

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.

**MEETING OF THE
PLANNING AND ZONING BOARD
QUASI-JUDICIAL PUBLIC HEARING**

October 21, 2014

AGENDA

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

PLEDGE OF ALLEGIANCE

ROLL CALL

1. Request for approval for a new multi-family dwelling for "Bay Harbor Townhouses" located at 9201 W. Bay Harbor Drive, Lot 7 of Block 17. The developers are proposing to construct an eight (8) dwelling unit townhome development. The proposed units range from 2,319 to 2,473 sq. ft. of a/c plus balconies, garage, etc. The proposed design incorporates one trapezoidal shaped building positioned to front along West Bay Harbor Drive. Each unit has an individual driveway and a two car garage. The building has 4 stories in height (3 floors of residential over one story garage @ 37'-6" above BFE. Enclosed please find the site plan and elevations. (Item #1A)

** Staff Review:* Design meets Town Code and was approved by the Development Review Committee.

PUBLIC COMMENT - for the purpose of hearing any public comment with respect to an application for site plan approval at 9201 W. Bay Harbor Drive.

CONCLUSION OF QUASI-JUDICIAL PUBLIC HEARING

2. Request for approval for a new single family home for "BRG Homes, LLC" located at 1311 100 Street, Lot 13 of Block 26. On September 16, 2014 the Planning and Zoning Board deferred the project. The owners have revised the plans as requested by the Board. Enclosed please find the site plan and elevations. (Item #2A)
3. Approval of minutes of the Board meetings held on June 3, 2014, June 17, 2014 and August 19, 2014 (Item #3A)

ADJOURNMENT: Approximately 8:00 p.m.

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

October 21, 2014

ITEM NUMBER: 1.

ITEM: Request for approval for a new multi-family dwelling for "Bay Harbor Townhouses" located at 9201 W. Bay Harbor Drive, Lot 7 of Block 17. The developers are proposing to construct an eight (8) dwelling unit townhome development. The proposed units range from 2,319 to 2,473 sq. ft. of a/c plus balconies, garage, etc. The proposed design incorporates one trapezoidal shaped building positioned to front along West Bay Harbor Drive. Each unit has an individual driveway and a two car garage. The building has 4 stories in height (3 floors of residential over one story garage @ 37'-6" above BFE. Enclosed please find the site plan and elevations. (Item #1A)

DESCRIPTION:

for the purpose of hearing any public comment with respect to an application for site plan approval at 9201 W. Bay Harbor Drive.

RECOMMENDED ACTION:

Design meets Town Code and was approved by the Development Review Committee.

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Marante
 Ayanidys Marante

ATTACHMENTS

1.	Staff Report	BHI PZB Staff Report 9201 WBHD TH Oct 3 2014.pdf
2.	Site Plan and Elevations	9201WBHDRPNZOCT21.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: October 3rd, 2014

Subject: Site Development Plan Application
9201 WBH TH – 8 DU Townhouse Complex
9201 W. Bay Harbor Drive
Bay Harbor Islands Acct. No. MB2014-98
MMPA Acct. No. 01-0702-0996

RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board review the most recent revised plans (dated 10/1/14) and, if found acceptable, **APPROVE** the proposed Site Development Plan application subject to the following:

- (1) The Board reviews / approves the applicant's request to provide a few larger balconies than specified in Section 23-15(a)(vi).
 - (2) Subject to any staff recommended conditions listed herein.
-

PROJECT REVIEW HISTORY

A formal Site Development Plan submission was made to the Town on 7/31/14. The Town's DRC met on 8/14/14 and deferred action on the application to allow the architect / developer time to analyze the DRC comments and revise the plans. Revised plans (dated 8/28/14) were submitted that addressed a majority of the earlier DRC comments; however, a few additional revisions were still necessary. The Town's DRC met again on 9/11/14 and recommended approval of the application, subject to the architect making a few minor additional revisions discussed at the meeting, and submitting a plan revision check-set to staff for final sign-off prior to scheduling the matter for a Planning and Zoning Board meeting. MMPA received revised sets of plans from the architect and found that a majority of the previous DRC issues have been resolved. The plans now being considered for approval are dated 10/1/14.

GENERAL PROJECT INFORMATION

Land Use Designation: MH – Medium-High Density Residential

Zoning District: RM-2 Multiple Family District

General Location: 9201 W. Bay Harbor Drive

Legal Description: Lot 7 of Block 17, "Bay Harbor Island" Subdivision according to the plat thereof, as recorded in Plat Book 46, at Page 5 of the Public Records of M-D County.

PROJECT DESCRIPTION

The project architect, Vitalini Corazzini, as agent for the property owner, 9201 WBH, LLC, has submitted a revised Site Development Plan application to allow for the construction of an eight (8) dwelling unit townhouse development located at 9201 West Bay Harbor Drive. The size of the proposed dwelling units range from 2,319 to 2,473 square feet of A/C space, plus balconies, garage, etc. The lot is currently developed with six (6) one-story buildings with a total of eleven (11) DU on site. There are numerous nonconformities with the existing development – it is presumed a number of variances were granted when the original development was built due to the irregular lot shape. Upon redevelopment, the lot will have a net decrease of three (3) DU. The proposed site design incorporates one (1) trapezoidal-shaped building positioned to front along West Bay Harbor Drive (facing southwest). Each unit has an individual driveway and a two-car garage. The proposed new building is 4-stories in height. The building includes three (3) floors of residential over one (1) story of garage @ 37'-6" above BFE.

Six driveway connections to West Bay Harbor Drive are proposed. The driveways are straight driveways that range from 12 to 18 feet in width depending on the unit mix. The driveways provide access to eight (8) two-car garages (two driveway connections are shared). Two Fire Department staging areas are shown on the plans. It appears from the survey that this site never deeded any land to the Town (11-foot area) for the on-street roadway swale parking. However, there are ten (10) parallel parking spaces in the Town's swale that will be removed. The Town's Code requires that all re-development sites must remove all existing on-street paved parking, place new parking on-site, and landscape the swale area for drainage / aesthetics when a site is re-developed.

According to the survey, the lot is currently developed as a "duplex" community with six (6) buildings on site. The tree survey indicates that there are several existing trees on site (mostly palms), a few of which are planned to be incorporated into the new site design. The total lot area is 16,274 square feet / 0.37 acres in size. This would allow a maximum of thirteen (13) dwelling units on the property at the maximum allowable base density (34 DUA). The proposal is to build eight (8) townhouses (21.6 DUA). The developer is not requesting any TDR units, nor does the project require any. Upon redevelopment there will be five (5) TDR units remaining.

The adjoining / nearby development sites include two vacant lots and the 2-story multi-family residential Harbor Point Condominium complex @ 14 DU / 35 DUA to the immediate north. To the immediate east is the two-story multi-family residential Grove Chalet apartment complex @ 8 DU / 30.8 DUA. To the southwest across West Bay Harbor Drive is the 7-story multi-family residential Monterey Condominium complex, @ 18 DU / 34.6 DUA and the 7-story multi-family residential Colony Bay Condominium complex @ 24 DU / 46.1 DUA.

This non-waterfront area of the Town is predominated by a mixture of mostly older low-rise residential complexes (1-3 stories) and mid-rise residential complexes (5-7 stories). The Town's 2002 Community Vision Master Plan identifies this area as being preferred for mid-rise residential complexes (7+/- stories). Therefore, the proposed development is deemed generally consistent with the Town's future vision for this area.

BACKGROUND INFORMATION

The Town completed major amendments to its adopted Comprehensive Plan and Land Development Regulations (LDRs) in the last 10+/- years. The former RE zoned lands located on waterfront lots were rezoned into the RM-1 District, while interior (non-waterfront lots) are zoned RM-2. This non-waterfront lot is zoned RM-2. The Town also adopted numerous other modifications to many other code provisions that affect yard encroachments, parking lot designs, building height limits and exceptions, building design standards, landscaping and other provisions.

COMPREHENSIVE PLAN / ZONING

Comprehensive Plan – The property has a Future Land Use Map (FLUM) designation of "Medium-High Density Residential". The maximum allowable base density is 34 DUA. Additional dwelling units may be acquired to increase the base density if approved by the Town Commission. The developer is seeking to build eight (8) DU via the base density. Therefore, no TDR units are required. The proposed development is consistent with the applicable FLUM designation of the property.

Land Development Regulations / Zoning Code – The property has a Zoning classification of RM-2 Multiple Family Zoning District. The maximum building height allowed in this area is 65 feet (measured from BFE to top of main roof deck). The proposed use of the property is consistent with this zoning classification; however, the proposed site design is not consistent with some provisions of the Code at present, unless the PZ Board approves the items.

PLATTING

The site will not require re-platting, as the site is currently platted as described above. The survey indicates the lot is "whole" meaning no right-of-way (11') was ever deeded to the Town.

RIGHT-OF-WAY, OFF-STREET PARKING AND ACCESS DESCRIPTION

As stated above, the Site Development Plan depicts access to the site from six (6) driveway connections to West Bay Harbor Drive (two driveway connections are shared) separated by landscaped islands. The driveways are straight driveways that range from 12 to 18 feet depending on the unit. The driveways provide access to eight (8) two-car garages. The first story of the complex is shown at elevation of 6.0-feet (1.5+/- foot above grade). The Town has detailed requirements for townhouse developments with individual driveways.

Based on eight (8) DU the Code requires at least sixteen (16) parking spaces. Sixteen (16) parking spaces are provided through eight (8) two-car garages. As this is a single lot development, no guest spaces are required.

The applicant stated that they have met with the Fire Department in regards to the staging areas shown on the plans.

BUILDING DESIGN / BUILDING LENGTH / BREEZEWAY

The building design is clean / modern with decorative vertical and horizontal design elements, as well as the use of wooden accents.

The building does exceed one hundred twenty (120) feet in length; however, the building is under forty-five (45) feet in height, therefore, no "breezeway" is required.

SUGGESTED CONDITIONS OF APPROVAL / SITE PLAN COMMENTS

Following are suggested conditions of approval and/or comments on the latest plans dated October 1st, 2014 submitted to the Town for consideration:

- 1) This approval is based on the revised Site Development Plans dated October 1st, 2014, as well as any required modifications stated herein, and any modification required by the Planning and Zoning Board. Any changes desired after the Board's approval may require separate approvals from the Town staff and/or Planning and Zoning Board as specified in the Code.
- 2) School Concurrency - Coordinate with the Miami-Dade County School Board staff through the Town staff (Building Dept.) to provide calculations and address any deficiencies at public schools that serve the Town. If mitigation is required, an agreement / payment must be finalized prior to the issuance of building permits.
- 3) Some of the balconies are deeper than the Code allows. Per Section 23-12(15)(a)(vi), balconies in the front (street) yard may encroach 4' into the setback with a maximum depth of 6' unless the Town approves otherwise during site plan review. The applicant meets to setback requirement but seeks balcony depths of 7'-10". Specific Planning and Zoning Board approval is required.

9201 W. Bay Townhouses

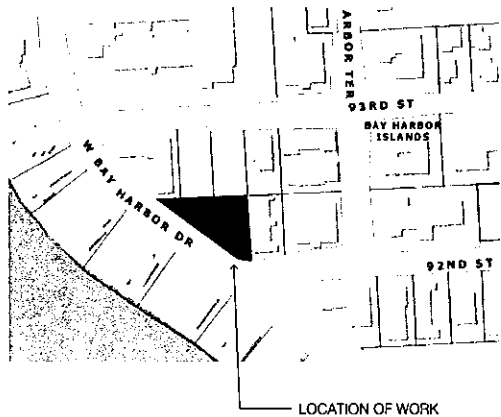


9201 W. Bay Harbor Drive
Bay Harbor Islands, Florida

Owner

9201 WBH, LLC

2846 NE 207th St.
Aventura, FL



Location Map n.t.s.

Sheet List

A-000 Cover Sheet
1 of 1 Survey

Architectural

A-001 Site Photos
A-002 Architectural Renderings
A-003 Architectural Renderings
A-004 Architectural Renderings
A-005 Architectural Renderings
A-101 Site Plan
A-102 Site Photometrics Plan
A-201 Ground Floor Plan
A-202 Second Floor Plan
A-203 Third Floor Plan
A-204 Fourth Floor Plan
A-204 Roof Plan
A-401 Exterior Elevations
A-402 Exterior Elevations
A-601 Building Sections

Civil

C-0 Cover Sheet and Location Map
C-1 Site and Paving Plan
C-2 Site and Paving Details
C-3 Drainage Plan
C-4 Grading Plan
C-5 Storm Drainage Details
C-6 Sediment Tank Drainage 1 Details
C-7 Site Utilities plan

Landscape

LA-101 Existing Tree Disposition Plan
LA-102 Site Planting Plan
LA-103 Landscaping Specifications and Planting Details
LA-104 Landscape Elevations

Architect of Record

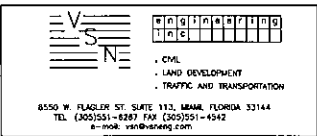


300 Aragon Avenue, Suite 300 | Coral Gables, FL 33134
Tel: 305.567.0002 | Fax: 305.446.3187 |
www.vitalinim.com FL Registration AA26001654

Design Architects



BOGART MIAMI ANGER
ARCHITECTS & ASSOCIATES
ALVARO BOGART RODRIGUEZ



Pablo Corazzini AR - 91716

Luis Vitalini AR - 13513

Planning and Zoning Submittal 10/01/2014

SHEET NO.

A - 000

Abbreviations

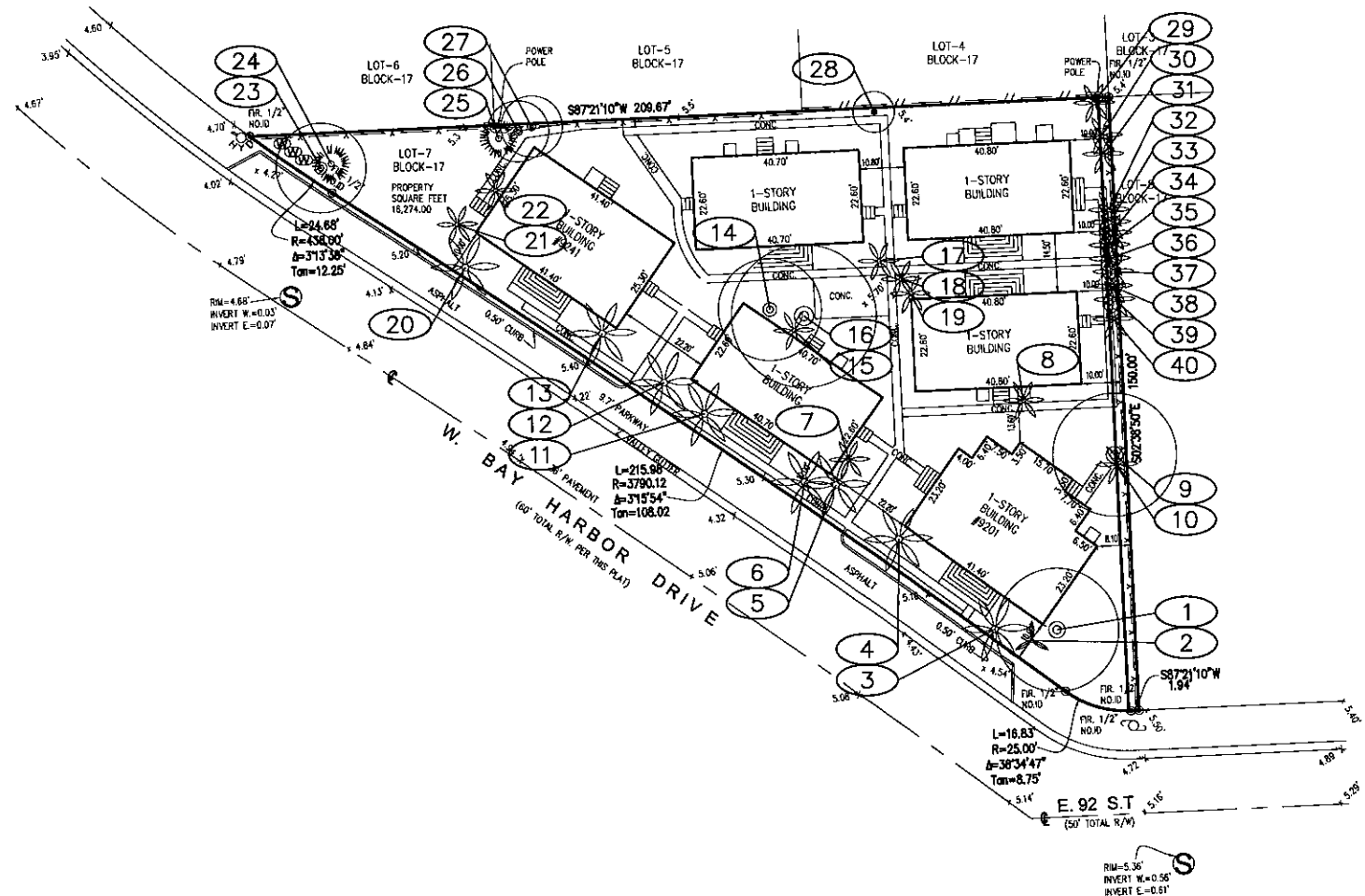
ADJ. - ADJACENT
A/C - AIR CONDITIONER
A - ARC
BM - BENCHMARK
B.C.R. - BROWARD COUNTY RECORDS
C.D. - CALCULATED
CFT - CALCULATED FIELD TRAVERSE
C.E. - CANAL EASEMENT
C.M.E. - CANAL MAINTENANCE EASEMENT
C/L - CENTERLINE
CH - CHORD
C.B.S. - CONCRETE BLOCK STRUCTURE
COL. - COLUMN
CONC. - CONCRETE
D - DELTA
D.E. - DRAINAGE EASEMENT
D.M.E. - DRAINAGE MAINTENANCE EASEMENT
ESMT. - EASEMENT
E.P. - EDGE OF PAVEMENT
E.L.V. - EDGE OF WATER
EL. - ELEVATION
F.D.H. - FOUND DRILL HOLE
FFC. - FINISH FLOOR ELEVATION
FIP. - FOUND IRON PIN/PIPE
FIR. - FOUND IRON ROD
F.M.D. - FOUND MAIL & DISC
FND. - FOUND
GAR. - GARAGE
G.E. - GARAGE ELEVATION
INV. - INVERT
I.R. - IRON ROD
L - ARC LENGTH
L.M.E. - LAKE MAINTENANCE EASEMENT
L.A.E. - LIMITED ACCESS EASEMENT
L.F. - LOWEST FLOOR
MAINT. - MAINTENANCE
M.E. - MAINTENANCE EASEMENT
MO - MEASURED
N/D. - NAIL AND DISC
N.G.Y.D. - NATIONAL GEODETIC VERTICAL DATUM
N.T.S. - NOT TO SCALE
D/S - OFFSET
D/L - ON LINE
DPT. - OPTIONAL
PG. - PAGE
PAYMT. - PAYMENT
P.C.P. - PERMANENT CONTROL POINT
P.R.M. - PERMANENT REFERENCE POINT
(P) - PLAT
P.B. - PLAT BOOK
P.C. - POINT OF CURVATURE
P.I. - POINT OF INTERSECTION
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCEMENT
P.O.R. - POINT OF REVERSE CURVATURE
P.T. - POINT OF TANGENCY
P/L - PROPERTY LINE
R - RADIUS
(R) - RECORD
R/V - RIGHT OF WAY
R.E.L. - ROAD ENLARGEMENT EASEMENT
(R) - RECORD
S/W - SIDEWALK
STY. - STORY
T - TANGENT
T.O.B. - TOP OF BANK
U.E. - UTILITY EASEMENT
U.E.A. - UTILITY EASEMENT ACCESS
U.M.E. - UTILITY AND MAINTENANCE EASEMENT

SYMBOL LEGEND

LIGHT POLE
PHONE BOX
CABLE BOX
POWER POLE
WATER METER
WATER VALVE
FIRE HYDRANT
MANHOLE
CATCH BASIN
HANDICAP
GRADE ELEVATIONS
CHAIN LINK FENCE
WOOD FENCE
ALUMINUM FENCE
OVERHEAD ELECTRIC
DELTA



SCALE 1"=20'



Property Address:

9201-9241 W. BAY HARBOR DRIVE, BAL HARBOR, FL. 33154

LEGAL DESCRIPTION:

Lot 7, in Block 17, of "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, Florida.

SURVEYOR'S NOTES:

- 1) The above captioned Property was surveyed and described based on the above Legal Description: Provided by Client.
- 2) This Certification is only for the lands as described. It is not a certification of Title, Zoning, Easements, or Freedom of Encumbrances. **ABSTRACT NOT REVIEWED.**
- 3) There may be additional Restrictions not shown on this survey that may be found in the Public Records of this County. Examination of **ABSTRACT OF TITLE** will have to be made to determine recorded instruments, if any affecting this property.
- 4) **Accuracy:**
The expected use of the land, as classified in the Minimum Technical Standards, is "Residential High Risk". The minimum relative distance accuracy for this type of boundary survey is 1 foot in 10,000 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
- 5) Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown hereon.
- 6) Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties are prohibited without written consent of the signing party or parties.
- 7) Underground utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described.
- 8) The surveyor does not determine fences and/or wall ownership.
- 9) Ownership subject to **OPINION OF TITLE.**
- 10) Type of Survey: **BOUNDARY SURVEY.**
- 11) Identification of trees by JFS Design, Inc. **LANDSCAPE ARCHITECTURE**
- 12) If shown, elevations are based on the National Geodetic Vertical Datum of 1929.
- 13) Benchmark of Origin: Miami-Dade County Benchmark: R-243 2225W Elevation 6.59'.
- 14) Flood Zone: AE Base Flood Elev.: 8.00' as per map 120637, Suffix L, Panel 0144
- 15) 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**.

A) 9201 WBH, LLC.
B) Snyder Golsman P.A.
C) First American Title Insurance Company

9201 WEST BAY HARBOR DRIVE, BAY HARBOR ISLANDS, FL. 33154									
DATE	BY	COMMON NAME	BOTANICAL NAME	HEIGHT/SPREAD	SPR	STATUS	CANOPY CANOPY PROTECTED	SPACINGS	REMARKS
11/19/12	JFS	13 Sp. 2					LOSS	FROM CONSTRUCTION	
								TO BE DEMOLISHED	
1	PA	STRANDER FIG	Ficus sp.	20'	20'	REMAN.	127	2161'	NATIVE STRANDER FIG
2	DO	TRANGLE PALM	Pygmaeum sp.	20'	20'	REMAN.	127	2161'	
3	CM	COCONUT PALM	Coccothrinax	20'	20'	REMAN.	127	2161'	
4	CM	COCONUT PALM	Coccothrinax	20'	20'	REMAN.	127	2161'	
5	CM	COCONUT PALM	Coccothrinax	20'	20'	REMAN.	127	2161'	
6	CM	COCONUT PALM	Coccothrinax	20'	20'	REMAN.	127	2161'	
7	CM	COCONUT PALM	Coccothrinax	20'	20'	REMAN.	127	2161'	
8	CM	COCONUT PALM	Coccothrinax	20'	20'	REMAN.	127	2161'	
9	CM	COCONUT PALM	Coccothrinax	20'	20'	REMAN.	127	2161'	
10	CM	COCONUT PALM	Coccothrinax	20'	20'	REMAN.	127	2161'	
11	CM	COCONUT PALM	Coccothrinax	20'	20'	REMAN.	127	2161'	
12	CM	COCONUT PALM	Coccothrinax	20'	20'	REMAN.	127	2161'	
13	CM	COCONUT PALM	Coccothrinax	20'	20'	REMAN.	127	2161'	
14	CM	COCONUT PALM	Coccothrinax	20'	20'	REMAN.	127	2161'	
15	CM	COCONUT PALM	Coccothrinax	20'	20'	REMAN.	127	2161'	
16	CM	COCONUT PALM	Coccothrinax	20'	20'	REMAN.	127	2161'	
17	CM	COCONUT PALM	Coccothrinax	20'	20'	REMAN.	127	2161'	
18	CM	COCONUT PALM	Coccothrinax	20'	20'	REMAN.	127	2161'	
19	CM	COCONUT PALM	Coccothrinax	20'	20'	REMAN.	127	2161'	
20	CM	COCONUT PALM	Coccothrinax	20'	20'	REMAN.	127	2161'	
21	CM	COCONUT PALM	Coccothrinax	20'	20'	REMAN.	127	2161'	
22	CM	COCONUT PALM	Coccothrinax	20'	20'	REMAN.	127	2161'	
23	CM	COCONUT PALM	Coccothrinax	20'	20'	REMAN.	127	2161'	
24	CM	COCONUT PALM	Coccothrinax	20'	20'	REMAN.	127	2161'	
25	CM	COCONUT PALM	Coccothrinax	20'	20'	REMAN.	127	2161'	
26	CM	COCONUT PALM	Coccothrinax	20'	20'	REMAN.	127	2161'	
27	CM	COCONUT PALM	Coccothrinax	20'	20'	REMAN.	127	2161'	
28	CM	COCONUT PALM	Coccothrinax	20'	20'	REMAN.	127	2161'	
29	CM	COCONUT PALM	Coccothrinax	20'	20'	REMAN.	127	2161'	
30	CM	COCONUT PALM	Coccothrinax	20'	20'	REMAN.	127	2161'	
31	CM	COCONUT PALM	Coccothrinax	20'	20'	REMAN.	127	2161'	
32	CM	COCONUT PALM	Coccothrinax	20'	20'	REMAN.	127	2161'	
33	CM	COCONUT PALM	Coccothrinax	20'	20'	REMAN.	127	2161'	
34	CM	COCONUT PALM	Coccothrinax	20'	20'	REMAN.	127	2161'	
35	CM	COCONUT PALM	Coccothrinax	20'	20'	REMAN.	127	2161'	
36	CM	COCONUT PALM	Coccothrinax	20'	20'	REMAN.	127	2161'	
37	CM	COCONUT PALM	Coccothrinax	20'	20'	REMAN.	127	2161'	
38	CM	COCONUT PALM	Coccothrinax	20'	20'	REMAN.	127	2161'	
39	CM	COCONUT PALM	Coccothrinax	20'	20'	REMAN.	127	2161'	
40	CM	COCONUT PALM	Coccothrinax	20'	20'	REMAN.	127	2161'	
TOTALS									
CALCULATIONS ARE APPROXIMATE FOR FIELD OBSERVATION AND INVENTORY FROM SITE VISIT ON AUGUST 8, 2012. PROTECTED SPECIES ARE NOT CALCULATED PER FLA. STAT. 350.40 (3) PRESERVE NATURAL RESOURCES. PLANT SPECIES ARE LISTED IN THE PROTECTED SPECIES LIST AND ARE NOT TO BE REMOVED OR DAMAGED. THE SURVEYOR DOES NOT GUARANTEE THE ACCURACY OF THE DATA OR THE RESULTS OF THE SURVEY. PROTECTED TREES									

9201 WBH, LLC

BOUNDARY SURVEY

MARTINEZ & MARTINEZ ENTERPRISES, INC.
7179 WEST 13th AVENUE, HIALEAH, FLORIDA 33014
Phone: 786-277-4851 plmartinez@yahoo.com

FOR THE CITY OF MIAMI
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA
J. SHAI
The survey map or the copies thereof are not valid unless they are accompanied by a Florida Surveyor's Seal and a Florida Surveyor's License.

DRAWN BY: P.L.M.

CHECKED BY: P.L.M.

DATE: 08-25-2014

SHEET:

1 of 1



PROJECT No. 14034

9201 W. Bay Townhouses
9201 W. Bay Harbor Drive
Bay Harbor Islands, Florida

OWNER
9201 WBH, LLC
2645 NE 207th St
Aventura, Florida

DESCRIPTION	DATE
PLANNING AND ZONING SUBMITTAL	10/01/14



BH III
Design Architects

 Location Map N.T.S.

Pablo Corazzini AR - 91716

Luigi Vitalini AR - 13513

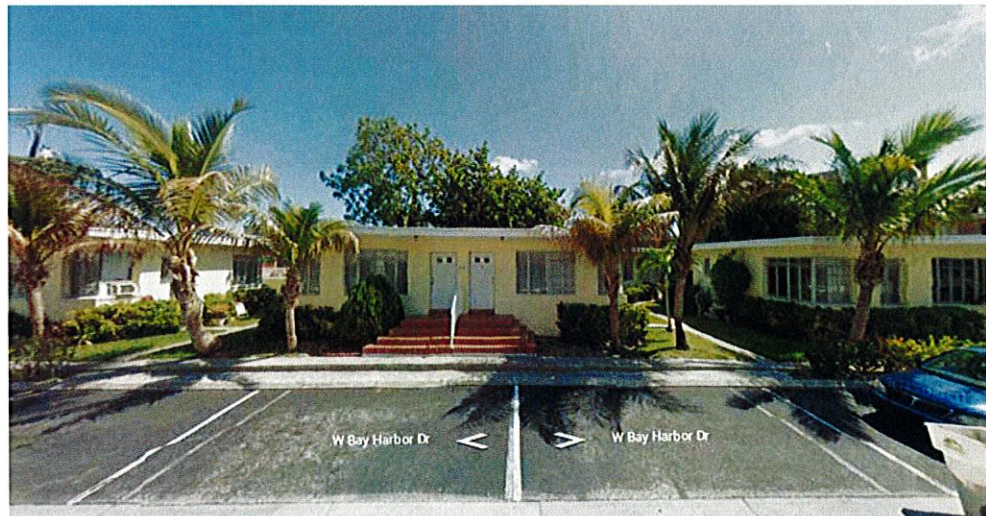
VC vitalinacorazzini
ARCHITECTS
300 Aragon Avenue, Suite 330 | Coral Gables, FL 33134
tel: 305.567.0602 | fax: 305.446.3197 |
www.vcmiam.com FL Registration AA26001854

Architect of Record

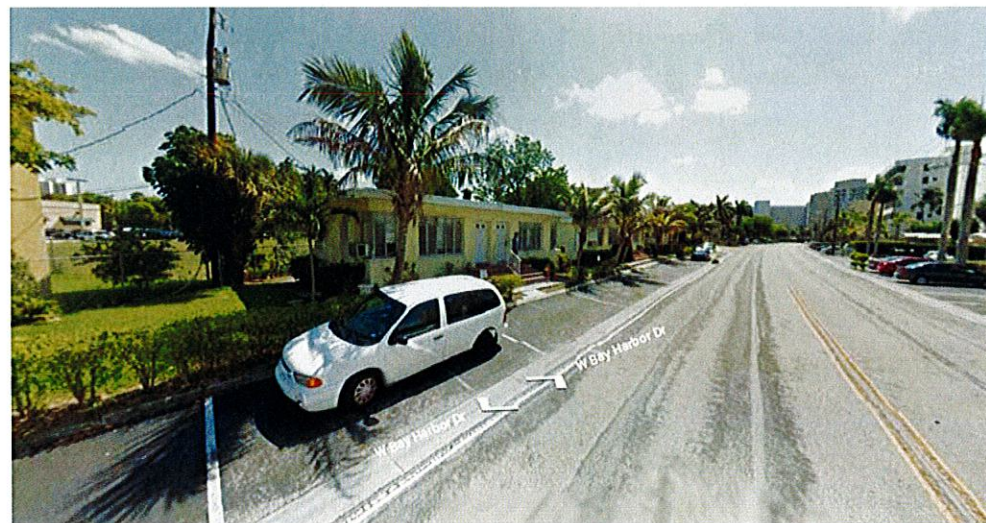
SHEET NO.
A - 001



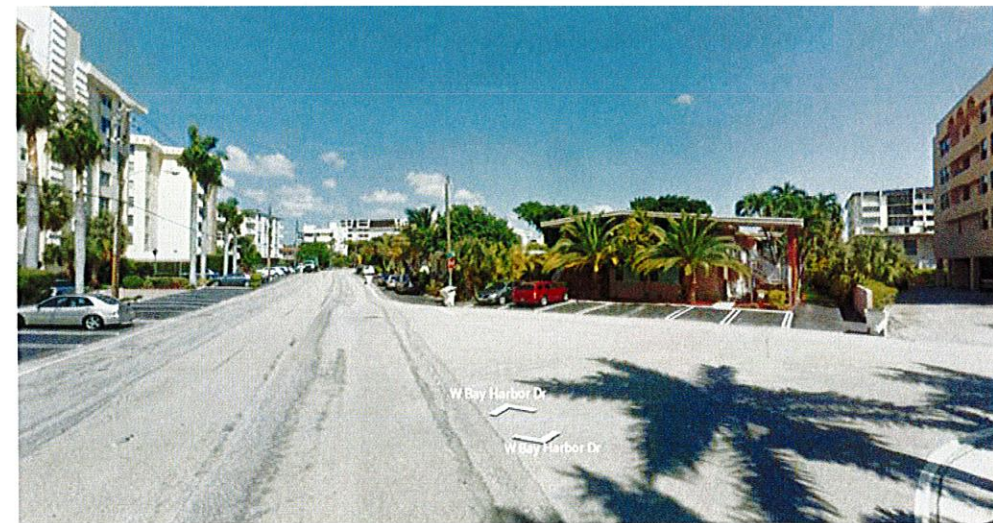
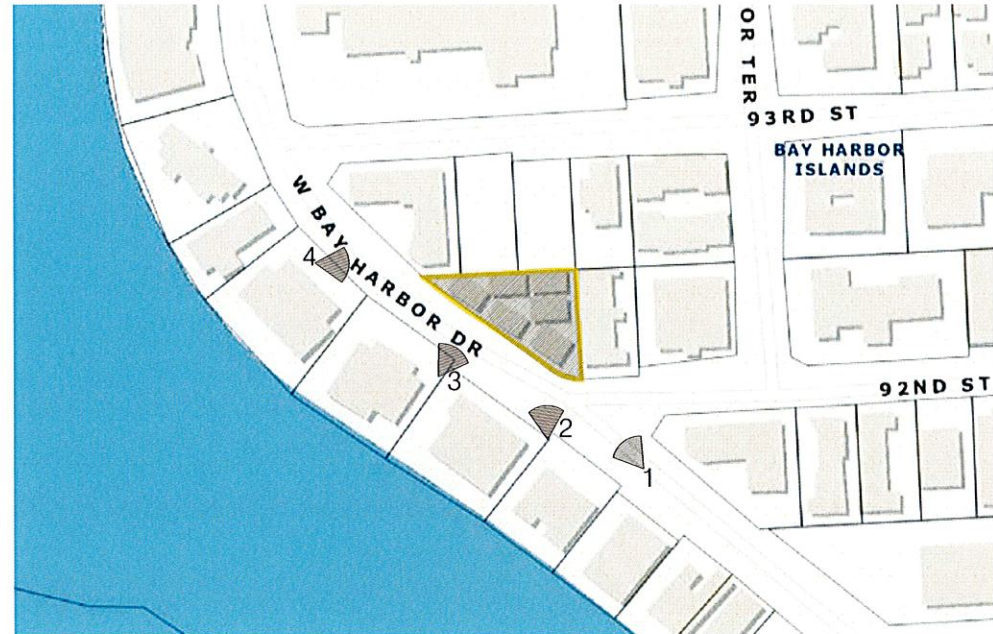
②



③



④



①



② Front View

SHEET NO. A - 002



PROJECT No. 14034

9201 W. Bay Townhouses
9201 W. Bay Harbor Drive
Bay Harbor Islands, Florida

OWNER
9201 WBH, LLC
2645 NE 207th St.
Aventura, Florida

DESCRIPTION	DATE
PLANNING AND ZONING SUBMITTAL	10/01/14



Design Architects

Pablo Corazzini AR - 91716

Luigi Vitalini AR - 13513



300 Aragon Avenue, Suite 330 | Coral Gables, FL 33134
tel: 305.567.0602 | fax: 305.446.3197 |
www.vcmiami.com FL Registration AA26001654

Architect of Record

SHEET NO. A - 003



① View from Southeast



② View from Northwest



1 AERIAL VIEW
EAST VIEW



2 AERIAL VIEW
SOUTH VIEW



3 AERIAL VIEW
WEST VIEW



4 AERIAL VIEW
NORTH VIEW



PROJECT | No. 14034

9201 W. Bay Townhouses
9201 W. Bay Harbor Drive
Bay Harbor Islands, Florida

OWNER
9201 WBH, LLC
2645 NE 207th St.
Aventura, Florida

DISTRIBUTION	DATE
PLANNING AND ZONING SUBMITTAL	10/01/14



Design Architects

Pablo Corazzini | AR - 91716

Luigi Vitalini | AR - 13513



300 Aragon Avenue, Suite 330 | Coral Gables, FL 33134
tel: 305.567.0602 | fax: 305.446.3197 |
www.vcmiami.com FL Registration AA26001854

Architect of Record

SHEET NO.
A - 004

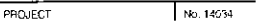


PROJECT	No. 14034
---------	-----------

[illegible]

Architect of Record

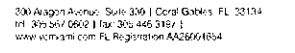
SHEET NO. A - 005



OWNER
9201 WBH, LLC
2615 NE 207th St
Aventura, Florida

[illegible]

Luigi Vitalini	AR - 13513
----------------	------------



Architect of Record

SHEET NO. A - 101



General Code Data	
APPLICABLE CODES	CODE OF BAY HARBOR ISLANDS, FLORIDA - E-H120
ZONING CODE	FLORIDA BUILDING CODE 2010 - IFBC
BUILDING CODE	
FUTURE LAND USE	MEDIUM-HIGH DENSITY (5-34 DU/AC)
ZONING	RM-2 MULTIFAMILY ZONING DISTRICT
NET LOT AREA	NON-WATERFRONT PROPERTY
BUILDING USE	16.2/4 SF . 37 acres
BUILDING USE	RM-2 USE IS PRM-2 - TOWNHOMES
LOWEST FINISHED FLOOR ELEVATION	6.4' MSLD - 2.0' FROM BFE

LOT 7, BLOCK 17 OF BAY HARBOR ISLAND, ACCORDING TO THE PLAT THEREOF, AS
RECORDED IN PLAT BOOK 46, PAGE 6, OF THE PUBLIC RECORDS OF MIAMI-DADE
COUNTY, FLORIDA.

Site Density Requirements		
Item	Requirement	Reference
MAXIMUM ALLOWABLE DENSITY	0.7 / ACRES x 34 DWELLING UNITS PER ACRE = 12	EMZO - 23-11
DENSITY PROVIDED:	8 DWELLING UNITS	

Item	Requirement	Reference
SETBACKS REQUIRED.	BUILDING LESS THAN 30 FEET IN HEIGHT FRONT 20'-0" (22'-0" ABOVE 30 IN HEIGHT) SIDE 10'-0" FOR EACH ADD .3 ABOVE 30 BUILDING HEIGHT THERE SHALL BE AN ADD .1 SETBACK. REAR 15'-0" FOR EACH ADD .3 ABOVE 30 BUILDING HEIGHT THERE SHALL BE AN ADD .1 SETBACK.	BH20 - 23-11
SETBACKS PROVIDED	FRONT 20'-0" (25'-0" ABOVE 30 IN HEIGHT) REAR 10'-0" (13'-0" ABOVE 30 IN HEIGHT) SIDE 10'-0" (13'-0" ABOVE 30 IN HEIGHT)	
MAXIMUM HEIGHT ALLOWABLE	35'-0"	BH20 - 23-11
MAXIMUM HEIGHT PROVIDED	35'-0" FROM B.F.E.	

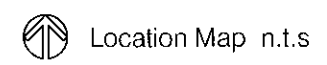
Item	Requirement	Reference
LANDSCAPED SPACE REQ'D.	2½" x 16.274' - 3.264 SF	64920 - 23-11
LANDSCAPED SPACE PROVIDED	59% 16.463 SF)	

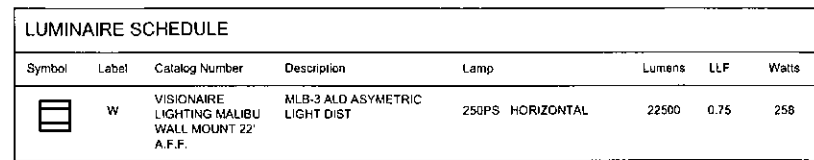
Parking Requirements		
Item	Requirement	Reference
PARKING REQ. PER UNIT	2	EMUCO - 23-11
TOTAL SPACES REQUIRED	81 UNITS @ 2 X UNIT = 16	
TOTAL SPACES PROVIDED	16 SPACES	

Item	Garage	Conditioned	Total
UNIT 1	836 SQ. FT.	2 137/8 SQ. FT.	3 173/8 SQ. FT.
UNIT 2	839 SQ. FT.	2 315/8 SQ. FT.	3 158 SQ. FT.
UNIT 3	868 SQ. FT.	2 332 SQ. FT.	3 130 SQ. FT.
UNIT 4	829 SQ. FT.	2 371/8 SQ. FT.	3 266 SQ. FT.
UNIT 5	839 SQ. FT.	2 375/8 SQ. FT.	3 204 SQ. FT.
UNIT 6	822 SQ. FT.	2 406 SQ. FT.	3 228/8 SQ. FT.
UNIT 7	824 SQ. FT.	2 473 SQ. FT.	3 297/8 SQ. FT.
UNIT 8	842 SQ. FT.	2 471/8 SQ. FT.	3 313 SQ. FT.
TOTAL	6 629 SQ. FT.	19 139 SQ. FT.	25 768 SQ. FT.



 Site plan 1:20





PROJECT	No 1403d
---------	----------

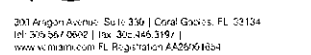
OWNER
9201 WBH, LLC
2645 NE 20th St
Aventura Florida

[illegible]

sign Architects

Pablo Corazzini	AR - 91716
-----------------	------------

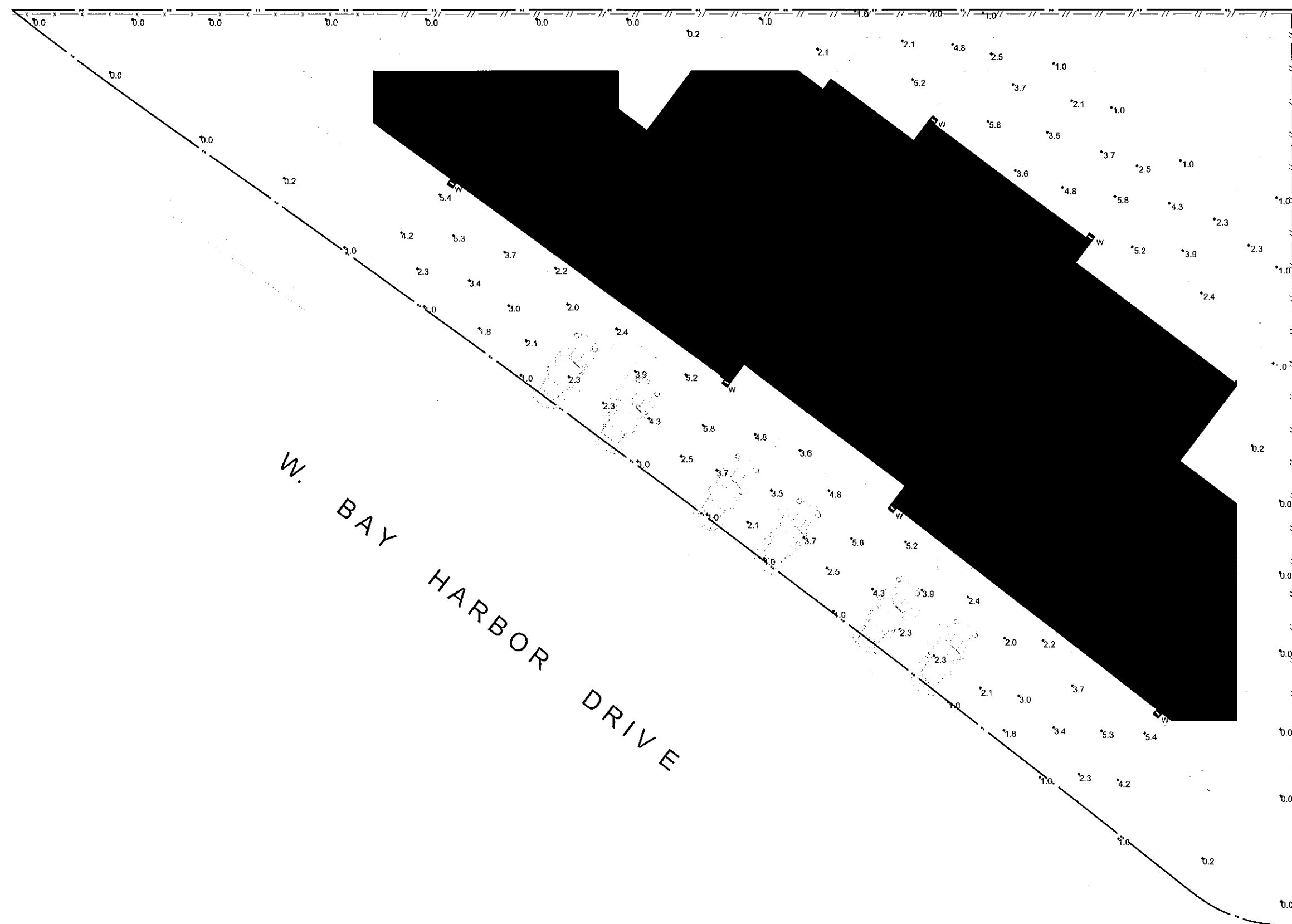
Luigi Vitalini	AR - 13513
----------------	------------



Architect of Record

SHEET NO. _____

A - 102



Site Photometrics Plan 1/8"

(50' TOTAL R/W)

PROJECT	No. 14034
---------	-----------

9201 W. Bay Townhouses

9201 W. Bay Harbor Drive
Bay Harbor Islands, Florida

OWNER

9201 WBH, LLC

2615 NE 267th St.
Aventura, Florida

[illegible]

ODAS MIANI ANGER
26 YEGOR & 4500 APO
FARMAS BOLCOLO RODRIGUEZ



Design Architects

Pablo Corazzini	AR - 91716
-----------------	------------

Luigi Vitalini	AR - 13513
----------------	------------



301 Aragon Avenue, Suite 330 | Coral Gables, FL 33134
tel: 305.567.0602 | fax: 305.448.3197 |
www.centralfm.com FL Registration: A426001664

Architect of Record

SHEET NO.

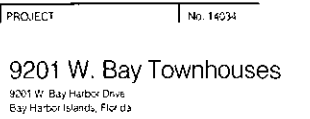
A - 204



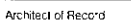
 Fourth Floor 1/8"

E. 92 S.T

SHEET NO.

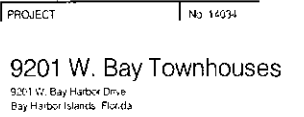
[illegible]

Luigi Vitalini	AR - 13513
----------------	------------



SHEET NO. A - 401



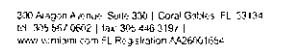


OWNER
9201 WBH, LLC
2615 NE 30TH ST.
Aventura, Florida

[illegible]

Pablo Corazzini	AR - 91716
-----------------	------------

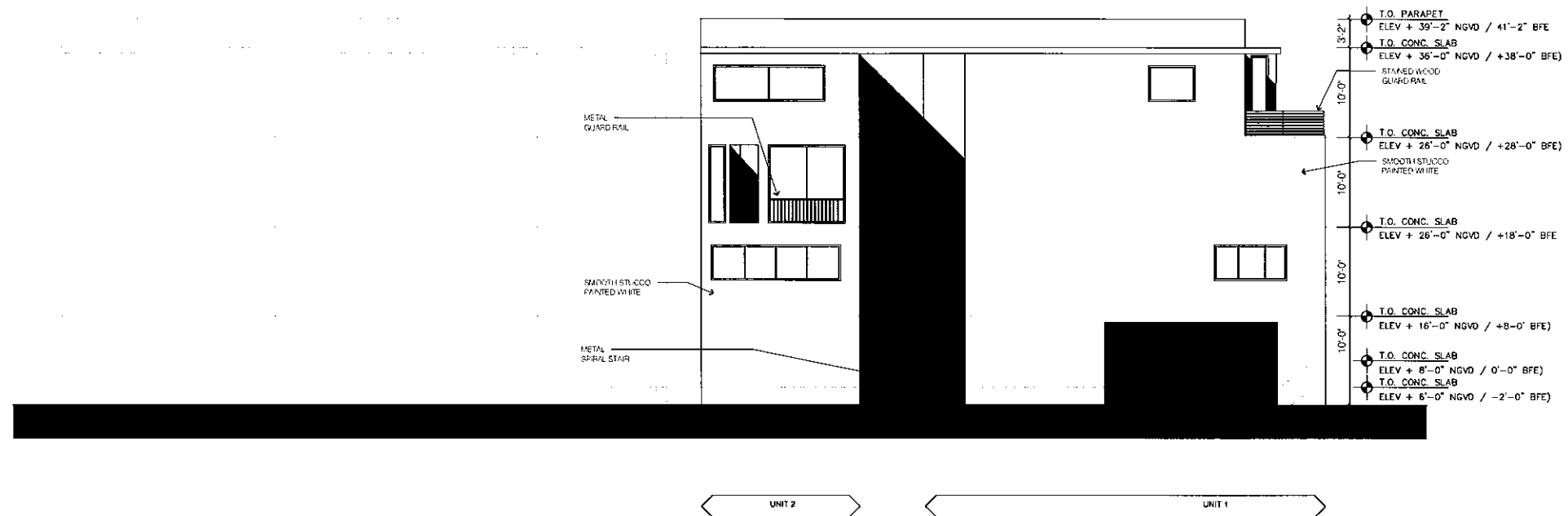
Luigi Vitalini	AR - 13513
----------------	------------



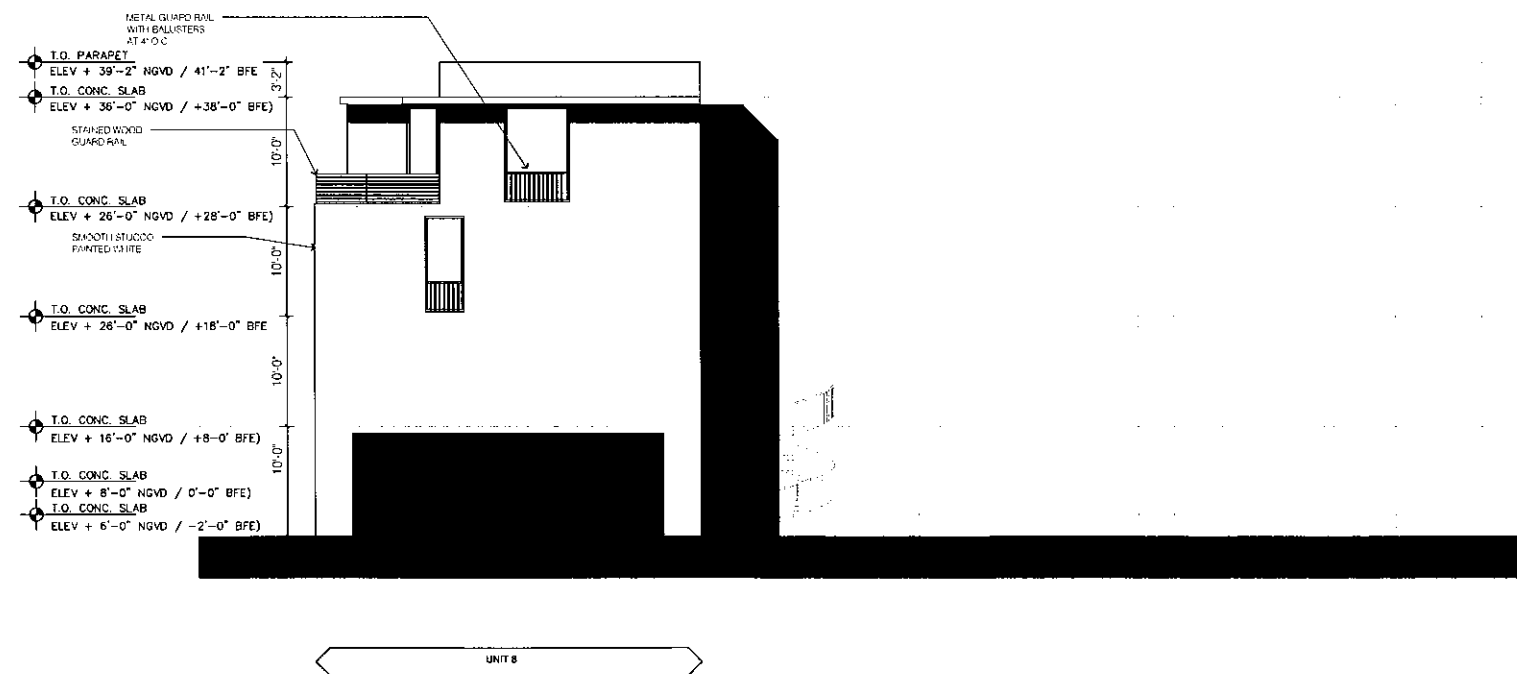
Architect of Record

SHEET NO.

A - 402



① West Elevation 1/8"



② East Elevation 1/8"

A - 601

③ Building Section 1/8"

9201 W. BAY TOWNHOUSES

AT

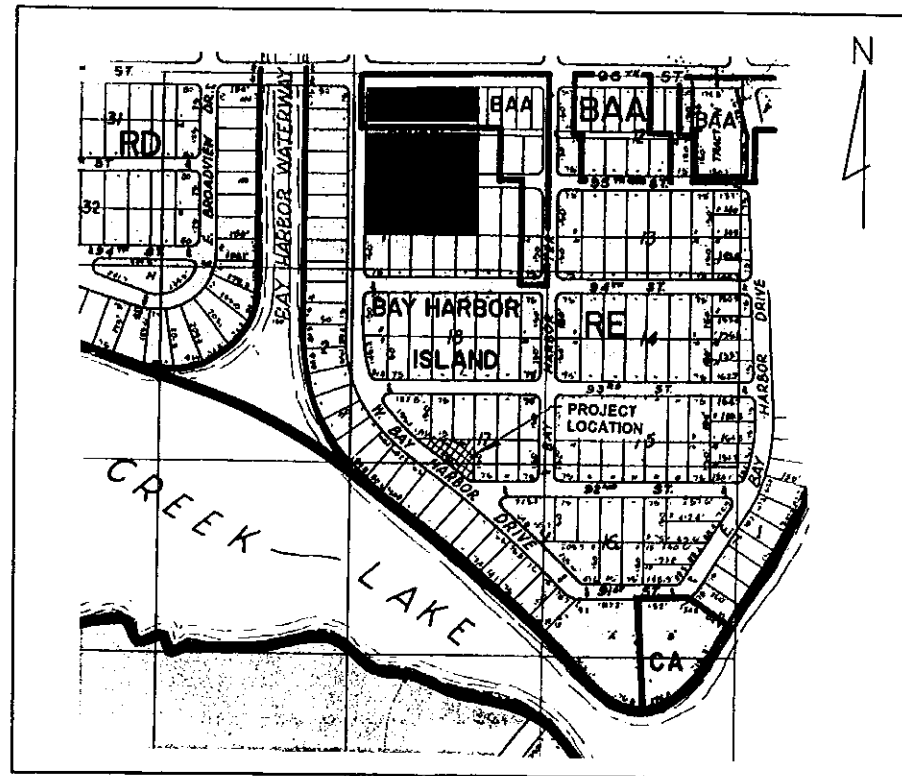
9201 WEST BAY HARBOR DRIVE

TOWN OF BAY HARBOR ISLANDS, FLORIDA

DEVELOPERS:

9201 WBH, LLC

2645 NE 207H STREET
AVENTURA, FLORIDA
()



LOCATION MAP

LEGAL DESCRIPTION:

LOT 7, BLOCK 17, OF 'BAY HARBOUR ISLAND' ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

ENGINEERS:

V. S. N. ENGINEERING, INC.
CIVIL ENGINEERS

8550 W. FLAGLER STREET, SUITE 113
MIAMI, FLORIDA 33144
TEL (305) 551-6267
FAX (305) 551-4542

LIST OF DRAWINGS:

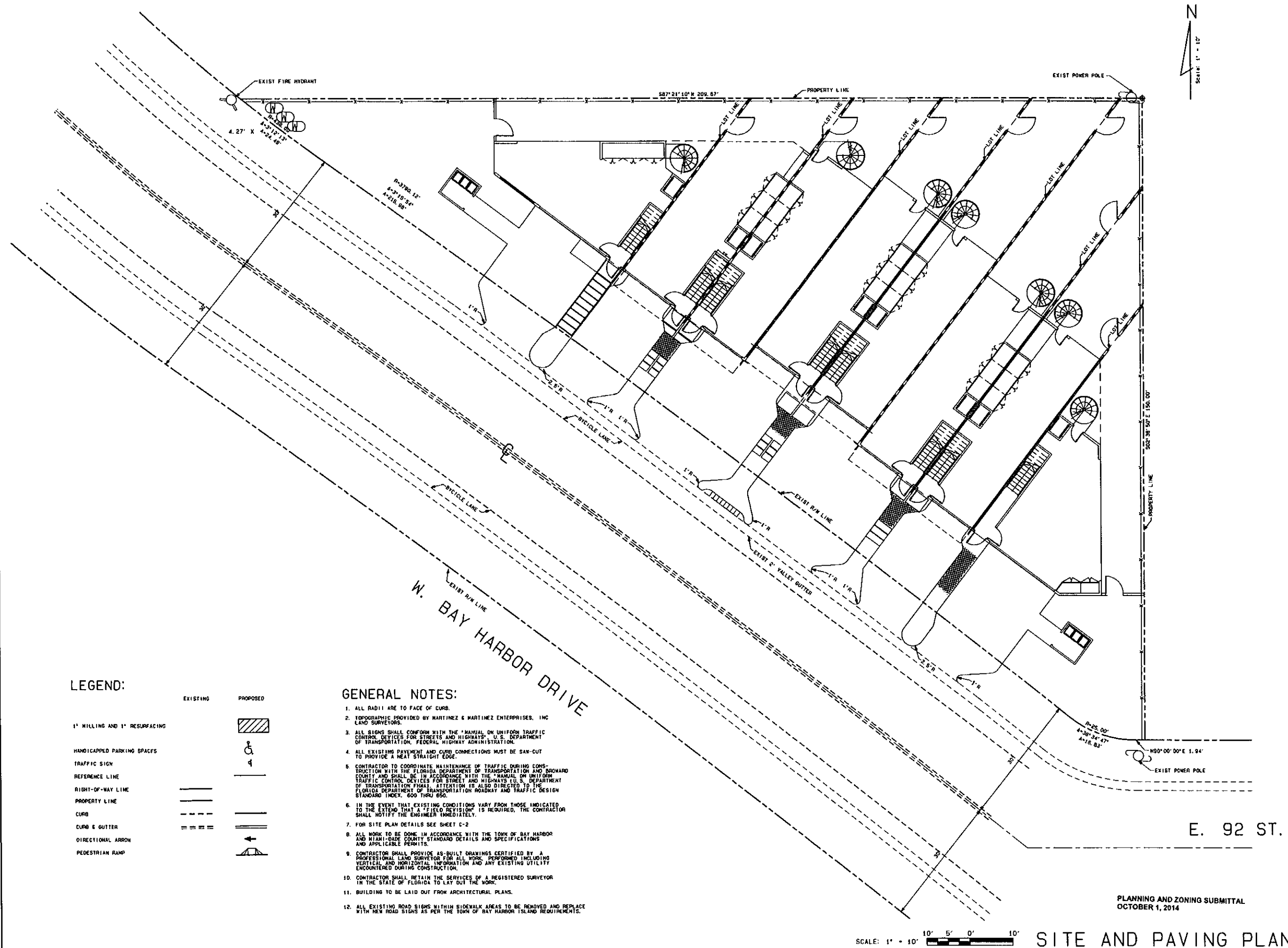
C-0	COVER SHEET AND LOCATION MAP
C-1	SITE AND PAVING PLAN
C-2	SITE AND PAVING DETAILS
C-3	DRAINAGE PLAN
C-4	GRADING PLAN
C-5	GRADING AND DRAINAGE DETAILS
C-6	SEDIMENT TANK AND DRAINAGE WELL NO 1 DETAILS
C-7	SITE UTILITIES PLAN

PLANNING AND ZONING SUBMITTAL
OCTOBER 1, 2014

RODOLFO J. VARGAS
PE # 35648

CERTIFICATE OF AUTH # 5529
dated: September 22, 2014
cad ref: 14013-10

C-0



LEGEND:

EXISTING	PROPOSED
1" MILLING AND 1" RESURFACING	
HANDICAPPED PARKING SPACES	
TRAFFIC SIGN	
REFERENCE LINE	
RIGHT-OF-WAY LINE	
PROPERTY LINE	
CURB	
CURB & GUTTER	
DIRECTIONAL ARROW	
PEDESTRIAN RAMP	

GENERAL NOTES:

1. ALL RADII ARE TO FACE OF CURB.
2. TOPOGRAPHIC PROVIDED BY MARTINEZ & MARTINEZ ENTERPRISES, INC. LAND SURVEYORS.
3. ALL SIGNS SHALL CONFORM WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION.
4. ALL EXISTING PAVEMENT AND CURB CONNECTIONS MUST BE SAN-CUT TO PROVIDE A NEAT STRAIGHT EDGE.
5. CONTRACTOR TO COORDINATE MAINTENANCE OF TRAFFIC DURING CONSTRUCTION WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION AND BROWARD COUNTY AND SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" U.S. DEPARTMENT OF TRANSPORTATION FHWA. ATTENTION IS ALSO DIRECTED TO THE FLORIDA DEPARTMENT OF TRANSPORTATION ROADWAY AND TRAFFIC DESIGN STANDARD INDEX, 600 THRU 650.
6. IN THE EVENT THAT EXISTING CONDITIONS VARY FROM THOSE INDICATED TO THE EXTENT THAT A "FIELD REVISION" IS REQUIRED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
7. FOR SITE PLAN DETAILS SEE SHEET C-2
8. ALL WORK TO BE DONE IN ACCORDANCE WITH THE TOWN OF BAY HARBOR AND MIAMI-DADE COUNTY STANDARD DETAILS AND SPECIFICATIONS AND APPLICABLE PERMITS.
9. CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS CERTIFIED BY A PROFESSIONAL LAND SURVEYOR FOR ALL WORK PERFORMED INCLUDING VERTICAL AND HORIZONTAL INFORMATION AND ANY EXISTING UTILITY ENCOUNTERED DURING CONSTRUCTION.
10. CONTRACTOR SHALL RETAIN THE SERVICES OF A REGISTERED SURVEYOR IN THE STATE OF FLORIDA TO LAY OUT THE WORK.
11. BUILDING TO BE LAID OUT FROM ARCHITECTURAL PLANS.
12. ALL EXISTING ROAD SIGNS WITHIN SIDEWALK AREAS TO BE REMOVED AND REPLACE WITH NEW ROAD SIGNS AS PER THE TOWN OF BAY HARBOR ISLAND REQUIREMENTS.

Engineering

INC.

V

S

N

CERTIFICATE OF AUTH #5529

CIVIL

LAND DEVELOPMENT

TRAFFIC AND TRANSPORTATION

8550 W. FLAGLER ST., SUITE 113, MIAMI, FLORIDA 33144

TEL: 1.305.551.6267 FAX 1.305.551.4542

E-MAIL: ysn@vsneng.com

9201 W. BAY TOWNHOUSES
AT
9201 WEST BAY HARBOR DRIVE
TOWN OF BAY HARBOR ISLANDS, FLORIDA

no	date	revision/issue
1	8/15/14	ISSUED FOR PERMIT

designed	L. SERRATE
drawn	N. SERRATE
checked	L. SERRATE
approved	R. VARGAS
proj no	14013-01
scale	1" = 10'
date	SEPT 22, 2014
cad ref	14013-11

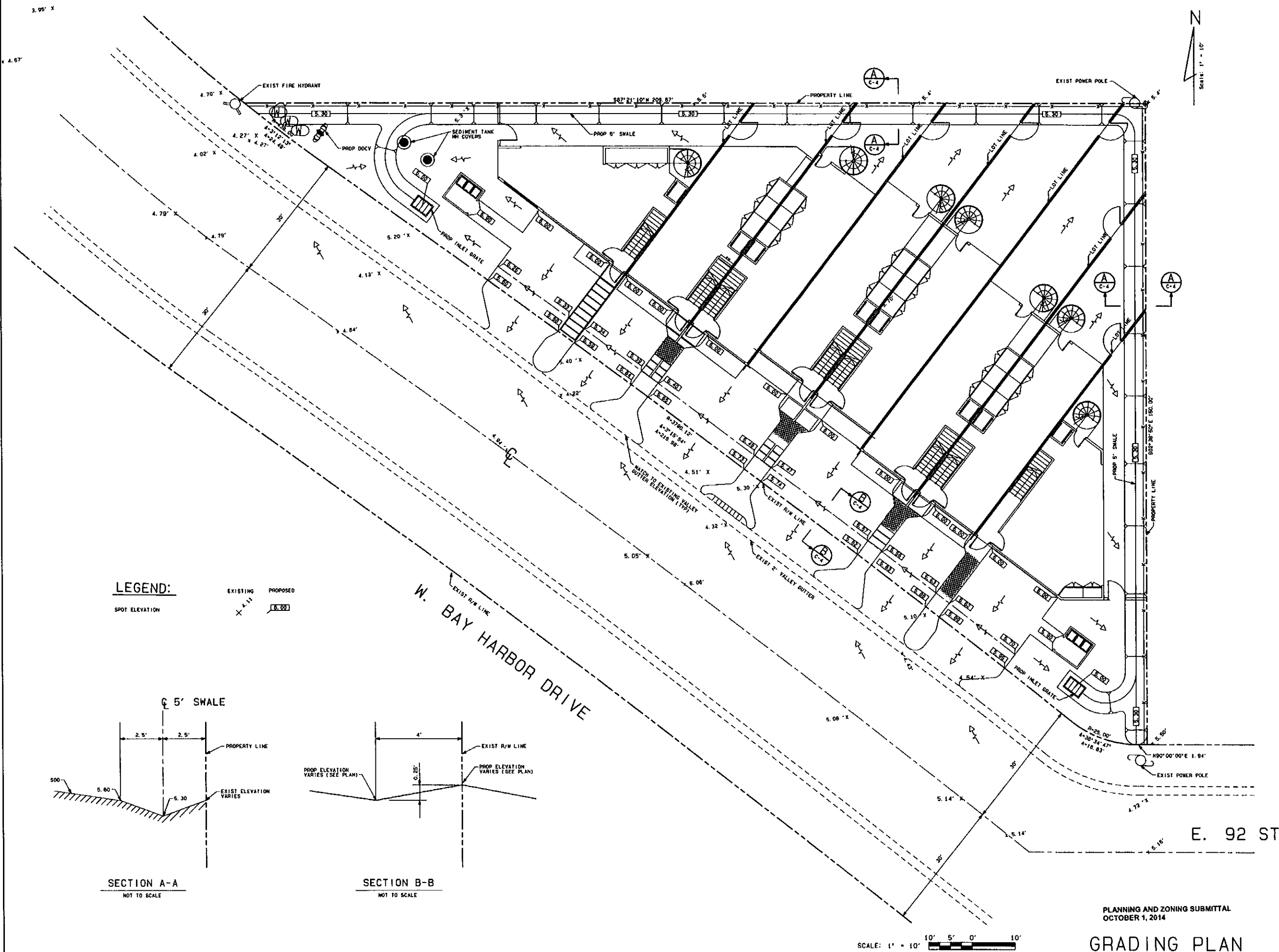
RODOLFO J. VARGAS

PE # 35648

drawing

C-1

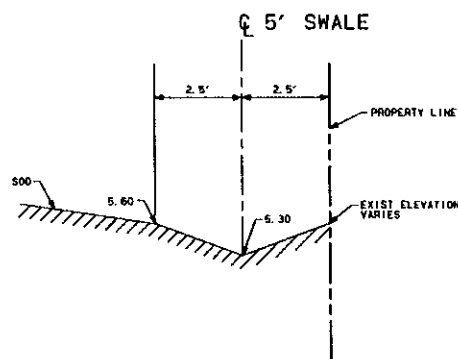
PLANNING AND ZONING SUBMITTAL
OCTOBER 1, 2014



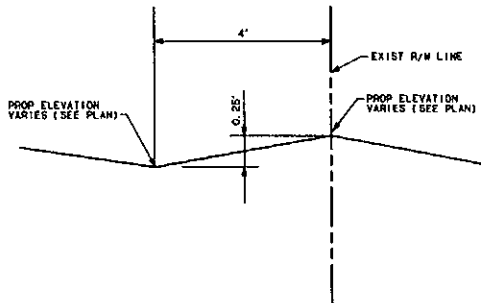
LEGEND:

SPOT ELEVATION

EXISTING
PROPOSED



SECTION A-A
NOT TO SCALE



SECTION B-B
NOT TO SCALE

V S N

CERTIFICATE OF AUTH #5529

CIVIL
LAND DEVELOPMENT
TRAFFIC AND TRANSPORTATION

8550 N. FLAGLER ST. SUITE 113, MIAMI, FLORIDA 33144
TEL: (305) 551-6267 FAX: (305) 551-4542
E-mail: vns@vnseng.com

9201 W. BAY TOWNHOUSES
AT
9201 WEST BAY HARBOR DRIVE
TOWN OF BAY HARBOR ISLANDS, FLORIDA

no	date	revision/issue
1	9/15/14	INITIAL PLAN FOR PERMITS

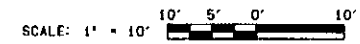
designed L. SERRATE
drawn M. SERRATE
checked L. SERRATE
approved R. VARGAS
proj no 14013-01
scale 1" = 10'
date SEPT 22, 2014
cad ref 14013-14

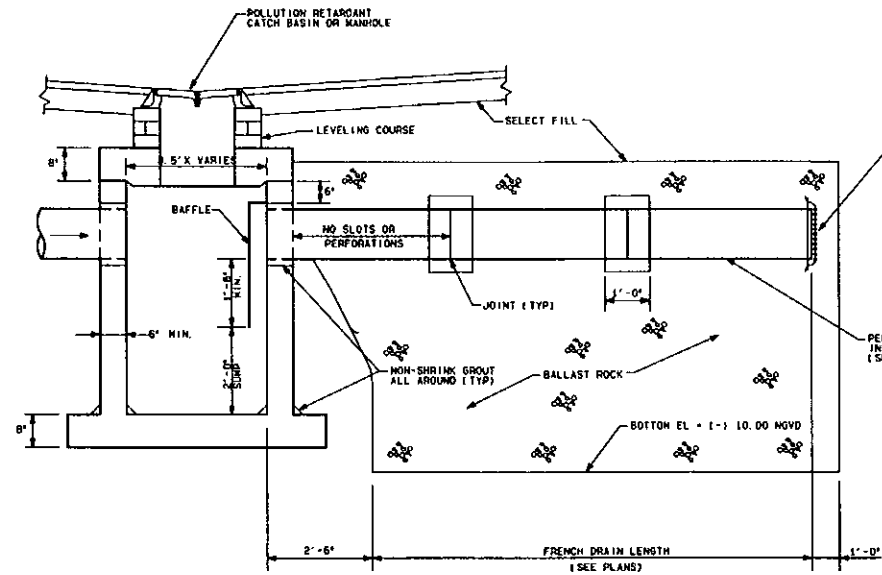
RODOLFO J. VARGAS
PE # 35648

drawing
C-4

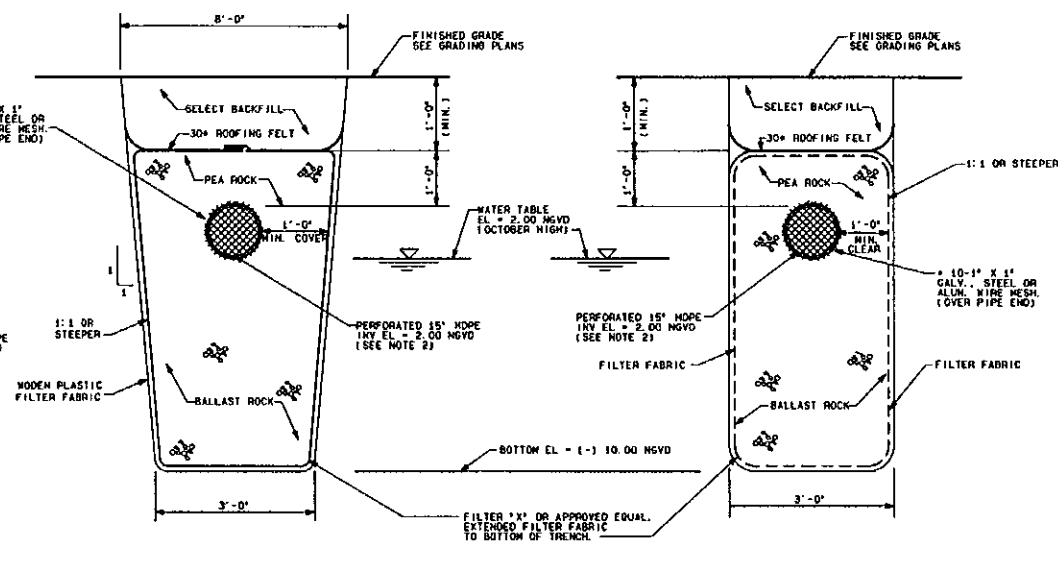
PLANNING AND ZONING SUBMITTAL
OCTOBER 1, 2014

GRADING PLAN





LONGITUDINAL SECTION
N. T. S.



**TRANSVERSE SECTION DETAIL
FOR SANDY SOIL CONDITION**
N. T. S.

- NOTE:
1. FRENCH DRAIN TO BE IN ACCORDANCE WITH DADE COUNTY STANDARD DETAILS SD-1.1 LATEST REVISION MARCH 12, 1992.
 2. MOVEN PLASTIC FILTER FABRIC (AT EACH SIDE, TOP AND BOTTOM) SHALL BE USED IN SANDY OR FILLED AREAS.
 3. NASH DOWN THE BALLAST ROCK WITH CLEAN WATER AFTER ROCK HAS BEEN PLACED TO THE PROPER ELEVATION TO ALLOW FOR INITIAL SETTLEMENT THAT MAY OCCUR. ADD ADDITIONAL BALLAST ROCK TO RESTORE ROCK TO THE PROPER ELEVATION IN ACCORDANCE WITH THE DETAILS.
 4. FOR PERFORATED CMP PIPE JOINT ARE TO BE Banded, BUT NOT GASKETED.
 5. FOR BAFFLE DETAILS SEE THIS SHEET

DRAINAGE NOTES:

1. These plans have been prepared with the best information available to the Engineer. Contractor must verify all existing underground utilities prior to beginning of construction. If any discrepancies are encountered to the extent that a "field revision" is required, Engineer must be notified immediately.
2. It is the responsibility of the Contractor to protect all existing improvements during construction. If any damage occurs as a result of the construction activities, Contractor shall restore such improvements to identical line, grade, statistical and structural conditions as they were prior to beginning of construction.
3. All elevations refer to National Geodetic Vertical Datum (N.G.V.D.), 1929.
4. Dade County Flood Criteria for this project is 5.00 (N.G.V.D.).
5. October High Water Elevation is 2.00 (N.G.V.D.).
6. All proposed elevations are to edge of pavement or driveway center line.
7. The following items shall be constructed in accordance with the referenced details from the Dade County Public Works Manual:
 - a. French Drain.....S.D. 1.1
 - b. Catch Basin.....S.D. 2.6
 - c. Catch Basin Frame and Grate.....S.D. 2.6
 - d. 2\"/>
 8. Contractor must observe extreme care to prevent debris, silt and fines from entering French Drain. Inlet Grates shall remain covered with filter fabric during construction until the system is ready to enter in operation.
 9. Contractor to verify soil conditions at site. If suck is encountered, contractor shall remove area and fill to grade with minimum 98% density.
 10. All areas not paved must be sodded.
 11. All work to be done in accordance with Miami-Dade County Public Works Standard and Town of Bay Harbor Details and Specifications.
 12. All topographic and survey information is based on Sketches of Survey prepared by Martinez & Martinez Enterprises, Inc.
 13. Pipe requirements:
French drain pipe shall be ADS Corrugated Polyethylene (Perforated). All other pipes shall be ADS H-12 Polyethylene Non-Perforated. (or approved equal).
 14. Contractor shall provide a Paving and Drainage "AS-BUILT PLAN" certified by a Professional Registered Land Surveyor in the State of Florida reflecting all the features of the Stormwater System and should include, existing pavement and area area grades, catch basin rim and invert elevations, french drain length and bottom elevation, etc.
 15. a. Drainage Trenches to be ZURN 7-802 12\"/>

PLANNING AND ZONING SUBMITTAL
OCTOBER 1, 2014

STORM DRAINAGE DETAILS

engineering inc.

CERTIFICATE OF AUTH #5529

CIVIL

LAND DEVELOPMENT

TRAFFIC AND TRANSPORTATION

8550 W. FLAGLER ST. SUITE 113, MIAMI, FLORIDA 33142

TEL. (305)551-6267 FAX (305)551-4542

e-mail: vsm@vsmeng.com

9201 W. BAY TOWNHOUSES

AT

9201 WEST BAY HARBOR DRIVE

TOWN OF BAY HARBOR ISLANDS, FLORIDA

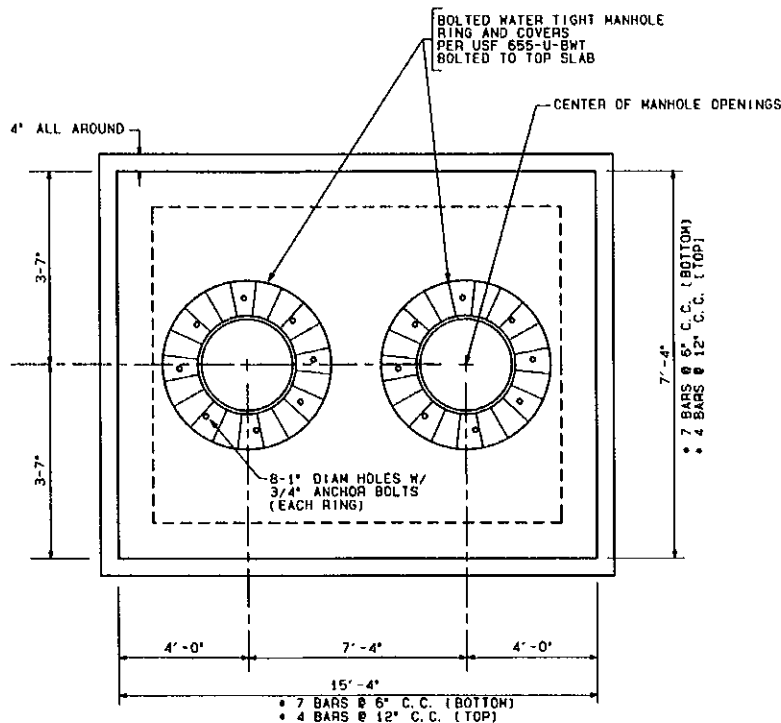
no	date	revision/issue

designed	L. SERRATE
drawn	N. SERRATE
checked	L. SERRATE
approved	R. VARGAS
proj no	14013-01
scale	AS SHOWN
date	SEPT 22, 2014
cad ref	14013-15

RODOLFO J. VARGAS
PE # 35648

drawing

C-5



3"

2" CL

2 #5 ADDITIONAL REINFORCING BARS (TYPICAL)

15' X 90' PVC BEND (TYP)

TOP OF VENT INV EL. = 9.55 NGVD

PROPOSED 15' HDPE VENT

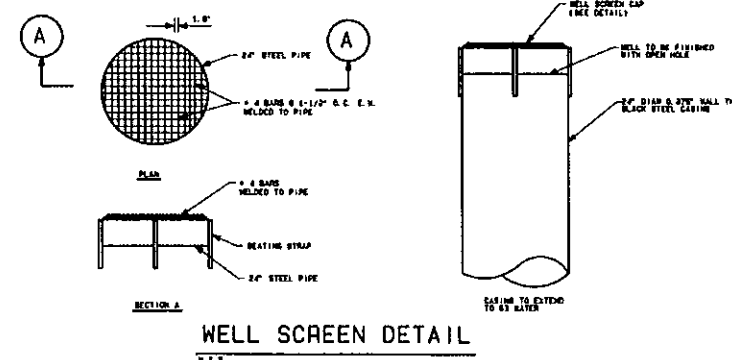
INSTALL SS INSECT SCREEN AT PIPE END (MIN 230 HOLES PER SQUARE INCH)

FINISHED GRADE ELEVATION VARIES

NOTE:
FOR VENT LOCATION SEE PLAN

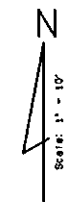
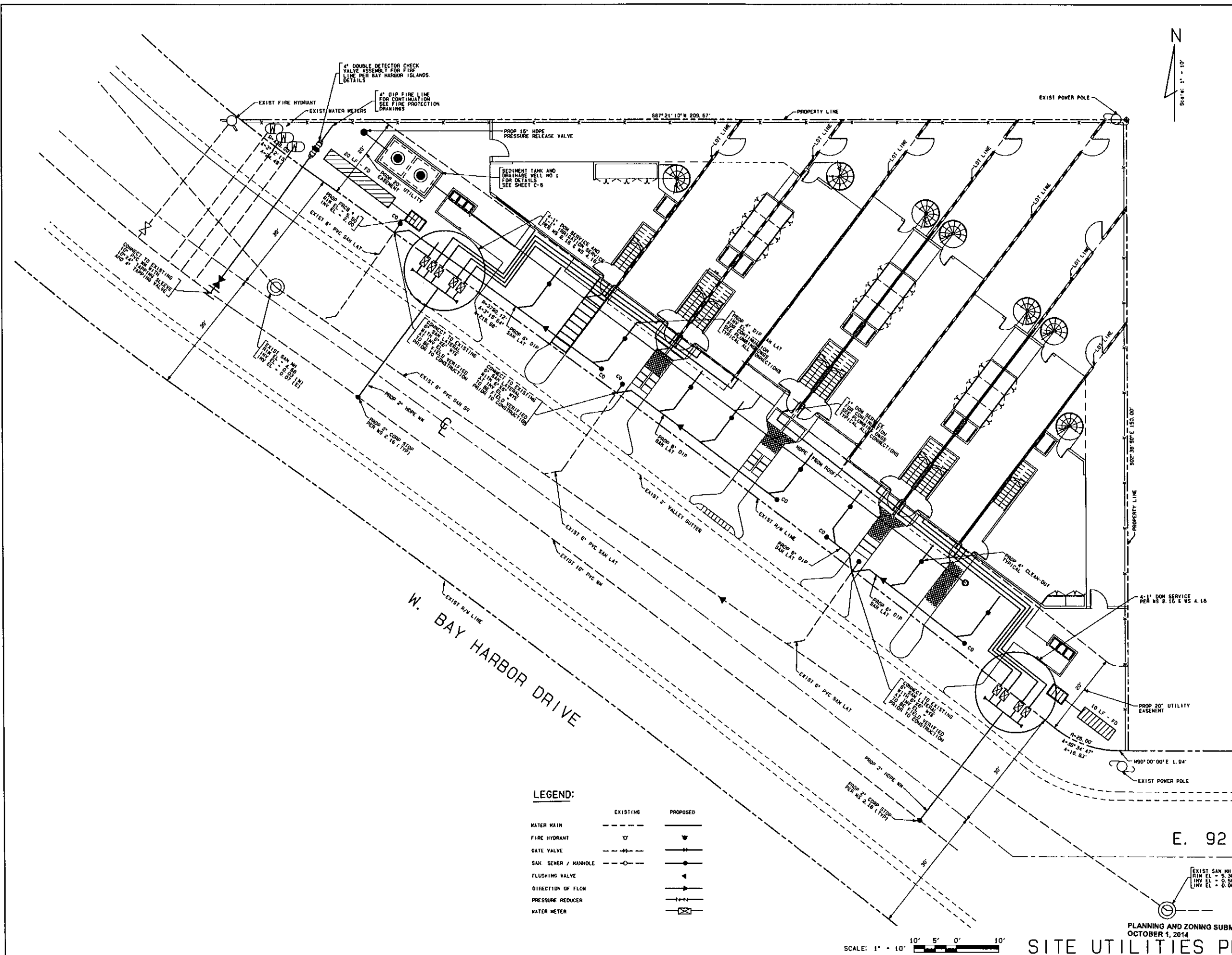
E (FROM K)

VENT ELEVATION DETAIL



- C-6

3550 M. FLAGLER ST. SUITE 113, MIAMI, FLORIDA 33144
TEL. (305)551-6267 FAX (305)551-4542
email: usa@usapetro.com



V S N

CERTIFICATE OF AUTH #5529

CIVIL

LAND DEVELOPMENT

TRAFFIC AND TRANSPORTATION

8550 W. FLAGLER ST., SUITE 113, MIAMI, FLORIDA 33144

TEL: (305) 551-6267 FAX: (305) 551-4542

e-mail: vsn@vsneng.com

9201 W. BAY TOWNHOUSES

AT

9201 WEST BAY HARBOR DRIVE

TOWN OF BAY HARBOR ISLANDS, FLORIDA

no	date	revision/issue
1	9/15/14	REVISED AS PER TOWN OF BAY HARBOR COMMENTS

designed L. SERRATE
 drawn N. SERRATE
 checked L. SERRATE
 approved R. VARGAS
 proj no 14013-01
 scale 1" = 10'
 date SEPT 22, 2014
 cad ref 14013-18

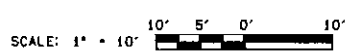
RODOLFO J. VARGAS
 PE # 35648

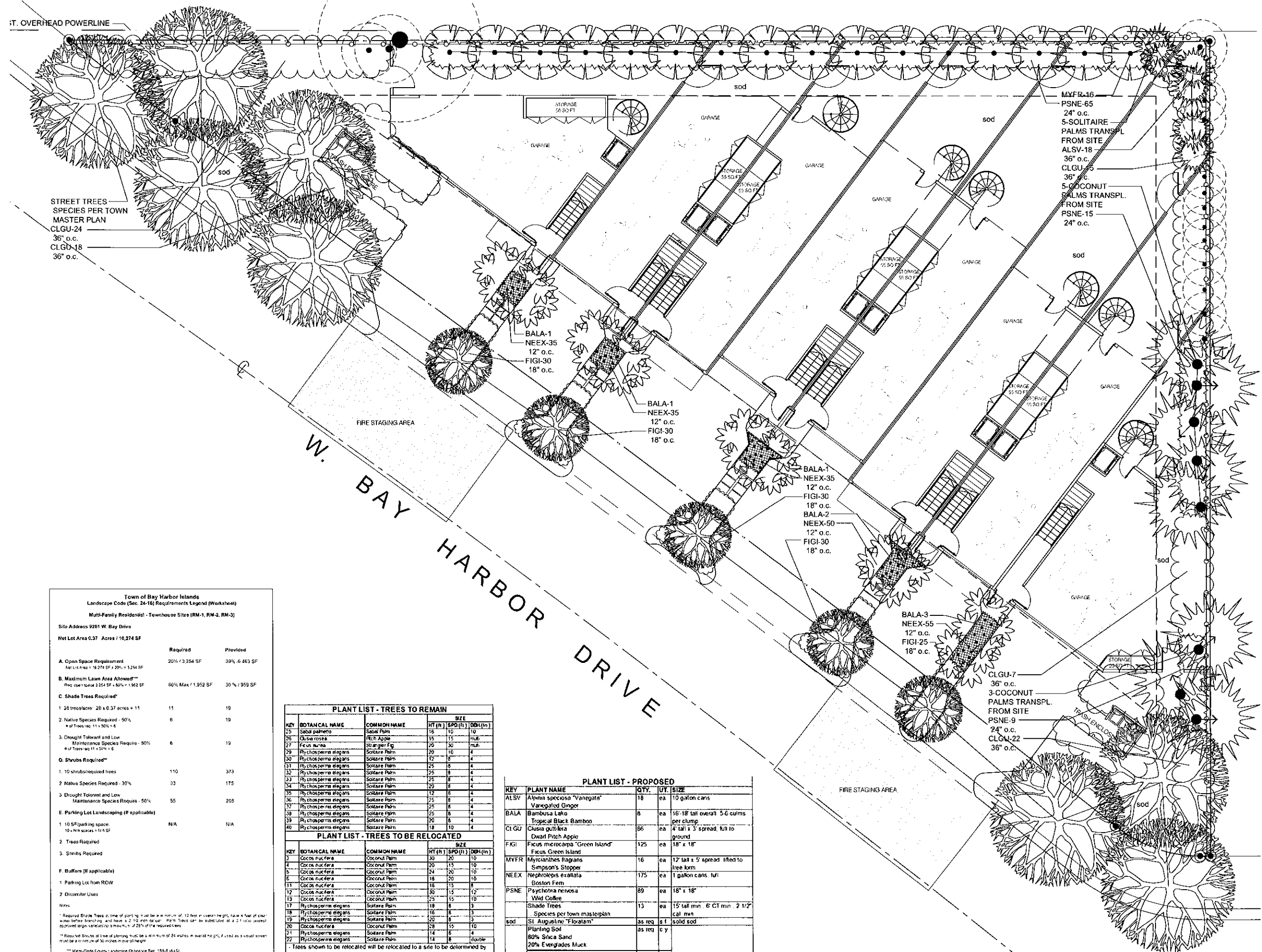
drawing

C-7

PLANNING AND ZONING SUBMITTAL
 OCTOBER 1, 2014

SITE UTILITIES PLAN





PLANT LIST - TREES TO REMAIN						
KEY	BOTANICAL NAME	COMMON NAME	HT (ft)	SIZE		
				SPD (ft)	DBH (in)	
25	Sabal palmetto	Sabal Palm	15	10	10	
26	Quercus rosea	White Oak	15	15	multi	
27	Ficus aurea	Strangler Fig	20	30	multi	
29	Rhizophora mangle	Southern Palm	20	10	4	
30	Rhizophora mangle	Southern Palm	12	6	4	
31	Rhizophora mangle	Southern Palm	25	8	4	
32	Rhizophora mangle	Southern Palm	24	8	4	
33	Rhizophora mangle	Southern Palm	25	8	4	
34	Rhizophora mangle	Southern Palm	20	8	4	
35	Rhizophora mangle	Southern Palm	12	6	4	
36	Rhizophora mangle	Southern Palm	25	8	4	
37	Rhizophora mangle	Southern Palm	25	8	4	
38	Rhizophora mangle	Southern Palm	25	8	4	
39	Rhizophora mangle	Southern Palm	26	8	4	
40	Rhizophora mangle	Southern Palm	18	10	4	

PLANT LIST - TREES TO BE RELOCATED						
KEY	BOTANICAL NAME	COMMON NAME	HT (ft)	SIZE		
				SPD (ft)	DBH (in)	
3	Coccoloba lucida	Coccoloba Palm	30	20	10	
4	Coccoloba lucida	Coccoloba Palm	20	15	10	
5	Coccoloba lucida	Coccoloba Palm	24	20	10	
6	Coccoloba lucida	Coccoloba Palm	18	20	10	
11	Coccoloba lucida	Coccoloba Palm	16	15	8	
12	Coccoloba lucida	Coccoloba Palm	30	15	12	
13	Coccoloba lucida	Coccoloba Palm	25	15	10	
18	Rhizophora mangle	Southern Palm	18	8	3	
19	Rhizophora mangle	Southern Palm	16	6	3	
20	Rhizophora mangle	Southern Palm	20	8	3	
22	Coccoloba lucida	Coccoloba Palm	28	15	10	
21	Rhizophora mangle	Southern Palm	14	6	4	
22	Rhizophora mangle	Southern Palm	14	8	double	

1. Trees shown to be relocated will be relocated to a site to be determined by the T&E.

PLANT LIST - PROPOSED					
KEY	PLANT NAME	QTY.	UT.	SIZE	
ALSV	Alpinia speciosa "Vanegata" Black Ginger	18	ea	10 gallon cans	
BALA	Bambusa laka Tropical Black Bamboo	8	ea	16-18' tall overall 5-6 culms per clump	
CI GU	Cordia alliodora Dwarf Pitch Apple	66	ea	4' tall x 3" spread, full to ground	
FKGI	Ficus microcarpa "Green Island" Ficus Green Island	125	ea	18" x 18"	
MYFR	Myrcianthes fragrans Simpson's Inagran	16	ea	12' tall x 5' spread lifted to tree form	
NEEX	Nephrolepis exaltata Boston Fern	175	ea	1 gallon cans, full	
PSNE	Psychotria nervosa Wild Coffee	89	ea	18" x 18"	
	Shade Trees Species per town masterplan	13	ea	15' tall min. 6 CT min. 2 1/2" cal min	
sed	St. Augustine "Florant"	35 req	sq	solid sod	
	Planting Soil 60% Silica Sand 20% Everglades Muck	35 req	cy		
	Shredded Mulch, Mulch	35 min	cy		



Front Elevation



Rear Elevation

LANDSCAPE ELEVATIONS



West Elevation



East Elevation



PROJECT No. 14034

Bay Harbor Towhouses
W Bay Harbor Drive
Miami Beach, Florida

OWNER
9201 WBH, LLC
2645 NE 207th St.
Aventura, Florida

DESCRIPTION	DATE
ERIC SUBMISSION	08/28/14
ERIC SUBMISSION	09/15/14
ERIC SUBMISSION	09/22/14
PLANS AND ZONING SUBMITTAL	10/01/14



BODAS MIAMI ANGER

ARCHITECTS & ASSOCIATES

ALVARO BODAS & ASSOCIATES



Design Architects

Ken Gardner FL LA - 0001569



LANDSCAPE ARCHITECTURE / LAND PLANNING
17670 NW 78th Ave., Suite 214, Miami, Florida, 33155
P. 305-392-1018, F. 305-392-1018, CORPORATE & LICENSED
WWW.RGDESIGNARCHITECTURE.COM

Landscape Architect of Record

SHEET NO.

LA - 104

AGENDA ITEM REPORT

October 21, 2014

ITEM NUMBER: 2.

ITEM:

Request for approval for a new single family home for "BRG Homes, LLC" located at 1311 100 Street, Lot 13 of Block 26. On September 16, 2014 the Planning and Zoning Board deferred the project. The owners have revised the plans as requested by the Board. Enclosed please find the site plan and elevations. (Item #2A)

DESCRIPTION:

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
 Ayanidys Marante

ATTACHMENTS

1.	Site plan and Elevations	GERBEARA2NDREVPNZOCT21.pdf
2.	Staff Report	BHI PZB Staff Report 1311 100 St SFR Sept 30 2014.pdf

GEBARA RESIDENCE

JULY 2014



BUILDING KEY PLAN

NORTH

PROPERTY ADDRESS: 1311 100 ST
BAY HARBOR ISLANDS , 33239

LEGAL DESCRIPTION : BAY HARBOR ISLANDS PB 46-5
LOT 13 BLK 26
LOT SIZE 80.000X125.000

FOLIO NUMBER: 13-2227-001-5200

YEAR BUILT: NEW CONSTRUCTION



605 LINCOLN ROAD SUITE 302
MIAMI BEACH, FLORIDA 33149
PH: 305.397.8788
E-MAIL: ma@brghomes.com
www.brghomes.com

ISSUED FOR: PLANING AND ZONING REVIEW

SCOPE OF WORK:
NEW CONSTRUCTION TWO-STORY SINGLE FAMILY HOME

CODE COMPLIANCE:
FLORIDA BUILDING CODE(RESIDENTIAL) 2007 EDITION.
FLORIDA FIRE PREVENTION CODE, 2007 EDITION.
NFPA 101 LIFE SAFETY CODE, 2006 EDITION.

ZONING COMPLIANCE: BAY HARBOR ISLANDS

CODE SECTION	REQUIRED	PROPOSED
Construction Zone: Section 23-2 Frontage: Sections 23-10	RD 75' Feet	RD 80' Feet
First Floor Elevation Section 23-11 (A)	Base Flood Elevation + 8.0' AE NGVD	Base Flood Elevation + 8.0' AE NGVD
Setbacks - Front & Rear Section 23-11 (A)	25' Feet @ Front 15' Feet @ Rear	25' - 0" @ Front 32' - 6" @ Rear
Setbacks - Sides Section 23-11 (A)	10'-0"	10'-0" Both Sides
Second Floor Setback Front - section 23-12 (15)(v.)	25' Feet @ Front Decorative, not accessible balconies may project into set back up to 4"	23' 6" Feet @ Front Front balcony is decorative and not accessible: projects into setback 1'-6"
Second Floor Setback Back and Sides - Section 23-11 (A)	Not used	Not used
Height Limitation Section 23-11 (A)	25' above BFE to the top of a flat roof deck	25' above BFE to the top of a flat roof deck
Pervious Lot Area Section 23	N/A Minimum	37%
Impervious Lot Area (including paved areas) Section 23	N/A Maximum	63%
Pool Setbacks Section 23-12 (15)(g)	5 Feet @ rear 10 Feet @ sides	12'-6" From Rear 15'-0" From East 13'-0" From west
Fence Height Restrictions Section 23-12 (22)	6 Feet Max. Height	5'-6" Feet Height Fence

ENGINEER
ENGINEER TO BE DETERMINED
ENGINEER

BAY HILL CAPITAL GROUP INC
1311 100 ST
BAY HARBOR ISLANDS, FL 33239
OWNER

AG-ARCHITECTURE
7901 HISPANOLA AVENUE
SUITE 1403 MIAMI, FL 33141
T: 305.310.8206
AG@AG-ARCHITECTURE.COM
ARCHITECT

ABV.	ABOVE	M.	MIRROR
ADJ.	ADJUSTABLE / ADJACENT	MAT.	MATERIAL
A.F.F.	AFTER FINISH FLOOR	MAX.	MAXIMUM
ALUM.	ALUMINUM	MECH.	MECHANICAL
4	AND	MFR.	MANUFACTURER
1	ANGLE	MIN.	MINIMUM
APPROX.	APPROXIMATELY	MISC.	MISCELLANEOUS
@	AT	N.D.	NO MASONRY OPENING
		NTD.	NOT DATED
BD.	BOARD	NTL.	METAL
BULD.	BUILDING	N.L.	MATCH LINE
B.LK.	BLOCK	MARK	MARKS
BM.	BEAM		
B.M.	BENCH MARK	N.	NORTH
B.O.	BOTTOM OF	NO. #	NUMBER
		N.I.C.	NOT IN CONTRACT
CAB.	CABINET		
CB.	CATCH	O.C.	ON CENTER
CP.	GARPET BASIN	O.D.	OUTSIDE DIAMETER
CONTROL.	CONTROL CENTER	OPNG.	OPENING
CEILING.	CEILING		
C.I.	CAST IRON	PL.	PLATE
C.J.	CONTROL JOINT	PL.BG.	PLUMBING
C.	CENTER LINE	PLYWD.	PLYWOOD
C.M.U.	CONCRETE MASONRY UNIT	P.L.	PROPERTY LINE
COL.	COLUMN	P.P.	PIPE POLE
CONC.	CONCRETE	P.T.PTD.	PAINT / PAINTED
CONSTR.	CONSTRUCTION	P.T.	PRESSURE TREATED
CONT.	CONTINUOUS	P.V.C.	POLYVINYL CHLORIDE
	CERAMIC TILE		

COMPACTED FILL

CONCRETE MASONRY UNIT (SMALL SCALE)

METAL (LARGE SCALE)

PLYWOOD (LARGE SCALE)

WOOD BLOCKING OR ROUGH W.

INSULATION (LOOSE OR BATT)

GLASS (LARGE SCALE)

SOUND INSULATED PARTITION (LARGE SCALE)

STEEL STUD PARTITION (LARGE SCALE)

CONCRETE

INSULATION (RIGID)

INSULATION (RIGID)

STUCCO (LARGE SCALE)

EARTH / SOIL

DETAIL NUMBER

DETAIL TAG

ELEVATION NUMBER

ELEVATION TAG

SECTION NUMBER

SECTION TAG

GRID ID

GRID LINE

DETAIL BOX

DRAWING NUMBER OR SHEET

INTERIOR ELEVATION NUMBER

CENTER LINE

BREAK OR CUT LINE

ROOM NAME

ROOM NUMBER

WINDOW TYPE

DOOR NUMBER

FURNITURE ID

EQUIPMENT ID

REVISION MARK

PARTITION TYPE

BUILDING EXTERIOR CLADDING / FINISHES

FIRE RESISTANCE SEPARATION - 1-HR RATED WALL

FIRE RESISTANCE SEPARATION - 2-HR RATED WALL

COVER SHEET
SURVEY

A-01 DRAWING INDEX
A-02 EXISTING IMAGES
A-03 EXISTING NEIGHBORS
A-04 SITE PLAN
A-04.1 SITE PLAN DETAILS
A-05 FIRST FLOOR PLAN
A-06 SECOND FLOOR PLAN
A-07 ROOF PLAN
A-08 ELEVATIONS
A-09 ELEVATIONS

TD-01 TREE DISPOSITION PLAN
L-01 LANDSCAPE DESIGN
L-02 LANDSCAPE ELEVATIONS
L-03 LANDSCAPE ELEVATIONS
L-04 LANDSCAPE RENDERINGS
L-05 LANDSCAPE RENDERINGS
L-06 LANDSCAPE RENDERINGS
L-07 LANDSCAPE RENDERINGS

BRG
HOMES

BRG HOMES LLC

605 LINCOLN ROAD
SUITE 302
MIAMI BEACH, FL 33139
T: 305.397.8788
F: 305.397.8469
MOR@BRGHOMES.COM
WWW.BRGHOMES.COM

ARCHITECT OF RECORD:
AG ARCHITECTURE
7901 HISPANOLA AVENUE
SUITE 1403 MIAMI, FL 33142
T: 305.310.8206
AG@AG-ARCHITECTURE.COM
LIC #: AR0017394

Client

GEBARA
RESIDENCE

Project Name

GEBARA RESIDENCE
13111 100 ST BAY HARBOR ISLANDS, FL

BRIG HOMES LLC, HEREBY RESERVES ITS LAW
COPYRIGHTS AND OTHER PROPERTY RIGHTS IN
THESE PLANS, IDEAS, AND DESIGN. THESE
PLANS, IDEAS, AND DESIGN ARE NOT TO BE
REPRODUCED, CHANGED OR COPIED IN ANY FORM
OR MANNER, WHATSOEVER, NOR ARE THEY TO BE
ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST
OBTAINING THE EXPRESS WRITTEN PERMISSION,
CONSENT, AND APPROPRIATE COMPENSATION TO
BRIG HOMES LLC. ANY VIOLATION THEREOF SHALL
HAVE PRECEDENCE OVER SCALE DIMENSIONS.
CONTRACTOR SHALL VERIFY AND BE
RESPONSIBLE FOR DIMENSIONS AND
CONDITIONS OF THE JOB AND BRIG HOMES LLC BE
NOTIFIED IN WRITING OF ANY VARIATION FROM
THE DIMENSIONS, CONDITIONS, AND
SPECIFICATIONS APPEARING ON THESE PLANS (4)
2011.

[illegible]

SIGN & SEAL

LIC #: AR001739

DRAWING
INDEX +
SYMBOLS

Drawn by	RG
Checked by	AG
Project Number	006-SINGLE FAMILY
Issued for	PLANING AND ZONING

Issue date	
------------	--

SEPT 2

2014
Fiscal

NTS

1

A-01



BRG
HOMES

BRG HOMES LLC
605 LINCOLN ROAD
SUITE 302
MIAMI BEACH, FL 33139
T: 305.397.8788
F: 305.397.8469
MGR@BRGHOMES.COM
WWW.BRGHOMES.COM

ARCHITECT OF RECORD
AG ARCHITECTURE
7901 HISPANOLA AVENUE
SUITE 1-403 MIAMI, FL 33141
T: 305.310.8206
AG@AG-ARCHITECTURE.COM
LIC #: AR0017394

Client
**GEBARA
RESIDENCE**

Project Name
GEBARA RESIDENCE
1311 100 ST BAY HARBOR ISLANDS, FL

BRG HOMES LLC HEREBY RESERVES ITS LAW
COPYRIGHTS AND OTHER PROPERTY RIGHTS IN
THESE PLANS, IDEAS, AND DESIGN. THESE
PLANS, IDEAS, AND DESIGN ARE NOT TO BE
REPRODUCED, CHANGED OR COPIED IN ANY FORM
OR MANNER. WHATSOEVER, WORK ARE THEY TO BE
ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST
OBTAINING THE EXPRESS WRITTEN PERMISSION,
CONSENT, AND APPROPRIATE COMPENSATION TO
BRG HOMES LLC. WRITTEN DIMENSIONS SHALL
HAVE PRECEDENCE OVER SCALE DIMENSIONS.
CONTRACTOR SHALL VERIFY AND BE
RESPONSIBLE FOR DIMENSIONS AND
CONDITIONS OF THE JOB AND BRG HOMES LLC BE
NOTIFIED IN WRITING OF ANY VARIATION FROM
THE DIMENSIONS, CONDITIONS AND
SPECIFICATIONS APPEARING ON THESE PLANS (S)
2014.

Issue		
No.	Date	Description

SIGN & SEAL

LIC # AR0017394

Sheet title

**EXISTING
IMAGES**

Drawn by	RG
Checked by	AG
Project Number	006-SINGLE FAMILY
Issued for	PLANNING AND ZONING
Issue date	Sheet #
JULY 24 2014	A-02
Scale	



SITE PLAN



BRG
HOMES

BRG HOMES LLC
605 LINCOLN ROAD
SUITE 302
MIAMI BEACH, FL 33139
T: 305.977.8788
F: 305.977.8469
MGR@BRGHOMES.COM
WWW.BRGHOMES.COM

ARCHITECT OF RECORD
AG ARCHITECTURE
7901 HISPANOLA AVENUE
SUITE 1403 MIAMI, FL 33141
T: 305.310.8206
AG@AG-ARCHITECTURE.COM
LIC # AR0017394

Client
**GEBARA
RESIDENCE**

Project Name
GEBARA RESIDENCE
1311 100 ST BAY HARBOR ISLANDS, FL

BRG HOMES LLC HEREBY RESERVES ITS LAW
COPYRIGHTS AND OTHER PROPERTY RIGHTS IN
THESE PLANS, IDEAS, AND DESIGN. THESE
PLANS, IDEAS, AND DESIGN ARE NOT TO BE
REPRODUCED, CHANGED OR COPIED IN ANY FORM
OR MANNER WHATSOEVER, NOR ARE THEY TO BE
ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST
OBTAINING THE EXPRESS WRITTEN PERMISSION,
CONSENT, AND APPROPRIATE COMPENSATION TO
BRG HOMES LLC. WRITTEN DIMENSIONS SHALL
HAVE PRECEDENCE OVER SCALE. DIMENSIONS
CONTRADICTORY TO THE JOB AND BRG HOMES LLC BE
NOTIFIED IN WRITING OF ANY VARIATION FROM
THE DIMENSIONS, CORRECTIONS AND
SPECIFICATIONS APPEARING ON THESE PLANS (C)
2014.

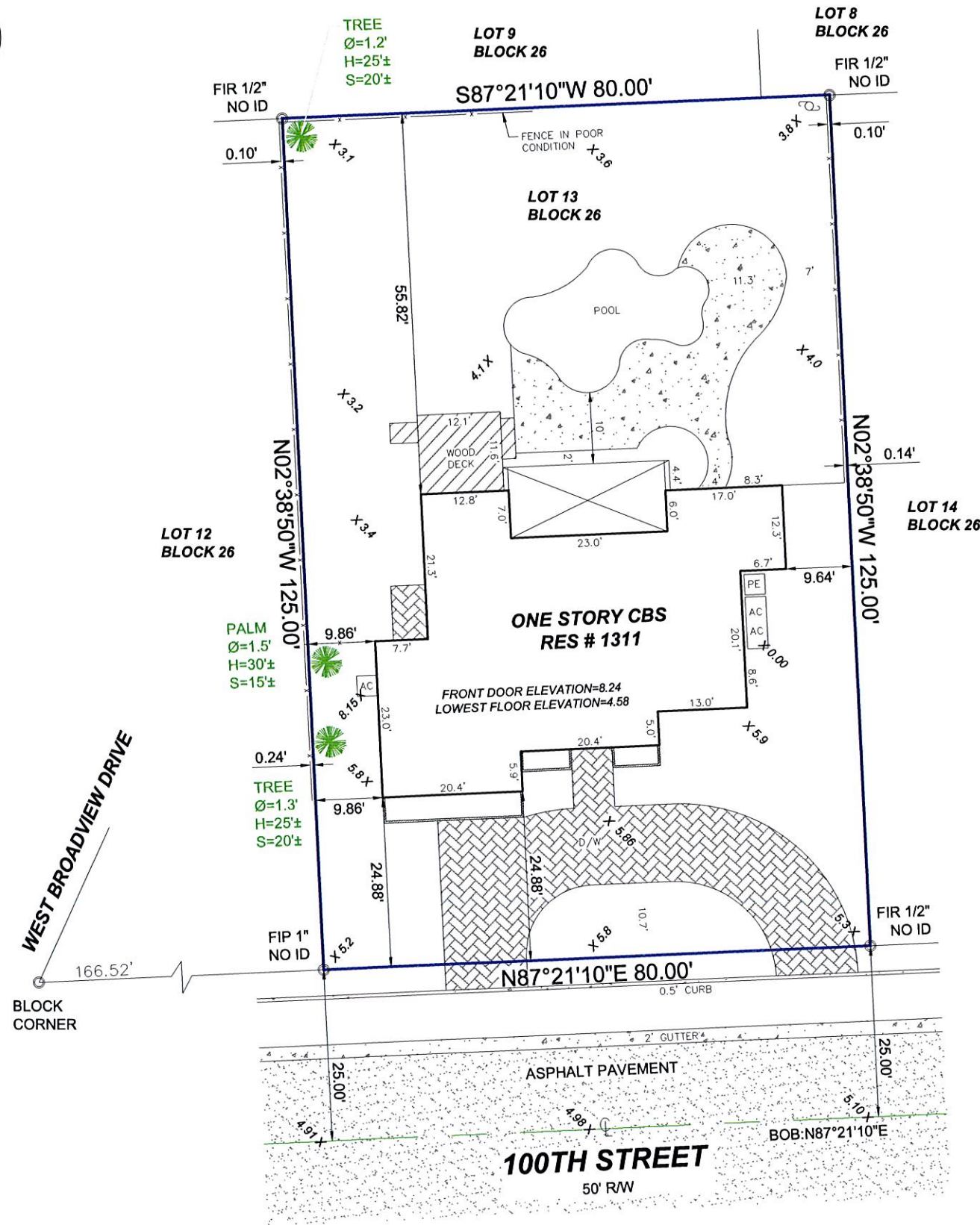
Issue		
No.	Date	Description

Scale & Seal
LIC # AR0017394

Sheet Title
**EXISTING
NEIGHBOR
IMAGES**

Drawn by	RG
Checked by	AG
Project Number	006-SINGLE FAMILY
Issued for	PLANNING AND ZONING
Issue date	JULY 24 2014
Scale	A-03

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY



- LEGEND**
- ABBREVIATIONS:**
- A = ARC DISTANCE
 - AC = AIR CONDITIONER PAD
 - BCR = BROWARD COUNTY RECORDS
 - BLDG = BUILDING
 - BM = BENCH MARK
 - BOB = BASIS OF BEARINGS
 - CBS = CONCRETE BLOCK & STUCCO
 - (C) = CALCULATED
 - C&G = CURB & GUTTER
 - CLF = CHAIN LINK FENCE
 - COL = COLUMN
 - D.E. = DRAINAGE EASEMENT
 - D.M.E. = DRAINAGE & MAINTENANCE EASEMENT
 - D/W = DRIVEWAY
 - EB = ELECTRIC BOX
 - ENC. = ENCROACHMENT
 - EP = EDGE OF PAVEMENT
 - EW = EDGE OF WATER
 - FDH = FOUND DRILL HOLE
 - FF = FINISHED FLOOR ELEVATION
 - FIP = FOUND IRON PIPE (NO ID)
 - FIR = FOUND IRON ROD (NO ID)
 - FN = FOUND NAIL (NO ID)
 - FPL = FLORIDA POWER & LIGHT TRANSFORMER PAD
 - L.E. = LANDSCAPE EASEMENT
 - L.M.E. = LAKE MAINTENANCE EASEMENT
 - (M) = MEASURED
 - MDCR = MIAMI-DADE COUNTY RECORDS
 - MH = MAN HOLE
 - ML = MONUMENT LINE
 - (P) = PLAT
 - PB = PLAT BOOK
 - PC = POINT OF CURVATURE
 - PCP = PERMANENT CONTROL POINT
 - PE = POOL EQUIPMENT PAD
 - PG = PAGE
 - PI = POINT OF INTERSECTION
 - PL = PLANTER
 - POB = POINT OF BEGINNING
 - POC = POINT OF COMMENCEMENT
 - PRC = POINT OF REVERSE CURVATURE
 - PRM = PERMANENT REFERENCE MONUMENT
 - PT = POINT OF TANGENCY
 - R = RADIUS DISTANCE
 - (R) = RECORD
 - R/W = RIGHT-OF-WAY
 - RES = RESIDENCE
 - SIP = SIP LB#8023
 - SND = SET NAIL & DISK LB#8023
 - STL = SURVEY TIE LINE
 - SWK = SIDEWALK
 - (TYP) = TYPICAL
 - UB = UTILITY BOX
 - U.E. = UTILITY EASEMENT
 - W/F = WOOD FENCE
- SYMBOLS:**
- [Symbol] = TELEPHONE RISER
 - [Symbol] = CABLE TV RISER
 - [Symbol] = WATER METER
 - X 0.00 = ELEVATION
 - (00') = ORIGINAL LOT DISTANCE
 - Δ = CENTRAL ANGLE
 - CL = CENTER LINE
 - WV = WATER VALVE
 - [Symbol] = CURB INLET
 - [Symbol] = FIRE HYDRANT
 - [Symbol] = LIGHT POLE
 - [Symbol] = CATCH BASIN
 - [Symbol] = UTILITY POLE
 - [Symbol] = DRAINAGE MANHOLE
 - [Symbol] = SEWER MANHOLE
 - [Symbol] = IRON FENCE
 - [Symbol] = WOOD FENCE
 - [Symbol] = CHAIN LINK FENCE
 - [Symbol] = OVERHEAD UTILITY WIRE
 - [Symbol] = ASPHALT
 - [Symbol] = CONCRETE
 - [Symbol] = PAVERS
 - [Symbol] = TILES
 - [Symbol] = COVER

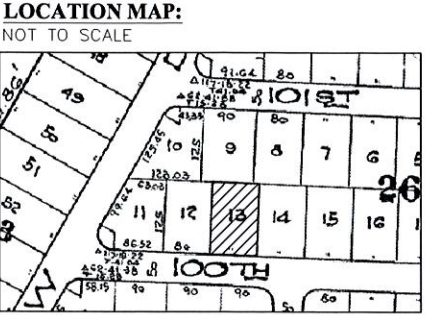
CERTIFICATE OF AUTHORIZATION # LB-8023

Survey Pros, Inc.

8306 MILLS DRIVE SUITE 148, MIAMI, FL. 33183

Tel: 305.767.6802

www.survey-pros.com



PROPERTY ADDRESS:

1311 100TH STREET, BAY HARBOR ISLANDS, FL. 33154

LEGAL DESCRIPTION:

LOT 13, BLOCK 26, 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.

FLOOD ZONE INFORMATION:

BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY REVISED ON 09/11/09 AND INDEX MAP REVISED ON 09/11/09 THE GRAPHICALLY DEPICTED BUILDING(S) SHOWN ON THIS MAP OF SURVEY IS WITHIN ZONE AE BASE FLOOD ELEVATION 8 COMMUNITY NAME & NUMBER VILLAGE OF BAY HARBOR ISLANDS 120637 MAP & PANEL NUMBER 12086C0144 SUFFIX L

SURVEYOR'S NOTES:

- ELEVATIONS WHEN SHOWN REFER TO 1929 NATIONAL GEODETIC VERTICAL DATUM (NGVD 1929).
- NO ATTEMPT WAS MADE TO LOCATE FOOTINGS/FOUNDATIONS, OR UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED.
- THE LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED IN REGARDS TO MATTERS OF INTEREST BY OTHER PARTIES, SUCH AS EASEMENTS, RIGHTS OF WAYS, RESERVATIONS, ETC. ONLY PLATTED EASEMENTS ARE SHOWN.
- THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE PARTY(IES) INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE WITHOUT WRITTEN CONSENT OF THIS FIRM.
- ALL BOUNDARY LIMIT INDICATORS SET ARE STAMPED LB# 8023.
- THE BOUNDARY LIMITS ESTABLISHED ON THIS SURVEY ARE BASED ON THE LEGAL DESCRIPTION PROVIDED BY THE CLIENT OR ITS REPRESENTATIVE.
- FENCE OWNERSHIP IS NOT DETERMINED.
- ADDITIONS OR DELETIONS TO THIS SURVEY MAP AND/OR REPORT BY SOMEONE OTHER THAN THE SIGNING PARTY(IES) IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY(IES).
- BEARINGS WHEN SHOWN ARE TO AN ASSUMED MERIDIAN AND BASED ON PLAT. THE CENTERLINE OF NW 55TH STREET BEARS N90°00'00"E.

BENCHMARK INFORMATION:

NAME: R-243

ELEV(NGVD29): 6.61

LOCATION1: 96 ST (KANE CONCOURSE) --- 5' NORTH OF NORTH CURB LINE

LOCATION2: E BROADVIEW DRIVE --- 150'-EAST OF C/L

DESCRIPTION: US C & G BRASS DISC IN TOP OF GUARD RAIL BASE AT NW CORNER OF BRIDGE

CERTIFIED TO:

BAY HILL CAPITAL GROUP INC

C/O BRG INTERNATIONAL

REVISION(S):

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY DIRECTION AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUE.

AUTHENTIC COPIES OF THIS SURVEY SHALL BEAR THE ORIGINAL SIGNATURE AND RAISED SEAL OF THE ATTESTING REGISTERED SURVEYOR AND MAPPER

SEAL

NICOLAS DEL VENTO

PROFESSIONAL SURVEYOR & MAPPER

STATE OF FLORIDA LIC. # 6945

DATE OF FIELD WORK:

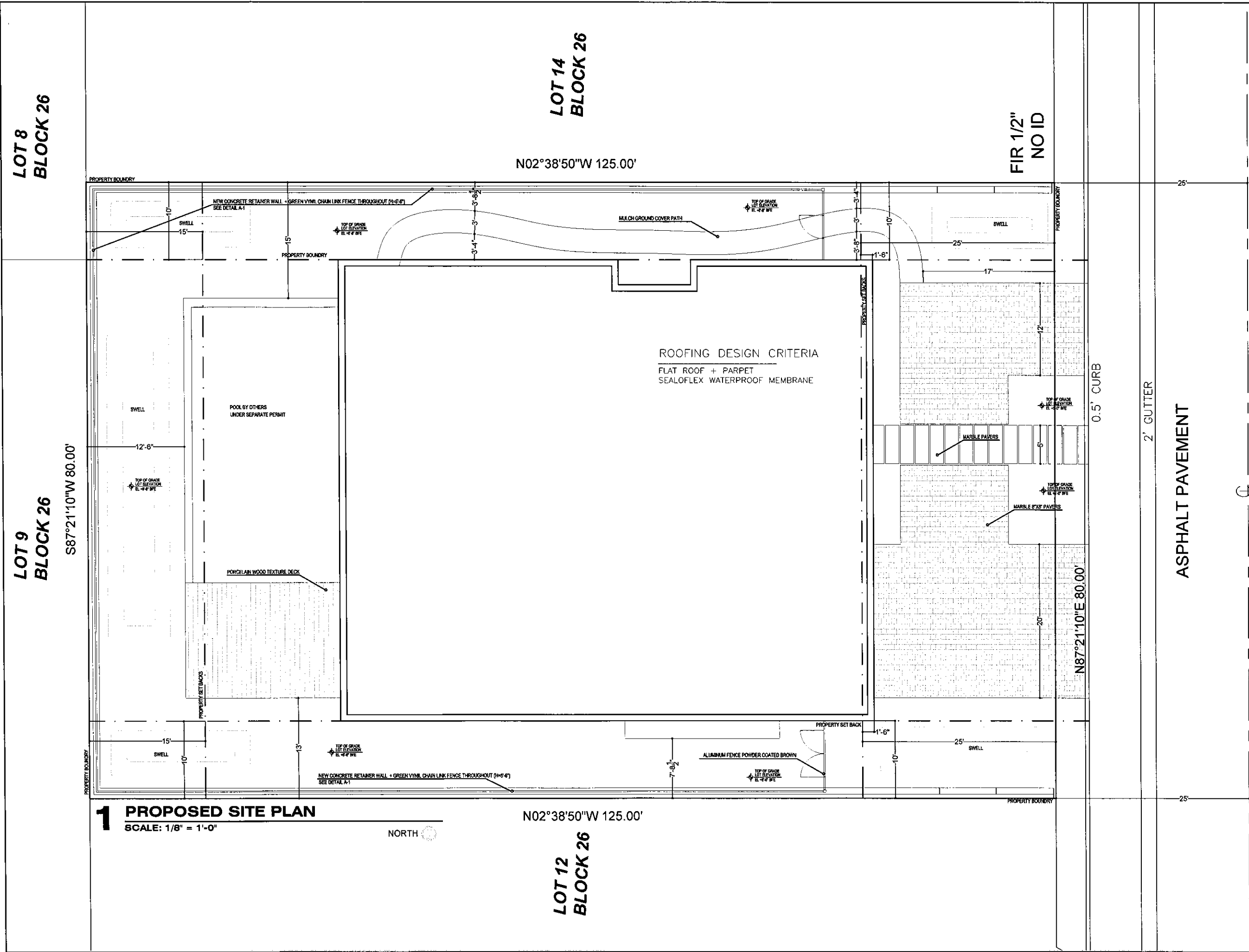
06/13/14

JOB#: 14060385

DRAWN BY: NICK

CAD FILE: BAY HILL

SHEET 1 OF 1



BRG
HOMES

BRG HOMES LLC
605 LINCOLN ROAD
SUITE 302
MIAMI BEACH, FL 33139
T: 305.397.8788
F: 305.397.8469
MOR@BRGHOMES.COM
WWW.BRGHOMES.COM

ARCHITECT OF RECORD:
AG ARCHITECTURE
7901 HISPANOLA AVENUE
SUITE 1403 MIAMI, FL 33141
T: 305.510.8206
AG@AG-ARCHITECTURE.COM
LIC #: AR0017394

Client
**GEBARA
RESIDENCE**

Project Name
GEBARA RESIDENCE
1311 100 ST BAY HARBOR ISLANDS, FL

BRG HOMES LLC HEREBY RESERVES ITS LAW
COPYRIGHTS AND OTHER PROPERTY RIGHTS IN
THESE PLANS, IDEAS, AND DESIGN. THESE
PLANS, IDEAS, AND DESIGN ARE NOT TO BE
REPRODUCED, CHANGED OR COPIED IN ANY FORM
OR MANNER, WHATSOEVER, NOR ARE THEY TO BE
ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST
OBTAINING THE EXPRESS WRITTEN PERMISSION,
CONSENT, AND APPROPRIATE COMPENSATION TO
BRG HOMES LLC. WRITTEN DIMENSIONS SHALL
HAVE PRECEDENCE OVER SCALE DIMENSIONS.
CONTRACTOR SHALL VERIFY AND BE
RESPONSIBLE FOR DIMENSIONS AND
CONDITIONS OF THE JOB AND BRG HOMES LLC BE
NOTIFIED IN WRITING OF ANY VIOLATION FROM
THE DIMENSIONS, CONDITIONS AND
SPECIFICATIONS APPEARING ON THESE PLANS (3/1/2011).

Issue

No.	Date	Description

Sign & Seal

LIC #: AR0017394

Sheet Title
SITE PLAN

Drawn by
RG

Checked by
AG

Project Number
006-SINGLE FAMILY

Issued for
PLANING AND ZONING

Issue Date
JULY 24
2014

Scale
1/8" = 1'-0"

Sheet #
A-04

FLOOD ZONE

THIS PROPERTY LIES IN A FLOOD ZONE " AE " - 8.0' NGVD.
THE FIN FLOOR OF THE MAIN HOUSE IS AT 8.0' NGVD
THE EXIST AND NEW GARAGE ADDITION IS AT 6.5' NGVD.

BUILDING DATA

FIRST FLOOR A/C	2,315 S.F.
SECOND FLOOR A/C	3,280 S.F.
TOTAL A/C = 5,430 S.F.	
GARAGE 615 S.F.	
COVERED ENTRY	50 S.F.
COVERED TERRACE	850 S.F.
COVERED BALCONY	760 S.F.

LOT SIZE

LOT SIZE = 10,000 S.F.

IMPERVIOUS AREA

FIRST FLOOR A/C = 2,315 S.F.
COVERED ENTRY = 50 S.F.
COVERED TERRACE = 850 S.F.
GARAGE = 615 S.F.
DRIVEWAY + PATHS = 1,300 S.F.
POOL + DECK = 1,040 S.F.
EQUIPMENT SLAB = 130 S.F.

TOTAL S.F. = 6,300 S.F.
63% OF LOT SIZE

PERVIOUS AREA

GREEN AREA = 3,700 S.F.
37% OF LOT SIZE

STORM WATER RETENTION CALCULATION

A= LOT AREA	= 10,000 S.F.
B= IMPERVIOUS AREA	= 3,995 S.F.
C= IMPERVIOUS AREA %	= 40 % (IMPERVIOUS AREA / LOT AREA) 100%

IF 40% OR LESS GO TO #1 : IF 40.01% OR MORE GO TO #2

#1 CUBIC FT. REQ'D.=

$$= \frac{3,700 \text{ SF}}{12} = 308 \text{ CU. FT.}$$

CU. FT. REQUIRED = 308 CU. FT.
CU. FT. SUPPLIED = 456 CU. FT.

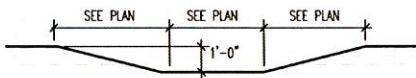
#2. RAINFALL = (2.5 X (C) IMPERVIOUS %) / 100

D = RAINFALL = $\frac{2.5 \times (40\%)}{100} = 0$ (D)

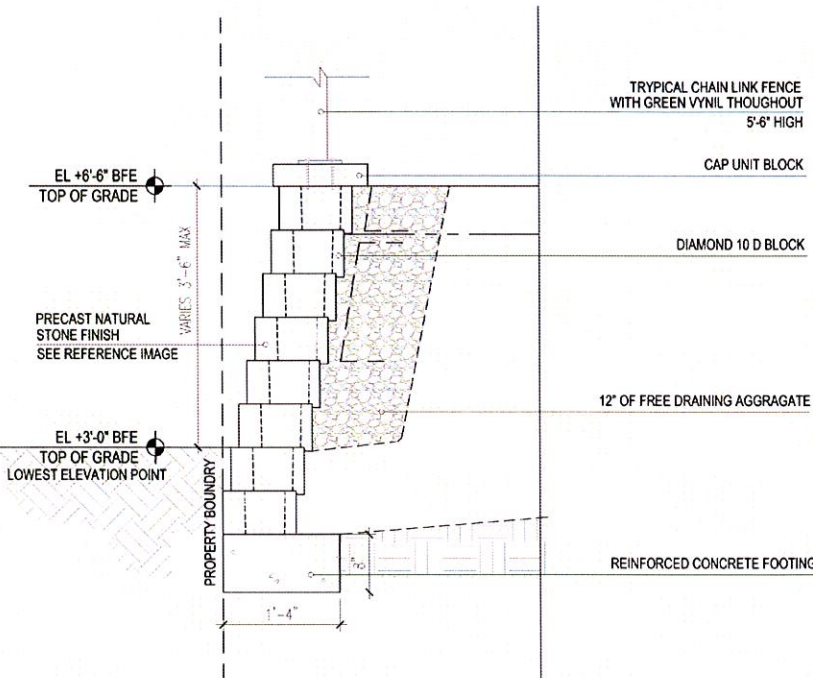
CUBIC FEET REQUIRED = (((B) IMPERVIOUS AREA X (D) RAINFALL) / 12)

CU. FT. = $\frac{N/A \times N/A}{12} = 0$ CU. FT.

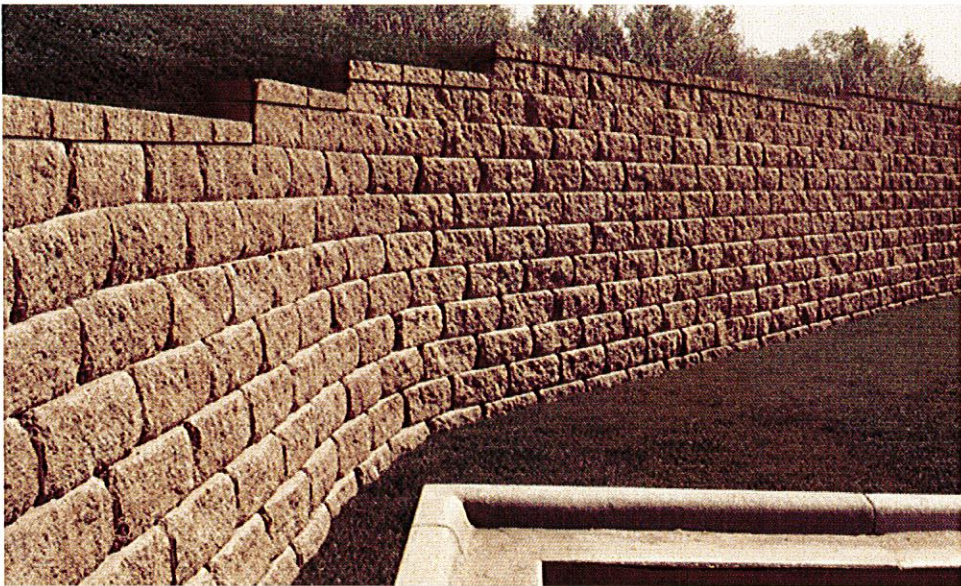
CU. FT. REQUIRED = N/A CU. FT.
CU. FT. SUPPLIED = N/A CU. FT.



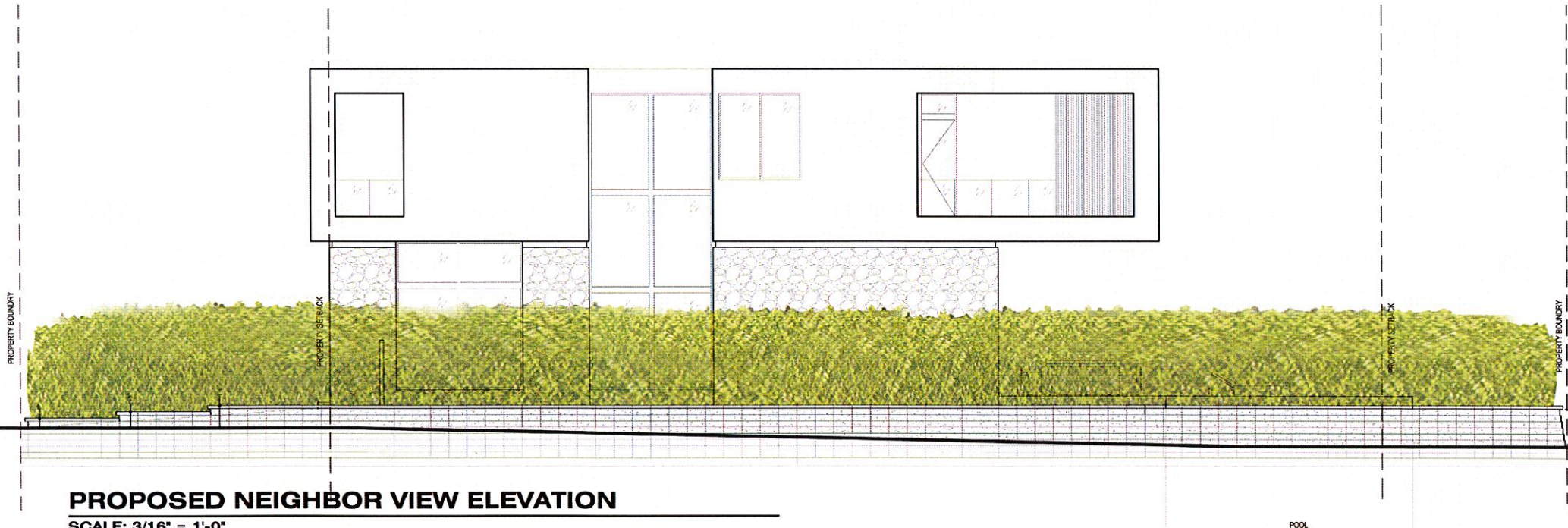
RETENTION WALL DETAIL



A1 NON- RATED
ANCHOR DIAMOND® 10D RETAINING WALL SYSTEM



RETENTION WALL SAMPLE
NTS



PROPOSED NEIGHBOR VIEW ELEVATION
SCALE: 3/16" = 1'-0"

BRG
HOMES

BRG HOMES LLC

605 LINCOLN ROAD
SUITE 302
MIAMI BEACH, FL 33139
T: 305.397.8788
F: 305.397.8469
MGR@BRGHOMES.COM
WWW.BRGHOMES.COM

ARCHITECT OF RECORD:
AG ARCHITECTURE
7901 HISPANOLA AVENUE
SUITE 1403 MIAMI, FL 33141
T: 305.310.8206
AG@AG-ARCHITECTURE.COM
LIC #: AR0017394

GEBARA
RESIDENCE

Project Name
GEBARA RESIDENCE
1311 100 ST BAY HARBOR ISLANDS, FL

BRG HOMES LLC, HEREBY RESERVES ITS LAW
COPYRIGHTS AND OTHER PROPERTY RIGHTS IN
THESE PLANS, IDEAS, AND DESIGN. THESE
PLANS, IDEAS, AND DESIGN ARE NOT TO BE
REPRODUCED, CHANGED OR COPIED IN ANY FORM
OR MANNER, WHATSOEVER, NOR ARE THEY TO BE
ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST
OBTAINING THE EXPRESS WRITTEN PERMISSION,
CONSENT, AND APPROPRIATE COMPENSATION TO
BRG HOMES LLC. WRITTEN DIMENSIONS SHALL
HAVE PRECEDENCE OVER SCALE DIMENSIONS.
CONTRACTOR SHALL VERIFY AND BE
RESPONSIBLE FOR DIMENSIONS AND
CORRECTIONS OF THE JOB AND BRG HOMES LLC BE
NOTIFIED IN WRITING OF ANY VARIATION FROM
THE DIMENSIONS, CONDITIONS AND
SPECIFICATIONS APPEARING ON THESE PLANS (c)
2011.

Issue		
No.	Date	Description

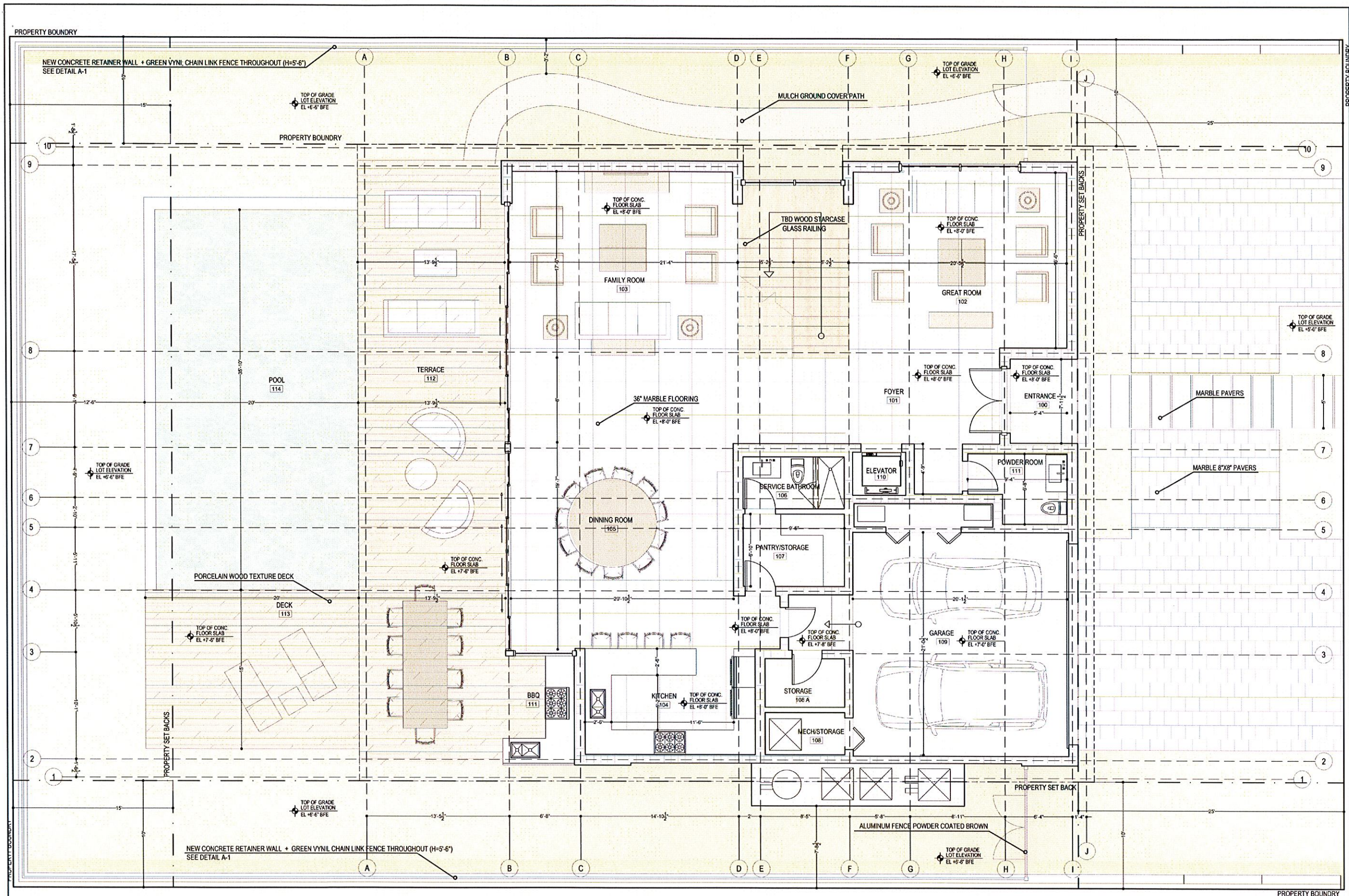
SIGN & SEAL

LIC #: AR0017394

SHEET TITLE

SITE PLAN

Drawn by	RG
Checked by	AG
Project Number	006-SINGLE FAMILY
Issued for	PLANNING AND ZONING
Issue date	Sheet #
JULY 24 2014	A-04.1
Scale	1/8" = 1'-0"



1 PROPOSED GROUND FLOOR PLAN

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

NORTH

BRG
HOMES

BRG HOMES LLC
605 LINCOLN ROAD
SUITE 302
MIAMI BEACH, FL 33139
T: 305.397.8788
F: 305.397.8789
MGR@BRGHOMES.COM
WWW.BRGHOMES.COM

ARCHITECT OF RECORD:
AG ARCHITECTURE
7001 HISPANOLA AVENUE
SUITE 1403 MIAMI, FL 33141
T: 305.310.8306
AG@AG-ARCHITECTURE.COM
LIC #: AR0017394

Client
**GEBARA
RESIDENCE**

Project Name:

GEBARA RESIDENCE
1311 100 ST BAY HARBOR ISLANDS, FL

BRG HOMES LLC, HEREBY RESERVES ITS LAW
COPYRIGHTS AND OTHER PROPERTY RIGHTS IN
THESE PLANS, IDEAS AND DESIGN. THESE
PLANS, IDEAS AND DESIGN ARE NOT TO BE
REPRODUCED, CHANGED OR COPIED IN ANY FORM
OR MANNER, WHATSOEVER, NOR ARE THEY TO BE
ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST
OBTAINING THE EXPRESS WRITTEN PERMISSION,
CONSENT, AND APPROPRIATE COMPENSATION TO
BRG HOMES LLC. WRITTEN DIMENSIONS SHALL
HAVE PRECEDENCE OVER SCALE DIMENSIONS.
CONTRACTOR SHALL VERIFY AND BE
RESPONSIBLE FOR DIMENSIONS AND
CONDITIONS OF THE JOB AND BRG HOMES LLC BE
NOTIFIED IN WRITING OF ANY VARIATION FROM
THE DIMENSIONS, CONDITIONS AND
SPECIFICATIONS APPEARING ON THESE PLANS (C)
2011.

Issue:

No.	Date	Description

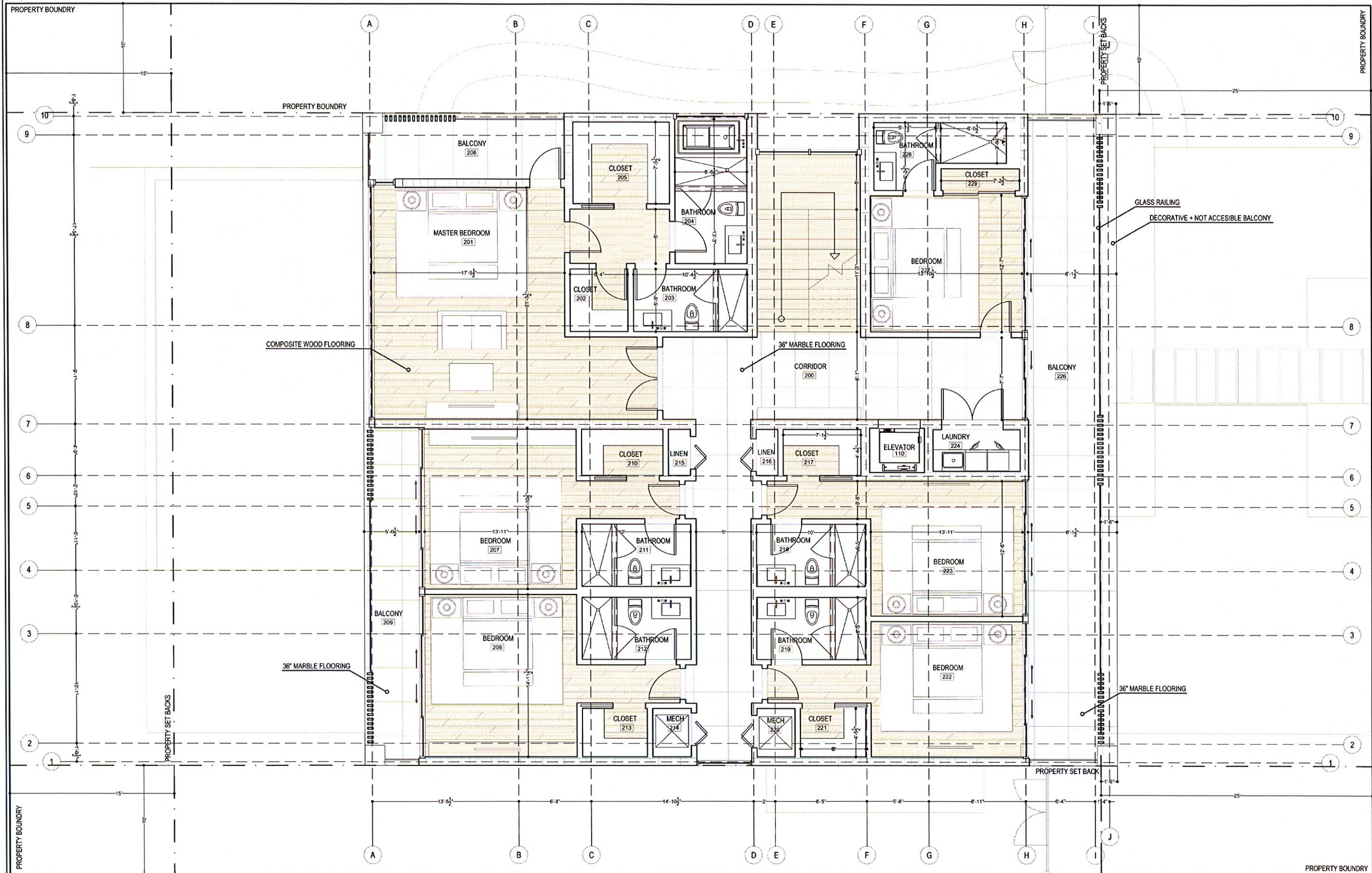
Sign & Seal

LIC #: AR0017394

Sheet title

**GROUND
FLOOR PLAN**

Drawn by	RG
Checked by	AG
Project Number	006-SINGLE FAMILY
Issued for	PLANNING AND ZONING
Issue date	Sheet #
JULY 24 2014	
Scale	
1/4" = 1'-0"	A-05



1 PROPOSED SECOND FLOOR PLAN

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



BRG
HOMES

BRG HOMES LLC

605 LINCOLN ROAD
SUITE 302
MIAMI BEACH, FL 33139
T: 305.397.8788
F: 305.397.8469
MGR@BRGHOMES.COM
WWW.BRGHOMES.COM

ARCHITECT OF RECORD:
AG ARCHITECTURE
7901 HISPANOLA AVENUE
SUITE 1403 MIAMI, FL 33141
T: 305.310.8306
AG@AG-ARCHITECTURE.COM
LIC #: AR0017394

Client

**GEBARA
RESIDENCE**

Project Name

GEBARA RESIDENCE
1311 100 ST BAY HARBOR ISLANDS, FL

BRG HOMES LLC, HEREBY RESERVES ITS LAW
COPYRIGHTS AND OTHER PROPERTY RIGHTS IN
THESE PLANS, IDEAS, AND DESIGN. THESE
PLANS, IDEAS, AND DESIGN ARE NOT TO BE
REPRODUCED, CHANGED OR COPIED IN ANY FORM
OR MANNER, WHATSOEVER, NOR ARE THEY TO BE
ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST
OBTAINING THE EXPRESS WRITTEN PERMISSION,
CONSENT, AND APPROPRIATE COMPENSATION TO
BRG HOMES LLC. WRITTEN DIMENSIONS SHALL
HAVE PRECEDENCE OVER SCALE DIMENSIONS.
CONTRACTOR SHALL VERIFY AND BE
RESPONSIBLE FOR DIMENSIONS AND
CONDITIONS OF THE JOB AND BRG HOMES LLC BE
NOTIFIED IN WRITING OF ANY VARIATION FROM
THE DIMENSIONS, CONDITIONS AND
SPECIFICATIONS APPEARING ON THESE PLANS (C)
2011.

Issue

No.	Date	Description
-----	------	-------------

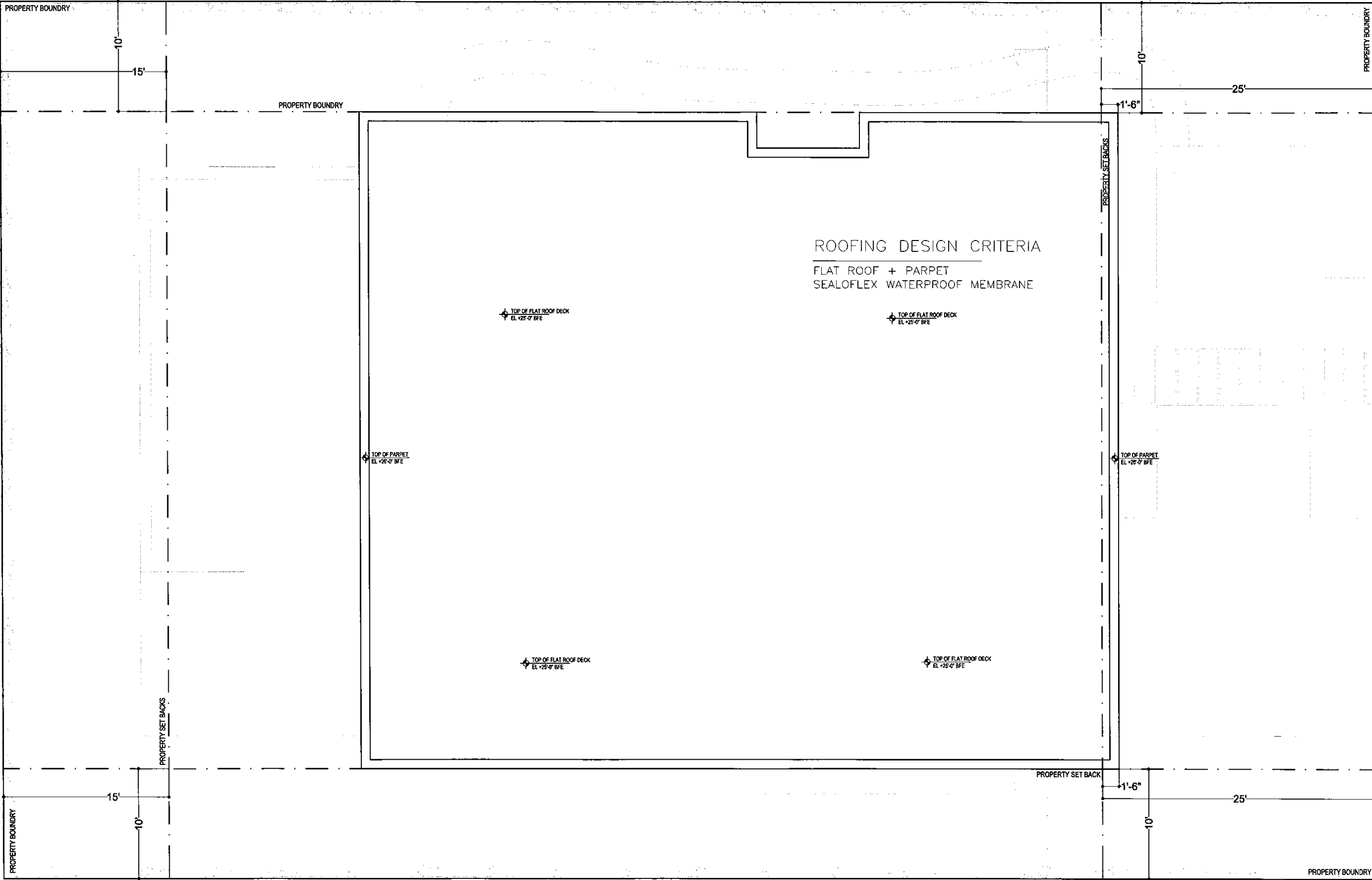
Sign & Seal

LIC #: AR0017394

Sheet Title

**SECOND
FLOOR PLAN**

Drawn by	RG
Checked by	AG
Project Number	006-SINGLE FAMILY
Issued for	PLANNING AND ZONING
Issue date	Sheet #
JULY 24 2014	A-06
Scale	
1/4" = 1'-0"	



1 PROPOSED ROOF PLAN

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

NORTH



BRG HOMES LLC
605 LINCOLN ROAD
SUITE 302
MIAMI BEACH, FL 33139
T: 305.397.8788
F: 305.397.8469
MGR@BRGHOMES.COM
WWW.BRGHOMES.COM

ARCHITECT OF RECORD
AG ARCHITECTURE
7901 HISPANOLA AVENUE
SUITE 1403 MIAMI, FL 33141
T: 305.310.8206
AG@AG-ARCHITECTURE.COM
LIC #: AR0017394

Client
GEBARA RESIDENCE

Project Name
GEBARA RESIDENCE
1311 100 ST BAY HARBOR ISLANDS, FL

BRG HOMES LLC, HEREBY RESERVES ITS LAW
COPYRIGHTS AND OTHER PROPERTY RIGHTS IN
THESE PLANS, IDEAS, AND DESIGN. THESE
PLANS, IDEAS, AND DESIGN ARE NOT TO BE
REPRODUCED, CHANGED OR COPIED IN ANY FORM
OR MANNER, WHATSOEVER, NOR ARE THEY TO BE
ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST
OBTAINING THE EXPRESS WRITTEN PERMISSION,
CONSENT, AND APPROPRIATE COMPENSATION TO
BRG HOMES LLC. WRITTEN PERMISSIONS SHALL
HAVE PRECEDENCE OVER SCALE CONVENTIONS.
CONTRACTOR SHALL VERIFY AND BE
RESPONSIBLE FOR CONVEYANCES AND
CONDITIONS OF THE JOB AND BRG HOMES LLC BE
NOTIFIED IN WRITING OF ANY VIOLATION FROM
THE DIMENSIONS, CONDITIONS AND
SPECIFICATIONS APPEARING ON THESE PLANS (S)
2011.

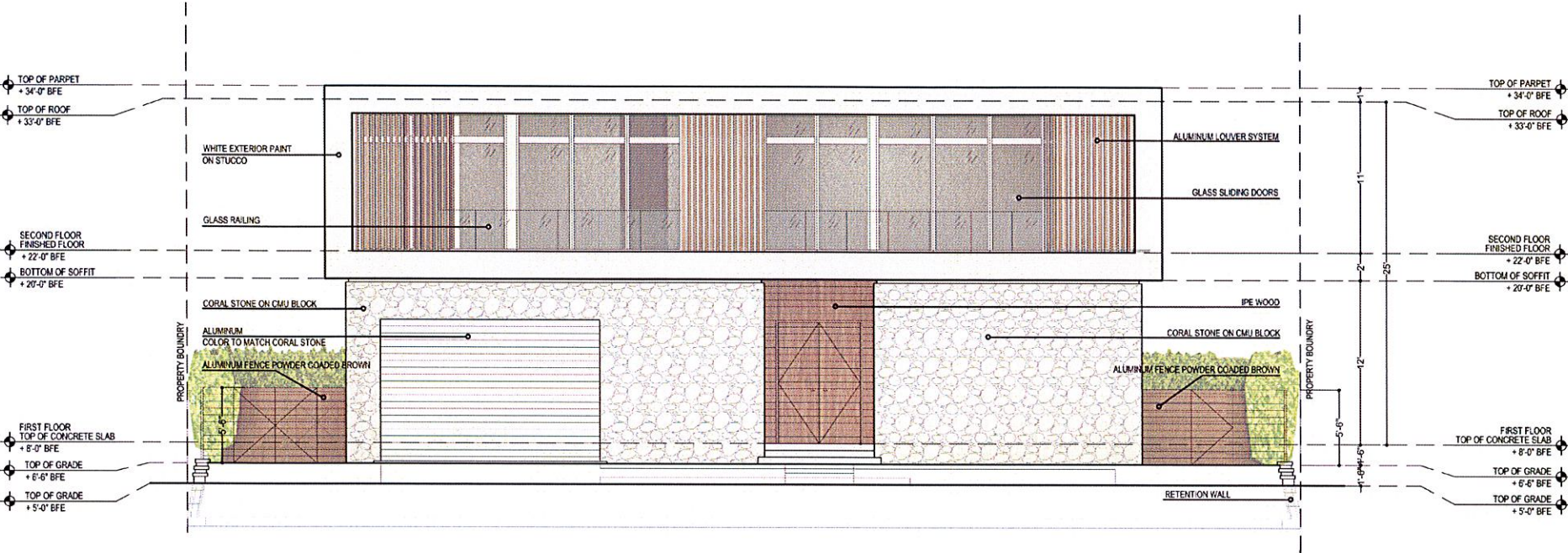
Issue		
No.	Date	Description

SIGN & SEAL

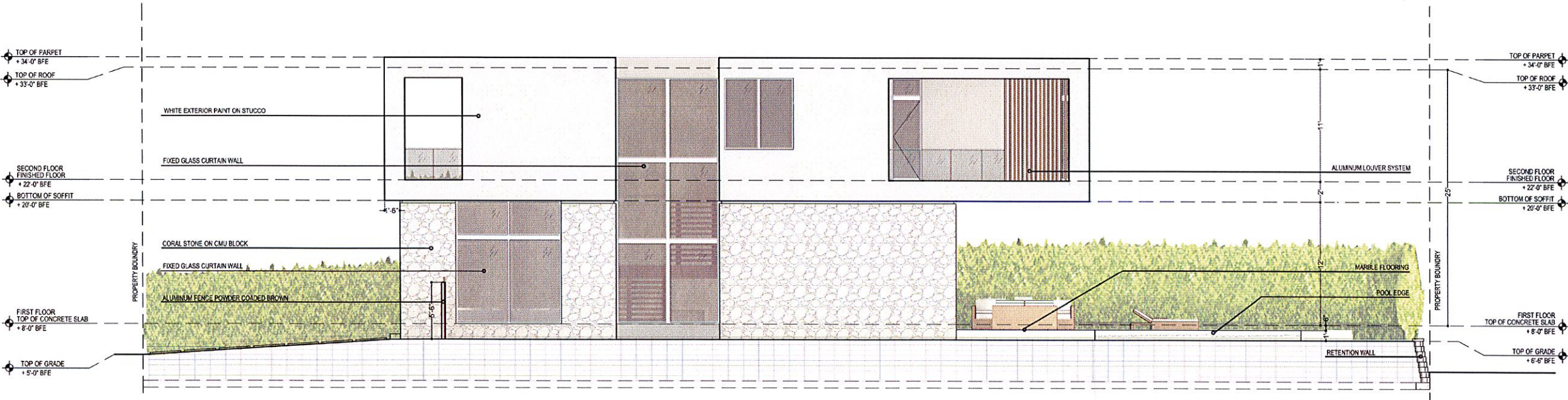
LIC #: AR0017394

Sheet Title
ROOF PLAN

Drawn by	RG
Checked by	AG
Project Number	006-SINGLE FAMILY
Issued for	PLANNING AND ZONING
Issue date	JULY 24 2014
Scale	1/4"=1'-0"
A-07	



PROPOSED ELEVATION SOUTH (FRONT)
SCALE: 3/16" = 1'-0"



PROPOSED ELEVATION EAST (SIDE)
SCALE: 3/16" = 1'-0"

BRG
HOMES

BRG HOMES LLC

605 LINCOLN ROAD
SUITE 302
MIAMI BEACH, FL 33139
P: 305.397.8468
F: 305.397.8469
NIGRA-BRGHOMES.COM
WWW.BRGHOMES.COM

ARCHITECT OF RECORD:

AG ARCHITECTURE
7901 HISPANOLA AVENUE
SUITE 1403 MIAMI, FL 33141
P: 305.310.8306
AG@AG-ARCHITECTURE.COM
LIC #: AR0017394

Client

**GEBARA
RESIDENCE**

Project Name

GEBARA RESIDENCE
1311 100 ST BAY HARBOR ISLANDS, FL

BRG HOMES LLC, HEREBY RESERVES ITS LAW
COPYRIGHTS AND OTHER PROPERTY RIGHTS IN
THESE PLANS, IDEAS, AND DESIGN. THESE
PLANS, IDEAS, AND DESIGN ARE NOT TO BE
REPRODUCED, CHANGED OR COPIED IN ANY FORM
OR MANNER, WHATSOEVER, NOR ARE THEY TO BE
ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST
OBTAINING THE EXPRESS WRITTEN PERMISSION,
CONSENT, AND APPROPRIATE COMPENSATION TO
BRG HOMES LLC. WRITTEN DIMENSIONS SHALL
HAVE PRECEDENCE OVER SCALE DIMENSIONS.
CONTRACTOR SHALL VERIFY AND BE
RESPONSIBLE FOR DIMENSIONS AND
CONDITIONS OF THE JOB AND BRG HOMES LLC BE
NOTIFIED IN WRITING OF ANY VARIATION FROM
THE DIMENSIONS, CONDITIONS AND
SPECIFICATIONS APPEARING ON THESE PLANS (C)
(2011).

Issue

No.	Date	Description

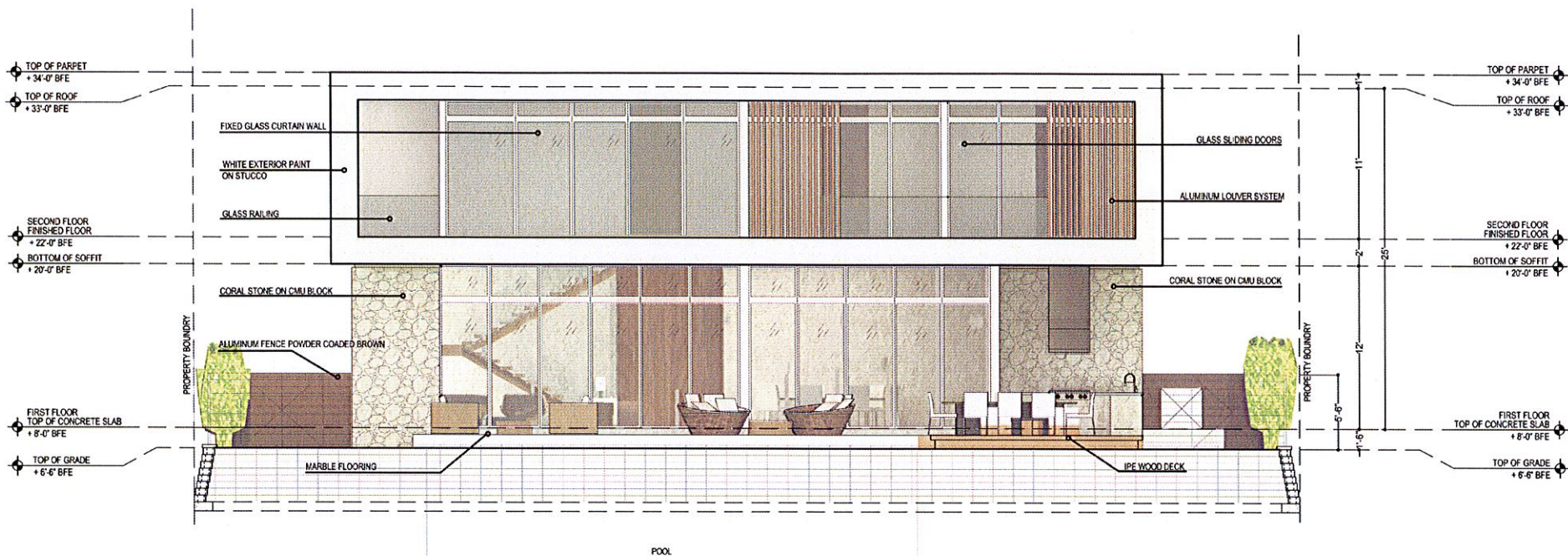
Sign & Seal

LIC #: AR0017394

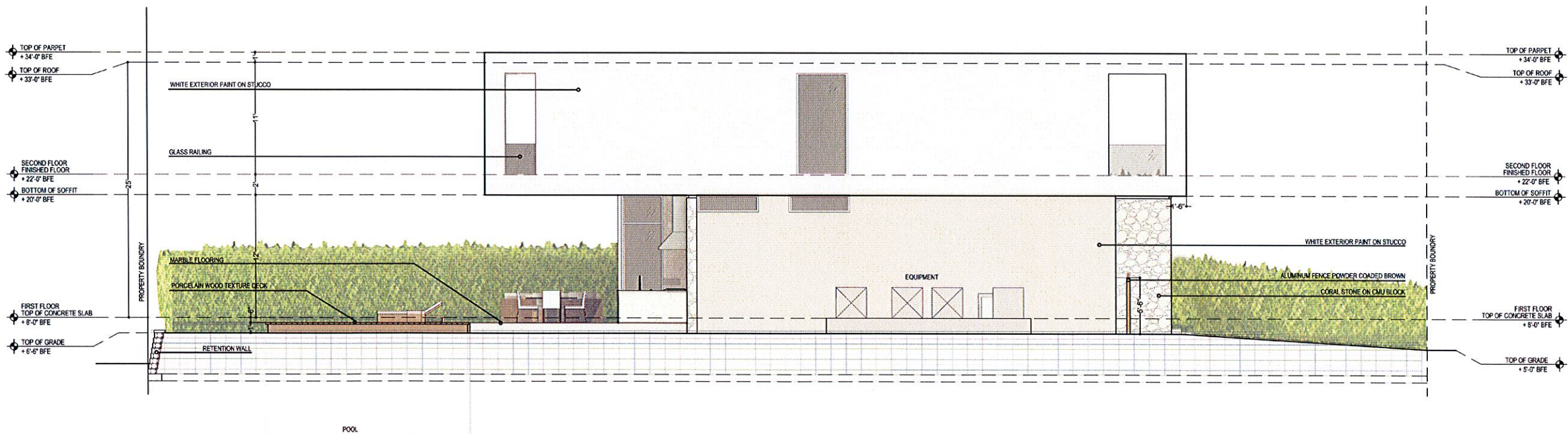
Sheet title

ELEVATIONS

Drawn by	RG
Checked by	AG
Project Number	006 SINGLE FAMILY
Issued for	PLANNING AND ZONING
Issue date	Sheet #
JULY 24 2014	
Scale	
3/16" = 1'-0"	A-08



PROPOSED ELEVATION NORTH (BACK)
SCALE: 3/16" = 1'-0"



PROPOSED ELEVATION WEST (SIDE)
SCALE: 3/16" = 1'-0"

**BRG
HOMES**

BRG HOMES LLC

605 LINCOLN ROAD
SUITE 302
MIAMI BEACH, FL 33139
T: 305.397.8788
F: 305.397.8469
MGR@BRGHOMES.COM
WWW.BRGHOMES.COM

ARCHITECT OF RECORD:
AG ARCHITECTURE
7901 HISPANOLA AVENUE
SUITE 1403 MIAMI, FL 33141
T: 305.310.8306
AG@AG-ARCHITECTURE.COM
LIC #: AR0017394

Client

**GEBARA
RESIDENCE**

Project Name

GEBARA RESIDENCE
1311 100 ST BAY HARBOR ISLANDS, FL

BRG HOMES LLC, HEREBY RESERVES ITS LAW, COPYRIGHTS AND OTHER PROPERTY RIGHTS IN THESE PLANS, IDEAS, AND DESIGN. THESE PLANS, IDEAS, AND DESIGN ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER, WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION, CONSENT, AND APPROPRIATE COMPENSATION TO BRG HOMES LLC. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR DIMENSIONS AND CONDITIONS OF THE JOB AND BRG HOMES LLC BE NOTIFIED IN WRITING OF ANY VARIATION FROM THE DIMENSIONS, CONDITIONS AND SPECIFICATIONS APPEARING ON THESE PLANS (C) 2011.

Issue

No.	Date	Description

Sign & Seal

LIC #: AR0017394

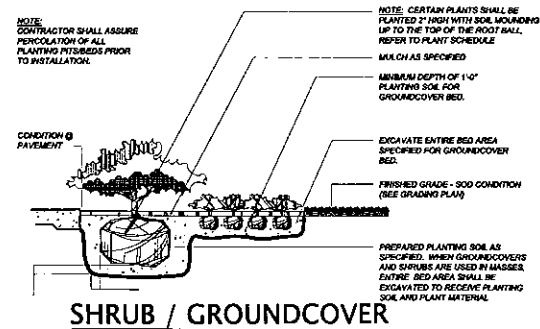
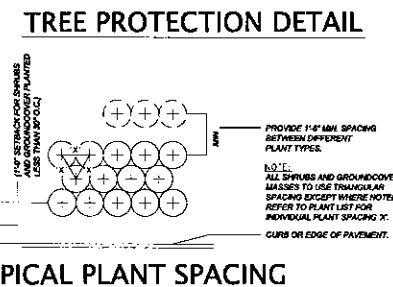
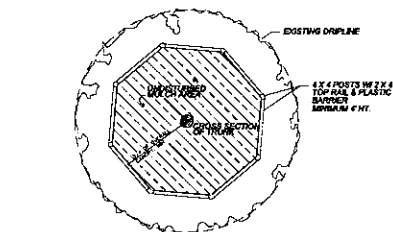
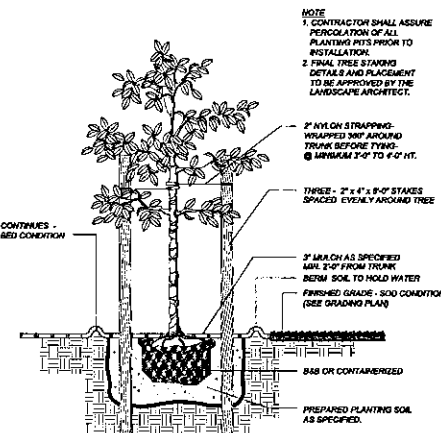
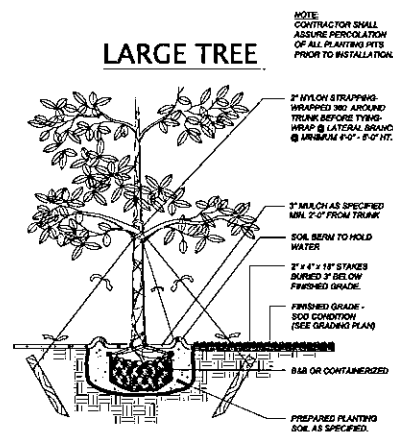
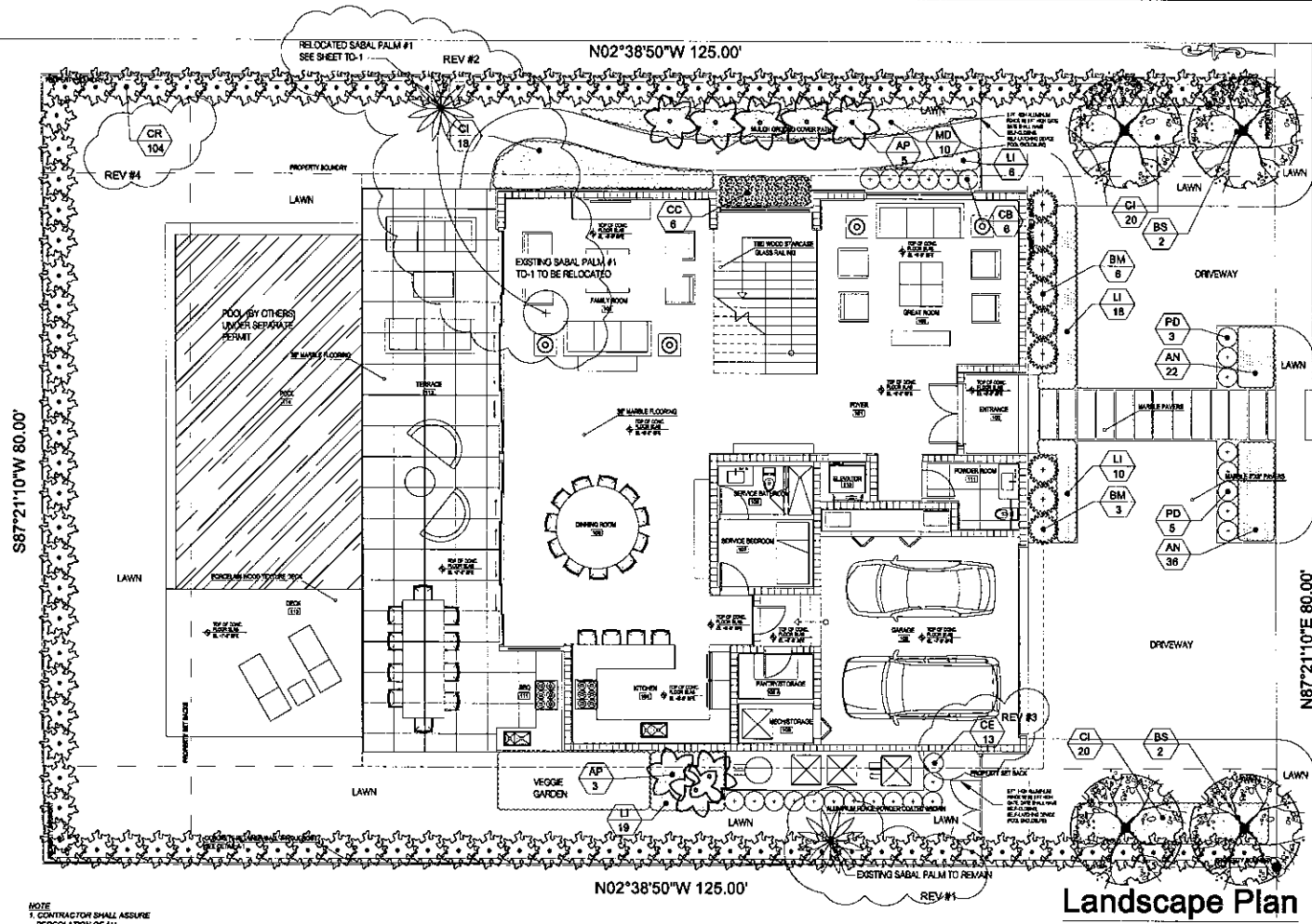
Sheet Title

ELEVATIONS

Drawn by	RG
Checked by	AG
Project Number	005-SINGLE FAMILY
Issued for	PLANNING AND ZONING
Issue Date	Sheet #
JULY 24 2014	
Scale	
3/16" = 1'-0"	A-09

LANDSCAPE NOTES

- Non Cypress variety mulch shall extend under all trees, shrubs and ground cover beds to the closest hard edge or sod border, in a minimum of 3" depth.
- All plants shall meet the minimum standard of Florida No.1 or better as specified in Grade and Standards for Nursery Plants as published by the Division of Plant Industry, Florida Department of Agriculture, latest edition.
- All shrubs to be planted a minimum of 24", and ground covers a minimum of 12" from the edge of walks, building walls, pond's edge, etc... Ixora Nona Grant and Raphiolepis indica to be planted 30" from edge of walkways.
- All trees and palms over 8" in height shall be braced to prevent lateral movement for a period of six months from the date of planting. Either wood braces as shown in the planting detail, or the wire and turnbuckle method shall be used. No nails, screws, metal straps or wires are to be used directly against the trees or palms trunks.
- All palms except for species such as Cocco, Acoelorrhaphis, Raphis, and other multi-trunk palms, shall have straight trunks, free of scars, decay or any damage caused by digging, transport or planting handling of the same.
- All work by the Landscape Contractor shall be performed in a professional and sound manner in accordance with established standards of landscape installation practices and workmanship.
- Landscape Contractor is responsible for verifying plant quantities prior to bidding. Quantities shown in the plans may vary due to actual site scale, job conditions etc... Landscape Architect assumes no responsibility for the actual plant count necessary for the successful completion of the work. This preliminary plan shall not be used for bidding purposes. Bidding shall be based on final working drawings.
- Landscape Contractor and his subcontractors shall be licensed and insured as required by the municipality, county, state or any other governmental agency requiring a license or insurance in order for the Landscape Contractor to perform his work.
- All work shall conform to Miami-Dade County's landscape ordinance Chapter 18-A, Ordinance #98-13, and any other municipal landscape ordinance in effect at the project's location.
- Street trees, if part of this contract and shall conform to Miami-Dade County's or municipal requirements.
- Landscape Contractor is required to procure and obtain any necessary permits applicable for the successful completion of this project, including tree removal permits, if applicable.
- Landscape material shall not be allowed to grow in such a manner as to impede streetfront triangle of visibility to property owner or neighbors, so as to materially impede vision between a height of 3 feet and 8 feet.
- Landscape contractor shall call Sunshine State One Call Center of Florida at 1-800-432-4770 (Toll Free) 48 hours before digging.
- Landscape contractor is responsible for inspecting the site and physically observing all the site conditions prior to entering into agreement or contract with owner. Landscape contractor shall coordinate his work with the general contractor or construction manager in such a manner as to allow for a speedy and orderly completion of all work on the site, and special attention to location of all underground wires, pipes, footings, etc.
- Any excess soil, landscape materials and debris from the landscape contractor's work shall be removed from the site immediately upon completion of his work.
- Should landscape contractor find any discrepancies, unavailability of material or any question regarding the adherence to this plan no decision shall be taken without specific consultation with the landscape architect, including substitutions when required.



LEGENDS OF LANDSCAPE KEYS AND SYMBOLS			
GROUNDCOVERS			
KEY	QUAN.	PROPOSED MATERIAL	DESCRIPTION
AN	58	ANNUALS	8" HT. x 8" SPR. / 1 GALLONS/ 1" O.C.
LI	53	LIRIOPE MUSCARI EVERGREEN GIANT LIRIOPE	12" HT. x 12" SPR. / 3 GALLONS/ 18" O.C.
SHRUBS			
CB	6	COSTUS BARBARUS/ COSTUS	24" HT. x 18" SPR. / 3 GALLONS/ 2" O.C.
PD	8	PODOCARPUS/ PODOCARPUS (HEDGE)	36" HT. x 18" SPR. / 7 GALLONS/ 2" O.C.
CI	58	CHRYSOBALANOS ICAGO/ GREEN COCOPLUM	18" HT. x 18" SPR. / 3 GALLONS/ 2" O.C.
MD	10	MONSTERA DELICIOSA/ SWISS CHEESE PLANT	36" HT. x 24" SPR. / 7 GALLONS/ 3" O.C.
CC	2	CHAMEDOREA CATAPACTARUM/ CAT PALM	36" HT. x 24" SPR. / 7 GALLONS/ 2" O.C.
CE	13	CONOCARPUS ERECTUS/ GREEN BUTTWOOD (FOR SCREEN)	48" HT. x 24" SPR. / 15 GALLONS/ 2" O.C.
CR	104	CLUSIA ROSEA/ PITCH APPLE (FOR HEDGE)	48" HT. x 24" SPR. / 15 GALLONS/ 2" O.C.
LAWN AS REQ. ST. AUGUSTINE FLORATAM			
TREES & PALMS			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
AP/8		ALEXANDER PALM	15' O.A. HT., SINGLE TRUNK
		PTYCHOSPERMA ALEXANDRAE	FG, BB, FF
BM/9		GOLDEN GODDESS BAMBOO	6" HT. x 3" SPR., 5 SHOOTS MIN. P.P.
		BAMBUSA MULTIPLEX 'GOLDEN GODDESS'	FG, BB, FF
BS/4		GUMBO LIMBO	12" HT. x 7" SPR/ 2.5" CAL., SINGLE
		BURSERASIMAROUA	MAIN LEADER, FG, BB, FF

* DENOTES NATIVE SPECIES

Town of Bay Harbor Islands Landscape Code (Sec. 24-16) Requirements Legend Residential - Single-Family and Two-Family Home Sites			
	Required	Provided	
A. Shade Trees Required*			
1. Single-Family Non-Waterfront Lot	5	5	
2. Single-Family Waterfront Lot	6	N/A	
3. Two-Family Lot	5	N/A	
4. Number of Shade Trees in Front Yard	2	4	
5. Native Species Required - 50%	3	4	
6. Drought Tolerant and Low Maintenance Species Required - 50%	3	4	
B. Shrubs Required**			
1. Single-Family Non-Waterfront Lot	50	205	
2. Single-Family Waterfront Lot	60	N/A	
3. Two-Family Lot	60	N/A	
4. Native Species Required - 30%	15 (30%)	175 (85%)	
5. Drought Tolerant and Low Maintenance Species Required - 50%	25	71 (70%)	
C. Maximum Lawn Area Allowed***			
50% of Net Lot Area	50% (Max)	50%	
	1,850 SF	1,850 SF	

Notes

* Required Shade Trees at time of planting must be a minimum of: 12 feet in overall height; have 4 feet of clear wood before branching; and have a 2 1/2 inch caliper. Palm Trees can be substituted at a 3:1 ratio (except approved larger varieties) to a maximum of 25% of the required trees.

** Required Shrubs at time of planting must be a minimum of 24 inches in overall height; if used as a visual screen must be a minimum of 36 inches in overall height.

*** Miami-Dade County Landscape Ordinance Sec. 18A-5 (A)(5)

Manuel C. Alonso
Landscape Architect of record
LAI 0006653
(305) 915-0602
3001 Collins Avenue #1608
Miami Beach, FL 33139
mcalonso@gmail.com

All design, drawings, and materials represented by this drawing are owned by and are the sole property of Manuel C. Alonso, and are created, designed and developed for the use in and in connection with the project herein described. No other design, drawings, and materials shall be used or disclosed in any manner, for any purpose, without the written permission of Manuel C. Alonso.

ecopacheco
Design Consultant
Miami, FL 33139
www.ecopacheco.com
(305) 915-6626
lar@ecopacheco.com

GEBARA RESIDENCE
Landscape Plan
1311 110th STREET
Bay Harbor Islands, FL 33154

Project:

Revisions:

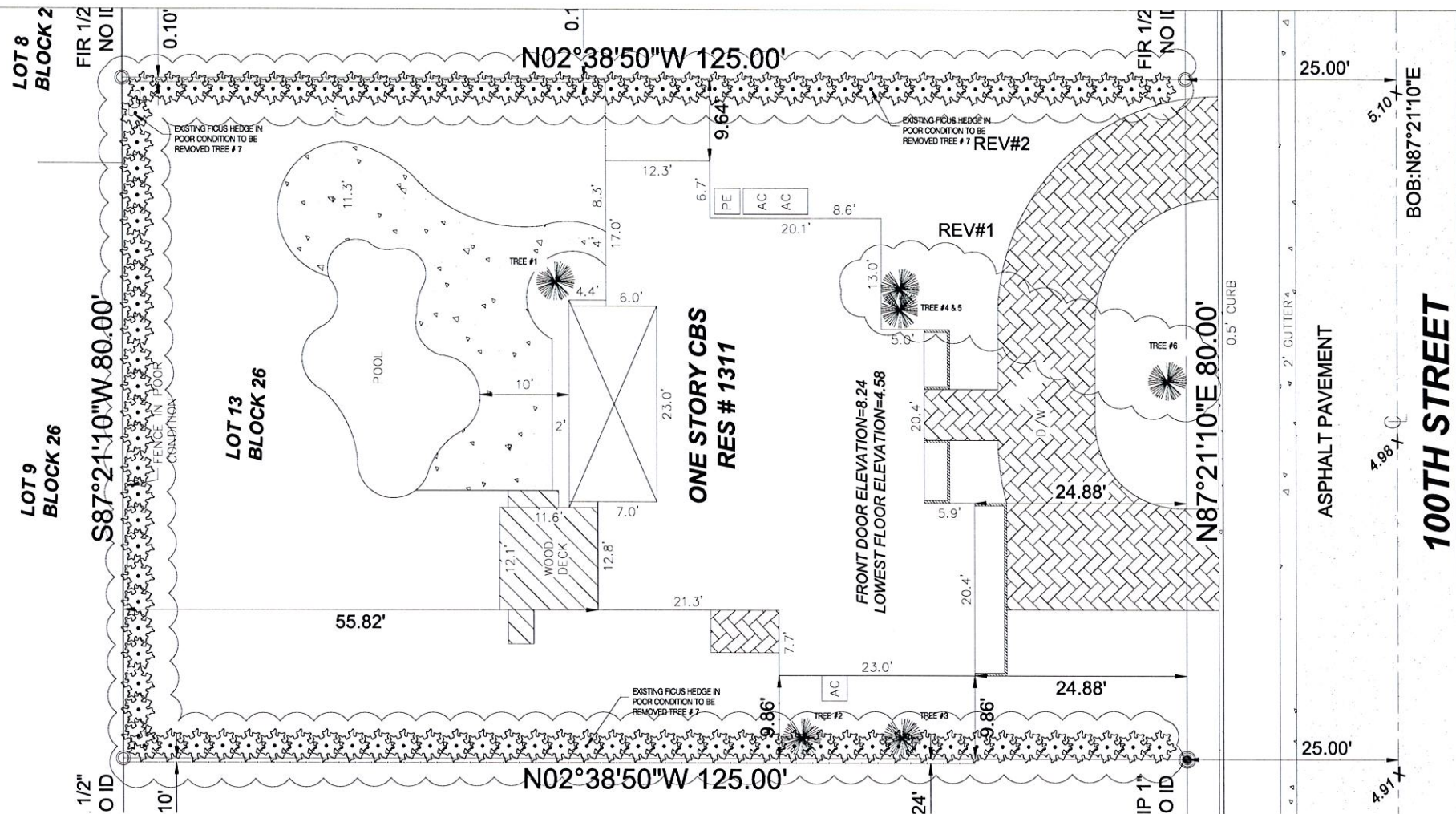
- EXISTING SABAL PALM TO REMAIN PER CITY'S REQUEST
- SABAL PALM TO BE RELOCATED PER CITY'S REQUEST 07.02.2014
- REPLACED COCOPLUM WITH GREEN BUTTWOOD TO BETTER SCREEN EQUIPMENTS PER CITY REQUEST 07.22.2014
- REPLACED EXISTING FIGUS HEDGE IN POOR CONDITION WITH NEW CLUSIA HEDGE PER OWNER'S REQUEST.

Seal

Lic. # LA8866853
Manuel C. Alonso, A.S.L.A.

Drawing: Landscape Plan
Date: 06.25.2014
Scale: 1/8" = 1' - 0"
Drawn by: JRP
Sheet No:

L-1



Tree Disposition Plan

SCALE 1/8" = 1'-0"

EXISTING TREE DISPOSITION

#	DIAM.	HEIGHT	SPREAD	COMMON NAME	CONDITION/ ACTION
1	18"	6'	6'	*SABAL PALM/ SABAL PALMETTO	GOOD/ RELOCATE SEE SHEET L-1
2	18"	30'	6'	*SABAL PALM/ SABAL PALMETTO	GOOD/ REMAIN SEE SHEET L-1
3	15"	25'	15'	BRAZILIAN PEPPER/ SCHINUS TEREBINTHIFOLIUS	REMOVE/ CATEGORY 1 INVASIVE ACCORDING TO FLEPPC FLORIDA EXOTIC-PEST-PLANT COUNCIL
4	3"	40'	3'	VEITCHIA PALM/ VEITCHIA	FAIR/ REMOVE
5	3"	40'	3'	VEITCHIA PALM/ VEITCHIA	FAIR/ REMOVE
6	2.5"	5'	5'	PHOENIX ROEBELINII/ PIGMY DATE PALM	FAIR/ REMOVE
7	2"	6' TO 10'	5' TO 6'	FICUS HEDGE	POOR/ REMOVE

*DENOTES NATIVE SPECIES

REV#2

REV#1

Manuel C. Alonso

landscape architect of record

LA# 6666853

(305) 9513652
2301 Collins Avenue #1276
Miami Beach, FL 33139
mcalonsoe@gmail.com

All ideas, designs, and indicated or represented by this drawing are owned by and are the exclusive property of Manuel Alonso, and were created, evolved and developed for the use in and in accordance with the project thereof intended to be used by any person, firm or corporation for any purpose whatsoever without the written permission of Manuel Alonso.

ecopacheco

design consultant
miami, caribbean, hampshire
www.ecopacheco.com
(305) 915 6626
jmr@ecopacheco.com

GEBARA RESIDENCE
Tree Disposition Plan

1311 110th STREET

Bay Harbor Islands, FL 33154

Project:

Revisions:

REV#1
ADDED TREES #4, 5 & 6 PER CITY
COMMENTS 07.22.2014
REV #2
FICUS HEDGE TO BE REMOVED
ADDED PER CITY COMMENTS
07.30.2014

Seal

Lic. # LA6666853
Manuel C. Alonso, A.S.L.A.

Drawing: Landscape Plan

Date: 06.25.2014

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

Drawn by: JRP

Sheet No.:

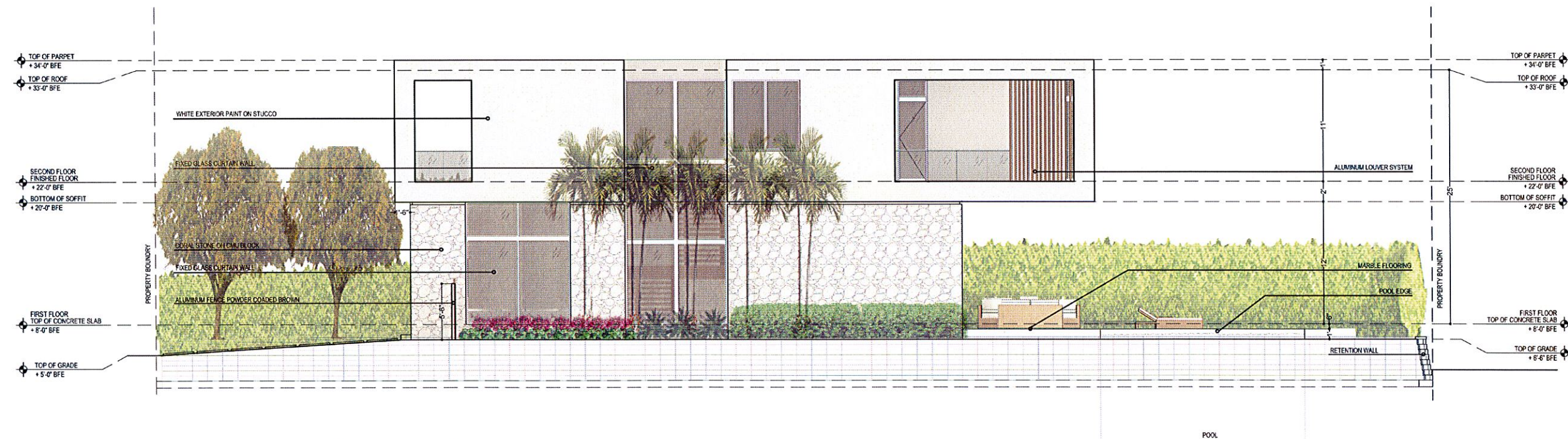
TD-1

No.	Date	Description



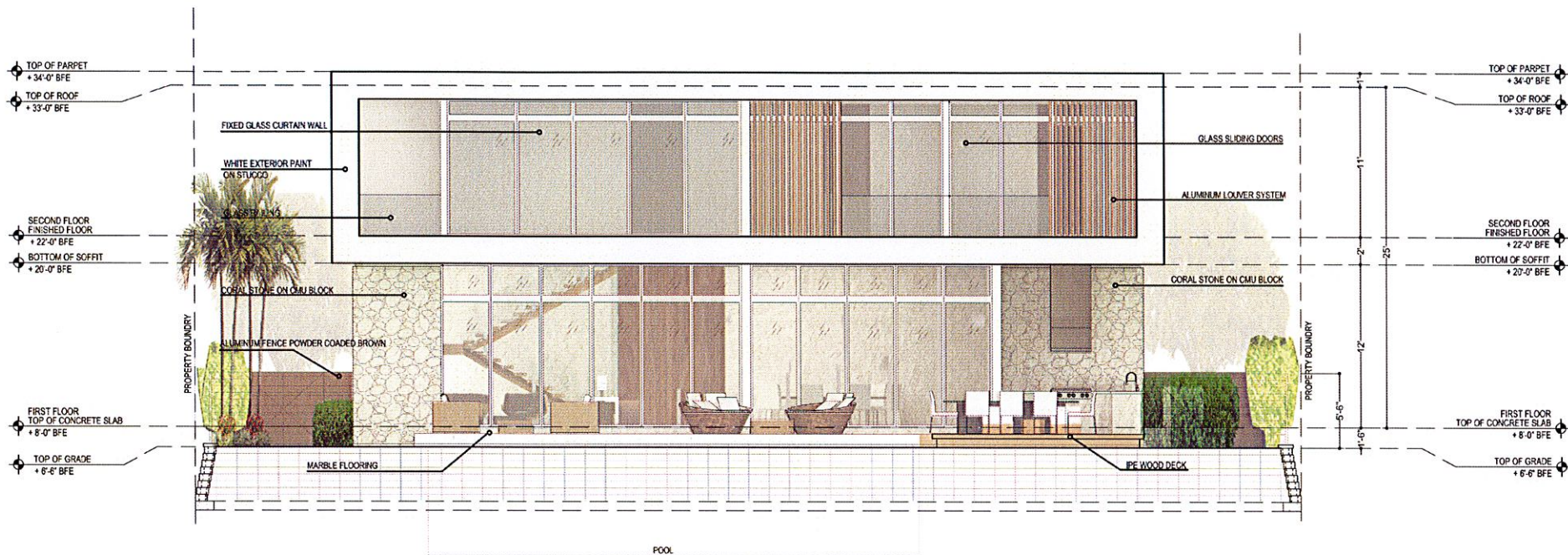
PROPOSED ELEVATION SOUTH (FRONT)

SCALE: 3/16" = 1'-0"

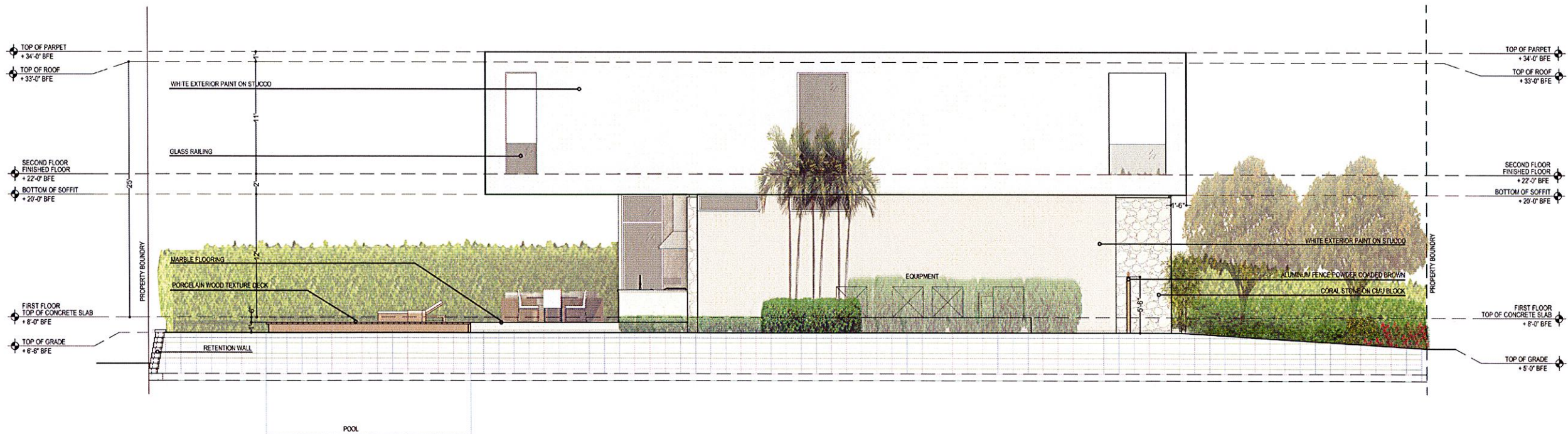


PROPOSED ELEVATION EAST (SIDE)

SCALE: 3/16" = 1'-0"



PROPOSED ELEVATION NORTH (BACK)
SCALE: 3/16" = 1'-0"



PROPOSED ELEVATION WEST (SIDE)
SCALE: 3/16" = 1'-0"

**BRG
HOMES**

BRG HOMES LLC
405 LINCOLN ROAD
SUITE 302
MIAMI BEACH, FL 33139
T: 305.397.8788
F: 305.397.8469
MGR@BRGHOMES.COM
WWW.BRGHOMES.COM

ARCHITECT OF RECORD:
AG ARCHITECTURE
7901 HISPANOLA AVENUE
SUITE 1403 MIAMI, FL 33141
T: 305.310.8206
AG@AG-ARCHITECTURE.COM
LIC # AR0017394

Client
**GEBARA
RESIDENCE**

Project Name
GEBARA RESIDENCE
1311 100 ST BAY HARBOR ISLANDS, FL

BRG HOMES LLC, HEREBY RESERVES ITS LAW COPYRIGHTS AND OTHER PROPERTY RIGHTS IN THESE PLANS, IDEAS, AND DESIGN. THESE PLANS, IDEAS, AND DESIGN ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER, WITHOUT THE WRITTEN PERMISSION, CONSENT, AND APPROPRIATE COMPENSATION TO BRG HOMES LLC. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR DIMENSIONS AND CONDITIONS OF THE JOB AND BRG HOMES LLC BE NOTIFIED IN WRITING OF ANY VARIATION FROM THE DIMENSIONS, CONDITIONS AND SPECIFICATIONS APPEARING ON THESE PLANS (c) 2011.

Issue		
No.	Date	Description

SIGN & SEAL

LIC # AR0017394

Sheet Title
ELEVATIONS

Drawn By	RG
Checked by	AG
Project Number	006-SINGLE FAMILY
Issued for	PLANNING AND ZONING
Issue Date	JULY 24 2014
Scale	3/16" = 1'-0"
Sheet #	L-03



BRG HOMES LLC
605 LINCOLN ROAD
SUITE 302
MIAMI BEACH, FL 33139
T: 305.397.8788
F: 305.397.8469
MGR@BRGHOMES.COM
WWW.BRGHOMES.COM

ARCHITECT OF RECORD:
AG Architecture
7901 Espanola Avenue
Suite 1403
Miami, FL 33141
tel: 305-310-8206
email: ag@ag-architecture.com
lic#: AR0017394

Client
**GEBARA
RESIDENCE**

Project Name
GEBARA RESIDENCE
1311 100 ST BAY HARBOR ISLAND, FL

BRG HOMES LLC, HEREBY RESERVES ITS LAW
COPYRIGHTS AND OTHER PROPERTY RIGHTS IN
THESE PLANS, IDEAS, AND DESIGN. THESE
PLANS, IDEAS, AND DESIGN ARE NOT TO BE
REPRODUCED, CHANGED OR COPIED IN ANY FORM
OR MANNER WHATSOEVER, NOR ARE THEY TO BE
ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST
OBTAINING THE EXPRESS WRITTEN PERMISSION,
CONSENT, AND APPROPRIATE COMPENSATION TO
BRG HOMES LLC. WRITTEN PERMISSIONS SHALL
HAVE PRECEDENCE OVER SCALE DIMENSIONS.
CONTRACTOR SHALL VERIFY AND BE
RESPONSIBLE FOR DIMENSIONS AND
CONDITIONS OF THE JOB AND BRG HOMES LLC BE
NOTIFIED IN WRITING OF ANY VARIATION FROM
THE DIMENSIONS, CONDITIONS AND
SPECIFICATIONS APPEARING ON THESE PLANS (S)
1011.

Issue		
No.	Date	Description

SION & SEAL

lic#: AR0017394

Drawings
RENDERINGS

Drawn by	
Checked by	
Project Number	
Issued for	REVISION
Issue date	Sheet #
Scale	L-04



BRG HOMES LLC
605 LINCOLN ROAD
SUITE 302
MIAMI BEACH, FL 33139
T: 305.397.8788
F: 305.397.8469
MGR@BRGHOMES.COM
WWW.BRGHOMES.COM

ARCHITECT OF RECORD:
AG Architecture
7301 Hispanola Avenue
Suite 1403
Miami, FL 33141
Tel: 305-310-8206
email: ag@ag-architecture.com
lic#: AR0017394

Client
**GEBARA
RESIDENCE**

Project Name
GEBARA RESIDENCE
1311 100 ST BAY HARBOR ISLAND, FL

BRG HOMES LLC, HEREBY RESERVES ITS LAW
COPYRIGHTS AND OTHER PROPERTY RIGHTS IN
THESE PLANS, IDEAS, AND DESIGN. THESE
PLANS, IDEAS, AND DESIGN ARE NOT TO BE
REPRODUCED, CHANGED OR COPIED IN ANY FORM
OR MANNER WHATSOEVER, NOR ARE THEY TO BE
ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST
OBTAINING THE EXPRESS WRITTEN PERMISSION,
CONSENT, AND APPROPRIATE COMPENSATION TO
BRG HOMES LLC. WRITTEN DIMENSIONS SHALL
HAVE PRECEDENCE OVER SCALE DIMENSIONS.
CONTRACTOR SHALL VERIFY AND BE
RESPONSIBLE FOR DIMENSIONS AND
CONDITIONS OF THE JOB AND BRG HOMES LLC BE
NOTIFIED BY WRITING OF ANY VARIATION FROM
THE DIMENSIONS, CONDITIONS AND
SPECIFICATIONS APPEARING ON THESE PLANS (C)
2011.

Issue		
No.	Date	Description

SIGN & SEAL

lic#: AR0017394

Sheet Title

RENDERINGS

Drawn by	
Checked by	
Project Number	
Issued for	REVISION
Issue date	Sheet #
Scale	L-05



BRG
HOMES

BRG HOMES LLC

605 LINCOLN ROAD
SUITE 302
MIAMI BEACH, FL 33139
T: 305.397.8788
F: 305.397.8469
MGR@BRGHOMES.COM
WWW.BRGHOMES.COM

ARCHITECT OF RECORD:

AG Architecture
7301 Espanola Avenue
suite 1403
Miami, FL 33141
tel: 305-310-6206
email: ag@ag-architecture.com
lic #: AR0017394

Client

**GEBARA
RESIDENCE**

Project Name

GEBARA RESIDENCE
1311 100 ST BAY HARBOR ISLAND, FL

BRG HOMES LLC, HEREBY RESERVES ITS LAW
COPYRIGHTS AND OTHER PROPERTY RIGHTS IN
THESE PLANS, IDEAS, AND DESIGN. THESE
PLANS, IDEAS, AND DESIGN ARE NOT TO BE
REPRODUCED, CHANGED OR COPIED IN ANY FORM
OR MANNER, WHATSOEVER, NOR ARE THEY TO BE
ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST
OBTAINING THE EXPRESS WRITTEN PERMISSION,
CONSENT, AND APPROPRIATE COMPENSATION TO
BRG HOMES LLC. WRITTEN DIMENSIONS SHALL
HAVE PRECEDENCE OVER SCALE DIMENSIONS.
CONTRACTOR SHALL VERIFY AND BE
RESPONSIBLE FOR DIMENSIONS AND
CONDITIONS OF THE JOB AND BRG HOMES LLC BE
NOTIFIED IN WRITING OF ANY VARIATION FROM
THE DIMENSIONS, CONDITIONS AND
SPECIFICATIONS APPEARING ON THESE PLANS (C)
2011.

Issue

No.	Date	Description

Sign & Seal

lic#: AR0017394

Sheet Title

RENDERINGS

Drawn by

Checked by

Project Number

Issued for

Issue date

Scale

REVISION

Sheet #

L-06



BRG HOMES LLC
605 LINCOLN ROAD
SUITE 302
MIAMI BEACH, FL 33139
P: 305.397.8788
F: 305.397.8469
MGR@BRGHOMES.COM
WWW.BRGHOMES.COM

ARCHITECT OF RECORD:
AG Architecture
7901 Hispanola Avenue
Suite 1403
Miami, FL 33141
tel: 305-310-8206
email: ag@ag-architecture.com
lic #: AR0017394

Client
**GEBARA
RESIDENCE**

Project Name
GEBARA RESIDENCE
1311 100 ST BAY HARBOR ISLAND, FL

BRG HOMES LLC, HEREBY RESERVES ITS LAW
COPYRIGHTS AND OTHER PROPERTY RIGHTS IN
THESE PLANS, IDEAS, AND DESIGN. THESE
PLANS, IDEAS, AND DESIGN ARE NOT TO BE
REPRODUCED, CHANGED OR COPIED IN ANY FORM
OR MANNER, WHATSOEVER, NOR ARE THEY TO BE
ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST
OBTAINING THE EXPRESS WRITTEN PERMISSION,
CONSENT, AND APPROPRIATE COMPENSATION TO
BRG HOMES LLC. WRITTEN DIMENSIONS SHALL
HAVE PRECEDENCE OVER SCALE DIMENSIONS.
CONTRACTOR SHALL VERIFY AND BE
RESPONSIBLE FOR DIMENSIONS AND
CONDITIONS OF THE JOB AND BRG HOMES LLC BE
NOTIFIED IN WRITING OF ANY VARIATION FROM
THE DIMENSIONS, CONDITIONS AND
SPECIFICATIONS APPEARING ON THESE PLANS (C)
2013.

Issue		
No.	Date	Description

SIGN & SEAL

lic #: AR0017394

RENDERINGS

Drawn by	
Checked by	
Project Number	
Issued for	REVISION
Issue date	Sheet #
Scale	L-07

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

To: Town of Bay Harbor Islands
Planning and Zoning Board

From: Scott D. Marks - Community Planner *SDM*
MMPA-Consultant Town Planner

Date: September 30th, 2014

Subject: Proposed Single-Family Residence
Applicant – BRG Homes, LLC (2nd Review)
1311 100th Street
Bay Harbor Islands Acct. No.: BP2014-247
MMPA Acct. No.: 01-0702-0994

RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board review the contents of this staff report, the revised site plan and architectural plans (dated 09/26/14) 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 house at 1311 100th Street.

GENERAL PROJECT INFORMATION

Land Use Designation:	L – Low Density Residential
Zoning District:	RD Single-Family District
General Location:	1311 100 th Street
Legal Description:	Lot 13, 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 project architect, BRG Homes, LLC, as agent for the property owner, Bay Hill Capital Group Inc., has submitted an application for the construction of a new single-family residence on an interior lot located at 1311 100th Street. The proposed 2-story home has approximately 5,430 square feet of A/C living space with a two-car garage. The residence will have six (6) bedrooms, seven (7) full bathrooms and one (1) half bathroom. The overall height of the

structure will be 25 feet above Base Flood Elevation (BFE) which is the maximum height allowed for a flat-roofed interior lot residence within the RD Single-Family District. The application proposes two (2) driveway connections to 100th street (circular driveway). A new swimming pool and pool deck is proposed. Extensive landscaping is proposed that meets and exceeds the Town Landscape Code and Miami-Dade County Landscape Code requirements, including the use of native and drought tolerant plant materials.

The Historical Structure Survey for the Town of Bay Harbor Islands list the existing structure as a "Masonry Vernacular" design that was built in 1950. The existing structure is to be demolished. The new single-family residence is a modern architectural design.

PROJECT HISTORY

On September 16th, 2014 the Planning and Zoning Board reviewed / discussed this item and deferred the project, due to the following concerns.

Retaining Wall

It was felt the retaining wall was too plain and not attractive from the neighboring view. The applicant has since changed the material of the retaining wall to a stacked precast natural stone finish.

Service Bedroom

It was noted that the service bedroom did not have a means of egress and did not meet the Building Code. The applicant has since removed the service bedroom and turned it into a pantry / storage room.

Garage Finish

It was felt that the finish of the garage door and around the garage door did not match the rest of the house. The applicant has since revised the finishes.

SITE PLAN COMMENTS

The current site and architectural plans submitted for the construction of a new house at 1311 100th Street meet or exceed all Town Land Development and Landscape Code requirements. The applicant previously submitted plans to staff and the PZB that were reviewed / revised. It appears all previous comments and issues have been addressed by the current plans.

It should be noted that the finished grade in the rear of the property is being requested to be raised. Per Sec. 23-12(12) of the Town's Code, BFE (8.0' at this location) is the maximum height allowed. The applicant is requesting to raise the lot to 6'-6", which is 1'-5" below the maximum permitted. Raising the lot will make the finished grades at the adjoining lots unequal. Section 23-12(12) states that finished grades at adjoining lots shall be equal unless the PZ Board approves a retaining wall system. Therefore, Planning and Zoning Board approval is required for the retaining wall system proposed.

AGENDA ITEM REPORT

October 21, 2014

ITEM NUMBER: 3.

ITEM: Approval of minutes of the Board meetings held on June 3, 2014, June 17, 2014 and August 19, 2014 (Item #3A)

DESCRIPTION:

RECOMMENDED ACTION:

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Marante
 Ayanidys Marante

ATTACHMENTS

1.	Minutes 6.3.14	6-3-14 DRAFT.docx
2.	Minutes 6.17.14	6-17-14 DRAFT.docx
3.	Mintues 8.19.14	8-19-14 DRAFT.docx

**MINUTES OF A PLANNING AND ZONING BOARD MEETING
TOWN OF BAY HARBOR ISLANDS**

A Planning & Zoning Board Meeting was held Tuesday, June 3, 2014 at 6:00 p.m. in the Council Chambers. The meeting was opened with the Pledge of Allegiance. Upon roll call, the following Board Members responded:

Vice Chair Jerome Gavcovich	Board Member Jed Frankel
Board Member Roberto Gambach	Board Member Steven Hurwitz
Board Member Thomas Telesco	

QUASI-JUDICIAL PUBLIC HEARING

Item 1. Election of a Chair by the Board members.

ACTION: Vice Chair Gavcovich nominated Board Member Hurwitz for Chair Person. Board Member Frankel seconded the motion and it passed unanimously.

Item 2. Election of a Vice Chair by the Board members.

ACTION: Newly appointed Chair Person Hurwitz nominated Board Member Gavcovich for Vice Chair. Board Member Telesco seconded the motion and it passed unanimously.

Town Clerk Marante swore in Chairman Hurwitz and Vice Chairman Gavcovich. She then swore in everyone who would be speaking at the quasi-judicial meeting.

Item 3. Request for approval for a new multi family dwelling for “Beau Rivage Condominium” located at 9781 E. Bay Harbor Drive, Lot 28 of Block 4. On May 6, 2014, the Board deferred the application and instructed the applicant to make several changes. The developers have revised the plans and it appears to have addressed the design comments. They are proposing to construct a thirteen (13) mid-rise development. The proposed units range from 1,303 to 3,300 sq. ft. of a/c plus balconies, etc. The proposed design incorporates one rectangular shaped building positioned east/west on top of a one-story parking garage structure at grade. The building has 8 stories in height (7 floors of residential over one floors of parking garage @ max. 75 feet above BFE. The developer will be required to obtain 4 Transfer of Development Rights (TDR).

Architect Marcus Frankel, came forward to address the Board. He congratulated the newly appointed Chair and Vice Chair. He stated that his team of architects responded to the Board comments and enhancements were made. He explained that the applicant was proposing to construct a thirteen (13) unit multi-family luxury condominium. He stated the first objective was to enhance the building by adding contrast, banding, glass wall, metals panels, and stucco.

He addressed that the second objective was to captivate the neighborhood by adding indoor and outdoor amenities with 360 degrees exposure, units ranging in size of 2000 square feet and the penthouse would be 3300 square feet. He also explained among other changes there was the addition of 26 percent of landscaping to the ground floor and 25 percent on the roof top. He added that the generator was moved to the third floor with an exhaust vent and the open terrace was pushed back to meet the setback requirements.

There was a brief discussion from the Board regarding the sample renderings, the landscaping plan for the roof and ground floor, condensers units, private roof gardens, compressors, north elevation and that the master bedrooms must have frosted windows for privacy.

PUBLIC COMMENT - For the purpose of hearing any public comment with respect to an application for site plan approval at 9781 E. Bay Harbor Drive.

Victor Maya, 1155 103 St., came forward to address the Board. He was concerned with the noise of the exhaust fans and suggested the compressors be put on the roof.

CLOSED PUBLIC COMMENT

ACTION: Board Member Gambach made a motion to approve the project with the following conditions:

1. Subject to Town Planner Miller's report.
2. Exhaust must be 10 feet apart and the outflow of the exhaust must be to Code requirements.
3. Any changes to the exterior of the building must come back to the Board.
4. Exhaust fan must NOT be visible from the street.

Board Member Telesco seconded the motion and it passed 4-1 with Vice Chair Gavcovich opposed.

CONCLUSION OF QUASI-JUDICIAL PUBLIC HEARING

Item 4. Request for approval for exterior changes to the "St Regis Condominium" located at 9500 W. Bay Harbor Drive, Lots 4-6 of Block 2. The Condo applied for a concrete restoration permit and it was issued to the contractor on January 2014. During the construction it was found that the balcony railings are not to code and extremely dangerous. They have removed the concrete portion of the balcony to eliminate the danger and weight on the aging balconies. The new railings will be similar to the existing one. They have replaced the color from gold to silver on the railings so it can match the new window frames.

Board of Association President Andre Roeta, 9500 East Bay Harbor Drive, came forward to address the Board. He explained that construction started on the St. Regis and they found that many of the balcony railings were in bad condition. The balconies could easily fall out of place. He stated that the Board determined that the railings needed to be removed and replaced with similar design. He added that a new edge was made to make the balconies stable. He also explained that impact windows were installed, they had replaced the sewer line, dock and the roof in 2012. He also stated that the total cost for the mentioned project would be \$1.2 million dollars.

ACTION: Board Member Frankel made a motion to approve the renovations. Board Member Telesco seconded the motion and it passed unanimously.

Item 5. Approval of minutes of the Board meeting held on April 2, 2014.

ACTION: Vice Chair Gavcovich made a motion to approve the Minutes. Board Member Telesco seconded the motion and it passed unanimously.

There being no further business meeting was adjourned at 7:20 p.m.

CHAIR

ATTEST

TOWN CLERK

**MINUTES OF A PLANNING & ZONING BOARD MEETING
TOWN OF BAY HARBOR ISLANDS**

A Planning & Zoning Board Meeting was held Tuesday, June 17, 2014 at 6:03 p.m. in the Council Chambers. The meeting was opened with the Pledge of Allegiance. Upon roll call, the following Board Members responded:

Vice Chair Jerome Gavcovich

Board Member Jed frankel

Board Member Jaime Schapiro

Board Member Oscar Sklar

Board Member Thomas Telesco

Item 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.**

Architect Pedro Bravo, came forward to address the Board. He was representing the applicant and owners Tony & Robyn Seiden. He stated that revisions were made to enhance the project. He explained that more square footage was added to the rear of the home, the foundation was pushed back 10 feet, they made additions to the eye brows on the second floor windows and made the addition of small palms to the landscape plan, at the request of the Board.

PUBLIC COMMENT

Frances Neuhut, 9920 W. Broadview Drive, came forward to address the Board. She stated that she liked the proposed home, but would have liked to have read the plans. She felt that the plans did not meet the dimensions of the setbacks and were in the Town’s right of way. She suggested that the Town should protect the landscaping and not cut any more trees. She also stated that the Property Appraiser did not have dimensions available either. She urged the Town to have the Property Appraiser implement that feature back to be able to read the dimensions.

Vice Chair Gavcovich stated that the Miami-Dade County Property Appraiser was not controlled by the Town, but they were under the supervision of Miami Dade County.

CLOSED PUBLIC COMMENT

There was a brief discussion on the procedures to cut down a nuisance tree, the list of nuisance trees, the side yard setbacks, wood planters, balcony railings and the suggestions from the Board to add horizontal banding to the building.

ACTION: Board Member Schapiro made a motion to approve the site plan revisions for 1288-101 Street, with the condition to have a 25 foot minimum setback. Board Member Sklar seconded the motion and it passed unanimously.

Item 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.

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

Architect Pedro Bravo and Builder Matthew Shear, came forward to address the Board. Mr. Shear explained that the owners were proposing to construct a single family home with a two car garage, pool, front entrance water feature and an open and covered terrace. He presented the renderings of the front elevations, the front aluminum garage door materials and the dark gray glass materials. He added that the second floor would have a roof terrace with a water view using materials like stucco, glass, wood and metal. He added that they wanted to create an open feel home with a contemporary theme by adding louvers and horizontal rails to express the strong elements. He also stated that the tree removal would be on the disposition plan.

There was a brief discussion by the Board Members about the garage, the facade, the retaining wall height of 9 feet above flood elevation, a possible new seawall, the renderings, and the type of stucco. The Board suggested to raise the entry door on the south elevation, making it flush with the eye brow.

ACTION: Board Member Sklar made a motion to approve the proposed home with the condition to raise the retaining wall to the height of pool deck. Board Member Frankel seconded the motion and it passed unanimously.

There being no further business meeting was adjourned at 6:57 p.m.

CHAIR

ATTEST:

TOWN CLERK

DRAFT

MINUTES OF PLANNING AND ZONING BOARD MEETING
TOWN OF BAY HARBOR ISLANDS

A Planning & Zoning Board Meeting was held Tuesday, August 19, 2014 at 6:03 p.m. in the Council Chambers. The meeting was opened with the Pledge of Allegiance. Upon roll call, the following Board Members responded:

Chair Steven Hurwitz
Board Member Jaime Schapiro

Board Member Jed Frankel
Board Member Thomas Telesco

Item 1. Request for approval for a primary sign for “Estrel” located at 1160 Kane Concourse, lot 7 of Block 20. The owner of the business is requesting approval to install a primary. The location and architecture feature of the building does not comply with size. As per Ordinance # 964 the owner has come before the Planning and Zoning Board for approval.

Town Code Section: 17-20 (u) / Ordinance # 964

Notwithstanding the above provisions, based on the proposed sign design, sign location, building height, architectural features or other unique circumstances, the planning and zoning board may vary the above criteria. If the planning and zoning board varies from the above criteria, copies of the approved sign and written reasons for the modifications shall be forwarded to the copies of the approved sign and written for the modifications shall be forwarded to the town council within 15 days. Upon receipt of the planning and zoning board’s action a member of the town council or the town manager may appeal the board’s decision. If the Board’s decision is appealed the matter shall be placed on the next available town council meeting agenda for action.

Business representative Julio Rodriguez came forward to address the Board. He stated that the owner of the business was requesting the approval to install a primary sign located at 1160 Kane Concourse. He explained that the size of the letters for the proposed sign were smaller than what the Code permitted. He respectfully asked the Board to approve the primary sign to allow for letters smaller than the minimum 12 inch requirement. He also presented to the Board a proposed plastic glass sign that would be for display, if approved by the Board.

Town Attorney Simone explained that the sign Code was amended in June of 2014 to allow the Planning and Zoning Board the flexibility to vary from the established regulations based on the proposed sign design, sign location, building height, architectural features or other unique circumstances.

PUBLIC COMMENT

Frances Neuhut, 1060 Kane Concourse, came forward to address the Board. She stated that she was disturbed with the newly adopted Ordinance that allowed for the Board to approve administrative exceptions like the one proposed. She felt that Code Compliance Department was targeting new business owners and running them out of business.

CLOSED PUBLIC COMMENT

There was a brief discussion from the Board on the measurement of the sign, sign material, the fact that the previous sign "Bouric Clinic" was removed and Planning & Zoning Board's authority to established regulations based on designs, signs, locations, architectural features or other unique circumstances.

ACTION: Board Member Telesco made a motion to approve the proposed sign. Board Member Frankel seconded the motion and it passed unanimously.

Item 2. Request for approval for a new single-family home for "1350 BH, LLC" located at 1350 98 Street, Lot 4 of Block 35. The owners are proposing to construct a new two story single family residence with a two car garage under 5,025 sq. ft. of a/c living space. The residence will have 5 bedrooms, 6 bathrooms and 1 half bath. A new pool and pool deck is proposed. Enclosed please find the site plan and elevations.

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

Property Owner Stephanie Halfen came forward to address the Board. She explained that the proposed home was a single family residence located at 1350 98 Street with 5,025 square feet of living space. She stated that the proposed home would have a kitchen, family room, laundry room, study room, pool, Jacuzzi and a pond on the first floor. She added that the second floor would have the master bedroom, three bedrooms, each with their own private bathrooms. She provided samples of the renderings, which included stucco, clear glass and aluminum frames for the windows. She also explained that the garage door materials would be aluminum doors with white gray color. She also added that the previous home had already been demolished.

There was a brief discussion by the Board on the north elevation, clear windows, visibility of the garage from the street, landscaping plan, backyard square footage and native trees.

Landscaping Architect Juan Pacheco, 111 Biscayne Blvd., came forward to address the Board. He explained a simple yet well designed landscaping plan was provided. He stated that the proposed home would have native trees that included mangos trees, coconut trees and palm trees.

PUBLIC COMMENT

Frances Neuhut, 1060 Kane Concourse, came forward to address the Board. She stated that the applicant should obtain a demolishing permit prior to the Board approval. She urged the Board to look at the site plans and dimension because she suspected that there was encroachment to the neighboring property.

ACTION: Board Member Sklar made a motion to approve the proposed new construction. Board Member Telesco seconded the motion and it passed unanimously.

Item 3. Request for approval for revisions for "Bay View 102" located at 1133-45 102 Street, Lots 12 & 13 of Block 5. On July 16, 2013, the Board approved the project. As per the construction plans submitted, the Developers have made some minor revisions to the previously approved plan.

*** Staff Review: Design meets Town Code and was approved by Michael Miller, Town Planner.**

Attorney Steve Wernick, came forward to address the Board. He explained that the project was approved in July of 2013, but enhancements were made to improve the project. He stated that the overall project would remain the same, with just minor changes on the entryway, roof and the addition of green space. He also stated that the project met all of the Town Code requirements.

Architect Marcus Frankel, came forward to present the changes to the project. He thanked the Board for their previous comments and felt they helped improved the design of the project. He explained the revisions on the roof which included eight (8) private summer kitchens owned by the condo owners; minor changes to the north west corner unit previously a 2/2 was changed to a 3/2; the second floor was reduced to 13 feet, but he was asking for 9 feet on the east side; the addition of a large landscaped area on the entryway; north side elevation added 12 new eye brows and on the east elevation 6 new horizontal eye brows were added.

There was a brief discussion from the Board regarding the north elevation, support columns, the 12 eye brows, parking garage, the 7 foot parking spaces and the 2 ½ foot walkway from the parking area to the lobby. They also discussed the Code requirements for the 10 foot setback area and how the Board could approve 7 feet.

PUBLIC COMMENT

Frances Neuhut, 1060 Kane Concourse, came forward to address the Board. She felt that the Board should not be approving parking space setbacks and asked why the architect did not provide site plans to the Council.

CLOSED PUBLIC COMMENT

ACTION: Board Member Telesco made a motion to approve the project revisions with the following conditions from the Board:

1. The wall separating the garden (shown on the Roof Floor Plan and the Rooftop 3-D rendering) shall be not more than five feet (5') in height.
2. The canopy Roof (shown on the rooftop 3-D rendering) shall not exceed sixty-six inches (66") in width, inclusive of the twenty-four inches (24") within the summer kitchens.

Board Member Gambach seconded the motion and it passed unanimously.

There being no further business meeting was adjourned at 7:31 p.m.

CHAIR

ATTEST:

TOWN CLERK