

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**

March 6, 2018

FINAL AGENDA

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

PLEDGE OF ALLEGIANCE

ROLL CALL

1. Request for approval for the remodeling and addition to an existing single family home for "Gloria Sterental" located at 1361 97 Street, Lot 10 of Block 35. The proposed remodeling and addition includes conversion of the garage to a study, laundry room, new bedroom, new kitchen, master bedroom, pantry, powder room and gallery. The addition totals 675 +/- sq. ft. Which will make the home a grand total of 4,305 sq. ft. Enclosed please find the site plan and elevations. (Item #1)

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

2. **Discussion and recommendation** requested by the Town Council regarding the design standards for single family homes on the West Island. Enclosed is a copy of the staff report and Power Point presentation provided by Town Planner, Michael Miller that was provided at the previous meeting. Also attached is additional information provided by Planning and Zoning Board Member, Wesley Kean for further discussion and consideration. (Item #2)

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.

AGENDA ITEM REPORT

March 6, 2018

ITEM NUMBER: 1.

ITEM: Request for approval for the remodeling and addition to an existing single family home for "Gloria Sterental" located at 1361 97 Street, Lot 10 of Block 35. The proposed remodeling and addition includes conversion of the garage to a study, laundry room, new bedroom, new kitchen, master bedroom, pantry, powder room and gallery. The addition totals 675 +/- sq. ft. Which will make the home a grand total of 4,305 sq. ft. Enclosed please find the site plan and elevations. (Item #1)

DESCRIPTION:

RECOMMENDED ACTION:

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

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez

ATTACHMENTS

1.	1361 97th Street - Sterental - 1066 - PZB Staff Report Feb 9 2018	1361 97th Street - Sterental - 1066 - PZB Staff Report Feb 9 2018.pdf
2.	STERENTAL RESIDENCE 2-08-2018	STERENTAL RESIDENCE 2-08-2018.pdf

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

To: Planning and Zoning Board
Town of Bay Harbor Islands

From: Michael J. Miller, AICP 
Consultant Town Planner

Date: February 9th, 2018

Subject: Single-Family Residence Remodeling & Addition
1361 97th Street
Bay Harbor Islands Acct. No.: MB2017-65
MMPA Acct. No.: 01-0702-1066

RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board review the contents of this staff report, the latest revised site plan and architectural plans (February 8th, 2018) and if felt to be acceptable, **APPROVE** the plans as submitted or with modifications as deemed appropriate and/or with conditions, to allow for the remodeling and an addition to the existing single-family home located at 1361 97th Street.

GENERAL PROJECT INFORMATION

Land Use Designation: L – Low Density Residential
Zoning District: RD Single-Family District
General Location: 1361 97th Street
Legal Description: Lot 10 of Block 35, "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, Schapiro Associates, as agent for the property owner, Gloria Sterental, has submitted an application for the remodeling and an addition to an existing single-family residence on an interior lot located at 1361 97th Street. The existing single-story home was built in 1957 and is 3,682 square feet in size including a one (1) car garage with 4 bedrooms / 4 bathrooms and has a white concrete tile roof. The proposed remodeling / addition includes conversion of the garage to a study, laundry room, a new bedroom; new kitchen, master bedroom suite, pantry,

powder room, and gallery; a portico and family room where there is a courtyard presently; a new bathroom addition at the southeast corner of the home; and removal of the existing asphalt circular driveway to be replaced with a single two-way entrance driveway (pavers). The additions total 675+/- sq. ft. which will make the home a grand total of 4,305 sq. ft., with 5 bedrooms and 5½ bathrooms. The overall height of the structure will now be 16.25' above Base Flood Elevation (BFE), with 25' being the maximum height permitted in the RD Single-Family District.

Extensive landscaping is existing / proposed that meets the Miami-Dade County Landscape Code and Town Supplemental Landscape Code requirements, including the use of native and drought tolerant plant materials. It is noted that the existing pool deck will be pulled back 5' to meet setbacks and the pool equipment is also being relocated to provide the current 5' setback. The Town's Street Tree Master Plan identifies the tree species for this area of the Town as "Paradise Tree" along 97th Street, and the landscape plan shows compliance with this requirement with three (3) trees being placed along the front of the site.

PROJECT HISTORY

The applicant submitted an initial set and several revised sets of plans that were reviewed by MMPA / Town staff for consistency with the Town Code requirements. Comments were given to the applicant each time and the current submitted plans are reflective of all requested changes.

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 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.

SUMMARY / SITE PLAN COMMENTS

The latest site plan and architectural plans submitted for the construction of a new single-family home located at 1361 97th Street 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 following condition of approval is recommended:

- 1) This approval is based on the plans prepared by Schapiro Associates, dated February 8th, 2018 with any modifications required by the PZ Board. Any future modifications to the above plans shall be reviewed by Town staff / MMPA and may require re-approval by the PZB if felt to be substantial.

STERENTAL RESIDENCE

1361 97TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

P&Z SUBMITTAL 2-08-2018



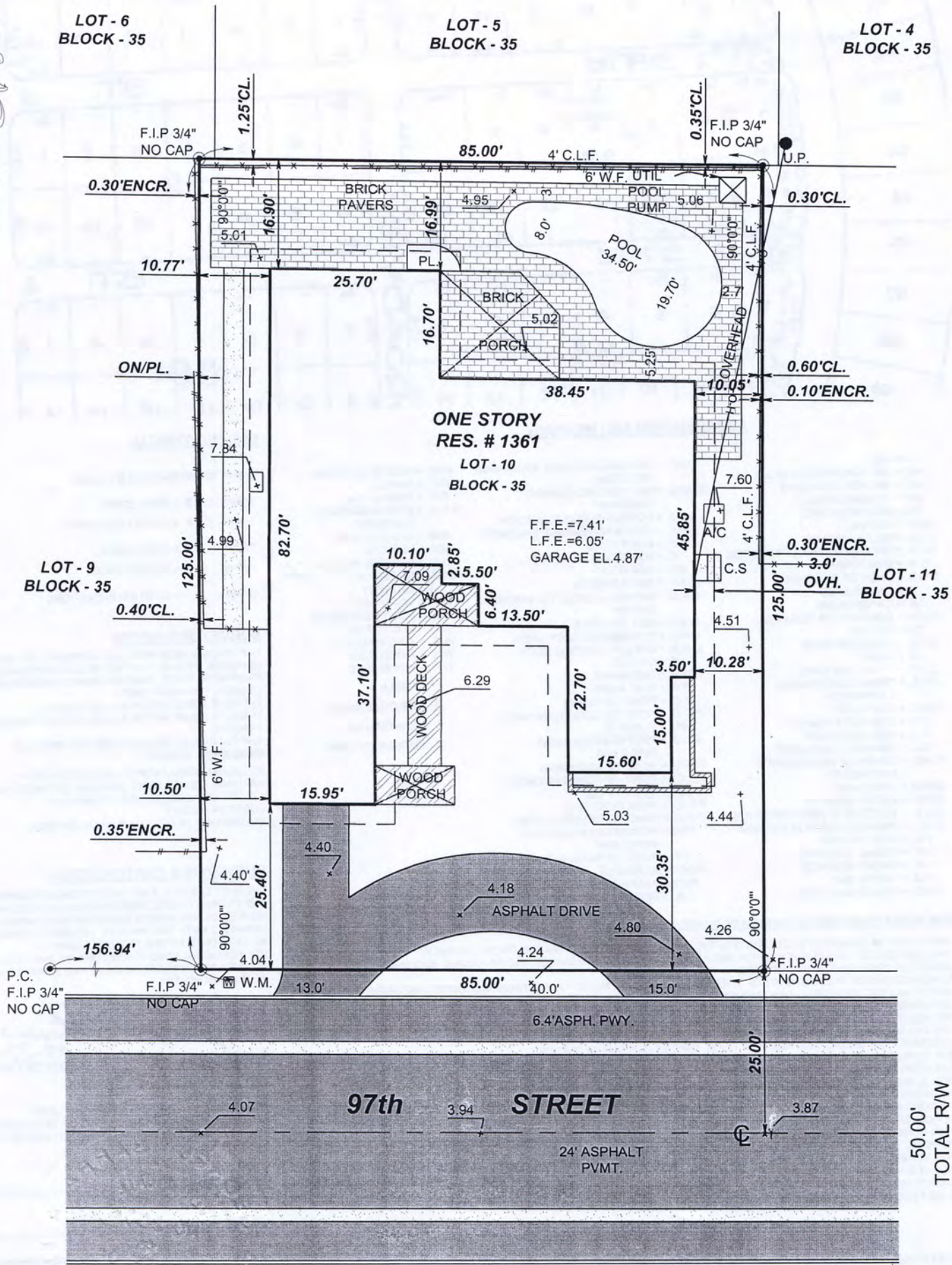
ARCHITECTURE URBANISM INTERIORS

ARCHITECT :
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Third Floor
Bay Harbor Islands, Florida 33154
Telephone (305) 866 7324
Facsimile (305) 866 7474
Email: jaim@schapiroassociates.com

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SURVEY	
	BOUNDARY SURVEY
ARCHITECTURE	
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P-2	SITE PICTURES
P-3	CONCEPTUAL RENDERINGS
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BOUNDARY SURVEY

SCALE = 1" = 20'



SURVEYOR'S NOTE:

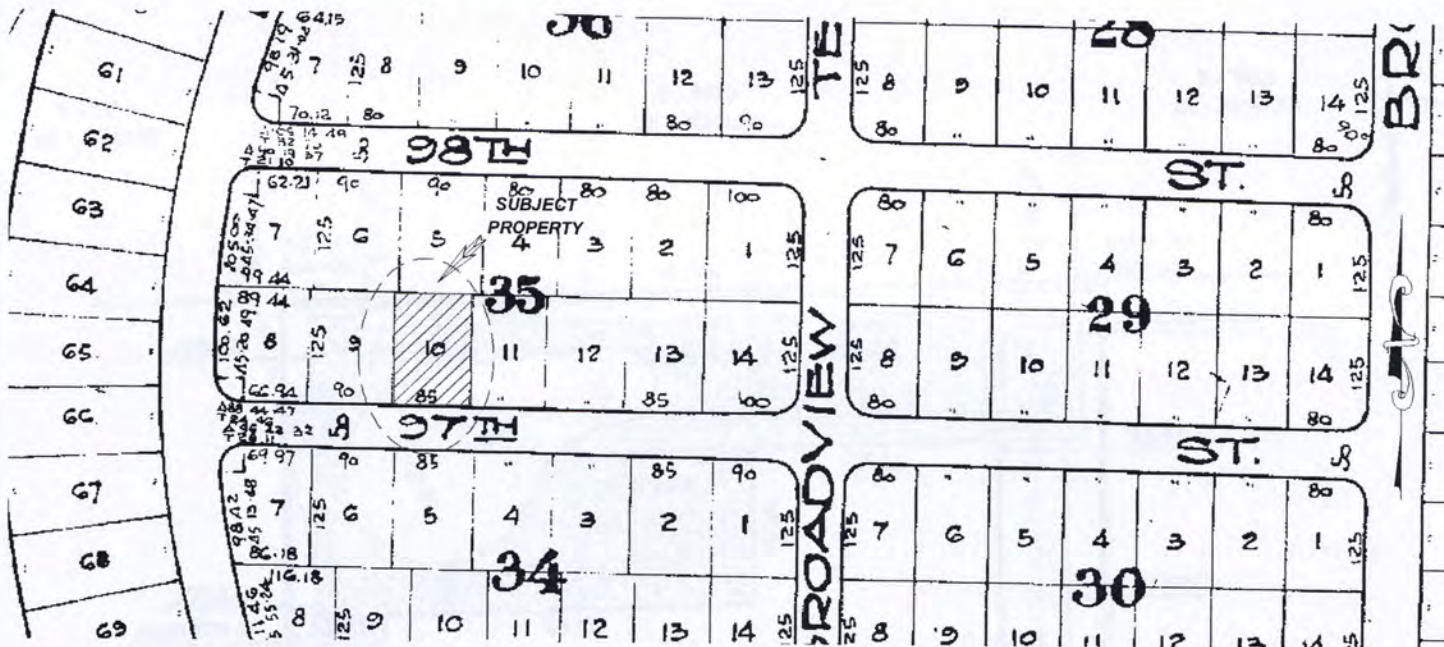
- There may be Easements recorded in the Public Records not shown on this Survey.

SURVEY OF LOT 10, BLOCK 35, OF BAY HARBOR ISLAND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY ADDRESS: 1361 97 ST, MIAMI BEACH, FL 33154
FOR: PAUL STERENTAL

LOCATION SKETCH

Scale 1" = NT.S.



ABBREVIATION AND MEANING

A = ARC
A/C = AIR CONDITIONER PAD
A.E. = ANCHOR EASEMENT
A/R = ALUMINIUM ROOF
A/S = ALUMINIUM SHED
ASPH. = ASPHALT
B.C. = BLOCK CORNER
B.C.R. = BROWARD COUNTY RECORDS
B.M. = BENCH MARK
B.O.B. = BASIS OF BEARINGS
C = CALCULATED
C.B. = CATCH BASIN
C.B.W. = CONCRETE BLOCK WALL
CH = CHORD
CH.B. = CHORD BEARING
CL = CLEAR
C.L.F. = CHAIN LINK FENCE
C.M.E. = CANAL MAINTENANCE EASEMENTS
CONC. = CONCRETE
C.P. = CONCRETE PORCH
C.S. = CONCRETE SLAB
D.E. = DRAINAGE EASEMENT
D.M.E. = DRAINAGE MAINTENANCE EASEMENTS
DRIVE = DRIVEWAY
ENCR. = ENCROACHMENT
E.T.P. = ELECTRIC TRANSFORMER PAD
F.F.E. = FINISHED FLOOR ELEVATION
F.H. = FIRE HYDRANT
F.I.P. = FOUND IRON PIPE
F.I.R. = FOUND IRON ROD
F.N. = FOUND NAIL
F.N.D. = FOUND NAIL & DISK

FNIP. = FEDERAL NATIONAL INSURANCE PROGRAM
IN. & EG. = INGRESS AND EGRESS EASEMENT
L.F.E. = LOWEST FLOOR ELEVATION
L.M.E. = LAKE MAINTENANCE EASEMENT
L.P. = LIGHT POLE
M. = MEASURED DISTANCE
M/H = MANHOLE
N.A.P. = NOT A PART OF
NGVD = NATIONAL GEODETIC VERTICAL DATUM
N.T.S. = NOT TO SCALE
O.H.L. = OVERHEAD UTILITY LINES
O.R.B. = OFFICIAL RECORD BOOK
O/S = OFFSET
OVH. = OVERHANG
P.B. = PLAT BOOK
P.C. = POINT OF CURVE
P.C.C. = POINT OF COMPOUND CURVE
PL. = PLANTER
P.L.S. = PROFESSIONAL LAND SURVEYOR
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.P. = POWER POLE
P.P.S. = POOL PUMP SLAB
P.R.C. = POINT OF REVERSE CURVE
PRM. = PERMANENT REFERENCE MONUMENT
PT. = POINT OF TANGENCY
P.V.M.T. = PAVEMENT
P.W.Y. = PARKWAY
R. = RECORD DISTANCE

RAD. = RADIUS OF RADIAL
RGE. = RANGE
R.P. = RADIUS POINT
R.O.E. = ROOF OVERHANG EASEMENT
R/W. = RIGHT-OF-WAY
SEC. = SECTION
S.I.P. = SET IRON PIPE L.B. #6044
SWK. = SIDEWALK
T = TANGENT
TWP. = TOWNSHIP
U.E. = UTILITY EASEMENT
U.P. = UTILITY POLE
W.M. = WATER METER
W.R. = WOOD ROOF
W.S. = WOOD SHED
Δ = ANGLE
△ = CENTRAL ANGLE
℄ = CENTER LINE
M = MONUMENT LINE

LEGEND TYPICAL

—OH— OVERHEAD UTILITY LINES
//// C.B.S. = WALL (CBW)
—X— C.L.F. = CHAIN LINK FENCE
—O— I.F. = IRON FENCE
—W— W.F. = WOOD FENCE
* 0.00 = EXISTING ELEVATIONS

SURVEYOR'S NOTES

1) IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY. IF NOT, THEN BEARINGS ARE REFERRED TO COUNTY, TOWNSHIP MAPS.
2) THIS IS A SPECIFIC PURPOSE SURVEY.
3) THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.
4) IF SHOWN, ELEVATIONS ARE REFERRED TO MIAMI-DADE COUNTY.
ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEOGRAPHIC VERTICAL DATUM OF 1929 CITY OF MIAMI BEACH BENCH MARK A-17 LOCATOR # 2235 E ELEVATION 7.67 FEET OF N.G.V.D. OF 1929

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON, AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION, COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

BY: *George Ibarra* 09-27-17
GEORGE IBARRA (DATE OF FIELD WORK)

PROFESSIONAL LAND SURVEYOR NO. 2534
STATE OF FLORIDA (VALID COPIES OF THIS SURVEY WILL BEAR THE EMBOSSED SEAL OF THE ATTESTING LAND SURVEYOR)

REVISED ON: _____

REVISED ON: _____

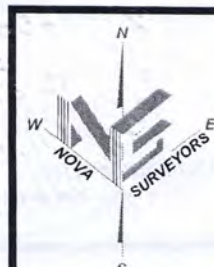
LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY ("SURVEY"):

- THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY.
- THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING, AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.
- EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY. THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD, AND LEGAL DESCRIPTIONS PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
- BOUNDARY SURVEY MEANS A DRAWING AND / OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND / OR NOT TO SCALE.
- EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS OTHERWISE SHOWN.
- THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.
- ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS AND SETBACKS, AND THEY WILL BE RESPONSIBLE FOR SUBMITTING PLAT PLANS WITH THE CORRECT INFORMATION FOR THEIR APPROVAL FOR AUTHORIZATION TO AUTHORITIES IN NEW CONSTRUCTIONS, UNLESS OTHERWISE NOTED. THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.
- FENCE OWNERSHIP NOT DETERMINED.
- THIS PLAN OF SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED.
- HEREON, THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.
- THE SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE INFORMATION BELOW. THE LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION. THE FNIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN ZONE: AE COMMUNITY/PANEL/SUFFIX: 120635 0092 J DATE OF FIRM: 07/17/1995
- BASE FLOOD ELEVATION: 8FT.

CERTIFIED TO: PAUL & GLORIA STERENTAL



SURVEYOR'S SEAL







EAST NEIGHBOR ON 97TH STREET



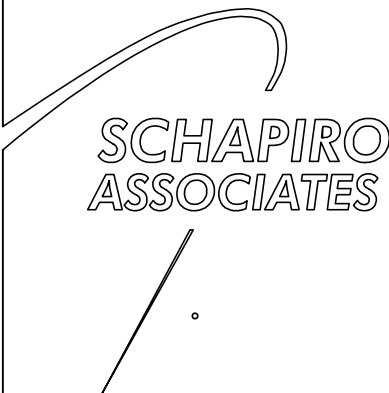
WEST NEIGHBOR ON 97TH STREET



NEIGHBOR ACROSS THE STREET ON 97TH STREET



NEIGHBOR ACROSS THE STREET ON 97TH STREET



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 jaime@schapiroassociates.com

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 BAY HARBOR ISLANDS, FLORIDA 33154
 FOLIO NO. 13-2227-001-6460

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10-30-2017	556
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AS SHOWN	556 - P1, P2, P3 Site Photos.dwg

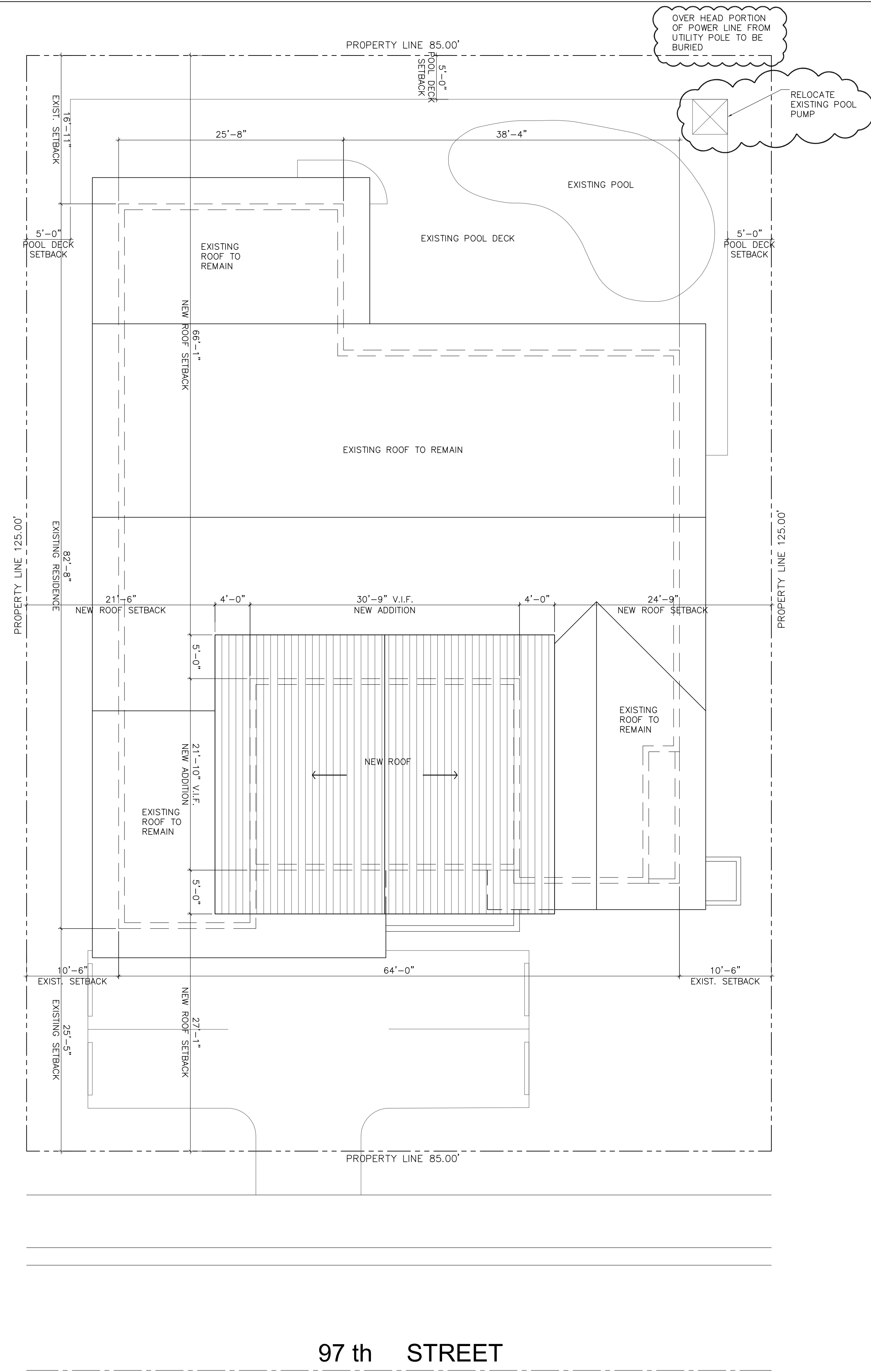
DATE	REV
11-21-2017	P&Z SUBMITTAL
1-15-2018	P&Z SUBMITTAL

SITE NEIGHBORING PROPERTIES

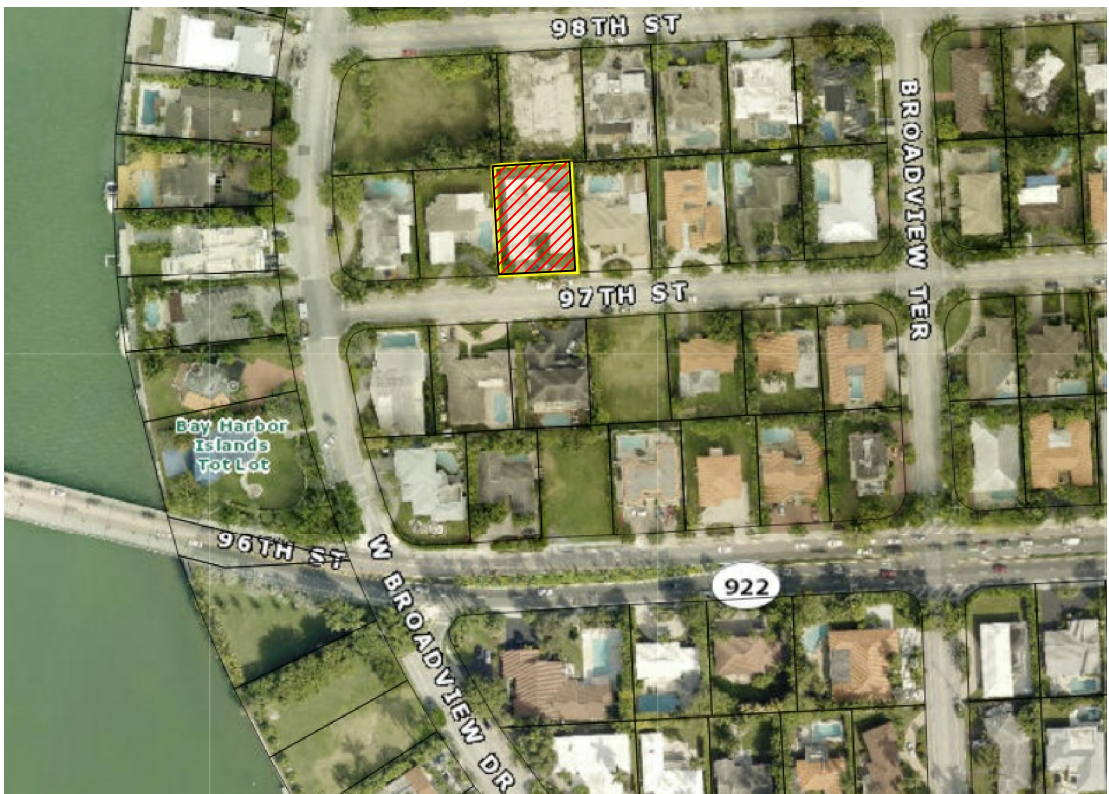
SHEET No.:

P-2





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



LOCATION MAP
SCALE: NTS.

LEGAL DESCRIPTION:
LOT 10, BLOCK 35, BAY HARBOR ISLANDS ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 46, AT PAGE 5, OF PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

ZONING DATA:
ZONING DISTRICT- RESIDENTIAL-RD-SINGLE FAMILY AREA
LOT WIDTH - 85.00'
LOT DEPTH - 125.00'
LOT AREA - 10,625 SF.
BUILDING COVERAGE -4,305 SF.=40.5%
MIN BUILDING AREA REQUIRED - 2,000 SF.(EXCLUDING GARAGE)
PROPOSED TOTAL BUILDING AREA -
EXISTING: 3,682.77 SF. (INCLUDING GARAGE)
NEW: 674.73 SF.
TOTAL: 4,305.00 SF. (INCLUDING GARAGE)

SETBACKS	REQUIRED	PROVIDED
PRIMARY FRONTAGE	25'	25'-5" EXISTING
SIDE	10'	10'-6" EXISTING
REAR	15'	16'-11" EXISTING

HEIGHT	ALLOWED	PROVIDED
	25' IN HEIGHT ABOVE BFE (8.00 N.G.V.D.)	16.25' ABOVE 8.00' N.G.V.D.

LOT COVERAGE:
LOT SIZE: 10,625 SF.
MAIN BUILDING COVERAGE: 4,305 SF.
BUILDING LOT COVERAGE: 4,305/10,625 SF.= 40.5%

EXTERIOR POOL DECK: 1,646 SF.
DRIVEWAY AREA: 610 SF.
TOTAL IMPERVIOUS AREA: 2,256 SF.

TOTAL PERVIOUS AREA: 4,064 SQ. FT.

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FOLIO NO. 13-2227-001-6460

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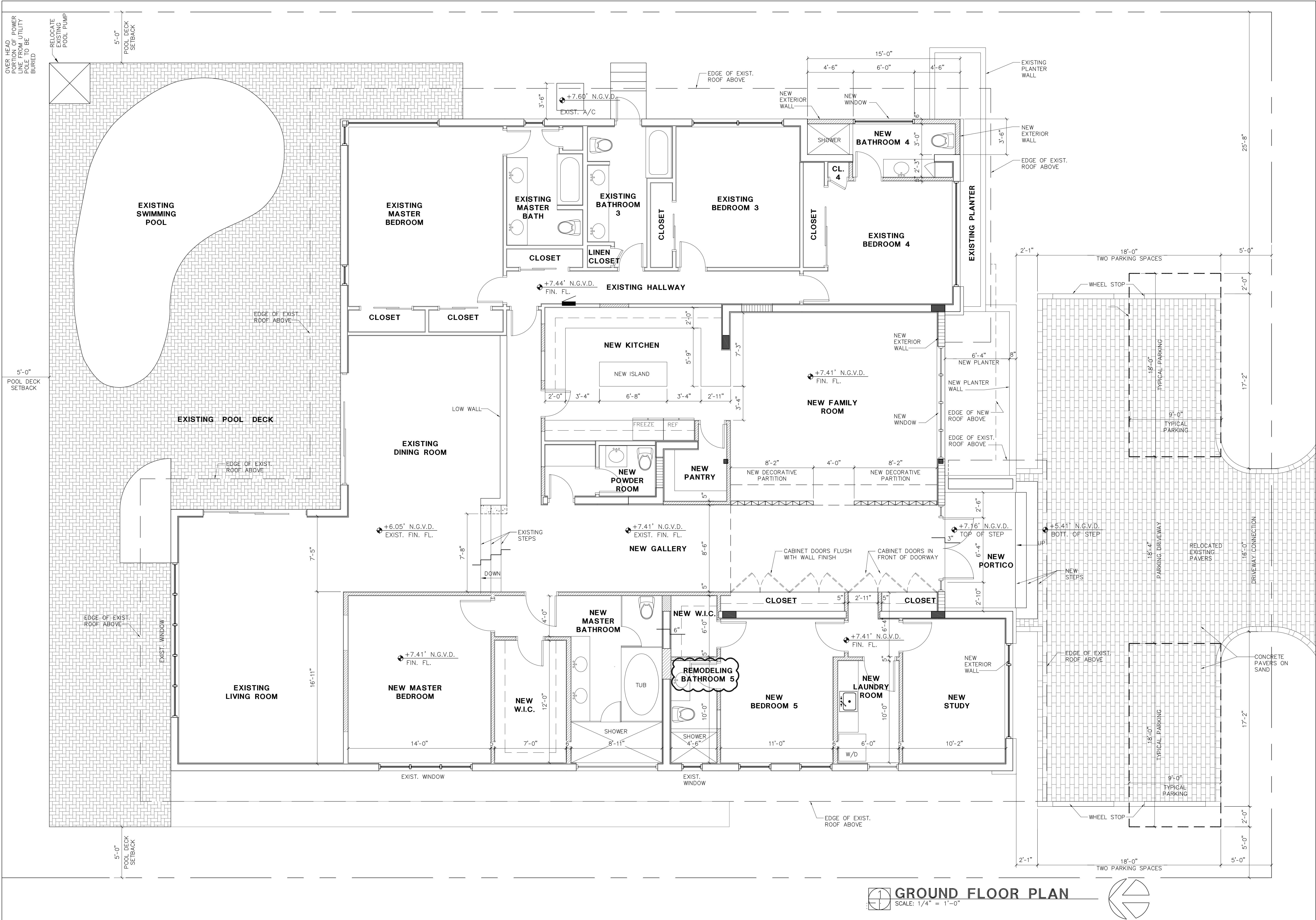
DATE:	PROJECT No.:
10-30-2017	556
SCALE:	S&D TEMPLATE
AS SHOWN	556 - A-1 Site Plan.dwg

DATE	REV
11-21-2017	P&Z SUBMITTAL
1-15-2018	P&Z SUBMITTAL

SITE PLAN

SHEET No.:

A-1





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**STERENTAL RESIDENCE
REMODELING & ADDITION**

1361 97th STREET
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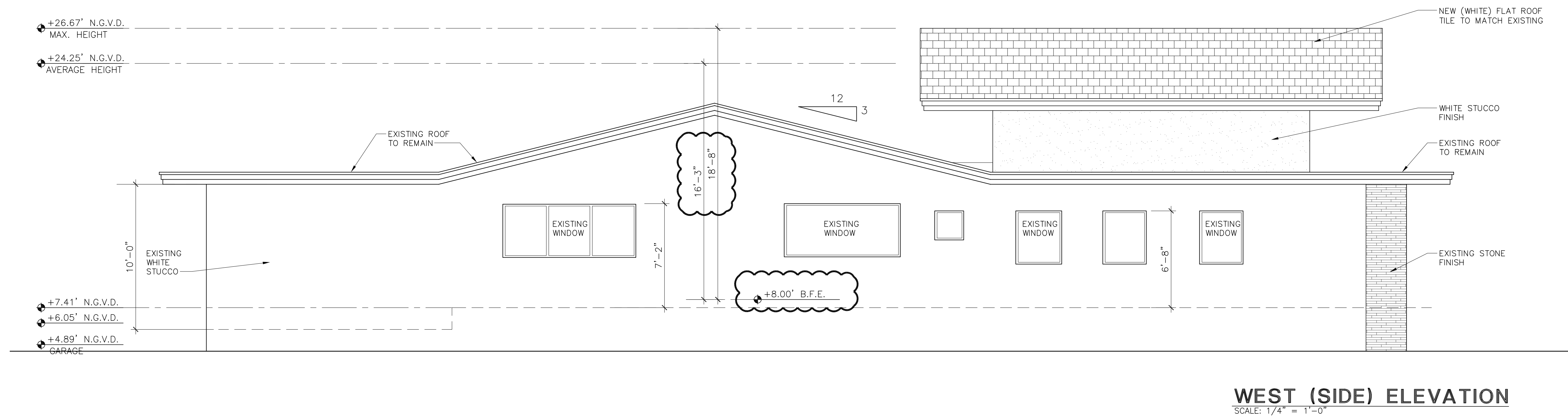
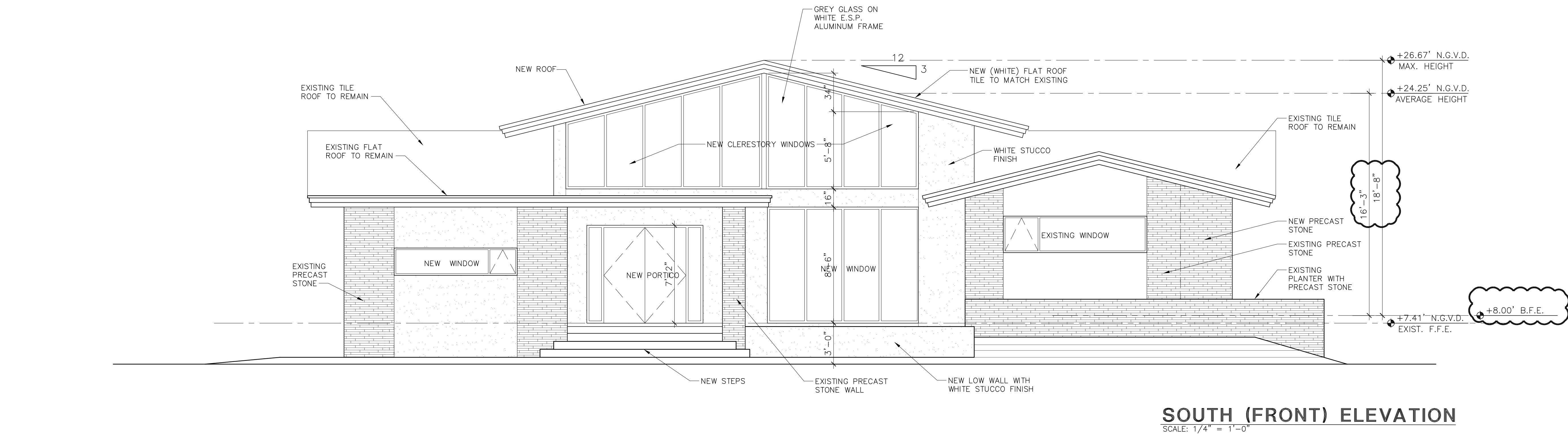
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SCALE	S&P TEMPLATE
AS SHOWN	556 - A-3 Ground Floor.dwg

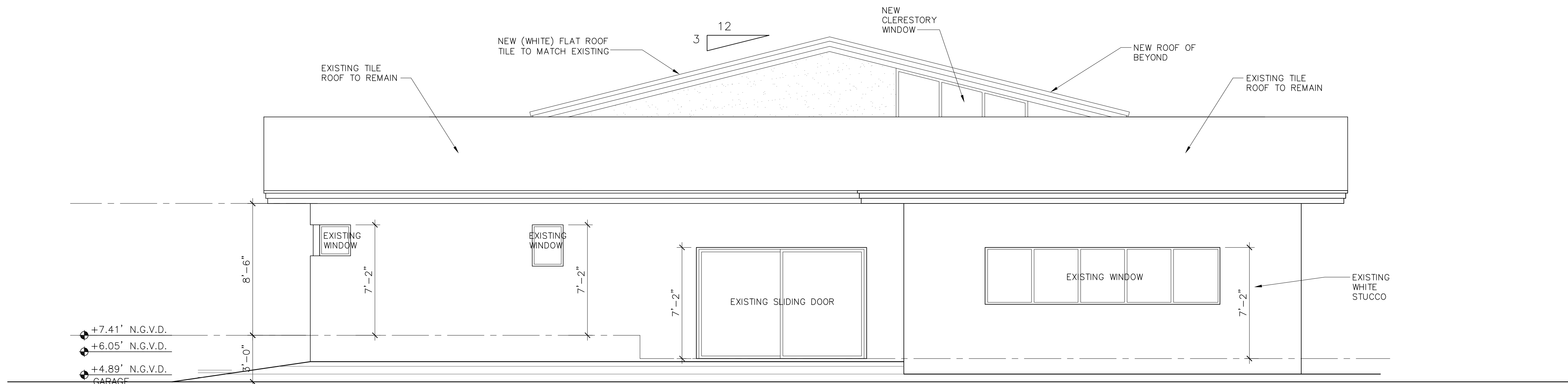
DATE	REV
11-21-2017	P&Z SUBMITTAL
1-15-2018	P&Z SUBMITTAL
2-08-2018	P&Z SUBMITTAL

**ENLARGED
GROUND
FLOOR PLAN**

SHEET No.:

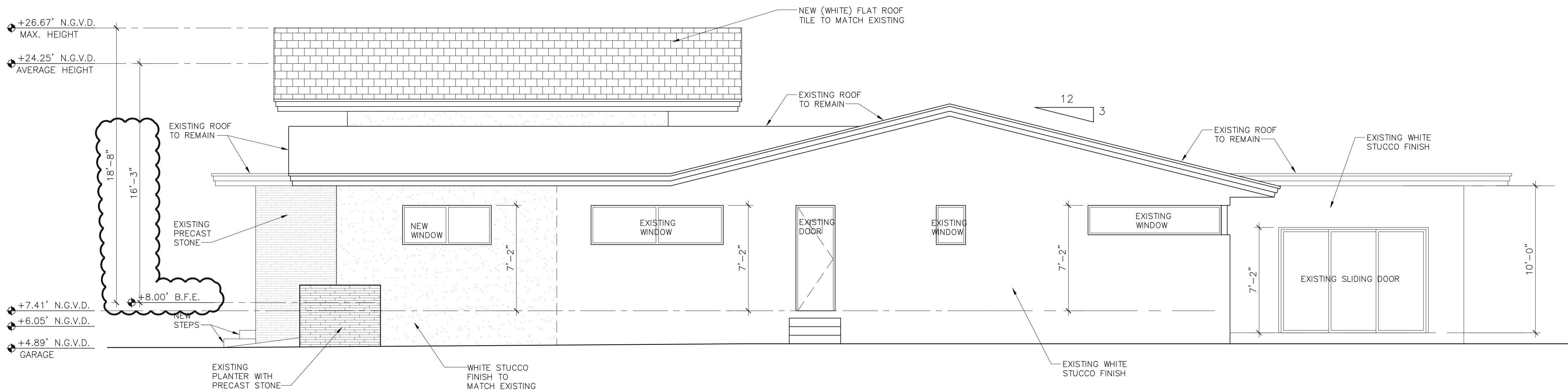
A-3





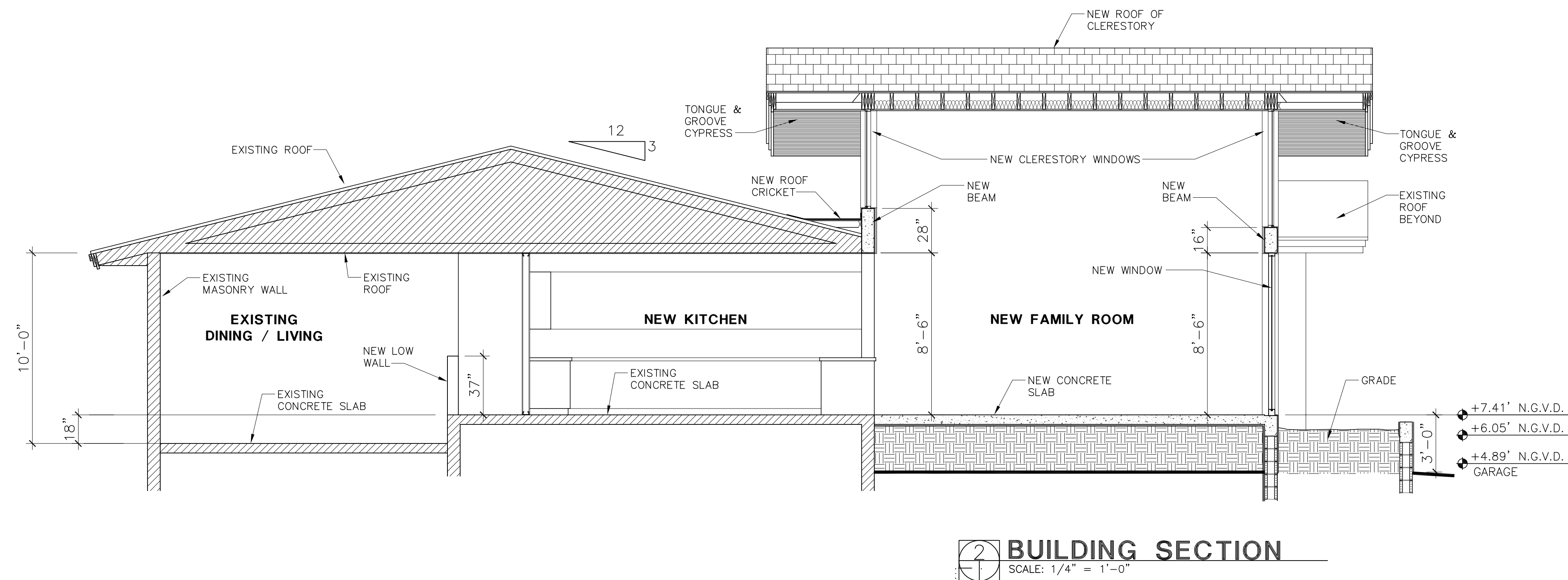
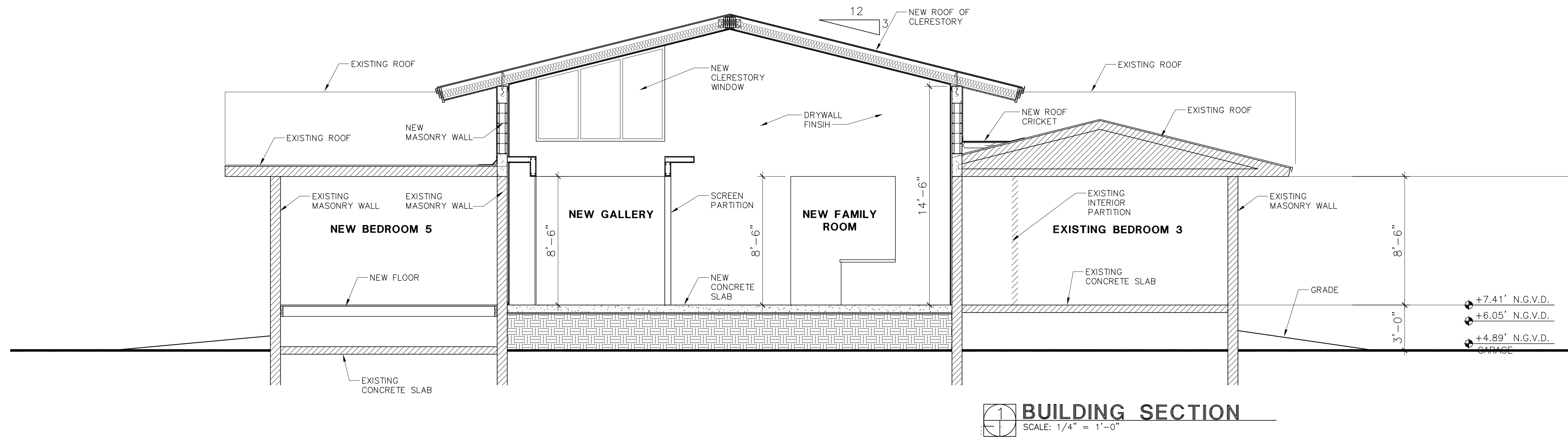
NORTH (REAR) ELEVATION

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



EAST (SIDE) ELEVATION

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



DATE:	PROJECT No.:
10-30-2017	556
SCALE:	S&P TECHNAME:
AS SHOWN	556 - A-6 Sections.dwg

DATE	REV
11-21-2017	P&Z SUBMITTAL
1-15-2018	P&Z SUBMITTAL

SECTIONS

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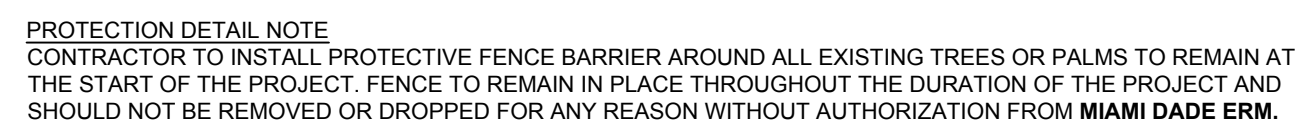
A-6



TOTAL MITIGATION REQUIRED: 257 SF
TOTAL MITIGATION PROVIDED : 3,100 SF

THE CANOPY MITIGATION OF 257 SF AS REQUIRED BY MIAMI DADE ERM HAS BEEN MET AND EXCEEDED.
A TOTAL 3,100 SF CANOPY REPLACEMENT HAS BEEN PROVIDED.

- (2) NATIVE GREEN BUTTONWOOD TREES: 1,000 SF (**Shade Tree I @ 500 SF each**)
- (7) NATIVE SPANISH STOPPER TREES: 2,100 SF (**Shade Tree II @ 300 SF each**)



N.T.S.

1/8" = 1'-0"

0' 8' 16' 24'

N

L-100



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1001 37th STREET
BAY HARBOR ISLANDS, FLORIDA 33154
FOLIO NO. 13-2227-001-6460

DATE: PROJECT No.:

10-30-2017 556

AS SHOWN	
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DATE	REV
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11-31-2017 R47 SUBMITTAL

1	15	2018 R&Z SUBMITTAL
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12.10.17 RZ COMMENTS

22.01.18 CITY COMMENTS

42 02.01.18 CITY COMMENTS

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[illegible]

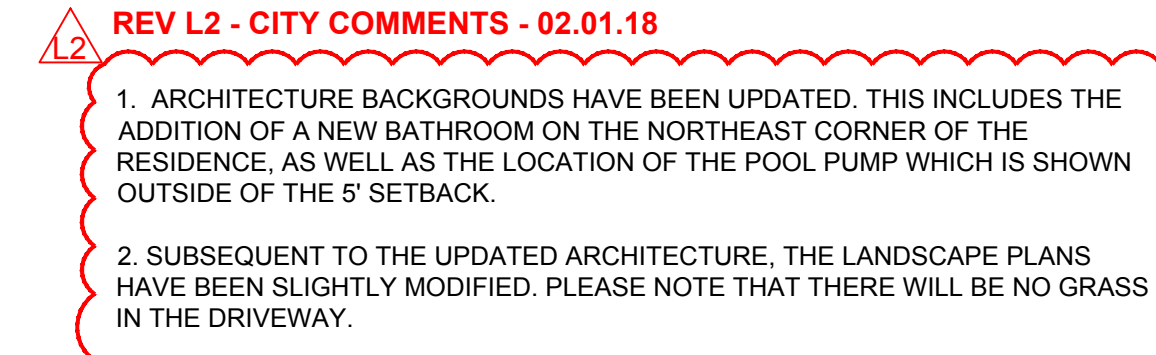
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1,000

1-200

L 200

1. **Introduction**



1/8" = 1'-0"



0' 8' 16' 24'

N

CHRISTOPHER CAWLEY | CC
LANDSCAPE ARCHITECTURE LLC | **LA**

Florida Landscape Architecture Business LC 26000460
780 NE 69th Street | Suite 1106 | Miami, FL 33138
T 305.979.1585 | www.christophercawley.com

SHEET No.:

...-200

SCHAPIRO
ASSOCIATES

STERENTAL RESIDENCE
REMODELING & ADDITION
1361 97th STREET
BAY HARBOR ISLANDS, FLORIDA 33154
FOLIO NO. 13-2227-001-6460

CHRISTOPHER CAVLEY, RLA
Florida License LA 6665786

[illegible]

L-201

N.T.S.

41

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FRONT ELEVATION (NORTH)
SCALE: 3/16= 1'0"



REAR ELEVATION (SOUTH)
SCALE: 3/16= 1'0"

REV L2 - CITY COMMENTS - 02.01.18
1. ARCHITECTURE ELEVATIONS HAVE BEEN UPDATED TO INCLUDE THE ADDITION OF A NEW BATHROOM ON THE NORTHEAST CORNER OF THE RESIDENCE

FRONT + BACK ELEVATIONS

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STERENTAL RESIDENCE
REMODELING & ADDITION
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FOLIO NO. 13-2227-001-6460

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1-15-2018

DATE:	PROJECT No.:
10-30-2017	556
SCALE:	CAD FILENAME:
AS SHOWN	

DATE	REV
11-21-2017	P&Z SUBMITTAL
1-15-2018	P&Z SUBMITTAL
02.01.18	CITY COMMENTS

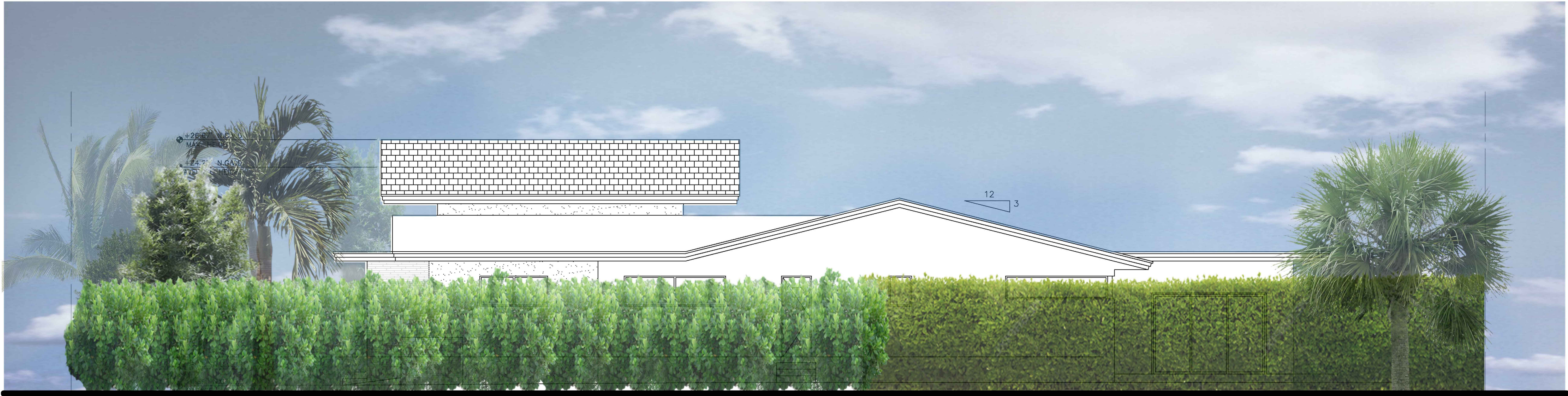
SHEET No.:

L-300

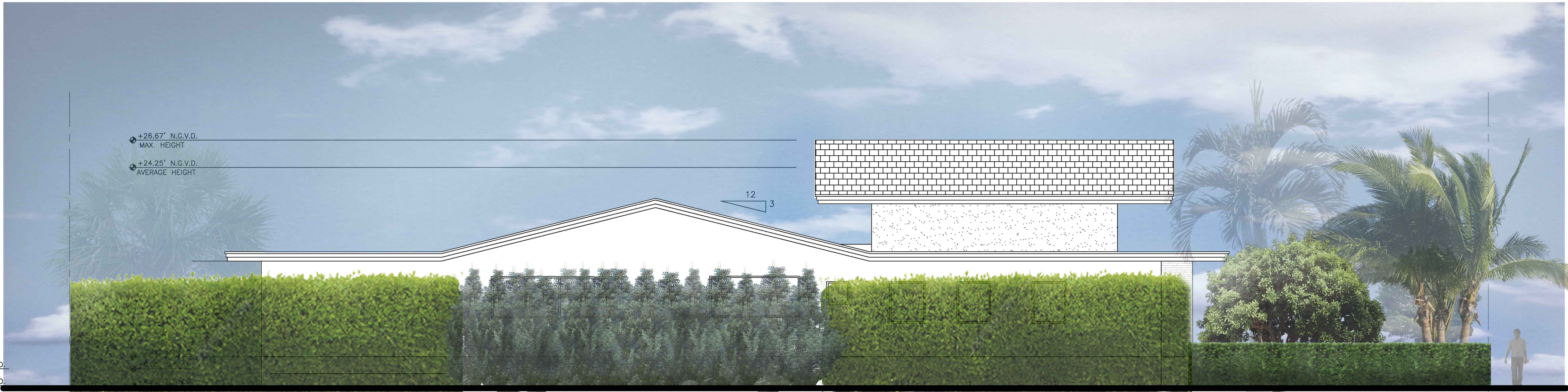
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EAST SIDE ELEVATION
SCALE: 3/16= 1'0"



WEST SIDE ELEVATION
SCALE: 3/16= 1'0"

REV L2 - CITY COMMENTS - 02.01.18
1. ARCHITECTURE ELEVATIONS HAVE BEEN UPDATED TO INCLUDE THE ADDITION OF A NEW BATHROOM ON THE NORTHEAST CORNER OF THE RESIDENCE

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1-15-2018

DATE:	PROJECT No.:
10-30-2017	556
SCALE:	CAD FILENAME
AS SHOWN	

DATE	REV
11-21-2017	P&Z SUBMITTAL
1-15-2018	P&Z SUBMITTAL
02.01.18	CITY COMMENTS

SHEET No.:

L-301

SIDE ELEVATIONS
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AGENDA ITEM REPORT

March 6, 2018

ITEM NUMBER: 2.

ITEM: Discussion and recommendation requested by the Town Council regarding the design standards for single family homes on the West Island. Enclosed is a copy of the staff report and Power Point presentation provided by Town Planner, Michael Miller that was provided at the previous meeting. Also attached is additional information provided by Planning and Zoning Board Member, Wesley Kean for further discussion and consideration. (Item #2)

DESCRIPTION:

RECOMMENDED ACTION:

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez

ATTACHMENTS

1.	DesignSFWestAgenda	DesignSFWestAgenda.pdf
2.	DesignSFWestStaffReport	DesignSFWestStaffReport.pdf
3.	DesignSFWestStudy	DesignSFWestStudy.pdf
4.	P+Z LetterWesley	P+Z LetterWesley.pdf

AGENDA ITEM REPORT

February 12, 2018

ITEM NUMBER: 15.

ITEM:

Discussion requested by Council Member Salver regarding the design standards for single family homes on the West Island. Enclosed is a Powerpoint presentation and staff report prepared by Town Planner, Michael Miller.

DESCRIPTION:

At the January 8th, Regular Council the Town Council request for staff to study other cities land developments regulations for single family homes on the East Island. Enclosed is a PowerPoint and staff report from Town Planner Michael Miller.

RECOMMENDED ACTION:

Council Discretion

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Alba Chang, Deputy Town Clerk
 Isaac Salver, Council Member

ATTACHMENTS

1.	Staff Report - MM	BHI TC Staff Report - Lot Coverage.pdf
2.	Presentation Single Family Home	REV- Presentation Single Family Home.pdf

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

To: Mayor and Town Council Members
Town of Bay Harbor Islands

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

Date: January 26th, 2018

Subject: Town of Bay Harbor Islands
Land Development Code Analysis
Single-Family Home Design Standards
MMPA Acct. No. 01-0702-0800

ISSUE:

At a recent Town Council meeting negative comments were made about some of the new "contemporary / modern" home designs being built in the community. The comments included "over-building / too massive / too plain / too much plain exposed concrete / too much lot coverage" and other comments. The Town has spent a lot of time over the last 13+/- years studying its land development regulations and updating its Codes. In general, we find the Town's regulations similar to many other communities, comprehensive and fairly detailed, but are flexible enough to allow architects / builders some freedom to propose a wide variety of single-family house designs. The Town does not have any Architectural Design Guidelines. The Planning and Zoning Board has review criteria in Chapter 5 but is generally free to consider / approve what they feel is acceptable to the community.

MMPA was requested to study this issue and prepare suggested ideas to address the concerns. In previous years MMPA prepared a number of land development regulation analysis documents – some of which are attached hereto. MMPA has prepared a PowerPoint presentation with photographs / comments to highlight the issues. Based on the Town Council feedback possible Code amendments / administrative guidelines could be prepared.

TOWN OF BAY HARBOR ISLANDS EXISTING SINGLE FAMILY BUILDING REGULATIONS

Chapter 23 - Zoning and Planning Regulations

Sec. 23-11. - Land development regulations.

In all area districts hereinabove set forth and designated, there shall be front, rear and side yard setbacks provided for of not less than the dimensions specified, and other land development standards, as follows, to wit:

(A) *RD-Single Family Area:*

(1) Front yard setback (any street frontage including corner lots).

All lots except Kane Concourse frontage: 25 feet.

All lots fronting Kane Concourse: 40 feet.

(2) Rear yard setbacks (waterfront).

Block 23, Lots 29-95: 40 feet measured from the outside bulkhead wall.

Block 23, Lots 1-28 and Lots 96-104: 25 feet measured from the outside bulkhead wall.

(3) Rear yard setbacks (non-waterfront).

Lots fronting Kane Concourse: Ten feet.

All other lots: 15 feet.

(4) Side yard setbacks (all lots).

All lots: Ten feet.

(5) Notwithstanding the above, as to triangular or otherwise odd-shaped lots, the town shall have the power to adjust the street or front yard setback restrictions in the interest of proper, useful and equitable planning.

(6) Height limits.

a. No building in RD-Single Family area, shall exceed two and one-half stories or 25 feet in height above the base flood elevation (BFE) prescribed by United States, state or county flood control laws or regulations.

b. Notwithstanding the above, roofs with a slope exceeding two and one-half inches per foot may exceed the above height restriction to a maximum height of 35 feet on waterfront properties and a maximum height of 30 feet on non-waterfront properties, provided that the point on the roof at which the slope begins such excess height is no closer to the property lines than as described below:

i. On all lots in the RD-Single Family district: 15 feet from each side property line.

ii. Block 23, Lots 29-95: 45 feet from the outside bulkhead wall, 60 feet from any street.

iii. Block 23, Lots 1-28: 30 feet from the outside bulkhead wall, 55 feet from any street.

iv. Lots facing Kane Concourse: 15 feet from the rear property line, 30 feet from any street.

v. Corner lots in Blocks 30, 31, 33 and 34: 35 feet from any street.

vi. On all other lots in the RD-Single Family district: 40 feet from any street (front) property line, 20 feet from any rear property line.

COMMENTS: Most of the existing regulations are reasonable and are similar to many other cities. However, the existing regulations doesn't address the volumetric intricacies like some other cities do in their Codes. This can lead houses building to the minimum required side yard setback and get a "boxy" look from certain angles. If the Town wishes to avoid this type of situation to occur there are common methods that may be taken:

- 1- Require the second floor to have a smaller percentage of built space then the first floor. For example, some cities allow only 66% - 75% of the first-floor area on a second floor.
- 2- Require that part of the side of the building on the second floor be further from the side lot line than the minimum required setback (step back like MFR).
- 3- Establish a maximum lot coverage for the house and other impervious surfaces. For example, Bal Harbour Village allows up to 40% of the lot to be covered by buildings and no more than 50% for all impervious surfaces. Golden Beach requires at least 35% of the site to be landscape open space.

MMPA recommends that the Town Council consider adopting similar criteria if it is felt that single-family homes need further bulk type regulations.

Chapter 5 – Building and Construction

Sec. 5-23.1. - Architectural and aesthetic review of plans; failure to comply with plans as agreed.

(a) The planning and zoning board shall examine, approve, approve with conditions, or disapprove the issuance of a building permit in any matter subject to its jurisdiction after consideration of whether the following criteria are complied with:

(1) The plan for the proposed structure or project is in conformity with good taste, good design and in general, contributes to the image of the town as a place of beauty, spaciousness, harmony, taste, fitness, broad vistas and high quality.

(2) The proposed structure or project is not, in its exterior design and appearance, of inferior qualities such as to cause the nature of the local environment or evolving environment to materially depreciate in appearance and value.

(3) The proposed structure is in conformity with standards of this Code and other applicable ordinances insofar as the location and appearance of the buildings and structures are involved.

(4) The proposed structure or project is in harmony with other actual and proposed developments in the general area, considering the following additional criteria:

a. Site layout, orientation, location of structures and relationship to one another and to open spaces in topography.

b. Harmonious relationship with existing and proposed adjoining developments, avoiding both excessive variety and monotonous repetition, but allowing similarity of style, if warranted.

c. Maximum height, area, setbacks and overall masks as well as parts of any structure (buildings, walls, screens, towers or signs) and effective concealment of all mechanical equipment.

d. Building design, materials, and colors to be sympathetic with surroundings.

e. Harmony of materials, colors, and composition of low sides of a structure which are visible simultaneously.

f. Consistency of composition and treatment.

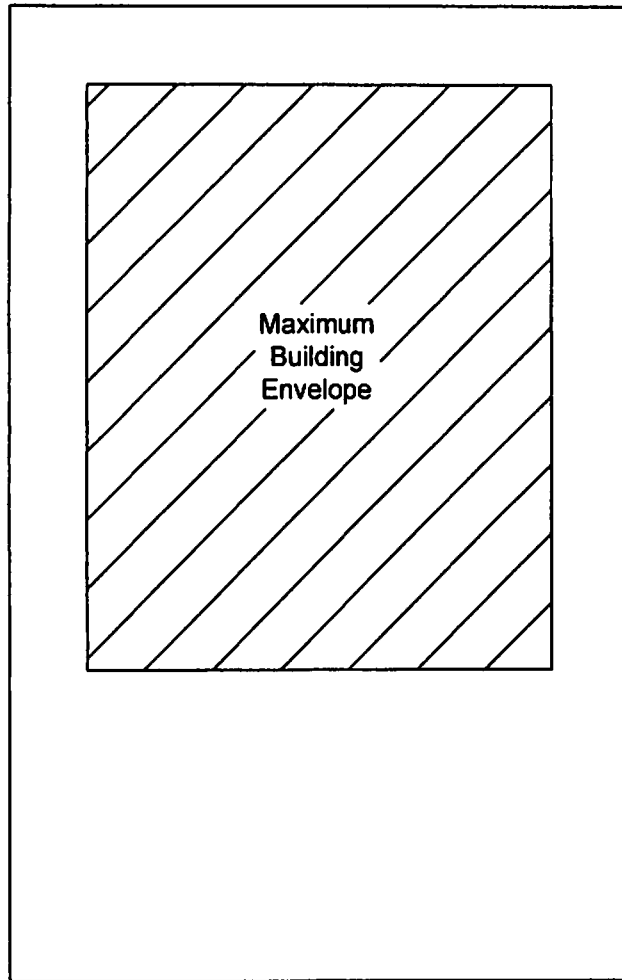
g. Location and type of planting with due regard for climatic conditions, preservation of specimen and landmark plantings upon a site, and proper irrigation to insure maintenance of all plant materials.

h. Design and appropriateness of signs, as well as interior and exterior lighting.

i. Graphics, as understood in architectural design.

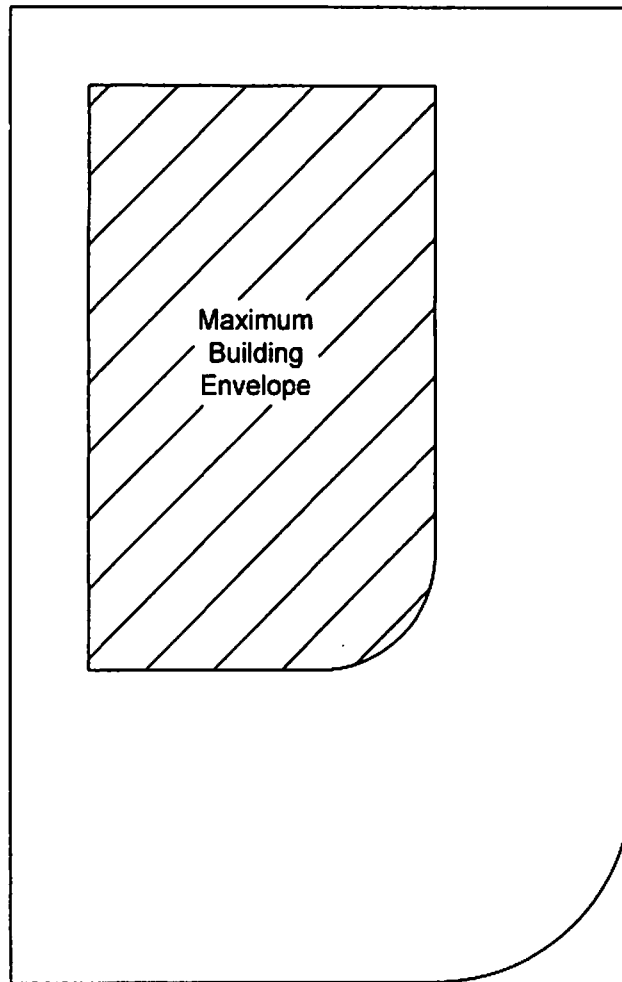
COMMENTS: While these “global” criteria are somewhat helpful in ensuring quality compatible development is approved in the Town, there is a lack of specifics to guide the PZB as to what is considered “acceptable” design. There are no specific guidelines for traditional architecture or modern / contemporary architecture. Most modern / contemporary homes are very “boxy” in appearance and unless articulation / materials are added they can look institutional (large blank walls). To guide the PZB and design community enforceable standards should to be considered. MMPA’s role in the plan review process is technical sufficiency – does it meet minimum Code requirements – we do not officially comment on architecture design, even though we may not like it. The PZB already discusses and reviews details of such nature, but no specific guidelines for required openings or different textures are in place. This would make it easier for them to suggest changes to designs. Staff notices that the PZB occasionally applies different design principles for contemporary homes – example - sides of homes too plain in one instance but not others.

Town of Bay Harbor Islands
Maximum Building Coverage Determined by Setbacks
RD - Single Family District / West Island



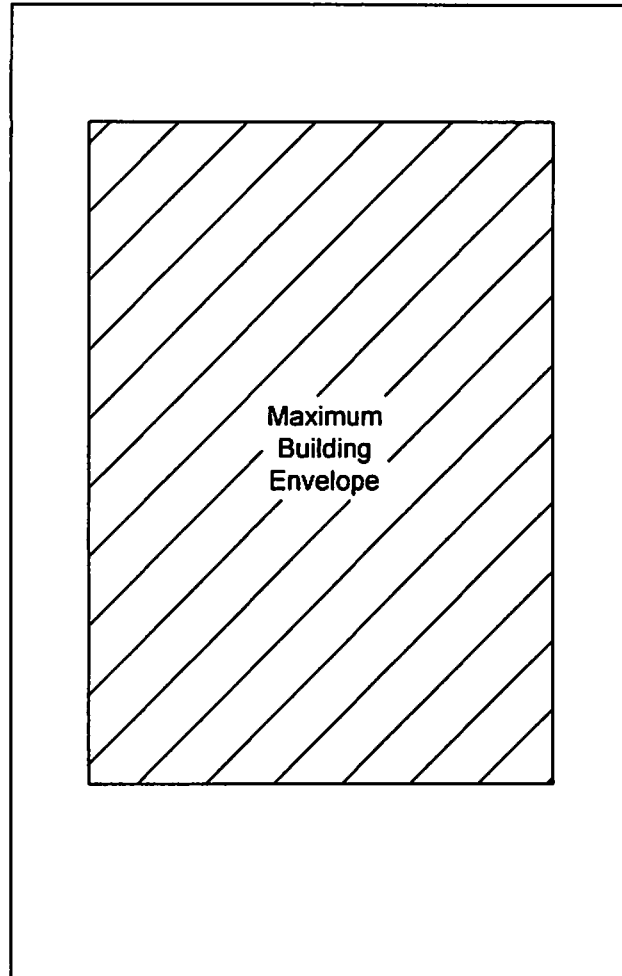
Average Interior Lot on Kane Concourse (80' x 125')
Maximum Building Coverage: 45% (60' x 75')
(Determined by Setbacks)

Town of Bay Harbor Islands
Maximum Building Coverage Determined by Setbacks
RD - Single Family District / West Island



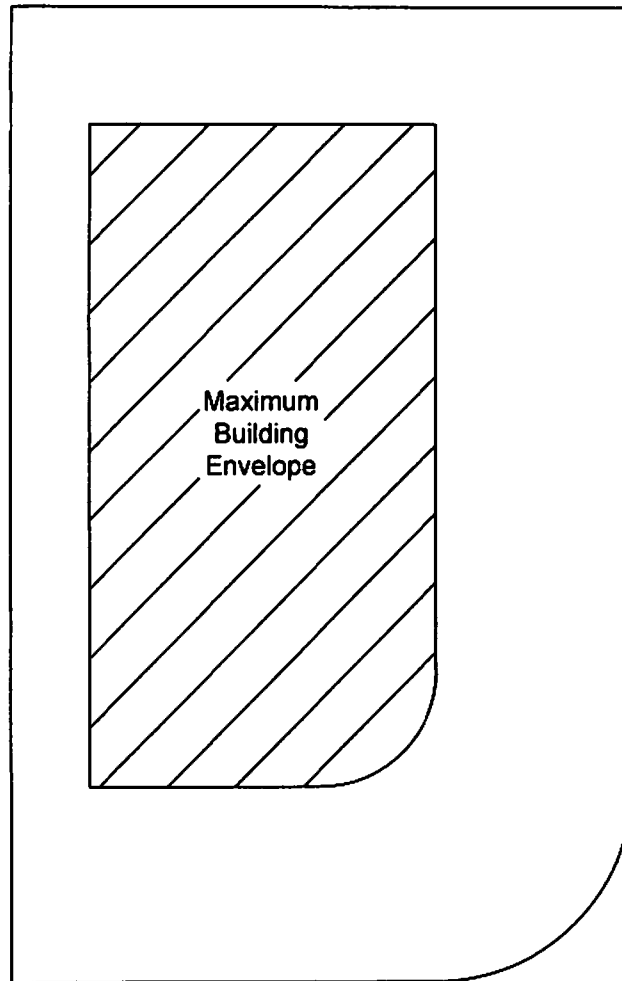
Average Corner Lot on Kane Concourse (80' x 125')
Maximum Building Coverage: 33.8% (45' x 75')
(Determined by Setbacks)

Town of Bay Harbor Islands
Maximum Building Coverage Determined by Setbacks
RD - Single Family District / West Island



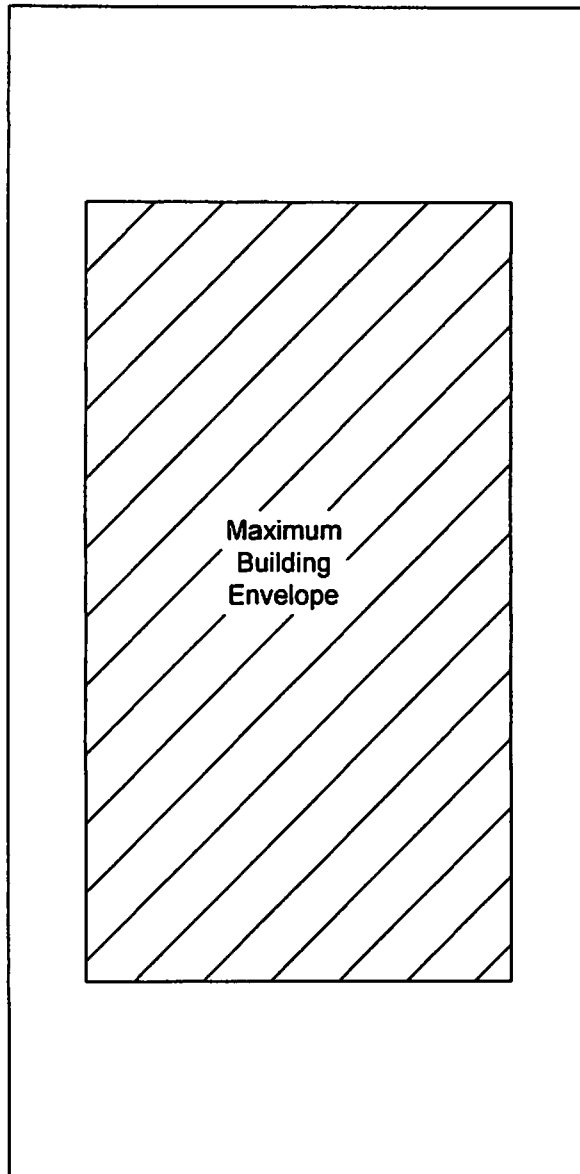
Average Interior Lot (80' x 125')
Maximum Building Coverage: 51% (60' x 85')
(Determined by Setbacks)

Town of Bay Harbor Islands
Maximum Building Coverage Determined by Setbacks
RD - Single Family District / West Island



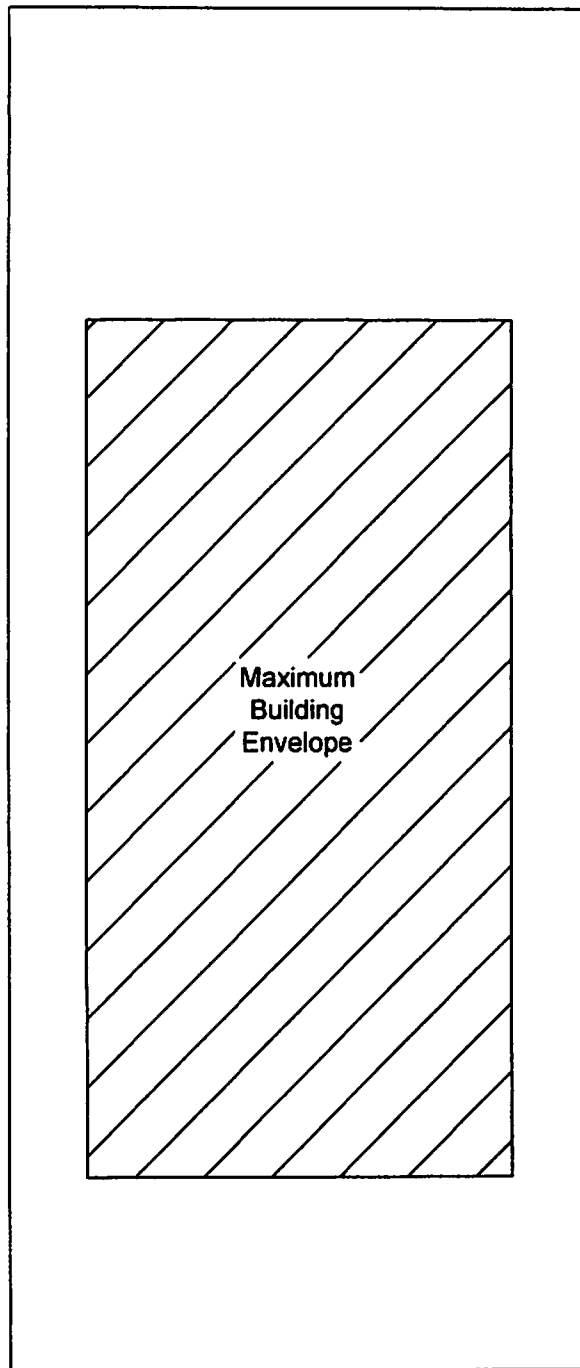
Average Interior Corner Lot (80' x 125')
Maximum Building Coverage: 38.3% (45' x 85')
(Determined by Setbacks)

Town of Bay Harbor Islands
Maximum Building Coverage Determined by Setbacks
RD - Single Family District / West Island



Average Waterfront Lot on Bay Harbor Waterway (75' x 150')
Maximum Building Coverage: 48.9% (55' x 100')
(Determined by Setbacks)

Town of Bay Harbor Islands
Maximum Building Coverage Determined by Setbacks
RD - Single Family District / West Island



Average Waterfront Lot on Biscayne Bay (75' x 175')
Maximum Building Coverage: 53.8% (55' x 110')
(Determined by Setbacks)

TOWN OF BAY HARBOR ISLANDS

ANALYSIS OF SINGLE-FAMILY RESIDENTIAL LAND DEVELOPMENT REGULATIONS

MUNICIPALITY	DISTRICT	LOT SIZE	LOT WIDTH	BUILDING HEIGHT	FRONT SETBACK	SIDE SETBACK	REAR SETBACK	MINIMUM FLOOR AREA	MAXIMUM FLOOR AREA	LOT COVERAGE MAXIMUM	LANDSCAPING GREEN-%
Bai Harbour Village	R-1	15,350 - 28,500	95'-100'	35' / 2 stories	15'	10'-27'	40'	2,500	None	50% Total	None
	R-2	10,340 - 21,400	80'-100'	30' / 2 stories	30'	10'-22'	15'-27'	1,800	None	50% Total	None
Bay Harbor Islands	RD (waterfront)	13,000 - 14,000	75'-80'	25'-35' / 2.5 stories	25'	10'	25'-40'	2,000	None	None	None
	RD (interior)	10,000 - 11,250	80'-90'	25'-30' / 2.5 stories	25'	10'	15'	1,500	None	None	None
	RD (98 th St)	10,000	80'	25'-30' / 2.5 stories	40'	10'	10'	1,500	None	None	None
	RS-1	30,000 min	100' min	28'-31' / 2 stories	20'	10% lot width per side 25% lot width total	20'-50'	1,800	45% lot area	25%	50% front yard 70% rear yard
Miami Beach	RS-2	18,000 min	75' min	28'-31' / 2 stories	20'	10% lot width per side 25% lot width total	20'-50'	1,800	45% lot area	25%	50% front yard 70% rear yard
	RS-3	10,000 min	50'-60' min	24'-31' / 2 stories	20'	10% lot width per side 25% lot width total	20'-50'	1,800	45% lot area	25%	50% front yard 70% rear yard
	RS-4	6,000 min	50' min	24'-27' / 2 stories	20'	10% lot width per side 25% lot width total	20'-50'	1,800	45% lot area	25%	50% front yard 70% rear yard
	R-1 R-2	9,200 min 6,000 min	80' min 60' min	35' 35'	25' 25'	7.5' or 10% 7.5' or 10%	25' 25'	1,500 1,000	None None	None None	None None
North Miami	RS-1	8,000 min	80' min	30' / 2 stories	25'	8'	25'	2,500	None	40%	35% total 25% of front yard
	RS-2	7,000 min	70' min	30' / 2 stories	25'	7.5'	15'-25'	1,400	None	40%	35% total 25% of front yard
	RS-3	6,000 min	60' min	30' / 2 stories	25'	7.5'	15'-25'	1,200	None	40%	30% total 25% of front yard
	RS-4	5,000 min	50' min	30' / 2 stories	25'	5'	15'-25'	1,100	None	40%	30% total 25% of front yard
Surfside	RS-5	1,200 min	30' min	15' / 1 story 24' / 2 stories if 2 combined lots	3'	3'-7.5'	3'	500 / 1 lot through 2,000 / 4 lots	None	None	None
	H30A	8,000 min	50' min	30'	20'-30'	5' / 10%	20'	None	None	40%	35%
	H30B	5,600 min	50' min	30'	20'-30'	5' / 10%	20'	None	None	40%	35%
	H30C	No minimum	50' min	30'	20'	5'	10'	None	None	None	20%
	H40	No minimum	50' min	40'	20'	5'-7'	10'	None	None	None	20%
	H120	No minimum	50' min	120'	40'	10' / 10%	30'	None	None	None	20%

Town of Bay Harbor Islands, Florida

**SINGLE FAMILY HOME
DESIGN STUDY**

February 2018

THE ISSUE

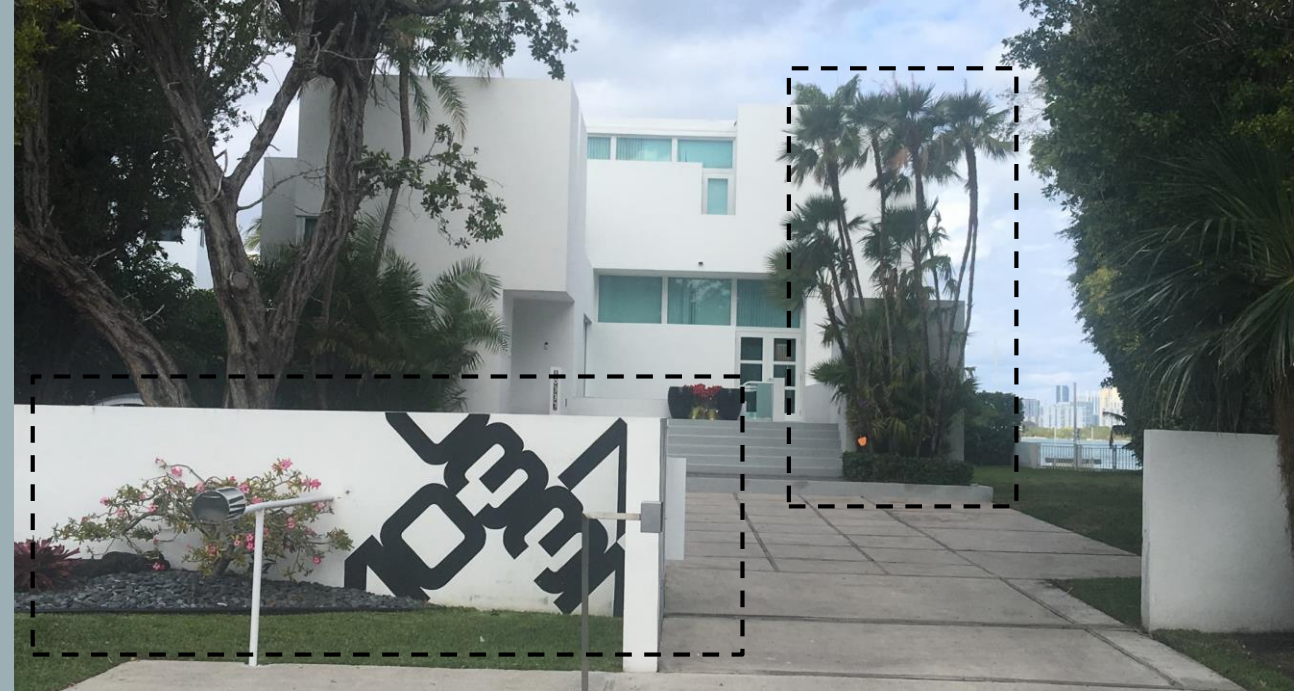
- The Town has commented that some newer homes, particularly those with Contemporary Architectural Design, appear too “boxy”, have unattractive large unbroken concrete facades, and in some cases appear too voluminous.
- MMPA was requested to study this and provide suggestions.

THE VISION

- What to avoid?
 - Large areas of plain walls
 - Single use of materials
 - Poor landscape
 - Overbuilding of house size
- What to look for?
 - Lush landscape design
 - Variety of forms and materials
 - Windows on the façade
 - Reasonable house size/ other impervious footprint

CONTEMPORARY ARCHITECTURAL STYLE IN BAY HARBOR ISLANDS

Analysis of Existing Contemporary
Style Single Family Homes



Rich landscape and architectural design make this modern house a good example of contemporary architecture in the City.



Large areas
of plain wall



- Doesn't give the feeling of a residential property
- Even though the front yard landscaping is according to the landscape requirements of the Town the large grass area in front of the house is not ideal. The front yard trees (minimum of 2 trees required / 5 trees planted) are on the side property line and do not screen the house. No shrubs added to stark appearance.
- Lack of a relation with the street



- Different materials, angles and landscaping provide these modern houses with a less harsh sensation.
- Shrubs by the front façade provide a softer appearance to the wall, furthermore, even though this is a “blank” it is in an angle and it has the number of the house. MMPA believes the shrubs could be even taller.





- This house has a variety of volumes and all the levels of the façade have windows or some type of opening.



- Large spaces with plain finish
- Windows facing the street allow some connection with the Town, providing safety for pedestrians.



- Different Building Volumes Interface with the Street
- Various materials breakup flat surfaces





Attention to height of
walls on the property
line



- Various Materials breakup facade
- Windows face the Street
- Varied volumes



- Different Levels of Interface with the Street
- Various Materials
- Embellishments to the facades add an extra layer of beauty



WHAT CAN BE DONE TO IMPROVE REGULATION?

- Require the second floor to have a smaller percentage of built space than the first floor – Limit 2nd Floor to a certain % of the 1st floor.
- Require that part of the side of the building on the second floor be further from the side lot line than the minimum required setback.
- Specific guidelines of required openings or different textures
- Limit the Lot Coverage per house/ other impervious surfaces. As an example Bal Harbor Village Limits homes footprint to 40% of the Lot area and 50% for all impervious surfaces.
- Require a minimum percentage of open space – currently none exists. As an example Golden Beach requires at least 35% open space for single family homes. The Town requires at least 20% open space for the multifamily projects.



- Older home with smaller 2nd floor area



- Too stark in front yard
- More landscape would soften appearance

- Better Examples of massing, materials and landscaping





- Architectural features, such as these enrich the building façade and provide shade to the interior of the house
- The Volume protrusion in the façade combined with glass panels/ windows provide a variety of volumetric plans and materials



- Good Examples of Landscape Design and Façade Volume and Materiality

THE END

Presentation Prepared by Consultant Town Planner

Michael Miller Planning Associates, Inc.

mmiller@michaelmillerplanning.com



February 23rd, 2018

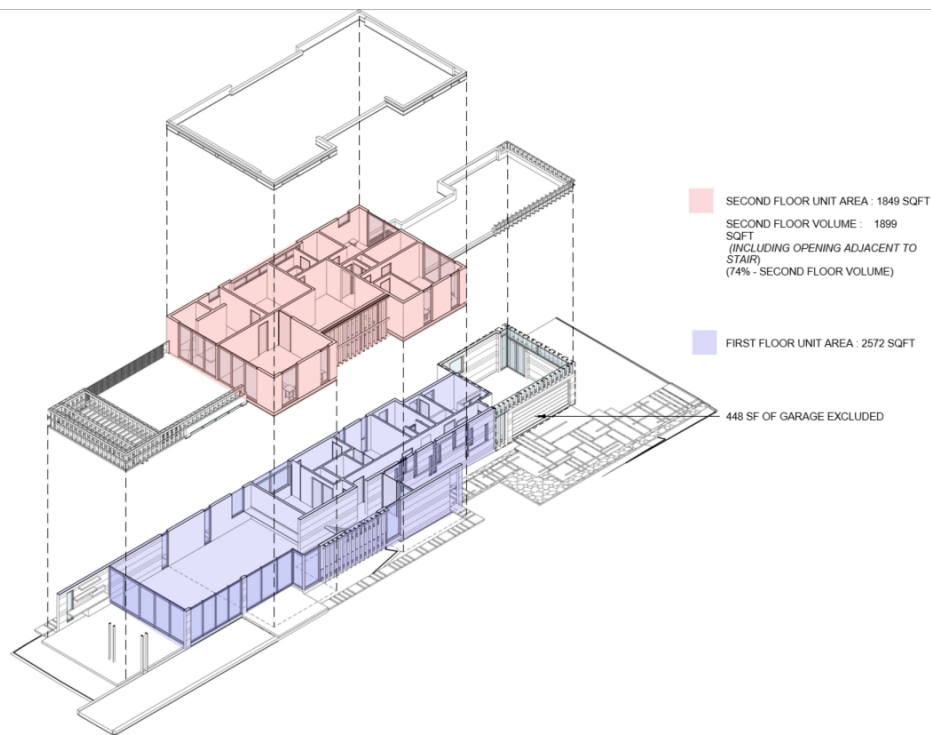
Attn: BHI Planning + Zoning Board

RE: Zoning Letter for Discussion

Dear Fellow Board Members

Before issuing this to Michael Miller Planning Associates, Inc. I think it's important to open the dialogue some more. In my opinion, a good zoning code is concise, objective and should promote creative design solutions to enhance the public experience and maintain the overall scale of the community. In order to do so, I'm in favor of zoning regulations that leave a lot of room for the Homeowner and their design team to make decisions and prioritize their program and building displacement to meet the demands of the zoning code. Here are a few examples of how:

LIMITING THE VOLUME OF THE SECOND FLOOR



Example of a 2nd Floor volume diagram

In this case, the second floor was limited to 70% of the first floor, but was up to the designer in terms of how that area of massing was to be displaced. The garage could be considered as a part of the first-floor volume in my opinion, but in this case, it wasn't. Also, we should allow for a mechanism of exception, i.e., waiver. Finally, the length of the uninterrupted second floor volume could be limited to maximum distance. i.e.; 60', or a percentage of the lot depth. This would prevent long 2-story walls along side yards.



Waiver – a waiver permits specific minor deviations from the Bay Harbor Islands zoning code based on consistency with the guiding principles of the code. The ability to obtain a waiver should be limited to specific items within the code. For example, some things that you may be able to get a waiver from may be lot coverage up to a specific amount, second floor volume requirements. Some things you may not be able to get a waiver from are setbacks, height restrictions, mech. Equipment screening, etc.

LOT COVERAGE + BUILDING COVERAGE

The two concepts are not the same. Building coverage relates only to buildings and/or structures on the site such as, garage, cabana structures and the house itself. Lot coverage includes building coverage as well as impervious surfaces such as pools, driveways, outdoor terrace decks, etc.

Case Study:

Max Building Coverage: 40%

Max Lot Coverage: 50%

Assuming this is a standard 10,000sf lot. This would result in the building limited to occupying 4,000sf of the lot on the ground floor. This does not limit the size of the home to only 4,000sf because you can still have a second floor. (however, 2nd floor would be limited by the 70% volume limitations stated above)

Similarly, let's assume there is a maximum Lot coverage of 50%, or 5,000 sf. This means that if you, as a homeowner-design team, maximized your building coverage at 40% (4,000sf), you only have 10% (1,000sf) left to distribute as outdoor terraces, driveways etc. Which means that the homeowner-design team has the ability to prioritize and decide that they want their ground floor building coverage to be only 35% (3,500sf) so that they can exchange that additional 5% (500sf) to use for paving surfaces. Then, if you consider the maximum 70% 2nd floor volume rule, the result of this house would be as follows:

Ground Floor: 3,500 sf

35% Building coverage (max is 50%)

Second Floor: 2,450 sf

70% of the first floor

Total House size: 5,950 sf

Total outdoor impervious surfaces: 1,500 sf

50% Lot Coverage (35% Building + 15% Outdoor)

****Waivers could be granted to exceed Lot Coverage, up to a maximum of 55%, for example, in specific scenarios when there is a green roof proposed, pervious paver driveway system, or similar ecological solution.**



Example of a lot coverage – building coverage diagram

SETBACKS

An alternative way to control second floor massing is to increase the second-floor setback from the first floor. **I actually think our setbacks are ok as is**, but to help facilitate discussion, this method favors freedom of creativity to the designer. If we pursue this option, then I think we should actually reduce ground floor setbacks to a min. of 5' subject to meeting a Total setback sum, as shown below. Another way to control front setbacks would be to require garages to not face the street.

Building Site Size in Square Feet	Interior/ waterfront Lots First Story of Structure	Interior/ waterfront Lots Second Story of Structure	Corner Lots First Story of Structure	Corner Lots Second Story of Structure
Less than 7,500	10 feet	15 feet	15 feet	20 feet
7,500 – 10,000	15 feet	25 feet	15 feet	25 feet
More than 10,000	25 feet	35 feet	25 feet	35 feet

Case Study:

10,000 SF Waterfront Lot

1st Floor:

Side Setback on North side yard: 5'

Side Setback on South side yard: 10'

Total First Floor Setback – 15' Compliant

2nd Floor:

Side Setback on North side: 10'

Side Setback on South side: 15'

Total Second Floor Setback – 25' Compliant



SEA-LEVEL RISE

This is a topic that can create a lot of anxiety and discomfort within politics, but the reality is that we will one day face it. Given the current renaissance of our islands, I think we should be adding this to the discussion on how it impacts our zoning codes. In fact, I believe this should be #1 priority and that this deserves a workshop all on its own. If the town council is serious about adopting new language into our zoning code, then they should seriously consider the risks of sea-level rise and start considering ways to become more resilient. The issues go well beyond just flooding and may include, sea-water corrosion of foundation rebar, over-whelming infrastructure, decrease in available insurance coverage which directly leads to a decrease in home value, etc.

The risks can be overwhelming, but we as architects are hard at work to find solutions. In fact, there are many resources for how to deal with this such as Miami's Sea-Level Rise task force. I'd be happy to arrange a meeting with the Town Council and the SLR task force to discuss the issue. Today, the problem may be controlling McMansions around the islands but tomorrow it will be dealing with much more objective challenges.

AESTHETICS

This is where the conversation becomes subjective. However, there is a way to promote architecture that fits within the narrative of Bay Harbor Islands. The way to do that is to look at the history of the island. A close friend, colleague and neighbor of mine, Teri D'Amico wrote a small book about the architecture on Bay Harbor Islands titled, "*Bay Harbor Islands MiMo, Architecture of a Mid-Century Town.*" The book walks you through the development of the island and the presence of illustrious architects such as Morris Lapidus and Igor Polevitzky as well as the features of the architecture that make it significant. We can use this as a tool to encourage the use of reinterpreted, MiMo architectural elements within the community such as brise-soleil, eyebrows, textures and canopies. This allows for an objective way to promote a language of architecture that is harmonious with the underlying narrative of our beautiful city.

Sincerely,

A handwritten signature in black ink, appearing to read 'Wesley Kean'.

Wesley Kean, RA

Reg #AR97886

Principal, KoDA