

When you speak, you must come to the podium in the front and clearly state your name and address for the record. Please turn off or mute your cell phone or pager at the start of the meeting. Please be advised that if you don't turn off your cell phone or pager and it rings, you will be asked to leave the chambers.

**TOWN OF BAY HARBOR ISLANDS
PLANNING AND ZONING BOARD**

May 15, 2018

FINAL AGENDA

CALL TO ORDER: Set for 7:00 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

1. Request for approval for a new single family home for “Patrick & Michelle Maloy” located at 10161 E. Broadview Drive, Lot 24 of Block 23. The owners are proposing to demolish the existing structure and construct a new two story single family on a waterfront lot. The proposed two story home has approximately 5,014. The residence will have 5 bedrooms, 5 1/2 baths and a two car garage. The modern home has a slightly sloped flat roof, entrance fountain, detached guest room with a bridge to a terrace covered by an open roof shared with the main home, observation terrace at the rear of the home, outdoor living area with a loggia, sun terrace, pool, grill, deck and terrace. Enclosed please find the site plan and elevations. (Item #1A)

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

AGENDA ITEM REPORT

May 15, 2018

ITEM NUMBER: 1.

ITEM: Request for approval for a new single family home for “Patrick & Michelle Maloy” located at 10161 E. Broadview Drive, Lot 24 of Block 23. The owners are proposing to demolish the existing structure and construct a new two story single family on a waterfront lot. The proposed two story home has approximately 5,014. The residence will have 5 bedrooms, 5 1/2 baths and a two car garage. The modern home has a slightly sloped flat roof, entrance fountain, detached guest room with a bridge to a terrace covered by an open roof shared with the main home, observation terrace at the rear of the home, outdoor living area with a loggia, sun terrace, pool, grill, deck and terrace. Enclosed please find the site plan and elevations. (Item #1A)

DESCRIPTION:

RECOMMENDED ACTION:

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

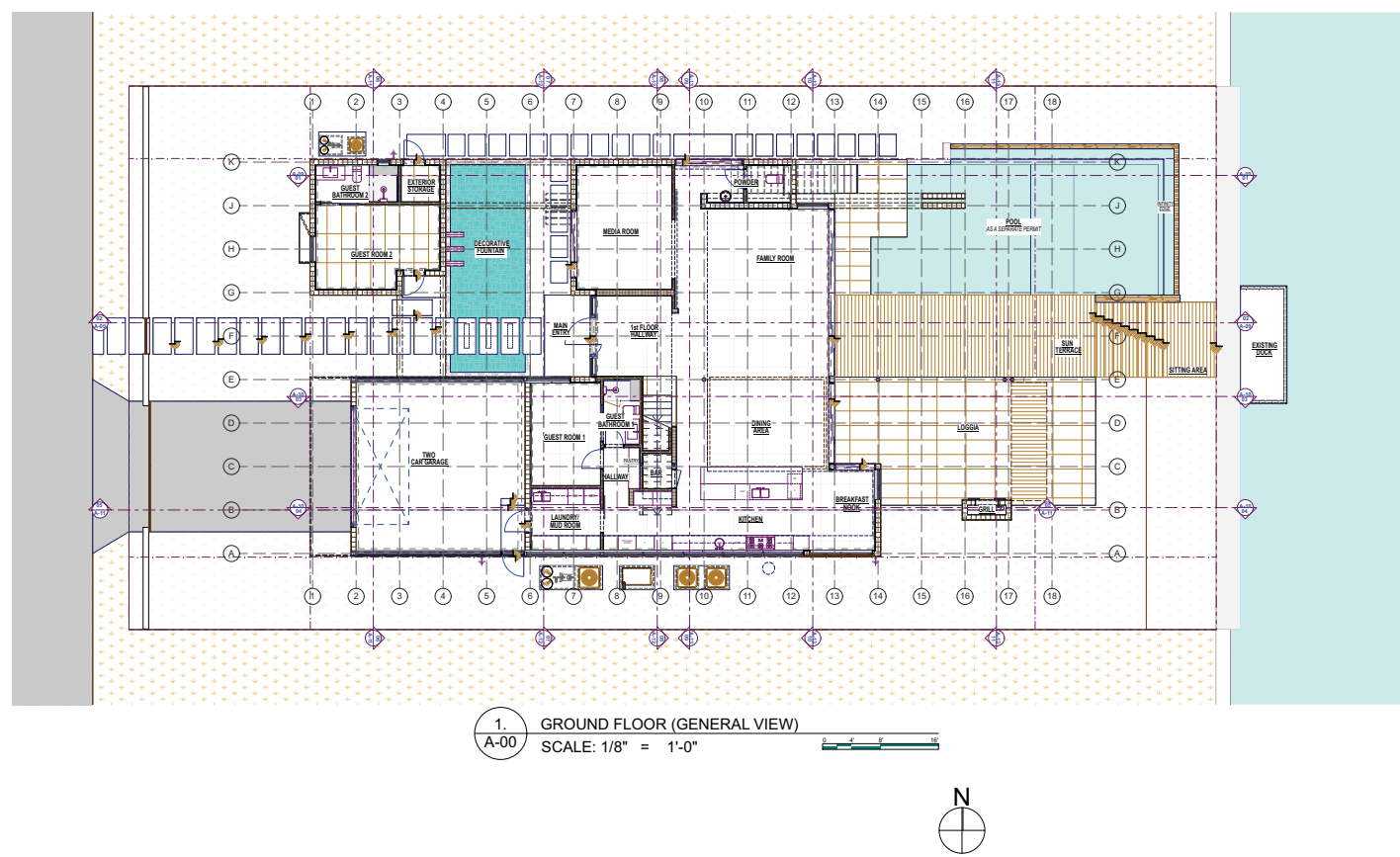
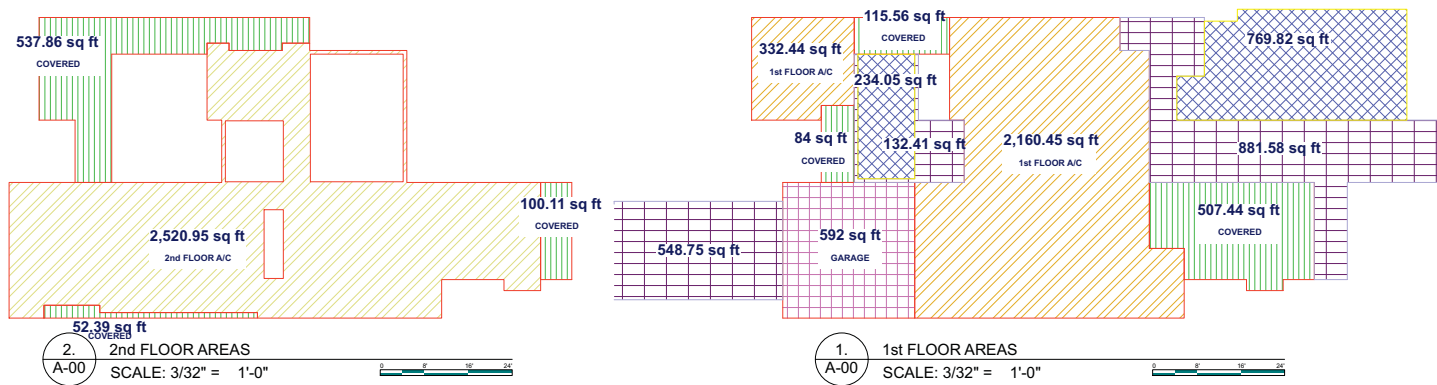
FINANCIAL ANALYSIS:

BUDGET IMPACT:

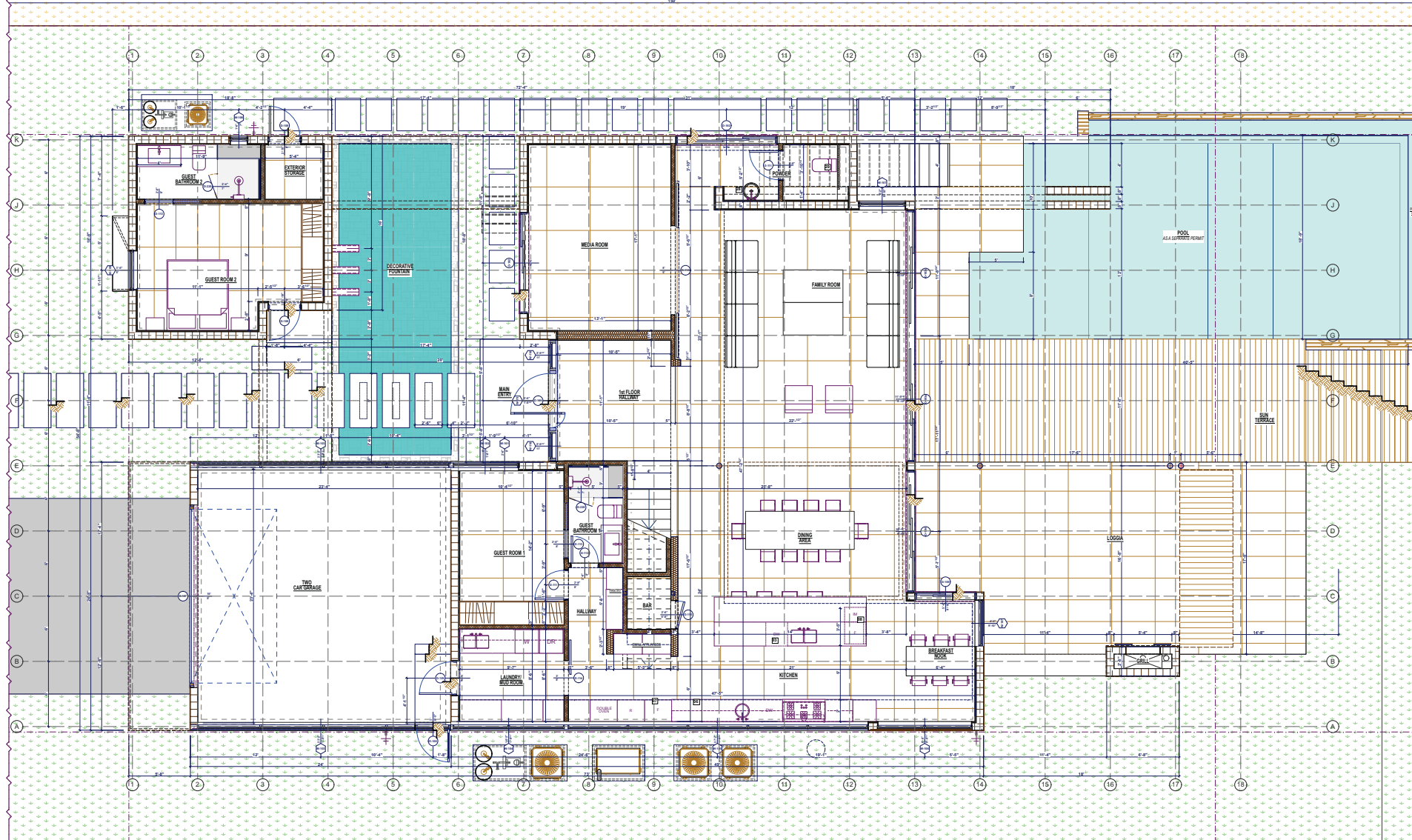
Submitted By: Ayanidys Martinez

ATTACHMENTS

1.	10161PNZ5.15.2018	10161PNZ5.15.2018 test 2.pdf
2.	10161 E Broadview Drive PZ Staff Report April 16 2018	10161 E Broadview Drive PZ Staff Report April 16 2018.pdf



PRINTED ON: 4/27/24 4:28 PM
FILE: C:\PROJECTS\BAY HARBOR\DWG\A-01 1st FLOOR.dwg
PLOT: A-01 1st FLOOR.dwg
PLOT DATE: 4/27/24 4:28 PM
PLOT SCALE: 1/4" = 1'-0"

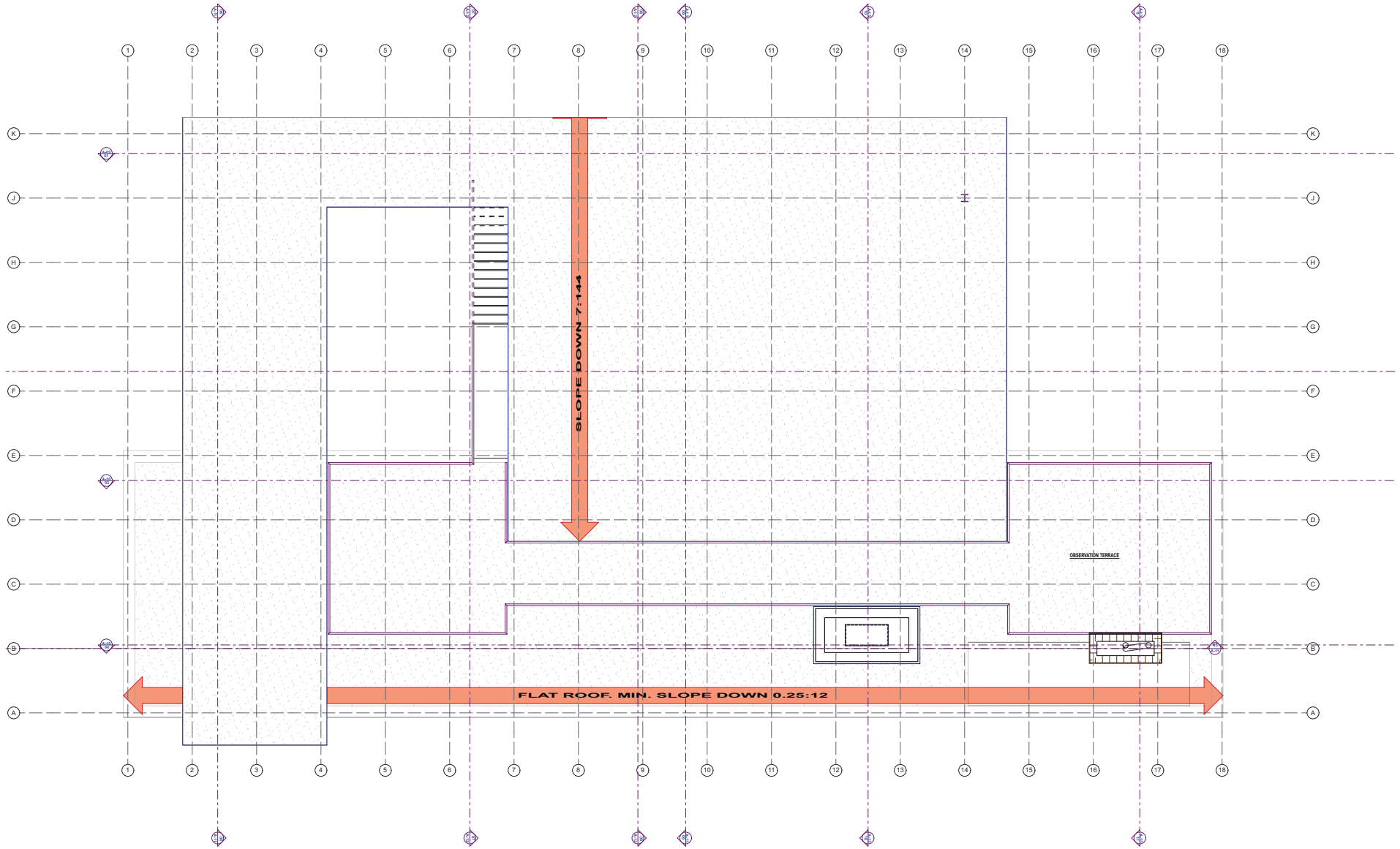


WALL LEGEND	
	CMU WALL D-01 / A-16
	INTERIOR PARTITION (UNLESS OTHERWISE NOTED ON PLANS) D-02 / A-16
	6" 1HR. FIRE RESISTANT GARAGE PARTITION. D-03 / A-15

1. 1st FLOOR
A-01 SCALE: 1/4" = 1'-0"



FILE LOCATION: \\nas01\share\Drawings\Drawings\Projects\1801\1801-03\1801-03-A-03.dwg
PRINTED ON: 4/27/2018 4:28 PM



3. ROOF
A-03
SCALE: 1/4" = 1'-0"



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Architectural Services
PROJECTS 1978-1991: 1000-1000
ARCHITECTURAL SERVICES
DOCUMENTS 1992-1993: 1000-1000

BAY HARBOR
10161 E. BROADVIEW DR.
BAY HARBOR ISLANDS, FL 33154

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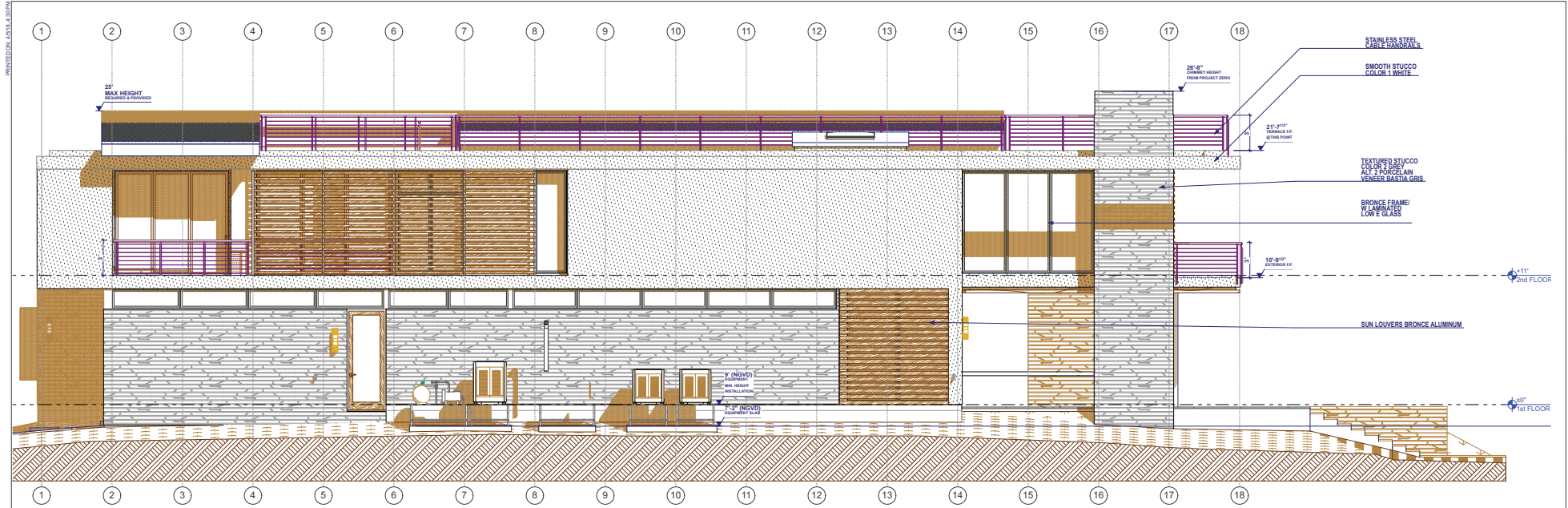
ROOF PLAN

SCALE: SEE PLANS
PRINTING DATE: 4/27/18
PROJECT NO: 18021
CHECKED BY: CP
DRAWING BY: CP

A-03

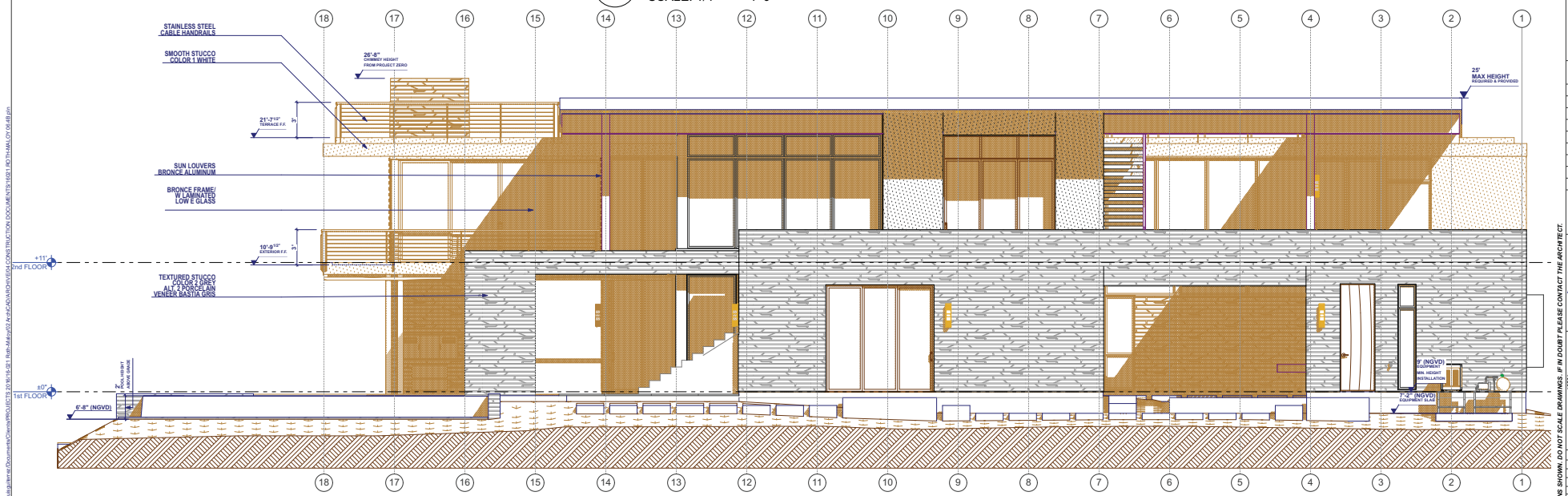
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04 04 RIGHT ELEVATION (SOUTH)
A-08 SCALE: 1/4" = 1'-0"

0 2 4 6



03 03 LEFT ELEVATION (NORTH)
A-08 SCALE: 1/4" = 1'-0"

0 2 4 6



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Architectural drawings created
PROJECTS 01/19 - 01/20: Luis Gutierrez
Architectural drawings created
PROJECTS 01/20 - 01/21: Luis Gutierrez

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ELEVATIONS 03 & 04

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A-08

FILE: C:\PROJECTS\BAY HARBOR\Drawings\03-04\03-04 Left Elevation.dwg, PLOT: 03-04 Left Elevation.dwg, PLOT DATE: 4/27/24, PLOT TIME: 4:54 PM, PLOT BY: LUIS GUTIERREZ

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/Users/ugutierrez/Documents/Clients/
PROJECTS 2016/16-021 Ruiz-Maloy/02
ARCHITECTURAL/04 CONSTRUCTION
DOCUMENTS/16021-ROTH-MALOY 06.dwg

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COLOR ELEVATIONS
N & S

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A-10



CS-02 LOT 23 REAR EXISTING VIEW (EAST)



CS-02 LOT 24 REAR EXISTING VIEW (EAST)



CS-02 LOT 25 REAR EXISTING VIEW (EAST)



CS-02 LOT 25 FRONT EXISTING VIEW (WEST)



CS-02 LOT 24 FRONT EXISTING VIEW (WEST)



CS-02 LOT 23 FRONT EXISTING VIEW (WEST)



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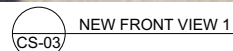
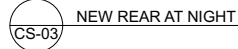
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PICTURES EXISTING

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PRINTING DATE: 4/27/24
PROJECT NO: 16021
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CS-02



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PLANNING & ZONING APPLICATION



SCALE :	SEE PLANS
PRINTING DATE:	4/5/18
PROJECT NO:	16021
CHECKED BY :	
DRAWING BY :	CP

CS-03

FILE LOCATION: \\nash\shared\Documents\Drawings\PROJECTS\2018\18-001_Rosemary\20 ACAC\DWG\DWG\CONSTRUCTION DOCUMENTS\180118_180118A.dwg 07/06/18 07:06:48 PM



BAY HARBOR ISLANDS - South-East Aerial View



BAY HARBOR ISLANDS - West Aerial View



BAY HARBOR ISLANDS - West Elevation



BAY HARBOR ISLANDS - West Elevation



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(Not a Professional Engineer's Seal)
REGISTERED ARCHITECT - FLORIDA
LICENSED ARCHITECTURAL FIRM
DOCUMENT NO. 180118-001-001

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10161 E. BROADVIEW DR.
BAY HARBOR ISLANDS, FL 33154

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APPLICATION



AERIAL VIEWS

SCALE: SEE PLANS
PRINTING DATE: 4/2/18
PROJECT NO: 18021
CHECKED BY: CP
DRAWING BY: CP

CS-04

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SKETCH OF SURVEY

PREPARED BY:
GUTTER GROUP, INC.
LAND SURVEYING - LAND PLANNING
FLORIDA CERTIFICATE OF AUTHORIZATION # LB 4507
9350 S.W. 22ND TERRACE
MIAMI, FLORIDA 33165
(305) 220-0073



PROPERTY ADDRESS:

10161 East Broadview Drive, Bay Harbor Islands, Florida 33154.

LEGAL DESCRIPTION:

Lot 24, in Block 23, of BAY HARBOUR ISLAND, according to the Plat thereof, as recorded in Plat Book 46, at Page 5, of the Public Records of Miami-Dade County, Florida.

FOR:

Patrick R. Maloy and Michelle Maloy.

SURVEYOR'S NOTES:

- 1) This survey was conducted for the purpose of a "Topographic Survey" only and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other entity.
- 2) The accuracy obtained by measurements and calculations on this survey, meets and exceeds the Minimum Technical Standards requirements for a Suburban area (1 foot in 7,500 feet) as specified in Chapter 5J-17, Florida Administrative Code.
- 3) The North arrow direction shown herein is based on an assumed Meridian.
- 4) Elevations shown referred to N.G.V. Datum (1929); Miami-Dade County benchmark No.: R-243, elevation: 6.61 feet; located at 96th Street (Kane Concourse) (5 feet North of North curb line) and East Broadview Drive (±150 feet East of center line); US C & G brass disc in top of guard rail base at Northwest corner of bridge over Bay Harbor Waterway.
- 5) In some cases, graphic representation have been exaggerated to more clearly illustrate a particular area where dimensions shall have preference over graphic location.
- 6) Legal description was provided by the client and is subject to any dedications, limitations, restrictions reservations or easements of record.
- 7) Examination of the Abstract of Title will have to be made to determine recorded instruments, if any, affecting the property; search of Public Records not performed by this office.
- 8) No effort was made by this office to locate any underground utilities and/or structures within or abutting the subject property.
- 9) This survey has been prepared for the exclusive use of the entities named herein only and the certifications herein do not extend to any unnamed parties.
- 10) According to the National Flood Insurance Program, the subject property falls in Community No.: 120637, Panel No.: 0144, Suffix: L, Date of FIRM: 09-11-2009, Flood Zone: AE, based flood elevation: 8 feet.
- 11) Contact the appropriate authorities prior to any design work on the herein-described parcel for Building and Zoning information.
- 12) Professional Land Surveyor and Mapper in responsible charge: Rolando Ortiz LS 4312, State of Florida.
- 13) This survey is not valid without the signature and the raised seal of a Florida Licensed Land Surveyor and Mapper.

I hereby certify to Patrick R. Maloy and Michelle Maloy; that the Sketch of Topographic Survey of the described property is true and correct to the best of my knowledge and belief, as recently surveyed and plotted under my direction; also that meets the Standards of Practice set in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.

[Signature]

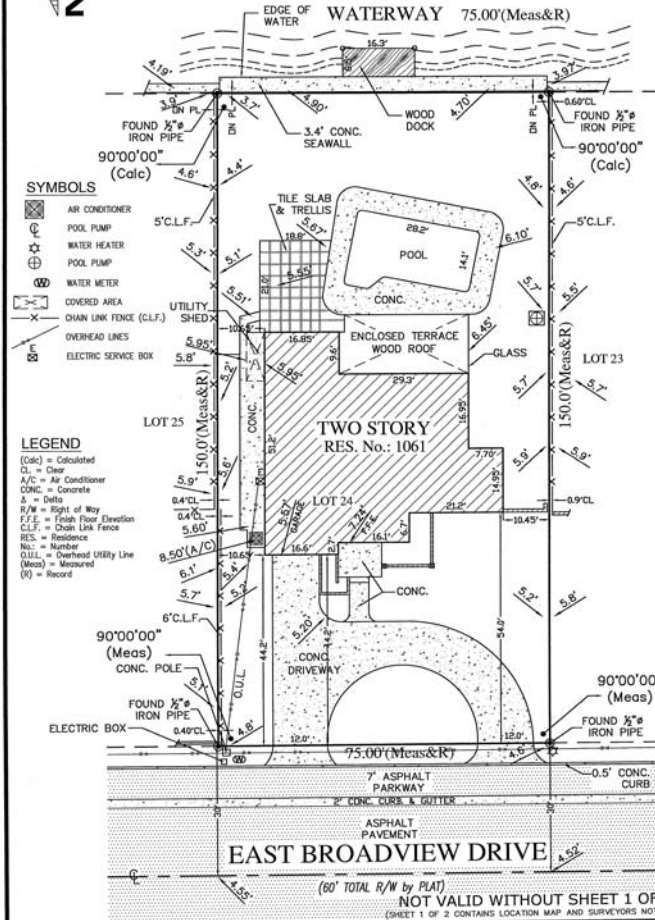
By: Rolando Ortiz LS 4312
Professional Land Surveyor
& Mapper, State of Florida.

NOT VALID WITHOUT SHEET 2 OF 2
(SHEET 2 OF 2 CONTAINS SCALE OF SURVEY)

JOB No.:	SKETCH No.:	DATE:	SCALE:	SHEET:
00-14373	13186	02-12-2018	1"=20'	1 OF 2

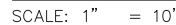
SKETCH OF SURVEY

PREPARED BY:
GUTTER GROUP, INC.
LAND SURVEYING - LAND PLANNING
FLORIDA CERTIFICATE OF AUTHORIZATION # LB 4507
9350 S.W. 22ND TERRACE
MIAMI, FLORIDA 33165
(305) 220-0073



JOB No.:	SKETCH No.:	DATE:	SCALE:	SHEET:
00-14373	13186	02-12-2018	1"=20'	2 OF 2

19- The plan shall take precedence over the plant list, should there be any discrepancy between the two.



Description	Qty. Required	Qty. Provided
A. Shade Trees		
Single Family Waterfront Lot	6	6
Number of Shade Trees in Front Yard	2	2
Native Species Required 50%	3	4
Drought Tolerant and Low Maintenance Species Required 50%	3	6
B. Shrubs Required		
Single Family Waterfront Lot	60	131
Native Species Required 30%	18	50
Drought Tolerant and Low Maintenance Species Required 50%	30	50
C. Maximum Lawn Area Allowed 50% of Net Lot Area	50% max	49%

FILE LOCATION: \\server\legal\Drawings\Drawings\Projects\2018\18-001_Rosemary\2018\Architectural\Construction Documents\180110\THA007 06.08.pdf

PRINTED ON: 4518.8.2018



01 FRONT ELEVATION (WEST)
Scale 1/8" = 1'-0"

Front Elevation



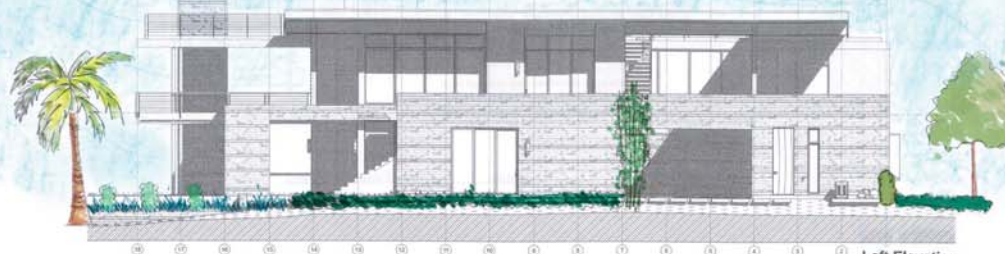
02 REAR ELEVATION (EAST)
Scale 1/8" = 1'-0"

Rear Elevation



04 RIGHT ELEVATION (SOUTH)
Scale 1/8" = 1'-0"

Right Elevation



03 LEFT ELEVATION (NORTH)
Scale 1/8" = 1'-0"

Left Elevation



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Wilmington, FL 33414
P (813) 380-3478
Luis@gutierrezurbe.com

Owner: Management Economics Company
Prepared by: 2018-001-Rosemary
Architect: GUTIERREZ + URBE
Drawing: 180110-THA007 06.08

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LANDSCAPE COLOR ELEVATION
SCALE: SEE PLANS
PRINTING DATE: 4/2/18
PROJECT NO.: 18021
CHECKED BY:
DRAWING BY: KM

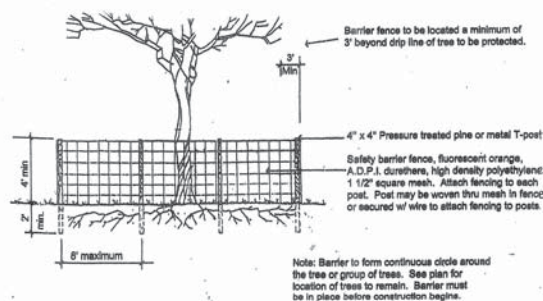
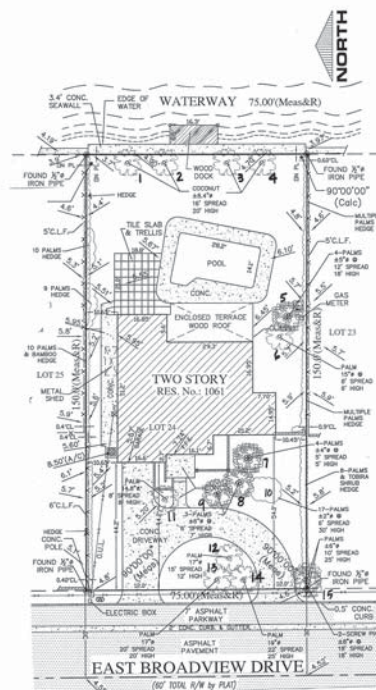
L-2

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Existing Tree Disposition

Existing tree number	Botanical/ Common Name	Size	Disposition
1-4	Cocos nucifera/ Coconut Palm	20' OA Ht	Remain
5-6	Vetclia sp/ Vetclia Palm	cluster 7' OA Ht	Remove
7-9	Phoenix roebeleni/ Pygmy Date Palm		Remove
10	Psychospora macarthur/	Multi trunk (2' cal) cluster, 20' OA Ht	Remove
11	Hyophorbe verschaffeltii/ Spindle Palm	3' CT	Remove
12	Bismarckia nobilis/ Bismarck Palm	12' OA Ht	Remove
13	Bismarckia nobilis/ Bismarck Palm	20' OA Ht	Remove
14	Bismarckia nobilis/ Bismarck Palm	25' OA Ht	Remove
15	Pandanus utilis/ Screw Palm	18 Ht x 18 Spr/ 25' OA Ht	Remove

Note Existing tree locations taken from Gunter Group Inc Land Surveyor survey 2/12/18.



Tree Protection Detail _____ **No Scale**

A tree protection barrier shall be installed prior to any work on site.

Tree Disposition Plan

Scale 1"=20'-0"

BAY HARBOR

10161 E. BROADVIEW DR.
BAY HARBOR ISLANDS, FL 33154

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ISSUED FOR:

PLANNING & ZONING APPLICATION



LANDSCAPE TREE DISPOSITION PLAN	
SCALE :	SEE PLANS
PRINTING DATE:	3/21/18
PROJECT NO:	16021
CHECKED BY :	
DRAWING BY :	KM

TD-1

**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: April 16th, 2018

Subject: Single-Family Residence – New Construction
10161 East Broadview Drive
Bay Harbor Islands Acct. No.: MB2017-65
MMPA Acct. No.: 01-0702-1070

RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board review the contents of this staff report, the latest revised Site Development Plans (dated April 6th, 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 construction of a new single-family home located at 10161 East Broadview Drive.

GENERAL PROJECT INFORMATION

Land Use Designation: L – Low Density Residential
Zoning District: RD Single-Family District
General Location: 10161 East Broadview Drive
Legal Description: Lot 24 of Block 23, "Bay Harbor Island" according to the plat thereof, as recorded in PB 46, at PG 5 of the Public Records of Miami-Dade County.

PROJECT DESCRIPTION

The project architect, Luis Gutierrez, as agent for the property owners, Patrick and Michelle Maloy, has submitted an application a new single-family residence on a waterfront lot located at 10161 East Broadview Drive. The existing 2,851 sq. ft. two-story home built in 1950+/- will be demolished and replaced with a new two-story 5,014 sq. ft. home that has 5 bedrooms / 5½ baths, and a two (2) car garage. The modern style home has a slightly sloped flat roof, entrance fountain, detached guest room with a bridge to a terrace covered by an open roof shared with the main

home, observation terrace at the rear of the home, outdoor living area with a loggia, sun terrace, pool, grill, deck, and terrace. The plans show the existing dock that will remain at this time. The overall height of the proposed structure is 25 feet above Base Flood Elevation (BFE), which complies with the 25-foot maximum height permitted in the RD Single-Family District. The proposed landscaping is extensive and exceeds both the Miami-Dade County Landscape Code and Town Supplemental Landscape Code requirements, including the use of native and drought tolerant plant materials. The current site has no shade trees – only a number of existing palm trees – some of which will be retained in the new design.

PROJECT HISTORY

As stated above the house was built in 1950+/- but has been updated several times over the years. 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, building material regulations, and other items.

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 Development Plans submitted for the construction of a new single-family home located at 10161 East Broadview Drive meets or exceeds all Town Land Development and Landscape Code requirements. The applicant 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 conditions of approval is recommended:

- 1) This approval is based on the plans prepared by Luis Gutierrez., dated April 6nd, 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.