

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**

November 1, 2016

AGENDA

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

PLEDGE OF ALLEGIANCE

ROLL CALL

1. Request for approval for a new multi-family dwelling for "10301 EBHD" located at 1030 E. Bay Harbor Drive, Lot 1 of Block 4. The developers are proposing to construct a ten (10) dwelling unit multi family residential development. On September 20, 2016 the Board deferred the application and advised the applicant to make several design changes. The have made the corrections as requested. The proposed units range from 2,071 to 4,324 sq. ft. of a/c plus balconies, etc. The proposed design incorporates one rectangular shaped building positioned on top of a one story parking garage structure. The building has 8 stories in height (7 floors of residential over one floors of parking garage @ max. 75 feet above BFE. Enclosed please find the site plan and elevations.

** 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 10301 E. Bay Harbor Drive.

CONCLUSION OF QUASI-JUDICIAL PUBLIC HEARING

2. Approval of the Planning and Zoning minutes for July 19, 2016 and August 2, 2016. (Item #2)

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

November 1, 2016

ITEM NUMBER: 1.

ITEM: Request for approval for a new multi-family dwelling for “10301 EBHD” located at 1030 E. Bay Harbor Drive, Lot 1 of Block 4. The developers are proposing to construct a ten (10) dwelling unit multi family residential development. On September 20, 2016 the Board deferred the application and advised the applicant to make several design changes. The have made the corrections as requested. The proposed units range from 2,071 to 4,324 sq. ft. of a/c plus balconies, etc. The proposed design incorporates one rectangular shaped building positioned on top of a one story parking garage structure. The building has 8 stories in height (7 floors of residential over one floors of parking garage @ max. 75 feet above BFE. Enclosed please find the site plan and elevations.

DESCRIPTION:

For the purpose of hearing any public comment with respect to an application for site plan approval at 10301 E. Bay Harbor Drive.

RECOMMENDED ACTION:

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

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez

ATTACHMENTS

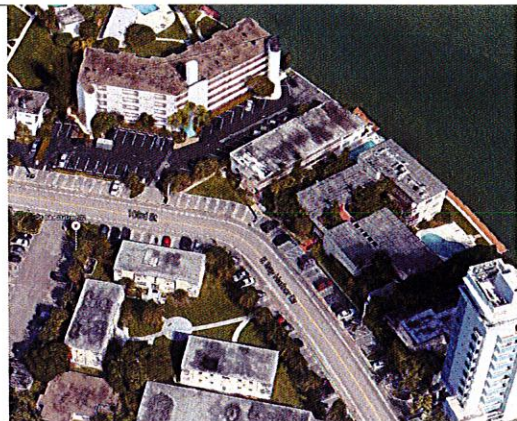
1.	Site Plan & Elevations	10301ebhdr11.1.16.pdf
2.	Staff Report	PZB Staff Report 10301 October 21 2016.pdf



10301 E.BAY HARBOR BAY HARBOR ISLANDS, FLORIDA



ARCHITECT OF RECORD:
BERMELLO AJAMIL & PARTNERS
118 E. 28TH ST SUITE #501
NEW YORK, NY, 10016
TEL: 212-334-2050



BAY HARBOR NORTH

10301 EAST BAY HARBOR DRIVE

BAY HARBOR ISLANDS, FLORIDA

ARCHITECTURAL ANALYSIS

THE EXISTING BUILDING ON SITE (TO BE DEMOLISHED) IS A TWO STORY APARTMENT BUILDING OF MASONRY AND STUCCO CONSTRUCTION. BUILT IN THE 1960s. THE BUILDING IS AN EXAMPLE OF MASONRY VERNACULAR MIMO ARCHITECTURE.

BUILDING OCCUPANCY RESIDENTIAL

TYPE OF CONSTRUCTION

FLOOR	UNITS	COMMON	SELLABLE	BALCONY	BACK OF HOUSE	STAIRS/ ELEVATORS	CORRIDORS	TOTAL
GROUND		5794.6 SF			269.4 SF	315.8 SF		6,379.8 SF
2	2A	-	2,071.2 SF	269.7 SF	644.3 SF	598.4 SF	413.1 SF	6,902.2 SF
	2B		2,355.9 SF	532.3 SF				
3	3A	-	2,151.2 SF	268.9 SF	620.4 SF	480.6 SF	412.2 SF	6,910.9 SF
	3B		2,465.6 SF	492.9 SF				
4	4A	300.3 SF	2,229.6 SF	535.9 SF	18.6 SF	497.2 SF	362.3 SF	6,915.1 SF
	4B		2,084.8 SF	858.9 SF				
5	5A	-	4,324.9 SF	878.0 SF	18.6 SF	497.2 SF	-	5,716.6 SF
6	6A	-	4,324.9 SF	936.8 SF	18.6 SF	497.2 SF	-	5,776.1 SF
7	7A	-	4,324.9 SF	689.6 SF	18.6 SF	497.2 SF	-	5,531.1 SF
8	8A	-	4,324.9 SF	466.6 SF	18.6 SF	497.2 SF	-	5,305.1 SF
9	-	1,714.62 SF	-	-	18.6 SF	497.2 SF	-	2,230.3 SF
POOL	-	2,280.3 SF	-	-	18.6 SF	497.2 SF	-	2,796.1 SF
ROOF	-	-	-	-	-	-	-	897.4 SF
TOTAL	10	10,089.2 SF	30,657.9 SF	5,929.6 SF	1,674.3 SF	4,875.2 SF	1,187.6 SF	55,360.7 SF

BIKE STORAGE

TOTAL PROVIDED 18

APPLICABLE CODES

FLORIDA BUILDING CODE: 5TH EDITION 2014

FLORIDA FIRE PREVENTION CODE: 5TH EDITION

AMERICAN WITH DISABILITY ACT (ADA) ACCESSIBILITY GUIDELINES

FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION

FHA - FAIR HOUSING ACT DESIGN MANUAL

NFPA 101-2012, LIFE SAFETY CODE FLORIDA

NFPA 101-2010, PORTABLE FIRE EXTINGUISHER CODE

ZONING SUMMARY

10301 EAST BAY HARBOR DRIVE, BAY HARBOR ISLANDS, FLORIDA

LOT AREA SF 13,010 ACRES 0.3 +/-

LEGAL DESCRIPTION

LOT 1, BLOCK 4, BAY HARBOR ISLAND, RECORDED IN PLAT BOOK 46 AT PAGE 5 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

FLOOD ELEVATION

THE SITE IS LOCATED IN FLOOD ZONE "AE", WITH A BFE OF 10'-0" NGVD

CROWN OF THE ROAD 4.08' NGVD

ZONING CLASSIFICATION

RM1 - WATERFRONT MULTI FAMILY RESIDENTIAL DISTRICT

FUTURE LAND USE DESIGNATION

MEDIUM-HIGH DENSITY RESIDENTIAL

FLR

(DETERMINED BY THE SETBACKS)

ALLOWABLE

N/A

PROPOSED

MAXIMUM DENSITY

34 UNITS PER NET ACRE

10

10

SETBACKS

REQUIRED

PROPOSED

FRONT: UP TO 30' HIGH
UP TO 45' HIGH
UP TO 65' HIGH

20'-0"

25'-0"

30'-0"

20'-0"

30'-0"

30'-0"

SIDE: 1'-0" ADDITIONAL FOR EACH 3'-0" OF HEIGHT ABOVE 30'-0"

10'-0"

10'-0"

REAR:

20'-0"

20'-0"

FLEX. 1/3 OF BUILDING LENGHT

@ NORTH [202'-4'7/3]

54'-0"

47'-6"

@ WEST [72'-2'7/3]

17'-4"

0'-0"

@ SOUTH [153'-4'7/3]

37'-6"

35'-8"

@ EAST [80'-2'7/3]

20'-0"

0'-0"

MAXIMUM HEIGHT

ALLOWABLE

PROPOSED

MAXIMUM BUILDING HEIGHT

75'-0" ABOVE BFE

75'-0" ABOVE BFE

GROUND LANDSCAPE AREA

(PERVIOUS AREA)

20% OF LOT AREA MINIMUM 13,010 X.20

REQUIRED

2,602 SF

PROPOSED

3,459.4 SF = 26%

ROOF DECK LANDSCAPE REQUIRMENTS

REQUIRED

547.5 SF

PROPOSED

1552.0 SF = 36%

15% OF ROOF AREA MINIMUM 3679.7 X.15

LOT COVERAGE

(PERIMETER DETERMINED BY THE SETBACKS)

ALLOWABLE

DETERMINED BY SETBACKS

PROPOSED

6,396.8 SF = 49%

PARKING SPACE REQUIREMENTS

RESIDENTIAL - 2 PER DWELLING UNIT MINIMUM & DROP-OFF AREA

REQUIRED

20

PROPOSED

20

IMPERVIOUS AREA

PROPOSED

9550.6 SF

STORAGE UNIT

REQUIRED

10

PROPOSED

10

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SURVEY

THE BELOW SUMMARIZES THE P2B MEMBER COMMENTS FROM LAST NIGHT'S HEARING. LET ME KNOW IF YOU AGREE OR HAVE ANY CLARIFICATIONS.

1. REVISE FRONT ENTRY TO MAKE MORE PROMINENT BY INCREASING EYEBROW OVER DOORWAY TO CREATE A COVERED ENTRANCE, EXPAND LOUVERS TO ALIGN WITH ENTIRE DOORWAY, EXTEND AT LEAST THE 4TH FLOOR BALCONY TO THE SOUTH TO COVER PART OF THE SOLID WHITE AREA ABOVE THE DOORWAY, AND CONSIDER ANOTHER PANEL OF GLASS (SPANDREL GLASS) TO THE SOUTH OF THE BALCONIES (SEE SHEETS A-101, A-102).
2. REVISE SOUTH ELEVATION TO EMPHASIZE HORIZONTAL LINES AT FLOOR LEVELS TO BREAK UP THE VERTICAL PRESENCE OF THE 3 TOWERS. THE DISCUSSION FOCUSED ON ACHIEVING THIS WITH ALTERING THE PROPOSED SCORING, INTRODUCING BANDING ELEMENTS AND/OR ADDING EYEBROWS THAT PROJECT AT MOST 2' FROM THE BUILDING WALL. FURTHER DISCUSSION INCLUDED A WEDDING CAKE APPROACH THAT ALSO INDICATES A THINNING OF THE TOWER ELEMENTS AS YOU GO UP TO THE TOP. ALSO, THE BOARD MEMBERS SUGGESTED OPENING THE STAIRWELLS ON SOUTH SIDE (SEE SHEETS A-105-A-109).
3. THIN THE VERTICAL LINE AT THE NORTHWEST CORNER OF THE BUILDING (SEE SHEETS A-102-A-108).
4. INTRODUCE MORE FENESTRATION AT THE EAST ELEVATION AT GROUND LEVEL, BOTH AT THE ENTRY TO THE LOBBY AND IN THE CENTRAL AREA TO ALLOW MORE VIEWS OF THE WATER (SEE SHEETS A-101, A-303).
5. RELOCATE THE OUTDOOR TRASH ENCLOSURE FURTHER EAST TO BE BEHIND THE LOBBY ENTRANCE.
6. REDUCE THE WIDTH OF THE WALKWAY IN THE NORTH SIDE YARD (SEE SHEET A-101).
7. ON THE ROOF, LOWER THE BATHROOM TOWER BY CHANGING THE ENTRY FROM THE UPPER DECK TO THE LOWER DECK (SEE SHEETS A-304, A-405).



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BAY HARBOR NORTH

10301 East Bay Harbor Drive
BAY HARBOR ISLANDS, FLORIDA



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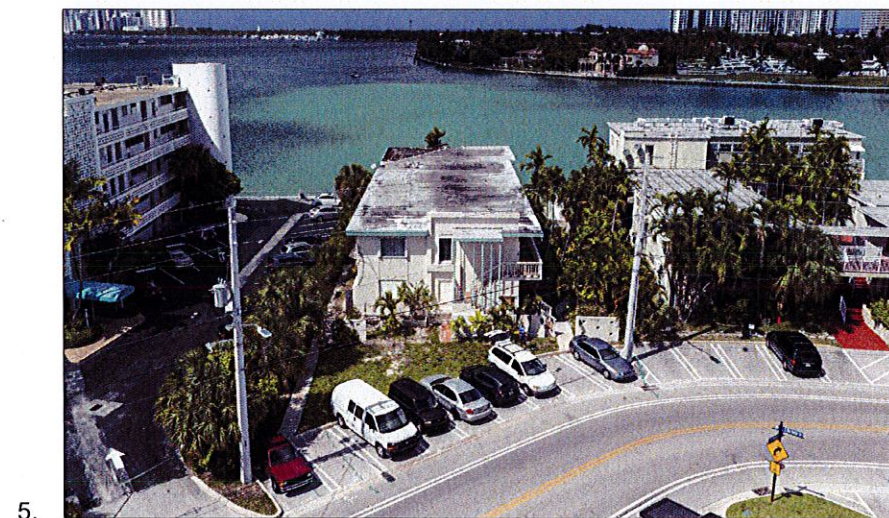
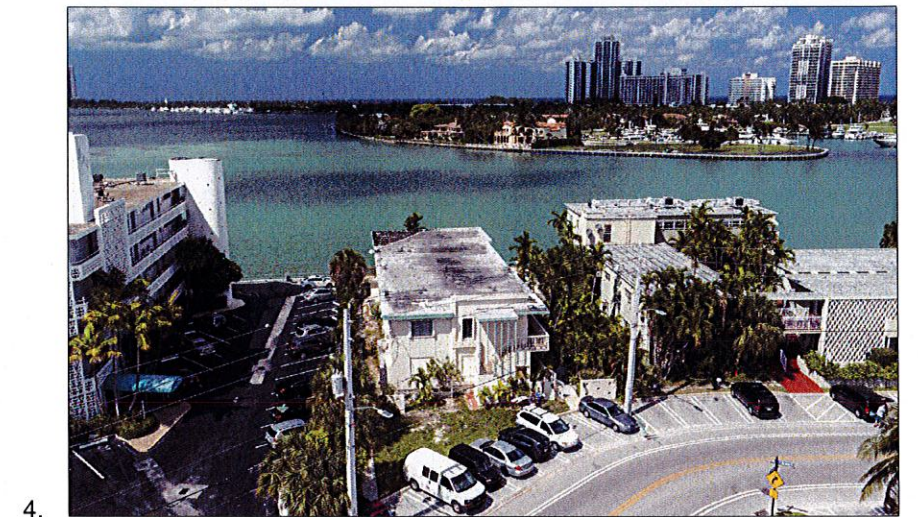
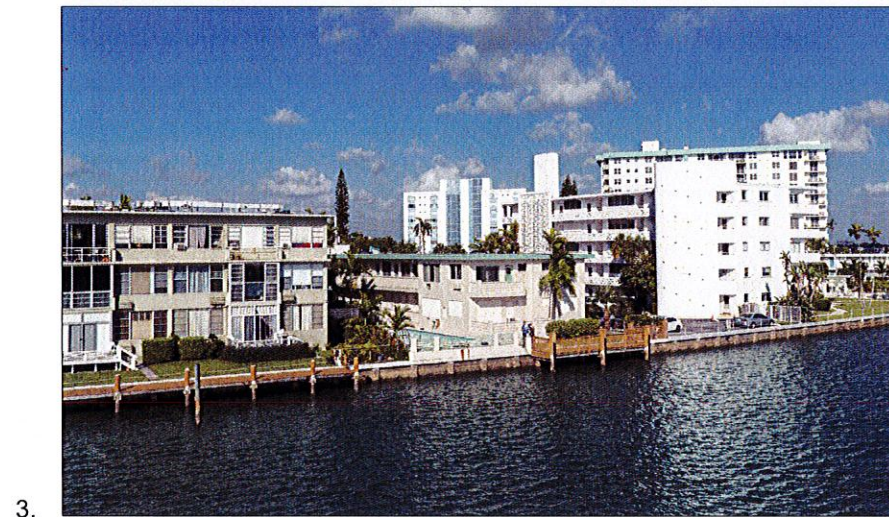
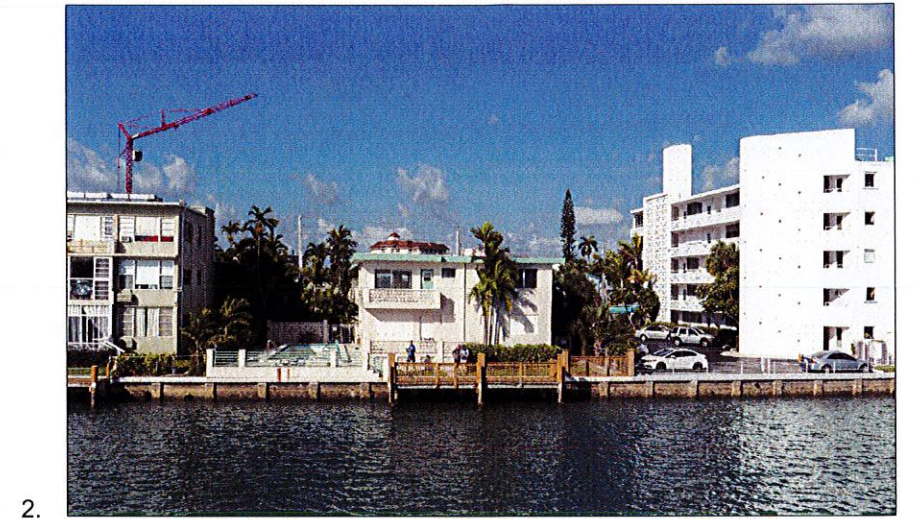
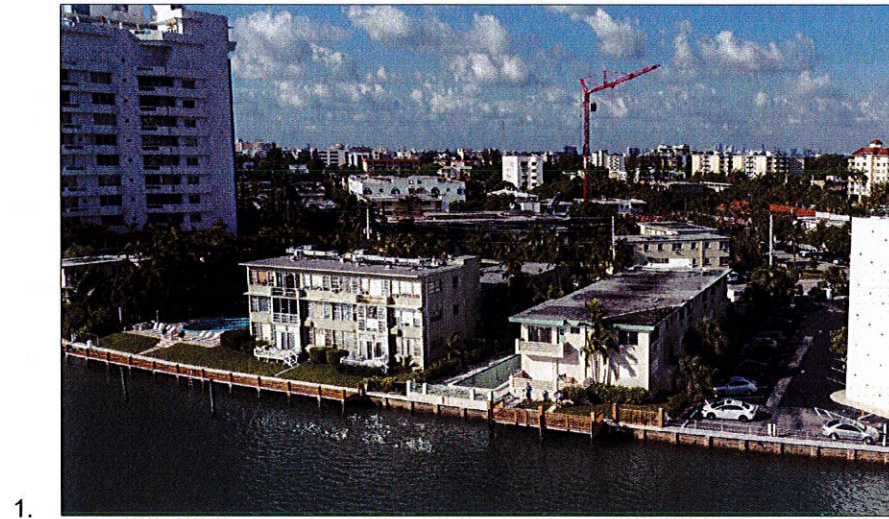
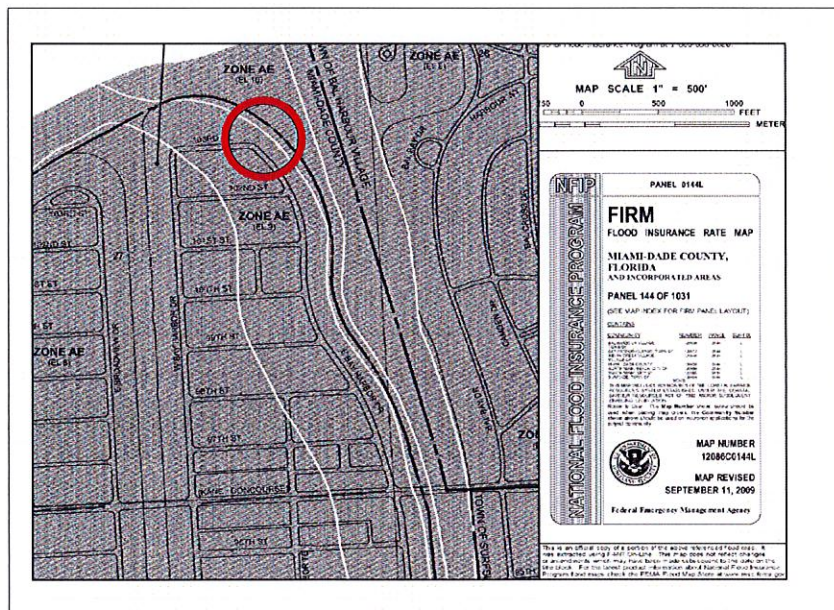
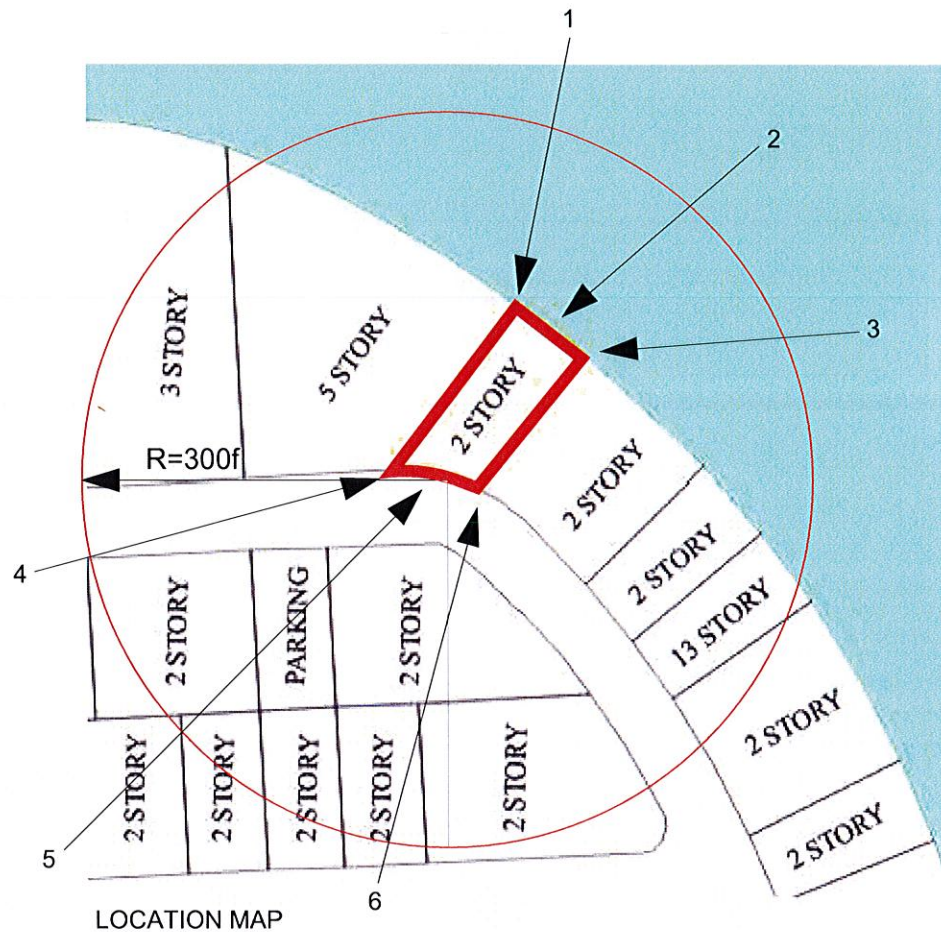
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Date 04.26.2016

ARCHITECTURAL ANALYSIS

A-001



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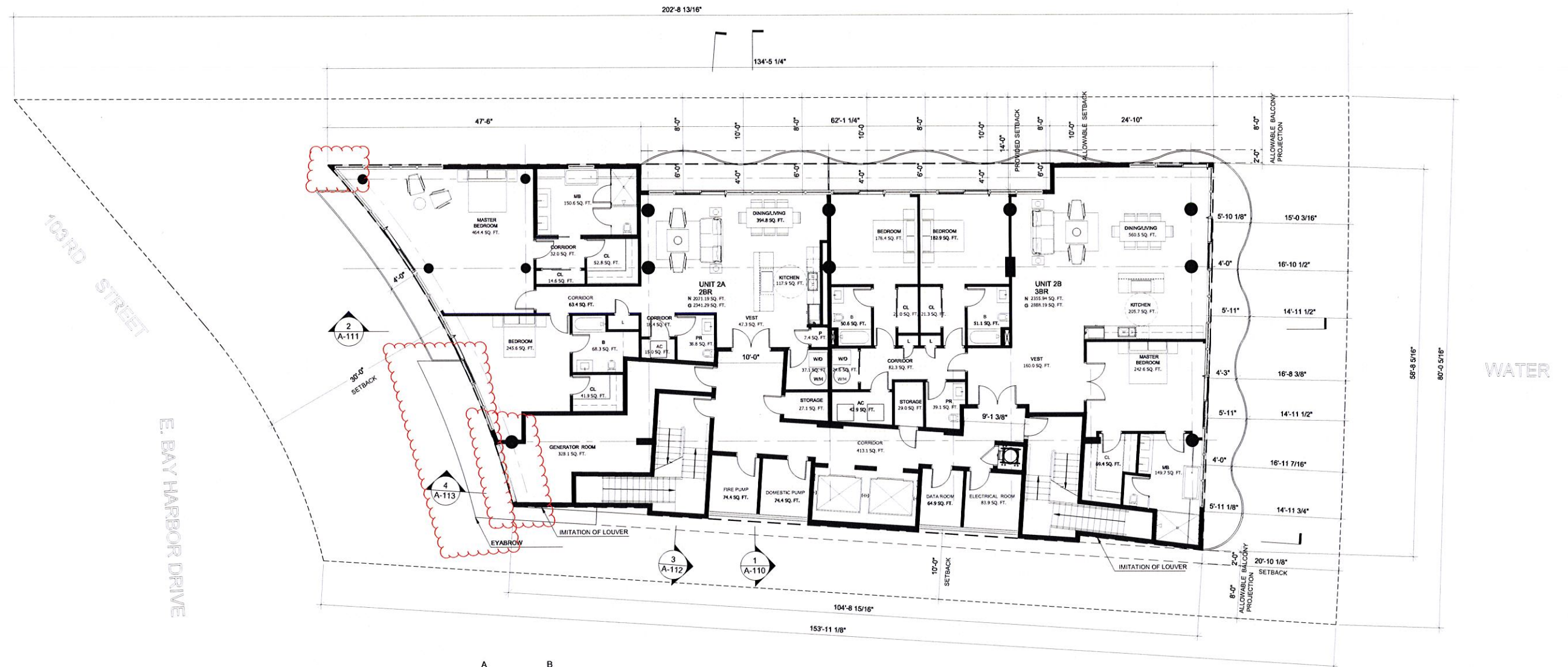
FEMA/LOCATION
MAP

A-002



V **S** **N**

GROUND
FLOOR PLAN
A-101



	A	B
UNIT	2,071.2 SF	2,355.9 SF
BALCONIES	269.7 SF	532.3 SF
BACK OF HOUSE	644.3 SF	
TOTAL	6,902.2 SF	

1 2nd FLOOR PLAN

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



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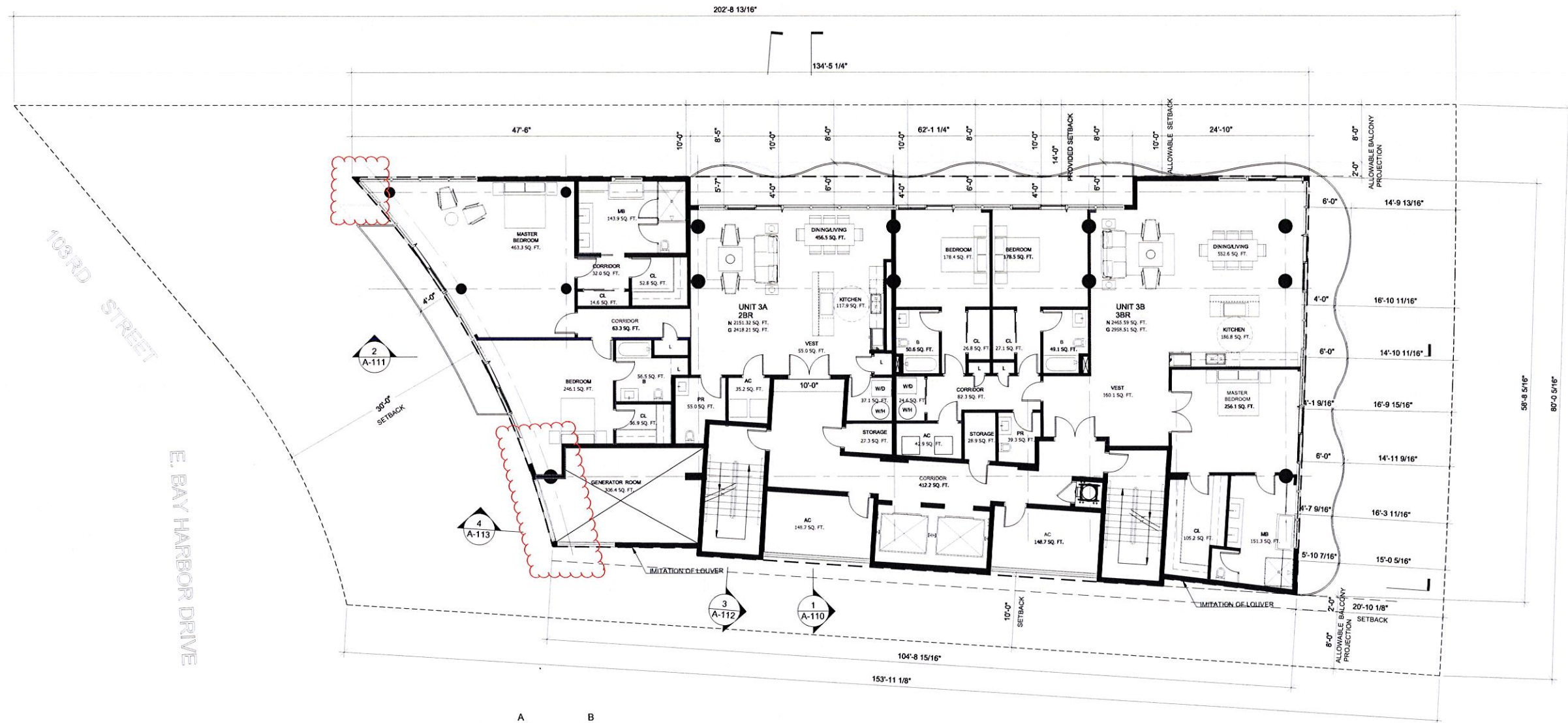
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Date 06.03.2016

2nd
FLOOR PLAN
A-102



	A	B
UNIT	2,151.2 SF	2,465.6 SF
BALCONIES	268.9 SF	492.9 SF
BACK OF HOUSE	620.4 SF	
TOTAL	6910.9 SF	

1 3rd FLOOR PLAN

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



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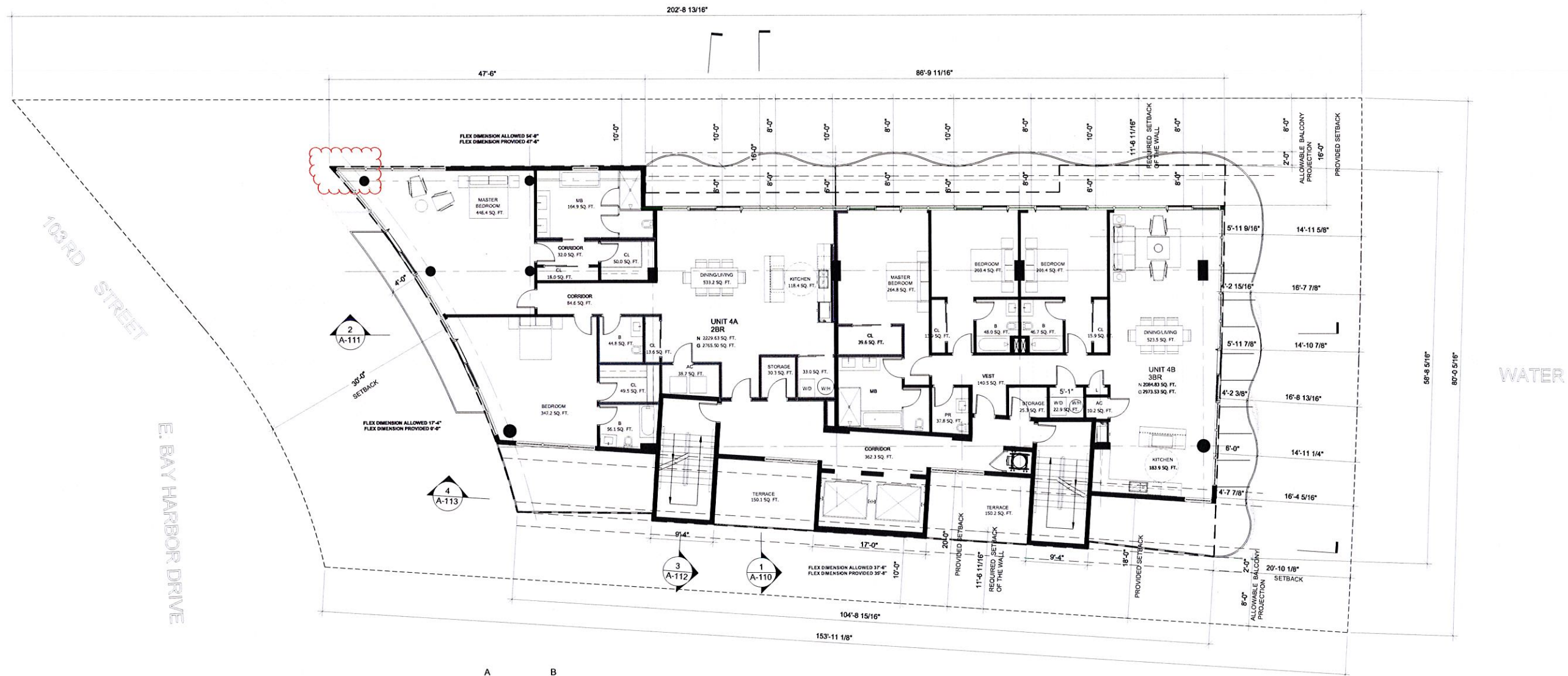
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Date 06.03.2016

3rd
FLOOR PLAN
A-103



	A	B
UNIT	2,229.6 SF	2084.8 SF
BALCONIES	535.9 SF	858.9 SF
BACK OF HOUSE	18.6 SF	
COMMON AREA	300.2 SF	
TOTAL	6,915.1 SF	

1 4th FLOOR PLAN

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



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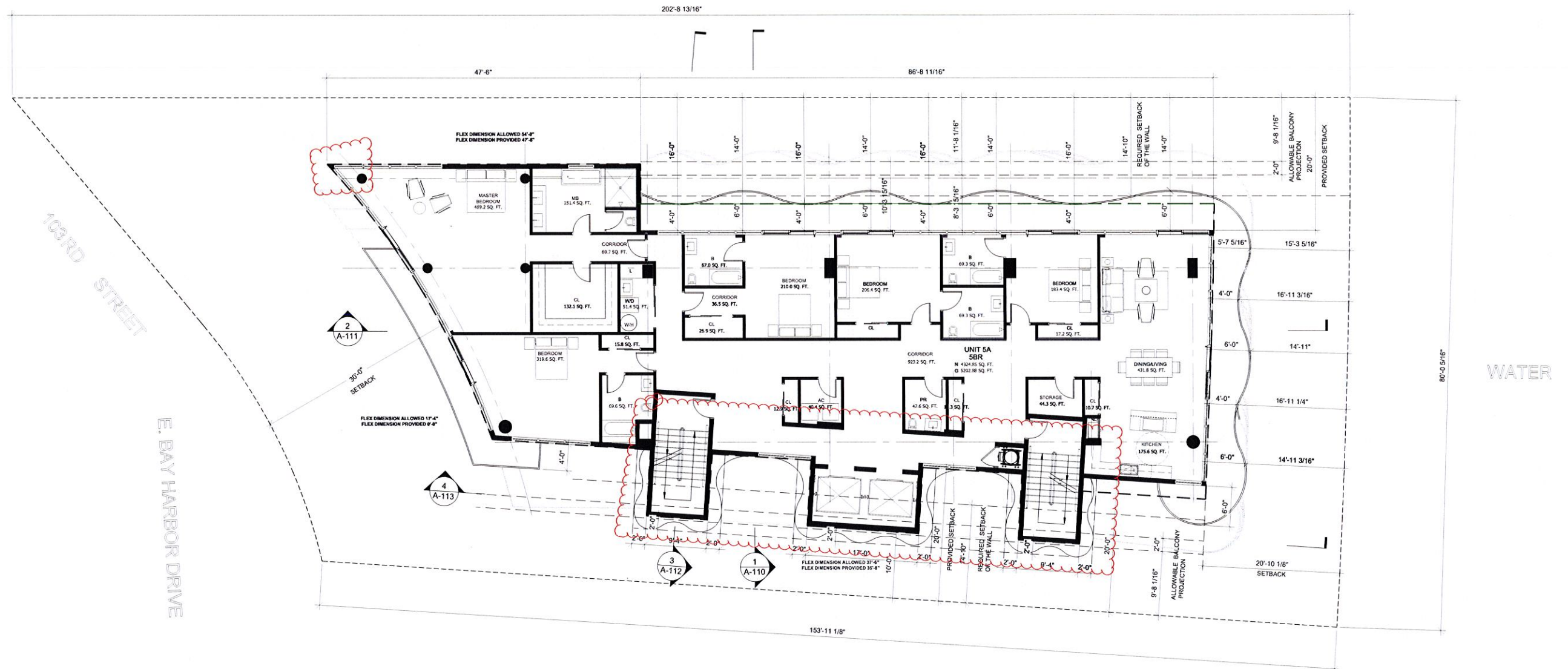
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Date 06.03.2016

4th
FLOOR PLAN
A-104



1 5th FLOOR PLAN

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



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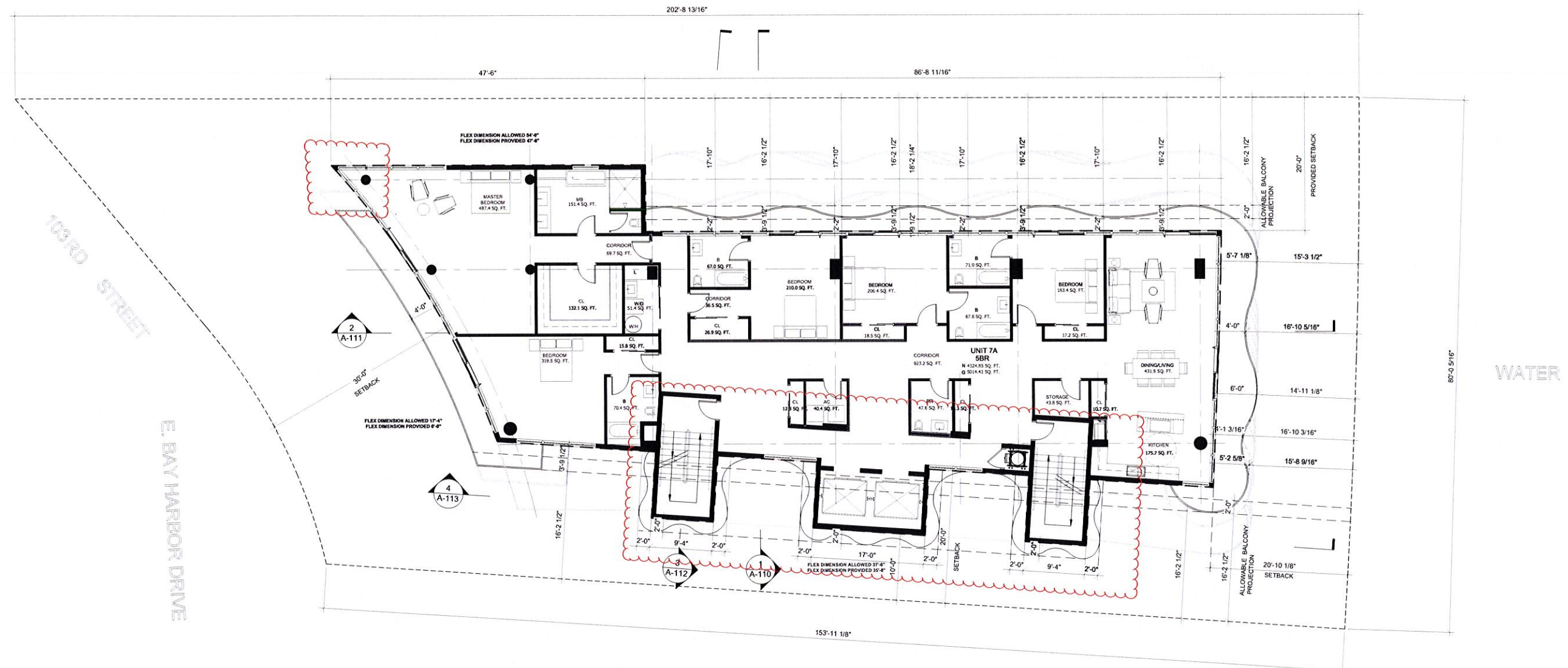
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Date 06.03.2016

5th
FLOOR PLAN
A-105



UNIT	4,324.9 SF
BALCONIES	689.6 SF
BACK OF HOUSE	18.6 SF
TOTAL	5,531.1 SF

1 7th FLOOR PLAN
Scale: 1/8" = 1'-0"



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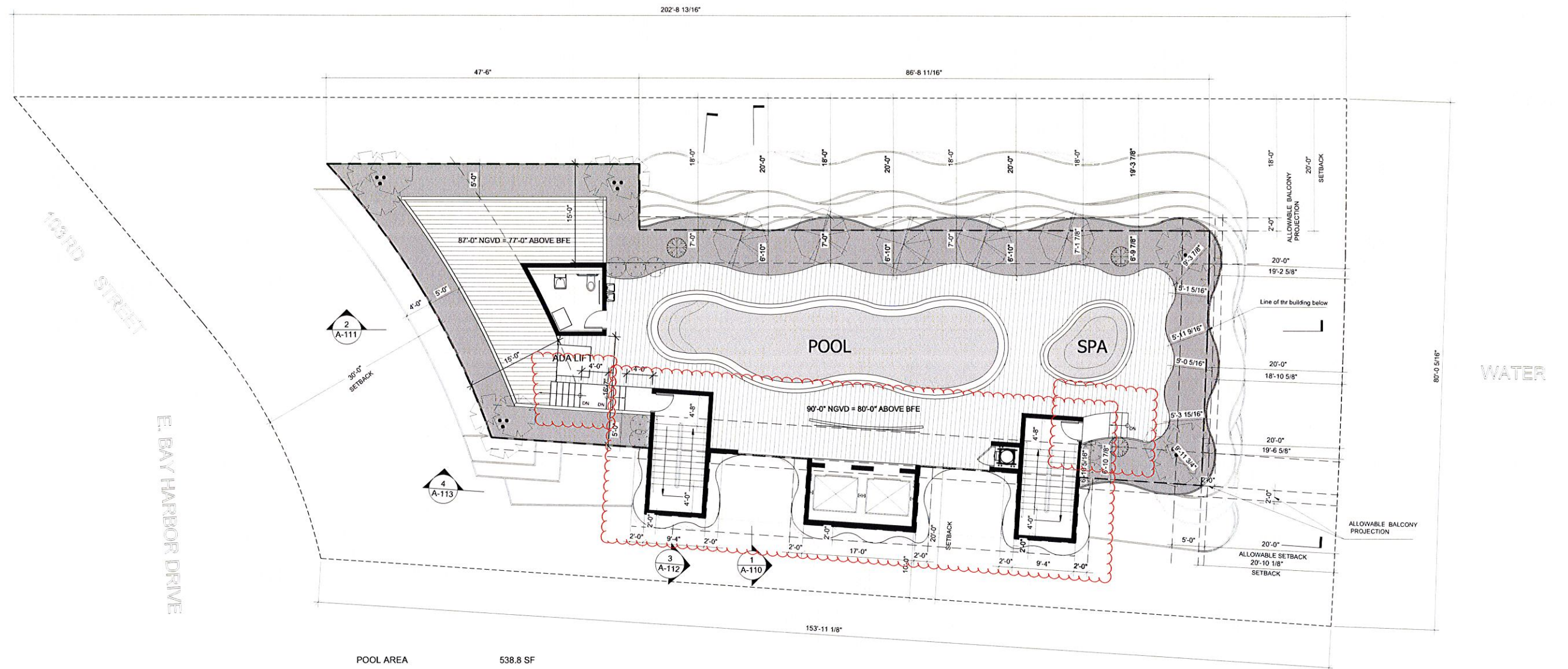
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Date 06.03.2016

7th
FLOOR PLAN
A-107



POOL AREA	538.8 SF
LOWER DECK	559.4 SF
UPPER DECK	1629.64 SF
PLANTERS	1552.0 SF (36%)
COMMON AREA	112.7 SF
TOTAL	5,017.6 SF

1 POOL PLAN

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



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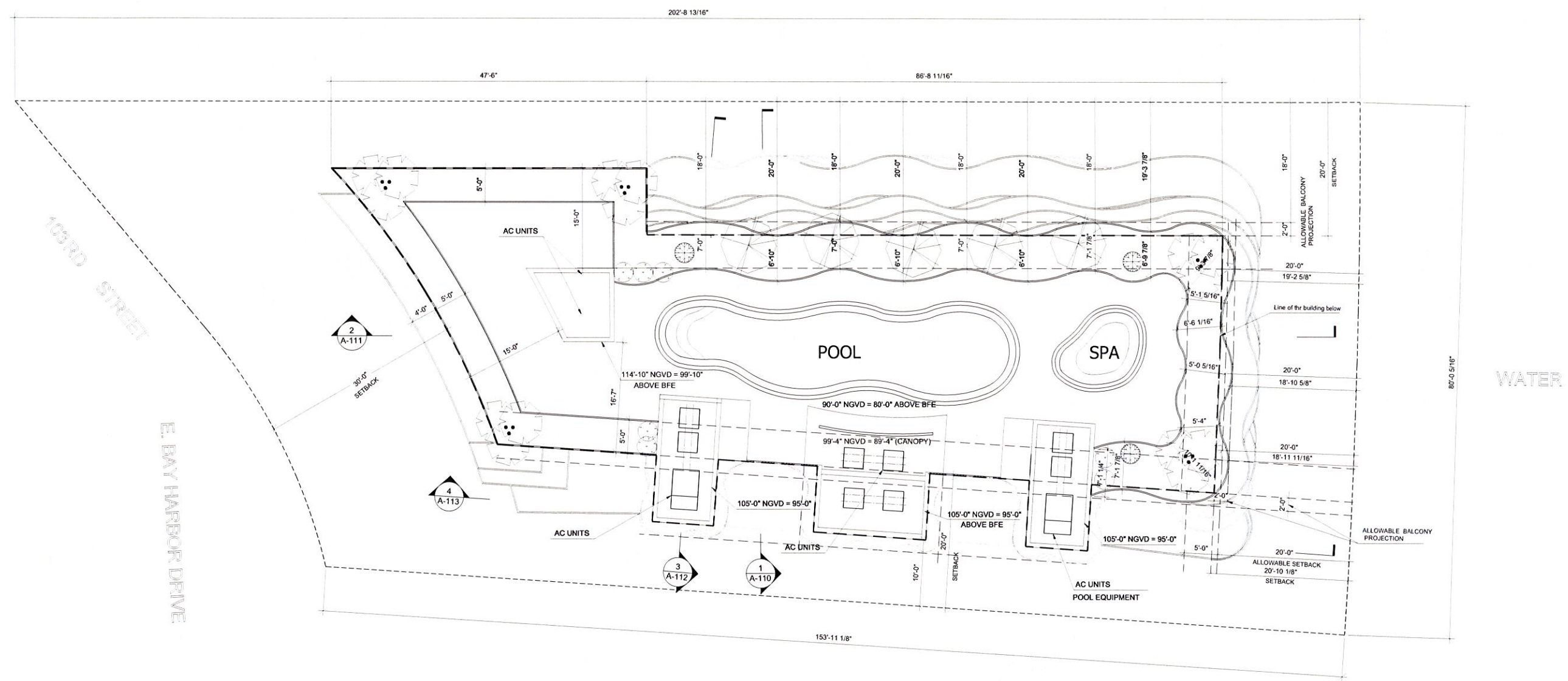
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Date 06.03.2016

POOL PLAN

A-109



1 ROOF PLAN

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



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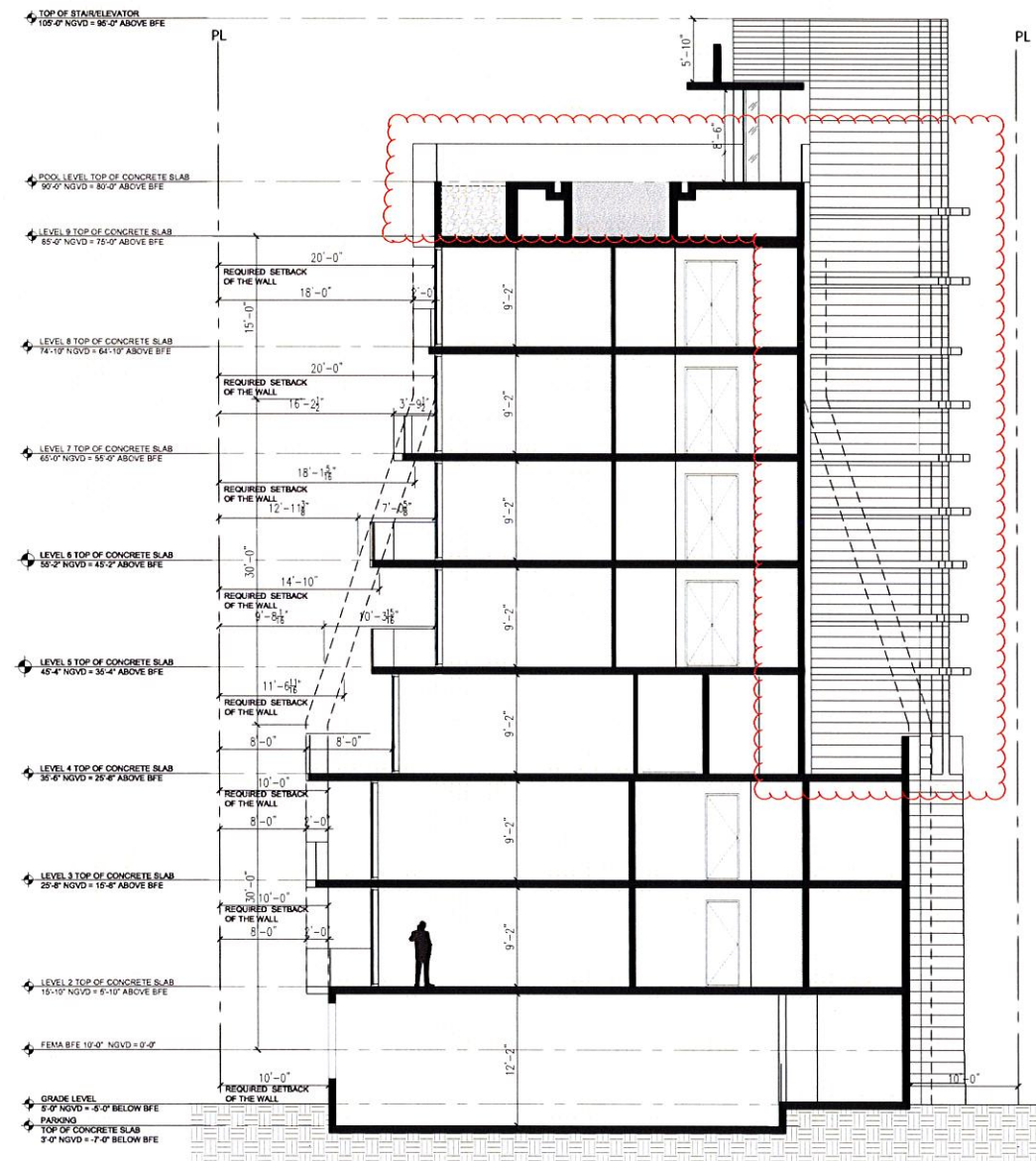


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Date	06.03.2016
ROOF PLAN	
A-110	



1 SECTION 1

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



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NORTH**
10301 East Bay Harbor Drive
BAY HARBOR ISLANDS, FLORIDA



CIVIL ENGINEER:
8550 W. FLAGLER ST.
SUITE 113
MIAMI, FL 33144
TEL: 305-551-6267
FAX: 305-551-4242

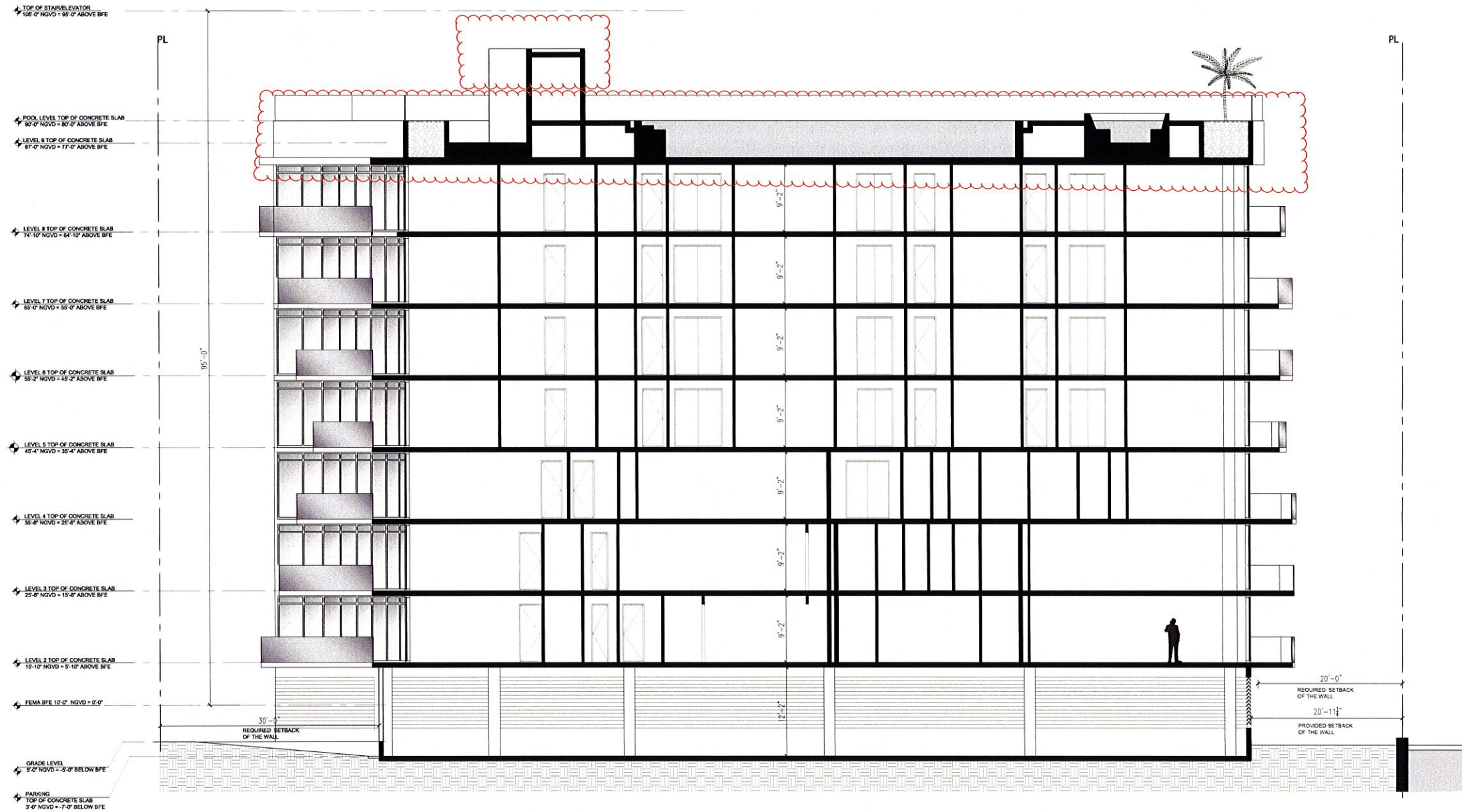
dave bodker

LANDSCAPING:
601 N. CONGRESS AVE,
SUITE 105-A
DELRAY BEACH, FLORIDA 33445
TEL: 561-276-6311
FAX: 561-276-3869

Date 06.03.2016

SECTION 1

A-111



1 SECTION 2

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



CLIENT:
THE CONGRESS GROUP INC.
33 ARCH ST. #2100,
BOSTON, MA 02110
TEL: 617-897-7200



ARCHITECT OF RECORD:
BERMELLO AJAMIL & PARTNERS
118 E. 28TH ST SUITE #501
NEW YORK, NY, 10016
TEL: 212-334-2050

BAY HARBOR NORTH

10301 East Bay Harbor Drive
BAY HARBOR ISLANDS, FLORIDA



CIVIL ENGINEER:
8550 W. FLAGLER ST.,
SUITE 113
MIAMI, FL 33144
TEL: 305-551-6267
FAX: 305-551-4242

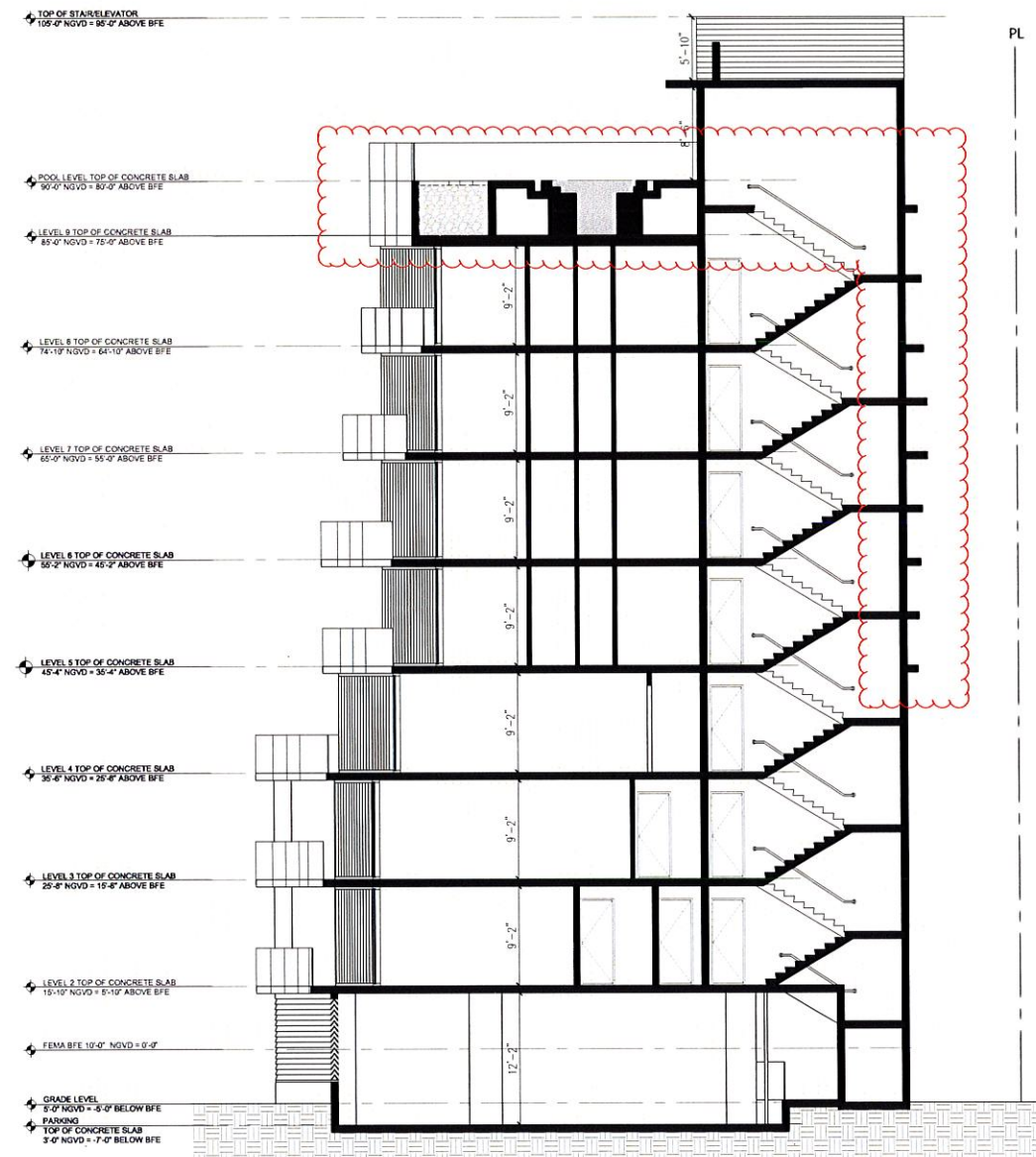
dave bodker

LANDSCAPING:
601 N. CONGRESS AVE.,
SUITE 105-A
DELRAY BEACH, FLORIDA 33445
TEL: 561-276-6311
FAX: 561-276-3869

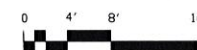
Date 06.03.2016

SECTION 2

A-112



1 SECTION 3
Scale: 1/8" = 1'-0"



CLIENT:
THE CONGRESS GROUP INC.
33 ARCH ST. #2100,
BOSTON, MA 02110
TEL: 617-897-7200



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8550 W. FLAGLER ST.
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TEL: 305-551-6267
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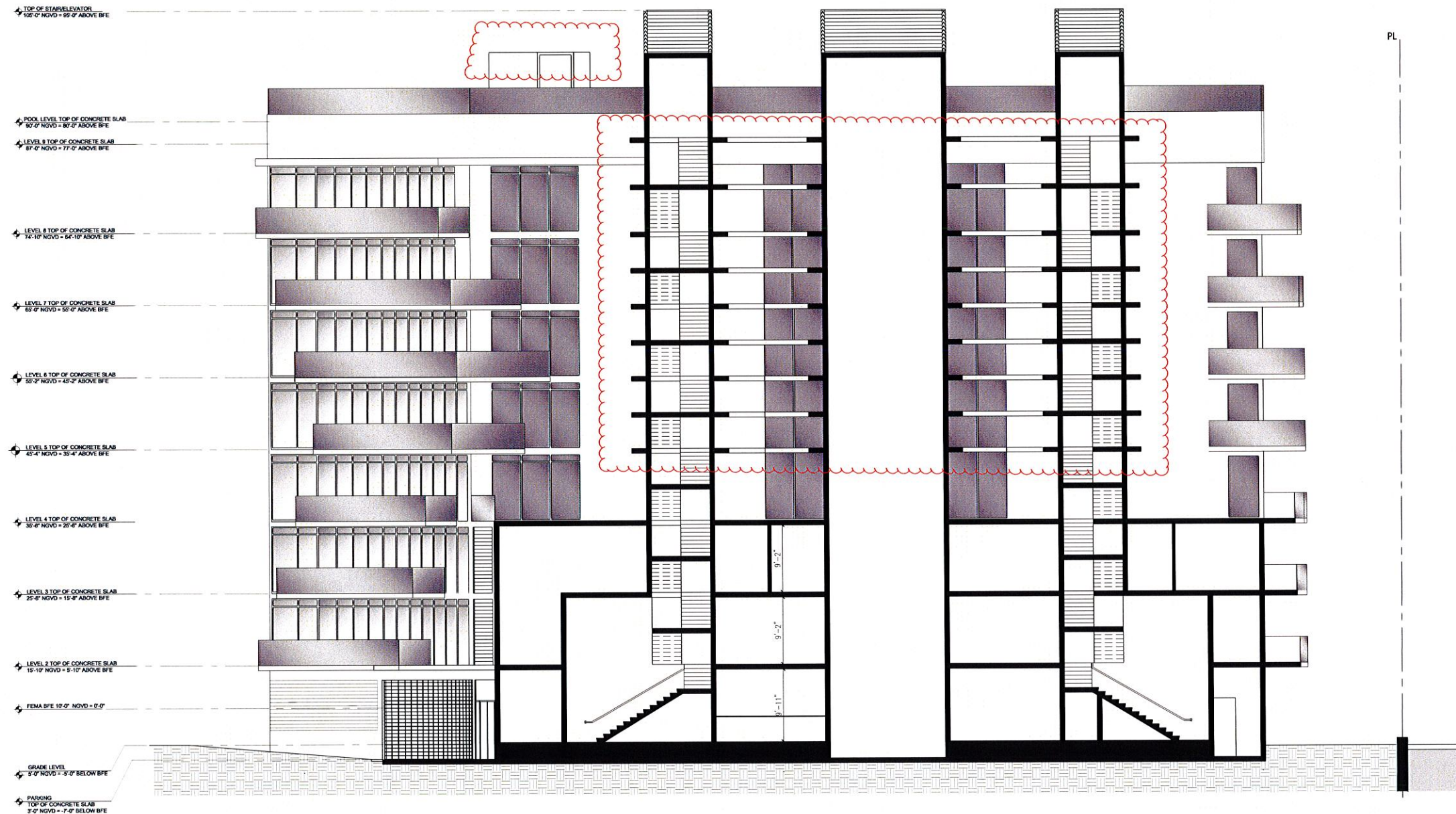
dave bodker

LANDSCAPING:
601 N. CONGRESS AVE,
SUITE 105-A
DELRAY BEACH, FLORIDA 33445
TEL: 561-276-6311
FAX: 561-276-3869

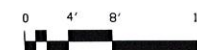
Date 06.03.2016

SECTION 3

A-113



1 SECTION 2
Scale: 1/8" = 1'-0"



CLIENT:
THE CONGRESS GROUP INC.
33 ARCH ST. #2100,
BOSTON, MA 02110
TEL: 617-897-7200



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NEW YORK, NY, 10016
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BAY HARBOR NORTH

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CIVIL ENGINEER:
8550 W. FLAGLER ST.
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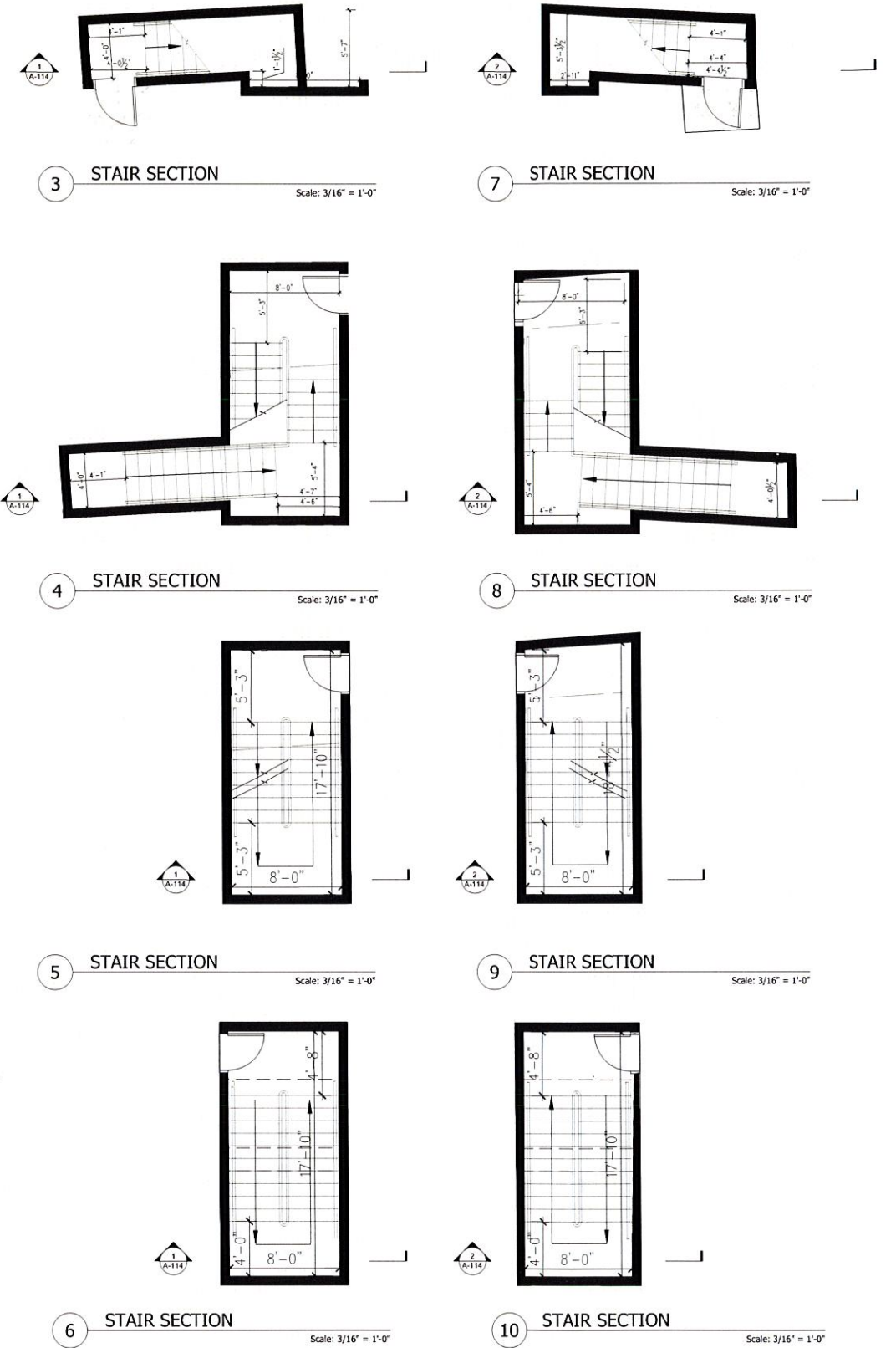
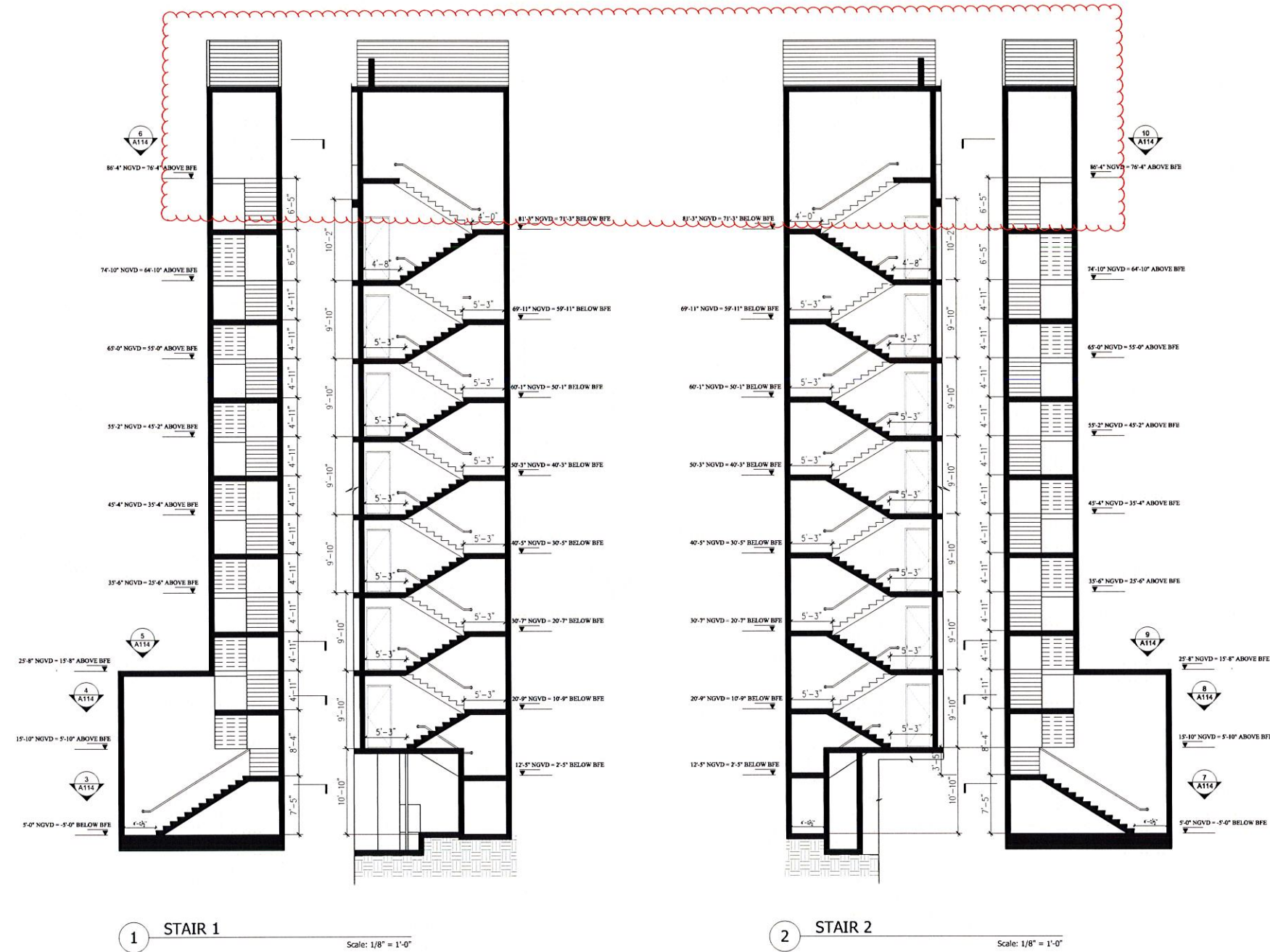
dave bodker

LANDSCAPING:
601 N. CONGRESS AVE,
SUITE 105-A
DELRAY BEACH, FLORIDA 33445
TEL: 561-276-6311
FAX: 561-276-3869

Date 06.03.2016

SECTION 4

A-114



CLIENT:
THE CONGRESS GROUP INC.
33 ARCH ST. #2100,
BOSTON, MA 02110
TEL: 617-897-7200



ARCHITECT OF RECORD:
BERMELO AJAMIL & PARTNERS
118 E. 28TH ST SUITE #501
NEW YORK, NY, 10016
TEL: 212-334-2050

BAY HARBOR NORTH

10301 East Bay Harbor Drive
BAY HARBOR ISLANDS, FLORIDA



CIVIL ENGINEER:
8550 W. FLAGLER ST,
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dave bodker

LANDSCAPING:
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SUITE 105-A
DELRAY BEACH, FLORIDA 33445
TEL: 561-276-6311
FAX: 561-276-3869

Date 06.03.2016

STAIRS SECTIONS

A-115

TOP OF STAIR/ELEVATOR
105'-0" NGVD = 85'-0" ABOVE BFE

POOL LEVEL TOP OF CONCRETE SLAB
85'-0" NGVD = 85'-0" ABOVE BFE

LEVEL 8 TOP OF CONCRETE SLAB
85'-0" NGVD = 79'-0" ABOVE BFE

LEVEL 8 TOP OF CONCRETE SLAB
74'-10" NGVD = 54'-10" ABOVE BFE

LEVEL 7 TOP OF CONCRETE SLAB
69'-0" NGVD = 49'-0" ABOVE BFE

LEVEL 6 TOP OF CONCRETE SLAB
58'-2" NGVD = 38'-2" ABOVE BFE

LEVEL 5 TOP OF CONCRETE SLAB
45'-4" NGVD = 25'-4" ABOVE BFE

LEVEL 4 TOP OF CONCRETE SLAB
35'-8" NGVD = 15'-8" ABOVE BFE

LEVEL 3 TOP OF CONCRETE SLAB
29'-8" NGVD = 9'-8" ABOVE BFE

LEVEL 2 TOP OF CONCRETE SLAB
19'-10" NGVD = 5'-10" ABOVE BFE

FEMA BFE 19'-0" NGVD = 5'-0"

GRADE LEVEL
5'-0" NGVD = 5'-0" BELOW BFE

PARKING
TOP OF CONCRETE SLAB
2'-0" NGVD = 1'-0" BELOW BFE

3/4" SMOOTH STUCCO FINISH

LAMINATED INSULATED
BLUE-GREEN GLASS

RAILING
LAMINATED GLASS
WITH LIGHT CERAMIC FRIT IN
ALUMINUM FRAME

WHITE ALUMINUM LOUVERS

1 NORTH ELEVATION

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



CLIENT:
THE CONGRESS GROUP INC.
33 ARCH ST. #2100,
BOSTON, MA 02110
TEL: 617-897-7200



ARCHITECT OF RECORD:
BERMELO AJAMIL & PARTNERS
118 E. 28TH ST SUITE #501
NEW YORK, NY, 10016
TEL: 212-334-2050

BAY HARBOR
NORTH

10301 East Bay Harbor Drive
BAY HARBOR ISLANDS, FLORIDA



CIVIL ENGINEER:
8550 W. FLAGLER ST.,
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MIAMI, FL 33144
TEL: 305-551-6267
FAX: 305-551-4242

dave bodker

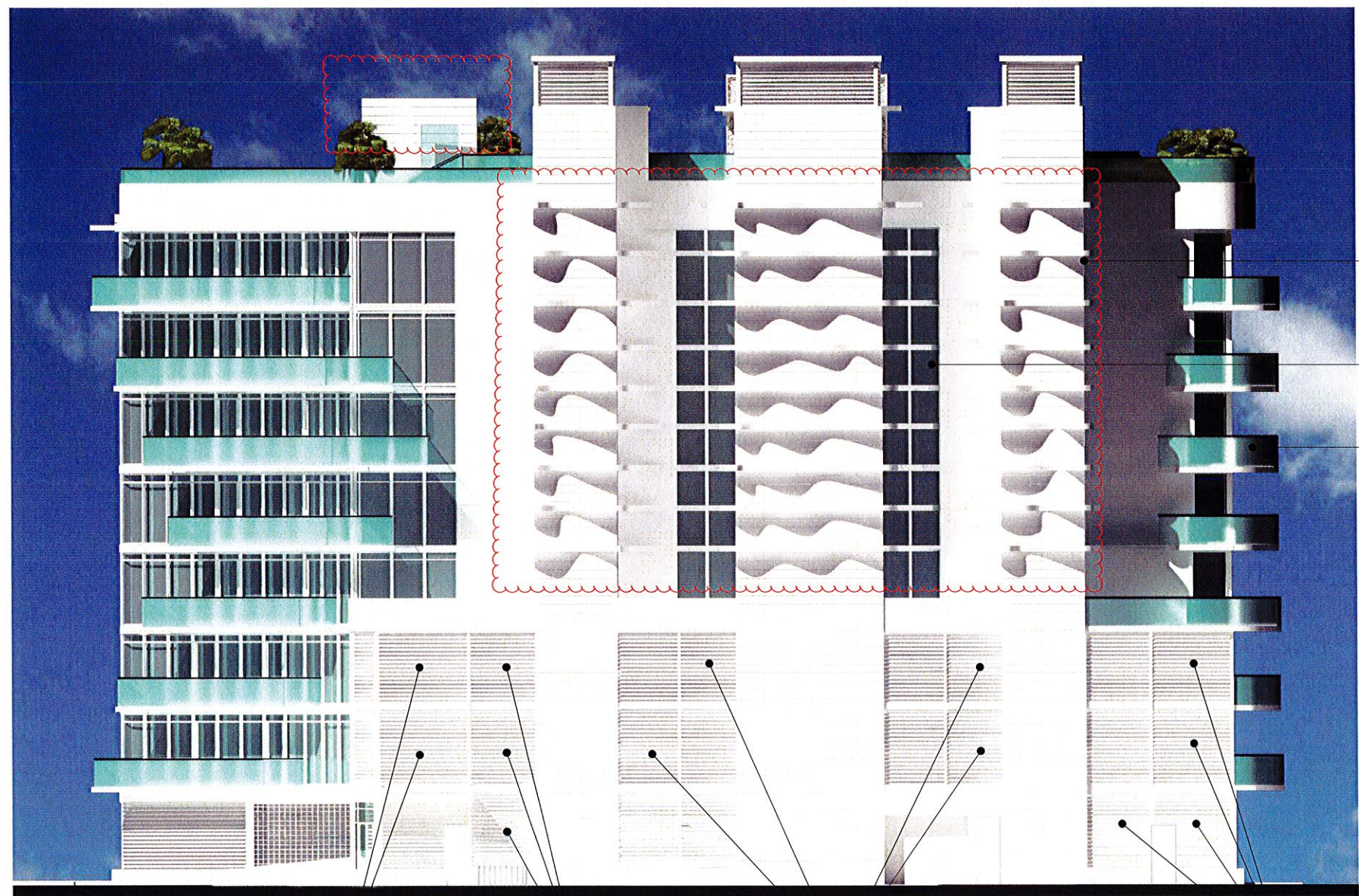
LANDSCAPING:
601 N. CONGRESS AVE.,
SUITE 105-A
DELRAY BEACH, FLORIDA 33445
TEL: 561-276-6311
FAX: 561-276-3869

Date 06.03.2016

NORTH ELEVATION

A-301

- TOP OF STAIR/ELEVATOR
105'-0" NGVD = 95'-0" ABOVE BFE
- POOL LEVEL TOP OF CONCRETE SLAB
80'-0" NGVD = 80'-0" ABOVE BFE
- LEVEL 9 TOP OF CONCRETE SLAB
85'-0" NGVD = 75'-0" ABOVE BFE
- LEVEL 8 TOP OF CONCRETE SLAB
74'-10" NGVD = 64'-10" ABOVE BFE
- LEVEL 7 TOP OF CONCRETE SLAB
65'-0" NGVD = 55'-0" ABOVE BFE
- LEVEL 6 TOP OF CONCRETE SLAB
55'-0" NGVD = 45'-0" ABOVE BFE
- LEVEL 5 TOP OF CONCRETE SLAB
45'-4" NGVD = 35'-4" ABOVE BFE
- LEVEL 4 TOP OF CONCRETE SLAB
35'-4" NGVD = 25'-4" ABOVE BFE
- LEVEL 3 TOP OF CONCRETE SLAB
25'-0" NGVD = 15'-0" ABOVE BFE
- LEVEL 2 TOP OF CONCRETE SLAB
15'-10" NGVD = 5'-10" ABOVE BFE
- FEMA BFE 10'-0" NGVD = 0'-0"
- GRADE LEVEL
5'-0" NGVD = 5'-0" BELOW BFE
- PARKING
TOP OF CONCRETE SLAB
2'-0" NGVD = 1'-0" BELOW BFE



- 3/4" SMOOTH STUCCO FINISH
- LAMINATED INSULATED BLUE-GREEN GLASS
- RAILING
LAMINATED GLASS
WITH LIGHT CERAMIC FRIT IN
ALUMINUM FRAME

- White aluminum louver
- Stone veneer align with louver
- White aluminum louver
- Stone veneer align with louver

1 SOUTH ELEVATION
Scale: 1/8" = 1'-0"



CLIENT:
THE CONGRESS GROUP INC.
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BOSTON, MA 02110
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118 E. 28TH ST SUITE #501
NEW YORK, NY, 10016
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**BAY HARBOR
NORTH**
10301 East Bay Harbor Drive
BAY HARBOR ISLANDS, FLORIDA



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dave bodker
LANDSCAPING:
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SUITE 105-A
DELRAY BEACH, FLORIDA 33445
TEL: 561-276-6311
FAX: 561-276-3869

Date	06.03.2016
SOUTH ELEVATION	
A-302	



1 EAST ELEVATION

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



CLIENT:
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33 ARCH ST. #2100,
BOSTON, MA 02110
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ARCHITECT OF RECORD:
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BAY HARBOR NORTH

10301 East Bay Harbor Drive
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dave bodker

LANDSCAPING:
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DELRAY BEACH, FLORIDA 33445
TEL: 561-276-6311
FAX: 561-276-3889

Date 06.03.2016

EAST ELEVATION

A-303

TOP OF STAIR/ELEVATOR
106'-0" NGVD = 85'-0" ABOVE BFE

POOL LEVEL TOP OF CONCRETE SLAB
90'-0" NGVD = 69'-0" ABOVE BFE

LEVEL 8 TOP OF CONCRETE SLAB
85'-0" NGVD = 64'-0" ABOVE BFE

LEVEL 8 TOP OF CONCRETE SLAB
74'-10" NGVD = 54'-10" ABOVE BFE

LEVEL 7 TOP OF CONCRETE SLAB
69'-0" NGVD = 49'-0" ABOVE BFE

LEVEL 6 TOP OF CONCRETE SLAB
55'-2" NGVD = 35'-2" ABOVE BFE

LEVEL 5 TOP OF CONCRETE SLAB
45'-4" NGVD = 25'-4" ABOVE BFE

LEVEL 4 TOP OF CONCRETE SLAB
35'-0" NGVD = 15'-0" ABOVE BFE

LEVEL 3 TOP OF CONCRETE SLAB
25'-0" NGVD = 5'-0" ABOVE BFE

LEVEL 2 TOP OF CONCRETE SLAB
15'-10" NGVD = 5'-10" ABOVE BFE

FEMA BFE 10'-0" NGVD = 0'-0"

GRADE LEVEL
5'-0" NGVD = 5'-0" BELOW BFE

PARKING
TOP OF CONCRETE SLAB
2'-0" NGVD = 7'-0" BELOW BFE

3/4" SMOOTH STUCCO FINISH

LAMINATED INSULATED
BLUE-GREEN GLASS

RAILING
LAMINATED GLASS
WITH LIGHT CERAMIC FRIT IN
ALUMINUM FRAME

WHITE ALUMINUM LOUVERS

1 WEST ELEVATION

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



CLIENT:
THE CONGRESS GROUP INC.
33 ARCH ST. #2100,
BOSTON, MA 02110
TEL: 617-897-7200



ARCHITECT OF RECORD:
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118 E. 28TH ST SUITE #501
NEW YORK, NY, 10016
TEL: 212-334-2050

BAY HARBOR
NORTH

10301 East Bay Harbor Drive
BAY HARBOR ISLANDS, FLORIDA



CIVIL ENGINEER:
8550 W. FLAGLER ST.,
SUITE 113
MIAMI, FL 33144
TEL: 305-551-6267
FAX: 305-551-4242

dave bodker

LANDSCAPING:
601 N. CONGRESS AVE.,
SUITE 105-A
DELRAY BEACH, FLORIDA 33445
TEL: 561-276-6311
FAX: 561-276-3869

Date 06.03.2016

WEST ELEVATION

A-304



1 3D WEST ELEVATION



CLIENT:
THE CONGRESS GROUP INC.
33 ARCH ST. #2100,
BOSTON, MA 02110
TEL: 617-897-7200



ARCHITECT OF RECORD:
BERMELO AJAMIL & PARTNERS
118 E. 28TH ST SUITE #501
NEW YORK, NY, 10016
TEL: 212-334-2050

BAY HARBOR NORTH

10301 East Bay Harbor Drive
BAY HARBOR ISLANDS, FLORIDA



CIVIL ENGINEER:
8550 W. FLAGLER ST.,
SUITE 113
MIAMI, FL 33144
TEL: 305-551-6267
FAX: 305-551-4242

dave bodker

LANDSCAPING:
601 N. CONGRESS AVE.,
SUITE 105-A
DELRAY BEACH, FLORIDA 33445
TEL: 561-276-6311
FAX: 561-276-3869

Date

06.03.2016

3D WEST
ELEVATION
A-401



1 3D EAST ELEVATION



CLIENT:
THE CONGRESS GROUP INC.
33 ARCH ST. #2100,
BOSTON, MA 02110
TEL: 617-897-7200



ARCHITECT OF RECORD:
BERMELO AJAMIL & PARTNERS
118 E. 28TH ST SUITE #501
NEW YORK, NY, 10016
TEL: 212-334-2050

BAY HARBOR NORTH

10301 East Bay Harbor Drive
BAY HARBOR ISLANDS, FLORIDA



CIVIL ENGINEER:
8550 W. FLAGLER ST.,
SUITE 113
MIAMI, FL 33144
TEL: 305-551-6267
FAX: 305-551-4242

dave bodker

LANDSCAPING:
601 N. CONGRESS AVE.,
SUITE 105-A
DELRAY BEACH, FLORIDA 33445
TEL: 561-276-6311
FAX: 561-276-3889

Date 06.03.2016

3D WEST
ELEVATION
A-402



1 3D EAST ELEVATION



CLIENT:
THE CONGRESS GROUP INC.
33 ARCH ST. #2100,
BOSTON, MA 02110
TEL: 617-897-7200



ARCHITECT OF RECORD:
BERMELO AJAMIL & PARTNERS
118 E. 28TH ST. SUITE #501
NEW YORK, NY, 10016
TEL: 212-334-2050

BAY HARBOR NORTH

10301 East Bay Harbor Drive
BAY HARBOR ISLANDS, FLORIDA



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dave bodker

LANDSCAPING:
601 N. CONGRESS AVE.
SUITE 105-A
DELRAY BEACH, FLORIDA 33445
TEL: 561-276-6311
FAX: 561-276-3869

Date 06.03.2016

3D EAST
ELEVATION
A-403



1 3D EAST ELEVATION



CLIENT:
THE CONGRESS GROUP INC.
33 ARCH ST. #2100,
BOSTON, MA 02110
TEL: 617-897-7200



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BERMELO AJAMIL & PARTNERS
118 E. 28TH ST SUITE #501
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10301 East Bay Harbor Drive
BAY HARBOR ISLANDS, FLORIDA



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dave bodker

LANDSCAPING:
601 N. CONGRESS AVE,
SUITE 105-A
DELRAY BEACH, FLORIDA 33445
TEL: 561-276-6311
FAX: 561-276-3869

Date 06.03.2016

3D EAST
ELEVATION
A-404



1 3D POOL LEVEL



CLIENT:
THE CONGRESS GROUP INC.
33 ARCH ST. #2100,
BOSTON, MA 02110
TEL: 617-897-7200



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118 E. 28TH ST SUITE #501
NEW YORK, NY, 10016
TEL: 212-334-2050

BAY HARBOR NORTH

10301 East Bay Harbor Drive
BAY HARBOR ISLANDS, FLORIDA



CIVIL ENGINEER:
8550 W. FLAGLER ST.,
SUITE 113
MIAMI, FL 33144
TEL: 305-551-6267
FAX: 305-551-4242

dave bodker

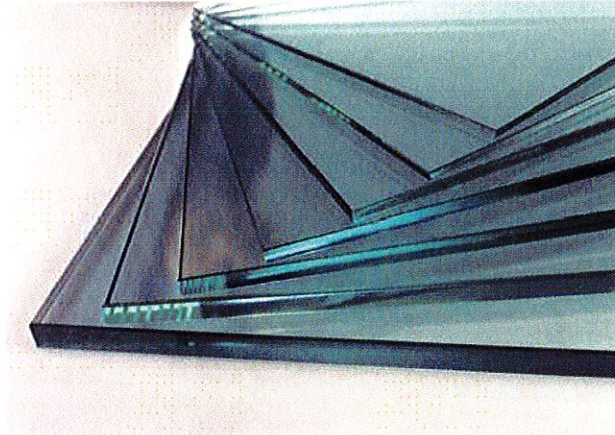
LANDSCAPING:
601 N. CONGRESS AVE.,
SUITE 105-A
DELRAY BEACH, FLORIDA 33445
TEL: 561-276-6311
FAX: 561-276-3869

Date 06.03.2016

3D POOL LEVEL

A- 405

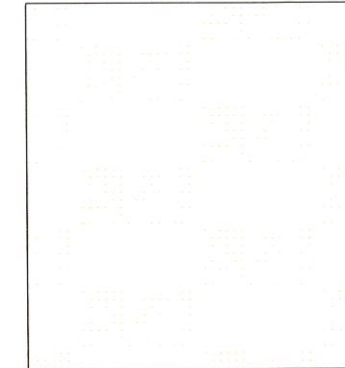
LAMINATED INSULATED
BLUE-GREEN GLASS



RAILING
LAMINATED GLASS
WITH LIGHT CERAMIC FRIT IN
ALUMINUM FRAME

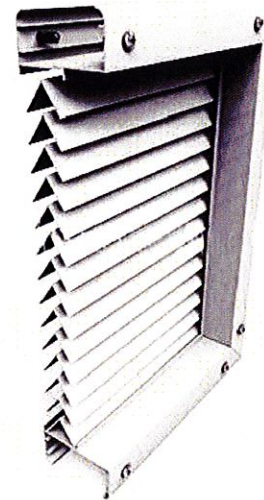


SMOOTH STUCCO FINISH
(Color palette of exterior stucco walls
from Benjamin Moor Classic Colors)



Oxford White 869

WHITE ALUMINUM LOUVERS



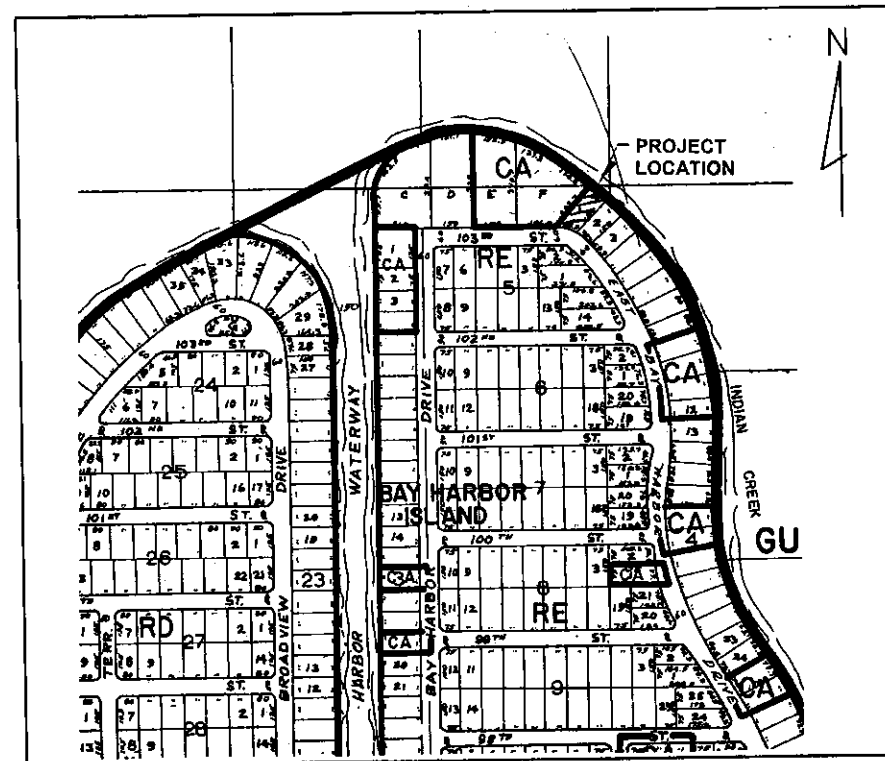
CLIENT:
THE CONGRESS (C)
33 ARCH ST. #210
BOSTON, MA 02110
TEL: 617-897-7200

BAY HARBOR NORTH CONDOMINIUMS 10301 EAST BAY HARBOR DRIVE TOWN OF BAY HARBOR ISLANDS, FLORIDA

DEVELOPERS:

THE CONGRESS GROUP, INC.

33 ARCH STREET, SUITE 2100
BOSTON, MA 02110



LOCATION MAP

LEGAL DESCRIPTION:

LOT 1, BLOCK 4, OF "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.

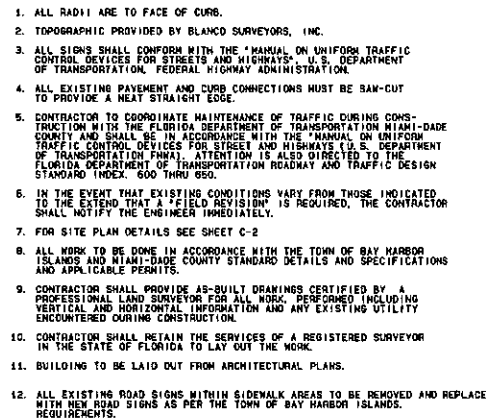
ENGINEERS:

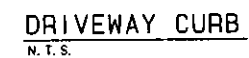
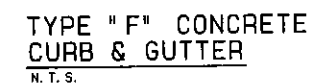
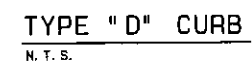
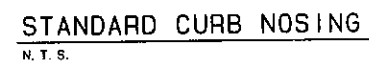
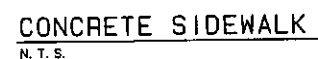
V. S. N. ENGINEERING, INC.
CIVIL ENGINEERS

8550 W. FLAGLER STREET, SUITE 113
MIAMI, FLORIDA 33144
TEL (305) 551-6267
FAX (305) 551-4542

LIST OF DRAWINGS:

C-0	COVER SHEET AND LOCATION MAP
C-1	SITE AND PAVING PLAN
C-2	SITE AND PAVING DETAILS
C-3	DRAINAGE PLAN
C-4	GRADING PLAN
C-5	GRADING AND DRAINAGE DETAILS
C-6	SEDIMENT TANK AND DRAINAGE WELL NO. 1 DETAILS
C-7	SEDIMENT TANK PRESSURE RELEASE VENT DETAIL
C-8	SITE UTILITIES PLAN



V S A

S **N**

CERTIFICATE OF AUTH • 5829

• CIVIL

• LAND DEVELOPMENT

• TRAFFIC AND TRANSPORTATION

9550 W. FLAGLER ST. SUITE 113, MIAMI, FLORIDA 33144
TEL. (305)551-6267 FAX (305)551-4542
e-mail: vns@vsneng.com

BAY HARBOR NORTH
CONDOMINIUMS
10301 EAST BAY HARBOR DRIVE
TOWN OF BAY HARBOR ISLANDS, FLORIDA

[illegible]

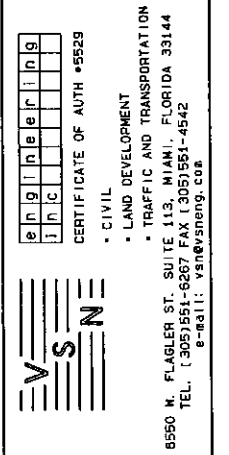
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drawn	N. SERRATE
checked	L. SERRATE
approved	R. VARGAS
proj no	16008-01
scale	AS SHOWN
date	JULY 14, 2016
cad ref	16008-12

RODOLFO J. VARGAS
PE # 35648

drawing

C-2

SITE AND PAVING DETAILS



BAY HARBOR NORTH
CONDOMINIUMS
10301 EAST BAY HARBOR DRIVE
TOWN OF BAY HARBOR ISLANDS, FLOR

[illegible]

designed	L. SERRATE
drawn	N. SERRATE
checked	L. SERRATE
approved	R. VARGAS
proj no	16008-01
scale	1" = 10'
date	OCT 3, 2016
cad ref	16008-13

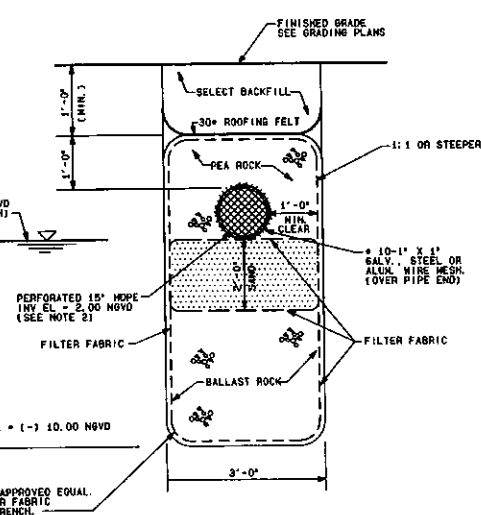
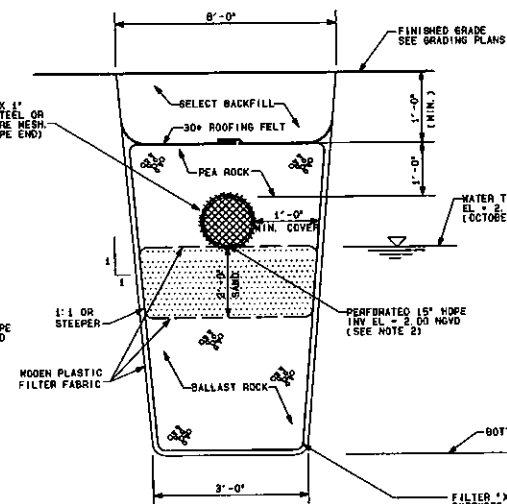
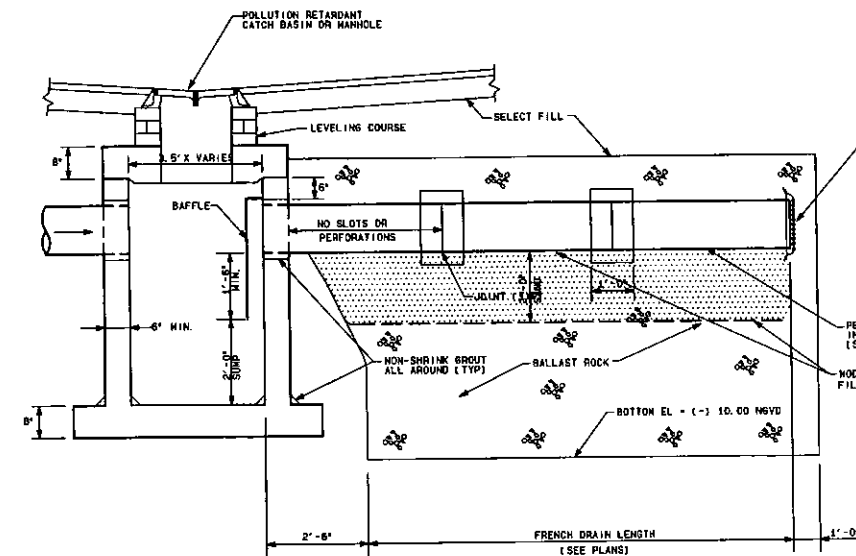
RODOLFO J. VARGAS
PE • 35648

drawing

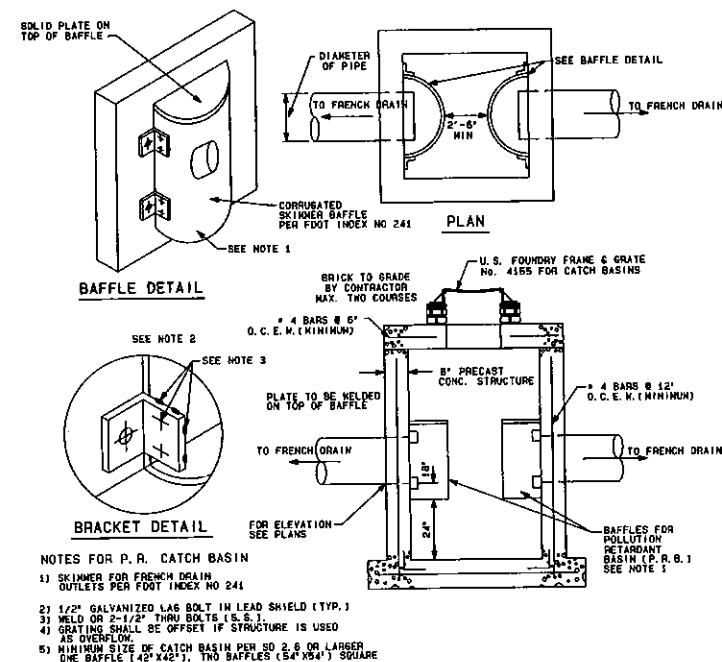
C-3

SCALE: 1" = 10'

DRAINAGE PLAN



- NOTE:
1. FRENCH DRAIN TO BE IN ACCORDANCE WITH DAGE COUNTY STANDARD DETAILS SD-1.1 LATEST REVISION MARCH 12, 1982.
 2. WOVEN PLASTIC FILTER FABRIC (AT EACH SIDE, TOP AND BOTTOM) SHALL BE USED IN SANDY OR FILLED AREAS.
 3. WASH DOWN THE BALLAST ROCK WITH CLEAN WATER AFTER ROCK HAS BEEN PLACED TO THE PROPER ELEVATION TO ALLOW FOR INITIAL SETTLEMENT THAT MAY OCCUR. ADD ADDITIONAL BALLAST ROCK TO RESTORE ROCK TO THE PROPER ELEVATION IN ACCORDANCE WITH THE DETAILS.
 4. FOR PERFORATED CWP PIPE JOINT ARE TO BE BANDOED, BUT NOT GASKETED.
 5. FOR BAFFLE DETAILS SEE THIS SHEET



- DRAINAGE NOTES:

1. These plans have been prepared with the best information available to the Engineer. Contractor must verify all existing underground utilities prior to beginning construction. If any revision is required, Engineer must be notified immediately.
2. It is the responsibility of the Contractor to protect all existing improvements during construction. Any physical damage occurs as a result of the construction activities, Contractor shall restore such improvements to identical line, grade, aesthetic and structural conditions as they were prior to beginning of construction.
3. All elevations refer to National Geodetic Vertical Datum (N.G.V.D.), 1929.
4. Grade County Flood Criteria for this project is 5.00 (N.G.V.D.)
5. October High Water Elevation is 2.00 (N.G.V.D.).
6. All proposed elevations are to edge of pavement or driveway center line.
7. The following items shall be constructed in accordance with the referenced details from the Gads County Public Works Manual:

a. French Drain.		D-0.1-1
b. Catch Basin.		D-0.0-0
c. Catch Basin Frame and Grate.		D-0.0-1
d. 2" Vyalin Gutter.		D-0.6
e. P-E Inlet		D-0.1
f. Sewer Inlet		D-0.1
8. Contractor must observe extreme care to prevent debris, silt, and fines from entering French Drain. Inlet grates shall remain covered with filter bag until construction until the system is ready to enter in operation.
9. Contractor to verify soil conditions at site, if such is encountered, contractor shall remove area and fill to grade with minimum 90% density.
10. All areas not paved shall be seeded.
11. All work to be done in accordance with Miami-Dade County Public Works Standard and Town of Bait Harbor, final Details and Specifications.
12. All topographic and survey information to be shown on Sketches of Survey prepared by Bianca Land Surveyors Inc.
13. Pipe requirements:
French drain pipes shall be ADS Corrugated Polyethylene (NonPerforated). All other pipes shall be ADS N-6 Polyethylene Non-Perforated. (or approved equal).
14. Catchment and Drainage "AS-BUILT" PLAN:
Certified by a Professional Registered Professional Surveyor in the State of Florida reflecting all the features of the Stormwater System and should include, existing pavement and soils area grades, catch basin riser and invert elevations, french drain length and bottom elevation, etc.
15. a. Drainage Tranches to be ZURN W-282 12" Perfor-Tranch as per ZURN FLO-DRAIN COMPANY (813) 754-7148 or approved equal.
16. French Drains shall be capable of conveying a minimum flow of 1,709 gpm at the last down stream section.
17. Contractor shall submit Shop Drawings and documentation for review and approval prior to order. Contractor shall strictly follow manufacturer's Specifications and installation instructions.
18. French Drain grates shall be selected by the Project Architect.

no	date	revision/issue

designed	L. SERRATE
drawn	N. SERRATE
checked	L. SERRATE
approved	R. VARGAS
proj no	16008-01
scale	AS SHOWN
date	JULY 14, 2016
cad ref	16008-15

RODOLFO J. VARGAS
PE • 35648

drawing

C-5

STORM DRAINAGE DETAILS

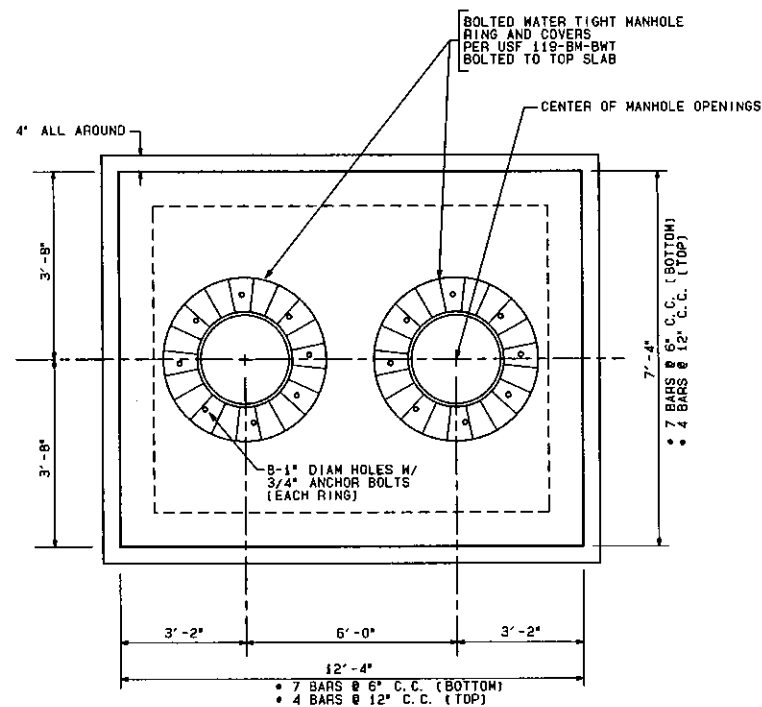
BAY HARBOR NORTH
CONDOMINIUMS
10301 EAST BAY HARBOR DRIVE
TOWN OF BAY HARBOR ISLANDS, FLORIDA

en g i n e e r i n g
i n c .

CERTIFICATE OF AUTH #5529

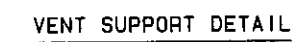
- CIVIL
- LAND DEVELOPMENT
- TRAFFIC AND TRANSPORTATION

113, MIAMI, FLORIDA 33141
AX (305)551-4542
engeng.com



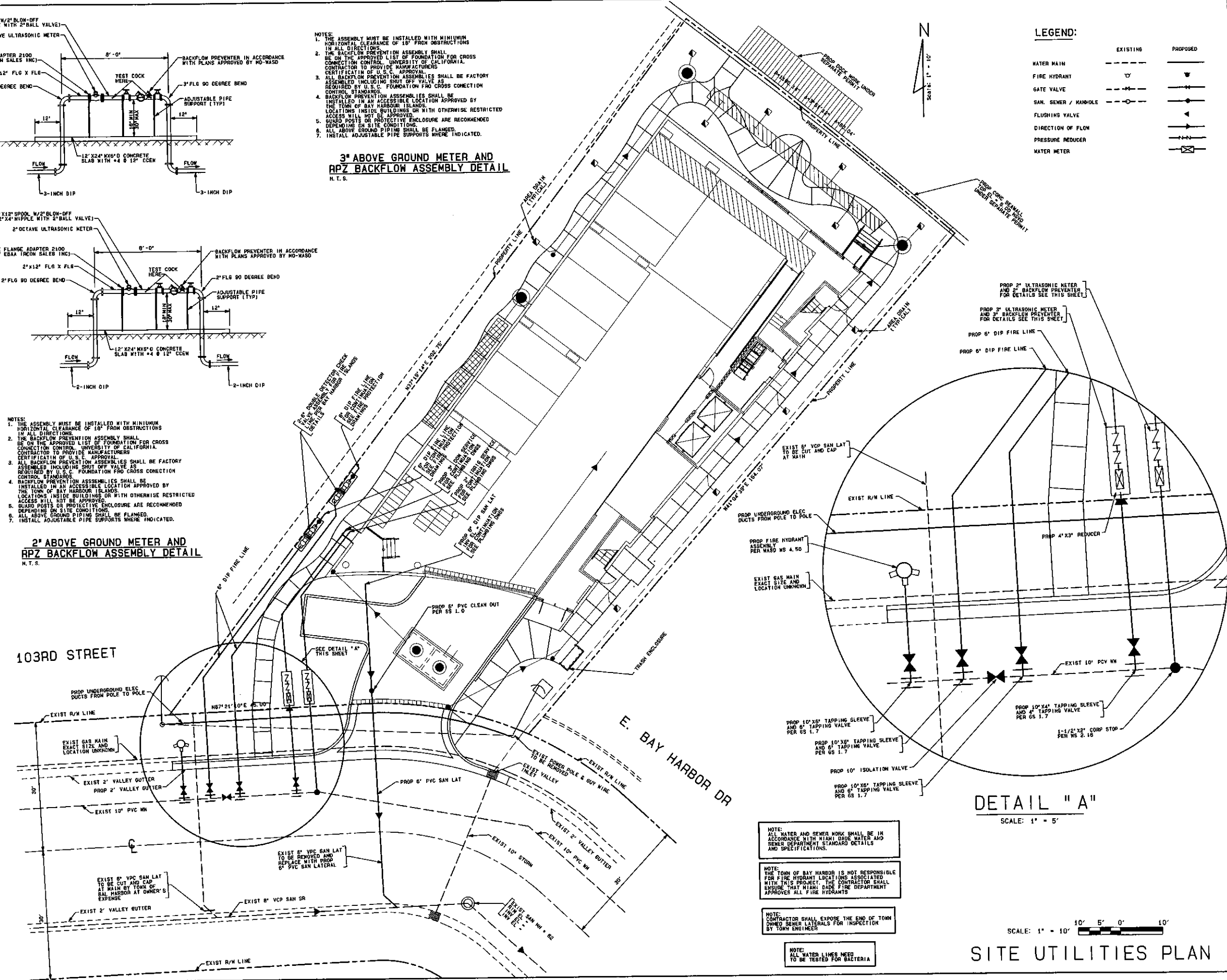
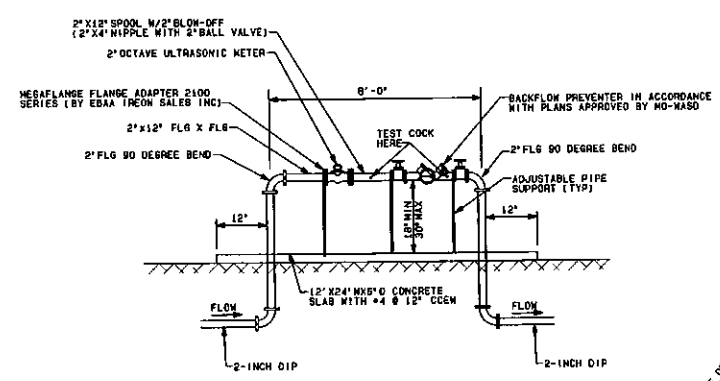
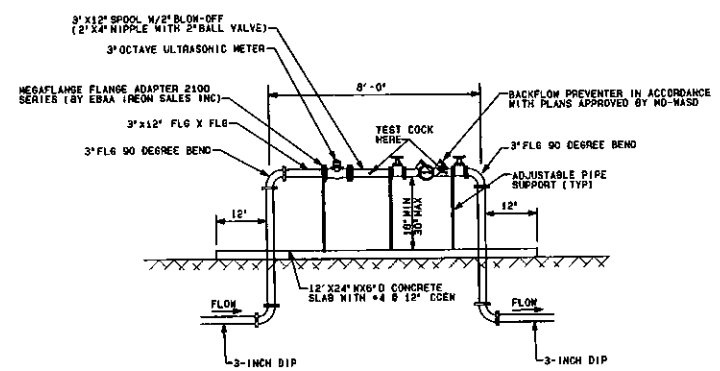
C-6

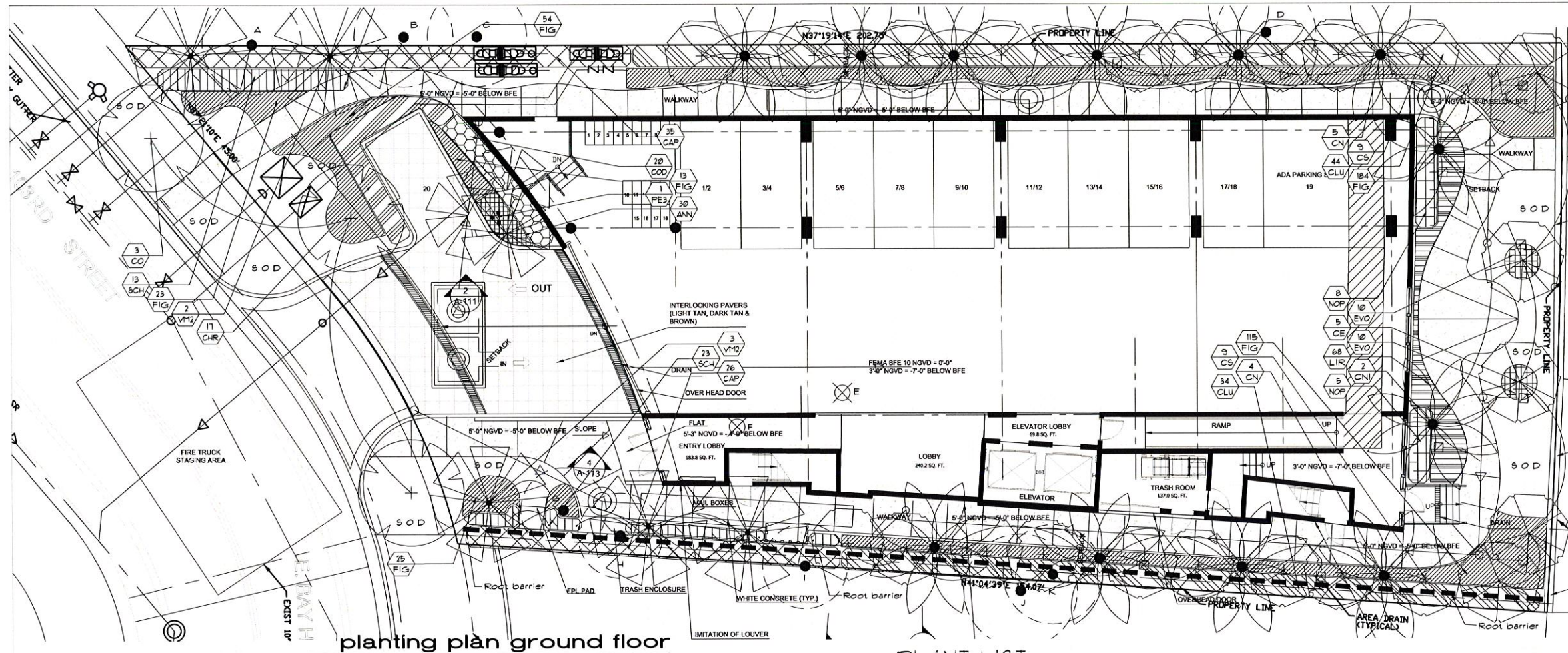
SEDIMENT TANK AND DRAINAGE WELL NO 1 DETAILS



SEDIMENT TANK
PRESSURE RELEASE VENT DETAIL

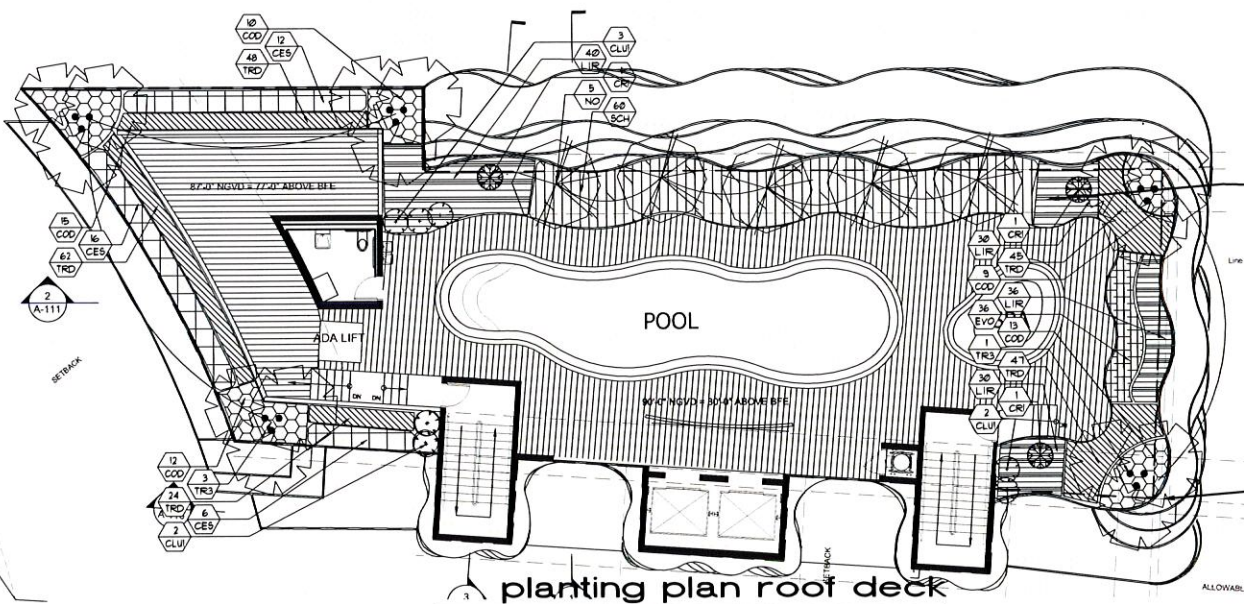
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[illegible]



planting plan ground floor

scale: 1"=10'-0"



planting plan roof deck

scale: 1"=10'-0"

PLANT LIST

SYM	BOTANICAL/COMMON NAME	SPECIFICATIONS	QTY	SYM	BOTANICAL/COMMON NAME	SPECIFICATIONS	QTY
CE	Corocarpus erectus Green Buttonwood	16'-18" Ht. x 8' spr. 4" cal.	5	EVO	Evolvulus glomeratus Blue Daze	10" Ht. x 10' spr. 18" o.c.	56
CN	Cocos nucifera Coconut Palm	35' o.a. Ht.	9	FIG	Ficus microcarpa Green Island	10" Ht. x 10' spr. 18" o.c.	414
CNI	Cocos nucifera Coconut Palm	35' o.a. Ht. leaning	2	LIR	Liriodendron evergreen giant Giant Liriodendron	10" Ht. x 10' spr. 18" o.c.	204
*CO	Chrysophyllum oliviforme Satin Leaf	15' Ht. x 6' spr. 3" cal, 5' c.t. single trunk	3	NOP	Nerium oleander pink Pink Oleander	24" Ht. x 18' spr. 24" o.c.	12
CS	Corocarpus e. sericeus Silver Buttonwood	12' Ht. x 6' spr. 2 1/2" cal, 5' c.t.	18	SCH	Schefflera arboricola Variegated Trinita	24" Ht. x 18' spr. 24" o.c.	96
NO	Nerium oleander std. Dwarf Oleander Standard	10" Ht. x 5' spr. standard	5	TRD	Trachycarpum distictum Dwarf Asian Jasmine	10" Ht. x 10' spr. 12" o.c.	226
FE3	Ptychosperma elegans Triple Alexander Palm	18'-20' Ht. triple trunk	1	SOD	Euphorbia japonica zoysia Euphorbia Zoysia Sod	full, fresh sod	as req'd
TR3	Trinax radiata Triple Trinax Palm	10' o.a. Ht. specimen, triple trunk	3	# FPL TO VERIFY STREET TREES SPECIES IS ACCEPTABLE, SATIN LEAF IS NOT LISTED IN FPL RIGHT TREE RIGHT PLACE GUIDELINES. CITY IS REQUIRING THAT WE PROPOSE SATIN LEAF TREES AS STREET TREES.			
VM2	Velutaria montgomeryana Double Montgomery Palm	18'-20' Ht. double trunk	5				
ANN	Annals to be selected by Landscape Architect	4" pots, 12" o.c.	30				
CAP	Capparis cyathophlopha Jamaica Caper	6' Ht. x 24" spr. 36" o.c.	61				
CE5	Corocarpus e. sericeus Silver Buttonwood Hedge	24" Ht. x 18' spr. 24" o.c.	34				
CHR	Chrysobalanus icaco Cocoplum Hedge	24" Ht. x 18' spr. 24" o.c.	11				
CLU	Clusia guttifera Small Leaf Clusia	4' Ht. x 24" spr. 30" o.c.	78				
CLU1	Clusia guttifera Small Leaf Clusia	6' Ht. x 36" spr. 36" o.c.	7				
COD	Codiaeum variegatum Mamey Croton	24" Ht. x 18' spr. 24" o.c.	78				
CR1	Crinum queneana Queen Enna Crinum Lily	3' Ht. x 3' spr.	3				

LEGEND



EXISTING TREES TO BE REMOVED



EXISTING TREES TO REMAIN



EXISTING PALMS TO REMAIN



EXISTING TREES TO BE RELOCATED



NEW LOCATION OF RELOCATED TREES



PROPOSED PALMS



PROPOSED TREES

LEGEND

- ⊗ EXISTING TREES TO BE REMOVED
- ⊕ EXISTING TREES TO REMAIN
- ⊙ EXISTING PALMS TO REMAIN
- ⊛ EXISTING TREES TO BE RELOCATED
- ⊛ NEW LOCATION OF RELOCATED TREES
- ⊙ PROPOSED PALMS
- ⊕ PROPOSED TREES

TOWN OF BAY HARBOR ISLANDS, FLORIDA LANDSCAPE REQUIREMENTS LEGEND (WORKSHEET)

Site Address: 10301 East Bay Harbor Dr., Legal Description
Net Lot Area: 30 Acres / 13,000 SF.

I. Open Space Requirements	Required	Provided
1. Net Lot Area: 13,000 SF. x 20% = 2,600 SF. (Bul. - Sec. 24-16)	20% / 2,600 SF.	26% / 3,455.4 SF.

II. Shade Trees	Required	Provided
-----------------	----------	----------

1. 28 shade trees / acre 28 x 3 = 84 (min. 10' in height / 4" clear wood / 2 1/2" caliper) (Palm trees substituted at 1:3 ratio max. 50% of required shade trees) (MDC - Sec. 18A-6 (D1)(1)(a) and Bul. Sec. 24-16)	84	119
2. Native Species Required - 50% Min. * of shade trees req. 5 x 50% = 43 (Bul. - Sec. 24-16 (D1)(1)(a))	43	11
3. Drought Tolerant and Low Maintenance Species Required - 50% Min. * of shade trees req. 5 x 50% = 43 (MDC - Sec. 18A-6 (D1)(1)(a))	43	11

B. Tree Species	Required	Provided
1. Number of shade trees required (from Sec. 11(A)(1) above)	84	119
2. Number of shade tree species required (Bul. - Sec. 24-16 (D1)(1)(a))	3	3

C. Tree Heights	Required	Provided
1. Number of stories of building: 7		
2. Number of shade trees required (from Sec. 11(A)(1) above)	84	119
3. Shade tree heights required:		

Size of Tree Species in Relationship to Building Height	Required	Provided
1. 15' required shade trees	2	2
2. 10' required shade trees	2	2
3. 8' required shade trees	2	2
4. 6' required shade trees	2	2
5. 4' required shade trees	2	2
6. 3' required shade trees	2	2
7. 2' required shade trees	2	2
8. 1' required shade trees	2	2
9. 0' required shade trees	2	2

III. Street Trees	Required	Provided
1. Street Trees: 135 (10' in height / 4" clear wood / 2 1/2" caliper) (Street tree species determined by Street Tree Master Plan) (Street trees do not count toward required on-site shade trees) (Bul. - Sec. 24-16 (D1)(1)(a))	135	135

IV. Street Trees	Required	Provided
1. 10' shade trees required per acre tree (min. 14' in height / visual screen min. 36" in height / max. 24" on center) (Bul. - Sec. 24-16 (D1)(1)(a))	50	210

V. Street Trees	Required	Provided
2. Native Species Required - 30% Min. (MDC - Sec. 18A-6 (D1)(1)(a))	21	61

VI. Street Trees	Required	Provided
3. Drought Tolerant and Low Maintenance Species Required - 50% Min. (MDC - Sec. 18A-6 (D1)(1)(a))	45	135

VII. Buffers (if applicable)	Required	Provided
1. Parking Lot from ROU (yes / no)	yes	yes
2. Driveway from ROU (yes / no)	yes	yes

VIII. Right Tree Right Place	Required	Provided
1. 10 SF / parking space (10 x 2 spaces = 20 SF) (MDC - Sec. 18A-6 (D1)(1)(a))	20	316

IX. Florida Friendly Landscaping	Required	Provided
1. Number of trees near power lines (see attached FPL guidelines)	2	2

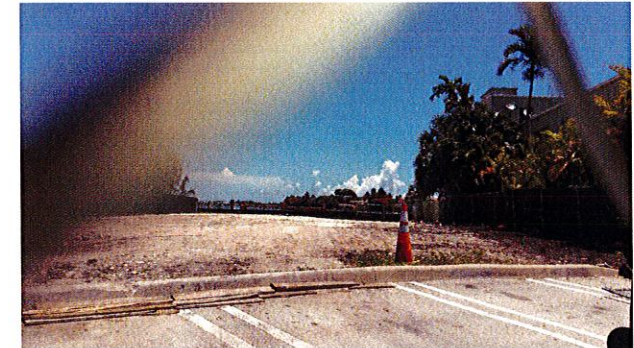
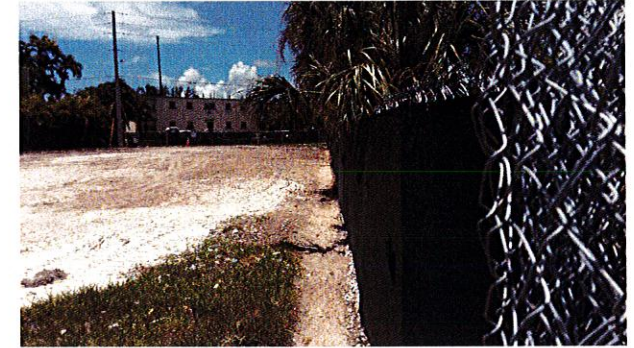
X. Florida Friendly Landscaping	Required	Provided
1. Number of trees near power lines (see attached FPL guidelines)	2	2

XI. Florida Friendly Landscaping	Required	Provided
1. Number of trees near power lines (see attached FPL guidelines)	2	2

XII. Florida Friendly Landscaping	Required	Provided
1. Number of trees near power lines (see attached FPL guidelines)	2	2

XIII. Florida Friendly Landscaping	Required	Provided
1. Number of trees near power lines (see attached FPL guidelines)	2	2

XIV. Florida Friendly Landscaping	Required	Provided
1. Number of trees near power lines (see attached FPL guidelines)	2	2



NOTE: There currently are no existing trees on site.

ba
ARCHITECT OF RECORD:
BERMELLO AJAMIL & PARTNERS
118 E. 28TH ST SUITE #501
NEW YORK, NY, 10016
TEL: 212-334-2050

**BAY HARBOR
NORTH**
10301 East Bay Harbor Drive
BAY HARBOR ISLANDS, FLORIDA



CIVIL ENGINEER:
8550 W. FLAGLER ST.,
SUITE 113
MIAMI, FL 33144
TEL: 305-551-6267
FAX: 305-551-4242

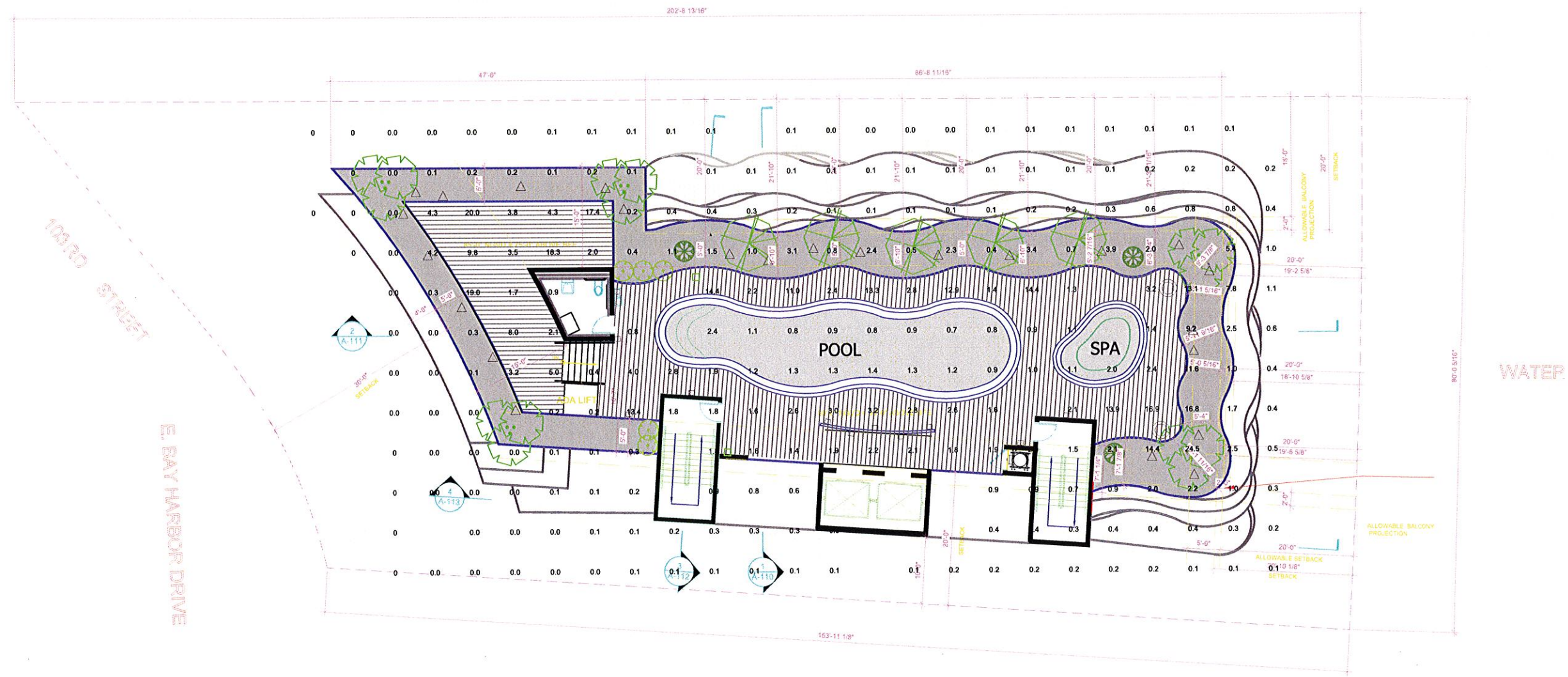
dave bodker
LANDSCAPING:
601 N. CONGRESS AVE.,
SUITE 105-A
DELRAY BEACH, FLORIDA 33445
TEL: 561-276-6311
FAX: 561-276-3869

job# 3316
Rev 7-25-2016

Date 04.26.2016

SITE PHOTOS

L-2



POWERHOUSE LIGHTING

Project:
10301 East Bay Harbor Dr

Diego Fernandez
d@powerhouselighting.com
261 NW 23rd Street
Office 305.571.8079
Cell 786.255.5288

- Ledge Wall sconces, height 7'
 - Bollards, Height: 79"
 - △ Landscape bullets, Height: 3' . in planters pointing pool area.
- Spec sheets for this fixtures are attached.

POLE PARC

The 4.5 ft and 5.9 ft pole fittings were designed for exterior gardens and parks. The specially designed, downward directed laminae of the grid installed in the lamp head ensure optimum illumination of the surroundings, while the elegant, modern design creates a very pleasant look to the scene.



BRASS UPLIGHT MR16 FIXTURE

01



Key Features & Benefits

- Solid Cast-Brass Construction.
- Uses industry standard MR16 GU5.3 lamps.
- Fits Halogen MR16 and most LED MR16 lamps.
- Special lens design allows better light spread.
- Adjustable knuckle to precisely aim and look.
- Designed for outdoor use under any climate.
- Durable construction allows for a lifetime of use.
- Not designed to be submerged in any liquid.
- Includes 4.5' of 18/2 wire and mounting stake.
- Use on a number of applications including landscape lighting, accent lighting, wall wash, etc.

Specifications & Order Information

BMR16 - ☐
For example: BMR16-N.

BMR16 - LAMP

NL No Lamp

Parameters	Value	Unit
Dimensions (W x H)	2.5" x 9.25"	In
Stake Dimension (W x H)	2" x 8.75"	In
Material	Brass	

261 NW 23rd Street • Miami, FL 33127 • 1-877-571-4LED (4533) • Fax 305.571.8076 • ledsparks.com

WPLED3T78Y

WALLPACKS



LED T8W Wallpacks, 3 color options. Polished Porcelain thermal management system. 100,000 hour L70 lifespan. 5 Year Warranty.
Color: Bronze Weight: 34.3 lbs

Driver Info		LED Info	
Type:	Constant Current	Watt:	78W
200V:	0.41A	Color Temp:	3000K (Warm)
240V:	0.38A	Color Accuracy:	65 CRI
277V:	0.35A	L70 (L80) Hours:	100,000
Input Watt:	78W	Lumen:	6,500
Efficiency:	60%	Beam:	71 LPW

Technical Specifications

Lighting:
UL Listing:
Suitable for use as a downlight.
SMAA L8-T8 & SMAA L8-B8 Fixtures:
RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80 and have received the Department of Energy's Lighting Product Label.
Dark Sky Approved:
This International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.
DLC Listed:
This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.
DLC Product Code: P000017AX
Optical:
Lumen Maintenance:
100,000-hour LED lifespan based on B50 LM-80 results and TM-21 calculations.
Specifications Grade Options:
The Type III specification is ideal for roadway, general parking, and other area lighting applications where a larger pool of lighting is required. It is intended to be installed near the edge of the area, allowing the light to project outward and fill the area.
Replacement:
The WPLED3T78Y replaces 80W Metal Halide Wallpacks.
ULC Rating:
E1 LM 80
Construction:
IP Rating:
Ingress Protection rating of IP66 for dust and water.

Ambient Temperature:
Suitable for use in 40°C ambient temperatures.
Cold Weather Rating:
The minimum storage temperature is -40°F/-40°C.
Thermal Management:
Superior heat sinking with natural Air Flow Fan.
Housing:
Die cast aluminum housing, low flame and excellent UV.
Reflector:
Superior non-reflective polycarbonate.
Mounting:
High temperature silicone gaskets.
Pole Size:
Our non-reflective, heavy-duty polycarbonate canopies are formulated for high-visibility and long-lasting color, and contain no VOC or toxic heavy metals.
Stress Technology:
Mercury and UV free.
For use on LED Buildings:
EIA Dark Sky Approved means that this fixture can be used to minimize LED CREEPs for Light Pollution Reduction.

LED Characteristics:
LEDs:
8x (8) multi-chip, 10W, high-output, long-life LEDs.
Color Constancy:
5-step MacAdam ellipse binning to achieve consistent beam-to-beam color.
Color Stability:
LED color temperature is warranted to shift no more than 300K in CCT over a 5 year period.
Color Uniformity:
Wide range of CCT (Correlated Color Temperature) allows the guidelines of the American National Standard for Illuminants for the Illumination of Solid State Lighting (ANSI C78.377-97) to be met.
Electrical:
Driver:
Constant Current, Class 2, 2000mA, 90V-277V, 60-65Hz, 1.5A, Power Factor 99%.
THD:
4.4% at 120V, 12.4% at 277V.
Surge Protection:
40V
Other:
California Title 24:
See WPLED3T78Y for a 2014 California Title 24 compliant product. Any additional energy and requirements will be listed in the Title 24 section under technical specifications on the product page.

LEDSPARKS*

[illegible]

PRODUCT DESCRIPTION

A luxurious and durable profile and superior construction make this sconce appropriate for traditional or contemporary interiors or exterior. Mounted with mounted glass, this sconce is suitable for indoor or outdoor use. The sconce is made of aluminum and is suitable for indoor and outdoor use.

FEATURES

- ETL and cETL Listed for wet locations, IP65
- CDC Title 24 Compliant
- Low profile design
- Recessed LED wall sconce
- 200° beam angle
- Dimmable (available for 1406, 1414 and 1220)
- PLM01 hour protected life
- Color Temp 3000K
- CRI 90

SPECIFICATIONS

Construction: Aluminum with white internal glass.

Power Transformer located in metal base

Light Sources: High output LED

Dimming: Dim to 10% with an electronic low voltage (ELV) dimmer

Mounting: Mounts directly to junction box

Finish: Brushed Aluminum (AL), Black (BK), Bronze (BR), Gray (GR)

Shower: ETL and cETL Listed, AIA compliant

Installation: Requires Transformer to be mounted within the junction box.

Model	Height	Width	Voltage	LED Lumens	Delivered Lumens	Finish
WFS-WP1408	8"	11.33"	120V	825	348	AL, Brushed Aluminum
WFS-WP1414	14"	13.33"	120V	870	675	BK, Black
WFS-WP1420	20"	20"	120V	1375	1058	BR, Bronze
						GR, Gray

See topic WFS-WP1412-AL for 277V special order, add an "F" before the Finish. WFS-WP1412-AL

REPLACEMENT GLASS

Model	Part No.	Description
WFS-WP1408-01	WFS-WP1408	Double Glass
WFS-WP1414-01	WFS-WP1414	Double Glass
WFS-WP1420-01	WFS-WP1420	Double Glass
WFS-WP1414-02	WFS-WP1414	Single Glass
WFS-WP1420-02	WFS-WP1420	Single Glass

Model	Length	Width	Voltage	LED Lumens	Delivered Lumens	Finish
WFS-WP1612	12"	20"	120V	1200	650	AL, Brushed Aluminum
						BK, Black
						BR, Bronze
						GR, Gray

See topic WFS-WP1612-AL

PL54.228 Room Fresh Shaver

construction

- Model PL54.228: 94" height x 6" width x 1.5" depth
- Patent submersible 1" square tube
- downward 1000 mesh steel filter
- solid copper or brass air float
- Variable Speed 100 duty rpm
- Integrated rubber sealant about 50"
- 1/2" poly thread cap
- Shaver body epoxy treated

Noted and tested by
see
UL lists for energy-saving systems

electrical

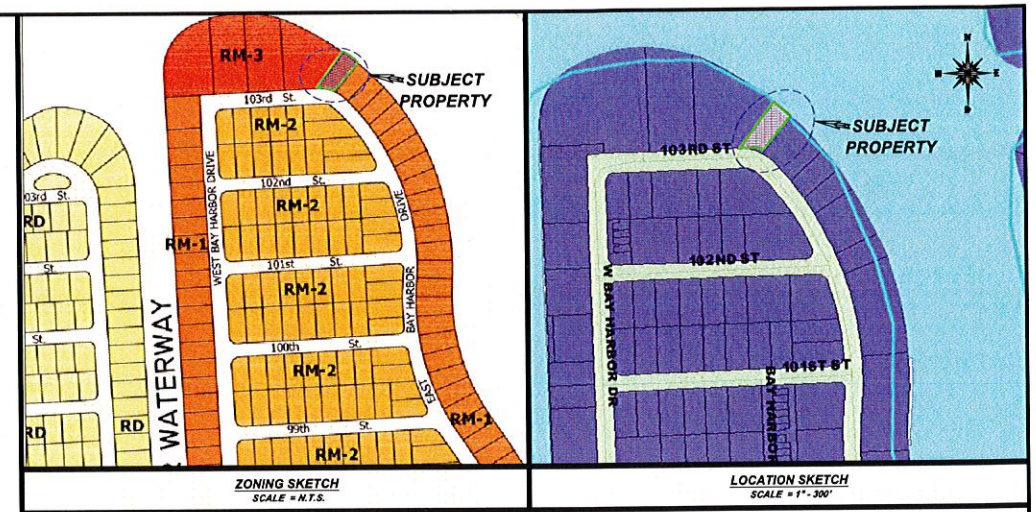
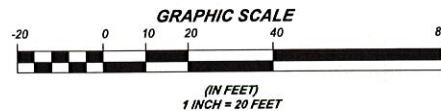
Model PL54.228

Single lamp

- Single single lamp model with brass contacts
- 18 watt Long Life Bronze bulb included
- 200" long 1000 mesh for connections
- Lamp sockets long way be used
- Transformer optional
- Low voltage / 12 volt AC operation
- Compatible with existing 12v systems

18 finishes

ALTA/ACSM Land Title Survey



LEGAL DESCRIPTION:
THE FOLLOWING LEGAL DESCRIPTION IS AS DESCRIBED IN FIRST AMERICAN
TITLE INSURANCE COMPANY COMMITMENT FILE NUMBER 15-1361, DATED
SEPTEMBER 02, 2015 AT 8:00 A.M.:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MIAMI-DADE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

UNIT 1, UNITS 1 THROUGH 12 AND ALL OF HARBOR VIEW CONDOMINIUM, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS, ACCORDING TO THE DECLARATION OF CONDOMINIUM, RECORDED IN OFFICIAL RECORDS BOOK 11355, PAGE 520, AS AMENDED FROM TIME TO TIME, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

UNDERLYING LAND KNOW AS:

LOT 1, BLOCK 4 OF BAY HARBOR ISLAND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46, AT PAGE 5 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY:

- **THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONVEYING PURPOSES.**
- **THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.**
- **THE SURVEYED AREAS MAY BE VISIBLE AND ABOVE GROUND ENCROACHMENTS.**
- **ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS, SETBACKS AND SHALL BE RESPONSIBLE FOR SUBMITTING.**
- **UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.**
- **FENCE OWNERSHIP NOT DETERMINED.**
- **NORTH BASED ON PLAT NORTH.**
- **BOUNDARY SURVEY MEANS A DRAWING AND/OR A GRAPHIC REPRESENTATION OF THE SURVEY HORIZON PERFORMED IN THE FIELD.**
- **LOCALITY OF THE SURVEYED AREAS IS UNKNOWN AS TO SCALE; THE WALLS OR FENCES MAY BE EXAGGERATED FOR CLARITY PURPOSES.**
- **THIS PLAN OF SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE CLIENT NAMED HEREON; THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.**

ABBREVIATIONS

[illegible]

SURVEYOR'S CERTIFICATE:

THE UNDERSIGNED, BEING A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE BEEN ISSUED BY THE NATIONAL ASSOCIATION OF PROFESSIONAL SURVEYORS, INC. A LICENSE TO PRACTICE AS A PROFESSIONAL SURVEYOR IN THE STATE OF OREGON.

1. THIS MAP OR PLAT OF THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH MINIMUM STANDARD DATA REQUIREMENTS FOR A PLAT AND A PLAT OF SURVEY FOR THE STATE OF OREGON, ADOPTED BY ALTA, ACSA AND NSPS IN 2011, AND INCLUDES ITEMS 12, 13.4 (a), 17A, 17B, 17C, 17E, 17H, 17I, 17J, 17K, 17L, 17M, 17N, 17O, 17P, 17Q, 17R, 17S, 17T, 17U, 17V, 17W, 17X, 17Y, 17Z, 17AA, 17AB, 17AC, 17AD, 17AE, 17AF, 17AG, 17AH, 17AI, 17AJ, 17AK, 17AL, 17AM, 17AN, 17AO, 17AP, 17AQ, 17AR, 17AS, 17AT, 17AU, 17AV, 17AW, 17AX, 17AY, 17AZ, 17BA, 17BB, 17BC, 17BD, 17BE, 17BF, 17BG, 17BH, 17BI, 17BJ, 17BK, 17BL, 17BM, 17BN, 17BO, 17BP, 17BQ, 17BR, 17BS, 17BT, 17BU, 17BV, 17BW, 17BX, 17BY, 17BZ, 17CA, 17CB, 17CC, 17CD, 17CE, 17CF, 17CG, 17CH, 17CI, 17CJ, 17CK, 17CL, 17CM, 17CN, 17CO, 17CP, 17CQ, 17CR, 17CS, 17CT, 17CU, 17CV, 17CW, 17CX, 17CY, 17CZ, 17DA, 17DB, 17DC, 17DD, 17DE, 17DF, 17DG, 17DH, 17DI, 17DJ, 17DK, 17DL, 17DM, 17DN, 17DO, 17DP, 17DQ, 17DR, 17DS, 17DT, 17DU, 17DV, 17DW, 17DX, 17DY, 17DZ, 17EA, 17EB, 17EC, 17ED, 17EE, 17EF, 17EG, 17EH, 17EI, 17EJ, 17EK, 17EL, 17EM, 17EN, 17EO, 17EP, 17EQ, 17ER, 17ES, 17ET, 17EU, 17EV, 17EW, 17EX, 17EY, 17EZ, 17FA, 17FB, 17FC, 17FD, 17FE, 17FF, 17FG, 17FH, 17FI, 17FJ, 17FK, 17FL, 17FM, 17FN, 17FO, 17FP, 17FQ, 17FR, 17FS, 17FT, 17FU, 17FV, 17FW, 17FX, 17FY, 17FZ, 17GA, 17GB, 17GC, 17GD, 17GE, 17GF, 17GG, 17GH, 17GI, 17GJ, 17GK, 17GL, 17GM, 17GN, 17GO, 17GP, 17GQ, 17GR, 17GS, 17GT, 17GU, 17GV, 17GW, 17GX, 17GY, 17GZ, 17HA, 17HB, 17HC, 17HD, 17HE, 17HF, 17HG, 17HH, 17HI, 17HJ, 17HK, 17HL, 17HM, 17HN, 17HO, 17HP, 17HQ, 17HR, 17HS, 17HT, 17HU, 17HV, 17HW, 17HX, 17HY, 17HZ, 17IA, 17IB, 17IC, 17ID, 17IE, 17IF, 17IG, 17IH, 17II, 17IJ, 17IK, 17IL, 17IM, 17IN, 17IO, 17IP, 17IQ, 17IR, 17IS, 17IT, 17IU, 17IV, 17IW, 17IX, 17IY, 17IZ, 17JA, 17JB, 17JC, 17JD, 17JE, 17JF, 17JG, 17JH, 17JI, 17JJ, 17JK, 17JL, 17JM, 17JN, 17JO, 17JP, 17JQ, 17JR, 17JS, 17JT, 17JU, 17JV, 17JW, 17JX, 17JY, 17JZ, 17KA, 17KB, 17KC, 17KD, 17KE, 17KF, 17KG, 17KH, 17KI, 17KJ, 17KK, 17KL, 17KM, 17KN, 17KO, 17KP, 17KQ, 17KR, 17KS, 17KT, 17KU, 17KV, 17KW, 17KX, 17KY, 17KZ, 17LA, 17LB, 17LC, 17LD, 17LE, 17LF, 17LG, 17LH, 17LI, 17LJ, 17LK, 17LL, 17LM, 17LN, 17LO, 17LP, 17LQ, 17LR, 17LS, 17LT, 17LU, 17LV, 17LW, 17LX, 17LY, 17LZ, 17MA, 17MB, 17MC, 17MD, 17ME, 17MF, 17MG, 17MH, 17MI, 17MJ, 17MK, 17ML, 17MN, 17MO, 17MP, 17MQ, 17MR, 17MS, 17MT, 17MU, 17MV, 17MW, 17MX, 17MY, 17MZ, 17NA, 17NB, 17NC, 17ND, 17NE, 17NF, 17NG, 17NH, 17NI, 17NJ, 17NK, 17NL, 17NM, 17NN, 17NO, 17NP, 17NQ, 17NR, 17NS, 17NT, 17NU, 17NV, 17NW, 17NX, 17NY, 17NZ, 17OA, 17OB, 17OC, 17OD, 17OE, 17OF, 17OG, 17OH, 17OI, 17OJ, 17OK, 17OL, 17OM, 17ON, 17OO, 17OP, 17OQ, 17OR, 17OS, 17OT, 17OU, 17OV, 17OW, 17OX, 17OY, 17OZ, 17PA, 17PB, 17PC, 17PD, 17PE, 17PF, 17PG, 17PH, 17PI, 17PJ, 17PK, 17PL, 17PM, 17PN, 17PO, 17PP, 17PQ, 17PR, 17PS, 17PT, 17PU, 17PV, 17PW, 17PX, 17PY, 17PZ, 17QA, 17QB, 17QC, 17QD, 17QE, 17QF, 17QG, 17QH, 17QI, 17QJ, 17QK, 17QL, 17QM, 17QN, 17QO, 17QP, 17QQ, 17QR, 17QS, 17QT, 17QU, 17QV, 17QW, 17QX, 17QY, 17QZ, 17RA, 17RB, 17RC, 17RD, 17RE, 17RF, 17RG, 17RH, 17RI, 17RJ, 17RK, 17RL, 17RM, 17RN, 17RO, 17RP, 17RQ, 17RR, 17RS, 17RT, 17RU, 17RV, 17RW, 17RX, 17RY, 17RZ, 17SA, 17SB, 17SC, 17SD, 17SE, 17SF, 17SG, 17SH, 17SI, 17SJ, 17SK, 17SL, 17SM, 17SN, 17SO, 17SP, 17SQ, 17SR, 17SS, 17ST, 17SU, 17SV, 17SW, 17SX, 17SY, 17SZ, 17TA, 17TB, 17TC, 17TD, 17TE, 17TF, 17TG, 17TH, 17TI, 17TJ, 17TK, 17TL, 17TM, 17TN, 17TO, 17TP, 17TQ, 17TR, 17TS, 17TT, 17TU, 17TV, 17TW, 17TX, 17TY, 17TZ, 17UA, 17UB, 17UC, 17UD, 17UE, 17UF, 17UG, 17UH, 17UI, 17UJ, 17UK, 17UL, 17UM, 17UN, 17UO, 17UP, 17UQ, 17UR, 17US, 17UT, 17UU, 17UV, 17UW, 17UX, 17UY, 17UZ, 17VA, 17VB, 17VC, 17VD, 17VE, 17VF, 17VG, 17VH, 17VI, 17VJ, 17VK, 17VL, 17VM, 17VN, 17VO, 17VP, 17VQ, 17VR, 17VS, 17VT, 17VU, 17VV, 17VW, 17VX, 17VY, 17VZ, 17WA, 17WB, 17WC, 17WD, 17WE, 17WF, 17WG, 17WH, 17WI, 17WJ, 17WK, 17WL, 17WM, 17WN, 17WO, 17WP, 17WQ, 17WR, 17WS, 17WT, 17WU, 17WV, 17WW, 17WX, 17WY, 17WZ, 17XA, 17XB, 17XC, 17XD, 17XE, 17XF, 17XG, 17XH, 17XI, 17XJ, 17XK, 17XL, 17XM, 17XN, 17XO, 17XP, 17XQ, 17XR, 17XS, 17XT, 17XU, 17XV, 17XW, 17XX, 17XY, 17XZ, 17YA, 17YB, 17YC, 17YD, 17YE, 17YF, 17YG, 17YH, 17YI, 17YJ, 17YK, 17YL, 17YM, 17YN, 17YO, 17YP, 17YQ, 17YR, 17YS, 17YT, 17YU, 17YV, 17YW, 17YX, 17YY, 17YZ, 17ZA, 17ZB, 17ZC, 17ZD, 17ZE, 17ZF, 17ZG, 17ZH, 17ZI, 17ZJ, 17ZK, 17ZL, 17ZM, 17ZN, 17ZO, 17ZP, 17ZQ, 17ZR, 17ZS, 17ZT, 17ZU, 17ZV, 17ZW, 17ZX, 17ZY, 17ZZ, 17AA, 17AB, 17AC, 17AD, 17AE, 17AF, 17AG, 17AH, 17AI, 17AJ, 17AK, 17AL, 17AM, 17AN, 17AO, 17AP, 17AQ, 17AR, 17AS, 17AT, 17AU, 17AV, 17AW, 17AX, 17AY, 17AZ, 17BA, 17BB, 17BC, 17BD, 17BE, 17BF, 17BG, 17BH, 17BI, 17BJ, 17BK, 17BL, 17BM, 17BN, 17BO, 17BP, 17BQ, 17BR, 17BS, 17BT, 17BU, 17BV, 17BW, 17BX, 17BY, 17BZ, 17CA, 17CB, 17CC, 17CD, 17CE, 17CF, 17CG, 17CH, 17CI, 17CJ, 17CK, 17CL, 1

Prepared For:
MARLON GOMEZ

Project Address:
10301 E BAY HARBOR DR, MIAMI FL , 33154

Project Location: MIAMI-DADE COUNTY

SECTION 26, 27, 34 & 35, TOWNSHIP 52 SOUTH, RANGE 42 EAST

Folio No.: 13-2227-081-0010

Job Number: 15-004472-1

L.B. # 7806
LAND SURVEYOR & MAPPER

CARLOS IBARRA
P.L.S. No. 6770 (STATE OF FLORIDA)

Date:

Revision:

Date:

Revision:

TABLE 1

737 N.W. 73rd AVENUE SUITE 3025

MIAMI, FLORIDA 33126

www.ibarralandsurveyors.com

John Ibarra

And Agenc Inc

LAND SURVEYORS

LIB # 7806

NO. 8770
STATE OF

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. **SEAL**

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

To: Planning and Zoning Board
Town of Bay Harbor Islands

From: Michael J. Miller, AICP 
Consultant Town Planner

Date: October 21st, 2016

Subject: Site Development Plan Application - 2nd PZB Review
10301 EBHD – 10 DU Multi-Family Residential Complex
10301 E. Bay Harbor Drive
Bay Harbor Islands Acct. No. MB2016-66
MMPA Acct. No. 01-0702-1038

RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board review the most recent revised Site Development Plans dated October 5th, 2016 and, if found acceptable, as presented or with modifications, **APPROVE** the proposed Site Development Plan application subject to the following:

- (1) Subject to any staff recommended conditions listed herein.

PROJECT REVIEW HISTORY

In April 2016, the Town received a formal Site Development Plan application for the above referenced property. The Town's DRC met several times and recommended approval of the application, subject to the architect making a few minor revisions discussed at the meetings, and submitting a plan revision check-set to staff for final sign-off prior to scheduling the matter for Planning and Zoning Board meeting. MMPA received a revised set of plans from the architect and found that the plans appeared to have resolved all DRC issues. On September 20th, 2016 the Planning and Zoning Board met and discussed the project, but deferred action on the project and requested several design changes.

MMPA discussed the project alterations with the architect and reviewed several sets of design sketches. MMPA received a final revised set of plans from the architect and found that the plans appear to have addressed all of the design changes requested by the PZ Board.

GENERAL PROJECT INFORMATION

Land Use Designation: MH – Medium-High Density Residential

Zoning District: RM-1 Multiple Family District

General Location: 10301 E. Bay Harbor Drive

Legal Description: Lot 1 of Block 4, "Bay Harbor Island" Subdivision according to the plat thereof, as recorded in Plat Book 46, at Page 5 of the Public Records of M-D County.

PROJECT DESCRIPTION

The project architect, Bermello Ajamil & Partners, as agent for the property owner, the Congress Group, has submitted a revised Site Development Plan application to allow for the construction of a ten (10) dwelling unit mid-rise residential development located at 10301 E. Bay Harbor Drive. The proposed dwelling units range from 2,071 to 4,324 square feet of A/C space plus balconies, etc.

The proposed site design incorporates one (1) rectangular-shaped building on top of a one-story parking garage. The building floors above the parking garage form a single enclosed structure.

One (1) main driveway connection to E. Bay Harbor Drive is proposed that is 23-feet in width. The driveway provides access to the ground level parking garage as well as one guest space in the front yard area.

In reviewing the survey / Miami-Dade Property Appraiser public records the lot does not appear to have ever deeded the front 11-feet of the lot to the Town for the on-street roadway swale parking as others had done. The survey states the lot size is 13,010 sq. ft.

On the building rooftop is a proposed recreational facility with a swimming pool, sun-deck area, men's / women's restrooms, and a spa. The proposed new building is 8-stories in height; seven (7) floors of residential use over one (1) floor of parking / building lobby / common areas @ 75-feet above BFE, which is the maximum height allowed.

The site is currently vacant. The lot was previously developed with a two story residential complex known as the Harborview Condominium. Our records indicate that twelve (12) DU previously existed on the site. Therefore, upon redevelopment, the site would have a net **decrease** of two (2) DU. The survey indicates the total lot area is 13,010 square feet / 0.298 acres in size. This would allow a maximum of ten (10) dwelling units on the property at the maximum allowable base density (34 DUA). The proposal is to build ten (10) dwelling units (33.6 DUA) which would not require the developer to acquire any TDR units.

The adjoining / nearby sites currently include the 5-story Bay Harbor Continental complex @ 35 DU / 31.8 DUA to the immediate northwest. To the immediate northeast is Biscayne Bay. To the immediate southeast is the 2-story & 3-story Harbor Bay Condominium complex @ 18 DU / 34.6 DUA. To the southwest across E. Bay Harbor Drive / 103rd Street is the 2-story Town & Country apartment complex @ 12 DU / 20 DUA. This area of the Town is predominated by a mixture of

low-rise residential complexes (1-3 stories) and mid-rise residential complexes (5-7 stories). The Town's 2002 Community Vision Master Plan identifies this area for mid-rise residential complexes (7+/- stories). Therefore, the proposed development is deemed generally consistent with the Town's future vision for this area.

BACKGROUND INFORMATION

The Town of Bay Harbor Islands completed major amendments to the Town's adopted Comprehensive Plan and Land Development Regulations (LDRs) in the last 12+/- years. The former RE zoned lands located on waterfront lots were rezoned into the RM-1 District, while interior (non-waterfront lots) are zoned RM-2. The Town also adopted numerous other modifications to many other code provisions that affect yard encroachments, parking lot designs, building height limits and exceptions, building design standards, landscaping and other provisions.

COMPREHENSIVE PLAN / ZONING

Comprehensive Plan – The property has a Future Land Use Map (FLUM) designation of "Medium-High Density Residential". The maximum allowable base density is 34 DUA. Additional dwelling units may be acquired to increase the base density if approved by the Town Council. The developer is seeking to build ten (10) DU via the base density. Therefore, no additional TDR units are required.

Land Development Regulations / Zoning Code – The property has a Zoning classification of RM-1 Multiple Family Zoning District. The maximum building height allowed in this area is 75 feet (measured from BFE to top of main roof deck). The proposed use of the property is consistent with this zoning classification.

PLATTING

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

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

As stated above, the Site Development Plan depicts access to the site from one (1) main driveway connection to E. Bay Harbor Drive. The driveway is a two-way driveway that is 23-feet in width and provides access to the parking garage the guest spaces in the front yard area. Based on 10 DU the Code requires at least twenty (20) parking spaces - which the plan meets. Twenty (20) parking spaces are provided (1 standard, 18 through vertical lifts, and 1 ADA). As this project is a single-lot development and no TDR units are being requested, guest spaces are not required; however, the applicant has elected to include one (1) guest spaces / drop-off area in the front yard.

A Fire Department staging area is shown on the plans in front of the driveway on the street. 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 clean / modern with an abundant use of glass and curved / “wavy” glass railings / balconies on the sides and rear.

The building does not exceed one hundred twenty (120) feet in length; therefore, no “breezeway” is required.

PLANNING AND ZONING BOARD REQUESTED CHANGES

On September 20th, 2016 the Planning and Zoning Board discussed but deferred action on the application and advised the applicant to make several design changes. The applicant has attempted to address all of the PZB requests. Below are the requested changes:

- 1. Revise the front entry to create a covered entrance, align the louvers over the doorway, extend the 4th floor balcony to the south.***

The applicant has revised the plans to incorporate all requested changes.

- 2. Revise the south elevation to add more architectural enhancements to break up the massing of the vertical towers.***

The applicant has provided eyebrows around the stair towers which mimic the “wavy” balcony design on the other sides of the structure.

- 3. Provide a thinner vertical line at the northwest corner of the building.***

The applicant has revised the plans to address this.

- 4. Revise the east façade to provide more views of the water at ground level.***

The applicant has revised the east façade to add more glass.

- 5. Shift the trash enclosure to the east behind the lobby entrance.***

The applicant has shifted the trash enclosure per the request.

- 6. Reduce the width of the north yard walkway.***

The applicant has reduced the width of the walkway.

- 7. Reduce the height of the rooftop bathroom tower.***

The applicant has reduced the height of the tower by changing the entry from the upper roof deck to the lower roof deck.

SUGGESTED CONDITIONS OF APPROVAL / SITE PLAN COMMENTS

Following are suggested conditions of approval and/or comments on the latest revised plans dated October 5th, 2016 submitted to the Town for consideration:

- 1) This approval is based on the Site Development Plans prepared by Bermello Ajamil & Partners, dated October 5th, 2016. Any substantial changes requested after the PZB approval may require a separate approval from staff and/or the Planning and Zoning Board, as specified in the Town Code.
- 2) Payment of all required Town impact fees prior to issuance of building permits.
- 3) Coordinate with the Miami-Dade County School Board staff through the Town's Building Department staff to address any public school concurrency deficiencies at public schools that serve the Town. If impact fees / mitigation is required, an agreement / mitigation must be finalized prior to the issuance of building permits.
- 4) Changes required by the Miami-Dade County Fire Department, Building Codes or owner / architect refinements subsequent to the Town's site plan approval may cause the plans to be resubmitted to the DRC / PZB in accordance with Section 5-23.1(c).
- 5) The PZ Board must determine if the above grade parking garage is adequately screened from adjoining sites in accordance with Section 23-24(d)(4). This section of the Code requires parking garages to be completely closed-in and/or all openings adequately screened as required by the Planning and Zoning Board to protect adjoining sites from noise / light.

AGENDA ITEM REPORT

November 1, 2016

ITEM NUMBER: 2.

ITEM: Approval of the Planning and Zoning minutes for July 19, 2016 and August 2, 2016.
(Item #2)

DESCRIPTION:

RECOMMENDED ACTION:

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez

ATTACHMENTS

1.	Minutes 7.19.16	7-19-16 DRAFT.docx
2.	Minutes 8.2.16	8-2-16 DRAFT.docx

**MINUTES OF A PLANNING & ZONING BOARD MEETING
TOWN OF BAY HARBOR ISLANDS**

A Planning & Zoning Board Meeting was held Tuesday July 19, 2016 at 7:03 p.m. in the Council Chambers. The meeting was opened with the Pledge of Allegiance. Upon roll call, the following Board Members responded:

Chair Steven Hurwitz

Vice Chair Jerome Gavcovich

Board Member Alan Bebachik

Board Member Jed Frankel

Board Member Thomas Telesco

QUASI-JUDICIAL PUBLIC HEARING

Item 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).

Town Attorney Stanley Price swore all the individuals speaking at the Public Hearing.

Attorney Amy Huber of Shubin & Bassin Firm, came forward to address the Board. She stated that the applicant has revised the site plans and addressed the comments from the Board. She explained that modification were done for the western stairs; removed the garage door; added a pedestrian sidewalk to the parking lot; trellis to the east elevation and revised the south façade.

Architect, Robert Bezold, came forward to address the Board. He explained the revised site plans that included shift of the western stair to the front; increased the square footage to the retail space; increased the parking; added the continuation of the sidewalk along 95 street; replace the garage gate; added a trellis; enclosed the west corridor; modification to the proposed materials with the additions of metal mesh; perforated metal and added more glass.

PUBLIC COMMENT

Teri D'Amico, 9101 E. Bay Harbor Drive, came forward to address the Board. She was opposed to the proposed project and felt it did not fit the community.

Kathleen Kennedy, 9900 W. Bay Harbor Drive, came forward to address the Board. She was opposed to the location of the cross and was concerned with the emergency evacuation for this building.

Special Counsel, Price, clarified that the proposed cross was not a sign; it was a religious symbol that was protected by the first amendment.

Linda Zilber, 1251 95 Street, came forward and was opposed to the proposed cross.

Attorney Tucker Gibbs, representing 1060 Kane Concourse, 1048 LLC, 1050 LLC, D & F, LLC. The owners felt that the proposed plans did not meet the Town Code criteria on the 5 foot pedestrian walkway and the lobby entrance to the church.

Paul Ruthfield, 1231 95 St, was opposed to the proposed church coming to town.

Norma Orvitz, 9300 W. Bay Harbor Drive, came forward and stated it was difficult to understand the proposed site plans and was concerned with the proposed cross and stain glass in the rear.

Ken Eskin, came forward and was opposed to the proposed site plans and was concerned with the size of the kitchen.

CLOSED PUBLIC COMMENT

There was a detailed discussion on the ground floor usage; possible variance for the proposed cross; cross dimensions; stain glass; parking plan ; architectural enhancements to East Bay Harbor Drive; amount of parking needed when church was session; relocation of the front tower.

Special Counsel, Price, advised the Planning & Zoning board that under Miami Dade County Code the cross was not a sign, it was an architectural element. The Board could comment but asked to be cautious because of RLUPA.

ACTION: Bebhik made a motion to approve the proposed project with the following conditions:

1. To setback the northern face of the tower /steeple approximately 36 feet from the property line to where the northern sign of the Ocean Cadillac sign was currently located.
2. The site plan approval does include the Church by the Sea sign that was included on the renderings for illustrational purposes.

Board Member Telesco seconded the motion and it passed unanimously.

CONCLUSION OF QUASI-JUDICIAL PUBLIC HEARING

Item 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.

Architect, Abe Borujerdi, representing the applicant and owners, came forward to present the proposed home. He explained that the applicant was proposing a new single family home 3 car garage; 5 bedrooms; 7 full bathrooms and would have a water wall feature in the front façade. The proposed home would have over 6000 square feet in space.

There was a detailed discussion from the board on the proposed concrete wall; landscaping on the south wall; cover entrance; setback requirements; storage room; balcony; roof drainage; sample materials; window; columns; roof elevation; elevations provided were not scale properly and concrete wall on the south side.

PUBLIC COMMENT

Frances Nuehut, 9920 W. Broadview drive, came forward and stated that she was the neighbor next door and shared a mango tree and requested to not remove it. The tree was located on the south side.

CLOSED PUBLIC COMMENT

Consensus was for the applicant to come back to the board with the following suggestions:

1. Add movement to the roof elevation
2. Remove the structural column in the front façade.
3. Addressed the shower windows for bedroom number 2
4. Address the transparent window for bedroom number 3 closet.
5. Architectural renderings need to be more detailed and more organized.
6. Address the canopy, windows, materials and fence.

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

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

There was a brief discussion from the Board on a possible recommendation to the Town Council regarding the lot coverage and for allowable encroachments such as balconies be usable.

Town Clerk Siegel proposed that such items be placed on the next Planning & Zoning Board Agenda for discussion.

There being no further business to discuss meeting was adjourned at 10:07 p.m.

ATTEST

TOWN CLERK

CHAIR

**MINUTES OF A PLANNING & ZONING BOARD MEETING
TOWN OF BAY HARBOR ISLANDS**

A Planning & Zoning Board Meeting was held Tuesday August 2nd, 2016 at 7:03 p.m. in the Council Chambers. The meeting was opened with the Pledge of Allegiance. Upon roll call, the following Board Members responded:

Chair Steven Hurwitz	Vice Chair Jerome Gavcovich
Board Member Alan Bebachik	Board Member Jed Frankel
Board Member Oscar Sklar	Board Member Thomas Telesco

QUASI-JUDICIAL PUBLIC HEARING

Item 1. Request for approval for a new multi-family dwelling for "Beau Rivage Condominium" located at 9781 E. Bay Harbor Drive, Lot 28 of Block 4. The developers are proposing to construct a nine (9) unit mid rise residential development. The proposed units range from 1,601 to 4,036 sq. ft. of a/c plus balconies, etc. The proposed design incorporates one rectangular shaped building positioned east / west on top of a one story parking garage structure. The building has 8 stories in height (seven floors of residential over one floor of parking garage @ max. 75 feet above BF.

Town Clerk Siegel swore in all the individuals speaking at the Public Hearing.

Attorney, Mathew Amster, representing Congress Group, LLC., came forward and explained that the applicant was proposing to construct nine (9) residential units on a single lot near 98th Street. He stated that the owners would be requesting the 11 feet dedication in the front of the property to be return to the property owners. The property was within close proximity to the carol walk building and the Elegant Eight.

Architect, Ray Fernandez, came forward and explained that the applicant was proposing to construct a nine (9) unit residential development that included a parking garage; a continue walkway around the perimeter; bike storage and an active roof top with pool. He presented the board with the renderings; exterior views; street views and a sample board of the proposed materials.

Landscaped Architect, Dave Booker, came forward and presented the landscaping plan that included Montgomery plants; green button trees; coconut trees and hedges.

PUBLIC COMMENT

Frances Nuehut, 1060 Kane Concourse, came forward and thanked the developer for the low density project being proposed.

CLOSED PUBLIC COMMENT

There was a detailed discussion from the Board on the ceiling heights for the parking garage; ventilation on the ground floor; pedestrian walkway; concrete pavers for the sidewalk; additional enhancements were needed to the front façade; rear; overhand to the garage door; trash enclosure; picked fence; roof top; fire command room and a fitness area on the roof.

ACTION: Vice Chair Gavcovich made a motion to approve the proposed project subject to the following conditions:

1. Subject to conditions set on Town Planner, Miller staff report.
2. The applicant provide an easement
3. Redesign the east façade at the garage door and introduce louvers.
4. Re-design to express the vertical lines and glazing for the north and south façade.
5. Modified the entrance lobby, so the lobby doors and panels are the same width.
6. The louvers on the west and south façade need to be address.
7. The fence detailed that was provided on sheet A5 for the trash enclosure.
8. Align the windows on the north and south side elevation.
9. Push back the FPL power transformer.
10. Circular stairs to be added to the top master bedroom.
11. The fitness deck needs to have a cover trellis.

At this time Assistant Town Attorney Simone recommended that the applicant come back to the Board with all of the suggestions from the Board.

Board Member Telesco seconded the motion and it failed 5-1, with Chair Hurwitz, Vice Chair Gavcovich, Board Member Bebchik , Board Member Frankel and Board Member Sklar opposed.

CONCLUSION OF QUASI-JUDICIAL PUBLIC HEARING

Item 2. Approval of the minutes held on May 3, 2016 and June 7, 2016. Item #2A

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

There being no further business to discuss meeting was adjourned at 8:49 p.m.

CHAIR

ATTEST

TOWN CLERK