



VILLAGE OF KEY BISCAINE

Department of Building, Zoning and Planning

Village Council
Robert L. Vernon, *Mayor*
Jorge E. Mendia, *Vice Mayor*
Michael Davey
Enrique Garcia
Steve Liedman
Thomas Thornton
Patricia Weinman

DT: November 20, 2007

TO: Honorable Mayor and Members of the Village Council

FR: Jud Kurlancheek, AICP, Director
Building, Zoning, and Planning Department

RE: Site Plan Review: 285 Sunrise Drive

Director
Jud Kurlancheek, AICP
Chief Building Official
Eugenio M. Santiago, P.E.

APPLICATION SUMMARY

Applicant	285 Sunrise LLC
Request	Approval of a Site Plan for a 10 Unit Apartment Building
Site Address	285 Sunrise Drive, Key Biscayne, FI 33149
Master Plan Land Use	Multiple Family Medium Density
Zoning District	RM - 16 Multiple Family Medium Density
File Number	SP - 18
Recommendation	Approval with Conditions

Purpose of Site Plan Review: Site plan review is designed to achieve the following objectives:

1. To insure that infrastructure (water, sewers, and roads) is in place at the time the development is completed.
2. To encourage logic, imagination, and variety in the design process.
3. To insure that projects are compatible, both aesthetically and functionally, with the surrounding area.
4. To promote excellence in urban design.

5. To encourage buildings that are consistent with the high quality environment associated with the Village.

The Project: This project contains ten 3 bedroom 3 1/2 bath apartments each with a private elevator and 4 tandem parking spaces. The units are 4 stories above one story garage. The project contains approximately 23,000 sq. ft. of air conditioned space.

The existing building contains 16 one bedroom apartment and 15 two bedroom apartments. The building approximately contains 19,076 sq. ft. of air conditioned space.

Site Plan Review Criteria: The Village's Zoning and Land Development Regulations require the site plan for the above captioned project be reviewed/approved by the Village Council. In order to approve a site plan, the Council must find that the project is consistent with the following criteria:

Criteria 1 *Natural Environment.* All proposed development shall be designed in such a manner as to preserve, perpetuate and improve the existing natural character of the site. Existing trees and other landscape features shall, to the maximum extent possible, be preserved in their natural state. Additional landscape features shall be provided to enhance architectural features, to relate structural design to the site, and to conceal unattractive uses. In all instances the Village's tree protection, landscaping and all other applicable regulations shall be fully complied with as minimum standards.

Analysis: The site is fully developed with a three (3) story apartment building and a parking lot. There are no nature landscape features to be preserved.

Recommendation: Consistent

Criteria 2 *Open space.* Adequate landscaped open space shall be provided which meets the particular needs and demands of the proposed development and all specific zoning district requirements.

- a. Passive open spaces (those areas not planned for intensive activity) shall be arranged as to enhance internal spatial relationships between proposed structures, to provide buffers between the project and adjacent less intensive uses, to facilitate pedestrian movement within the development, and to improve the overall visual quality of the site.
- b. Active open spaces (those areas containing activities such as playgrounds, tennis courts, swimming pools and other active recreational facilities), shall be located so as to permit easy access to all residents or users within a development. Private recreational facilities and activities within specific projects shall, wherever possible, complement, rather than duplicate, nearby public recreational activities.

Analysis: The plans provide for 30% of the site to be covered by a 5 story building. There are two buildings which are connected through two overhead planters above the entrance drive. There is a perimeter six (6) ft. high wall and landscaping which buffers the project from adjacent uses which are also apartment buildings. Each of the units contain a private, rooftop jacuzzi with a trellis.

The plans show that all of the private patios, including the utility easement at the rear of the site, will be landscaped. These areas are included in the open space calculations and must be retained as such. Although this is required, our experience indicates that owners will want to pave these spaces.

Recommendation: Consistent

Criteria 3 *Circulation and parking.* All circulation systems and parking facilities within a proposed development shall be designed and located in such a manner as to comply with the following:

- a. A clearly defined vehicular circulation system shall be provided which allows free movement within the proposed development while discouraging excessive speeds. Said systems shall be separated insofar as practicable from pedestrian circulation systems. Pavement widths and access points to peripheral streets shall be provided which adequately serve the proposed development and which are compatible and functional with circulation systems outside the development.
- b. Whenever possible in proposed residential developments, living units should be located on residential streets or courts that are designed to discourage non-local through traffic.
- c. Off-street parking areas shall be provided which adequately accommodate maximum vehicle storage demands for the proposed project and are located and designed in such a manner so as to conveniently serve the uses to which they are accessory and not create incompatible visual relationships.
- d. Safe and efficient access to all areas of the proposed development shall be provided for emergency and service vehicles, as required by Chapter 52.11 of the South Florida Building Code.
- e. Sidewalks shall be provided as required by the Village regulations.
- f. Handicapped Accessibility shall be provided as required by all applicable regulations.

Analysis: The project contains 10 apartments each having 3 bedrooms and 3 1/2 bathrooms. One of the units has a den. There are 23 parking spaces that are counted for zoning purposes; however, each carport can

accommodate two more cars parked in tandem. The plans show two guest parking spaces and 1 handicap space which meet the zoning requirement; however, 2 more spaces can be provided if they are parked in tandem.

The project contains two entrance drives which provide one way traffic with a 19 ft. roadway. In order to provide for stacking of cars, the entrance gate is set back 35 from the front property line to permit two cars inside the property.

Recommendation: Consistent

Criteria 4 *Community services and utilities.* All proposed developments shall be designed and located in such a manner as to insure the adequate provision, use and compatibility of necessary community services and utilities.

- a. An adequate sanitary sewer collection system including all necessary extensions and connections shall be provided in accordance with Village standards for location and design. Where necessitated by the size of the development and/or by the unavailability of Village treatment facilities, sanitary sewage treatment and disposal systems must be provided in accordance with Village and state standards and regulations.
- b. An efficient solid waste collection system, including the provisions of an adequate number of properly screened local receptacles in locations which afford maximum use and collection convenience, shall be provided in accordance with all applicable Village standards.
- c. A well designed internal system for fire protection, including the provisions of an adequate number of properly located fire hydrants and an efficient access arrangement for emergency fire vehicles, shall be provided to insure the safety of all persons within the project.

Analysis: The applicant has submitted a report which shows the project will use less water, produce less solid waste, and less flow into the sanitary sewers. Stormwater will be contained on site through a system of wells and exfiltration trenches (French drains).

Recommendation: Consistent.

Criteria 5 *Building and other structures.* All buildings and structures proposed to be located within a development shall be oriented and designed in such a manner as to enhance, rather than detract from, the overall quality of the site and its immediate environment. The following guidelines shall be followed in the review and evaluation of all buildings and structures:

- a. Proposed buildings and structures shall be related harmoniously to the terrain, other buildings and the surrounding neighborhood, and shall not

create through their location, style, color or texture incompatible physical or visual relationships.

- b. All buildings and structures shall be designed and oriented in a manner insuring maximum privacy of residential uses and related activities both on the site being developed and property adjacent thereto.
- c. All permanent outdoor identification features which are intended to call attention to proposed projects and/or structures shall be designed and located in such a manner as to be an integral part of the total project and/or structural design and shall not exceed a size and scale necessary for the recognition from vehicles moving along adjacent streets at prescribed legal speeds.

Analysis: The proposed five (5) story building is consistent with surrounding properties in height and scale. The project includes perimeter walls and enclosed patios which result in privacy. The design utilizes CBS, a perimeter wall along the sides and rear. The building is setback 25 ft. from the front property line. The setback includes a private patio, pedestrian entry pavers, and landscaping. The adjacent properties have a similar setback with landscaping in the front yard setback. In order to be more consistent with this condition, the proposed 6 ft. CBS wall should be replaced with a 2 ft. wall and a 4 ft. metal picket fence with finishes to match the railings or window trim.

Criteria 6 *Level of Service Standards:* For the purpose of the issuance of Development Orders and permits, the Village has adopted level of service standards for public facilities and services for roads, sanitary sewer, solid waste, drainage, potable water, and parks and recreation. All applicants are required to prove Concurrency pursuant to the Land Development Regulations.

Analysis: The applicant has submitted a report which shows the project will use less water, produce less solid waste, and less flow into the sanitary sewers. Stormwater will be contained on site through a system of wells and exfiltration trenches (French drains).

The Recreation and Open Space standard is 2.5 acres per 1000 people. The adopted Evaluation and Appraisal Report (EAR) found the average household size is 2.47 persons. As this project contains 21 less units than are presently located on the site, there will be a net reduction in the required recreation and open space in the Village.

Recommendation: Consistent.

Criteria 7 *Other Requirements.* Requirements and recommendations as provided in the Village tree and landscape regulations shall be observed as will the requirements of all applicable standards and regulations.

Analysis: The Landscape Plan exceeds the number of trees and shrub quantities that is required. Nearly 100% of the material are native while the Code requires 30%. Furthermore, accent materials have been utilized to highlight site entry and individual unit entries and to screen the project from adjacent properties.

Recommendation: Consistent.

RECOMMENDATION

Staff recommends approval of the Site Plan subject to the following conditions:

1. The patio areas shall be 100% in landscaping as shown on the plans. Any material other than landscaping is prohibited including but not limited to pavers, stepping stones, bricks, concrete, etc.
2. Patios and balconies shall not have any type of enclosure.
3. The perimeter wall facing Sunset Drive shall have a 2 ft. of CBS wall, a 4 ft. picket railing for a total height of 6 ft. The railing finish shall match the balcony railings or window trim.
3. Prior to the issuance of a building permit, these conditions shall be recorded in the public records of Miami-Dade County and be included in the Condominium Documents.



VILLAGE OF KEY BISCAYNE NOTICE OF ZONING PUBLIC HEARING

Public notice is hereby given that the Village Council of the Village of Key Biscayne will hold the following public hearing on November 27, 2007, at 7:00 p.m in the Village Council Chamber, 560 Crandon Boulevard (rear of Fire Rescue Station), Key Biscayne, Fl 33149. Interested parties are invited to appear and be heard or submit written comments to the Village Clerk.

1. Public Hearing No.: SP - 18
Applicant(s): 285 Sunrise LLC
Location: 285 Sunrise Drive, Key Biscayne, Fl 33149
Present Zoning: RM - 16 Medium Density Multiple Family District
Request: Approval of a Site Plan for a 10 Unit Apartment Building

ANY PERSON WISHING TO ADDRESS THE VILLAGE COUNCIL ON AN ITEM ON THIS AGENDA IS ASKED TO REGISTER WITH THE VILLAGE CLERK PRIOR TO THAT ITEM BEING HEARD. PRIOR TO MAKING A STATEMENT, PLEASE STATE YOUR NAME AND ADDRESS FOR THE RECORD.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, ALL PERSONS WHO ARE DISABLED AND WHO NEED SPECIAL ACCOMMODATIONS TO PARTICIPATE IN THIS PROCEEDING BECAUSE OF THAT DISABILITY SHOULD CONTACT THE OFFICE OF THE VILLAGE CLERK, 88 W. MCINTYRE STREET, KEY BISCAYNE, FLORIDA 33149, TELEPHONE NUMBER (305) 365-5506, NOT LATER THAN TWO BUSINESS DAYS PRIOR TO SUCH PROCEEDINGS.

IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE COUNCIL WITH RESPECT TO ANY MATTER CONSIDERED AT A MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, 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 (F.S.286.0105).

COMMENTS OF ANY INTERESTED PARTY RELATIVE TO THIS MATTER MAY BE SUBMITTED IN WRITING AND OR PRESENTED IN PERSON AT THE PUBLIC HEARING. IF YOU HAVE ANY QUESTIONS WITH RESPECT TO THIS MATTER PLEASE CALL 305 365 8908 REFERRING TO THE PUBLIC HEARING NUMBER.



VILLAGE OF KEY BISCAYNE

Department of Building, Zoning and Planning

Village Council

- Robert Oldakowski, Mayor
Jorge E. Mendia, Vice Mayor
Martha Fdez-Leon Broucek
Carol Diaz-Castro
Mortimer Fried
James L. Peters
Robert L. Vernon

PLANNING AND ZONING APPLICATION

Jud Kurlancheck, AICP
Director

Eugenio M. Santiago, P.E.
Chief Building Official

Date Filed: 9-24-07

File # SP-18
to be completed by staff

1. REQUEST FOR:

- () SUPERVISORY VARIANCE
() ADMINISTRATIVE VARIANCE
() REGULATORY VARIANCE
() APPEAL OF AN ADMINISTRATIVE DECISION
(XX) SITE PLAN APPROVAL
() UNUSUAL USE
() OTHER
() AMENDMENT TO ZONING ORDINANCE
() SPECIAL EXCEPTION
() AMENDMENT TO THE COMPREHENSIVE PLAN
() ZONING DISTRICT CHANGE

Explain your request:

Request for site plan approval for new construction of ten (10) townhouse units.

2. Street Address of Property: 285 Sunrise Drive, Key Biscayne, FL
Legal Description: Lot(s) see attached Block
Subdivision:

3. Name of Applicant: 285 Sunrise LLC
Mailing Address of Applicant: 2730 S.W. 3rd Avenue, Suite 600, Miami, FL 33145
Business Telephone: Home Fax

4. Name of Property Owner if Different from Applicant: Ward & Sons Development Co.
Address of Property Owner if Different from Applicant: 285 Sunrise Dr. #31
Business Telephone: _____ Home _____ Fax Key Biscayne FL 33149

5. Contact Person: Name Mario Garcia-Serra Address 1221 Brickell Ave.
Phone Number 305-579-0837 Fax 305-961-5837 Miami, FL 33131

6. Name/address of anyone else who should receive notice of the hearing?

7. If applicant is owner, indicate date purchased: _____

8. If applicant is lessee, indicate date leased _____ Years _____

9. Is there an option to purchase the property? Yes () No ()

10. Is the request the result of a violation notice? No. If yes, attach a copy of the violation.

11. Existing use of property residential. If residential, how many apartments 31 hotel units ____ . If commercial, how many sq. ft. _____ in your space.
Single family home? Yes () No ()

12. If this application pertains to an Appeal of a Administrative Decision, indicate the basis of the appeal. (If necessary attach additional explanation)

13. If this is a request for a variance, the Code requires that you substantiate why this request should be granted. In order to do this properly, please indicate how your request complies with the following standards:

a. Maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community.

b. Is compatible with the surrounding land uses and would not be detrimental to the community.

14. If this is a request for any other type of application, please see staff for a listing of the evaluation criteria.
15. All supporting data and exhibits submitted with this application become a permanent part of the public records.
16. If you are a lobbyist as described in the Village Code, please contact the Village Clerk at 305 365 5506.

SUPERVISORY VARIANCES ONLY

The Supervisory procedure requires the nearest abutting property owner to approve your request and your certification that the work was not performed by you. Your signature on this application constitutes your certification that you did not perform the work. The next step is to request the nearest property owner to sign below or provide a letter approving your request. Their signature certifies that they have read this application and approves of the request.

ABUTTING PROPERTY OWNER AFFIDAVIT

I, the undersigned, have read or have had read to me the information applicable for a request for a Supervisory Variance from the Zoning Regulations. I fully understand that by subscribing my name to the below consent form that I am waiving any objection to the proposed construction as outlined above and as shown on the plans accompanying this application. I further certify that I have subscribed my name freely and without any duress or apparent misrepresentation on the part of the applicant.

Date Name (Type or Print Address Signature

ADMINISTRATIVE VARIANCES ONLY

The Administrative Variance procedures require all abutting property owners to approve your request. The attached map will assist you in identifying who must sign the below petition. It is suggested you meet with staff prior to circulating your petition.

ABUTTING PROPERTY OWNER AFFIDAVIT

I, the undersigned, have read or have had read to me the information applicable for a request for and Administrative Variance from the Zoning Regulations. I fully understand that by subscribing my name to the below consent form that I am waiving any objection to the proposed construction as outlined above and as shown on the plans accompanying this application. I further certify that I have subscribed my name freely and without any duress or apparent misrepresentation on the part of the applicant.

Date Name (Type or Print Address Signature

Date Name (Type or Print Address Signature

Date Name (Type or Print Address Signature

Limited Liability Company Affidavit

I, Wilfredo Borroto, being first duly sworn, depose and say that I am the managing member of BLB Group, LLC. BLB Group, LLC is the manager of 285 Sunrise Manager, LLC. 285 Sunrise Manager, LLC is the manager of 285 Sunrise, LLC (the "Applicant"), and as such, I have been authorized by the aforementioned companies to file this application and all supplemental data attached to and made a part of this application are honest and true to the best of our knowledge and belief; that the Applicant is the contract purchaser of the property described herein and which is the subject matter of the proposed hearing.

I, Wilfredo Borroto, hereby authorize the staff of the Village of Key Biscayne to enter my property for the purpose of inspecting the property and posting a NOTICE OF PUBLIC HEARING on my property and I take the responsibility of removing this notice after the date of hearing. I also authorize members of the Village Council to inspect my property. I understand these inspections are necessary to permit staff and members of the Village Council to perform their responsibilities as required by the Zoning Ordinance.

Signed, witnessed, executed and acknowledged this 21 day of September, 2007.

Witnesses



Print Name: Manuel Gonzalez


Print Name: N. Patrick Range, II

285 Sunrise, LLC, a Florida limited liability company

By: 285 Sunrise Manager, LLC, a Florida limited liability company, its Manager

By: BLB Group, LLC, a Florida limited liability company, its Manager

By: 
Wilfredo Borroto
Managing Member

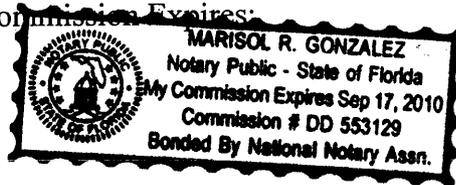
STATE OF FLORIDA)
)SS
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 21 day of September, 2007, by Wilfredo Borroto, as Managing Member of BLB Group, LLC, a Florida limited liability company, as Manager of 285 Sunrise Manager, LLC, a Florida limited liability company, as Manager of 285 Sunrise, LLC. Personally Known _____ or Produced Identification DL B630-880-38-303-0.

Type of Identification Produced FL. Drivers License

Marisol R. Gonzalez

Print or Stamp Name:
Notary Public, State of _____
Commission No.: _____
My Commission Expires: _____



Owner/Power of Attorney Affidavit

I, being duly sworn, depose and say that I am the owner of the described real property and that I am aware of the nature and effect the request for site plan approval for new construction of ten (10) townhome units.

relative to my property, which is hereby made by me OR I am here by authorizing Mario Garcia-Serra to be my legal representative before the Village Council.

I, Christopher Ward, hereby authorize the staff of the Village of Key Biscayne to enter my property for the purpose of inspecting the property and posting a NOTICE OF PUBLIC HEARING on my property and I take the responsibility of removing this notice after the date of hearing. I also authorize members of the Village Council to inspect my property. I understand these inspections are necessary to permit staff and members of the Village Council to perform their responsibilities as required by the Zoning Ordinance.

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

Sworn to (or affirmed) and subscribed before me this 18 day of Sept by CHRISTOPHER WARD
Name of person making statement

X Christopher Ward
Signature of Owner

Scott McLeish
Signature of Notary Public - State of Florida

SCOTT McLeish 8/9/09
Print, Type, or Stamp Commissioned Name of Notary Public

Personally Known _____ OR Produced Identification W 630-102-35-335-0
Type of Identification Produced FL DRIVERS LICENSE

September 23, 2007

Mr. Jud Kurlancheek, AICP
Director, Department of Building, Zoning, and Planning
Village of Key Biscayne
88 West McIntyre Street
Suite 250
Key Biscayne, FL 33149

Re: Letter of Intent – 285 Sunrise Drive, Key Biscayne, FL/ Application for Site Plan Approval

Dear Mr. Kurlancheek:

On behalf of 285 Sunrise, LLC, a Florida limited liability company (the “Applicant”), we respectfully submit the enclosed application for site plan approval. The Applicant is requesting approval of the demolition of the existing 31 unit rental apartment complex and the construction of ten (10) new luxury townhome units, as indicated in the enclosed plans.

We respectfully submit that the proposed project complies with the applicable criteria of Section 30-80(g) of the Key Biscayne Land Development Regulations as follows:

(1) Natural Environment - The proposed landscaping is a considerable improvement over the existing rental apartment complex. The proposed landscaping serves to integrate the proposed townhome units appropriately and comfortably into the surrounding neighborhood.

(2) Open Space - The proposed townhome complex does not exceed the allotted lot coverage for the site. As such, The layout of the proposed townhomes allows for additional opportunities for passive and active recreational space including a children’s playground. Ample landscaping is proposed to act as a buffer to adjacent parcels and the surrounding neighborhood.

(3) Circulation and Parking - A clear circulation and parking arrangement have been provided and are detailed in the enclosed site plan. All parking requirements for the townhomes have been met (providing 23 spaces where 22 are required). Easy circulation is accomplished through provision of an internal driveway with a single entry/ single exit pattern.

(4) Community Services and Utilities - All requirements of the Fire Department have been met to ensure adequate access for Emergency Vehicles and mechanisms for fire protection and prevention. Sanitary sewer and solid waste collection devices have been made available to ensure adequate disposal of waste.

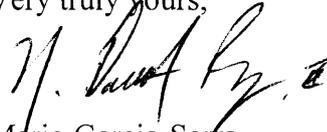
(5) Building and Other Structures - The proposed townhome complex layout is an improved response to the surrounding neighborhood over the existing apartment complex which is significantly more intense than what is currently proposed. The proposed townhome units will provide sufficient privacy to residents.

(6) Level of Service Standards - As is indicated by the enclosed plans, the proposed development will decrease the number of residential units on this property from thirty-one (31) units to ten (10) and the number of bedrooms from 46 to 31. Accordingly, this development would enhance the Level of Service for all categories by decreasing the total number of residents in the Village.

We would respectfully request your review and favorable recommendation of this application and to be scheduled for the next available Village Council agenda.

Should you have any questions, please call me at (305) 579-0837. Thank you very much for your attention to this matter.

Very truly yours,


for Mario Garcia-Serra

cc: Mr. Wilfredo Borroto

Greenberg Traurig

Mario J. Garcia-Serra
Tel. (305) 579-0837
Fax (305) 961-5837
garcia-serram@gtlaw.com

October 29, 2007

Via Overnight Mail

Mr. Jud Kurlancheek
Director
Building, Planning & Zoning Dept.
Village of Key Biscayne
88 West McIntyre Street, Room No. 258
Key Biscayne, FL 33149

**Re: The Lanai Townhomes / 285 Sunrise Drive / Concurrency Impact
Statement**

Dear Mr. Kurlancheek:

Attached is the original signed and sealed Concurrency Impact Statement for the above referenced project. If you have any questions, please contact me at 305-579-0837. Thank you for your attention to this matter.

Best regards,



Mario J. Garcia-Serra

cc: Mr. Wilfredo Borroto
Mr. Carl Skiles, P.E.

CONCURRENCY STATEMENT

**THE LANAI TOWNHOUSES
285 SUNRISE DRIVE
KEY BISCAWAYNE, FLORIDA
FLS JOB NO. 77029**

SUMMARY

The site will be redeveloped with 21 fewer living units (15 fewer bedrooms) and will not increase the demand for municipal services

PROJECT DESCRIPTION

- Existing Site: 29,773 Sq. Ft. site at 285 Sunrise Drive, occupied by 31 apartment units containing 46 bedrooms.
- Proposed Project: 10 townhouses with 31 bedrooms
- Occupancy, estimated
Existing apartments – 2.5 persons/apartment
Proposed Townhouses – 4 persons/Townhouse

DOMESTIC WATER SERVICE (DEMAND)

(Based on Miami-Dade Water & Sewer Dept. – Daily Rated Gallonage of 100 gpd/person)

	<u>Number</u>	<u>Demand</u>	<u>Total</u>
Existing Apartments	31	250 GPD/Apt.	7,750 GPD
Proposed Townhouses	10	400 GPD/TH	<u>4,000 GPD</u>
Decrease in Water Demand			3,750 GPD

Average Potable Water Flow per Resident: 100 GPD

The potable water flow of the proposed development will comply with the Village's Potable Water Level of Service standard of 280 GPD per capita.

SANITARY SEWER SERVICE (FLOW)

(Based on Miami-Dade Water & Sewer Dept. – Daily Rated Gallonage of 100 gpd/person)

	<u>Number</u>	<u>Flow</u>	<u>Total</u>
Existing Apartments	31	250 GPD/Apt.	7,750 GPD
Proposed Townhouses	10	400 GPD	<u>4,000 GPD</u>
Decrease in Sewage Flow			3,750 GPD

Average Sanitary Sewer Flow per Resident: 100 GPD

The sanitary sewer flow of the proposed development will comply with the Village's Sanitary Sewer Level of Service standard of 140 GPD per capita.

NOTE: The site is presently served by a 12-inch domestic water main and by an 8-inch gravity sewage collection main, which meet county standards.

STORM DRAINAGE

Drainage for the proposed project will be provided by a system of on-site exfiltration trenches (French drains) and/or drainage disposal wells, sized and constructed to the requirements of Miami-Dade County DERM and the State of Florida DEP. Stormwater quality treatment will be provided by retaining the first inch of runoff on-site. Stormwater runoff from the 25-year 3-day storm will be retained on the site thereby eliminating runoff from the property. Accordingly, the proposed development's storm drainage system complies with the Village's Level of Service standards for drainage..

SOLID WASTE GENERATION

(Estimated, based on US – EPA Municipal Solid Waste Generation ..., Facts and Figures for 2005)

	<u>Est. Occupancy Persons/Unit</u>	<u>Solid Waste Generation lbs./person/day</u>	<u>Total lbs/day</u>
31 Existing Apts.	2.5	5.2	403
10 Proposed T.H.	4	5.2	208
Decrease in Solid Waste			195 lbs/day

Accordingly, the proposed development's solid waste generation will comply with the Village's Level of Service standard for Solid Waste.

PARKS - Public Recreation Facilities

(Based on Village Standard of 2.5 Ac. per 1000 persons)

	<u>Est. Occupancy Persons/Unit</u>	<u>Ac. Required Per Person</u>	<u>Total Ac.</u>
31 Existing Apartments	2.5	0.0025	0.19375
10 Proposed Townhouses	4	0.0025	<u>0.10000</u>
Decrease in Acres Required			0.09375 Ac.



The Village's Park and Open Space deficit decreases from 2.8 acres to 2.71 acres due to the decrease in the number of Village residents thereby improving the actual current Level of Service for Parks and Open Space.

Prepared by:

FORTIN, LEAVY, SKILES, INC.

By: 
Carl L. Skiles, P.E.
Fla. Reg. #13617

October 24, 2007

PROPOSED NEW BUILDING FOR 285 SUNRISE DRIVE LLC:

THE LANAI TOWNHOUSES

285 SUNRISE DRIVE KEY BISCAYNE, FLORIDA 33149

ARCHITECTS & ENGINEERS OF PROJECT:

WILFREDO BORROTO ARCHITECTS, P.A.

2730 S.W. 3rd. AVENUE, SUITE 600, MIAMI, FL. 33129 (305) 858-0565
WILFREDO BORROTO - AR 4209

CANKAT ESSMAN, INC.

1900 SW 57 AVENUE, SUITE 1 MIAMI, FLORIDA 33155 (305) 265-6697
MUSTAFA CANKAT, P.E. 18632

C.M.B. ENGINEER SERVICE INC.

2740 S.W. 97th. AVENUE, SUITE 108, MIAMI, FL. 33165 (305) 552-8538
E.B. No. 007150

COMAS & ASSOCIATES

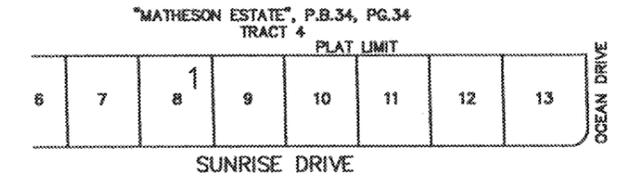
7105 SW 8 STREET, SUITE 407, MIAMI, FL. 33144 (305) 264-3841
ORLANDO COMAS, L.A. 1565



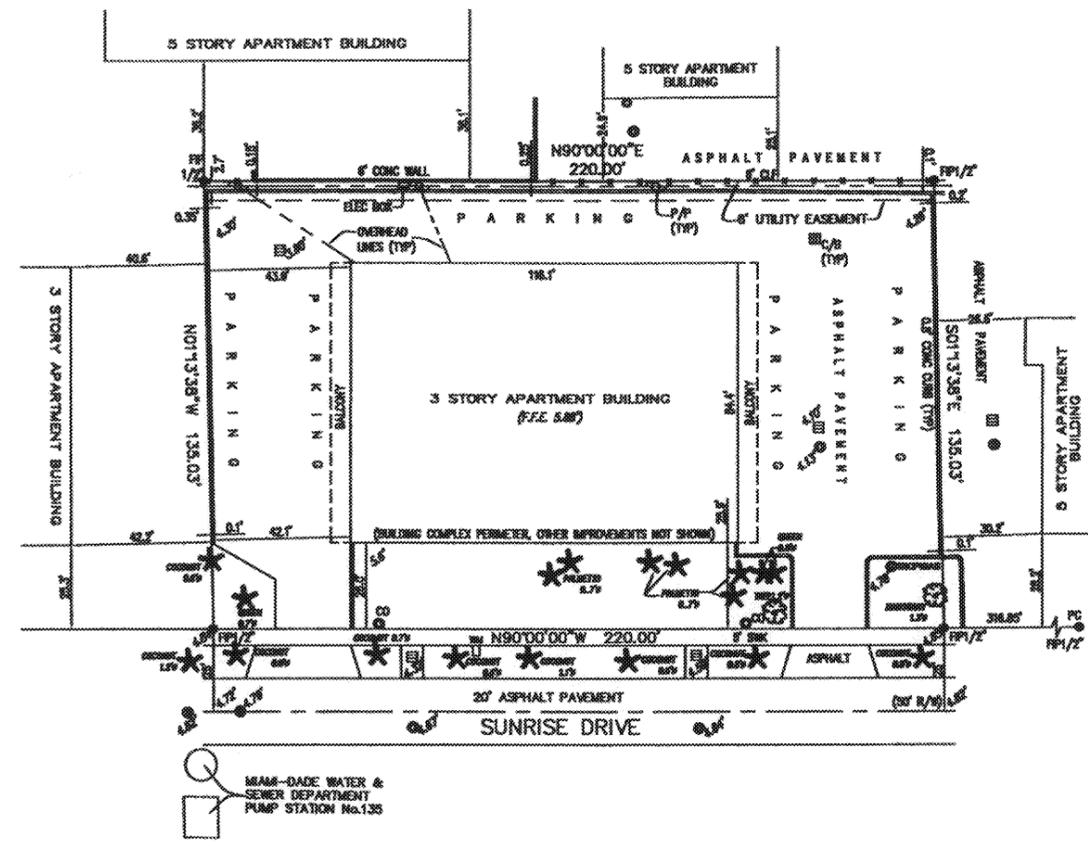
INDEX TO DRAWINGS

L-1.0	EXISTING PLANT DISPOSITION
L-2.0	GROUND LEVEL PLANTING PLAN
L-2.1	THIRD LEVEL PLANTING PLAN
L-2.2	FIFTH LEVEL PLANTING PLAN
L-3.0	PLANTING NOTES & SCHEDULES
AI-01	SITE PLAN & AREA CALCS.
AI-02	GROUND LEVEL FLOOR PLAN
AI-03	SECOND LEVEL FLOOR PLAN
AI-04	THIRD LEVEL FLOOR PLAN
AI-05	FOURTH LEVEL FLOOR PLAN
AI-06	FIFTH LEVEL FLOOR PLAN
AI-07	ROOF LEVEL FLOOR PLAN
A2-01	NORTH & SOUTH ELEVATIONS
A2-02	EAST & WEST ELEVATIONS
SDW-1	SITE DRAINAGE PLAN
SDW-2	SITE DRAINAGE DETAILS
SL-1	SITE LIGHTING PLAN

SKETCH OF SURVEY



LOCATION MAP (SCALE 1"=150')



THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE

JOB No.: 08180710
SURVEY DATE: 08/18/2007
REVISIONS:
9/12/07 ADD ADJACENT BUILDINGS & TREES

ADDRESS: 285 SUNRISE DRIVE, KEY BISCAIYNE, FL

LEGAL DESCRIPTION:
LOTS 9 AND 10, BLOCK 1, "RUTGERS SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 76, PAGE 62, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

CERTIFIED TO:
BORRTO ARCHITECTS

COMMUNITY NUMBER: 120848
MAP & PANEL NUMBER: 1202500281
SUFFIX: J
FIRM INDEX DATE: 7/17/88
FIRM PANEL DATE: 3/2/94
FLOOD ZONE: AF
BASE FLOOD ELEVATION: 8 FEET
ELEVATIONS HEREON ARE ON NGVD 1929.
BENCH MARK USED MIAMI-DADE CO. No. M-15-R, ELEVATION 6.15 FEET.
BASIS OF BEARINGS: N80°00'00"E (PLAT), CENTER LINE SUNRISE DRIVE.

ABBREVIATIONS
ENC-ENCROACHMENT (BASED ON APPARENT PHYSICAL USE), SWK-SIDEWALK, CLF-CHAIN LINK FENCE, PL-PROPERTY LINE, N/D-NAIL & DISC, IP-IRON PIPE, F-FOUND, STY-STORY, A/C-AIR CONDITIONING UNIT, PC-POINT OF CURVATURE, PT-POINT OF TANGENCY, D/H-DRILL HOLE, WF-WOOD FENCE, RES-RESIDENCE, IR-IRON ROD, CONC-CONCRETE, R/W-RIGHT-OF-WAY, CL-CENTER LINE, (TYP)-TYPICAL, (F)-FIELD MEASURED OR CALCULATED, (R)-RECORD, C/N-CUTNAIL, R/N-ROUND NAIL, N/TT-NAIL & TIN TAB, S-SET, FFE-FINISH FLOOR ELEVATION, PP-POWER POLE, LP-LIGHT POLE, WM-WATER METER, C/B-CATCH BASIN, PB-PLAT BOOK, PG-PAGE, NTS-NOT TO SCALE, PRC-POINT OF REVERSE CURVE, PCC-POINT OF COMPOUND CURVE, POC-POINT OF COMMENCEMENT, POB-POINT OF BEGINNING, CB-CHORD BEARING, UB-UTILITY BOX

SURVEYOR'S NOTES:
1) PROPERTY SURVEYED ACCORDING TO LEGAL DESCRIPTION PROVIDED BY CLIENT; 2) EXAMINATION OF ABSTRACT OF TITLE AND A SEARCH OF THE PUBLIC RECORDS WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS AFFECTING THE PROPERTY; THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY, THAT MAY BE FOUND IN THE PUBLIC RECORDS; 3) UNDERGROUND STRUCTURES, IMPROVEMENTS & UTILITIES NOT LOCATED; 4) UNLESS NOTED PROPERTY CORNER MONUMENTS HAVE NO ID; 5) THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON; 6) NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

I HEREBY CERTIFY THAT THIS "BOUNDARY SURVEY" MEETS THE "MINIMUM TECHNICAL STANDARDS" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-8, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472-027, FLORIDA STATUTES.

ENRIQUE POUSADA, PSM, CORP
7575 WEST FLAGLER STREET, # 207
MIAMI, FLORIDA 33144
305.268.4451 FAX 305.262.5007 / LB7267

ENRIQUE POUSADA, L55962
Professional Surveyor & Mapper
STATE OF FLORIDA

THIS SURVEY AS SIGNED AND SEALED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SURVEYED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE SURVEY.

REVISIONS	DATE

DATE: 10.22.07

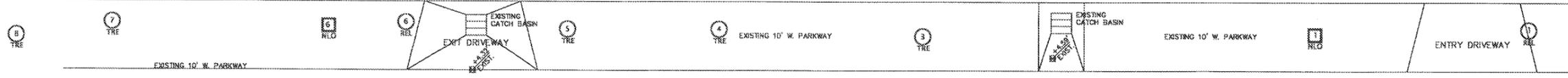
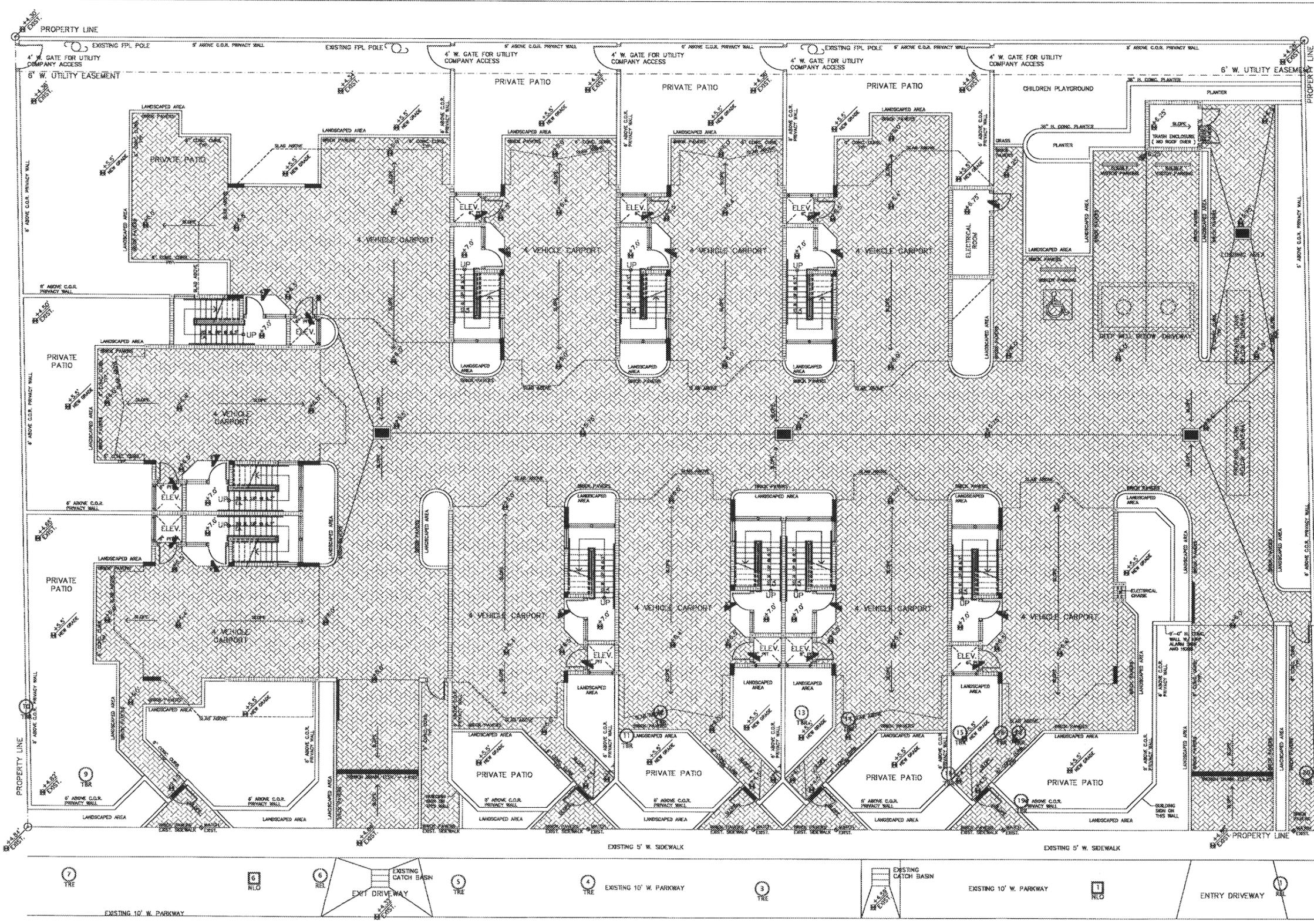
DRAWN BY: J.L.

APPROVED BY: OC

SUBMITTAL: **SITE PLAN REVIEW**

DRAWING TITLE: **EXISTING SITE PLAN**

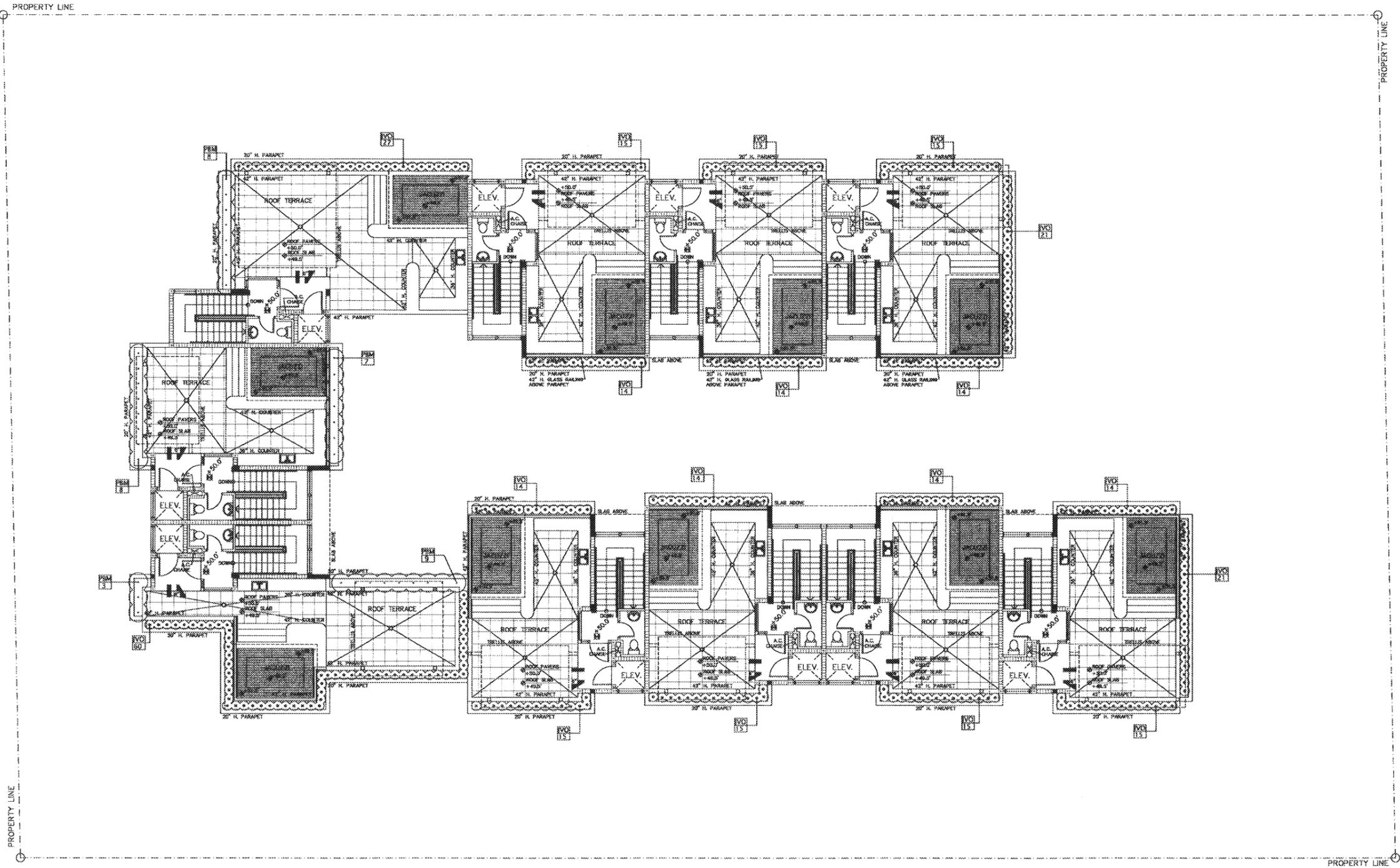
DRAWING NO. **L-1.0**



SUNRISE DR.
AVERAGE C.O.R. = +4.80'
EXISTING TREE DISPOSITION PLAN
SCALE: 1/8"=1'-0"
REFER TO SHEET L-3.0 FOR TREE DISPOSITION CHART.



- SYMBOLS**
- ① LOCATION OF EXISTING TREES
 - ② NEW LOCATION OF TREES TO BE RELOCATED



FIFTH FLOOR-PLANTING PLAN
 SCALE: 1/8"=1'-0"



REFER TO SHEET L-3.0 FOR PLANT LEGEND, NOTES AND DETAILS.

REVISIONS	DATE
No.	
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7	
8	
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ISSUE DATE: 10.22.07

DRAWN BY: J.L.

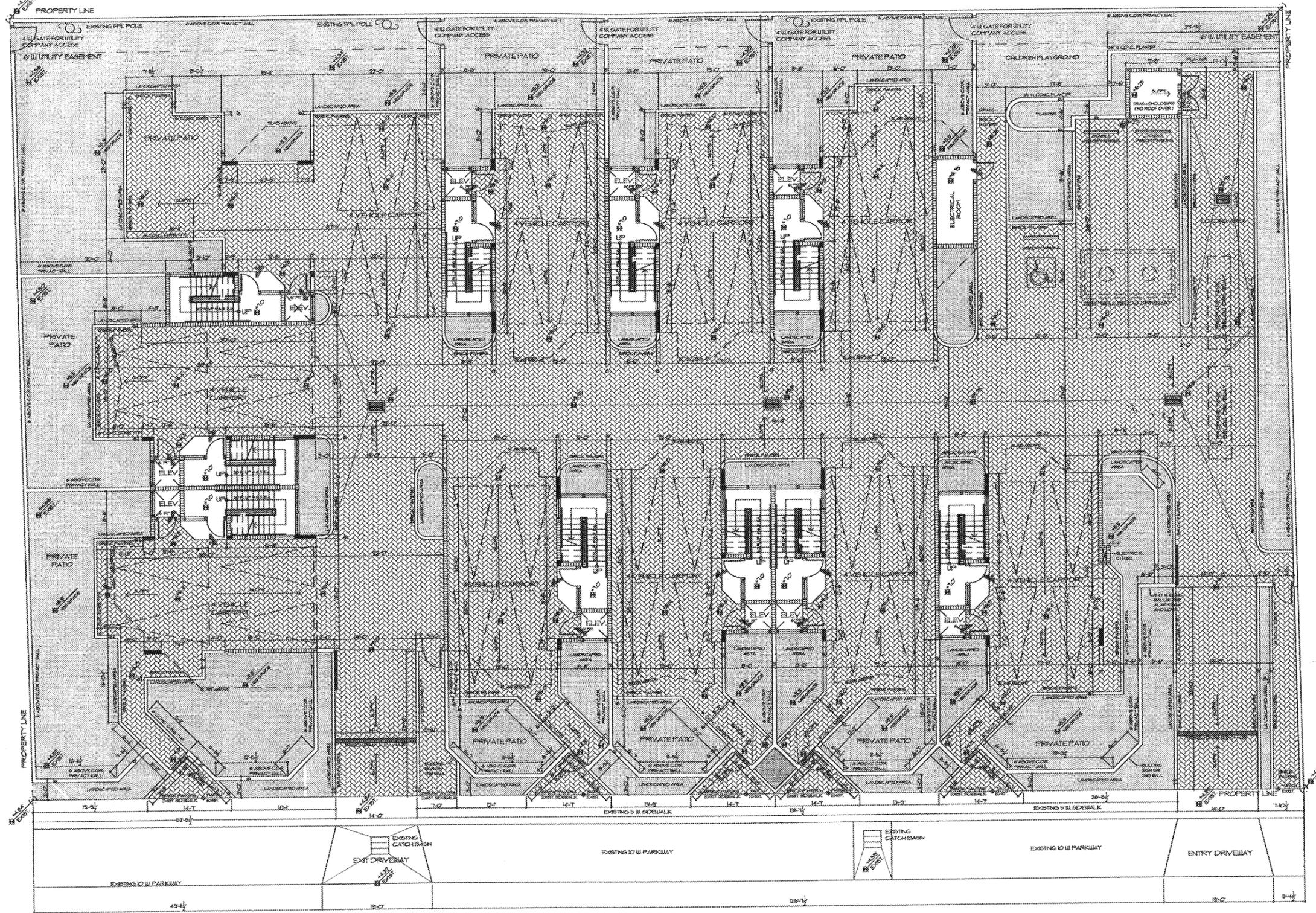
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SUBMITTAL: **SITE PLAN REVIEW**

DRAWING TITLE: **PLANTING PLAN**

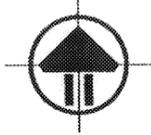
DRAWING No.

L-2.2



GROUND LEVEL PLAN
DRAWING NOT TO SCALE

SUNRISE DR.
AVERAGE C.O.R. = +4.80



DOROTO ARCHITECTS
RA 4228
285 SUNRISE DRIVE
KEY BISCAYNE, FLORIDA 33149
TEL: 305.444.1234
WWW.DOROTOARCHITECTS.COM

PROPOSED NEW BUILDING FOR 285 SUNRISE DRIVE, LLC.
THE LANAI TOWNHOUSES
285 SUNRISE DRIVE KEY BISCAYNE FLORIDA 33149

NO.	REVISIONS	DATE

DATE: 09.20.01
DRAWN BY: MF & OB
APPROVED BY: UB
SHEET: SITE PLAN REVIEW
DRAWING TITLE: FLOOR PLAN
DRAWING NO: AI-02

BORRTO
ARCHITECTS

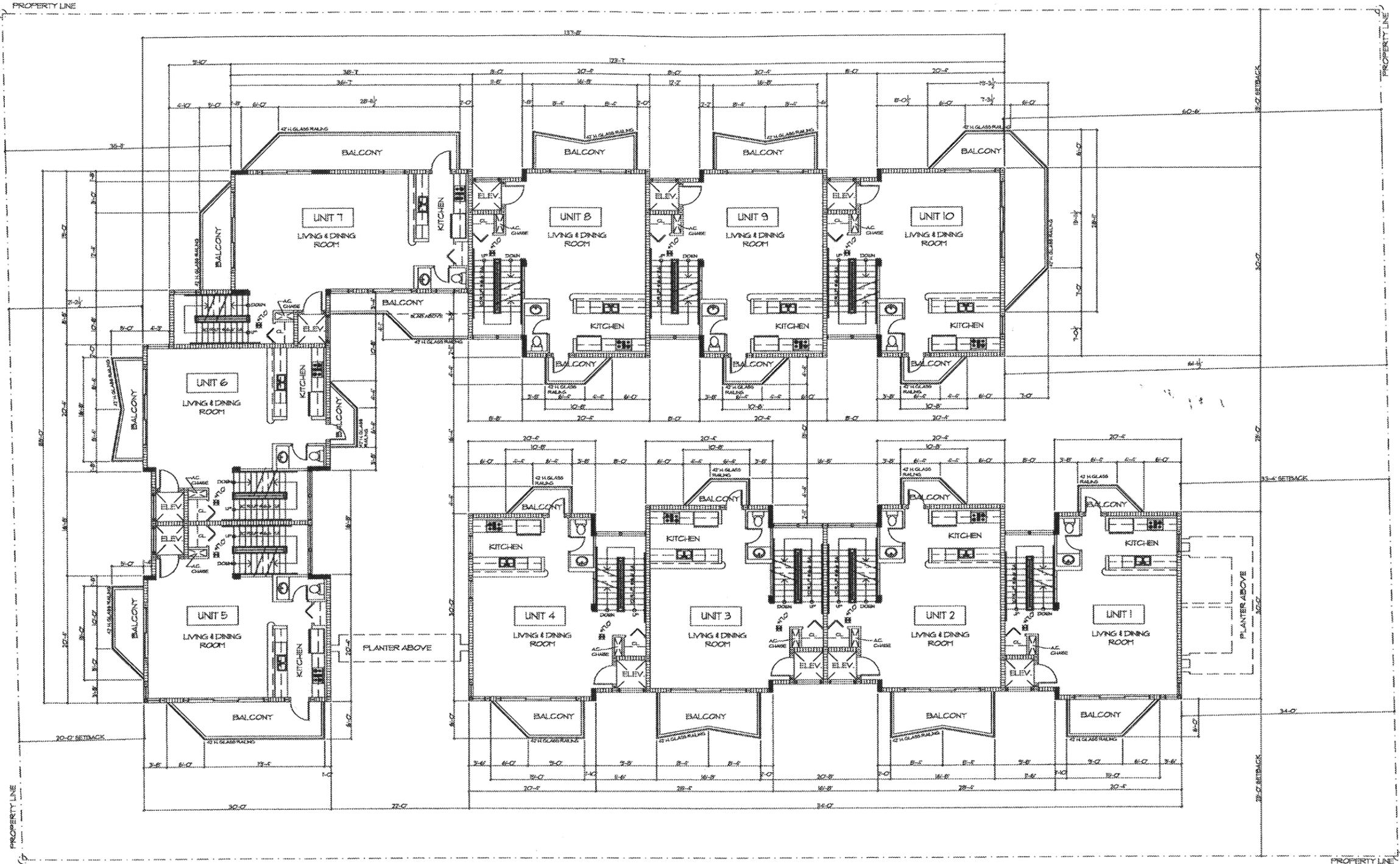
FLA. 4205
12100 W. 31ST AVE
SUITE 100
MIRAGE, FL 33149
PH: 305.444.1111
WWW.BORRTOARCHITECTS.COM

PROPOSED NEW BUILDING FOR 285 SUNRISE DRIVE, LLC.
THE LANAI TOWNHOUSES
285 SUNRISE DRIVE KEY BISCAYNE, FLORIDA 33149

NO	REVISIONS	DATE

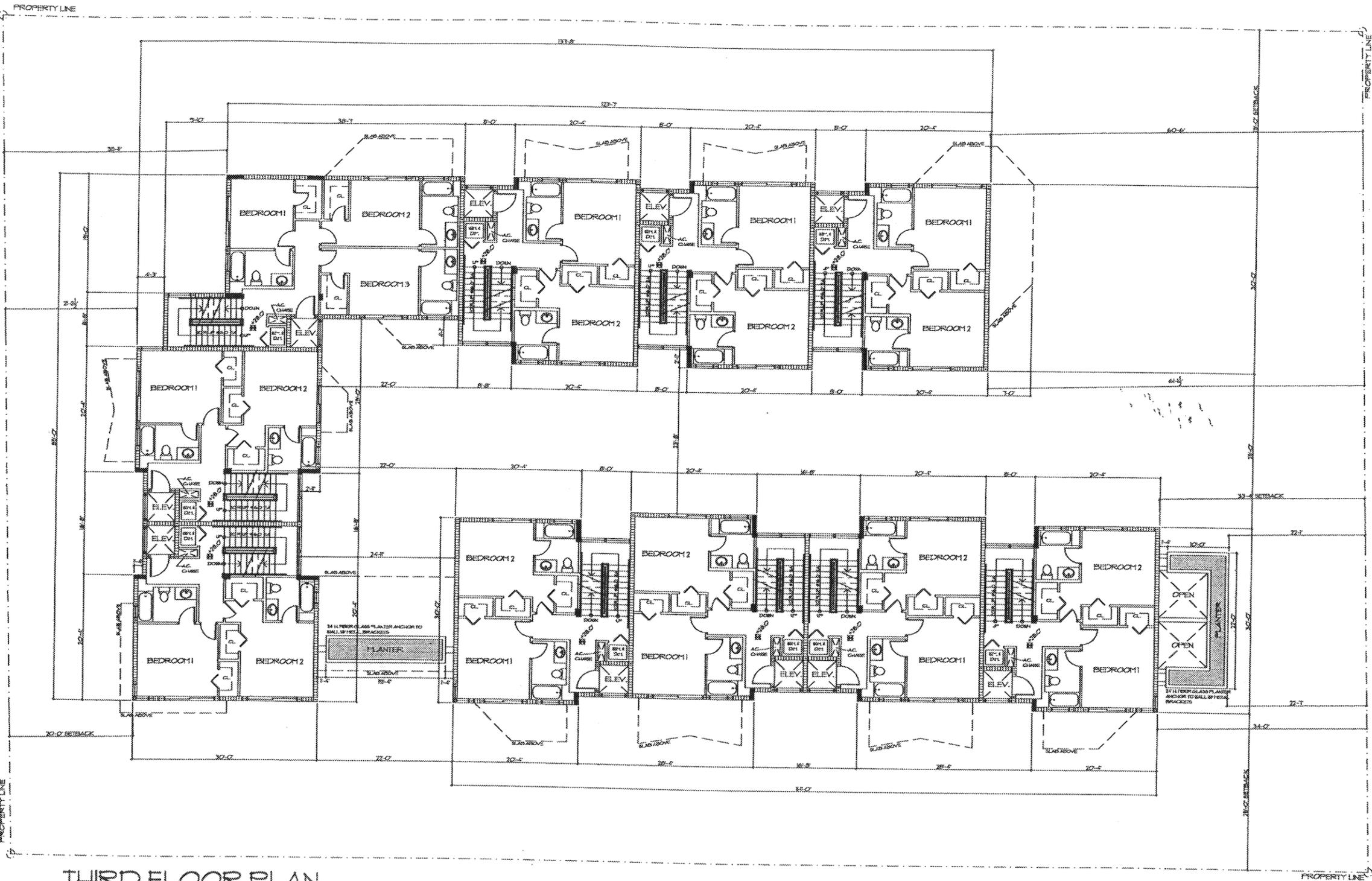
DATE: 09.20.07
DRAWN BY: MF & OB
APPROVED BY: WB
SUBMITTAL: SITE PLAN REVIEW
DRAWING TITLE: FLOOR PLAN
DRAWN BY: MF

AI-03



SECOND FLOOR PLAN
DRAWING NOT TO SCALE





THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

BORRTO
ARCHITECTS

RA 4209
1701 N. UNIVERSITY BLVD
SUITE 200
MIRAMONTE BEACH, FL 33449
TEL: 561-291-1111
WWW.BORRTOARCHITECTS.COM

PROPOSED NEW BUILDING FOR 285 SUNRISE DRIVE LLC.
THE LANAI TOWNHOUSES
285 SUNRISE DRIVE KEY BISCAYNE FLORIDA 33149

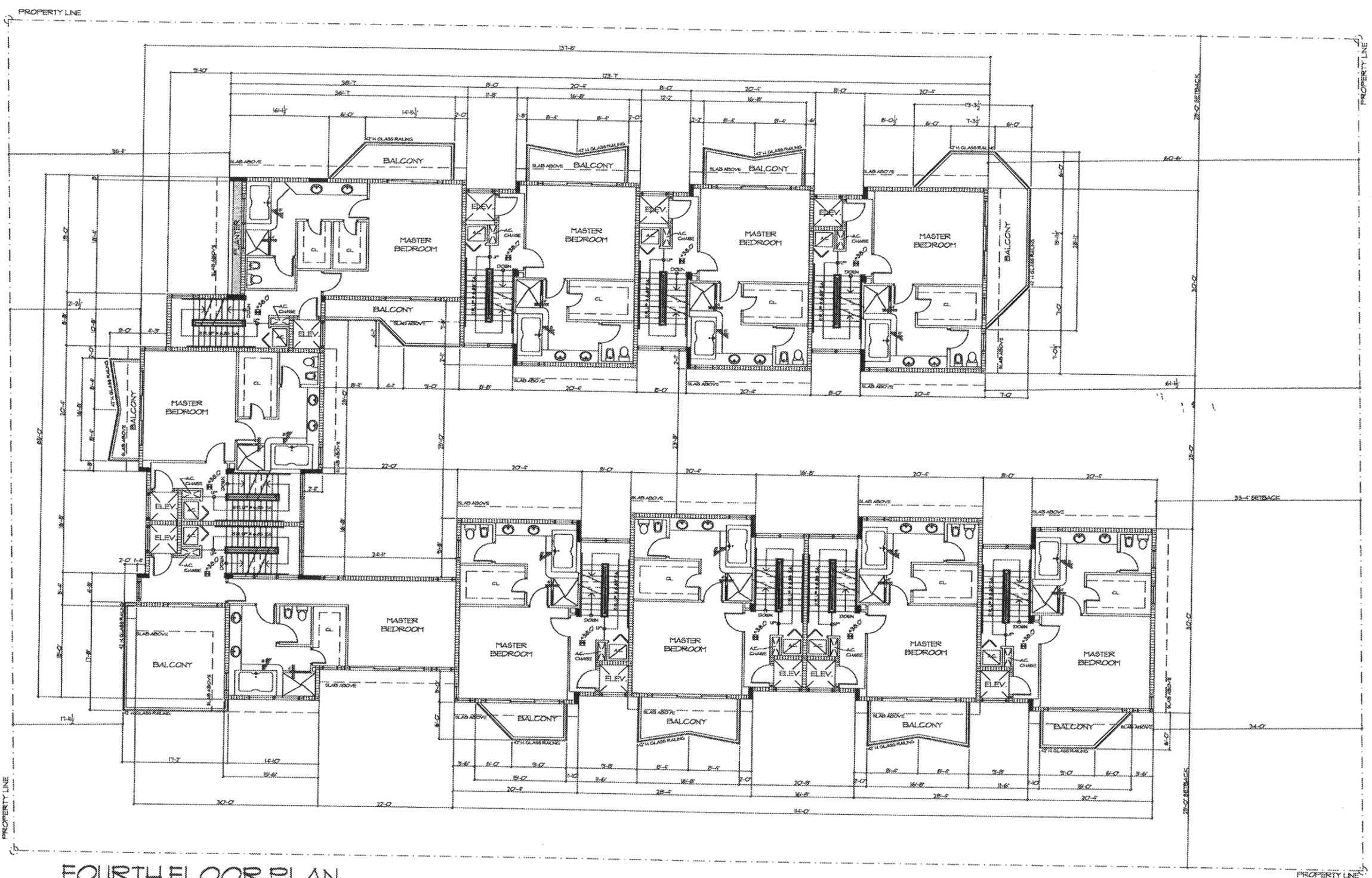
NO.	REVISIONS	DATE

ISSUE DATE: 09/20/07
DRAWN BY: MF & OB
APPROVED BY: UB
SUBMITTAL: SITE PLAN REVIEW
DRAWING TITLE: FLOOR PLAN
DRAWING NO.:

AI-04



PROPOSED NEW BUILDING FOR 285 SUNRISE DRIVE LLC.
THE LANAI TOWNHOUSES
285 SUNRISE DRIVE KEY BISCAYNE, FLORIDA 33149



FOURTH FLOOR PLAN
NOT TO SCALE



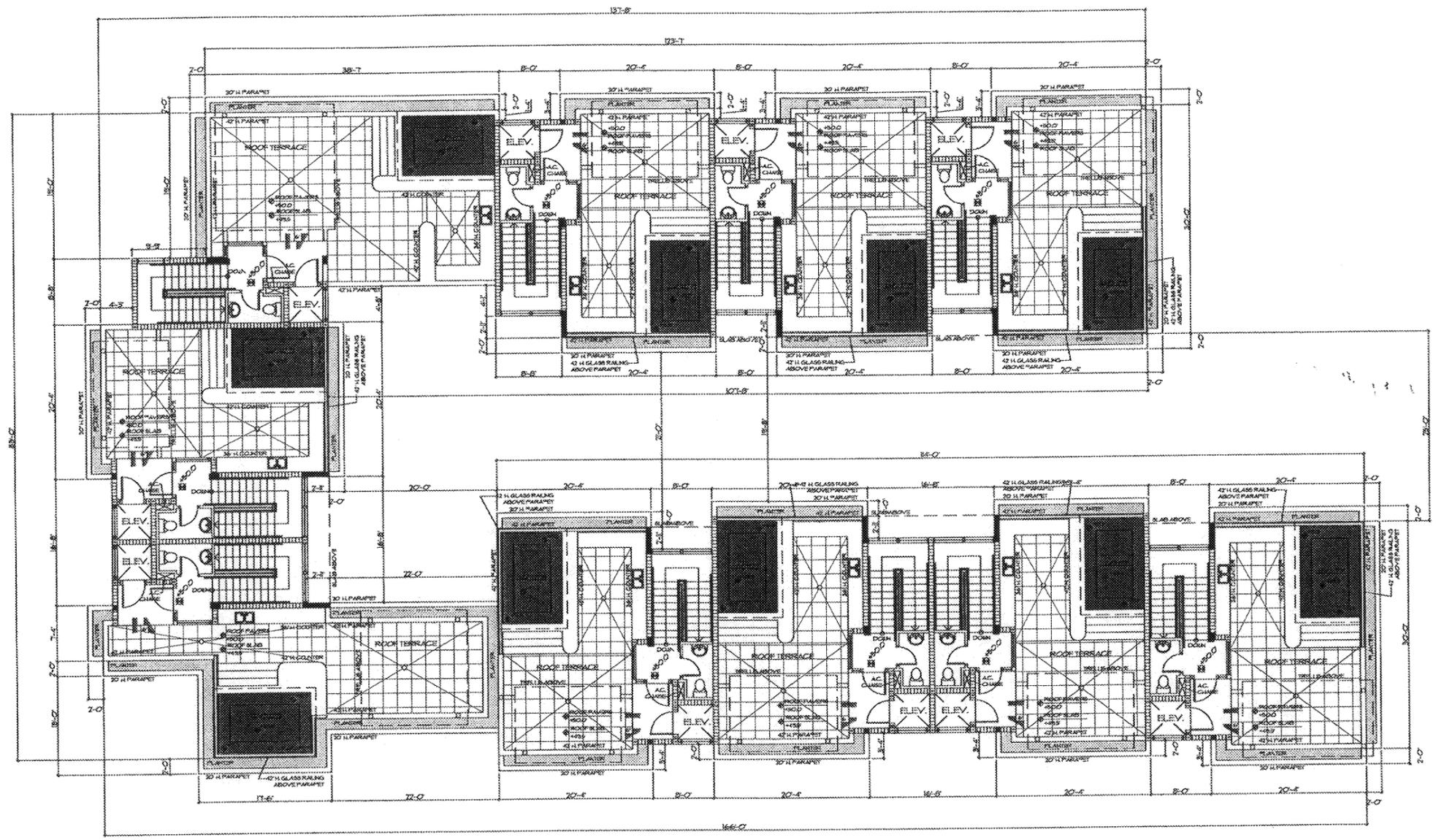
NO.	REVISIONS	DATE
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ISSUE DATE	09.20.07
DRAWN BY	MF & OB
APPROVED BY	UB
SUB-TITLE	SITE PLAN REVIEW
DRAWING TITLE	FLOOR PLAN
DRAWING NO.	AI-05

DORRITO ARCHITECTS

RA 4203
 2200 N.W. 11th Ave.
 Ft. Lauderdale, FL 33304
 954.575.1111
 www.dorrito.com

PROPOSED NEW BUILDING FOR 285 SUNRISE DRIVE LLC
THE LANAI TOWNHOUSES
 285 SUNRISE DRIVE KEY BISCAYNE FLORIDA 33149



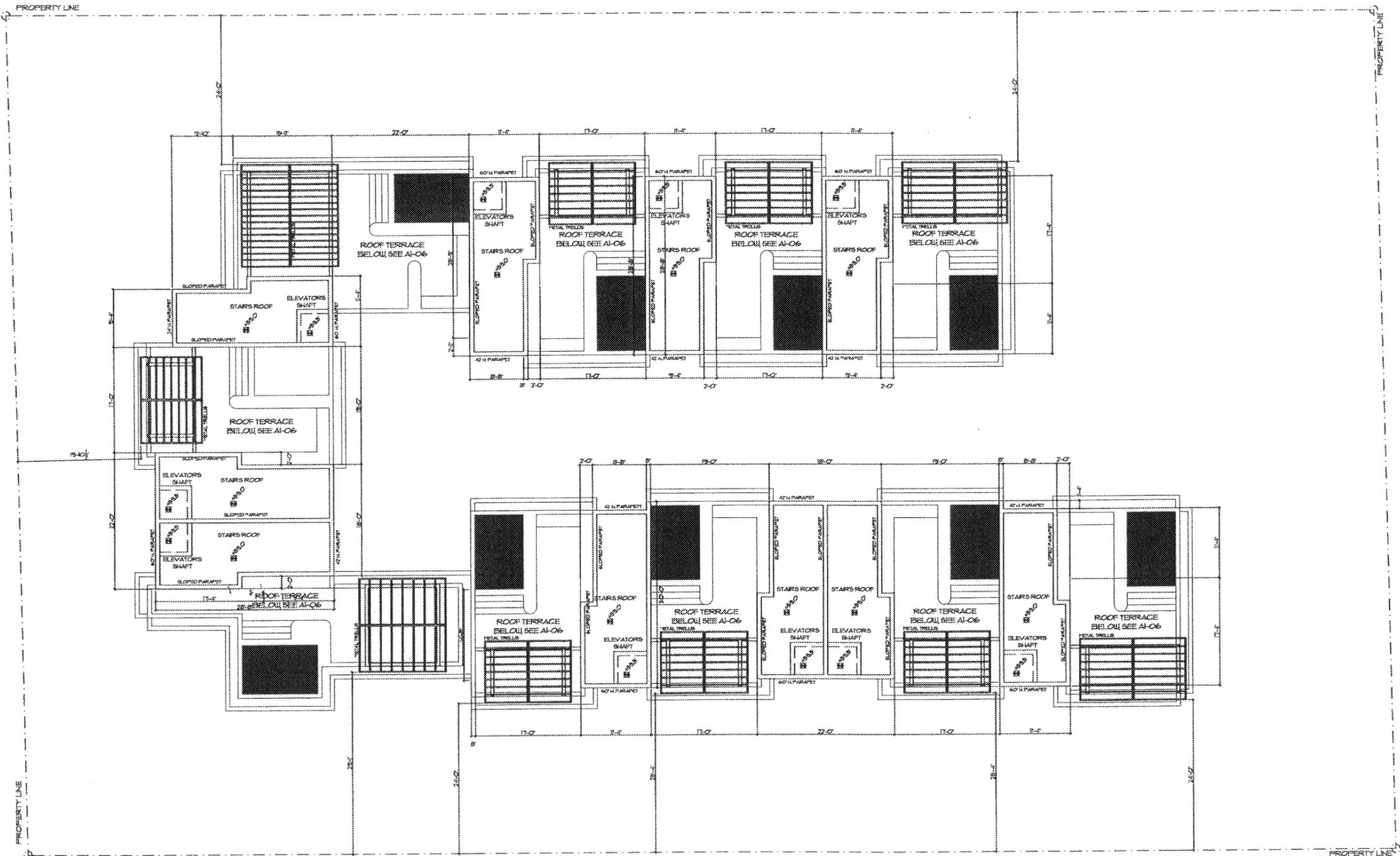
FIFTH FLOOR PLAN
 DRAWING NOT TO SCALE

NO.	REVISIONS	DATE

DATE: 09.20.07
 DRAWN BY: MF & OB
 APPROVED BY: WBS
 IDENTIFY: SITE PLAN REVIEW
 DRAWING TITLE: FLOOR PLAN
 DRAWING NO:

A1-06





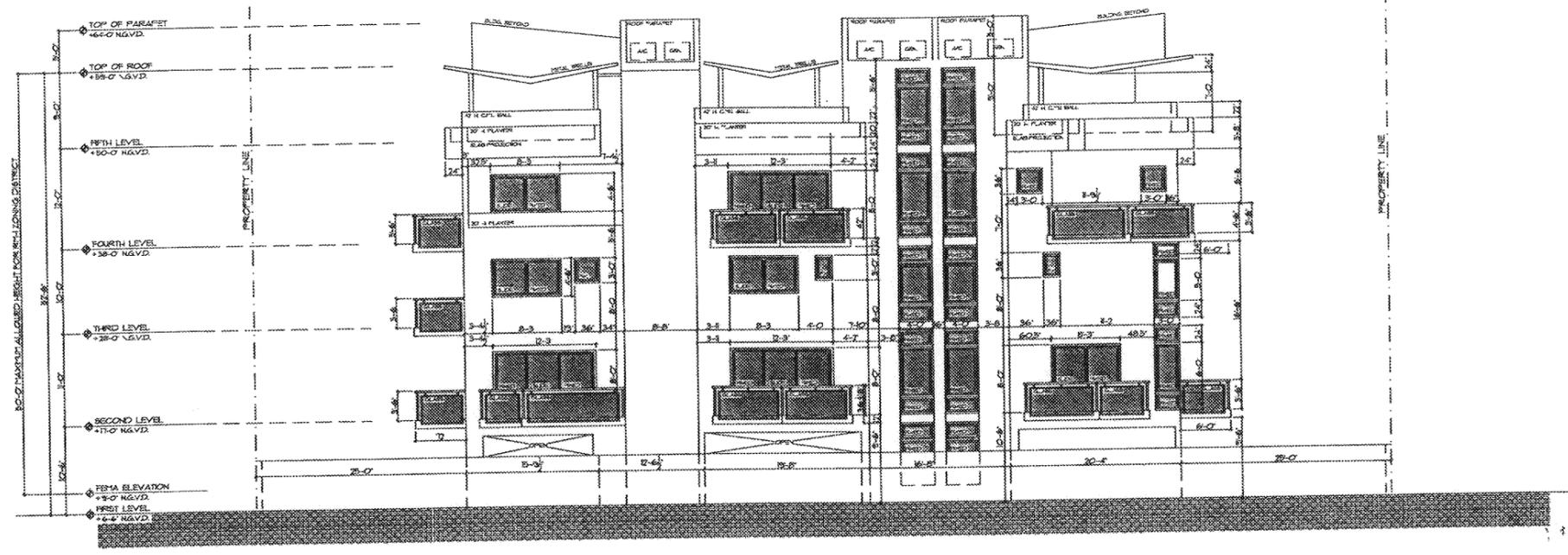
ROOF PLAN
NOT TO SCALE



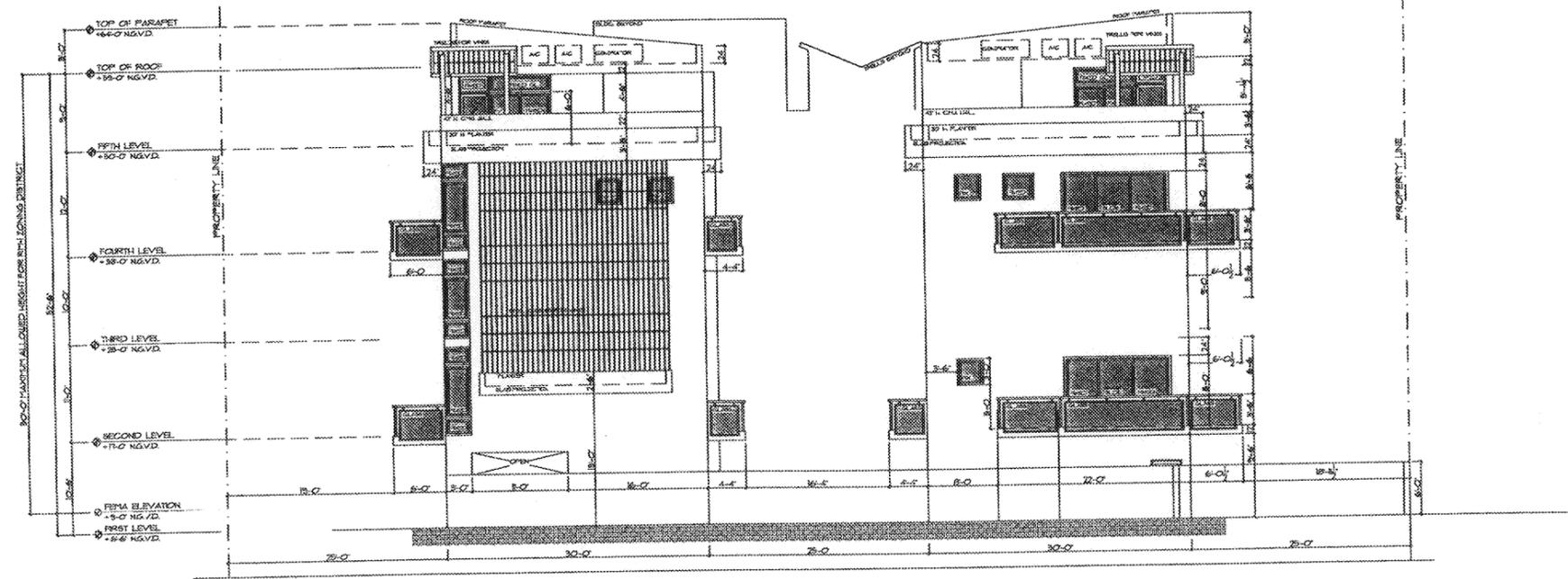
REVISIONS	DATE

ISSUE DATE	09/20/07
DRAWN BY	MF & OB
APPROVED BY	UB
SUBMITAL	SITE PLAN REVIEW
DRAWING TITLE	FLOOR PLAN
DRAWING NO.	AI-07

1. ALL WALLS TO BE STUCCO & PAINTED LIGHT GREY.
2. ALL BALCONY & GARDEN WALLS TO BE STUCCO & PAINTED WHITE.
3. ALL BALCONY RAILINGS TO BE ALUMINUM & PAINTED MISTY BLUE.
4. ALL GLAZING TO BE IMPACT RESISTANT & TINTED.
5. ALL ROOF TRELLISES TO BE ALUMINUM w/ STAINLESS STEEL TENSION CABLES FOR THE GROWTH OF VINES.



WESTERN ELEVATION
 SCALE: 1/8" = 1'-0"



SOUTHERN ELEVATION
 SCALE: 1/8" = 1'-0"

PROPOSED NEW BUILDING FOR 285 SUNRISE DRIVE LLC:
THE LANAI TOWNHOUSES
 285 SUNRISE DRIVE KEY BISCAYNE, FLORIDA 33149

NO.	REVISIONS	DATE
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3	▲	
4	▲	
5	▲	

ISSUE DATE: 09/20/01
 DRAWN BY: MF & OB
 APPROVED BY: UB
 SITE PLAN REVIEW
 ELEVATIONS
A2-02

