

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**

May 20, 2014

FINAL AGENDA

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

PLEDGE OF ALLEGIANCE

ROLL CALL

1. Election of a Chair by the Board members.
2. Election of a Vice Chair by the Board members.
3. Request for approval for a new single-family home for "Alfonso Karam" located at 9530 W. Broadview Drive, Lots 72&73 of Block 23. On April 23, 2014 this item was denied. The owner has made revisions to the plans. They are proposing to construct a new two story single family residence with a three car garage under 7,090 sq. ft. of a/c living space. The residence will have 5 bedrooms, 1 media room, one library, 6 full bathrooms and 3 half bathrooms. Enclosed please find the site plan and elevations. (Item #3)

** Staff Review:* Design meets Town Code and was approved by Michael Miller Planning Associates Representative, Scott Marks.

4. Request for approval for an addition and renovation of a single-family home for "Dario Popiloff" located at 1270 95 Street, Lot 6 of Block 32. The owner is proposing to construct an addition composing of a 2 story home with approximately 4,878 sq. ft. of a/c living space with a two car garage. The residence will have 4 bedrooms and 6 bathrooms. Enclosed please find the site plan and elevations.(Item #4)

** Staff Review:* Design meets Town Code and was approved by Michael Miller Planning Associates Representative, Scott Marks.

ADJOURNMENT

Pursuant to Florida Statutes 286.0105, the Town hereby advises the public that should any person decide

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**

May 20, 2014

FINAL AGENDA

ITEM NUMBER: 3.

ITEM: Request for approval for a new single-family home for "Alfonso Karam" located at 9530 W. Broadview Drive, Lots 72&73 of Block 23. On April 23, 2014 this items was denied. The owner has made revisions to the plans. They are proposing to construct a new two story single family residence with a three car garage under 7,090 sq. ft. of a/c living space. The residence will have 5 bedrooms, 1 media room, one library, 6 full bathrooms and 3 half bathrooms. Enclosed please find the site plan and elevations. (Item #3)

DESCRIPTION:

Request for approval for a new single-family home for "Alfonso Karam" located at 9530 W. Broadview Drive, Lots 72&73 of Block 23. On April 23, 2014 this items was denied. The owner has made revisions to the plans. They are proposing to construct a new two story single family residence with a three car garage under 7,090 sq. ft. of a/c living space. The residence will have 5 bedrooms, 1 media room, one library, 6 full bathrooms and 3 half bathrooms. Enclosed please find the site plan and elevations.

RECOMMENDED ACTION:

Design meets Town Code and was approved by Michael Miller Planning Associates Representative, Scott Marks.

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Marante

ATTACHMENTS

1.	Staff Review	BHI PZB Staff Report Karam SFR May 14 2014.pdf
2.	Site Plan & Elevations	KARAMSitePlan2ndRev.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: Scott D. Marks *SDM*
Community Planner
MMPA - Consultant Town Planner

Date: May 14th, 2014

Subject: Proposed Single-Family Residence
Applicant – Alfonso Karam (2nd Review)
9530 West Broadview Drive
Bay Harbor Islands Acct. No.: BP2014-105
MMPA Acct. No.: 01-0702-0987

RECOMMENDED ACTION

MMPA recommends the submitted revised site plan and architectural plans (dated 05/14/14) be **APPROVED** by the Planning and Zoning Board for the construction of a new single-family house at 9530 West Broadview Drive. The architect revised the plans previously reviewed/deferred by the Planning and Zoning Board to address the comments made at the April 23rd, 2014 meeting.

GENERAL PROJECT INFORMATION

Land Use Designation:	L – Low Density Residential
Zoning District:	RD Single-Family District
General Location:	9530 West Broadview Drive
Legal Description:	Lots 72 & 73, Block 23, "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.

PROJECT DESCRIPTION

The project architect, Donald A. Fischer, as agent for the property owner, Alfonso Karam, has submitted an application for the construction of a new single-family residence on a waterfront lot located at 9530 West Broadview Drive. The proposed 2-story home has approximately 7,090 square feet of A/C living space with a three-car garage and a covered and open terrace. The

residence will have five (5) bedrooms, one (1) media room, one (1) library/studio, six (6) full bathrooms and three (3) half bathrooms. The overall height of the structure will be just under 25 feet above Base Flood Elevation which is the maximum height allowed for a flat-roofed waterfront residence within the RD Single-Family District. There is a rooftop deck with a railing height of forty-two (42) inches which is under the maximum allowable height. The application proposes a large driveway on the street side of the property and a pool and spa with pool deck on the water side of the property. The plans do not indicate how the pool will be fenced. An extensive landscaping is proposed that meets and exceeds the Town Landscape Code and Miami-Dade County Landscape Code requirements including for the use of native and drought tolerant plant materials.

The Historical Structure Survey for the Town of Bay Harbor Islands indicates that the existing structure was built in 1947 and is a Masonry Vernacular (classical revival) design. The existing structure is to be demolished. The new single-family residence is a modern architectural design.

PROJECT HISTORY

The applicant previously submitted an initial set and several revised sets of plans that were reviewed by MMPA for consistency with the Town Code. Comments were given to the applicant each time and corrections were made.

On April 23rd, 2014 the Planning and Zoning Board deferred the application and advised the applicant to make several minor changes (setback encroachment, north and west elevations). On May 14th, 2014 MMPA received a set of revised plans to address the previous PZB design comments. MMPA reviewed the revised plans and determined the current site and architectural plans submitted have addressed the setback encroachment and have made changes to the north and west elevations.

COMPREHENSIVE PLAN / ZONING

Comprehensive Plan – The property has a Future Land Use Map (FLUM) designation of “Low Density Residential”. The maximum allowable base density is six (6) DUA. The proposed use and density of the property would be consistent with the applicable FLUM designation of the property.

Land Development Regulations / Zoning Code – The property has a Zoning Classification of RD Single Family Zoning District. The proposed use and density of the property is consistent with this zoning classification. The following Zoning and Planning sections of the Code apply to this proposal: Section 23-3 (Use Regulations RD Single-Family District), Section 23-9 (Minimum Size of Living Units), Section 23-10 (

SITE PLAN COMMENTS

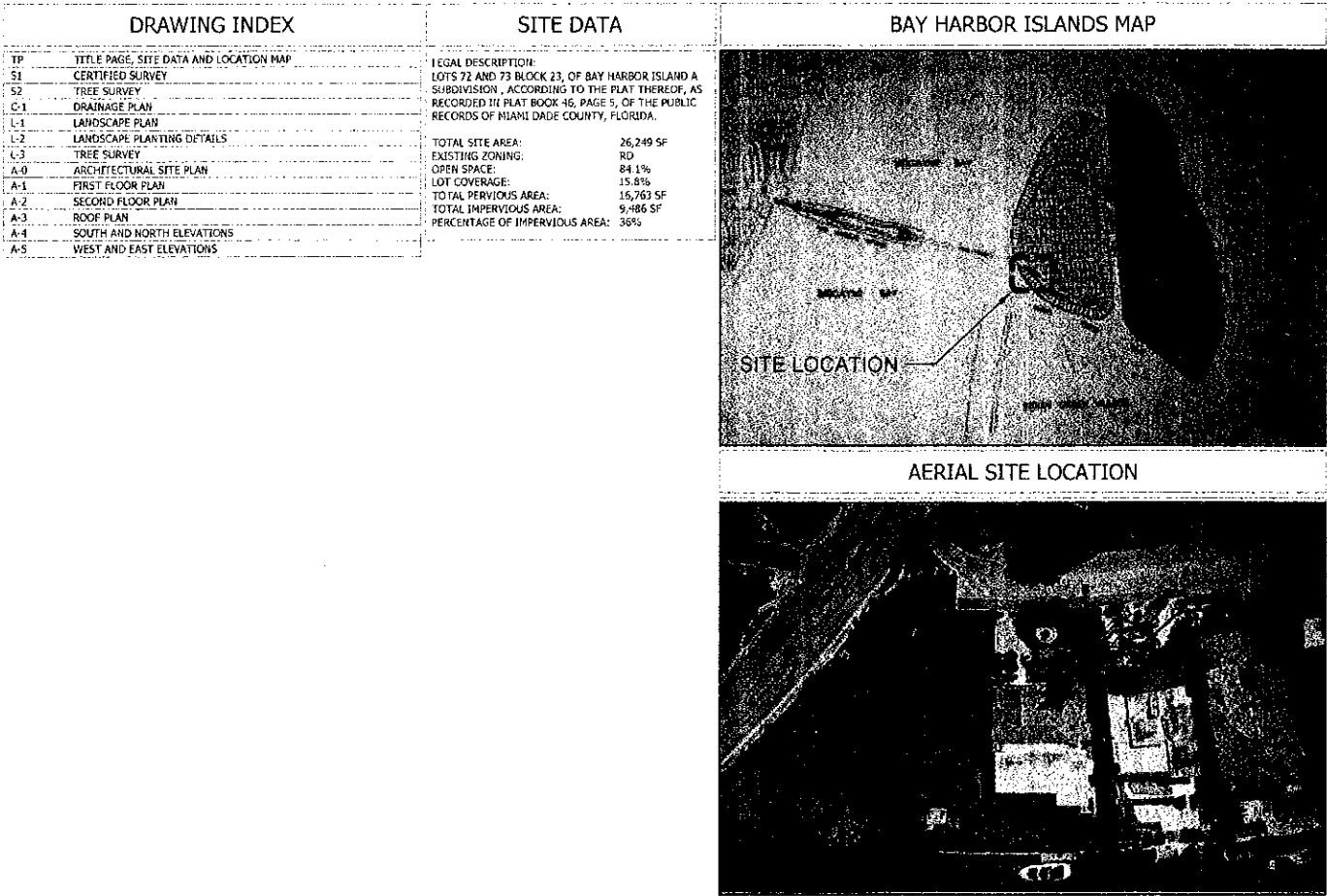
The current site and architectural plans submitted for a new house at 9530 West Broadview Drive meet or exceed all Town Land Development and Landscape Code requirements. The applicant previously submitted plans that were reviewed and commented on by MMPA and all previous comments and issues have been addressed by the current plans.

The property currently consists of two full lots and appears to have a Unity of Title. The applicant has now indicated to the Town that they intend to eliminate the Unity of Title. This would be permitted as the site consists of two full lots (72 & 73); subject to the proposed improvements being located on one full lot and meeting all Code requirements. The current survey and plans submitted for the proposed single-family home do not show a dimension to indicate that the lot line (between lots 72 and 73) shown on the proposed plans is in the correct location. According to Page 46 of the Miami-Dade County Plat Book, both lots were originally platted at 69.645 feet in width at the street, 80.345 feet in width at the water and 175 feet in depth. While the survey and proposed plans submitted do not show a dimension to indicate the location of the lot line between lots 72 and 73, scaling the plans appears to reflect the lot line in the correct location as it was originally platted. After the Unity of Title is eliminated, the applicant will need to submit a new survey to the Town, showing the dimensions of the lots are as originally platted. Additionally, all proposed improvements must be contained on one lot and must meet all minimum Code requirements (setbacks, landscaping, etc.) for the Town to approve the elimination of the Unity of Title.

On April 23rd, 2014 the Planning and Zoning Board deferred the application and advised the applicant to make several minor changes (setback encroachment, north and west elevations). On May 14th, 2014 MMPA received a set of revised plans to address the previous PZB design comments. MMPA reviewed the revised plans and determined the current site and architectural plans submitted have addressed the setback encroachment and have made changes to the north and west elevations. The revised plans meet or exceed all Town Land Development and Landscape Code requirements.

PROPOSED NEW 2 STORY RESIDENCE

9530 WEST BROADVIEW DRIVE
TOWN OF BAY HARBOR ISLANDS, FLORIDA 33154

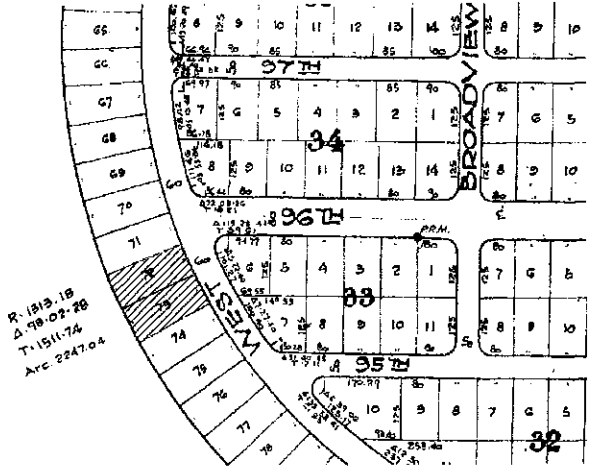
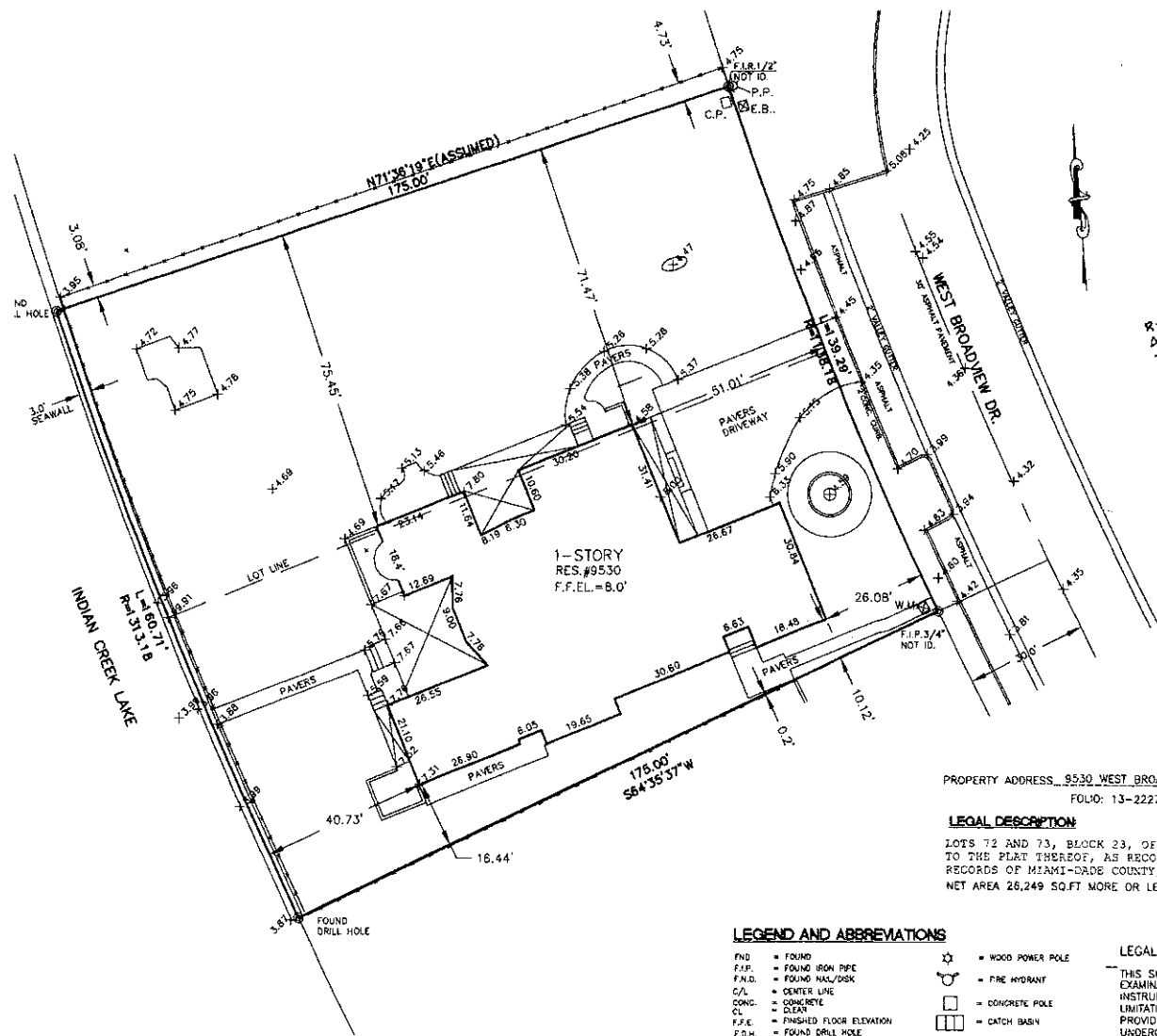


NEW SINGLE FAMILY RESIDENCE

BAY HARB

BOUNDARY SURVEY
SCALE: 1"=20'

PAGE 1 OF 1
JOB No. CH-013070



LOCATION SKETCH -N.T.S.

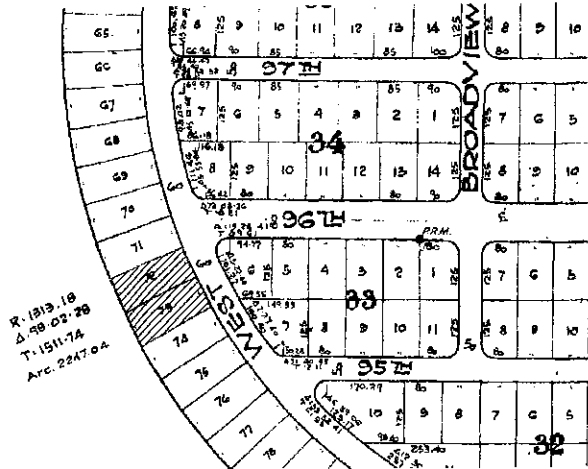
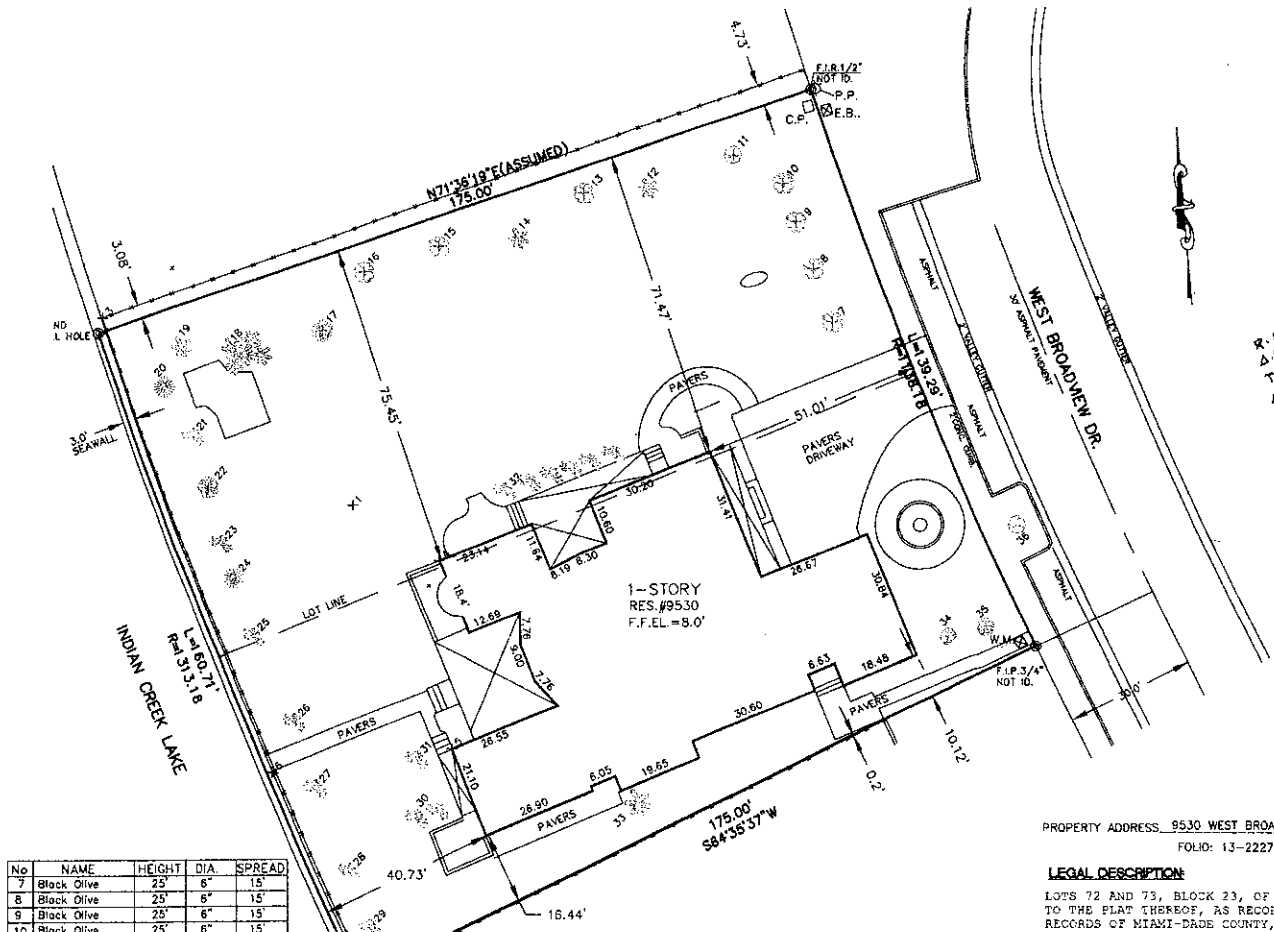
PROPERTY ADDRESS: 9530 WEST BROADVIEW DR., BAY HARBOR, FL. 33154
FOLIO: 13-2227-001-4530

LEGAL DESCRIPTION:
LOTS 72 AND 73, BLOCK 23, OF BAY HARBOR ISLAND A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 3, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
NET AREA 26,249 SQ.FT MORE OR LESS

LEGEND AND ABBREVIATIONS

TREES SURVEY
SCALE: 1" = 20'

PAGE 1 OF 1
JOB No. CH-014013



No	NAME	HEIGHT	DIA	SPREAD
7	Black Olive	25'	6"	15'
8	Black Olive	25'	6"	15'
9	Black Olive	25'	6"	15'
10	Black Olive	25'	6"	15'
11	Avocado	18'	18"	20'
12	Queen Palm	20'	12"	8'
13	Black Olive	40'	20"	25'
14	Queen Palm	30'	8"	6"
15	Black Olive	40'	20"	25'
16	Black Olive	40'	20"	25'
17	Pink Trumpet	25'	8"	15'
18	Cluster (S) Palms	25'	6"	20'
19	Queen Palm	20'	36"	20'
20				

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**

May 20, 2014

FINAL AGENDA

ITEM NUMBER: 4.

ITEM: Request for approval for an addition and renovation of a single-family home for “Dario Popiloff” located at 1270 95 Street, Lot 6 of Block 32. The owner is proposing to construct an addition composing of a 2 story home with approximately 4,878 sq. ft. of a/c living space with a two car garage. The residence will have 4 bedrooms and 6 bathrooms. Enclosed please find the site plan and elevations.(Item #4)

DESCRIPTION:

Request for approval for an addition and renovation of a single-family home for “Dario Popiloff” located at 1270 95 Street, Lot 6 of Block 32. The owner is proposing to construct an addition composing of a 2 story home with approximately 4,878 sq. ft. of a/c living space with a two car garage. The residence will have 4 bedrooms and 6 bathrooms. Enclosed please find the site plan and elevations.(Item #4)

RECOMMENDED ACTION:

Design meets Town Code and was approved by Michael Miller Planning Associates Representative, Scott Marks.

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Marante

ATTACHMENTS

1.	Staff Review	BHI PZB Staff Report Popiloff SFR.pdf
2.	Site Plan & Elevations	PopiloffPNZPg15.20.14.pdf
3.	Site Plan & Elevations	PopiloffPNZPg25.20.14.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.

SITE PLAN COMMENTS

The current site and architectural plans submitted for the renovation and expansion of an existing house at 1270 95th Street meet or exceed all Town Land Development and Landscape Code requirements with the exception of the existing non-conforming setback stated above. The applicant previously submitted plans that were reviewed and commented on by MMPA and all previous comments and issues have been addressed by the current plans.

It should be noted that the survey shows an existing chain link fence on the sides and in the rear of the property. It is not clear who owns this fence as the survey shows the fence on multiple properties; however, a plain chain link fence (silver/gray) is not a permitted material (must be clad with green/black). If the fence is on the applicant's property, the Planning and Zoning Board may want to require the fence to be replaced or at least painted to meet current Code requirements.

