISION AND MAPS, CORP. PREPARED 1-05-15
 2. PROVIDE TREE PROTECTION FENCING TO THE SKRINE OF EXISTING TREES AND PALMS TO REMAIN.
 3. REFER TO MIAMI DADE COUNTY LANDSCAPE MANUAL FOR APPROVED TREE PROTECTION DETAIL.

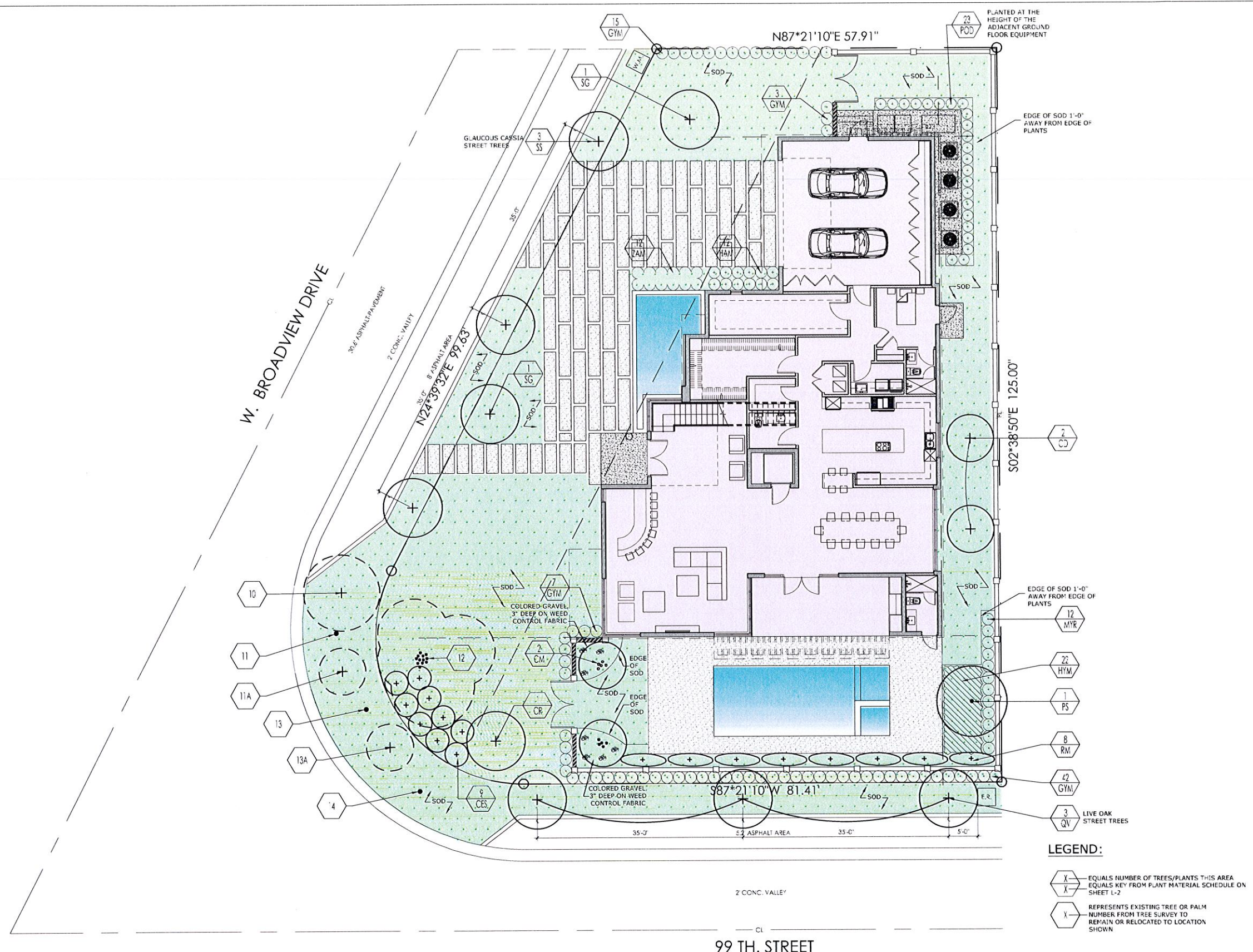
LEGEND:

- ⊗ EXISTING TREE OR PALM TO BE REMOVED
+ EXISTING TREE OR PALM TO REMAIN AND TO BE PROTECTED

TREE DISPOSITION PLAN
SCALE: 1/8" = 1'-0"

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Florida License No. LA0000955
10235 S.W. 9th Terrace, Miami, Florida 33174
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Telephone: (305) 772-3557

PERMIT ISSUE	
REVISIONS: DATE:	
1.	05/13/16
2.	07/02/16
3.	
4.	
5.	
ABE AMERICAN BUILDING ENGINEERS	
1842 East Oakland Park Blvd. Fort Lauderdale, Florida 33306 Miami: 305.681.5563 Fort Lauderdale: 954.739.5099 Palm Beach: 561.243.3939 Certificate of Authorization # 4732	
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DRAWINGS FOR MR. AND MRS. MAMANE 9911 WEST BROADVIEW DRIVE BAY HARBOR FL 33154	
ABE BORUJERDI, P.E. P.E. 38553 PHONE: (954) 739-5099 APPROVED SEAL/SIGNATURE	
TREE DISPOSITION PLAN	9911 WEST BROADVIEW DRIVE BAY HARBOR FL 33154
PROJECT #	16,007
SHEET #	TD-1
PRINT DATE	5/13/2016



LEGEND:

X = EQUALS NUMBER OF TREES/PLANTS THIS AREA
EQUALS KEY FROM PLANT MATERIAL SCHEDULE ON SHEET L-2

X = REPRESENTS EXISTING TREE OR PALM
NUMBER FROM TREE SURVEY TO
REMAIN OR RELOCATED TO LOCATION
SHOWN

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DRAWINGS FOR

MR. AND MRS. MAMANE

9911 WEST BROADVIEW DRIVE
BAY HARBOR FL 33154

ABE BORUJERDI, P.E.

P.E. 38553

PHONE: (954) 739-5099

APPROVED SEAL/SIGNATURE

LANDSCAPE PLAN

9911 WEST BROADVIEW DRIVE
BAY HARBOR FL 33154

PROJECT #

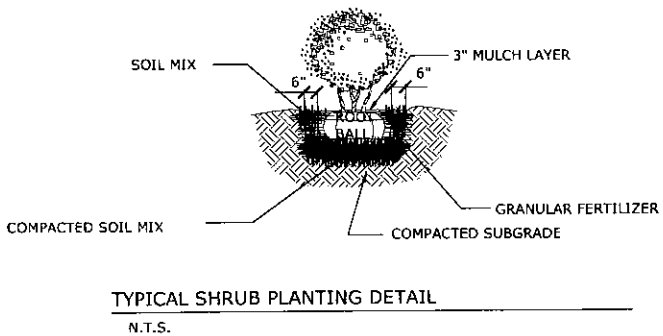
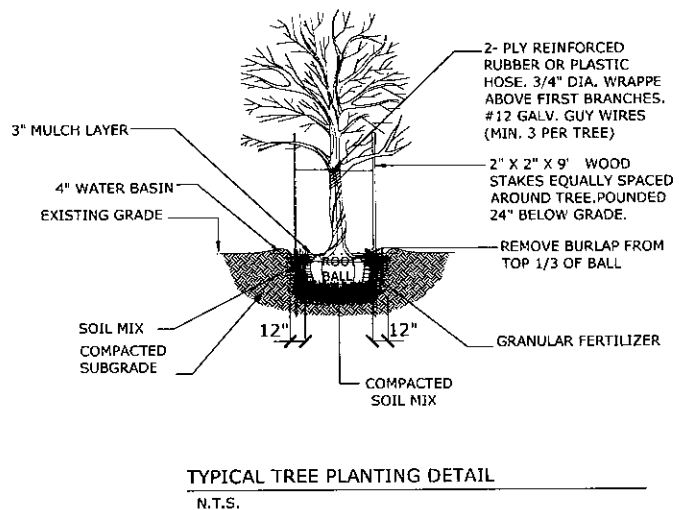
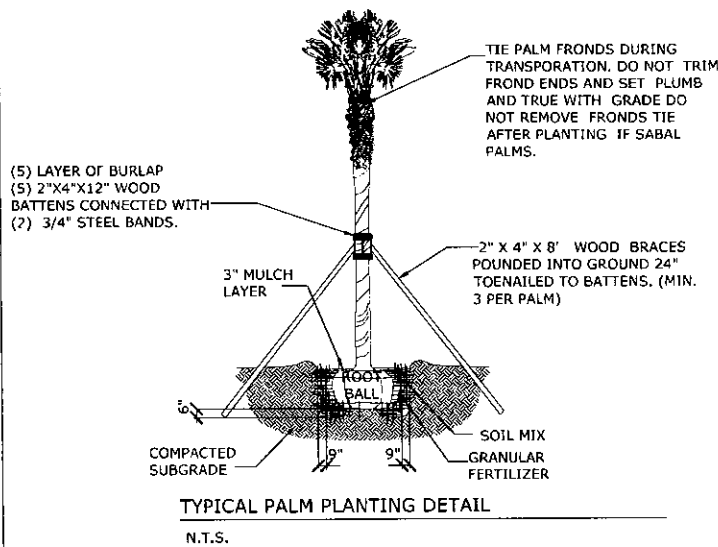
16,007

SHEET #

L-1

PRINT DATE

5/13/2016



GENERAL NOTES

1. PLANT QUALITY

ALL PLANT MATERIALS SHALL BE EQUAL TO OR BETTER THAN FLORIDA No.1 AS CLASSIFIED BY "GRADES AND STANDARDS FOR NURSERY PLANTS" BY THE DIVISION OF PLANT INDUSTRY, FLORIDA DEPARTMENT OF AGRICULTURE. PLANT MATERIALS SHALL HAVE A GROWTH HABIT THAT IS NORMAL FOR THE SPECIES; HEALTHY, VIGOROUS, FREE FROM INSECTS, DISEASE AND INJURY.

2. PLANTING SOIL

ALL PLANT MATERIALS WITH THE EXCEPTION OF PALM TREES AND BEACH MATERIAL SHALL BE PLANTED WITH THE FOLLOWING SOIL: 50% SAND AND 50% MUCK. THERE MUST BE A SLIGHT ACID REACTION TO THE SOIL WITH NO EXCESS OF CALCIUM OR CARBONATE. SOIL SHALL BE DELIVERED IN A LOOSE FRIABLE CONDITION. ANY OTHER SOIL MIX MUST BE SUBMITTED TO AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO DELIVERY.

3. FERTILIZER

THE FERTILIZER SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE FLOWING AND SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED CONTAINERS, BEARING THE MANUFACTURER'S GUARANTEED ANALYSIS. FERTILIZER FOR TREES, SHRUBS, AND CONTAINERIZED GROUNDCOVERS AND VINES SHALL BE AS FOLLOWS: 5 LBS. FEC 3-24-0 #1308 AS MANUFACTURED BY FLORIDA EAST COAST FERTILIZER CO., HOMESTEAD, FLORIDA, AND 2 LBS. FEC 15-8-8-#2500 OR EQUAL PER CUBIC YARD OF PLANTING SOIL. FERTILIZER FOR GROUNDCOVER SEEDLING BEDS: BROADCAST 4 LBS. OF THE ABOVE MIX FOR EACH 500 SQUARED FEET OF BED AREA. FERTILIZER FOR TURF ESTABLISHMENT: BROADCAST 15 LBS. OF FEC 7-11-7 OR EQUAL PER 1,000 SQUARE FEET (650 LBS. PER ACRE).

4. MULCH:

MULCH SHALL BE SHREDDED PINE, EUCALYPTUS OR FLORIMULCH 100% MELALEUCA MULCH. ANY OTHER MULCH MUST BE SUBMITTED TO AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO DELIVERY. PLANTING AREAS NOT COVERED BY GLASS/SOD SHALL BE MULCHED TO A DEPTH OF TWO INCHES TO PRESENT A FINISHED APPEARANCE THIS INCLUDES, BUT NOT LIMITED TO, ALL SHRUBS AND GROUNDCOVERS AREAS.

5. SOD

ALL AREA DESIGNATED AS "SOD" SHALL BE COVERED WITH ST. AUGUSTINE "FLORATAM" SOLID SOD LAID OVER A FINELY GRADED, 2" DEEP SOIL BLANKET, FREE OF ROCKS. SOD SHALL BE LAID WITH CLOSE ABUTTING JOINTS AND HAVE A SMOOTH FINISHED APPEARANCE.

6. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND PROPOSED PLANT MATERIAL QUANTITIES AT SITE. IF ANY DISCREPANCY IS FOUND, CONTRACTOR SHALL STOP THE WORK AND NOTIFY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

7. CONTRACTOR SHALL DETERMINE THE LOCATION OF ANY AND ALL EXISTING SUBTERRANEAN AND OVERHEAD UTILITIES OR CONSTRUCTION IN THE AREA OF THE PROPOSED NEW WORK PRIOR TO COMMENCEMENT OF THE WORK, IN ORDER TO AVOID DAMAGE TO SAID EXISTING UTILITIES OR CONSTRUCTION.

8. REFER TO BOUNDARY & TREE SURVEY PREPARED BY E. LOPEZ SURVEYORS AND MAPPERS, CORP. DATED 11-05-2015, FOR EXISTING TREES AND PALMS INFORMATION.

LANDSCAPE LEGEND

TOWN OF BAY HARBOR ISLANDS LANDSCAPE CODE (SEC. 24-16)
ZONING DISTRICT: RD NET LOT AREA: 10,886 ACRES: .25 S.F.: 10,886
RESIDENTIAL - SINGLE FAMILY HOME SITE

A. SHADE TREES REQUIRED*

	REQUIRED	PROVIDED
1. SINGLE- FAMILY NON-WATERFRONT LOT (TREES)	5	6 (5 NEW TREES + 3 NEW PALMS + 1 EXISTING PALM + 8 NEW TRAVELERS)
2. SINGLE- FAMILY WATERFRONT LOT	N/A	N/A
3. TWO- FAMILY LOT	N/A	N/A
4. NUMBER OF SHADE TREES IN FRONT YARD	2	2
5. NATIVE SPECIES REQUIRED - 50%	3	3
6. DROUGHT TOLERANT AND LOW MAINTENANCE SPECIES REQUIRE-50%	3	5

B. STREET TREES

STREET TREES FRONTAGE (232' DIVIDED BY 35' O.C.) 7 10 (6 NEW TREES + 3 EXISTING TREES + 3 EXISTING PALMS)

C. SHRUBS REQUIRED**

	50	157
1. SINGLE- FAMILY NON-WATERFRONT LOT	N/A	N/A
2. SINGLE- FAMILY WATERFRONT LOT	N/A	N/A
3. TWO- FAMILY LOT	N/A	N/A
4. NATIVE SPECIES REQUIRED - 50%	25	134
5. DROUGHT TOLERANT AND LOW	25	157

MAINTENANCE SPECIES REQUIRED-50%

D. MAXIMUM LAWN AREA ALLOWED***

1. 50% OF NET LOT AREA	5,443 max.	3,490 S.F.
2. PARKWAY SOD AREA		1,380 S.F.

NOTES:

*REQUIRED SHADE TREES AT TIME OF PLANTING MUST BE A MINIMUM OF: 12 FEET IN OVERALL HEIGHT; HAVE 4' OF CLEAR WOOD BEFORE BRANCHING; AND HAVE A 2-1/2" 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 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)
****5 REQUIRED SHADE TREES COMPRISED OF 2 PITCH APPLE, 2 PARADISE TREES, 2 PIGEON PLUMS, AND 1 EXISTING SENEGAL DATE PALM GROUP.

PLANT MATERIAL SCHEDULE						
Key	Quantity		Plant Name	NATIVE		Size Specs.
Symbol	New	Existing	Botanical Name / Common Name	Yes	No	Ht. x Spr , Caliper
TREES AND PALMS						
SS	3		Senna surattensis / Glaucous Cassia	X		12' Ht.x8' Spr.,2.5" Caliper min. 4' clear wood
QV	3		Quercus virginiana / Live Oak	X		12' Ht.x8' Spr.,2.5" Caliper min. 4' clear wood
SG	2		Simarouba glauca / Paradise Tree	X		12' Ht.x8' Spr.,2.5" Caliper min. 4' clear wood
CR	1		Clusia rosea / Pitch Apple Tree	X		12' Ht.x8' Spr.,2.5" Caliper min. 4' clear wood
CD	2		Coccoloba diversifolia / Pigeon Plum	X		12' Ht.x8' Spr.,2.5" Caliper min. 4' clear wood
CM	2		Caryota mitis / Fishtail Palm		X	14' Ht. Multi-trunk, full.
PS	1		Phoenix sylvestris / Silver Date Palm		X	min. 8' clear wood
RM	8		Ravenala madagascariensis / Travelers Tree		X	12' Ht. Heavy clump
SHRUBS AND GROUND COVERS						
MYR	12		Myrcianthes fragans / Simpson Stopper	X		36" Ht.x24" Spr., 7 gal., 24" o.c.
CE5	9		Conocarpus erectus 'sericeus' / Silver Buttonwood	X		36" Ht.x36" Spr., 7 gal. cont., 4'o.c.
ZAM	12		Zamia floridana/ Coontie	X		24" Spr., 3 gal. cont.
GYM	67		Gymnanthes lucida / Crabwood	X		36" Ht.x24" Spr., 7 gal. cont., 24" o.c.
HAM	12		Hamelia patens / Firebush	X		24" o.s., 3 gal. cont.
HYM	22		Hymenocallis latifolia / Spider Lily	X		12" Spr., 1 gal. cont., 12" o.c.
POD	23		Podocarpus macrophyllus / Japanese Yew		X	5' HT. X 2' spr., 24" o.c. Shrubs shall be equal to the height of the equipment at the time of planting

EXISTING TREES & PALMS (To Remain)						
Key	Quantity		Plant Name	NATIVE		Size Specs.
Symbol	New	Existing	Botanical Name / Common Name	Yes	No	Ht. x Spr , Caliper
10		1	Quercus virginiana/ Live Oak	X		15' Ht.x12' Spr.
11		1	Roystonea regia / Royal Palm	X		35' Ht.x20' Spr.
11A		1	Cordia boissieri / White Geiger	X		8' Ht.x6' Spr.
12		1	Phoenix reclinata/ Senegal Date Palm		X	30' Ht.x25' Spr.
13		1	Roystonea regia / Royal Palm	X		35' Ht.x25' Spr.
13A		1	Cordia boissieri / White Geiger	X		12' Ht.x8' Spr.
14		1	Roystonea regia / Royal Palm	X		35' Ht.x20' Spr.

NOTE:

REPLACEMENT CANOPY PROVIDED: 6,400 S.F.
QTY. 11 - SHADE TREE 1 AT 500 S.F. CANOPY CREDIT: 5,500 S.F.
QTY. 3 - PALM 1 AT 300 S.F. CANOPY CREDIT: 900 S.F.

REFER TO TREE DISPOSITION PLAN, SHEET TD-1

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Landscape Architecture
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Telephone: (305) 772-3557

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LANDSCAPE PLAN 9911 WEST BROADVIEW DRIVE BAY HARBOR FL 33154	PROJECT # 16.007 SHEET # L-2 PRINT DATE 5/13/2016

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

To: Planning and Zoning Board
Town of Bay Harbor Islands

From: Scott D. Marks *SDM*
Community Planner
MMPA-Consultant Town Planner

Date: July 12th, 2016

Subject: Proposed Single-Family Residence
9911 W. Broadview Drive
Bay Harbor Islands Acct. No.: MB2016-73
MMPA Acct. No.: 01-0702-1039

RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board review the contents of this staff report, the latest revised site plan and architectural plans (dated 6/30/16) 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 house located at 9911 W. Broadview Drive.

GENERAL PROJECT INFORMATION

Land Use Designation: L – Low Density Residential
Zoning District: RD Single-Family District
General Location: 9911 W. Broadview Drive
Legal Description: Lot 5 of Block 37, "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.

PROJECT DESCRIPTION

The project Engineer, American Building Engineers, Inc., as agent for the property owner, Pro Nan Investments IV, LLC, submitted an application for the construction of a new single-family residence on a non-waterfront corner lot located at 9911 W. Broadview Drive. The proposed two-story home will have approximately 6,324 square feet of A/C living space with a two-car garage and a pool and pool deck in the side (street) yard of the property fronting 99th Street. The

residence will have five (5) bedrooms, seven (7) full bathrooms, one (1) half bathroom and an office that could be considered a bedroom. The overall height of the structure will be 25'-0" above Base Flood Elevation (BFE), which is the maximum height allowed within the RD Single-Family District. The applicant is proposing a driveway connection to W. Broadview Drive which provides access to the garage and a parking space in the front yard area. Extensive landscaping is proposed that meets the Miami-Dade County Landscape Code and Town Supplemental Landscape Code requirements, including the use of native and drought tolerant plant materials.

The current draft of the Street Tree Master Plan identifies the tree species for this area of the Town as Glauconous Cassia along W. Broadview Drive and Live Oak along 99th Street.

The Historical Structure Survey for the Town of Bay Harbor Islands lists the existing structure as a Masonry Vernacular design that was built in 1956 (FMSF No. DA10427). The new single-family home will be a Modern design with wooden accents.

PROJECT HISTORY

The applicant submitted an initial set and several revised sets of plans that were reviewed by MMPA for consistency with the Town Code requirements. Comments were given to the applicant each time 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 landscaping, driveways and building material regulations.

PLATTING

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

SUMMARY / SITE PLAN COMMENTS

The latest site plan and architectural plans submitted for the construction of a new single-family home located at 9911 W. Broadview Drive meet or exceed all Town Land Development and Landscape Code requirements. The applicant previously submitted plans that were reviewed and commented on by MMPA and all previous comments and issues have been addressed by the current plans.

It should be noted that the height of the wall along the south side of the property (along 99th Street) is proposed at 6'-0" in height. The proposed wall will screen the pool so that it will not be visible from the street. Per Sec. 23-12(22)(i)(5) walls / fences within the front (street side) setback may not exceed 3-feet solid above grade unless the PZB approves otherwise for specific sites based on creative and compatible design solutions and location issues. It should also be noted that per Sec. 23-12(15)(g)(vii), all pools abutting a street shall be screened from the street by a wall or fence so that the pool cannot be seen from the street. The wall will be setback 2-feet from the property line and will be screened by a Crabwood hedge that will be 3-feet tall at time of planting.

The following conditions of approval are recommended:

- 1) This approval is based on the plans prepared by American Building Engineers, Inc. dated June 30th, 2016 with any modifications required by the PZ Board. All modifications to the above plans shall be reviewed by Town staff and may require re-approval by the PZB if felt to be substantial.

AGENDA ITEM REPORT

July 19, 2016

ITEM NUMBER: 3.

ITEM:

Approval of minutes of the Board meeting held on May 17, 2016. (Item #3A)

DESCRIPTION:

RECOMMENDED ACTION:

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez

ATTACHMENTS

1.	Minutes 5.17.2016	5-17-16 DRAFT.docx
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TOWN OF BAY HARBOR ISLANDS
MINUTES OF A PLANNING & ZONING BOARD MEETING

A Planning & Zoning Board Meeting was held Tuesday May 17, 2016 at 7:02 p.m. in the Council Chambers. The meeting was opened with the Pledge of Allegiance. Upon roll call, the following Board Members responded:

Chair Steve Hurwitz

Vice Chair Jerome Gavcovich

Board Member Alan Bebchik

Board Member Jed Frankel

Board Member Oscar Sklar

Quasi-Judicial Public Hearing

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

At this time Town Clerk Siegel swore in all the individuals speaking at the public hearing.

Special Counsel, Stanley Price, addressed the Board and stated that he circulated a memorandum with legal opinion on religious institution. He provided supporting documents on past cases relating to religious institution that have gone to the Supreme Court. He clarified that the Board was to evaluate the land use and the project criteria.

Attorney, Amy Huber representative for Church by the Sea, came forward to address the Board. She reminded the Board that the site plans be reviewed just like any other application before the Board. The applicant complied with all of the Town Code and requirements. She explained that the proposed project was a mixed use developments with retail space on the first floor; Church by the sea would be on the second and third floor and onsite parking to be provided behind the building.

Architect, Bernard Zyscovich, came forward to address the Board. He provided the Board with a detailed review of the site location where the car dealership was operating. He felt that the applicant has complied with all of the Town anesthetic criteria and was not seeking any variances. He explained that

retail use was proposed on the first floor with 125 parking spaces; fellowship hall, library, and miscellaneous spaces on the levels above; third floor would have an outdoor space and access to the roof top intended for meditation. The building design consists of a modern and contemporary feel. The building articulation was simple well carved with stucco for a traditional church.

PUBLIC COMMENT

Victor Maya, 1155 103 St, came forward to address the Board. He was confused with the proposed use of the site plan. He stated that there was a recreational component and felt that the project was too massive. He urged the Board to request a traffic study.

Carol Holland, 10180 W. Bay Harbor Drive, came forward to address the Board. She supported the proposed church.

Kathleen Kennedy, 9900 W. Bay Harbor Drive, came forward to address the Board. She was in favor of the proposed site plan for the church. She was disappointed with the church not meeting with the residents.

Planner, Mark Alvarez, representing the Owners for 1048 LLC, came forward to address the Board. He reminded the Board on the visioning concept the Town had for the Business District was to have mostly retail. He felt the lobby of the church to be moved to the rear on East Bay Harbor Drive. He also added the Town Code suggest that project have a pedestrian passage that has not been included on the site plans. He also added that the Town Code for usage criteria suggest more parking spaces to be added.

Board Member Frankel clarified that pedestrians can gain access from the lobby to the rear of the property so they would not be require having a pedestrian walkway. Town Planner Scott Marks stated that access will be available 24 hours; 7 days a week.

Attorney, Tucker Gibbs, representing the owners to 1060 LLC; 1048 LLC; and D & F, LLC all property owners on Kane Concourse. He felt a pedestrian access should be required as the Code requires that access be provided from the retail shops to the parking area.

CLOSED PUBLIC COMMENT

Attorney Amy Huber, stated that the use was not for the board to consider and reminded the Board there will not be a school at the proposed facility. There will be a youth program and Sunday school in connection to the church. A parking study was submitted to staff. She addressed the comments from

Planner Alvarez, she stated that pedestrian access was an option that was review by staff and was determine that it was not safe to have the pedestrian passage directly to the loading & garbage area. The applicant will provide an easement for the sidewalk and would expand the sidewalk for the pedestrian access. She felt that the site plan has met all of the criteria for new developments and respectfully ask for the Board approval.

There was a detailed discussion from the Board on the proposed sign in the front façade; parking requirements; Town Code on the amount of seats for a religious institution; total square footage of the proposed church; the establish number for capacity; handicap parking requirements; building enhancements on East Bay Harbor Drive; roof area; landscape plans; the architectural features and sign for the proposed tower; addition of a trellis for the rear; green wall to be moved towards the tower and further articulation for the east façade.

Consensus was for the applicant to come back and address the following comments from the Board:

1. Sidewalk on the south side need to be explained on the site plans.
2. Extend the feel of the retail towards the corner.
3. Move the exit door at the western staircase.
4. Make the loggia more pedestrian friendly from the rear by opening the garage and remove the door.
5. East and South façade needs further articulation.
6. Option of possible retail on East Bay Harbor Drive.
7. Larger scale and drawings
8. Would like to see an offset entrance for the tower.

CONCLUSION OF QUASI-JUDICIAL PUBLIC HEARING

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

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

There being no further business to discuss meeting was adjourned at 9:51 p.m.

CHAIR

ATTEST

TOWN CLERK

DRAFT