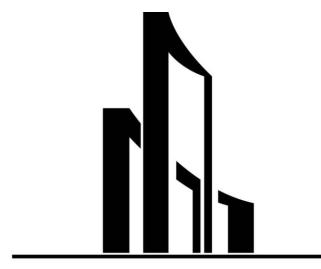


DEVELOPER:



BH GROUP

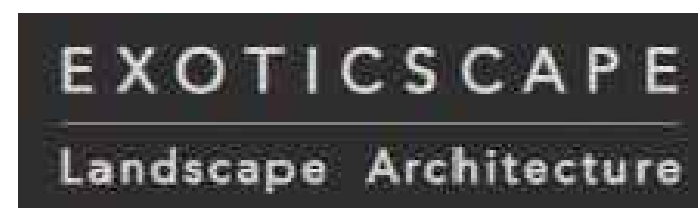
2999 NORTHEAST 191ST STREET, PH2
AVENTURA, FLORIDA 33180
TEL. (305) 615-5577 FAX (305) 454-9508

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ARCHITECTS, PA
Lic. No. AA C 000779
8085 NW 155TH STREET
MIAMI-LAKES, FL 33016
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LANDSCAPE ARCHITECTURE:



181 HARBOR DR. KEY BISCAYNE,
MIAMI, FLORIDA 33149
TEL. (305) 361-5782

CIVIL ENGINEERING:



301 SOUTHWEST 7TH STREET
FORT LAUDERDALE, FLORIDA 33315
TEL. (954) 367-0371 FAX (954) 633-5012

ZONING ATTORNEY:



ZONING, LAND USE AND ENVIRONMENTAL LAW
200 SOUTH BISCAYNE BOULEVARD, SUITE 300
MIAMI, FLORIDA 33131
TEL. (305) 377-6236 FAX (305) 377-6222

PLANNING AND ZONING BOARD REVIEW

BH 164

NORTH MIAMI BEACH, FLORIDA



COHEN • FREEDMAN • ENCINOSA & ASSOC.
Architects, PA
8085 N.W. 155th Street Miami Lakes, Florida 33016 305-826-3999

PLANNING AND ZONING BOARD REVIEW

BH 164

2261 NE 164TH STREET, NORTH MIAMI BEACH, FL

COVER SHEET

revisions:

drawn by: LF/SP/JG/KM/AB

date: 1/28/2022

sheet no:

A0.0

project: 3903

		INDEX OF SHEETS		PHOTOMETRICS	
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		CIVIL		LD-103	4TH-7TH PARKING LEVEL LIGHTING PLAN
		C-1	PAVING, GRADING & DRAINAGE PLAN	LD-104	8TH LEVEL LIGHTING PLAN
		C-2	WATER & SEWER PLAN	LD-201	GROUND LEVEL SITE PHOTOMETRICS
		C-3	PAVEMENT MARKING & SIGNAGE PLAN	LD-202	GROUND LEVEL PARKING PHOTOMETRICS
		ARCHITECTURE		LD-203	2ND-3RD LEVEL PARKING PHOTOMETRICS
		SP.1	SITE PLAN/PROJECT DATA	LD-204	4TH-7TH LEVEL PARKING PHOTOMETRICS
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		A1.2	PLANNING/ZONING DIAGRAMS		
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		LANDSCAPE			
		LA.01	LANDSCAPE PLAN GROUND FLOOR		
		LA.02	LANDSCAPE PLAN AMENITY		
		LA.03	LANDSCAPE DETAILS		
		COHEN • FREEDMAN • ENCINOSA & ASSOC. Architects, PA 8085 N.W. 155th Street Miami Lakes, Florida 33016 305-826-3999			
		PLANNING AND ZONING BOARD REVIEW BH 164 2261 NE 164TH STREET, NORTH MIAMI BEACH, FL INDEX SHEET			
		drawn by: LF/SP/JG/KM/AB			
		date: 7/28/2022			
		sheet no: A0.1			
		project: 3903			

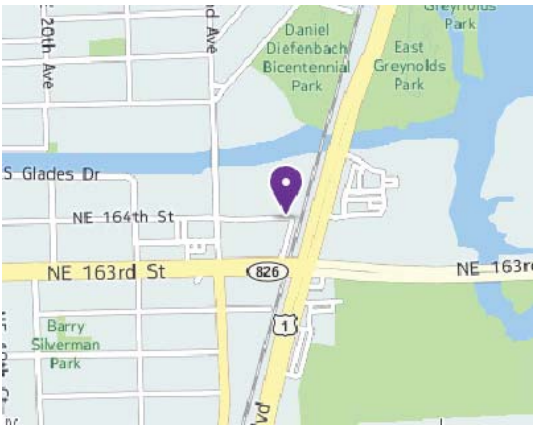
F:\DRAWING\ALTA SURVEY\2261 NE 164 STREET_CK PRIVE LLC.dwg 10/28/2015



OH=OH	Overhead Wire Line	=Existing Elevations	A/C=Air Conditioner
—//—//—	Wood Fence	CB=Cast Basin	Con.=Concrete
—X—X—	Chain Link Fence	E=Electric Box	C.B.S.=Concrete Block & Stucco
—○—○—	Iron Fence	EM=Electric Meter Box	D.E.=Drainage Easement
—M—M—	Monument Line	SM=Sanitary Manhole	D.M.E.=Drainage Maintenance Easement
—C—C—	Centerline	SP=Sprinkler Pump	F.D.H.=Found Drill Hole
—P—P—	Property Line	WD=Wood Pole	F.F.E.=Finish Floor Elevation
A=Arc		CP=Con. Pole	F.I.P.=Found Iron Pipe/Pin
BRG=Bearing		FL=Fire Hydrant	F.N.=Found Nail
CH=Chord		W=Water Valve	F.N&D=Found Nail & Disc
Δ=Delta		I=Inlet	F.P.L.=Florida Power Light Transformer
L=Length		E=Electric Box	H=Height
R=Radius		EM=Electric Meter Box	L.M.E.=Lake Maintenance Easement
T=Tangent		TS=Traffic Signal Box	(M)=Measured
θ=Dimension		G=Gas Valve	(P)=Platted
		M=Monitoring Valve	P.O.B.=Point of Beginning
		Manhole	P.O.C.=Point of Commencement
		E=Electric Manhole	(R)=Record
			Res.=Residence
			SP/P=Set Iron Pin/Rebar
			S=Spread
			U.E.=Utility Easement


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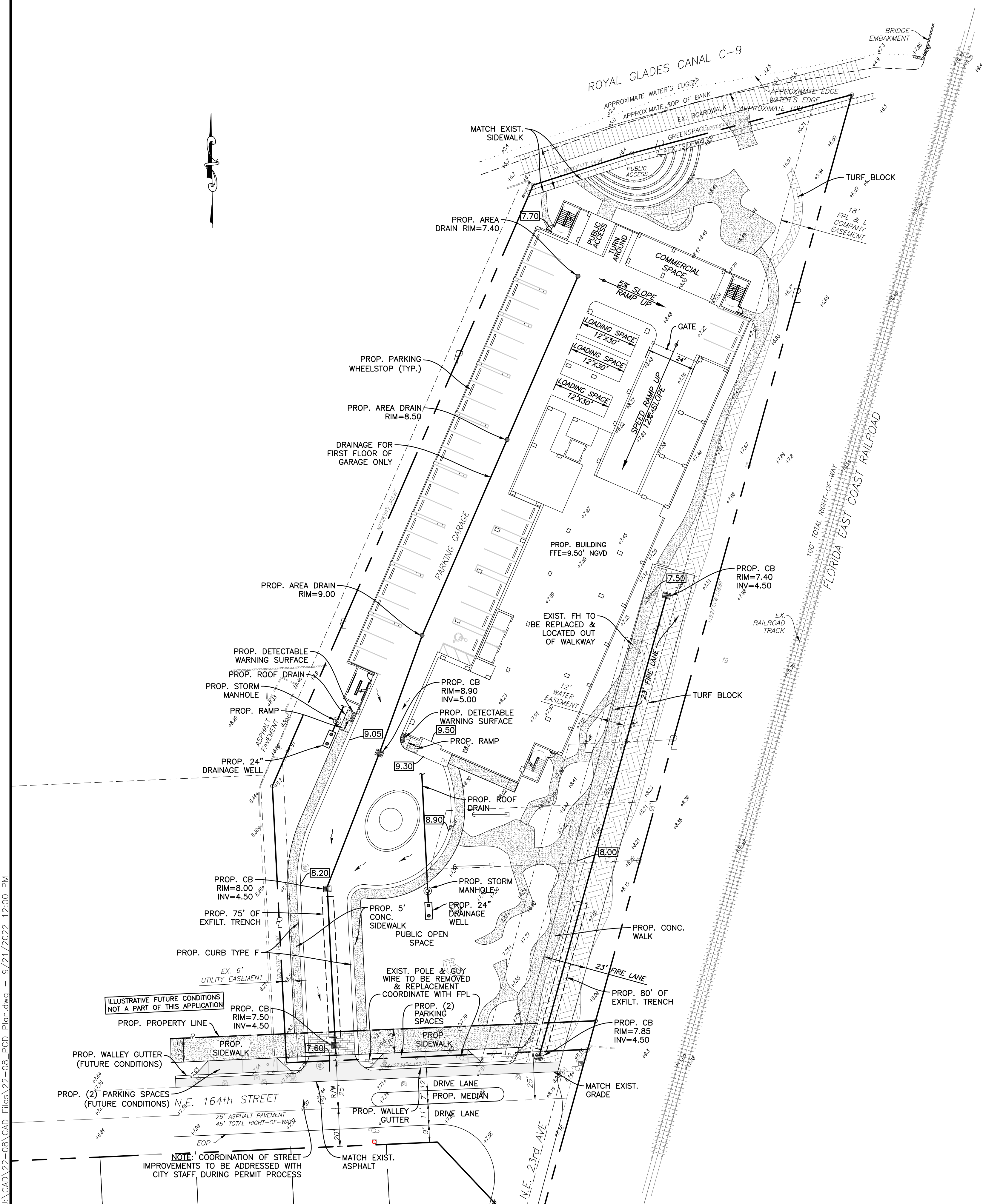
Denotes Tree W/ ID #



LOCATION MAP
NOT TO SCALE

- 1) The Legal Description to the Property was obtained from FIDELITY NATIONAL TITLE INSURANCE COMPANY, Commitment for Title Insurance.
- 2) This Certification is only for the lands as described. It is not a certification of Title, Zoning, Easements, or Freedom of Encumbrances.
- 3) OPINION OF TITLE.
- 4) An examination of Commitment issued by: FIDELITY NATIONAL TITLE INSURANCE COMPANY, Commitment File No.:5494948 effective date September 28, 2015 @ 8:00 AM 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.
- 5) Accuracy:
The expected use of the land, as classified in the Standards of Practice (50-17FAC), 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 the required accuracy.
- 6) All measurements shown hereon are made in accordance with the United States Standard Feet.
- 7) Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown hereon.
- 8) 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.
- 9) ZONING INFORMATION:
Zoning Classification: B-2 (General Business District)
Building Setbacks: Front = 25 feet / Rear = 20 feet / Interior Side = 0 feet
Source: City of North Miami Beach Building & Zoning
- 10) Underground utilities are not depicted herein, 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.
- 11) Number of Parking Spaces: 65 Standard Spaces & 3 Handicap Spaces
- 12) The surveyor does not determine fence and/or wall ownership.
- 13) Ownership subjects to: OPINION OF TITLE.
- 14) Type of Survey: ALTA / ACSM LAND TITLE SURVEY.
- 15) The North arrow and bearings shown hereon are based on recorded plat of "WILLIAM LEHMAN SUBDIVISION", according to the Plat thereof, as recorded in Plat Book 86, Page 4, of the Public Records of Miami-Dade County, Florida.
- 16) Flood Zone Data: Community / Panel #20656/0142/L, Dated: 9/11/2009
Flood Zone: "X" & "AE" Base Flood Elevations = +6.0'
- 17) Elevations shown hereon are relative to National Geodetic Vertical Datum. (1929 Mean Sea Level)
- 18) Benchmark Used: Miami-Dade County Benchmark # V-239. Elevation = +9.35'.
- 19) Legal Description shown hereon as per above noted title commitment.




































 <p>ROYALPOINT LAND SURVEYORS, INC. L.B.# 7282</p> <p>6175 NW 153 ST., SUITE 321, MIAMI LAKES, FL. 33014 ** TEL. 305-822-6062 **/FAX: 305-827-9669</p>	PREPARED FOR: PRIVE LAND BANKING, LLC 2681 NE 191 STREET, MIAMI, FLORIDA 33180		TYPE OF PROJECT: ALTA / ASCM LAND TITLE SURVEY		NO.	DATE	BY	APP.
	DRAWN: J.G. CHECKED: P.J.A. SCALE: 1" = 30' FIELD DATE: 10/28/2015 JOB No. RP 15-0947				NO.	DATE	BY	APP.
SHEET:								
<div style="text-align: center; font-size: 2em; font-weight: bold;">1</div> <div style="text-align: center;">OF 1 SHEET</div>								



SCALE: 1"=30'

CONTRACTOR TO FIELD LOCATE EXISTING UTILITIES AND DETERMINE SIZE AND DEPTH SERVICES.



- | | | | |
|---|-------------------------------------|---|--|
|  | PROPOSED STABILIZED SOD |  | EXISTING ASPHALT TO BE MILLED & RESURFACED |
|  | PROPOSED ASPHALT |  | EXISTING ASPHALT TO BE REMOVED & REPLACED |
|  | PROPOSED 4" THICK CONCRETE |  | EXISTING PIPING AND APPURTENANCES |
|  | PROPOSED 6" THICK CONCRETE |  | EXISTING BACKFLOW PREVENTOR |
|  | PROPOSED SOD |  | EXISTING CATCH BASIN |
|  | PROPOSED TURF |  | EXISTING CLEANOUT |
|  | PROPOSED GRADE ELEVATION |  | EXISTING ELEVATION |
|  | PROPOSED FIRE HYDRANT |  | EXISTING GAS METER |
|  | PROPOSED WATER METER |  | EXISTING MANHOLE (AS DESIGNATED) |
|  | PROPOSED VALVE |  | EXISTING MONITORING WELL |
|  | PROPOSED FIRE DEPARTMENT CONNECTION |  | EXISTING SIGN (AS INDICATED) |
|  | PROPOSED CATCH BASIN |  | EXISTING VALVE BOX |
|  | PROPOSED YARD DRAIN |  | EXISTING WATER METER |
|  | PROPOSED SIGN (AS INDICATED) |  | EXISTING CONCRETE POLE |
|  | PROPOSED CLEANOUT |  | EXISTING FENCE |
|  | PROPOSED RP2 BACKFLOW PREVENTER |  | EXISTING FIRE HYDRANT |
|  | PROPOSED PIPING |  | EXISTING ELEVATIONS |
|  | PROPOSED SURFACE FLOW | | |

ALL ELEVATIONS ARE REFERENCED TO N.G.V.D. 1929

Community / Panel # 120656/0142/L
Dated: 09-11-09
Flood zone: "X" & "AE"
Base Flood elevation: +6.0'

WATER AND SEWER TO MEET THE STANDARDS AND REQUIREMENTS OF MDWASD.

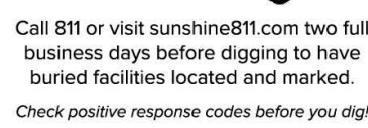
1. REFER TO PLUMBING PLANS FOR COORDINATION WITH BUILDING WATER, FIRE & SEWER SERVICES
2. CONTRACTOR TO FIELD LOCATE EXISTING SEWER LATERAL AND CONFIRM DEPTH OF PIPE
3. CONTRACTOR TO FIELD LOCATE ALL EXISTING UNDERGROUND UTILITIES AND CONFIRM DEPTH PRIOR TO CONSTRUCTION.
4. INSTALLATION OF ALL UTILITIES TO BE COORDINATED TO PREVENT PIPE CONFLICTS
5. ALL BACKFLOW PREVENTERS TO BE INSTALLED IN ACCORDANCE WITH COUNTY REGULATIONS.
6. ALL FIRE HYDRANTS WITHIN THE PERIMETER OF THE SITE WILL NEED TO BE TO BE REPLACED WITH NEW 6" VALVE HYDRANTS



SEC 16 TWSP 52S, RNG 42E

TRACT "A" OF "WILLIAM LEHMAN SUBDIVISION", ACCORDING TO THE PLAT, AS
RECORDED IN PLAT BOOK 86, PAGE 4, OF THE PUBLIC RECORDS OF MIAMI-DADE
COUNTY, FLORIDA.

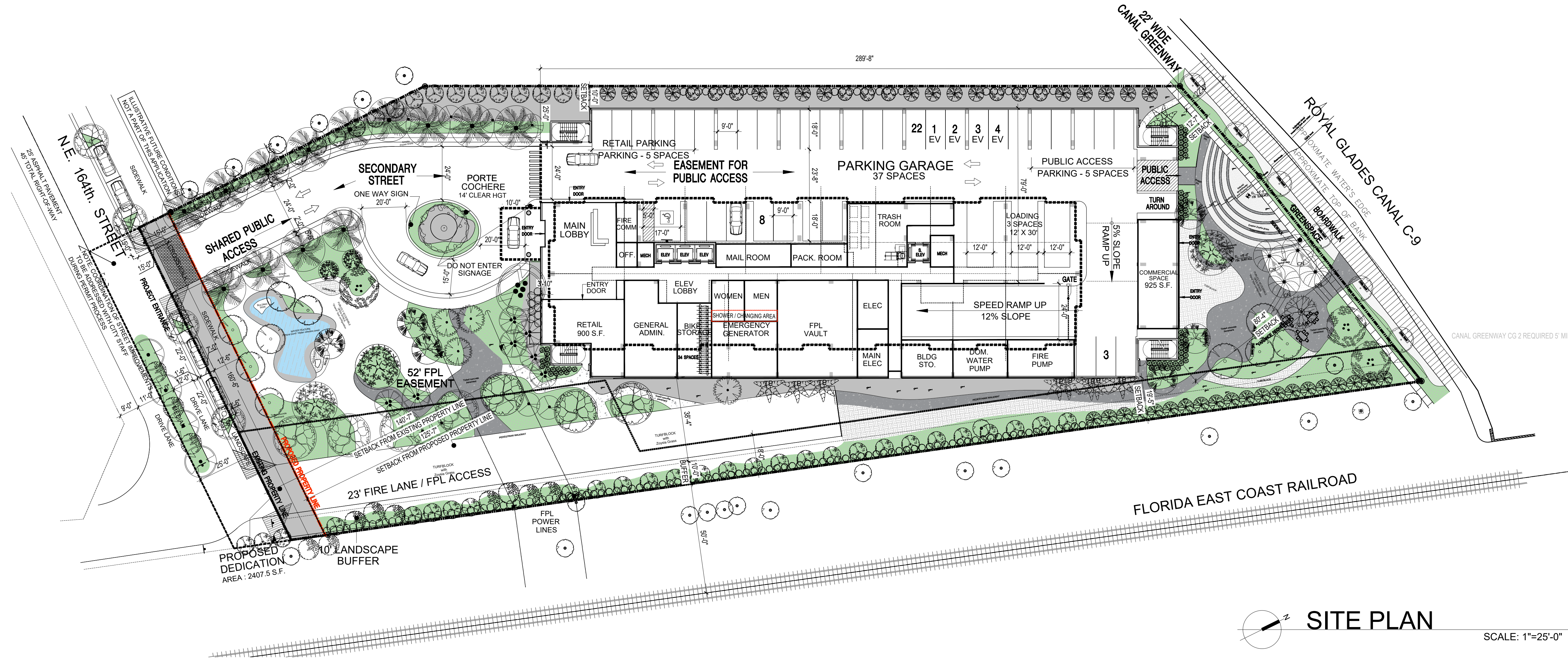
CONTAINING ±1.959 ACRES.



WATER & SEWER PLAN

SCALE: 1"=30'

NO. OF SHEETS: 3
SHEET NO.: C-2
CAD FILE NO.
22-08



PROJECT DATA

LOT AREA:	1.96 ACRES± (85,320 S.F.)	AFTER DEDICATION 1.90 ACRES+ (82912 S.F.)
SITE ZONING:	FULFORD MIXED-USE TOWN CENTER	
SUB AREA:	CORE	
BUILDING HEIGHT:	ALLOWED: 30 STORIES / 375'	
	PROPOSED: 32 STORIES / 331'-8"	
	PROPOSED: 347'10" / TO TOP OF ARCHITECTURAL ELEMENT	
MAX HEIGHT OF 7TH LEVEL OF PODIUM REQUIRED 14' MAX PROVIDED 18'-8" (VARIANCE REQUESTED)		
REQUIRED OUTDOOR SPACES:	A. 22' WIDE CANAL GREENWAY WITH PUBLIC OPEN SPACE B. LINER LANDSCAPE BUFFER ALONG BRIGHTLINE RAIL CORRIDOR C. PUBLIC OPEN SPACES AT TERMINUS OF 164th STREET	
LOT WIDTH/DEPTH :	ALLOWED: 200'-0" / 200' -0"	
	PROPOSED: 157'-8" (WAVAR REQUESTED) /518'4" (503'-4" AFTER DEDICATION)	
LOT COVERAGE:	ALLOWED: 90% (68,256 S.F.)	
	PROPOSED: 50% (42,750 S.F.)	
	PROPOSED: 48% (40,280 S.F.) AFTER DEDICATION	
RESIDENTIAL UNITS:	400 UNITS	
NET RESIDENTIAL SF:	320,790 S.F. (AVG. SF/UNIT: 802 SF)	
NET RETAIL SF:	1825 S.F.	
SETBACKS:	REQUIRED	PROVIDED
FRONT (164TH STREET)	20'-0" MAX	140'-7" (REQUIRED PUBLIC OPEN SPACE PROVIDED) (125'-7" AFTER DEDICATION) *VARIANCE REQUESTED
SIDE (EAST)	10'-0"	19'-5"
SIDE (WEST)	10'-0"	10'-0"
REAR	20'-0" MAX	12'-7" (REQUIRED PUBLIC OPEN SPACE PROVIDED)
CANAL GREENWAY CG 2	5' MIN/ 15'MAX	12'-7"-80'-4" *VARIANCE REQUESTED
SECONDARY STREET	10'-0"	0'-0" *VARIANCE REQUESTED

TOWER SETBACKS:	REQUIRED	PROVIDED
NORTH	15'-0"	44'-2"
SOUTH	0'-0 "	3'-10"
EAST	15'-0"	7'-2" *VARIANCE REQUESTED
WEST	15'-0"	40'-10"
FRONTAGE:	REQUIRED	PROVIDED
FRONT (164TH STREET)	90%	122'-6" / 157'-9" = 77% *VARIANCE REQUESTED
SIDE (EAST / WEST)	N/A	N/A INTERIOR SIDE
REAR CANAL (GREENWAY)	90%	122'-6" / 173'-6" = 71% *VARIANCE REQUESTED

TOWER FLOORPLATE :	MAXIMUM:	30,000 S.F.
	AVERAGE:	22,000 S.F.
	PROPOSED:	16,281 S.F.

OFF-STREET PARKING:	REQUIRED:	PROVIDED:
1 SPACE / UNIT	400 SPACES	LEVEL 1 27 SPACES
1/20 GUEST =	20 SPACES	LEVEL 1 RETAIL 5 SPACES
		LEVEL 1 PUBLIC 5 SPACES
		LEVEL 2-3 91x2= 182 SPACES
		LEVEL 4-7 92x4= 368 SPACES
		TOTAL 587 SPACES
1.5 SPACES/UNIT		

OFF-STREET LOADING:	
PROVIDED:	3 LOADING SPACES (12' X 30')

REQUIRED: COMMERCIAL SPACES	PROVIDED: COMMERCIAL SPACES
2 SPACE FOR EVERY 1000 S.F.	LEVEL 1 5 SPACES
TOTAL 4 SPACES	TOTAL 5 SPACES

REQUIRED: ADA SPACES	PROVIDED: ADA SPACES
1 SPACE FOR EACH 25 SPACES (UP TO 100)	LEVEL 1 1 SPACE
1 SPACE FOR EACH 100 SPACES	LEVEL 2-3 4 SPACES
	LEVEL 4-7 4 SPACES
TOTAL 9 SPACES	TOTAL 9 SPACES
REQUIRED: BIKE RACKS	PROVIDED: BIKE RACKS
424 REQ. SPACES	LEVEL 1 34 SPACE
TOTAL 28 SPACES	TOTAL 34 SPACES

AVE. S.F./UNIT: 802 S.F.

UNIT MIX			
STUDIO	1B/1B	2B/2B	TOTAL
48	190	162	400
12.0%	47.5%	40.5%	100%

UNIT BREAKDOWN								
UNIT TYPE	SQUARE FOOTAGE	1st	2nd-6th	7th	8th-9th	10th-31st	TOTAL UNITS	NET LEASEABLE
UNIT S1 (STUDIO)	550	-	-	-	2Ux2L=4	2Ux22L=44	48	26,400 SF
UNIT A1 (1BD/1BA)	610	-	-	-	2Ux2L=4	2Ux22L=44	48	29,280 SF
UNIT A2 (1BD/1BA)	665	-	-	-	2Ux2L=4	2Ux22L=44	48	31,920 SF
UNIT A3 (1BD/1BA)	670	-	-	-	2Ux2L=4	2Ux22L=44	48	32,160 SF
UNIT A4 (1BD/1BA)	680	-	-	-	1Ux2L=2	2Ux22L=44	46	31,280 SF
UNIT B1 (2BD/2BA)	1045	-	-	-	2Ux2L=4	3Ux22L=66	70	73,150 SF
UNIT B2 (2BD/2BA)	1050	-	-	-	2Ux2L=4	4Ux22L=88	92	96,600 SF
TOTAL		-	-	-	26	374	400	320,790 SF

NOTE: ALL ELEVATIONS ARE REFERENCED TO N.G.V.D 1929