

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**

June 17, 2014

FINAL AGENDA

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

PLEDGE OF ALLEGIANCE

ROLL CALL

1. Request for approval for a revision for "Tony & Robyn Seiden" located at 1288 101 Street, Lot 8 of Block 26. On December 17, 2013, the Board denied the project. The owners have made the revisions requested by the Planning and Zoning Board. Enclosed please find the site plan, elevations and pictures of the existing site and neighboring properties. (Item #1)

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

2. Request for approval for a new single family home for "Francis Moezinia" located at 9740 W. Broadview Drive, Lot 62 of Block 23. The owner is proposing to construct a new waterfront single family home with a two car garage, pool and several water features and an open and covered terrace. The residence will have 6 bedrooms, 1 media room, 6 full baths and 2 half bathrooms. Enclosed please find a picture of the existing and neighboring properties, site plan and elevations. Item #2

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

ADJOURNMENT

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.

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**

June 17, 2014

FINAL AGENDA

ITEM NUMBER: 1.

ITEM: Request for approval for a revision for “Tony & Robyn Seiden” located at 1288 101 Street, Lot 8 of Block 26. On December 17, 2013, the Board denied the project. The owners have made the revisions requested by the Planning and Zoning Board. Enclosed please find the site plan, elevations and pictures of the existing site and neighboring properties. (Item #1)

DESCRIPTION:

Request for approval for a revision for “Tony & Robyn Seiden” located at 1288 101 Street, Lot 8 of Block 26. On December 17, 2013, the Board denied the project. The owners have made the revisions requested by the Planning and Zoning Board. Enclosed please find the site plan, elevations and pictures of the existing site and neighboring properties. (Item #1)

RECOMMENDED ACTION:

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

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Marante

ATTACHMENTS

1.	Site Plan & Elevations	1288.101PNZREV7.7.14.pdf
2.	Staff Review	BHI PZB Staff Report Seiden SFR June 5 2014.pdf
3.	Picture 1	Pic6.jpg

4.	Picture 2	Pic7.jpg
5.	Picture 3	Pic8.jpg
6.	Picture 4	Pic9.jpg

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.

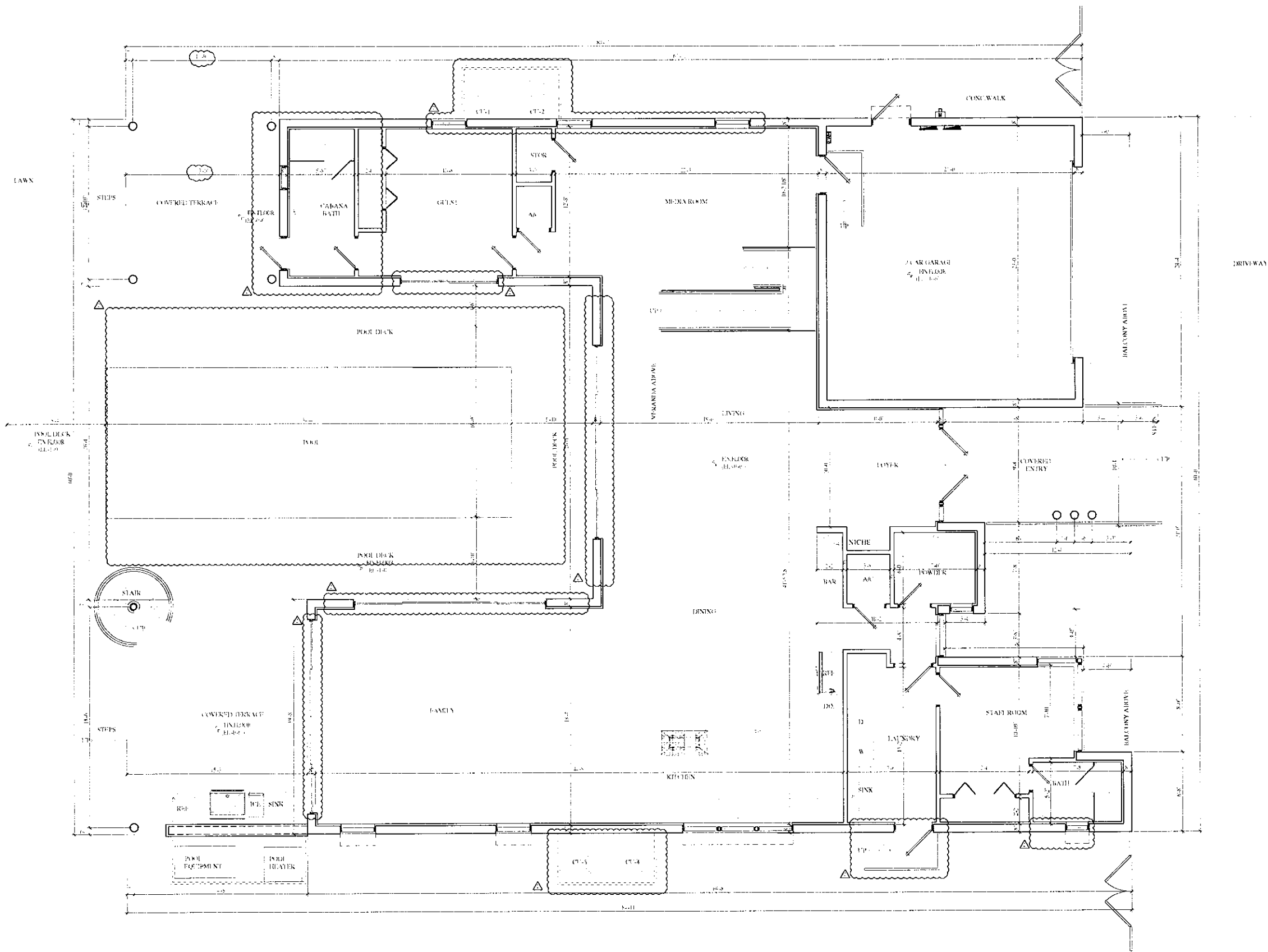
NEW RESIDENCE:
1288 101 STREET
TOWN OF BAY HARBOR ISLANDS , FLORIDA
LOT 8 IN BLOCK 26, OF "BAY HARBOR ISLAND" 46/5
FOLIO NUMBER: 13-2227-001-4380

ZONING LEGEND		
ZONING DISTRICT	RS SINGLE FAMILY RESIDENTIAL	
NET LOT AREA	10,000 SQ. FT.	
1ST FLOOR ELEVATION	MAX 10'	
2ND FLOOR ELEVATIONS	MAX 10'0" SECOND FLOOR MAX 10'0" THIRD FLOOR	
MAIN FLOOR	MAX 10'0" SECOND FLOOR MAX 10'0" THIRD FLOOR	
COVERED TERRACE AREA	1,000 SQ. FT.	
COVERED TERRACE AREA 2	1,000 SQ. FT.	
GARAGE AREA	1,000 SQ. FT.	
COVERED ENTRY AREA	1,000 SQ. FT.	
SECOND FLOOR AREA	1,000 SQ. FT.	
COVERED TERRACE AREA	1,000 SQ. FT.	
BALCONY AREA	1,000 SQ. FT.	
POOL DECK AREA	1,000 SQ. FT.	
SCREENS	ALLOWED	PROHIBITED
FRONT	24"0"	24"0"
REAR	24"0"	24"0"
INTERIOR SIDES	36"0" MAX	36"0" MAX
BUILDING HEIGHT ALLOWED	2.00 ABOVE B.L. TO 35.00' TO HIGHEST POINT OF STRUCTURE	
BUILDING HEIGHT PROVIDED	2.00	
PARKING SPACES REQUIRED	1	
PARKING SPACES PROVIDED	1	
PERVIOUS AREA	1,000 SQ. FT.	
IMPERVIOUS AREA	1,000 SQ. FT.	



BRAVO ARCHITECTURE

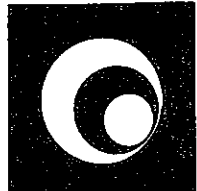
PLANNING AND ZONING BOARD
SUBMITTAL
JUNE 03, 2014



A/C AREA = 2,622 S.F.
 GARAGE = 521 S.F.
 COVERED TERRACE (2) = 482 S.F.
 COVERED ENTRY = 150 S.F.
 TOTAL = 3,775 S.F.
 GREEN AREA = 3,782 S.F.

GROUND FLOOR PLAN

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



B R A V O
 ARCHITECTURE
 PLANNING
 INTERIOR DESIGN

150 CATALINA AVE. SUITE 100
 COSTA MESA, CALIFORNIA 92626
 TELEPHONE: 305.567.1977

NEW RESIDENCE
1288 101 STREET
 TOWN OF GUNN HARBOR ISLAND, ALABAMA
 LOT 101 NORTH 1/4, 1/4 SECTION 10, T1N 10S, R1E 10E

REVISIONS
1. CORRECTION
2. REVISION
3. REVISION
4. REVISION
5. REVISION

SCALE:	AS NOTED
DRAWN BY:	A.P., P.V., P.B.
CHECKED BY:	P.B., C.B.
DATE:	09-26-13
PROJECT NO.:	13-214
FILE NAME:	
SUBMITTAL:	CONCEPTUAL

A-2
 PEDRO C. BRAVO, R.A.
 P.A.S. REGISTRATION NO. 1111

SHEET NUMBER



NEW RESIDENCE

1288 101 STREET

TOWN OF PALM BEACH ISLANDS FLORIDA

FOR INFORMATION ONLY - NO SALE OFFER OR FIRMED ORDER
DATE: SEPTEMBER 1997 22:29 PM EST

REVISIONS

1. [illegible] + [illegible]

2. [illegible] - [illegible]

3.

4.

5.

6.

7.

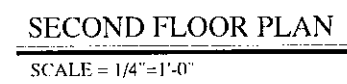
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SCALE: AS NOTED
DRAWN BY: A.P.P.V. P.B.
CHECKED BY: P.B. CB
DATE: 09-26-13
PROJECT NO.: 13-214
FILE NAME:
SUBMITTAL: CONCEPTUAL

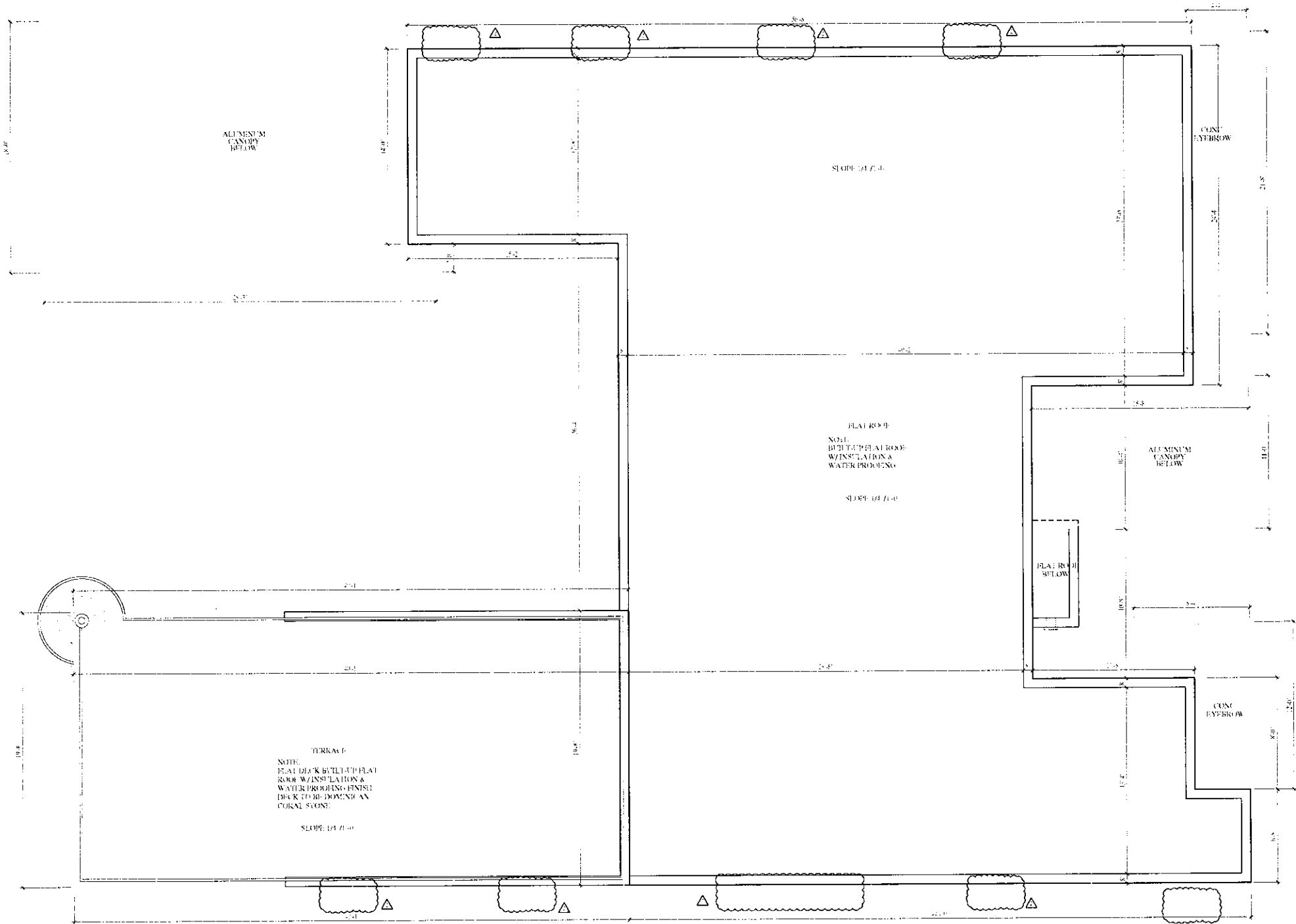
A-3

PEDRO C. BRAVO R.A.
1-A BELLE NATION RD. 2226

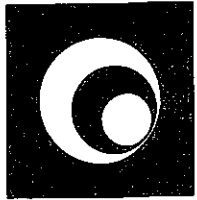
SHEET NUMBER



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ROOF PLAN
SCALE = 1/4"=1'-0"



BR A V O
ARCHITECTURE
PLANNING
INTERIOR DESIGN

250 CALHOUN AVE. SUITE 400
CORAL GABLES, FLORIDA 33134
TELEPHONE: 305.567.1877

NEW RESIDENCE
1288 101 STREET
TOWN OF DAY HARBOR ISLAND, FLORIDA

LET THE ARCHITECT KNOW THE NEW HARBOR ISLAND ARCHITECT
101 STREET NUMBER 101 200 STREET 200

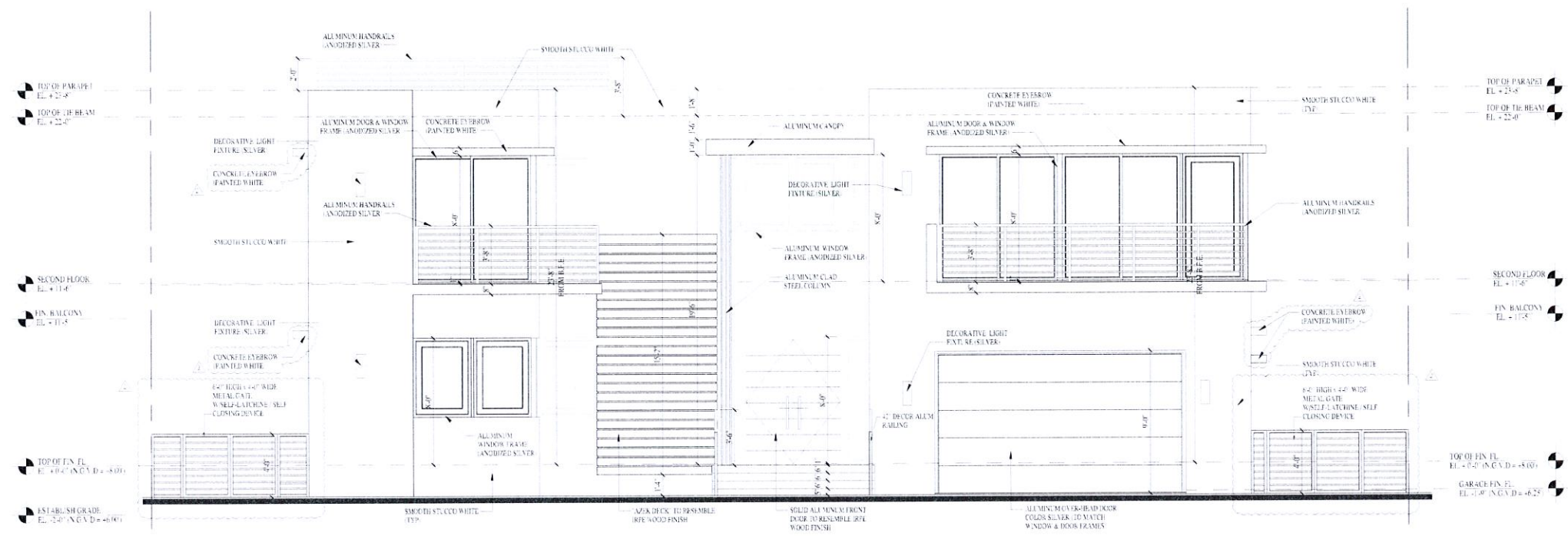
REVISIONS	
△	REVISION 1
△	REVISION 2
△	REVISION 3
△	REVISION 4
△	REVISION 5
△	REVISION 6

SCALE:	AS NOTED
DRAWN BY:	A.P. / P.V. / P.B.
CHECKED BY:	P.B. / C.B.
DATE:	09-26-13
PROJECT NO.:	13-214
FILE NAME:	
SUBMITTAL:	CONCEPTUAL

A-4

PEDRO C. BRAVO, R.A.
P.A. LICENSE NO. 11128

SHEET NUMBER

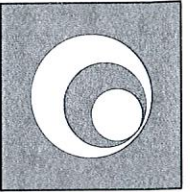


NORTH (FRONT) ELEVATION

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



NORTH (FRONT) ELEVATION



BRAVO
ARCHITECTURE
PLANNING
INTERIOR DESIGN

VA 2044-071
10 26/09/24
250 DAWSON AVE. SUITE 423
CORAL GABLES, FL 33134
TELEPHONE 305 567 1977

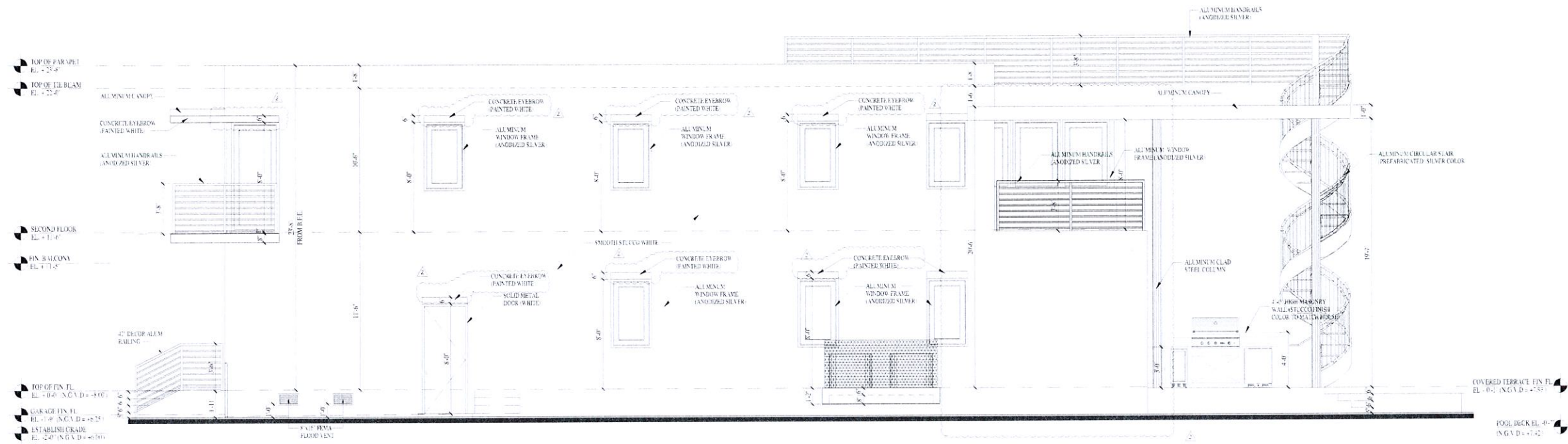
NEW RESIDENCE
1288 101 STREET
TOWN OF DAY HARBOR ISLANDS - FLORIDA
CLIENT: MR. & MRS. J. & K. [REDACTED]
DESIGNER: PEDRO C. BRAVO, R.A.
DATE: 09/26/23

REVISIONS	
1	ISSUED FOR PERMIT
2	REVISION

SCALE:	AS NOTED
DRAWN BY:	A.P./P.V./P.B.
CHECKED BY:	P.B./C.B.
DATE:	09/26/23
PROJECT NO.:	13-214
FILE NAME:	
SUBMITTAL:	CONCEPTUAL

A-5
PEDRO C. BRAVO, R.A.
P.O. BOX 10000, MIAMI, FL 33101

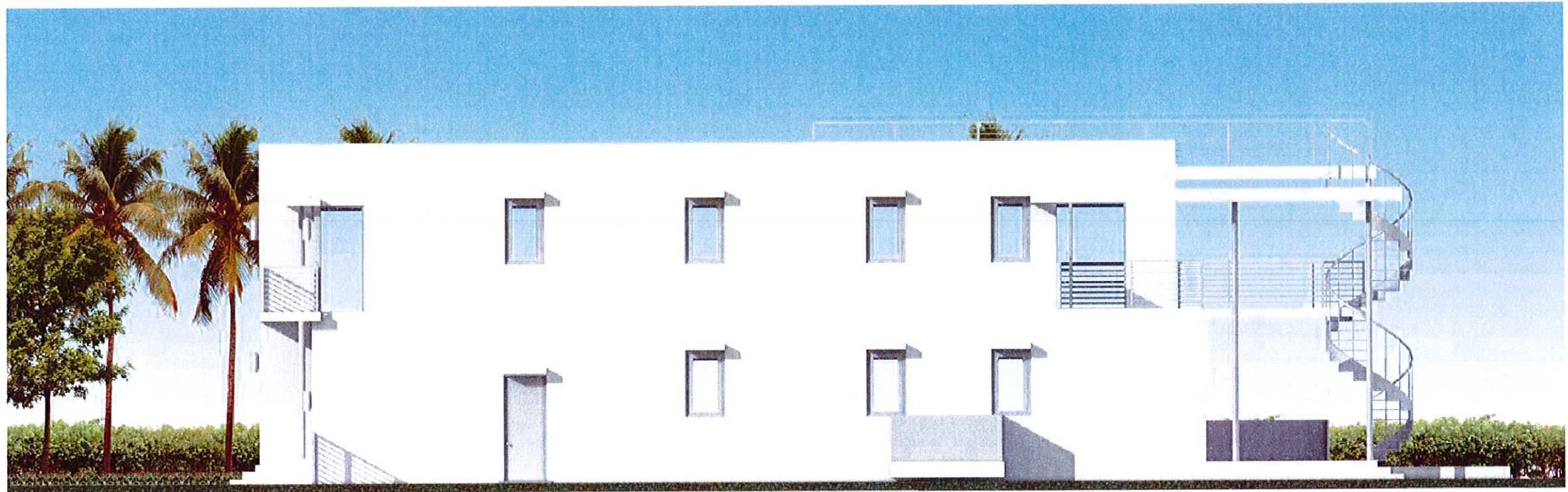
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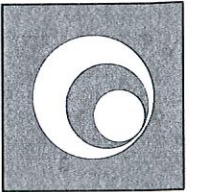
WEST (RIGHT) ELEVATION

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

NOTE
HEIGHT OF THE RESIDENCE WAS TAKEN
FROM BASE FLOOD ELEVATION



WEST (RIGHT) ELEVATION



BRAVO
ARCHITECTURE
PLANNING
INTERIOR DESIGN

250 CALHOUN AVE., SUITE 403
CORAL GABLES, FLORIDA 33134
TELEPHONE: 305.567.1977

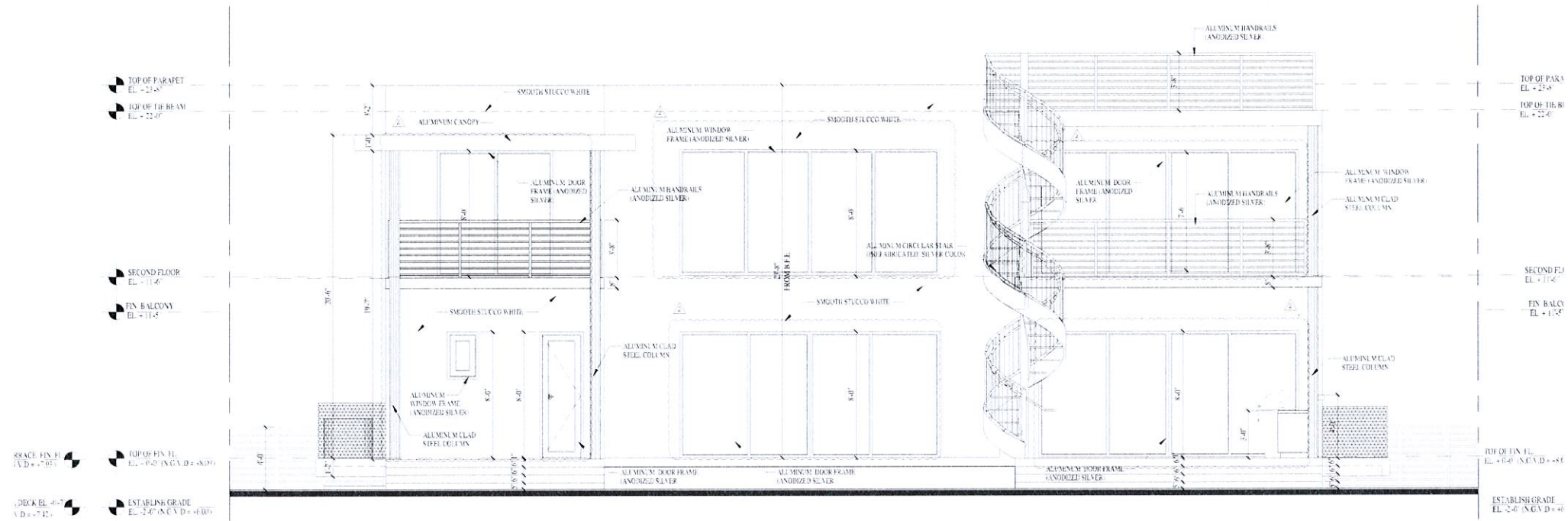
NEW RESIDENCE
1288 101 STREET
TOWN OF DAY HARBOUR ISLANDS, FLORIDA
1288 101 STREET, DAY HARBOUR ISLANDS, FLORIDA 33134
TELEPHONE: 305.567.1977

REVISIONS
1. 12/21/2013
2. 12/21/2013
3. 12/21/2013
4. 12/21/2013
5. 12/21/2013
6. 12/21/2013
7. 12/21/2013

SCALE:	AS NOTED
DRAWN BY:	A.P./P.V./P.B.
CHECKED BY:	P.B./C.B.
DATE:	09-26-13
PROJECT NO.:	13-214
FILE NAME:	
SUBMITTAL:	CONCEPTUAL

A-6
PEDRO C. BRAVO, P.A.
P.C. BRAVO ARCHITECT, P.A.

SHEET NUMBER

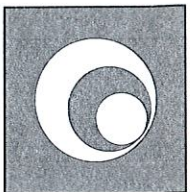


SOUTH (REAR) ELEVATION
SCALE = 1/4"=1'-0"

NOTE
HEIGHT OF THE RESIDENCE WAS TAKEN
FROM BASE FLOOD ELEVATION



SOUTH (REAR) ELEVATION



BRAVO
ARCHITECTURE
PLANNING
INTERIOR DESIGN

2501 S.W. 10th Ave., Suite 403
Fort Lauderdale, FL 33311
TELEPHONE: 305.567.1977

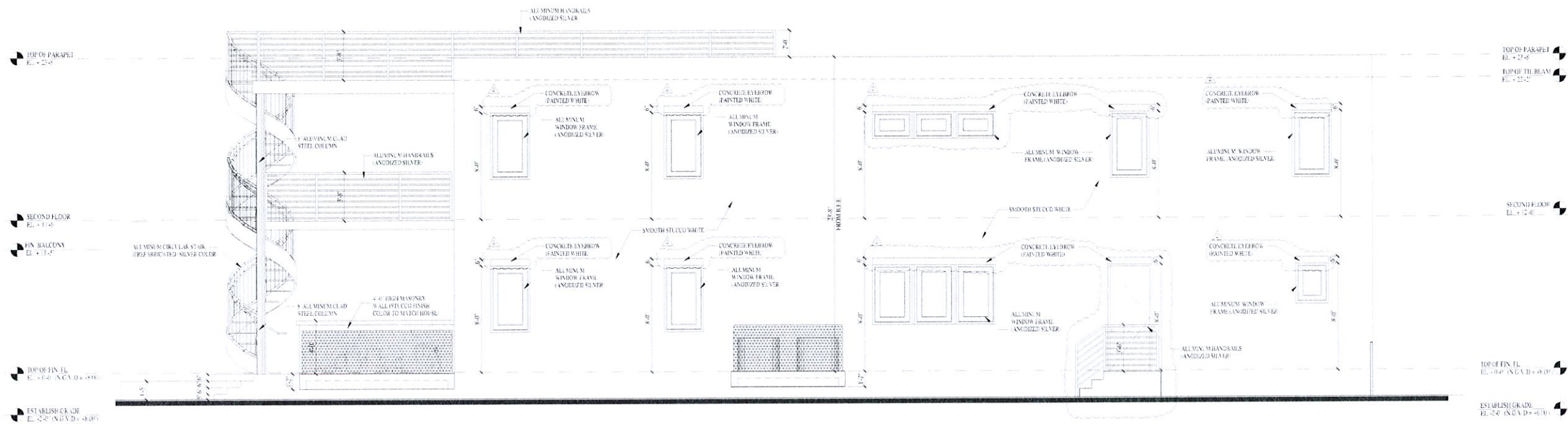
NEW RESIDENCE
1288 101 STREET
TOWN OF DAY HARBOR ISLANDS, FLORIDA
LOT 101, SUBDIVISION 101, TOWN OF DAY HARBOR ISLANDS, FLORIDA

REVISIONS	
1	12/20/13 CURRENT
2	12/20/13 REVISION
3	
4	
5	
6	
7	

SCALE:	AS NOTED
DRAWN BY:	A.P./P.V./P.B.
CHECKED BY:	P.B./C.B.
DATE:	09-26-13
PROJECT NO.:	13-214
FILE NAME:	
SUBMITTAL:	CONCEPTUAL

A-7
PEDRO C. BRAVO, R.A.
P.C. BRAVO ARCHITECT, P.A.

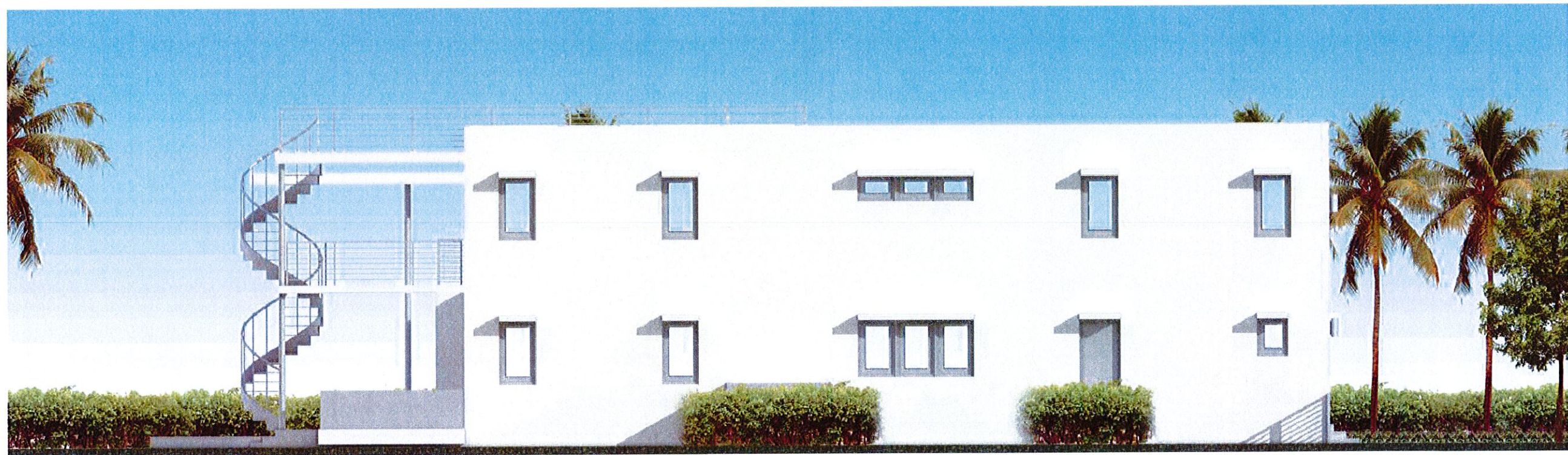
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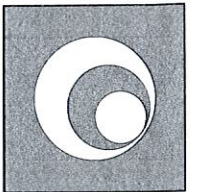
EAST (LEFT) ELEVATION

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

NOTE
HEIGHT OF THE RESIDENCE WAS TAKEN
FROM BASE FLOOD ELEVATION



EAST (LEFT) ELEVATION



BRAVO
ARCHITECTURE
PLANNING
INTERIOR DESIGN

AA 0000771
28-0000771-01
250 CALALUNA AVE., SUITE 403
CORAL GABLES, FLORIDA 33134
TELEPHONE: 305.567.1977

NEW RESIDENCE
1288 101 STREET
TOWN OF DAY HARBOUR ISLANDS, FLORIDA

101 STREET, DAY HARBOUR ISLANDS, FLORIDA
101 STREET, DAY HARBOUR ISLANDS, FLORIDA
101 STREET, DAY HARBOUR ISLANDS, FLORIDA

REVISIONS

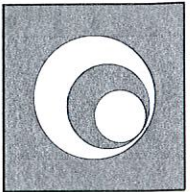
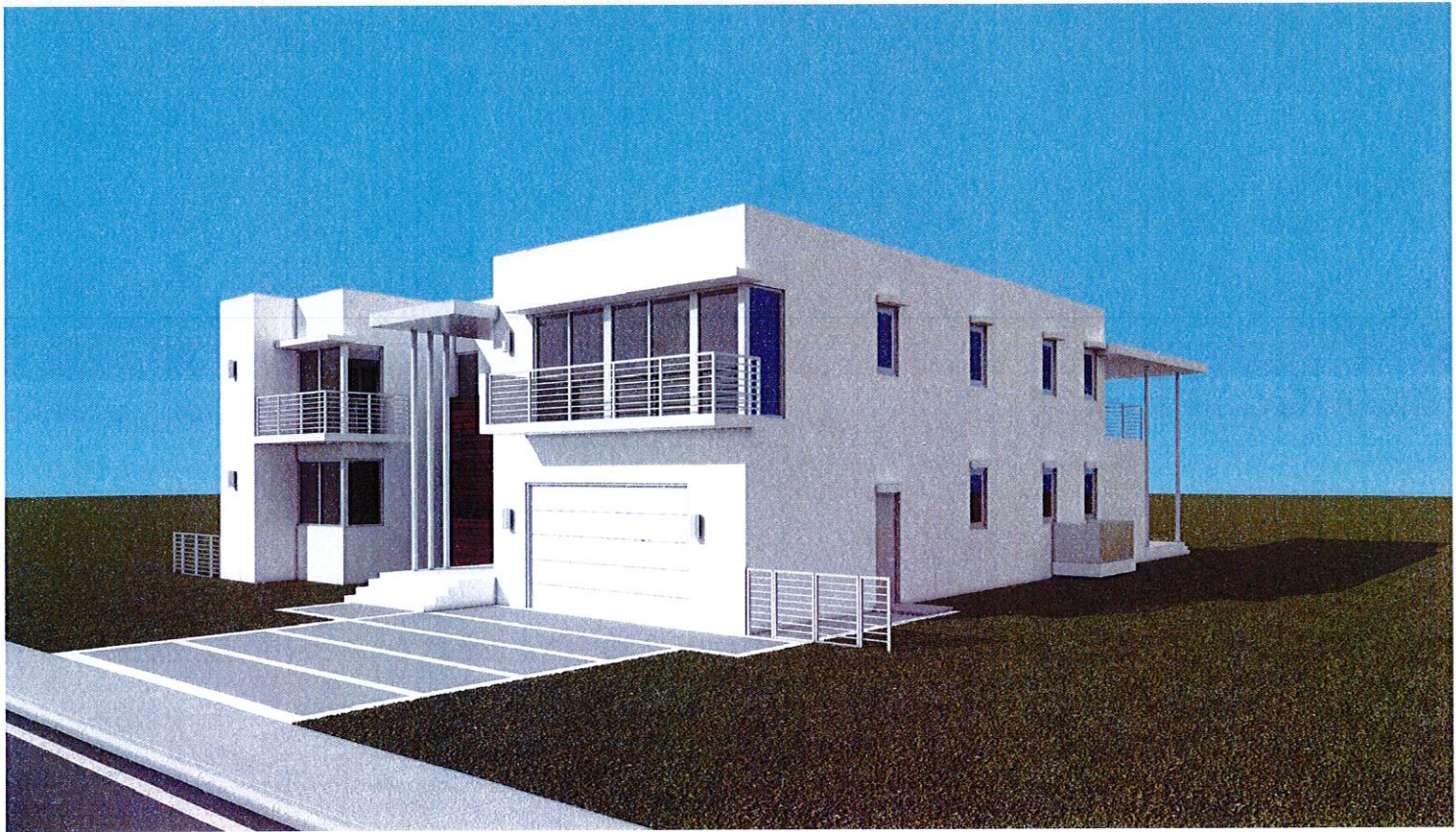
1	CONCEPTUAL DESIGN
2	CONCEPTUAL DESIGN
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SCALE: AS NOTED
DRAWN BY: A.P./P.V./P.B.
CHECKED BY: P.B./C.B.
DATE: 09-26-13
PROJECT NO.: 13-214
FILE NAME:
SUBMITTAL: CONCEPTUAL

A-8

PEDRO C. BRAVO, P.A.
P.E. ARCHITECT, F.L.A.C.

SHEET NUMBER



B R A V O
ARCHITECTURE
PLANNING
INTERIOR DESIGN

250 CATALINA AVE., SUITE 403
CORAL GABLES, FLORIDA 33134
TELEPHONE: 305.567.1977

NEW RESIDENCE
1288 101 STREET
TOWN OF DAY HARBOUR ISLANDS - FLORIDA
CITY OF DAY HARBOUR, FLORIDA 33527-1400

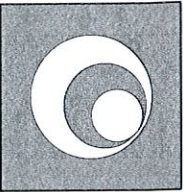
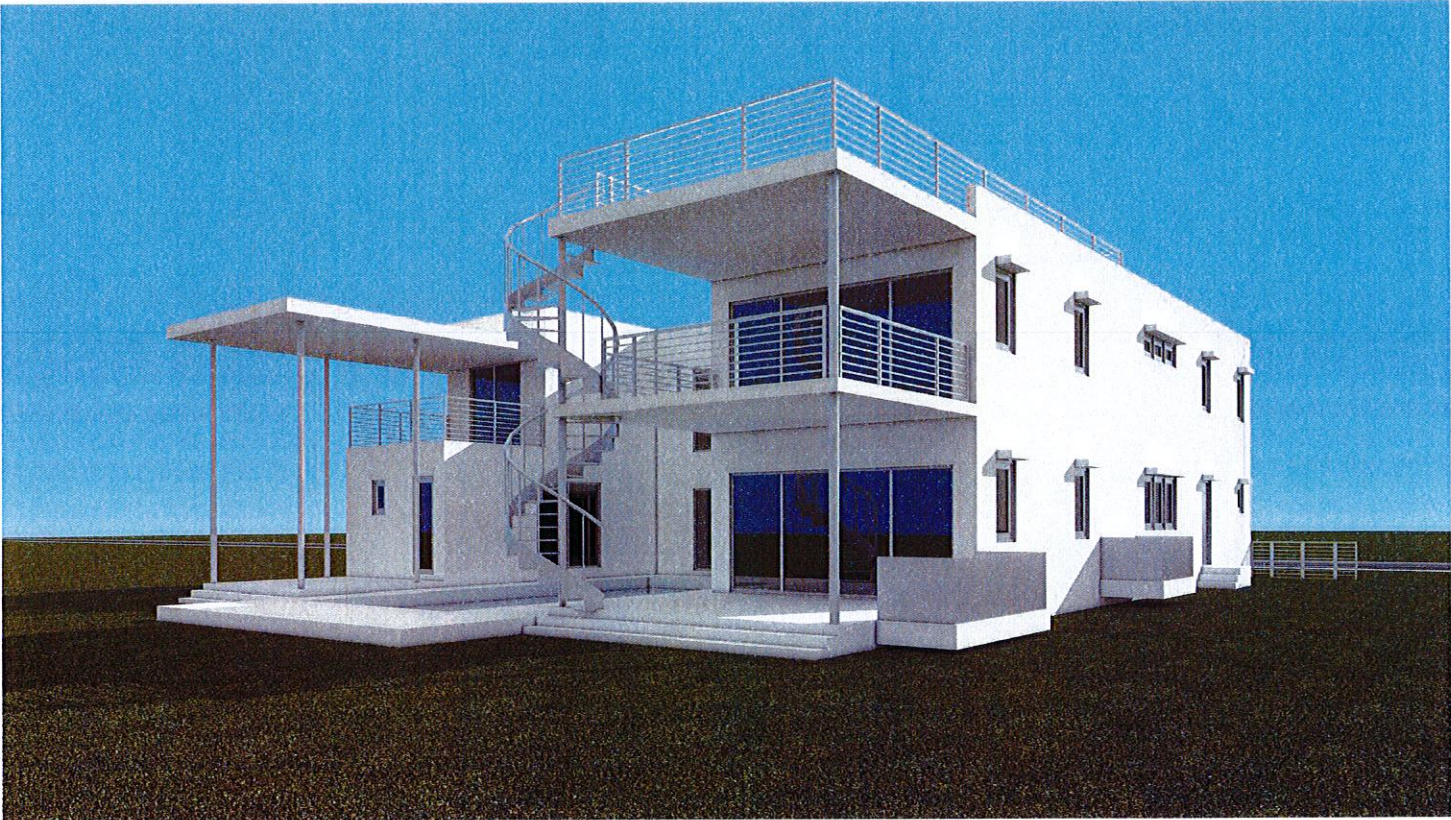
REVISIONS	
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SCALE:	AS NOTED
DRAWN BY:	A.P./P.V./P.B.
CHECKED BY:	P.B./C.B.
DATE:	01-06-14
PROJECT NO.:	13-214
FILE NAME:	
SUBMITTAL:	P&Z

A-9
PEDRO C. BRAVO, R.A.
P.C. BRAVO ARCHITECT, P.A.

SHEET NUMBER

Source: Computer Aided Design, Inc. This architectural rendering is for informational purposes only. It is not a contract. All dimensions, materials, and colors are subject to change without notice. The architect is not responsible for errors or omissions. The architect is not responsible for any construction or other costs. The architect is not responsible for any construction or other costs. The architect is not responsible for any construction or other costs.



BR A V O
ARCHITECTURE
PLANNING
INTERIOR DESIGN

250 DAKOTA AVE. SUITE 403
CORAL GABLES, FLORIDA 33134
TELEPHONE: 305.567.1977

NEW RESIDENCE
1288 101 STREET
TOWN OF DAY-HARBOR ISLANDS - FLORIDA
LOT 101-102-103-104-105-106-107-108-109-110-111-112-113-114-115-116-117-118-119-120-121-122-123-124-125-126-127-128-129-130-131-132-133-134-135-136-137-138-139-140-141-142-143-144-145-146-147-148-149-150-151-152-153-154-155-156-157-158-159-160-161-162-163-164-165-166-167-168-169-170-171-172-173-174-175-176-177-178-179-180-181-182-183-184-185-186-187-188-189-190-191-192-193-194-195-196-197-198-199-200-201-202-203-204-205-206-207-208-209-210-211-212-213-214-215-216-217-218-219-220-221-222-223-224-225-226-227-228-229-230-231-232-233-234-235-236-237-238-239-240-241-242-243-244-245-246-247-248-249-250-251-252-253-254-255-256-257-258-259-260-261-262-263-264-265-266-267-268-269-270-271-272-273-274-275-276-277-278-279-280-281-282-283-284-285-286-287-288-289-290-291-292-293-294-295-296-297-298-299-300-301-302-303-304-305-306-307-308-309-310-311-312-313-314-315-316-317-318-319-320-321-322-323-324-325-326-327-328-329-330-331-332-333-334-335-336-337-338-339-340-341-342-343-344-345-346-347-348-349-350-351-352-353-354-355-356-357-358-359-360-361-362-363-364-365-366-367-368-369-370-371-372-373-374-375-376-377-378-379-380-381-382-383-384-385-386-387-388-389-390-391-392-393-394-395-396-397-398-399-400-401-402-403-404-405-406-407-408-409-410-411-412-413-414-415-416-417-418-419-420-421-422-423-424-425-426-427-428-429-430-431-432-433-434-435-436-437-438-439-440-441-442-443-444-445-446-447-448-449-450-451-452-453-454-455-456-457-458-459-460-461-462-463-464-465-466-467-468-469-470-471-472-473-474-475-476-477-478-479-480-481-482-483-484-485-486-487-488-489-490-491-492-493-494-495-496-497-498-499-500-501-502-503-504-505-506-507-508-509-510-511-512-513-514-515-516-517-518-519-520-521-522-523-524-525-526-527-528-529-530-531-532-533-534-535-536-537-538-539-540-541-542-543-544-545-546-547-548-549-550-551-552-553-554-555-556-557-558-559-560-561-562-563-564-565-566-567-568-569-570-571-572-573-574-575-576-577-578-579-580-581-582-583-584-585-586-587-588-589-590-591-592-593-594-595-596-597-598-599-600-601-602-603-604-605-606-607-608-609-610-611-612-613-614-615-616-617-618-619-620-621-622-623-624-625-626-627-628-629-630-631-632-633-634-635-636-637-638-639-640-641-642-643-644-645-646-647-648-649-650-651-652-653-654-655-656-657-658-659-660-661-662-663-664-665-666-667-668-669-670-671-672-673-674-675-676-677-678-679-680-681-682-683-684-685-686-687-688-689-690-691-692-693-694-695-696-697-698-699-700-701-702-703-704-705-706-707-708-709-710-711-712-713-714-715-716-717-718-719-720-721-722-723-724-725-726-727-728-729-730-731-732-733-734-735-736-737-738-739-740-741-742-743-744-745-746-747-748-749-750-751-752-753-754-755-756-757-758-759-760-761-762-763-764-765-766-767-768-769-770-771-772-773-774-775-776-777-778-779-780-781-782-783-784-785-786-787-788-789-790-791-792-793-794-795-796-797-798-799-800-801-802-803-804-805-806-807-808-809-810-811-812-813-814-815-816-817-818-819-820-821-822-823-824-825-826-827-828-829-830-831-832-833-834-835-836-837-838-839-840-841-842-843-844-845-846-847-848-849-850-851-852-853-854-855-856-857-858-859-860-861-862-863-864-865-866-867-868-869-870-871-872-873-874-875-876-877-878-879-880-881-882-883-884-885-886-887-888-889-890-891-892-893-894-895-896-897-898-899-900-901-902-903-904-905-906-907-908-909-910-911-912-913-914-915-916-917-918-919-920-921-922-923-924-925-926-927-928-929-930-931-932-933-934-935-936-937-938-939-940-941-942-943-944-945-946-947-948-949-950-951-952-953-954-955-956-957-958-959-960-961-962-963-964-965-966-967-968-969-970-971-972-973-974-975-976-977-978-979-980-981-982-983-984-985-986-987-988-989-990-991-992-993-994-995-996-997-998-999-1000-1001-1002-1003-1004-1005-1006-1007-1008-1009-1010-1011-1012-1013-1014-1015-1016-1017-1018-1019-1020-1021-1022-1023-1024-1025-1026-1027-1028-1029-1030-1031-1032-1033-1034-1035-1036-1037-1038-1039-1040-1041-1042-1043-1044-1045-1046-1047-1048-1049-1050-1051-1052-1053-1054-1055-1056-1057-1058-1059-1060-1061-1062-1063-1064-1065-1066-1067-1068-1069-1070-1071-1072-1073-1074-1075-1076-1077-1078-1079-1080-1081-1082-1083-1084-1085-1086-1087-1088-1089-1090-1091-1092-1093-1094-1095-1096-1097-1098-1099-1100-1101-1102-1103-1104-1105-1106-1107-1108-1109-1110-1111-1112-1113-1114-1115-1116-1117-1118-1119-1120-1121-1122-1123-1124-1125-1126-1127-1128-1129-1130-1131-1132-1133-1134-1135-1136-1137-1138-1139-1140-1141-1142-1143-1144-1145-1146-1147-1148-1149-1150-1151-1152-1153-1154-1155-1156-1157-1158-1159-1160-1161-1162-1163-1164-1165-1166-1167-1168-1169-1170-1171-1172-1173-1174-1175-1176-1177-1178-1179-1180-1181-1182-1183-1184-1185-1186-1187-1188-1189-1190-1191-1192-1193-1194-1195-1196-1197-1198-1199-1200-1201-1202-1203-1204-1205-1206-1207-1208-1209-1210-1211-1212-1213-1214-1215-1216-1217-1218-1219-1220-1221-1222-1223-1224-1225-1226-1227-1228-1229-1230-1231-1232-1233-1234-1235-1236-1237-1238-1239-1240-1241-1242-1243-1244-1245-1246-1247-1248-1249-1250-1251-1252-1253-1254-1255-1256-1257-1258-1259-1260-1261-1262-1263-1264-1265-1266-1267-1268-1269-1270-1271-1272-1273-1274-1275-1276-1277-1278-1279-1280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**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: June 5th, 2014

Subject: Proposed Single-Family Residence - (Second Review)
Applicant – Robyn Seiden / Matthew Shear
1288 101st Street
Bay Harbor Islands Acct. No.: BP2013-299
MMPA Acct. No.: 01-0702-0978

RECOMMENDED ACTION

On December 17th, 2013 the PZB reviewed / approved plans for the construction of a single-family residence on the above site, subject to the applicant making several minor changes and returning before the PZB. On April 17th, 2014 MMPA received a set of building permit plans for review. MMPA issued comments to the applicant stating that further changes needed to be made and that the PZB must review the project again, per the PZB's motion. MMPA reviewed the revised plans and determined the PZB requested changes had been made as well as a few other minor changes; therefore, MMPA recommends the PZB review the **most recent revised plans** dated June 5th, 2014 and, if found acceptable, **APPROVE** the proposed Site Development Plan application for the construction of a new single-family house at 1288 101st Street.

GENERAL PROJECT INFORMATION

Land Use Designation:	L – Low Density Residential
Zoning District:	RD Single-Family District
General Location:	1288 101 st Street
Legal Description:	Lot 8, Block 26, "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 applicants, Robyn Seiden and Matthew Shear, have submitted revised plans for the construction of a new single-family residence on an interior lot located at 1288 101st Street. The proposed 2-story home has approximately 5,581 square feet of A/C living space with a two-car garage, several covered terraces, a rooftop terrace, and a swimming pool / deck area. The residence will have six (6) bedrooms and six (6) full bathrooms. This modern design structure will have a flat roof with a parapet wall. The top of the roof is 22-feet above Base Flood Elevation (BFE). The top of the parapet is an additional 1'-8" above the roof height. The proposed house meets the maximum height allowed for a flat-roofed interior lot residence within the RD Single-Family District which is 25' above BFE. The proposed structure meets the required setback for an interior residence within the zoning district as illustrated on the site plan and structure elevations.

The application proposes a colored-enhanced concrete pad driveway with river rock slots between each pad and a concrete walkway on one side of the property. A rear external spiral staircase is proposed from the ground level covered terrace to the second floor terrace and then continues to the rooftop deck. The spiral staircase complies with the setback requirements from the rear property line. Also proposed on the site is a swimming pool with pool deck, and mechanical equipment (A/C units and pool equipment) which are all compliant with setback requirements. As illustrated on the Site Plan, the proposed landscaping will meet 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 does not have a listing for this property. The existing structure was previously demolished. The new architectural design is a modern design.

PROJECT HISTORY

The applicant previously submitted an initial set and several revised sets of plans that were reviewed by MMPA for consistency with Town Code requirements. Comments were given to the applicant each time and the current submitted plans are reflective of all requested changes. On December 17th, 2013 the PZB reviewed / approved the application with the following motion:

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

1. Add eyebrows to the front elevation 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.

On April 17th, 2014 MMPA received a set of building permit plans for review. MMPA issued comments to the applicant several times stating that changes needed to be made and that the PZB must review the project again, per the PZB's motion. MMPA reviewed the latest revised plans and determined the PZB requested changes were made as well as a few other minor changes.

Summary of Revisions

- Eyebrows have been added to the windows in addition to balconies in the front of the building. These balconies meet the Town Code requirements as they do not project into the front yard setback.
- The landscape plans have been enhanced. A continuous hedge line has been added along the side property lines. Additionally, several tree species have been added / altered.
- The square footage of the house has increased slightly with the addition / enlargement of the cabana bath and guest room in the rear of the property on the first floor. This new area meets all setback requirements.
- The swimming pool design has changed slightly.
- "Balcony 3" on Sheet A-3 has been enlarged. This also meets the Town Code as it does not project into any setback.
- The west elevation has changed slightly. Previously, this area "bumped-in" on the second floor (now a continuous plane).

All changes requested by the PZB appear to have been made, in addition to a few others. All changes meet or exceed Town Land Development and Landscape Code requirements.

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 (Minimum Size of Building Lot), Section 23-11(A) (Land Development Regulations RD Single-Family Area) and Section 23-12 (Land Development Regulations General Provisions). In addition, the Town has separate regulations for landscaping, driveways and building material regulations.

PLATTING

The site will not require re-platting, as the site is currently platted as described above under the legal description.

SITE PLAN COMMENTS

The latest site and architectural plans submitted for a new single-family house at 1288 101st Street meet or exceed all Town Land Development and Landscape Code requirements. The applicant previously submitted building plans that were reviewed and commented on by MMPA and all previous comments and issues have been addressed by the current plans. It also appears that all requested changes by the PZB have been addressed.









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**

June 17, 2014

FINAL AGENDA

ITEM NUMBER: 2.

ITEM: Request for approval for a new single family home for “Francis Moezinia” located at 9740 W. Broadview Drive, Lot 62 of Block 23. The owner is proposing to construct a new waterfront single family home with a two car garage, pool and several water features and an open and covered terrace. The residence will have 6 bedrooms, 1 media room, 6 full baths and 2 half bathrooms. Enclosed please find a picture of the existing and neighboring properties, site plan and elevations. Item #2

DESCRIPTION:

Request for approval for a new single family home for “Francis Moezinia” located at 9740 W. Broadview Drive, Lot 62 of Block 23. The owner is proposing to construct a new waterfront single family home with a two car garage, pool and several water features and an open and covered terrace. The residence will have 6 bedrooms, 1 media room, 6 full baths and 2 half bathrooms. Enclosed please find a picture of the existing and neighboring properties, site plan and elevations. Item #2

RECOMMENDED ACTION:

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

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Marante

ATTACHMENTS

1.	Staff Review	BHI PZB Staff Report Moezinia SFR June 3 2014.pdf
2.	Site Plan & Elevations	9740W.BrdvDrPNZA6.17.14.pdf
3.	Picture 1	Pic1.jpg
4.	Picture 2	Pic2.jpg
5.	Picture 3	Pic3.jpg
6.	Picture 4	Pic4.jpg
7.	Picture 5	Pic5.jpg

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: June 3rd, 2014

Subject: Proposed Single-Family Residence
Applicant – Francis Moezinia
9740 West Broadview Drive
Bay Harbor Islands Acct. No.: BP2014-169
MMPA Acct. No.: 01-0702-0990

RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board review the contents of this staff report and the most recent revised Site Development Plans (dated 06/03/14), and if found to be acceptable, **APPROVE** the construction of a new single-family house at 9740 West Broadview Drive.

GENERAL PROJECT INFORMATION

Land Use Designation:	L – Low Density Residential
Zoning District:	RD Single-Family District
General Location:	9740 West Broadview Drive
Legal Description:	Lot 62, 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 contractor, Matthew Shear, as agent for the property owner, Francis Moezinia, has submitted an application for the construction of a new single-family residence on a waterfront lot located at 9740 West Broadview Drive. The proposed 2-story home has approximately 7,378 square feet of A/C living space with a two-car garage, pool, several water features and a covered and open terrace. The residence will have six (6) bedrooms, one (1) media room, six

(6) full bathrooms and two (2) half bathrooms. The overall height of the structure will be just under 25 feet above Base Flood Elevation (BFE) which is the maximum height allowed for a flat-roofed waterfront residence within the RD Single-Family District. There is a rooftop observation deck with a railing height of forty-two (42) inches which is under the maximum allowable height. The application proposes a straight-in driveway design on the street side of the property and a swimming pool / pool deck on the water side of the property. 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 1953 and is a Masonry Vernacular 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 requirements and plan submittal requirements. Comments were given to the applicant each time and corrections were made.

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 (Minimum Size of Building Lot), Section 23-11(A) (Land Development Regulations RD Single-Family Area) and Section 23-12 (Land Development Regulations General Provisions). In addition, the Town has separate regulations for landscaping, driveways and building material regulations.

PLATTING

The site will not require re-platting, as the site is currently platted as described above under the legal description.

SITE PLAN COMMENTS

The latest site and architectural plans submitted for a new single-family house at 9740 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.

Note: It should be noted that the finished grade in the rear of the property (waterfront) is being requested to be raised, as is the seawall. Per Sec. 23-12(12) of the Town's Code, BFE (8'-0" in this area) is the maximum height allowed for finished grades within the Town, which the proposed plans do not exceed. The existing lot grades in this general area are generally between 5'-6' NGVD. Raising the lot grade will make the finished grades at the adjoining side lots unequal. Section 23-12(12) also states that all finished grades at adjoining lots shall be equal, unless the Planning and Zoning Board approves a retaining wall system. A retaining wall system is proposed along the interior side lot lines connecting to the seawall. Therefore, Planning and Zoning Board approval is required for the retaining wall system proposed.

Zoning Summary		revuelta architecture international p.a.	
9740 W. Broadview Dr, Bay Harbor Islands, Florida			
Lot Area		SF	Acres
		13,125	0.30
Legal Description			
Refer to Survey			
Flood Elevation			
This property appears to be located in Flood Zone AE, Base Flood Elevation 8', as per Federal Emergency Management Agency (FEMA) . Design Flood Elevation per FBC 2010 requirement: 9'-0" NGVD.			
Permitted Uses			
Single-family dwelling including duly licensed home occupation. Accessory building, including a private garage. Community residential homes, but only upon specific approval and permit of the town council. Homes of six or fewer residents which otherwise meets the definition of a community residential home shall be permitted in the RD-Single Family districts, provided such homes shall not be located within a radius of 1,000 feet of another existing such home with six or fewer residents, and that such home is otherwise in conformance with all of the town's zoning codes and high standards applicable to all other properties in the district. Accessory uses and site improvements, including outdoor recreational game court facilities, subject to the provisions specified in section 23-12			
Zoning Classification	Single Family Residential	SFR	
Minimum unit size		Required	Proposed
Waterfront lots , no residence may be erected or constructed with floor area, exclusive of garage, carport, porches and terraces, of less than 2,000 square feet.		2,000	7,378
Setbacks		Required	Proposed
Front (waterfront)	West	40'-0"	40'-0"
Side	North	10'-0"	10'-0"
Side	South	10'-0"	10'-0"
Rear (street)	East	25'-0"	25'-0"
Swimming Pools		Required	Proposed
Front (waterfront)	West Measured form Bulkhead	5'-0"	15'-0"
Side	North	10'-0"	18'-11"
Side	South	10'-0"	18'-10"
Rear (street)	East	20'-0"	N/A
Maximum Height		Required	Proposed
Height above the base flood elevation (BFE) prescribed by United States, state or county flood control laws or regulations		2.5 stories 25'-0" above BFE	2.5 stories 25'-0"
Building Coverage		Required	Proposed
Building Footprint		N/A	4,631
That area of a building plot within the perimeter or perimeters of the main building and accessory building or buildings exclusive of: swimming pools, planting bins, and roof overhangs. The perimeter shall be measured around the maximum plan area inclusive of all floors including balconies and stairways, covered or uncovered			
Open Space Calculation			
Include all pervius areas excluding pools and water features			38%
			5,028
Landscape Standards		Required	Proposed
Refer to attached landscape drawings			
Parking Space Requirements		Required	Proposed
		2	2.00

INDEX

COVER WITH DATA

SURVEY

- A-101_ SITE PLAN
- A-102_ 1st LEVEL FLOOR PLAN
- A-103_ 2nd LEVEL FLOOR PLAN
- A-104_ ROOF PLAN
- A-401_ EAST & WEST ELEVATION
- A-402_ NORTH & SOUTH ELEVATION
- A-901_ DETAILS
- R-001_ RENDERINGS

LANDSCAPE PLANS

REVUELTA ARCHITECTURE INTERNATIONAL

2950 SW 27th Ave, Miami, FL 33133
(305) 590-5000

BRAVO ARCHITECTURE

250 Catalonia Ave, Coral Gables, FL 33134
(305) 567-1977

JFS LANDSCAPE ARCHITECTURE

12420 SW 20th St, Miramar, FL 3302
(954) 447-1852

9740 W. BROADVIEW DRIVE

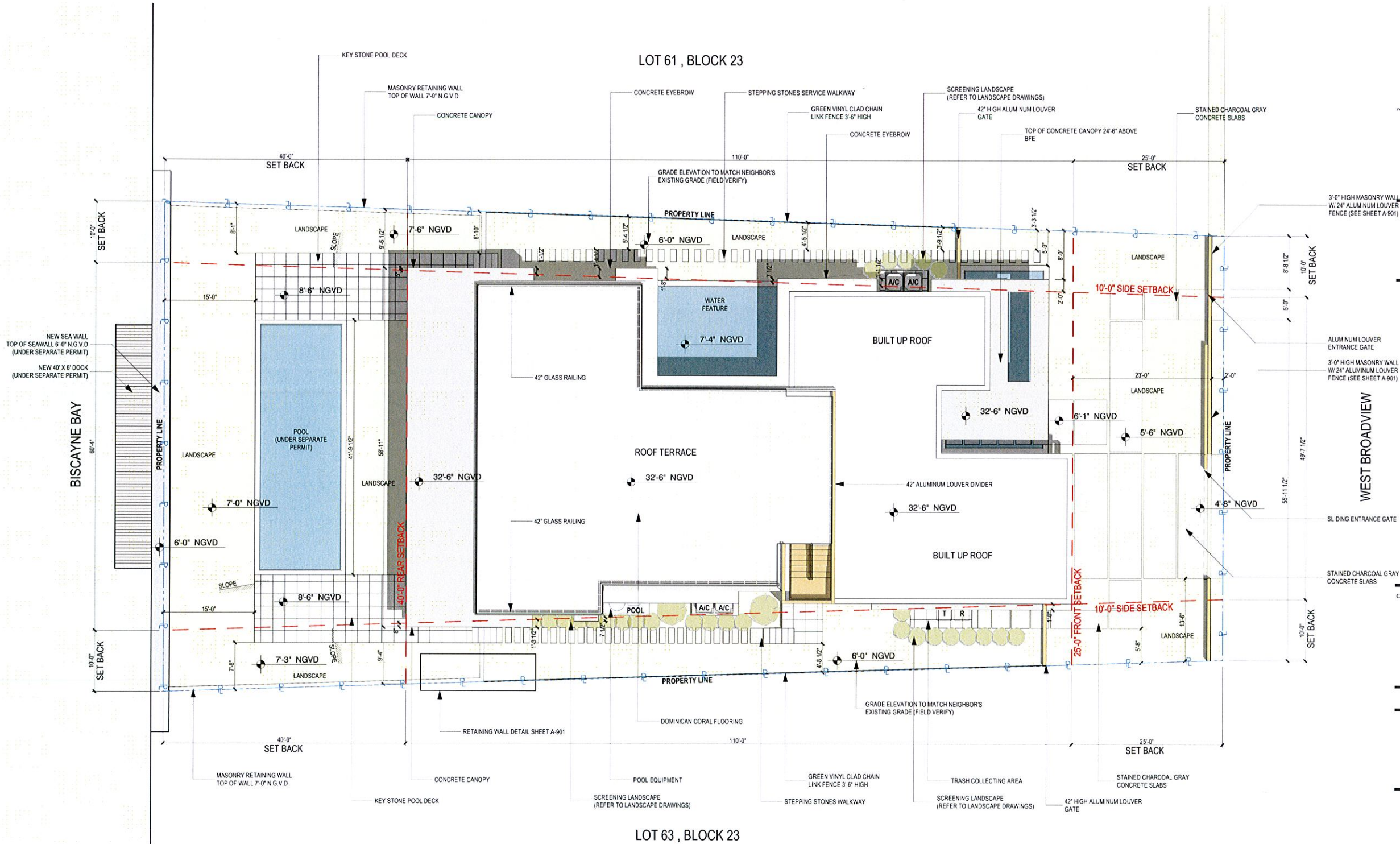
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JUN 03 2014

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1 SITE PLAN

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

OPEN SPACE: 5,028 SF = 38% LOT AREA



LOT 63 , BLOCK 23

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international

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Atlanta
Santiago, Chile

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F: 305.590.5040

DESIGN BY

Luis O. Revuelta
AR 0007972

PROJECT

Moezina House

8740 WEST BROADVIEW DRIVE
BAY HARBOR ISLANDS, 33154 FLORIDA

OWNER INFORMATION

Permit Revisions

SHEET TITLE

SITE PLAN

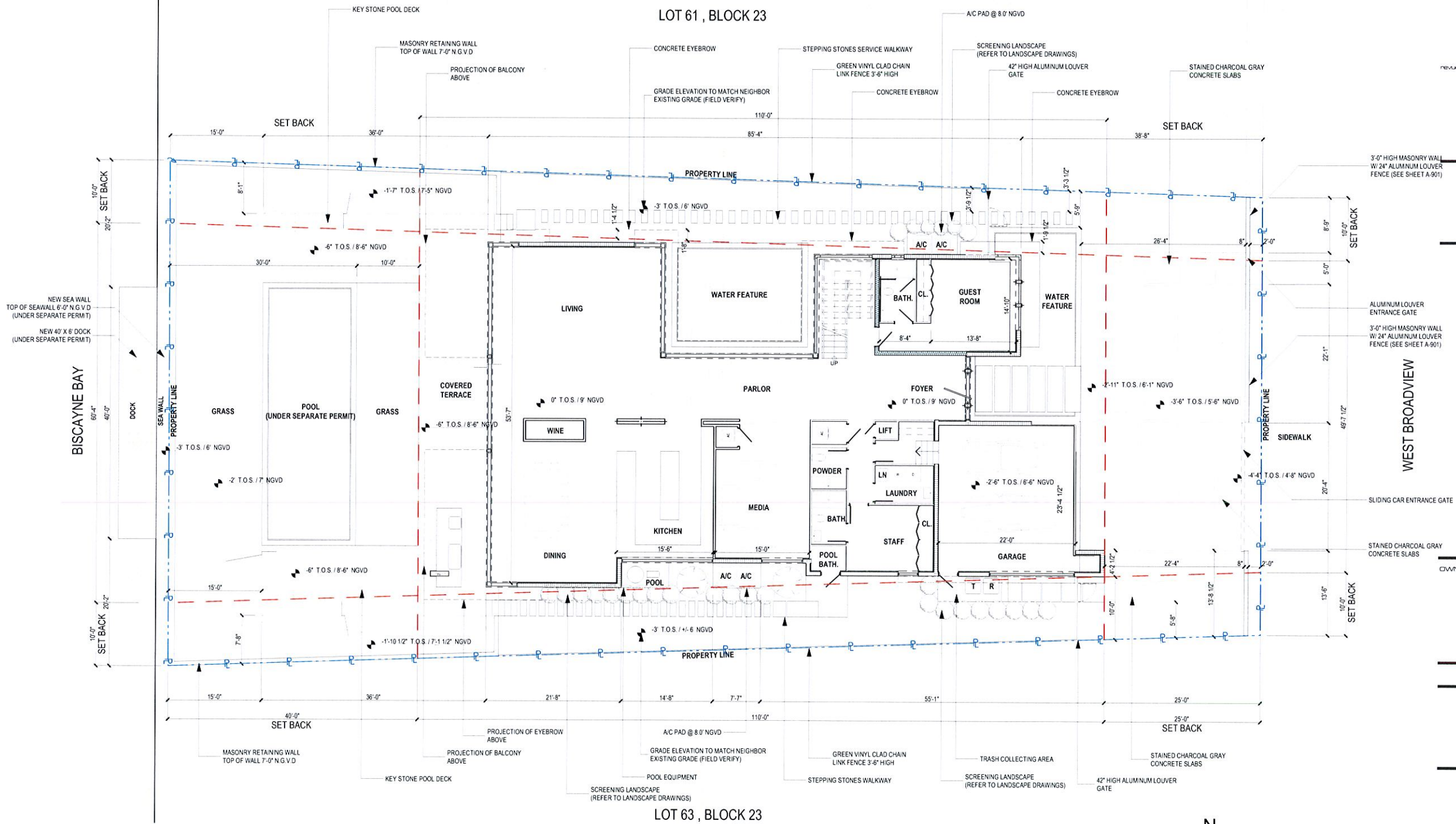
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A-101

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File: C:\projects\1407_MOEZINIA HOUSE\1407_1st Floor Plan.dwg, By: J. Revuelta, 6/8/2014

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



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Atencio
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AR 0007972

PROJECT

WEST BROADVIEW

Moezinia House
8740 WEST BROADVIEW DRIVE
BAY HARBOR ISLANDS, 33154 FLORIDA

OWNER INFORMATION

Permit Revisions

SHEET TITLE

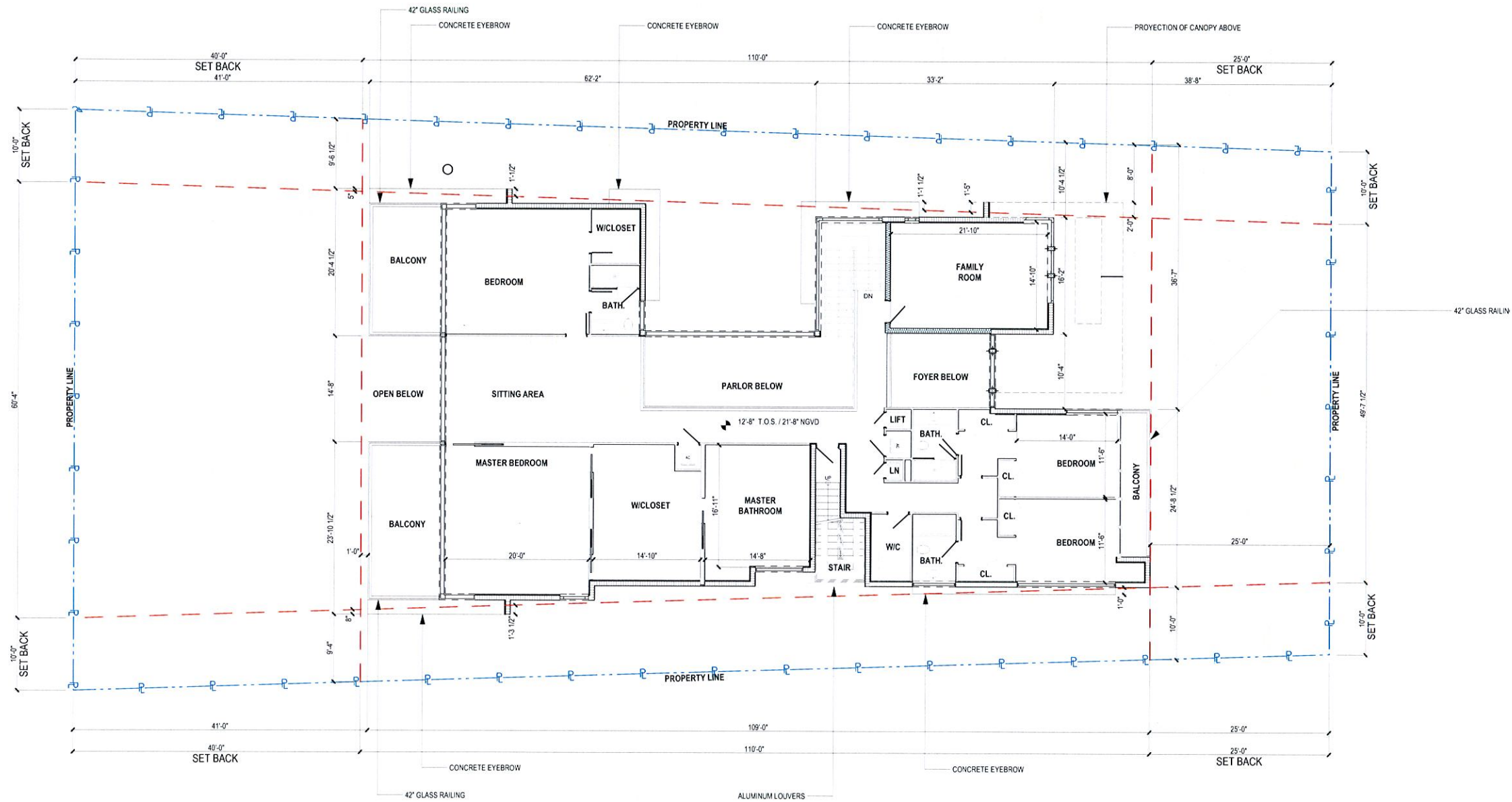
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A-102

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File: G:\Projects\1407_MOEZINIA HOUSE\1407_BIM\1407_M_House V 2.dwg - By adoulet - Date: 6/2/2014

1 2nd FLOOR PLAN
SCALE: 1/8" = 1'-0"



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architecture
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DESIGNED BY
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AR 0007972
PROJECT

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OWNER INFORMATION

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SHEET TITLE

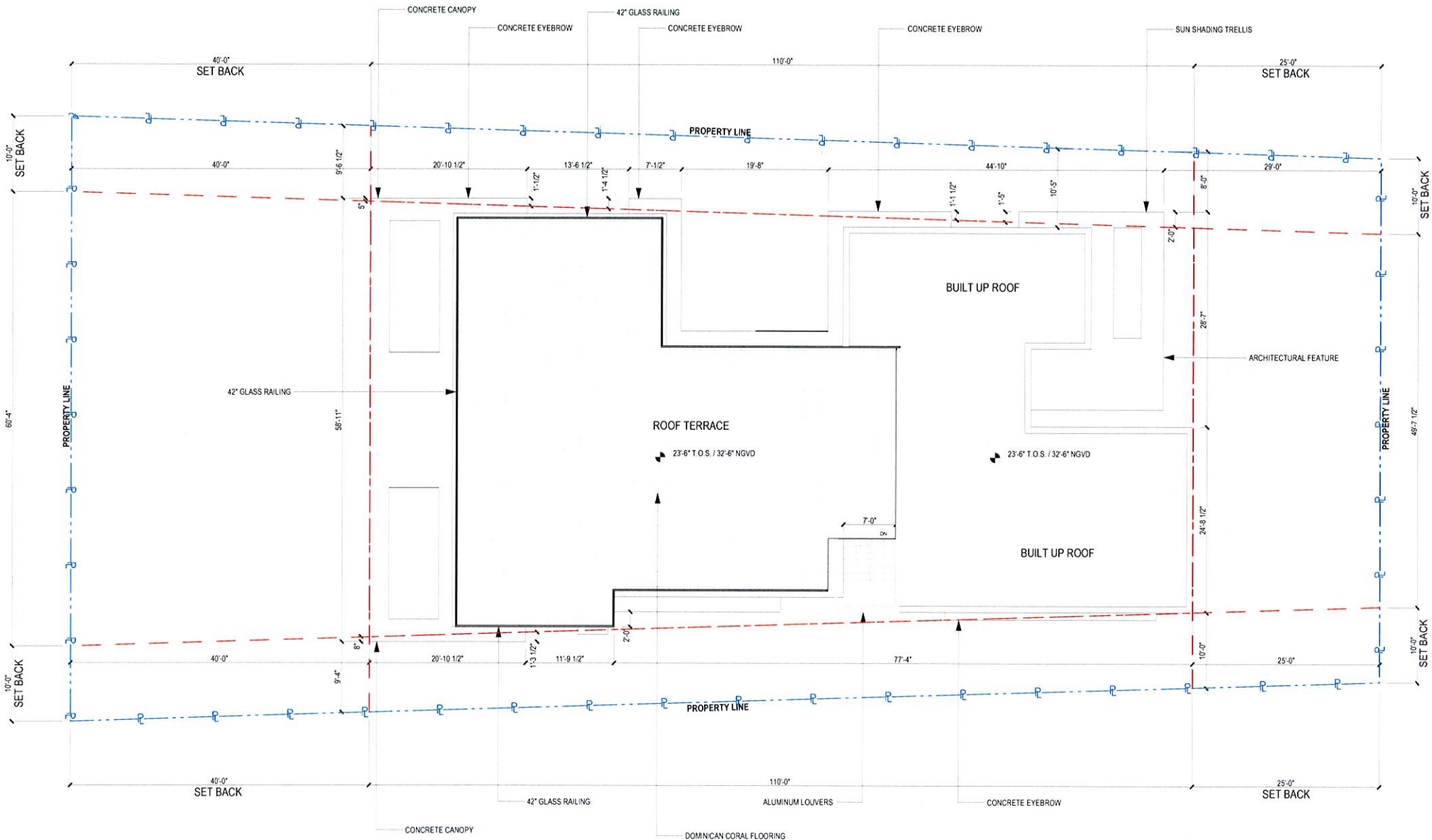
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1 ROOF PLAN
SCALE: 1/8" = 1'-0"



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JUN 03 2014

DESIGN BY

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AR 0007972

PROJECT

Moezinia House
8740 WEST BROADVIEW DRIVE
BAY HARBOR ISLANDS, 33154 FLORIDA

OWNER INFORMATION

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ROOF PLAN

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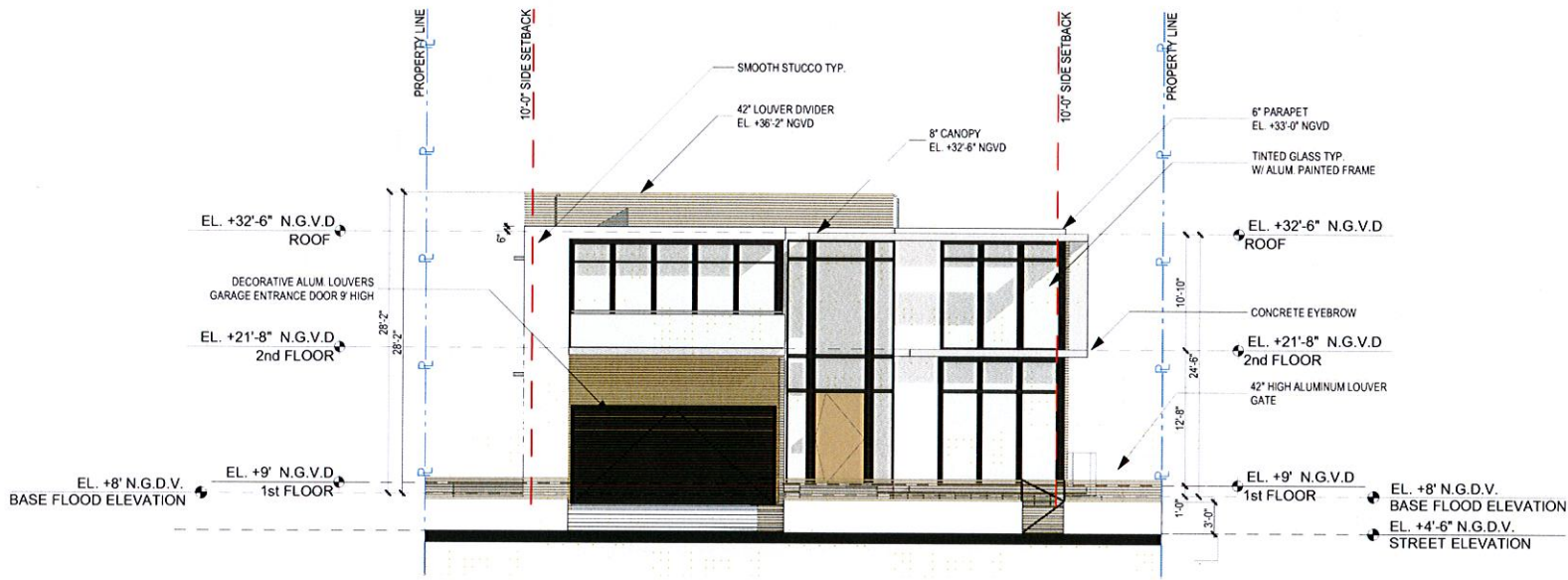
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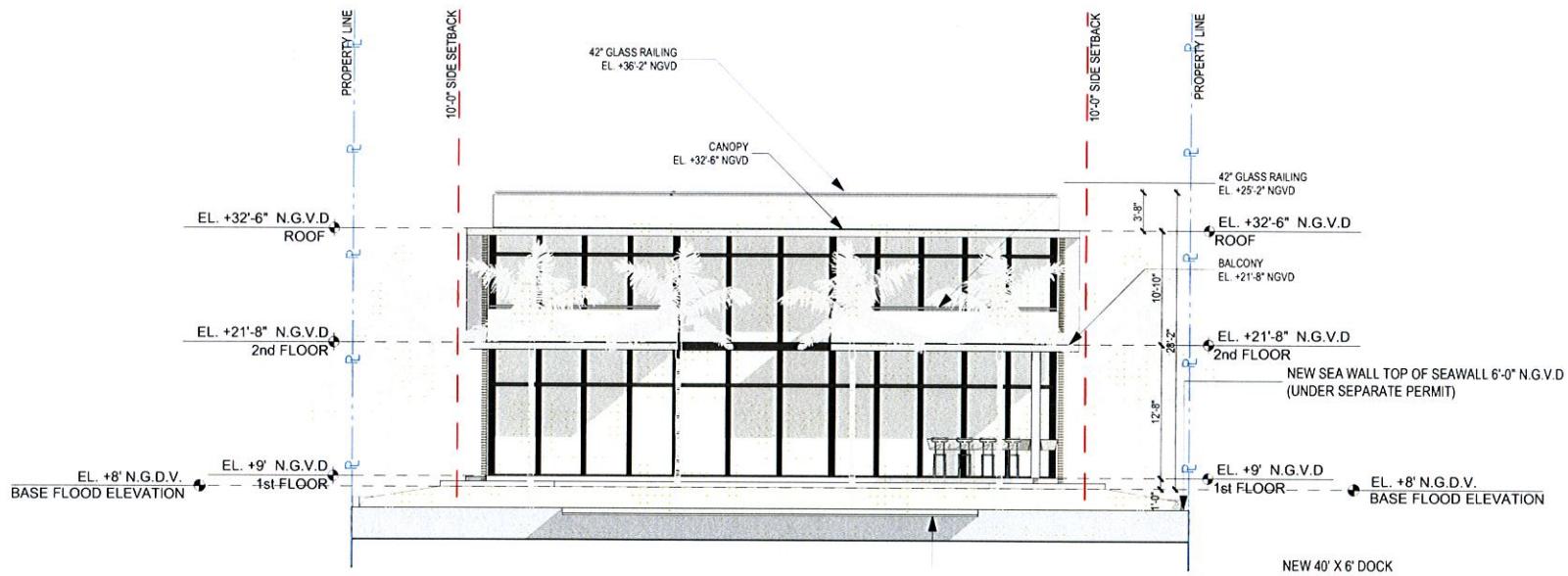
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1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"

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PROJECT

Moezinia House

9740 WEST BROADWAY DRIVE
BAY HARBOR ISLANDS, 33104 FLORIDA

OWNER INFORMATION

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EAST AND
WEST
ELEVATION

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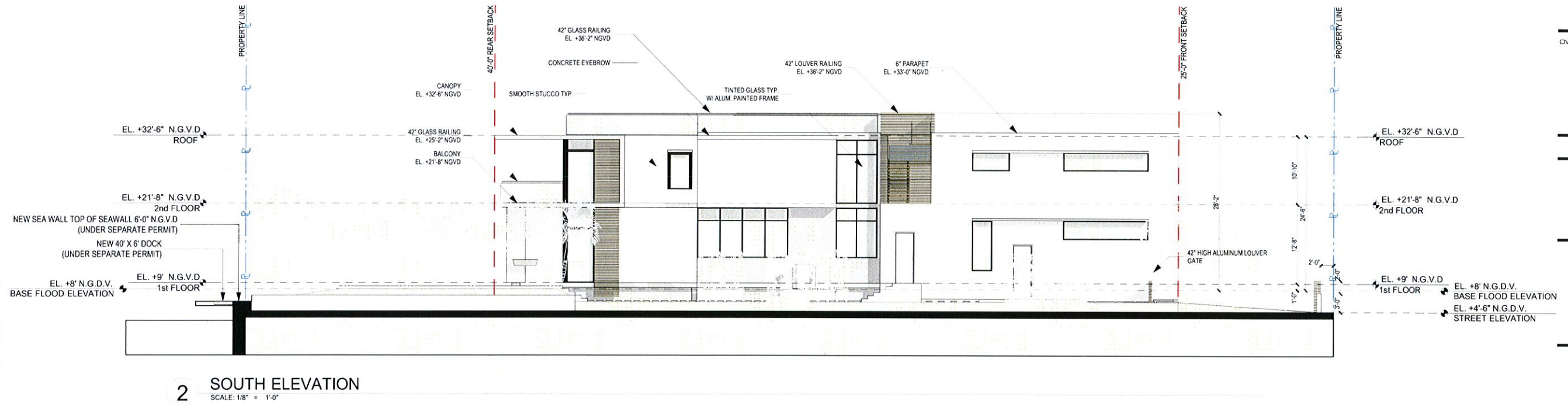
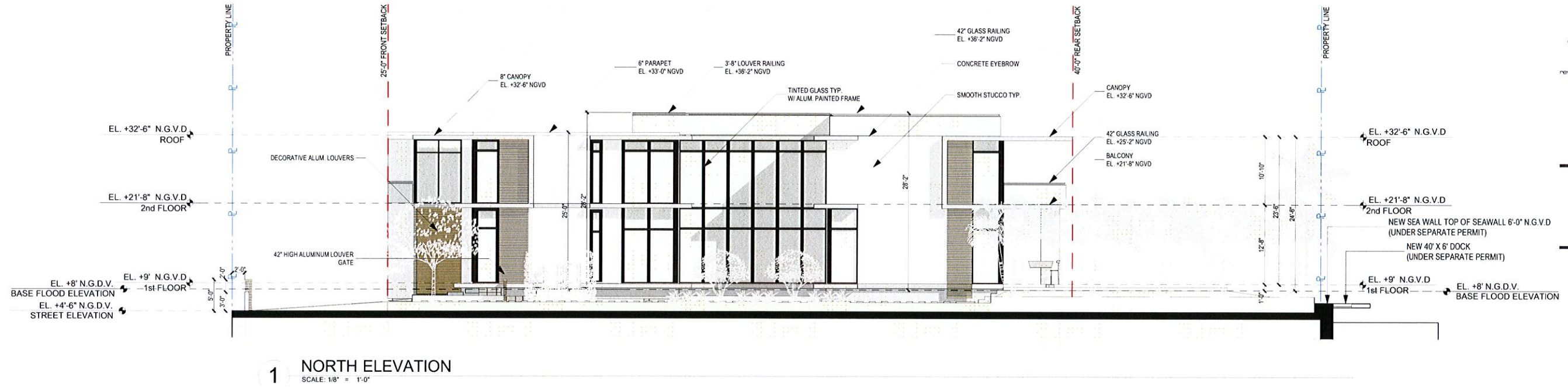
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A-401



Moezinia House
5740 WEST BROADVIEW DRIVE
BAY HARBOR BLVD 35104 FLORIDA

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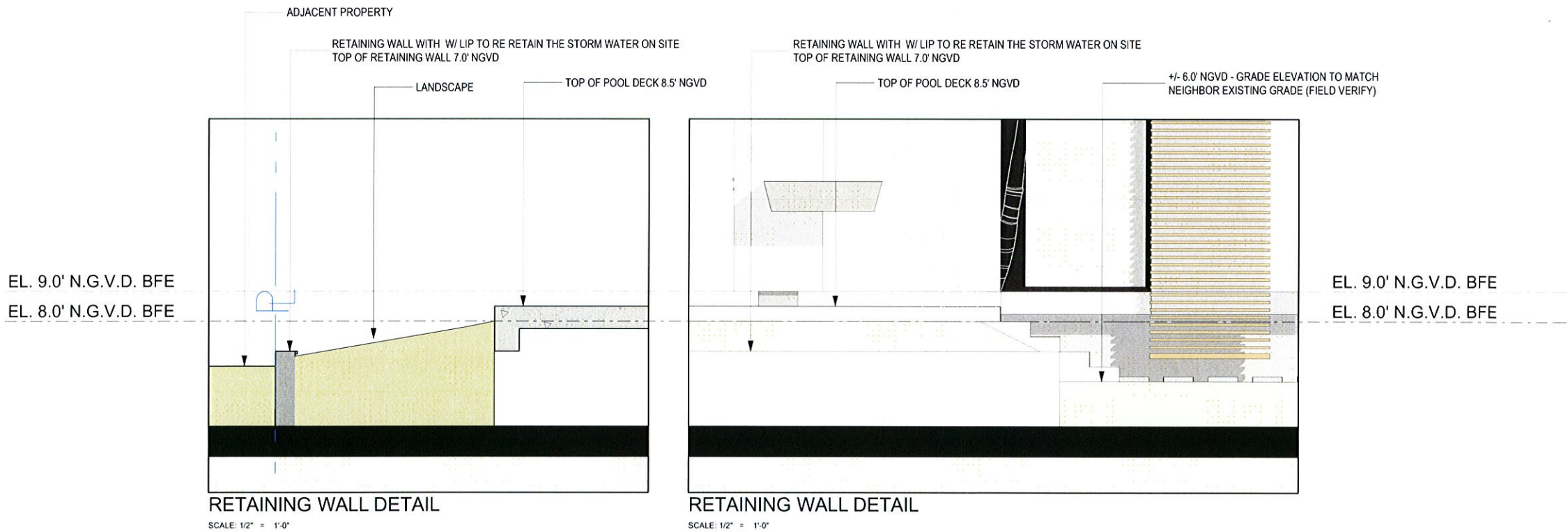
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AR 0007872

PROJECT

JUN 03 2014

Moezinia House

9740 WEST BROADVIEW DRIVE
BAY HARBOR BLANDS, 33154 FLORIDA

OWNER INFORMATION

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A-901



SOUTH EAST VIEW



NORTH EAST VIEW



SOUTH WEST VIEW



NORTH WEST VIEW

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PROJECT

Moezinia House

9740 WEST BROADVIEW DRIVE
BAY HARBOR ISLANDS, 33154 FLORIDA

JUN 03 2014

OWNER INFORMATION

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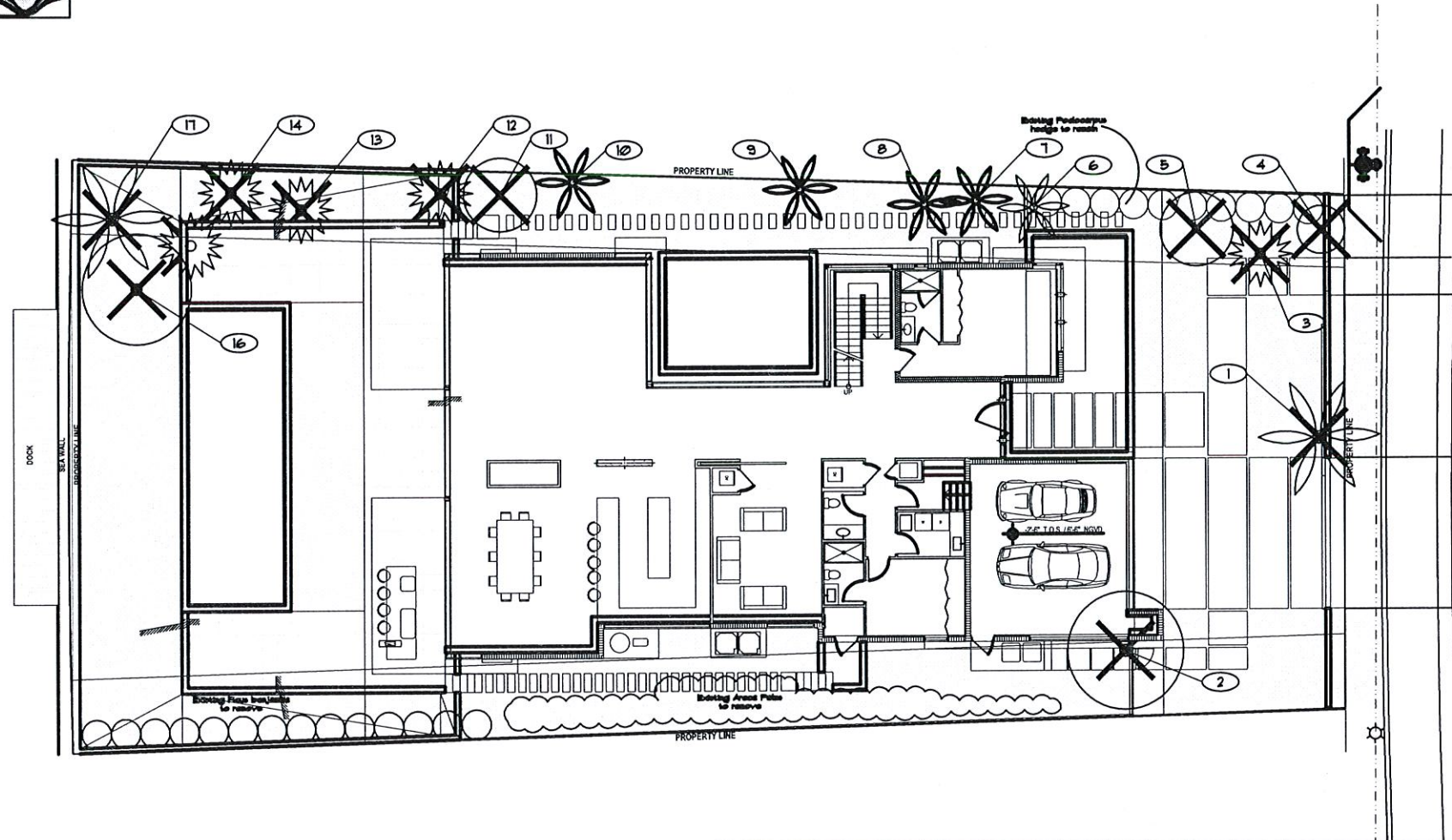
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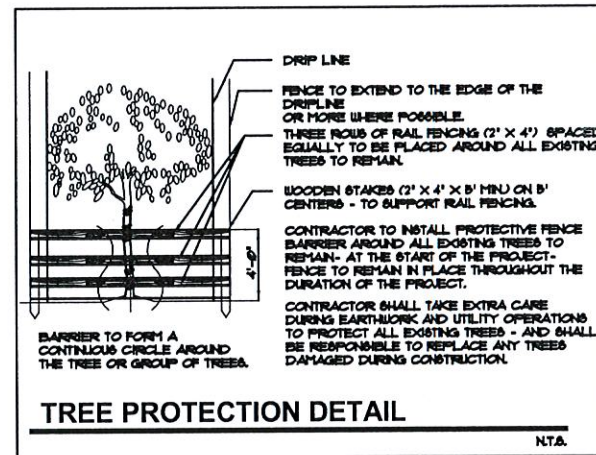
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R-001

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WEST BROADVIEW DR.



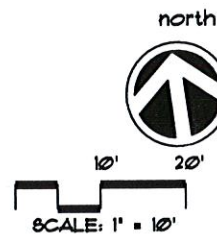
9740 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL 33154									
SYMBOL	COMMON NAME	BOTANICAL NAME	HEIGHT FT.	SPREAD FT.	DBH INCHES	CANOPY S.F.	STATUS	CANOPY ID #	COMMENTS
1	REC BENESAL DATE PALM	PROSTIS HEDGES	10	20	mult	314	REMOVE	314	
2	M BUNGO	MANTIS HEDGES	10	10	6	201	REMOVE	201	
3	PR2 PIGMY DATE PALM	PROSTIS HEDGES	10	10	6.5	113	REMOVE	113	
4	PR1 HYPOGLAUCIS	STAGNATE PALMS	10	5	5	20	REMOVE	20	
5	TL TREE L. GUSTAF	STAGNATE PALMS	10	10	mult	70	REMOVE	70	
6	V5 VETIC-A-PALM	VERBES	32	10	5	70	REMOVE	70	
7	AV2 ADONDA PALM	ADONDA PALM	10	10	0.1	177	REMAIN		
8	AV2 ADONDA PALM	ADONDA PALM	25	10	4.5	177	REMAIN		
9	AV1 ADONDA PALM	ADONDA PALM	25	10	4	70	REMAIN		
10	AV1 ADONDA PALM	ADONDA PALM	25	10	7	113	REMAIN		
11	TL TREE L. GUSTAF	STAGNATE PALMS	5	10	mult	70	REMOVE	70	
12	PR2 PIGMY DATE PALM	PROSTIS HEDGES	10	5	4.4	50	REMOVE	50	
13	PR2 PIGMY DATE PALM	PROSTIS HEDGES	5	10	4.4	70	REMOVE	70	
14	PR2 PIGMY DATE PALM	PROSTIS HEDGES	5	10	4.5	70	REMOVE	70	
15	PR2 PIGMY DATE PALM	PROSTIS HEDGES	5	10	4.6	70	REMOVE	70	
16	TL TREE L. GUSTAF	STAGNATE PALMS	10	10	mult	177	REMOVE	177	
17	LAT BLUE LANTAN PALM	LOBATE CROTON	15	12	5	113	REMOVE	113	
TOTALS						2,000		1,450	

NOTES:

- SEE SHEET L-1 FOR PROPOSED TREE AND PALM LOCATIONS.
- THE CONTRACTOR SHALL REMOVE ALL TREES AND HEDGES AS PER PLANS AND AS APPROVED BY THE LOCAL GOVERNING AGENCIES (MIAMI-DADE COUNTY DNR). TREE, PALM AND HEDGE MATERIAL SHALL INCLUDE ALL TRUNKS, BRANCHES AND ROOTS. ALL EXCESS DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROVED SITE. ALL HOLES AND DEPRESSIONS SHALL BE BACKFILLED WITH CLEAN, APPROVED BACKFILL.
- LOCATIONS SHOWN FOR THE EXISTING TREES AND PALMS ARE APPROXIMATE. EXACT LOCATIONS ARE TO BE FIELD VERIFIED BY A REGISTERED LAND SURVEYOR (RLS) PRIOR TO ANY PAVING OR ANY OTHER SUCH WORK WHICH WILL BE IMPACTED BY ANY TREES OR PALMS TO REMAIN.
- ALL INVASIVE EXOTIC VEGETATION AND ANY ANY OTHER PLANTS LISTED AS CATEGORY 1 ON THE FLORIDA EXOTIC PEST PLANT COUNCIL'S LIST OF FLORIDA'S MOST INVASIVE SPECIES SHALL BE REMOVED FROM THE SITE AND MAINTENANCE SHALL GUARANTEE CONTROL OF RE-INVASION.

A WRITTEN TREE REMOVAL PERMIT IS REQUIRED FROM MIAMI-DADE CO. DNR PRIOR TO REMOVAL OF ANY TREES FROM THIS SITE.

SEE LANDSCAPE PLANS FOR PROPOSED PLANTINGS, LANDSCAPE LEGEND, PLANTLIST, DETAILS, ETC.



9740 W. Broadview Dr.
TREE DISPOSITION PLAN

JFS Design Inc.
LANDSCAPE ARCHITECTURE

JFS

1033 N.W. 14th Ter.
PETERBORO, FL 33676
TEL: (954) 441-1852
FAX: (954) 442-0275

RESIDENTIAL
DEVELOPMENT

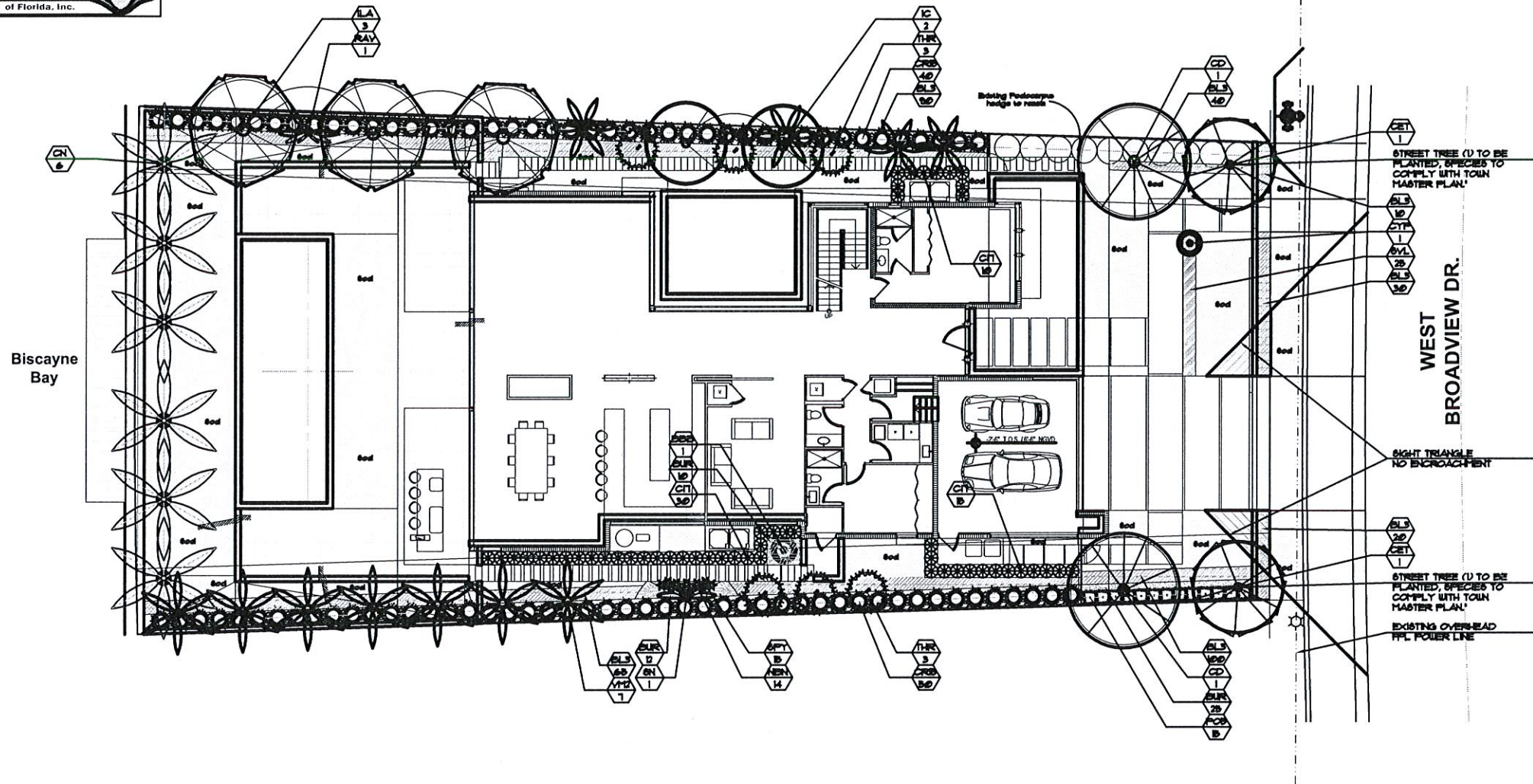
9740 W. Broadview Dr.
Bay Harbor Islands, FL 33154

No.	Date	Revision
1.	08/08/14	Per City comments received on 08/27/2014.
2.	08/08/14	Per City comments received on 08/28/2014.
3.	08/08/14	Per City comments dated 08/02/2014.

designed: J. F. BOGASH
drawn: B. DIAZ
checked: T.Y. MORAN
approved: J. F. BOGASH
project #: 14-20
scale: 1" = 10'
date: Apr. 9, 2014
cad ref: 14-20

JAMES F. BOGASH
RLS # 000002

Drawing:
TD-1



Town of Bay Harbor Islands
Landscape Code (Sec. 24-16) Requirements Legend (Worksheet)

SINGLE FAMILY RESIDENTIAL (WATERFRONT)

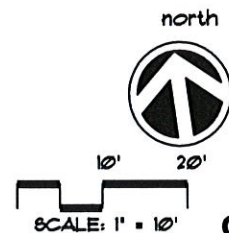
Site Address: 9740 WEST BROADVIEW DRIVE, Bay Harbor Islands, FL 33154
Net Lot Area: 0.30 Acres 13,125 S.F.

	Required	Provided
A. Open Space Requirement 35% Net Lot Area = 13,125 S.F. x 35% = 4,594 S.F.	4,594 S.F.	5,637 S.F.
B. Maximum Lawn Area Allowed** Req. open space 4,594 S.F. x 50% = 2,297 S.F.	2,297 S.F.	2,000 S.F.
C. Shade Trees Required* S.F.R. WATERFRONT		
1. 6 trees	6	7
2. Native Species Required - 50% # of Trees req. 6 x 50% = 3	3	4
3. Drought Tolerant and Low Maintenance Species Required - 50% # of Trees req. 6 x 50% = 3	3	7
D. Shrubs Required**		
1. 10 shrubs/required trees	70	167
2. Native Species Required - 30% 3. Drought Tolerant and Low Maintenance Species Required - 50%	21 35	145 167
E. Parking Lot Landscaping (If applicable)		
1. 10 SF/parking space: 10 x spaces = SF	N/A	N/A
2. Trees Required		
3. Shrubs Required		
F. Buffers (If applicable)	N/A	N/A

SYM.	NATIVE	NAME	BOTANICAL NAME	SPECIFICATION
EXISTING TREES TO REMAIN				
AM	4	ADONIDIA PALM	Adonidia nerrillii	25'-28' o.a., x 10'-15'
PROPOSED TREES				
CD	YES	2	PIGSON PLUM	Coccoloba diversifolia 12' x 6' apr, 2 1/2' cal.
CET	YES	2	SILVER BUTTWOOD	Conocarpus erect. 'serotinus' 15' x 5', 2' DBH
LA	3	EAST PALATKA HOLLY	Ilex x attenuata	FG, RFG, 12' x 5', 2 1/2' cal.
IC	YES	2	DAHOON HOLLY	Ilex cassine 12' x 5' apr, 2' cal.
PALMS				
CN	6	GREEN MALAYAN COCONUTS	Coccothrinax	25' o.a., 8' cl., full head
RAV	1	TRAVELER'S PALM	Ravensia madagascariensis	FG, 12' o.a., full head
THR	YES	6	KEY THATCH PALM	Thrinax parvifolia 25 gal, 8' o.a., DBL TK, full
VHT	1	MONTGOMERY PALM	Veitchia montgomeryana	DBL TK, FG, 14' o.a., full hd.
SHRUBS				
CH	YES	40	COCOPLUM	Chrysobalanus icaco 3 gal, 24' x 24', 24' o.a., full
CRB	YES	50	PITCH APPLE	Chala rosea 15 gal, 8' 1/2' H., full, 3' O.C.
POC	5	PODOCARPUS HEDGE	Podocarpus spp.	15 gal, 36' H., 36' o.a.
ACCENT PLANTS AND GROUNDCOVERS				
BBS	1	BUDDHA'S BELLY	Bambusa ventricosa	25 gal, 5'-6'
CYP	1	GIANT Papyrus	Cyperus papyrus	1 gal, 4' o.a., full
BL3	300	BLUEBERRY FLAX LILY	Dianella tasmanica	3 gal, 12' x 10', 10' o.a., full
NEN	14	NEOREGELLA 'BOSSA NOVA'	Neoregelia 'Bossa Nova'	8' pot, 12' o.a., GRANTS PAPER
BUR	47	PHILODENDRON 'ROJO CONGO'	Philodendron spp.	3 gal, 10' x 10' 10' o.a., full
BVL	25	SAUSEVERIA 'LAURENTII'	Sansevieria trifasciata	3 gal, 10' x 12', 10' o.a., full
BPY	5	YELLOW GROUND ORCHID	Epithoglossis gracilis	1 gal, 10' x 10' full, 12' o.a.
BN	1	WHITE BIRD OF PARADISE	Streptocarpus	15 gal, 5'-6' o.a., full head

SYM.	NATIVE	NAME	BOTANICAL NAME	SPECIFICATION
PLANTLIST				
SOD				
FLO	3,000 SF.	TILORATAM ST. AUGUSTINE	Stenotaphrum secundatum	SOLID SOD, price per sq. ft.
TOPSOIL:				
TOPSOIL-BAND MIX 10-10-10 TOPSOIL-BAND MIX, SPREAD IN PLACE				
12 CY. TREES, PALMS, SHRUBS AND GROUNDCOVERS				
10 cu. AREA TO BE SODDED WITH A 2" DEPTH OF TOPSOIL, SPREAD IN PLACE				
MULCHING:				
10 CY. W- 'DECO BARK' MULCH 3" DEPTH, SPREAD IN PLACE, ATLAS PEAT AND SOIL				
PROVIDE SAMPLE FOR APPROVAL PRIOR TO INSTALLATION				
TOPSOIL, SOD AND MULCH QUANTITIES SHOWN ARE APPROXIMATE, CONTRACTOR TO PROVIDE A UNIT PRICE PER UNIT AND WILL BE PAID ON THAT UNIT PRICE BASIS UPON FINAL INSPECTION AND APPROVAL.				

9740 WEST BROADVIEW DRIVE BAY HARBOR ISLANDS, FL. 33154 SEC. 24-16. Minimum landscape standards 4/5/2014	
REQUIRED	PROVIDED
(a). (2.) Number of required trees (a) Single-family 6 trees per waterfront lot Number of required tree species 6-10 required trees= 3 species	7 2 CD+3 LA+2 C
Minimum standards of plant materials ... (a) Street trees 15' overall height, 6' clear wood 69 l.f. @ 1/35 linear feet	2 2 CET
Size of tree species in relationship to building height 1-2 Stories REQUIRED	min. tree ht. (ft.) min. Spread (ft.) Palm height (ft.) 12 5 14-18



A WRITTEN TREE REMOVAL PERMIT IS REQUIRED FROM MIAMI-DADE CO. DRER PRIOR TO REMOVAL OF ANY TREES FROM THIS SITE.
SEE L-2 FOR LANDSCAPE, DETAILS, NOTES, SPECIFICATIONS, ETC.
SEE IRRIGATION PLAN FOR IRRIGATION DESIGN, LAYOUT, NOTES, SPECIFICATIONS, ETC.

9740 W. Broadview Dr. LANDSCAPE PLAN

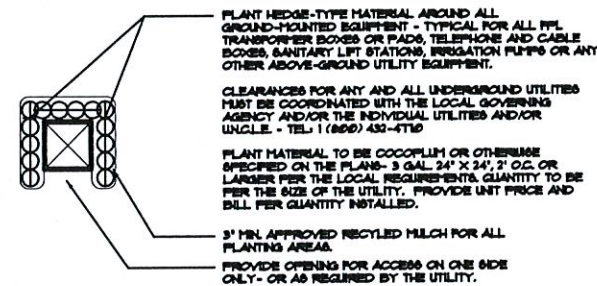
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RESIDENTIAL DEVELOPMENT

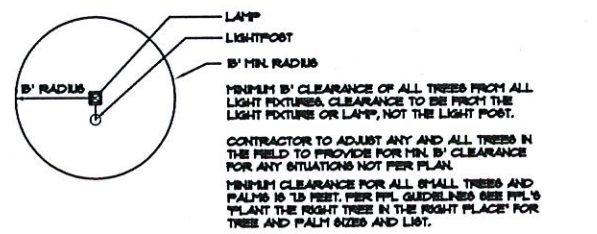
9740 W. Broadview Dr.
Bay Harbor Islands, FL. 33154

No.	Date	Revision
1.	05/05/14	Per City comments received on 05/07/2014.
2.	05/05/14	Per City comments received on 05/07/2014.
3.	05/05/14	Per City comments dated 05/07/2014.
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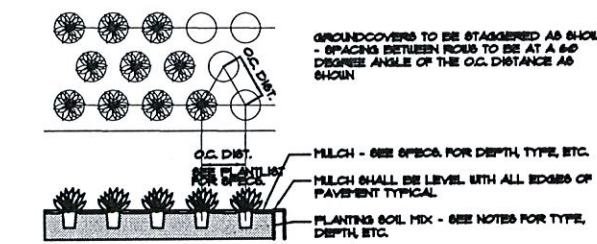
TYPICAL PLANTING SCREEN FOR GROUND-MOUNTED EQUIPMENT

N.T.A.



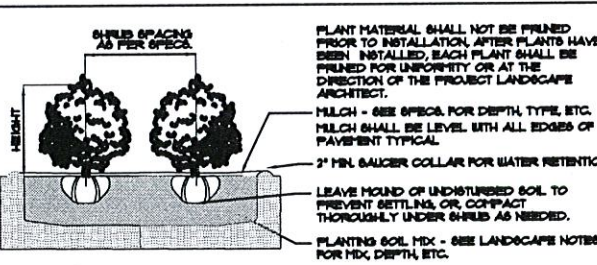
MINIMUM TREE CLEARANCE FROM LIGHT FIXTURES

N.T.A.



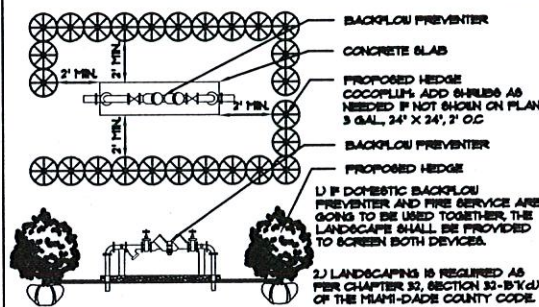
GROUNDCOVER PLANTING DETAIL

N.T.A.



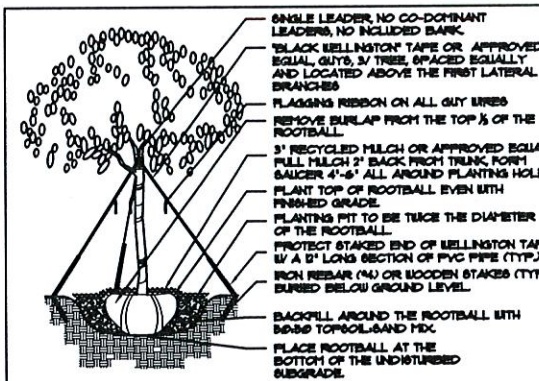
SHRUB PLANTING DETAIL

N.T.A.



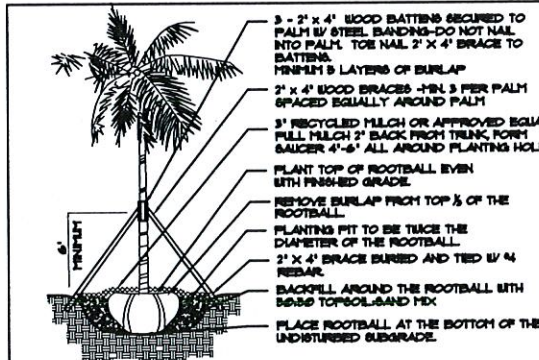
TYPICAL PLANTING SCREEN FOR ABOVE-GROUND UTILITIES

N.T.A.



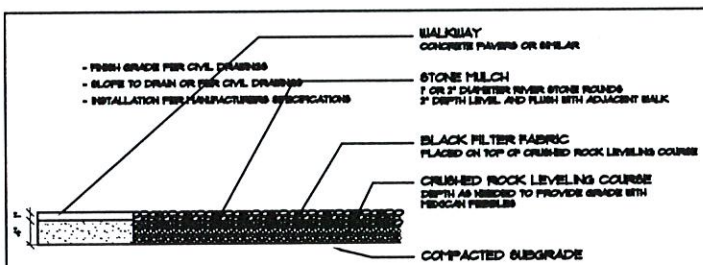
TREE PLANTING DETAIL

N.T.A.



PALM PLANTING DETAIL

N.T.A.



TYPICAL SECTION STONE MULCH

N.T.A.

LANDSCAPE NOTES

- ALL PLANT MATERIAL SHALL BE FLORIDA NO. 1 GRADE OR BETTER.
- CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE LOCATION OF AND AVOID AND PROTECT UTILITY LINES, BURIED CABLES, AND OTHER UTILITIES.
- TREE, PALM, ACCENT AND BED LINES ARE TO BE LOCATED IN THE FIELD AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL PLANTING SOIL SHALL BE 80-80 TOPSOIL AND MIX, FREE OF CLAY, STONES, ROCKS, OR OTHER FOREIGN MATTER. THIS SPECIFICATION INCLUDES ALL BACKFILL FOR BERRIES AND OTHER LANDSCAPE AREAS.
- SOODED-LAWN AREAS
2\"/>
- THE SITE CONTRACTOR SHALL BE RESPONSIBLE TO BRING ALL GRADES TO WITHIN 2\"/>
- THE LANDSCAPE CONTRACTOR SHALL CALCULATE AND SUBMIT AN ITEMIZED PRICE FOR THE 2\"/>
- CONTRACTOR SHALL COORDINATE WITH THE IRRIGATION CONTRACTOR AND LEAVE PROVISIONS FOR ALL, INCLUDING UNDERGROUND UTILITY LINE LOCATIONS DIAL #1 NO CUTS AS REQUIRED BY L&I.
- ALL PLANTING BEDS SHALL BE MULCHED TO A DEPTH OF 3\"/>
- SOO SHALL BE ARGENTINE TEAKLEAF OR ST. AUGUSTINE FLORATANT AS SHOWN ON THE PLANS, STRONGLY ROOTED, FREE FROM WEED, RUSTS, INSECTS AND DISEASE. CONTRACTOR SHALL SOO ALL AREAS AS INDICATED ON THE PLAN OR AS DIRECTED. PAYMENT SHALL BE DETERMINED BY THE TOTAL MEASURED SOODED AREAS X THE UNIT PRICE SUBMITTED AND FIELD VERIFIED.
- SOO SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AS DEFINED BY FOOT. SOO SHALL CARRY A 6-MONTH WARRANTY.
- ALL TREES, PALMS, SHRUBS AND GROUNDCOVERS SHALL CARRY A ONE-YEAR WARRANTY FROM THE DATE OF FINAL ACCEPTANCE.
- ALL TREES AND PALMS SHALL BE STAKED PER ACCEPTED STANDARDS BY THE FLORIDA NURSERYMEN & GROWERS LANDSCAPE ASSOCIATION (FNLGA). THERE SHALL BE ONE FINAL INSPECTION FOR APPROVAL BY THE FREEDOM GOVERNING AGENCY. CONTRACTOR SHALL INSURE THAT THE PLANS, DETAILS, SPECIFICATIONS AND NOTES HAVE BEEN ADHERED TO AND THAT THE LANDSCAPE AND IRRIGATION INSTALLATION IS COMPLIANT TO ALL ITEMS AS DIRECTED ON THE PLANS PRIOR TO SCHEDULING OF THE FINAL INSPECTION.
- THE PLANT LIST IS INTENDED ONLY AS AN AID TO BIDDING. ANY DISCREPANCIES FOUND BETWEEN THE QUANTITIES ON THE PLAN AND PLANT LIST, THE QUANTITIES ON THE PLAN SHALL BE HELD VALID.
- IRRIGATION SHALL PROVIDE FOR A 100% COVERAGE WITH A 100% OVERLAP, AUTOMATIC SYSTEM BY RAIN MONITOR SENSOR ATTACHED TO CONTROLLER. ALL FLORIDA BUILDING CODE APPENDIX 17 IRRIGATION REQUIREMENTS SHALL BE STRICTLY ADHERED TO FOR INSTALLATION AND PREVAILING WATER MANAGEMENT DISTRICT RESTRICTIONS AND REGULATIONS SHALL BE IN COMPLIANCE FOR POST-INSTALLATION WATERING SCHEDULES.
- EXISTING IRRIGATION SYSTEM (IF APPLICABLE) SHALL BE RETROFITTED TO COMPLY WITH THOSE SPECIFICATIONS AS OUTLINED ABOVE.
- CONTRACTOR SHALL PROVIDE A WATER TRUCK DURING PLANTING TO INSURE PROPER WATERING IN DURING INSTALLATION AND WILL BE RESPONSIBLE FOR CONTINUAL WATERING UNTIL FINAL ACCEPTANCE BY THE OWNER.
- ALL EXISTING TREES, PALMS AND PLANT MATERIAL TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION. CONTRACTOR SHALL INSTALL PROTECTIVE BARRIERS SUCH AS "TENT" PROTECTIVE FENCING OR AS SHOWN ON THE DETAILS TO BE INSTALLED AT THE BEGINNING OF THE PROJECT. BARRIERS SHALL BE LOCATED TO INCLUDE THE DROPLINE OF THE TREES, PALMS AND PLANT MATERIAL WHERE POSSIBLE. THE CONTRACTOR SHALL TAKE EXTRA CAUTION TO PREVENT ANY DAMAGE TO THE TRUNK, BRANCHES, ROOTS, ROOT ZONE AREAS AND ADJACENT GRADES.
- EXISTING TREES AND PALMS TO REMAIN SHALL BE TREATED PER ANSI-360 STANDARDS. SUPERVISION OF THE TREETING SHALL BE PERFORMED BY AN ISA-CERTIFIED ARBORIST.
- ALL EXISTING TREES AND PALMS SHALL BE "LIFTED AND THINNED" TO PROVIDE FOR AN 8\"/>
- REMOVAL OF ANY TREES OR PALMS WILL REQUIRE A WRITTEN "TREE REMOVAL PERMIT" FROM THE LOCAL GOVERNING AGENCY PRIOR TO REMOVAL.

A WRITTEN TREE REMOVAL PERMIT IS REQUIRED FROM MIAMI-DADE CO. DEER PRIOR TO REMOVAL OF ANY TREES FROM THIS SITE.
SEE L-2 FOR LANDSCAPE, DETAILS, NOTES, SPECIFICATIONS, ETC.
SEE IRRIGATION PLAN FOR IRRIGATION DESIGN, LAYOUT, NOTES, SPECIFICATIONS, ETC.

**9740 W. Broadview Dr.
LANDSCAPE PLAN**

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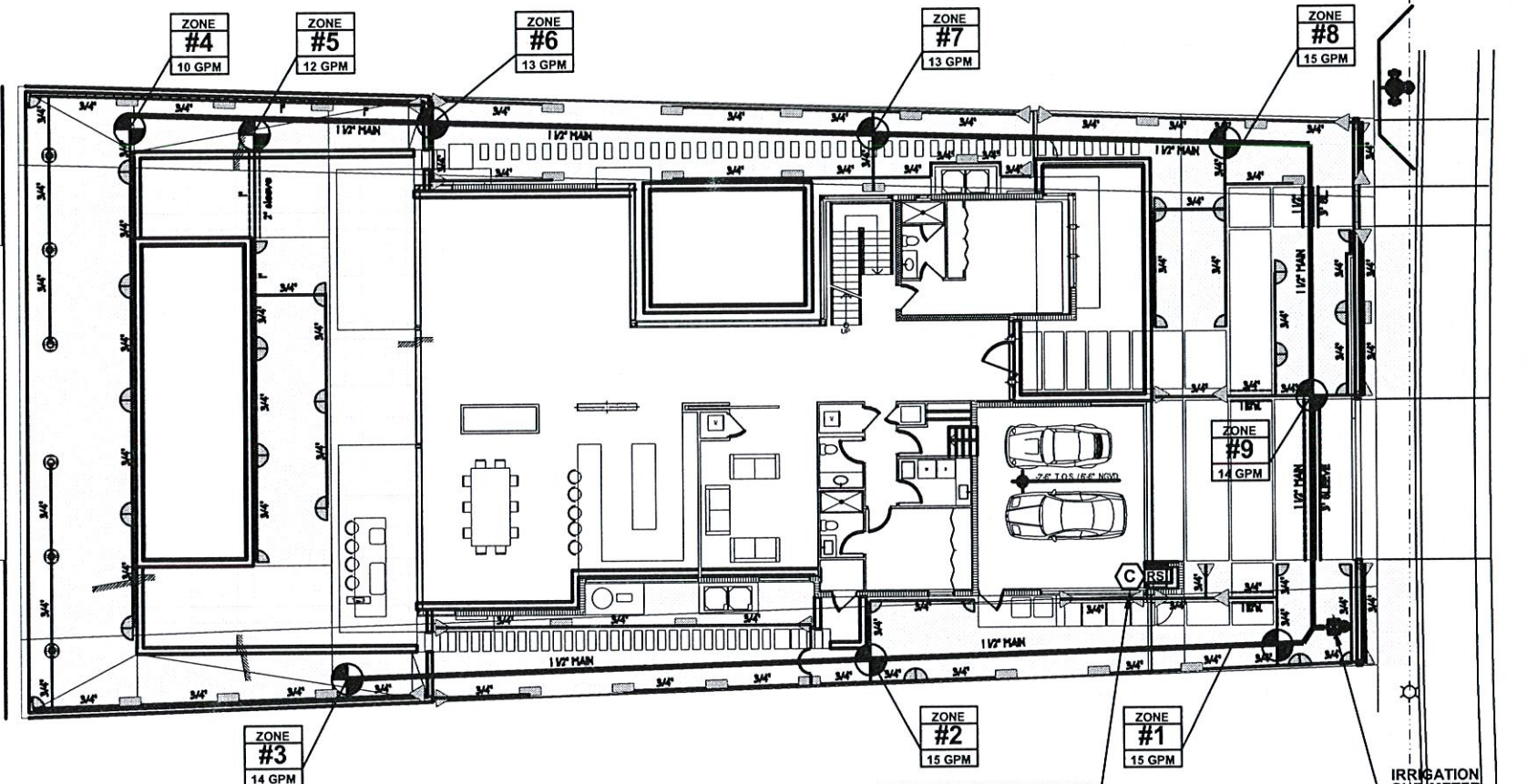
RESIDENTIAL DEVELOPMENT
9740 W. Broadview Dr.
Bay Harbor Islands, FL 33154

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drawn: B. DIAZ
checked: T.Y. MORAN
approved: J. F. BOCAASH
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[Signature]
JAMES F. BOCAASH
P.L.A. # 00000000

Drawing:
L-2

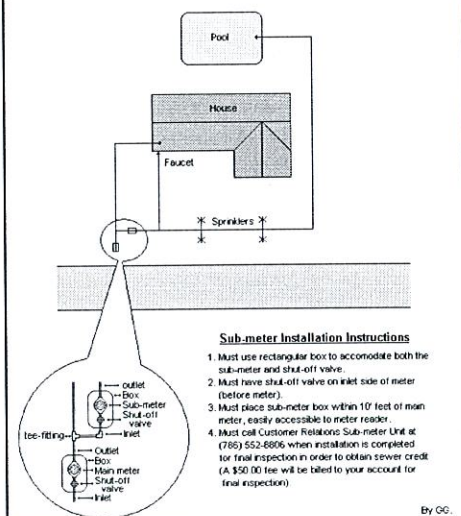


GENERAL IRRIGATION NOTES

1. IRRIGATION CONTRACTOR SHALL PROVIDE FLUENT AND INSTALL A FULLY AUTOMATIC IRRIGATION SYSTEM WHICH SHALL COMPLY WITH ALL LOCAL, STATE, FEDERAL AND WATER MANAGEMENT DISTRICT (FWM) REQUIREMENTS.
2. THE IRRIGATION CONTRACTOR SHALL SCHEDULE AN ON-SITE PRE-CONSTRUCTION CONFERENCE WITH THE OWNER, THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCEMENT OF INSTALLATION OF THE IRRIGATION SYSTEM.
3. CONTRACTOR SHALL INSTALL A POP-UP SPRAY TYPE SHALL BE ROTO-IMPACT SPRAY OR BUBBLER AND SHALL BE SO INSTALLED AS TO NOT CAUSE ANY OVERSPRAY ONTO ANY PAVED SURFACES (I.E. ROADS, SIDEWALKS, ETC.). ALL FURNISHES SHALL BE "RAINBIRD" OR AN APPROVED EQUAL. ALL WORK SHALL BE DONE IN A PROFESSIONAL MANNER AND AS PER THE MANUFACTURER'S SPECIFICATIONS. SPRAY HEADS SHALL BE 4" FOR 3000 PSI AND 5" FOR 4000 PSI. SPRAY HEADS SHALL BE 12" FOR 4000 PSI. SPRAY HEADS SHALL BE 12" FOR 4000 PSI. SPRAY HEADS SHALL BE 12" FOR 4000 PSI.
4. ALL MAIN SUPPLY LINE SHALL BE 1/2" SCHEDULE 40 PIPE. ALL FITTINGS SHALL BE SCHEDULE 40. THE MAIN LINE IS SHOWN SCHEMATICALLY. LOCATE MAIN LINES IN LANDSCAPE AREAS WHERE POSSIBLE AND SLEEVE UNDER PAVEMENT WHERE NECESSARY. MAIN LINES SHALL BE IN THE SAME TRENCH WITH LATERAL LINES WHERE POSSIBLE.
5. CONTRACTOR SHALL CONSTRUCT CONCRETE THURST BLOCKS 12" X 12" X 12" AT ALL 90° INTERSECTIONS OR BENDS 45 DEGREES OR GREATER ON THE MAIN LINE.
6. MINIMUM PIPE SIZE SHALL BE 3/4" PIPE.
7. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE LOCATION OF AND AVOID AND PROTECT ALL UTILITY LINES, DUCTS, BURIED CABLES AND OTHER UTILITIES IN THE AREA. CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR, LABILITY AND COSTS INCURRED IN THE DAMAGE OR DESTRUCTION OF ANY UTILITIES. CALL 811 AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF ANY WORK FOR PROPER UTILITY LOCATION AND CLEARANCES.
8. THE CONTRACTOR SHALL SECURE ALL WORK WITH THE PROJECT MANAGER, LANDSCAPE CONTRACTOR AND ALL OTHER CONTRACTORS TO INSURE PROPER INSTALLATION, SCHEDULING AND PROTECTION.
9. THE CONTRACTOR SHALL COORDINATE WITH THE PROJECT MANAGER TO PROVIDE ELECTRICAL SERVICE TO THE CONTROLLER, PUMP, ETC. AS NEEDED.
10. THE CONTRACTOR SHALL BE RESPONSIBLE TO SECURE ALL PERMITS AS MAY BE REQUIRED NECESSARY TO PERFORM THE WORK. ENTRY SYSTEM SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL AND STATE CODES. THE OWNER IS RESPONSIBLE FOR ALL PERMIT FEES.
11. ALL SLEEVES UNDER PAVEMENT SHALL BE BURIED PER F.S. 8.00 CODE, APPENDIX F. ALL LATERAL SLEEVES UNDER PAVEMENT SHALL BE BURIED BELOW WALKWAYS AND SHALL BE SCHEDULE 40 PVC. ALL SLEEVES SHALL BE SCHEDULE 40 PVC PIPE AND SHALL BE 2" TO THE MAIN OR LATERAL PIPE SIZE.
12. THE CONTRACTOR SHALL CONNECT THE IRRIGATION VALVE WHEN APPLICABLE AND ALL ELECTRICAL VALVES TO THE CONTROLLER AND PROVIDE PROPER BONDING.
13. ALL LOW VOLTAGE ELECTRICAL WIRING SHALL BE 18 AWG DIRECT BURIAL. ALL WIRES UNDER ROADS TO BE PLACED IN A SEPARATE TRENCH. CONTRACTOR SHALL PROVIDE A MINIMUM OF 2 BORN WIRES FOR EMERGENCY POST-INSTALLATION WIRING.
14. ALL LINE LOCATIONS ARE APPROXIMATE. CONTRACTOR SHALL ADJUST BENDING AND LOCATION OF SPRAY HEADS IN THEIR BED FOR EXISTING CONDITIONS (WALK, UTILITY, STRUCTURES & PLANTING) TO PROVIDE AND INSURE 100% COVERAGE AND 100% OVERLAP.
15. CONTRACTOR SHALL PROVIDE A ONE-YEAR GUARANTEE ON ALL PARTS AND A BODY GUARANTEE ON LABOR FROM THE DATE OF FINAL ACCEPTANCE.
16. THE IRRIGATION CONTRACTOR SHALL RECORD ALL CHANGES MADE TO THE IRRIGATION SYSTEM DURING INSTALLATION AND PROVIDE AN AS-BUILT DRAWING TO THE OWNER'S REPRESENTATIVE UPON COMPLETION AND ACCEPTANCE OF THE WORK.
17. THE IRRIGATION CONTRACTOR SHALL INSTRUCT THE OWNER OR THE OWNER'S REPRESENTATIVE IN THE OPERATION AND MAINTENANCE OF THE SYSTEM. THE CONTRACTOR SHALL FURNISH TWO COPIES OF AN IRRIGATION SYSTEM MANUAL PREPARED BY THE MANUFACTURER & THE SYSTEM INSTALLER.
18. THE IRRIGATION CONTRACTOR SHALL CHECK AND ADJUST THE SYSTEM AT THE END OF THE 90-DAY PERIOD FROM THE DATE OF FINAL ACCEPTANCE.

RAINBIRD ESP CONTROLLER
RAINBIRD ESP-LINE MODULAR SERIES
CONTROLLER WITH RAINBIRD
RAIN SENSOR ATTACHED TO
CONTROLLER.

Miami Dade Water and Sewer Department
Customer Relations Sub-meter Unit
Typical customer owned sub-meter installation



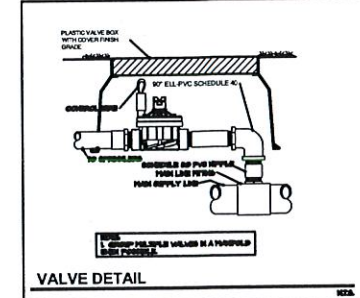
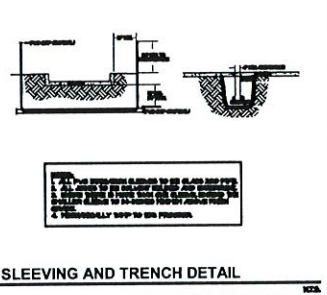
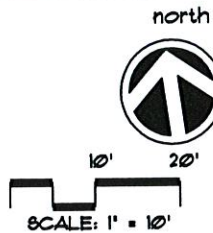
FLORIDA BUILDING CODE-APPENDIX F
PIPE INSTALLATION-DEPTH OF COVER

VEHICLE TRAFFIC AREAS	
PIPE SIZE (INCHES)	DEPTH OF COVER (INCHES)
1/2" TO 2 1/2"	18" TO 24"
3" TO 8"	24" TO 36"
6" OR GREATER	36" TO 36"
NON-TRAFFIC AND NON-CULTIVATED AREAS	
PIPE SIZE (INCHES)	DEPTH OF COVER (INCHES)
1/2" TO 1 1/4"	12"
1 1/2" TO 2"	12" TO 18"
2 1/2" TO 3"	18" TO 24"
4" OR LARGER	24" TO 36"

FLORIDA BUILDING CODE-APPENDIX F
PART V-A-6

WATER PIPE SIZE	SLEEVE SIZE
3/4"	1 1/2"
1"	2"
1 1/4"	2 1/2"
1 1/2"	3"
2"	4"
3"	6"
4"	8"

SLEEVES TO EXTEND A MIN. 3" BEYOND ALL PAVED AREAS, BACKFILL AND COMPACT PER APPENDIX F.



IRRIGATION LEGEND

- IRRIGATION SUB-METER SEE STANDARD DETAIL-SKETCH PER MIAMI-DADE COUNTY WDEPT. BY WATER DEPT. FORCES AT OWNER'S EXPENSE
- 1 1/2" PVC Main Supply Line- 6ch 40
- RAINBIRD ESP-LINE MODULAR SERIES 1/2" RAINBIRD RAIN SENSOR
- RAINBIRD RSD SERIES RAIN SENSOR ATTACHED TO CONTROLLER
- JUNCTION BOX 1/2" WATER-PROOF CONNECTORS
- 1" ELECTRIC VALVES-RAINBIRD PES SERIES OR APPROVED EQUAL, IN JUMBO VALVE BOX
- LATERAL LINE (6ch 160)
- PIPE IN SLEEVE (See Sizing Chart)
- PIPE CONNECTION
- PIPE CROSSINGS
- ZONE DESIGNATION
- RAINBIRD 1600-U SERIES-PRS 4", 6", 8" POP-UP - HALF, QUARTER, FULL 10", 12", 15" RADIUS AS SHOWN
- RAINBIRD 1600 SERIES STRIP-TYPE BEST (END STRIP), B CBT (CENTER STRIP)
- RAINBIRD -S SERIES, MFR STREAM BUBBLER NOZZLES, 5" RADIUS, 15 GPM

SPECIAL NOTES:

A ROUGH INSPECTION IS REQUIRED BY THE CITY OF BAY HARBOR ISLANDS PRIOR TO TRENCH BACKFILLING AND A FINAL INSPECTION SHALL BE REQUIRED PRIOR TO COMPLETION OF IRRIGATION WORK.

SOUTH FLORIDA WATER MANAGEMENT DISTRICT WATER RESTRICTIONS -PHASE II MODIFIED - ARE IN EFFECT. ALL REQUIREMENTS FOR THESE REGULATIONS SHALL BE STRICTLY ENFORCED WITH CONTRACTOR AND/OR OWNER TO BE RESPONSIBLE THROUGHOUT THIS PROJECT AND POST CERTIFICATE OF OCCUPANCY.

9740 W. Broadview Dr.
IRRIGATION PLAN

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RESIDENTIAL DEVELOPMENT

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Bay Harbor Islands, Fl. 33154

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