

**TOWN OF BAY HARBOR ISLANDS
MORRIS N. BROAD COMMUNITY CENTER**

**1175 95TH STREET
BAY HARBOR ISLANDS, FL 33154**

**DEVELOPMENT & REVIEW COMMITTEE MEETING
THURSDAY, FEBRUARY 8, 2024**

11:00 A.M.

AGENDA

CALL TO ORDER: Set for 11:00 AM

PLEDGE OF ALLEGIANCE:

ROLL CALL:

1. Review and discussion of the Site Plan Application by 1177 Bay Harbor Islands, LLC, to increase the previously approved number of dwelling units from 54 DU to 66 DU and the revision to the North building facade to reflect the changes to the balconies and sliding doors. The new mixed-use development is to be located at 1177 Kane Concourse. Enclosed are the Site Plans and the Staff Report prepared by Town Planner Michael Miller.

ADJOURNMENT:

AGENDA ITEM REPORT

February 8, 2024

ITEM NUMBER: 1.

ITEM: Review and discussion of the Site Plan Application by 1177 Bay Harbor Islands, LLC, to increase the previously approved number of dwelling units from 54 DU to 66 DU and the revision to the North building facade to reflect the changes to the balconies and sliding doors. The new mixed use development is to be located at 1177 Kane Concourse. Enclosed are the Site Plans and the Staff Report prepared by Town Planner Michael Miller.

DESCRIPTION:

Owner's Name: 1177 Bay Harbor Islands, LLC
Folio: 13-2227-001-3640,3650,3660,3670,3680,3690
Property Address: 1177 Kane Concourse
Zoning District: B-1 Business District
Legal Description: Lots 5-14 Block 21

Enclosed is a copy of the application for site plan review.

RECOMMENDED ACTION:

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez
 Ayanidys Martinez

ATTACHMENTS

1.	BHI 1177 KC MXD Rev 2024 DRC Staff Report Feb 7 2024
2.	SPR24-000004 DRB Application
3.	LOI 1.25.2024 1177 KC DRC 2.8.2024
4.	1177 Shared Parking Analysis 1.26.2024
5.	1177 KC DRB Set 2.8.2024

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

To: Town of Bay Harbor Islands
Development Review Committee (DRC)

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

Date: February 7th, 2024

Subject: Site Development Plan Application – 2024 Revisions
1177 Kane Concourse Mixed Use Development
Increase DU from 54 to 66 / Revise MFR Façades (N&E) / Revise Rec. Deck
Bay Harbor Islands Acct. No. SPR24-000004
MMPA Acct. No. 01-0702-1063D

RECOMMENDED ACTION

MMPA recommends the Development Review Committee (DRC) **APPROVE** the proposed revised Site Development Plan application and authorize the application to move forward to the Design Review Board / Town Council for consideration. The revised plans / other documents appear to meet all Code requirements.

GENERAL PROJECT INFORMATION

Land Use Designation: C – Commercial
Zoning District: B-1 Business District
General Location: 1177 Kane Concourse
Legal Description: Lots 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, less the south 15 feet of Lots 9, 10, 11, 12, 13, 14 of Block 21; Lot 32 of Block 3; and the 20 foot alley south and adjacent to Lots 5, 6, 7, and 8, and north and adjacent to Lots 9, 10, 11, 12, 13, 14 of Block 21, "Bay Harbor Island" Subdivision, according to the plat thereof, as recorded in PB 46, at PG 5 of the Public Records of Miami-Dade County.

PROJECT DESCRIPTION / HISTORY

2020 Original Project - In 2018-20 the Town reviewed / processed / approved a Site Development Plan for the above referenced land re-development project. The Planning and Zoning Board (now DRB) approved the final Site Development Plan on August 20th, 2019 subject to several conditions (Res. No. 2185). As this site involved a request to vacate a portion of a public alley, acquire TDR

**Site Development Plan Application – 2024 Revisions
1177 Kane Concourse Mixed Use Development
Increase DU from 54 to 66 / Revise MFR Façades (N&E) / Revise Rec. Deck
Development Review Committee Report
February 7th, 2024
Page 2**

units and increase the allowable building height from 65 feet to 75 feet the Town Council also had to approve the project through the Town's Public Benefit Program / Developer Agreement. This was approved by the Town Council on January 7th, 2020 by a 3-2 vote (Ordinance No. 1042). The Town Council required several site design modifications during their review that differed from the original PZB approval, including the maximum number of DU, changes to the office square footage, and physical site plan modifications. This 10-lot development is located within the business area of the Town and is the first approved by the Town with mixed-uses (commercial / residential). Per the Town Council approval and Developer Agreement the maximum number of dwelling units can be 90 DU. The maximum A/C square footage of office use can be 98,800 sq. ft. The maximum square footage of A/C commercial uses can be 14,900 sq. ft. per Ordinance No. 1042. As part of the Town's approval, the project received 24 TDR units from the Town's commercial account. The Town agreed to vacate that portion of the public alley in Block 21 within the boundaries of the site. To replace the alley access for landowners within this Block a replacement access easement was granted to the Town from the western termination of the public alley northward to 97th Street. As part of the consideration for the building height increase the Town acquired a waterfront lot at the northwest corner of Kane Concourse and WBHD, and several other considerations. The Development Agreement was finalized and recorded in the Miami-Dade County public records.

The Town subsequently received / reviewed / issued Building Permit plans for this development based on the original plans on November 1st, 2022. MMPA / staff reviewed the Building Permit plans prior to issuance to confirm consistency with the PZB (DRB) / TC approved plans, Code requirements and conditions of approval. Building permits were issued and the project is now under construction.

2023 Revisions - In late 2022 / early 2023 the Town was contacted to discuss several desired site modifications, including a reduction in the number of DU from 90 (89 on BP set) to 54. The residential units would not be "rental" as originally approved but sold via condominiums. Due to the change in the number of DU the residential floor layouts have changed – which caused changes to the exterior building appearance (windows / balconies). Some additional refinements were proposed to the ground level due to flood design issues. Some of the previous residential common facilities facing 97th Street (fitness center / offices) had to be relocated higher to meet FEMA / FBC flood criteria.

The Town's Design Review Board (DRB) reviewed and approved the "2023 Revisions" by a 4-0 vote subject to the recommended staff conditions and a few additional conditions. The Town Council reviewed and approved the "2023 Revisions" on June 14th, 2023, by a 4-2 vote subject to the recommended conditions. The Town Council also requested that the east building façade architecture be re-examined for possible enhancements. Staff has worked with the developer for some time to develop a possible acceptable enhanced east building façade, which is included.

2024 Revisions - In January 2024 the developer contacted Town staff to discuss some new desired refinements, including a DU increase based on initial consumer reaction to the 54 DU design / costs. In late January 2024 the property owner (1177 Bay Harbor Islands, LLC) submitted a revised Site Development Plan application, designed by the Arquitectonica firm. The revised 2024 plans consist at this time of 66 dwelling units (originally 90 / 2023 Revisions 54), 98,445 sq. ft. of office use, 4,881 sq. ft. of restaurant / outdoor café use, and 9,305 sq. ft. of retail use. The building is a "U" shaped modern architecture design dominated by glass and protruding rectangular designs; the open center facing West Bay Harbor Drive has a landscaped courtyard on the 2nd level

connecting the commercial and residential portions of the building. The retail and restaurant components front Kane Concourse with transparent storefronts as required and outdoor dining space with four (4) stories of office above for a total of five (5) stories with rooftop canopy and landscaping. The residential portion of the building fronts 97th Street with seven (7) floors of residential over a lobby with a rooftop recreational area as required and parking, accessory uses that support the residential units, and ground level parking are underneath the building. There are seven (7) levels of parking garage on the east side of the property. Due to the proposed change in the number of DU some of the residential floor layouts have changed, as have some features (balconies / windows) on the north residential building facade to align with the interior floor layout changes. The proposed design revision with 66 dwelling units will still be condos vs. rentals and consist of four (4) dwelling unit types: 1-BR / 1.5 Bath units = 21 DU; 2-BR / 2.5 Baths = 26 DU; 3-BR / 3.5 Baths = 18 DU; 4-BR / 4.5 Baths = 1 DU. All of the units meet & exceed the Town's minimum square footage requirements (both pre-2019 and post-2019 sizes). The developer is also proposing some revisions to the 2nd Level recreational deck between the North / South towers. Finally, per the June 2023 Town Council directive, the developer has submitted their preferred east building façade architecture enhancements.

Overall Site Design Characteristics & Summary / Background - The site is comprised of ten (10) platted lots and includes the now vacated portion of the Town's platted 20' alley in Block 21. The existing alley corridor is being maintained for access to the parking areas, loading areas and utilities under the building from W. Bay Harbor Drive to Bay Harbor Terrace. A replacement access / utility easement under the building located at the east end of the property with a large turning radius now exists to 97th Street. The former alley opening to W. Bay Harbor Drive is being modified to a right turn out only. Along Kane Concourse three (3) existing parking spaces are proposed to be used for valet drop-off, which requires an agreement with Town. As required by the Code there is a pedestrian walkway from Kane Concourse through the building to the parking and valet area to the rear under the building.

On 97th Street there is a lobby pick-up and drop-off area for the residential portion of the development with two (2) guest spaces located near the street. At the pick-up / drop-off area there is enough room for a vehicle to be temporarily parked and another vehicle can pass. A waiver from the PZB was granted for the location of some of the guest spaces (garage). Since there are 10 lots, technically 10 guest spaces are required to be placed "in the front setback" - but only 2 are shown within this setback – the balance will be in the parking garage. The entrance to the parking garage is shown from 97th Street between the pick-up / drop off area and the new alley access easement. The plans also show the existing paver sidewalk system on W. Bay Harbor Drive being continued onto 97th Street to the eastern limits of the project. W. Bay Harbor Drive is shown to be modified by eliminating the on-street parking space and bicycle pay station with the streetscape being redone with the Town's required street trees.

The applicant requested & received a shared parking / parking reduction for this mixed-use development and submitted a study with the original application. The revised application includes an updated Traffic Impact Report and an updated Shared Parking Reduction Study. Pursuant to Code requirements 553 parking spaces are required based on the revised design but based on shared parking principles about 407 spaces should be sufficient to satisfy their parking demand. The updated Plummer Parking Study states 438 spaces are needed, and 522 spaces are

**Site Development Plan Application – 2024 Revisions
1177 Kane Concourse Mixed Use Development
Increase DU from 54 to 66 / Revise MFR Façades (N&E) / Revise Rec. Deck
Development Review Committee Report
February 7th, 2024
Page 4**

provided. There is flexibility and estimates are being made regarding restaurant and retail space buildouts. The updated Plummer & Associates Shared Parking Study was modified as requested to include the most recent data noted in the revised Site Development Plan drawings and applicant letter.

The Town's records indicate that the lots are / were previously developed with an office building. The survey indicates the total area of the ten lots, including the alley proposed to be vacated, is 84,942 sq. ft. / 1.95 acres in size. This would allow a maximum of 66 dwelling units on the property at the maximum allowable base density of 34 DU/AC. The latest revised proposal is to build 66 DU (33.8 DU/AC) which would not require the developer to acquire any TDR units. However, the original approved design included up to 90 DU, so the Town deeded 24 TDR units to the developer as part of the Developer Agreement negotiations for the 10' building height increase. The Town received a waterfront park site and funds (\$500,000) to assist in its development, and other concessions. Technically via the Complan / Code no party may receive / hold TDR units unless they are being used in the development. In this case due to the DU decrease from 90 DU to 66 DU there is no need for the previous Town TDR transfer. However, the landowner wishes to retain the development rights for 90 DU for future project flexibility.

The adjoining / nearby developments sites currently include: to the north a Town-owned parking lot, vacant land zoned RM-2, the four (4) story Recency Hall Condominium and three (3) story townhomes; to the south and east along Kane Concourse are office and retail buildings; to the west is a vacant lot zoned Gateway District and then several multifamily dwellings including the Island Manor and Bay Harbor Condominiums. This area of the Town is predominated by a mixture of low-rise residential complexes (1-3 stories), mid-rise residential complexes (5-7 stories), and commercial buildings along Kane Concourse. The Town's 2002 Community Vision Master Plan identifies this area for mid-rise commercial and mixed-use residential developments (7+/- stories). The development is deemed generally consistent with the Town's future vision for this area.

The site was formerly known as the "Taplin" property that changed ownership in late 2016. It was previously partially developed with an office building that totaled 21,078 sq. ft. that was demolished in mid-2017. Since 2004+/- the Town has undertaken numerous studies and Code modernizations / updates in virtually all land areas. The Comprehensive Plan was updated which included a system to allocate / monitor residential density allocations in multi-family areas due to errors in the original plan. This system has proved to be extremely useful to the community's property owners and the Town by generating revenue from the sale of TDR units. In 2002 a Town Charter limit was adopted limiting the height of buildings to 75 feet, unless a specific proposal was submitted to the electorate for a vote.

The former BAA "Business" Zoning District was created in 1957 and seldom modified in 50 years. Most of the commercial land parcels were developed during that time period. The Town officials believed the community had stagnated and real property tax revenue was in decline. So in 2002 the Town retained an urban planning consultant (Glatting Jackson) and held a Community Visioning process. In 2003-04 the Town retained another urban planning consultant (Bermello Ajamil Partners) who studied / prepared design recommendations for the Kane Concourse / Downtown business properties in the Town. These efforts attempted to frame issues and set basic development / building massing visions for the community.

In 2005-06 the Town refined those design concepts and adopted a series of Land Development Regulation modifications to the renamed B-1 Business District. Mixed land uses (commercial / residential) have been allowed in the B-1 District since the district rules were written in the 1950s. Prior to the 2006 Code update the business district limited building heights to six (6) stories. At that time there was no definition as to what height constituted a "story" – this was added later at a maximum of 10 feet per floor – due to community concerns with excessive building height. The Bermello Ajamil Downtown Study recommended the commercial building heights be set at 75'. However, the Glatting Jackson Community Visioning Study recommended maintaining the 6-story limit. The Town Council at the time of adoption decided to remove the "story" limitation and set maximum building height at 65', allowing a project designer the freedom to create varying interior floor heights. Town staff / MMPA were not opposed to the 75' limit, as we were more concerned with the uncertain 6-story limit. Some of the main reasoning given was the existing low-scale of the buildings along the roadway and the fact that the height limit in the adjoining RM-2 Multi-family District areas north of 97th Street and south of 95th Street are 65'. It was felt the non-Kane Concourse frontage sites would be parking facilities or residential uses. The district has special setbacks for residential uses along those streets.

In response to a request from the owner's representatives to consider amending the Town Code to allow buildings to be a maximum of 75 feet, the Town Council, on January 8th, 2018, adopted Ordinance No. 1018 creating a Public Benefits Program. The program can allow a building height of 75 feet in exchange for participation in the program by providing certain public benefits found appropriate by the Town Council in order to achieve high-quality commercial, office or mixed-use developments with proper floor-to-ceiling heights.

COMPREHENSIVE PLAN / ZONING

Comprehensive Plan – The property has a Future Land Use Map (FLUM) designation of "Commercial". The maximum allowable base density is 34 DUA. Additional dwelling units may be acquired to increase the base density if approved by the Town Commission pursuant to the Transfer of Development Rights program established by §23-22.2. The developer is now seeking to build a total of 66 DU when 66 DU are allowed by the base density, therefore, no additional TDR units are required. However, based on the original 2020 approval for 90 DU the Town deeded 24 TDR units to this site. However, the landowner wishes to retain the development rights for 90 DU for future project flexibility. The proposed revised development will be consistent with the applicable FLUM designation and density allowance 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 + 1' FBC freeboard to top of main roof deck), with 75 feet maximum possible through participation in the Town's Public Benefits Program. The original 2020 project was approved with a 75-foot height and a Development Agreement was used. The proposed use of the property is consistent with this zoning classification. The revised site design is now consistent with the Code provisions.

PLATTING

Although the site does not require re-platting pursuant to §11-22, as the site is currently platted as described above, staff originally recommended that a new replat be prepared to simplify the site boundaries and alley vacation / easement dedication. However, the Town has agreed to alternative form of Unity of Title (Covenant in Lieu) to legally tie the lots together prior to the issuance of building permits. This document was prepared and is now recorded.

BUILDING DESIGN / BUILDING LENGTH / BREEZEWAY

The new revised building is still a “U” shaped modern architecture design dominated by glass and protruding rectangular designs; the open center faces West Bay Harbor Drive has a landscaped courtyard on the second level connecting the commercial and residential portions of the building. The parking garage is enclosed with ventilation to the roof. The building is exempt from the breezeway requirement since it is within 50 feet of Kane Concourse pursuant to §23-11(C)(12).

Due to the type of requested plan modifications, the Town Manager has determined that the Design Review Board & Town Council will need to re-review / re-approve the new modifications.

SITE PLAN COMMENTS

Following are comments based on the latest revised plans received from the architect on January 25th, 2024, submitted to the Town for consideration:

1. Based on the revised request for 66 DU - “0” TDR units are now required. As the site is 1.95 acres in size, a maximum of 66 DU are allowed by right (34 DUA base density) per Sec. 23-11(B1)(11). However, the original 2020 Town approval allowed up to 90 DU; therefore, the Town deeded 24 TDR units to the developer. Due to the building height increase a Developer Agreement was required via the Town's Public Benefit Program. If the Town approves this site modification the developer will retain the 24 public TDRs. The developer has stated they desire to keep the rights to the 90 DU for future project flexibility. MMPA recommends the 2024 Town approval include a provision that allows the Town staff to approve DU quantity adjustments based on the Development Agreement limit (90 DU), to accommodate the initial DU sales and future occupant flexibility (combine / split / reconfigure / adjust interior sq. ft.).
2. Based on the revised project design the applicant's Traffic Engineer revised their original Trip Generation Study and Shared Parking Analysis. They feel at a minimum at least 407 parking spaces are necessary to adequately serve this modified development. However, as per the Developer Agreement terms at least 522 parking spaces will still be provided.
3. The applicant's proposed revised eastern building façade is acceptable to MMPA. As the eastern building facade is essentially a “zero lot line” and the building is under construction, no encroachments such as architectural features can be easily applied. Therefore, the study has been to improve the appearance by utilizing the original score lines / paint features.



TOWN OF BAY HARBOR ISLANDS
Design Review Board
(APPLICATION FOR PLAN REVISION)

"PLEASE FILL OUT COMPLETELY"

Application is hereby made for plan revision as indicated below. I certify that all information is accurate. I understand that my plans must be reviewed and approved by staff prior to being placed on the agenda. I am aware that any error in indicating all the descriptive changes may result in the need for further plan revisions or inspection delays.

PROCESS/PERMIT NUMBER SPR24-000004

APPLICANT INFORMATION

Company 1177 Bay Harbor Islands, LLC
Name c/o Graham Penn BRFLT Contact Number 305 377 6229
Address 200 S Biscayne Blvd., Suite 300
City Miami State FL Email Address gpenn@brzoninglaw.com

OWNER / PROPERTY INFORMATION

Name 1177 Bay Harbor Islands, LLC Address 1177 Kane Concourse
Folio# 13-2227-001-3640, 3650, 3660, 3670, 3680, 3690 Lot 5-14 Block 21
Contact Number See Applicant Email Address See Applicant

DATE OF ORIGINAL APPROVAL ~ DRC: _____ P&Z: 8/20/19

REVISION # _____ REVISION DATE: _____

ENTER SHEET # _____

Owner / Applicant given copy of Plan Revision Checklist (☒) Yes (☐) No

REVISION REVIEW FEE: \$350.00 Please make payment payable to The Town of Bay Harbor Islands

NOTE: If any application is disapproved, the Design and Review Board shall detail in its findings the criterion or criteria that are not met. The action taken by the Board shall be reduced to writing, signed by the Chairman, and a copy thereof made available to the applicant upon request. Any action taken by the Design and Review Board may be appealed to the Town Council, whose decision on appeal shall be final.

INCOMPLETE SUBMISSIONS WILL NOT BE PLACED ON THE AGENDA



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VIA HAND DELIVERY

January 25, 2024

Ms. Maria Lasday
Town Manager
Town of Bay Harbor Islands
9665 Bay Harbor Terrace
Bay Harbor Islands, FL 33154

RE: Letter of Intent for Design Review Board – 2024 Revisions
to "1177 Kane Concourse" Plan.

Dear Ms. Lasday,

Our client, 1177 Bay Harbor Islands, LLC (the "Applicant") is the owner and developer of the "1177 Kane Concourse" mixed-use development to be located on the northeast corner of Kane Concourse and W. Bay Harbor Drive. Please consider this letter the Applicant's request for minor modifications to the approval development plan.

Original Public Hearing Approval of 1177 Kane Concourse Plans. The 1177 Kane Concourse Plans were conditionally approved by the Town's PZB (now "DRB") on August 20, 2019. As approved, the plans proposed a mixed-use development consisting of 90 residential units, 81,014 square feet of office space, 15,496 square feet of commercial uses, and 520 parking spaces, including mechanical parking lifts.

The PZB plan approval was made contingent on the Town Council's approval (as required by the Town Code) of: (1) the transfer of twenty-four (24) residential units to the Property under the Town's TDR program to allow a total residential density of 90 units; (2) a height bonus to develop at up to seventy-five (75) feet; and (3) the vacation of the alley between the north and south halves of the Property.

Development Agreement. Through Ordinance 1042, adopted on second reading on January 7, 2020, the Town

approved a Development Agreement with the prior owner of the Property. The Development Agreement approved the development of the Property with a mixed-use project of up to 90 units per acre and 75 feet in height as set forth in the Plans. The Development Agreement was reviewed at two Town Council meetings as required by state law (November 19, 2019 and January 7, 2020). Public comment was heard at both meetings.

In order to realize the density needed for the Project, the Town agreed to convey twenty-four (24) residential units from the Town's "bank" of units under the Town's TDR program. The Town further agreed to approve the height increase from 65 feet to 75 feet through the Town's Public Benefit Program reflected in Section 23-11(c)(8) of the Town Code. Finally, the Town agreed to vacate the twenty (20) feet wide platted alley adjacent to Lots 5, 6, 7, and 8 within Block 21, which was accomplished through Town Resolution 2192, also approved on January 7, 2020.

In the Development Agreement, the Town confirmed that the proposed mixed-use development depicted on the Plans is consistent with the Town's Comprehensive Plan and zoning. The approval of the Development Agreement constituted the completion of the conditions of the Planning and Zoning Board approval issued in August 2019.

Approved 2023 Changes to Program. The Applicant secured Town approval for several minor revisions to the development program in 2023. Most notably, the Applicant reduced the residential unit count from the approved 90 units to 54 units. The remainder of the building's development program remained largely the same, with 13,002 square feet of proposed commercial uses and 79,038 square feet of office space. The need to comply with the Town's flood management requirements while retaining an attractive lobby area for residents also resulted in the relocation of most of the residential lobby and common areas such as office space and fitness facilities to the second floor, with an entrance stair located at grade. The architecture of the project remained essential identical to the approved plans, with minor changes proposed to reflect the reduction in the number of residential units. The Applicant further secured approval for a total of ten (10) valet-only tandem parking spaces within the parking structure.

Proposed 2024 Revisions. The Applicant has further revisited the design in the period following the 2023 approval and is now proposing two minor additional revisions. First, the Applicant is proposing to adjust the residential density to 66 units, an increase of twelve (12) units over the 2023 plan (and a reduction of 24 units from the original approval).

Ms. Maria Lasday
Town Manager
Town of Bay Harbor Islands
January 25, 2024
Page 3

Second, the proposed changes will include minor revisions to the north building facade to reflect changes to the balconies and sliding doors. The proposed plan carries over the 2023 improvements, which replaced significant areas of masonry facade with glass. Third, the 2024 revisions also include significant improvements to the second level recreation deck located on the south side of the Property. Finally, the 2024 revisions include the proposed final design of the eastern building facade, incorporating a mix of greenwall elements and painted mural, mimicking the design through the alleyway.

Parking. Under the terms of the Development Agreement, the Applicant is obligated to retain 520 parking spaces on the Property, including mechanical lifts. The proposed reduction in residential density has significantly reduced the parking demand of the project, with 395 parking spaces now being required. The proposed plan provides 521 parking spaces. The Development Agreement requires the Applicant to provide one hour of free parking in the garage, which will encourage visitors to the building to park in the garage, rather than looking for parking elsewhere in the neighborhood.

Conclusion. We respectfully request the Town's review and approval of the proposed minor revisions to the 1177 Kane Concourse development plan. If you need any additional information, please let me know, I can be reached via phone at (305) 377-6229 or gpenn@brzoninglaw.com.

Sincerely,

Graham Penn

DAVID PLUMMER & ASSOCIATES

TRAFFIC ENGINEERING • CIVIL ENGINEERING • TRANSPORTATION PLANNING

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January 26, 2024

Mr. Steven Rosen
Terra
3310 Mary Street, #302
Coconut Grove, FL 33133
srosen@terrargroup.com

RE: 1177 Kane Concourse Shared Parking Analysis - #21225

Dear Steve,

We have completed a parking analysis for the proposed 1177 Kane Concourse project. The project will be located at 1177 Kane Concourse in Bay Harbor Islands, Florida. The purpose of this study is to conduct a shared parking analysis based on the procedures established by the Urban Land Institute (ULI) and the Town of Bay Harbor Islands Code of Ordinance. The analysis was based on the development program shown in Exhibit 1

Exhibit 1 Proposed Development Program

Land Use	Size		Units	
Retail	9,305	SF	9,305	SF
Fine / Casual Restaurant	5,489	SF	3,843	SF
Restaurant Outdoor seating	1,038	SF	1,038	SF
General Office	98,445	SF	98,445	SF
Multi-Family Residential	66	DUs	66	DUs

Parking Generation

A parking analysis was conducted for the project to determine the number of required parking spaces. The analysis was done using the parking rates published in the Town of Bay Harbor Islands Code of Ordinances (Section 23-24(b)). The parking requirements based on the Town parking rates is shown in Exhibit 2.

Exhibit 2
Parking Requirements Based on Town's Code

Land Use	Units	Parking Requirement	Total Parking
Retail	9,305 SF	1 space / 300 SF of GFA	32
Fine / Casual Restaurant	3,843 SF	1 space / 100 SF of patron area	39
Outdoor Seating Area	1,038 SF	<i>Assumes 70% of total area as patron area</i> 1 space / 100 SF of patron area	11
General Office	98,445 SF	1 space / 300 SF of GFA	329
Multi-Family Residential	66 Dus	2 per DU + 1 per lot for visitors <i>Assumes 10 platted lots</i>	142
Total Parking Spaces			553

Shared Parking Analysis

Shared parking is the use of parking spaces to serve two or more individual land uses without conflict or encroachment. The ability to share parking spaces is the result of variations in the accumulation of vehicles by hour, by day or by season at the individual land uses. The shared parking principle also accounts for the relationships among the land uses that result in visiting multiple uses on the same auto trip and the mode of transportation used to reach the site.

The main goal of shared parking is to determine a balance between providing enough parking to support a development and reducing the excessive area dedicated to parking. Shared parking analysis was conducted for the project based on the procedures outlined in the Urban Land Institute (ULI) **Shared Parking**, 3rd Edition. The required number of parking spaces based on the Town's code was used as the starting point.

ULI Shared Parking Procedure

An hourly distribution analysis was conducted for both a typical weekday and a weekend day based on the time-of-day percentages provided by ULI Shared Parking. The results of the analysis show that the highest accumulation of parking for the project occurs during a typical weekday at 2:00 PM. Attachment 1 shows the results of the analysis.

Parking requirements based on the individual land uses were adjusted to account for seasonal variations, hourly distribution, non-captive ratios and mode adjustments to estimate the actual number of parking spaces required for the site. The result of the shared parking analysis shows that the proposed project requires 438 parking spaces to satisfy the maximum parking requirement. Exhibit 3 shows the results of the ULI analysis.

Exhibit 3
Shared Parking Based on ULI Procedures

Land Use		Unadjusted Parking Requirement	Month Adjustment December	Peak Hour Adjustment Weekday at 2 pm	Non-captive Adjustment	Mode Adjustment	Adjusted Parking Requirement December at 2 pm
Retail	Customer	26	100%	100%	97%	98%	24
	Employees	6	100%	100%	100%	95%	6
Fine / Casual Restaurant with Outdoor Seating	Customer	43	100%	65%	97%	98%	26
	Employees	8	100%	90%	100%	95%	6
General Office	Visitors	26	100%	95%	97%	98%	24
	Employees	303	100%	95%	100%	98%	282
Multi-Family Residential	Resident (Shared)	136	100%	50%	100%	100%	68
	Guest (Shared)	6	100%	20%	100%	100%	1
TOTAL REQUIRED		553					438

Ride-sharing Impact on Parking

Digital ridesharing services, such as Uber and Lyft, are part of a broader suite of innovations that constitute what is sometimes referred to as the sharing economy. Research shows that in major cities, 21% of adults personally use ride-sharing services; an additional 9% use ride-sharing with friends, but have not installed the app themselves. Nearly a quarter (24%) of ride-sharing users in metropolitan areas use ride-sharing on a weekly or daily basis. Parking represents the top reason (37%) that ride-sharing users substitute a ride-sharing service in place of driving themselves.

Ace Parking — one of the largest parking companies in North America has reported that overnight parking at hotels has declined 5% to 10% due to ride-sharing services. At restaurant valet stands, business is down 25% and nightclub valets are seeing a 50% reduction in demand. Although there is not enough data to quantify the effect of ride-sharing services on parking, there is evidence that ride-sharing services have created an alternative for consumers who would otherwise drive and park.

Parking Management Strategies

In addition to shared parking, there are other parking management strategies that could off-set the off-street parking needs. The project should develop a Parking Management Plan to ensure an efficient parking system that is convenient to both commercial uses and residents as well as to protect residential neighborhoods from spillover parking.

Pedestrian / Bicyclist - The project is located in an area conducive to pedestrian and bicycle activities. The area surrounding the proposed 1177 Kane Concourse project has a comprehensive sidewalk network, signalized intersections with clearly marked crosswalks, and pedestrian signals. This environment promotes walking and bicycling as a means of transportation and further reduces the need for off-street parking.

Transit - The area surrounding the project is served by transit (Miami Dade Transit Route 107-G) which has a bus stop in front of the project. The use of transit is another effective way to reduce the need for off-street parking.

In addition, there are other parking management strategies that could have a significant impact on the reduction of off-street parking. The proposed project will consider using the following strategies to improve the efficiency of the parking areas:

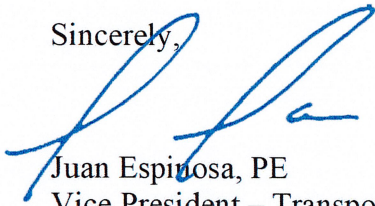
- Provide valet parking during peak demand times.
- Encourage businesses to implement commuter trip reduction programs for their employees.
- Provide information to residents, employees and visitors about transit, ridesharing and bicycle facility options.

The parking management strategies discussed above could have a significant impact on the reduction of off-street parking. The percent of reduction varies between 5% and 15% depending on the effort that the development puts into promoting these strategies.

Conclusion

Based on the shared parking principles 438 spaces are required. However, due to ride-sharing and the proposed parking management plan it is our recommendation that the parking spaces be reduced by an additional 7%; 31 parking spaces. It is our professional opinion that the proposed 1177 Kane Concourse project should provide 407 parking spaces to satisfy their parking demand. We stand ready to provide any support needed for this proposed project. Should you have any questions or comments, please call me at (305) 447-0900.

Sincerely,



Juan Espinosa, PE
Vice President – Transportation

w:\21\21225\shared parking jan 2023\feb 20 2023_shared parking analysis.docx

Attachment A

Weekday Conditions

607

1177 Kane Concourse
Shared Parking Analysis Based on ULI

Land Use	Required Parking	Weekend Conditions																Time of Day																						
		6:00 AM		7:00 AM		8:00 AM		9:00 AM		10:00 AM		11:00 AM		Neon		1:00 PM		2:00 PM		3:00 PM		4:00 PM		5:00 PM		6:00 PM		7:00 PM		8:00 PM		9:00 PM		10:00 PM		11:00 PM		Midnight		
		Rate	Parking	Rate	Parking	Rate	Parking	Rate	Parking	Rate	Parking	Rate	Parking	Rate	Parking	Rate	Parking	Rate	Parking	Rate	Parking	Rate	Parking	Rate	Parking	Rate	Parking	Rate	Parking	Rate	Parking	Rate	Parking	Rate	Parking	Rate	Parking	Rate	Parking	
Retail (Peak December)	26	1%	0	5%	1	10%	3	35%	9	60%	15	85%	22	100%	26	100%	26	100%	26	100%	26	100%	26	100%	26	100%	26	100%	26	100%	26	100%	26	100%	26	100%	26	100%	26	100%
	6	10%	1	15%	1	40%	3	75%	5	85%	9	95%	6	100%	6	100%	6	100%	6	100%	6	100%	6	100%	6	100%	6	100%	6	100%	6	100%	6	100%	6	100%	6	100%	6	100%
	Employee	43	0%	0	0%	0	0%	0	0%	0	0%	0	15%	6	50%	21	55%	23	45%	19	45%	19	45%	19	45%	26	90%	38	95%	40	100%	43	90%	38	90%	38	90%	4	21	
	Customer	8	0%	0	20%	2	30%	2	60%	5	75%	6	75%	6	75%	6	75%	6	75%	6	75%	6	75%	6	100%	8	100%	8	100%	8	100%	8	100%	8	100%	8	100%	8	100%	8
Fine / Casual Restaurant with Outdoor Seating	26	0%	0	20%	5	60%	14	80%	21	90%	27	100%	30	90%	24	80%	21	60%	16	40%	11	20%	5	10%	3	5%	1	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
	Employee	303	0%	0	20%	61	60%	182	80%	242	90%	272	100%	303	90%	272	80%	242	60%	182	40%	121	20%	61	10%	30	5%	15	0%	0	0%	0	0%	0	0%	0	0%	0	0%	
	Visitors	0	100%	0	100%	0	100%	0	100%	0	100%	0	100%	0	100%	0	100%	0	100%	0	100%	0	100%	0	100%	0	100%	0	100%	0	100%	0	100%	0	100%	0	100%	0	100%	
	General Office	136	90%	122	85%	115	80%	108	75%	102	70%	95	69%	94	68%	92	67%	91	66%	90	65%	89	64%	81	55%	75	50%	48	55%	75	60%	88	75%	102	85%	115	90%	122	100%	
Multi-family Residential	6	0%	0	20%	1	20%	1	20%	1	20%	1	20%	1	20%	1	20%	1	20%	1	20%	1	20%	1	40%	3	60%	4	100%	6	100%	6	100%	6	100%	6	100%	6	100%	6	100%
	Resident (Leased)	0	100%	0	100%	0	100%	0	100%	0	100%	0	100%	0	100%	0	100%	0	100%	0	100%	0	100%	0	100%	0	100%	0	100%	0	100%	0	100%	0	100%	0	100%	0	100%	
	Resident (Shared)	0	100%	0	100%	0	100%	0	100%	0	100%	0	100%	0	100%	0	100%	0	100%	0	100%	0	100%	0	100%	0	100%	0	100%	0	100%	0	100%	0	100%	0	100%	0	100%	
	Guest (Shared)	0	100%	0	100%	0	100%	0	100%	0	100%	0	100%	0	100%	0	100%	0	100%	0	100%	0	100%	0	100%	0	100%	0	100%	0	100%	0	100%	0	100%	0	100%	0	100%	

Shared 553 123 186 315 385 418 464 448 416 346 265 203 171 156 149 164 171 179 176 164



1177 Kane Concourse

Bay Harbor Islands, FL 33154

JANUARY 25th, 2024

TOWN COUNCIL FINAL APPROVED SET

Owner:

1177 BAY HARBOR ISLAND, LLC.
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MIAMI, FLORIDA 33133
P: 305.416.4556

Architect:

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2900 OAK AVENUE
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Civil:

Kimley»Horn
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CORAL GABLE, FL 33134
P: 305.673.2025
www.kimley-horn.com

Traffic/Parking:

**DAVID PLUMMER &
ASSOCIATES**
1750 PONCE DE LEON BLVD
CORAL GABLES, FL 33134
P: 305.447.0900
www.dplummer.com

MEFPF:

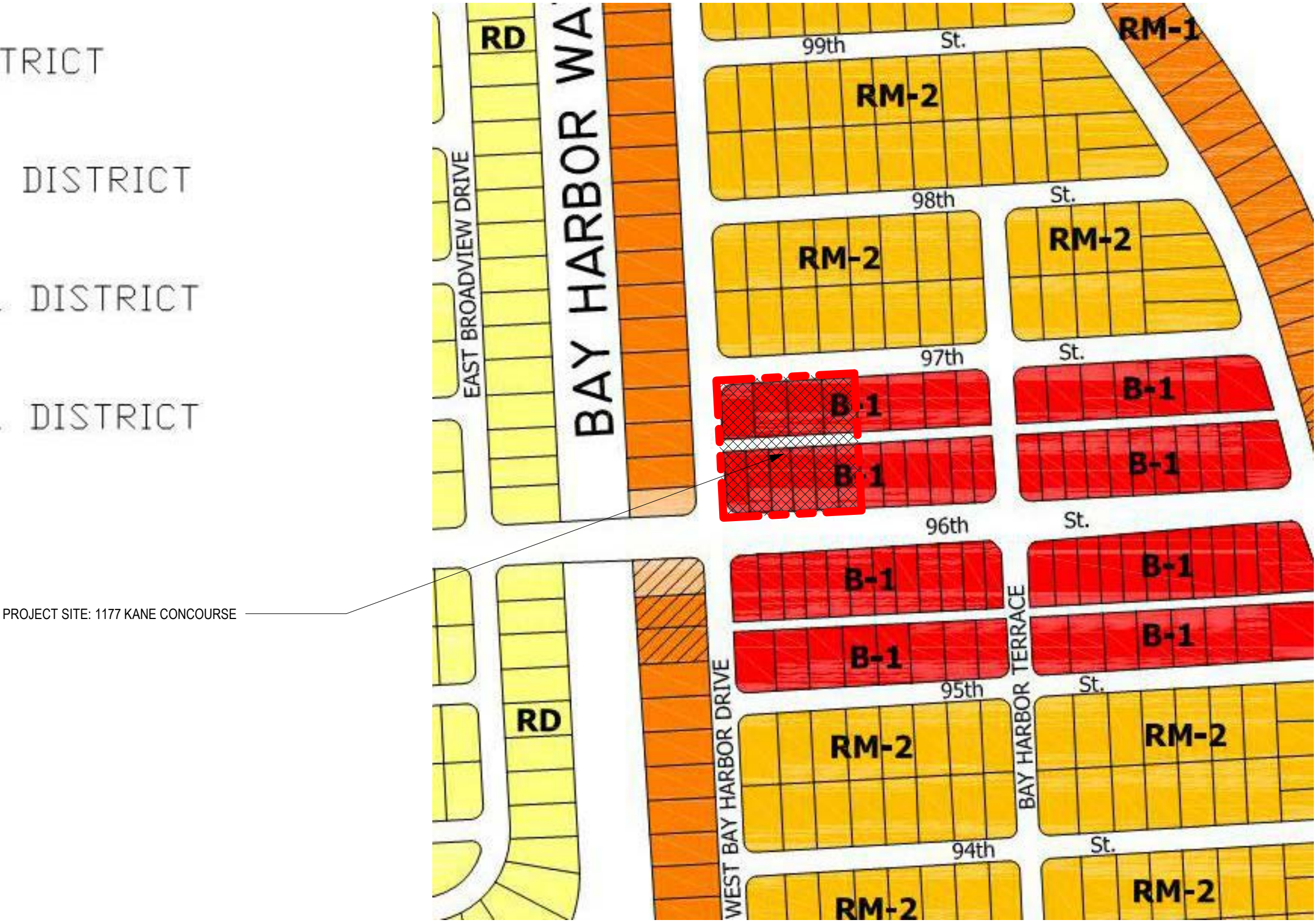
exp.
396 ALHAMBRA CIRCLE
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www.exp.com

Landscape Architect:

ARQUITECTONICA**GEO**
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SCHEDULE - SHEET INDEX SDs			
Sheet Number	Sheet Name	Sheet Issue Date	Current Revision Date
A0-00	COVER	12/16/2020	
A0-01	INDEX	03/28/2022	02/10/2023
A0-02	ZONING DATA	03/28/2022	12/20/2023
A0-02.1	ZONING MAP INFORMATION	03/28/2022	
A0-03	STATISTICS- OFFICE AREAS	03/28/2022	02/10/2023
A0-04	STATISTICS- OFFICE AREAS	03/28/2022	02/10/2023
A0-05	STATISTICS- RESI AREAS	03/28/2022	12/20/2023
A0-05.1	STATISTICS - RESI AREAS	03/28/2022	12/20/2023
A0-06	AERIAL VIEWS	03/28/2022	
A0-07	CONTEXT - STREET VIEWS	03/28/2022	
A0-10	SITE CONTEXT- ROOF	03/28/2022	
A0-11	SITE CONTEXT- GRND FLOOR	03/28/2022	
A0-12	MANEUVERABILITY STUDIES	03/28/2022	
A0-20	ZONING - UNIT SIZES	03/28/2022	12/20/2023
A0-20A	COURTYARD COMPARISON	01/24/24	
A0-21	ZONING - UNIT SIZES	03/28/2022	12/20/2023
A1-01	SITE PLAN- GROUND FLOOR	12/8/2022	02/10/2023
A1-02	SECOND LEVEL FLOOR PLAN	12/8/2022	12/20/2023
A1-03	OVERALL FLOOR PLAN- TYP.	12/8/2022	12/20/2023
A1-04	OVERALL ROOF PLAN	12/8/2022	12/20/2023
A1-05	FLOOD RESISTANT DESIGN	02/10/23	02/10/2023
A1-12	ENLARGED FLOOR PLAN	03/28/2022	12/20/2023
A1-13	ENLARGED FLOOR PLAN	03/28/2022	12/20/2023
A1-22	ENLARGED FLOOR PLAN	03/28/2022	02/10/2023
A4-01	BUILDING SECTION	03/28/2022	02/10/2023
A4-02	BUILDING SECTION	03/28/2022	02/10/2023
A4-03	BUILDING SECTION	03/28/2022	02/10/2023
A4-04	BUILDING SECTION	03/28/2022	02/10/2023
A5-01	SIGNAGE DETAILS	03/28/2022	
A7-01	SOUTH ELEVATION- COLORED	03/28/2022	02/10/2023
A7-02	NORTH ELEVATION- COLORED	03/28/2022	12/20/2023
A7-03	WEST ELEVATION- COLORED	03/28/2022	12/20/2023
A7-04	EAST ELEVATION- COLORED	03/28/2022	12/20/2023
A8-01	RENDERING	03/28/2022	
A8-02	RENDERING	03/28/2022	
A8-03	RENDERING	03/28/2022	
A8-04	RENDERING	03/28/2022	
A8-05	RENDERING	03/28/2022	
A8-06	RENDERING	03/28/2022	
A8-07	RENDERING	03/28/2022	
A8-08	RENDERING	03/28/2022	
A8-09	RENDERING	03/28/2022	
A8-10	RENDERING	03/28/2022	
A8-11	RENDERING	03/28/2022	
A8-12	RENDERING	03/28/2022	
A8-13	RENDERING	03/28/2022	
A8-14	RENDERING	03/28/2022	
A8-15	RENDERING	03/28/2022	12/20/2023
A8-16	RENDERING	03/28/2022	
A8-17	RENDERING	03/28/2022	
A8-18	RENDERING	03/28/2022	
A9-01	LIFE SAFETY SITE PLAN	03/28/2022	

- 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



1

ZONING MAP INFORMATION

NOT TO SCALE

The data included in this study is conceptual in nature and will continue to be modified throughout the course of the projects development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the numbers will be adjusted accordingly.

ZONING DATA

PROJECT ADDRESS:

1177 KANE CONCOURSE, BAY HARBOR ISLANDS, FL 33154

PROPERTY FOLIO NUMBERS:

LOT 5, BLOCK 21: 13-2227-001-3640 (PARCEL B)
LOT 6, BLOCK 21: 13-2227-001-3650 (PARCEL B)
LOTS 7 THRU 11, BLOCK 21: 13-2227-001-3660 (PARCEL A)
LOT 12, BLOCK 21: 13-2227-001-3670 (PARCEL B)
LOT 13, BLOCK 21: 13-2227-001-3680 (PARCEL B)
LOT 14, BLOCK 21: 13-2227-001-3690 (PARCEL B)

LEGAL DESCRIPTION (PER SURVEY):

PARCEL A:
LOTS 7, 8, 9, 10 AND 11, LESS THE SOUTH FIFTEEN (15) FEET OF LOTS 9, 10 AND 11 OF BLOCK 21 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 RECORDS, FLORIDA.

PARCEL B:
LOTS 5, 6, 12, 13 AND 14, LESS THE SOUTH FIFTEEN (15) FEET OF LOTS 12, 13 AND 14 OF BLOCK 21 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 RECORDS, FLORIDA.

SURVEY INFORMATION:

PREPARED BY:
COUSINS SURVEYORS & ASSOCIATES, INC.
3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FL 33314
CERTIFICATE OF AUTHORIZATION: LB # 6448
PH: (954) 689-7766
FAX: (954) 689-7799

SURVEY PROJECT NUMBER: 8194-16

CERTIFIED TO: THE OWNER

ZONING DISTRICTS:

PARCEL A: B-1 BUSINESS DISTRICT
PARCEL B: B-1 BUSINESS DISTRICT

FLOOD ZONE INFORMATION (PER SURVEY):

COMMUNITY NUMBER: 120637
PANEL NUMBER: 0144 L
ZONE: AE
BASE FLOOD ELEVATION: 9.67'
EFFECTIVE DATE: 09/11/2009



PROJECT LOCATION MAP
N.T.S.

OFF-STREET PARKING REQUIREMENTS:

MULTI-FAMILY DWELLINGS-

A MINIMUM OF TWO PARKING SPACES SHALL BE REQUIRED ON THE BUILDING PLOT FOR EACH DWELLING UNIT WITHIN A MULTIPLE-FAMILY DEVELOPMENT. EXCEPT AS PROVIDED FOR OTHERWISE IN ARTICLE II OF THE BAY HARBOR ISLANDS, FL CODE OF ORDINANCES. IN ADDITION, GUEST PARKING SHALL BE PROVIDED FOR MULTIPLE-FAMILY DEVELOPMENTS. AT LEAST ONE GUEST PARKING SPACE SHALL BE REQUIRED FOR EACH WHOLE PLATTED LOT.

RESTAURANTS, PUBLIC DINING ROOMS, BARS, PRIVATE CLUBS, COCKTAIL LOUNGES-

ONE PARKING SPACE FOR EACH 100 SQUARE FEET OF CUSTOMER SERVICE AREA. THE ABOVE SHALL NOT BE INTENDED TO INCLUDE FOOD AND DRINK PREPERATION AREAS, BATHROOMS, WAITING AREAS OR STORAGE AREAS.

RETAIL, COMMERCIAL, PERSONAL SERVICE, MISCELLANEOUS USES AND BUSINESS USES-

ONE PARKING SPACE FOR EACH 300 SQUARE FEET OF NET FLOOR AREA.

OFFICE AND PROFESSIONAL USES-

ONE PARKING SPACE FOR EACH 300 SQUARE FEET OF NET FLOOR AREA.

PARKING TABLE					SHARED PARKING REQUIRED*		PROVIDED PARKING*	REMARKS
USE CLASSIFICATION	NUMBER OF DU / PLATTED LOT	SQUARE FOOTAGE (GROSS)	REQ'D PARKING FACTOR	REQUIRED PARKING	SHARED PARKING REQ'D*	W/ .7% PARKING ADJUSTMENT****		
RESIDENTIAL								
MULTIPLE-FAMILY RESIDENTIAL	66 DU	N/A	2 PER DU	132 SPACES	68 SPACES	63 SPACES	132 SPACES	*REFER TO PARKING ANALYSIS FOR SHARED PARKING REDUCTION.
MULTIPLE-FAMILY VISITOR	10 PLATTED LOTS	N/A	1 PER PLATTED LOT	10 SPACES****	1 SPACE	1 SPACE	2 SPACES	(2) OF DELIVERY / GUEST SPACES PROVIDED AT FRONT YARD****
OFFICE	N/A	98,445 SF	1 PER 300 SF	329 SPACES	305 SPACES	284 SPACES	285 SPACES	*REFER TO PARKING ANALYSIS FOR SHARED PARKING REDUCTION.
RESTAURANT	N/A	3,843 SF**	1 PER 100 SF	39 SPACES	26 SPACES	24 SPACES	52 SPACES	*REFER TO PARKING ANALYSIS FOR SHARED PARKING REDUCTION.
FUTURE SIDEWALK CAFE PARKING	N/A	1,038 SF	1 PER 100 SF	11 SPACES	7 SPACES	6 SPACES	26 SPACES	*REFER TO PARKING ANALYSIS FOR SHARED PARKING REDUCTION.
RETAIL	N/A	9,305 SF	1 PER 300 SF	32 SPACES	31 SPACES	29 SPACES	25 SPACES	*REFER TO PARKING ANALYSIS FOR SHARED PARKING REDUCTION.
SUB-TOTAL				553 SPACES	438 SPACES*	407 SPACES*	522 SPACES***	*REFER TO PARKING ANALYSIS FOR SHARED PARKING REDUCTION.
EXISTING STREET PARKING							NOT USED	NO STREET PARKING SPACES USED TOWARD PROVIDED SPACE COUNT.
TOTALS						407 SPACES*	522 SPACES	*REFER TO PARKING ANALYSIS FOR SHARED PARKING REDUCTION.

*REFER TO PARKING ANALYSIS FOR SHARED PARKING REDUCTION.

** CONSIDERS 30% REDUCTION IN SPACE SQUARE FOOTAGE FOR COMMERCIAL KITCHEN LEAVING 70% OF SPACE AS DINING SPACE. SUBJECT TO CHANGE DEPENDING ON TENANTS' ACTUAL NEEDS.

*** TOTAL OF (56) PARKING SPACES ON LIFTS ON THE PARKING DECK ROOF = 112 TOTAL PROVIDED SPACES. PARKING LIFT SPACES SHALL BE OPERATED BY VALET OPERATOR ONLY.

**** (2) DELIVERY/GUEST SPACES PROVIDED IN FRONT YARD- THE REMAINING (8) GUEST SPACES ARE PROVIDED IN THE PARKING GARAGE STRUCTURE AND ARE PART OF TOTAL PARKING COUNT PROVIDED.

***** ADDITIONAL 7% REDUCTION DUE OT RIDE SHARING AND PARKING MANAGEMENT PLAN RECOMMENDED BY DAVID PLUMMER & ASSOCIATES. SEE SHARED PARKING ANALYSIS REPORT.

ACCESSIBLE PARKING REQUIREMENTS PER FBCA TABLE 208.2

TOTAL ACCESSIBLE SPACES REQUIRED

TOTAL PARKING SPACES 522 SPACES (2%) 11 SPACES 11 SPACES

TOTAL VAN PARKING SPACES REQUIRED FBCA 208.2.4 (1 PER EVERY SIX ADA SPACES)

TOTAL ADA PARKING SPACES 11 SPACES REQUIRED 2 SPACES PROVIDED 2 SPACES

VAN PARKING SPACES ARE PART OF THE TOTAL ACCESSIBLE PARKING COUNT.

EV PARKING REQUIREMENTS

TOTAL ELECTRICAL VEHICLE PARKING SPACES

REQUIRED 3% OF TOTAL PARKING SPACES 521 P.S X 3% = 16 P.S PROVIDED 55 SPACES

BUILDING SETBACK TABLE

STREET / FRONTAGE	REQUIRED SETBACK	PROVIDED SETBACK	PROPOSED BLDG. HGT.	REMARKS
PARCELS A AND B				
KANE CONCOURSE (96TH STREET)	0'-0"	2'-0 1/4"	75'-0"	
WEST BAY HARBOR DRIVE	VARIABLE BASED ON HEIGHT	20'-3 1/2" RESIDENTIAL 15'-1 1/2" OFFICE*	75'-0"	MAXIMUM SETBACK OF 20'-0" REQUIRED BASED ON BUILDING HEIGHT ABOVE 30'-0". SEE SECTION
97TH STREET	VARIABLE BASED ON HEIGHT	20'-4"	75'-0"	MAXIMUM SETBACK OF 20'-0" REQUIRED BASED ON BUILDING HEIGHT ABOVE 30'-0". SEE SECTION
SIDE- INTERIOR	0'-0"	0'-4"	75'-0"	

*PROPOSED ENCROACHMENT OF 4'-10 1/2" ON UPPER FLOOR OF OFFICE ONLY. PROPOSING TO USE FLEX SETBACK PROVISION OF THE CODE, SECTION 23-11(C)(6)- SEE BUILDING SECTIONS AND ELEVATIONS.

PROJECT SITE AREAS:

PARCELS A AND B LESS 20'-0" ALLEY R.O.W. = 79,399 SF (1.82 ACRES)

20'-0" ALLEY R.O.W. = 6,000 SF (0.13 ACRES)

TOTAL LOT AREA (INCLUDING ALLEY) = 85,399 (1.95 ACRES)

PROJECT DENSITY:

MAXIMUM ALLOWABLE BASE DENSITY: 34 DU / ACRE

PROJECT BASE DENSITY: 1.95 ACRES X 34 DU/ACRE = 66 DU ALLOWABLE

MAXIMUM ALLOWABLE OVERALL DENSITY: 80 DU / ACRE

PROJECT OVERALL DENSITY: 1.95 ACRES X 80 DU/ACRE = 156 DU ALLOWABLE

PROPOSED PROJECT DENSITY:

54 UNITS

DWELLING UNIT SIZES:

ZONING CODE MINIMUM UNIT SIZES (NET AREA)

STUDIO (S) = 650 SF
1 BEDROOM (1BR) = 800 SF
2 BEDROOM (2BR) = 950 SF
3 BEDROOM (3BR) = 1100 SF

AVERAGE UNIT SIZE (GROSS)

115,659 GSF / 66 UNITS = 1,752 GSF/UNIT

AVERAGE UNIT SIZE (NET)

113,364 NSF / 66 UNITS = 1,718 NSF/UNIT

NOTE: UNIT SIZES GRANDFATHER UNDER 2019 CODE AMENDMENT PROVISIONS

Unit Matrix- Gross Area

Level	thru Level	Name	Beds / Baths	Number of Units	Area Gross	Total Area Gross
LEVEL R02 (T.O.S.)						
LEVEL R02 (T.O.S.)	N/A	Unit 201A	2BR / 2.5BA	1	2,292 SF	2,292 SF
LEVEL R02 (T.O.S.)	N/A	Unit 203A	2BR / 2.5BA	1	1,992 SF	1,992 SF
LEVEL R02 (T.O.S.)	N/A	Unit 204A	4BR / 4.5BA	1	3,291 SF	3,291 SF
LEVEL R02 (T.O.S.)	N/A	Unit 205A	1BR / 1.5BA	1	1,221 SF	1,221 SF
LEVEL R02 (T.O.S.)	N/A	Unit 206B	1BR / 1.5BA	1	919 SF	919 SF
LEVEL R02 (T.O.S.)	N/A	Unit 205C	1BR / 1.5BA	1	968 SF	968 SF
				6		10,683 SF
LEVEL R03 (T.O.S.)						
LEVEL R03 (T.O.S.)	thru R08	Unit 01	2BR / 2.5BA	6	1,849 SF	11,094 SF
LEVEL R03 (T.O.S.)	thru R08	Unit 02	1BR / 1.5BA	6	1,150 SF	6,899 SF
LEVEL R03 (T.O.S.)	thru R08	Unit 03	2BR / 2.5BA	6	1,756 SF	10,534 SF
LEVEL R03 (T.O.S.)	thru R08	Unit 04	3BR / 3.5BA	6	2,329 SF	13,972 SF
LEVEL R03 (T.O.S.)	thru R08	Unit 04B	1BR / 1.5BA	6	943 SF	5,658 SF
LEVEL R03 (T.O.S.)	thru R08	Unit 05	3BR / 3.5BA	6	3,261 SF	19,566 SF
LEVEL R03 (T.O.S.)	thru R08	Unit 06	2BR / 2.5BA	6	1,266 SF	7,595 SF
LEVEL R03 (T.O.S.)	thru R08	Unit 06B	1BR / 1.5BA	6	947 SF	5,685 SF
LEVEL R03 (T.O.S.)	thru R08	Unit 07	2BR / 2.5BA	6	1,702 SF	10,212 SF
LEVEL R03 (T.O.S.)	thru R08	Unit 08	3BR / 3.5BA	6	2,293 SF	13,760 SF
				60		104,977 SF
				66		115,659 SF

Unit Matrix- Net Area

Level	thru Level	Name	Beds / Baths	Number of Units	Area Net	Total Area Net
LEVEL R02 (T.O.S.)						
LEVEL R02 (T.O.S.)	N/A	Unit 201A	2BR / 2.5BA	1	2,268 SF	2,268 SF
LEVEL R02 (T.O.S.)	N/A	Unit 203A	2BR / 2.5BA	1	1,969 SF	1,969 SF
LEVEL R02 (T.O.S.)	N/A	Unit 204A	4BR / 4.5BA	1	3,219 SF	3,219 SF
LEVEL R02 (T.O.S.)	N/A	Unit 205A	1BR / 1.5BA	1	1,181 SF	1,181 SF
LEVEL R02 (T.O.S.)	N/A	Unit 205B	1BR / 1.5BA	1	905 SF	905 SF
LEVEL R02 (T.O.S.)	N/A	Unit 205C	1BR / 1.5BA	1	947 SF	947 SF
				6		10,490 SF
LEVEL R03 (T.O.S.)						
LEVEL R03 (T.O.S.)	thru R08	Unit 01	2BR / 2.5BA	6	1,822 SF	10,934 SF
LEVEL R03 (T.O.S.)	thru R08	Unit 02	1BR / 1.5BA	6	1,135 SF	6,808 SF
LEVEL R03 (T.O.S.)	thru R08	Unit 03	2BR / 2.5BA	6	1,730 SF	10,381 SF
LEVEL R03 (T.O.S.)	thru R08	Unit 04	3BR / 3.5BA	6	2,269 SF	13,614 SF
LEVEL R03 (T.O.S.)	thru R08	Unit 04B	1BR / 1.5BA	6	925 SF	5,552 SF
LEVEL R03 (T.O.S.)	thru R08	Unit 05	3BR / 3.5BA	6	3,190 SF	19,138 SF
LEVEL R03 (T.O.S.)	thru R08	Unit 06	2BR / 2.5BA	6	1,245 SF	7,472 SF
LEVEL R03 (T.O.S.)	thru R08	Unit 06A	1BR / 1.5BA	6	931 SF	5,585 SF
LEVEL R03 (T.O.S.)	thru R08	Unit 07	2BR / 2.5BA	6	1,668 SF	10,009 SF
LEVEL R03 (T.O.S.)	thru R08	Unit 08	3BR / 3.5BA	6	2,236 SF	13,418 SF
				60		102,911 SF
				66		113,402 SF

UNIT MIX BY UNIT TYPE

201A	1 UNIT	1.52%
203A	1 UNIT	1.52%
204A	1 UNIT	1.52%
205A	1 UNIT	1.52%
205B	1 UNIT	1.52%
205C	1 UNIT	1.52%
1	6 UNITS	9.09%
2	6 UNITS	9.09%
3	6 UNITS	9.09%
4	6 UNITS	9.09%
4B	6 UNITS	9.09%
5	6 UNITS	9.09%
6	6 UNITS	9.09%
6B	6 UNITS	9.09%
7	6 UNITS	9.09%
8	6 UNITS	9.09%

UNIT MIX BY # OF BEDROOMS

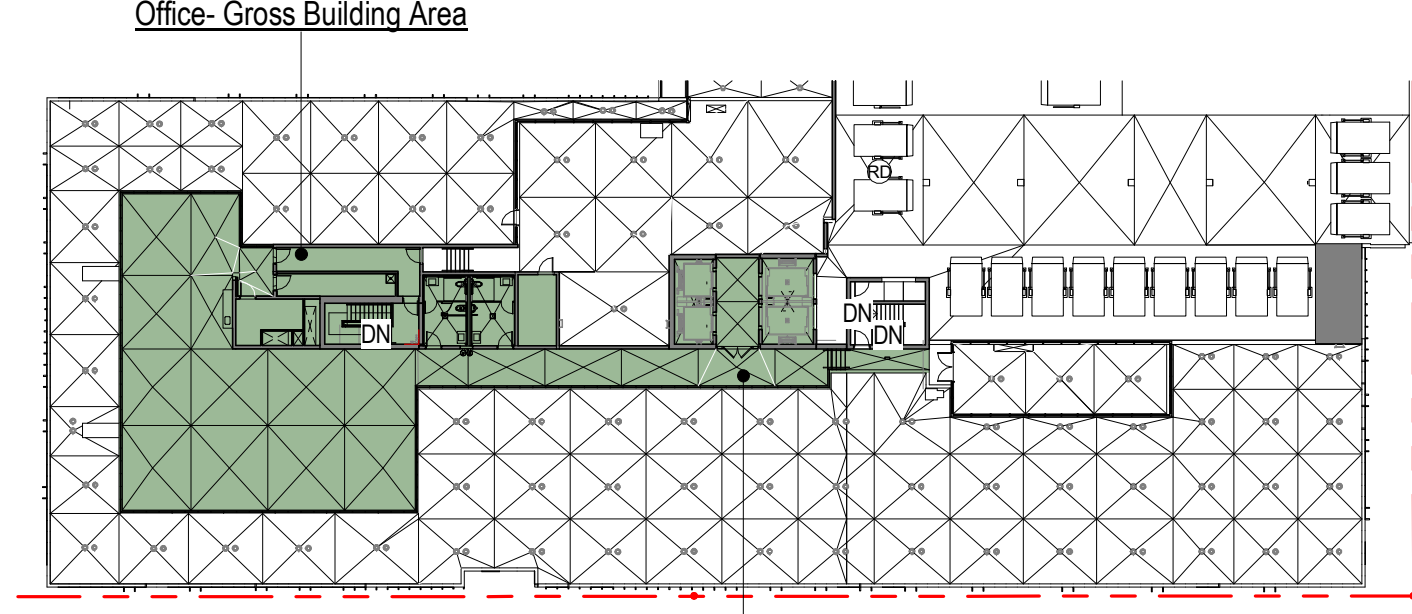
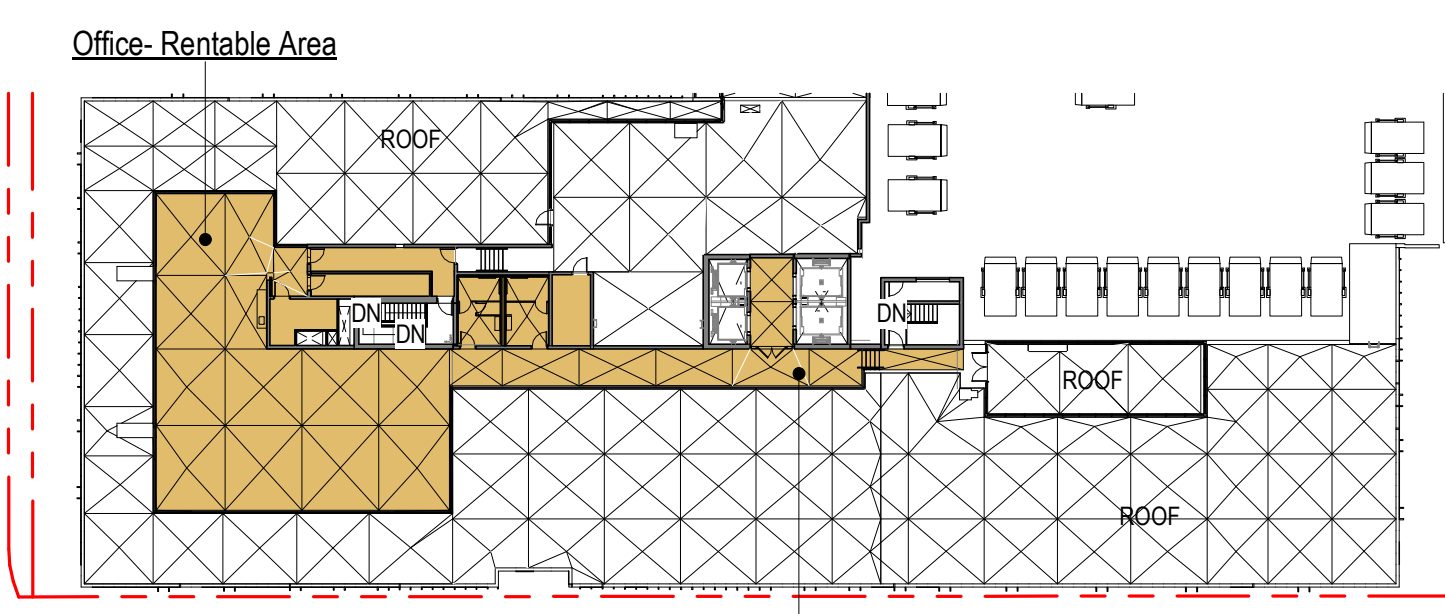
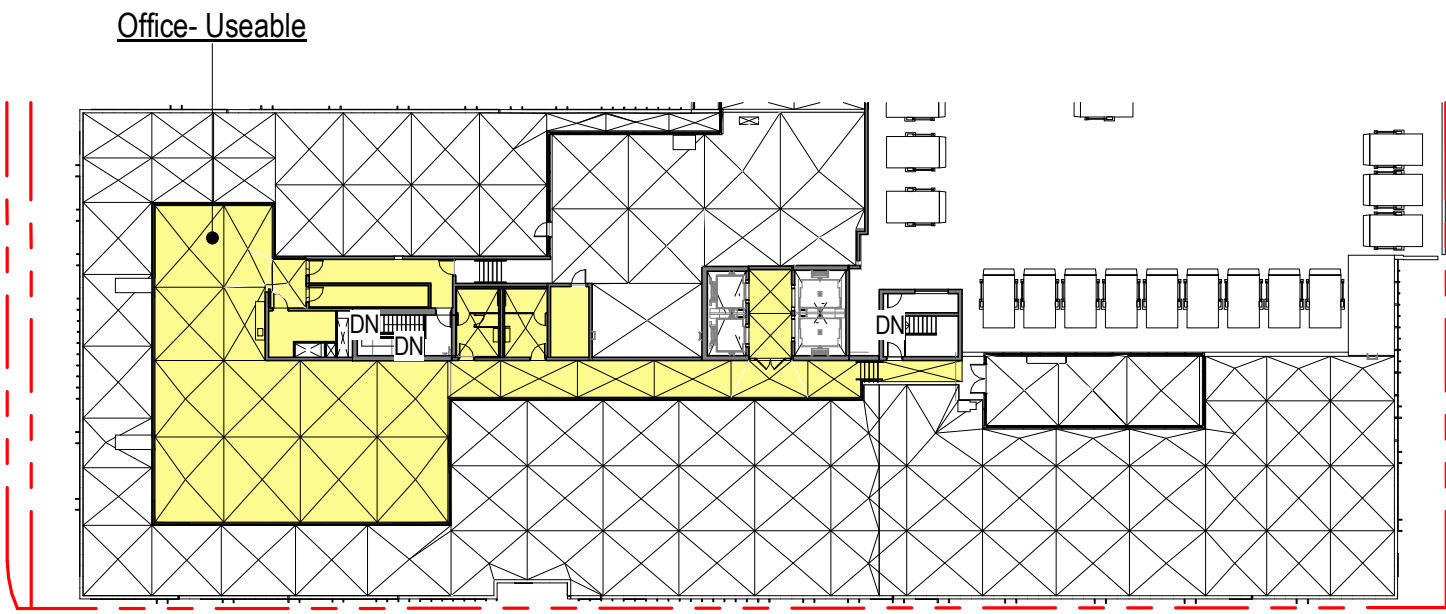
1BR=	21 UNITS	(31.8%)
2BR=	26 UNITS	(39.4%)
3BR=	18 UNITS	(27.3%)
4BR=	1 UNITS	(1.5%)

DEN NOTE:

PER FLORIDA STATUTE SECTION 381.0065 A BEDROOM IS DEFINED AS A ROOM THAT CAN BE USED FOR SLEEPING AND THAT:
a.) HAS A MINIMUM OF 70 SF OF CONDITIONED SPACE

c.) IS LOCATED ON AN EXTERIOR WALL.
d.) HAS A CLOSET AND A DOOR OR ENTRANCE WHERE A DOOR COULD BE REASONABLY INSTALLED.
e.) HAS AN EMERGENCY MEANS OF ESCAPE AND RESCUE OPENING TO THE OUTSIDE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE.

ADDITIONALLY, "BEDROOM" DOES NOT INCLUDE HALLWAY, BATHROOM, KITCHEN, LIVING ROOM, FAMILY ROOM, DINING ROOM, DEN, BREAKFAST NOOK, PANTRY, LAUNDRY ROOM, SUNROOM, RECREATION ROOM, MEDIA/VIDEO ROOM, OR EXERCISE ROOM.



12 OFFICE - USEABLE - ROOF LEVEL

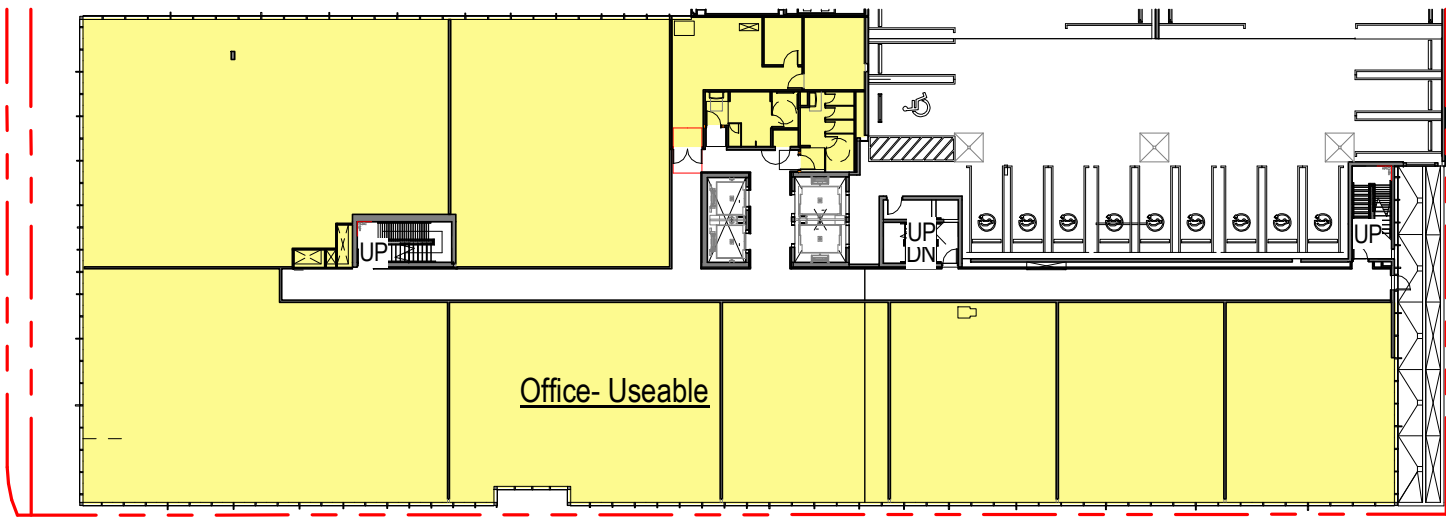
SCALE: 1" = 40'-0"

8 OFFICE - RENTABLE - ROOF LEVEL

SCALE: 1" = 40'-0"

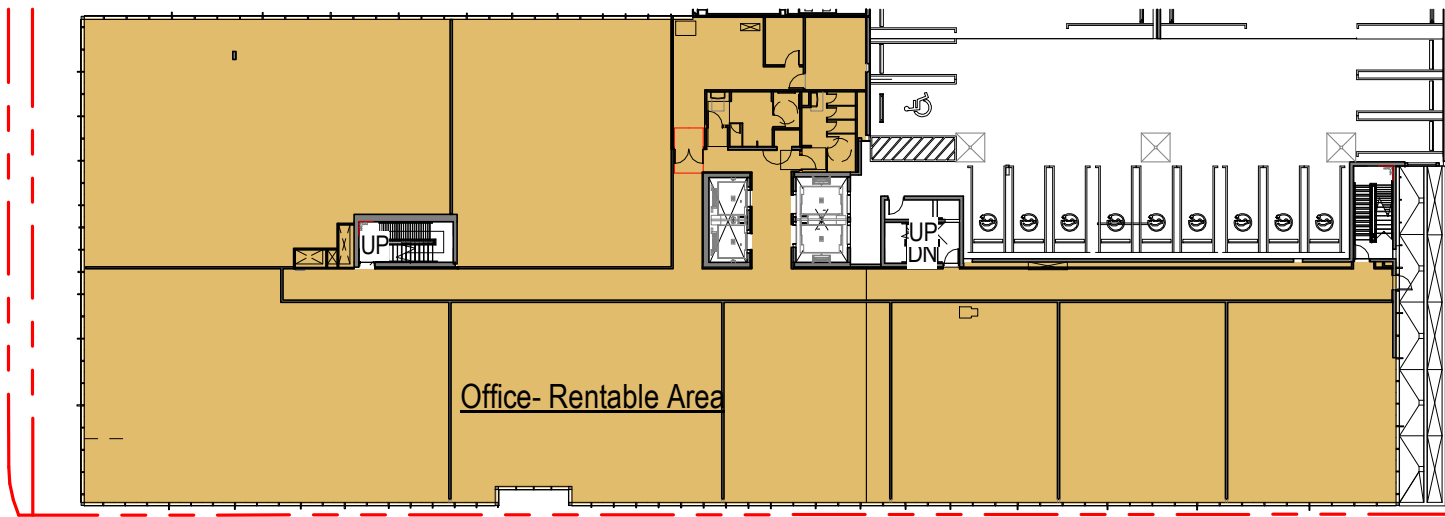
4 OFFICE - FLOOR AREA GROSS - ROOF LEVEL

SCALE: 1" = 40'-0"



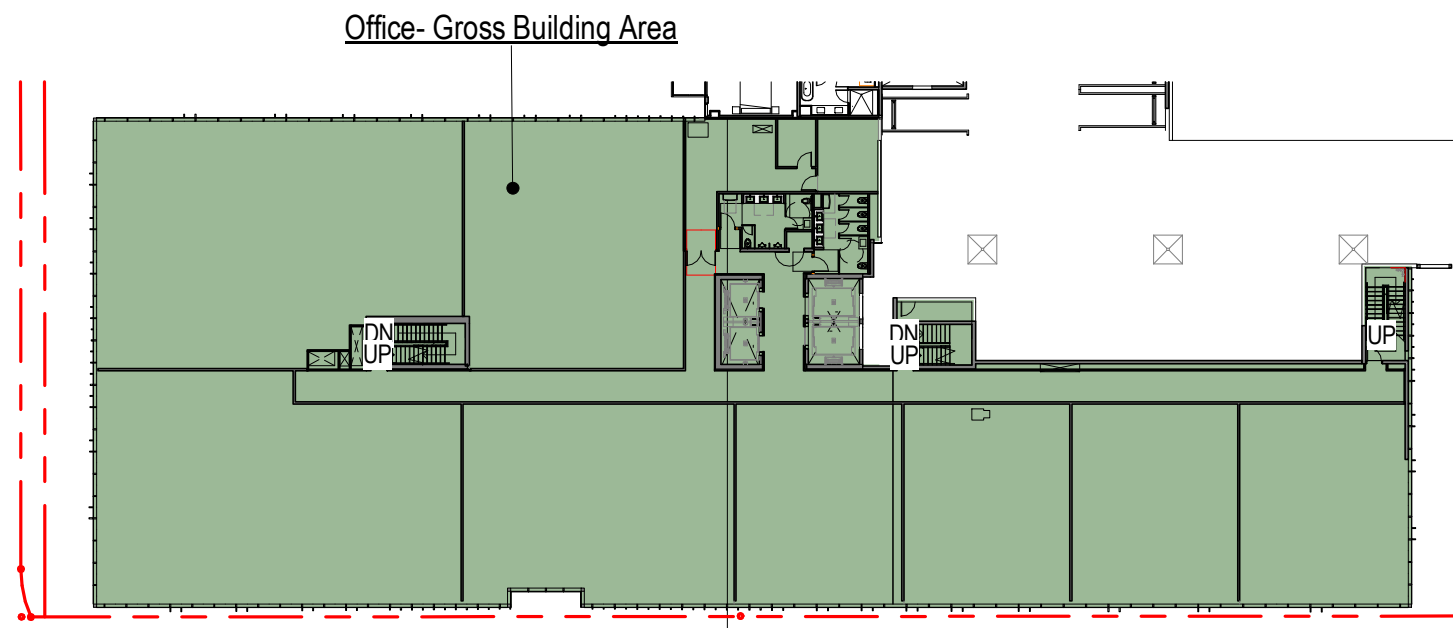
11 OFFICE - USEABLE - LEVEL 02 THRU 05

SCALE: 1" = 40'-0"



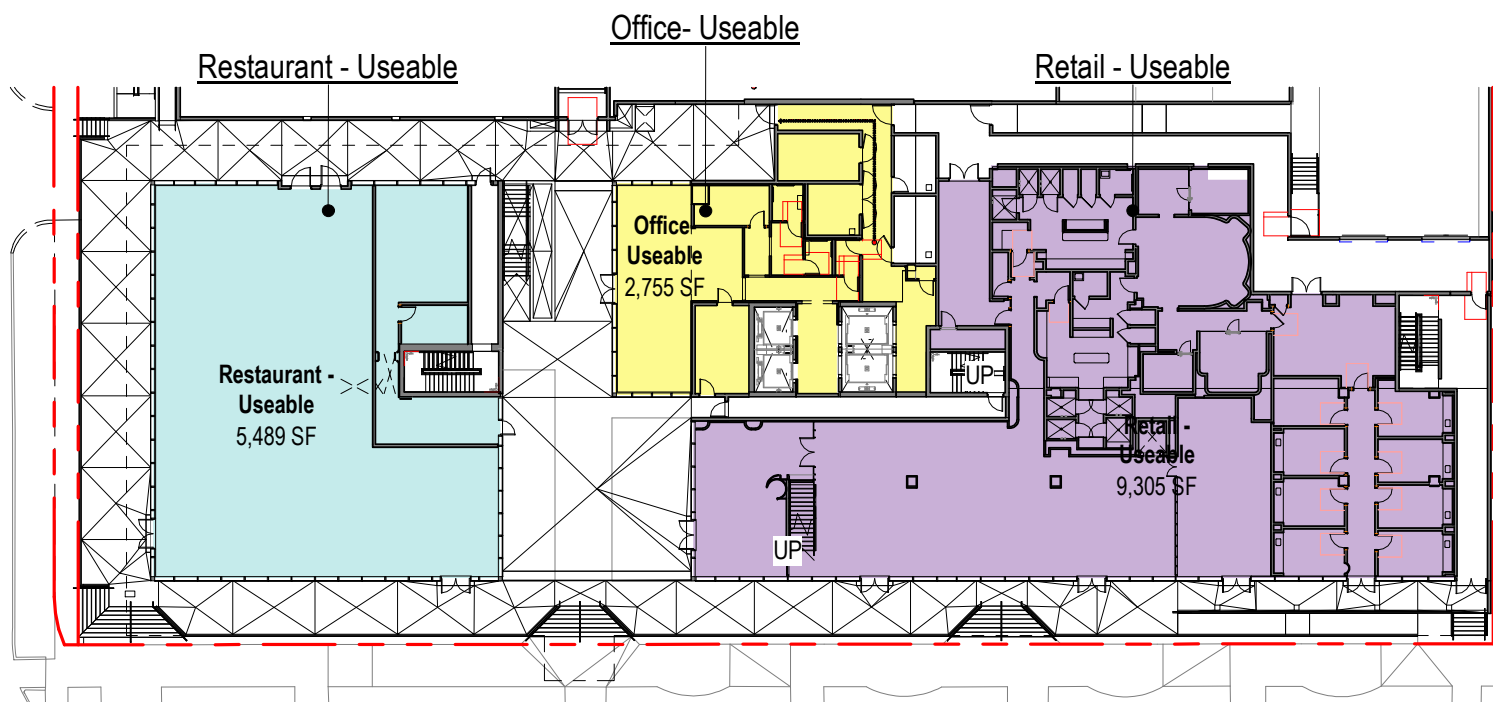
7 OFFICE - RENTABLE - LEVEL 02

SCALE: 1" = 40'-0"



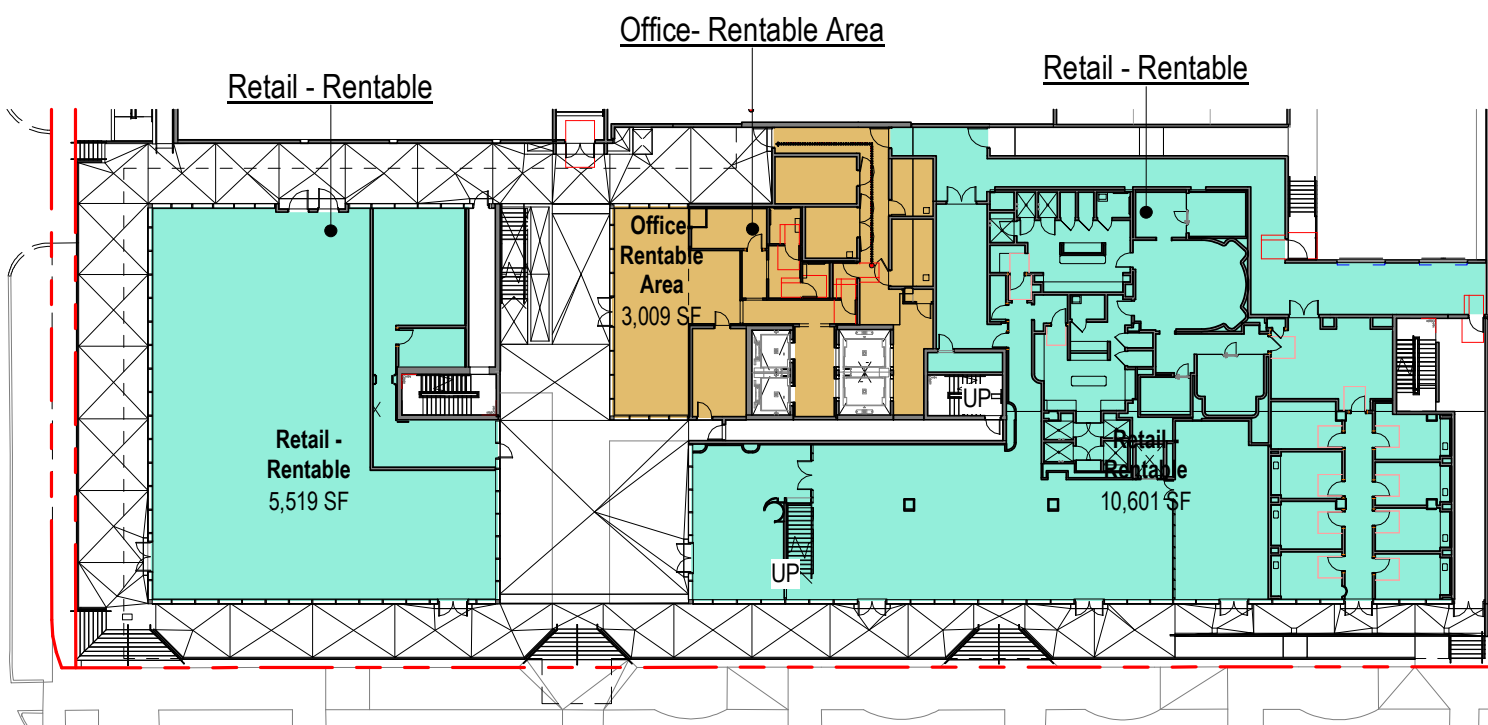
3 OFFICE-FLOOR AREA GROSS - LEVEL 03 TO 05

SCALE: 1" = 40'-0"



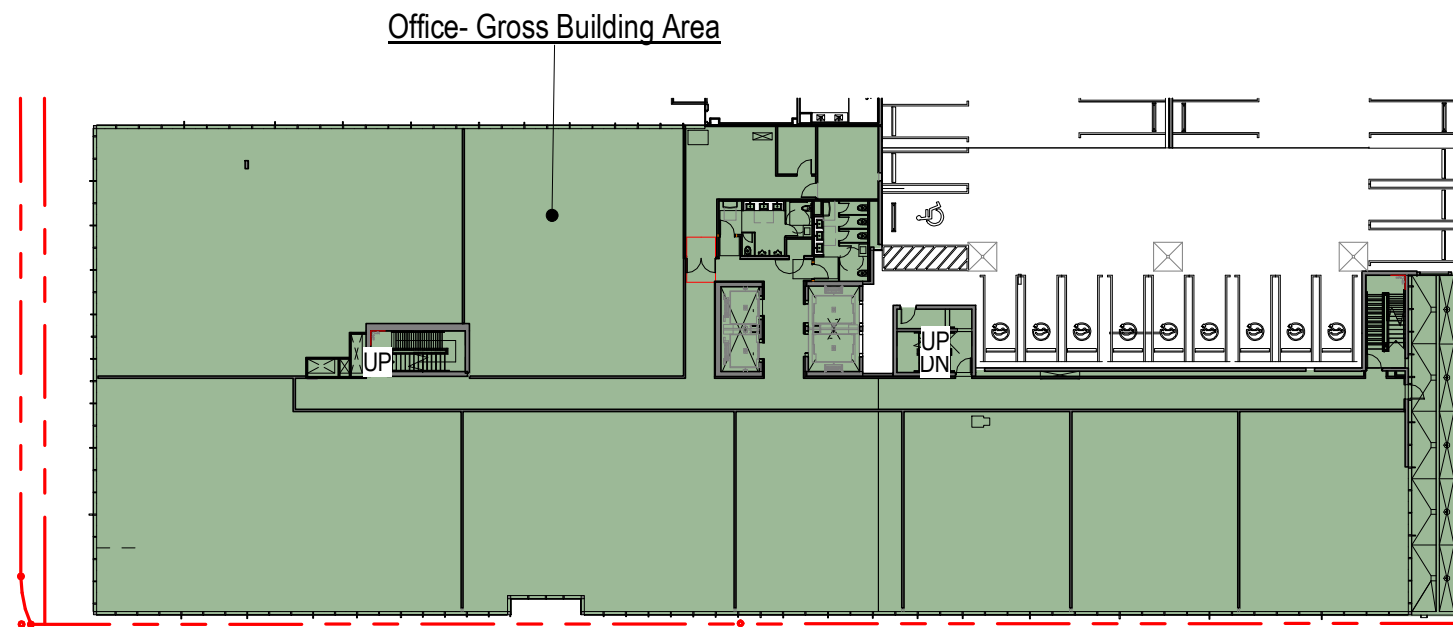
10 OFFICE - USEABLE - LEVEL 01

SCALE: 1" = 40'-0"



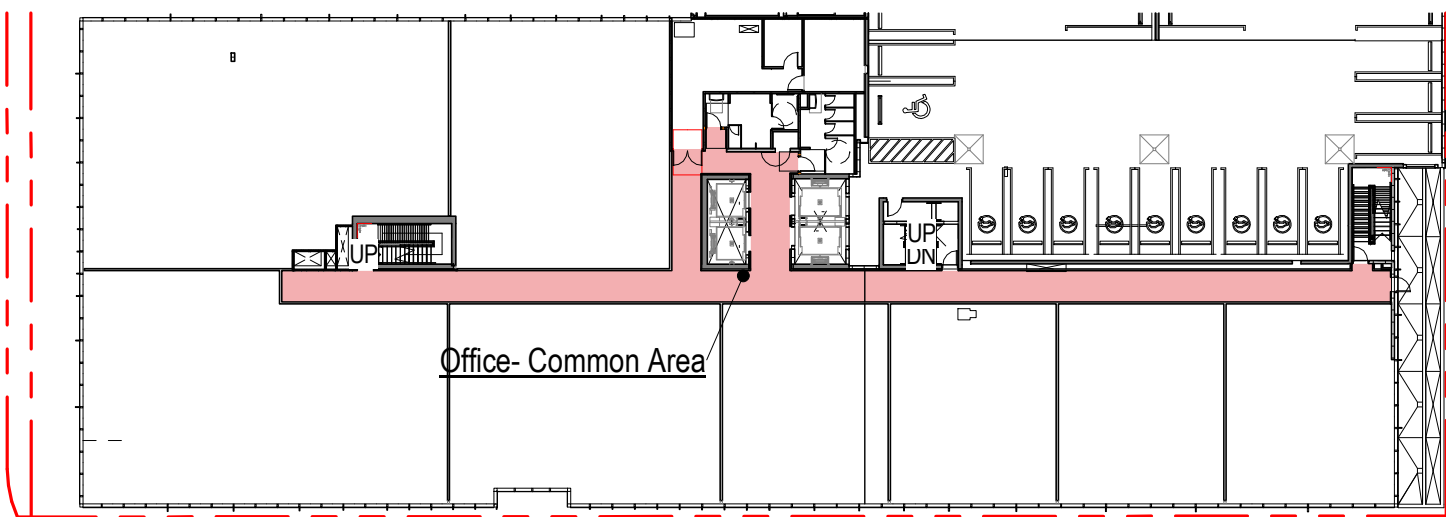
6 OFFICE - RENTABLE - LEVEL 01

SCALE: 1" = 40'-0"



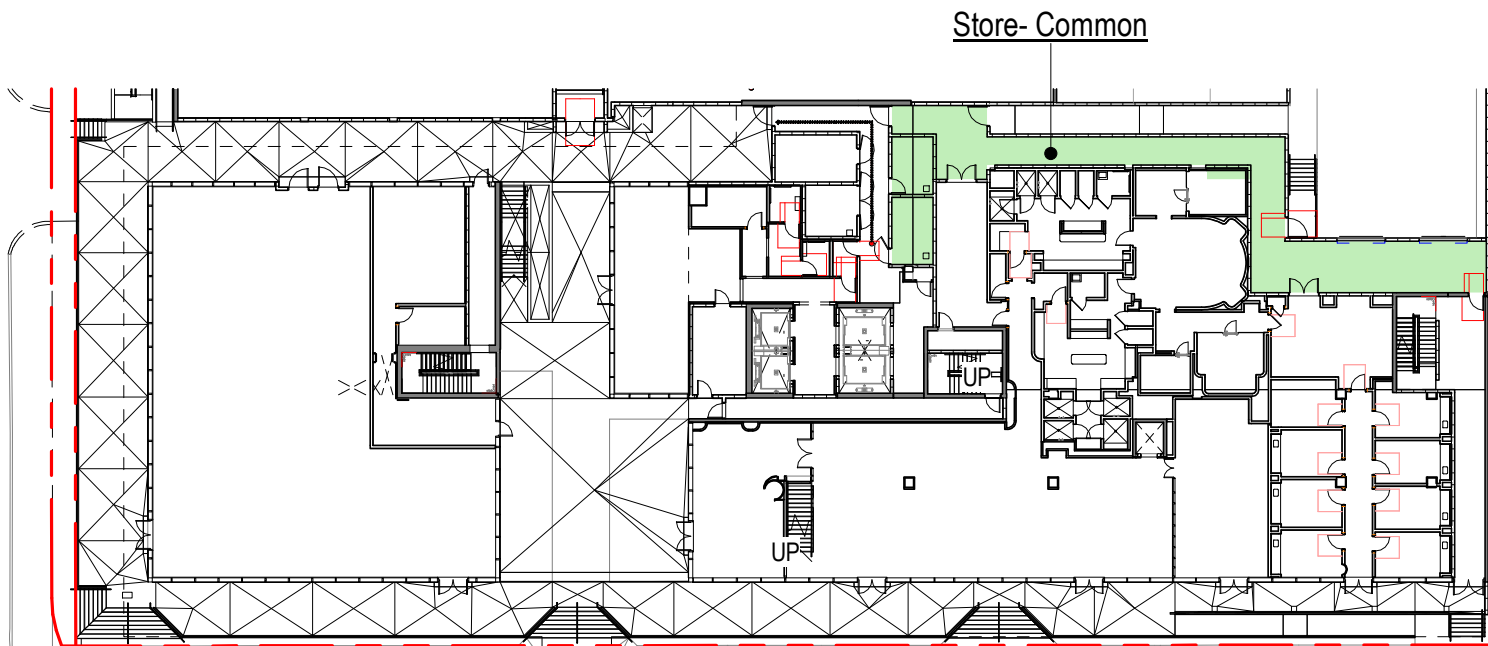
2 OFFICE - FLOOR AREA GROSS - LEVEL 02

SCALE: 1" = 40'-0"



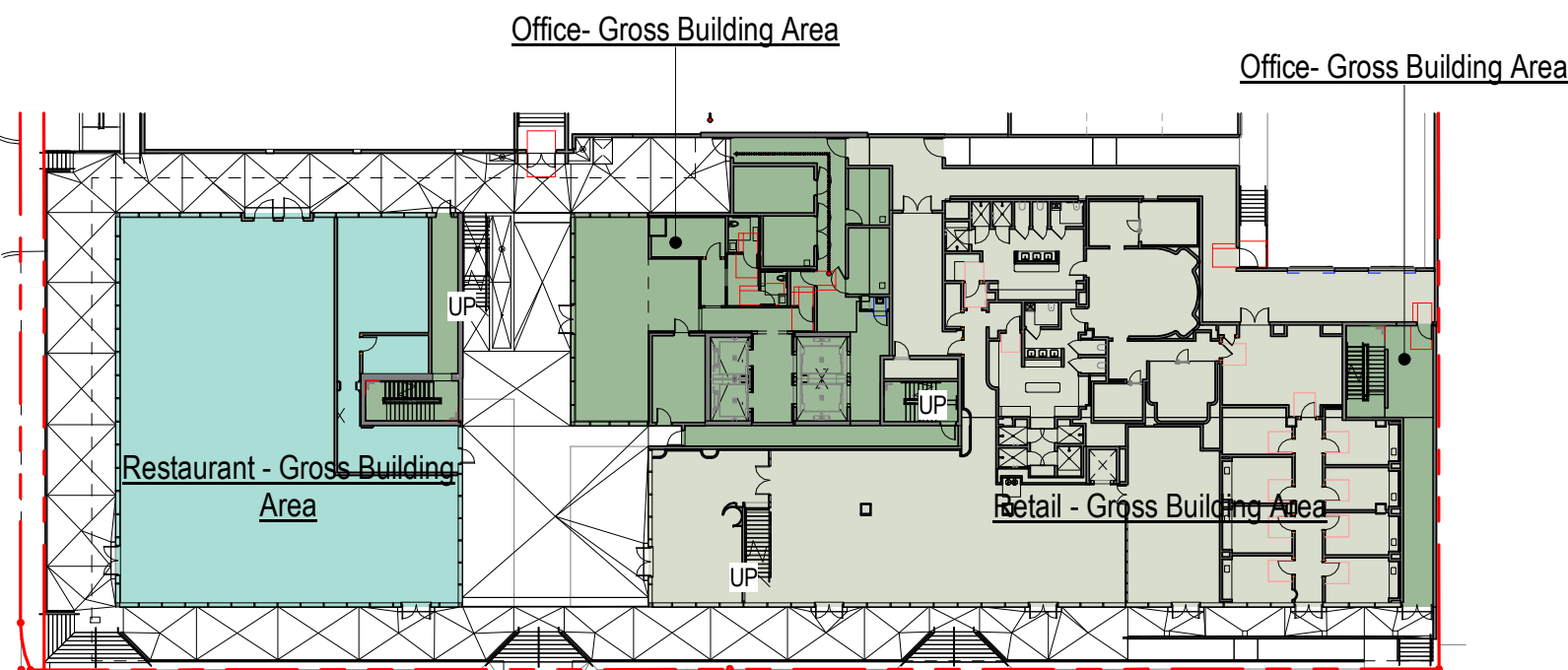
9 OFFICE - COMMON- LEVEL 02 THRU 05

SCALE: 1" = 40'-0"



5 OFFICE - COMMON- LEVEL 01

SCALE: 1" = 40'-0"



1 OFFICE - FLOOR AREA GROSS - LEVEL 01

SCALE: 1" = 40'-0"

OFFICE (FLOOR AREA GROSS)

Level	Name	Area	Number of Stories	Gross SF
Not Placed				
Not Placed	Restaurant - Gross Building Area	Not Placed		0 SF
Not Placed				
LEVEL 01				
LEVEL 01	Office - Gross Building Area	3,986 SF	1	3,986 SF
LEVEL 01	Restaurant - Gross Building Area	5,686 SF		
LEVEL 01	Retail - Gross Building Area	10,812 SF		
LEVEL 01	Office - Gross Building Area	689 SF	1	689 SF
LEVEL 01	Office - Gross Building Area	446 SF	1	446 SF
LEVEL 01				5,121 SF
LEVEL 03 - 05 (T.O.S.)				
LEVEL 02 (T.O.S.)	Office - Gross Building Area	23,384 SF	1	23,384 SF
LEVEL 02 (T.O.S.)				23,384 SF
LEVEL 03 (T.O.S.)				
LEVEL 03 (T.O.S.)	Office - Gross Building Area	22,663 SF	3	67,988 SF
LEVEL 03 (T.O.S.)				67,988 SF
LEVEL ROOF				
LEVEL ROOF	Office - Gross Building Area	5,705 SF	1	5,705 SF
LEVEL ROOF	Office - Gross Building Area	Redundant Area	1	
LEVEL ROOF				5,705 SF
Grand total				102,198 SF

Area Schedule (Office - Rentable)

Level	Name	Area	Number of Stories	Rentable SF
LEVEL 01				
LEVEL 01	Office - Rentable Area	3,009 SF	1	3,009 SF
Office - Rentable Area				3,009 SF
LEVEL 01	Retail - Rentable	5,519 SF	1	5,519 SF
LEVEL 01	Retail - Rentable	10,601 SF	1	10,601 SF
Retail - Rentable				16,120 SF
LEVEL 01				19,130 SF
LEVEL 02 - 05 (T.O.S.)				
LEVEL 02 (T.O.S.)	Office - Rentable Area	21,318 SF	4	85,271 SF
Office - Rentable Area				85,271 SF
LEVEL 02 (T.O.S.)				85,271 SF
LEVEL OFFICE REC.				
LEVEL OFFICE REC.	Office - Rentable Area	4,663 SF	1	4,663 SF
LEVEL OFFICE REC.	Office - Rentable Area	Redundant Area	1	
LEVEL OFFICE REC.	Office - Rentable Area	Redundant Area	1	
Office - Rentable Area				4,663 SF
LEVEL OFFICE REC.				4,663 SF
Grand total				109,063 SF

Area Schedule (Office- Useable)

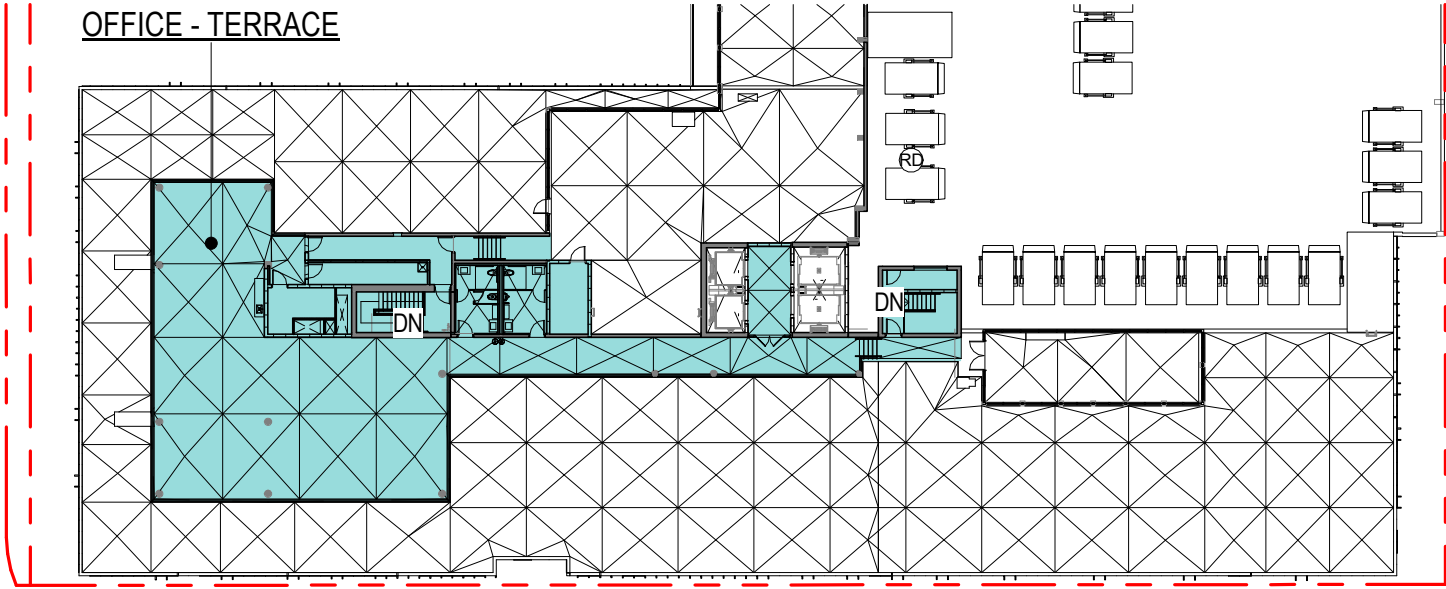
Level	Name	Area	Number of Stories	Useable SF
LEVEL 01				
LEVEL 01	Office - Useable	2,755 SF	1	2,755 SF
Office - Useable				2,755 SF
LEVEL 01	Restaurant - Useable	5,489 SF	1	5,489 SF
Restaurant - Useable				5,489 SF
LEVEL 01	Retail - Useable	9,305 SF	1	9,305 SF
Retail - Useable				9,305 SF
LEVEL 02 - 05 (T.O.S.)				17,549 SF
LEVEL 02 (T.O.S.)				
LEVEL 02 (T.O.S.)	Office - Useable	19,060 SF	4	76,239 SF
Office - Useable				76,239 SF
LEVEL 02 (T.O.S.)				76,239 SF
LEVEL 04 (T.O.S.)				
LEVEL 04 (T.O.S.)	OFFICE	19,773 SF		0 SF
OFFICE				0 SF
LEVEL 04 (T.O.S.)				
LEVEL OFFICE REC.				
LEVEL OFFICE REC.	Office - Useable	4,657 SF	1	4,657 SF
LEVEL OFFICE REC.	Office - Useable	Redundant Area	1	
Office - Useable				4,657 SF
LEVEL OFFICE REC.				4,657 SF
Grand total				88,415 SF

Area Schedule (Office- Common)

Level	Name	Area	Number of Stories	Common SF
LEVEL 01				
LEVEL 01	Store - Common	1,492 SF	1	1,492 SF
Store - Common				1,492 SF
LEVEL 01				1,492 SF
LEVEL 02 - 05 (T.O.S.)				
LEVEL 02 (T.O.S.)	Office - Common Area	1,946 SF	4	7,783 SF
Office - Common Area				7,783 SF
LEVEL 02 (T.O.S.)				7,783 SF
Grand total				9,275 SF

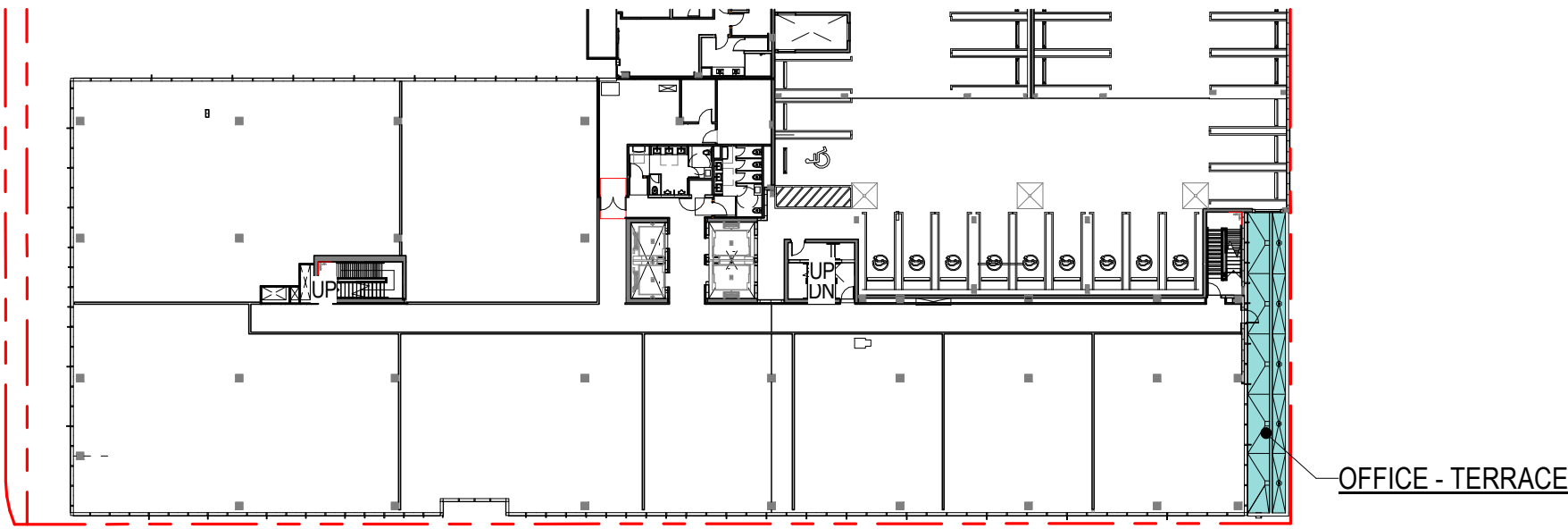
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OFFICE TERRACE / BALCONY				
Level	Name	Area	Number of Stories	Terrace/Balcony SF
LEVEL 01				
OFFICE ENTRY TERRACE				
LEVEL 01	OFFICE ENTRY TERRACE	1,424 SF	1	1,424 SF
OFFICE ENTRY TERRACE				1,424 SF
OUTDOOR CAFE				
LEVEL 01	OUTDOOR CAFE	478 SF		
LEVEL 01	OUTDOOR CAFE	560 SF		
OUTDOOR CAFE				0 SF
RETAIL TERRACE				
LEVEL 01	RETAIL TERRACE	5,527 SF	1	5,527 SF
RETAIL TERRACE				5,527 SF
SERVICE TERRACE				
LEVEL 01	SERVICE TERRACE	430 SF	1	430 SF
SERVICE TERRACE				430 SF
LEVEL 01				7,361 SF
LEVEL 02 (T.O.S.)				
OFFICE - TERRACE				
LEVEL 02 (T.O.S.)	OFFICE - TERRACE	620 SF	1	620 SF
OFFICE - TERRACE				620 SF
LEVEL 02 (T.O.S.)				620 SF
LEVEL OFFICE REC.				
OFFICE - TERRACE				
LEVEL OFFICE REC.	OFFICE - TERRACE	5,632 SF	1	5,632 SF
OFFICE - TERRACE				5,632 SF
LEVEL OFFICE REC.				5,632 SF
Grand total				13,633 SF



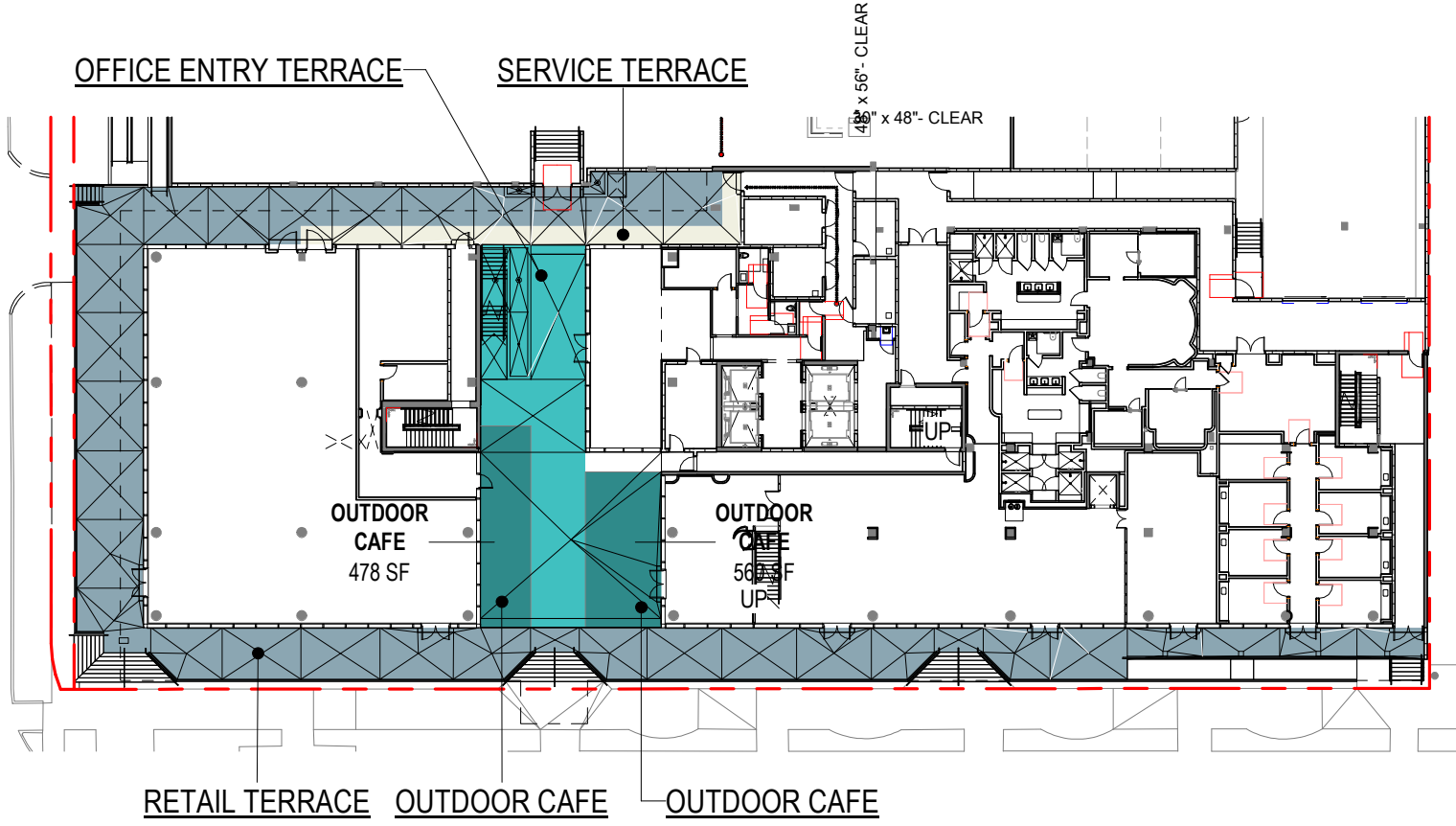
3 OFFICE- TERRACE - ROOF LEVEL

SCALE: 1" = 40'-0"



2 OFFICE- TERRACE/BALCONY- LEVEL 02

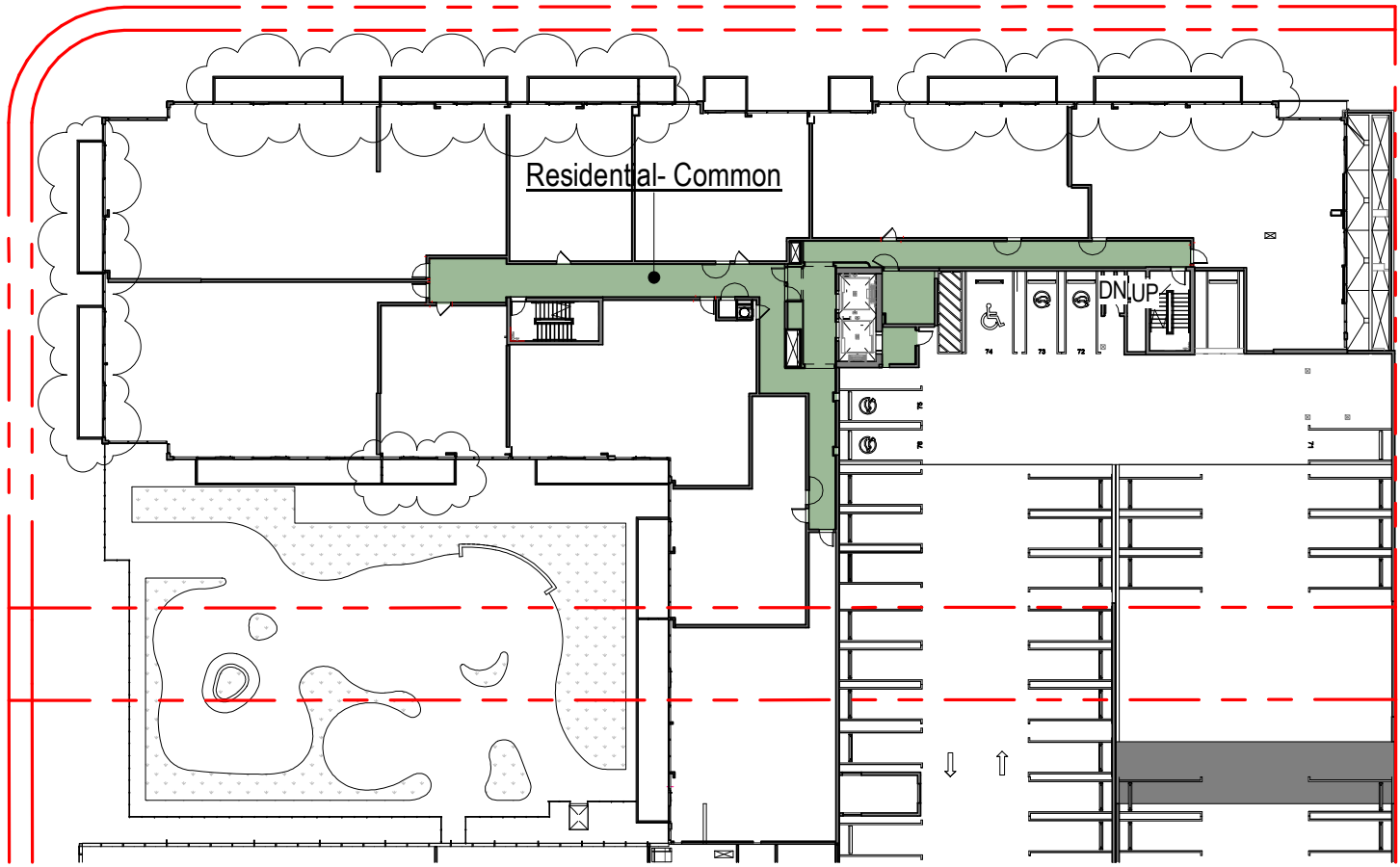
SCALE: 1" = 40'-0"



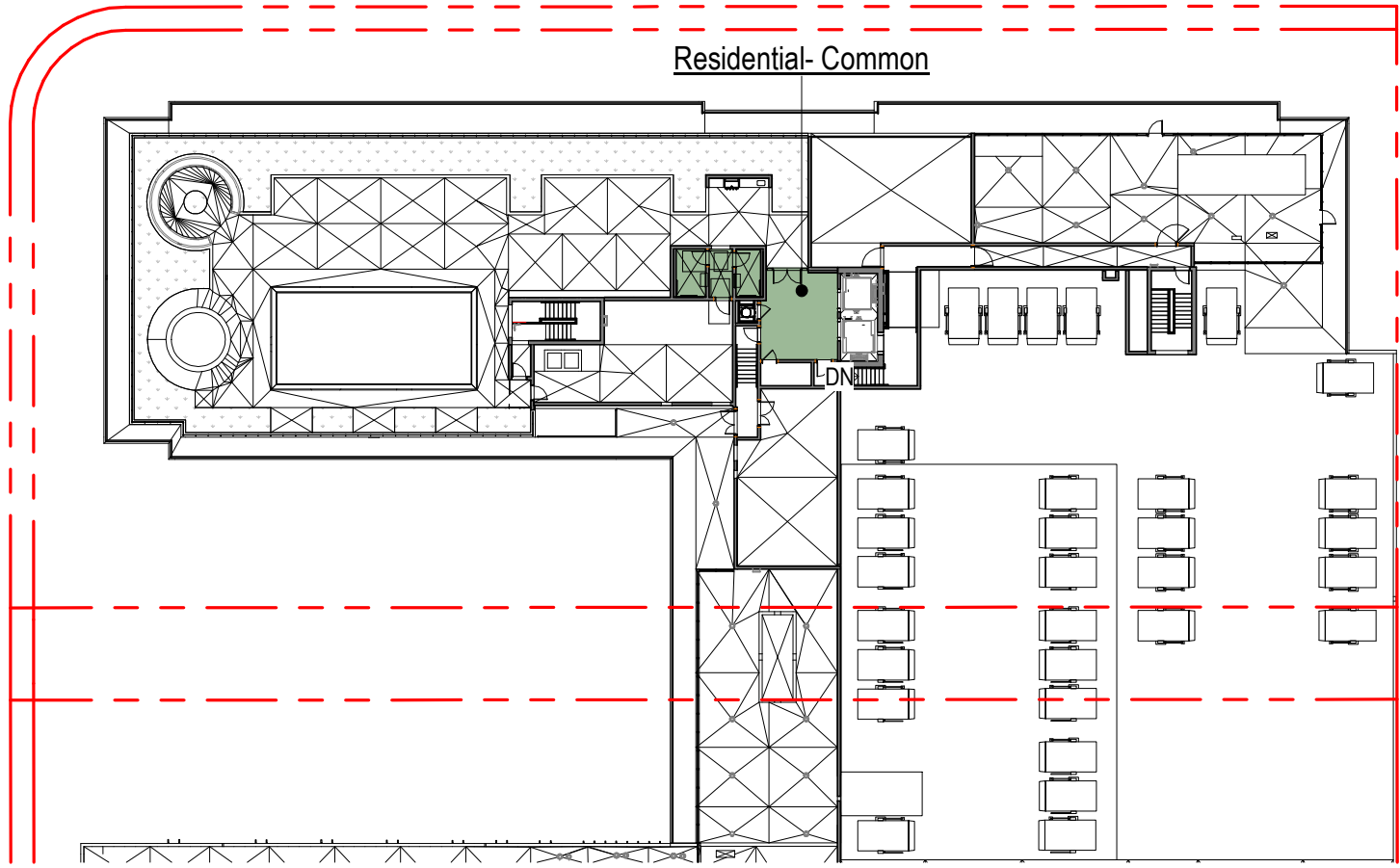
1 RETAIL TERRACE- LEVEL 01

SCALE: 1" = 40'-0"

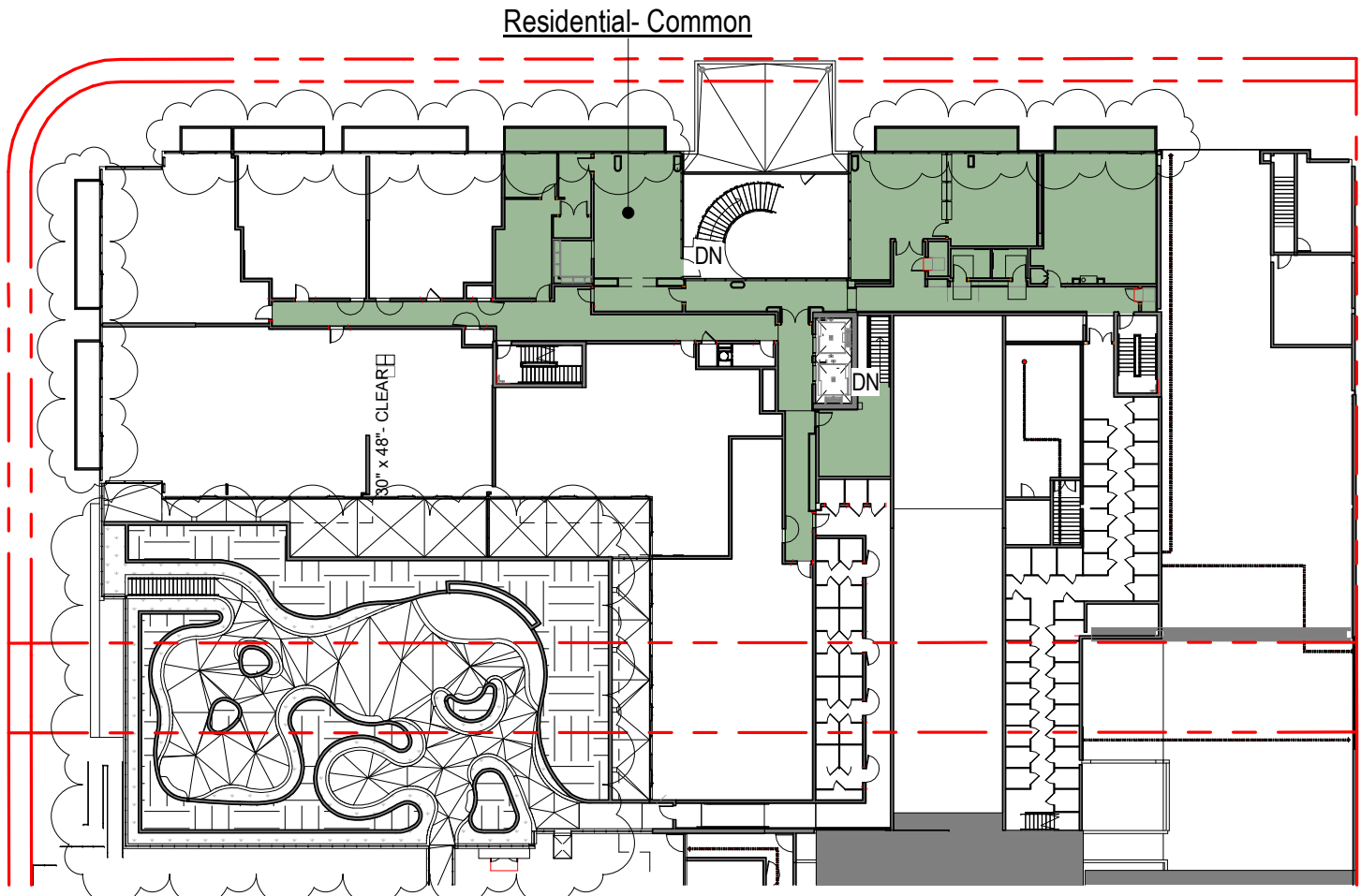
Area Schedule (Residential- Common)				
Level	Name	Area	Number of Stories	Common SF
LEVEL R01				
LEVEL R01	Residential- Lobby	2,089 SF	1	2,089 SF
Residential- Lobby				2,089 SF
LEVEL R01				2,089 SF
LEVEL R02 (T.O.S.)				
LEVEL R02 (T.O.S.)	Residential- Common	6,195 SF	1	6,195 SF
Residential- Common				6,195 SF
LEVEL R02 (T.O.S.)				6,195 SF
LEVEL R03 (T.O.S.)				
LEVEL R03 (T.O.S.)	Residential- Common	1,995 SF	6	11,969 SF
Residential- Common				11,969 SF
LEVEL R03 (T.O.S.)				11,969 SF
LEVEL R04 - R08 (T.O.S.)				
LEVEL R04 (T.O.S.)	Residential- Common	1,989 SF	5	9,947 SF
Residential- Common				9,947 SF
LEVEL R04 (T.O.S.)				9,947 SF
LEVEL ROOF				
LEVEL ROOF	Residential- Common	525 SF		
Residential- Common				0 SF
LEVEL ROOF				0 SF
Grand total				30,200 SF



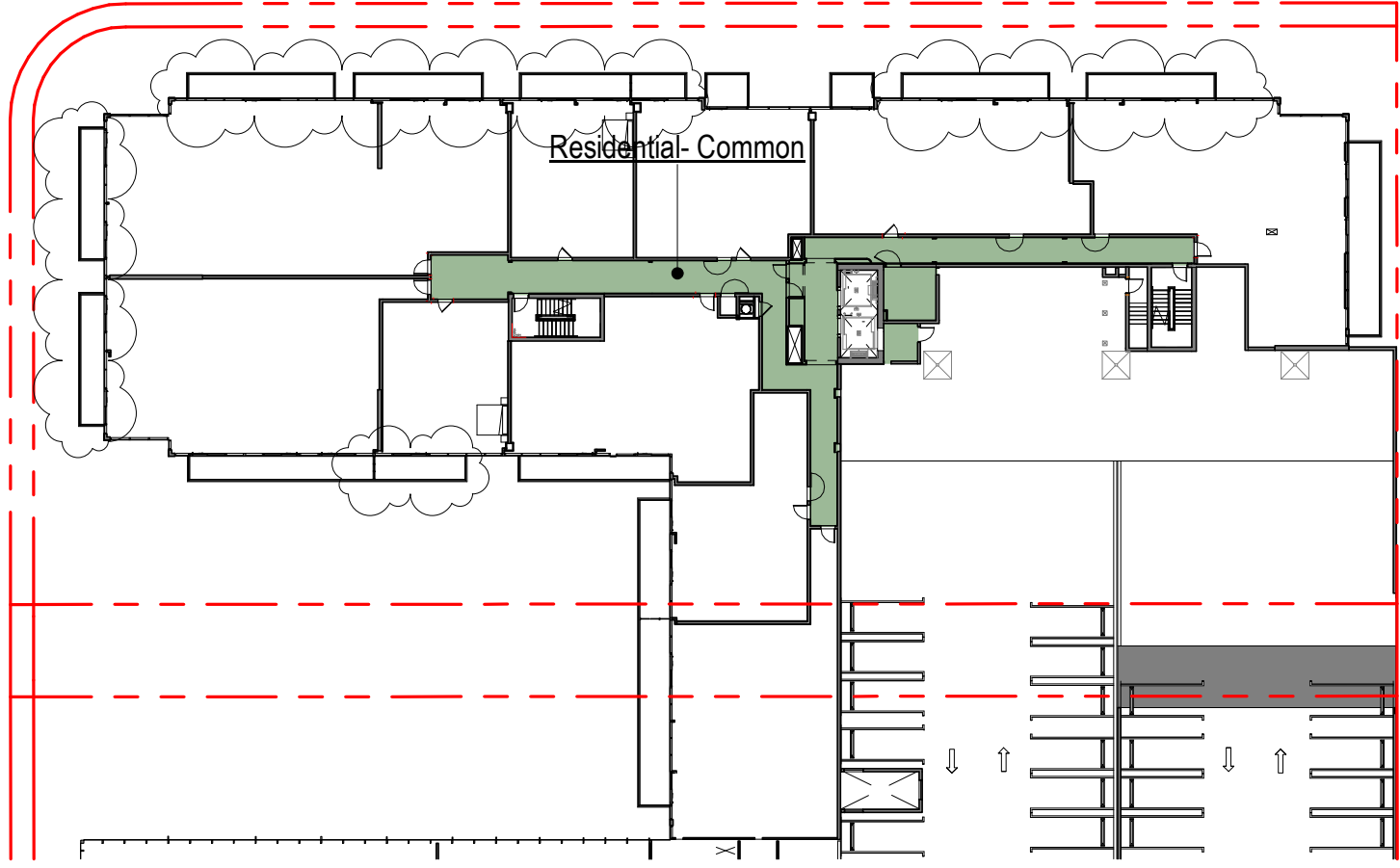
3 | LEVEL R03
SCALE: 1" = 40'-0"



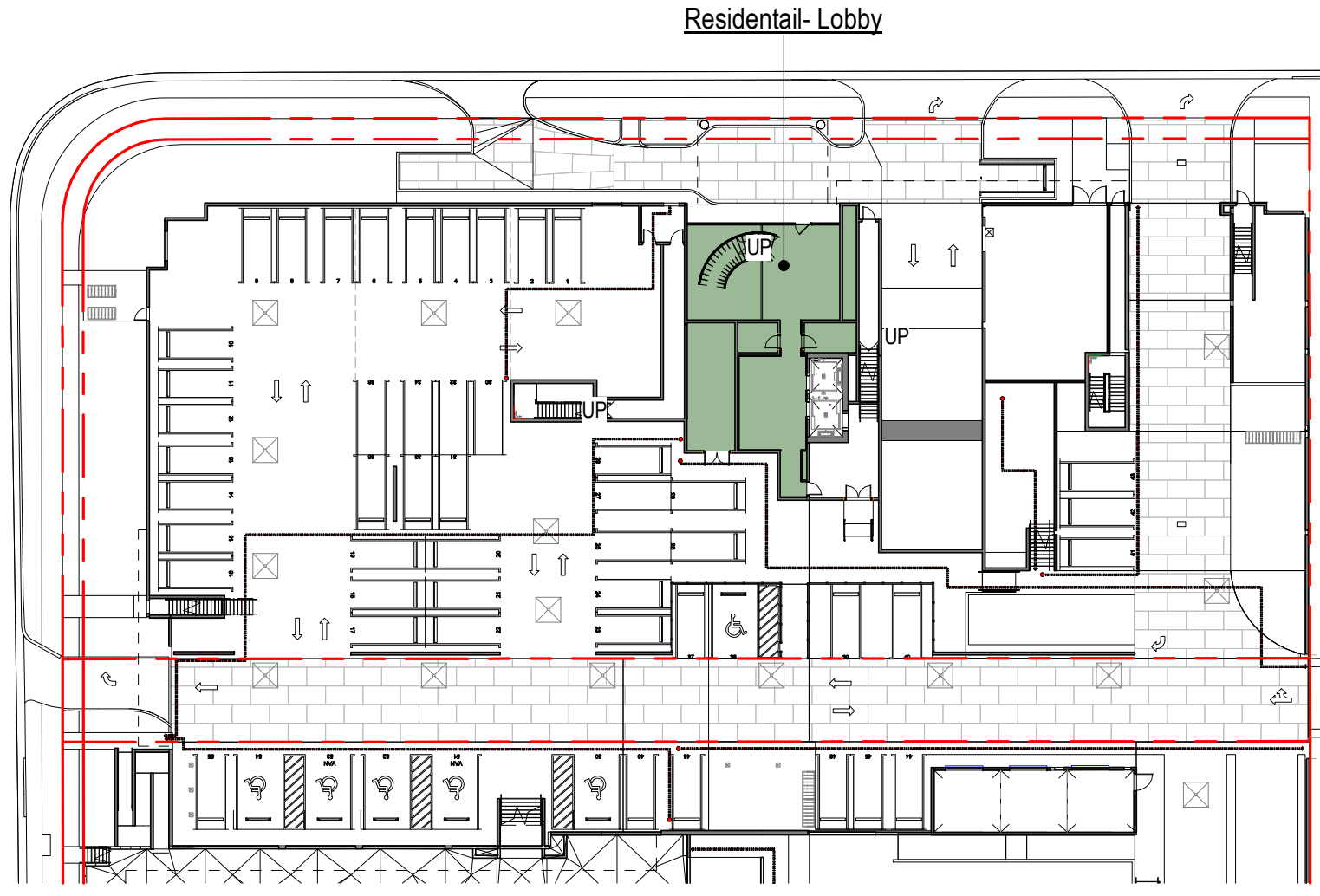
5 | LEVEL ROOF
SCALE: 1" = 40'-0"



2 | LEVEL R02
SCALE: 1" = 40'-0"

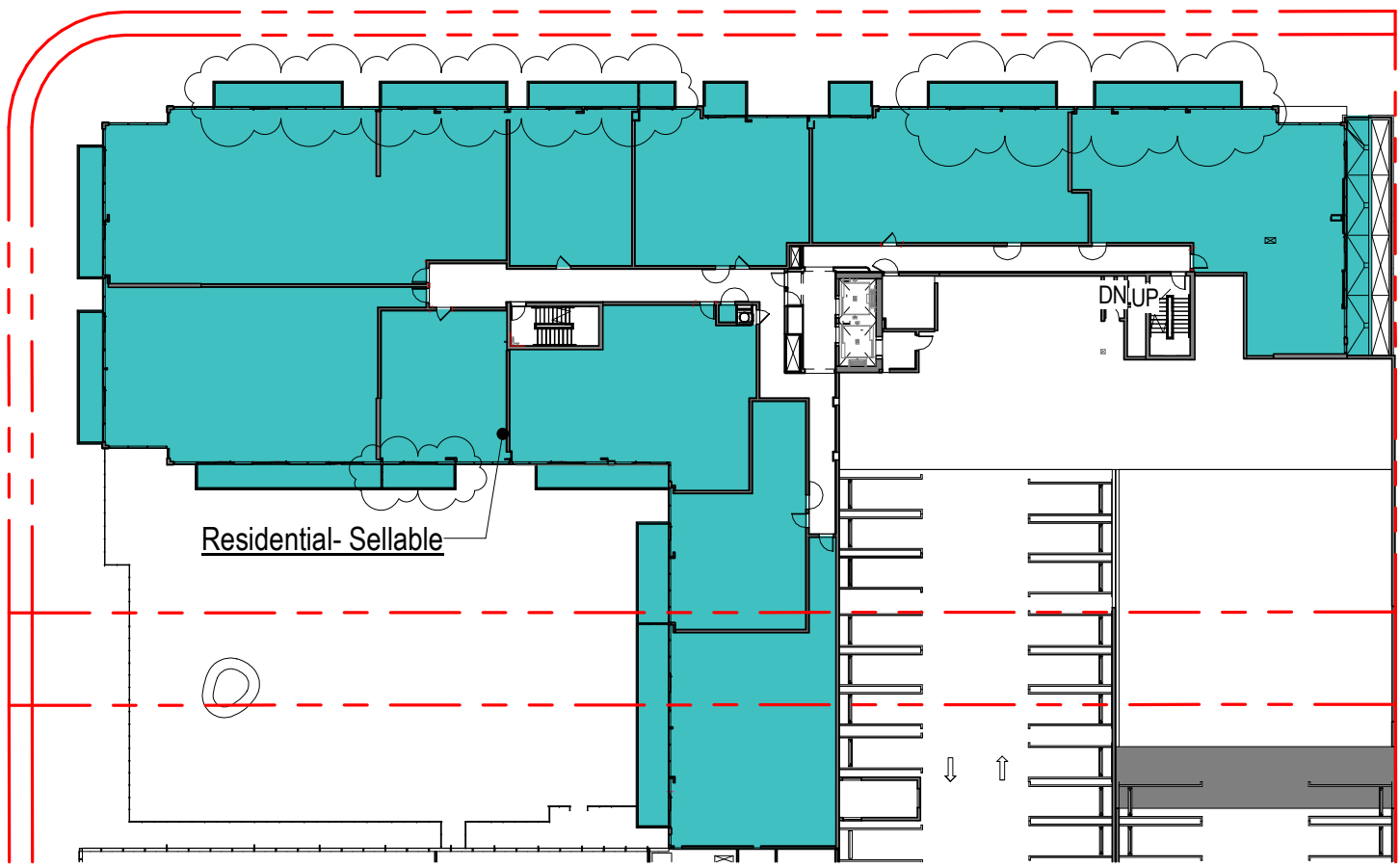


4 | LEVEL R04 - R08
SCALE: 1" = 40'-0"

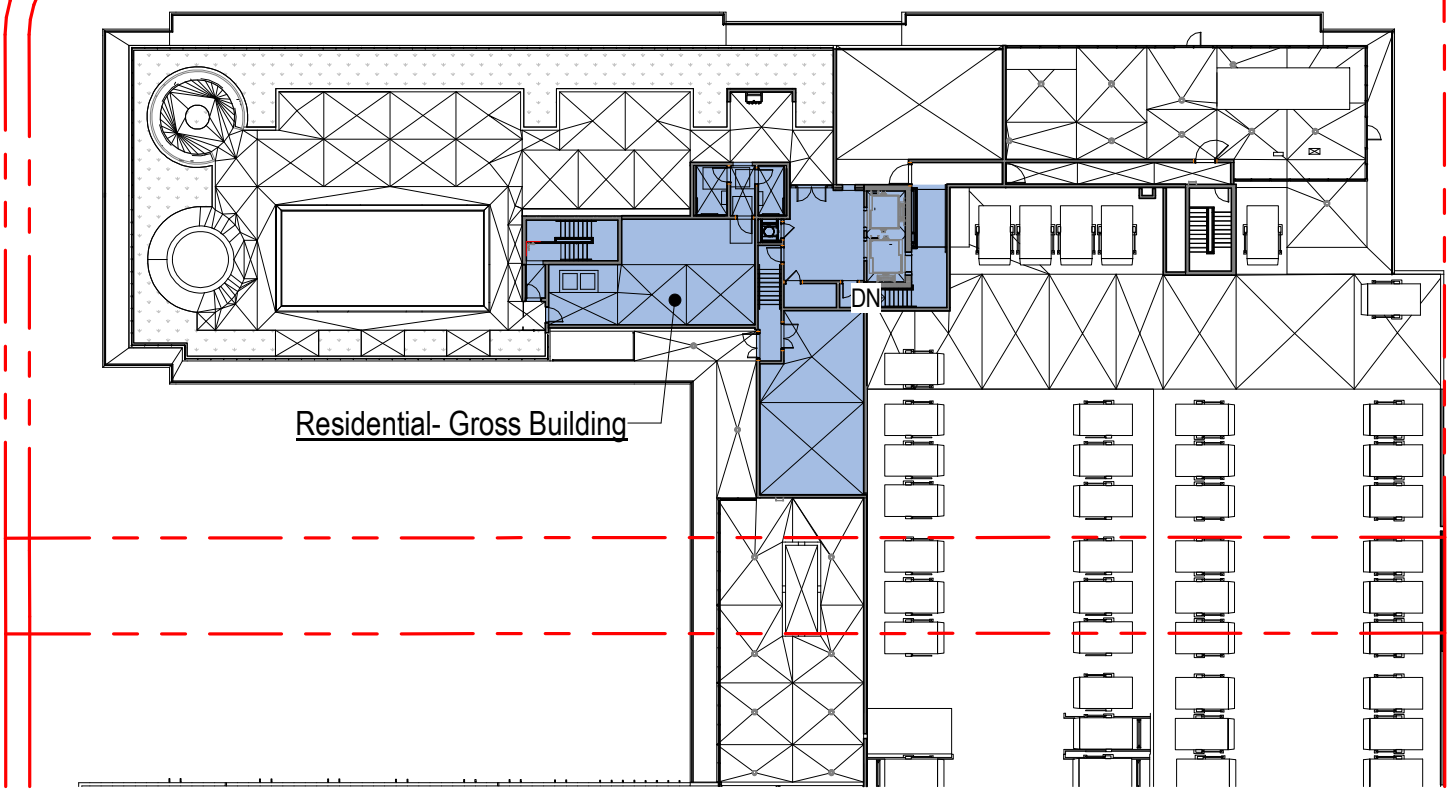


1 | LEVEL R01
SCALE: 1" = 40'-0"

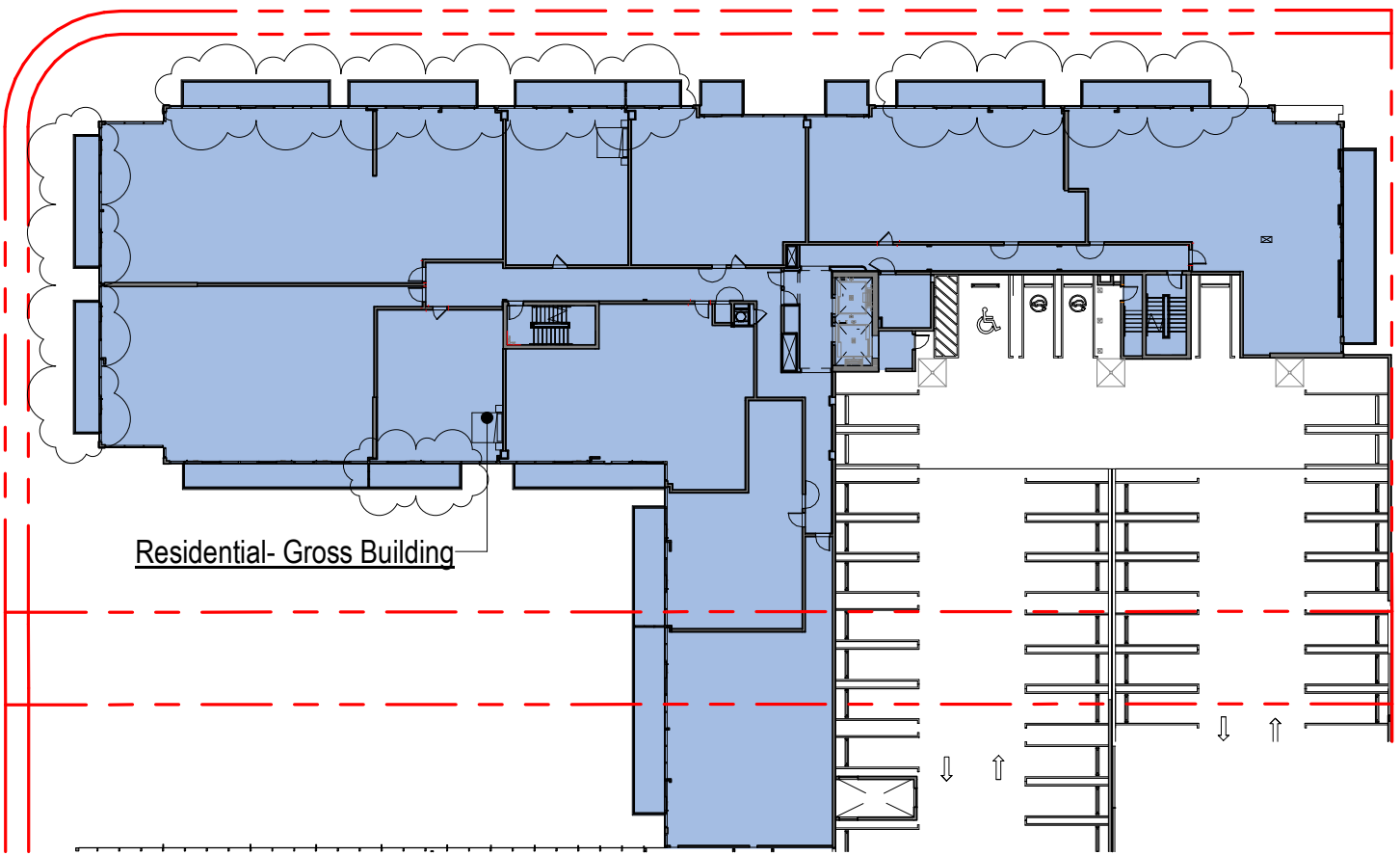
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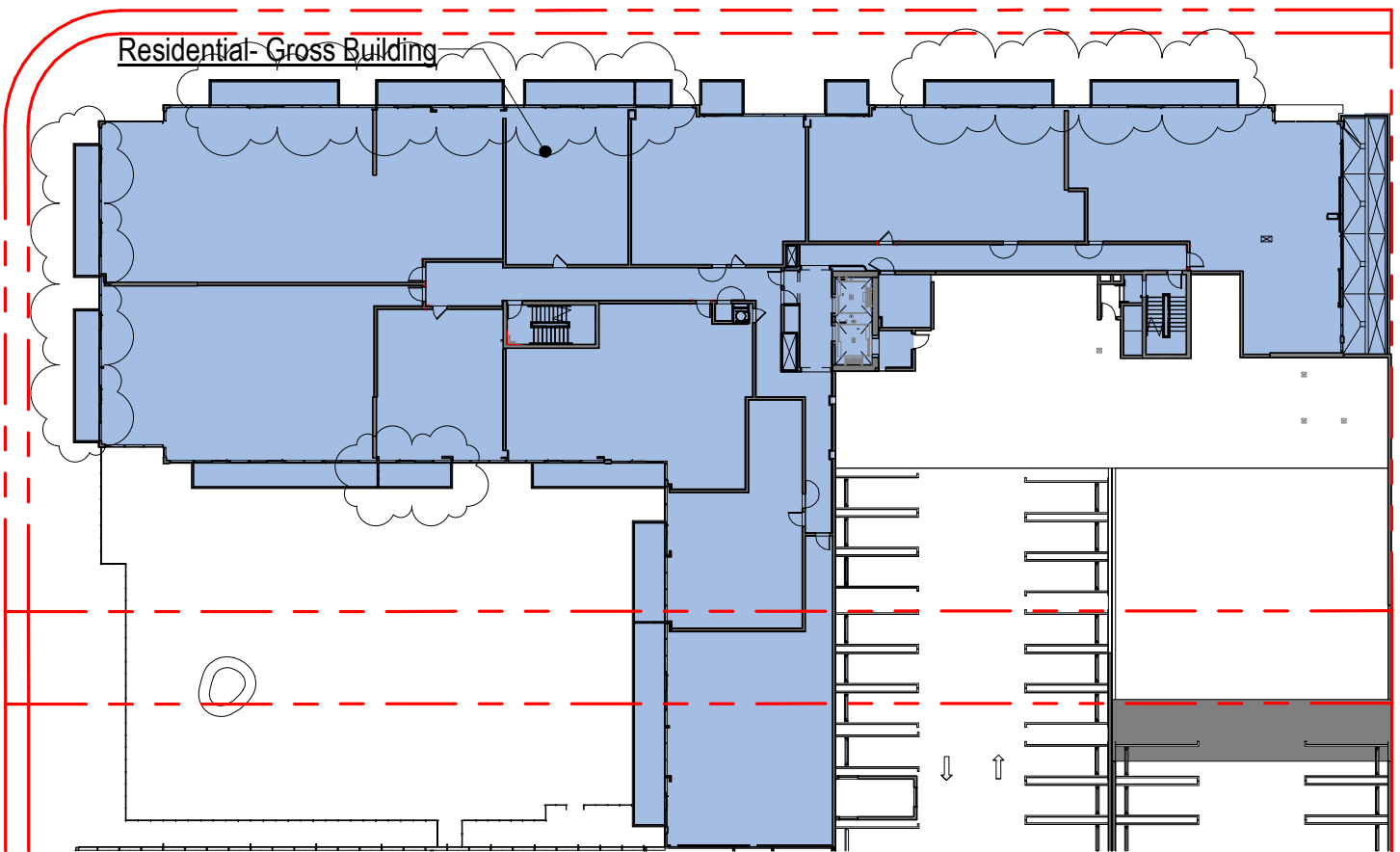
8 RESIDENTIAL - FLOOR AREA SELLABLE - LEVEL R03
SCALE: 1" = 40'-0"



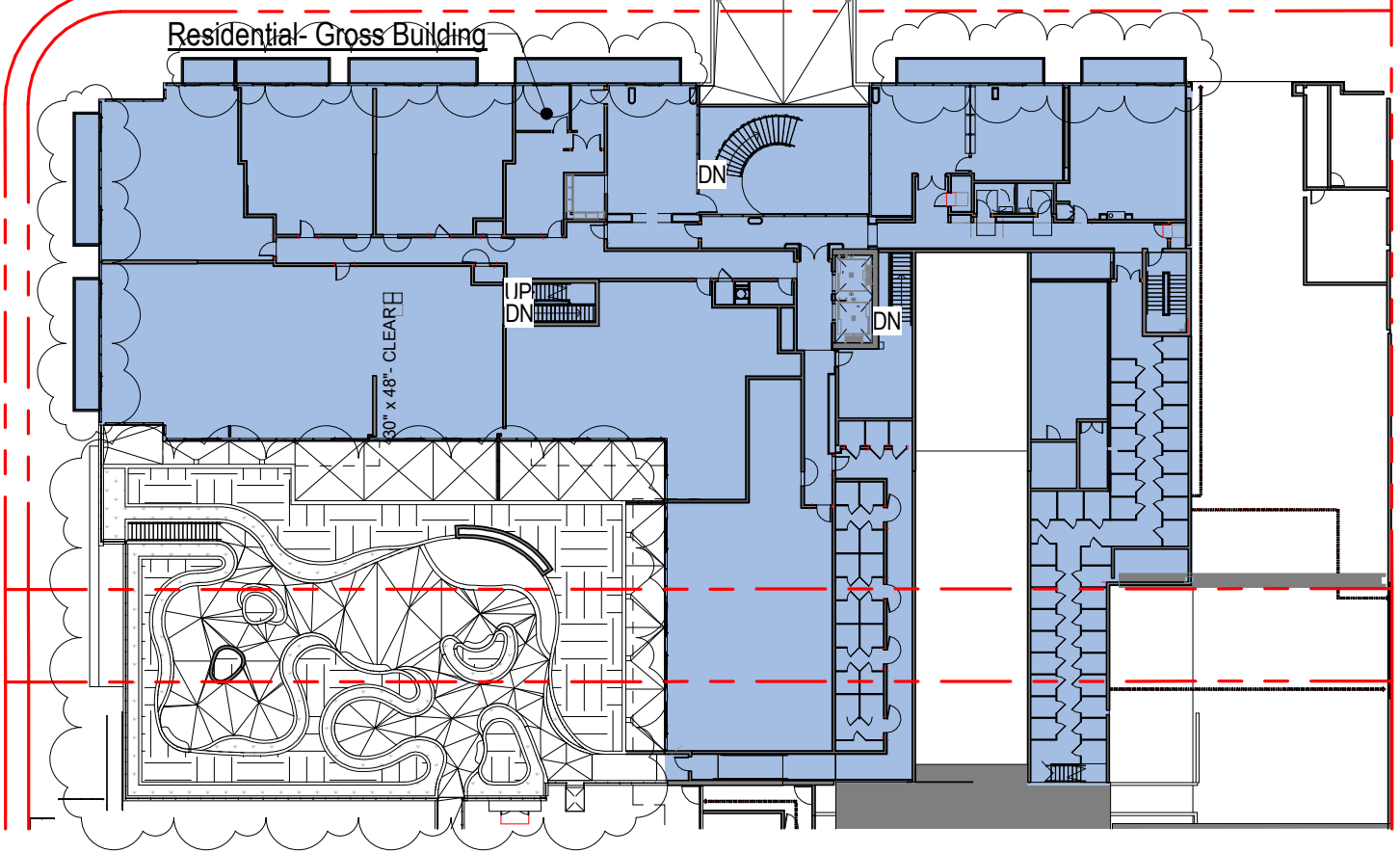
5 RESIDENTIAL - FLOOR GROSS - LEVEL ROOF
SCALE: 1" = 40'-0"



4 RESIDENTIAL - FLOOR AREA GROSS - LEVEL R04 THRU R08
SCALE: 1" = 40'-0"



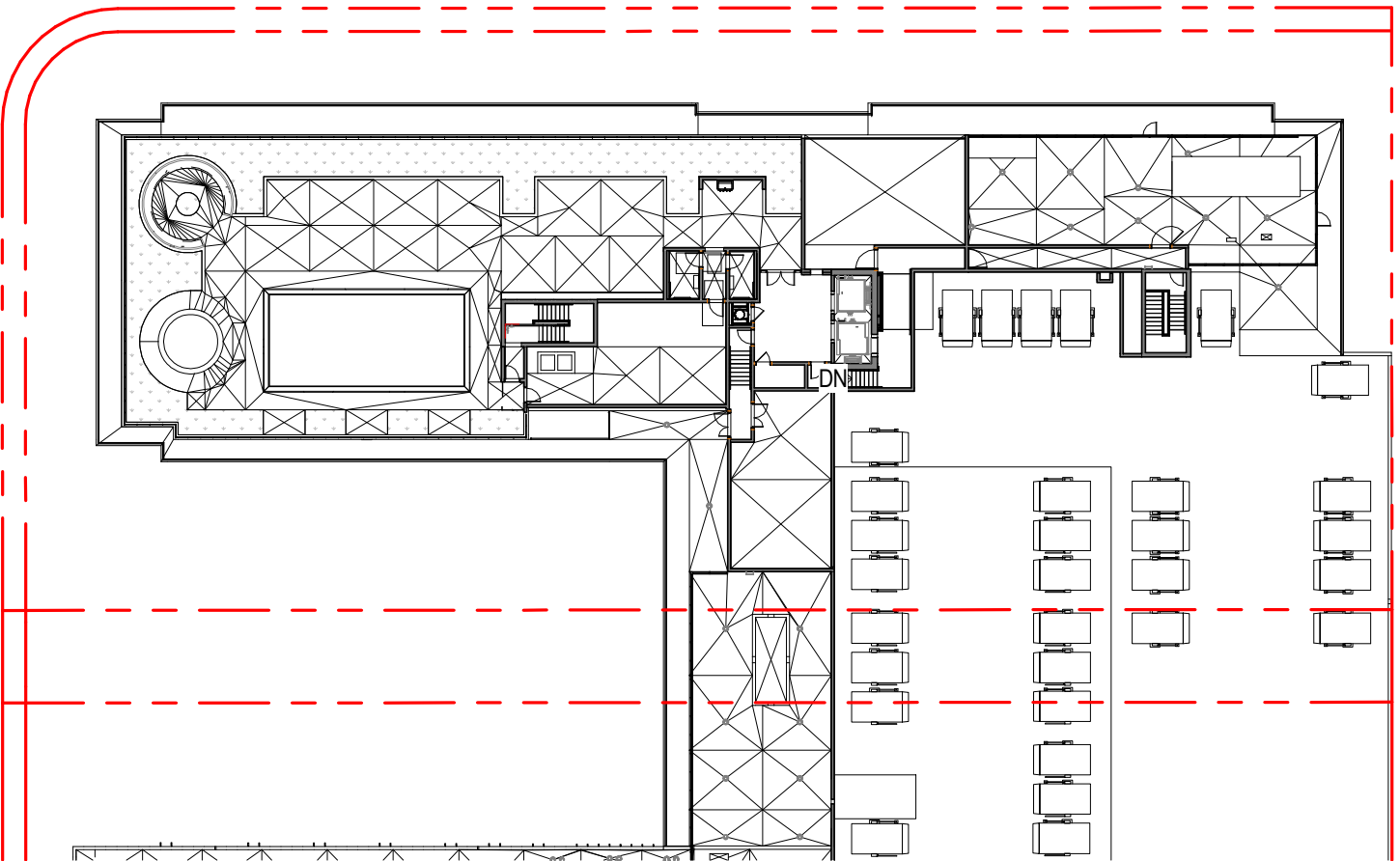
3 RESIDENTIAL - FLOOR AREA GROSS - LEVEL R03
SCALE: 1" = 40'-0"



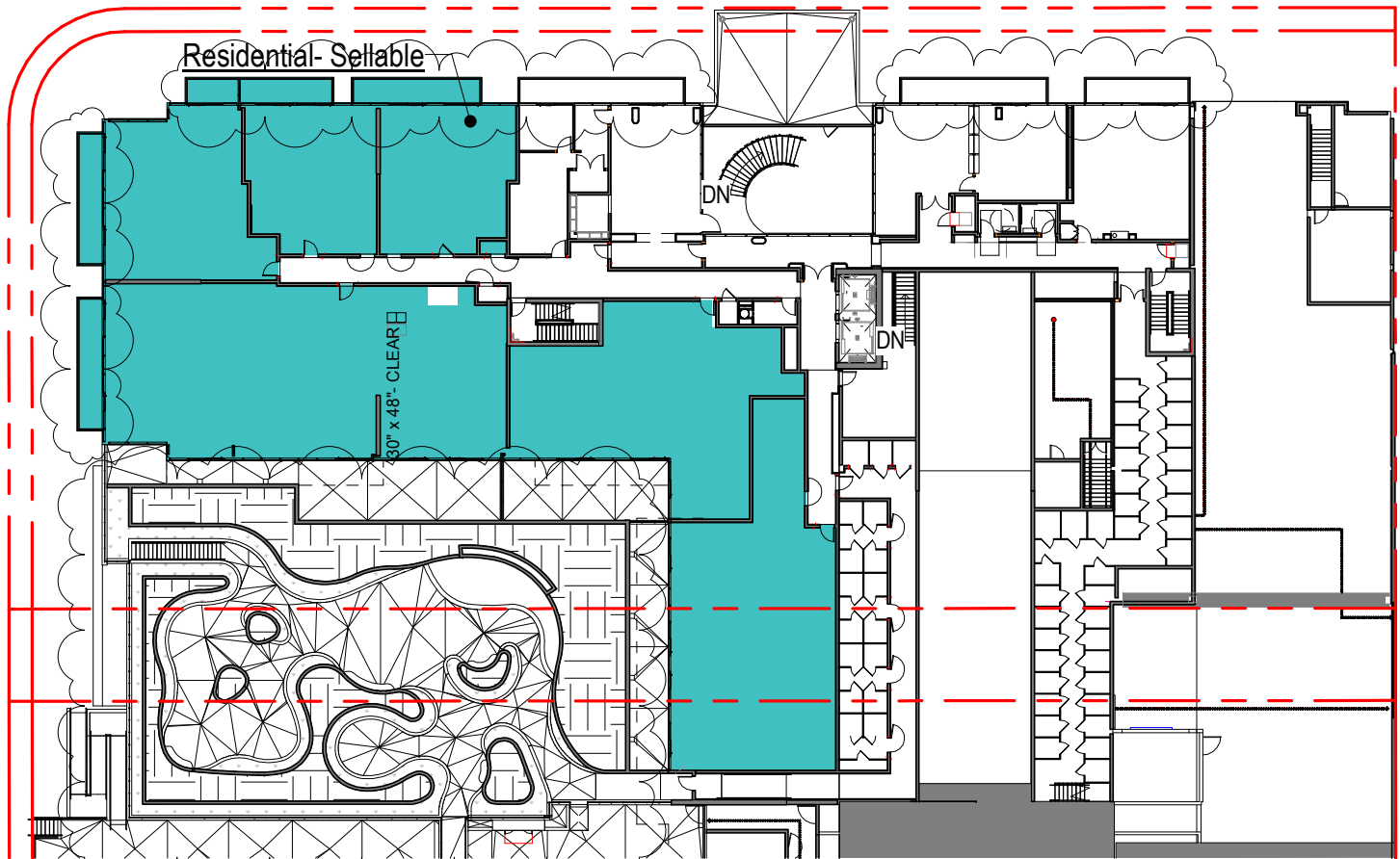
2 RESIDENTIAL - FLOOR AREA GROSS - LEVEL R02
SCALE: 1" = 40'-0"

Area Schedule (Residential - Gross Building)				
Level	Name	Area	Number of Stories	Gross SF
LEVEL R01				
LEVEL R01	Residential- Gross Building	3,511 SF	1	3,511 SF
LEVEL R01	Residential- Gross Building	772 SF	1	772 SF
LEVEL R01	Residential- Gross Building	2,446 SF	1	2,446 SF
LEVEL R01	Residential- Gross Building	Not Enclosed	1	
Residential- Gross Building				6,729 SF
LEVEL R01				6,729 SF
LEVEL R02 (T.O.S.)				
LEVEL R02 (T.O.S.)	Residential- Gross Building	24,135 SF	1	24,135 SF
Residential- Gross Building				24,135 SF
LEVEL R02 (T.O.S.)				24,135 SF
LEVEL R03 (T.O.S.)				
LEVEL R03 (T.O.S.)	Residential- Gross Building	22,959 SF	1	22,959 SF
LEVEL R04 -R08 (T.O.S.)				22,959 SF
LEVEL R03 (T.O.S.)				22,959 SF
LEVEL R04 (T.O.S.)				
LEVEL R04 (T.O.S.)	Residential- Gross Building	22,836 SF	5	114,180 SF
Residential- Gross Building				114,180 SF
LEVEL R04 (T.O.S.)				114,180 SF
LEVEL ROOF				
LEVEL ROOF	Residential- Gross Building	3,213 SF	1	3,213 SF
Residential- Gross Building				3,213 SF
LEVEL ROOF				3,213 SF
LEVEL RESI REC DECK				
LEVEL RESI REC DECK	Residential - Gross Building	4,286 SF	1	4,286 SF
Residential - Gross Building				4,286 SF
LEVEL RESI REC DECK				4,286 SF
Grand total				175,503 SF

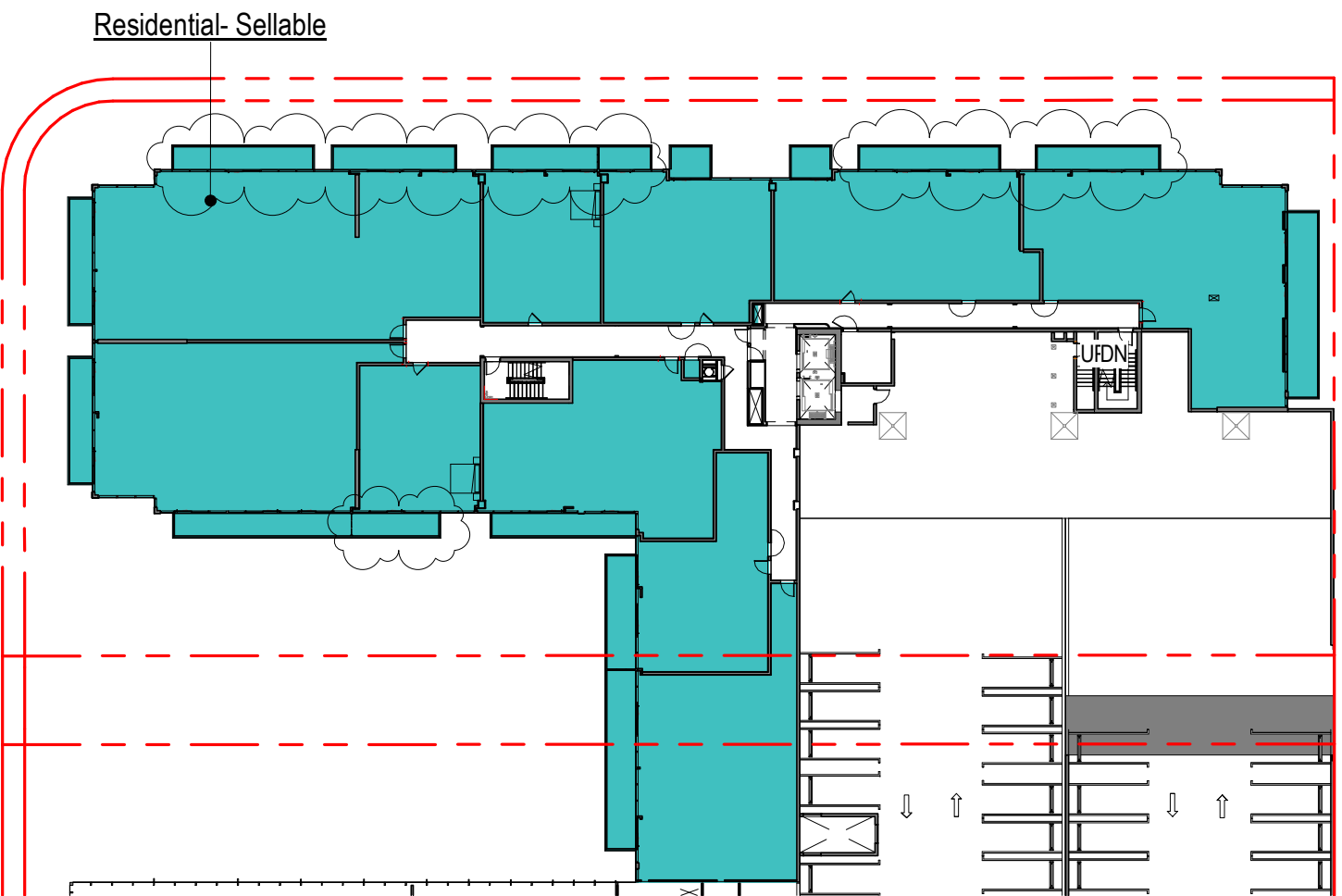
Area Schedule (Residential - Sellable)				
Level	Name	Area	Number of Stories	Rentable SF
LEVEL R02 (T.O.S.)				
LEVEL R02 (T.O.S.)	Residential- Sellable	11,306 SF	1	11,306 SF
Residential- Sellable				11,306 SF
LEVEL R02 (T.O.S.)				11,306 SF
LEVEL R03 (T.O.S.)				
LEVEL R03 (T.O.S.)	Residential- Sellable	20,009 SF	1	20,009 SF
LEVEL R04 -R08 (T.O.S.)				20,009 SF
LEVEL R03 (T.O.S.)				20,009 SF
LEVEL R04 (T.O.S.)				
LEVEL R04 (T.O.S.)	Residential- Sellable	20,133 SF	5	100,663 SF
Residential- Sellable				100,663 SF
LEVEL R04 (T.O.S.)				100,663 SF
Grand total				131,978 SF



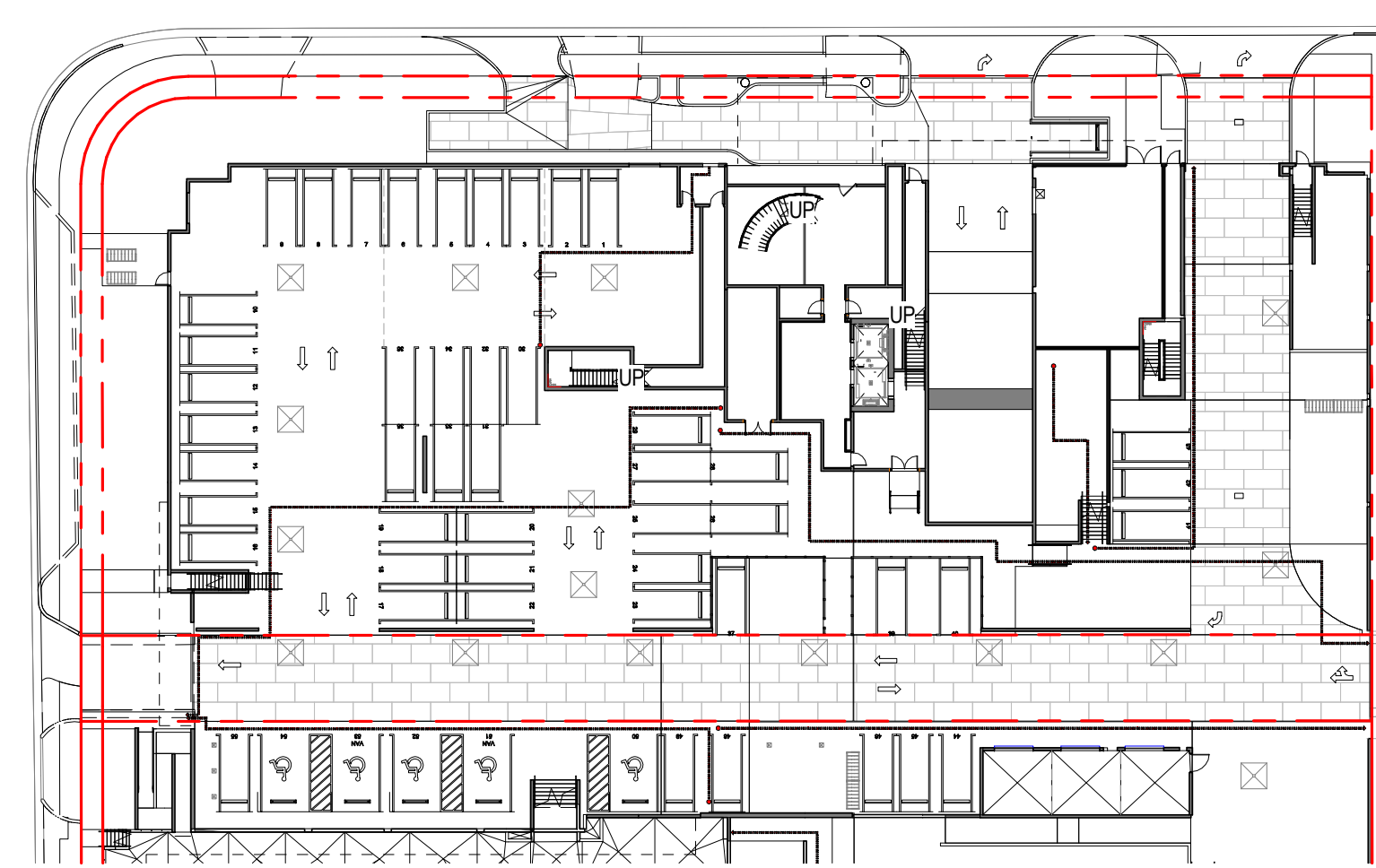
10 RESIDENTIAL - FLOOR SELLABLE - LEVEL ROOF
SCALE: 1" = 40'-0"



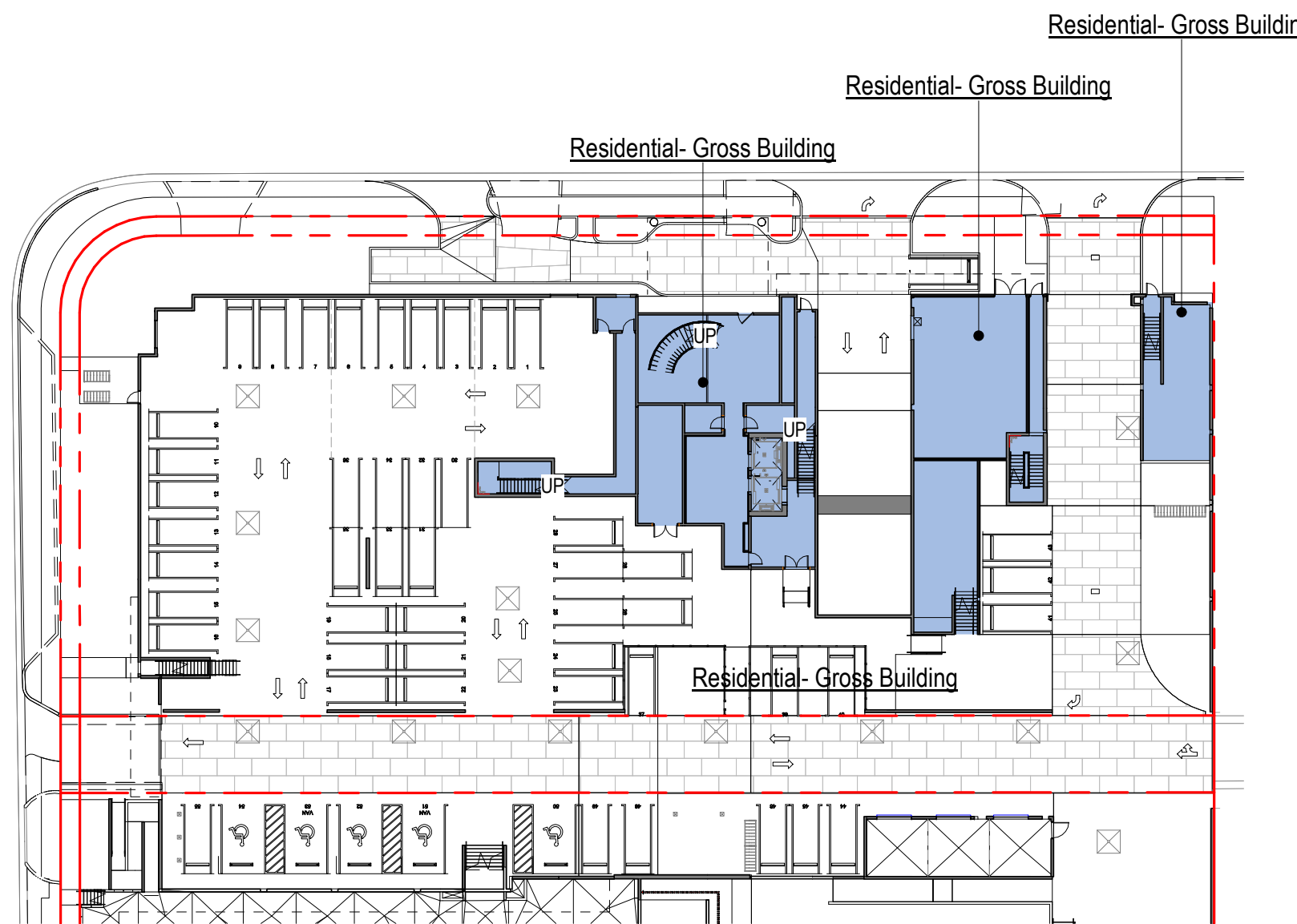
7 RESIDENTIAL - FLOOR AREA SELLABLE - LEVEL R02
SCALE: 1" = 40'-0"



9 RESIDENTIAL - FLOOR AREA SELLABLE - LEVEL R04 THRU R08
SCALE: 1" = 40'-0"

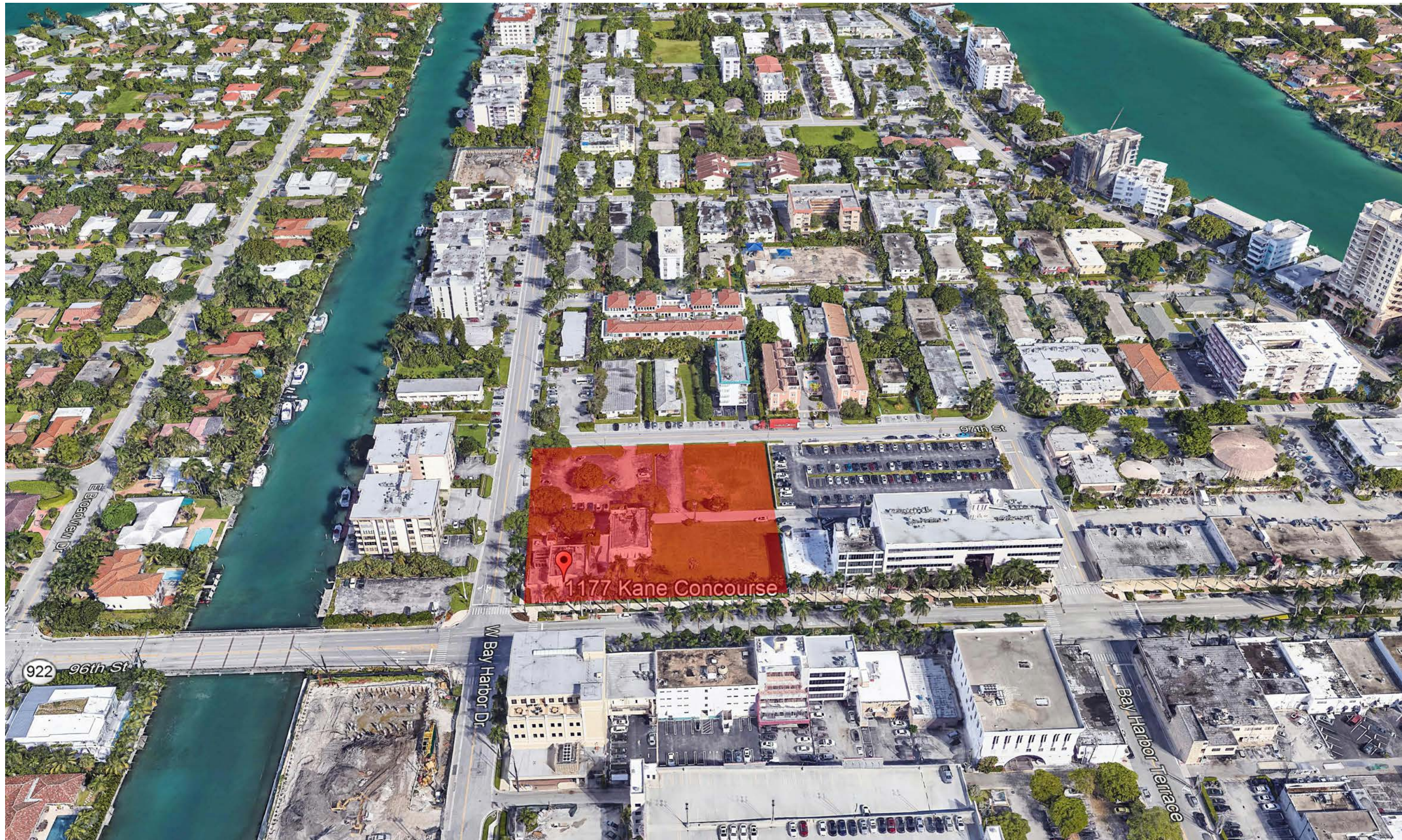


6 RESIDENTIAL - FLOOR AREA SELLABLE - LEVEL R01
SCALE: 1" = 40'-0"

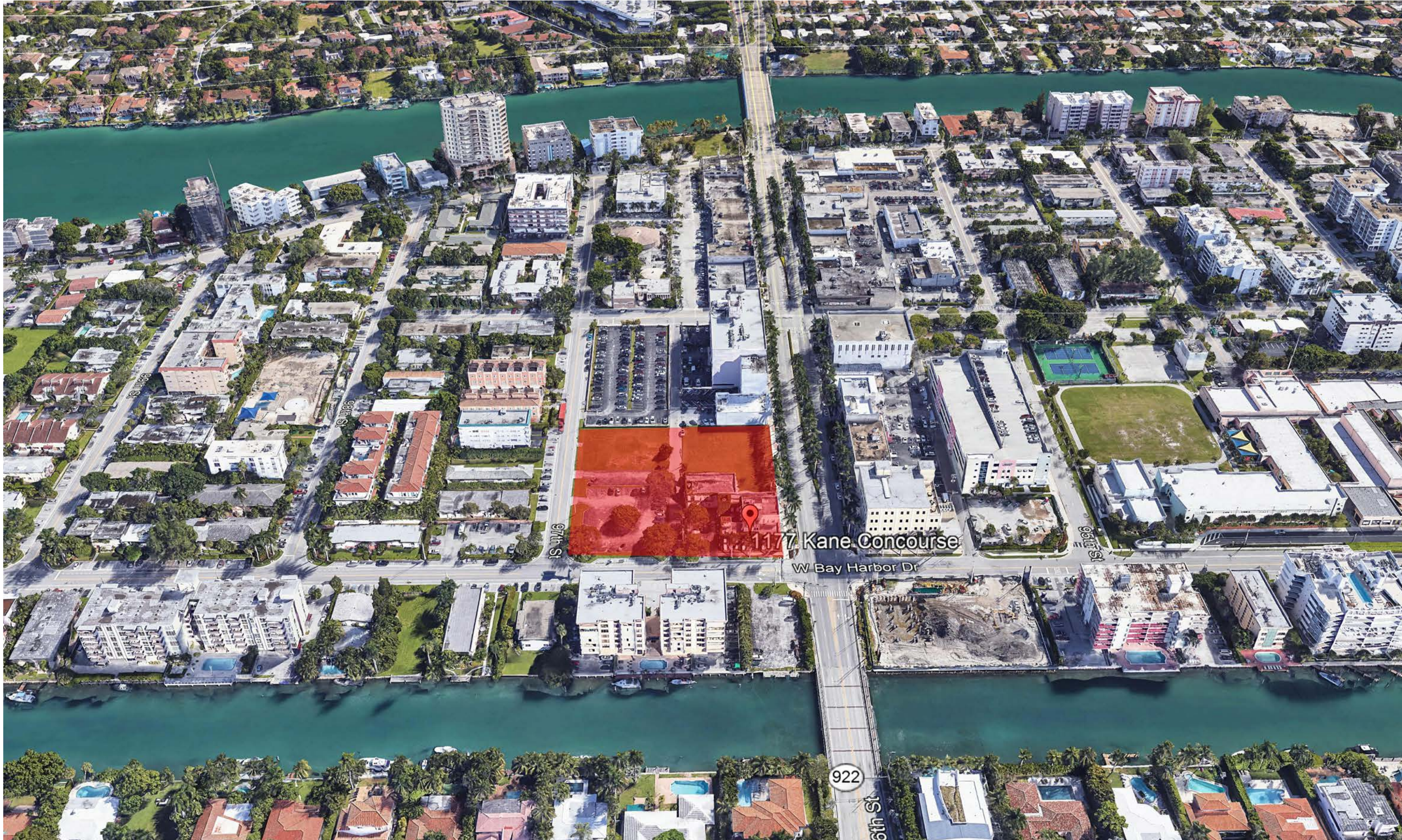


1 RESIDENTIAL - FLOOR AREA GROSS - LEVEL R01
SCALE: 1" = 40'-0"

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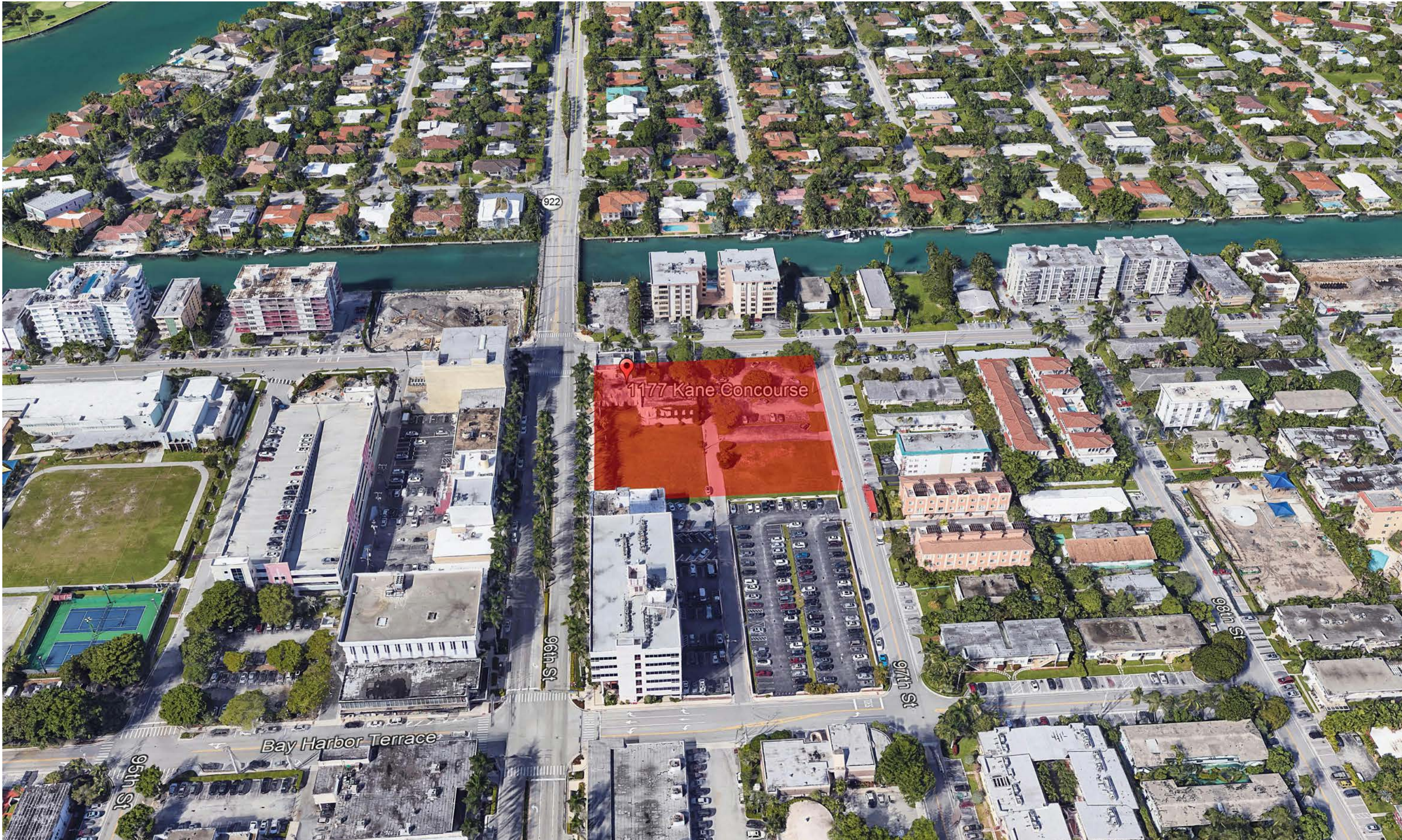
VIEW 01 - LOOKING NORTH



VIEW 02 - LOOKING EAST

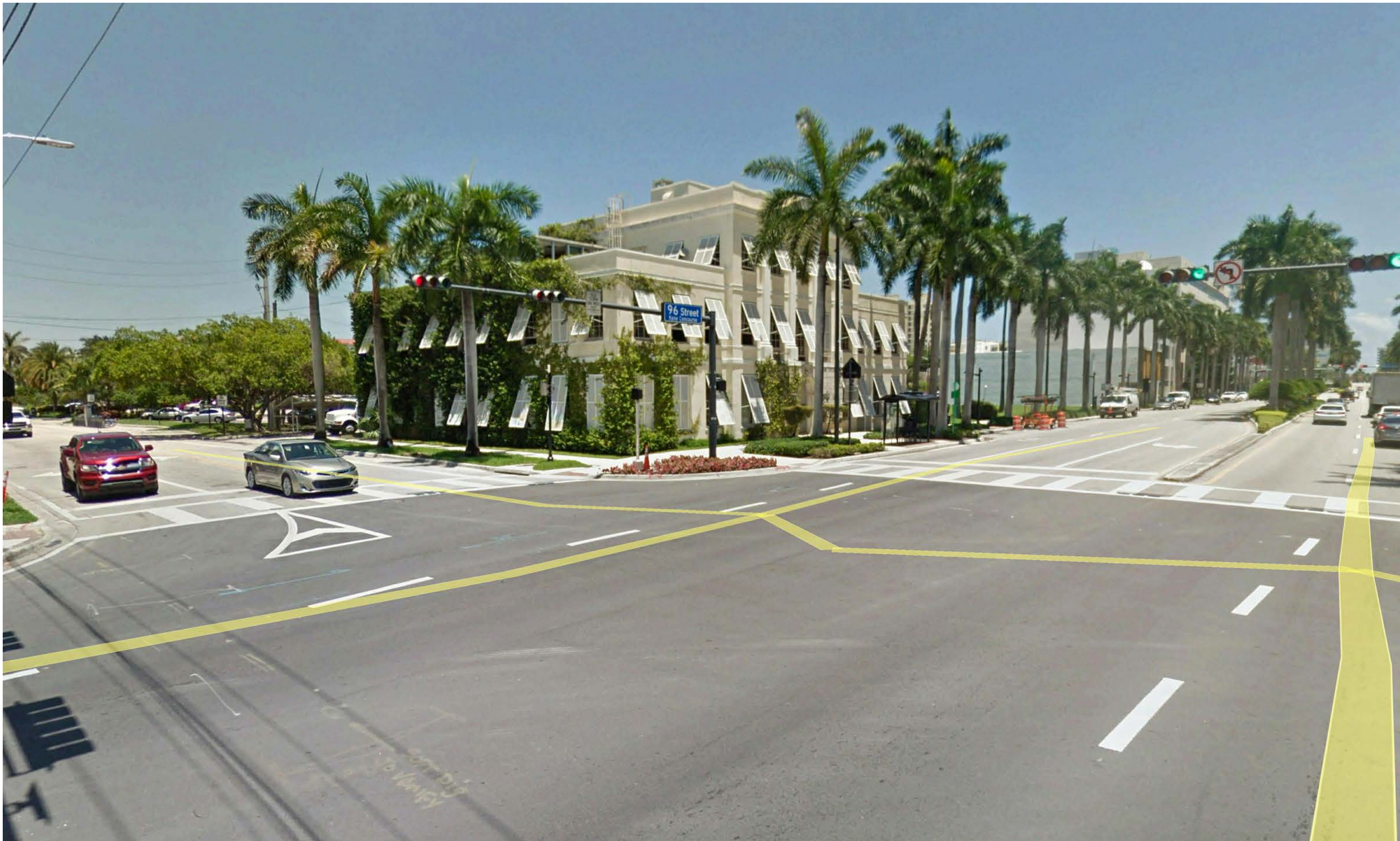


VIEW 03 - LOOKING SOUTH



VIEW 04 - LOOKING WEST

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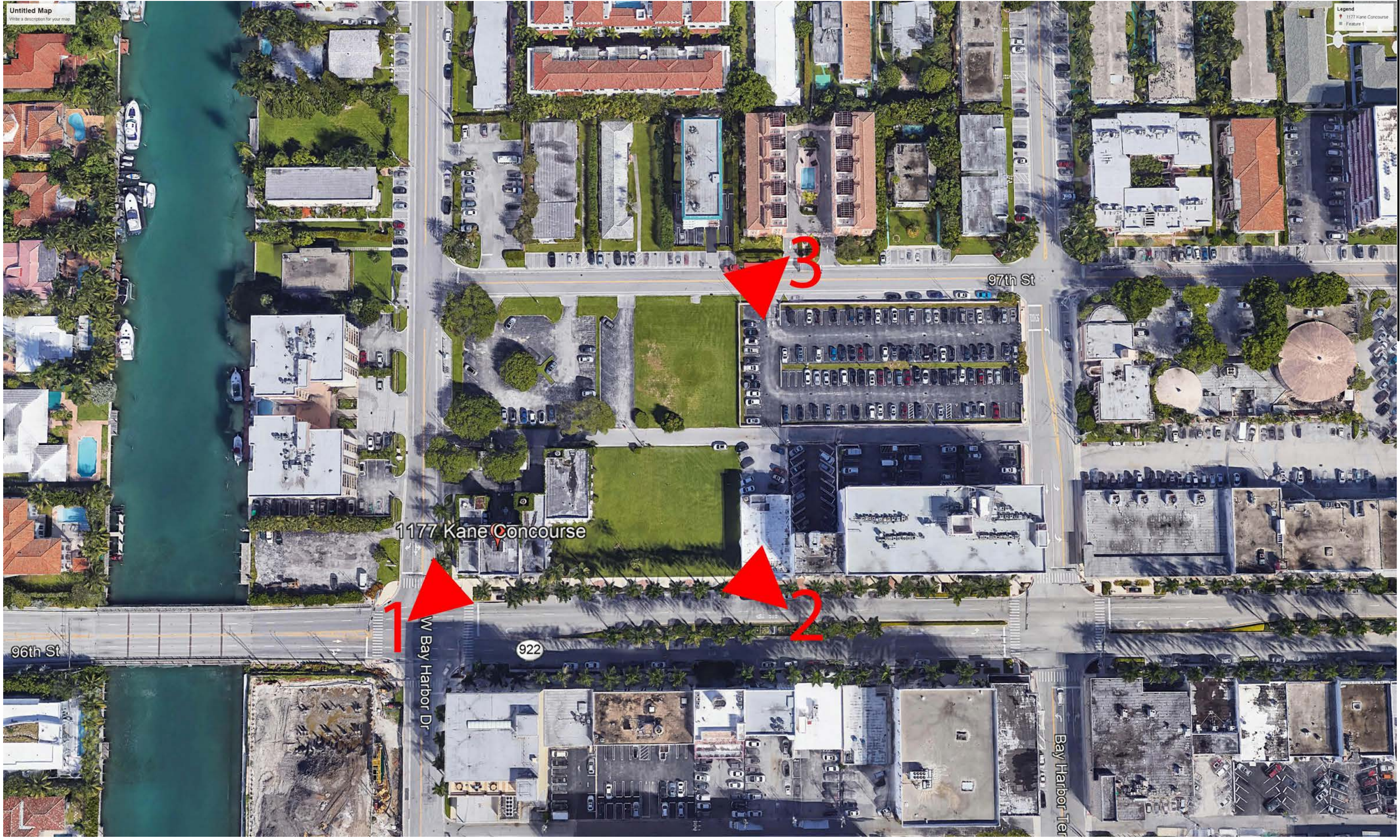
STREET VIEW 01



STREET VIEW 02



STREET VIEW 03



LOCATION KEY MAP

The data included in this study is conceptual in nature and will continue to be modified throughout the course of the projects development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the numbers will be adjusted accordingly.



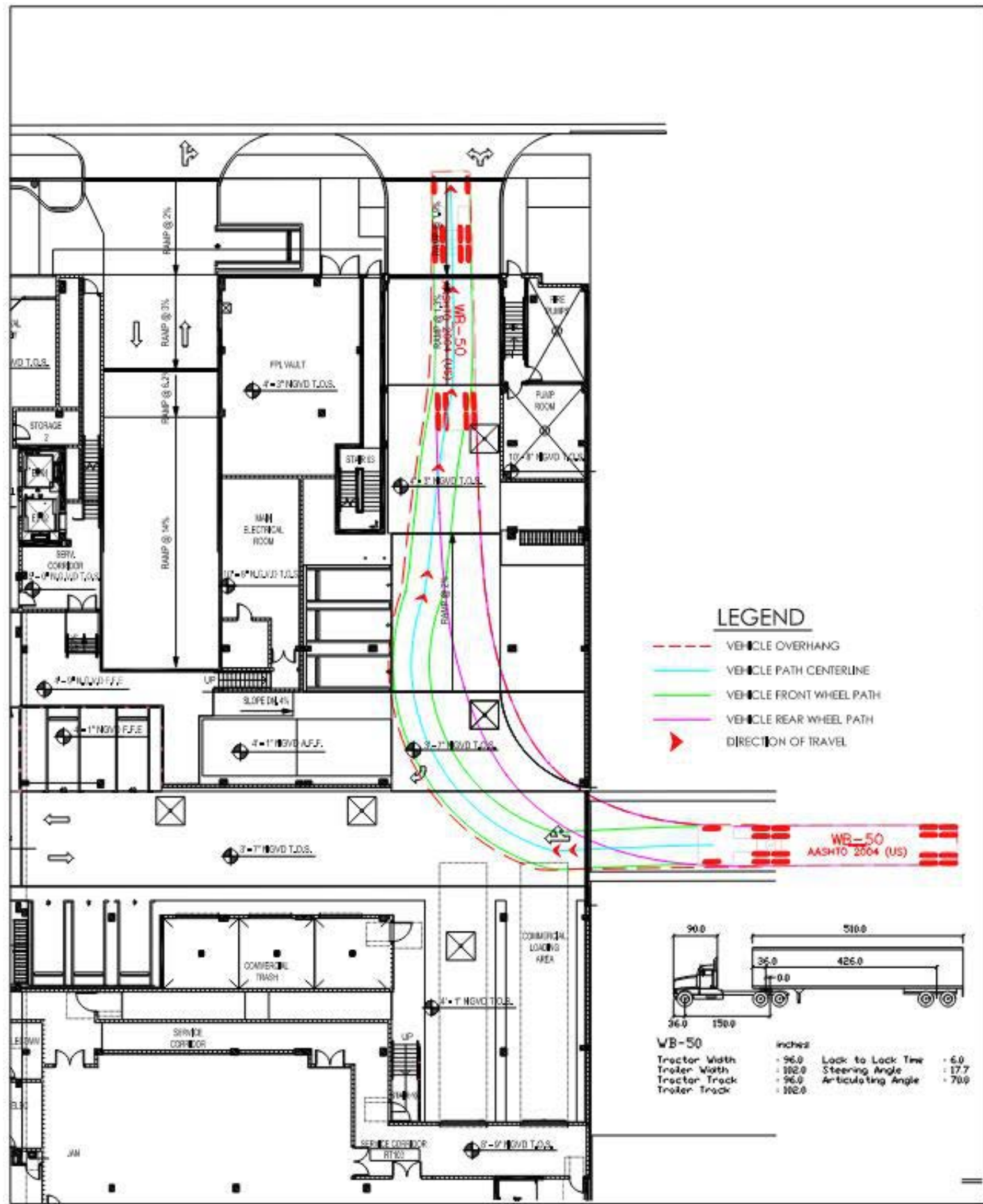
1 Context Site Plan- Roof
SCALE: 1" = 60'-0"

The data included in this study is conceptual in nature and will continue to be modified throughout the course of the projects development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the numbers will be adjusted accordingly.

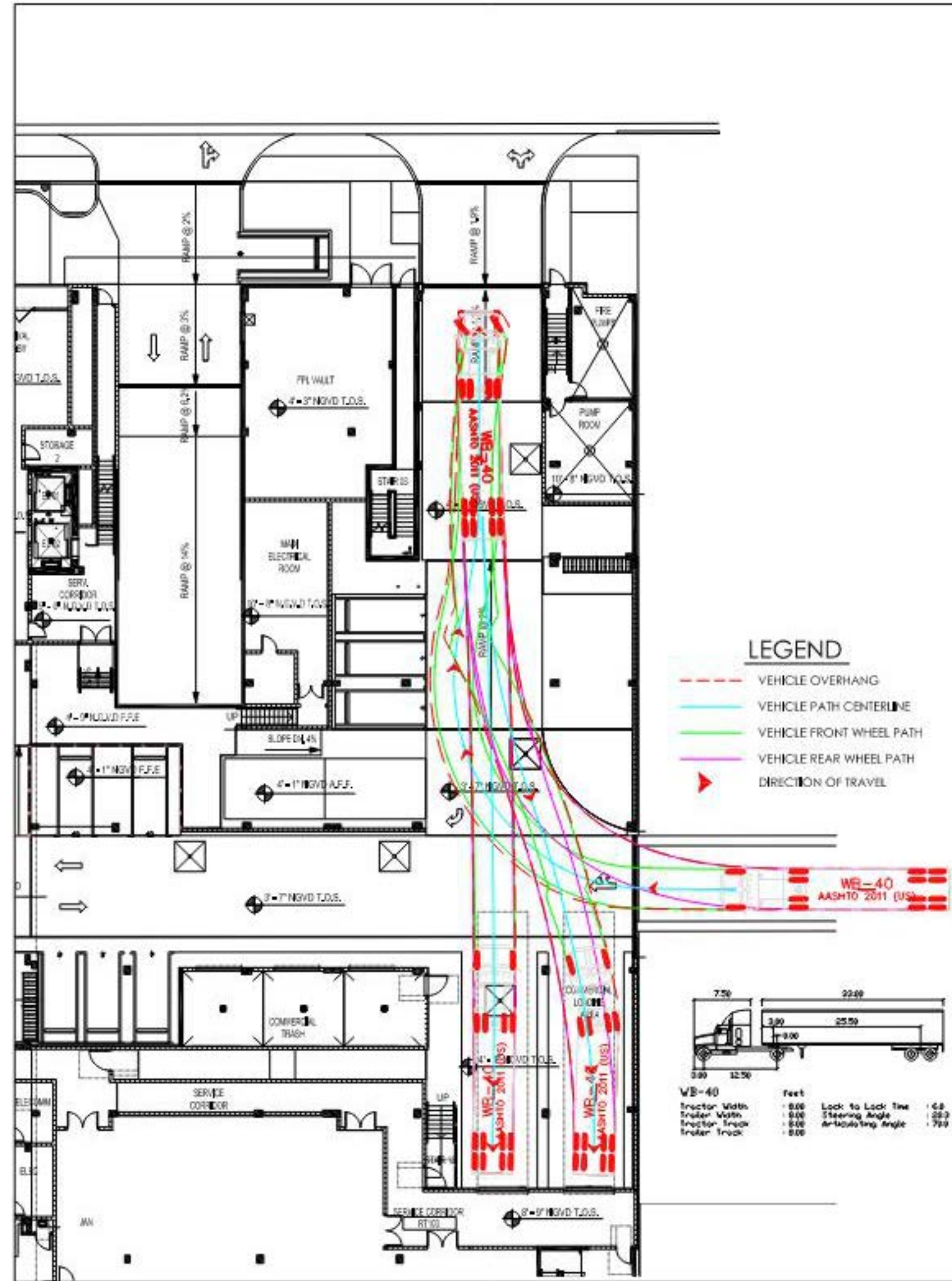


1 Context Site Plan- Ground Floor
SCALE: 1" = 60'-0"

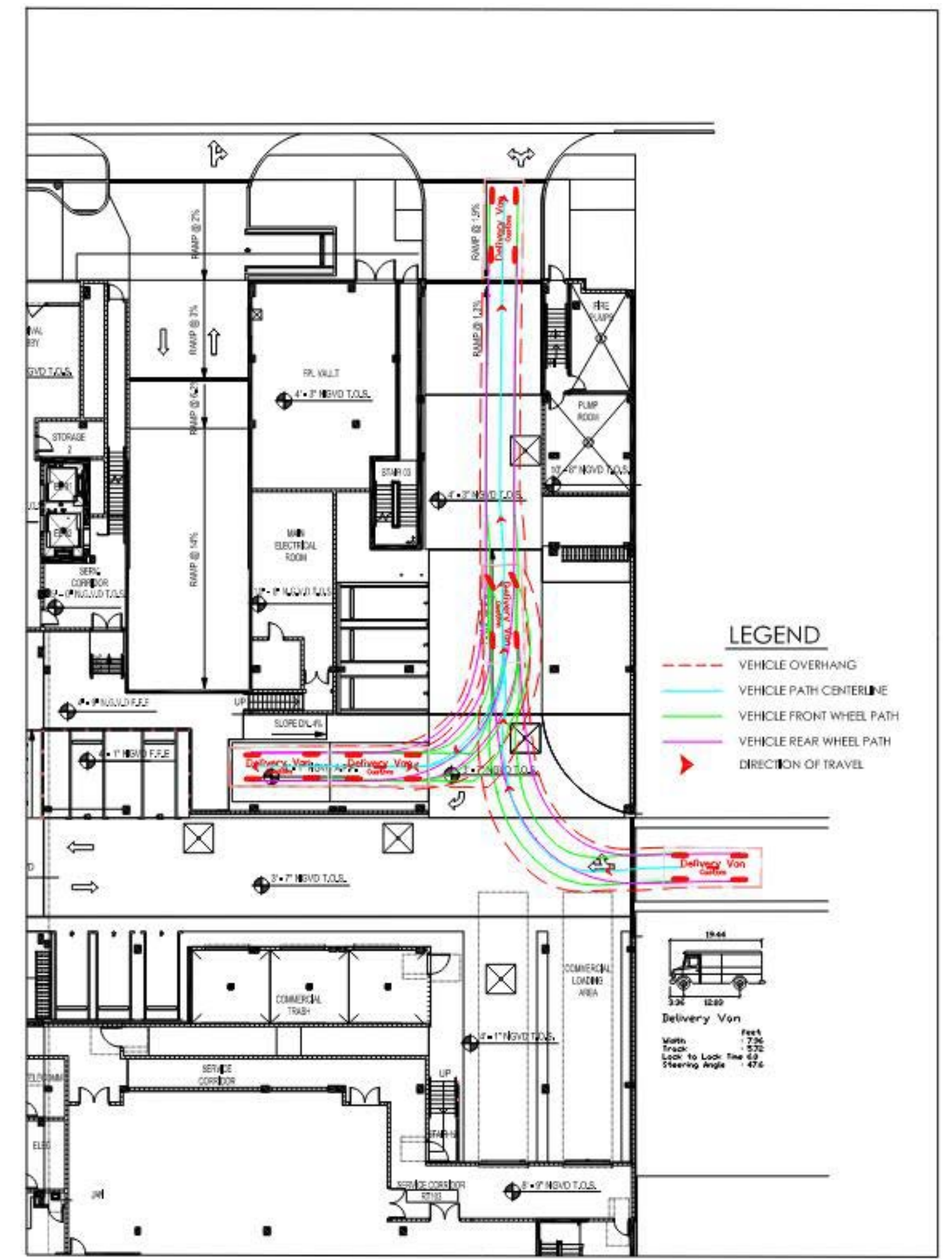
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WB-50 MANEUVERABILITY MODEL



WB-40 MANEUVERABILITY MODEL



DELIVERY VAN MANEUVERABILITY MODEL

3 | WB-50 MANEUVERABILITY MODEL

SCALE: 1" = 20'-0"

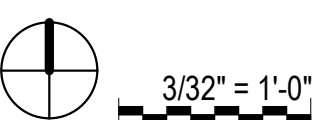
2 | WB-40 MANEUVERABILITY MODEL

SCALE: 1" = 20'-0"

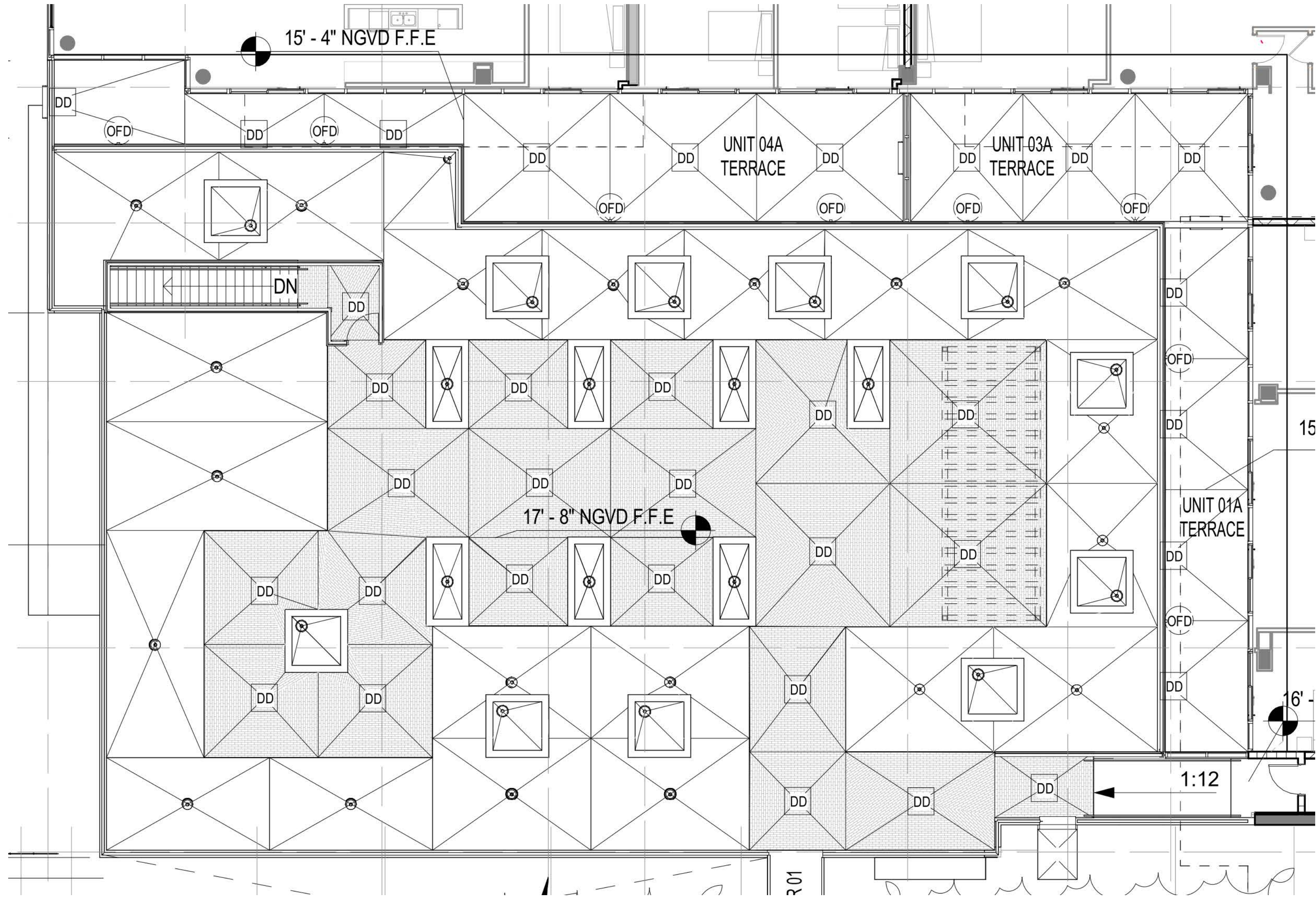
1 | DELIVERY VAN MANEUVERABILITY MODEL

SCALE: 1" = 20'-0"

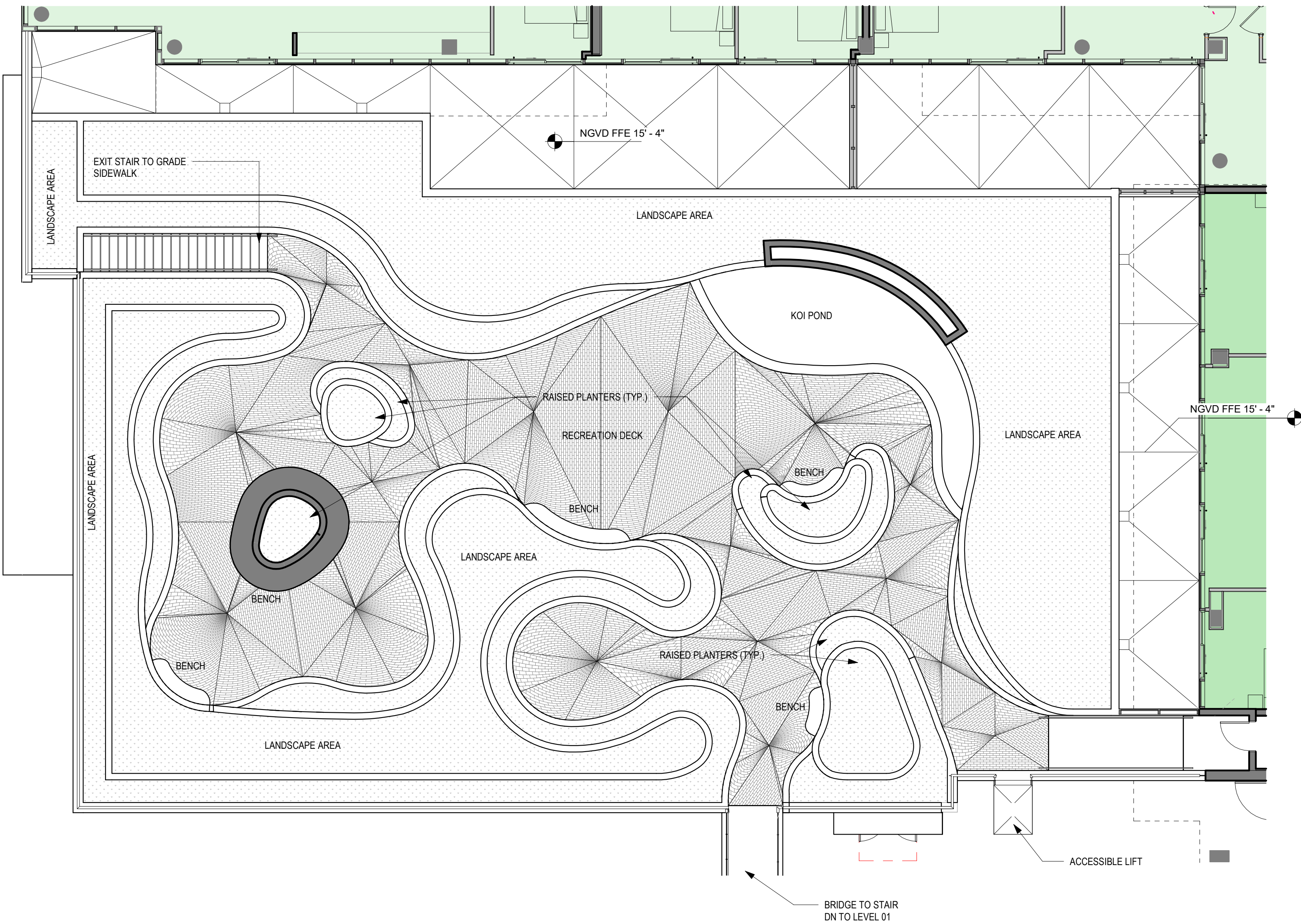
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2nd FLOOR RESIDENTIAL COURTYARD
TOWN COUNCIL - APPROVED



2nd FLOOR RESIDENTIAL COURTYARD
PROPOSED CHANGE



- PLANTERS AREAS WERE REARRANGED AND THE PLANTER SHAPE WAS MODIFY TO PROVIDE A TWO TIER PLANTER.
- A NEW WATER FEATURE WAS ADDED ON THE NORTH EAST SIDE OF THE DECK.
- THE PLAZA USE AND OCCUPANCY CAPACITY WILL REMAIN THE SAME AS THE ORIGINAL DESIGN.
- PLAZA WILL REMAIN FOR PUBLIC USE.

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1 | LEVEL R03 THRU R08
SCALE: 3/32" = 1'-0"

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Date: 03/28/2022

ZONING - UNIT SIZES

A0-21

FLOOD PROTECTION NOTE
NON-RESIDENTIAL PROGRAM
ON THE GROUND FLOOR
(LEVEL R01) OF THE MULTI-
FAMILY PORTION OF THE
MIXED-USE BUILDING SHALL
BE PROTECTED WITH FLOOD
PROTECTION PANELS AND/OR
STRUCTURE UP TO THE BASE
FLOOD ELEVATION PLUS ONE
FOOT OF FREEBOARD (UP TO
ELEVATION +9.6' NGVD).

SETBACK AREA NOTE
WITHIN 5'-0" SETBACK AREA
ALONG WEST BAY HARBOR
DRIVE AND 97TH STREET, AT
LEAST 75% OF AREA SHALL BE
PROVIDED WITH LANDSCAPE
MATERIALS.

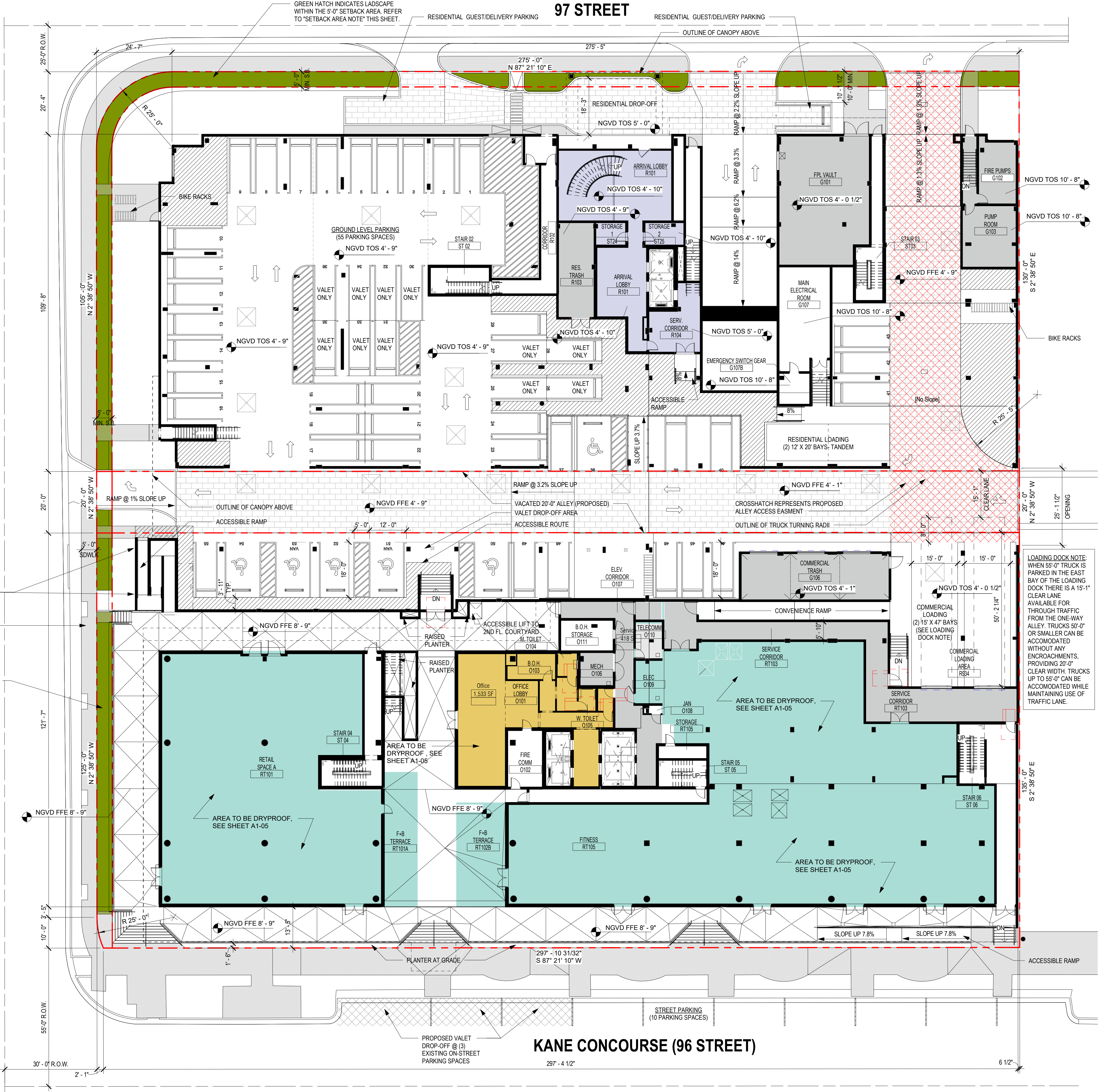
5'-0" SETBACK AREA = 2,844 SF
2,844 SF X 0.75 = 2,133 SF
LANDSCAPE AREA REQUIRED
2,133 SF LANDSCAPE
PROVIDED

WEST BAY HARBOR DRIVE

GAS METERS

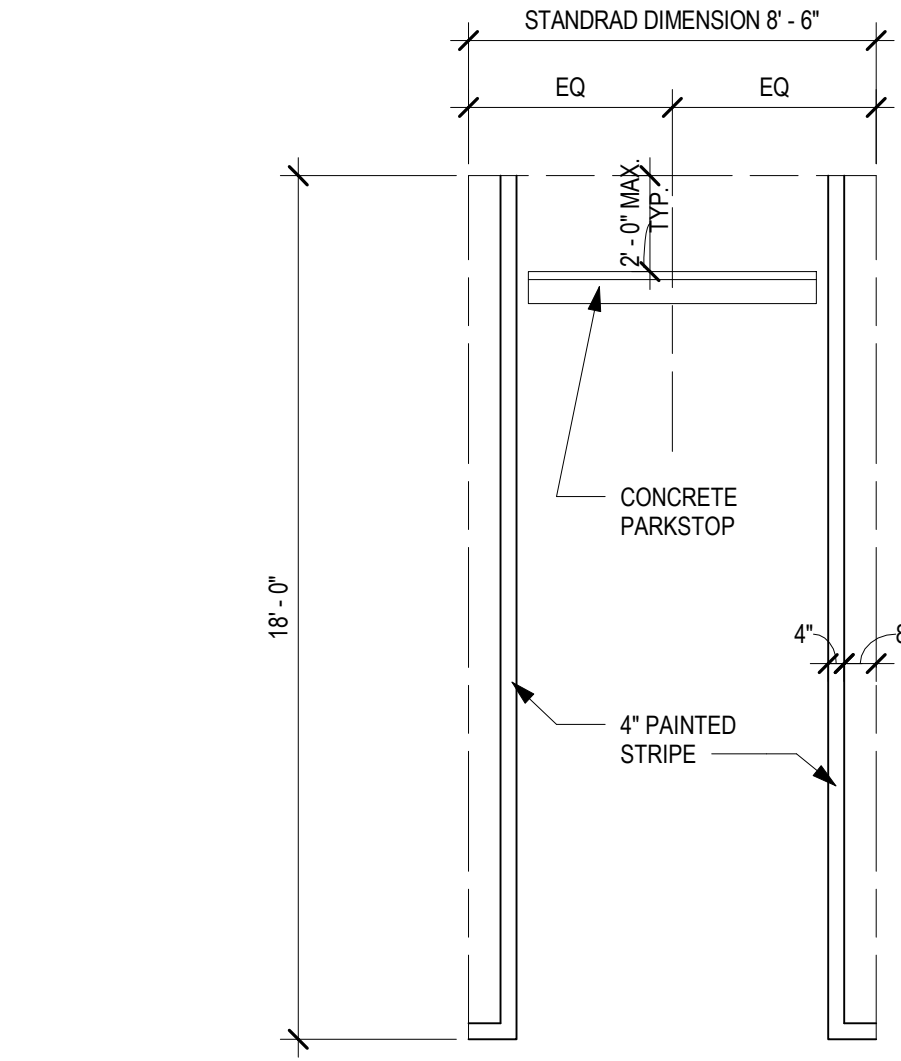
PROPOSED 5'-0" SIDEWALK- SEE
LANDSCAPE AND CIVIL

PLANTER AT GRADE



2 ACCESSIBLE PARKING STALL- TYP.

SCALE: 1/4" = 1'-0"



3 STANDARD PARKING STALL- TYP.

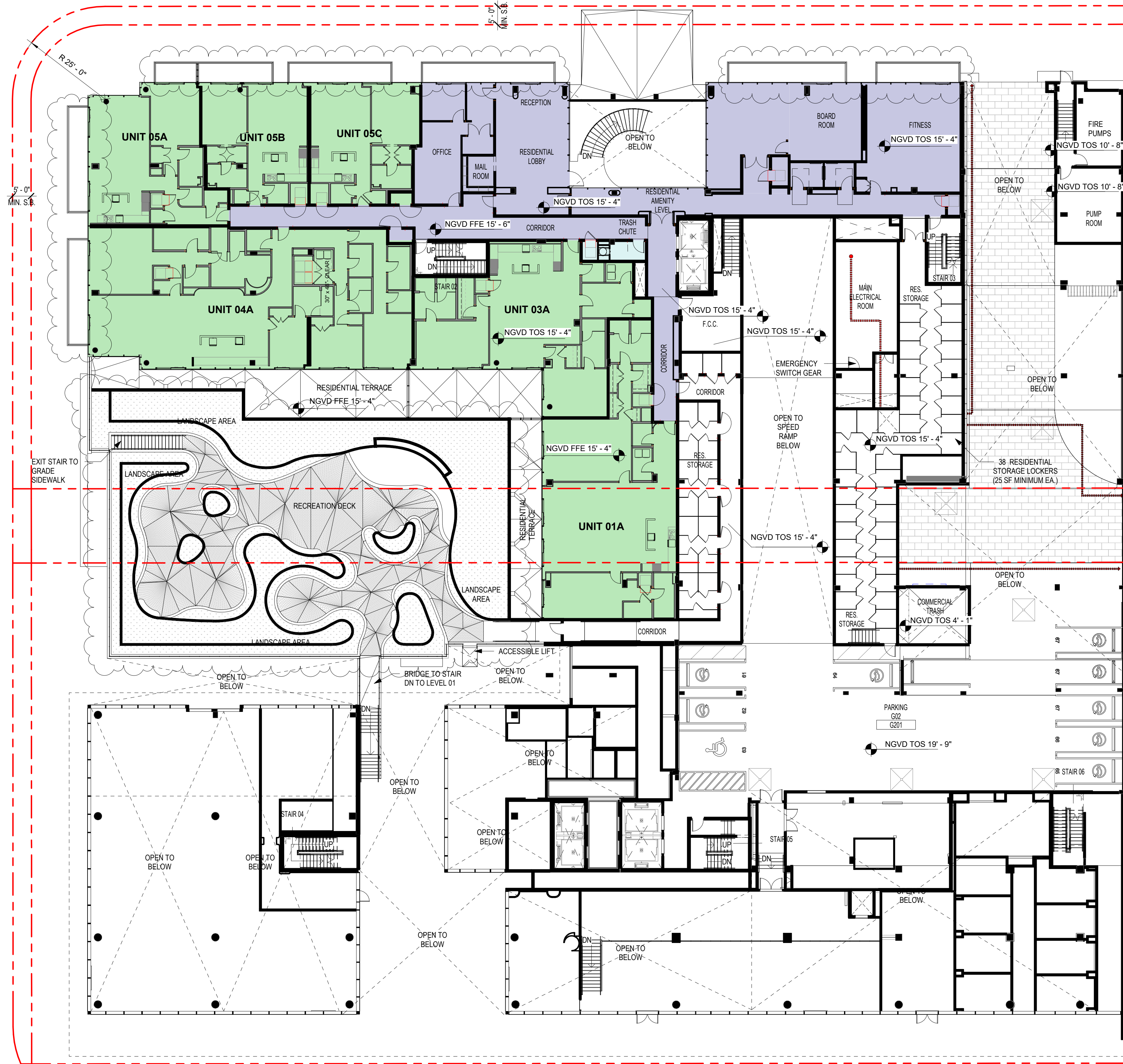
SCALE: 1/4" = 1'-0"



1 SITE PLAN- GROUND FLOOR

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

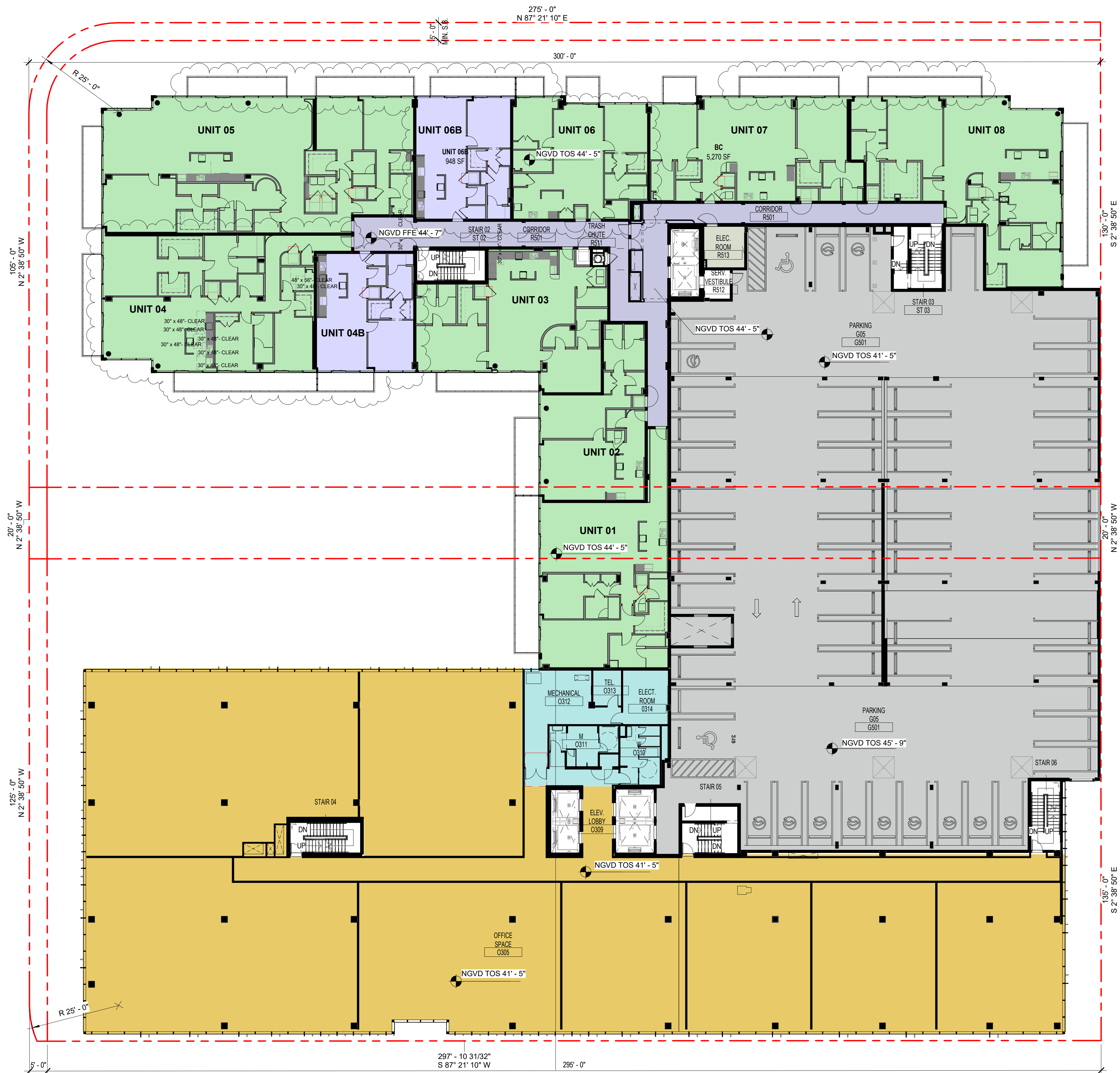
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1 | LEVEL R02
SCALE: 1/16" = 1'-0"

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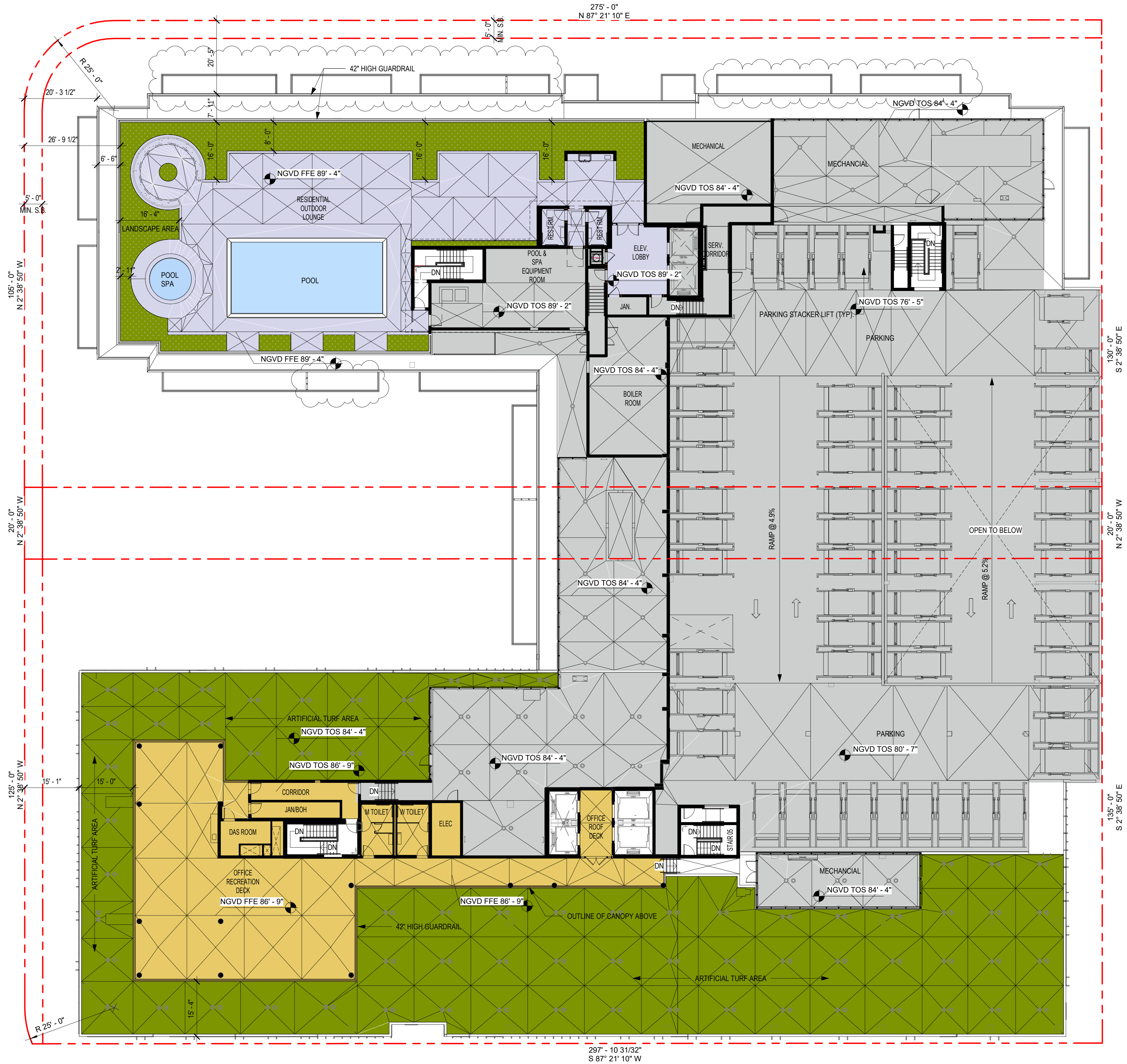
1/16" = 1'-0"



The data included in this study is conceptual in nature and will continue to be modified throughout the course of the projects development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the numbers will be adjusted accordingly.

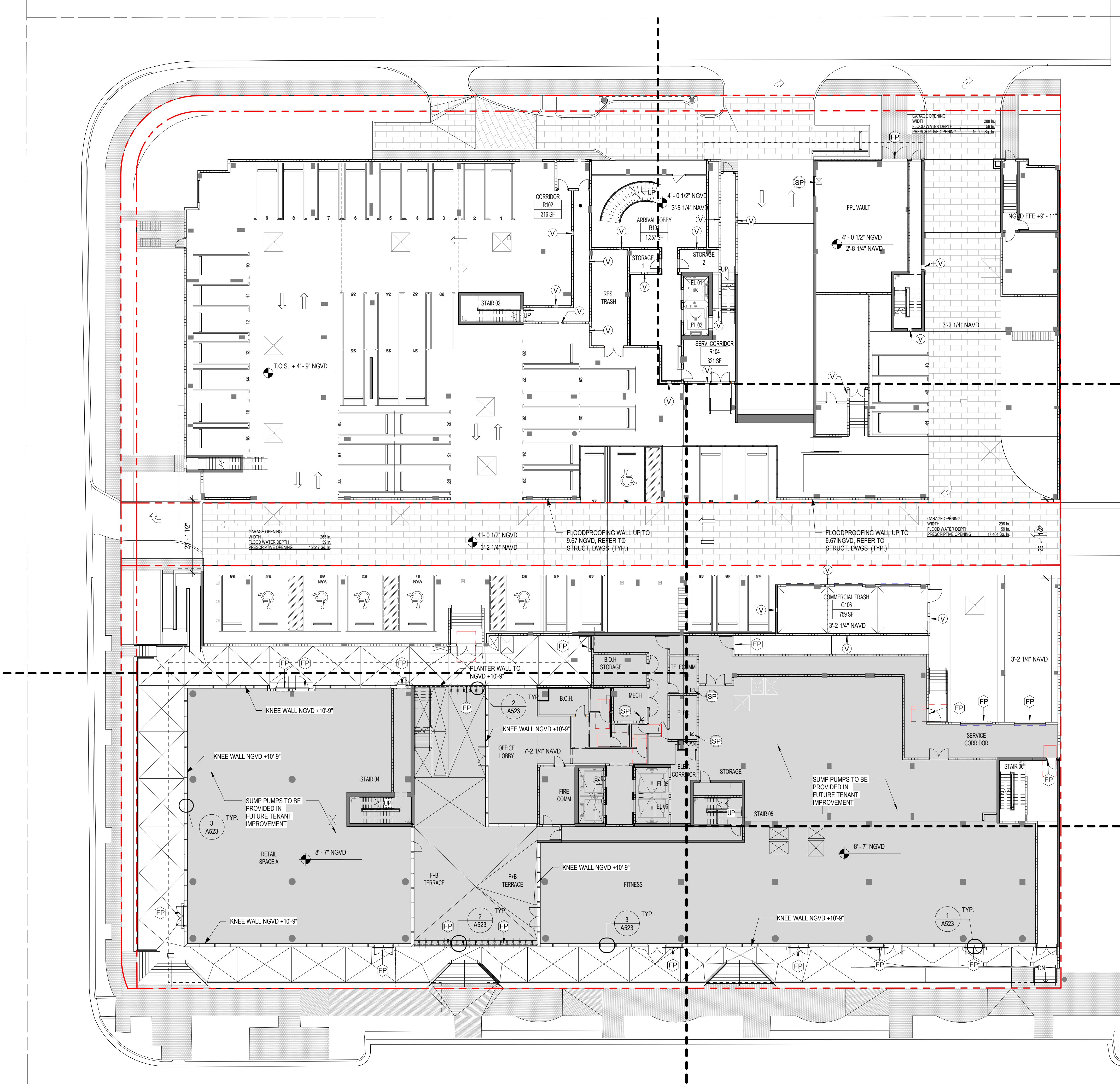


ROOF LANDSCAPE AREA
ROOFTOPS SHALL HAVE NO
LESS THAN 15% OPEN
"GREEN" SPACE FOR THOSE
PORTIONS USED FOR
RECREATION.
ROOFTOPS OVER OFFICE AND
RESIDENTIAL = 41,743 SF
GREEN SPACE = 24,114 SF
GREEN SPACE EXCEEDS 15%
REQUIRED.



1 OVERALL ROOF PLAN
SCALE: 1/16" = 1'-0"

The data included in this study is conceptual in nature and will continue to be modified throughout the course of the projects development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the numbers will be adjusted accordingly.



1 | LEVEL 01 FLOOD PANELS MAP.
SCALE: 1/16" = 1'-0"

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FLOOD RESISTANT DESIGN CRITERIA

- FLOOD ZONE INFORMATION
COMMUNITY NUMBER : 120637
PANEL NUMBER: 0144L
ZONE: AE
BASE FLOOD ELEVATION: 9.67' NGVD.
- FLOOD DESIGN CLASS OF BUILDING : FLOOD DESIGN CLASS 2.
- FLOOD STRATEGY FOR THE PROPERTY SUBJECT OF THIS PERMIT IS TO WET FLOODPROOF THE PARKING AREA AND FOYER AREA AND PROVIDE DRY FLOODPROOFING ONLY AT FOYER RESTROOMS.

GENERAL NOTES

- AS PER ASCE 24-14 SECT. 6.2.2 WALLS, FLOORS AND FLOOD SHIELDS TO BE DESIGNED AND CONSTRUCTED TO RESIST HYDROSTATIC, HYDRODYNAMIC AND OTHER FLOOD RELATED LOADS, INCLUDING THE EFFECTS OF BUOYANCY RESULTING FROM FLOODING TO THE ELEVATION OF 9.67' NGVD (BFE + 1); AS PER TABLE 6-1 FLOOD DESIGN CLASS 2(a)
- WET FLOODPROOFING FOR THE AREAS LOCATED BELOW BFE TO BE ACCOMPLISHED THROUGH THE USE OF FLOOD DAMAGE-RESISTANT MATERIALS AND TECHNIQUES IN ORDER TO MINIMIZE DAMAGE. ALL MATERIALS TO COMPLY WITH ASCE 24-14 CHAPTER 5.
- AS PER ASCE 24-14, 5.2.1 THRU 5.2.6 ALL MATERIALS EXPOSED TO DIRECT CONTACT WITH FLOOD WATERS, PRECIPITATION OR WIND DRIVEN WATER SHALL BE MADE OF CORROSION RESISTANT MATERIAL.
- ALL FLOOD PANELS TO BE DESIGNED TO REACH THE HEIGHT OF 10.67' NGVD (BFE + 1). FLOOD BARRIERS SHALL BE DESIGNED BY A SPECIALTY ENGINEER. SUBMITT SHOP DRAWINGS AND CALCULATIONS FOR EOR REVIEW AND APPROVAL BEFORE CONSTRUCTION.
- G.C. TO PROVIDE EVALUATION REPORT OF PROPOSED SYSTEM BY A NATIONALLY RECOGNIZED TESTING LAB. SEE SAMPLE AT DETAIL ON THIS PAGE.
- NO OCCUPANCY IS ALLOWED IN ANY AREA RECEIVING FLOOD PANELS.
- LIMITS ON HUMAN INTERVENTION.**
DRY FLOODPROOFING MEASURES THAT REQUIRE HUMAN INTERVENTION TO ACTIVATE OR IMPLEMENT PRIOR TO OR DURING A FLOOD SHALL BE PERMITTED ONLY WHEN ALL OF THE FOLLOWING CONDITIONS ARE SATISFIED: 1. THE FLOOD WARNING TIME (ALERTING POTENTIAL FLOOD VICTIMS OF A PENDING FLOOD SITUATION) SHALL BE A MINIMUM OF 12 HOURS UNLESS THE COMMUNITY OPERATES A FLOOD WARNING SYSTEM AND IMPLEMENTS AN EMERGENCY PLAN TO ENSURE SAFE EVACUATION OF FLOOD HAZARD AREAS, IN WHICH CASE HUMAN INTERVENTION IS ALLOWED ONLY IF THE COMMUNITY CAN PROVIDE A MINIMUM FLOOD WARNING TIME EQUAL TO OR LONGER THAN THE CUMULATIVE TIME (A) TO NOTIFY PERSONS RESPONSIBLE FOR INSTALLATION OF FLOODPROOFING MEASURES, (B) FOR RESPONSIBLE PERSONS TO TRAVEL TO STRUCTURES TO BE FLOODPROOFED, (C) TO INSTALL, ACTIVATE, OR IMPLEMENT FLOODPROOFING MEASURES, AND (D) TO EVACUATE ALL OCCUPANTS FROM THE FLOOD HAZARD AREA. 2. ALL REMOVABLE FLOOD SHIELDS OR COVERS FOR OPENINGS SUCH AS WINDOWS, DOORS, AND OTHER OPENINGS IN WALLS SHALL BE DESIGNED TO RESIST FLOOD LOADS SPECIFIED IN SECTION 1.6. 3. WHERE REMOVABLE PLANS ARE TO BE USED, A FLOOD EMERGENCY PLAN SHALL BE APPROVED BY THE AUTHORITY HAVING JURISDICTION AND SHALL SPECIFY, AT A MINIMUM, THE FOLLOWING INFORMATION: STORAGE LOCATIONS OF THE SHIELDS, THE METHOD OF INSTALLATION, CONDITIONS ACTIVATING INSTALLATION, MAINTENANCE OF SHIELDS AND ATTACHMENT DEVICES, PERIODIC PRACTICE OF INSTALLING SHIELDS, TESTING SUMP PUMPS AND OTHER DRAINAGE MEASURES, AND INSPECTING NECESSARY MATERIAL AND EQUIPMENT TO ACTIVATE OR IMPLEMENT FLOODPROOFING. THE FLOOD EMERGENCY PLAN SHALL BE POSTED PERMANENTLY IN AT LEAST TWO CONSPICUOUS LOCATIONS WITHIN THE STRUCTURE.

ELECTRICAL SERVICE

- SERVICE CONDUITS & CABLES BELOW 9.67' NGVD (PROJECT DFE) SHALL BE WATERPROOFED OR CONFORM TO NFPA 70/NFPA 2011 FOR WET LOCATIONS. WHEN UNDERGROUND MUST BE BURIED TO A DEPTH SUFFICIENT TO PREVENT MOVEMENT, SEPARATION, LOSS DUE TO EROSION.
- EXPOSED CONDUIT AND CABLES TO BE DESIGNED TO WITHSTAND FLOOD-RELATED LOADS, BUOYANCY, HYDRODYNAMIC FORCES & DEBRIS IMPACT. ELECTRICAL CONDUITS AND CABLES AND PROTECTIVE ENCLOSURES INSTALLED BELOW 9.67' NGVD SHALL BE SEALED TO PREVENT THE ENTRANCE OF FLOODWATERS INTO ELECTRICAL CONDUITS AND ELECTRICAL SERVICE COMPONENTS.
- ALL ELECTRICAL ELEMENTS AND LIGHTING ON LEVEL 01 THAT ARE OUTSIDE THE RESTROOMS TO BE PLACED ABOVE B.F.E.
- LIFE SAFETY ELECTRICAL COMPONENTS PLACED BELOW DFE TO BE ENERGIZED FROM A PANEL ABOVE DFE AND SUPPLIED BY BRANCH CIRCUITS ORIGINATING FROM GFI BREAKERS.
- FOR FURTHER DETAILS SEE ASCE 24-14, CH. 7.2.1 THRU 7.2.5

PLUMBING SYSTEMS

- PLUMBING SYSTEMS IN THESE NOTES SHALL INCLUDE SANITARY COLLECTION SYSTEMS, RAIN RUNOFF COLLECTION SYSTEMS, SANITARY FACILITIES AND PLUMBING FIXTURES, WATER SUPPLY SYSTEMS (INCLUDING HOT WATER HEATERS AND WATER CONDITIONING EQUIPMENT), AND SEWAGE DISPOSAL SYSTEMS.
- UNDERGROUND SYSTEMS SHALL BE BURIED TO A DEPTH SUFFICIENT TO PREVENT MOVEMENT, SEPARATION, OR LOSS DUE TO FLOODING AND EROSION UNDER DESIGN FLOOD CONDITIONS.
- PLUMBING SYSTEMS AND COMPONENTS EMERGING FROM UNDERGROUND SHALL BE DESIGNED, CONSTRUCTED, ANCHORED, AND PROTECTED TO WITHSTAND FLOOD-RELATED LOADS, INCLUDING THE EFFECTS OF BUOYANCY, HYDRODYNAMIC FORCES, AND DEBRIS IMPACTS.
- WHERE PLUMBING SYSTEMS AND COMPONENTS HAVE OPENINGS BELOW 5.00' NGVD, THE OPENINGS SHALL BE PROTECTED WITH AUTOMATIC BACKWATER VALVES OR OTHER AUTOMATIC BACKFLOW DEVICES. DEVICES SHALL BE INSTALLED IN EACH LINE THAT EXTENDS BELOW THE DFE TO PREVENT RELEASE OF SEWAGE INTO FLOOD WATERS AND TO PREVENT INFILTRATION BY FLOOD WATERS INTO THE PLUMBING. REDUNDANT DEVICES REQUIRING HUMAN INTERVENTION SHALL BE PERMITTED.
- SANITARY SYSTEMS SHALL BE DESIGNED TO MINIMIZE INFILTRATION OF FLOOD WATERS INTO THE SYSTEMS AND DISCHARGES FROM THE SYSTEMS INTO FLOOD WATERS. VENTS AND OPENINGS SHALL BE ABOVE 5.00' NGVD. SANITARY SYSTEM STORAGE TANKS SHALL BE DESIGNED, CONSTRUCTED, INSTALLED, AND ANCHORED TO RESIST AT LEAST 1.5 TIMES THE POTENTIAL BUOYANT AND OTHER FOOD FORCES ACTING ON AN EMPTY TANK DURING DESIGN FLOOD CONDITIONS. TANKS AND PIPING SHALL BE INSTALLED TO RESIST LOCAL SCOUR AND EROSION.
- SANITARY SYSTEMS THAT MUST REMAIN OPERATIONAL DURING OR IMMEDIATELY AFTER THE DESIGN FLOOD OR LESSER FLOODS SHALL BE EQUIPPED WITH A SEALED STORAGE TANK THAT IS SEALED TO STORE AT LEAST 100% OF THE ANTICIPATED SEWAGE FLOW ASSOCIATED WITH OCCUPANCY DURING FLOOD CONDITIONS AND DURING SUBSEQUENT PERIODS OF SATURATED SOIL WHEN SEWAGE WILL NOT PERCOLATE.
- FOR FURTHER DETAILS SEE ASCE 24-14, CH. 7.3.1 THRU 7.3.4

MEP SYSTEMS

- FUEL SUPPLY LINES EXTENDING BELOW 9.67' NGVD SHALL BE EQUIPPED WITH A FLOAT OPERATED AUTOMATIC CONTROL VALVE TO SHUT OFF FUEL SUPPLY WHEN FLOOD WATERS RISE ABOVE 9.67' NGVD.
- FOR FURTHER DETAILS SEE ASCE 24-14, CH. 7.4

ELEVATORS NOTES

- ELEVATOR SHAFT ENCLOSURES TO BE REINFORCED CMU OR CONCRETE TO RESIST HYDROSTATIC, HYDRODYNAMICS AND DEBRIS IMPACT FORCES IN ACCORDANCE WITH ASCE 7 (ASCE/SEI 2010).
- ALL ELEVATORS TO BE EQUIPPED WITH FLOAT SWITCHES, PER ASME A17.1.
- ELEVATOR EQUIPMENT: USE FLOOD DAMAGE-RESISTANT ELECTRICAL COMPONENTS OR PLACE GEAR IN WATER RESISTANT ENCLOSURE FOR ALL ITEMS LOCATED BELOW BFE + 1.
- ELEVATOR EQUIPMENT: ALL EQUIPMENT LOCATED BELOW BFE TO BE INSIDE A NEMA 4-RATED ENCLOSURE FOR WATER RESISTANCE.
- FOR FURTHER DETAILS SEE NFPA TECHNICAL BULLETIN 4 / JUNE 2019 AND ASCE 24-14, CH. 7.5

STAIRS

- STAIRWAYS AND RAMPS THAT ARE LOCATED BELOW BFE SHALL BE DESIGNED AND CONSTRUCTED TO RESIT FLOOD RELATED LOADS AS SPECIFIED IN SECTION 1.6 ASCE 24-14 AND MINIMIZE TRANSFER OF FLOOD RELATED LOADS TO THE STRUCTURE FOUNDATION, OR BREAKAWAY DURING DESIGN FLOOD CONDITIONS WITHOUT CAUSING DAMAGE TO THE STRUCTURE, INCLUDING THE FOUNDATION.
- USE MATERIALS TO CONFORM TO CHAPTER 5 ASCE 24-14, FOR THOSE PORTIONS OF THE STAIR AND RAMPS THAT ARE LOCATED BELOW THE ELEVATIONS SPECIFIED IN TABLE 2.1 AND 4.1 INCLUDING ITEMS SUCH AS GATES AND DOORS.

GENERATOR

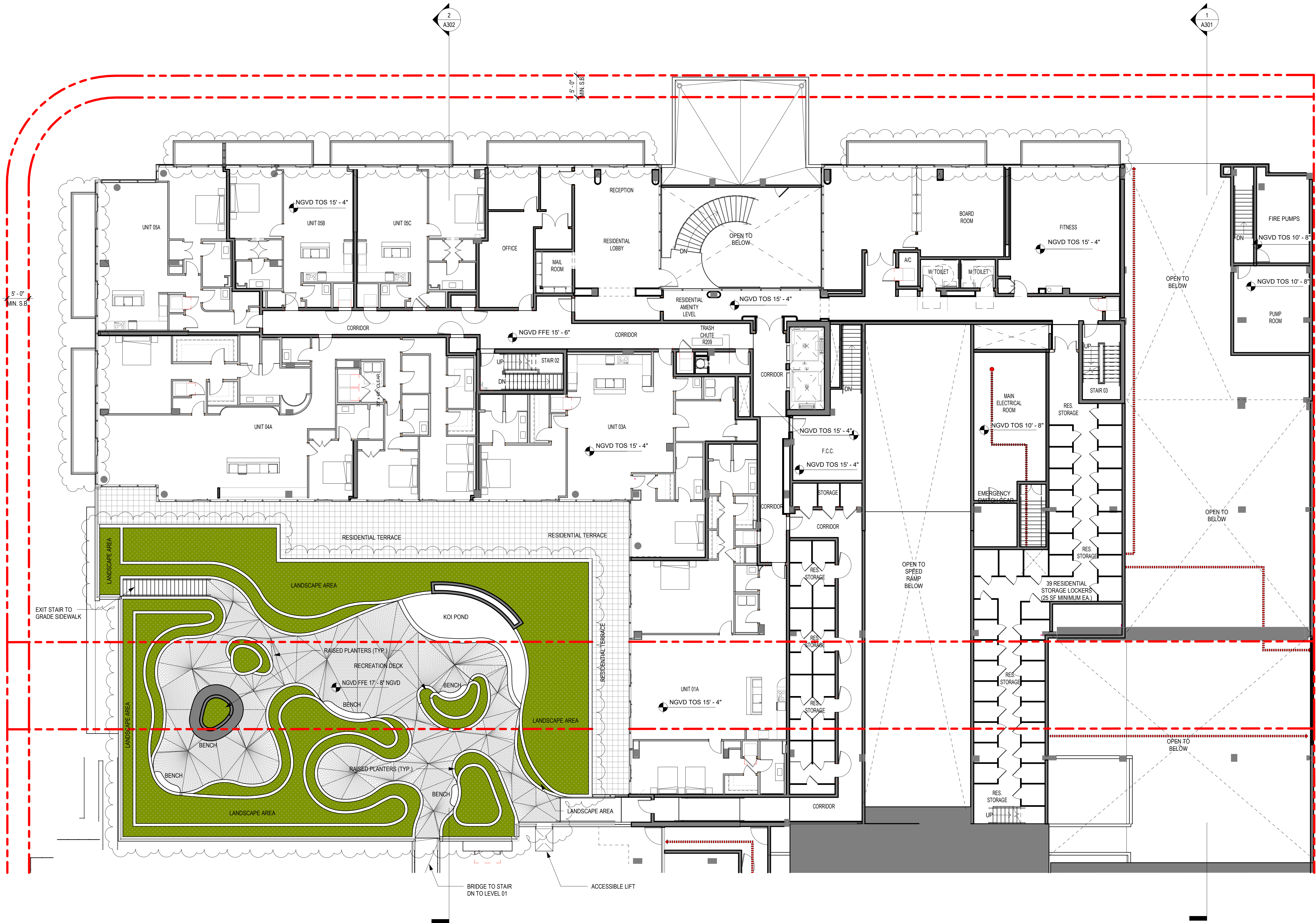
THE GENERATOR IS LOCATED AT THE ROOF. REFER TO SHEET E210B AND SHEET A110B.

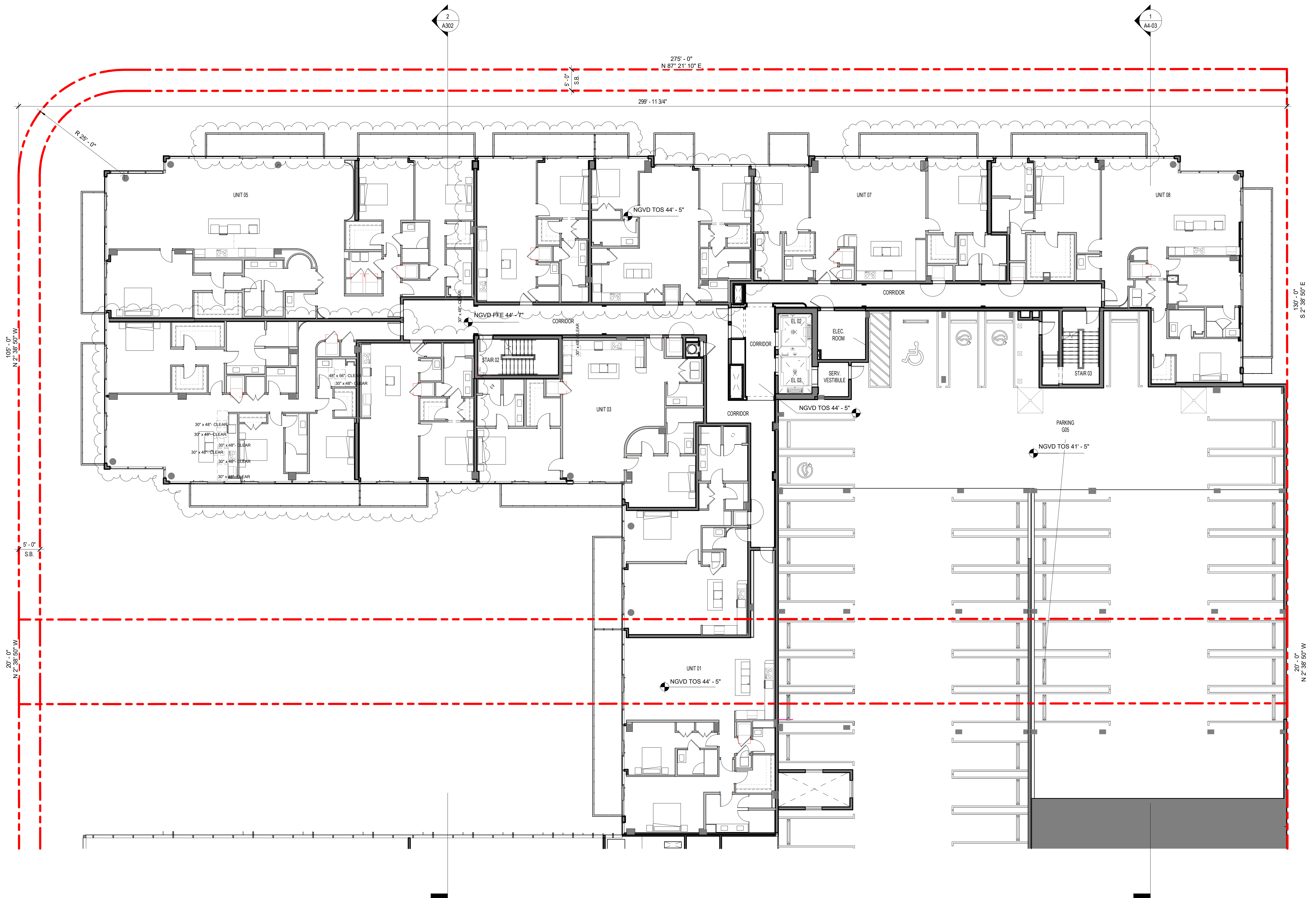
NON-ENGINEERED OPENING CALCULATION TABLE					
ROOM NAME	ROOM AREA Sq.ft	NUMBER OF FLOOD VENTS PROVIDED	AREA COVERED PER VENT in Sq.ft.(220 p/vent)	REQUIRED PRESCRIPTIVE OPENING (Sq.In.)	PROVIDED OPENING (Sq In)
G 1003 RESI STORAGE	411	1	440		
G 106 COMMERCIAL TRASH	759	4	880		
R 101 RESIDENTIAL LOBBY	1321	5	1320		
RESI TRASH	353	2	440		
R 1002 CORRIDOR	292	3	660		
R 1004 SERVICE CORRIDOR	320	2	440		
R 1005 RESI STORAGE	95	1	440		
R 1007 STORAGE	341	2	440		
PARKING	32,824			32824	49,973

LEGEND	
	16" x 8" x 8" DEEP FLOOD FLAP AUTOMATIC FLOOD VENT MODEL No. FFWF12 OR SIMILAR, WITH 2 HR. FIRE DAMPER KIT, INSTALLED AT 12" A.F.F.
	FLOOD BARRIER INC. FLOOD PANEL OR SIMILAR.GC TO PROVIDE SIGN AND SEAL CALCULATIONS BY FLORIDA REGISTERED ENGINEER.
	SUMP PUMP. REFER TO PLUMBING DRAWINGS.
	WET FLOODPROOFING
	DRY FLOODPROOFING

NGVD = NGVD29
NAVD = NAVD99
ALL FLOOD PANELS TO +9'10" NGVD

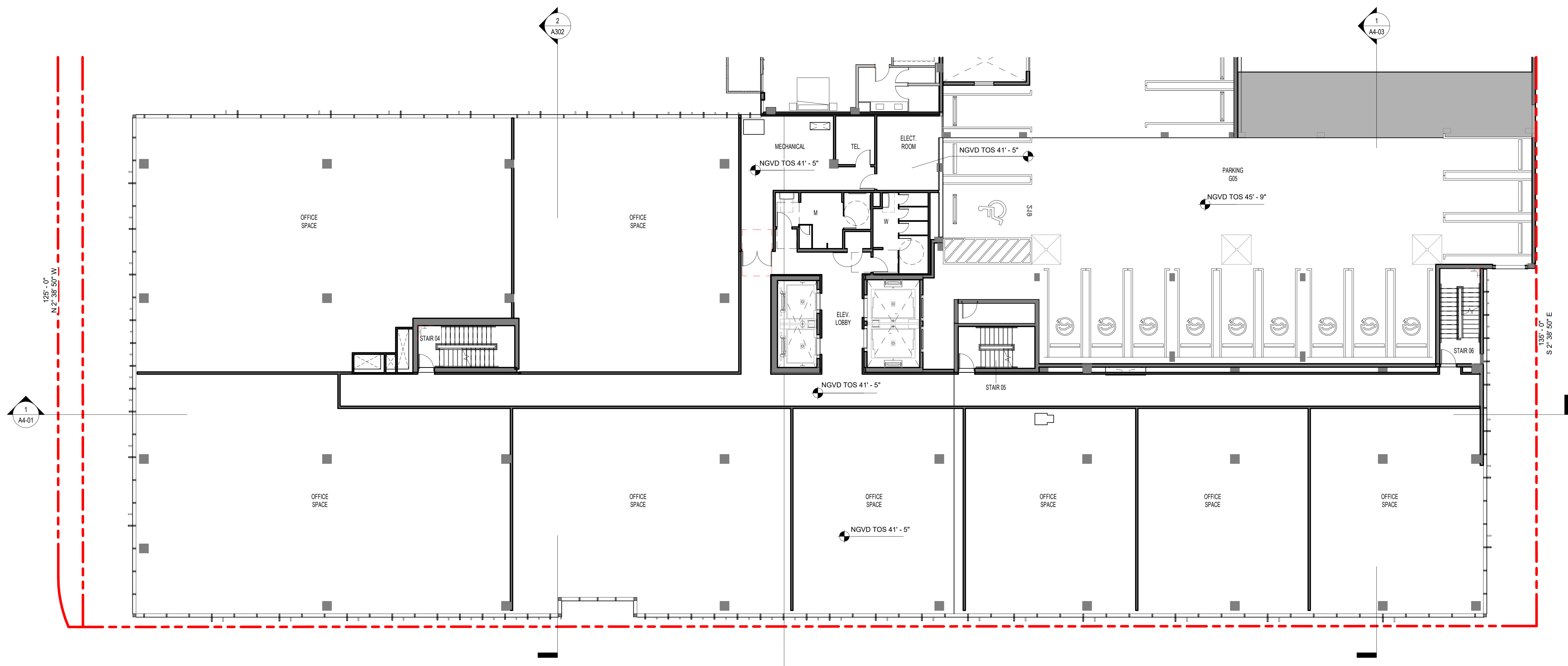
1/16" = 1'-0"





1 RESIDENTIAL FLOOR PLAN - LEVELS R3 TO R8.
SCALE: 3/32" = 1'-0"

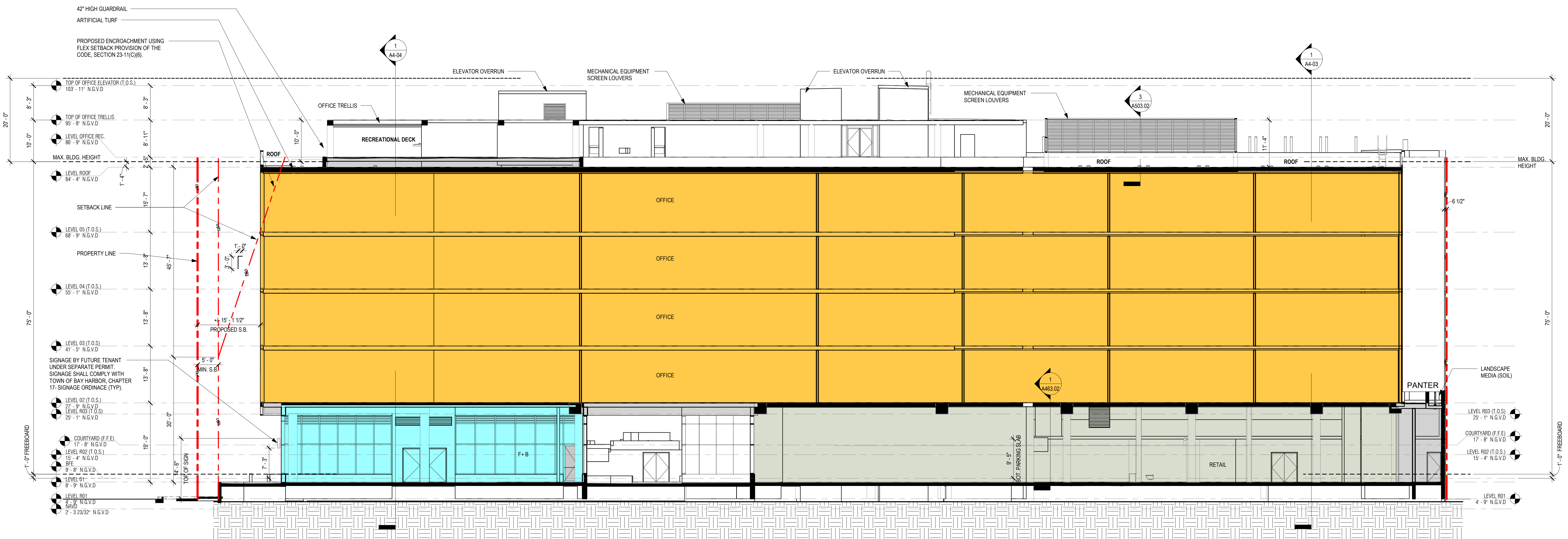
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2 | OFFICE FLOOR PLAN- LEVELS 02 TO 05.
SCALE: 3/32" = 1'-0"

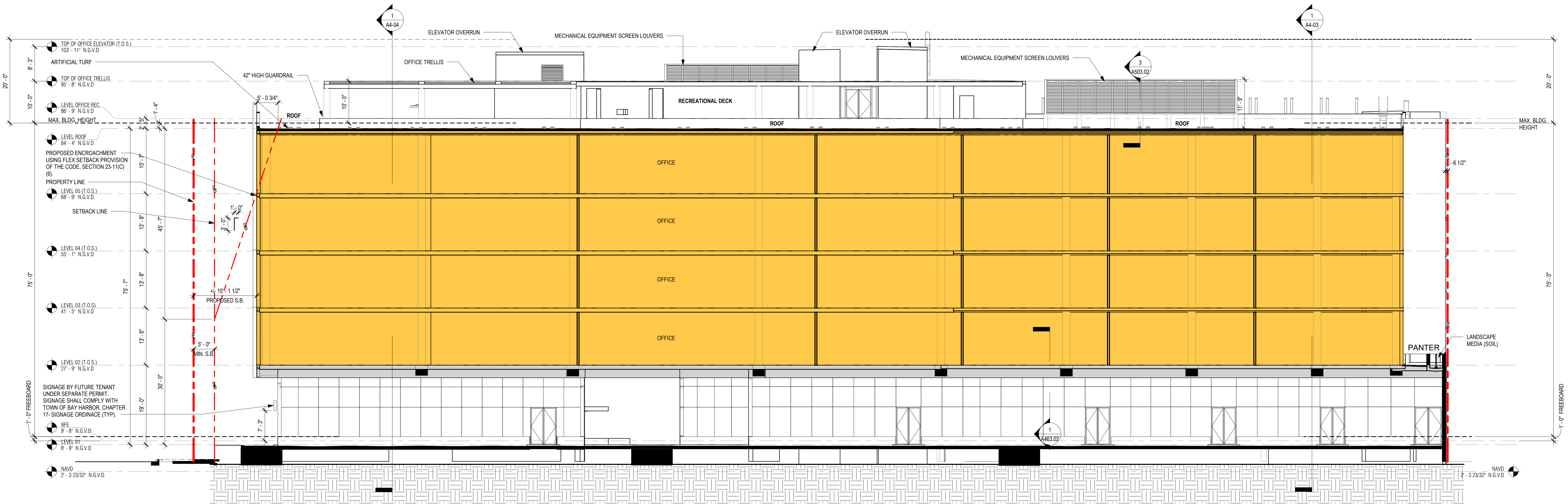
The data included in this study is conceptual in nature and will continue to be modified throughout the course of the projects development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the numbers will be adjusted accordingly.

3/32" = 1'-0"



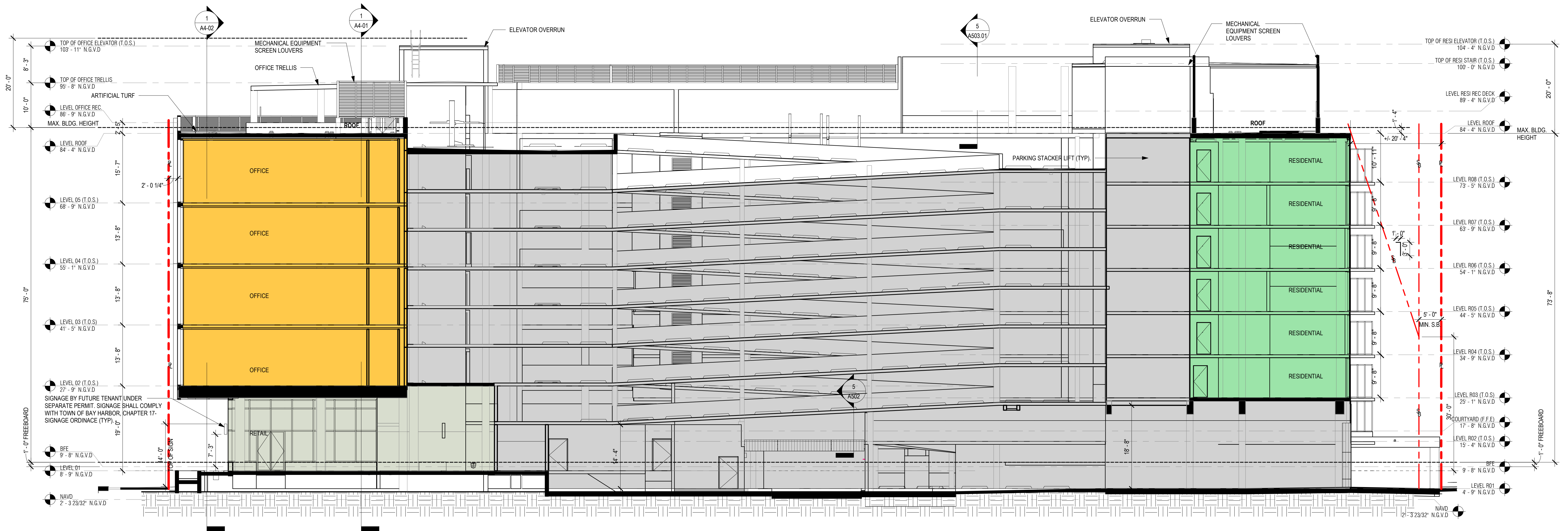
1 OFFICE- LONGITUDINAL BUILDING SECTION
SCALE: 3/32" = 1'-0"

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1 | OFFICE- LOGITUDINAL BUILDING SECTION @ RETAIL OVERHANG
SCALE: 3/32" = 1'-0"

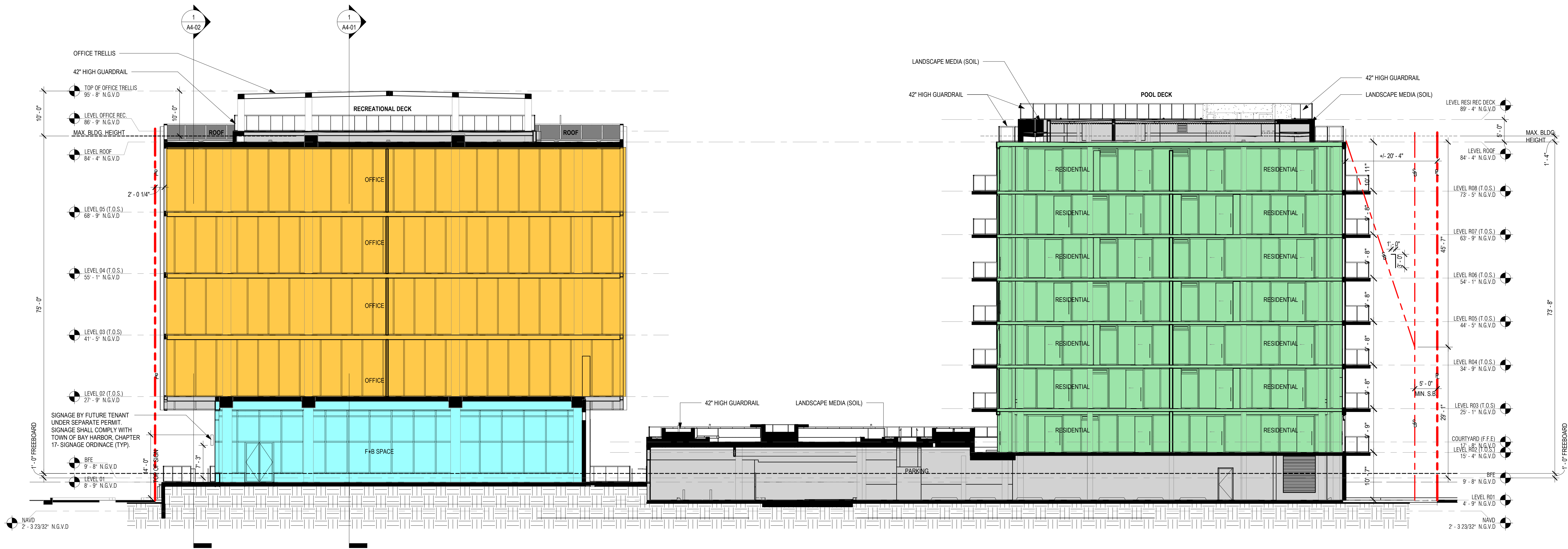
The data included in this study is conceptual in nature and will continue to be modified throughout the course of the projects development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the numbers will be adjusted accordingly.



1 BUILDING SECTION @ ALLEY EASMENT
SCALE: 3/32" = 1'-0"

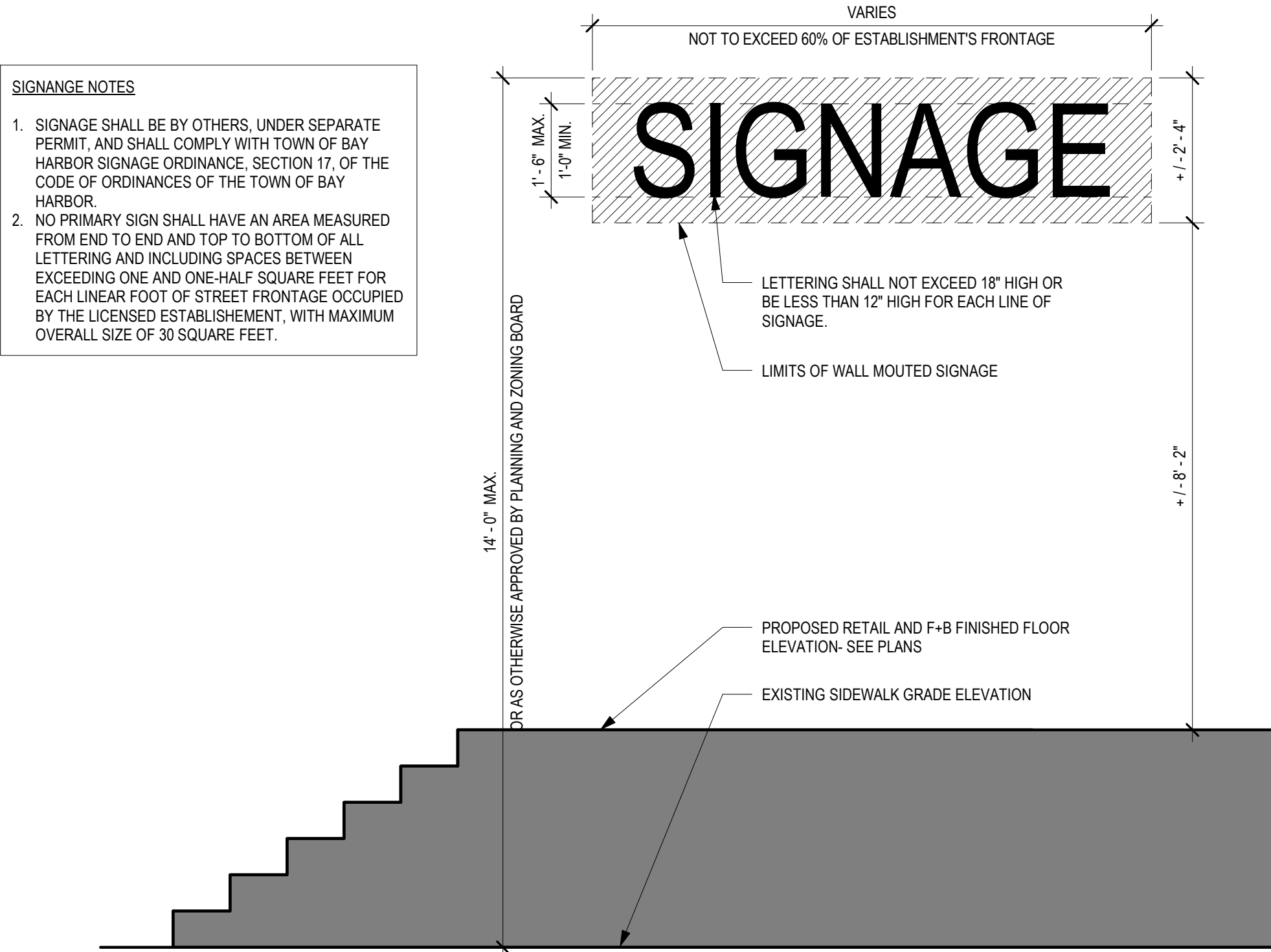
The data included in this study is conceptual in nature and will continue to be modified throughout the course of the projects development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the numbers will be adjusted accordingly.

3/32" = 1'-0"



1 BUILDING SECTION @ COURTYARD
SCALE: 3/32" = 1'-0"

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1 | SIGNAGE DETAIL
SCALE: 1/2" = 1'-0"



1 SOUTH ELEVATION A - COLORED

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

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1 NORTH ELEVATION- COLORED
SCALE: 3/32" = 1'-0"

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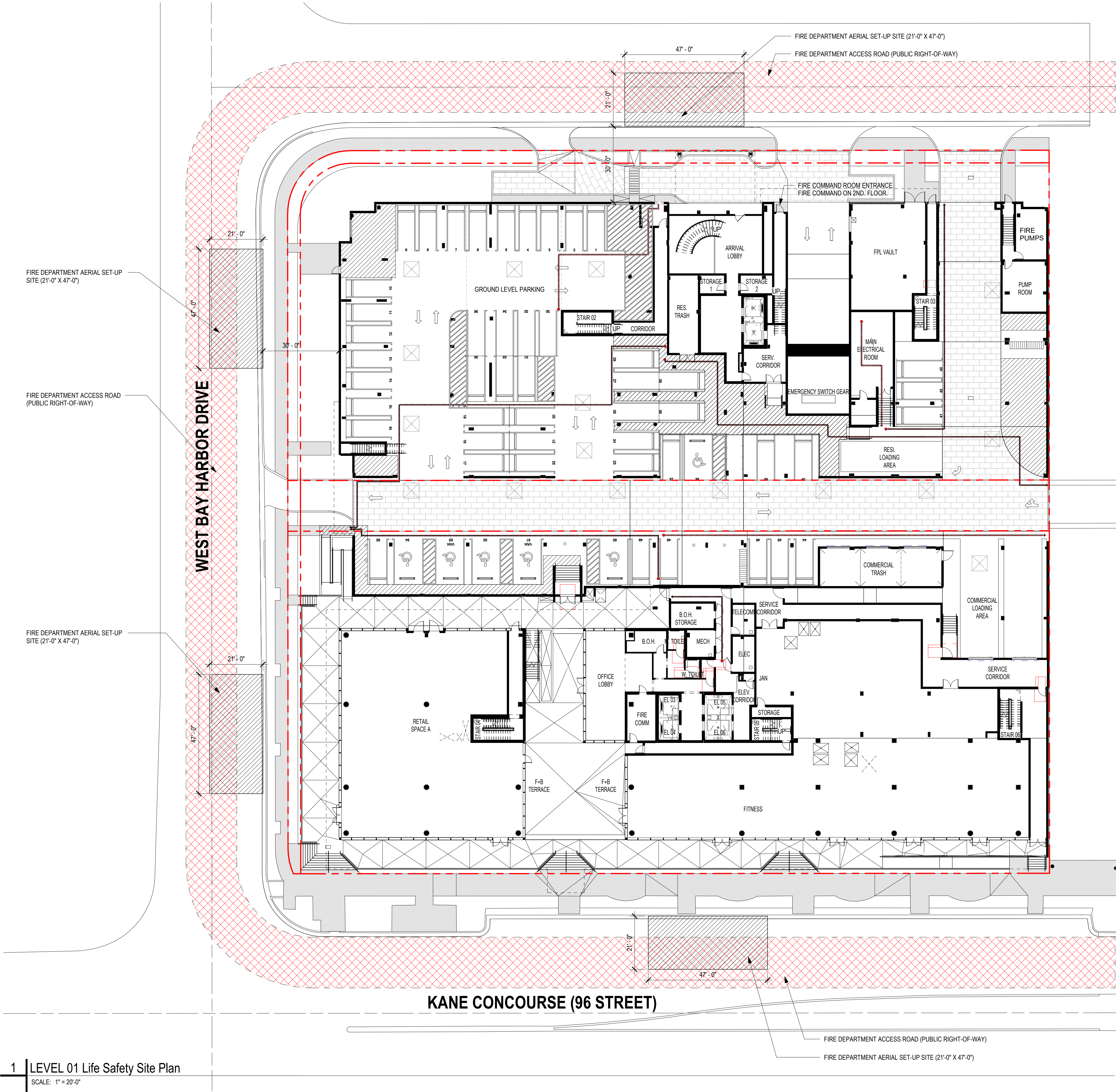
1 WEST ELEVATION- COLORED
SCALE: 3/32" = 1'-0"

The data included in this study is conceptual in nature and will continue to be modified throughout the course of the projects development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the numbers will be adjusted accordingly.



1 EAST ELEVATION D - COLORED
SCALE: 3/32" = 1'-0"

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1 LEVEL 01 Life Safety Site Plan
SCALE: 1" = 20'-0"

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