

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

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

April 2, 2014

AGENDA

CALL TO ORDER: Set for 6:00 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

1. Request for approval of a new multi-family dwelling for "Bay Harbor Holdings" located at 10201 - 10231 E. Bay Harbor Drive, Lots 6-7-8 of Block 4. The developers are proposing to construct a forty-three (43) dwelling unit multi family residential development. The proposed units range from 1,135 to 2,289 sq. ft. of a/c plus balconies, etc. The proposed design incorporates one rectangular shaped building positioned north / south on top of a two-story parking garage structure that is depressed 1'8" below grade. The building has 8 stories in height (6 floors of residential over two floors of parking garage @ max. 75 feet above BFE. The developer will be required to obtain 14 Transfer of Development Rights (TDR). Enclosed please find the site plan and elevations.

** Staff Review:* Design meets Town Code and was approved by the Development Review Committee pending the approval of 14 Transfer of Development Rights.

PUBLIC COMMENT - For the purpose of hearing any public comment with respect to an application for site plan approval at 10201 - 10231 E. Bay Harbor Drive.

2. Request for approval of a new multi-family dwelling for “Bay Harbor Holdings” located at 10150-10191 E. Bay Harbor Drive, Lots 1-2, 19-20 of Block 6. The developers are proposing to construct a forty-nine (49) dwelling unit multi family residential development. The proposed units range from 991 to 1,663 sq. ft. of a/c plus balconies, etc. The proposed design incorporates two rectangular shaped building positioned north / south on top of a two-story parking garage structure that is depressed 1'8" below grade. The building has 7 stories in height (6 floors of residential over two floors of parking garage @ max. 65 feet above BFE. The developer will be required to obtain 15 Transfer of Development Rights (TDR). Enclosed please find the site plan and elevations.

** Staff Review:* Design meets Town Code and was approved by the Development Review Committee pending the approval of 15 Transfer of Development Rights.

PUBLIC COMMENT - For the purpose of hearing any public comment with respect to an application for site plan approval at 10150-10190 E. Bay Harbor Drive.

CONCLUSION OF QUASI-JUDICIAL PUBLIC HEARING

3. Approval of minutes of the Board meeting held on December 17, 2013, January 21, 2014 and February 4, 2014.

ADJOURNMENT: Approximately 8:00 p.m.

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

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**TOWN OF BAY HARBOR ISLANDS
PLANNING AND ZONING BOARD**

April 2, 2014

FINAL AGENDA

ITEM NUMBER: 1.

ITEM: Request for approval of a new multi-family dwelling for “Bay Harbor Holdings” located at 10201 - 10231 E. Bay Harbor Drive, Lots 6-7-8 of Block 4. The developers are proposing to construct a forty-three (43) dwelling unit multi family residential development. The proposed units range from 1,135 to 2,289 sq. ft. of a/c plus balconies, etc. The proposed design incorporates one rectangular shaped building positioned north / south on top of a two-story parking garage structure that is depressed 1'8" below grade. The building has 8 stories in height (6 floors of residential over two floors of parking garage @ max. 75 feet above BFE. The developer will be required to obtain 14 Transfer of Development Rights (TDR). Enclosed please find the site plan and elevations.

DESCRIPTION:

For the purpose of hearing any public comment with respect to an application for site plan approval at 10201 - 10231 E. Bay Harbor Drive.

RECOMMENDED ACTION:

Design meets Town Code and was approved by the Development Review Committee pending the approval of 14 Transfer of Development Rights.

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Marante

ATTACHMENTS

1.	Staff Review	BHI PZB Staff Report Integra Block 4 Mar 25 2014.pdf
2.	Site Plan & Elevations	10201-10231eBHDRPart1.pdf
3.	Site Plan & Elevations	10201-10231eBHDRPart2.pdf

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

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

To: Planning and Zoning Board
Town of Bay Harbor Islands

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

Date: March 25th, 2014

Subject: Site Development Plan Application
7th Overall Submission / New Design Review #5
Integra Multi-Family Residential – Block 4
10201-10231 E. Bay Harbor Drive
Bay Harbor Islands Acct. No. MB2013-XX
MMPA Acct. No. 01-0702-0971A

RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board review the most recent revised plans dated March 19th, 2014 and, if found acceptable, **APPROVE** the proposed Site Development Plan application subject to the following:

- (1) The Board finds the proposed increased density (26 Base DU / 14 TDR Units = 40 DU) "fits" within the building envelope without alterations or variances;
- (2) The Board finds the alternate location for the guest parking spaces is adequate;
- (3) The Board finds the proposed "enhanced" architecture is adequate to waive the "breezeway" requirement; and
- (4) Subject to any staff recommended conditions listed herein.

PROJECT REVIEW HISTORY

On September 5th, 2013 the project architectural team at that time, Carlos Zapata Studio (New York) / Frankel Benayoun Architects, as agent for the property owner, Bay Harbor Holdings, LLC / Integra Investments, submitted a Site Development Plan application to allow for the construction of a forty-three (43) unit mid-rise residential development located at 10201-10231 E. Bay Harbor Drive. The project was reviewed by the Town's DRC staff members for technical

Site Development Plan Application - New Design Review #5
Integra Multi-Family Residential – Block 4
10201-10231 E. Bay Harbor Drive
Planning and Zoning Board Staff Report
March 25th, 2014
Page 2

sufficiency and an initial DRC meeting was held on September 19th, 2013 at which time the project was reviewed but action was deferred pending required design modifications. A revised set of plans was submitted to the DRC for consideration in early October 2013 and a second DRC meeting was held on October 10th, 2013. Shortly thereafter, the Town was informed that a decision had been made to re-evaluate the project design and a new project architect would be retained. An informal meeting was held at the Town on November 18th, 2013 with the developer / new project architect to discuss the initial revised design concepts. On December 23rd, 2013 a formal new revised Site Development Plan application was made to the Town. Due to the holidays the distribution and review of the plans was delayed. MMPA received the new plans on January 9th, 2014 and on January 16th, 2014 a 3rd DRC meeting was held, at which time the item was reviewed but action was deferred pending required design modifications. On February 4th, 2014, MMPA received new revised plans and on February 13th, 2014 a 4th DRC meeting was held, at which time the item was reviewed but action was deferred again pending required design modifications. On February 20th, 2014 MMPA received another revised set of plans for DRC consideration. A "special" DRC meeting was scheduled for February 24th, 2014; however, while staff assembled at Town Hall for the meeting the applicant failed to appear. Because further plan refinements were still necessary, the applicant's architect revised the plans again and re-submitted plans to the Town, which MMPA received on February 27th, 2014 and on March 13th, 2014 a DRC meeting was held, at which time the item was reviewed and recommended for approval subject to a few minor corrections. Revised plans were submitted to the Town and were then forwarded to MMPA on March 25th, 2014 for review. MMPA has reviewed the latest revised plans and finds the plans now address previous DRC comments, with a few minor plan notation corrections necessary.

GENERAL PROJECT INFORMATION

Land Use Designation:	MH – Medium-High Density Residential
Zoning District:	RM-1 Multiple Family District
General Location:	10201-10231 E. Bay Harbor Drive
Legal Description:	Lot 8 of Block 4 of "Bay Harbor Island", and Lots 6 and 7, (Less the west 11 feet of Lots 6 and 7) of Block 4 of "Bay Harbor Island", according to the plat thereof as recorded in Plat Book 46, at Page 5 of the Public Records of Miami-Dade County, Florida. Containing 32,204+/- sq. ft. / .7393 acres.

Note: If the previously dedicated 11-foot ROW area of Lot 6 & 7 is added the combined lot area will be 33,750 sq. ft. / .775 acres.

PROJECT DESCRIPTION

The new project architectural firm, Corwil Architects, as agent for the property owner, BH Holdings, LLC / Integra Investments, has submitted a completely new Site Development Plan application to allow for the construction of a forty (40) unit mid-rise residential development (previously 43) located at 10201-10231 E. Bay Harbor Drive. The proposed dwelling units will range from 1,135 to 2,289 square feet of A/C space plus balconies, etc. The proposed site design incorporates one (1) rectangular-shaped building positioned north / south on top of a

two-story parking garage structure that is depressed 1'-8" below grade. Two (2) two-way driveway connections to East Bay Harbor Drive are proposed. The southern driveway provides access to the lower level parking garage. The northern driveway provides access to the second level of the parking garage, as well as a proposed drop-off area and guest parking spaces, which are proposed in the garage (not in front yard area). On the building rooftop is a recreational facility with a raised swimming pool, expansive sun-deck areas, and men's / women's restrooms.

The proposed new building is 8-stories in height - six (6) floors of residential over a two (2) story parking garage / common areas @ max. 75-feet above BFE (main roof deck). The survey submitted, indicates there are currently three (3) two-story residential buildings on the site with a total of 32 DU. Therefore, the net increase in DU would be eleven (11) DU.

The Town's Historic Structure Survey refers to the northern site as one of the "Town and Country" sites and refers to the southern site as "The Vogue Apartment" site. The "Town and Country" site is listed as being built in 1956 and the architectural style is listed as Masonry Vernacular. "The Vogue Apartment" site is listed as being built in 1947 and architectural style is listed as Masonry Vernacular with some Miami Modern features.

The current combined lot area is 32, 204+/- sq. ft. / .7393 acres in size. The survey indicates that the front 11 feet of Lots 6 and 7 were previously dedicated to the Town for on-street parking, which was a common practice in the past. If the 11-feet of right-of-way is vacated, a total of 33,750 sq. ft. / 0.775 acres will result. Assuming the 11-foot right-of-way area is vacated this would allow a maximum of 26 dwelling units on the property at the maximum allowable base density (34 DUA). The developer is proposing to build forty (40) residential units (51.62 DUA) which would require the developer to obtain 14 TDR units.

The adjoining development sites include the 3-story Bay Harbor Towers complex to the immediate south @ 13 DU / 14.52 DUA. To the immediate north is the Le Natiq 14-story PRD complex @ 12 DU / 46.51 DUA. To the west across East Bay Harbor Drive on both sides of 102nd Street are two multifamily complexes owned by this same developer (Block 5 / Block 6). Separate Site Development Plan applications were previously filed on both of those sites, but the site designs are being restudied. On the north side of 102nd Street is a 2-story complex @ 24 DU / 61.70 DUA (part of Town & Country complex). On the south side of 102nd Street is another 2-story complex @ 20 DU / 41.70 DUA (also part of Town & Country complex). To the east is the Indian Creek Waterway. This waterfront area of the Town is predominated by a few remaining older low-rise and newer mid-rise residential complexes. The Town's 2002 Community Vision Master Plan identifies this area as being preferred for mid-rise residential complexes of 7+/- stories in height with taller high-rise complexes of 10-12-stories on the R-3 Tracts (former RBA) sites. Therefore, the proposed development is deemed generally consistent with the Town's vision.

BACKGROUND INFORMATION

The Town of Bay Harbor Islands completed major amendments to the Town's adopted Comprehensive Plan and Land Development Regulations (LDRs) in the last 10+/- years. The former RE zoned lands located on waterfront lots were rezoned into the RM-1 District, while interior (non-waterfront lots) are zoned RM-2. The Town also adopted numerous other modifications to many other code provisions that affect yard encroachments, parking lot designs, building height limits and exceptions, building design standards, landscaping and other provisions. The new submittal package has several design / Code compliance issues, some of the plans are inadequate and a few other required items need to be corrected. The plans will need to be revised to address / include all required plans and meet Town Code criteria.

COMPREHENSIVE PLAN / ZONING

Comprehensive Plan – The property has a Future Land Use Map (FLUM) designation of "Medium-High Density Residential". The maximum allowable base density is 34 DUA. Additional dwelling units may be acquired to increase density if approved by the Town Commission. Since the developer is seeking to build 40 DU and only 26 DU are allowed by right 14 additional TDR units must be acquired by the developer prior to construction commencing (assumes 11-foot area is vacated). If the Town Council approves the acquisition of the requested 14 additional TDR units the proposed development would be consistent with the applicable FLUM designation.

Land Development Regulations / Zoning Code –The subject property has a Zoning classification of RM-1 Multiple Family Zoning District. The proposed use of the property is consistent with this zoning classification; however, unless the Town Council allows the additional TDR units, the density would not be consistent.

PLATTING

The site will not require re-platting, as the site is currently platted as described above. As mentioned earlier the owners of Lots 6 & 7 previously deeded the front 11 feet of the lot to the Town (for no consideration) as was common in earlier times so that the on-street swale parking spaces were completely under the Town's ownership / maintenance responsibility. Unfortunately, this practice rendered many older sites non-conforming as to the front setbacks and other land development criteria. The developer has / will seek to vacate the 11-foot lot area so the lots are "whole" again. A Unity of Title document will be required to legally tie the lots together prior to the issuance of building permits

RIGHT-OF-WAY / ACCESS DESCRIPTION / PARKING

As stated above, the Site Development Plan depicts access to the site from East Bay Harbor Drive via two (2) two-way driveway connections to East Bay Harbor Drive. The southern driveway provides access to the lower level parking garage. The northern driveway provides access to the second level of the parking garage, as well as to a proposed drop-off area and guest parking spaces (in parking garage). The Town requires at least 23 feet width pavement for 2-way driveways and 12 feet width pavement for one-way driveways, which the revised plans now meet. The Code requires at least 80 parking spaces (2 spaces per DU), which the plan exceeds (81).

Forty-seven (47) parking spaces are provided in the lower level parking garage (44 standard and 3 ADA spaces) and thirty-four (34) parking spaces in the upper level parking garage (33 standard and 1 ADA space) for a total of 81 parking spaces. Three (3) guest parking spaces (subset of total spaces) are proposed in the upper level of the parking garage near the main entrance. The PZ Board will need to decide if this is acceptable. The adopted Code section requires guest spaces to be in the "front yard area and marked for easy access and location". The Town's PZB may allow the guest spaces to be placed elsewhere during the site plan process. MMPA finds this acceptable if adequate signage is provided guiding guests to the location.

BUILDING DESIGN / BUILDING LENGTH / BREEZEWAY

The building design is typical "South Florida" retro modern with prominent vertical and horizontal design elements and abundant use of decorative aluminum screening and metal louvers. The building design depicts a so-called "breezeway" due to the building length (193' +/-); however, a breezeway is defined in the Town's Code as an open area running completely through the building (not enclosed) – the plans show an enclosed breezeway that would allow a limited visual corridor to the water through the building, but not create a major building break. The proposed "breezeway" exceeds the minimum 20-foot width requirement (24'-5") and is 3-stories in height. The Planning and Zoning Board has the ability to consider "enhanced architecture" in lieu of an actual "breezeway". Pedestrian walkways connect the floors across the front of the "breezeway". The main entrance into the building is through the "breezeway", which is depicted as 3-stories in height and is within enclosed glass panels. While the "breezeway" does have a line of sight through it, it does not meet the technical Code requirement of an opening "completely through the building". The Town will need to decide if the "breezeway" is adequate.

Section 23-11(B1)(5) states the maximum overall length of any single building in a linear shape with no breaks or angles greater than 15 degrees shall not exceed 205 feet, except as hereinafter provided. The site is "pie-shaped" with the front lot line narrower than the rear lot line. The front of the building is 193' 6" in width while the rear of the building extends to 217' 8" in width. Therefore, a building break / angle over 15 degrees is required. The plans show an angle of 22.75 degrees along the street and 15.61 degrees along the water.

SUGGESTED CONDITIONS OF APPROVAL

Following are suggested conditions of approval based on the latest revised plans dated March 19th, 2014 (received by MMPA 3/25/14) submitted to the Town for consideration:

- 1) This approval is based on the revised Site Development Plans prepared by Corwil Architects dated March 19th, 2014. Any substantial changes requested after the PZB approval requires a separate approval from staff / Planning and Zoning Board, as specified in the Code.
- 2) Coordinate with the Miami-Dade County School Board staff through the Town's Building Department staff to address any public school concurrency deficiencies at public schools that serve the Town. If mitigation is required, an agreement / mitigation must be finalized prior to the issuance of building permits.

- 3) This approval is subject to the Town Council granting the developer / property owner the ability to allocate 14 additional TDR dwelling units to the site from either the Town or private property owners. If the number of DU requested is not approved by the Town the development approval shall be deemed null and void and must be re-designed.
- 4) The Cover Page should have been updated to state "Planning and Zoning Board Submittal" (not DRC Submittal).
- 5) As previously stated, several sheets show a raised patio area in the rear yard area at the east end of the proposed breezeway. As discussed previously the recorded conservation easement appears to prohibit any structure within 20 feet of the seawall. Please provide written approval to the Town staff as to the status of state approval of the current design. A note must be added that the plan is contingent of receiving approval from FIND.
- 6) As previously stated, **Section 23-24 requires the placement of required guest parking spaces in the front yard area, unless otherwise approved by the PZB.** Although the proposed guest parking spaces are shown in the second level garage they appear to be easily accessible, except a gate has now been added. There needs to be an operational plan submitted setting forth how the system will work prior to the issuance of permits. Guests need to be alerted where the parking spaces are located, be able to access the parking spaces and exit the site if access is denied without backing out. **The PZB will need to decide if the internal parking spaces are acceptable.**
- 7) As previously stated, while the "breezeway" meets the minimum 20-foot width Code requirement, it is not "open" and does not go "completely through" the building as the requirement states. **The PZB will need to decide if the building architecture is "enhanced" enough to offset the formal breezeway requirement.** The Town's original intent of the breezeway design requirement was to break up long / tall buildings.
- 8) As previously stated, a conceptual Fire Department staging area needs to be agreed to by the Miami-Dade Fire Department ASAP, as this could affect the design.
- 9) Prior to the issuance of building permits, a Unity of Title document acceptable to the Town Attorney needs to be finalized / recorded in the public records.



BAY HARBOR
HOLDINGS, LLC.

150 SE 2ND AVENUE, SUITE 800
MIAMI, FL 33133

PALMS OF BAY HARBOR - EAST

10201 - 10231 EAST BAY HARBOR DRIVE
BAY HARBOR ISLAND, FLORIDA 33154

DRC SUBMITTAL
DECEMBER 23RD, 2013
REV. 1 JANUARY 31ST, 2014



CORWILARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL 33146
LIC. NO. AA-C002151 T. 305.448.7383

UNIT BREAKDOWN					
Level	Type	No. Bedrooms	No. of the type per Level	Area per Unit (sq.ft)	Sub-Total Area
	A	4	1	2,018	2,018
	B	2	1	1,560	1,560
	C	3	1	1,822	1,822
	D	3	1	1,679	1,679
	1/Den		1	1,135	1,135
Second Level	H	2	1	1,754	1,754
Total Level 2			6		9,968

Level	Type	No. Bedrooms	No. of the type per Level	Area per Unit (sq.ft)	Sub-Total Area
	A	4	1	2,018	2,018
	B	2	1	1,560	1,560
	C	3	1	1,822	1,822
	D	3	1	1,679	1,679
	F	1	1	1,135	1,135
Third Level	G	4	1	2,289	2,289
Total Level 3			6		10,503

Level	Type	No. Bedrooms	No. of the type per Level	Area per Unit (sq.ft)	Sub-Total Area
	A	4	1	2,018	8,072
	B	2	1	1,560	6,240
	C	3	1	1,822	7,288
	D	3	1	1,679	6,716
	E	3	1	1,790	7,160
	F	1	1	1,135	4,540
Fourth to Seventh Level	G	4	1	2,289	9,156
Total Level 4-7			7	12,293	
Total x4 Levels			28		49,172

Total Number of Units	40
Total Unit Area	69,643

INDEX OF DRAWINGS

Sheet	Description	Sheet	Description
ARCHITECTURE		LANDSCAPE	
Cover Sheet			
A-0.01	Project Data & Index of Drawings	LT-1	Tree Disposition Plan
1	Survey	LP-1	Ground Level Planting Plan
A-0.02	North Aerial View	LP-2	Lower Roof - Pool Deck Planting Plan
A-0.03	West Aerial View	LP-3	Planting Detail
A-0.04	Subject Elevation in Context	LP-4	Elevations
A-0.05	Land Use Designation Plan	LP-5	Elevations
A-0.06	Building Articulation Scheme		
A-0.07	Aerial View of Project in Context		
A-0.08	Aerial View of Project in Context	CIVIL	
A-1.00	Site Context Plan		
A-1.00-A	Site Plan	C-1	Paving, Grading and Drainage
A-1.01	Lower Level Floor Plan		Ground Level Plan
A-1.02	Site / 1st Level Floor Plan	C-2	Paving, Grading and Drainage
A-1.03	2nd Level Floor Plan		Garage Level Plan
A-1.04	3rd Level Floor Plan	C-3	Water and Sewer Plan
A-1.05	4th Level Floor Plan		
A-1.06	5th Level Floor Plan		
A-1.07	6th Level Floor Plan		
A-1.08	7th Level Floor Plan		
A-1.09	Lower Roof / Pool Deck Plan		
A-2.00	East Elevation		
A-2.01	West Elevation		
A-2.02	South Elevation		
A-2.03	North Elevation		
A-2.04	Perspective Rendering - East View		
A-2.05	Perspective Rendering - West View		
A-2.06	Perspective Rendering - Southwest View		
A-3.00	Building Section		

ZONING SUMMARY

10201 EAST BAY HARBOR DRIVE

LOT AREA 33,750 S.F +/- 0.7748 ACRES / 0.775 ACRES WHEN 11 FOOT AREA IS VACATED

LEGAL DESCRIPTION

Lot 8, Block 4 of "BAY HARBOR ISLAND", according to the plat thereof as recorded in Plat Book 46, at Page 5 of the Public Records of Miami-Dade County, Florida. AND Lots 6 and 7, (LESS West 11 feet of Lots 6 and 7), in Block 4 of "BAY HARBOR ISLAND", according to the plat thereof as recorded in Plat Book 46, at Page 5 of the Public Records of Miami-Dade County, Florida.

FLOOD ELEVATION

THE SITE IS LOCATED IN FLOOD ZONE "AE", WITH A BFE OF 10.0' NGVD
CROWN OF THE ROAD 4.8 NGVD

RM1 - MULTI FAMILY RESIDENTIAL

ZONING CLASSIFICATION

DISTRICT (WATERFRONT LOTS)

FLR

ALLOWABLE

PROPOSED

(DETERMINED BY THE SETBACKS)

N/A

MAXIMUM DENSITY

34 UNITS PER NET ACRE

34

.77

26

40 (14 TDRs REQUIRED) WILL RESULT ON 51.62 DUA

SETBACKS

REQUIRED

PROPOSED

PRINCIPAL FRONTAGE (E. BAY HARBOR DR.)

Buildings less than 30 feet in height. 20 feet

Buildings less than 45 feet in height. 25 feet

Buildings less than 75 feet in height. 30 feet

20'-0" Bellow 30 feet. 30'-0" Above 30 feet

SIDE SETBACK

maximum setback shall be 25 feet

Buildings less than 30 feet in height. 10 feet

MAX. 25'-0" Above 30 feet

10 feet bellow 30 feet; 25 feet above 30 feet

REAR SETBACK (WATERFRONT)

20'-0"

20'-0"

FLEX SETBACK (SIDES)

BUILDING

ALLOWABLE (Feet)

PROPOSED (Feet)

LENGTH

MAXIMUM ALLOWED 1/3 OF LENGTH OF

BUILDING

110'-0"

36'-8"

36'-8"

FRONT FLEX @ E. BAY HARBOR DRIVE

193'-2"

64'-4"

62'-9"

MAXIMUM HEIGHT

MAXIMUM BUILDING HEIGHT

ALLOWABLE

75 feet above BFE

PROPOSED

74'-2" above BFE

OPEN SPACE REQUIREMENT

20% OF LOT AREA MINIMUM

33,750

X

20

REQUIRED

6,750 SF

PROPOSED

7,071 SF = 21%

ROOF DECK LANDSCAPE REQUIREMENTS

15% OF ROOF AREA MINIMUM

12,924

X

15

REQUIRED

1,939 SF

PROPOSED

3,044 SF = 23.5 %

LOT COVERAGE

(PERIMETER DETERMINED BY THE

SETBACKS)

ALLOWABLE

DETERMINED BY SETBACKS

PROPOSED

22,140 SF

BUILDING LENGTH

THE MAXIMUM OVERALL LENGTH OF ANY SINGLE BUILDING IN A LINEAR SHAPE WITH

NO BREAKS OR ANGLES GREATER THAN 15

DEGREES SHALL NOT EXCEED 205 FEET.

≤ 205 feet without breaks

205 feet in length

BREEZEWAY

A BUILDING MAY EXCEED 120' FEET IN LENGTH IF BREEZEWAYS

DIVIDE SUCH BUILDING. SUCH

BREEZEWAYS SHALL HAVE A MINIMUM

UNOBSTRUCTED WIDTH, COMPLETELY

THROUGH THE BUILDING, OF 20' FEET.

216'-2" w/ith a 25'-6" foot breezew ay

PARKING SPACE REQUIREMENTS

RESIDENTIAL - 2 PER DWELLING UNIT

MINIMUM & DROP-OFF AREA

REQUIRED

80

PROPOSED

ON-SITE 81

TOTAL PARKING SPACES (INCLUDING 2 H.C.

SPACES) & DROP-OFF AREA

81



CORWILARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL 33146
LIC. NO. AA-C002151 T.305.448.7383

PROJECT:

PALMS OF BAY
HARBOR - EAST
10201-10231 E. BAY HARBOR DR.
BAY HARBOR ISLANDS,
FLORIDA 33154

OWNER:

BAY HARBOR
HOLDINGS, LLC
150 SE 2ND AVENUE
SUITE 800
MIAMI, FL 33131

PROJECT DATA /
INDEX OF DRAWINGS

PHASE

DRC SUBMITTAL

REVISIONS

1. 01-31-14 DRC COMMENTS

SEAL

MAR 19 2014
THIS DRAWING IS THE PROPERTY OF CORWIL ARCHITECTS, INC.
UNLESS OTHERWISE PROVIDED FOR BY CONTRACT,
THE CONTENTS OF THIS DRAWING ARE CONFIDENTIAL
AND SHALL NOT BE TRANSMITTED TO ANY OTHER PARTY
EXCEPT AS AGREED TO BY THE ARCHITECT/ENGINEER.

DATE: 12-23-13

JOB NO. 2013-80

DRAWN BY MC

APPR BY AMC

FILE 2013-80

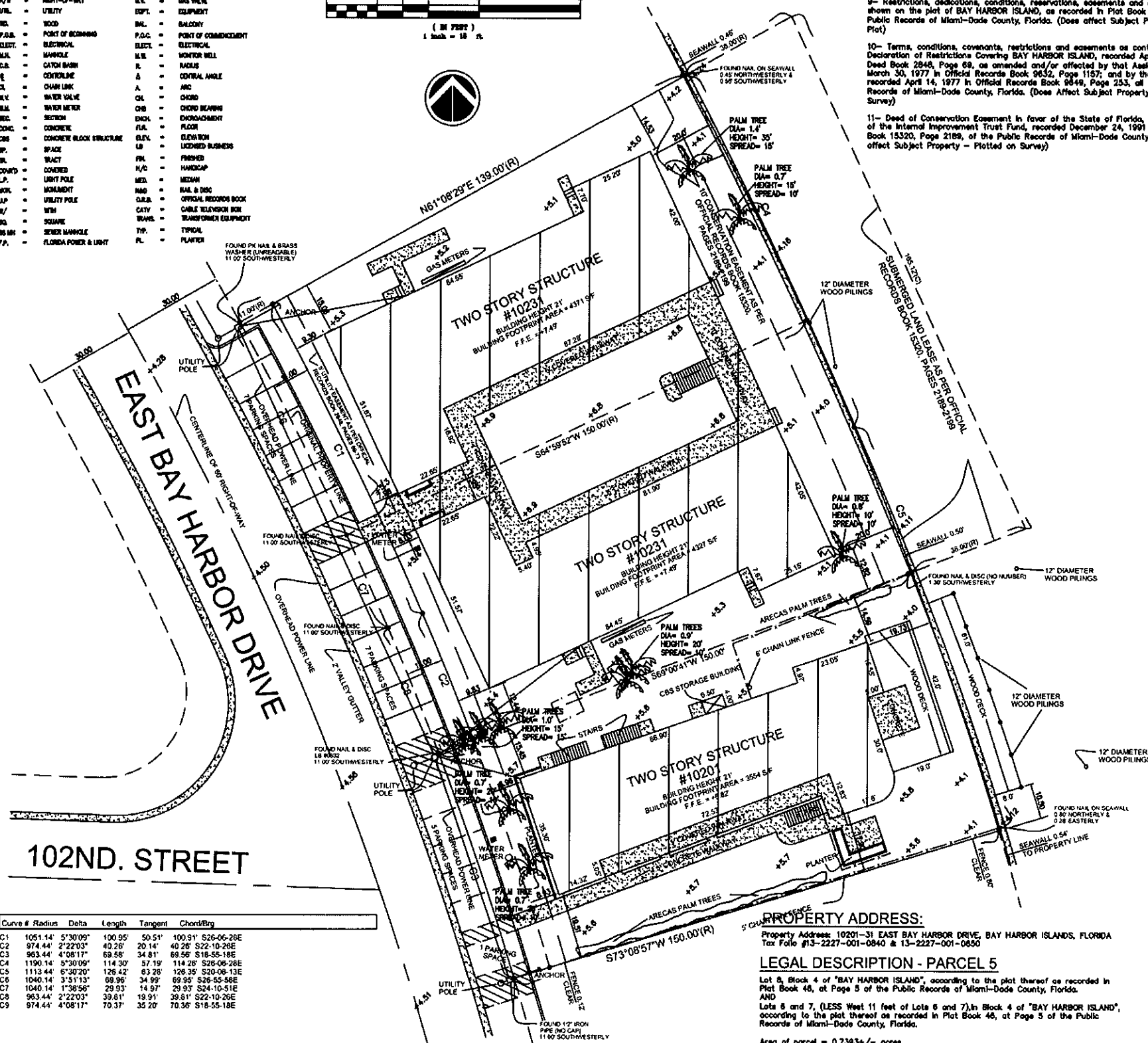
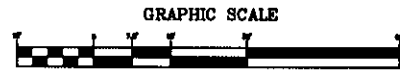
SHEET NUMBER:

A-0.01

ALTA/ACSM LAND TITLE SURVEY

ABBREVIATIONS:

Q/A	OVERHEAD ELECTRIC	F.E.C.	FLORIDA EAST COAST
P.B.	PLAT BOOK	R.A.	RAILROAD
P.L.	PAGE	T.E.	TELEPHONE
R/W	RIGHT-OF-WAY	L.S.	LIFT STATION
U.V.	UTILITY	G.V.	GAS VALVE
W.	WOOD	E.P.T.	EQUIPMENT
P.A.B.	POINT OF BEGINNING	P.O.C.	POINT OF COMMENCEMENT
E.L.E.	ELECTRICAL	E.L.E.	ELECTRICAL
M.A.	MANHOLE	M.W.	MONITOR WELL
C.B.	CATCH BASIN	R.	RADIUS
C.	CORNER	A.	CENTRAL ANGLE
G.	GUY WIRE	A.	ANCHOR
S.V.	SEWER VALVE	C.H.	CHORD
S.M.	SEWER MANHOLE	C.H.B.	CHORD BEARING
S.E.	SECTION	E.C.H.	ENCROACHMENT
C.C.	CONCRETE	F.L.	FLOOR
C.B.S.	CONCRETE BLOCK STRUCTURE	E.L.V.	ELEVATION
S.P.	SPACE	L.B.	LOCKED BUSINESS
T.R.	TRACT	P.R.	PREPARED
C.O.V.D.	COVERED	N/C	NOTHING
L.P.	LIGHT POLE	M.E.	MEDIAN
M.O.R.	MORNING	N.M.	NAIL & DISC
U.P.	UTILITY POLE	O.R.B.	OFFICIAL RECORDS BOOK
W.	WATER	C.T.V.	CABLE TELEVISION
S.G.	SEWER	T.W.	TRANSFORMER EQUIPMENT
S.M.H.	SEWER MANHOLE	T.P.	TYPICAL
F.P.	FLORIDA POWER & LIGHT	P.L.	PLANTER



Curve #	Radius	Delta	Length	Tangent	Chord/Brg
C1	1051.14'	5°30'09"	100.95'	50.51'	100.91' S26-06-28E
C2	974.44'	2°22'03"	40.26'	20.14'	40.26' S22-10-26E
C3	963.44'	4°08'17"	69.58'	34.81'	69.58' S18-55-18E
C4	1190.14'	5°30'09"	114.30'	57.19'	114.28' S26-06-28E
C5	1113.44'	6°30'20"	126.42'	63.28'	126.35' S26-06-13E
C6	1040.14'	3°51'13"	69.96'	34.99'	69.95' S26-05-58E
C7	1040.14'	1°36'56"	29.93'	14.97'	29.93' S24-10-51E
C8	963.44'	2°22'03"	39.61'	19.81'	39.61' S22-10-26E
C9	974.44'	4°08'17"	70.37'	35.20'	70.36' S18-55-18E

TITLE REVIEW NOTES:

SCHEDULE B - SECTION 1

TITLE COMMITMENT PROVIDED BY:
FIRST AMERICAN TITLE INSURANCE COMPANY
Commitment No.: 1082-2858469, effective date: November 1, 2012 @ 11:59 PM
Items 1 through 6: "General & Special Exceptions". No other exceptions noted for Subject Parcel.

9- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BAY HARBOR ISLAND, as recorded in Plat Book 46, Page 5, of the Public Records of Miami-Dade County, Florida. (Does affect Subject Property - Record Plat)

10- Terms, conditions, covenants, restrictions and easements as contained in that Declaration of Restrictions Covering BAY HARBOR ISLAND, recorded April 19, 1947 in Deed Book 2848, Page 68, as amended and/or affected by that Assignment recorded March 30, 1977 in Official Records Book 9632, Page 1167; and by that Notice to Extend recorded April 14, 1977 in Official Records Book 9648, Page 253, all of the Public Records of Miami-Dade County, Florida. (Does affect Subject Property - Plotted on Survey)

11- Deed of Conservation Easement in favor of the State of Florida, Board of Trustees of the Internal Improvement Trust Fund, recorded December 24, 1991 in Official Records Book 13320, Page 2189, of the Public Records of Miami-Dade County, Florida. (Does affect Subject Property - Plotted on Survey)



SURVEYOR'S NOTES:

- The Legal Description to the Property was obtained from FIRST AMERICAN TITLE INSURANCE COMPANY, Commitment for Title Insurance.
- This Certification is only for the lands as described. It is not a certification of Title, Zoning, Easements, or Freedom of Encumbrances.
- An examination of Commitment issued by FIRST AMERICAN TITLE INSURANCE COMPANY Commitment File No. 1082-2858469, effective date: November 1, 2012 @ 11:59 PM, was made to determine recorded instruments, if any affecting this property. However, there may be additional restrictions not shown on this survey that may be found in the Public Records of this County.
- Accuracy:
The expected use of the land, as classified in the Minimum Technical Standards (53-17FAC), is "Residential High Risk". The minimum relative distance accuracy for this type of boundary survey is 1 foot in 10,000 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
- All measurements shown hereon are made in accordance with the United States Standard Feet.
- Foundations and/or footings that may cross beyond the boundary line of the parcel herein described are not shown hereon.
- Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties are prohibited without written consent of the signing party or parties.
- ZONING INFORMATION:
Zoning Classification: RM-2 (Multi-Family District)
BUILDING SETBACKS:
- Front yard setbacks: All lots in the RM-2 Multiple Family areas shall have a minimum front yard setback as follows: (a) Buildings less than 30 feet in height. Twenty feet. (b) Buildings less than 45 feet in height. Twenty-five feet. (c) Buildings less than 65 feet in height. Thirty feet.
- Rear yard setbacks: All lots in the RM-2 Multiple Family areas shall have a minimum rear yard setback as follows: (a) Buildings less than 30 feet in height. Ten feet. (b) Buildings less than 45 feet in height. Twenty feet. (c) Buildings less than 65 feet in height. Thirty feet.
- Side yard setbacks: All lots in the RM-2 Multiple Family areas shall have minimum side yard setbacks as follows: (a) Buildings less than 30 feet in height. Ten feet. (b) Buildings less than 45 feet in height. Twenty feet. (c) Buildings less than 65 feet in height. Thirty feet.
[Additional setback:] For each additional three feet of building height above 30 feet, there shall be one additional foot of building setback for that portion of the structure over 30 feet in height. Notwithstanding the above provision, for developments located on single lots, the maximum setback shall be 20 feet.
- Source: Town of Bay Harbor Islands Department of Planning & Zoning
- Underground utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.
- The surveyor does not determine fence and/or wall ownership.
- Generate subject to: OPINION OF TITLE
- Type of Survey: ALTA/ACSM LAND TITLE SURVEY
- The North arrow and Bearings shown hereon are based on an assumed bearing of N81°08'29"E along the North line of Lot 6, Block 4 of "BAY HARBOR ISLAND", according to the plat thereof as recorded in Plat Book 46, at Page 5, of the Public Records of Miami-Dade County, Florida, and all other bearings are relative thereto.
- Flood Zone Data: Community/ Panel #120637/0144/L Dated: 09/11/2009 Flood Zone: "AE" Base Flood Elevation: + 10.0' (1929 Mean Sea Level)
- Benchmark Used: Miami-Dade County Benchmark.
- Total Available Parking: 20 standard spaces.
- Legal Description shown hereon as per above noted title commitment.
- Subject property has access to a public right-of-way: East Bay Harbor Drive.
- All visible above ground utilities noted on survey sketch.
- This PLAN OF SURVEY has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any unnamed parties.

SURVEYOR'S CERTIFICATE:

THIS SURVEY CERTIFIED TO:
- Bay Harbor Holdings, LLC
- Sabadell United Bank, N.A. Its successors and/or assigns as their interest may appear
- First American Title Insurance Company
- Brood and Cassel

I hereby certify that on June 5, 2013, an accurate survey of the premises shown on this sketch of survey was made under my supervision, that this survey meets the minimum technical standards for land boundary surveys set forth in the "2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS, that all buildings and other structures on the premises and their relation to the property lines are correctly shown, and that there are no encroachments, overlaps, boundary line disputes, recorded easements (or unrecorded claims of easements visible on the ground) other than those shown hereon.

Copies of this survey are invalid unless embossed with the seal of the signing professional surveyor and mapper. Said embossed copies are for the specific use of those entities that the survey has been certified to.

ROYAL POINT LAND SURVEYORS, INC.
LB No. 6432

BY: PABLO J. ALFONSO, Professional Surveyor & Mapper No. 5880
State of Florida
Date of Survey: 12/18/2012
Date of Last Revision: 06/05/2013 (ELEVATIONS)

Survey Performed By:
ROYAL POINT LAND SURVEYORS, INC.
6175 NW 153rd Street - Suite 321, Miami Lakes, Florida 33014
Phone: 305-822-6082 / Fax: 305-827-9869

DRAWN: J.G.

CHECKED: P.J.A.

SCALE: 1" = 15'

FIELD DATE: 06/05/2013

JOB No. RP 13-380-5

SHEET:

1

OF 1 SHEET

ROYAL POINT
LAND SURVEYORS, INC.
6175 NW 153rd St., Suite 321, Miami Lakes, FL 33014
TEL: 305-822-6082 • FAX: 305-827-9869
LB# 7282
BAY HARBOR HOLDINGS, LLC
10201-31 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA

ALTA / ACSM LAND TITLE SURVEY



CORWILARCHITECTS
4210 LAGUNA ST., CORAL GABLES FL 33146
LIC. NO. AA-C002151 T. 305.448.7383

PROJECT:
PALMS OF BAY
HARBOR - EAST
10201-10231 E BAY HARBOR DR.
BAY HARBOR ISLANDS,
FLORIDA 33154

OWNER:
BAY HARBOR
HOLDINGS, LLC
150 SE 2ND AVENUE
SUITE 800
MIAMI, FL 33131

NORTH AERIAL VIEW

PHASE

DRC SUBMITTAL

REVISIONS

1. 01-31-14 DRC COMMENTS

SEAL

MAR 19 2014

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DATE: 12-23-13

JOB NO: 2013-80

DRAWN BY: MC

APPR BY: AMC

FILE: 2013-80

SHEET NUMBER:

A-0.02



NORTH AERIAL VIEW
N.T.S.





WEST AERIAL VIEW
N.T.S.



CORWILARCHITECTS
4210 LAGUNA ST, CORAL GABLES FL 33146
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FLORIDA 33154

OWNER:
BAY HARBOR
HOLDINGS, LLC
150 SE 2ND AVENUE
SUITE 800
MIAMI, FL 33131

WEST AERIAL VIEW

PHASE
DRC SUBMITTAL
REVISIONS
1. 01-31-14 DRC COMMENTS

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DATE: 12-23-13
JOB NO. 2013-80
DRAWN BY MC
APPR BY AMC
FILE 2013-80

SHEET NUMBER:
A-0.03



NORTH PROPERTY NEIGHBOR

SUBJECT ELEVATION IN CONTEXT
(EAST BAY HARBOR DRIVE)

SOUTH PROPERTY NEIGHBOR

SUBJECT ELEVATION IN CONTEXT
N.T.S.

SUBJECT ELEVATION IN CONTEXT

PHASE
DRC SUBMITTAL

REVISIONS
1. 01-31-14 DRC COMMENTS

SEAL

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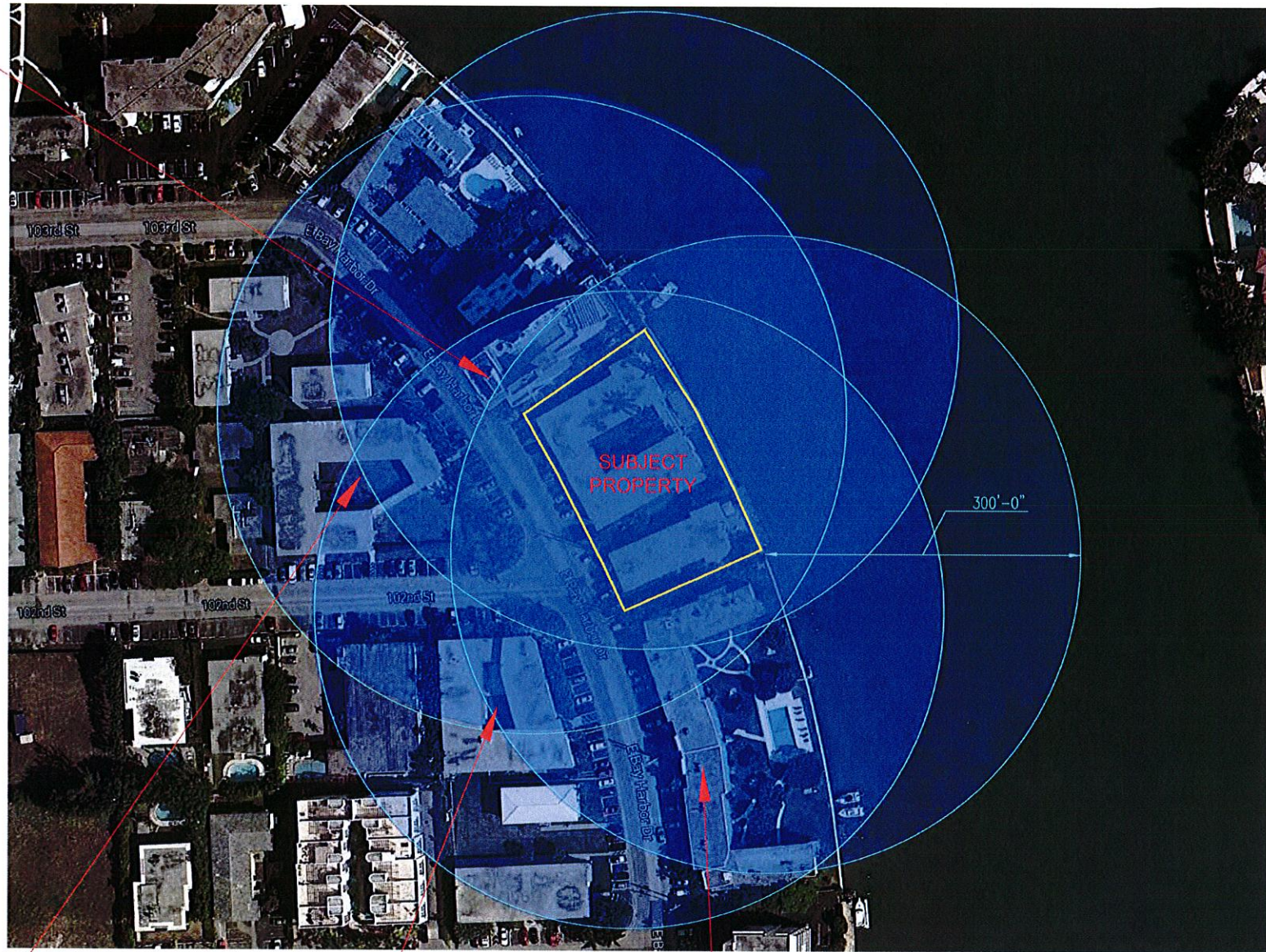
DATE: 12-23-13
JOB NO. 2013-80
DRAWN BY MC
APPR BY AMC
FILE 2013-80

SHEET NUMBER:

A-0.04

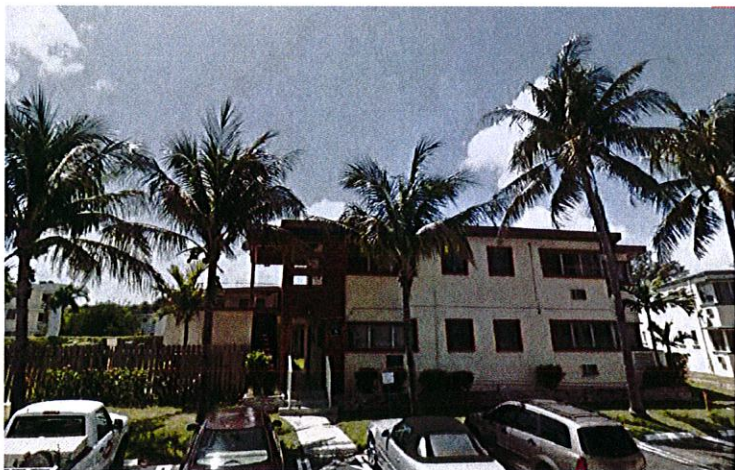


MULTI-FAMILY, RM-1
FLUM: MEDIUM-HIGH DEINSITY
12 STORY

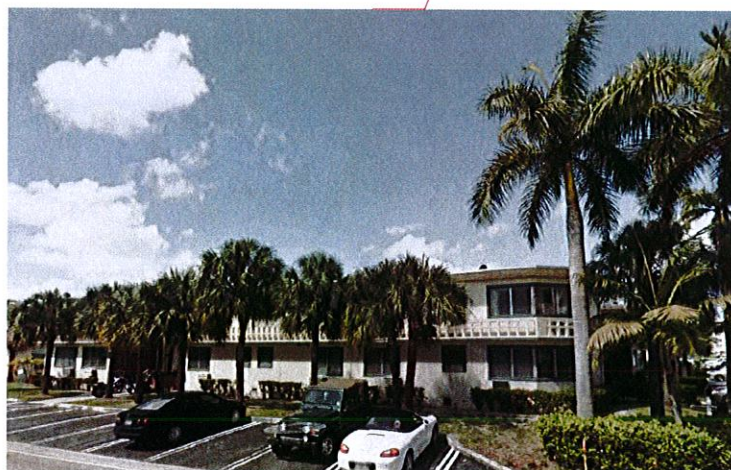


LAND USE DESIGNATION PLAN

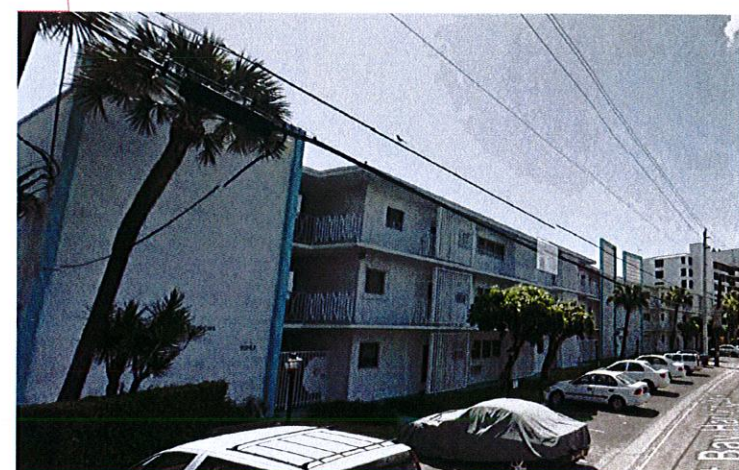
N.T.S.



MULTI-FAMILY, RM-2
FLUM: MEDIUM-HIGH DEINSITY
2 STORY



MULTI-FAMILY, RM-2
FLUM: MEDIUM-HIGH DEINSITY
2 STORY



MULTI-FAMILY, RM-1
FLUM: MEDIUM-HIGH DEINSITY
3 STORY



CORWILARCHITECTS
4210 LAGUNA ST., CORAL GABLES FL 33146
LIC. NO. AA-C002151 T. 305.448.7383

PROJECT:
PALMS OF BAY HARBOR - EAST
10201-10231 E. BAY HARBOR DR.
BAY HARBOR ISLANDS,
FLORIDA 33154

OWNER:
BAY HARBOR HOLDINGS, LLC
150 SE 2ND AVENUE
SUITE 800
MIAMI, FL 33131

LAND USE DESIGNATION PLAN

PHASE

DRC SUBMITTAL

REVISIONS

1. 01-31-14 DRC COMMENTS

SEAL

[Signature]
MAR 19 2014

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DATE: 12-23-13

JOB NO. 2013-80

DRAWN BY MC

APPR BY AMC

FILE 2013-80

SHEET NUMBER:

A-0.05



CORWILARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL 33146
LIC. NO. AA-C002151 T.305.448.7383

PROJECT:
PALMS OF BAY HARBOR - EAST
10201-10231 E BAY HARBOR DR.
BAY HARBOR ISLANDS,
FLORIDA 33154

OWNER:
BAY HARBOR HOLDINGS, LLC
150 SE 2ND AVENUE
SUITE 800
MIAMI, FL 33131

BUILDING ARTICULATION SCHEME

PHASE
DRC SUBMITTAL

REVISIONS
1. 01-31-14 DRC COMMENTS

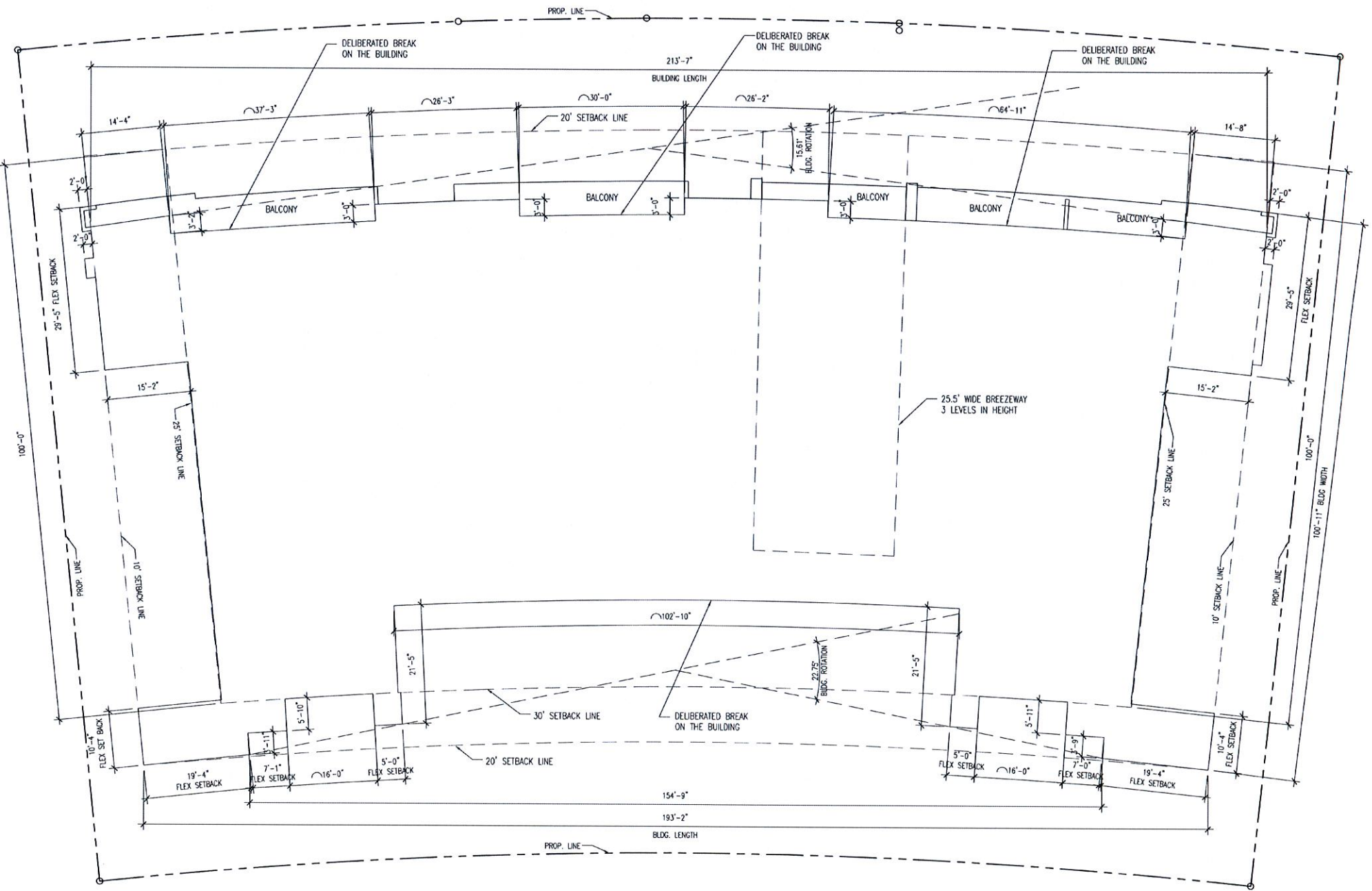
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DATE: 12-23-13
JOB NO. 2013-80
DRAWN BY MC
APPR BY AMC
FILE 2013-80

SHEET NUMBER:
A-0.06



BLDG ARTICULATION SCHEME
SCALE: 3/32" = 1'-0"

CODE REQUIREMENTS
Building Length:
- The maximum length of a single building in a linear shape with no breaks or angles greater than 15 degrees shall not exceed 205 feet -



CORWILARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL 33146
LIC. NO. AA-C002151 T. 305.448.7383

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10201-10231 E BAY HARBOR DR.
BAY HARBOR ISLANDS,
FLORIDA 33154

OWNER:
**BAY HARBOR
HOLDINGS, LLC**
150 SE 2ND AVENUE
SUITE 800
MIAMI, FL 33131

AERIAL VIEW
PROJECT IN CONTEXT

PHASE

DRC SUBMITTAL

REVISIONS

1. 01-31-14 DRC COMMENTS

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DATE: 12-23-13

JOB NO: 2013-80

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APPR BY: AMC

FILE: 2013-80

SHEET NUMBER:

A-0.07

AERIAL VIEW
N.T.S.





CORWILARCHITECTS
4219 LAGUNA ST., CORAL GABLES FL. 33146
LIC. NO. AA-C002151 T. 305.448.7383

PROJECT:
**PALMS OF BAY
HARBOR - EAST**
10201-10231 E BAY HARBOR DR.
BAY HARBOR ISLANDS,
FLORIDA 33154

OWNER:
**BAY HARBOR
HOLDINGS, LLC**
150 SE 2ND AVENUE
SUITE 800
MIAMI, FL 33131

**AERIAL VIEW
PROJECT IN CONTEXT**

PHASE
DRC SUBMITTAL

REVISIONS
1. 01-31-14 DRC COMMENTS

SEAL

MAR 19 2014

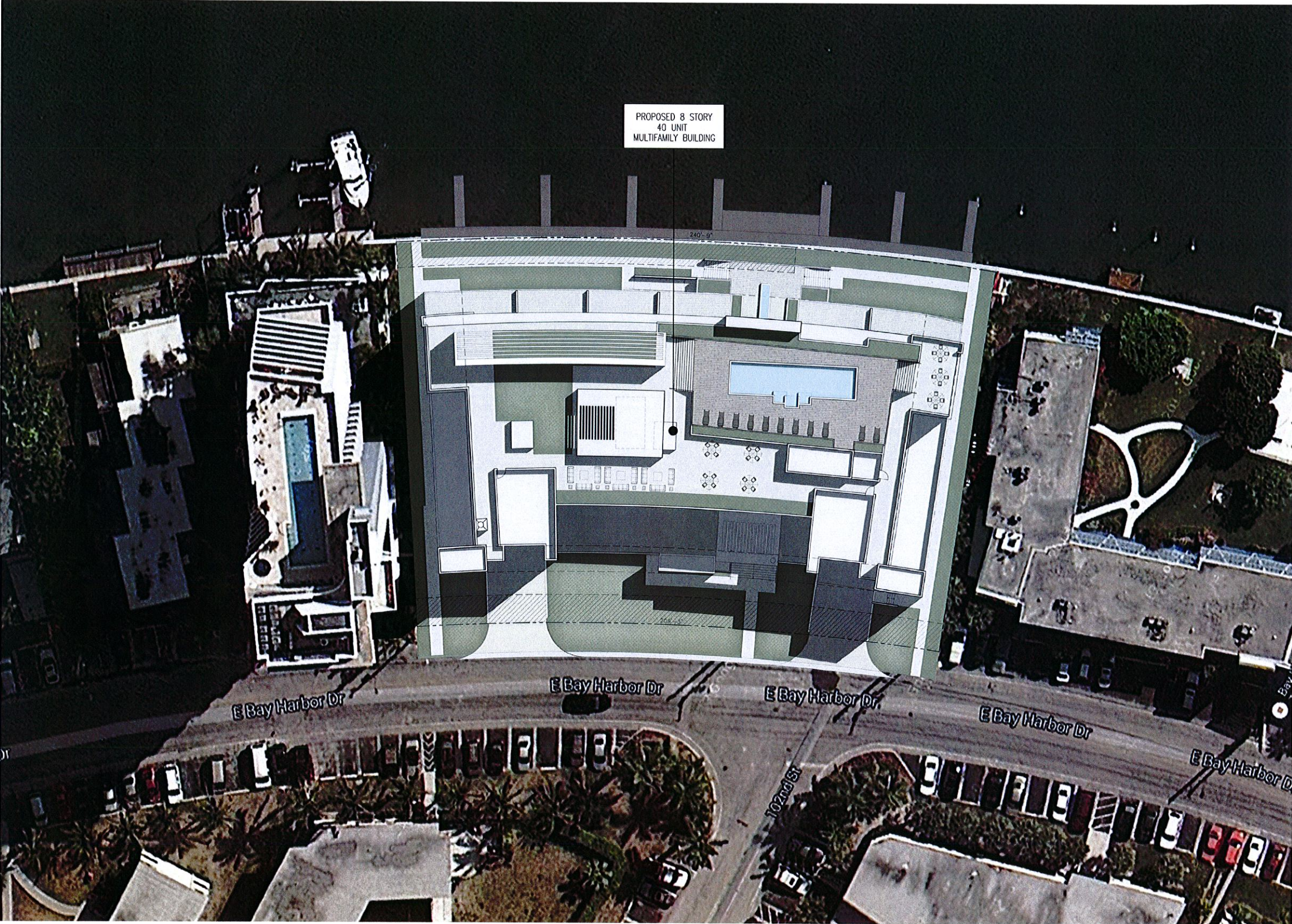
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JOB NO. 2013-80
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FILE 2013-80

SHEET NUMBER:
A-0.08



AERIAL VIEW
N.T.S.



PROPOSED 8 STORY
40 UNIT
MULTIFAMILY BUILDING

E Bay Harbor Dr

E Bay Harbor Dr

E Bay Harbor Dr

E Bay Harbor Dr

E Bay Harbor Dr

SITE - CONTEXT PLAN
SCALE: N.T.S.



CORWILARCHITECTS
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LIC. NO. AA-C002151 T. 305.448.7383

PROJECT:
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FLORIDA 33154

OWNER:
**BAY HARBOR
HOLDINGS, LLC**
150 SE 2ND AVENUE
SUITE 800
MIAMI, FL 33131

SITE CONTEXT PLAN

PHASE

DRC SUBMITTAL

REVISIONS
1. 01-31-14 DRC COMMENTS

SEAL

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DATE: 12-23-13
JOB NO. 2013-80
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FILE 2013-80

SHEET NUMBER:
A-1.00



CORWILARCHITECTS
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LIC. NO. AA-C002151 T. 305.448.7383

PROJECT:
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FLORIDA 33154

OWNER:
**BAY HARBOR
HOLDINGS, LLC**
150 SE 2ND AVENUE
SUITE 800
MIAMI, FL 33131

SITE PLAN

PHASE
DRC SUBMITTAL

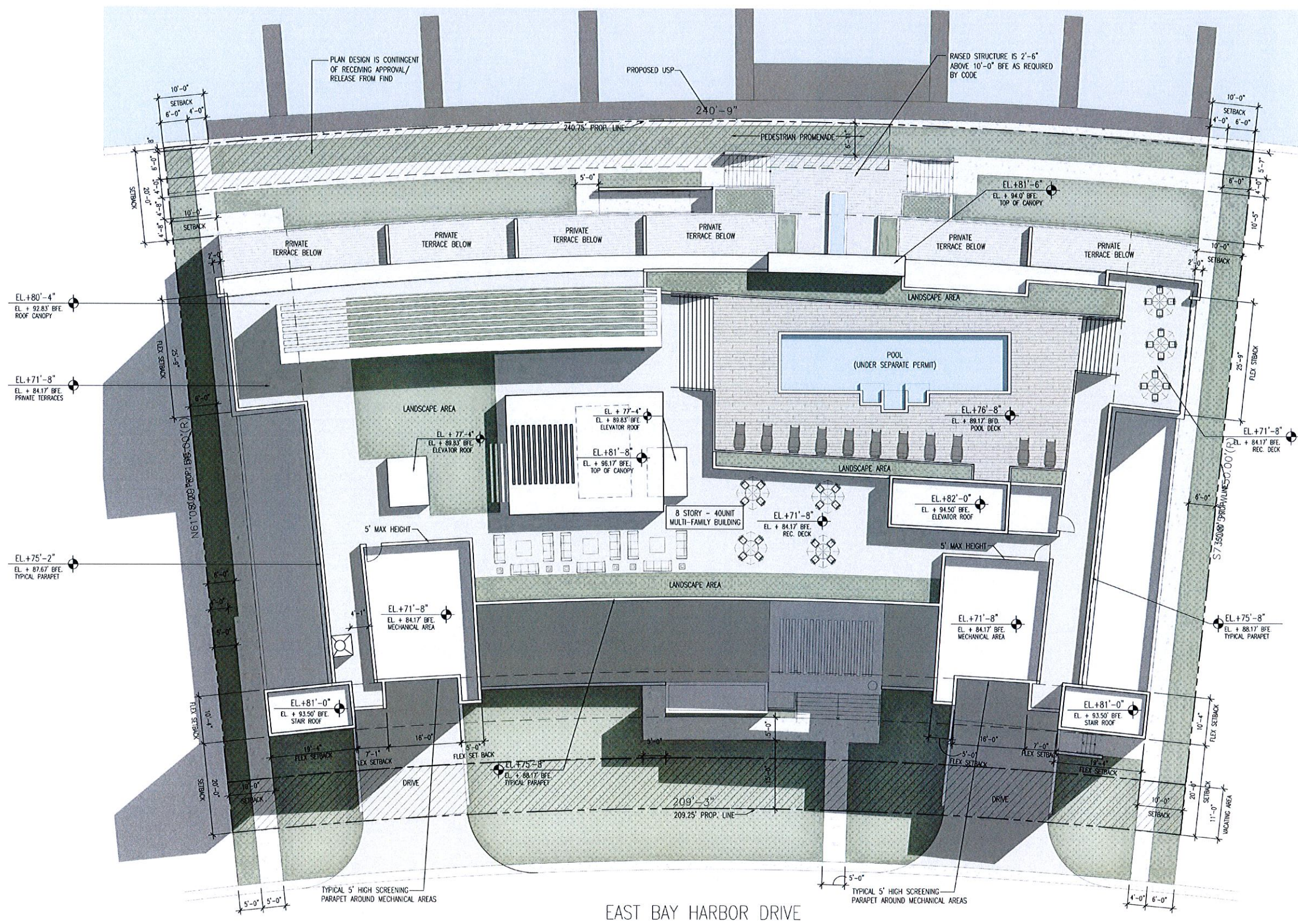
REVISIONS
1. 01-31-14 DRC COMMENTS

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SHEET NUMBER:
A-1.00-A



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



CORWILARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL 33146
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PROJECT:
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BAY HARBOR ISLANDS,
FLORIDA 33154

OWNER:
**BAY HARBOR
HOLDINGS, LLC**
150 SE 2ND AVENUE
SUITE 800
MIAMI, FL 33131

LOWER LEVEL FLOOR PLAN

PHASE
DRC SUBMITTAL

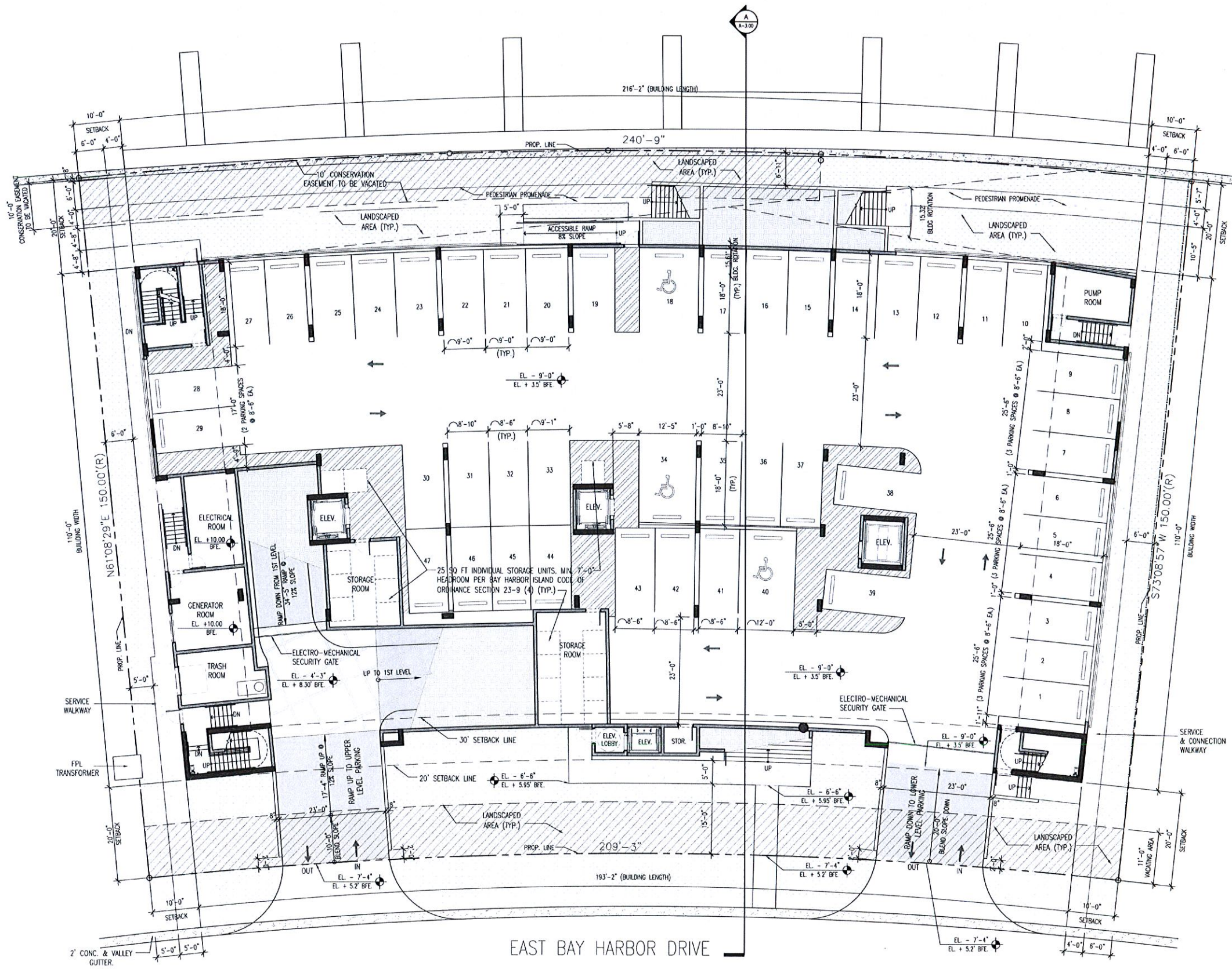
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1. 01-31-14 DRC COMMENTS

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DATE: 12-23-13
JOB NO. 2013-80
DRAWN BY MC
APPR BY AMC
FILE 2013-80
SHEET NUMBER:



LANDSCAPE AREA CALCULATION		
LANDSCAPE AREA REQUIREMENTS: 20% OF LOT AREA	REQUIRED 6,750 SQ FT	PROPOSED 7,071 SQ FT = 21%

LOWER LEVEL FLOOR PLAN
SCALE: 3/32" = 1'-0"

PARKING COUNT	
FLOOR	QUANTITY
LOWER LEVEL	STANDARD PARKING 44 HC ACCESSIBLE PARKING 3
TOTAL	47



CORWILARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL 33146
LIC. NO. AA-C002151 T.305.448.7383

PROJECT:
**PALMS OF BAY
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10201-10231 E BAY HARBOR DR.
BAY HARBOR ISLANDS,
FLORIDA 33154

OWNER:
**BAY HARBOR
HOLDINGS, LLC**
150 SE 2ND AVENUE
SUITE 800
MIAMI, FL 33131

SITE / 1ST LEVEL FLOOR PLAN

PHASE

DRC SUBMITTAL

REVISIONS

1. 01-31-14 DRC COMMENTS

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DATE: 12-23-13

JOB NO.: 2013-80

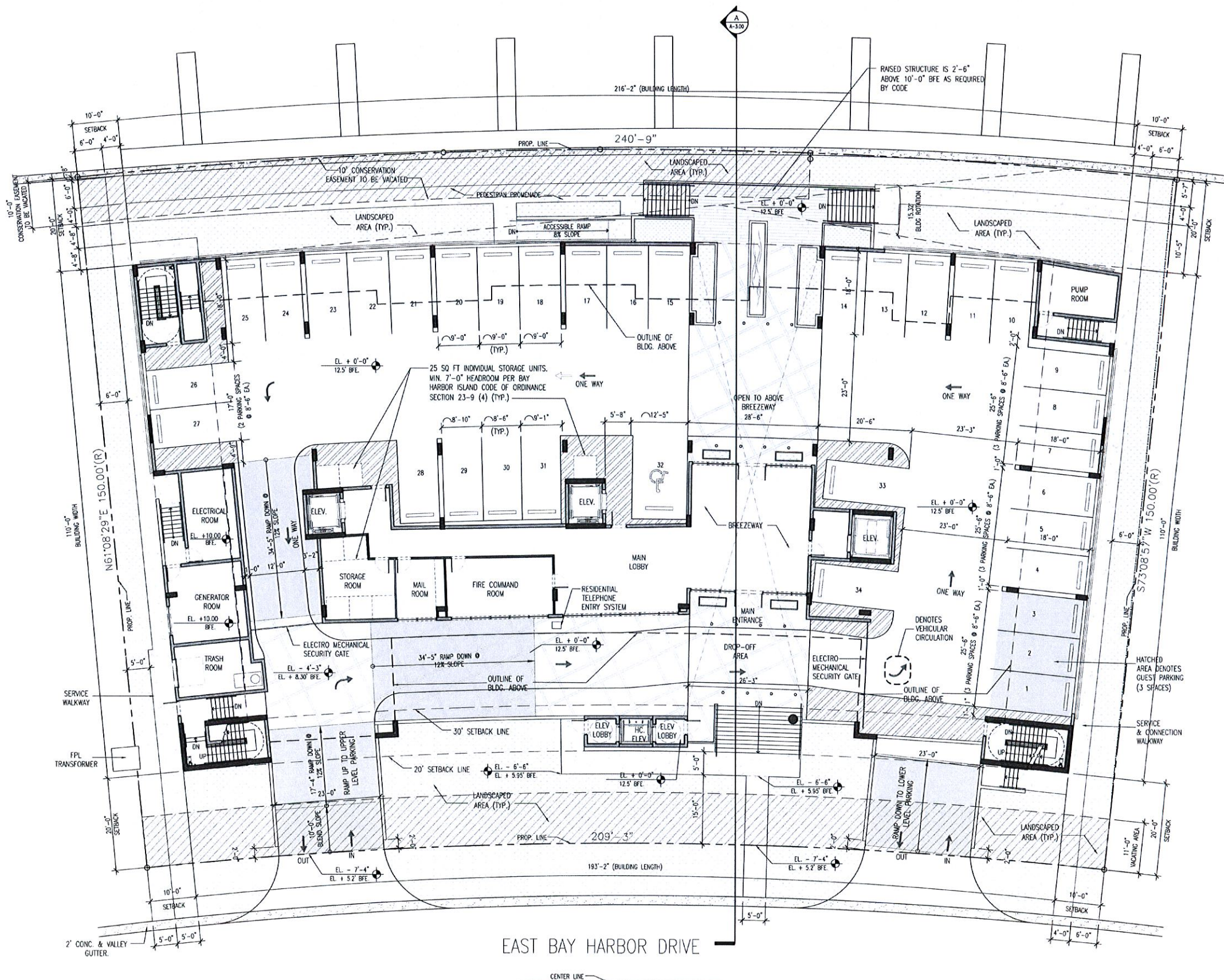
DRAWN BY: MC

APPR BY: AMC

FILE: 2013-80

SHEET NUMBER:

A-1.02



LANDSCAPE AREA CALCULATION		
LANDSCAPE AREA REQUIREMENTS: 20% OF LOT AREA	33,750 x 0.20 = 6,750 SQ FT	REQUIRED 6,750 SQ FT
		PROPOSED 7,071 SQ FT = 21%

SITE / 1ST LEVEL FLOOR PLAN

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

PARKING COUNT	
FLOOR	QUANTITY
1st LEVEL	STANDARD PARKING 33 HC ACCESSIBLE PARKING 1
TOTAL	34

2ND LEVEL FLOOR PLAN

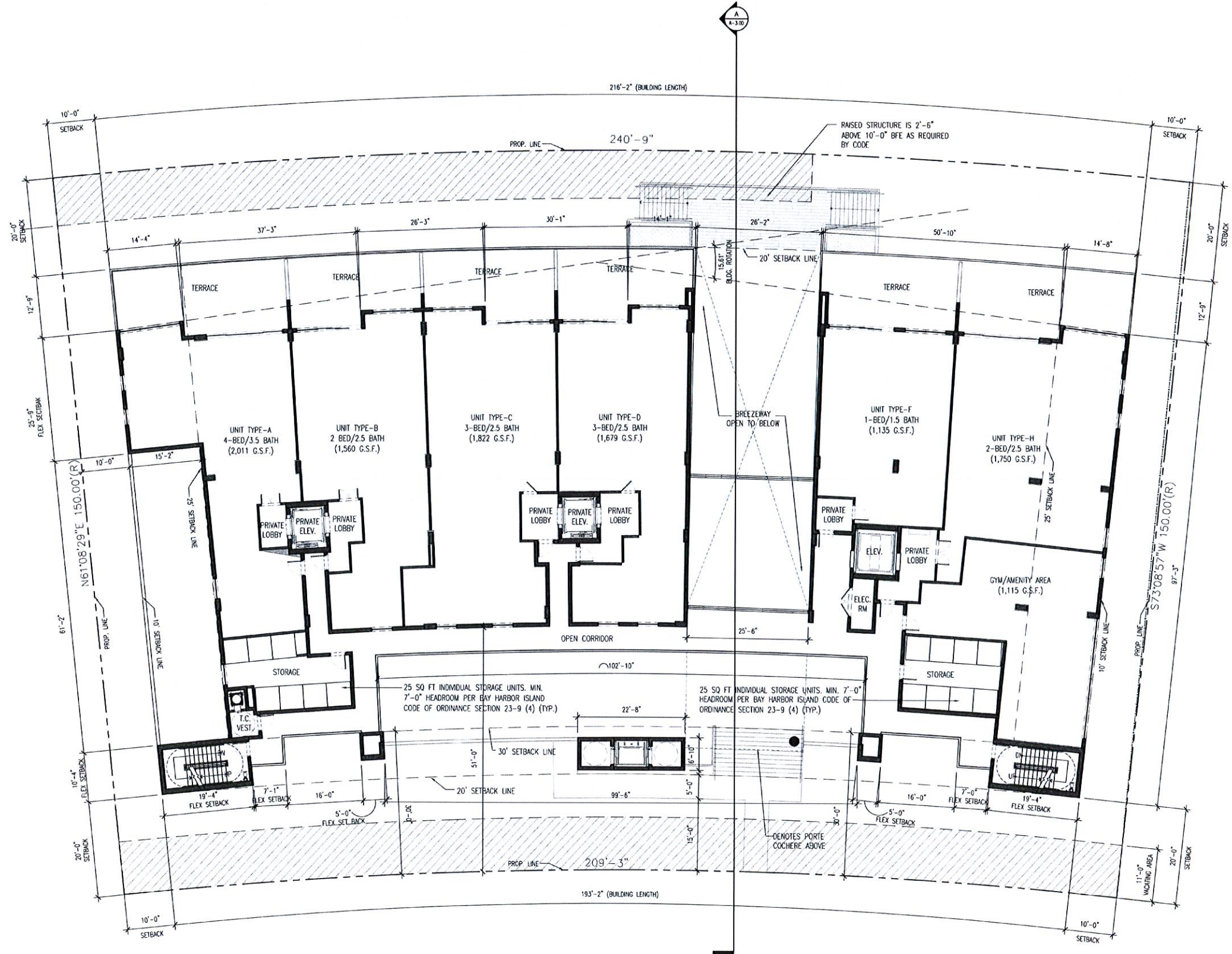
PHASE	
DRC SUBMITTAL	
REVISIONS	
1. 01-31-14	DRC COMMENTS

SEAL

[Signature]

MAR 19 2014

DATE:	12-23-13
JOB NO.	2013-80
DRAWN BY	MC
APPR BY	AMC
FILE	2013-80
SHEET NUMBER:	



2ND LEVEL FLOOR PLAN
SCALE: 3/32" = 1'-0"



CORWILARCHITECTS
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3RD LEVEL FLOOR PLAN

PHASE
DRC SUBMITTAL

REVISIONS
1. 01-31-14 DRC COMMENTS

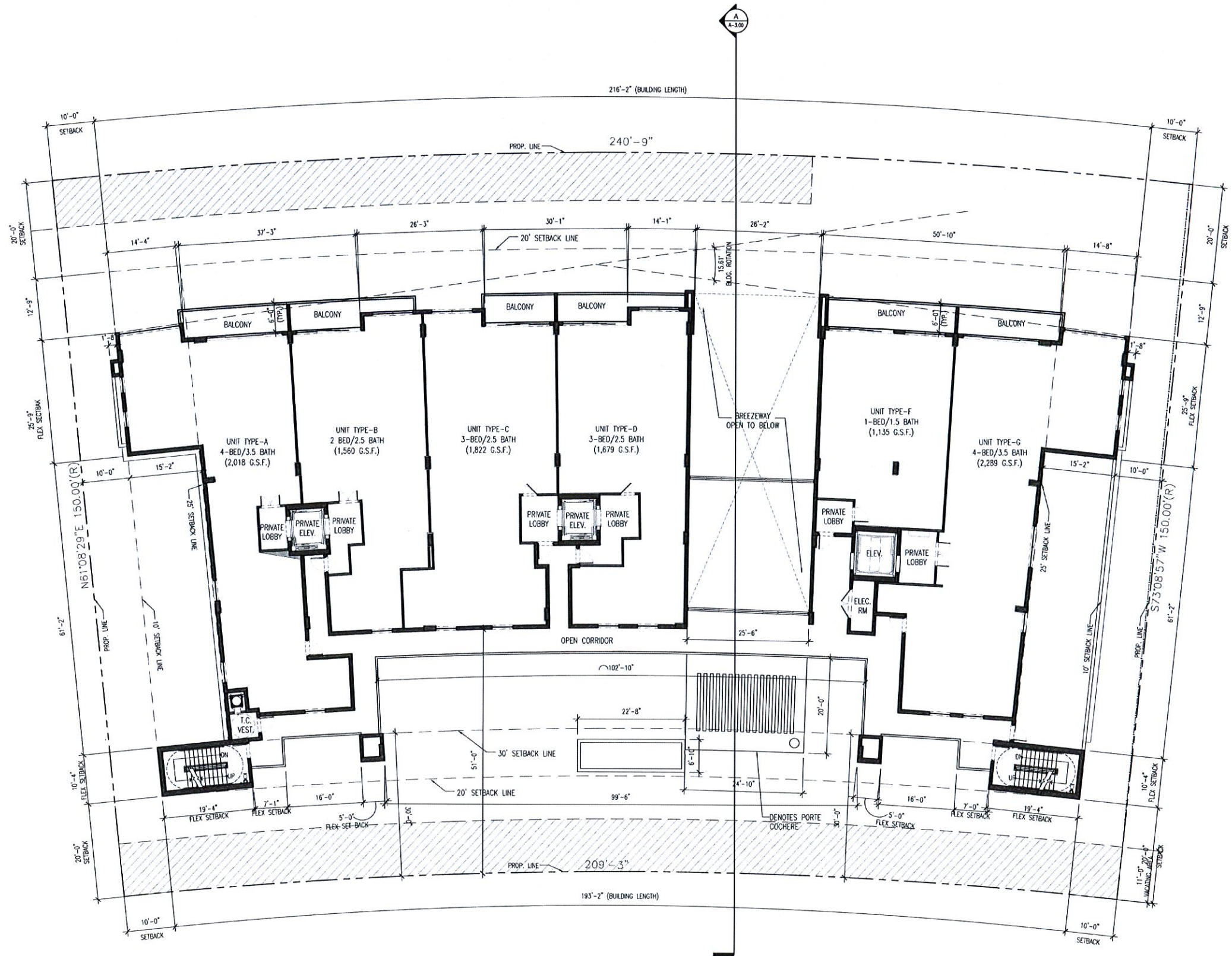
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DATE: 12-23-13
JOB NO.: 2013-80
DRAWN BY: MC
APPR BY: AMC
FILE: 2013-80

SHEET NUMBER:
A-1.04



3RD LEVEL FLOOR PLAN
SCALE: 3/32" = 1'-0"





CORWILARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL 33146
LIC. NO. AA-C002151 T.305.448.7383

PROJECT:
PALMS OF BAY HARBOR - EAST
10201-10231 E BAY HARBOR DR.
BAY HARBOR ISLANDS,
FLORIDA 33154

OWNER:
BAY HARBOR HOLDINGS, LLC
150 SE 2ND AVENUE
SUITE 800
MIAMI, FL 33131

4TH LEVEL FLOOR PLAN

PHASE
DRC SUBMITTAL

REVISIONS

NO.	DATE	DESCRIPTION
1.	01-31-14	DRC COMMENTS

SEAL

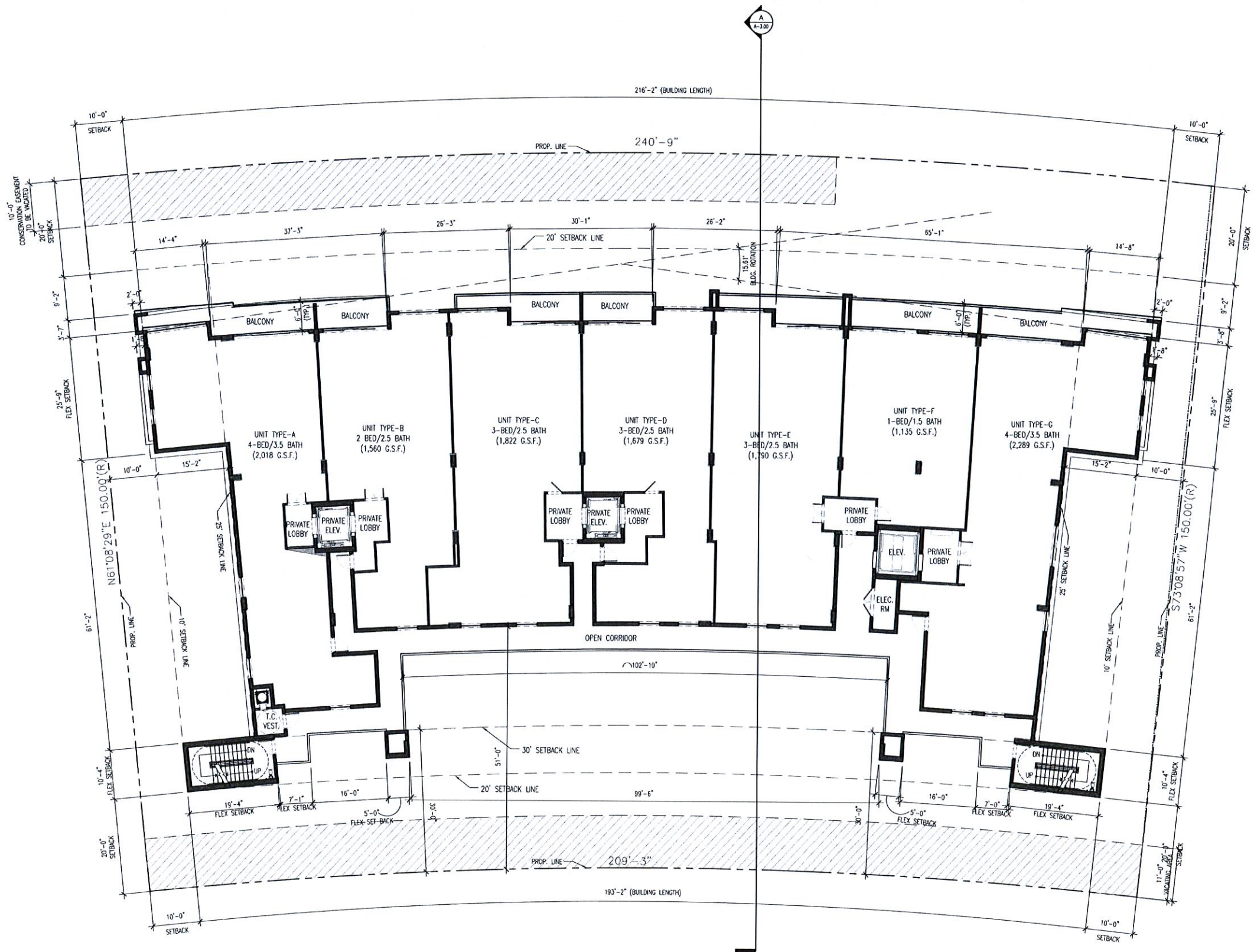
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DATE: 12-23-13
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APPR BY: AMC
FILE: 2013-80

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A-1.05



4TH LEVEL FLOOR PLAN

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





CORWILARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL 33146
LIC. NO. AA-C002151 1.305.448.7383

PROJECT:
PALMS OF BAY HARBOR - EAST
10201-10231 E. BAY HARBOR DR.
BAY HARBOR ISLANDS,
FLORIDA 33154

OWNER:
BAY HARBOR HOLDINGS, LLC
150 SE 2ND AVENUE
SUITE 800
MIAMI, FL 33131

5TH LEVEL FLOOR PLAN

PHASE
DRC SUBMITTAL

REVISIONS
1. 01-31-14 DRC COMMENTS

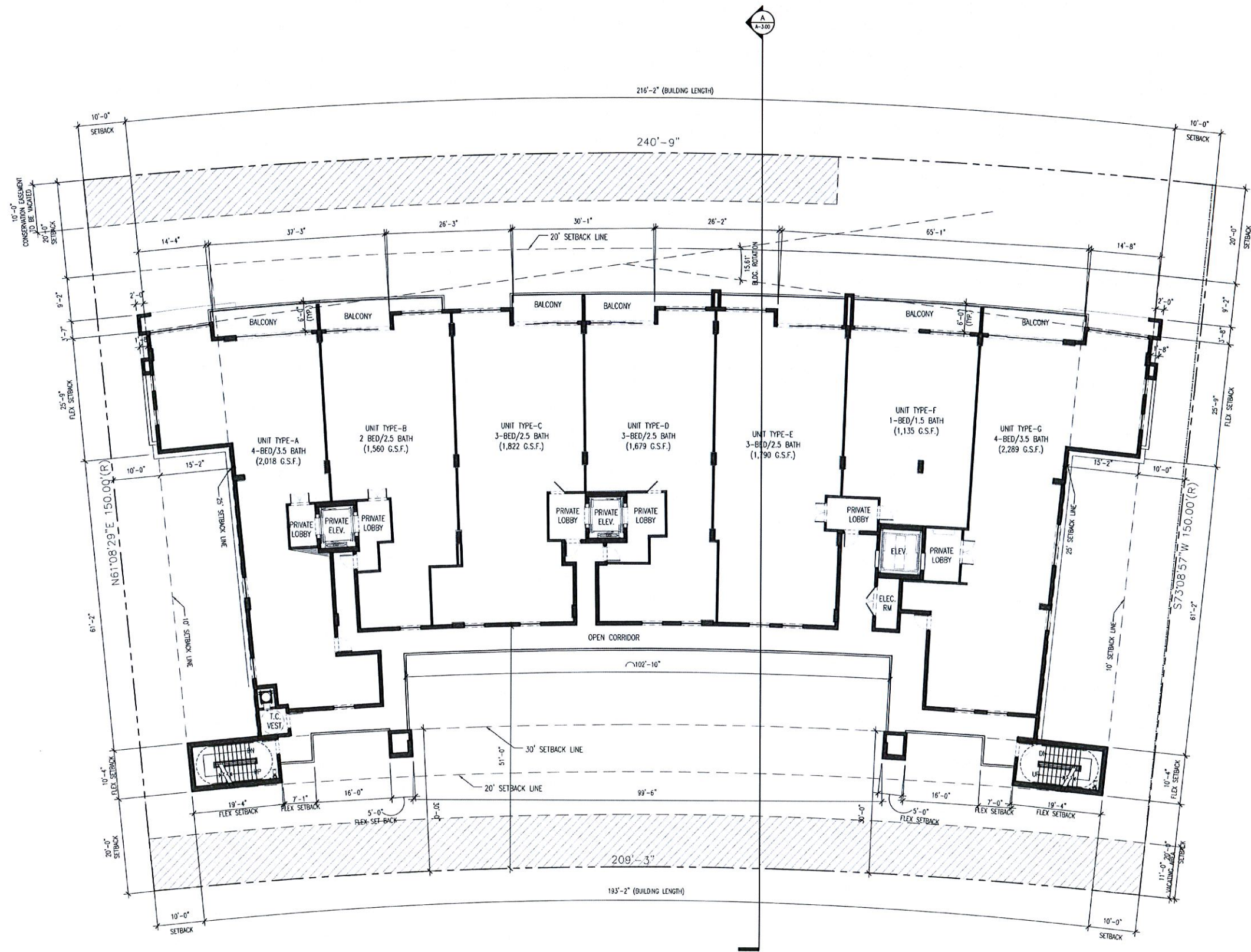
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DATE: 12-23-13
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DRAWN BY MC
APPR BY AMC
FILE 2013-80

SHEET NUMBER:
A-1.06



5TH LEVEL FLOOR PLAN
SCALE: 3/32" = 1'-0"



CORWILARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL 33146
LIC. NO. AA-C002151 T.305.448.7383

PROJECT:

PALMS OF BAY
HARBOR - EAST
10201-10231 E. BAY HARBOR DR.
BAY HARBOR ISLANDS,
FLORIDA 33154

OWNER:

BAY HARBOR
HOLDINGS, LLC
150 SE 2ND AVENUE
SUITE 800
MIAMI, FL 33131

6TH LEVEL FLOOR PLAN

PHASE

DRC SUBMITTAL

REVISIONS

1. 01-31-14 DRC COMMENTS

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DATE: 12-23-13

JOB NO.: 2013-80

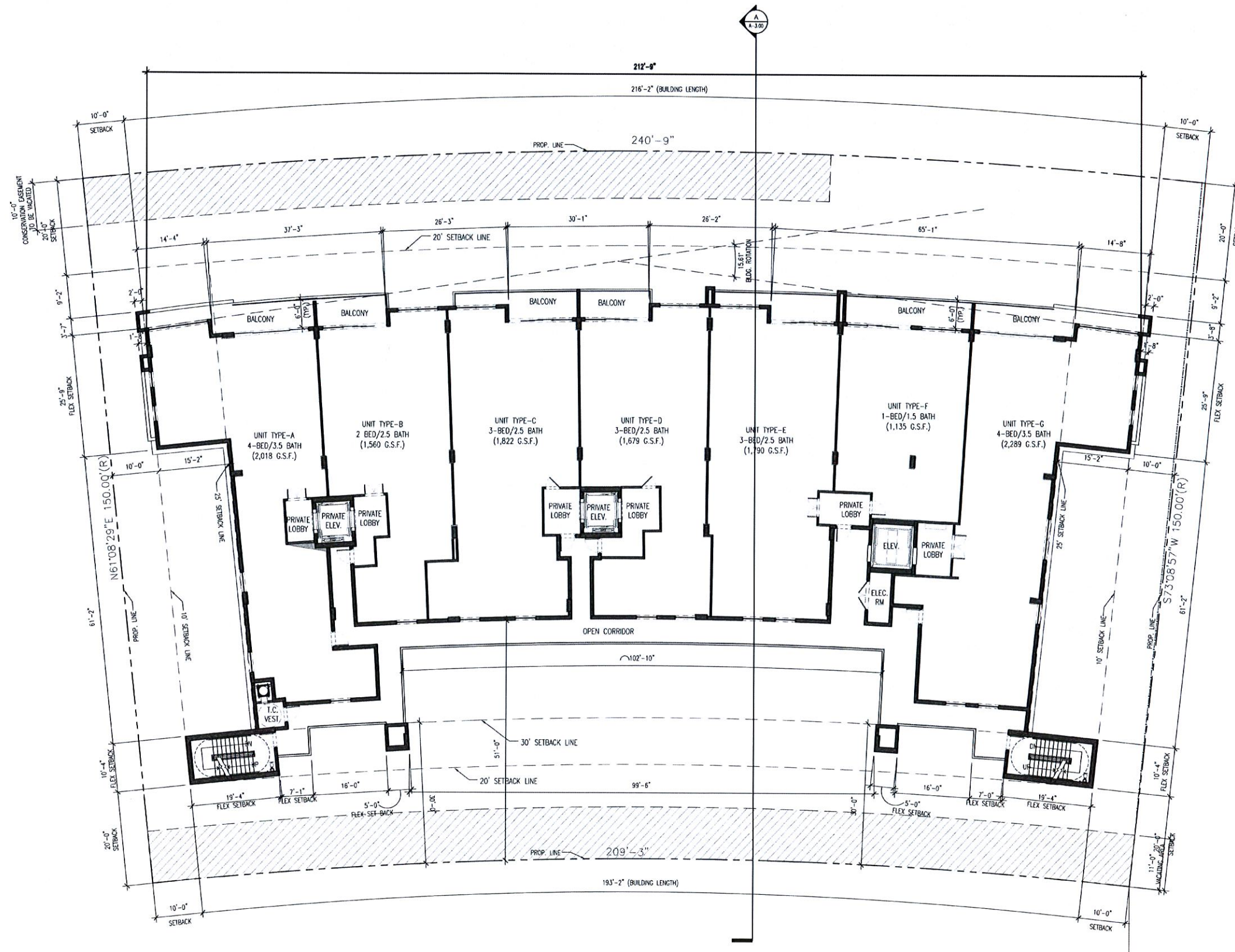
DRAWN BY: MC

APPR BY: AMC

FILE: 2013-80

SHEET NUMBER:

A-1.07



6TH LEVEL FLOOR PLAN

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



CORWILARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL 33146
LIC. NO. AA-C002151 T.305.448.7383

PROJECT:
**PALMS OF BAY
HARBOR - EAST**
10201-10231 E BAY HARBOR DR.
BAY HARBOR ISLANDS,
FLORIDA 33154

OWNER:
**BAY HARBOR
HOLDINGS, LLC**
150 SE 2ND AVENUE
SUITE 800
MIAMI, FL 33131

7TH LEVEL FLOOR PLAN

PHASE
DRC SUBMITTAL

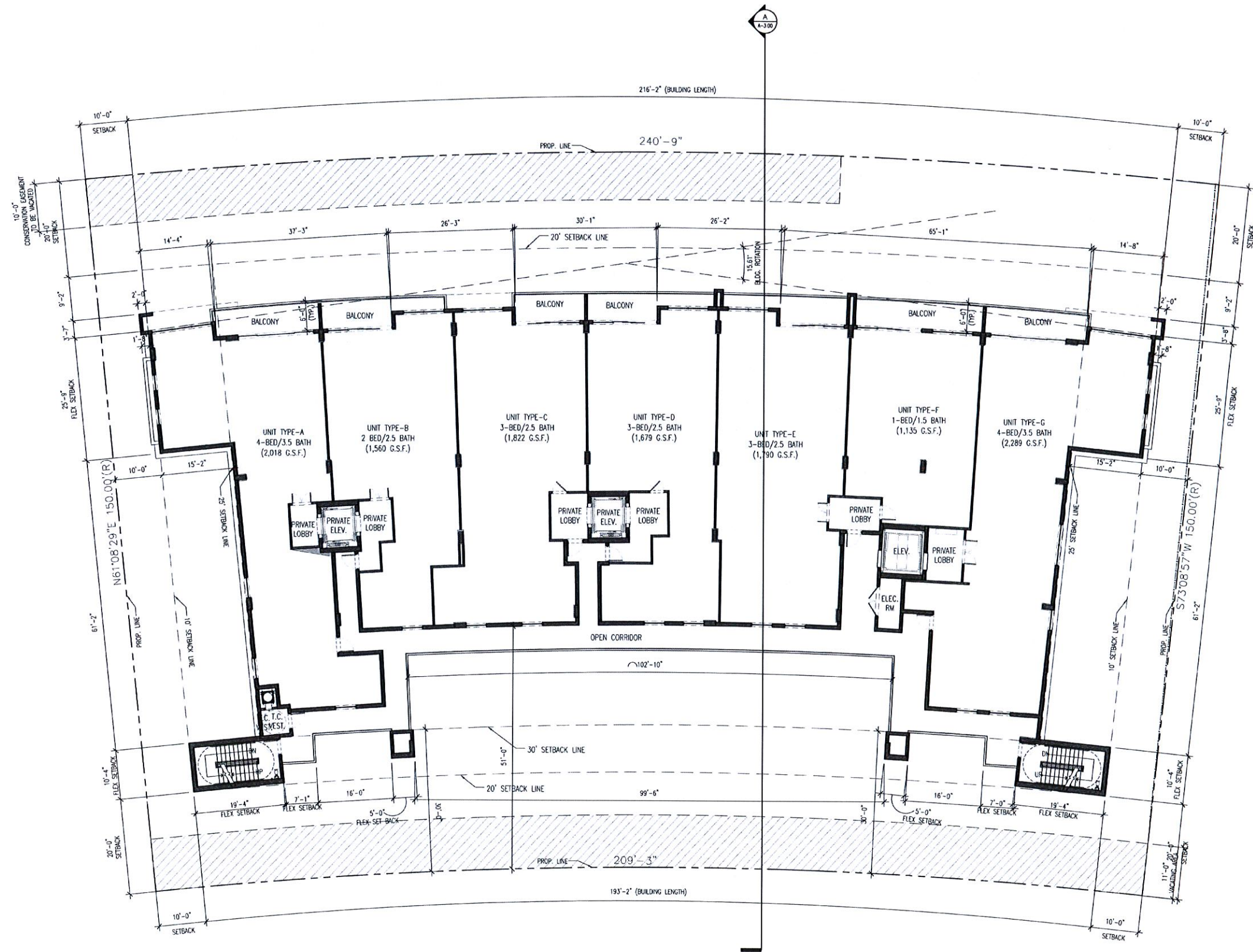
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DRAWN BY: MC
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FILE: 2013-80

SHEET NUMBER:
A-1.08



7TH LEVEL FLOOR PLAN
SCALE: 3/32" = 1'-0"



CORWILARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL 33146
LIC. NO. AA-C002151 T. 305.448.7383

PROJECT:
**PALMS OF BAY
HARBOR - EAST**
10201-10231 E BAY HARBOR DR.
BAY HARBOR ISLANDS,
FLORIDA 33154

OWNER:
**BAY HARBOR
HOLDINGS, LLC**
150 SE 2ND AVENUE
SUITE 800
MIAMI, FL 33131

**LOWER ROOF/POOL DECK
FLOOR PLAN**

PHASE

DRC SUBMITTAL

REVISIONS

1. 01-31-14 DRC COMMENTS

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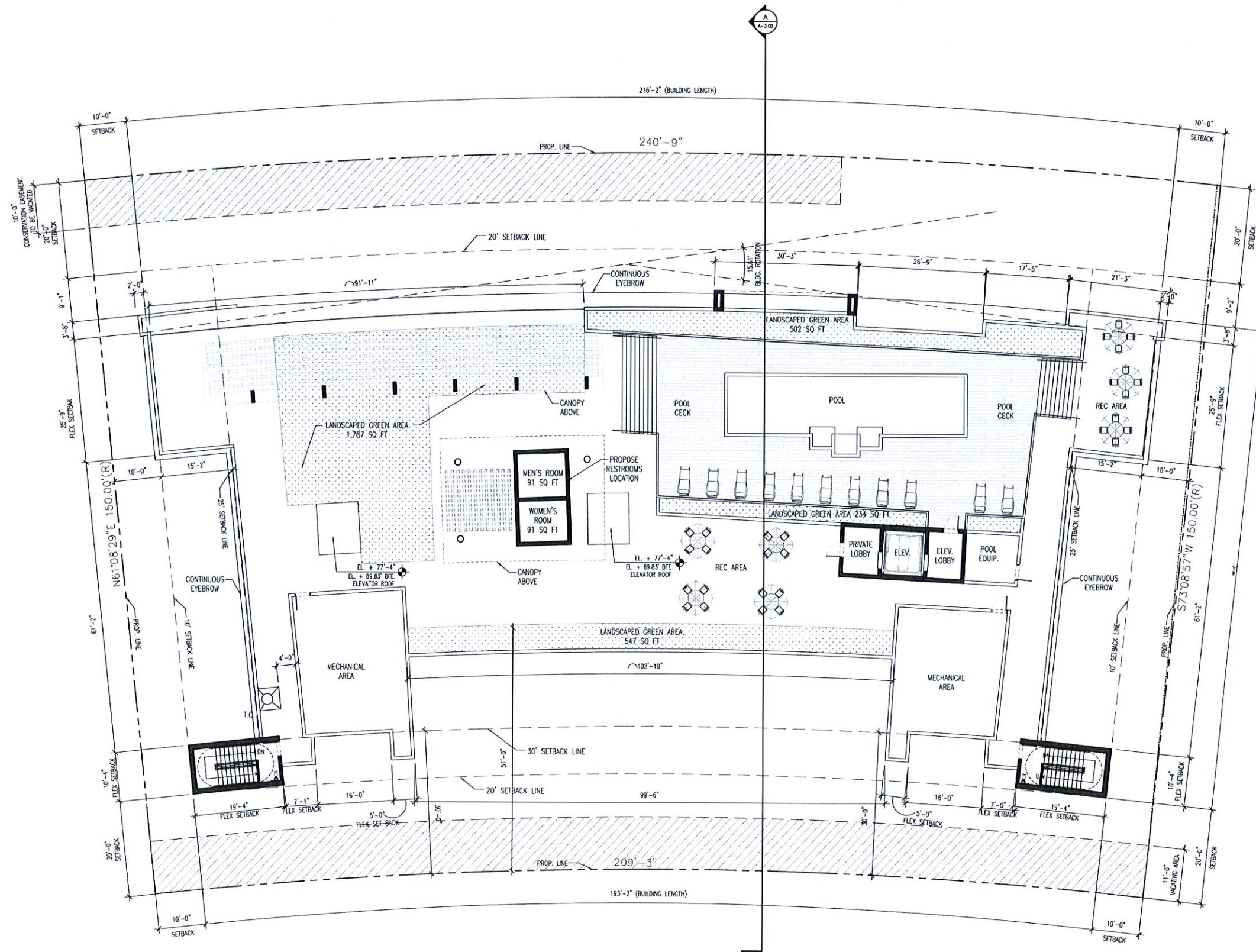
DRAWN BY: MC

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FILE: 2013-80

SHEET NUMBER:

A-1.09



SQUARE FOOTAGE AND LANDSCAPE PERCENT CALCULATIONS FOR THE ROOF LEVEL		
ROOF DECK LANDSCAPE REQUIREMENTS:	REQUIRED	PROPOSED
15% OF ROOF AREA MINIMUM	1,939 SQ. FT.	3,044 SQ. FT. = 23.5%

LOWER ROOF/POOL DECK FLOOR PLAN
SCALE: 3/32" = 1'-0"



CORWILARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL 33146
LIC. NO. AA-C002151 T.305.448.7383

PROJECT:
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10201-10231 E BAY HARBOR DR.
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FLORIDA 33154

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HOLDINGS, LLC**
150 SE 2ND AVENUE
SUITE 800
MIAMI, FL 33131

EAST ELEVATION

PHASE

DRC SUBMITTAL

REVISIONS

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DATE: 12-23-13

JOB NO. 2013-80

DRAWN BY MC

APPR. BY AMC

FILE 2013-80

SHEET NUMBER:

A-2.00



ELEVATION LEGEND

- | | |
|--|---|
| 1 CONCRETE CANOPY | 6 CLEAR GLASS CURTAIN WALL SYSTEM |
| 2 ALUMINUM AND GLASS RAILING | 7 STONE VENEER |
| 3 ALUMINUM/GLASS SLIDING GLASS DOOR/ STOREFRONT SYSTEM | 8 DECORATIVE ALUMINUM SCREEN |
| 4 SMOOTH STUCCO FINISH (TYP.) | 9 DECORATIVE ALUMINUM LOUVERS |
| 5 GREEN SCREEN (TYP. WHERE SHOWN) | 10 GARAGE ENTRANCE DOORS TO MATCH ALUMINUM LOUVERS. |

EAST ELEVATION

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

COLOR LEGEND

- | |
|--|
| AJ- 2112-50 STORMY MONDAY (Benjamin Moore) |
| BJ- 2112-40 STONE (Benjamin Moore) |
| CJ- 2112-30 STONE BROWN (Benjamin Moore) |
| DJ- 2124-70 DISTANT GRAY (Benjamin Moore) |



CORWILARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL. 33146
LIC. NO. AA-C002151 T. 305.448.7383

PROJECT:
**PALMS OF BAY
HARBOR - EAST**
10201-10231 E. BAY HARBOR DR.
BAY HARBOR ISLANDS,
FLORIDA 33154

OWNER:
**BAY HARBOR
HOLDINGS, LLC**
150 SE 2ND AVENUE
SUITE 800
MIAMI, FL 33131

WEST ELEVATION

PHASE

DRC SUBMITTAL

REVISIONS
1. 01-31-14 DRC COMMENTS

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JOB NO. 2013-80
DRAWN BY MC
APPR BY AMC
FILE 2013-80

SHEET NUMBER:
A-2.01



ELEVATION LEGEND			
1	CONCRETE CANOPY	6	CLEAR GLASS CURTAIN WALL SYSTEM
2	ALUMINUM AND GLASS RAILING	7	STONE VENEER
3	ALUMINUM/GLASS SLIDING GLASS DOOR/ STOREFRONT SYSTEM	8	DECORATIVE ALUMINUM SCREEN
4	SMOOTH STUCCO FINISH (TYP.)	9	DECORATIVE ALUMINUM LOUVERS
5	GREEN SCREEN (TYP. WHERE SHOWN)	10	GARAGE ENTRANCE DOORS TO MATCH ALUMINUM LOUVERS.

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

COLOR LEGEND	
A)- 2112-50 STORMY MONDAY (Benjamin Moore)	
B)- 2112-40 STONE (Benjamin Moore)	
C)- 2112-30 STONE BROWN (Benjamin Moore)	
D)- 2124-70 DISTANT GRAY (Benjamin Moore)	



CORWILARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL 33146
LIC. NO. AA-C002151 T.305.448.7383

PROJECT:
PALMS OF BAY HARBOR - EAST
10201-10231 E. BAY HARBOR DR.
BAY HARBOR ISLANDS,
FLORIDA 33154

OWNER:
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150 SE 2ND AVENUE
SUITE 800
MIAMI, FL 33131

SOUTH ELEVATION

PHASE
DRC SUBMITTAL

REVISIONS
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DATE: 12-23-13
JOB NO. 2013-80
DRAWN BY MC
APPR BY AMC
FILE 2013-80

SHEET NUMBER:
A-2.02



ELEVATION LEGEND	
1 CONCRETE CANOPY	6 CLEAR GLASS CURTAIN WALL SYSTEM
2 ALUMINUM AND GLASS RAILING	7 STONE VENEER.
3 ALUMINUM/GLASS SLIDING GLASS DOOR/ STOREFRONT SYSTEM	8 DECORATIVE ALUMINUM SCREEN
4 SMOOTH STUCCO FINISH (TYP.)	9 DECORATIVE ALUMINUM LOUVERS
5 GREEN SCREEN (TYP. WHERE SHOWN)	10 GARAGE ENTRANCE DOORS TO MATCH ALUMINUM LOUVERS.

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

COLOR LEGEND
A)- 2112-50 STORMY MONDAY (Benjamin Moore)
B)- 2112-40 STONE (Benjamin Moore)
C)- 2112-30 STONE BROWN (Benjamin Moore)
D)- 2124-70 DISTANT GRAY (Benjamin Moore)



CORWILARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL 33146
LIC. NO. AA-C002151 T.305.448.7383

PROJECT:
**PALMS OF BAY
HARBOR - EAST**
10201-10231 E.BAY HARBOR DR.
BAY HARBOR ISLANDS.
FLORIDA 33154

OWNER:
**BAY HARBOR
HOLDINGS, LLC**
150 SE 2ND AVENUE
SUITE 800
MIAMI, FL 33131

NORTH ELEVATION

PHASE
DRC SUBMITTAL

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SHEET NUMBER:
A-2.03



RAISED STRUCTURE IS 2'-6"
ABOVE 10'-0" BFE AS REQUIRED
BY CODE

EL. + 0'-0"
12.5' BFE
1ST FLOOR
EL. - 2'-6"
10.0' (BFE)

EL. + 81'-8"
94.17' BFE
TOP OF CANOPY
EL. + 76'-8"
89.17' BFE
POOL DECK
EL. + 75'-0"
85.00' BFE
EL. + 71'-8"
84.17' BFE
TOP OF ROOF DECK
EL. + 60'-8"
73.17' BFE
7TH FLOOR
EL. + 51'-0"
63.50' BFE
6TH FLOOR
EL. + 41'-4"
53.83' BFE
5TH FLOOR
EL. + 31'-8"
44.17' BFE
4TH FLOOR
EL. + 22'-0"
34.50' BFE
3RD FLOOR
EL. + 11'-0"
23.50' BFE
2ND FLOOR
EL. + 0'-0"
12.5' BFE
1ST FLOOR
EL. - 2'-6"
10.0' (BFE)
EL. - 7'-4"
EL. + 5.2' BFE
GRADE
EL. - 9'-0"
EL. + 3'-5" BFE
LOWER LEVEL PARKING

ELEVATION LEGEND

- | | |
|--|---|
| 1 CONCRETE CANOPY | 6 CLEAR GLASS CURTAIN WALL SYSTEM |
| 2 ALUMINUM AND GLASS RAILING | 7 STONE VENEER |
| 3 ALUMINUM/GLASS SLIDING GLASS DOOR/ STOREFRONT SYSTEM | 8 DECORATIVE ALUMINUM SCREEN |
| 4 SMOOTH STUCCO FINISH (TYP.) | 9 DECORATIVE ALUMINUM LOUVERS |
| 5 GREEN SCREEN (TYP. WHERE SHOWN) | 10 GARAGE ENTRANCE DOORS TO MATCH ALUMINUM LOUVERS. |

NORTH ELEVATION

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

COLOR LEGEND

- | |
|---|
| A- 2112-50 STORMY MONDAY (Benjamin Moore) |
| B- 2112-40 STONE (Benjamin Moore) |
| C- 2112-30 STONE BROWN (Benjamin Moore) |
| D- 2124-70 DISTANT GRAY (Benjamin Moore) |



CORWILARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL 33146
LIC. NO. AA-C002151 T.305.448.7383

PROJECT:

**PALMS OF BAY
HARBOR - EAST**
10201-10231 E.BAY HARBOR DR.
BAY HARBOR ISLANDS,
FLORIDA 33154

OWNER:

**BAY HARBOR
HOLDINGS, LLC**
150 SE 2ND AVENUE
SUITE 800
MIAMI, FL 33131



PERSPECTIVE RENDERING - WEST VIEW
SCALE: N.T.S.

PERSPECTIVE RENDERING
WEST VIEW

PHASE

DRC SUBMITTAL

REVISIONS

I. 01-31-14 DRC COMMENTS

SEAL

[Signature]
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DATE: 12-23-13

JOB NO. 2013-80

DRAWN BY MC

APPR BY AMC

FILE 2013-80

SHEET NUMBER:

A-2.04



CORWILARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL 33146
LIC. NO. AA-C002151 T.305.448.7383

PROJECT:
**PALMS OF BAY
HARBOR - EAST**
10201-10231 E. BAY HARBOR DR.
BAY HARBOR ISLANDS,
FLORIDA 33154

OWNER:
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HOLDINGS, LLC**
150 SE 2ND AVENUE
SUITE 800
MIAMI, FL 33131



PERSPECTIVE RENDERING - EAST VIEW
SCALE: N.T.S.

PERSPECTIVE RENDERING
EAST VIEW

PHASE
DRC SUBMITTAL
REVISIONS
1. 01-31-14 DRC COMMENTS

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APPR BY AMC
FILE 2013-80

SHEET NUMBER:
A-2.05



PERSPECTIVE RENDERING - SOUTHWEST VIEW
SCALE: N.T.S.



CORWILARCHITECTS
4210 LAGUNA ST. CORAL GABLES, FL 33146
LIC. NO. AA-C002151 T.305.448.7383

PROJECT:
**PALMS OF BAY
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10201-10231 E. BAY HARBOR DR.
BAY HARBOR ISLANDS,
FLORIDA 33154

OWNER:
**BAY HARBOR
HOLDINGS, LLC**
150 SE 2ND AVENUE
SUITE 800
MIAMI, FL 33131

PERSPECTIVE RENDERING
SOUTHWEST VIEW

PHASE

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REVISIONS
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SHEET NUMBER:
A-2.06



CORWILARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL 33146
LIC. NO. A.A. CO021511 T.305.448.7383

PROJECT:
**PALMS OF BAY
HARBOR - EAST**
10201-10231 E BAY HARBOR DR.
BAY HARBOR ISLANDS,
FLORIDA 33154

OWNER:
**BAY HARBOR
HOLDINGS, LLC**
150 SE 2ND AVENUE
SUITE 800
MIAMI, FL 33131

BUILDING SECTION

PHASE
DRC SUBMITTAL

REVISIONS
1. 01-31-14 DRC COMMENTS

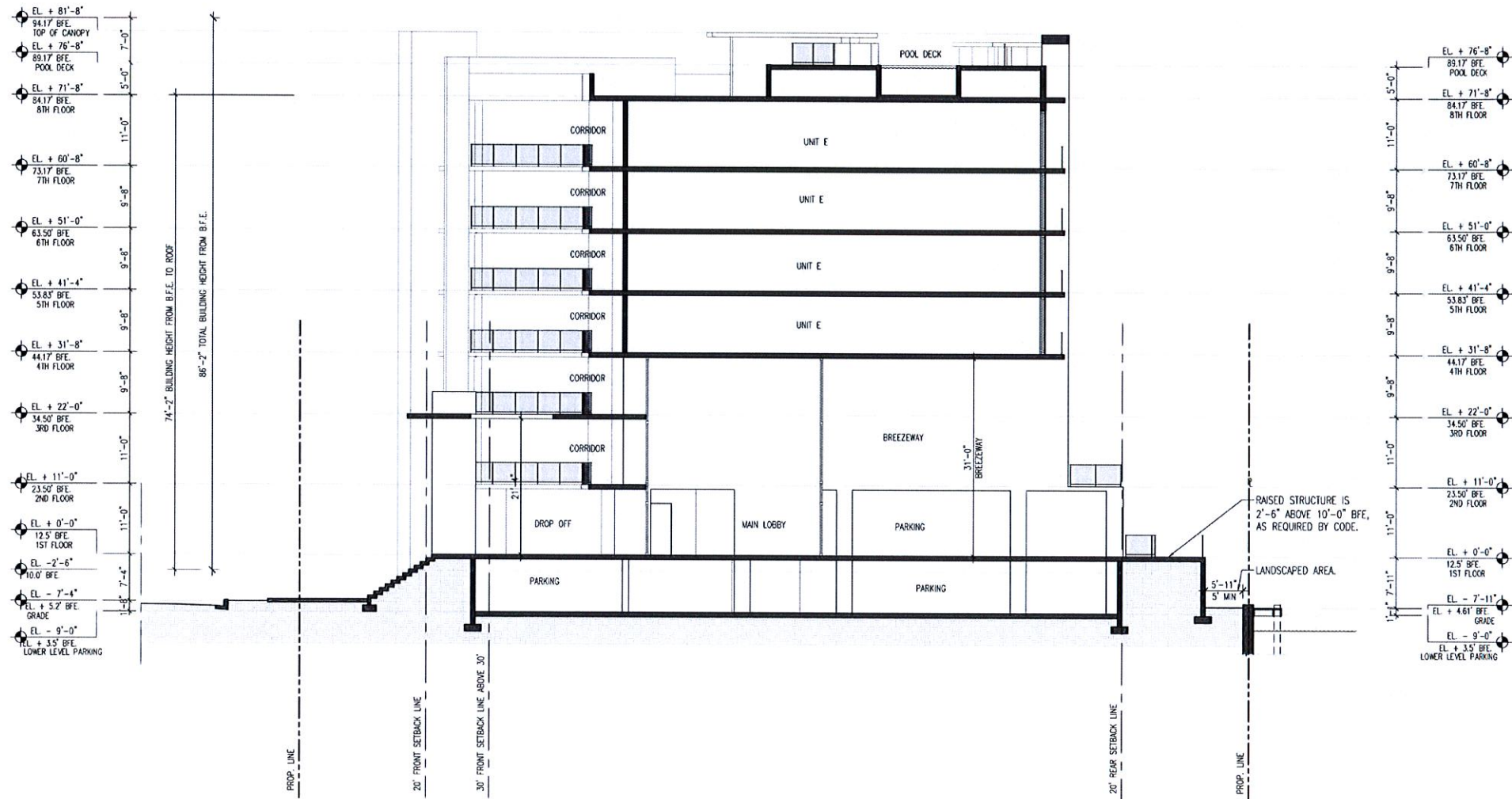
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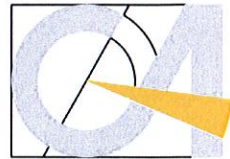
DATE: 12-23-13
JOB NO. 2013-80
DRAWN BY MC
APPR BY AMC
FILE 2013-80

SHEET NUMBER:
A-3.00



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

SUBMERGED LAND LEASE AS PER OFFICIAL
RECORDS BOOK 15320, PAGES 2189-2199



CORWIL ARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL 33146
LIC. NO. AA-C002151 T.305.448.7383

PROJECT:
**PALMS OF BAY
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10201-10231 E. BAY HARBOR DR.
BAY HARBOR ISLANDS,
FLORIDA 33154

OWNER:
**BAY HARBOR
HOLDINGS, LLC**
150 SE 2ND AVENUE
SUITE 800
MIAMI, FL 33131

NOTES

1. CALCULATIONS HAVE BEEN PERFORMED ACCORDING TO IES STANDARDS AND PRACTICE. SOME DIFFERENCES BETWEEN MEASURED VALUES AND CALCULATED RESULTS MAY OCCUR DUE TO TOLERANCES IN CALCULATION METHODS, TESTING PROCEDURES, COMPONENT PERFORMANCES, MEASURED CONDITIONS SUCH AS TECHNICAL AND FIELD VOLTAGES AND TEMPERATURE VARIATIONS. INPUT DATA SUCH AS ROOM DIMENSIONS, REFLECTANCES, FURNITURE, LIGHT LOSS FACTOR, FURNITURE, ARCHITECTURAL ELEMENTS AND FOLIAGE SIGNIFICANTLY AFFECT THE LIGHTING CALCULATIONS. IF THE REAL ENVIRONMENT DO NOT MATCH INPUT DATA DIFFERENCES WILL OCCUR BETWEEN MEASURED AND CALCULATED VALUES.
2. CONCRETE POLES ARE TO BE 22' OVERALL LENGTH AND 16' ABOVE GROUND OR AS INDICATED BY BORING TEST RESULTS - SUPPLIED BY OTHERS.
3. WIND LOAD CALCULATIONS, TO MEET SOUTH FLORIDA WIND LOAD REQUIREMENTS, MUST BE PREPARED AND SUBMITTED AS PART OF THE SUBMITTAL PROCESS. SAID CALCULATIONS MUST BE SIGNED AND SEALED BY FLORIDA REGISTERED ENGINEER.
4. POINT-BY-POINT CALCULATIONS PROGRAM USED - VISUAL SERIAL # 5101 5260 4589 0193, VERSION 2.06.0211

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min
INTERIOR PARKING Z=0'	+	3.6 fc	8.4 fc	1.1 fc	8.4:1

LUMINAIRE SCHEDULE

Symbol	Label	Catalog Number	Description	Lamp	Lumens	LLF	Watts
	A	ACUITY BRANDS LIGHTING DMW 2 32 MVOLT GEB10PS SURFACE MOUNTED 8.6' AFF	4FT WET LOCATION ENCLOSURE WITH (2) T8 LAMPS, 50% DR HIGH IMPACT ACRYLIC LENS	TWO 32-WATT LINEAR FLUORESCENT T8, 735	2800	0.65	56.7
	AE	ACUITY BRANDS LIGHTING DMW 2 32 MVOLT GEB10PS EL 14 SURFACE MOUNTED 8.6' AFF	4FT WET LOCATION ENCLOSURE WITH (2) T8 LAMPS, 50% DR HIGH IMPACT ACRYLIC LENS	TWO 32-WATT LINEAR FLUORESCENT T8, 735	2800	0.65	56.7
	S	LITHONIA DSX0 LED 20C 700 40K T4M MVOLT MOUNTED 10' AFG ON POLE THRU EMERGENCY GENERATOR	SMALL LED LUMINAIRE ON POLE	(1) 20 LED LIGHT ENGINE, TYPE T4M OPTIC, 4000K, @ 700mA	Absolute	0.85	45
	SW	LITHONIA DSXW1 LED 10C 700 40K T2M MVOLT WALL MOUNTED 7'-6" AFF THRU EMERGENCY GENERATOR	LED WALL PACK	1 LIGHT ENGINE, 10 LED's, 700mA DRIVER, 4000K LED, TYPE 2 MEDIUM OPTIC	Absolute	0.85	47

SITE / 1ST LEVEL LIGHTING PLAN

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

SITE / 1ST LEVEL LIGHTING PLAN

PHASE

DRC SUBMITTAL

REVISIONS

1. 01-31-14 DRC COMMENTS

SEAL

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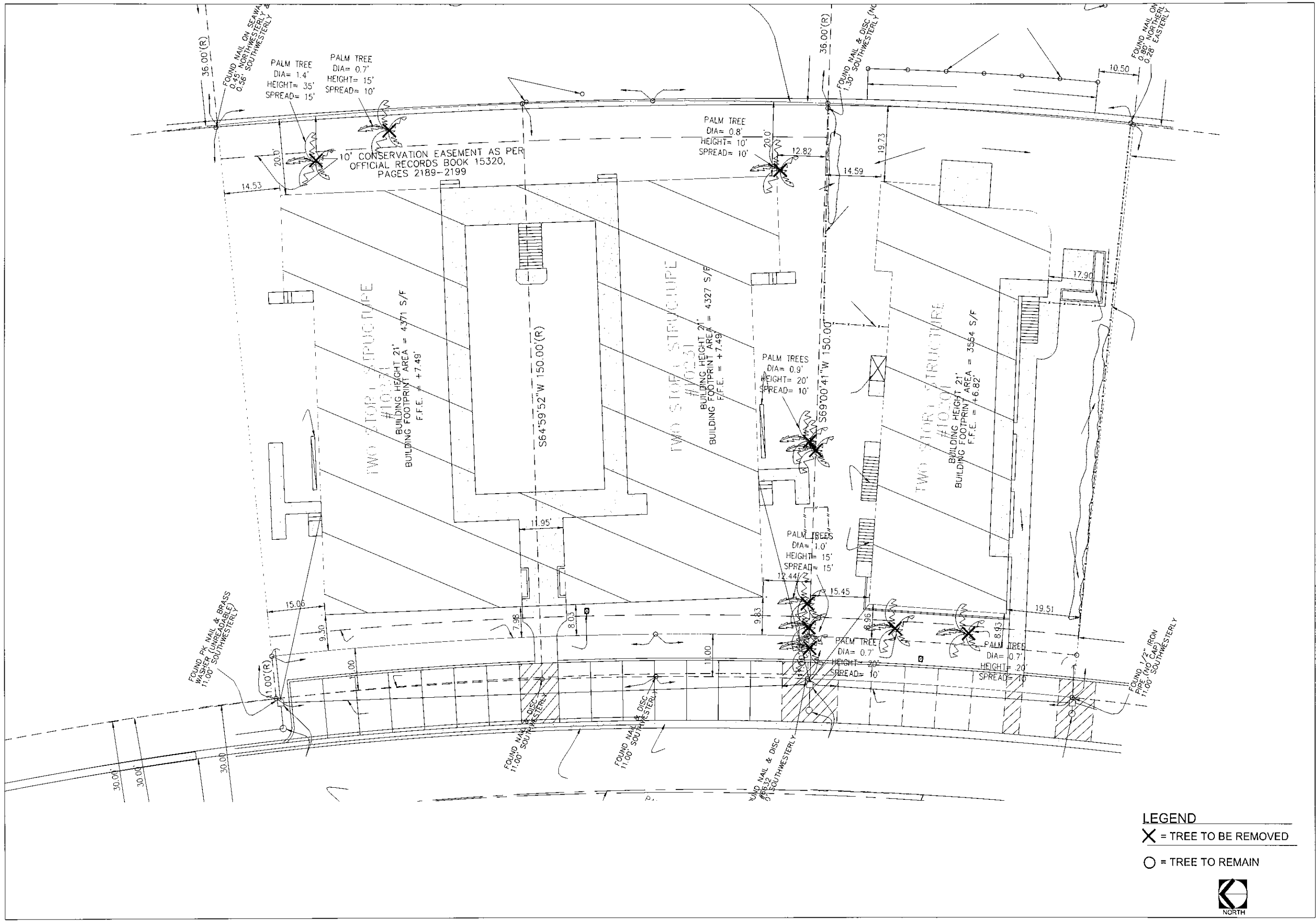
DRAWN BY MC

APPR BY AMC

FILE 2013-80

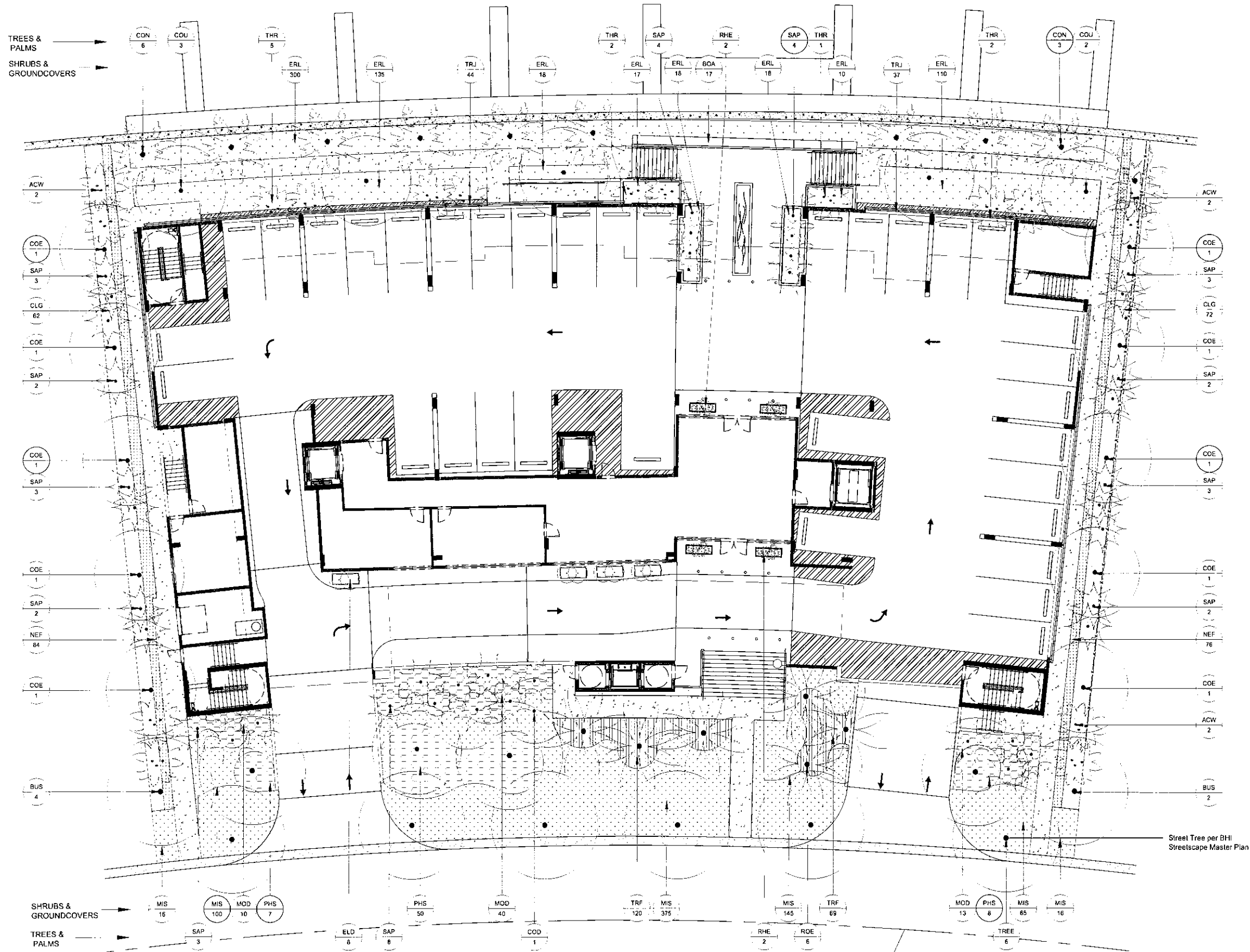
SHEET NUMBER:

E-1.01



NOTE: SEE SHEET L-2 FOR PLANT SCHEDULE AND REQUIREMENT CALCULATIONS

Feb 24, 2014 - 7:26pm John Z:\PROJECTS\Bay Harbor Islands Condo\GRAPHICS\CAO FILES\1 MASTER PLAN - SCHEMATIC DESIGN\2014-02-24 Bay Harbor Islands Condos - Block 4.dwg



LANDSCAPE AREA CALCULATION			
LANDSCAPE AREA REQUIREMENTS	REQ. NEEDED	PROPOSED	
LANDSCAPE AREA	33,760 + 0.00 = 33,760 SQ. FT.	33,760 SQ. FT.	0.00



NOTE: SEE SHEET L-2 FOR PLANT SCHEDULE AND REQUIREMENT CALCULATIONS



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John

Feb 24, 2014

7:26pm

PLANT SCHEDULE

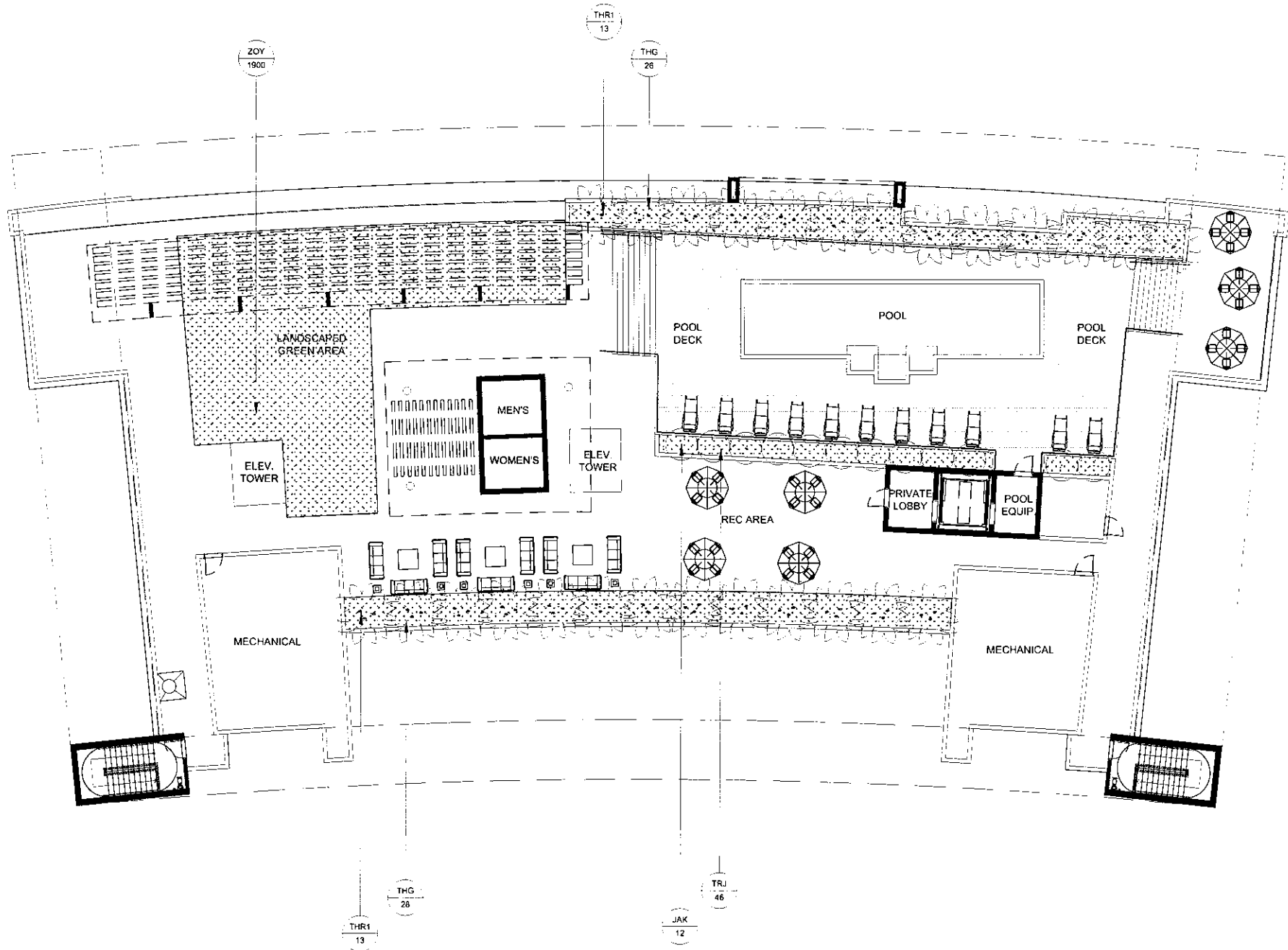
KEY	QTY.	BOTANICAL/COMMON NAME	SIZE
TREES			
BUS	10	Bursera simaruba	18'-20' Ht. x 9'-10' Spr., B&B, 4" CAL.
		Gumbo Limbo	6' CT
COD	1	Coccoloba diversifolia / Pidgeon Plum	16'-18' Ht. x 6'-9' Spr., B&B, 3" CAL., 2' CT
COU	5	Coccoloba uvifera / Seagrape	Tree Form w multi-branch character
ELD	8	Elaeocarpus decipiens / Japanese Blueberry	18'-20' Ht. x 10'-12' Spr., B&B, 4" CAL., Multi-Trunk Specimen character
JAK	12	Jacquinia keyensis / arborea Joewood	8'-9' Ht. x 4'-5' Spr., 65 gal.
TREE	6	Tree Per BHI Streetscape Master Plan	7'-8' Ht. x 4'-5' Spr., Specimen
PALMS			
ACW	6	Acrotyrapphe wrightii / Pauritis Palm	16'-18' OA Ht., Dense to ground, B&B
CON	9	Cocos nucifera 'Green Malaysian' / Green Malaysian Coconut Palm	24'-40' OA Ht., 8'-20' GW, B&B
RHE	4	Rhapis excelsa / Lady Palm	5' OA Ht., Dense, 7 gal.
ROE	6	Roystonia elata / Florida Royal Palm	32'-34' OA HT., 15' GW, B&B
SAP	19	Sabal palmetto / Cabbage Palm	10' - 18' GW, even distribution, 50% booted, regenerative heads
THR	10	Thrinax radiata / Florida Thatch Palm	12'-18' OA Ht., Staggered, Multi-Trunk, B&B
THR1	26	Thrinax radiata / Florida Thatch Palm	10'-12' OA Ht., 8' OC, Multi-Trunk, B&B
SHRUBS			
MOD	63	Monstera deliciosa / Monstera	18'-24" OA, 3 gal., 36" OC
PHS	65	Philodendron Selloum / Selloum	24'-30" Ht., Full, 3 gal., 36" OC
GROUNDCOVERS			
BOA	17	Bomichia arborescens / Sea Oxeye Daisy	7 gal. 30"-36" Ht., 30" OC
ERI	626	Erodia littoralis / Beach Creeper	12'-18" Ht., Full, 1 gal., 24" OC
MIS	717	Microsorium scolopendria / Wart / Monarch fern	12'-18" Ht., Full, 1 gal., 24" OC
TRF	189	Tripsacum dandatum / Florida Gamma Grass	12'-18" Ht., 1 gal., 18" OC
ZOY	1900	Zoysia 'Cashmere' / 'Emerald' S.F.	palettes
VINES			
THG	54	Thunbergia grandiflora / Sky Vine	3 gal., 4" OC
TRJ	81	Trachelospermum jasminoides / Jasmine	12'-18" OA, 3 gal., 6 runners min.

PROJECT LANDSCAPE LEGEND - Block 4					
Zoning District	R1B-1	Net Lot Area	33,750 SF 0.778 Acres		
OPEN SPACE					
A. Square Feet of open space required by Chapter 33, as indicated on site plan:					
Net lot area =	33,750 SF	X	20%	6,750	7,071
B. Square Feet of parking lot open space required by Chapter 18A, as indicated on site plan:					
Nº parking spaces	N/A	X	N/A SF	0	0
(Includes Loading Zones and exterior spaces)					
C. Total s.f. of landscaped open space required by Chapter 33: (A + B) =				6,750	7,071
D. Total s.f. of landscaped rooftop space:					
Total rooftop area = 15%	12,924 SF	X	15% SF	1,939	3,044
LAWN AREA CALCULATION					
A. 6,750 Total s.f. of landscaped open space required by Chapter 33: (C)					
B. Maximum lawn area (add) permitted: Open Space x 60%					
	33,750 SF	X	60% SF	20,250	0
TREES					
A. Nº of trees required per Net Lot Area:					
Less existing number of trees meeting minimum requirements	28 - 28 Trees	X	0.27 (Net Lot Acres)	22	28
	0			0	0
B. % Palms Allowed to count as Trees Required:					
Palms provided to count on 2:1 basis	0 Palms	+	2	0	0
Palms provided to count on 1:1 basis	0 Palms	+	1	0	0
Note: Palms exceeding allowable quantity not counted toward Tree Requirement					
C. % Native Required: Nº trees provided x 50%					
	22 Trees	X	50%	11	27
D. % Drought Tolerant Required: Nº trees provided x 50%					
	22 Trees	X	50%	11	27
E. Street trees (max. average spacing of 35' o.c.):					
Note: Street Trees excluded from all other quantities	210 LF Street	+	25 LF	6	6
F. Street trees located directly beneath power lines:					
(Maximum average spacing of 20' o.c.)	0 LF Street	+	25 LF	0	0
SHRUBS					
A. No. of Shrubs required: No. Trees provided x 10					
	22 Trees	X	10	220	2,336
B. No. of Native Shrubs required: No. Shrubs provided x 30%					
	2,336 Shrubs	X	30%	701	800
B. No. of Drought Tolerant Shrubs required: No. Shrubs provided x 50%					
	2,336 Shrubs	X	50%	1,168	1,653

IRRIGATION PLAN: If required by Chapter 33

LANDSCAPE AREA REQUIREMENTS			
20% OF LOT AREA	33,750 SF X 20% = 6,750 SF	REQUIRED	PROVIDED
		6,750 SF	7,071 SF

ROOF DECK LANDSCAPE REQUIREMENTS			
15% OF ROOF AREA MINIMUM	12,924 SF X 15% = 1,939 SF	REQUIRED	PROVIDED
		1,939 SF	3,044 SF

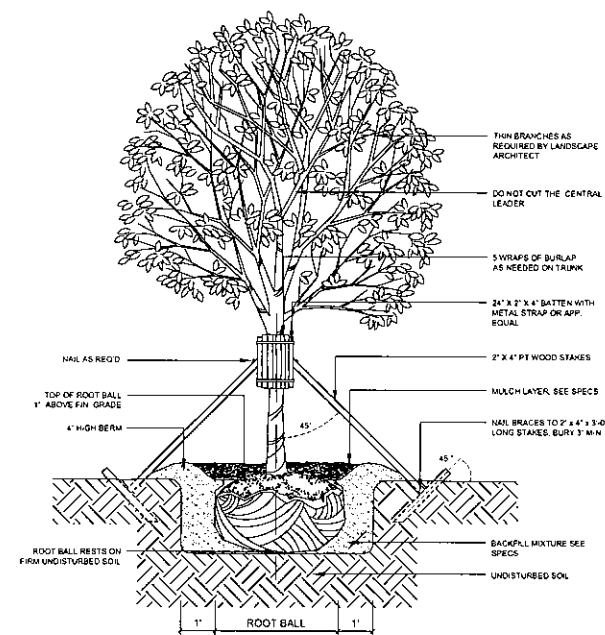


NOTE: SEE SHEET L-2 FOR PLANT SCHEDULE AND REQUIREMENT CALCULATIONS

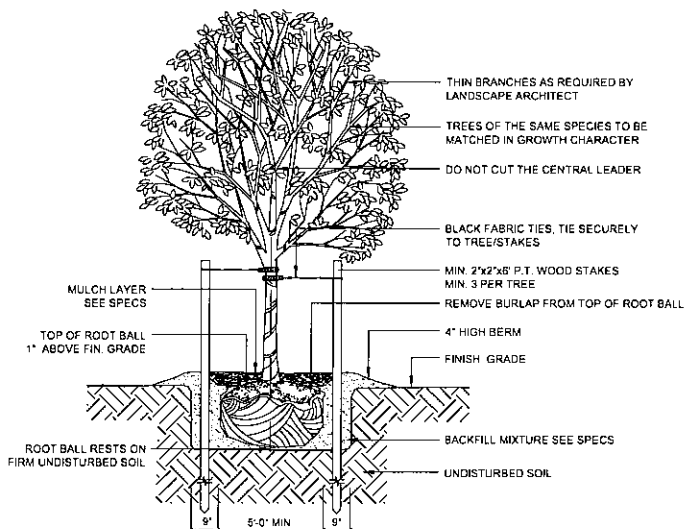
Z:\PROJECTS\Bay Harbor Islands Condos CONDO\GRAPHICS\CAD FILES\1 MASTER PLAN - SCHEMATIC DESIGN\2014-02-24-Bay Harbor Islands Condos - Block 4.dwg

John

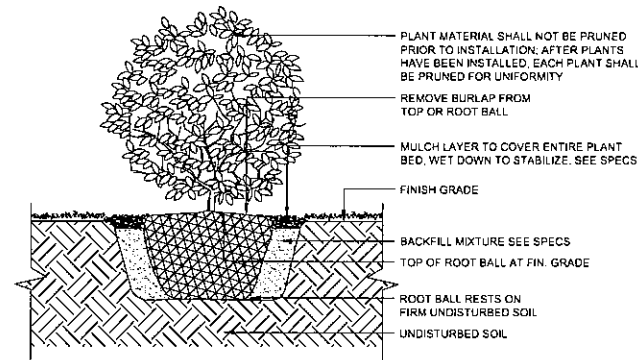
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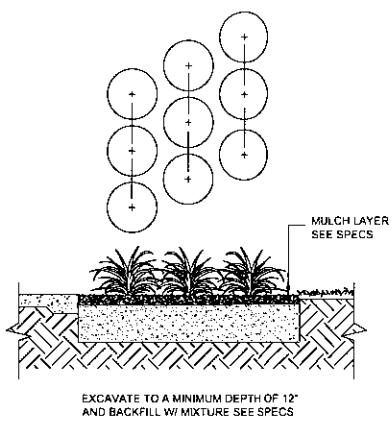
TYPICAL DETAIL: LARGE TREE STAKING
DETAIL #1
SCALE: NTS



TYPICAL DETAIL: SMALL TREE GUYING
DETAIL #2
SCALE: NTS

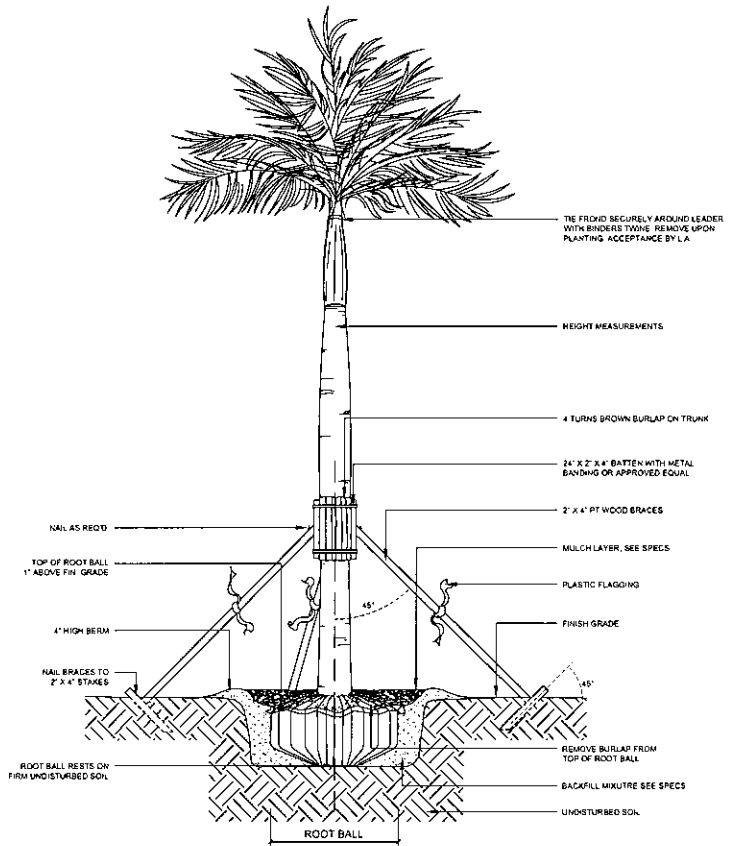


TYPICAL DETAIL: SHRUB
DETAIL #3
SCALE: NTS



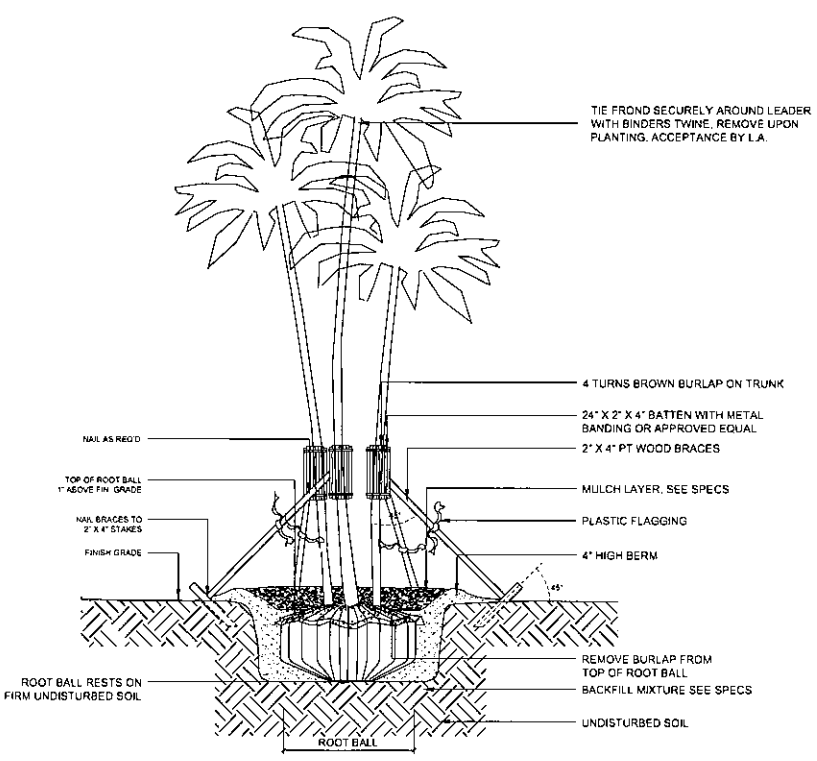
TYPICAL DETAIL: GROUNDCOVER SPACING
DETAIL #4
SCALE: NTS

NOTE:
* REMOVE ALL NURSERY STAKES, SUPPORTS, BRACES, TAPE AND LABELS AT TIME OF PLANTING
* KEEP MULCH 3"-4" AWAY FROM TRUNK
* REMOVE CONTAINER AND CUT CIRCLING ROOTS IF CONTAINER-GROWN OR AS MUCH BURLAP AS POSSIBLE IF FIELD-GROWN



TYPICAL DETAIL: LARGE PALM STAKING
DETAIL #5
SCALE: NTS

NOTE:
* REMOVE ALL NURSERY STAKES, SUPPORTS, BRACES, TAPE AND LABELS AT TIME OF PLANTING
* KEEP MULCH 3"-4" AWAY FROM TRUNK
* REMOVE CONTAINER AND CUT CIRCLING ROOTS IF CONTAINER-GROWN OR AS MUCH BURLAP AS POSSIBLE IF FIELD-GROWN



TYPICAL DETAIL: MULTI-TRUNK PALM STAKING
DETAIL #6
SCALE: NTS



WEST ELEVATION



EAST ELEVATION

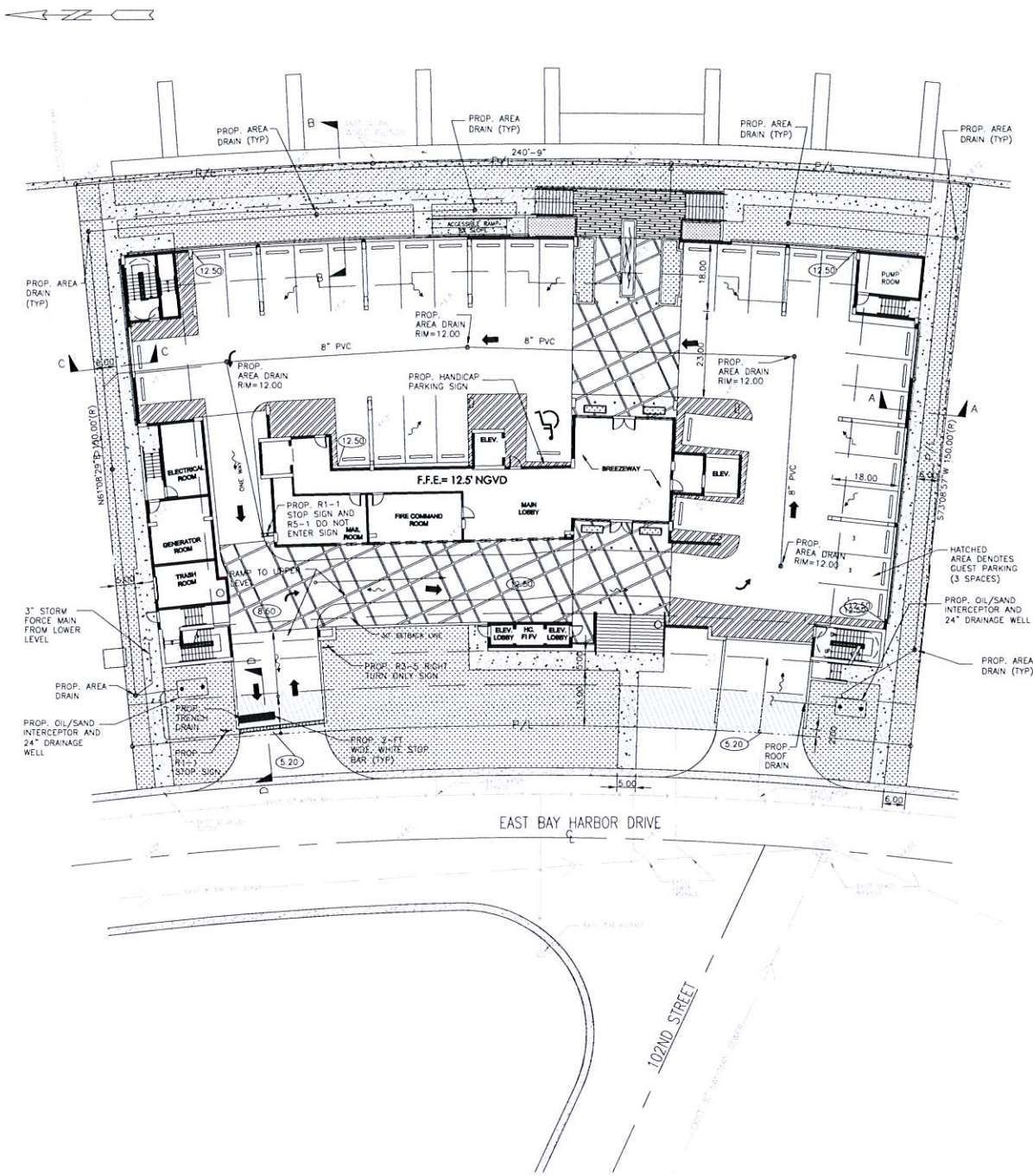


NORTH ELEVATION



SOUTH ELEVATION

NOTE: SEE SHEET L-2 FOR PLANT SCHEDULE
AND REQUIREMENT CALCULATIONS



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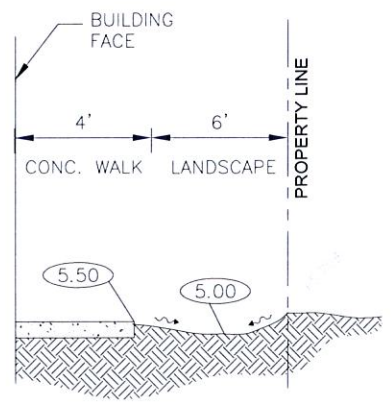
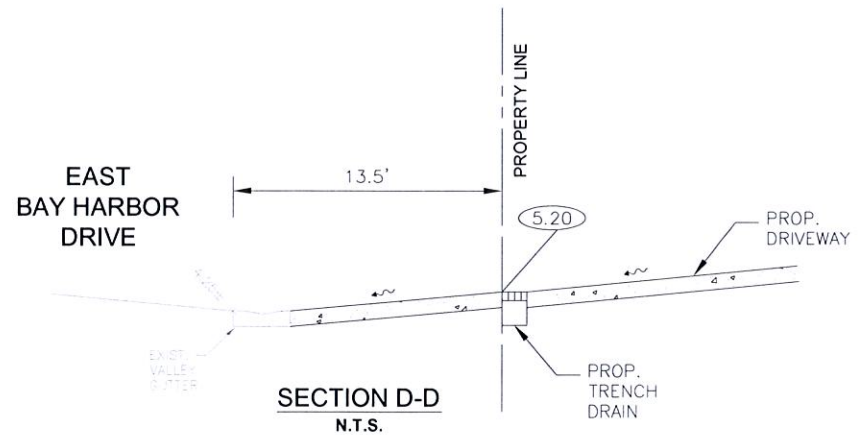
ALL STORMWATER IS TO BE RETAINED ONSITE



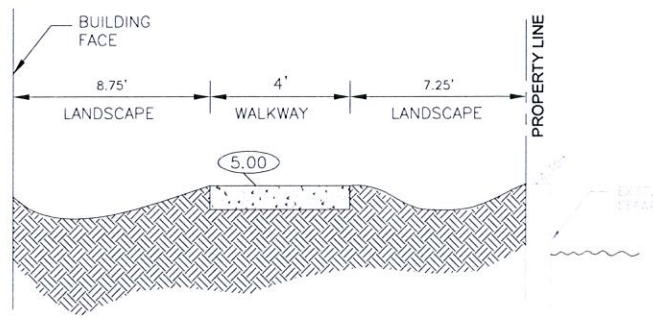
LEGAL DESCRIPTION

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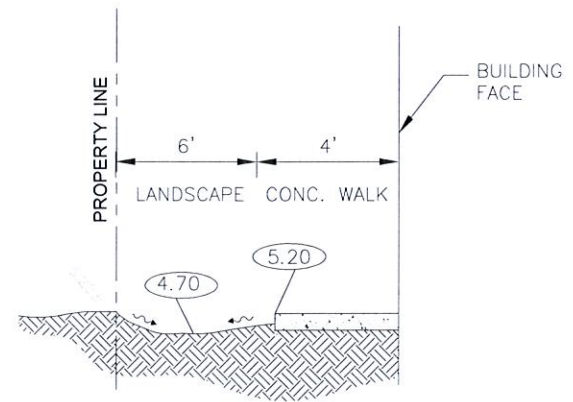
- NOTES:
1. EXISTING VALLEY GUTTER TO BE REPLACED WHERE CRACKED OR DAMAGED.
 2. MAXIMUM CROSS SLOPE ON WALKWAYS TO BE 2%.
 3. MAXIMUM LENGTH WISE SLOPE ON WALKWAYS TO BE 5%.
 4. CONNECT ALL ROOF DRAINS TO DRAINAGE WELLS.
 5. CONTRACTOR TO COORDINATE CONSTRUCTION OF DRAINAGE SYSTEM WITH WATER, FIRE, IRRIGATION PIPES AND STRUCTURAL FOUNDATION.
 6. ALL EXISTING AND PROPOSED ELEVATIONS ARE REFERENCED TO NGVD 1929.
 7. MAXIMUM SLOPE ON GARAGE RAMPS TO BE 12.5%.
 8. ALL DRAINAGE PIPE TO HAVE MINIMUM 1% (1/8 INCH/FT) SLOPE.
 9. REFER TO PLUMBING PLANS FOR INFORMATION ON ROOF DRAINS.
 10. REFER TO ARCHITECTURAL PLANS FOR DETAILS ON CONCRETE RAMPS.



SECTION A-A
N.T.S.



SECTION B-B
N.T.S.



SECTION C-C
N.T.S.

LEGEND

- PROPOSED CONCRETE WALK
- PROPOSED PAVERS
- PROPOSED ELEVATION
- PROPOSED SURFACE FLOW
- PROPOSED AREA DRAIN
- PROPOSED PIPING
- EXISTING PIPING AND APPURTENANCES
- EXISTING CATCH BASIN
- EXISTING ELEVATION
- EXISTING WOOD POWER POLE
- EXISTING MANHOLE (AS DESIGNATED)
- EXISTING WATER METER
- EXISTING FENCE
- EXISTING WATER
- EXISTING GAS

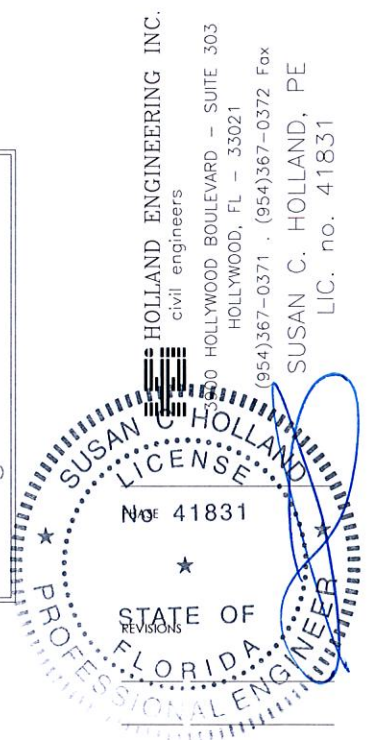
PAVING, GRADING AND DRAINAGE
GROUND LEVEL PLAN

SCALE 1" = 20'-0"



PROJECT:
PALMS OF BAY HARBOR - EAST
10201-10231 E. BAY HARBOR DR.
BAY HARBOR ISLANDS,
FLORIDA 33154

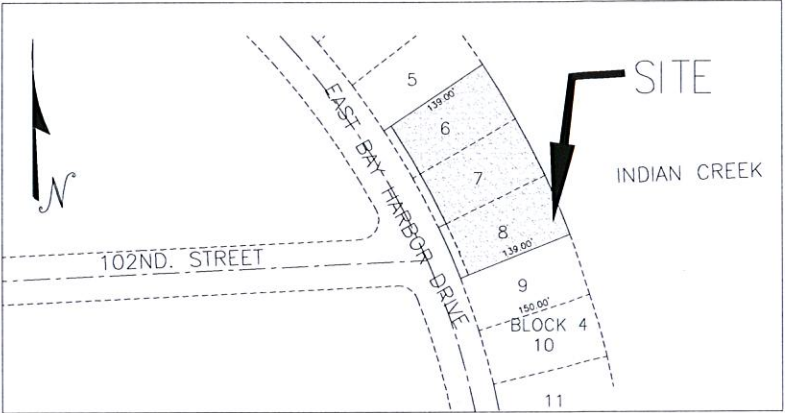
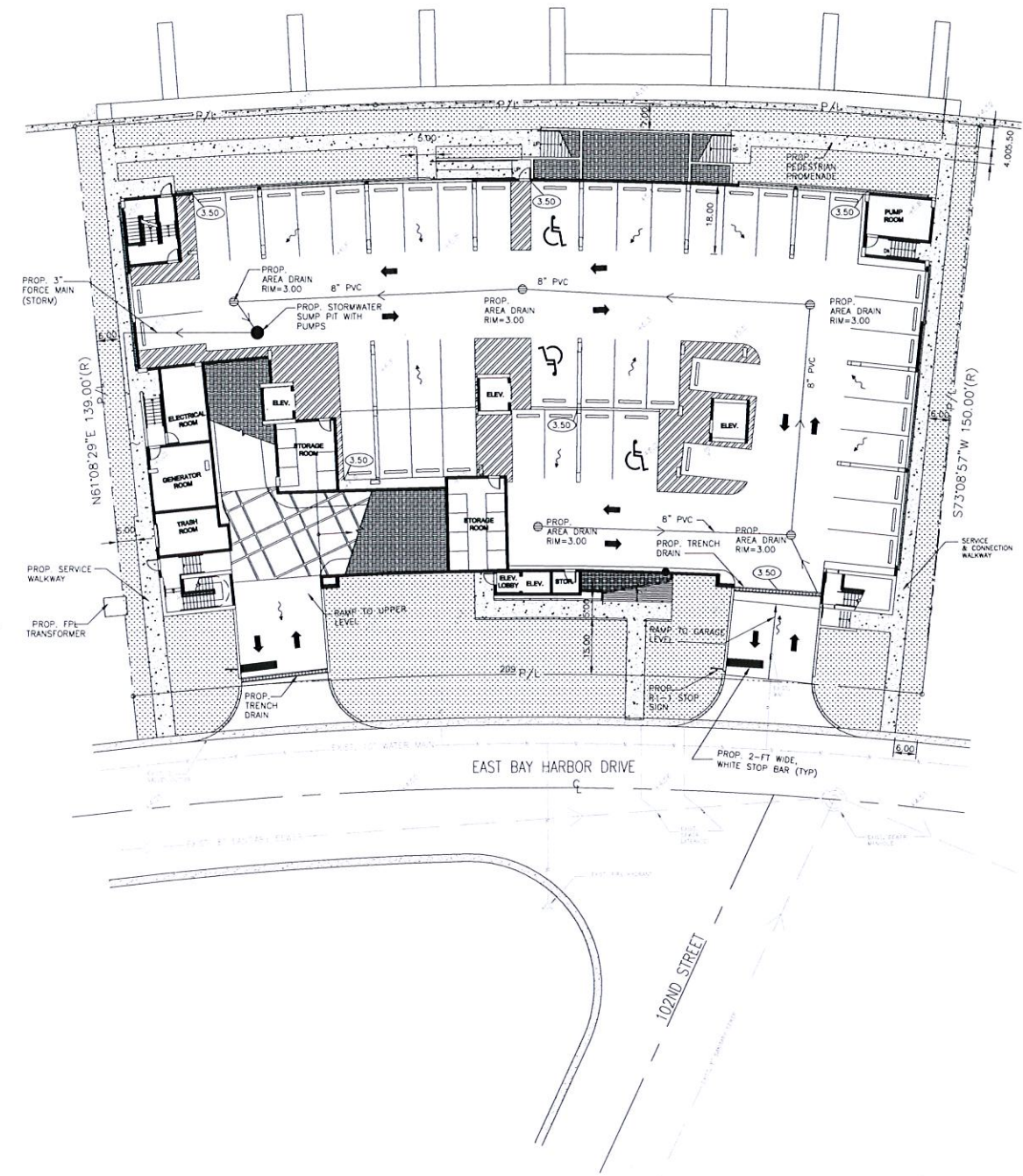
OWNER:
BAY HARBOR HOLDINGS, LLC
150 SE 2ND AVENUE
SUITE 800
MIAMI, FL 33131



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DATE: 12-10-13
JOB NO.: 2013-44
DRAWN BY: EEH
APPR BY: SCH
FILE: 13-44
SHEET NUMBER: **C-1**

MAR 18 2014



LEGAL DESCRIPTION

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Area of parcel = 0.7393+/- acres

LEGEND

- PROPOSED CONCRETE
- PROPOSED PAVERS
- PROPOSED ELEVATION
- PROPOSED SURFACE FLOW
- PROPOSED AREA DRAIN
- PROPOSED PIPING
- EXISTING PIPING AND APPURTENANCES
- EXISTING CATCH BASIN
- EXISTING ELEVATION
- EXISTING WOOD POWER POLE
- EXISTING MANHOLE (AS DESIGNATED)
- EXISTING WATER METER
- EXISTING FENCE
- EXISTING WATER
- EXISTING GAS

PAVING, GRADING AND DRAINAGE
GARAGE LEVEL PLAN

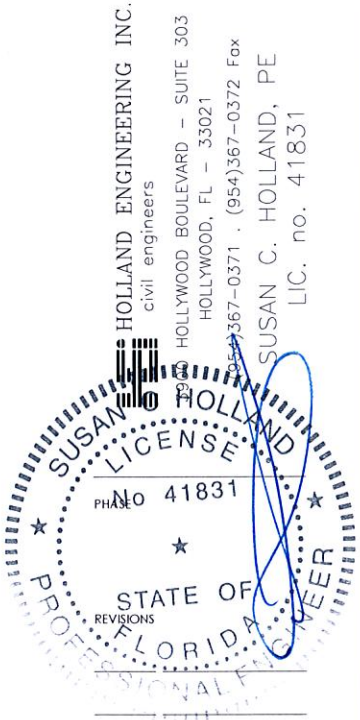
SCALE 1" = 20'-0"



CORWILARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL. 33146
LIC. NO. AA-C002151 T.305.448.7383

PROJECT:
PALMS OF BAY
HARBOR - EAST
10201-10231 E. BAY HARBOR DR.
BAY HARBOR ISLANDS,
FLORIDA 33154

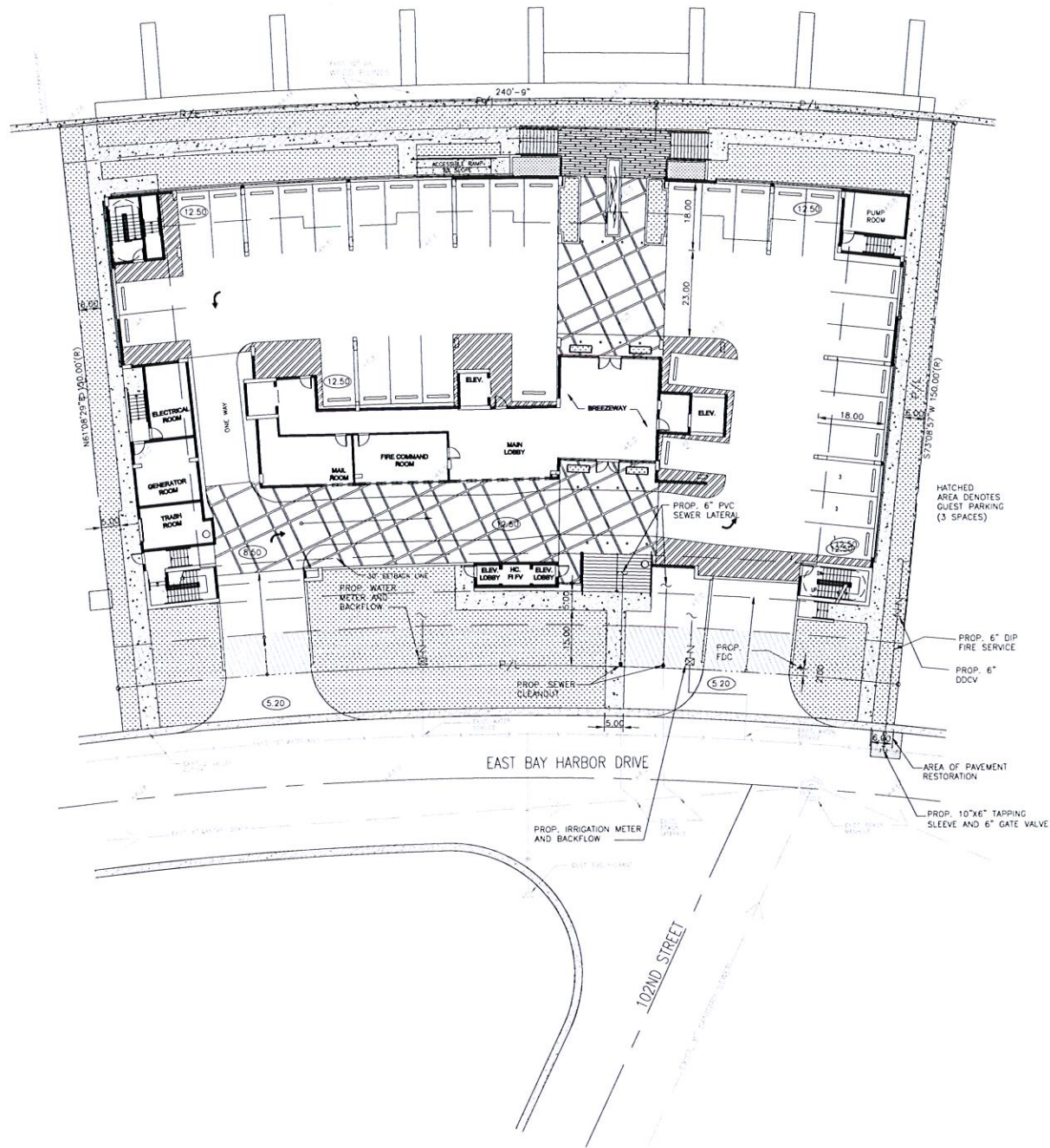
OWNER:
BAY HARBOR
HOLDINGS, LLC
150 SE 2ND AVENUE
SUITE 800
MIAMI, FL 33131



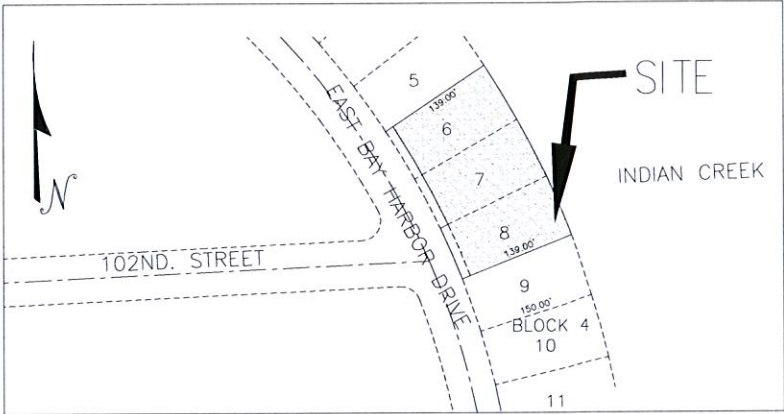
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AND SHALL NOT BE TRANSMITTED TO ANY OTHER PARTY
EXCEPT AS AGREED TO BY THE ARCHITECT/ENGINEERS.

DATE: 12-10-13
JOB NO.: 2013-44
DRAWN BY: EEH
APPR BY: SCH
FILE: 13-44
SHEET NUMBER: C-2

MAR 18 2014



- NOTES:
1. REFER TO PLUMBING PLANS FOR COORDINATION WITH BUILDING WATER AND SEWER SERVICES.
 2. CONTRACTOR TO FIELD LOCATE EXISTING SEWER MAIN AND CONFIRM DEPTH OF PIPE.
 3. CONTRACTOR TO FIELD LOCATE ALL EXISTING UNDERGROUND UTILITIES AND CONFIRM DEPTH PRIOR TO CONSTRUCTION.
 4. INSTALLATION OF ALL UTILITIES TO BE COORDINATED TO PREVENT PIPE CONFLICTS
 5. ALL BACKFLOWS SHALL BE INSTALLED IN ACCORDANCE WITH COUNTY REGULATIONS



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AND
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LEGEND

- PROPOSED CONCRETE
- PROPOSED PAVERS
- PROPOSED ELEVATION
- PROPOSED SURFACE FLOW
- PROPOSED AREA DRAIN
- PROPOSED PIPING
- EXISTING PIPING AND APPURTENANCES
- EXISTING CATCH BASIN
- EXISTING ELEVATION
- EXISTING WOOD POWER POLE
- EXISTING MANHOLE (AS DESIGNATED)
- EXISTING WATER METER
- EXISTING FENCE
- EXISTING WATER
- EXISTING GAS

WATER AND SEWER PLAN
GROUND LEVEL

SCALE 1" = 20'-0"

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4210 LAGUNA ST. CORAL GABLES FL 33146
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PALMS OF BAY HARBOR - EAST
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BAY HARBOR ISLANDS,
FLORIDA 33154

OWNER:
BAY HARBOR HOLDINGS, LLC
150 SE 2ND AVENUE
SUITE 800
MIAMI, FL 33131

HOLLAND ENGINEERING INC.
civil engineers
HOLLYWOOD BOULEVARD - SUITE 303
HOLLYWOOD, FL - 33021
(954)367-0371 • (954)367-0372 Fax
SUSAN C. HOLLAND, PE
LIC. no. 41831

SUSAN C. HOLLAND
LICENSE
No 41831
PHASE
STATE OF FLORIDA
PROFESSIONAL ENGINEER

SEAL

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EXCEPT AS AGREED TO BY THE ARCHITECT/ENGINEER.

DATE:	12-10-13
JOB NO.	2013-44
DRAWN BY	EEH
APPR BY	SCH
FILE	13-44
SHEET NUMBER:	C-3

MAR 18 2014

AGENDA ITEM REPORT

April 2, 2014

ITEM NUMBER: 2.

ITEM: Request for approval of a new multi-family dwelling for “Bay Harbor Holdings” located at 10150-10191 E. Bay Harbor Drive, Lots 1-2, 19-20 of Block 6. The developers are proposing to construct a forty-nine (49) dwelling unit multi family residential development. The proposed units range from 991 to 1,663 sq. ft. of a/c plus balconies, etc. The proposed design incorporates two rectangular shaped building positioned north / south on top of a two-story parking garage structure that is depressed 1'8" below grade. The building has 7 stories in height (6 floors of residential over two floors of parking garage @ max. 65 feet above BFE. The developer will be required to obtain 15 Transfer of Development Rights (TDR). Enclosed please find the site plan and elevations.

DESCRIPTION:

For the purpose of hearing any public comment with respect to an application for site plan approval at 10150-10190 E. Bay Harbor Drive.

RECOMMENDED ACTION:

Design meets Town Code and was approved by the Development Review Committee pending the approval of 15 Transfer of Development Rights.

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Marante

ATTACHMENTS

1.	Staff Report	BHI PZB Staff Report Integra Block 6 Mar 25 2014.pdf
2.	Site Plan & Elevations	10150-10190eBHDRPart1.pdf
3.	Site Plan & Elevations	10150-10190eBHDRPart2.pdf

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

To: Planning and Zoning Board
Town of Bay Harbor Islands

From: Michael J. Miller, AICP 
Consultant Town Planner

Date: March 25th, 2014

Subject: Site Development Plan Application
5th Overall Submission / New Design 4th Submission
Integra Multi-Family Residential – Block 6
10150-10190 E. Bay Harbor Drive
Bay Harbor Islands Acct. No. MB2013-XX
MMPA Acct. No. 01-0702-0971C

RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board review the most recent revised plans dated March 19th, 2014 and, if found acceptable, **APPROVE** the proposed Site Development Plan application subject to the following:

- (1) The Board finds the proposed increased density (34 Base DU / 15 TDR Units = 49 DU) "fits" within the building envelope without alterations or variances;
- (2) The Board finds the proposed "breezeway" design is adequate, and
- (3) Subject to any staff recommended conditions listed herein.

PROJECT REVIEW HISTORY

On October 1st, 2013 the project architectural team at that time, Carlos Zapata Studio (New York) / Frankel Benayoun Architects, as agent for the property owner, Bay Harbor Holdings, LLC / Integra Investments, submitted a Site Development Plan application to allow for the construction of a forty-nine (49) unit mid-rise residential development located at 10150-10190 East Bay Harbor Drive. The application package was distributed / reviewed by the Town's DRC staff for technical sufficiency. An initial DRC meeting was held on October 10th, 2013 at which time the project was reviewed but action was deferred pending required design modifications.

Shortly thereafter, the Town's staff was informed that a decision had been made to re-evaluate the project design and a new project architect would be retained. An informal meeting was held at the Town on November 18th, 2013 with the developer representatives / new project architect to discuss the initial revised design concepts. On February 4th, 2014 a completely new revised Site Development Plan application was made to the Town. On February 13th, 2014 a DRC meeting was held, at which time the item was reviewed but action was deferred again pending required design modifications. On February 20th, 2014 MMPA received a revised set of plans for DRC consideration. A "special" DRC meeting was scheduled as requested by the developer for February 24th, 2014; however, while the DRC staff assembled at Town Hall for the meeting the applicant failed to appear. Because further plan refinements were still necessary, the applicant's architect revised the plans again and re-submitted plans to the Town, which MMPA received on February 27th, 2014. On March 13th, 2014 another DRC meeting was held, at which time the item was reviewed and recommended for approval subject to a few minor corrections. Revised plans were submitted to the Town and were transmitted to MMPA on March 25th, 2014 for final review / sign-off.

GENERAL PROJECT INFORMATION

Land Use Designation: MH – Medium-High Density Residential

Zoning District: RM-2 Multiple Family District

General Location: 10150-10190 E. Bay Harbor Drive

Legal Description: Lots 1, 2, 19, and 20 of Block 6 of "Bay Harbor Island", less the front 11 feet fronting East Bay Harbor Drive, 101st Street and 102nd Street, according to the plat thereof as recorded in Plat Book 46, at Page 5 of the Public Records of Miami-Dade County, Florida

Note: If the previously dedicated 11-foot ROW area of Lot 1, 2, 19, & 20 is added the combined lot area will be 44,049 sq. ft. / 1.01 acres.

PROJECT DESCRIPTION

The new project architectural firm, Corwil Architects, as agent for the property owner, BH Holdings, LLC / Integra Investments, has submitted a completely new Site Development Plan application to allow for the construction of a forty-nine (49) DU mid-rise residential development located at 10150-10190 E. Bay Harbor Drive. The proposed dwelling units range from 991 to 1,663 square feet of A/C space plus balconies, etc. The proposed new site design incorporates two (2) rectangular-shaped "mini-towers" separated by a "breezeway" positioned north / south on top of a two-story parking garage structure that is depressed 1'-8" below grade. One (1) two-way driveway connection to 102nd Street is proposed on the northern end of the site, providing access to the grade level / under building parking garage. In addition, another two-way driveway connection to 101st Street is proposed on the southeastern edge of the site, providing access to the second level parking garage. Finally, there is a one-way southbound only

Site Development Plan Application - New Design / 4th Review
Integra Multi-Family Residential – Block 6
10150-10190 E. Bay Harbor Drive
Planning and Zoning Board Staff Report
March 25th, 2014
Page 3

driveway running the entire length of East Bay Harbor Drive with the entrance on the northeastern edge of the site and exiting on the southeastern edge of the site onto 101st Street. The one-way driveway provides access to the lobby / drop-off area / guest parking spaces. To the rear (west) of the building on top of the parking structure is a recreational facility with a swimming pool, sundeck, men's and woman's restrooms, and seven (7) private terraces. The proposed new building is 7-stories in height (6 floors of residential over one (1) floor (lower parking level) parking garage / common areas / residential @ max. 65-feet above BFE (main roof deck). The survey submitted indicates there are currently five (5) two-story buildings on the site with a total of 34 DU. Therefore, the net increase would be sixteen (16) DU.

The Town's Historic Structure Survey states that the existing multifamily development was built between 1947-1953. The survey refers to the various site architecture as either Miami Modern or Mediterranean Revival.

The current combined lot area is 37,900+/- sq. ft. / .8704 acres in size (44,049+/- sq. ft. / 1.01 acres in size, if 11-foot right-of-way is vacated. This would allow a maximum of 34 dwelling units on the property at the maximum allowable base density (34 DUA). The developer is now proposing to build forty-nine (49) residential units (48.5 DUA) which would require the developer to obtain 15 TDR units.

The current site is deemed legal non-conforming, as it was developed with no on-site parking spaces. Forty-seven (47) perpendicular parking spaces exist today adjoining the site in the Town's roadway swale area. Under the current Town Code requirement sixty-eight (68) parking spaces are required (34 DU x 2 per DU = 68). Therefore, the existing site is 21 parking spaces short of meeting current day Zoning Code requirements. The redevelopment of the site will remove all of the existing on-street parking spaces as required by Town Code and place all required parking spaces within the building / site. All existing asphalt in the roadway swales will be removed with landscaping added for improved storm-water management and aesthetics. Based on 49 DU at least 98 parking spaces are required, which is what is depicted on the plans.

The adjoining development sites include the 2-story apartment complex to the north across 102nd Street @ 24 DU / 36.4 DUA. This site is part of a "sister" Site Development Plan application known as "Block 5". To the immediate west is the 3-story Golden Key multifamily complex @ 24 DU / 46.1 DUA and the 3-story LOTOS Townhomes complex @ 12 DU / 23.26 DUA. To the south across 101st Street is the 2-story Anthony Gardens multifamily complex @ 20 DU / 37 DUA. To the east across East Bay Harbor Drive is the 2-story Vogue Apartments complex @ 8 DU / 30.8 DUA and the 3-story Bay Harbor Towers multifamily complex @ 30 DU / 29.1 DUA. The Vogue Apartments are currently part of a "sister" Site Development Plan application known as "Block 4". This area of the Town is predominated by older low-rise and newer mid-rise residential complexes. The Town's 2002 Community Vision Master Plan identifies this area as being preferred for mid-rise residential complexes of 5-7+/- stories in height with taller high-rise complexes of 10-12-stories on the R-3 Tracts (former RBA) sites. Therefore, the proposed development is deemed generally consistent with the Town's vision.

BACKGROUND INFORMATION

The Town of Bay Harbor Islands completed major amendments to the Town's adopted Comprehensive Plan and Land Development Regulations (LDRs) in the last 10+/- years. The former RE zoned lands located on waterfront lots were rezoned into the RM-1 District, while interior (non-waterfront lots) are zoned RM-2. The Town also adopted numerous other modifications to many other code provisions that affect yard encroachments, parking lot designs, building height limits and exceptions, building design standards, landscaping and other provisions.

COMPREHENSIVE PLAN / ZONING

Comprehensive Plan – The property has a Future Land Use Map (FLUM) designation of "Medium-High Density Residential". The maximum allowable base density is 34 DUA. Additional dwelling units may be acquired to increase density if approved by the Town Commission. Since the developer is seeking to build 49 DU, and only 34 are allowed by right 15 additional TDR units must be acquired by the developer prior to construction commencing. If the Town Council approves the acquisition of the requested 15 additional TDR units the proposed development would be consistent with the applicable FLUM designation.

Land Development Regulations / Zoning Code – The subject property has a Zoning classification of RM-2 Multiple Family Zoning District. The proposed use of the property is consistent with this zoning classification; however, unless the Town Council allows the additional TDR units, the density would not be consistent.

PLATTING

The site will not require re-platting, as the site is currently platted as described above. As part of the re-development a Unity of Title document will be required to tie the entire site together.

RIGHT-OF-WAY / ACCESS DESCRIPTION / PARKING

As stated above, the Site Development Plan depicts access to the site via one (1) two-way driveway connection to 102nd Street on the northern portion of the site, providing access to the grade level parking garage. Another two-way driveway connection is proposed to 101st Street on the southeastern edge of the site providing access to the second level parking garage. Additionally, there is a one-way southbound only driveway, with entrance at the northeastern edge of the site from East Bay Harbor Drive running entirely across the front of the site and exiting at the southeastern edge of the site onto 101st Street. The one-way driveway provides access to the lobby / drop-off area / guest parking spaces. The Town requires at least 23 feet width pavement for 2-way driveways and 12 feet width pavement for one-way driveways, which the plans meet. The Town Code requires at least 98 parking spaces. The plans shows 98 parking spaces, including four (4) ADA spaces and four (4) guest parking spaces along the one-way driveway near the lobby.

BUILDING DESIGN / BUILDING LENGTH / BREEZEWAY

The building design is typical modern with prominent vertical and horizontal design elements, abundant use of glass and decorative aluminum louver accents. The revised building design includes a true "breezeway" space creating two mini-towers due to the building length (over 120'). The proposed "breezeway" meets the minimum 20-foot width requirement and is 4-stories high (building only continuous at 2-story parking garage and residential Levels 1 & 2). Pedestrian walkways connect the floors across the "breezeway" only in the rear of the building. MMPA feels the proposed breezeway design meets the current Code requirements.

SITE PLAN COMMENTS

Following are comments based on the latest revised plans dated March 19th, 2014 (received by MMPA 3/25/14) submitted to the Town for consideration:

- 1) This approval is based on the revised Site Development Plans prepared by Corwil Architects dated March 19th, 2014. Any substantial changes requested after the PZB approval requires a separate approval from staff / Planning and Zoning Board, as specified in the Code.
- 2) Coordinate with the Miami-Dade County School Board staff through the Town's Building Department staff to address any public school concurrency deficiencies at public schools that serve the Town. If mitigation is required, an agreement / mitigation must be finalized prior to the issuance of building permits.
- 3) This approval is subject to the Town Council granting the developer / property owner the ability to allocate 15 additional TDR dwelling units to the site from either the Town or private property owners. If the number of DU requested is not approved by the Town the development approval shall be deemed null and void and must be re-designed.
- 4) The Cover Page should be updated to state Planning and Zoning Board Submittal / March 19th, 2014 (not DRC Submittal / old date).
- 5) On Sheets A-1.03 and A-1.04 the name of Unit-E-1 was not updated to reflect the new name of this unit in the Unit Breakdown Table on Sheet A-0.01. The name of the unit should be TH-E-1 (not E-1) as this is a 2-story townhouse unit.
- 6) The retaining wall is located in front yard area but is not a screen / privacy wall, which would require compliance with Sec. 23-12(22). The rising retaining wall for the loop driveway should be screened with adequate landscaping, as determined by the PZ Board.
- 7) As previously stated, a conceptual Fire Department staging area needs to be agreed to by the Miami-Dade Fire Department ASAP, as this could affect the design.
- 8) Prior to the issuance of building permits, a Unity of Title document acceptable to the Town Attorney needs to be finalized / recorded in the public records.



BAY HARBOR
HOLDINGS, LLC.
150 SE 2ND AVENUE, SUITE 800
MIAMI, FL 33133

PALMS OF BAY HARBOR - WEST

10150 EAST BAY HARBOR DRIVE
BAY HARBOR ISLAND, FLORIDA 33154

DRC SUBMITTAL
FEBRUARY 3RD, 2014



CORWILARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL 33146
LIC. NO. AA-C002151 T.305.448.7383

UNIT BREAKDOWN					
Level	Type	No. Bedrooms	No. of the type per Level	Area per Unit (sq.ft)	Sub-Total Area(sq.ft.)
	TH-A	3	1	1,663	1,663
	TH-B	3	1	1,612	1,612
	TH-C	3	3	1,623	4,869
	TH-C1	3	2	1,636	3,272
	TH-D	3	1	1,618	1,618
	TH-E	2	1	1,256	1,256
First & Second Level	*TH- E-1	1/DEN	1	991	991
Total Level 2			9		15,281

Level	Type	No. Bedrooms	No. of the type per Level	Area per Unit (sq.ft)	Sub-Total Area
	A	3	2	1,459	2,918
	A-1	3	3	1,437	4,311
	B	1/DEN	1	1,082	1,082
	C	1/DEN	1	1,113	1,113
	D	3	1	1,420	1,420
	* TH-E-1	2	1	1,211	1,211
Third Level	F	3	1	1,347	1,347
Total / Level 3			10		13,402

Level	Type	No. Bedrooms	No. of the type per Level	Area per Unit (sq.ft)	Sub-Total Area
	A	3	2	1,459	2,918
	A-1	3	3	1,437	4,311
	B	1/DEN	1	1,082	1,082
	C	1/DEN	1	1,113	1,113
	D	3	1	1,420	1,420
	E	2	1	1,211	1,211
Fourth thru Sixth Level	F	3	1	1,347	1,347
Total / Level (4-6)			10		13,402

Total x3 Levels			30		40,206
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Total Number of Units			49		
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Total Unit Area					68,889
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* Two Story Townhome, counted as 1 for a total of 49 Units

INDEX OF DRAWINGS

Sheet	Description	Sheet	Description
ARCHITECTURE		LANDSCAPE	
Cover Sheet			
A-0.01	Project Data & Index of Drawings	LT-1	Tree Management Plan
1	Survey	LP-1	Ground Level Planting Plan
A-0.02	North Aerial View	LP-2	Lower Roof - Pool Deck Planting Plan
A-0.03	West Aerial View	LP-3	Planting Detail
A-0.04	North Elevation in Context	LP-4	Elevations
A-0.05	South Subject Elevation in Context		
A-0.06	Land Use Designation Plan		
A-0.07	Building Articulation Scheme		
A-0.08	Aerial View of Project in Context	CIVIL	
A-0.09	Aerial View of Project in Context		
		C-1	Paving, Grading and Drainage First Floor Plan
A-1.00	Site Plan	C-2	Paving, Grading and Drainage Lower Level Plan
A-1.01	Lower Level Floor Plan	C-3	Water and Sewer Plan
A-1.02	Site / 1st Level Floor Plan		
A-1.03	2nd Level Floor Plan		
A-1.04	3rd Level Floor Plan		
A-1.05	Typical Level 4th THRU 6th Floor Plan		
A-1.06	Lower Roof / Pool Deck Plan		
A-2.00	East Elevation		
A-2.01	West Elevation		
A-2.02	South Elevation		
A-2.03	North Elevation		
A-2.04	Perspective Rendering Northeast View		
A-2.05	Perspective Rendering East View		
A-3.00	Building Section		

ZONING SUMMARY

10150 EAST BAY HARBOR DRIVE

LOT AREA

37,990 S.F. +/- .872 ACRES (EXISTING)

IF 11' RIGHT OF WAY IS VACATED

44,049 S.F +/- 1.01 ACRES (PROPOSED)

LEGAL DESCRIPTION

Lot 1,2,19 & 20 Block 6 of "BAY HARBOR ISLAND", according to the plat thereof as recorded in Plat Book 46, at Page 5 of the Public Records of Miami-Dade County, Florida.

FLOOD ELEVATION

THE SITE IS LOCATED IN FLOOD ZONE "AE", WITH A BFE OF 9.0' NGVD

CROWN OF THE ROAD

4.19 NGVD

RM2 - MULTI FAMILY RESIDENTIAL

ZONING CLASSIFICATION

DISTRICT (NON-WATERFRONT LOTS)

FLR

ALLOWABLE

PROPOSED

(DETERMINED BY THE SETBACKS)

N/A

MAXIMUM DENSITY

34 UNITS PER NET ACRE

34

1.01 acres

34

49 (15 TDRs REQUIRED) WILL RESULT ON 49 DUA

SETBACKS

REQUIRED

PROPOSED

PRINCIPAL FRONTAGE (E. BAY HARBOR DR)

Buildings less than 30 feet in height. 20 feet

Buildings less than 45 feet in height. 25 feet

Buildings less than 75 feet in height. 30 feet

20'-0" Bellow 30 feet. 30'-0" Above 30 feet

SIDE SETBACK

Buildings less than 30 feet in height. 10 feet

maximum setback shall be 30 feet

MAX. 25'-0" Above 30 feet

10 feet bellow 30 feet; 25 feet above 30 feet

REAR SETBACK

20'-0"

20'-4"

FLEX SETBACK (SIDES)

BUILDING

ALLOWABLE (Feet)

PROPOSED (Feet)

LENGTH

MAXIMUM ALLOWED 1/3 OF LENGTH OF

BUILDING

98'-0"

32'-6"

32'-6"

FRONT FLEX @ E BAY HARBOR DRIVE

259'-11"

86'-6"

86'-5"

MAXIMUM HEIGHT

MAXIMUM BUILDING HEIGHT

ALLOWABLE

65 feet above BFE

PROPOSED

63'-0" above BFE

OPEN SPACE REQUIREMENT

20% OF LOT AREA MINIMUM

44,049

X .20

REQUIRED

8,810 SF

PROPOSED

10,648 SF = 24%

ROOF DECK LANDSCAPE REQUIREMENTS

15% OF ROOF AREA MINIMUM

9,185

X .15

REQUIRED

1,378 SF

PROPOSED

1,505 SF = 16 %

LOT COVERAGE

(PERIMETER DETERMINED BY THE

SETBACKS)

ALLOWABLE

DETERMINED BY SETBACKS

PROPOSED

25,269 SF

BUILDING LENGTH

THE MAXIMUM OVERALL LENGTH OF ANY SINGLE BUILDING IN A LINEAR SHAPE WITH

NO BREAKS OR ANGLES GREATER THAN 15

DEGREES SHALL NOT EXCEED 205 FEET.

≤ 205 feet without breaks

259'-11" feet in length

BREEZEWAY

A BUILDING MAY EXCEED 120' FEET IN LENGTH IF BREEZEWAYS

DIVIDE SUCH BUILDING. SUCH

BREEZEWAYS SHALL HAVE A MINIMUM

UNOBSTRUCTED WIDTH, COMPLETELY

THROUGH THE BUILDING , OF 20' FEET.

259'-11" w ith a 20'-0" foot breezew ay

PARKING SPACE REQUIREMENTS

RESIDENTIAL - 2 PER DWELLING UNIT

MINIMUM & DROP-OFF AREA

REQUIRED

98

PROPOSED

ON-SITE 98

GUEST PARKING REQUIRED

4

4

TOTAL PARKING SPACES (INCLUDING 4 H.C.

SPACES), 4 GUEST SPACES & DROP-OFF AREA

98



CORWILARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL 33146
LIC.NO. AA-C002151 T.305.448.7383

PROJECT:
**PALMS OF BAY
HARBOR WEST**

10150 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS,
FLORIDA 33154

OWNER:
**BAY HARBOR
HOLDINGS, LLC**
150 SE 2ND AVENUE
SUITE 800
MIAMI, FL 33131

PROJECT DATA /
INDEX OF DRAWINGS

PHASE

DRC SUBMITTAL

REVISIONS

SEAL

MAR 19 2014

THIS DRAWING IS THE PROPERTY OF CORWIL ARCHITECTS INC.
UNLESS OTHERWISE PROVIDED FOR BY CONTRACT.
THE CONTENTS OF THIS DRAWING ARE CONFIDENTIAL
AND SHALL NOT BE TRANSMITTED TO ANY OTHER PARTY
EXCEPT AS AGREED TO BY THE ARCHITECT/ENGINEERS

DATE: 02-03-14

JOB NO: 2013-92

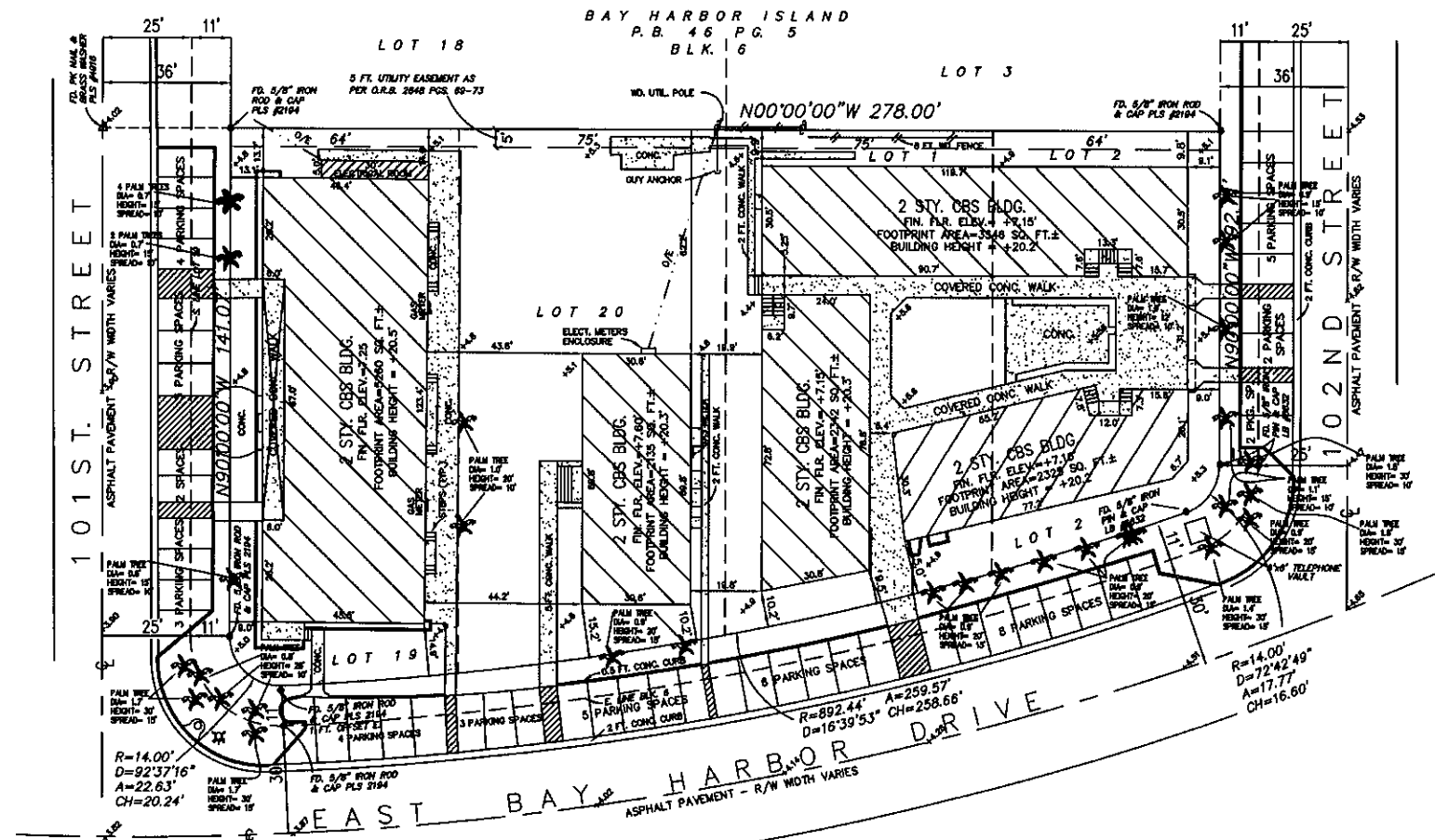
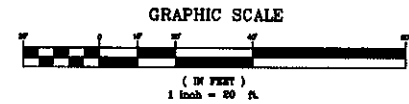
DRAWN BY: MC

APPR BY: AMC

FILE: 2013-92

SHEET NUMBER:

A-0.01



M:\SURVEY\107\107751_palms of bay harbor\VC211.bmp

LOCATION MAP



PROPERTY ADDRESS:

Property Address: 10150 & 10190 EAST BAY HARBOR DRIVE, BAY HARBOR ISLANDS, FLORIDA
Tax Folio #13-2227-001-1250 & 13-2227-001-1430 & 13-2227-001-1440

LEGAL DESCRIPTION - PARCEL 3

Lots 1, 2 (Less East 11 Feet and Less Northerly 11 Feet of Lot 2), Block 6, Bay Harbor Island, Plat Book 46, Page 5 Public Records of Miami-Dade County, Florida
AND
Lot 19 (Less South and East 11 Feet), Block 6, Bay Harbor Island, Plat Book 46, Page 5 Public Records of Miami-Dade County, Florida
AND
Lot 20 (Less East 11 Feet), Block 6, Bay Harbor Island, Plat Book 46, Page 5 Public Records of Miami-Dade County, Florida

Area of parcel = 0.8704 +/- acres

SURVEYOR'S NOTES:

- The Legal Description to the Property was obtained from FIRST AMERICAN TITLE INSURANCE COMPANY, Commitment for Title Insurance.
- This Certification is only for the lands as described. It is not a certification of Title, Zoning, Easements, or Freedom of Encumbrances. OPINION OF TITLE.
- An examination of Commitment issued by FIRST AMERICAN TITLE INSURANCE COMPANY, Commitment File No. 1082-2858468, effective date: November 1, 2012 @ 11:59 PM, was made to determine recorded instruments, if any affecting this property. However, there may be additional restrictions not shown on this survey that may be found in the Public Records of this County.
- Accuracy:
The expected use of the land, as classified in the Minimum Technical Standards (53-17FAC), is "Residential High Risk". The minimum relative distance accuracy for this type of boundary survey is 1 foot in 10,000 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
- All measurements shown hereon are made in accordance with the United States Standard Feet.
- Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown hereon.
- Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties are prohibited without written consent of the signing party or parties.
- ZONING INFORMATION:
Building Setbacks: RM-2 (Multi-Family District)
- Front yard setback. All lots in the RM-2 Multiple Family areas shall have a minimum front yard setback as follows, the front yard being the yard abutting on any street:
a. Buildings less than 30 feet in height. Twenty feet.
b. Buildings less than 45 feet in height. Twenty-five feet.
c. Buildings less than 65 feet in height. Thirty feet.
- Rear yard setback. All lots in the RM-2 Multiple Family areas shall have a minimum rear yard setback as follows:
a. Buildings less than 30 feet in height. Ten feet.
[Additional setback] For each additional three feet of building height above 30 feet, there shall be one additional foot of building setback for that portion of the structure over 30 feet in height.
- Side yard setbacks. All lots in the RM-2 Multiple Family areas shall have minimum side yard setbacks as follows:
a. Buildings less than 30 feet in height. Ten feet.
[Additional setback] For each additional three feet of building height above 30 feet, there shall be one additional foot of building setback for that portion of the structure over 30 feet in height. Notwithstanding the above provision, for developments located on single lots, the maximum setback shall be 20 feet.
Source: Town of Bay Harbor Islands Department of Planning & Zoning
9) Underground utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.
10) The surveyor does not determine fence and/or wall ownership.
11) Ownership subjects to: OPINION OF TITLE.
12) Type of Survey: ALTA/ACSM LAND TITLE SURVEY.
13) The North arrow and Bearings shown hereon are based on an assumed bearing of N00°00'00"E along the West line of Lots 1, 2, 19 & 20, Block 6 of "BAY HARBOR ISLAND", according to the plat thereof as recorded in Plat Book 46, at Page 5, of the Public Records of Miami-Dade County, Florida, and all other bearings are relative thereto.
14) Flood Zone Data: Community/ Panel #120637/0144/L, Dated: 09/11/2009
Flood Zone: "AE" Base Flood Elevation = +9.0'
15) Elevations shown hereon are relative to National Geodetic Vertical Datum (1929 Mean Sea Level)
16) Benchmark Used: Miami-Dade County Benchmark.
17) Total Available Parking: 47 standard spaces
18) Legal description shown hereon is per above noted use commitment.
19) Subject property has access to a public right-of-way: 102nd Street, 101st Street & East Bay Harbor Drive.
20) As visible above ground utilities noted on survey sketch.
21) This PLAN OF SURVEY has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any unnamed party.

ALTA/ACSM LAND TITLE SURVEY

SURVEYOR'S CERTIFICATE:

THIS SURVEY CERTIFIED TO:

- Bay Harbor Holdings, LLC
- Sabodell United Bank, NA, its successors and/or assigns as their interest may appear
- First American Title Insurance Company
- Broed and Cassel

I hereby certify that on June 5, 2013, an accurate survey of the premises shown on this sketch of survey was made under my supervision, that this survey meets the minimum technical standards for land boundary surveys set forth in the "2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS, that all buildings and other structures on the premises and their relation to the property lines are correctly shown, and that there are no encroachments, overlaps, boundary line disputes, recorded easements (or unrecorded claims of easements visible on the ground) other than those shown hereon.

Copies of this survey are invalid unless embossed with the seal of the signing professional surveyor and mapper. Said embossed copies are for the specific use of those entities that the survey have been certified to.

ROYAL POINT LAND SURVEYORS, INC.
LB No. 6632

By: PABLO J. ALFONSO, Professional Surveyor & Mapper No. 5880
State of Florida
Date of Survey: 12/18/2012
Date of Last Revision: 06/05/2013 (ELEVATIONS)

Survey Performed By:
ROYAL POINT LAND SURVEYORS, INC.
6175 NW 153rd Street - Suite 321, Miami Lakes, Florida 33014
Phone: 305-822-6062 / Fax: 305-822-9689

ABBREVIATIONS:

Q/A	OVERHEAD ELECTRIC	F.E.C.	FLORIDA EAST COAST
P.B.	PLAT BOOK	R.A.	RAILROAD
P.L.	PLAT	T.E.	TELEPHONE
P.W.	PLAT OF WAY	L.S.	LEFT STATION
U.T.	UTILITY	G.V.	GAS VALVE
W.D.	WOOD	E.P.T.	EQUIPMENT
P.A.B.	POINT OF BEGINNING	B.A.L.	BALCONY
ELECT.	ELECTRICAL	P.A.C.	POINT OF COMMENCEMENT
M.A.	MANHOLE	ELECT.	ELECTRICAL
C.B.	CATCH BASIN	M.W.	MANHOLE WELL
C.	CENTURINE	R.	RADIUS
C.	CHAIN LINK	A	CENTRAL ANGLE
E.V.	ELECTRIC VALVE	A.	ARC
M.W.	MANHOLE WELL	C.H.	CHORD
S.E.D.	SECTION	C.H.R.	CHORD BEARING
C.O.N.C.	CONCRETE	E.N.C.H.	ENCROACHMENT
C.B.S.	CONCRETE BLOCK STRUCTURE	F.L.A.	FLOOR
S.P.	SPACE	ELEV.	ELEVATION
T.R.	TRACT	L.B.	LICENSED BUSINESS
C.O.N.C.	CONCRETE	F.N.C.	FINISHED
L.P.	LEFT POLE	H.C.	HANDICAP
M.O.M.	MONUMENT	M.E.D.	MEDIAN
U.T.P.	UTILITY POLE	N.A.B. & D.S.C.	NATURAL & DISC
W.	WATER	O.R.B.	OFFICIAL RECORD BOOK
W.	WATER	C.T.V.	CABLE TELEVISION BOX
S.S.H.	SEWER MANHOLE	T.R.A.N.S.	TRANSFORMER EQUIPMENT
F.L.	FLORIDA POWER & LIGHT	T.Y.P.	TYPICAL
		P.L.A.N.T.	PLANT

TITLE REVIEW NOTES:

SCHEDULE B - SECTION II

TITLE COMMITMENT PROVIDED BY:
FIRST AMERICAN TITLE INSURANCE COMPANY
Commitment No.: 1082-2858468, effective date: November 1, 2012 @ 11:59 PM
Items 1 through 8: "General & Special Exceptions". No other exceptions noted for Subject Parcel

9- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BAY HARBOR ISLAND, as recorded in Plat Book 46, Page 5, of the Public Records of Miami-Dade County, Florida. (Does affect Subject Property - Record Plat)

10- Terms, conditions, covenants, restrictions and easements as contained in that Declaration of Restrictions Covering BAY HARBOR ISLAND, recorded April 18, 1947 in Deed Book 2848, Page 89, as amended and/or affected by that Assignment recorded March 30, 1977 in Official Records Book 9632, Page 1157; and by that Notice to Extend recorded April 14, 1977 in Official Records Book 9649, Page 253, all of the Public Records of Miami-Dade County, Florida. (Does affect Subject Property - Plotted on Survey)

11- Deed of Conservation Easement in favor of the State of Florida, Board of Trustees of the Internal Improvement Trust Fund, recorded December 24, 1991 in Official Records Book 15320, Page 2189, of the Public Records of Miami-Dade County, Florida. (Does NOT affect Subject Property)

ROYAL POINT
LAND SURVEYORS, INC.
L.B.# 7282

6175 NW 153 ST., SUITE 321, MIAMI LAKES, FL 33014 ** TEL: 305-822-6062 ** FAX: 305-827-9689

FORWARDED FOR:
BAY HARBOR HOLDINGS, LLC
10150 & 10190 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA

DRAWN: J.G.
CHECKED: P.J.A.
SCALE: 1" = 20'
FIELD DATE: 06/05/2013
JOB No. RP 13-380-3

SHEET:
1
OF 1 SHEET



CORAL ARCHITECTS
4210 LAGUNA ST. CORAL GABLES, FL 33146
LIC. NO. AA-C002151 T.305.448.7383

PROJECT:
**PALMS OF BAY
HARBOR WEST**

10150 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS,
FLORIDA 33154

OWNER:
**BAY HARBOR
HOLDINGS, LLC**
150 SE 2ND AVENUE
SUITE 800
MIAMI, FL 33131

NORTH AERIAL VIEW

PHASE
DRC SUBMITTAL

REVISIONS

SEAL

MAR 19 2014

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FILE: 2013-92

SHEET NUMBER:
A-0.02



NORTH AERIAL VIEW
N.T.S.



CORNWALL ARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL 33146
LIC. NO. AA-C002151 T.305.448.7383

PROJECT:
**PALMS OF BAY
HARBOR WEST**

10150 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS,
FLORIDA 33154

OWNER:
**BAY HARBOR
HOLDINGS, LLC**
150 SE 2ND AVENUE
SUITE 800
MIAMI, FL 33131

WEST AERIAL VIEW

PHASE
DRC SUBMITTAL

REVISIONS

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WEST AERIAL VIEW
N.T.S.





CORWILARCHITECTS
4210 LAGUNA ST. CORAL GABLES, FL 33146
LIC. NO. AA-C002151 T. 305.448.7383

PROJECT:
**PALMS OF BAY
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FLORIDA 33154

OWNER:
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150 SE 2ND AVENUE
SUITE 800
MIAMI, FL 33131

NORTH SUBJECT ELEVATION
IN CONTEXT

PHASE
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EAST BAY
HARBOR DRIVE

NORTH SUBJECT ELEVATION IN CONTEXT

WEST PROPERTY NEIGHBOR



CORWILARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL 33146
LIC. NO. AA-C002151 T.305.448.7383

PROJECT:
PALMS OF BAY HARBOR WEST

10150 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS,
FLORIDA 33154

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BAY HARBOR HOLDINGS, LLC
150 SE 2ND AVENUE
SUITE 800
MIAMI, FL 33131

SOUTH SUBJECT ELEVATION
IN CONTEXT

PHASE
DRC SUBMITTAL

REVISIONS

NO.	DESCRIPTION

SEAL

MAR 19 2014

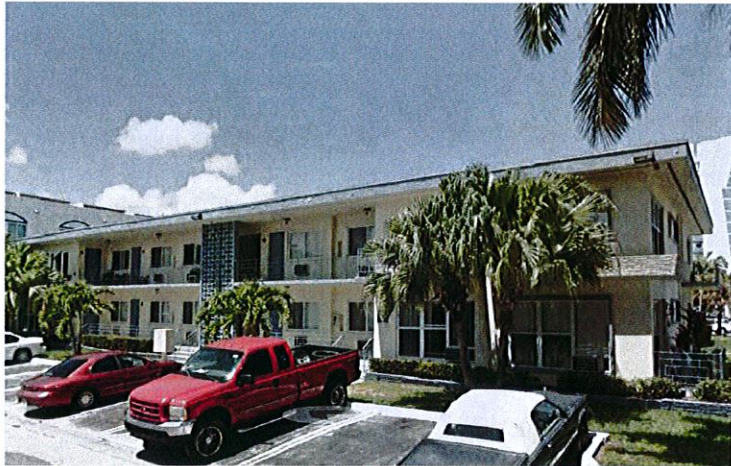
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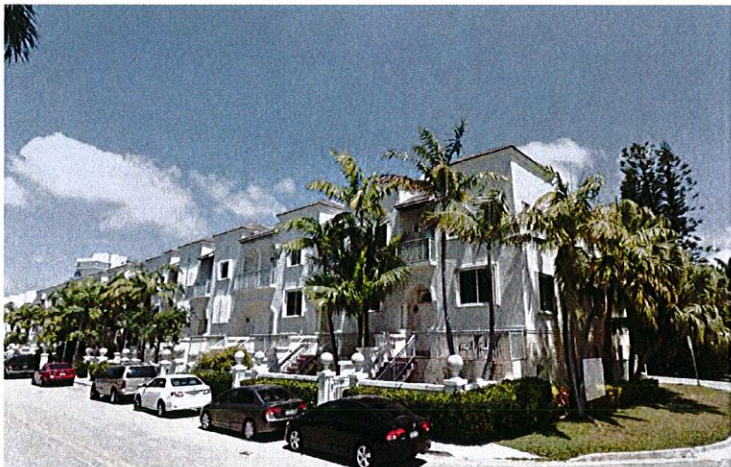
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A-0.05



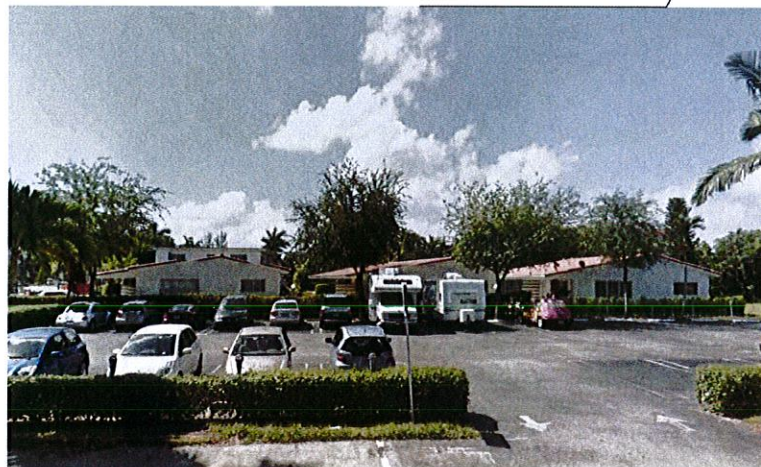
MULTI-FAMILY, RM-1
FLUM: MEDIUM-HIGH DEINSITY
7 STORY



MULTI-FAMILY, RM-2
FLUM: MEDIUM-HIGH DEINSITY
2 STORY



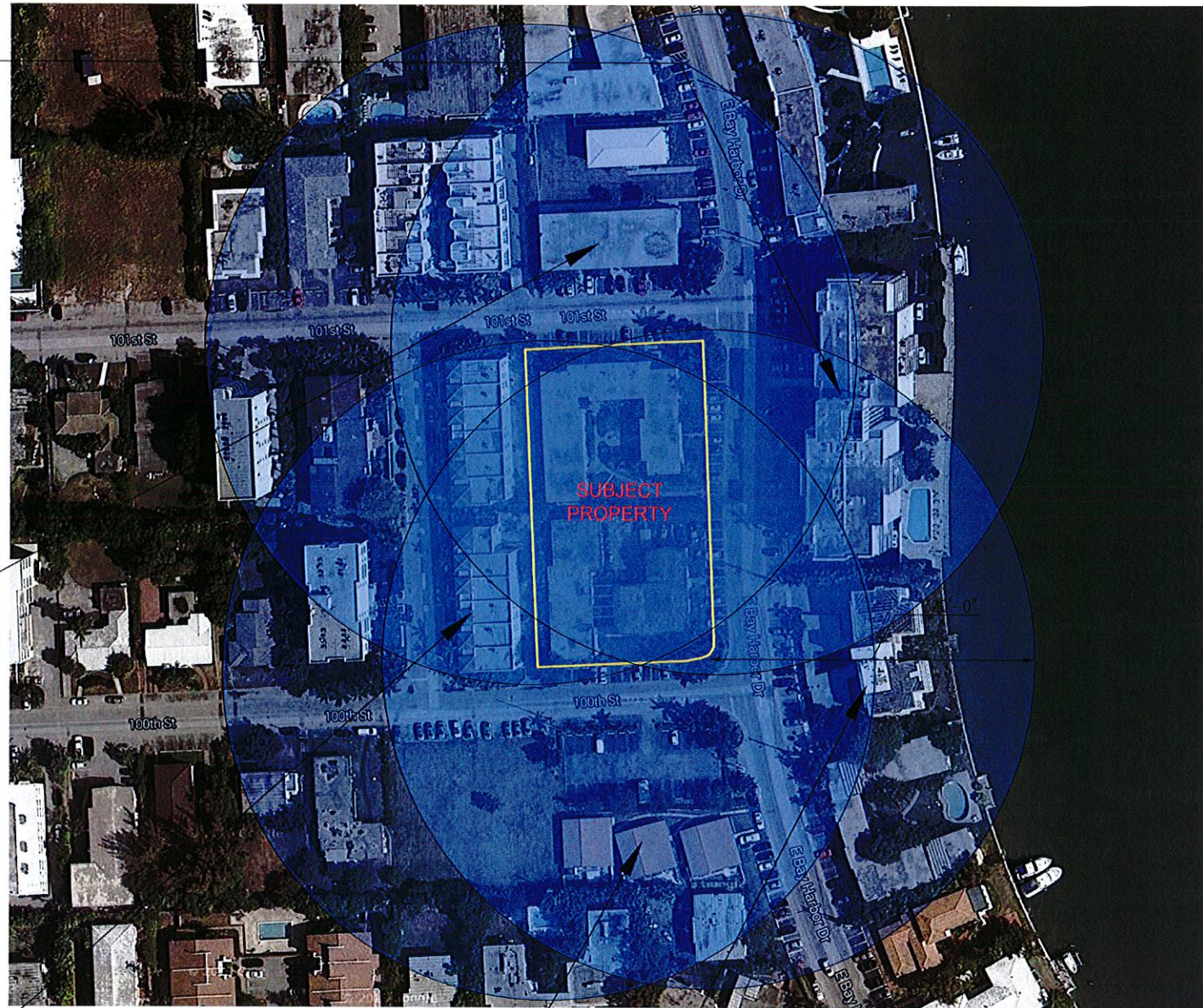
MULTI-FAMILY, RM-2
FLUM: MEDIUM-HIGH DEINSITY
3 STORY



MULTI-FAMILY, RM-2
FLUM: MEDIUM-HIGH DEINSITY
1 STORY



MULTI-FAMILY, RM-1
FLUM: MEDIUM-HIGH DEINSITY
5 STORY



LAND USE DESIGNATION PLAN

N.T.S.



CORWILARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL 33146
LIC. NO. AA-C002151 T.305.448.7383

PROJECT: PALMS OF BAY HARBOR WEST

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OWNER:
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LAND USE DESIGNATION PLAN

PHASE

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REVISIONS

SEAL

[Signature]
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CORWILARCHITECTS
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PROJECT:
PALMS OF BAY HARBOR WEST

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MIAMI, FL 33131

BUILDING ARTICULATION SCHEME

PHASE
DRC SUBMITTAL

REVISIONS

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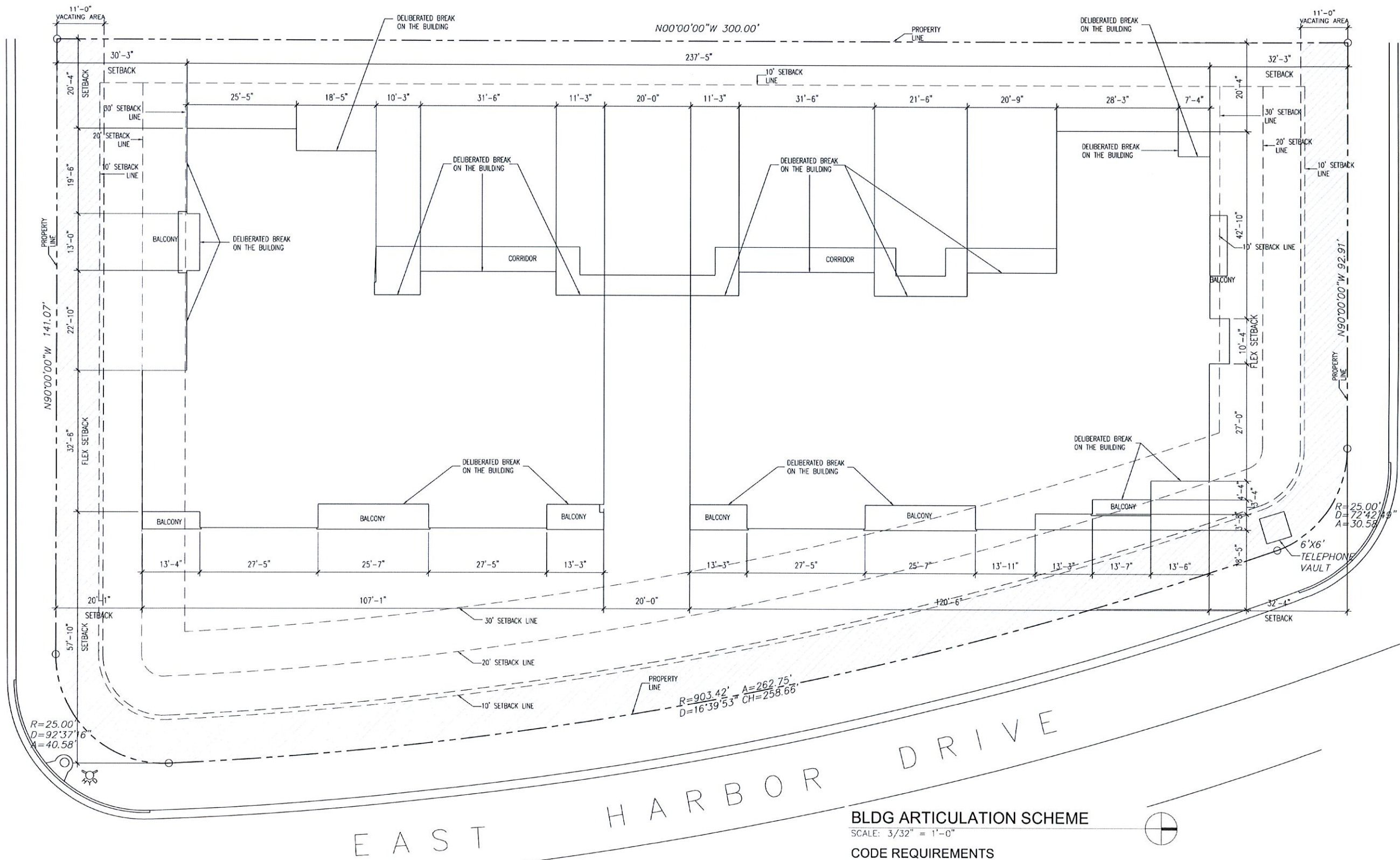
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A-0.07



BLDG ARTICULATION SCHEME

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

CODE REQUIREMENTS

Building Length:

- The maximum length of a single building in a linear shape with no breaks or angles greater than 15 degrees shall not exceed 205 feet -



CORAL ARCHITECTS
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MIAMI, FL 33131

AERIAL VIEW
PROJECT IN CONTEXT

PHASE

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AERIAL VIEW
N.T.S.





AERIAL VIEW
N.T.S.



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LIC. NO. AA-C002151 T. 305.448.7383

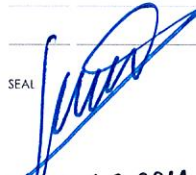
PROJECT:
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10150 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS,
FLORIDA 33154

OWNER:
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AERIAL VIEW
PROJECT IN CONTEXT

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CORAL ARCHITECTS
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PROJECT:
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**BAY HARBOR
HOLDINGS, LLC**
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SUITE 800
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SITE PLAN

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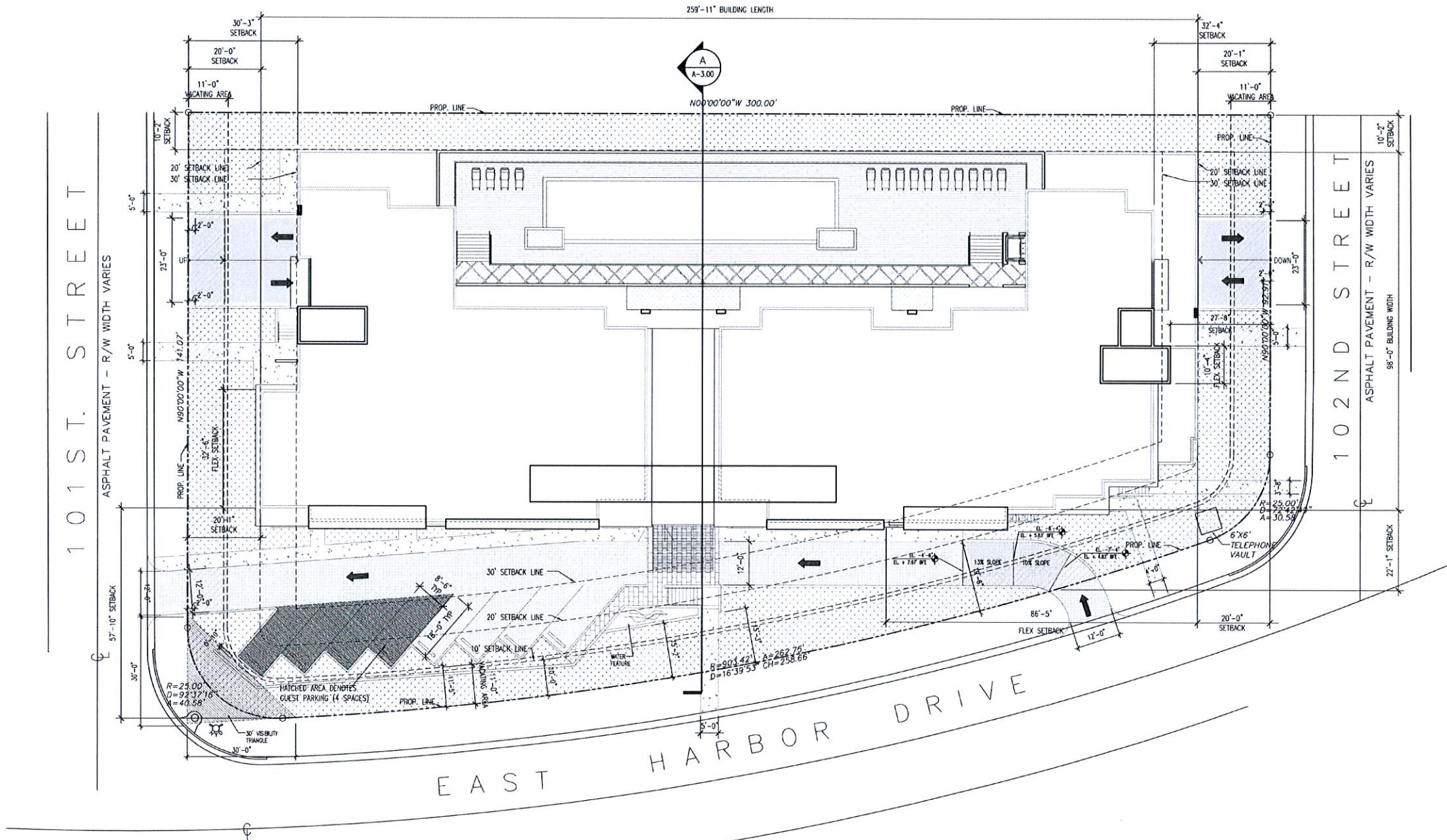
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FILE 2013-92

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A-1.00



SITE PLAN

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





ARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL 33146
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LOWER LEVEL FLOOR PLAN

PHASE
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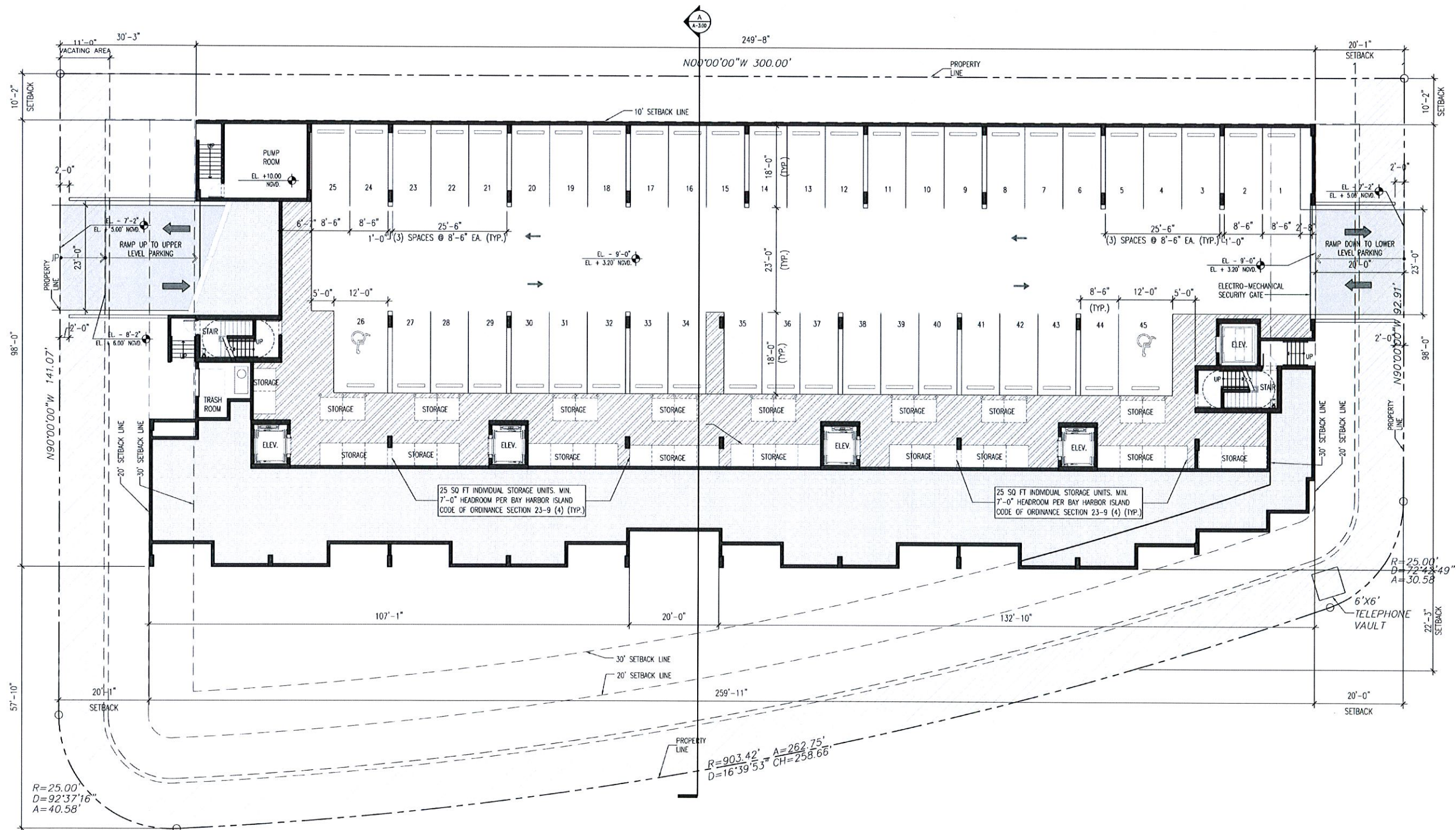
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FILE: 2013-92

SHEET NUMBER:

A-1.01



LOWER LEVEL FLOOR PLAN

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

PARKING COUNT		
FLOOR	QUANTITY	
LOWER LEVEL	STANDARD PARKING	43
	HC ACCESSIBLE PARKING	2
TOTAL		45



ARCHITECTS
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PROJECT:
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OWNER:
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HOLDINGS, LLC**
150 SE 2ND AVENUE
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1st LEVEL FLOOR PLAN

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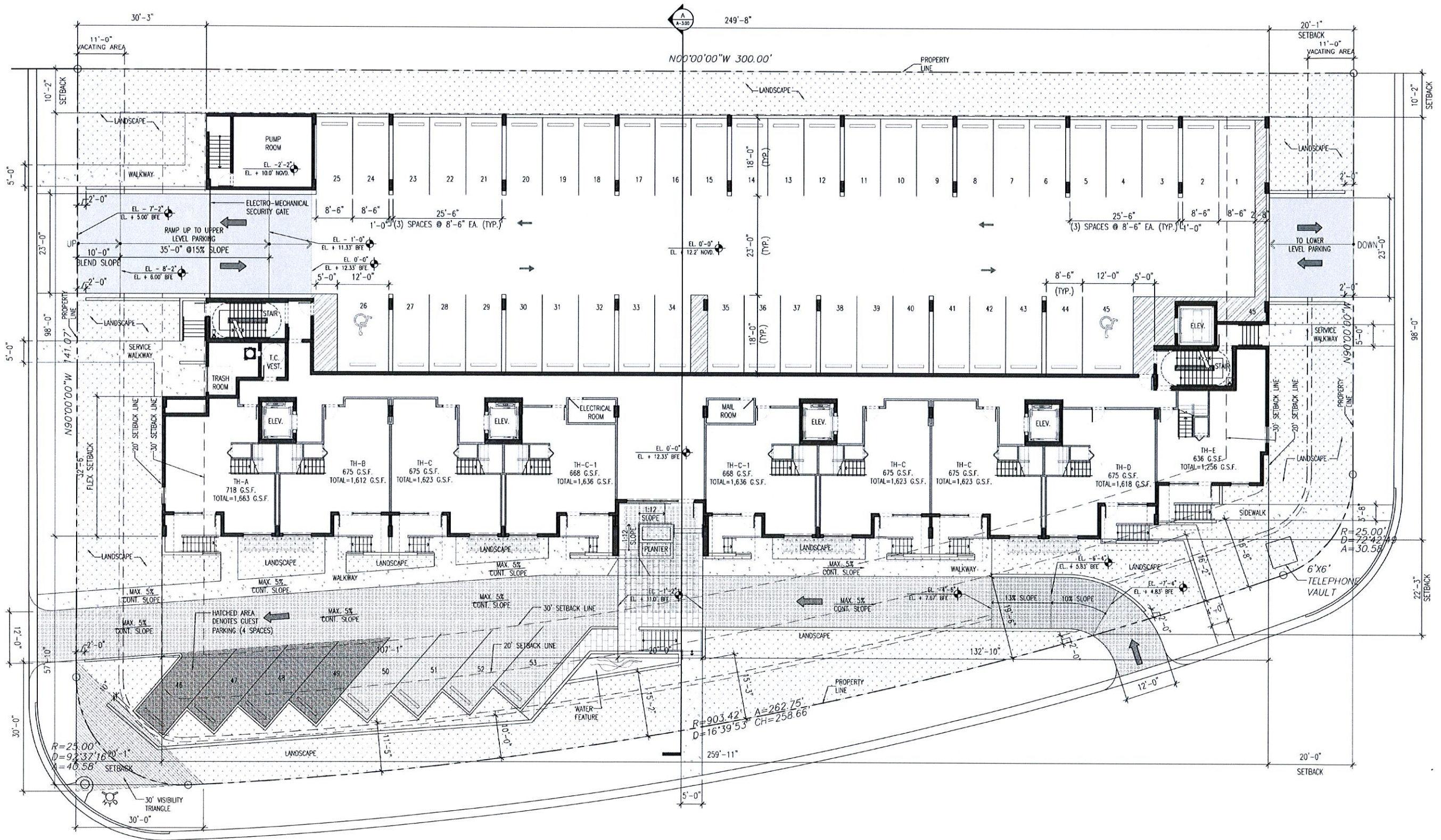
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FILE: 2013-92

SHEET NUMBER:

A-1.02



LANDSCAPE AREA CALCULATION		
LANDSCAPE AREA REQUIREMENTS: 20% OF LOT AREA	REQUIRED 8,810 SQ FT	PROPOSED 10,648 SQ FT = 24%

1ST LEVEL FLOOR PLAN

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

PARKING COUNT		
FLOOR	QUANTITY	
FIRST LEVEL	STANDARD PARKING	51
	HC ACCESSIBLE PARKING	2
TOTAL	53	



4210 LAGUNA ST. CORAL GABLES, FL 33146
LIC. NO. AA-C002151 1.305.448.7383

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2ND LEVEL FLOOR PLAN

PHASE
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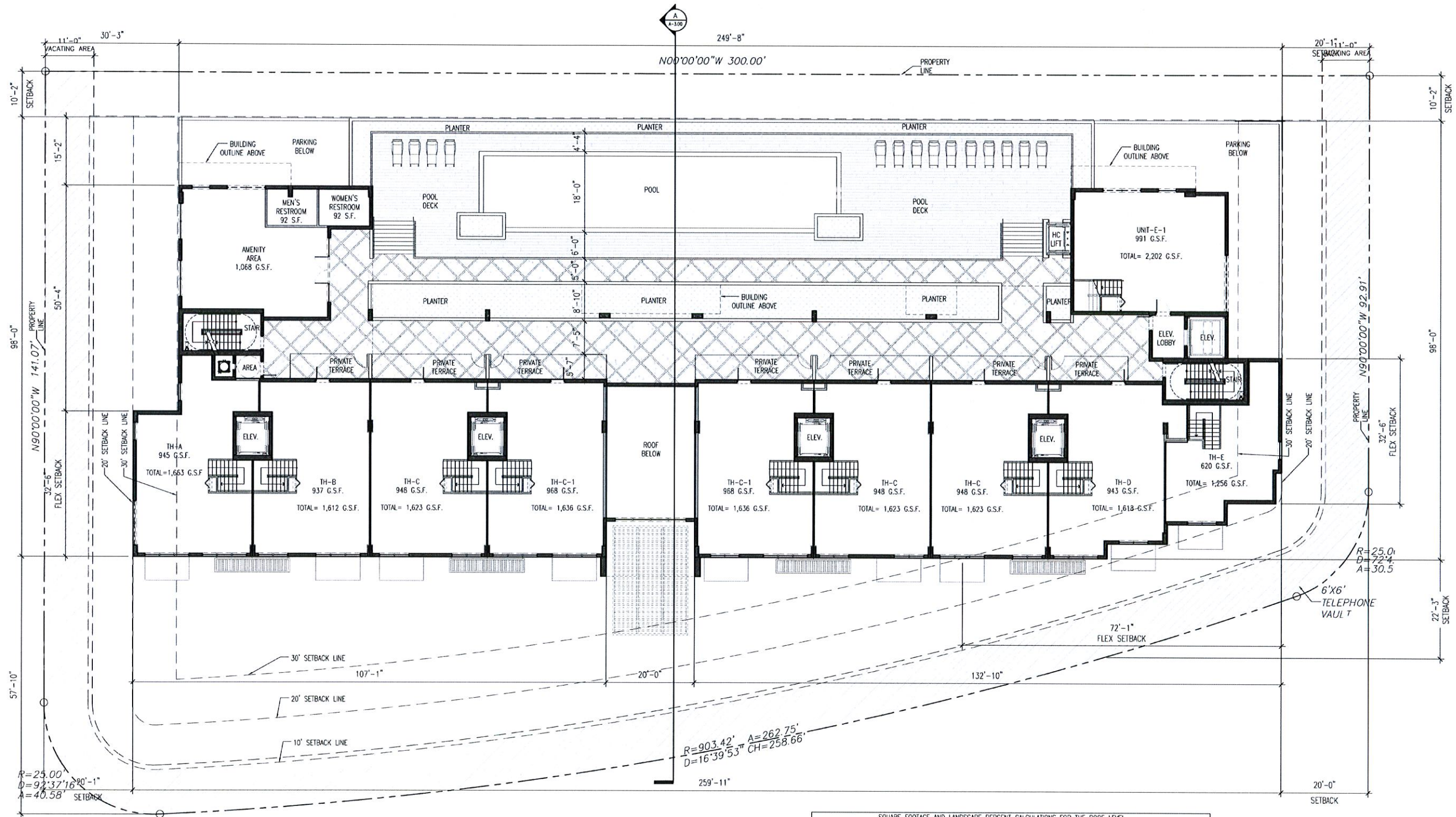
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SQUARE FOOTAGE AND LANDSCAPE PERCENT CALCULATIONS FOR THE ROOF LEVEL			
ROOF DECK LANDSCAPE REQUIREMENTS:	REQUIRED	PROPOSED	
15% OF ROOF AREA MINIMUM	9,185 x 0.15 = SQ FT	1,378 SQ FT	1,505 SQ FT = 16%

2ND LEVEL FLOOR PLAN

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





ARCHITECTS
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3RD LEVEL FLOOR PLAN

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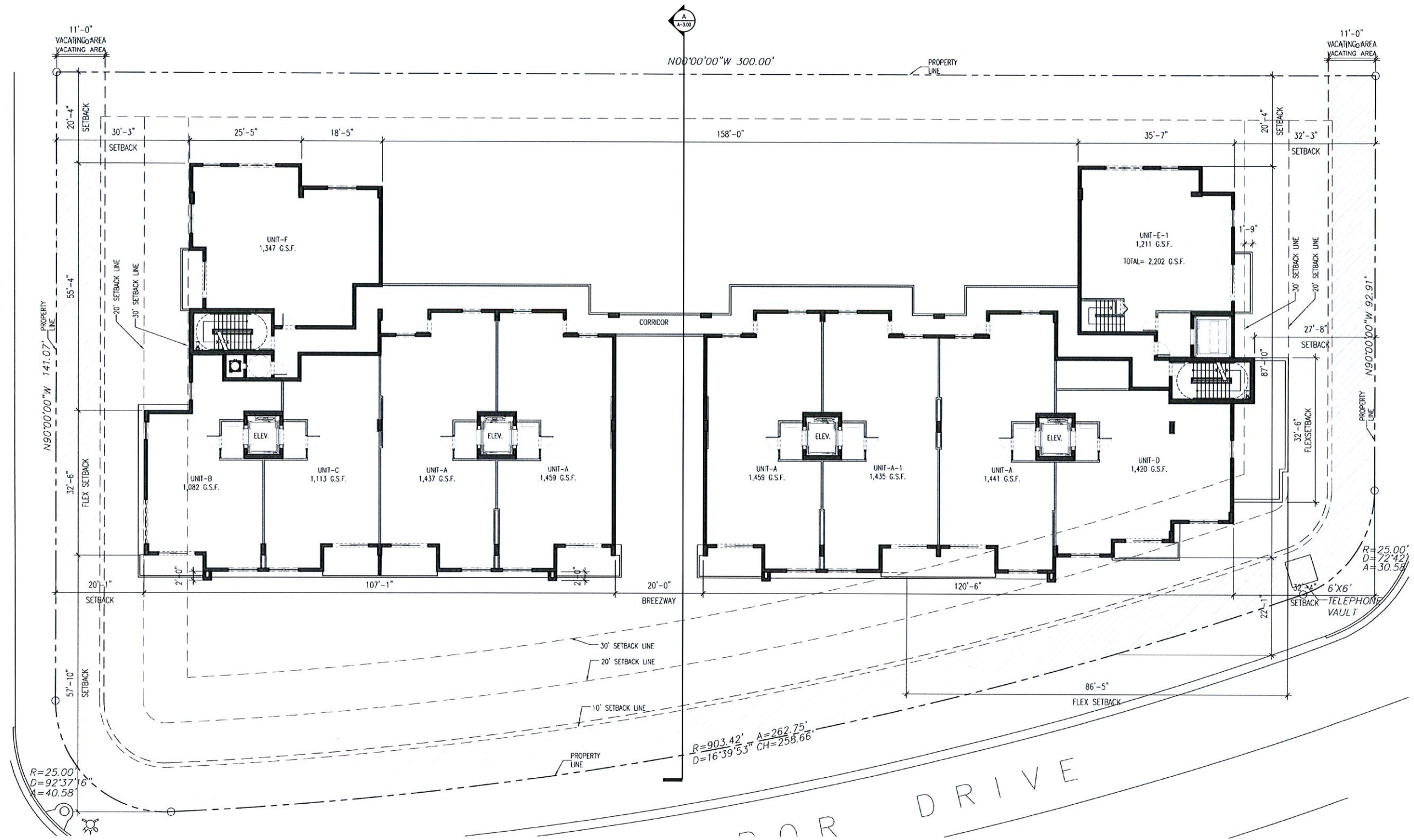
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A-1.04



3RD LEVEL FLOOR PLAN
SCALE: 3/32" = 1'-0"



ARCHITECTS
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TYPICAL LEVEL
4TH THRU 6TH FLOOR PLAN

PHASE
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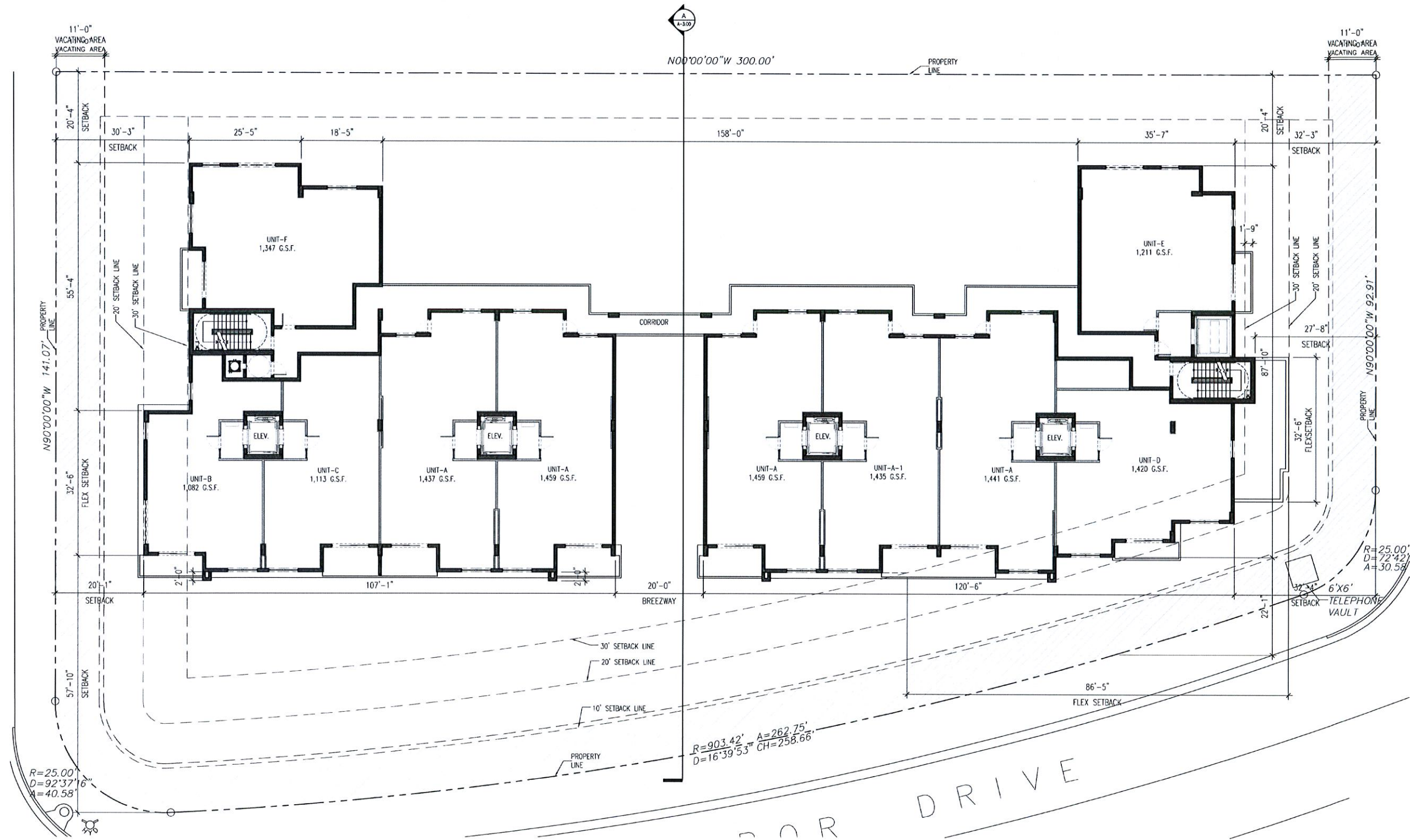
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TYPICAL LEVEL
4TH THRU 6TH FLOOR PLAN
SCALE: 3/32" = 1'-0"





10150 EAST BAY HARBOR DRIVE
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FLORIDA 33154

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MIAMI, FL 33131

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FILE 2013-92

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A-1.06



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





CORWILARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL. 33146
LIC. NO. AA-C002151 T. 305.448.7383

PROJECT:
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EAST ELEVATION

PHASE
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JOB NO. 2013-92

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FILE 2013-92

SHEET NUMBER:

A-2.00



ELEVATION LEGEND -

1 CONCRETE CANOPY	6 CLEAR GLASS CURTAIN WALL SYSTEM	11 ALUMINUM RAILING W/WIRE MESH SCREENING
2 ALUMINUM AND GLASS RAILING	7 STONE VENEER.	12 ALUMINUM/GLASS WINDOW / STORE FRONT SYSTEM
3 ALUMINUM/GLASS SLIDING GLASS DOOR/ STOREFRONT SYSTEM	8 DECORATIVE ALUMINUM SCREEN	13 BUILDING SIGNAGE LOCATION
4 SMOOTH STUCCO FINISH (TYP.)	9 DECORATIVE ALUMINUM LOUVERS	
5 GREEN SCREEN (TYP. WHERE SHOWN)	10 GARAGE ENTRANCE DOORS TO MATCH ALUMINUM LOUVERS.	

EAST ELEVATION

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

COLOR LEGEND

A)- 2112-50 STORMY MONDAY (Benjamin Moore)
B)- 2112-40 STONE (Benjamin Moore)
C)- 2112-30 STONE BROWN (Benjamin Moore)
D)- 2124-70 DISTANT GRAY (Benjamin Moore)



CORWILARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL 33146
LIC. NO. AA-C002151 T.305.448.7383

PROJECT:
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WEST ELEVATION

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FILE 2013-92

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A-2.01



ELEVATION LEGEND

- | | | |
|--|---|---|
| 1 CONCRETE CANOPY | 6 CLEAR GLASS CURTAIN WALL SYSTEM | 11 ALUMINUM RAILING W/WIRE MESH SCREENING |
| 2 ALUMINUM AND GLASS RAILING | 7 STONE VENEER. | 12 ALUMINUM/GLASS WINDOW / STORE FRONT SYSTEM |
| 3 ALUMINUM/GLASS SLIDING GLASS DOOR/ STOREFRONT SYSTEM | 8 DECORATIVE ALUMINUM SCREEN | |
| 4 SMOOTH STUCCO FINISH (TYP.) | 9 DECORATIVE ALUMINUM LOUVERS | |
| 5 GREEN SCREEN (TYP. WHERE SHOWN) | 10 GARAGE ENTRANCE DOORS TO MATCH ALUMINUM LOUVERS. | |

WEST ELEVATION

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

COLOR LEGEND

- | |
|--|
| A)- 2112-50 STORMY MONDAY (Benjamin Moore) |
| B)- 2112-40 STONE (Benjamin Moore) |
| C)- 2112-30 STONE BROWN (Benjamin Moore) |
| D)- 2124-70 DISTANT GRAY (Benjamin Moore) |



CORWILARCHITECTS
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SOUTH ELEVATION

PHASE
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ELEVATION LEGEND

1 CONCRETE CANOPY	6 CLEAR GLASS CURTAIN WALL SYSTEM	11 ALUMINUM RAILING W/WIRE MESH SCREENING
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5 GREEN SCREEN (TYP. WHERE SHOWN)	10 GARAGE ENTRANCE DOORS TO MATCH ALUMINUM LOUVERS.	

SOUTH ELEVATION

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

COLOR LEGEND

A)- 2112-50 STORMY MONDAY (Benjamin Moore)
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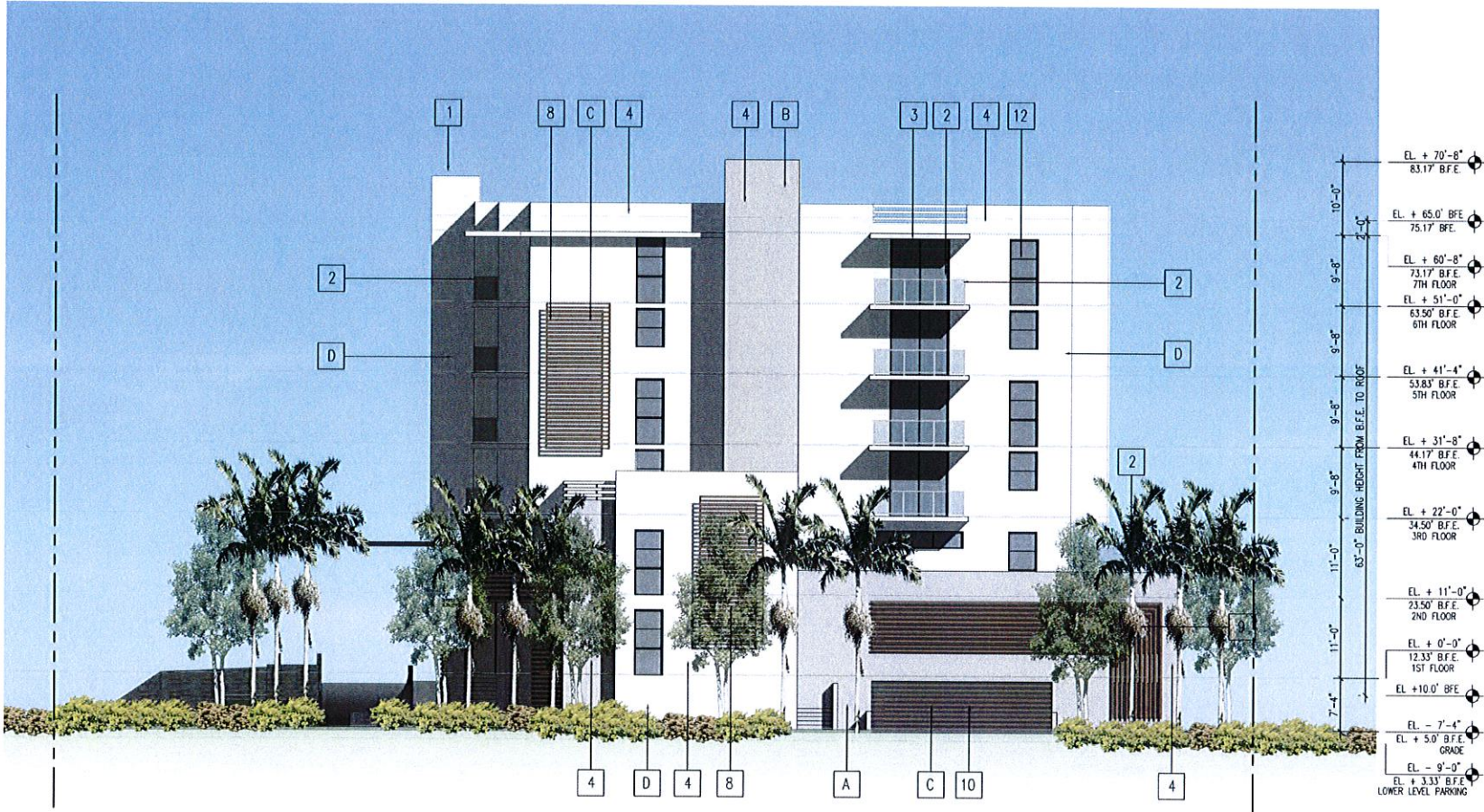


CORWILARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL 33146
LIC. NO. AA-C002151 T.305.448.7383

PROJECT:
**PALMS OF BAY
HARBOR WEST**

10150 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS,
FLORIDA 33154

OWNER:
**BAY HARBOR
HOLDINGS, LLC**
150 SE 2ND AVENUE
SUITE 800
MIAMI, FL 33131



NORTH ELEVATION

PHASE
DRC SUBMITTAL

REVISIONS

SEAL

MAR 19 2014

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DATE: 02-03-14

JOB NO. 2013-92

DRAWN BY MC

APPR BY AMC

FILE 2013-92

SHEET NUMBER:

A-2.03

ELEVATION LEGEND

1 CONCRETE CANOPY	6 CLEAR GLASS CURTAIN WALL SYSTEM	11 ALUMINUM RAILING W/WIRE MESH SCREENING
2 ALUMINUM AND GLASS RAILING	7 STONE VENEER.	12 ALUMINUM/GLASS WINDOW / STORE FRONT SYSTEM
3 ALUMINUM/GLASS SLIDING GLASS DOOR/ STOREFRONT SYSTEM	8 DECORATIVE ALUMINUM SCREEN	
4 SMOOTH STUCCO FINISH (TYP.)	9 DECORATIVE ALUMINUM LOUVERS	
5 GREEN SCREEN (TYP. WHERE SHOWN)	10 GARAGE ENTRANCE DOORS TO MATCH ALUMINUM LOUVERS.	

NORTH ELEVATION

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

COLOR LEGEND

A)- 2112-50 STORMY MONDAY (Benjamin Moore)
B)- 2112-40 STONE (Benjamin Moore)
C)- 2112-30 STONE BROWN (Benjamin Moore)
D)- 2124-70 DISTANT GRAY (Benjamin Moore)



PERSPECTIVE RENDERING NORTHEAST VIEW
N.T.S.

PERSPECTIVE RENDERING
NORTHEAST VIEW

PHASE
DRC SUBMITTAL

REVISIONS

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FILE 2013-92

SHEET NUMBER:

A-2.04



PERSPECTIVE RENDERING EAST VIEW
N.T.S.

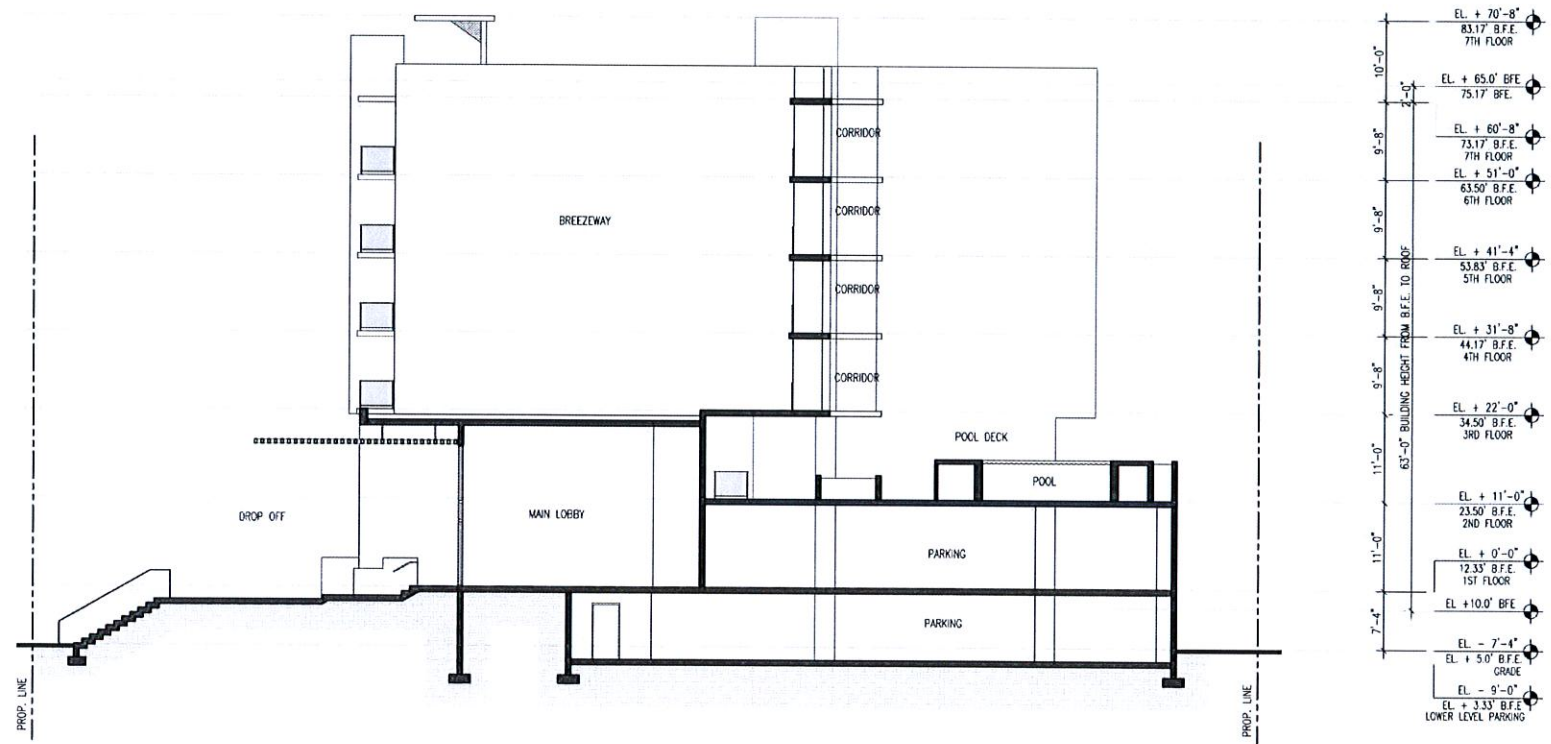


CORWILARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL 33146
LIC. NO. AA-C002151 T.305.448.7383

PROJECT:
**PALMS OF BAY
HARBOR WEST**

10150 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS,
FLORIDA 33154

OWNER:
**BAY HARBOR
HOLDINGS, LLC**
150 SE 2ND AVENUE
SUITE 800
MIAMI, FL 33131



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

BUILDING SECTION

PHASE
DRC SUBMITTAL

REVISIONS

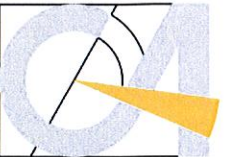
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MAR 19 2014

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DATE: 02-03-14
JOB NO. 2013-92
DRAWN BY MC
APPR BY AMC
FILE 2013-92

SHEET NUMBER:
A-3.00



CORWIL ARCHITECTS
4210 LAGUNA ST. CORAL GABLES, FL 33146
LIC. NO. AA-C002151 T. 305.448.7383

PROJECT:
**PALMS OF BAY
HARBOR WEST**

10150 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS,
FLORIDA 33154

OWNER:
**BAY HARBOR
HOLDINGS, LLC**
150 SE 2ND AVENUE
SUITE 600
MIAMI, FL 33131

1ST LEVEL FLOOR PLAN

PHASE
DRC SUBMITTAL

REVISIONS

SEAL
MAR 19 2014

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DATE: 02-03-14

JOB NO. 2013-92

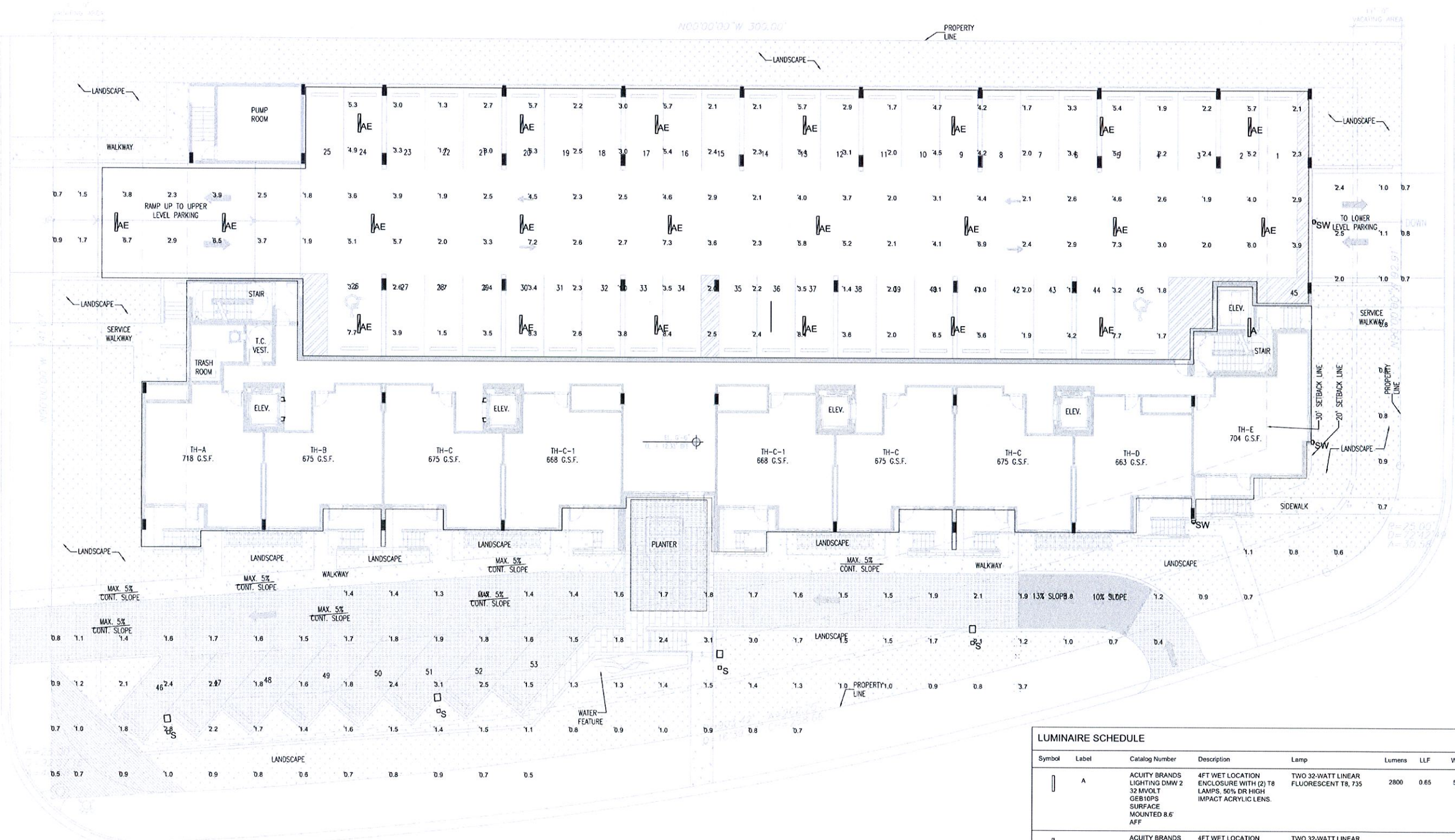
DRAWN BY JMM

APPR BY JMM

FILE 2013-92

SHEET NUMBER:

E-1.01



NOTES

1. CALCULATIONS HAVE BEEN PERFORMED ACCORDING TO IES STANDARDS AND PRACTICE. SOME DIFFERENCES BETWEEN MEASURED VALUES AND CALCULATED RESULTS MAY OCCUR DUE TO TOLERANCES IN CALCULATION METHODS, TESTING PROCEDURES, COMPONENT PERFORMANCES, MEASURED CONDITIONS SUCH AS TECHNICAL AND FIELD VOLTAGES AND TEMPERATURE VARIATIONS. INPUT DATA SUCH AS ROOM DIMENSIONS, REFLECTANCES, FURNITURE, LIGHT LOSS FACTOR, ARCHITECTURAL ELEMENTS AND FOLIAGE SIGNIFICANTLY AFFECT THE LIGHTING CALCULATIONS. IF THE REAL ENVIRONMENT DO NOT MATCH INPUT DATA DIFFERENCES WILL OCCUR BETWEEN MEASURED AND CALCULATED VALUES.
2. CONCRETE POLES ARE TO BE 22' OVERALL LENGTH AND 16' ABOVE GROUND OR AS INDICATED BY BORING TEST RESULTS - SUPPLIED BY OTHERS.
3. WIND LOAD CALCULATIONS, TO MEET SOUTH FLORIDA WIND LOAD REQUIREMENTS, MUST BE PREPARED AND SUBMITTED AS PART OF THE SUBMITTAL PROCESS. SAID CALCULATIONS MUST BE SIGNED AND SEALED BY FLORIDA REGISTERED ENGINEER.
4. POINT-BY-POINT CALCULATIONS PROGRAM USED - VISUAL SERIAL # 5101 5260 4589 0193, VERSION 2.06 0211

1ST LEVEL ELECTRICAL LIGHTING PLAN

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

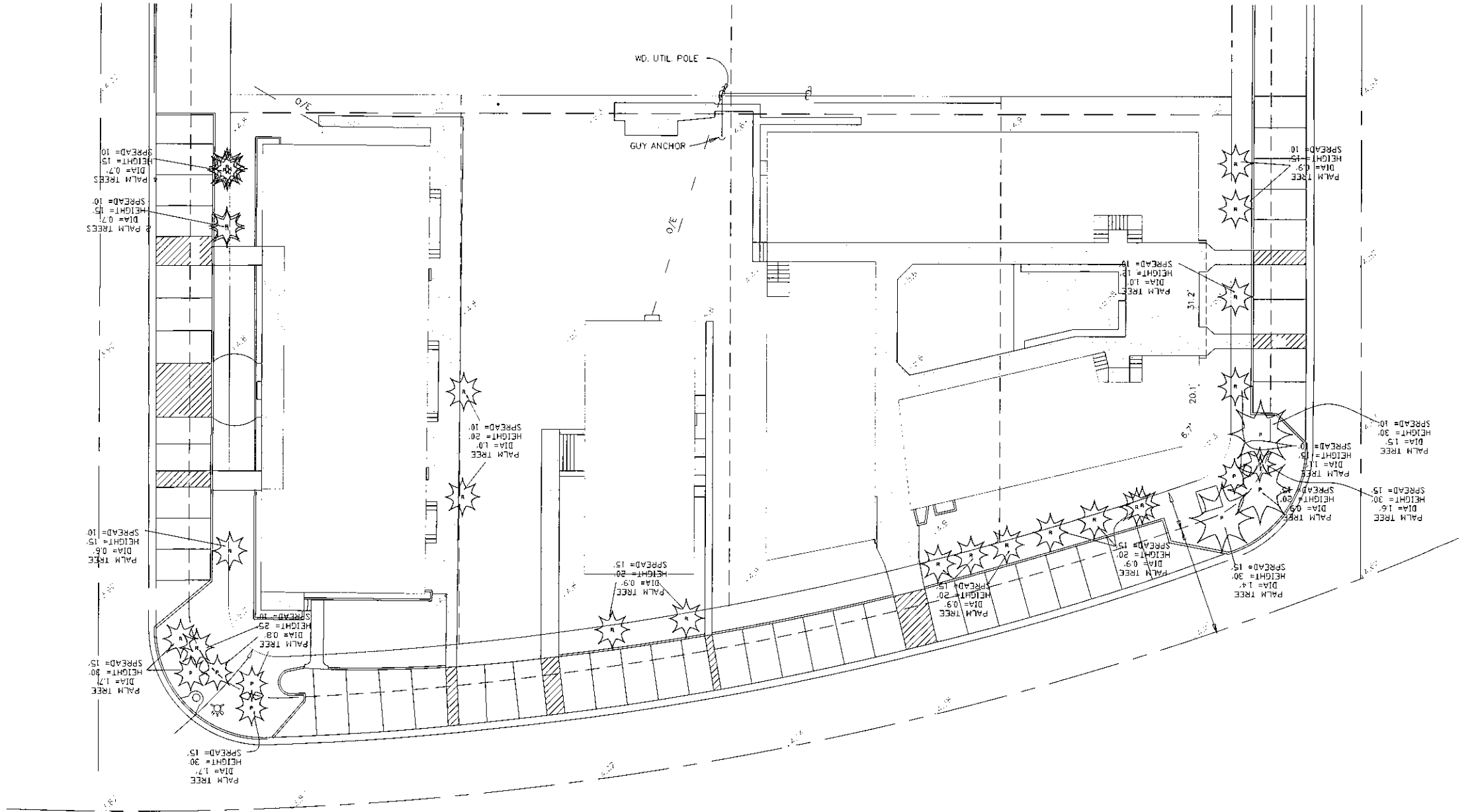
STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min
EXTERIOR PARKING Z=0'	+	2.1 fc	5.3 fc	1.1 fc	4.8:1
INTERIOR PARKING Z=0'	+	3.5 fc	8.4 fc	1.0 fc	8.4:1

LUMINAIRE SCHEDULE

Symbol	Label	Catalog Number	Description	Lamp	Lumens	LLF	Watts
⏏	A	ACUITY BRANDS LIGHTING DMW 2 32 MVOLT GEB10PS SURFACE MOUNTED 8.6' AFF	4FT WET LOCATION ENCLOSURE WITH (2) T8 LAMPS, 50% DR HIGH IMPACT ACRYLIC LENS.	TWO 32-WATT LINEAR FLUORESCENT T8, 735	2800	0.65	56.7
⏏	AE	ACUITY BRANDS LIGHTING DMW 2 32 MVOLT GEB10PS EL14 SURFACE MOUNTED 8.6' AFF	4FT WET LOCATION ENCLOSURE WITH (2) T8 LAMPS, 50% DR HIGH IMPACT ACRYLIC LENS.	TWO 32-WATT LINEAR FLUORESCENT T8, 735	2800	0.65	56.7
⏏	S	DSX0 LED 400 530 40K T4M MVOLT PROVIDE W/ SHIELD	DSX0 LED WITH (2) 20 LED LIGHT ENGINE, TYPE T4M OPTIC, 4000K, @ 530mA	LED	Absolute	0.85	68
⏏	SW	LITHONIA DSXW1 LED 100 700 40K T2M MVOLT WALL MOUNTED 7'-6" AFF THRU EMERGENCY GENERATOR	LED WALL PACK	1 LIGHT ENGINE, 10 LED's, 700mA DRIVER, 4000K LED, TYPE 2 MEDIUM OPTIC	Absolute	0.85	47

JMM Consulting Engineers LLC
Certificate of Authorization #9892
Jose M. Martinez, P.E. #56018
10251 SUNSET DRIVE Suite 103 TEL. (305) 255-1621
Miami, Florida 33173 FAX (305) 271-0090
TO THE BEST OF MY KNOWLEDGE, THE PLANS AND SPECIFICATIONS SUBMITTED HEREIN COMPLY WITH ALL CITY, COUNTY, STATE AND FEDERAL REQUIREMENTS OF THE APPLICABLE BUILDING CODES. THIS DRAWING IS THE SOLE PROPERTY OF JMM CONSULTING ENGINEERS, LLC AND IS AN INSTRUMENT OF SERVICE. NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF JMM CONSULTING ENGINEERS, LLC.

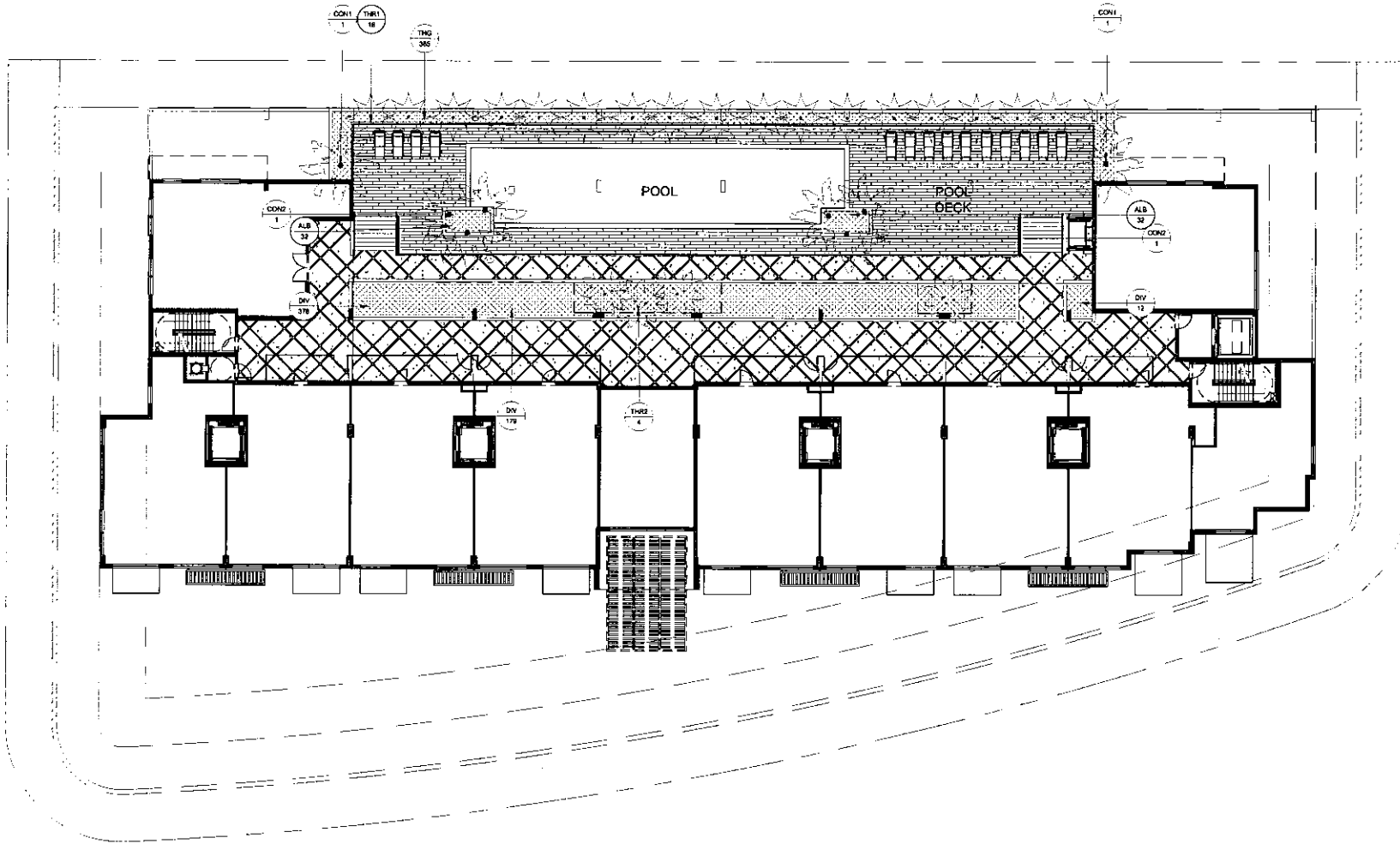


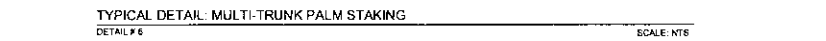
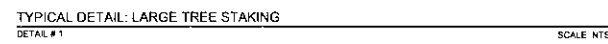
-  TREE TO BE REMOVED
-  TREE TO REMAIN

PLANT SCHEDULE			
KEY	QTY.	BOTANICAL/COMMON NAME	SIZE
TREES			
BUS	2	Bursera simaruba Gumbo Limbo	18'-20' Ht. x 9'-10' Spr., B&B, 4" CAL. 6' CT
COD	3	Coccoloba diversifolia / Pigeon Plum	16'-18' Ht. x 8'-9' Spr., B&B, 3" CAL., 2' CT Tree Form w multi-branch character
COU	2	Coccoloba uvifera / Seagrape	16'-20' Ht. x 10'-12' Spr., B&B, 4" Cal., Multi-Trunk Specimen character
COL	2	Conocarpus erectus / Green Buttonwood	10'-12' Ht., x 6'-7' Spr., B&B. Tree Form
QUV	9	Quercus virginiana / Live Oak	14'-16' Ht. x 8'-9' Spr., B&B, 3.5" Cal., 4' CT
TAC	6	Tabebuia caniba / Silver / Yellow Trumpet Tree	10'-12' Ht. x 7'-8' Spr., B&B, 3' CT, Specimen
TAD	17	Taxodium distichum / Bald Cypress	7'-8' Ht. x 4'-6' Spr., 15 gal.
THL	19	Tree Per BHI Streetscape Master Plan	
PALMS			
ACW	6	Acrocalymma viminalis / Pavonis Palm	16'-18' OA Ht., Dense to ground, B&B B&B
CON1	2	Cocos nucifera 'Green Malaysian' Green Malaysian Coconut Palm	24'-40' OA Ht., 6'-20' GW, B&B
CON2	2	Cocos nucifera 'Green Malaysian' Green Malaysian Coconut Palm	24'-40' OA Ht., 6'-20' GW, Triptic-Trunk, Curved
DYC	1	Dypsis cabadae Cabada Palm	16'-18' OA Ht., specimen character, B&B B&B
RHE	1	Rhapis excelsa / Lady Palm	5' OA Ht., Dense, 7 gal
ROE	10	Roystonea elata Florida Royal Palm	32'-34' OA HT., 15' GW, B&B Matched trunks
SAP	22	Sabal palmetto Cabbage Palm	10'-18' GW, even distribution, 50% booted, regenerative heads
THR2	4	Thrinax parvifolia Florida Thatch Palm	10'-12' OA Ht., 8' OC, Multi-Trunk, B&B
VEW	13	Veitchia virens / Veitchia	14'-16' OA Ht., B&B, Triptic-Trunk
SHRUBS			
CHI	72	Chrysobalanus icaco / Redtip cocoplum	18'-24' Ht., 3 gal., 24" OC
DIV	647	Diospyros virginiana White African Ilex	12'-18" OA, 1 gal., 18" OC
HAP	108	Hamelia patens dwarf / Dwarf Firebush	18'-24" OA, 3 gal., 30" OC
MOD	122	Moroneja deliciosa / Monarda	18'-24" OA, 3 gal., 36" OC
NEB	508	Nephrolepis bisecta / Giant Sword Fern	24'-30" OA, 3 gal., 30" OC
NEF	217	Nephrolepis falcata / Macho Fern	24'-30" OA, 3 gal., 24" OC
TRD	317	Tropaeolum dactyloides / Fakahatchee Grass	24'-30" Ht., 3 gal., 30" OC
GROUNDCOVERS			
MIS	1967	Miconium scolopendria Wart / Monarch fern	12'-18" Ht., Full, 1 gal., 24" OC
TRF	33	Tropaeolum flodorum / Florida Gemma Grass	12'-18" Ht., 1 gal., 24" OC
ALB	64	Aloe barbadensis / Aloe Vera	9'-12" spr., 1 gal., 15" OC
VINES			
FIP	40	Ficus pumila / Creeping Fig	8' 10" OA, 1 gal., 24" OC
THG	429	Thunbergia grandiflora / Sky Vine	3 gal., 4" OC

PROJECT LANDSCAPE LEGEND - Block 6					
Zoning District	RM2	Net Lot Area	4404 SF 1.011 Acres		
OPEN SPACE					
A. Square Feet of open space required by Chapter 33, as indicated on site plan:					
Net lot area =	44,049 SF	X	.25%	0.011	10,848
B. Square Feet of parking lot open space required by Chapter 18A, as indicated on site plan:					
Net lot area =	44,049 SF	X	NA	0	0
C. Total # of landscaped open space required by Chapter 33 (A + B) =					
				0.011	10,848
D. Total # of landscaped rooftop space					
Total rooftop area x 15%	9,155 SF	X	15%	1,373	1,525
LAWN AREA CALCULATION					
A. 8,810 Total # of landscaped open space required by Chapter 33 (C)					
B. Maximum lawn area (total) permitted Open Space = 60%					
	44,049 SF	X	60%	26,429	0
TREES					
A. # of trees required per Net Lot Area					
Less existing number of trees meeting minimum requirements	28	28	Trees	X	1.01 (Net Lot Acres)
	0				0
B. % Palms Allowed to count as Trees Required					
Palms provided to count as 1 tree	0	Palms	X	1	0
Palms provided to count as 1 tree	0	Trees	X	1	0
C. % Palms Required - If trees provided = 50%					
	40	Trees	X	50%	20
D. % Drought Tolerant Required - If trees provided = 50%					
	40	Trees	X	50%	20
E. Street trees (min. average spacing of 35' o.c.)					
Note: Street Trees excluded from all other quantities	608	LF Street	X	35	17
F. Street trees located directly between power lines (minimum average spacing of 25' o.c.)					
	0	LF Street	X	25	0
SHRUBS					
A. # of Shrubs required: No. Trees provided x 10					
	40	Trees	X	10	400
B. No. of Shrubs required: No. Shrubs provided x 30%					
	4,082	Shrubs	X	30%	1,225
C. No. of Drought Tolerant Shrubs required: No. Shrubs provided x 50%					
	4,082	Shrubs	X	50%	2,041
IRRIGATION PLAN: If required by Chapter 33					

SUMMARY OF LANDSCAPE REQUIREMENTS			
REQUIRED	PROVIDED	REQUIRED	PROVIDED
10.011 ACRES	10.848 ACRES	1.373 LF	1.525 LF







NOTE: SEE SHEET L-2 FOR PLANT SCHEDULE
AND REQUIREMENT CALCULATIONS



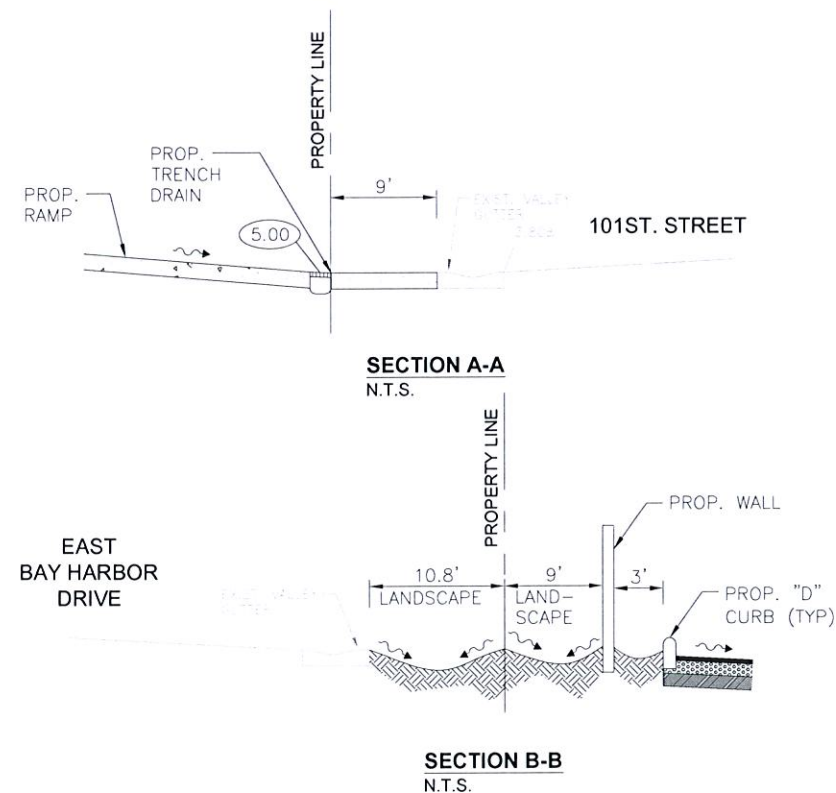
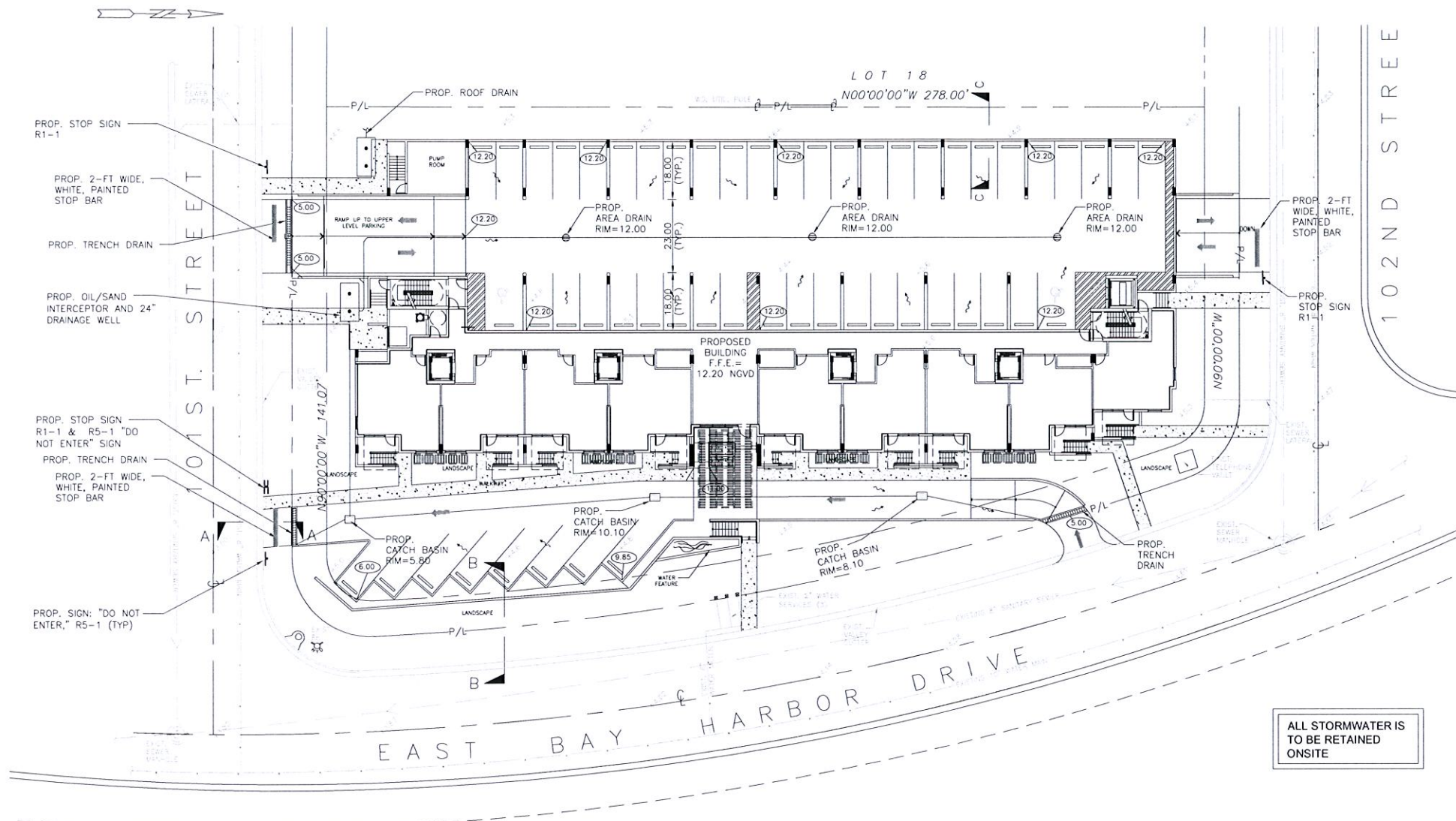
NORTH ELEVATION



SOUTH ELEVATION

NOTE: SEE SHEET L-2 FOR PLANT SCHEDULE
AND REQUIREMENT CALCULATIONS

1/CAD/13-46/13-46_C2.DWG 08/15/13



- NOTES:
1. EXISTING VALLEY GUTTER TO BE REPLACED WHERE CRACKED OR DAMAGED.
 2. MAXIMUM CROSS SLOPE ON WALKWAYS TO BE 2%.
 3. MAXIMUM LENGTH WISE SLOPE ON WALKWAYS TO BE 5%.
 4. CONNECT ALL ROOF DRAINS TO DRAINAGE WELLS.
 5. CONTRACTOR TO COORDINATE CONSTRUCTION OF DRAINAGE SYSTEM WITH WATER, FIRE, IRRIGATION PIPES AND STRUCTURAL FOUNDATION.
 6. ALL EXISTING AND PROPOSED ELEVATIONS ARE REFERENCED TO NGVD 1929.
 7. MAXIMUM SLOPE ON GARAGE RAMPS TO BE 20%.
 8. ALL DRAINAGE PIPE TO HAVE MINIMUM 1% ($\frac{1}{8}$ INCH/FT) SLOPE.
 9. REFER TO PLUMBING PLANS FOR INFORMATION ON ROOF DRAINS.
 10. REFER TO ARCHITECTURAL PLANS FOR DETAILS ON CONCRETE RAMPS.

LEGAL DESCRIPTION

Lots 1, 2 (Less East 11 Feet and Less Northerly 11 Feet of Lot 2), Block 6, Bay Harbor Island, Plat Book 46, Page 5 Public Records of Miami-Dade County, Florida AND
Lot 19 (Less South and East 11 Feet), Block 6, Bay Harbor Island, Plat Book 46, Page 5, Public Records of Miami-Dade County, Florida AND
Lot 20 (Less East 11 Feet), Block 6, Bay Harbor Island, Plat Book 46, Page 5 Public Records of Miami-Dade County, Florida

Area of parcel = 0.8704 +/- acres

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

LEGEND

	PROPOSED CONCRETE
	PROPOSED PAVERS
	PROPOSED ELEVATION
	PROPOSED SURFACE FLOW
	PROPOSED AREA DRAIN
	PROPOSED PIPING
	EXISTING PIPING AND APPURTENANCES
	EXISTING CATCH BASIN
	EXISTING ELEVATION
	EXISTING WOOD POWER POLE
	EXISTING MANHOLE (AS DESIGNATED)
	EXISTING WATER METER
	EXISTING FENCE
	EXISTING WATER
	EXISTING GAS

PAVING, GRADING AND DRAINAGE FIRST LEVEL PLAN

SCALE 1" = 20'-0"



CORWILARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL 33146
LIC. NO. AA-C002151 1.305.448.7383

PROJECT: PALMS OF BAY HARBOR WEST

10150 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS,
FLORIDA 33154

OWNER:
**BAY HARBOR
HOLDINGS, LLC**
OWNER ADDRESS
150 SE 2ND AVENUE
SUITE 600
MIAMI, FL 33131

PAVING, GRADING & DRAINAGE
FIRST FLOOR PLAN
FOR
EAST BAY HARBOR DRIVE
10200 EAST BAY HARBOR DRIVE
MIAMI, FL

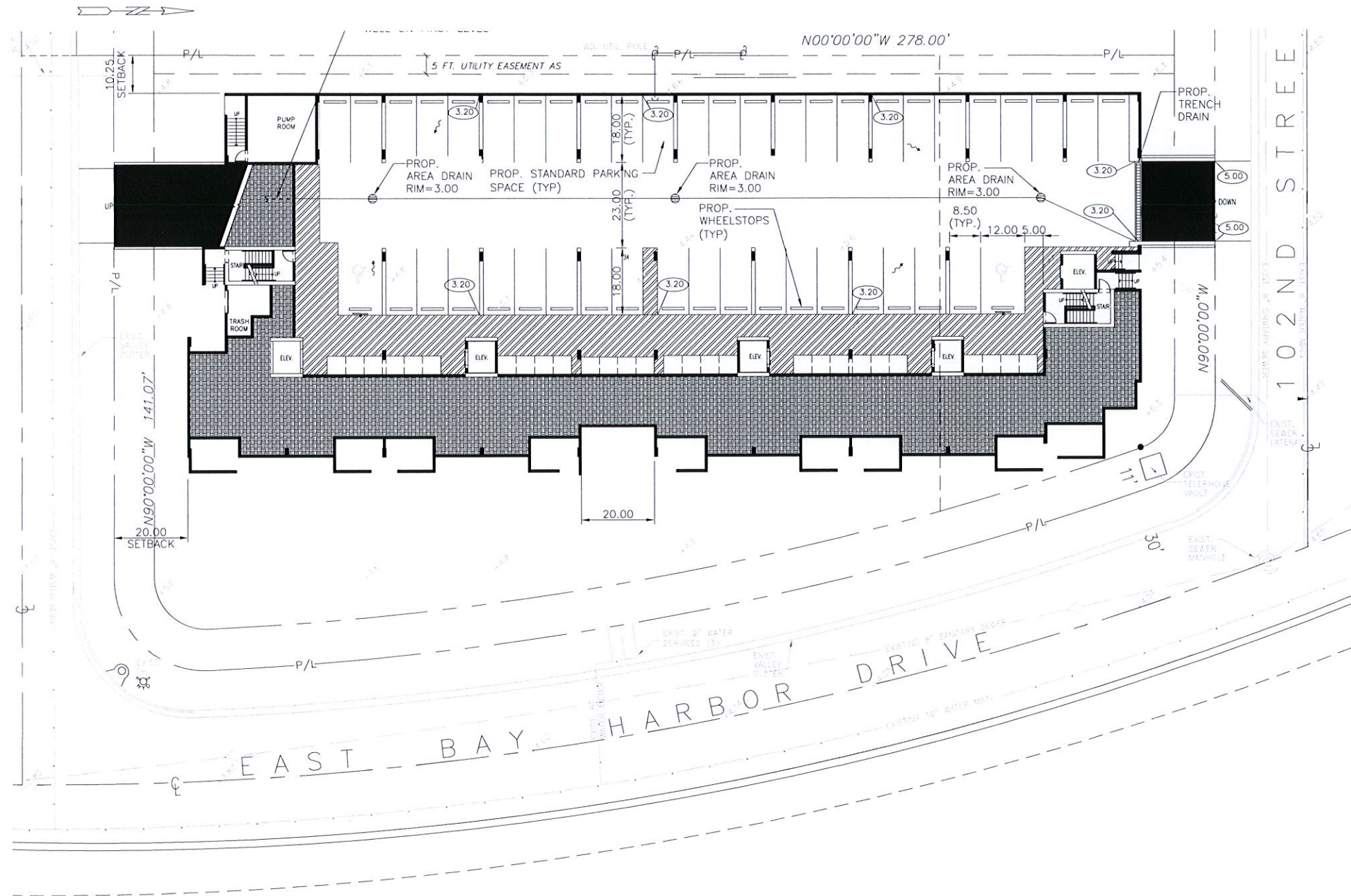


SEAL
HOLLAND ENGINEERING INC.
Civil Engineers
3900 HOLLYWOOD BOULEVARD - SUITE 303
HOLLYWOOD, FL - 33021
(954)367-0371 • (954)367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

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DATE: 01-22-14
JOB NO.: 13-46
DRAWN BY:
APPR BY: AMC
FILE: C-1
SHEET NUMBER: 3

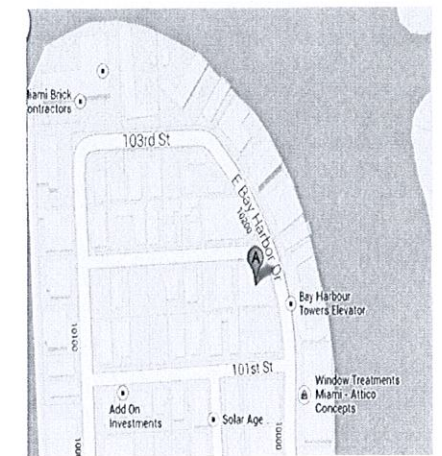
MAR 18 2014



LEGAL DESCRIPTION

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Area of parcel = 0.8704 +/- acres



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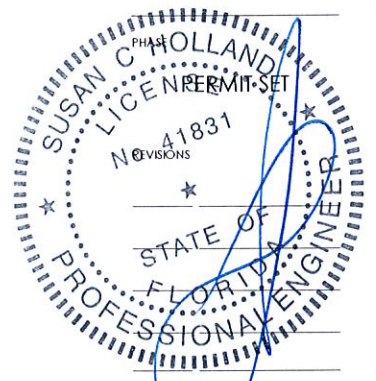
PROJECT:
PALMS OF BAY HARBOR WEST
10150 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

OWNER:
BAY HARBOR HOLDINGS, LLC
OWNER ADDRESS
150 SE 2ND AVENUE
SUITE 600
MIAMI, FL 33131

PAVING, GRADING & DRAINAGE
LOWER LEVEL PLAN
FOR
EAST BAY HARBOR
10200 EAST BAY HARBOR DRIVE
MIAMI, FL

LEGEND

- PROPOSED CONCRETE
- PROPOSED PAVERS
- PROPOSED ELEVATION
- PROPOSED SURFACE FLOW
- PROPOSED AREA DRAIN
- PROPOSED PIPING
- EXISTING PIPING AND APPURTENANCES
- EXISTING CATCH BASIN
- EXISTING ELEVATION
- EXISTING WOOD POWER POLE
- EXISTING MANHOLE (AS DESIGNATED)
- EXISTING WATER METER
- EXISTING FENCE
- EXISTING WATER
- EXISTING GAS



SEAL
HOLLAND ENGINEERING INC.
3900 HOLLYWOOD BOULEVARD - SUITE 303
HOLLYWOOD, FL - 33021
(954)367-0371 (954)367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

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DATE: 01-22-14
JOB NO.: 13-46
DRAWN BY:
APPR BY: AMC
FILE: C-2
SHEET NUMBER: 3

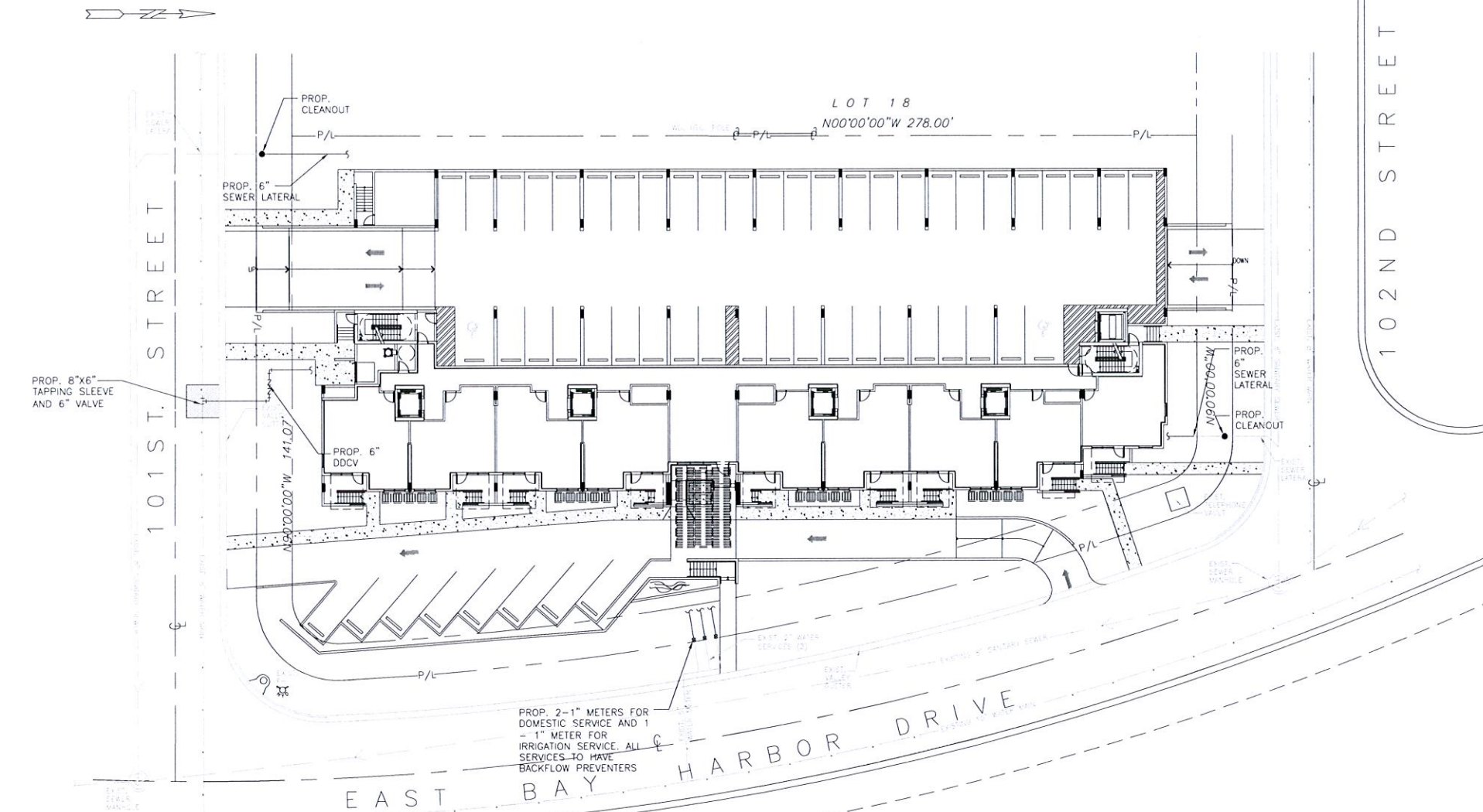
PAVING, GRADING AND DRAINAGE
LOWER LEVEL PLAN

SCALE 1" = 20'-0"

I:/OAD/13-46/13-46_C1.DWG 08/15/13

MAR 18 2014

I:\CAD\13-46\13-46_C3.DWG 08/15/13



LEGAL DESCRIPTION

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Area of parcel = 0.8704 +/- acres

LEGEND

	PROPOSED CONCRETE
	PROPOSED PAVERS
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	EXISTING PIPING AND APPURTENANCES
	EXISTING CATCH BASIN
	EXISTING ELEVATION
	EXISTING WOOD POWER POLE
	EXISTING MANHOLE (AS DESIGNATED)
	EXISTING WATER METER
	EXISTING FENCE
	EXISTING WATER
	EXISTING GAS

NOTES:

1. REFER TO PLUMBING PLANS FOR COORDINATION WITH BUILDING WATER AND SEWER SERVICES.
2. CONTRACTOR TO FIELD LOCATE EXISTING SEWER MAIN AND CONFIRM DEPTH OF PIPE.
3. CONTRACTOR TO FIELD LOCATE ALL EXISTING UNDERGROUND UTILITIES AND CONFIRM DEPTH PRIOR TO CONSTRUCTION.
4. INSTALLATION OF ALL UTILITIES TO BE COORDINATED TO PREVENT PIPE CONFLICTS

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

WATER AND SEWER PLAN

SCALE 1" = 20'-0"



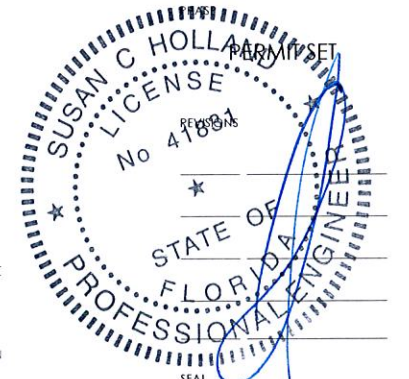
CORWILARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL 33146
LIC. NO. AA-C002151 T. 305.448.7383

PROJECT: PALMS OF BAY HARBOR WEST

10150 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS,
FLORIDA 33154

OWNER:
BAY HARBOR
HOLDINGS, LLC
OWNER ADDRESS
150 SE 2ND AVENUE
SUITE 800
MIAMI, FL 33131

WATER AND SEWER PLAN
FOR
EAST BAY HARBOR
10200 EAST BAY HARBOR DRIVE
MIAMI, FL



HOLLAND ENGINEERING INC.
Civil Engineers
3900 HOLLYWOOD BOULEVARD - SUITE 303
HOLLYWOOD, FL - 33021
(954)367-0371 (954)367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

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EXCEPT AS AGREED TO BY THE ARCHITECT/ENGINEERS.

DATE: 01-22-14
JOB NO. 13-46
DRAWN BY
APPR BY AMC
FILE
SHEET NUMBER: 3

MAR 18 2014

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

**TOWN OF BAY HARBOR ISLANDS
PLANNING AND ZONING BOARD**

April 2, 2014

FINAL AGENDA

ITEM NUMBER: 1.

ITEM: Approval of minutes of the Board meeting held on December 17, 2013, January 21, 2014 and February 4, 2014.

DESCRIPTION:

RECOMMENDED ACTION:

Approval

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Marante

ATTACHMENTS

1.	Minutes	Dec17Minutes.pdf
2.	Minutes	Jan21Minutes.pdf
3.	Minutes	Feb4Minutes.pdf

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

**PLANNING AND ZONING BOARD MINUTES
TOWN OF BAY HARBOR ISLANDS**

A Planning & Zoning Board Meeting was held Tuesday, December 17, 2013 at 6:00 p.m. in the Council Chambers. Upon roll call, the following Board Members responded:

Vice Chair, Jerome Gavcovich
Board Member Oscar Sklar
Board Member Thomas Telesco

Board Member Steven Herwitz
Board Member Jaime Schapiro

QUASI-JUDICIAL PUBLIC HEARING

- Item 1. Request for approval for a new multi-family dwelling for "Bay Harbor Gardens" located at 1170 93 Street, Lots 4-5 of Block 17. The developers are proposing to construct a thirty-four (34) dwelling unit mid rise residential development. The proposed units range from 1,323 to 2,551 sq. ft. of a/c plus balconies, etc. The proposed design incorporates one square shaped building positioned on top of a two-story parking garage structure. The building has 8 stories in height (6 floors of residential over two floors of parking garage @ max. 65 feet above BFE. The developer will be required to obtain 16 Transfer of Development Rights (TDR). Enclosed please find the site plan and elevations. (Item #1A)**

Ben Fernandez, 200 S Biscayne Blvd. came forward to the Board. He was representing the project owners Furmanos, LLC, and Sobel Co. He also introduced the project architect, Markus Frankel. He stated that the proposed project was a thirty four dwelling unit mid rise residential development. He added that the project complied with zoning regulations and met the Town Code. He explained that the project was a family oriented project, with most of the units being 2 bedrooms or more, and within walking distance to Ruth K. Broad School.

At this time Board Member Oscar Sklar left the dias.

Architect Marcus Frankel came forward to address the Board. He explained that this was design team collaboration and they created important objectives to address. He stated that the first objective was to resolve the traffic congestion from the school. They made point of entry on the southwest side of the building to avoid traffic congestion. The second objective was to add more landscaping; he stated that with the help of Joaquin Vargas, Landscaping Engineer, they had enhanced the vacant land by developing a courtyard. He explained that the third objective was to build a parking garage with sixty eight parking spaces and extra loading space in the front entrance. He added that the last objective was to have a contemporary design with tropical touch by having seven private roof gardens on the roof deck and the third floor also featured a garden on the south side. He explained that floor levels four through seven had expanded balconies with a fantastic view of West

Bay Harbor Drive.

Traffic Engineer Joaquin Vargas, 8400 University Drive, came forward to address the Board. He reported that he performed a traffic count and also included traffic studies from past projects that were approved by the Town. He explained that the school was on the north side of the proposed project and the main issue was traffic moving inbound that did not coincide with the outbound traffic from the area. He stated that there was no conflict and that the drop off and pick up would only occur on the west side of the school.

PUBLIC COMMENT - for the purpose of hearing any public comment with respect to an application for site plan approval at 1170 - 93 Street.

Residents Gail Lurie, 9271 W. Bay Harbor Drive, Stacy Lurie, 9271 W. Bay Harbor Drive, Frances Neuhut, 1060 Kane Concourse, Susan Luck, 10180 W. Broadview Drive and Steven Lawson, 9281 W. Bay Harbor Drive were opposed to the proposed project. They felt that the project had many issues that needed to be addressed like, the possible noises from the driveways surface, the garage door, the solid wall next to the garage, and the noise that a neighbor would make at such close proximity. Resident Paul Basile, 9240 W. Bay Harbor Drive liked the proposed project size of the units and the landscaping.

CLOSED PUBLIC COMMENT

Traffic Engineer, Vargas stated that this was a new study done specifically for the proposed project. He added that as for the no left turn he believed that was for the school traffic purpose only. He explained that there were a few alternative routes if there was traffic congestion.

There was a detailed discussion regarding the balconies, solid wall, the landscaping vegetation, the two screens in the garage concerned if that would echo to the surrounding neighbors, and the natives fruit trees that would be planted. The Board also requested to have the Fire staging area at the front entrance to the garage and the use of a gate arm and then a gate door at the top for noise reduction.

ACTION: Vice Chair Gavcovich made a motion to approve the proposed project with the following conditions from Town Planner Miller's report.

1. No roof top lighting above of the outer wall other than where required.
2. The garage gate door would be moved to the top of the driveway.
3. The balcony on the penthouse would be cut back.

4. Garage door mechanism would not be visible.
5. Move the Fire Department staging area to the garage entrance.
6. The material of the ramp and driveways would be adhesive to avoid noise from the tires.

Board Member Telesco seconded the motion and it passed unanimously.

CONCLUSION OF QUASI-JUDICIAL PUBLIC HEARING

- Item 2.** Request for approval for a new single-family home for "Robyn Seiden" located at 1288 - 101 Street, Lot 8 of Block 26. The owner is proposing to construct a new two story single family residence with a two car garage under 5,182 sq. ft. of a/c living space. The residence will have 6 bedrooms and 6 bathrooms. Several covered terraces, a rooftop terrace and a pool and deck. Enclosed please find the site plan and elevations. (Item #2A)

Architect Pedro Bravo came forward to address the Board. He explained that the applicant was proposing a single family home with six bedrooms and six full bathrooms. He presented the sample renderings to the Board. He explained that the proposed materials included wood elements, glass, aluminum horizontal railings and coral that would be used in the pool. He also added that the home would have a five foot setback to adjust for the balconies.

There was a Board discussion concerning the balconies, the fake balcony, the east side elevation, rear oak palm that would be relocated, landscaping plan, and further articulation that would be needed.

ACTION: Consensus was to have the applicant come back with changes reflecting the direction from the Board. The Board asked the applicant to make more architectural enhancements; the new plans must have a four foot setback, and they must also design a better landscaping plan that was compatible to the neighborhood.

- Item 3.** Any other matters concerning the Board. – none

There being no further business meeting was adjourned at 8:55 p.m.

CHAIR

ATTEST:

TOWN CLERK

TOWN OF BAY HARBOR ISLANDS

MINUTES OF A PLANNING AND ZONING BOARD MEETING

A Planning & Zoning Board meeting was held on January 21, 2014 at 6:00 p.m. in the Council Chambers. Upon Roll, the following Board Members responded:

Vice Chair Jerome Gavcovich	Board Member Steven Herwitz
Board Member Jaime Schapiro	Board Member Oscar Sklar
Board Member Roberto Gambach	Board Member Thomas Telesco

QUASI-JUDICIAL PUBLIC HEARING

Attorney Simone swore in everyone speaking at the Quasi-Judicial Public Hearing.

Board Member Sklar recused himself for Items 1 and 2 and left the dais. Board Member Gambach left the meeting because he was not feeling well.

Item 1. Request for approval for a new multi-family dwelling for "1055-92 BH, LLC" located at 1045-1055-92 Street, Lots 13-14 of Block 15. The developers are proposing to construct a thirty-eight (38) dwelling unit multi family residential development. The proposed units range from 970 to 1,738 sq. ft. of a/c plus balconies, etc. The proposed design incorporates one square shaped building positioned on top of a two-story parking garage structure. The building has 7 stories in height (5) floors of residential over two floors of parking garage @ maximum 65 feet above BFE. The developer will be required to obtain 20 Transfer of Development Rights (TDR). Enclosed please find the site plan and elevations.

Attorney Louis Supraski, came forward to address the Board. He was representing the applicant and owners. He explained that this was a request for an approval of a multi-family residential development proposing to construct thirty (38) dwelling units ranging from 970 to 1,738 square feet. He added that the project met all Town Code requirements and the owners had accepted all the conditions stated on Town Planner Miller's Report.

Architect Markus Frankel presented the project to the Board. He explained that the applicant was proposing 38 moderately priced condo units to attract buyers who were young families from South America, Europe and Canada. He added that a variety of unit types included 1, 2, and 3 bedrooms units, 78 parking spaces, fifteen (15) foot setbacks, and they had also exceeded the minimum requirements on the landscaping plan. He stated that they had chosen a contemporary theme and added color and

tropical elements to the building. He also presented the site plan, floor plans, landscaping, driveways, trellis in the back, large lobby, gym, and bike storage. He further explained that the third floor and above showed eight units on each floor and there were balconies facing the front of the building. He displayed the top floor plans that were for the larger units with 1,730 square feet plus storage room, private upper pool deck, spa, landscaping and eight private rooftop gardens, each with a summer kitchen.

There was a brief discussion about Town Planner Miller's conditions on his report, the front balcony depth, which was six feet instead of 4 feet, the landscape strip which was 8 feet instead of 10 feet. Condition number 7 was also addressed and the Board suggested reducing the landscape strip to 8 feet on the south property line, which was due to the addition of the guest parking space.

PUBLIC COMMENT - For the purpose of hearing any public comment with respect to an application for site plan approval at 1145-1055 92 Street.

Residents Paul Basile, 9240 W. Bay Harbor Drive, and Vincent Martino, 1050 93 Street, were opposed to the project. They both felt the proposed project looked like an addition to Club 16 and they also suggested better architectural design. Resident Melissa Angulo, 1075 92nd Street, liked the new developments coming to Town but was concerned with the noise from the construction sites. She suggested that fines should be assessed for noise violation and asked the developers to comply with construction hours. Resident Livia Cohen, 1045 – 93rd Street, asked the Board how her property would be affected if the new development was approved. She believed she was behind the proposed project. Vice Chair Gavcovich responded that resident Cohen would not be able to see this project from her location.

CLOSED PUBLIC COMMENT

Markus Frankel came forward and responded to the residents comments. He stated that the building stood alone and it was a new and unique design. He added that the neighbors would not be able to see into the garage, since it would be covered by green screening.

Board Member Schapiro stated that the project looked like a clean well designed building on the exterior, but felt that the indentations on the interior corridor were a bit chaotic. He added that the architectural design was related to the other buildings in the area and stated he liked the colors on the facade.

Board Member Herwitz liked the proposed project and asked what the asking price for the units would be. Architect Frankel responded that they were starting at \$350 per square foot. Board Member Herwitz liked the colors, materials, and the floor plans.

Vice Chair Gavcovich stated that he liked the design, colors, and the additional setbacks. He was concerned that it seemed like a block of building. He felt that there wasn't enough design and creativity on the footprint of the building.

ACTION: Council Member Telesco made a motion to approve the project subject to the five (5) conditions from Town Planner Miller report and the following conditions from the Board.

1. Working plans must be submitted 180 days
2. Power lines must be placed underground

Board Member Schapiro seconded the motion and it passed 3-1 with Vice Chair Gavcovich opposed.

Item 2. Request for approval for a new multi-family dwelling for "9900 Bay Harbour, LLC" located at 9900 E. Bay Harbor Drive, Lot 20 of Block 8. The developers are proposing to construct six (6) dwelling unit townhouse development. The proposed units range from 2,157 to 2,641 sq. ft. of a/c plus balconies, garage, etc. The proposed design incorporates rectangular shaped building positioned east/west on the site. The townhouses are 3 stories in height (2 stories of residential over one story of residential and garage) @ 30 feet above BFE.

Gabriel Boano, representative for the applicant, came forward to address the Board. He explained that the applicant was proposing six (6) townhomes with a more modern and contemporary feel to attract young families.

Architect Alan Bartoli, came forward to address the Board. He stated that this was a three (3) story townhome project, with units ranging from 2100 to 2600 square feet. He explained that the concept was to create a low density townhome. The building height was created at 30 feet, exceeding the Town Code requirement. He presented the renderings to the Board with the floor plans, aerial views, elevations, proposed landscaping and provided details of the signage for the building. He also explained the trash enclosures with screening and the landscaping plan that consisted of 32 percent of green area.

Board Member Herwitz asked about the types of materials being used on the railings and the garage door. Architect Bartoli responded that the materials for the railing and the garage doors were painted aluminum.

Board Member Telesco stated he liked the size of the units, scale, and asked where the compressors were located. Architect Bartoli stated that the compressors were on the roof top at the back and they were screened.

Vice Chair Gavcovich asked if synthetic grass would be used. Architect Bartoli stated that only on the driveway because of possible maintenance issues. Vice Chair Gavcovich stated that technology on artificial grass was very good and he liked the idea to keep the materials simple and nice with warm colors.

Building Official Lee asked where the electric meters were relocated to and if they would be screened. Architect Bartoli responded that the meters would not be visible from the front or side and that they would be screened.

PUBLIC COMMENT - For the purpose of hearing any public comment with respect to an application for site plan approval at 9900 E. Bay Harbor Drive.

Residents Susan Luck, 10180 W. Bay Harbor Drive, Vincent Martino, 1050 93 Street, and Frank Varona, 9900 E. Bay Harbor Drive, were all in favor of the proposed project and paid complements to the developer and architect for the design and encouraged the Board to approve the project.

CLOSED PUBLIC COMMENT

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

Item 3. Request for approval for a new multi-family dwelling for "BH 93, LLC" located at 1055 93 Street, Lot 13 Block 14. The developers are proposing to construct six (6) dwelling unit townhouse development. The proposed dwelling units are 2,062 sq. ft. of a/c plus balconies, garage, etc. The proposed design incorporates a single three story rectangular shaped building positioned north/south on the site with a shared common driveway. The townhouses are 3 stories in height (2 stories of residential over one story of garage and study / bathroom) @ 30 feet above BFE.

At this time Board Member Sklar returned to the dais and Vice Chair Gavcovich recuse himself.

Architect Carl Levin came forward and presented the proposed project to the Board. He explained that the applicant was requesting the approval of a six (6) unit townhouse with balconies and garages. He stated that the development was a clean design project with separate car entrances, wood materials and glass railings.

PUBLIC COMMENT - For the purpose of hearing any public comment with respect to an application for site plan approval at 1055 - 93 Street.

Edgar Glen, 1057 - 93 Street, came forward to address the Board and was in favor of the proposed project. He stated that he was currently in a contract on a month to month basis and he had been asking what the plan was for the building that would be demolished. He was concerned that he would have to leave within 30 days after approval. He asked what the timeline was so he could have enough time to move. Architect Levin stated that he did not have an answer to his question at the time.

Livia Cohen, 1045 - 93 Street, came forward to address the Board. She asked what was the timeline of the project. Architect Levin stated that there was no estimated time set at this time.

CLOSED PUBLIC COMMENT

Board Member Sklar asked to hear more details on the landscape buffers. Landscape Architect Jimmy Silka came forward to address the Board. He stated that the landscape buffers were set to five (5) feet on each side of the driveway, five (5) feet for the pedestrian entrance and the adjoining neighbors. He also added that the height would vary as per Town Code from 12, 16, and 18 feet. He stated that the native plants on the side would be coco plum and pidgin apple.

ACTION: Board Member Sklar made a motion to approve the project subject to Town Planner Miller's report dated January 17, 2014 and the Board's condition for the side and rear buffers to be of sufficient height. Board Member Telesco seconded the motion and it passed unanimously.

CONCLUSION OF QUASI-JUDICIAL PUBLIC HEARING

Item 4. Request for approval for a new single-family home for "Robyn Seiden" located at 1288 - 101 Street, Lot 8 of Block 26. On December 27, 2013 this items was denied. The owners have made revisions to the plans. They are proposing to construct a new two story single family residence with a two car garage under 5,182 sq. ft. of a/c living space. The residence will have 6 bedrooms and 6 bathrooms. Several covered terraces, a rooftop terrace and a pool and deck.

At this time Board Member Schapiro left the dais and Vice Chair Gavcovich returned to the dais.

Architect Pedro Bravo came forward and addressed pending items from last Planning & Zoning Board submission. He addressed the changes recommended by the Board. He stated the floor plans were updated to reflect the palm trees in the current plan and were modified to accommodate the balcony and the side elevations, which were addressed by lining up the east and west side windows.

NO PUBLIC COMMENT

Vice Chair Gavcovich stated that the landscaping plan needed a lot work and that he was concerned with the Sable Palms in the rear growing into the power lines. He added that the property deserved a little more landscaping enhancement which needed to be done.

There was a brief discussion regarding the landscaping enhancements and the east/west elevations. The Board suggested adding eyebrows.

ACTION: Board Member Herwitz made a motion to approve the project subject to the Board's following conditions:

1. Add eyebrows to the front with a return to the west elevation and the additional three (3) front windows on the east side.
2. Make enhancement to the landscaping plan.
3. Must come back within three (3) months to the Board with the revisions.

Board Member Telesco seconded the motion and it passed unanimously.

Item 5. Request for approval for an addition for "Alain & Arielle Albergel" located at 9811 W. Broadview Drive, Lot 7 of Block 36. The owners are proposing an addition and renovation to their existing residence. The one story structure is proposed to have a second-story added. All second floor balconies are to be behind setback lines. The exiting circular driveway will be notified to straight drive into a garage.

Architect, Ero Boo from Schapiro Associates came forward and presented the project to the Board. He explained that the renovation to the house was to add a second floor with four (4) bedrooms and redesigning of the driveway.

Vice Chair Gavcovich, stated that it was quite a change and a nice addition.

Town Planner Miller came forward to address the Board. He stated that this was an odd shaped lot and a variance was granted many years ago by the Council.

There was a brief discussion on the type of material being used for the proposed renovations. The architect explained that there was stucco, the railings were cable with aluminum frame and there were glass railings. The Board also discussed a 35 foot wall that was facing the street, which could impact the front of the home. They felt it looked too plain and flat.

ACTION: Board Member Hurwitz made a motion to approve the renovation subject to the following conditions:

1. Make revision to the 35 foot side wall or add more tall trees.
2. Must come back to the Board with the revisions.

Board Member Telesco seconded the motion and it passed unanimously.

Item 6. Approval of Minutes of the Board meeting held on November 6, 2013, November 19, 2013, and December 3, 2013

Vice Chair made a motion to approve the Minutes. Board Member Sklar seconded the motion and it passed unanimously.

Item 7. Any other matters concerning the Board.

Frances Neuhut, 1060 Kane Concourse, came forward to address the Board. She stated that she felt the agenda item report in each of the packets was confusing. She stated that she was not aware of the Development Review Committee.

There being no further business meeting was adjourned at 9:16 p.m.

CHAIR

ATTEST:

TOWN CLERK

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

A Regular Planning & Zoning Board meeting was held on Tuesday, February 4, 2014 at 6:14 p.m. in the Council Chambers. Upon roll call the following member responded:

Vice Chair Jerome Gavcovich

Board Member Roberto Gambach

Board Member Steven Heurwitz

Board Member Oscar Sklar

Board Member Jaime Schapiro

Item 1. Request for approval for an addition for "Alain & Arielle Albergel" located at 9811 W. Broadview Drive, Lot 7 of Block 36. On January 21, 2014 the Board requested several changes. The owners have made the revisions and have returned before the Board for approval.

At this time Board Member Schapiro recused himself from the Dias.

Architect Eder Boo, Schapiro Associates, came forward and presented the project to the Board. He was representing the applicant and the owner. He stated that revisions were made to the elevation, the north wall and the windows. He presented pictures of the elevation on West Broadview Drive. He felt that the four (4) windows on the northeast wall and the balcony setback were compatible.

ACTION: Board Member Sklar made a motion to approve the revisions. Board Member Gambach seconded the motion and it passed unanimously.

Item 2. Request for approval for a new single family home for "Mitchell Eichen and Annette Samson-Eichen" located at 10340 West Broadview Drive, Lot 33 of Block 23. The owners are proposing to construct a new two story single family residence on a waterfront lot with a three car garage under 7,965 sq. ft. of a/c living space. On the waterfront side of the property, a pool with jacuzzi, deck, low bench walls and a sunken seating area with fire pit and trellis are proposed.

At this time Board Member Schapiro return to the dais.

Architect David Lorens came forward to address the Board. He explained that the house was oriented to the original home that would be demolished. He stated that the project met all the Town Code requirements. He explained that the applicant was proposing a two (2) story single family home with three (3) car garages, covered walkway, total area of 8000 feet, and a gate feature. He provided the Board with samples of the materials that would be used, which included a precast concrete that would

be used for decking the pool area and the driveway. He also indicated to the Board that stainless steel railings and finished stucco would be used.

Landscape Architect Lewis Aquí came forward to address the Board. He explained that the landscaping plan exceed the Town Code requirements. He explained that the all the plants were native to Florida and the pavers would have a four (4) inch joint.

There was a brief discussion from the Board on design, type on materials, the screened generator, elevations, eyebrows, rear elevation, the header above the windows and bands that go across.

ACTION: Board Member Gambach made a motion to approve the project with the condition to remove the top bands. Board Member Sklar seconded the motion and it passed unanimously.

At this time Town Clerk Marante reminded the Board Members to sign the reappointment letter that was mailed to them, if they wished continue to serve on the Planning & Zoning Board.

There being no further business meeting was adjourned.

DRAFT

CHAIR

ATTEST:

TOWN CLERK