

**TOWN OF BAY HARBOR ISLANDS
MORRIS N. BROAD COMMUNITY CENTER
1175 95TH STREET
BAY HARBOR ISLANDS, FL 33154**

DEVELOPMENT & REVIEW COMMITTEE MEETING

**November 14, 2024
11:00 AM**

AGENDA

CALL TO ORDER: Set for 11:00 AM

PLEDGE OF ALLEGIANCE:

ROLL CALL:

1. Review and discussion of the Site Plan Application by Arman Corp., to construct a new 6-unit Townhouse Development to be located at 1085 94 Street. Enclosed are the Site Plans and the Staff Report prepared by Town Planner Michael Miller.

ADJOURNMENT:

AGENDA ITEM REPORT

November 14, 2024

ITEM NUMBER: 1.

ITEM: Review and discussion of the Site Plan Application by Arman Corp., to construct a new 6-unit Townhouse Development to be located at 1085 94 Street. Enclosed are the Site Plans and the Staff Report prepared by Town Planner Michael Miller.

DESCRIPTION:

Owner's Name: Arman Corp.
Folio: 13-2227-001-2570
Property Address: 1085 94 Street
Zoning District: RM-2
Legal Description: Lot 10 of Block 13

RECOMMENDED ACTION:

FINANCIAL ANALYSIS:

BUDGET IMPACT:


Submitted By: Ayanidys Martinez
 Ayanidys Martinez

ATTACHMENTS

1.	BHI 1085 94 St TH #1 MMPA DRC PZ Comments Nov 8 2024
2.	SPR24-000025 DRC Application
3.	1085 94 Street DRC Set 11.14.2024

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

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

From: Michael J. Miller, AICP 
Consultant Town Planner

Date: November 8th, 2024

Subject: Site Development Plan Application
1085 Townhouses – 6 DU Townhouse Complex
1085 94th Street
Bay Harbor Islands Acct. No. SPR24-000025
MMPA Account No. 01-0702-1197

RECOMMENDED ACTION

MMPA recommends the Development Review Committee (DRC) **DEFER** action on the proposed Site Development Plan application at this time to allow the applicant's design team to address the listed comments. The submittal package has several design / Code violation issues, some of the plans are inadequate or missing and a few other items need to be corrected.

GENERAL PROJECT INFORMATION

Land Use Designation: MH – Medium-High Density Residential

Zoning District: RM-2 Multiple Family District

General Location: 1085 94th Street

Legal Description: Lot 10 of Block 13, "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.

PRIOR PROJECT HISTORY

The existing development is one six (6) dwelling unit one-story multifamily complex. According to Miami-Dade County Property Appraiser website the site was constructed in 1950. These units will be demolished in connection with the proposed construction of 6 new townhouse units.

NEW PROJECT DESCRIPTION

The project architect, Peter Blitstein @ Blitstein Design Architects, as agent for the property owner (Arman Corp.) has submitted a Site Development Plan application to allow for the construction of a six (6) dwelling unit "townhouse" development located at 1085 94th Street.

The proposed site design incorporates one (1) rectangular-shaped building positioned north / south on the site with the six (6) townhouse units facing Bay Harbor Terrace. The site is a corner lot with the main frontage on Bay Harbor Terrace and the side street is 94th Street. The "front doors" of the proposed dwelling units face westerly. All six (6) driveway connections are shown along Bay Harbor Terrace. The driveways are straight-in driveways leading to 1-car garages within the building. Per Sec. 23-24(3) of the Zoning Code at least two (2) parking spaces are required for each DU. Per the Code one may not travel over a parking space to get to the garage. If only one parking space is in a garage the 2nd required parking space must be located in a separate location other than the main driveway – typically next to the driveway. Also, no DU driveway may abut another in a townhouse development – a minimum 2' landscaped separation is required. Zoning Code Sec. 23-24(d)(6) sets forth the driveway / parking design requirements for townhouse complexes. Additionally, two single adjoining driveways are shown at the south end of the building connecting to 94th Street; however, this design is strictly prohibited (direct backout parking spaces). Any surface parking lot must be accessed from within a site and a min. 10' landscape strip is required between a street property line and any on site pavement. Those parking spaces must be removed or reconfigured to meet Code design allowances. The off-street parking design fails to meet Code at this time.

The proposed dwelling units will range in size between 3,650 to 3,745 square feet of A/C space plus garages, balconies, etc. The lot currently has 6 existing one-story apartment units. On the building rooftops are proposed "open roof" areas with a powder room bath and small interior areas. The use of the open roof areas is not clear. If they are used for recreation (decks / pool) at least 15% of the roof areas used for recreation must be landscaped.

The survey does not provide the lot area or acreage as required. The Miami-Dade County Property Appraiser website lists the lot area as 11,250 square feet; however, this is not correct, as the corner lot is missing the area in the arc radius. The survey should be updated to provide a calculated square footage and acreage. The site plan lists the lot square footage as 11,116 square feet / 0.26 acres – how was that determined? Based on the site plan square footage of 11,116 square / 0.26 acres, a maximum of nine (9) dwelling units could be built at the maximum allowable base density (34 DUA). The proposed project proposes six (6) dwelling units. The Town's records do not identify and TDR sales from this site; therefore, it appears the site will have three (3) TDR units.

BACKGROUND INFORMATION

The Town of Bay Harbor Islands has completed major amendments to the Town's adopted Comprehensive Plan and Land Development Regulations (LDRs) in the last 20+/- 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. This non-waterfront lot is zoned RM-2. The Town also adopted numerous other modifications to many other code provisions that affect yard encroachments, parking lot designs, building height limits and exceptions, building design standards, landscaping and other provisions. The submittal package has several major design / Code compliance issues, some of the plans are inadequate and a few others require items that need to be corrected. The plans need to be revised to address / include all required plans and meet Town Code criteria prior to scheduling before the Design Review Board.

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 that would yield a maximum density of nine (9) DU. No additional DU is being requested; nor or any required. The proposed development is consistent with the applicable FLUM designation of the property.

Land Development Regulations / Zoning Code – The property has a Zoning classification of RM-2 Multiple Family Zoning District. The maximum building height allowed in this area is 65 feet (measured from BFE + 1' FBC freeboard to the top of highest main roof deck). The applicant is proposing a building height of 40 feet to the main roof deck. Accessory roof structures are proposed as well (shade / trellis). The proposed use and density of the property is consistent with this zoning classification; however, the proposed site design is not consistent with some provisions of the Zoning / Landscaping / Other Codes at present.

PLATTING

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

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

The site fronts onto Bay Harbor Terrace and 94th Street – both 50-foot wide platted local roadways. The survey notes the lot is "full" as no 11' right-of-way dedication was apparently granted to the Town in the past. Therefore, no additional right-of-way is required. As stated above, all six (6) driveway connections are shown along Bay Harbor Terrace. The driveways are straight-in driveways leading to 1-car garages within the building. Per Sec. 23-24(3) of the Zoning Code at least two (2) parking spaces are required for each DU. Per the Code one may not travel over a parking space to get to the garage space; therefore, the 2nd required parking space must be located in a separate location other than the main driveway – typically next to the driveway. Also, no driveway may adjoin another in a townhouse development – a min. 2' landscaped separation is required. See Sec. 23-24(d)(6) for the driveway / parking design requirements for townhouse complexes. The two proposed parking spaces shown at the south end of the building connecting to 94th Street do not meet Coded design criteria. A min. 10' landscape strip is required between a street property line and any onsite pavement.

Based on six (6) DU the Code requires at least twelve (12) parking spaces. No guest spaces are required for townhouse complexes but are encouraged. At present the units fail to provide 2 spaces for each unit.

A preliminary Fire Department staging area is not shown on the plans. The applicant should meet as soon as possible with the Miami-Dade Fire Department to identify an agreeable fire staging area(s). Any changes required by the Fire Department subsequent to the Town's Site Development Plan approval may cause the plans to be resubmitted to the DRC / DRB.

BUILDING DESIGN / BUILDING LENGTH / BREEZEWAY

The building design is typical South Fla. Modern with a glass / stucco facade. The proposed exterior colors are white with white window frames.

The building does not exceed one hundred twenty (120) feet in length, nor does the building exceed forty-five (45) feet in height, therefore, no "breezeway" or "break" is required.

SITE PLAN COMMENTS

The following are comments based on the plans (S&S) on October 30th, 2024, submitted to the Town for consideration:

- 1) As noted above, the survey submitted does not include a calculated lot square footage / acreage – which is smaller than a regular rectangular platted lot due to the loss of area at the corner. Revise the survey.
- 2) All elevation plans must label the Base Flood Elevation (BFE) + 1' FBC freeboard for each building elevation.
- 3) Elevation Sheet A-3 / others does not scale to 1/8" = 1'-0". Please check and revise.
- 3) Per Sec. 5-20 an adjacent land use map needs to be included in the plans showing all existing adjacent land uses / Zoning districts within a 300-foot radius of the subject property
- 4) Per Sec. 5-20 perspective illustrations of the proposed new development with existing and/or proposed adjoining / nearby developments (street level photographs / low oblique photographs / aerial photographs) showing the new development superimposed onto the site must be submitted.
- 5) As noted above the rooftop areas show undefined "open roof" areas. Rooftop recreation areas must have at least 15% of the areas used for recreation landscaped. Clarify the intended use of the rooftop areas. Revise the plans to add landscaping to the roof and add this calculation to the Landscape Requirements table as well as the roof plan.
- 6) Sheet A-4 Building Section shows a floor to ceiling height of 8'. The Code minimum is 9' from the top of one floor slab to the bottom of the floor slab above it. Please revise.
- 7) Is any signage proposed? This must be included in the plans (location / area).

- 8) A site photometric plan must be submitted showing foot-candle readings at all property lines. None was submitted. As a matter of information, the maximum foot-candle reading allowed at any property line in 1.0.
- 9) A conceptual Fire Department staging area needs to be agreed by the Miami-Dade Fire Department ASAP, as this could affect the design.
- 10) Site Plan A-1 has the following issues:
 - a. Provide boundary information on the plan based on the proposed survey.
 - b. Provide Development Impact Analysis Report (IAR) per Sec. 11-8. See the attached Town form with Level of Service (LOS) standards.
 - c. Setbacks:

The required front setback for 94th Street and Bay Harbor Terrace for portions of buildings less than 30 feet in height is 20 feet. For portions of buildings between 30 feet and 45 feet in height is 25' - not 20' as shown. Base side setbacks are 10 feet. Side setback above 30' in height increase one (1) foot for each three (3) in height above 30'. The top floor building height is 40'. The side setback should be 13' not 10. The minimum rear setback is 10 feet but increases above 30' in height by one (1) foot for each three (3) in height above 30 feet. The setback should be 13'.
 - d. Provide dimensions for the parking spaces. The min. size is 8'-6" x 18'.
 - e. As per the above the driveway to the garages may not serve as the 2nd parking space. Provide a 2nd parking space for each DU as required.
 - f. As per the above each driveway must be separated by a min. 2' landscape strip.
 - g. Dimension the width of the common walkway at the rear of the building and a dimension from the walkway to the property line. The min. setback in 5'.
 - h. Dimension the width & length of driveways.
 - i. Dimension the width of all front walkways. The maximum width is 5'.
 - j. Provide a north arrow.
 - k. Provide drawing scale. Could not determine the scale of the plan.
 - l. The proposed wall & fence along the west property line (BHT) must be setback a min. of 2 feet from the street property line (to allow for landscaping) and they must not be more than 3-feet solid above grade. Provide a wall / fence detail showing the material. See Sec. 23-12(22).
 - m. The elevation of the garage is shown at 6 feet. Per Sec. 5-17 of the Town Code, enclosed garages must be at least 18" above grade. Garage elevations must be at least 7'-2" +/- in elevation. Update the General Code Data table accordingly.
 - n. Provide the location and type of mail receptacles.

- 11) On all floor plans rename the “terraces” to “balconies”, as that is what they are. A balcony as defined is a projection into a yard area attached to the side of a building with direct access. A “terrace” is typically the roof of an occupied area below it.
- 12) On Sheet A-2A there are box shaped structures on the north / south building facades at the end of the “terraces / balconies”. What are these – setbacks apply.
- 13) On Sheet A-4 Building Section “B” needs to be revised to show the correct front yard setback for portions of buildings over 30 feet in height (25' setback).
- 14) The survey / plans show there are existing poles / OH wires along Bay Harbor Terrace. The Town Code requires developers to underground any existing facilities; however, FPL has been objecting to undergrounding short segments. Therefore, conduit is required.
- 15) Landscape Plans – Sheet L-1 has the following issues:
 - **Street Trees** – Chapter 18B of the Miami-Dade Code is the countywide Street Tree Code. In addition, the Town has adopted its own Supplemental Landscape Code in Sec. 24-16 with higher standards than the county’s minimums. Finally, the Town has adopted a Master Street Plan with specified tree species per individual roadway segment. Sheet L-1 shows Simpson Stopper trees for Bay Harbor Terrace (correct due to OH wires) and no trees for Bay Harbor Terrace. The correct Street Tree for 94 Street is Mahogany. The required Street Tree sizes must be 15’ tall x 6’ clear trunk x 2.5” trunk caliper at time of planting spaced at 35’ on center. However, due to the OH wires on BHT the Town will allow shorter trees. Revise the Landscape Plan to include the correct required Street Tree species and sizes.
 - **General Landscaping** - Chapter 18A of the Miami-Dade Code is the countywide Landscape Code. In addition, the Town has adopted its own Supplemental Landscape Code on Sec. 24-16 with higher standards than the county's minimum. A certain quantity and minimum size requirements for all lot trees / shrubs / grass / etc. is included. Sheet L-1 does not include the Town’s required Landscape Calculation Table demonstrating required / provided landscaping materials. See the attached table. Please revise the initial Landscape Plan to include the table / calculations and modify the plan as necessary to comply with minimum Code requirements. The Town uses the county's min. landscape quantity for multifamily developments (28 trees per acre). There are also native material / drought tolerant species requirements. Shade trees must be at least 12’ in height / 4’ spread / 2.5” caliper when planted. Palm trees must be at least 15’ tall when planted. A grouping of three (3) palm trees = one shade tree. Shrubs must be at least 24” tall / 24” on center when planted. Revise the Landscape Plan.

- 16) If emergency power generators (EPG) are envisioned, try to site them conceptually now. Rooftop installations are preferred. At ground level they must be elevated to meet flood criteria and physical screening is mandatory (fences / walls) as are all mechanic equipment – landscaping alone is insufficient for visual / noise abatement.
- 17) Provide a written response to each comment.

APPLICATION FOR SITE PLAN REVIEW



Legal description of real property in the Town of Bay Harbor Islands, Florida for which site plan approval is requested.

Town Council

Joshua D. Fuller
Mayor

Elizabeth Tricoche
Vice Mayor

Stephanie Bruder
Council Member

Molly Winters Diallo
Council Member

Isaac Salver
Council Member

Teri D'Amico
Council Member

Robert Yaffe
Council Member

Town Officials

Maria Lasday
Town Manager

Yvonne Hamilton
Town Clerk

Joseph S. Geller
Town Attorney

Folio # 13-2227-001-2570

Size of described property 11,116 Sq.ft

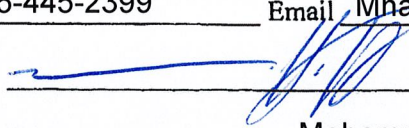
Project Description New Townhomes Units 6

Owner(s) Name Arman Corp.

Mailing Address 247 Malaga Ave

City Coral Gables State FL Zip 33134

Phone Number 305-445-2399 Email Mhajjar@mhajjar.com

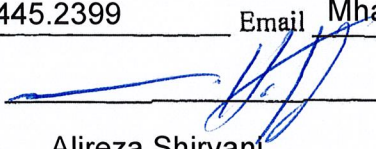
Signature of Owner 

Name of Applicant (if different from owner) Mohammad Hajjar

Mailing Address 247 Malaga Ave

City Coral Gables State FL Zip 33134

Phone Number 305.445.2399 Email Mhajjar@mhajjar.com

Signature of Applicant 

Name of Representative Alireza Shirvani

Mailing Address 247 Malaga Ave

City Coral Gables State FL Zip 33134

Phone Number 305.445.2399 Email Alireza@mhajjar.com

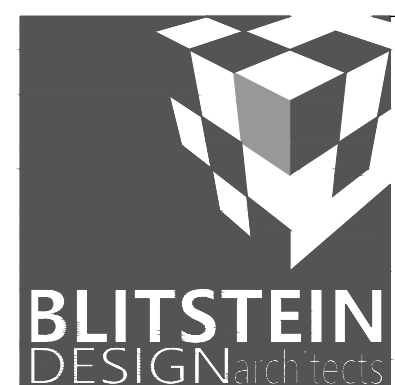
TO BE COMPLETED BY TOWN OF BAY HARBOR ISLANDS

Date Received 10/31/2024 By 

Process Number SPR24-000025 Fee Paid \$ 3,000 - CC

PROPOSED NEW 5 STORY BUILDING FOR:
1085 TOWNHOUSES
 1085 94th St, Bay Harbor Islands, FL 33154

DRAWING INDEX		
ARCHITECTURE	CIVIL	LANDSCAPE
SURVEY A-0 COVER A-0A RENDERINGS A-1 SITE PLAN / SITE DATA / LOCATION MAP A-2 FIRST FLOOR PLAN A-2A SECOND FLOOR PLAN A-2B THIRD FLOOR PLAN A-2C FOURTH FLOOR PLAN A-2D FIFTH FLOOR PLAN A-3 EXTERIOR ELEVATIONS A-4 BUILDING SECTION A-5 MATERIAL SAMPLES	C-1 PAVEMENT MARKING AND SIGNAGE C-2 OVERALL PAYMENT, GRADING, DRAINAGE	L-1 LANDSCAPE PLAN L-2 LANDSCAPE NOTES L-3 LANDSCAPE DETAILS



285 Sevilla Avenue
 Coral Gables,
 Florida 33134
 Ph (305) 444-4433
 Fax (305) 444-0181

PETER BLITSTEIN
 LIC. No. - AR0007570

project name

1085 TOWNHOMES
 1085 94th St, Bay Harbor Islands, FL 33154

date

2024

revisions

drawn by

F.P.

sheet title

COVER

SCALE: AS SHOWN

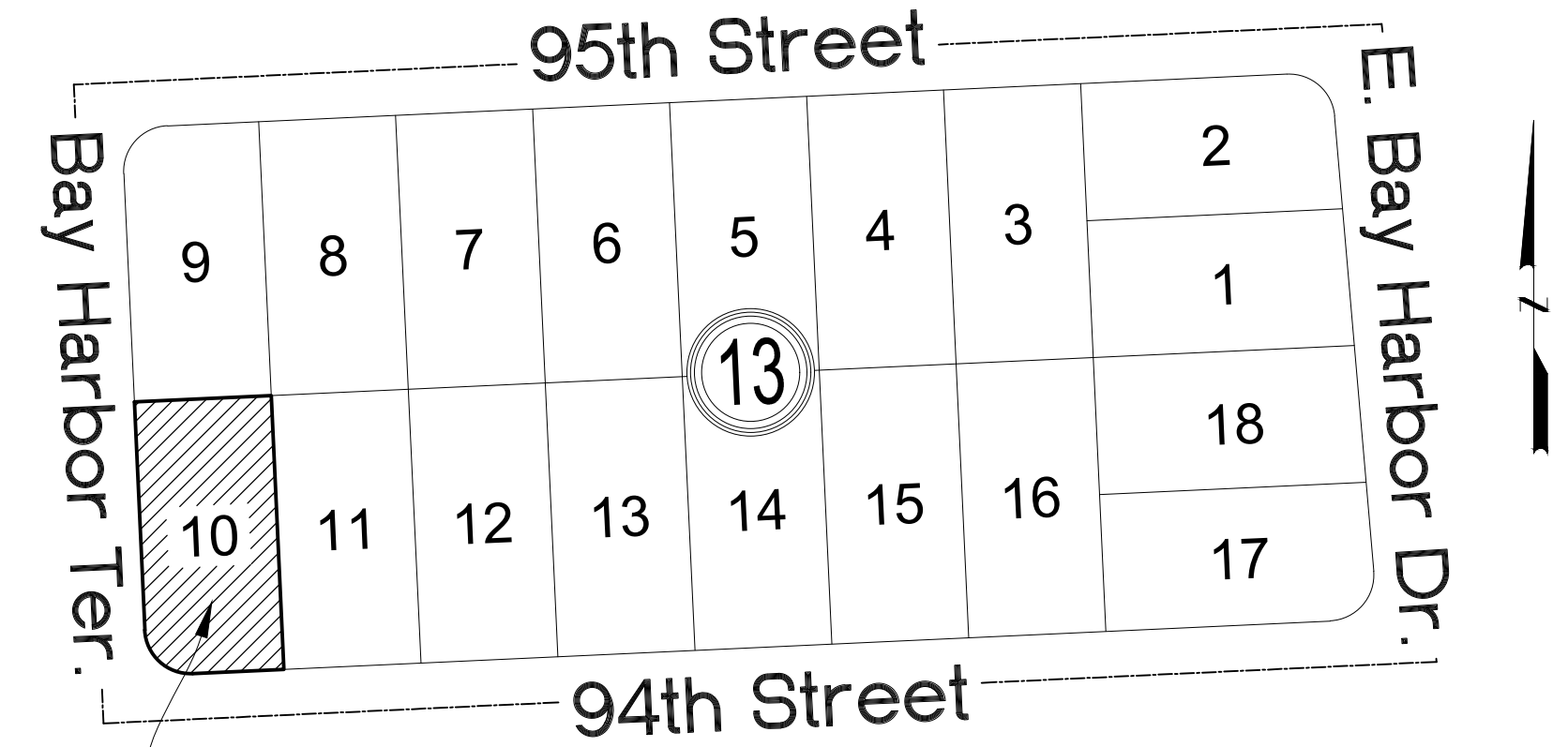
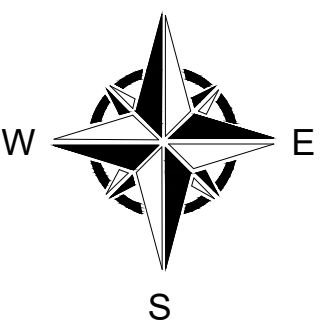
sheet number

A-0

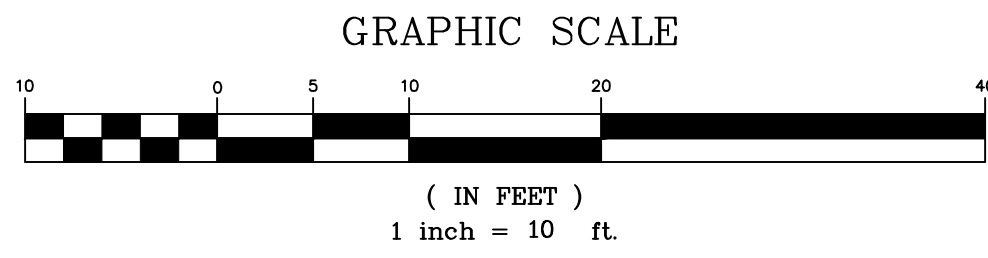
BOUNDARY SURVEY

1085 94TH STREET
BAY HARBOR ISLANDS, FL 33154
FOLIO No.: 13-2227-001-2570

LOCATION MAP
N.T.S
SEC. 34 -TWP 52S - RGE 42E



SUBJECT PROPERTY



CERTIFIED TO
ARMAN CORP.

LEGAL DESCRIPTION.

LOT 10, BLOCK 13 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.

SURVEYOR'S NOTES:

- The property depicted hereon were surveyed per the legal description of record and no claims of ownership, code restrictions or matters of title are made or implied. Examination of the abstract of title will have to be made to determine recorded instruments, if any, affecting this property. Ownership is subject to an opinion of title.
- All clearance and/or encroachments shown hereon are of apparent nature. Fence ownership was not determine.
- If shown, bearings are to be based on an assumed meridian (by plat).
- Dimensions shown are in survey feet and were taken from record documents unless otherwise shown or stated.
- Not valid without the signature and the original raised seal of the Florida licensed surveyor and mapper in responsible charge.
- Reproduction, addition and/or deletions of maps, sketches or reports by any party other than the signing surveyor & mapper are prohibited without the written consent of the surveyor & mapper and will be done at the risk of the reusing party and without any liability to the undersigned surveyor & mapper.
- Flood information shown hereon does not imply that the property will or will not be free from flooding or damage and does not create liability on the part of the firm for any damage that results from reliance on said information.
- Underground installations or improvements have not been located unless otherwise noted.
- Benchmark: N.G.V.D 1929
BM Name: R-243, LOC. 2225 W
Elev(NGVD29): 6.61'
- Elevations Shown are in NGVD 1929

FLOOD ZONE INFORMATION:

National Flood Insurance Program
FEMA Elev. Reference to NGVD 1929
Map Number: 12086C0144L
Community Name: TOWN OF BAY HARBOR ISLANDS
Community Number: 120637
Panel Number: 0144
Firm Zone: AE
B. Elev. 8.00'
Date of Firm: 09-11-2009
BSuffix: L

NOTE:
THIS SURVEY DOCUMENTS IS NOT INTENDED TO BE USED FOR DESIGN PURPOSES.
IF YOU USE IT YOU DO SO AT YOUR OWN RISK.

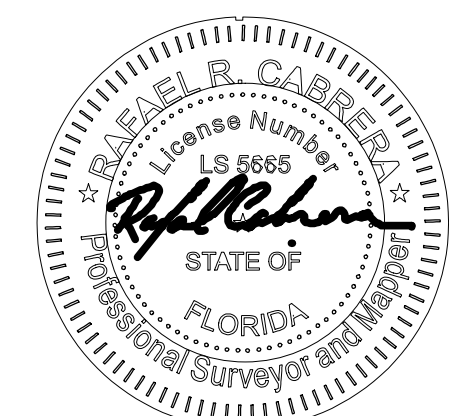
SYMBOL LEGEND ABBREVIATIONS

	PROPERTY LINE	AVE	= AVENUE
	CENTER LINE	ASPH	= ASPHALT
	POWER POLE	AW	= ANCHORED WIRE
	OAK TREE	AC	= AIR CONDITIONER
	LIGHT POLE	BLDG	= BUILDING
	STOP SIGN	B COR	= BLOCK CORNER
	FIRE HYDRANT	CAL	= CALCULATED
	WATER VALVE	CB	= CATCH BASIN
	SIGN	CH	= CHORD
	BELLSOUTH BOX	CLF	= CHAIN LINK FENCE
	WATER METER	CONC.	= CONCRETE
	COCONUT	COL	= COLUMN
	MAIL BOX	C.U.P.	= CONCRETE UTILITY POLE
	TREE	C.L.P.	= CONCRETE LIGHT POLE
	SANITARY SEWER	CBS	= CONCRETE BLOCK STRUCTURE
	MANHOLE	C.M.E.	= CANAL MAINTENANCE EAS
	GAS VALVE	DW	= DRIVEWAY
	CLEANOUT	D.M.E.	= DRAINAGE & MAINTENANCE EAS
	CB	EAS	= EASEMENT
	PALM	ENC.	= ENCROACHMENT
	TREE	E.T.P.	= ELECTRIC TRANSFORMER PAD
	IRON FENCE	F.P.L.	= FLORIDA POWER AND LIGHT
	CHAIN LINK FENCE	F.I.P.	= FOUND IRON PIPE
	WOOD FENCE	F.F.EL.	= FINISH FLOOR ELEVATION
	CHICKEN FENCE	F.D.H.	= FOUND DRILL HOLE
	CBS WALL	F.R.	= FOUND REBAR
	OVERHEAD ELEC.	FID	= FOUND IRON
	CENTER LINE	FN	= FOUND NAIL
	EASEMENT	IF	= IRON FENCE
	DENOTES ELEVATIONS	L	= LENGTH
	BUILDING	L.F.E.	= LOWEST FLOOR ELEVATION
	DISTANCE	LP	= LIGHT POLE
	CATCH BASIN	MEAS.	= MEASURED
	WATER METER	M.H.	= MAN HOLE
	W.U.P.	M.L.	= MONUMENT LINE
	IRON FENCE	N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM
	CHAIN LINK FENCE	N.T.S.	= NOT TO SCALE
	WOOD FENCE	O.E.	= OVERHEAD ELECTRIC LINE
	CHICKEN FENCE	OL	= ON LINE
	CBS WALL	O.H.	= OVERHANGING ROOF
	OVERHEAD ELEC.	OS	= OFF SET
	CENTER LINE	P	= PLAT
	EASEMENT	P.C.	= POINT OF CURVATURE
	DENOTES ELEVATIONS	P.C.P.	= PERMANENT CONTROL POINT
	BUILDING	PL	= PROPERTY LINE
	DISTANCE	PL	= PLASTER
	CATCH BASIN	P.M.	= PARKING METER
	WATER METER	P.R.M.	= PERMANENT REFERENCE MONUMENT
	W.U.P.	P.W.	= PARKWAY
	IRON FENCE	R	= RADIUS
	CHAIN LINK FENCE	RES	= RESIDENCE
	WOOD FENCE	R.W.	= RIGHT OF WAY
	CHICKEN FENCE	S.I.P.	= SET IRON PIPE
	CBS WALL	SN	= SET NAIL
	OVERHEAD ELEC.	SDW/K	= SIDEWALK
	CENTER LINE	T	= TANGENT
	EASEMENT	U.E.	= UTILITY EASEMENT
	DENOTES ELEVATIONS	W	= WIDTH
	BUILDING	W.F.	= WOOD FENCE
	DISTANCE	W.S.	= WOOD SHED
	CATCH BASIN	W.V.	= WATER VALVE
	WATER METER	W.U.P.	= WOOD UTILITY POLE
	W.U.P.		

PROJECT:
BOUNDARY SURVEY
1085 94TH STREET
BAY HARBOR ISLANDS, FL 33154

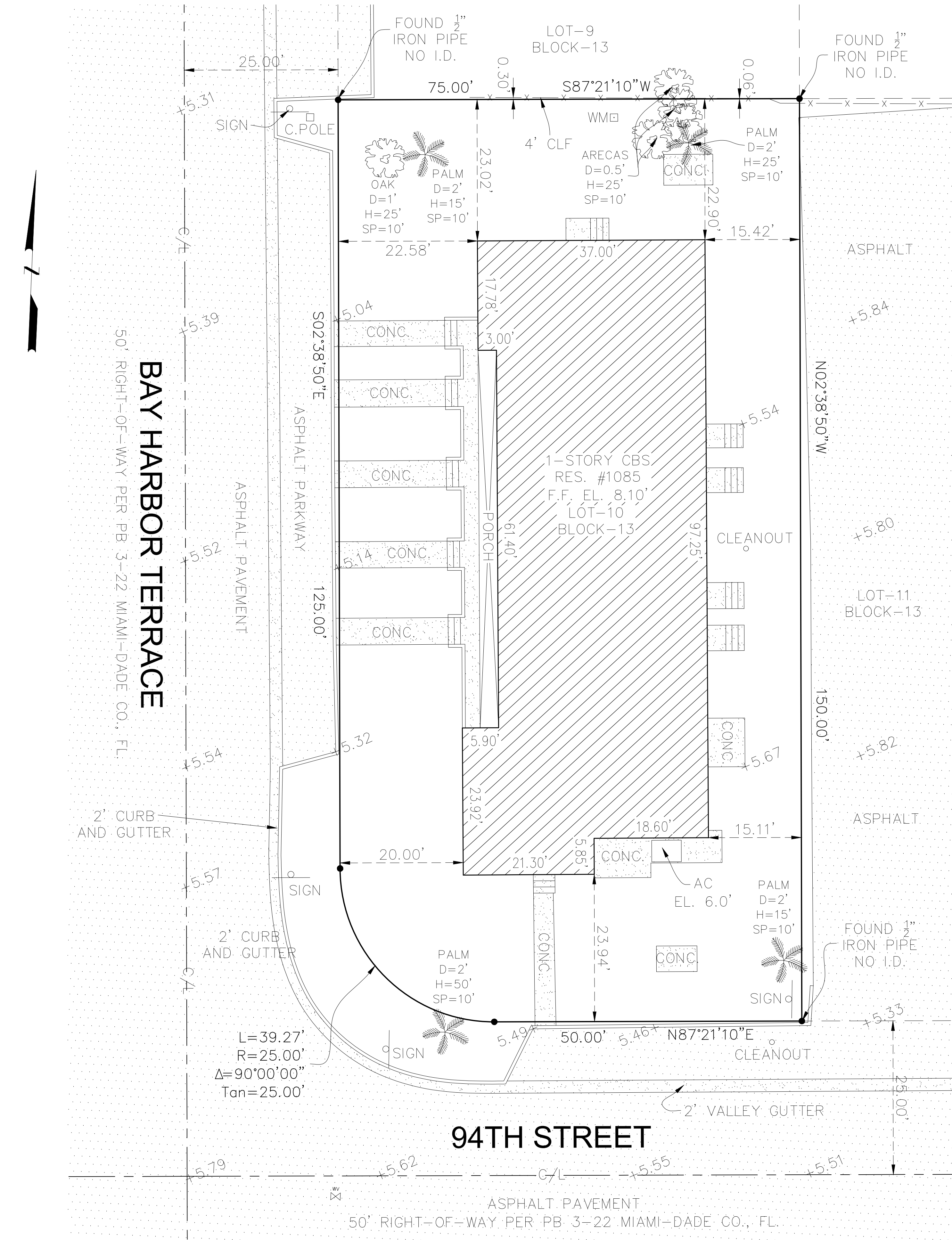
JOB No. 24029
FIELD BOOK:
CAD FILE: 029
DATE: 10-17-24
SCALE: 1"=10'
DRAWN: AT
REV.: RC
REVISIONS

SHET No.
1-OF-1



BY RAFAEL R. CABRERA
Professional Surveyor & Mapper
Certificate No. 5665
STATE OF FLORIDA
DATE: 10-17-2024

I hereby certify that this boundary survey is in compliance with the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers, in Chapter 5J-17 Florida Administrative Code pursuant to Section 472.027, Florida Statutes.





VIEW FROM INTERCEPTION BETWEEN BAY HARBOR TERRACE AND 94TH STREET LOOKING NORTH-EAST



VIEW 94TH STREET LOOKING NORTH



VIEW FROM BAY HARBOR TERRACE AND 94TH STREET LOOKING SOUTH-EAST



VIEW FROM 94TH STREET LOOKING NORTH-WEST

SCOPE OF WORK:
NEW CONSTRUCTION OF MULTIFAMILY RESIDENTIAL DEVELOPMENT

SITE DATA

ZONING	RM-2 (MULTIFAMILY RESIDENTIAL DISTRICT - NON WATERFRONT)	
FUTURE LAND USE DESIGNATION	MEDIUM - HIGH DENSITY RESIDENTIAL	
ADDRESS	1085 94th St, Bay Harbor Islands, FL 33154	
FOLIO	13-2227-001-2570	
GROSS LOT AREA	11,116 SQ FT = 0.26 ACRES	
DENSITY	34 DWELLING UNITS PER ACRE (MAX. 9)	
OCCUPANCY CLASSIFICATION	RESIDENTIAL GROUP "R" = RM-2	
FLOOD ZONE	AE (BASE FLOOR ELEV. = 8'-0" N.V.G.D.)	
LEGAL DESCRIPTION	BAY HARBOR ISLAND PB 46-5 LOT 10 BLK13 LOT SIZE 75,000 X 150 OR 19390-1314 11 2000 4 COC 24195-4659 01 2006 1 OR 24195-4659 0106 00	

	ALLOWED / REQ	PROVIDED
BUILDING HEIGHT	65 FT (FROM BASE FLOOR ELEV.)	
DENSITY (34 DU PER ACRE)	9	6
OPEN SPACE/GREEN (MIN. 20%)	2,804.2	2,905 S.F.

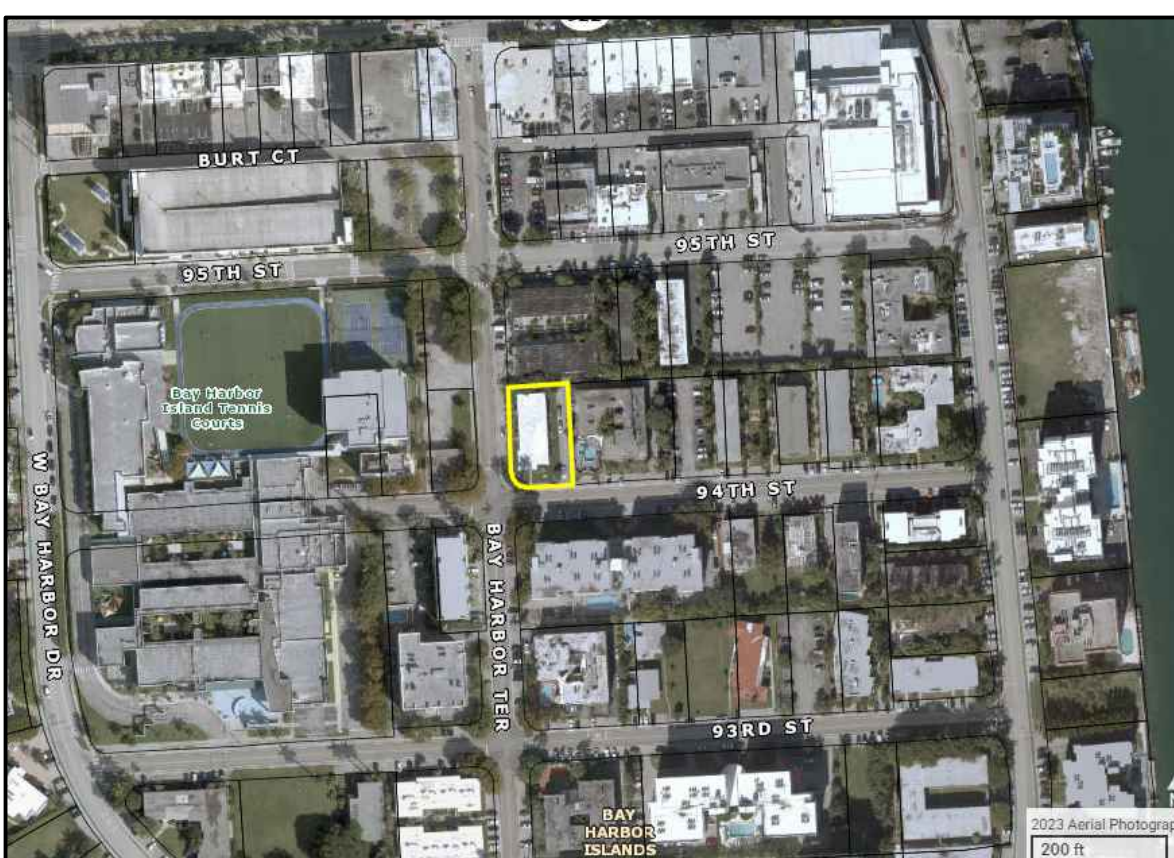
UNITS AREA	GR. FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	ROOF	TOTAL
UNIT #1	865.3	909.7	909.7	723.1	242.8	3,650.6
UNIT #2	850.3	894.7	894.7	835.1	271.7	3,746.5
UNIT #3	850.3	894.7	894.7	835.1	271.7	3,746.5
UNIT #4	850.3	894.7	894.7	835.1	271.7	3,746.5
UNIT #5	850.3	894.7	894.7	835.1	271.7	3,746.5
UNIT #6	808.6	904.4	904.4	843.8	264.1	3,725.6
TOTAL AREA						22,362.2 S.F.

BUILDING AREAS	S.F.
BUILDING	5,400 S.F.
DRIVEWAYS	1,259 S.F.
WALKWAYS	1,180 S.F.
VISITOR PARKING	324 S.F.
GREEN AREA	2,905 S.F.
TRASH AREA	150 S.F.
TOTAL AREA	11,116 S.F.

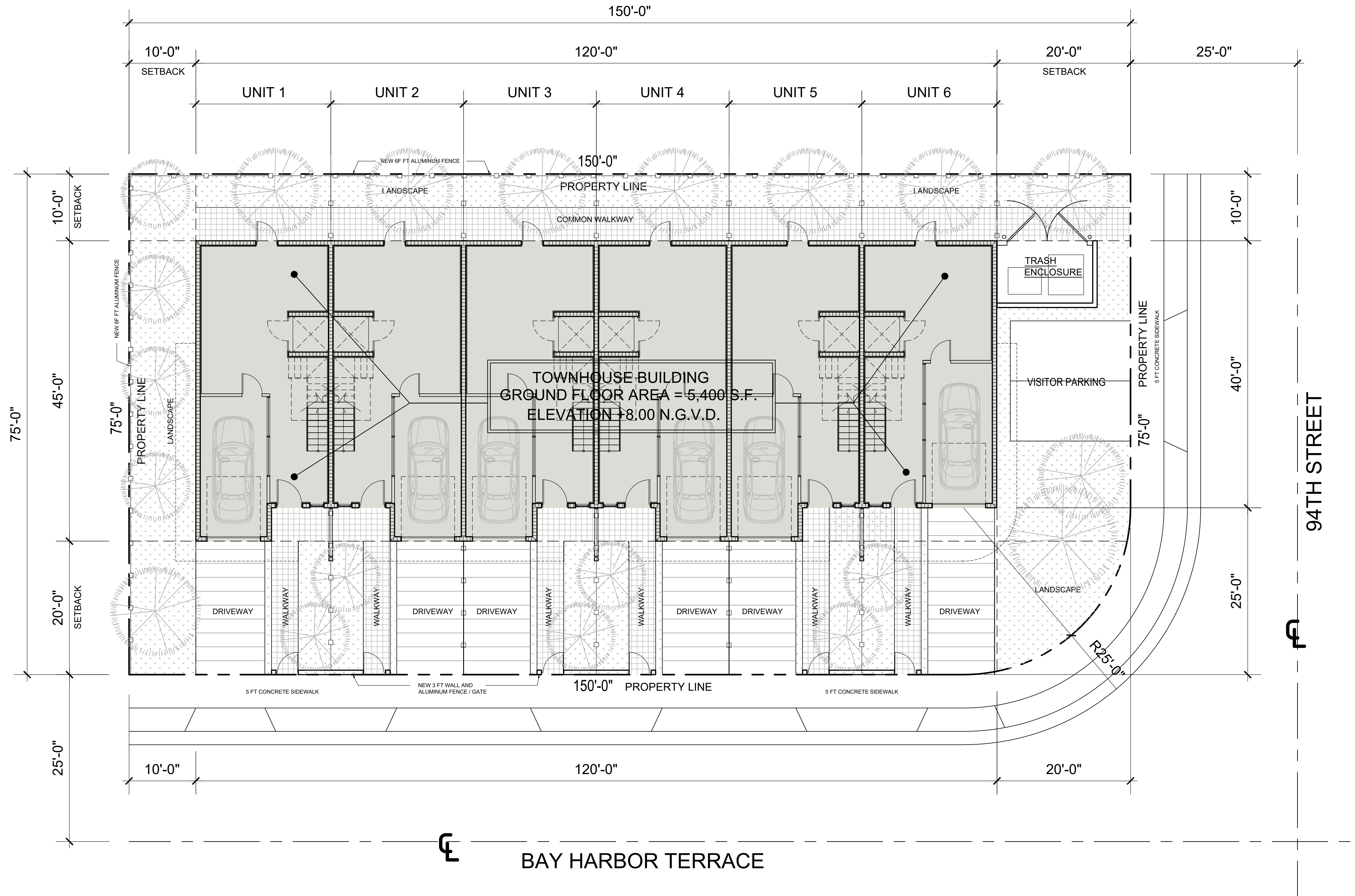
SETBACKS	ALLOWED / REQ	PROVIDED	
PRINCIPAL FRONT (BAY HARBOR T.E.)	- 30 FT IN HEIGHT - 45 FT IN HEIGHT	20'-0" MIN 25'-0" MIN	20'-0" 27'-7"
SECONDARY FRONT (94TH STREET)	- 30 FT IN HEIGHT - 45 FT IN HEIGHT	20'-0" MIN 25'-0" MIN	20'-0" 25'-0"
REAR	- 30 FT IN HEIGHT - 40 FT IN HEIGHT (*) - 51 FT IN HEIGHT (*)	10'-0" MIN 13'-0" MIN 17'-0" MIN	10'-0" 13'-0" 20'-8"

(*): FOR ADDITIONAL 3 FT. OF BUILDING HEIGHT ABOVE 5 FT. ONE ADDITIONAL FOOT OF SETBACK FOR PORTION OF STRUCTURE ABOVE 5 FT.

PARKING	ALLOWED / REQ	PROVIDED
RESIDENCE (2 SPACES/UNIT)	MIN. 12	12
GUEST PARKING	MIN. 1	2



LOCATION MAP



BLITSTEIN DESIGN Architects

285 Sevilla Avenue
Coral Gables, Florida 33134
Ph (305) 444-4433
Fax (305) 444-0181

PETER BLITSTEIN
LIC. No. - AR0007570

project name

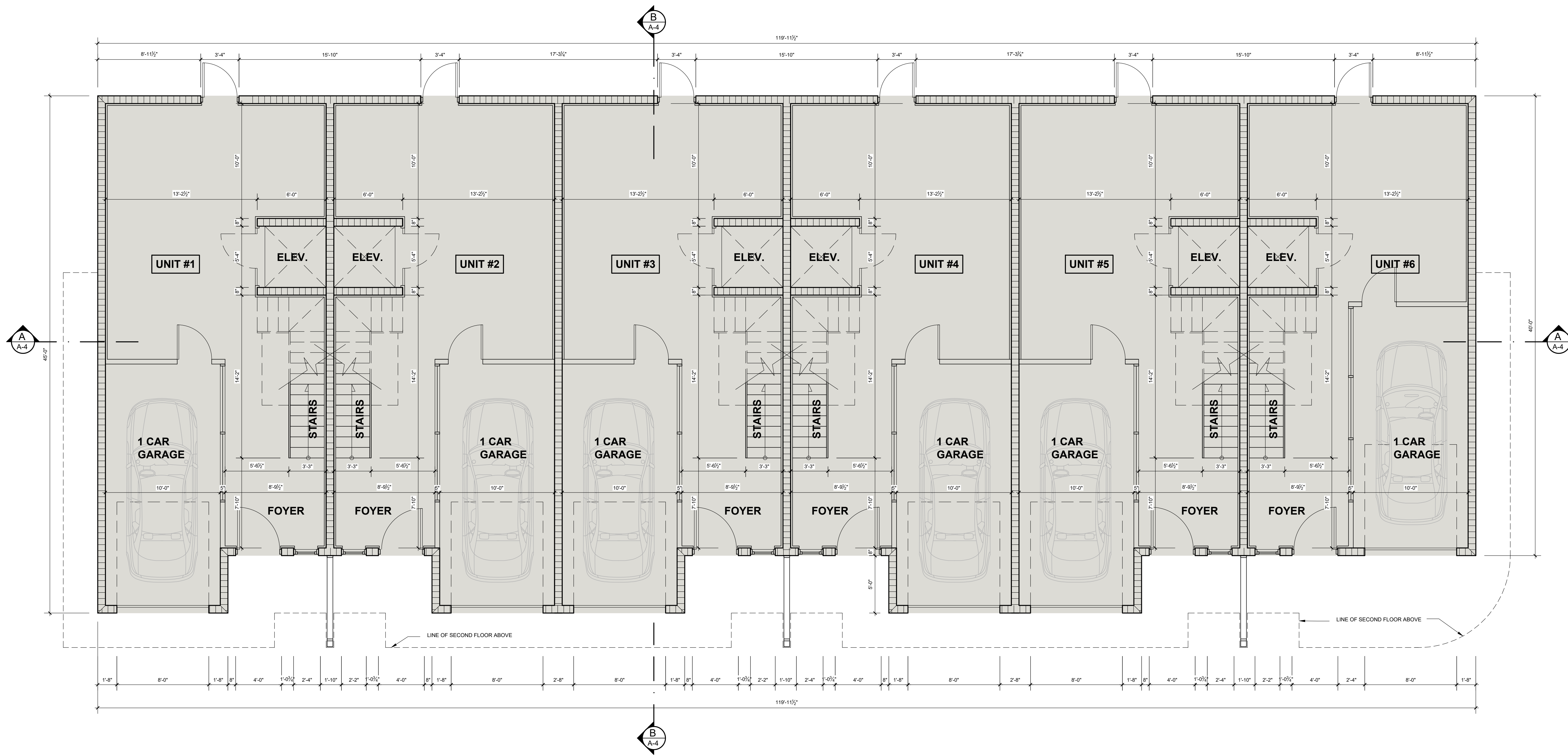
1085 TOWNHOMES
1085 94th St, Bay Harbor Islands, FL 33154

date	revisions	drawn by	sheet title
2024		F.P.	

SITE PLAN,
SITE DATA &
LOCATION PLAN

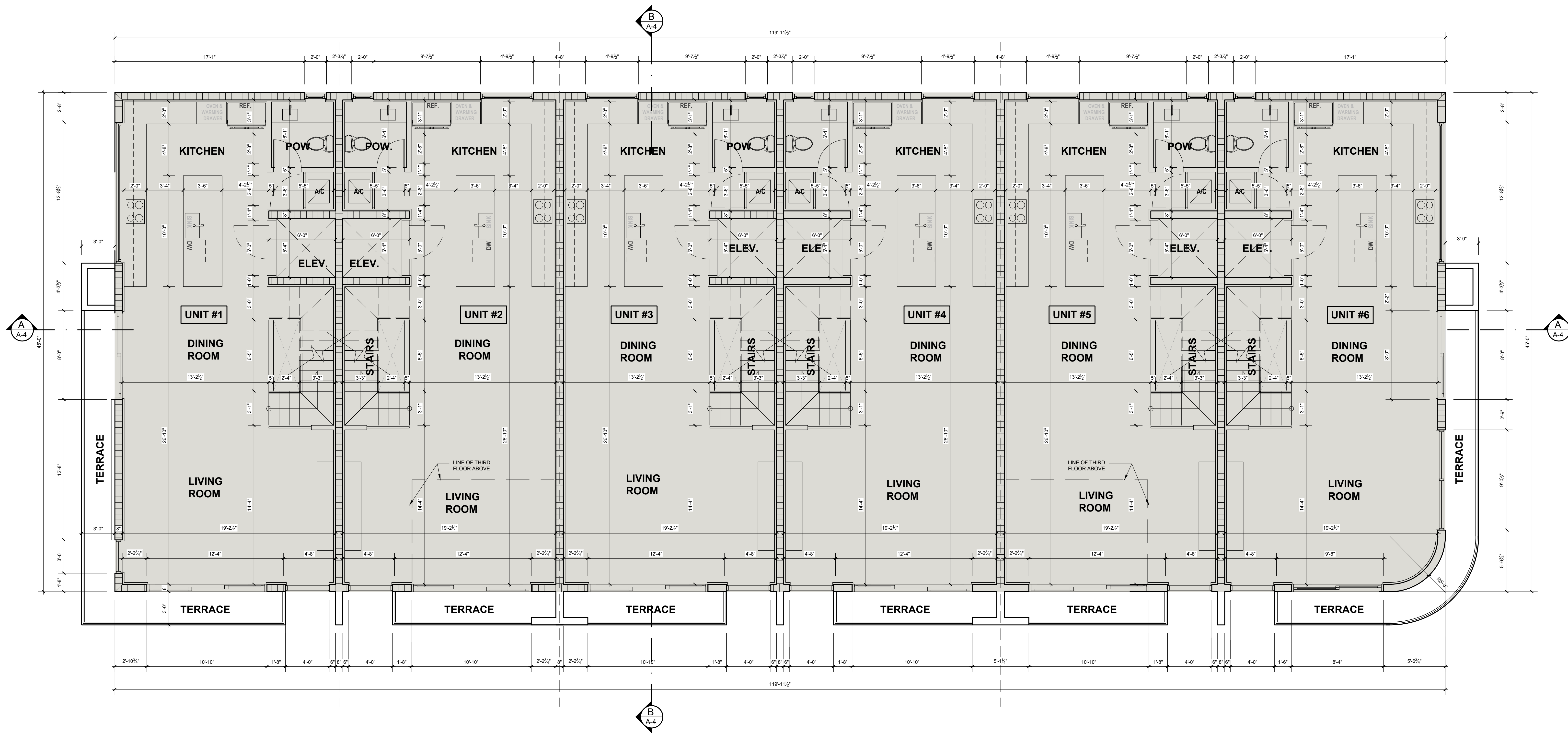
SCALE: AS SHOWN

sheet number
A-1



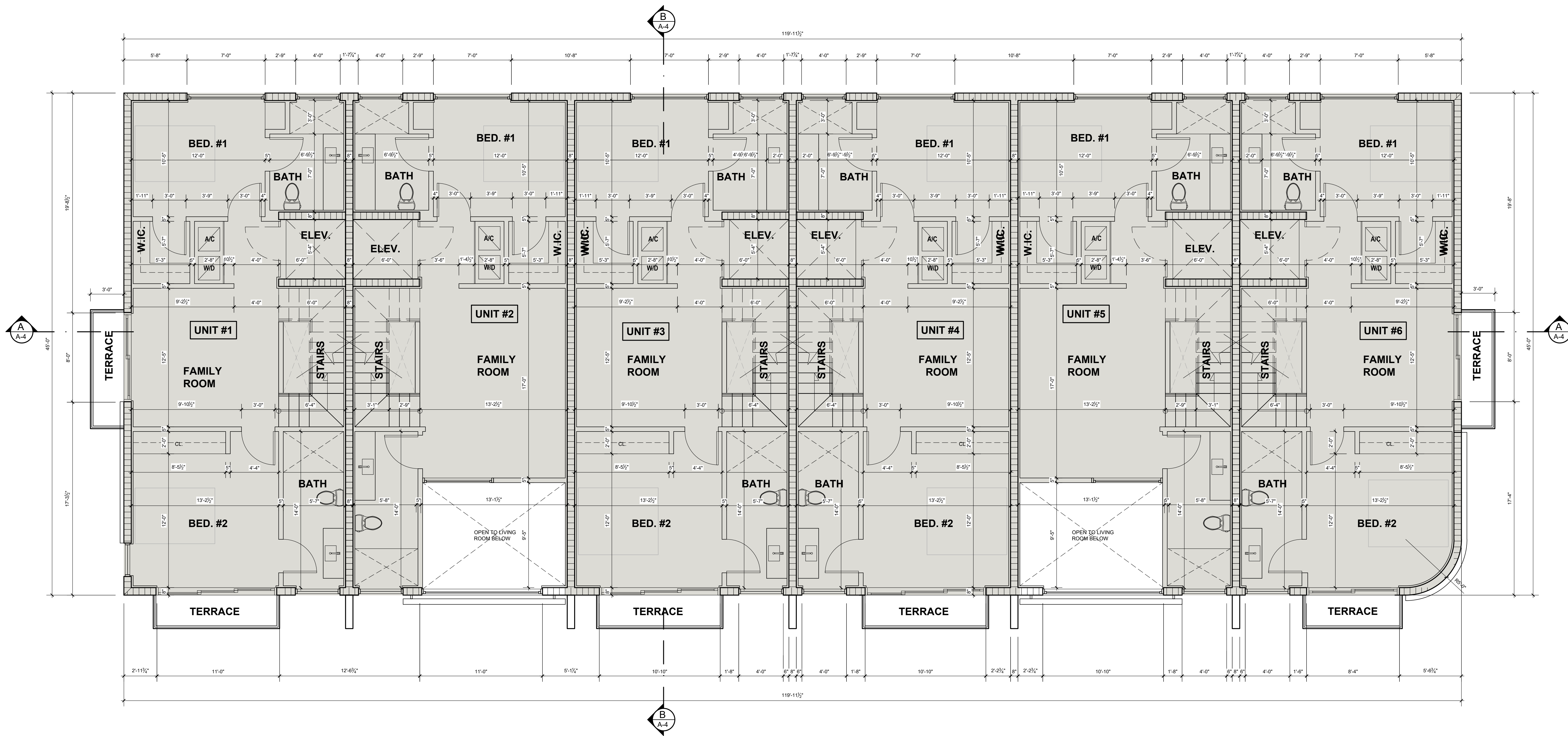
FIRST FLOOR PLAN

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

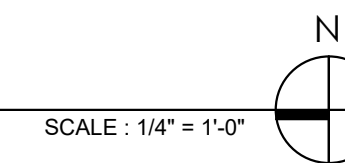


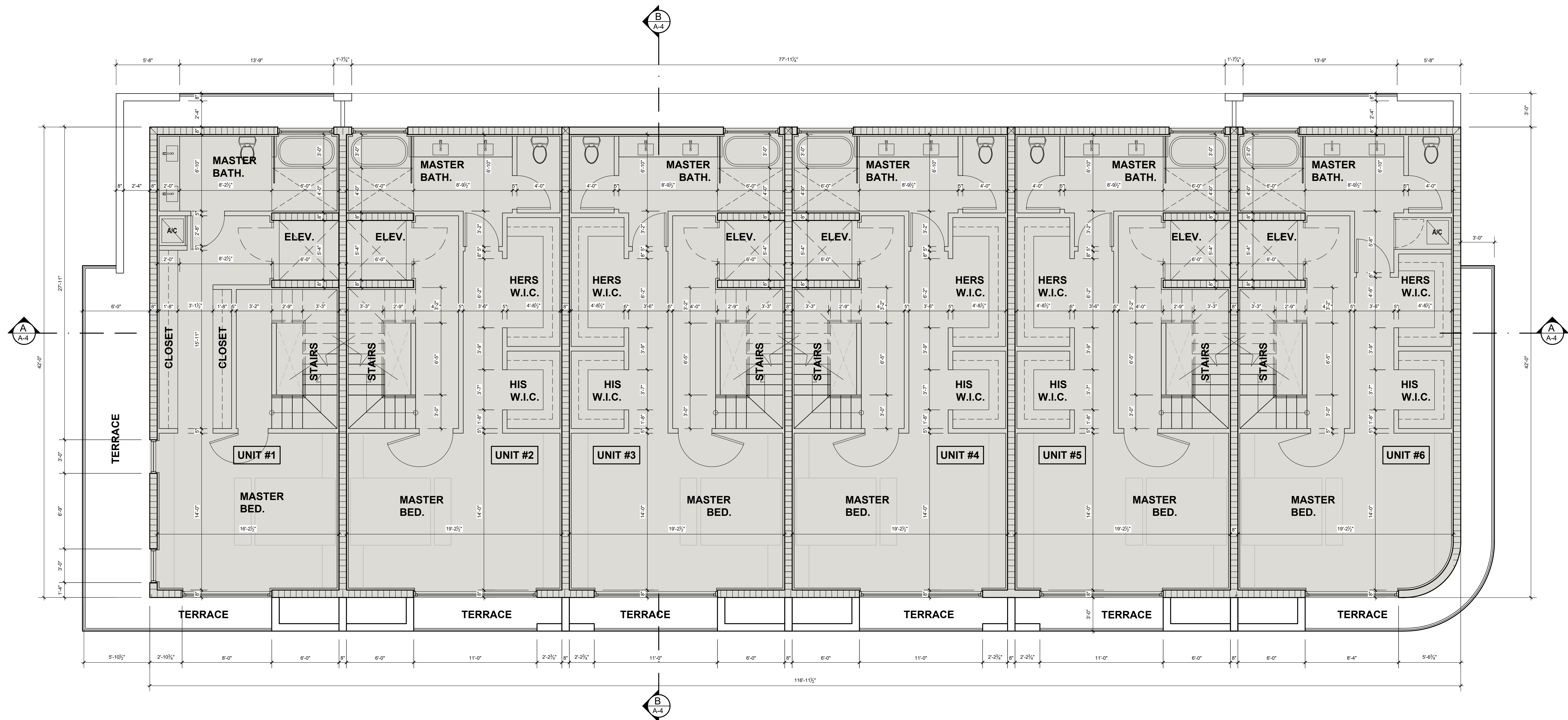
SECOND FLOOR PLAN

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



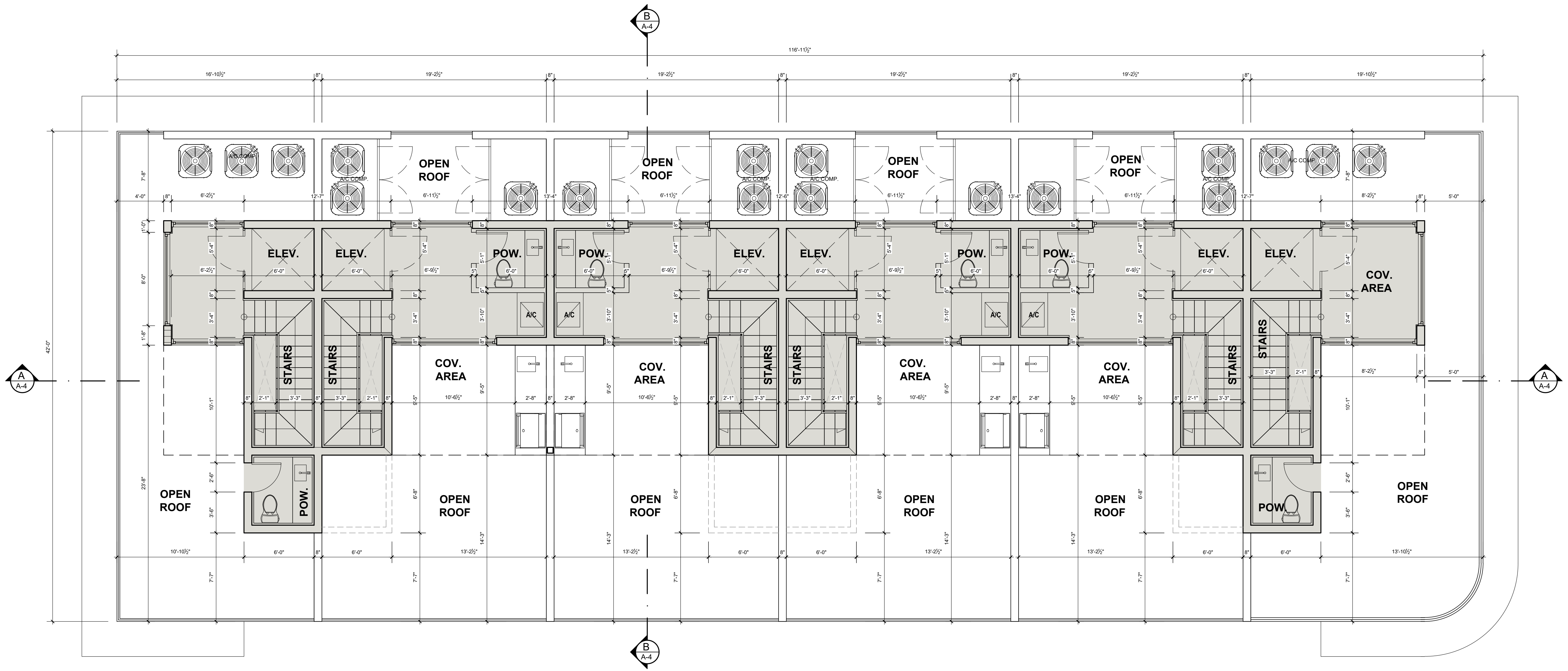
THIRD FLOOR PLAN





FOURTH FLOOR PLAN

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



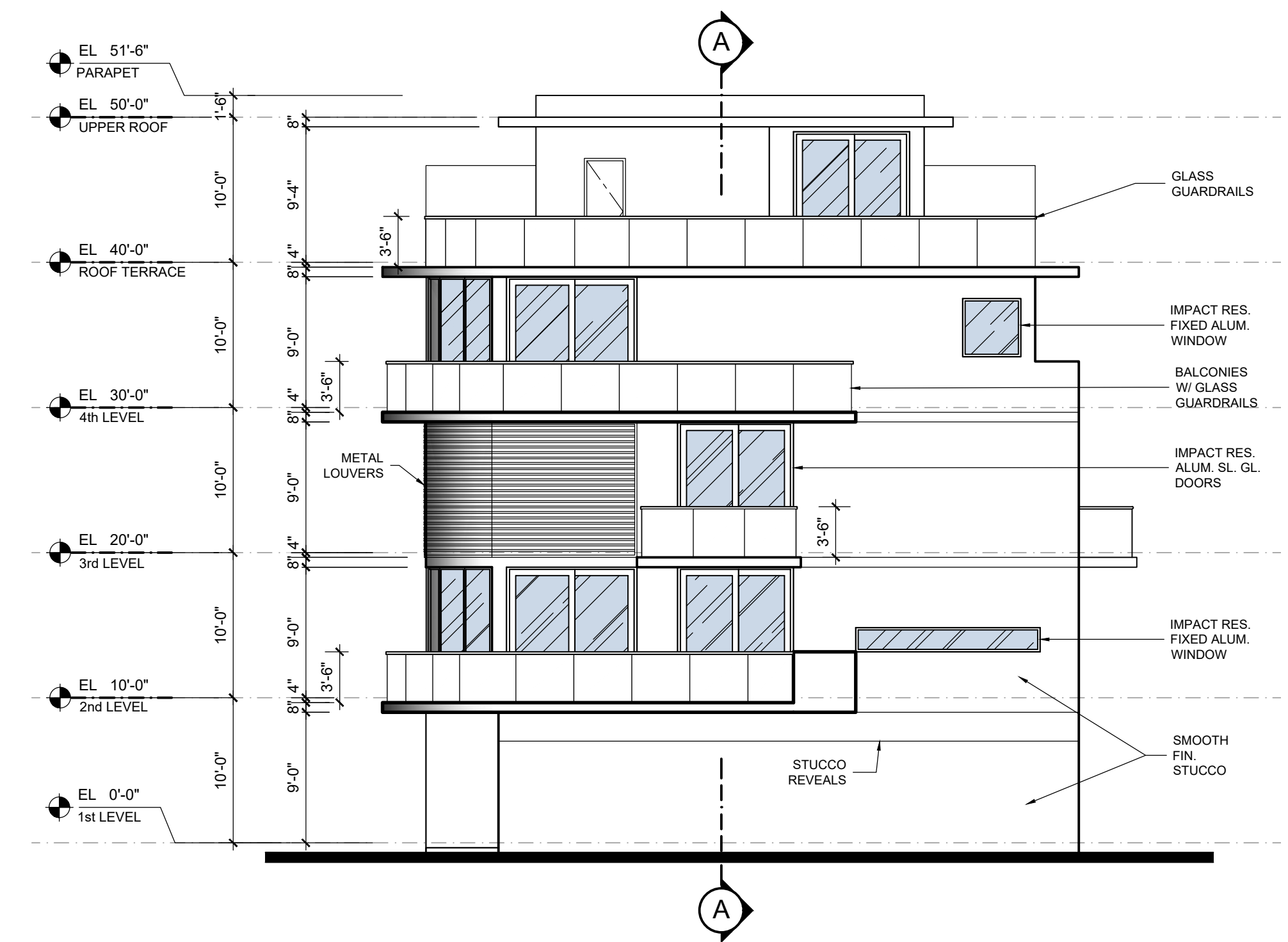
ROOF PLAN

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



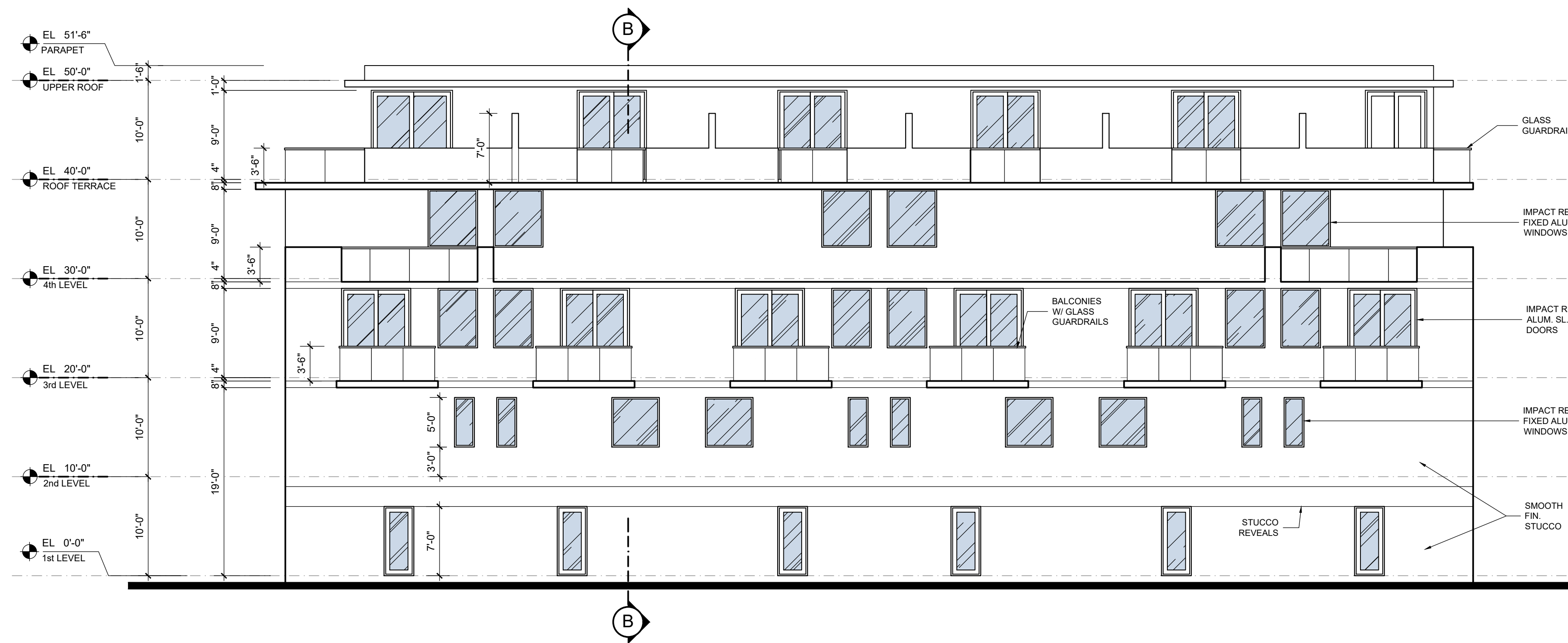
WEST ELEVATION (BAY HARBOR TERRACE)

SCALE 1/8" = 1'-0"



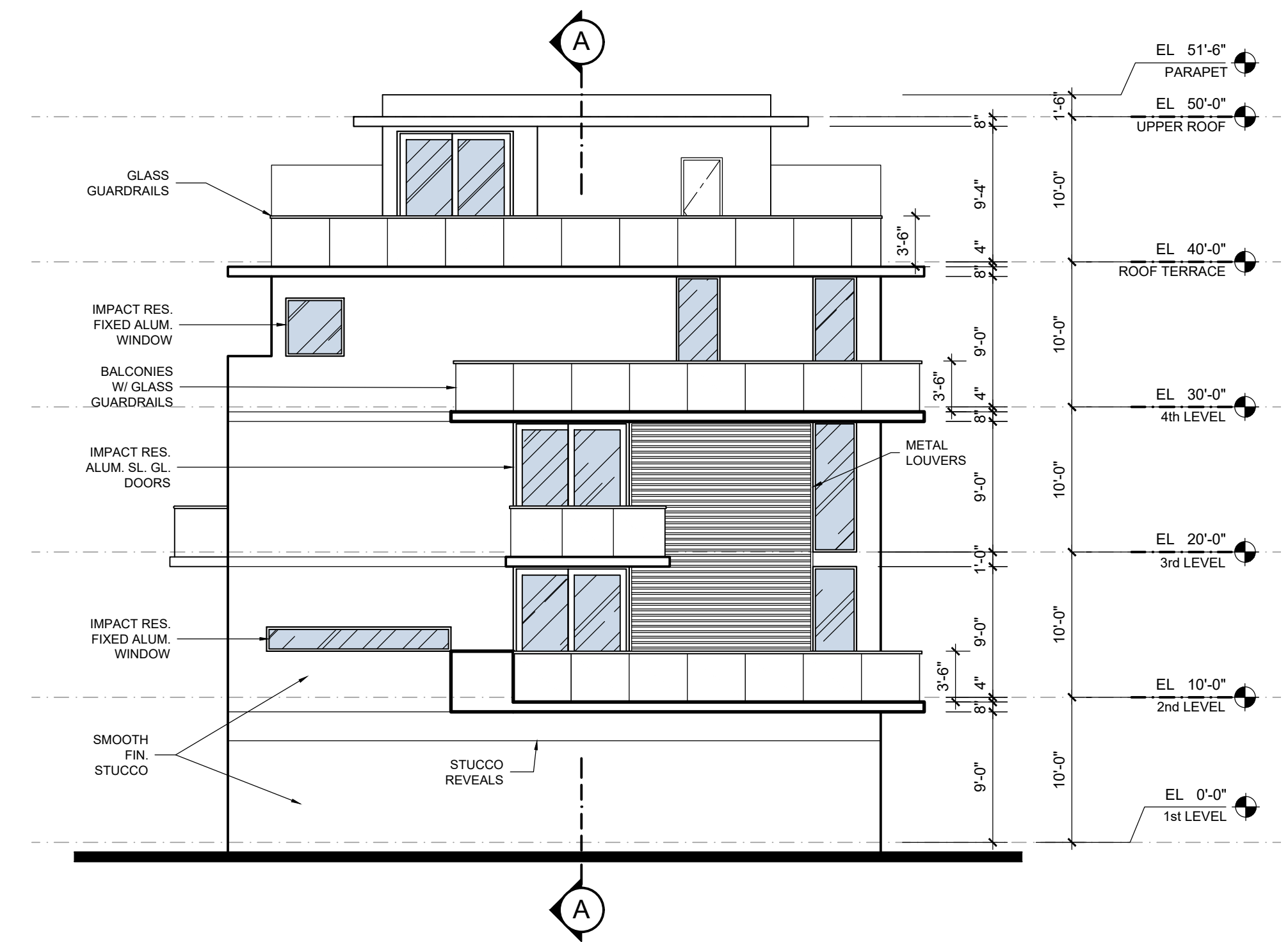
SOUTH ELEVATION (94th STREET)

SCALE 1/8" = 1'-0"



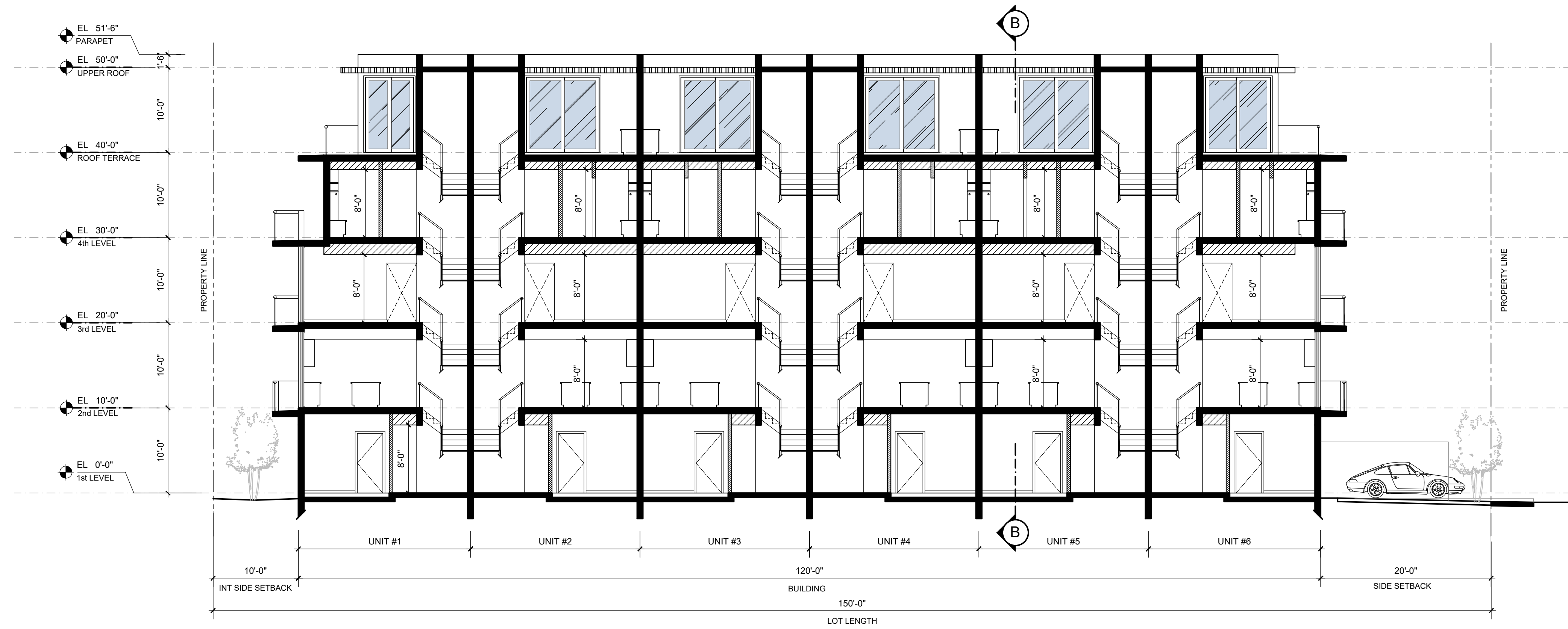
EAST ELEVATION (REAR)

SCALE 1/8" = 1'-0"



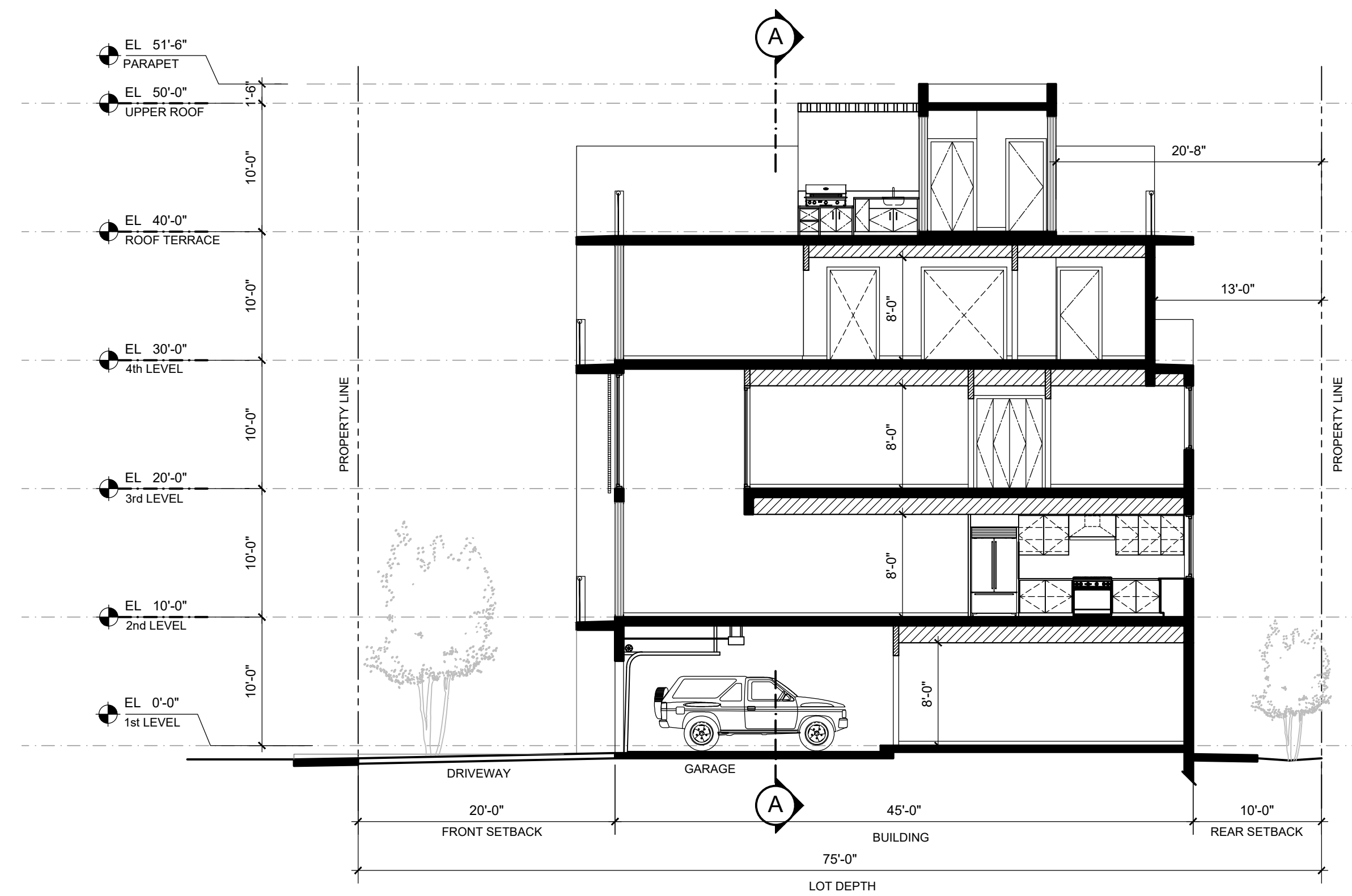
NORTH ELEVATION (INT. SIDE)

SCALE 1/8" = 1'-0"



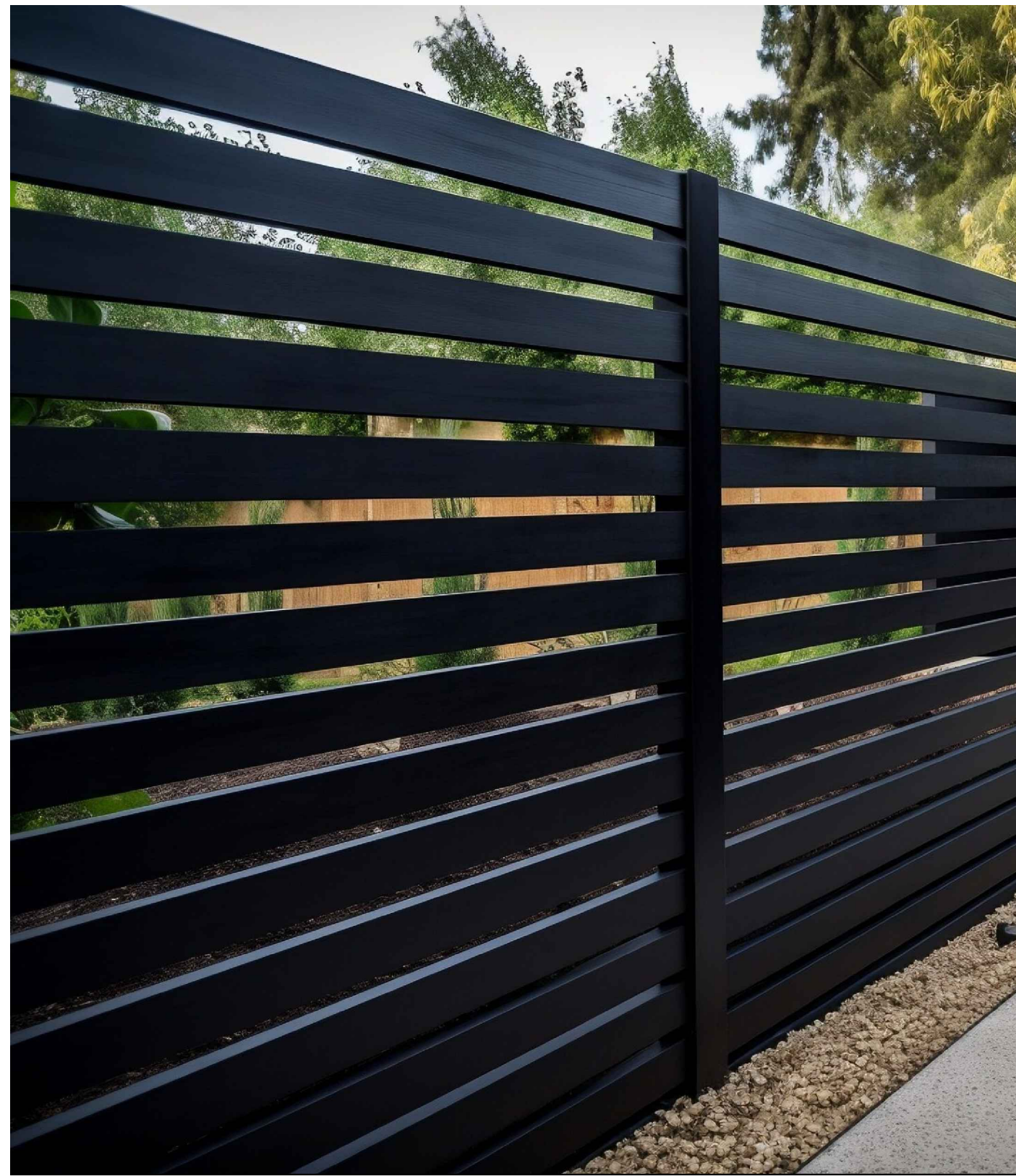
A BUILDING SECTION

SCALE 1/8" = 1'-0"



B BUILDING SECTION

SCALE 1/8" = 1'-0"



ALUMINUM FENCE (GRAY E.S.P. FIN)



SITE LOW WALLS (EXPOSED CONC.)
PEDESTRIAN ENTRANCES, PLANTERS, TRASH ENCLOSURE



CONCRETE DRIVEWAY PAVERS



PHOTO FOR REFERENCE ONLY : FINISH MAY VARY
ALUM. LATTICE (GRAY E.S.P. FIN.)
ROOF TERRACES



SMOOTH STUCCO TEXTURE



PHOTO FOR REFERENCE ONLY : FINISH MAY VARY
ALUMINUM LOUVERS (GRAY E.S.P. FIN.)



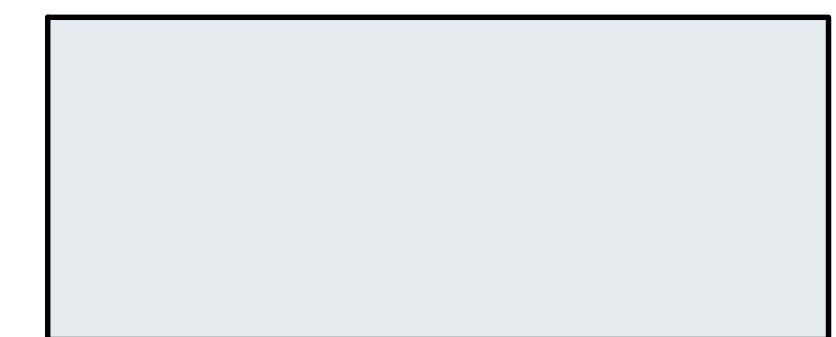
GALSS GUARDRAILINGS



SHERWIN WILLIAMS PURE WHITE : SW7005
(EXTERIOR WALL COLOR)



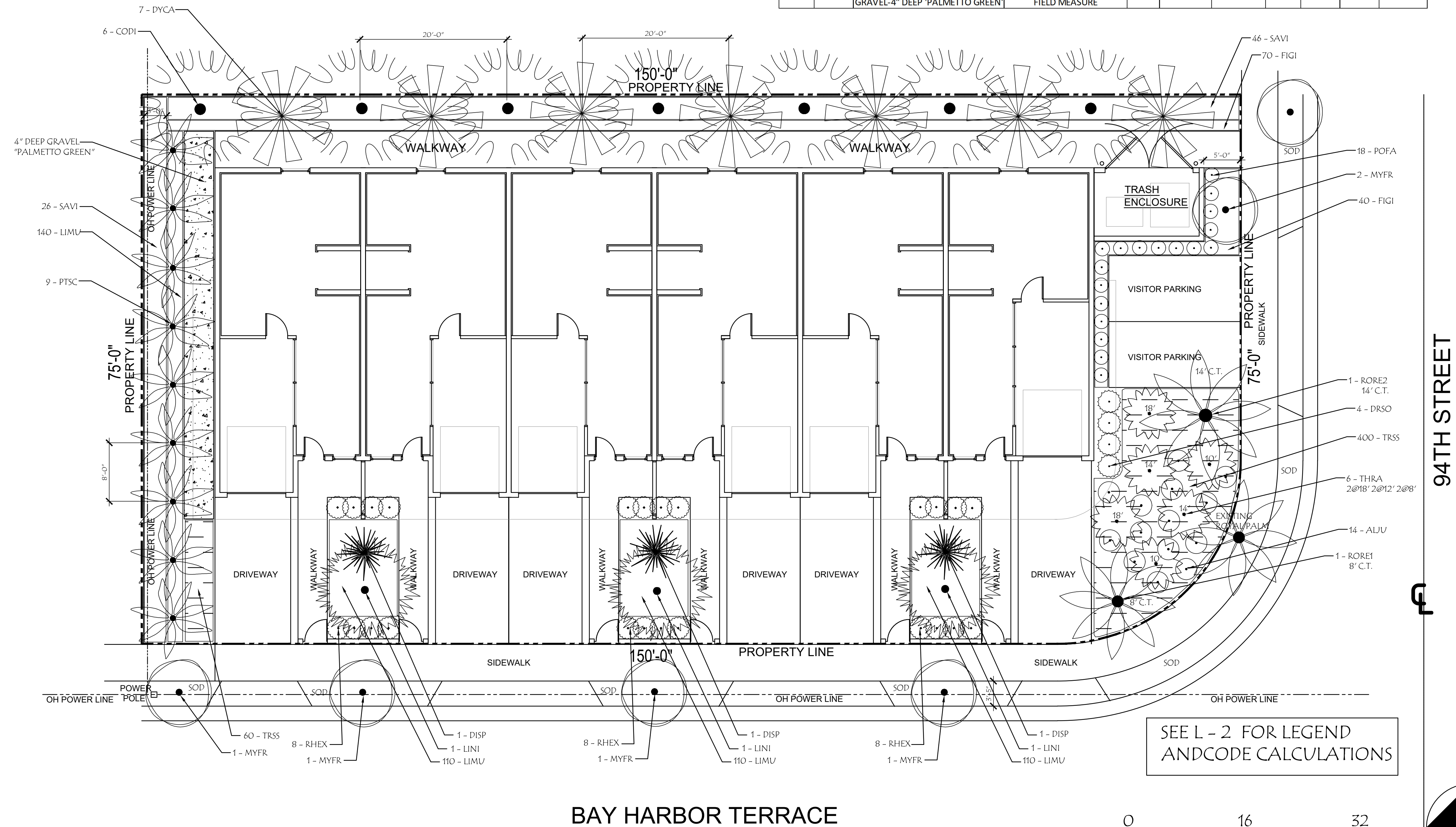
GRAY E.S.P. ALUMINUM FINISH
(ALUMINUM FENCES, LOUVERS, & LATTICES)



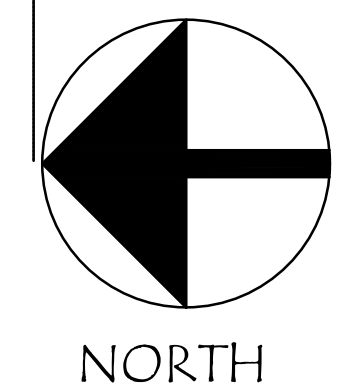
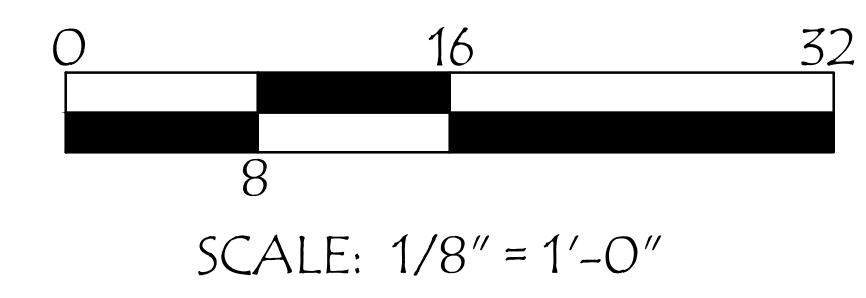
CLEAR ANODIZED ALUMINUM FINISH
(WINDOW & SL DOOR FRAMES)

PAINT COLORS / FINISHES

PLANTING LIST										UPDATED 10.25.24	
NO.	CODE	SHADE AND STREET TREES		POT	HEIGHT	WIDTH	DIAM	NATIVE	LOW MAINT	DROUGHT TOLERANT	
		BOTANICAL NAME	COMMON NAME								
3	CODI	COCOLOBA DIVERSIFOLIA	PIGEON PLUM	B&B	14'	6'	3.5"	YES	YES	YES	
6	MYFR	MYRCIANTHES FRAGRANS	SIMPSON STOPPER - STANDARD	B&B	10'	4'	2"	YES	YES	YES	
** SEE BELOW PALM FOR USE AS 1 SHADE TREE											
PALMS/CYCADS											
3	DISI	DIOON SPINULOSUM	GIANT DIOON	25G	5'	5'			YES	YES	
7	DYCA	DYPSIS CABADAE	CABADA PALM	B&B	14'	7 Trunk Min			YES	YES	
9	PTSC	PTYCHOSPERMA SCHEFFERI	SCHEFFERS PALM	B&B	12'	7 Trunk Min			YES	YES	
**3	LINI	LIVISTONA NITIDA	CARNAVON PALM	B&B	22' O.A.				YES	YES	
24	RHEX	RHAPIS EXCELSA	LADY PALM	15G	4'	2'					
2	THRA1	THRINAX RADIATA	GREEN THATCH PALM	B&B	8' O.A.			YES	YES	YES	
2	THRA2	THRINAX RADIATA	GREEN THATCH PALM	B&B	12' O.A.			YES	YES	YES	
2	THRA3	THRINAX RADIATA	GREEN THATCH PALM	B&B	18' O.A.			YES	YES	YES	
1	RORE1	ROYSTONIA REGIA	ROYAL PALM	B&B	8' C.T.			YES	YES	YES	
1	RORE2	ROYSTONIA REGIA	ROYAL PALM	B&B	14' C.T.			YES	YES	YES	
NEW SHRUBS											
NO.	BOTANICAL NAME		COMMON NAME	POT	HEIGHT	WIDTH	NATIVE		LOW MAINT	DROUGHT TOLERANT	
4	DRSO DRACAENA SP. 'SONG OF INDIA'		SONG OF INDIA	15G	5'	3'			YES	YES	
48	FIGI FICUS SP. 'GREEN ISLAND		GREEN ISLAND FICUS	3G	24"	24"			YES	YES	
18	POFA POLYSCIAS SP. 'FABIAN'		SAME	7G	24"	18"	YES		YES	YES	
72	SAVI SAVIA BAHAMENSIS		MAIDENBUSH	7G	30"	24"	YES		YES	YES	
GROUND COVER											
14	ALJU ALCANTAREA SP. 'JULIETA'		JULIETA BROMELIAD	7G	15"	15"			NO	NO	
470	LIMU LIRIOPE SP. 'SUPERBLUE'		LIRIOPE	1G	12"	12"			YES	YES	
460	TRSS TRACHELOSPERMUM SP.		SUMMER SUNSET JASMINE	1G	12"	12"			YES	YES	
MISC ITEMS											
SOD - BERMUDA				FIELD MEASURE							
MULCH - 3" DEEP EUCALYPTUS				FIELD MEASURE							
GRAVEL-4" DEEP 'PALMETTO GREEN'				FIELD MEASURE							



SEE L - 2 FOR LEGEND AND CODE CALCULATIONS



HS2G INC
LANDSCAPE ARCHITECTURE
 4747 NORTH OCEAN DRIVE, SUITE #212
 LAUDERDALE-BY-THE-SEA, FL 33308
 PHONE 954.326.7212
 E-MAIL : PETE@HS2G.NET
 state of florida registered landscape architect #1a0000894

1085 TOWNHOUSES
 1085 94TH STREET
 BAY HARBOUR ISLANDS, FL 33154

REVISIONS

NO.	DATE	DESCRIPTION

SCALE 1/8"=1'-0"
 DESIGNED BY PFS
 DRAWN BY PFS
 DATE 10/25/2024

DRAWING TITLE
LANDSCAPE PLAN

SEAL:

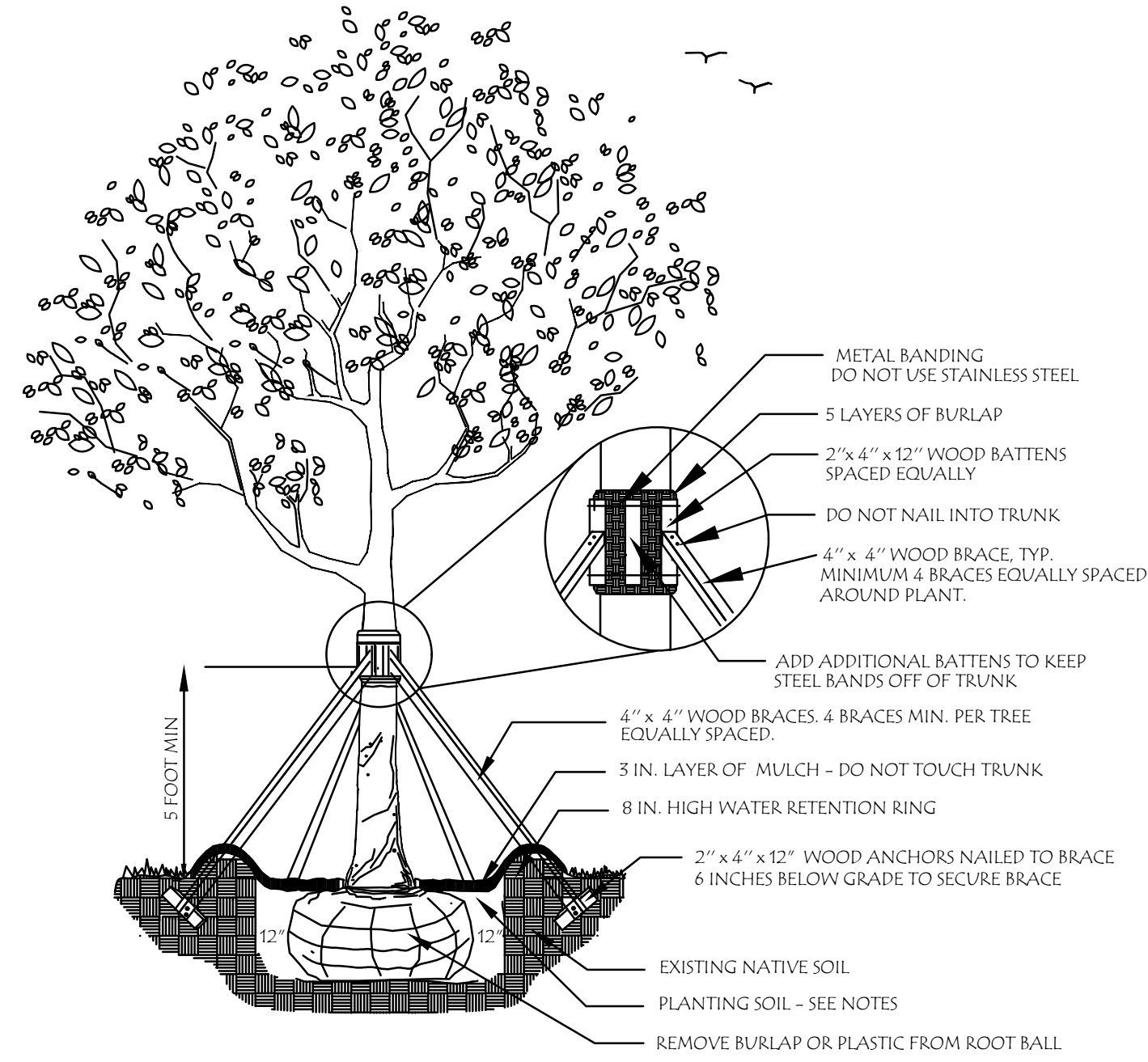
 Date: _____

SHEET NUMBER
L-1

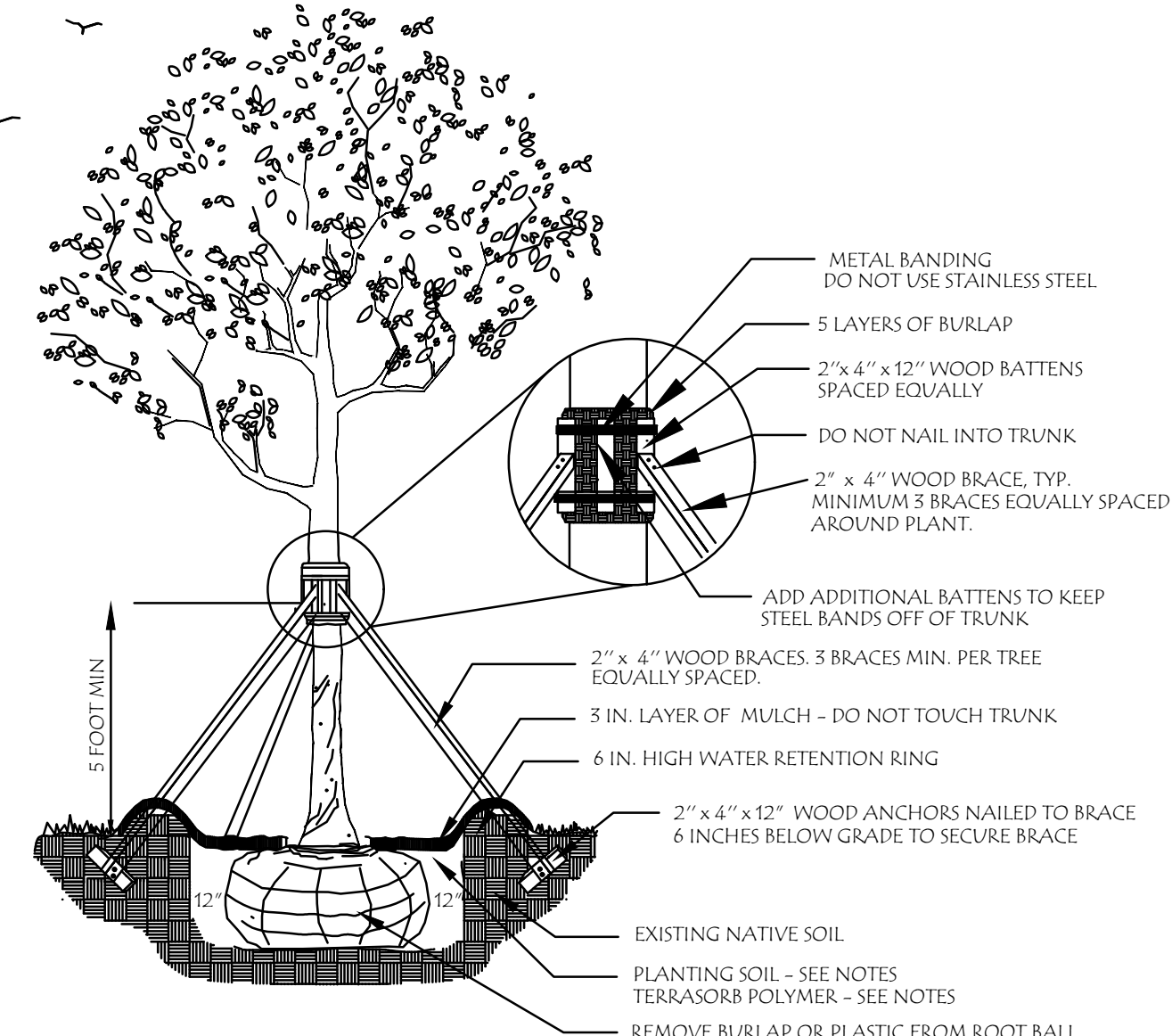
CAUTION: PLEASE NOTE
 Contractor shall secure all permits required for the work from any state or local departments, utility companies or jurisdiction affected by the work. The Contractor shall have permits "in hand" prior to starting work. The Landscape Architect and/or Owner shall bear no responsibility for work performed without permitted drawings. The Contractor shall be responsible for all changes to Work, at no additional cost to Owner as a result of unauthorized work prior to receipt of permit.

48 HOURS BEFORE DIGGING
CALL 811
 TOLL FREE
 SUNSHINE STATE UTILITIES LOCATION
 ONE CALL CENTER OF FLORIDA

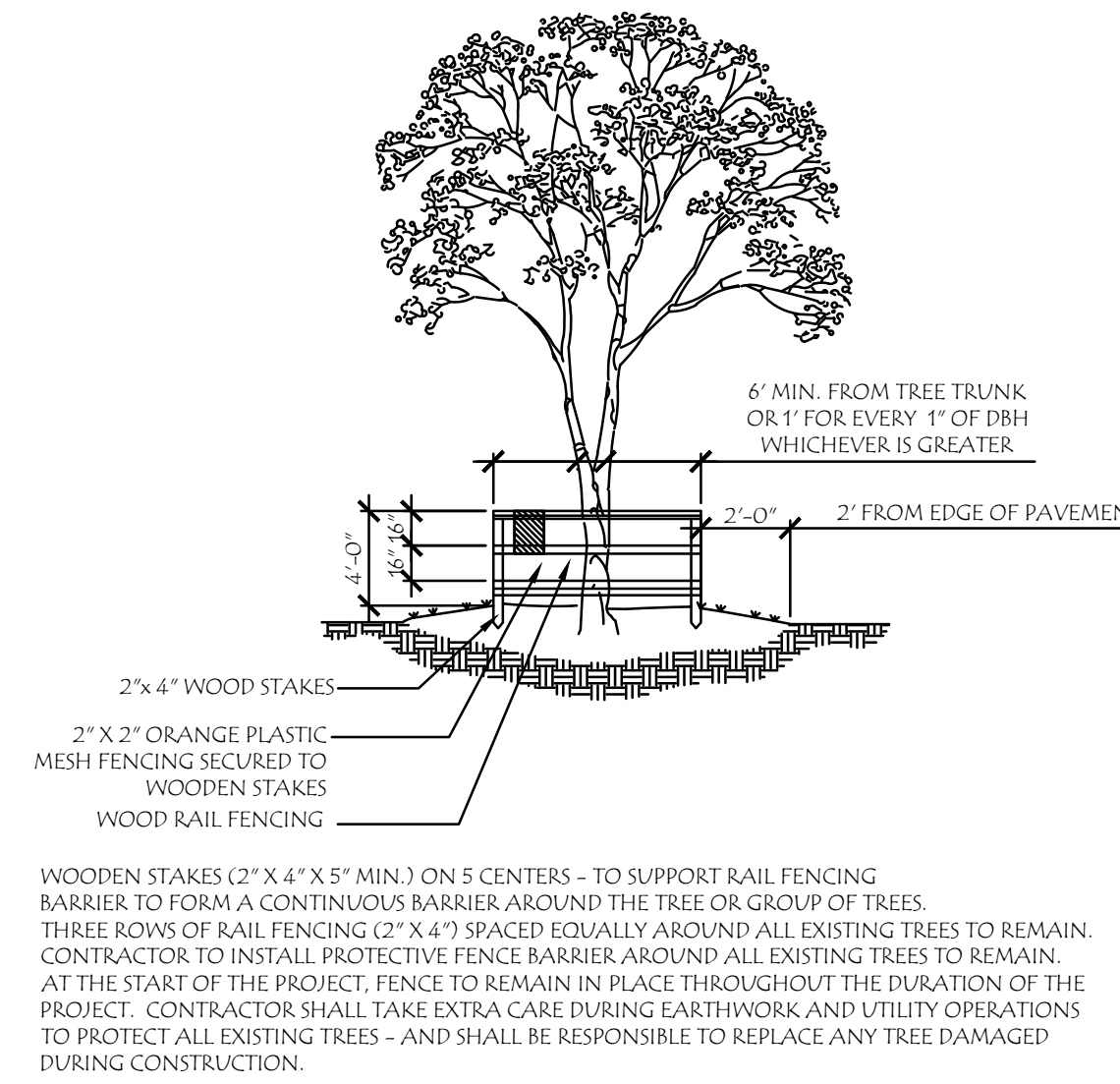
LANDSCAPE DETAILS:



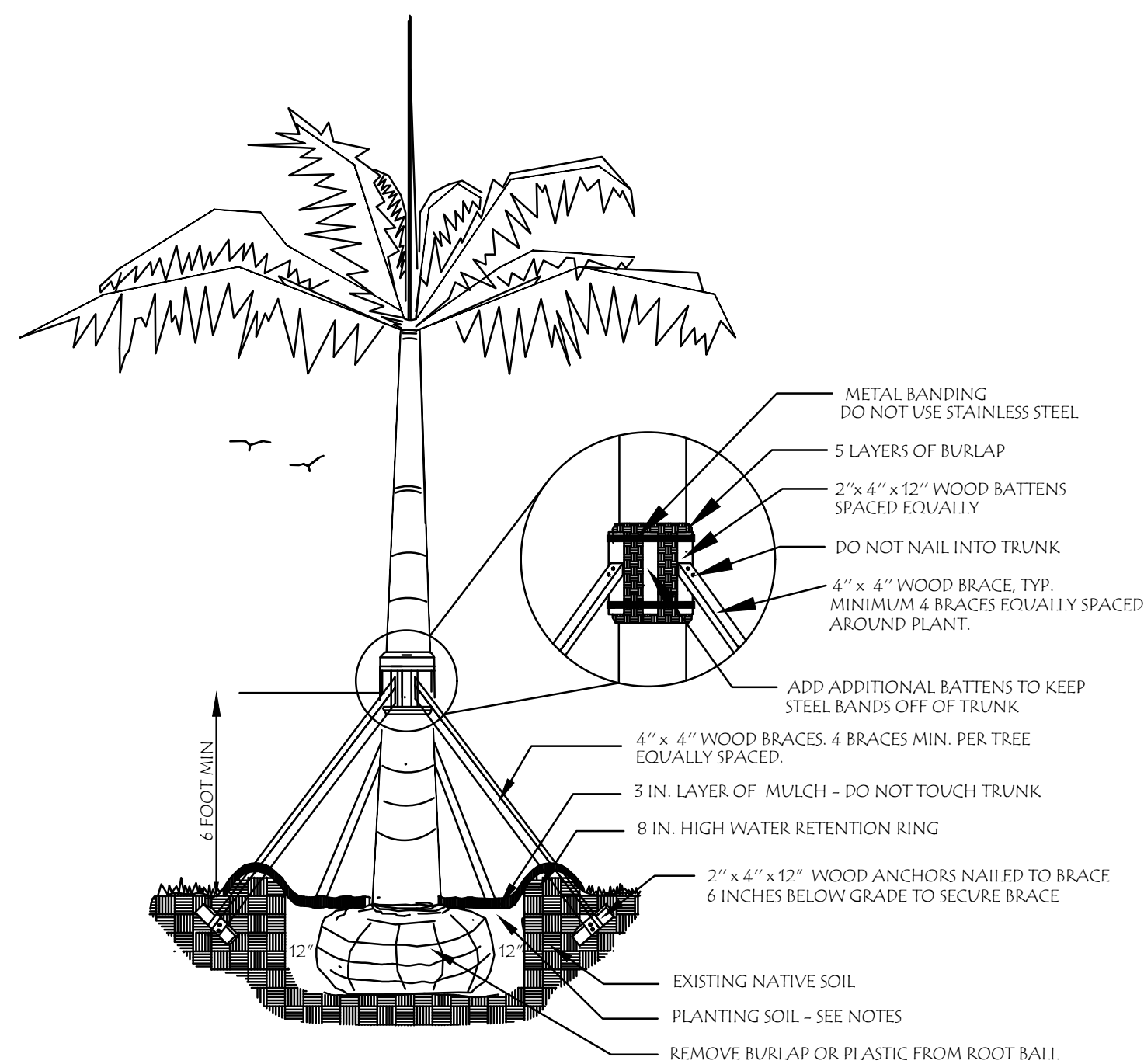
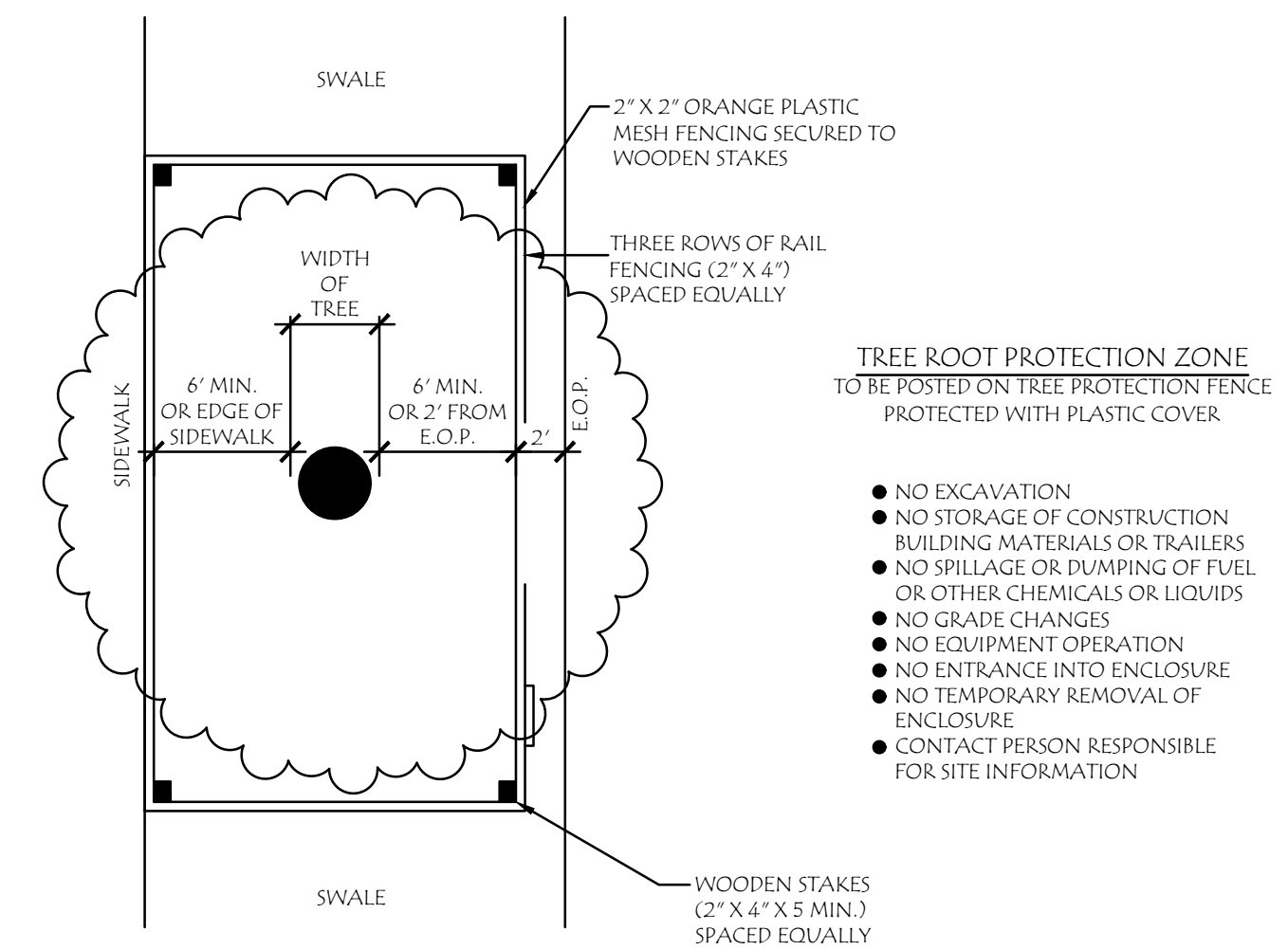
LARGE TREE PLANTING DETAIL
N.T.S.



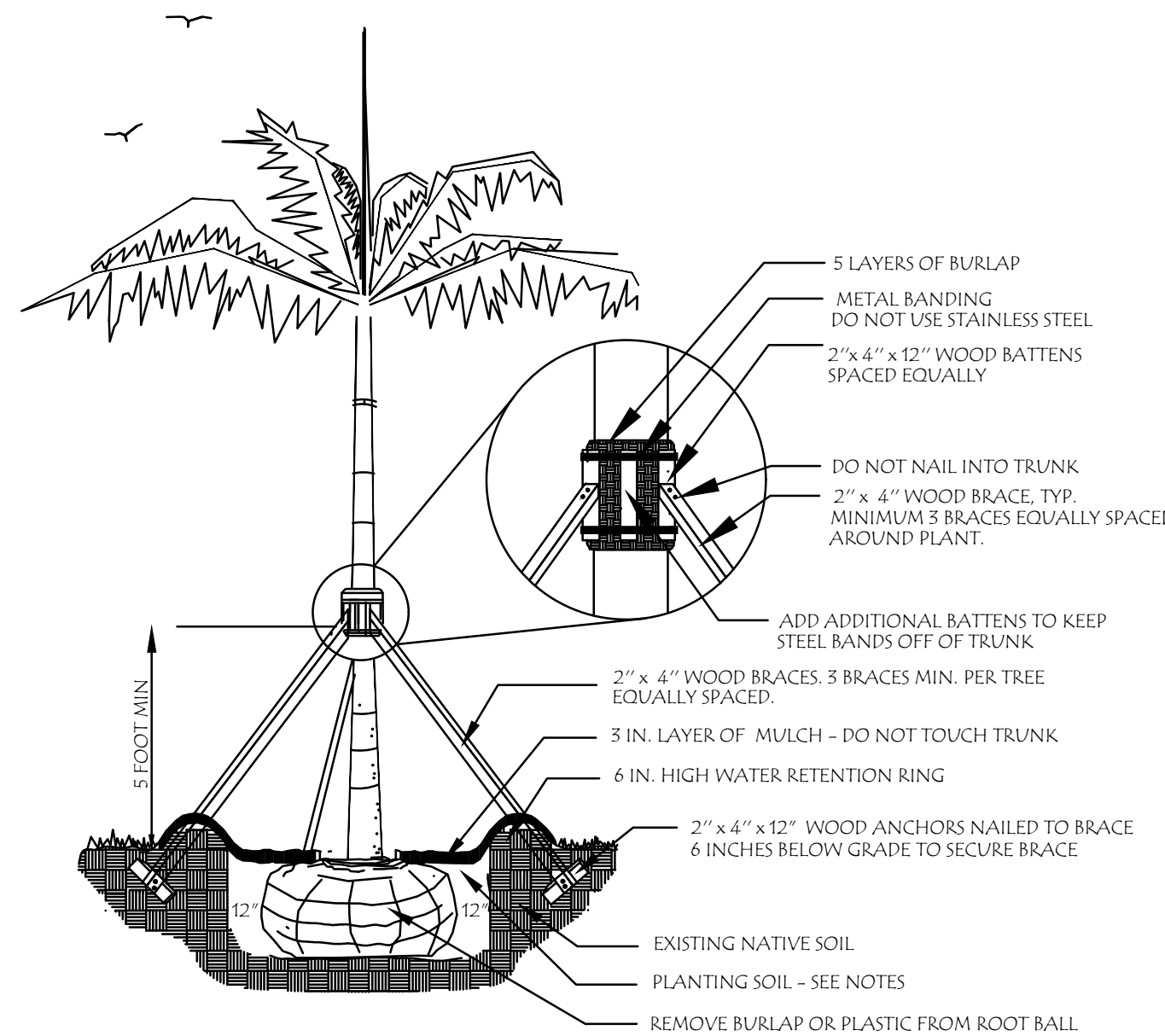
MEDIUM TREE PLANTING DETAIL
N.T.S.



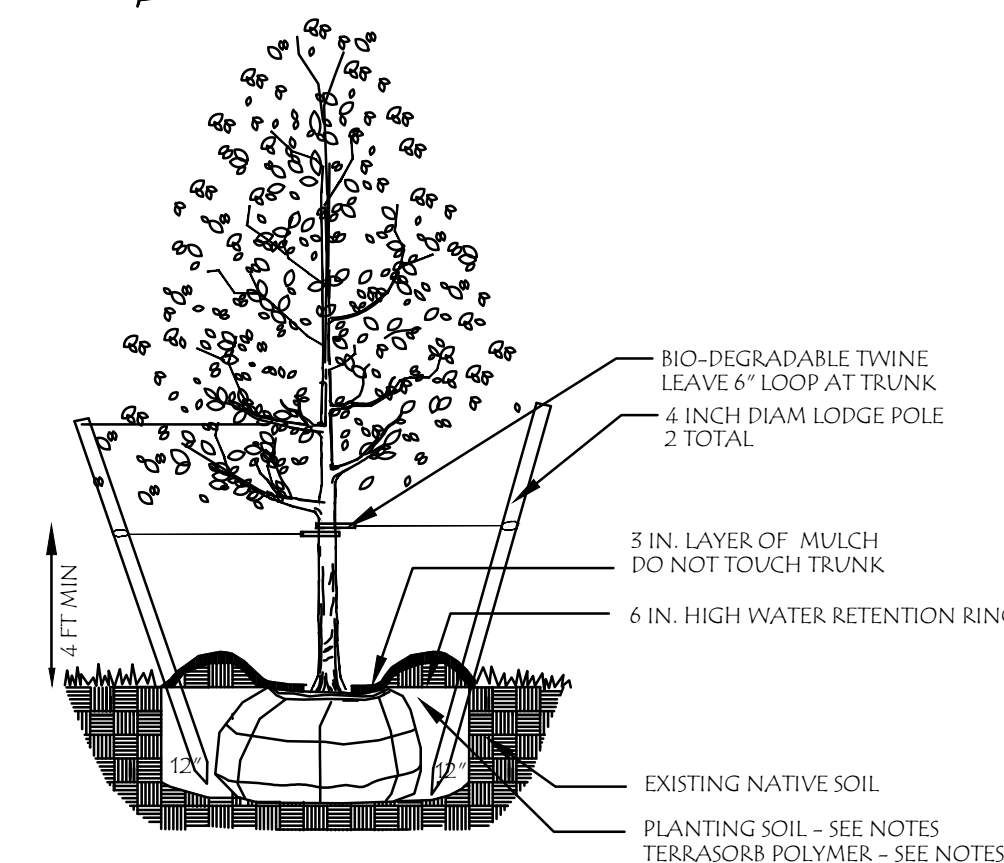
TREE PROTECTION DETAILS
N.T.S.



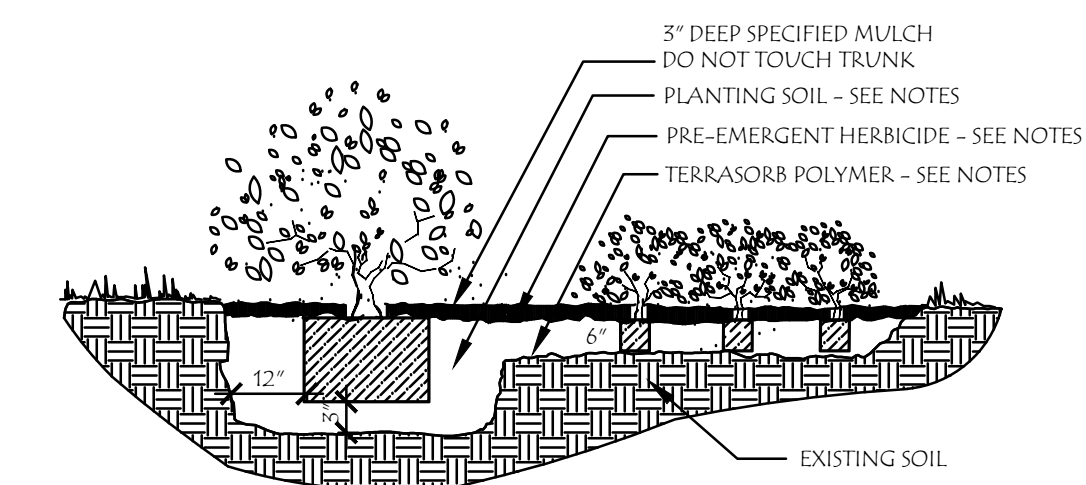
LARGE PALM PLANTING DETAIL
N.T.S.



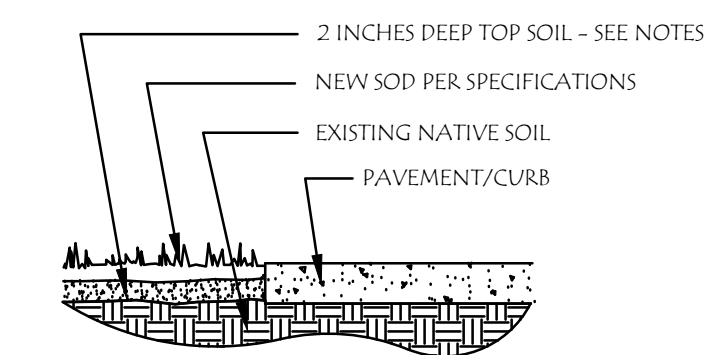
MEDIUM PALM PLANTING DETAIL
N.T.S.



SMALL TREE PLANTING DETAIL
N.T.S.



SHRUB AND GROUND COVER DETAIL
N.T.S.



SOD INSTALLATION DETAIL (TYP.)
N.T.S.

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BAY HARBOUR ISLANDS, FL 33154


REVISIONS

NO.	DATE	DESCRIPTION

SCALE	N/A
DESIGNED BY	PFS
DRAWN BY	PFS
DATE	10/25/2024

DRAWING TITLE

PLANTING DETAILS

SEAL:

 Date: _____

SHEET NUMBER
L-3