

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

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

November 5, 2014

FINAL AGENDA

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

PLEDGE OF ALLEGIANCE

ROLL CALL

1. Request for approval for a revision to a project approved by the Planning and Zoning Board July 31, 2012, which is currently under construction. The project, "Harbour Park Apartments", is located at 9901 E. Bay Harbor Drive, Lot 22 of Block 4. Enclosed please find the revised site plan and elevations. (Item #1A)

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

2. Request for approval for a single family for "BRG Homes, LLC" located at 1311 - 100 Street, Lot 13 of Block 26. On September 16, 2014 and October 21, 2014 the Board deferred the project. The owner has revised the plans as requested by the Board. Enclosed please find the revised site plan and elevations. (Item #2A)

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

ADJOURNMENT

Pursuant to Florida Statutes 286.0105, the Town hereby advises the public that should any person decide to appeal any decision of the Planning and Zoning Board with respect to any matter to be considered at this meeting or hearing, he or she will need a record of the proceedings, and that, for such purposes he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

AGENDA ITEM REPORT

November 5, 2014

ITEM NUMBER: 1.

ITEM: Request for approval for a revision to a project approved by the Planning and Zoning Board July 31, 2012, which is currently under construction. The project, "Harbour Park Apartments", is located at 9901 E. Bay Harbor Drive, Lot 22 of Block 4. Enclosed please find the revised site plan and elevations. (Item #1A)

DESCRIPTION:

The design changes requested includes, landscaping, the parking garage and a balcony that was not part of the original submission. For further details, please refer to the Staff report.

The Town Code requires that changes made to a project after PnZ approval need to come back to the board for review.

Section 5-23.1(c) reads as follows:

Subsequent to planning and zoning board approval, if the proposed structure or project is not constructed in accordance with the plan proposed and approved by the planning and zoning board, no certificate of occupancy shall be issued, and a fine may be levied against a real property owner in an amount not to exceed \$250.00 per day per unit for each day of continued violation. And in the event that a certificate of occupancy has been issued previously, it shall be revoked and no further occupancy shall be permitted until the proposed structure or project is brought into conformity with the plan approved by the planning and zoning board. Provided further, in the event that occupancy is not discontinued, then a fine shall be levied in the amount of \$250.00 per day per unit for each day of continued occupancy until the proposed structure or project is brought into conformity with the plan approved by the planning and zoning board.

RECOMMENDED ACTION:

Design meets Town Code and was approved by Michael Miller, AICP.

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Marante
 Ayanidys Marante

ATTACHMENTS

1.	Site plan and Elevations	HarbourParkPNZ11.5.2014.pdf
2.	Staff Report	BHI Harbor Park Rev PZB Staff Report Oct 7 2014.pdf

HARBOUR PARK APARTMENT BUILDING

9901 EAST BAY HARBOR DRIVE

DRAWING INDEX

No.	SHEET NAME
A-001	RENDERING
A-100	SITE PLAN
A-101	LEVEL 1 FLOOR PLAN
A-102	LEVEL 2 FLOOR PLAN
A-202	NORTH ELEVATION - P&Z APPROVED / REVISED FOR CONSTRUCTION
A-202A	NORTH ELEVATION - PERMITTED
A-203	EAST ELEVATION - P&Z APPROVED / REVISED FOR CONSTRUCTION
A-203A	EAST ELEVATION - PERMITTED
A-204	SOUTH ELEVATION - P&Z APPROVED / REVISED FOR CONSTRUCTION
A-204A	SOUTH ELEVATION - PERMITTED
LA-1	PLANTING SITE PLAN - P&Z APPROVED
L-1	PLANTING SITE PLAN - REVISED FOR CONSTRUCTION

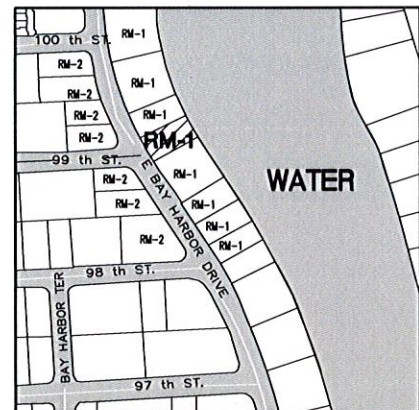
LEGAL DESCRIPTION

LOTS 22, BLOCK 4, BAY HARBOR ISLAND, RECORDED IN PLAT BOOK 46 AT PAGE 5 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

Property Address: 9901 E. BAY HARBOR DRIVE
BAY HARBOR ISLAND, FLORIDA 33154
MIAMI-DADE COUNTY, FLORIDA

Tax Folio #: 13-2227-001-0980

FLOOD ZONES AE 9, AE 10



LOCATION MAP

NTS



LOCATION VIEW

NTS

ZONING DATA :

LAND USE DESIGNATION:
ZONING DISTRICT:
TOTAL SITE AREA:
PROPOSED DENSITY:
DENSITY/NUMBER OF BASE DU ALLOWED:
DENSITY/NUMBER OF DU PROPOSED:
NUMBER OF TOR DU REQUESTED:

VEHICULAR USE:
ROADWAYS:
GARAGE:
REQUIRED PARKING:
PROPOSED PARKING / LIFTS:

RECREATIONAL OPEN SPACE:
SITE OPEN:
ROOF OPEN:

IMPERVIOUS AREA:
LANDSCAPE AREA REQUIRED:
LANDSCAPE AREA PROVIDED:

LANDSCAPED OPEN SPACE AREAS:
AT GRADE:

BUILDING COVERAGE (ON GROUND):

BASE FLOOD ELEVATION (BFE) =

ELEVATION @ CROWN OF ROAD =

BUILDING SETBACKS

FRONT: UP TO 30' HIGH
UP TO 45' HIGH
UP TO 75' HIGH

REAR:

SIDE: UP TO 30' HIGH
1 ADDITIONAL FOR EACH
3' OF HT. ABOVE 30'
AND 20' MAX

FLEX:
1/3 OF BLDG. LENGTH
NORTH (0.33 x 110'-2")
WEST (0.33 x 59'-9")
SOUTH (0.33 x 109'-10")

UNIT TYPE	# OF UNITS	AREA	#OF BEDS/# OF BATHS
UNIT A	4	1,153 SF	2 BD / 2 BTH
UNIT B	4	1,150 SF	2 BD / 2 BTH
UNIT C	6	1,150 SF	2 BD / 2 BTH
UNIT D	1	3,453 SF	3 BD/3 1/2 BTH
UNIT E	2	2,303 SF	3 BD/3 1/2 BTH
TOTAL:	17	24,171 SF	

MH-MED. HIGH DENSITY RES.
RM-1 MULTIPLE FAMILY DISTRICT
11252 SF. = 0.258 ACRES
17 DIVIDED BY 0.258 ACRES OR 67 DUA
9 UNITS/34 UNITS PER ACRE
17 UNITS /67 UNITS PER ACRE
8 UNITS

1513 SF.
1,179 SF.
34 SPACES (2/D. UNIT)
39 SPACES (2/D. UNIT)

3,890 SF.
4,877 SF.

8,142 SF/72 %
20 %
2,317 SF/21 %

2,317 SF.

7,275 SF/64%

10.00' NGVD.

+4.10' NGVD.

REQUIRED PROVIDED

20' 20'
25' 30'
30' 30'
20' 20'

10' 10'

20'-0" 20'-0"

36'-4" 36'-2"
19'-9" 19'-9"
36'-3" 32'-11"



FRONT VIEW



PERSPECTIVE VIEW FROM WATER

BAY HARBOR INVESTMENT PROPERTIES, LLC

1111 KANE CONCOURSE, BAY HARBOR ISLANDS, FLORIDA 33154
PHONE: 305.864.9393

GEOMANTIC DESIGNS, INC.

6800 S.W. 81 STREET
MIAMI, FLORIDA 33143
PH: (305) 665.9688 FAX: (305) 668.8426

ALI ARBAB ENG.

STRUCTURAL ENGINEER
N. MIAMI BEACH, FLORIDA
PH: (305) 891.5049 FAX: (305) 891.0504

SUSAN HOLLAND, C.E.

111 SOUTH 21 AVENUE
HOLLYWOOD, FLORIDA 33020
PH: (954) 367.0371

JGP ENG. GROUP P.A.

MECHANICAL, ELECTRICAL & PLUMBING ENGINEERS
8020 NW 60 STREET, MIAMI, FLORIDA 33175
PH: (305) - FAX: (305) 436-9292

FRANKEL BENAYOUN

ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494
1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868.3665
FAX: (305) 868.3650
E-MAIL: INFO@FRANKELBENAYOUN.COM



P&Z RE-SUBMITTAL - SEPTEMBER 17, 2014

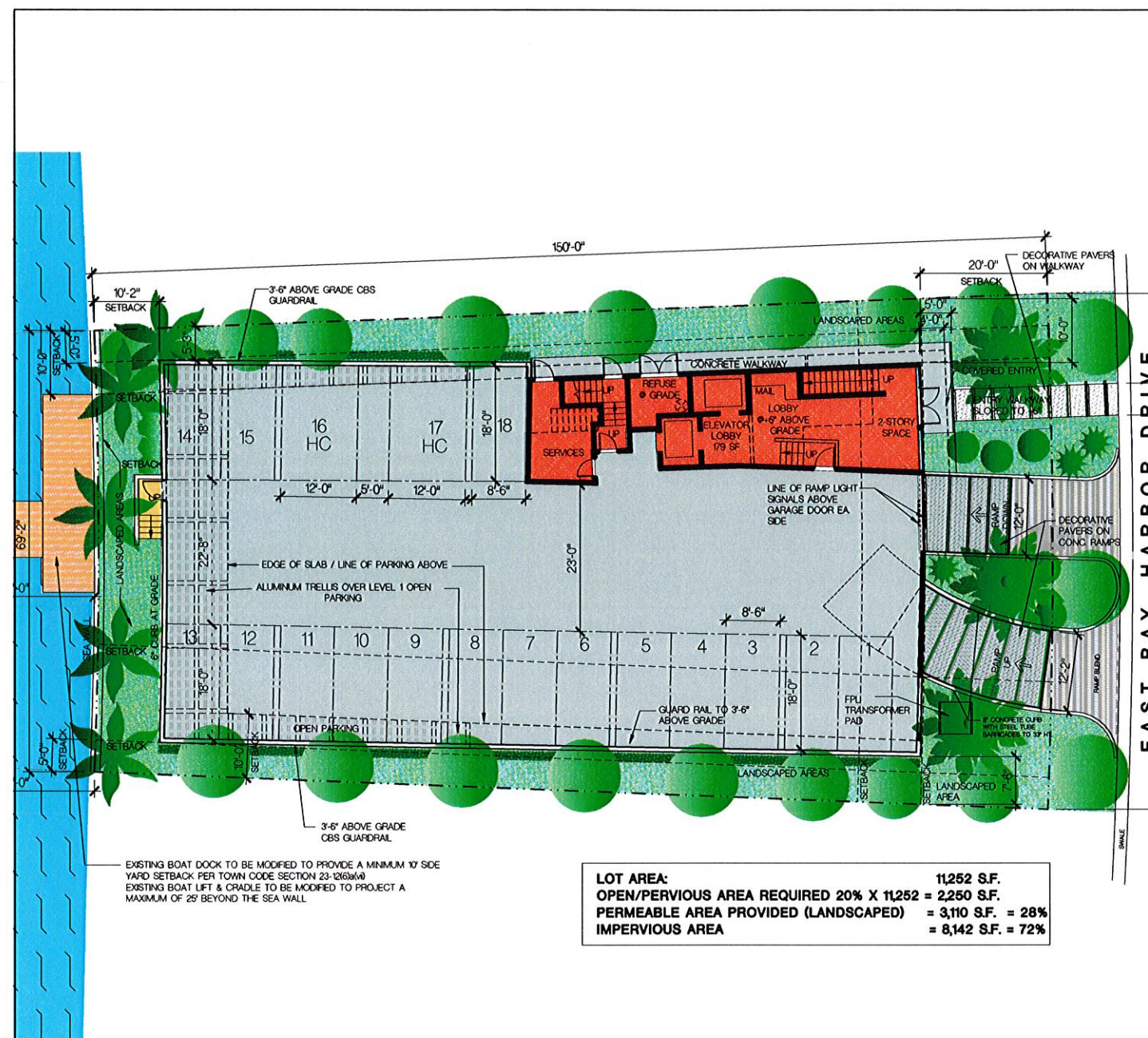
REVISIONS FOR CONSTRUCTION



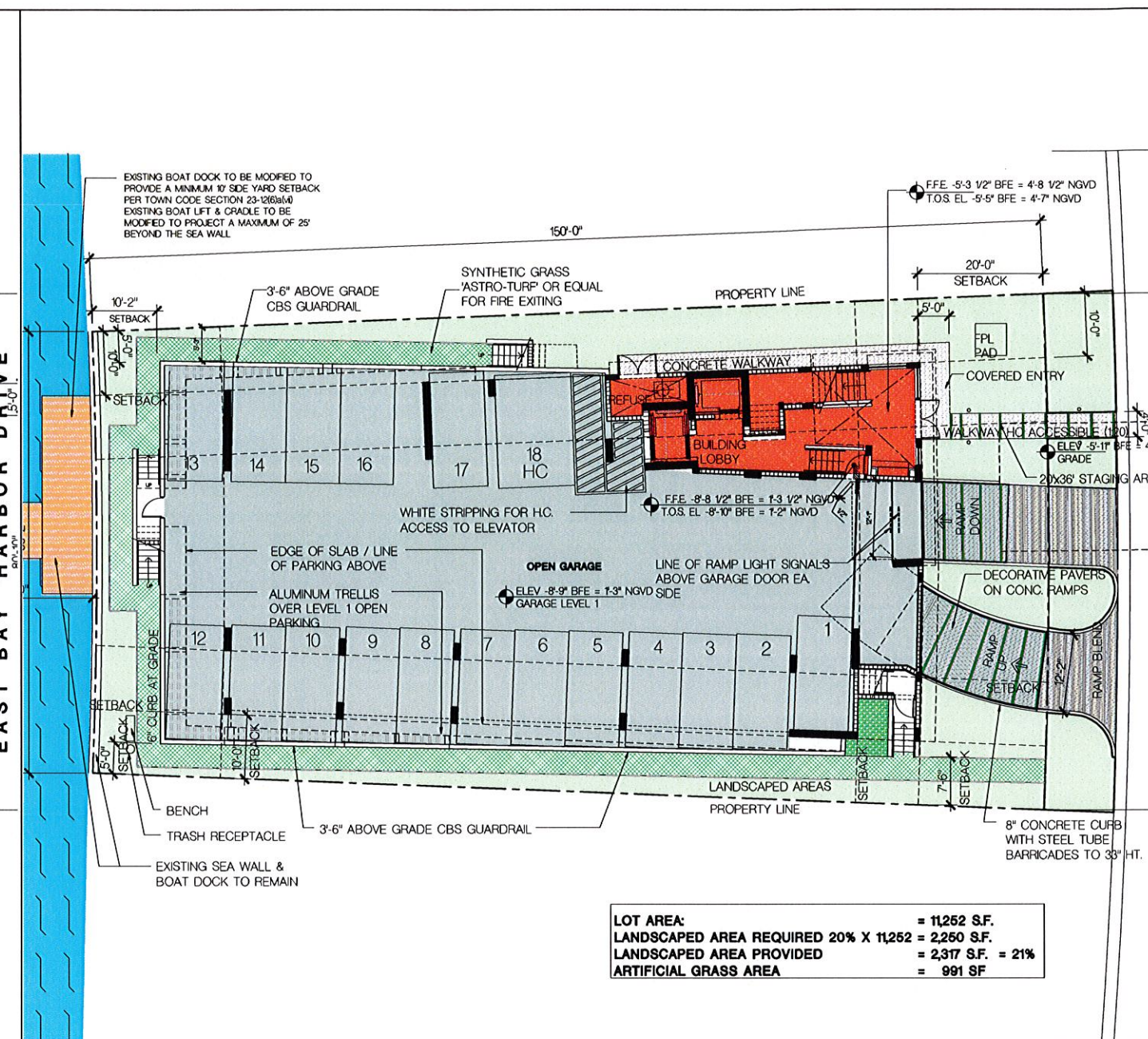
○ ROOFTOP 3-D RENDERING - P&Z BOARD APPROVED - JULY 3, 2012



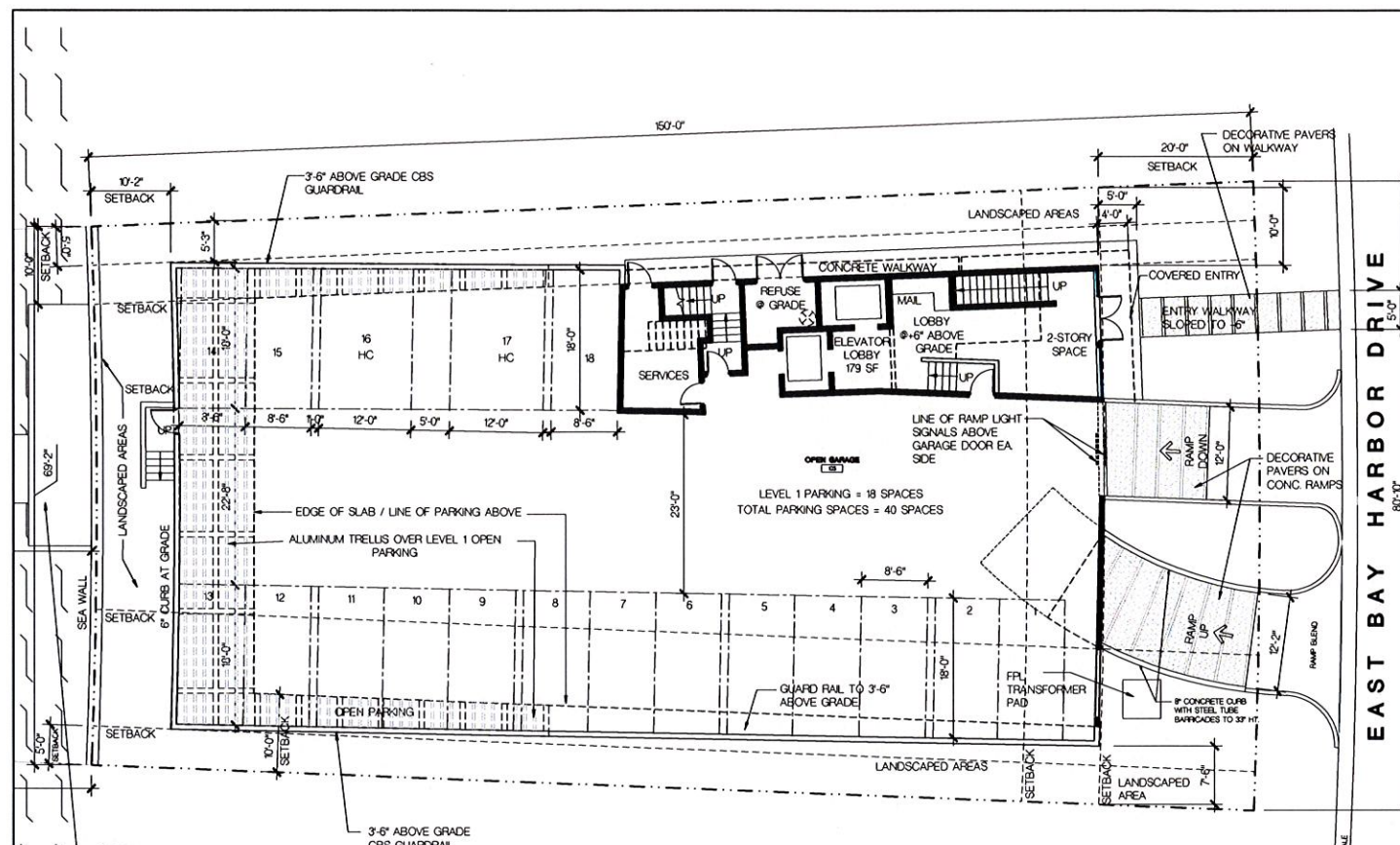
○ ROOFTOP 3-D RENDERING - REVISED FOR CONSTRUCTION



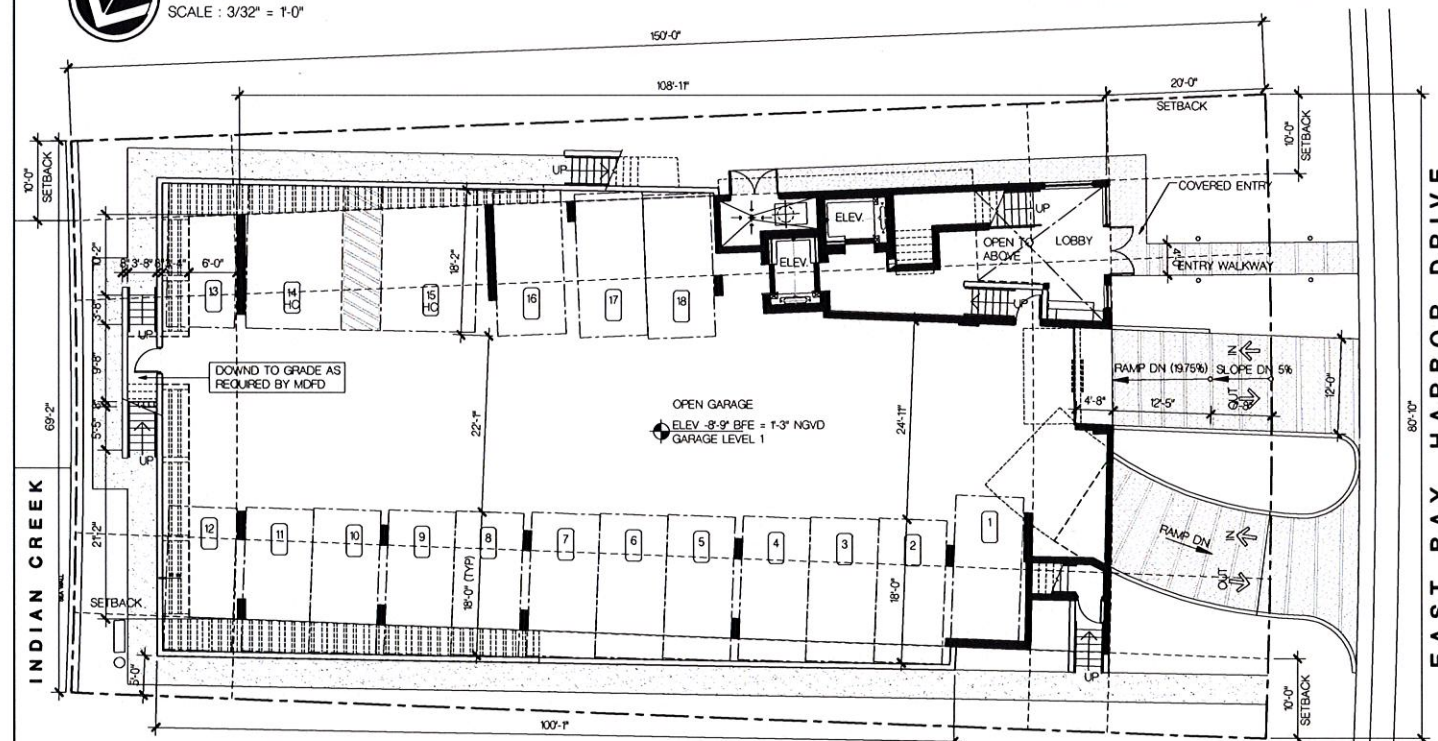
SITE PLAN - P&Z BOARD APPROVED - JULY 3, 2012
 SCALE: 3/32" = 1'-0"



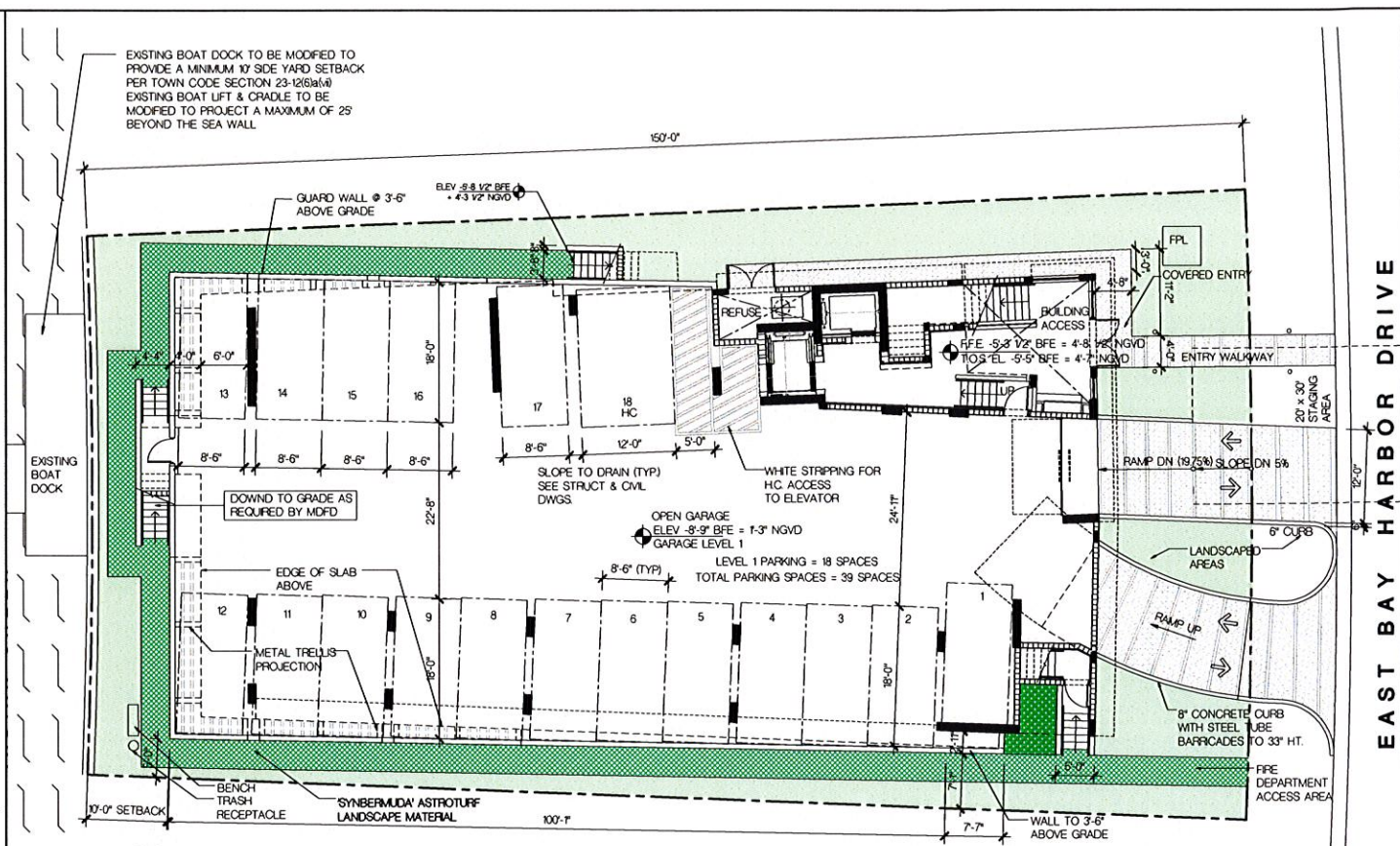
SITE PLAN - REVISED FOR CONSTRUCTION
 SCALE: 3/32" = 1'-0"



LEVEL 1 FLOOR PLAN (PARKING GARAGE) - P&Z BOARD APPROVED JULY 3, 2012
 SCALE : 3/32" = 1'-0"

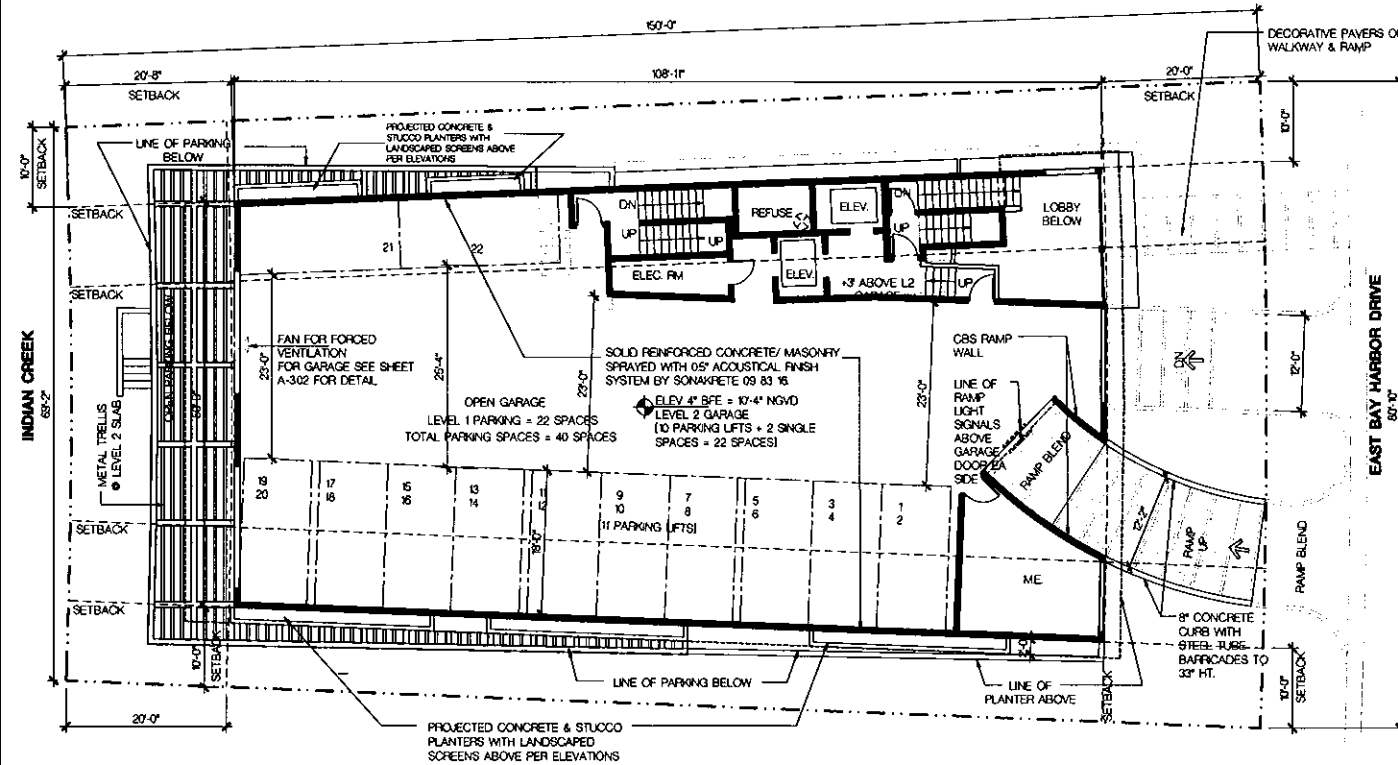


LEVEL 1 FLOOR PLAN (PARKING GARAGE) - PERMITTED FOR CONSTRUCTION
 SCALE : 3/32" = 1'-0"
 APPROVED JUNE 25, 2013



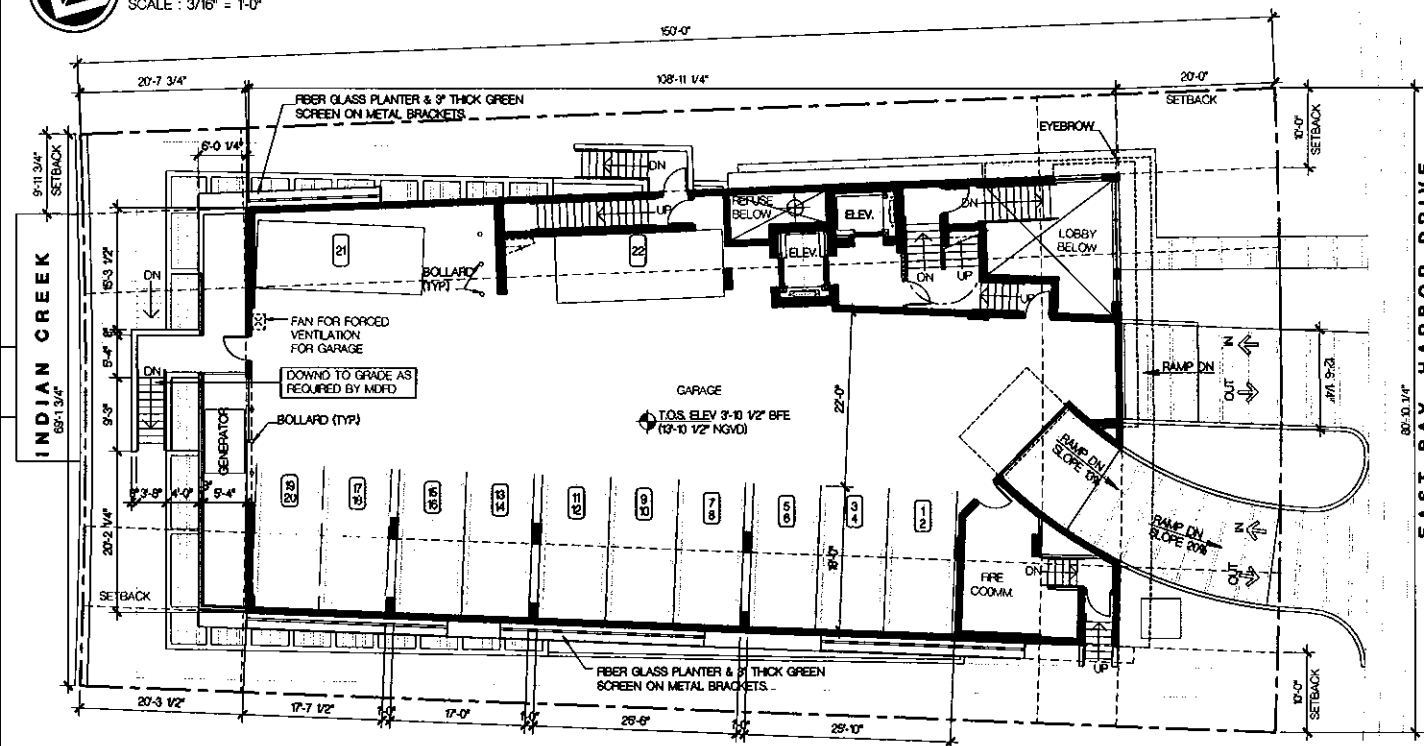
LEVEL 1 FLOOR PLAN (PARKING GARAGE) - REVISED FOR CONSTRUCTION
 SCALE : 3/32" = 1'-0"

HOLLAND ENGINEERING INC. civil engineers 3900 HOLLYWOOD BOULEVARD - HOLLYWOOD, FL - 33021 (954)367-0371 • (954)367-0372 Fax SUSAN C. HOLLAND, PE Reg. no. 41831	GEOMANTIC DESIGNS, INC. LANDSCAPE ARCHITECTS ROBERT PARSLEY A.S.L.A. 4805 N.W. 11 STREET - MIAMI, FL 33141 TEL: (305) 455-1400 FAX: (305) 455-1410	STRUCTURAL ENG. (blank)	OWNER / DEVELOPER BAY HARBOR INVESTMENT PROPERTIES, LLC 1111 KANE CONCOURSE BAY HARBOR ISLANDS, FLORIDA 33154 PHONE: 305.864.9393	HARBOUR PARK APARTMENT BUILDING 9901 EAST BAY HARBOR DRIVE BAY HARBOR ISLANDS, FLORIDA 33154	FRANKEL BENAYOUN ARCHITECTS INC. ARCHITECTS PLANNERS INTERIOR DESIGN LICENSE NO. AA-0001484 MARCUS A. FRANKEL - LICENSE NO. AR0007143 FRANKEL BENAYOUN (FBI) - LICENSE NO. AR0012273 1177 KANE CONCOURSE, SUITE 120, BAY HARBOR ISLANDS, FLORIDA 33154 PH: (305) 868-1865 FAX: (305) 868-1850 E-MAIL: RBY@FRANKELBENAYOUN.COM	<table border="1"> <thead> <tr> <th>NO.</th> <th>REVISION</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	REVISION	DATE	BY																																									DRAWING TITLE LEVEL 1 FLOOR PLAN SCALE - SUBMITTAL DATE SHEET NUMBER A-101 PRINTED
NO.	REVISION	DATE	BY																																																



LEVEL 2 FLOOR PLAN (PARKING GARAGE) - P&Z BOARD APPROVED JULY 3, 2012

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



LEVEL 2 FLOOR PLAN (PARKING GARAGE) - REVISED FOR CONSTRUCTION

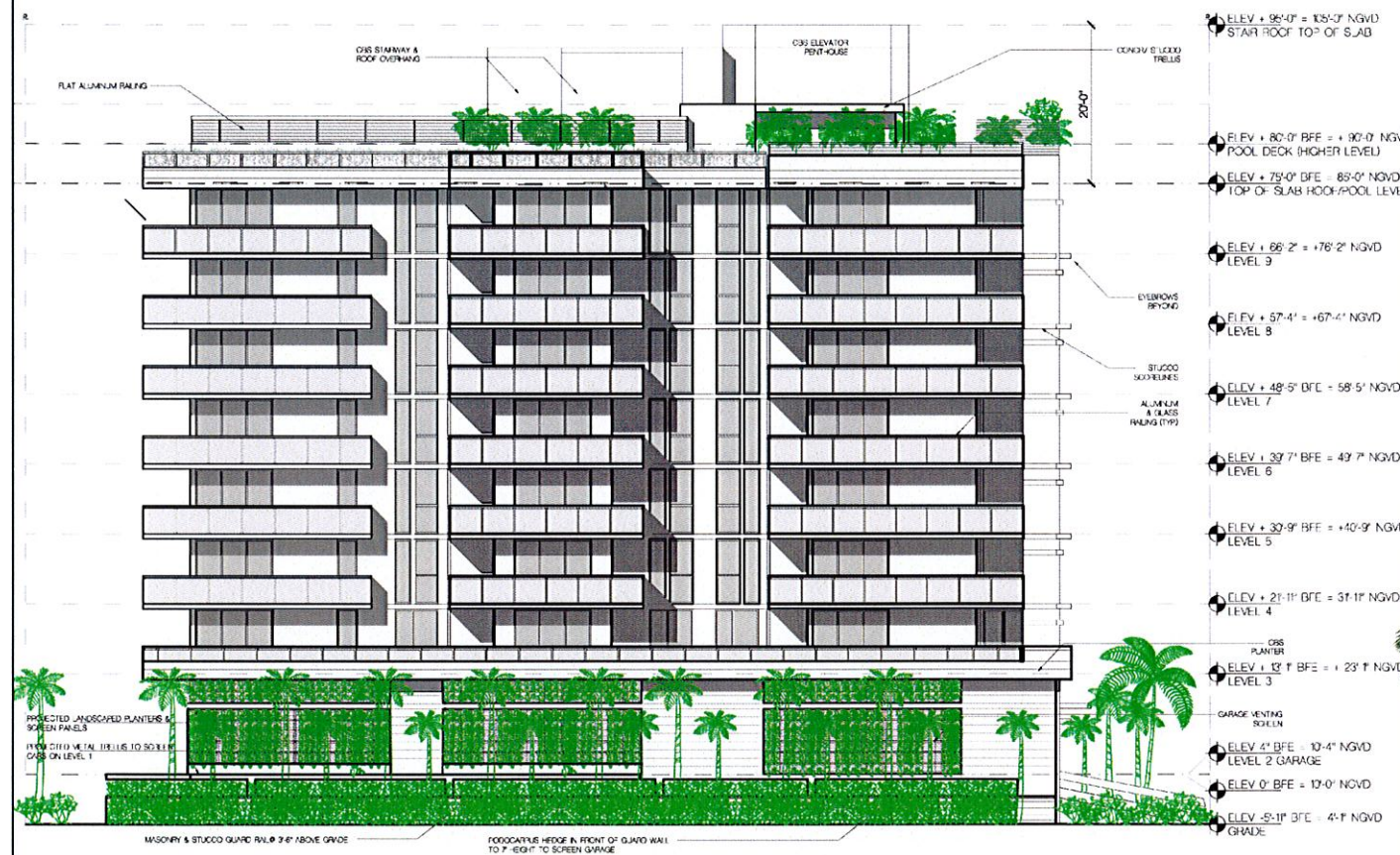
SCALE: 3/32" = 1'-0"



LEVEL 2 FLOOR PLAN - PERMITTED FOR CONSTRUCTION APPROVED JUNE 25, 2013

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

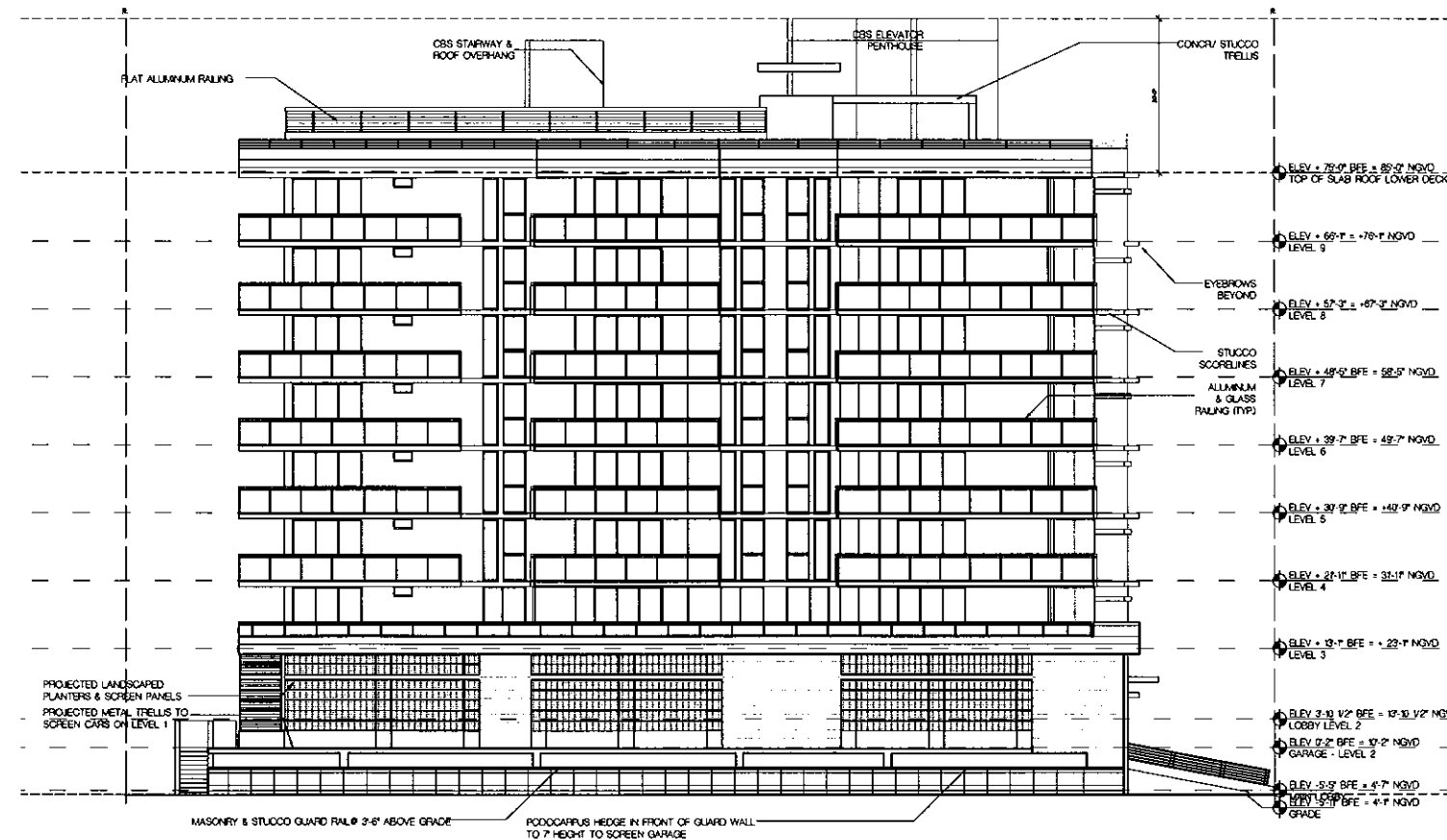
DATE: 04/10/14 HOLLAND ENGINEERING INC. Civil Engineers 3900 HOLLYWOOD BOULEVARD - HOLLYWOOD, FL - 33021 (954)367-0371 • (954)367-0372 Fax SUSAN C. HOLLAND, PE Reg. no. 41831	LANDSCAPE ARCHITECT GEOMANTIC DESIGNS, INC. LANDSCAPE ARCHITECTURE ROBERT PARKLEY, A.S.A. 1001 N. W. STREET, SUITE 101, 33514 MIAMI BEACH, FLORIDA 33134	STRUCTURAL ENGINEER BAY HARBOR INVESTMENT PROPERTIES, LLC 1111 KANE CONCOURSE BAY HARBOR ISLANDS, FLORIDA 33154 PHONE: 305.864.9393	OWNER / DEVELOPER HARBOUR PARK APARTMENT BUILDING 9901 EAST BAY HARBOR DRIVE BAY HARBOR ISLANDS, FLORIDA 33154	ARCHITECTS FRANKEL BENAYOUN ARCHITECTS INC. ARCHITECTS PLANNERS INTERIORS DESIGN LICENSE NO. 04-000148 MARVIN A. FRANKEL LICENSE NO. AR000143 FRANK BENAYOUN LICENSE NO. AR0002273 1177 KANE CONCOURSE, SUITE 120, BAY HARBOR ISLANDS, FLORIDA 33154 PH: (305) 488-1888 FAX: (305) 488-2450 E-MAIL: INFO@FRANKELBENAYOUN.COM	DATE: 09/17/14 LEVEL TWO FLOOR PLAN SUBMITAL DATE: SEPTEMBER 17, 2014 A-102	DATE: 09/17/14	DATE: 09/17/14	DATE: 09/17/14	DATE: 09/17/14
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NORTH ELEVATION - P&Z BOARD APPROVED - JULY 3, 2012
SCALE : 3/32" = 1'-0"



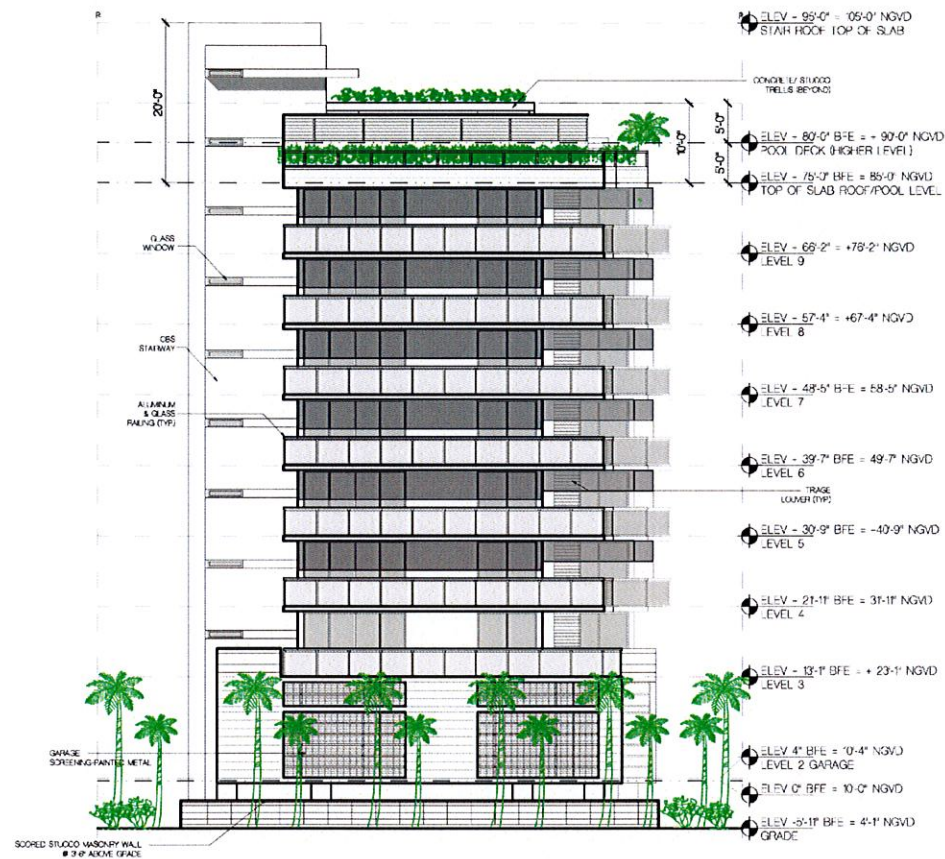
NORTH ELEVATION - REVISED FOR CONSTRUCTION
SCALE : 3/32" = 1'-0"



NORTH ELEVATION - PERMITTED FOR CONSTRUCTION, APPROVED JUNE 25, 2013

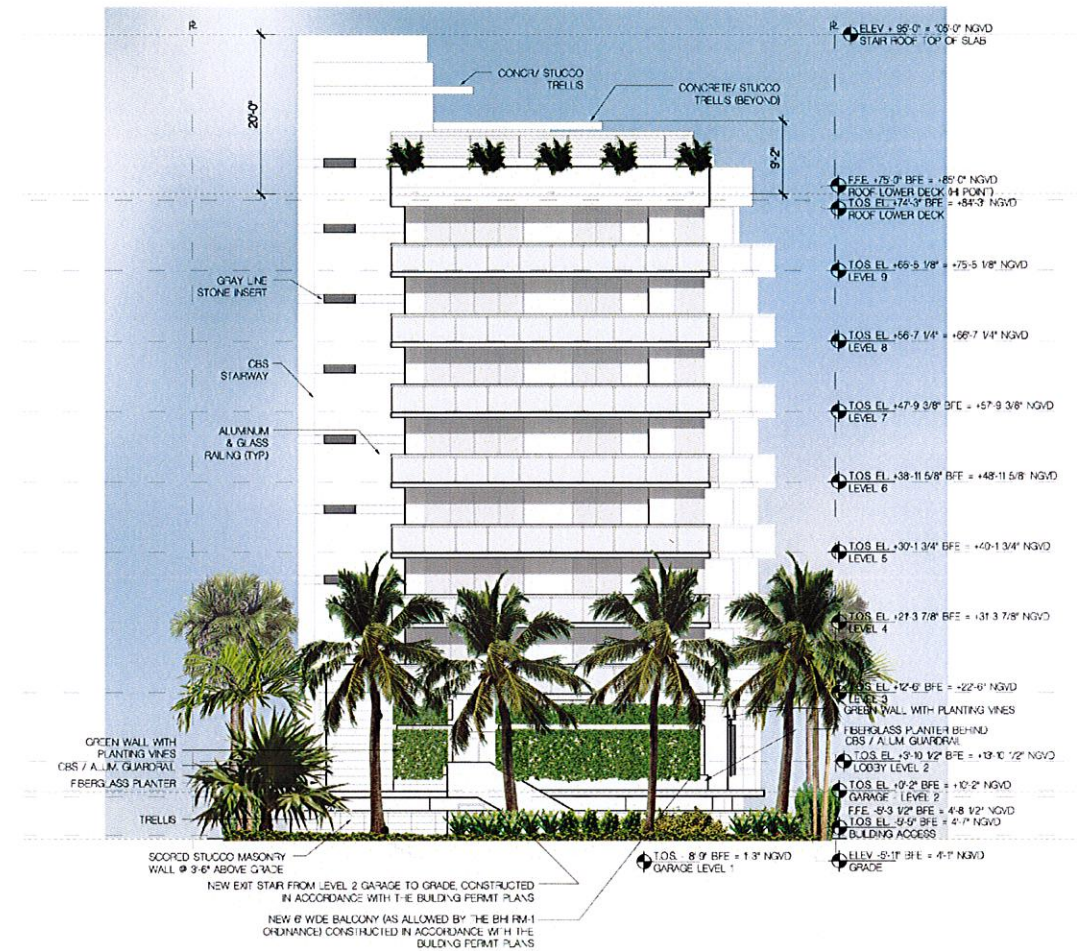
SCALE: 3/32" = 1'-0"

CHL ENG HOLLAND ENGINEERING INC. Civil Engineers 3900 HOLLYWOOD BOULEVARD - HOLLYWOOD, FL - 33021 (954)367-0371 • (954)367-0372 Fax SUSAN C. HOLLAND, PE Reg. no. 41831	LANDSCAPE ARCH GEOMANTIC DESIGNS, INC. LANDSCAPE ARCHITECTURE ROBERT PARKLEY, A.S.L.A. 1100 S.W. 11TH STREET, SUITE 1100 MIAMI, FL 33135 • (305) 371-1100	STRUCTURAL ENGR	OWNER / DEVELOPER BAY HARBOR INVESTMENT PROPERTIES, LLC 1111 KANE CONCOURSE BAY HARBOR ISLANDS, FLORIDA 33154 PHONE: 305.864.9393	HARBOUR PARK APARTMENT BUILDING 9901 EAST BAY HARBOR DRIVE BAY HARBOR ISLANDS, FLORIDA 33154	FRANKEL BENAYOUN ARCHITECTS INC ARCHITECTS 1177 KANE CONCOURSE, SUITE 120, BAY HARBOR ISLANDS, FLORIDA 33154 PH: (305) 488-1989 • FAX: (305) 488-9899 E-MAIL: INFO@FRANKELBENAYOUN.COM	SCHEDULE DATE	OWNER FILE PERMITTED NORTH ELEVATION SCALE: 3/32" = 1'-0" SUBMITAL DATE: SEPTEMBER 17, 2014 SHEET NUMBER A-2.02A PRINTED	
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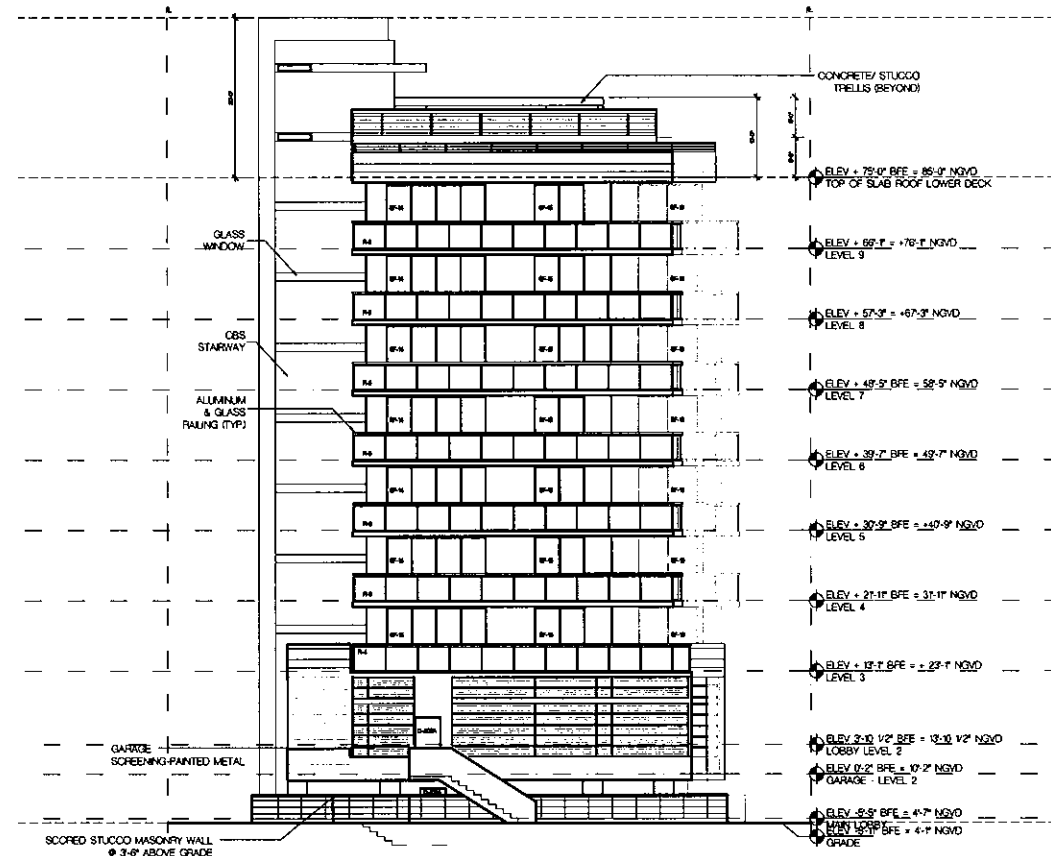
EAST ELEVATION - P&Z BOARD APPROVED - JULY 3, 2012

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



EAST ELEVATION - REVISED FOR CONSTRUCTION

SCALE: 3/32" = 1'-0"



EAST ELEVATION - PERMITTED FOR CONSTRUCTION, APPROVED JUNE 25, 2013

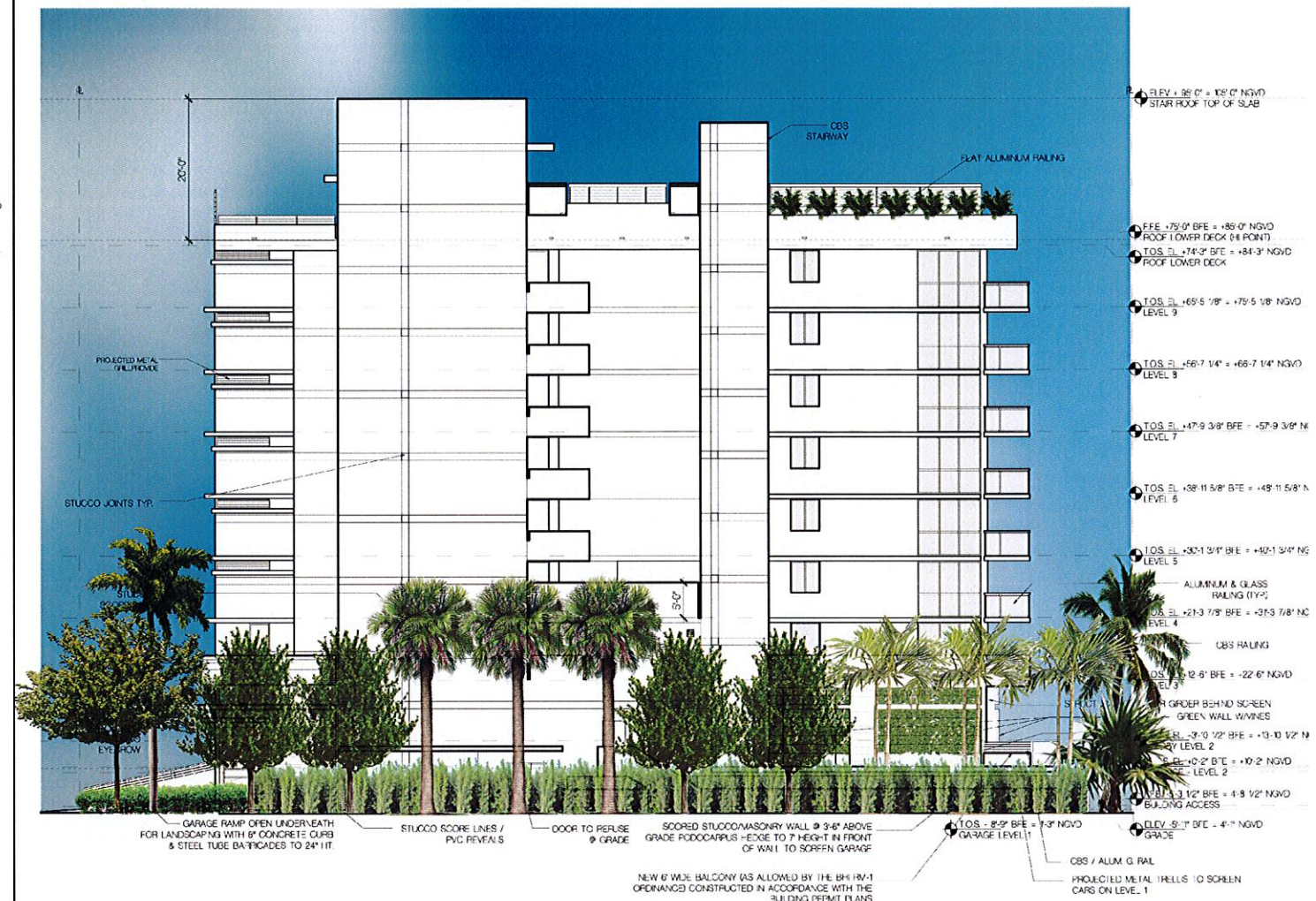
SCALE : 3/32" = 1'-0"

CIVIL ENG. HOLLAND ENGINEERING INC. Civil Engineers 2900 HOLLYWOOD BOULEVARD - HOLLYWOOD, FL - 33021 (954)367-0371 • (954)367-0372 Fax SUSAN C. HOLLAND, PE Reg. no. 41831	LANDSCAPE ARCH. GEOMANTIC DESIGNS, INC. LANDSCAPE ARCHITECTURE ROBERT PARSLEY, A.S.L.A. 1000 N. W. 10TH ST. SUITE 100, MIAMI, FL 33136 PHONE: 305.584.1111 FAX: 305.584.1112	STRUCTURAL ENG.	OWNER / DEVELOPER BAY HARBOR INVESTMENT PROPERTIES, LLC 1111 KANE CONCOURSE BAY HARBOR ISLANDS, FLORIDA 33154 PHONE: 305.864.9393	HARBOUR PARK APARTMENT BUILDING 9901 EAST BAY HARBOR DRIVE BAY HARBOR ISLANDS, FLORIDA 33154	FRANKEL BENAYOUN ARCHITECTS INC. ARCHITECTS PLANNERS INTERIORS DESIGN LICENSURE NO. 04-0001188 PLANNERS MORRIS A. FRANKEL, LICENSE NO. A000021143 PHILIP BENAYOUN, LICENSE NO. A00017223 1177 KANE CONCOURSE, SUITE 120, BAY HARBOR ISLANDS, FLORIDA 33154 PH: (305) 858-2083 FAX: (305) 858-2080 E-MAIL: INFO@FRANKELBENAYOUN.COM	SIGNATURE DATE	DRAWING TITLE PERMITTED EAST ELEVATION SCALE: 3/32" = 1'-0" SUBMITTAL DATE: SEPTEMBER 17, 2014 SHEET NUMBER A-2.03A REVISED
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SOUTH ELEVATION - P&Z BOARD APPROVED - JULY 3, 2012

SCALE: 3/32" = 1'-0"



SOUTH ELEVATION - REVISED FOR CONSTRUCTION

SCALE: 3/32" = 1'-0"

HOLLAND ENGINEERING INC.
3900 HOLLYWOOD BOULEVARD - HOLLYWOOD, FL - 33021
(954)367-0371 • (954)367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.I.A.
4605 N. W. 11TH AVE. SUITE 1111
MIAMI, FL 33150
PHONE: 305-561-8888 FAX: 305-561-8889

STRUCTURAL ENG.

BAY HARBOR INVESTMENT PROPERTIES, LLC
1111 KANE CONCOURSE
BAY HARBOR ISLANDS, FLORIDA 33154
PHONE: 305.864.9393

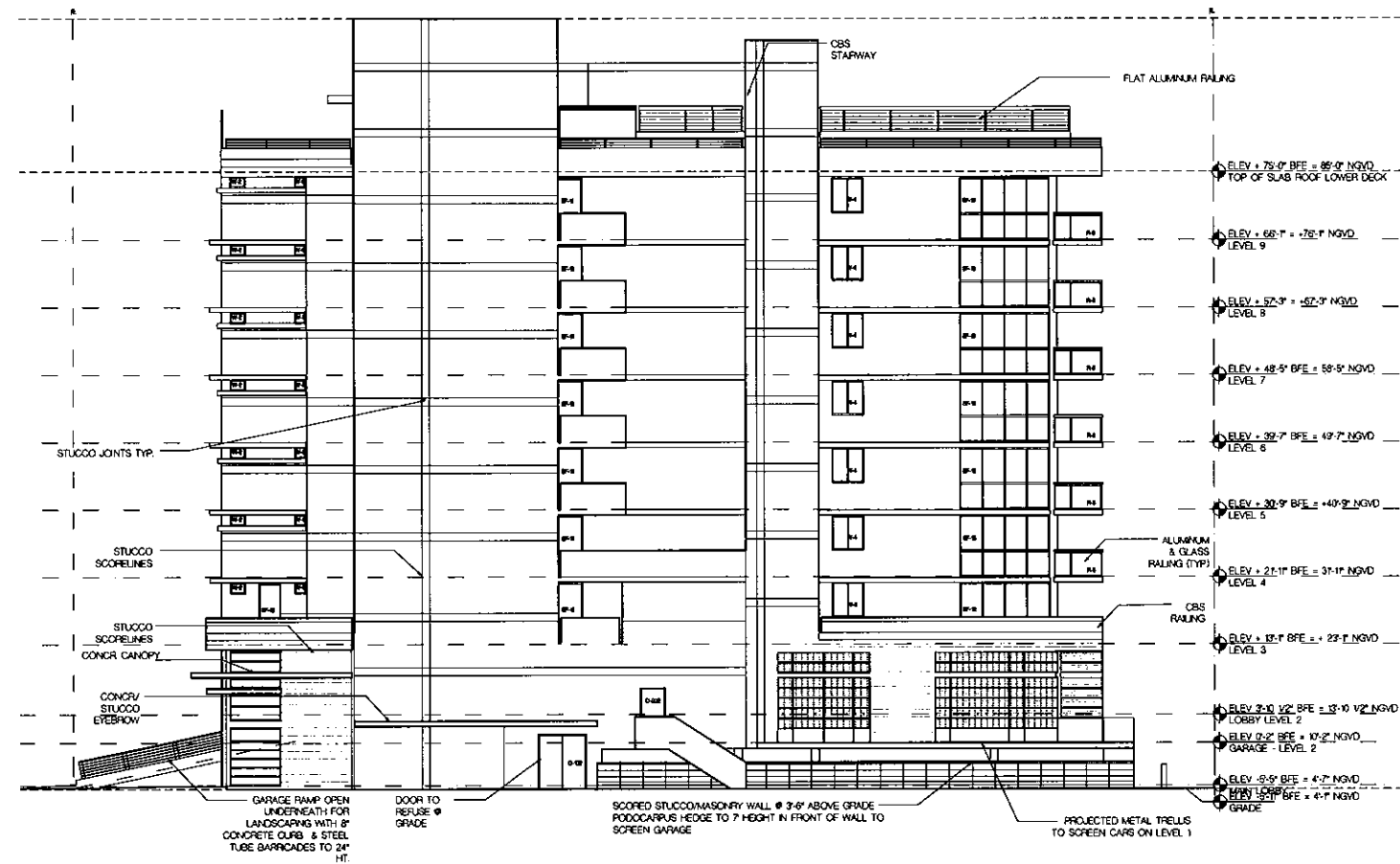
HARBOUR PARK
APARTMENT BUILDING
9901 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

FRANKEL BENAYOUN ARCHITECTS INC.
ARCHITECTS
1117 KANE CONCOURSE, SUITE 120, BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 864-9393 • FAX: (305) 864-9393
E-MAIL: INFO@FRANKELBENAYOUN.COM

SIGNATURE _____ DATE _____

NO.	REVISION	DATE	BY

SOUTH ELEVATION
SCALE: 3/32" = 1'-0" SHEET DATE: SEPTEMBER 17, 2014
A-2.04

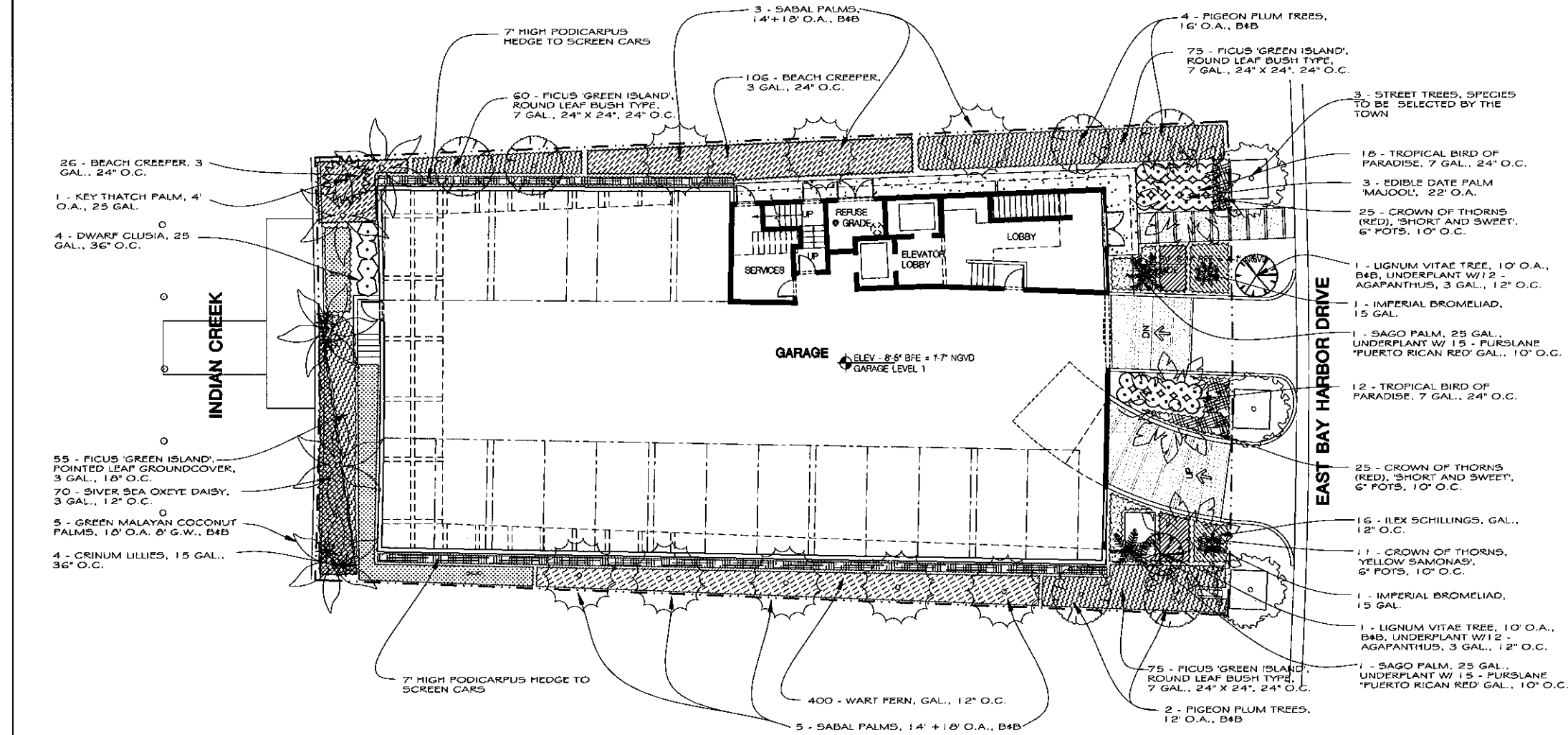


SOUTH ELEVATION - PERMITTED FOR CONSTRUCTION, APPROVED JUNE 25, 2013
SCALE : 3/32" = 1'-0"

04.04 HOLLAND ENGINEERING INC. civil engineers 3909 HOLLYWOOD BOULEVARD - HOLLYWOOD, FL - 33021 (954)367-0371 • (954)367-0372 Fax SUSAN C. HOLLAND, PE Reg. no. 41831	LANDSCAPE ARCH. GEOMANTIC DESIGNS, INC. LANDSCAPE ARCHITECTURE ROBERT PARKLEY, A.S.L.A. 1111 KANE CONCOURSE, SUITE 101 BAY HARBOR ISLANDS, FL 33154 PHONE: 305.864.9393	STRUCTURAL ENG.	OWNER / DEVELOPER BAY HARBOR INVESTMENT PROPERTIES, LLC 1111 KANE CONCOURSE BAY HARBOR ISLANDS, FLORIDA 33154 PHONE: 305.864.9393	HARBOUR PARK APARTMENT BUILDING 9901 EAST BAY HARBOR DRIVE BAY HARBOR ISLANDS, FLORIDA 33154	FRANKEL BENAYOUN ARCHITECTS INC. ARCHITECTS PLANNERS INTERIOR DESIGN LICENSE NO. AL-0001464 MARSHALL A. FRANKEL, LICENSE NO. AR0001464 FRANKEL BENAYOUN ARCHITECTS, INC. LICENSE NO. AR0001464 1177 KANE CONCOURSE, SUITE 120, BAY HARBOR ISLANDS, FLORIDA 33154 PH: (305) 868-3845 FAX: (305) 868-3846 E-MAIL: INFO@FRANKELBENAYOUN.COM	SIGNATURE _____ DATE _____	DRAWING TITLE PERMITTED SOUTH ELEVATION SCALE 3/16" = 1'-0" SUBMITTAL DATE SEPTEMBER 17, 2014 SHEET NUMBER A-2.04A PRINTED _____
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LANDSCAPE LEGEND		
Chapter 18 A - Ordinance 98-13		
Miami-Dade Code and Bay Harbor Code Sec. 24-16		
Gross Land (Acres)	0.26	Net Land (S.F.) 11,252
Zoning: RM-1 (Multi Family Residential)		
TREES :	REQUIRED	PROVIDED
Trees per Net Acre (28 x 0.26)	7.28	14
(NOTE: 50% of required trees and/or palms shall be native species.)		
Natives trees required	3	6
Street Trees (1 per 35 lf of frontage)	2	3
Live Oak or Mahogany trees		
Native Trees: (Minimum of 50%)	3.64	12
0 Pigeon Plum + 2 Live Oak + 4 (8) Sabal palms		
Drought Tolerant Trees: (Minimum of 50%)	3.64	12
0 Pigeon Plum + 2 Live Oak + 4 (8) Sabal palms		
Tree Species:	3	6
Live Oak/Mahogany, Pigeon Plum, Lignum Vitae, Sabal Palm, Majool Date Palm		
TOTAL NUMBER OF TREES	7.28	17
0 Pigeon Plum + 2 Live Oak + 8.5 (18) palms		
Min. Tree Height - 5 Plus bldg.		
12' min. trees & 14' min. palms (25%)	2 trees	4 palms
16' min. trees & 18' min. palms (50%)	4 trees	9 palms
18' min. trees & 22' min. palms (25%)	2 trees	4 palms
Shrubs (10 per Req. Tree)	72	401
Native Shrubs: (Minimum of 50%)	36	132
Beach Creeper (132)		
Drought Tolerant Shrubs: (Minimum of 50%)	36	136
Beach Creeper (132) Dwarf Clusia (4)		

MASTER PLANT LIST		
QTY.	COMMON /	BOTANICAL NAME SIZE / REMARKS
TREES AND PALMS		
1	EUROPEAN FAN PALM, <i>Chamaerops humilis</i>	TRIPLE, 4" O.A., 25 gal.
5	GREEN MALAYAN COCONUT, <i>Coccothrinax nodiflora</i>	18" O.A. & 6" G.W., B&B
2	LIGNUM VITAE TREE, <i>Gustafia sanctum</i>	10" O.A., B&B
3	MAJOL DATE PALM, <i>Phoenix dactylopera Majol</i>	22" O.A., B&B
8	PIGEON PLUM, <i>Coccoloba diversifolia</i>	12" x 18" O.A., B&B
8	SABAL PALM, <i>Sabal palmetto</i>	14" x 18" O.A., B&B
3	STREET TREES (Species to be selected) Live Oak	18" O.A., B&B
2	EDIBLE DATE PALM 'MAJOL'	22" O.A., B&B
SHRUBS & GROUNDCOVERS		
132	BEACH CREEPER, <i>Erodia littorale</i>	3 gal.
10	CRINUM LILIES, <i>Crinum asiaticum</i>	15 gal., 36" x 36"
50	CROWN OF THORNS (RED), <i>Euphorbia milii 'Short & Sweet'</i>	6" Pots
11	CROWN OF THORNS (YELLOW), <i>Euphorbia milii 'Samonias'</i>	6" Pots
4	DWARF CLUSIA, <i>Clusia guineensis</i>	25 gal., 36" x 36"
18	DWARF ILEX, <i>Ilex scabra</i>	12" O.C.
65	FICUS 'GREEN ISLAND' (POINTED LEAF), <i>Ficus microcarpa</i>	3 gal.
210	FICUS 'GREEN ISLAND' (ROUND LEAF), <i>Ficus microcarpa</i>	7 gal.
1	IMPERIAL BROMELIAD, <i>Bromelia imperialis</i>	15 gal.
2	SAGO PALM, <i>Cycas revoluta</i>	25 gal., 36" x 36"
84	SILVER SEA OXEYE DAISY, <i>Berhonia adoniscensis</i>	3 gal.
30	TROPICAL BIRD OF PARADISE, <i>Strelitzia reginae</i>	7 gal.
400	WART FERN, <i>Microsorium scolopendrium</i>	gal
PLANTING NOTES		
IF THERE ARE ANY DISCREPANCIES BETWEEN QUANTITIES ON PLAN VERSUS QUANTITIES FROM PLANT LIST, THE PLAN'S TAKE PRECEDENCE.		
ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATIC SPRINKLER SYSTEM w/ 100% COVERAGE AND 100% OVERLAP BETWEEN HEADS.		
LANDSCAPE BEDS IN SLOPED AREAS MUST BE GRADED SO WATER IS RETAINED ON SITE.		
ALL SOD AREAS TO RECEIVE 2" OF 80/20 LAKE WALES FLORATAM SAND / TOPSOIL MIX.		
MULCH ALL PLANTING BEDS WITH 3" OF CYPRESS OR EUCALYPTUS MULCH.		
PLANTING BEDS SHOULD RECEIVE 4" OF 'QUARTERS MIX' PLANTING SOIL.		
ALL SOD AREAS TO BE ST. AUGUSTINE 'PALMETTO', SOLID SOD.		
ALL PLANT MATERIAL TO BE FLORIDA #1 OR BETTER.		
-TOTAL LANDSCAPE AREAS: 3,110 S.F. (AT GRADE)		
-TOTAL CANOPY COVERAGE BY PROPOSED		



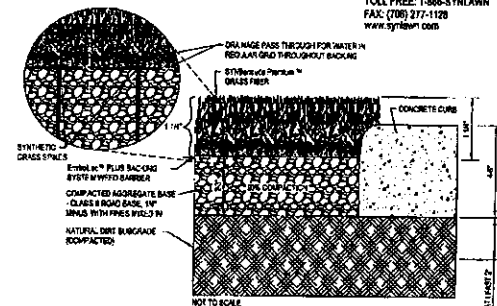
NOTE:
ALL EXISTING TREES TO BE
REMOVED, SUBJECT TO MIAMI
DADE COUNTY LANDSCAPE
ORDINANCE REQUIREMENTS FOR
REPLACEMENT OF EQUIVALENT
TRUNK CALIBERS & CANOPIES

PLANTING PLAN: SITE
SCALE: 1" = 1'-0"

DATE HOLLAND ENGINEERING INC. Civil Engineers 3800 HOLLYWOOD BOULEVARD - HOLLYWOOD, FL - 33021 (954)367-0371 - (954)367-0372 Fax SUSAN C. HOLLAND, PE Reg. no. 41831	LANDSCAPE ARCH GEOMANTIC DESIGNS, INC. LANDSCAPE ARCHITECTS ROBERT PARKLEY A.S.L.A. UNION STREET, MIAMI FL 33141 PHONE: 305.586.9393	STRUCTURAL ENG	OWNER / DEVELOPER ART+ TEC DEVELOPMENT 1111 KANE CONCOURSE BAY HARBOR ISLANDS, FLORIDA 33154 PHONE: 305.864.9393	HARBOUR PARK APARTMENT BUILDING 9901 EAST BAY HARBOR DRIVE BAY HARBOR ISLANDS, FLORIDA 33154	FRANKEL BENAYOUN ARCHITECTS INC. ARCHITECTS PLANNERS INTERIOR DESIGN LICENSE NO. AL-001188 LAWRENCE N. FRANKEL LICENSE NO. AR0007143 PHILIP BENAYOUN LICENSE NO. AR0012353 1177 KANE CONCOURSE, SUITE 170, BAY HARBOR ISLANDS, FLORIDA 33154 PH: (305) 458-5965 FAX: (305) 548-2897 E-MAIL: INFO@FRANKELBENAYOUN.COM	<table border="1"> <tr> <th>NO</th> <th>REVISION</th> <th>DATE</th> <th>BY</th> <th>OWNING TITLE</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table> SIGNATURE DATE	NO	REVISION	DATE	BY	OWNING TITLE																																														SITE PLANTING PLAN SCALE: DATE: JULY 3, 2002 SHEET NUMBER: LA - 1
NO	REVISION	DATE	BY	OWNING TITLE																																																					

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- INSTALLATION INSTRUCTIONS:**
- 1. PREPARE SUBGRADE TO BE COMPLETED ACCORDANCE WITH SPECIFICATIONS BY FACTORY AUTHORIZED INSTALLERS.
 - 2. DO NOT SCALE DRAWINGS.
 - 3. CONTACT US FOR PRODUCT AND COMPANY INFORMATION VISIT www.Civilize.com REFERENCE NUMBER 102-542
- SYNLAWN**
SYNLAWN PREMIUM 32 - INSTALLED OVER AGGREGATE BASE

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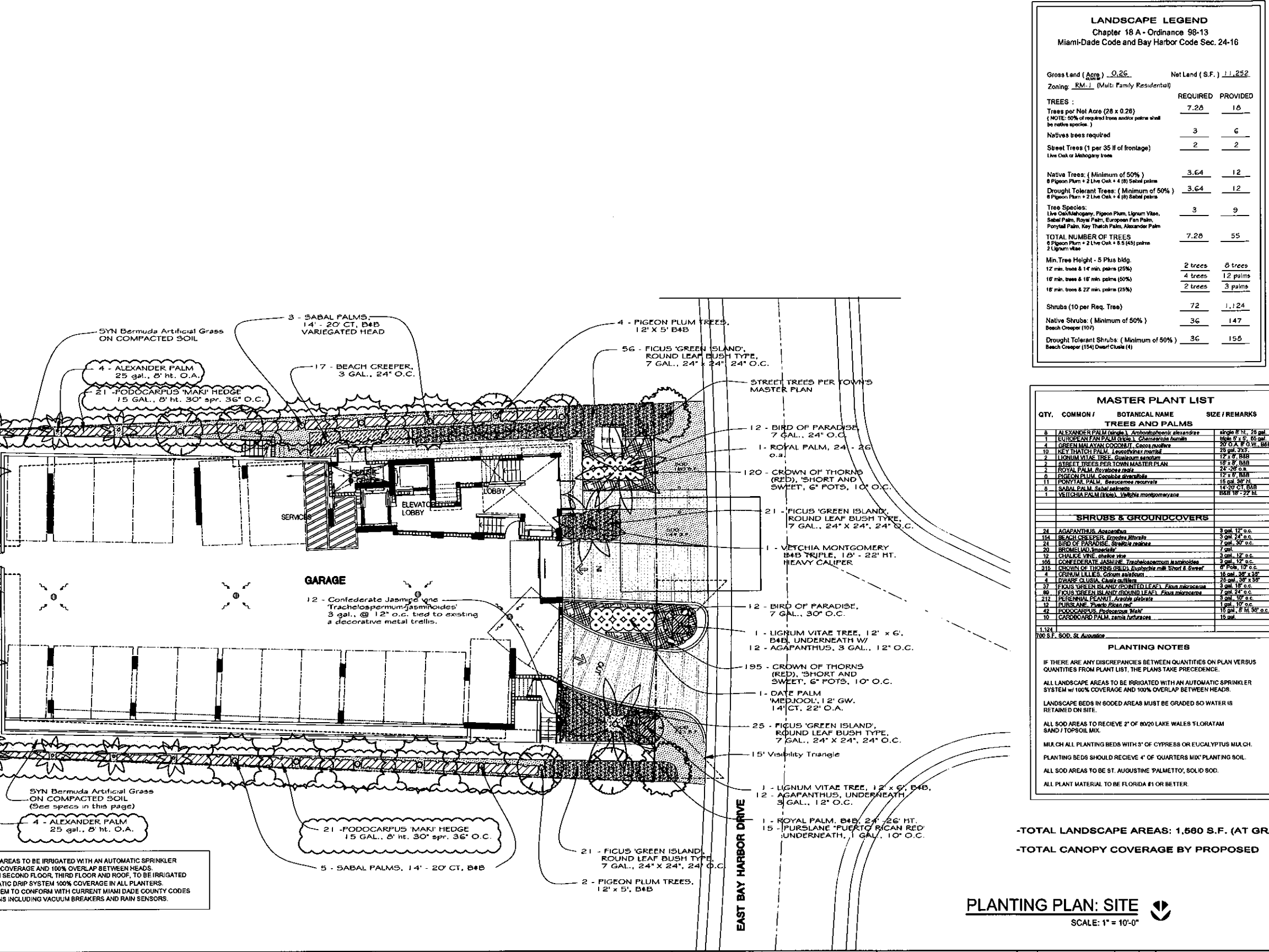
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SYNLAWN PREMIUM 32 - INSTALLED OVER AGGREGATE BASE



LANDSCAPE LEGEND		
Chapter 18 A - Ordinance 98-13 Miami-Dade Code and Bay Harbor Code Sec. 24-16		
Gross Land (Acres)	0.26	Net Land (S.F.) 11,252
Zoning: RM-1 (Multi-Family Residential)		
TREES:	REQUIRED	PROVIDED
Trees per Net Acre (28 x 0.28)	7.28	16
(NOTE: 50% of required trees and/or palms shall be native species.)		
Natives trees required	3	6
Street Trees (1 per 35 ft of frontage)	2	2
Live Oak or Mahogany trees		
Native Trees: (Minimum of 50%)	3.64	12
8 Pigeon Plum + 2 Live Oak + 4 (8) Sabal palms		
Drought Tolerant Trees: (Minimum of 50%)	3.64	12
8 Pigeon Plum + 2 Live Oak + 4 (8) Sabal palms		
Tree Species:	3	9
Live Oak/Mahogany, Pigeon Plum, Lignum Vitae, Sabal Palm, Royal Palm, European Fan Palm, Ponytail Palm, Key Thatch Palm, Alexander Palm		
TOTAL NUMBER OF TREES	7.28	55
8 Pigeon Plum + 2 Live Oak + 8.5 (45) palms		
2 Lignum Vitae		
Min. Tree Height - 5 Plus bldg.	2 trees	8 trees
12 min. trees & 14 min. palms (25%)	4 trees	12 palms
10 min. trees & 10 min. palms (50%)	2 trees	3 palms
10 min. trees & 22 min. palms (25%)		
Shrubs (10 per Req. Tree)	72	1,124
Native Shrubs: (Minimum of 50%)	36	147
Beech Creeper (107)		
Drought Tolerant Shrubs: (Minimum of 50%)	36	156
Beech Creeper (154) Dwarf Clusia (1)		

MASTER PLANT LIST			
QTY.	COMMON /	BOTANICAL NAME	SIZE /REMARKS
TREES AND PALMS			
8	ALEXANDER PALM (var.)	<i>Archontophoenix alexandree</i>	single 8' H., 26 gal.
1	EUROPEAN FAN PALM (var.)	<i>Chamaedorea humilis</i>	single 6' x 5', 65 gal.
4	GREEN MALAYAN COCONUT	<i>Coccothrinax</i>	20' O.A. 6' H., 88 gal.
10	KEY THATCH PALM	<i>Leucozamia thatchi</i>	26 gal. 3' H.
2	LIGNUM VITAE TREE	<i>Guaiacum sanctum</i>	12' x 6", BAB
2	STREET TREES PER TOWN MASTER PLAN		18' x 6" BAB
2	ROYAL PALM	<i>Roystonea regia</i>	24' x 6" O.
2	EUROPEAN FAN PALM	<i>Chamaedorea humilis</i>	12' x 6", BAB
11	PONYTAIL PALM	<i>Besseyia nana</i>	16 gal. 30" H.
8	SABAL PALM	<i>Sabal palmetto</i>	14' x 20" CT, BAB
1	VITICOLIA PALM (var.)	<i>Vitellia montgomeryana</i>	BAB 18" - 22" H.
SHRUBS & GROUNDCOVERS			
24	AGAPANTHUS	<i>Agapanthus</i>	3 gal. 17" o.c.
154	BEACH CREEPER	<i>Ipomoea albigera</i>	3 gal. 14" o.c.
24	BIRD OF PARADISE	<i>Strelitzia reginae</i>	2 gal. 16" o.c.
20	BROOKLYN JASMINE		2 gal.
12	CHALK VINE	<i>Plumbago</i>	3 gal. 12" o.c.
106	CONFEDERATE JASMINE	<i>Trachelospermum jasminoides</i>	3 gal. 14" o.c.
316	CROWN OF THORNS (RED)	<i>Euphorbia milii</i> Short & Sweet	6 Pots, 10" o.c.
4	CRINUM LILIES	<i>Crinum assatum</i>	16 gal. 30" x 35"
4	DWARF CLUSIA	<i>Clusia</i>	2 gal. 14" o.c.
37	FICUS GREEN ISLAND (POINTED LEAF)	<i>Ficus microcarpa</i>	3 gal. 18" o.c.
80	FICUS GREEN ISLAND (ROUND LEAF)	<i>Ficus microcarpa</i>	3 gal. 14" o.c.
112	PERENNIAL FRUIT	<i>Ardisia coccinea</i>	2 gal. 10" o.c.
12	PURSLANE	<i>Portulaca olerace</i>	1 gal. 10" o.c.
42	PODOCARPUS	<i>Podocarpus neriifolia</i>	15 gal. 6" H. 30" o.c.
10	CHOCOLADO PALM	<i>Scaevola taccada</i>	15 gal.
1,524	700 S.F. SOD, ST. Augustine		
PLANTING NOTES			
IF THERE ARE ANY DISCREPANCIES BETWEEN QUANTITIES ON PLAN VERSUS QUANTITIES FROM PLANT LIST, THE PLANTS TAKE PRECEDENCE.			
ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATIC SPRINKLER SYSTEM w/ 100% COVERAGE AND 100% OVERLAP BETWEEN HEADS.			
LANDSCAPE BEDS IN SODDED AREAS MUST BE GRADED SO WATER IS RETAINED ON SITE.			
ALL SOD AREAS TO RECEIVE 2" OF 80/20 LAKE WALES FLORITAM SAND / TOPSOIL MIX.			
MIX 4" ALL PLANTING BEDS WITH 3" OF CYPRESS OR EUCALYPTUS MULCH.			
PLANTING BEDS SHOULD RECEIVE 4" OF QUARTERS MIX' PLANTING SOIL.			
ALL SOD AREAS TO BE ST. AUGUSTINE PALMETTO'; SOD 10 SOD.			
ALL PLANT BEDS TO BE FLORIDA #1 OR BETTER.			

-TOTAL LANDSCAPE AREAS: 1,560 S.F. (AT GRAD)
-TOTAL CANOPY COVERAGE BY PROPOSED

PLANTING PLAN: SITE
SCALE: 1" = 10'-0"

NO.	REVISION	DATE	BY	DATE
1	BLDG. DEPT. COMMENTS	3/4/13		
2	BLDG. DEPT. COMMENTS	3/4/13		
3	BLDG. DEPT. COMMENTS	4-15-14		

SITE PLANTING PLAN
SUBMITTAL PERMIT
NOVEMBER 7, 2014
SHEET NUMBER
L - 1
PRINTED: JANUARY 29, 2014

HOLLAND ENGINEERING INC. 3300 HOLLYWOOD BOULEVARD - HOLLYWOOD, FL - 33021 (954)367-0371 - (954)367-2272 Fax SUSAN C. HOLLAND, PE Reg. no. 41831	GEOMANTIC DESIGNS, INC. LANDSCAPE ARCHITECTURE ROBERT PARSLEY A.S.L.A. JANIS ALLEN PHONE: 305.864.9393	BAY HARBOR INVESTMENT PROPERTIES, LLC 111 KANE CONCOURSE BAY HARBOR ISLANDS, FLORIDA 33154 PHONE: 305.864.9393	HARBOUR PARK APARTMENT BUILDING 9901 EAST BAY HARBOR DRIVE BAY HARBOR ISLANDS, FLORIDA 33154	FRANKEL BENAYOUN ARCHITECTS INC. ARCHITECTS 1177 KANE CONCOURSE, SUITE 120, BAY HARBOR ISLANDS, FLORIDA 33154 PHONE: 305.864.9393 - FAX: 305.864.9394 E-MAIL: INFO@FRANKELBENAYOUN.COM	PLANTING PLAN: SITE SCALE: 1" = 10'-0"
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**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 7th, 2014

Subject: Harbour Park Apartments
9901 E. Bay Harbor Drive
Proposed Revisions from Original PZ Board Approval
Bay Harbor Islands Acct. No. MB2012-39
MMPA Acct. No. 01-0702-0951

RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board review the most recent revised plans (dated 9/17/14) 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 make alterations to the previously approved design;
 - (2) Subject to any staff recommended conditions listed herein.
-

GENERAL PROJECT INFORMATION

Land Use Designation: MH – Medium-High Density Residential

Zoning District: RM-1 Multiple Family District

General Location: 9901 E. Bay Harbor Drive

Legal Description: Lot 22 of Block 4, "Bay Harbor Island" Subdivision according to the plat thereof, as recorded in Plat Book 46, at Page 5 of the Public Records of Miami-Dade County.

PROJECT DESCRIPTION / HISTORY

The Town's Planning and Zoning Board approved a Site Development Plan for the above project on July 31st, 2012 subject to several conditions. The set of plans referenced in the MMPA staff report was dated June 7th, 2012. At the June 19th, 2012 PZB meeting the Board required modifications to the plans. A revised set of plans was submitted to the Town dated July 3rd, 2012 that incorporated the PZB's requested changes. After the Town's PZB approval, construction drawings were prepared and reviewed by required agencies and the Town's Building Department. Building Permits were issued and construction is underway. MMPA became aware that Building Permits were issued in March 2014 and discovered that alterations to the plans had occurred, some of which violated minimum Code criteria. MMPA staff reviewed the BP plans on March 27th, 2014. Some of the alterations included changes to the site layout and building architecture. MMPA prepared a memo to the Town / architect of record dated April 3rd, 2014 highlighting each change that was discovered. On April 10th, 2014 a meeting was held at Town Hall and each alteration was discussed. The Town acknowledges that on occasion construction plans need to be modified to meet technical Code requirements (Fire / Building / Other) and subtle fine-tuning. Some of the alterations were caused by the M-D Fire Department. However, the contractor disclosed that some building details (windows / railings other) were deleted / modified at their request to "save money". The architect subsequently submitted a series of plan revisions that were reviewed by MMPA / Town staff. MMPA issued an updated status memo on June 2nd, 2014. While most of the plan alteration issues have been corrected / resolved, some are deemed so significant and such a departure from the PZB approved plans, that staff feels those changes must be re-submitted to the Town's PZB for re-approval, pursuant to Town Code requirements. The PZB spends most of its review time on detailed exterior appearances. The purpose of the Town Code provision is that the project that is reviewed at public meetings is what gets built and if "architect / client changes" or contractor "field adjustments" are made, they are re-approved by the PZB.

Section 5-23.1(c) of the Town Code states:

"Subsequent to planning and zoning board approval, if the proposed structure or project is not constructed in accordance with the plan proposed and approved by the planning and zoning board, no certificate of occupancy shall be issued, and a fine may be levied against a real property owner in an amount not to exceed \$250.00 per day per unit for each day of continued violation. And in the event that a certificate of occupancy has been issued previously, it shall be revoked and no further occupancy shall be permitted until the proposed structure or project is brought into conformity with the plan approved by the planning and zoning board. Provided further, in the event that occupancy is not discontinued, then a fine shall be levied in the amount of \$250.00 per day per unit for each day of continued occupancy until the proposed structure or project is brought into conformity with the plan approved by the planning and zoning board."

ALTERATIONS REQUIRING PZB RE-APPROVAL

If the PZB does not approve the alterations, or requires other alterations, any structure or portion of the building structure, or site feature that has already been built is subject to removal or modification.

- 1) After the PZB approved the plans, the FD required additional exiting out of the parking garage and around the building. This is apparently a requirement that had never been imposed before that the Town has seen. Had the applicant / Town known about this previously the site plan would have been revised. As the Town issued Building Permits and the building is under construction it would be impossible to alter the building placement and parking facilities. In light of the above, the Town administratively approved the Astroturf product and placement in this instance. This applies to only this site – the lot is a pie lot with only 69' width at the rear PL (normally 75') and 80' at the front PL. As the lot converges near the rear PL site improvements are "squeezed" forcing an odd building configuration and parking layout. Any similar feature on other sites will have to meet minimum setbacks requirements. The downside is vertical landscaping (trees / shrubs) cannot be planted on the stabilized walkway areas, as was shown on the approved Landscape Plans. The land area beneath the Astroturf path cannot be counted as part of the minimum 20% open space requirement (the architect has confirmed the 20% can be met without counting this area. The applicant has revised the landscape plan. **PZB approval is being requested for the design change.**
- 2) On Sheet A-1.02, a slab structure projecting six (6) feet toward the water from the 2nd Floor Parking Garage is shown and has been built. This feature was not shown on the approved PZB plans. The so-called "balcony", which is a common feature for a DU, was built for a proposed generator (not approved by PZB / now relocated internally) and now acts as a cover over part of the at-grade parking lot / pedestrian balcony / Fire Department exiting. The only access to this feature is from the Fire Department exit corridor and is adjacent to the rear of the 2nd level parking garage. The PZB approved a continuous metal trellis covering the entire parking area extending out from the rear of the building. Trellis structures are allowed in this yard area if approved by the PZB – and they did. The rear yard setback is 20 feet in this district. The trellis structure extends out further and covers the rest of the parking spaces. The Code is not specific that a balcony must be accessed only from a DU. Section 23-12(15)a.v. allows balconies to project into rear yard setbacks on waterfront lots up to 6 feet. The revised plan complies with that Code section. **PZB approval is being requested for the design change.**

AGENDA ITEM REPORT

November 5, 2014

ITEM NUMBER: 2.

ITEM:

Request for approval for a single family for "BRG Homes, LLC" located at 1311 - 100 Street, Lot 13 of Block 26. On September 16, 2014 and October 21, 2014 the Board deferred the project. The owner has revised the plans as requested by the Board. Enclosed please find the revised site plan and elevations. (Item #2A)

DESCRIPTION:

Request for approval for a single family home for "BRG Homes, LLC" located at 1311 - 100 Street, Lot 13 of Block 26. On September 16, 2014 and October 21, 2014 the Board deferred the project. The owner has revised the plans as requested by the Board. Enclosed please find the revised site plan and elevations. (Item #2A)

RECOMMENDED ACTION:

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

FINANCIAL ANALYSIS:

BUDGET IMPACT:

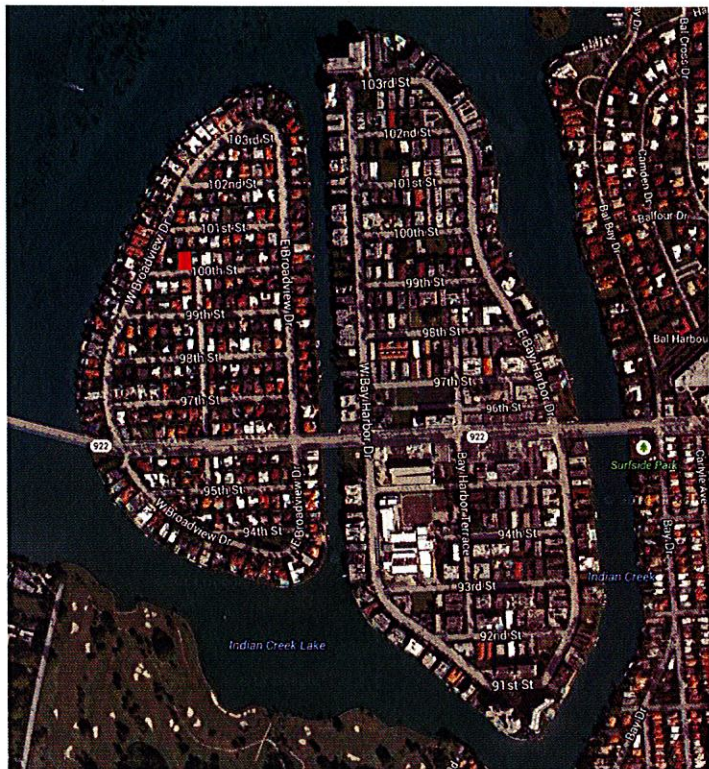
Submitted By: Ayanidys Marante
 Ayanidys Marante

ATTACHMENTS

1.	Site Plan and Elevations	GerbaraPNZ11.5.2014.pdf
2.	Staff Report	StaffReportGerbara11.5.14.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



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
7001 HISPANIC 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

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2013.

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 #

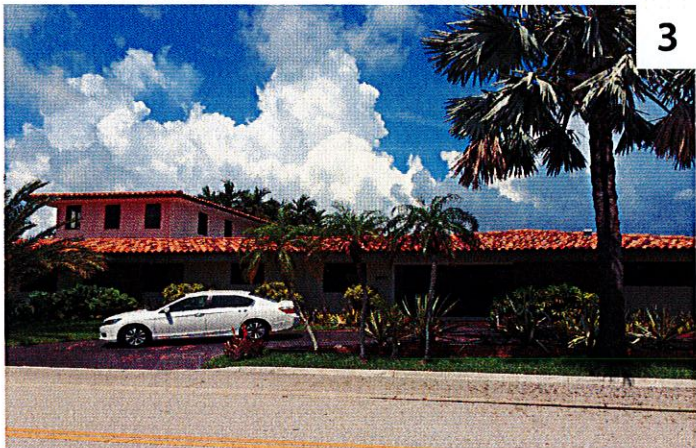
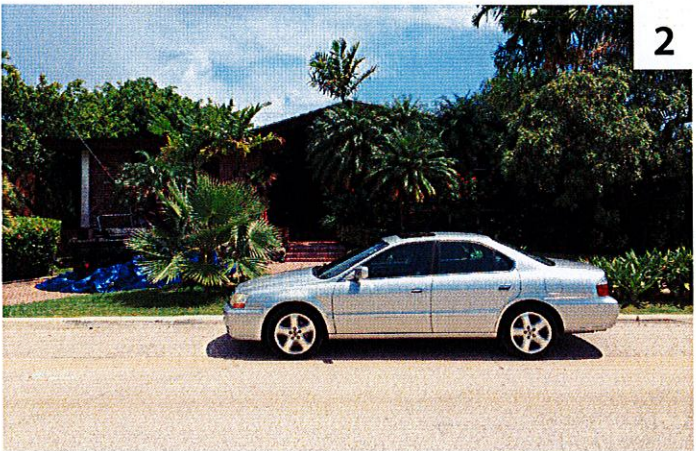
JULY 24
2014

Scale

A-02



SITE PLAN



BRG
HOMES

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ISSUE		
No.	Date	Description

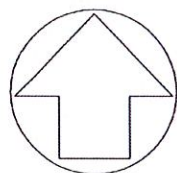
SIGN & SEAL

LIC #: AR0017394

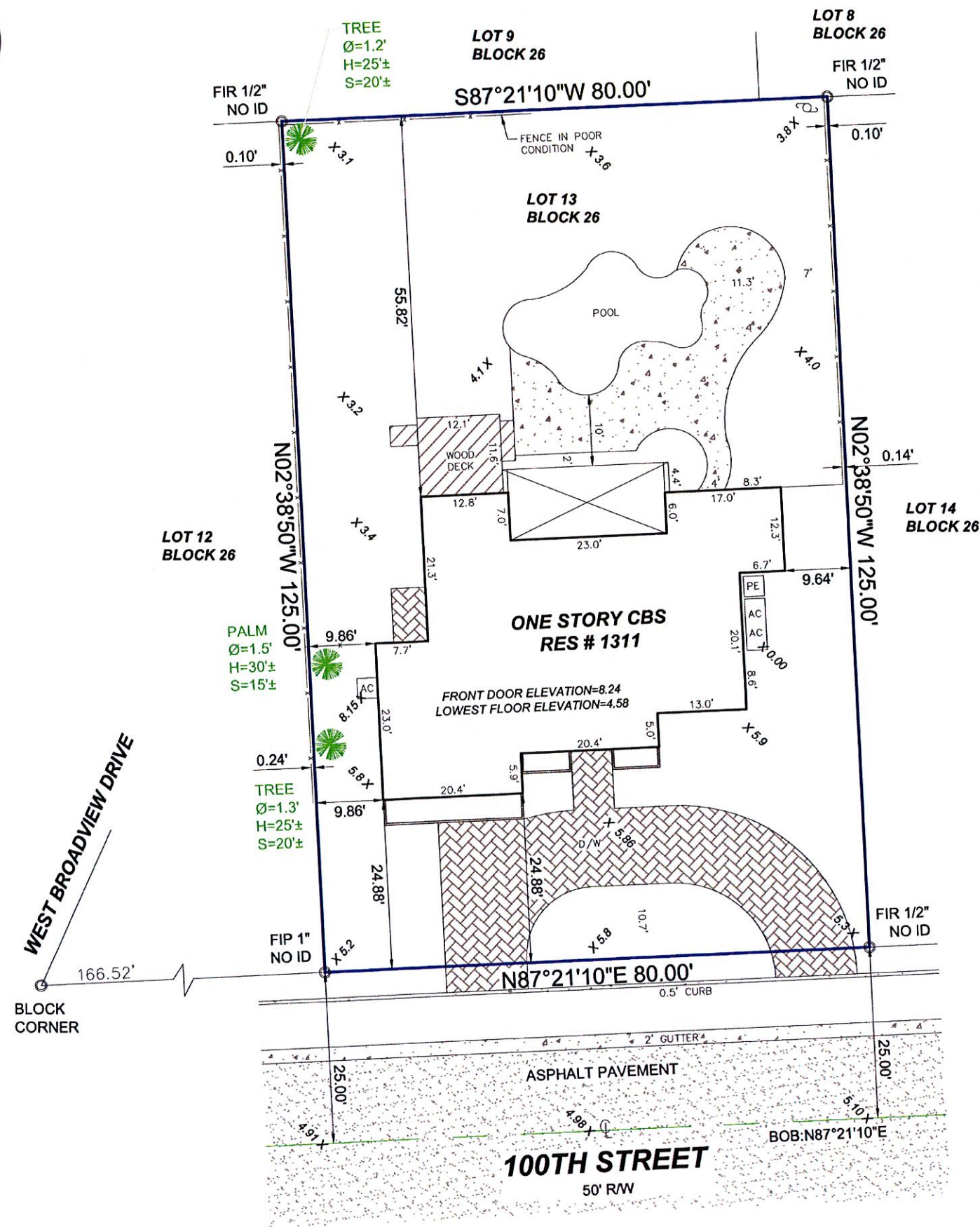
Sheet Title
**EXISTING
NEIGHBOR
IMAGES**

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

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY



NORTH
SCALE: 1"=20'



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:

☐ = TELEPHONE RISER
☐ = CABLE TV RISER
☐ = WATER METER
X 0.00 = ELEVATION
(00') = ORIGINAL LOT DISTANCE
Δ = CENTRAL ANGLE
C = CENTER LINE
WV = WATER VALVE
☐ = CURB INLET
☐ = FIRE HYDRANT
☐ = LIGHT POLE
☐ = CATCH BASIN
☐ = UTILITY POLE
☐ = DRAINAGE MANHOLE
☐ = SEWER MANHOLE
— = IRON FENCE
— = WOOD FENCE
— = CHAIN LINK FENCE
— = OVERHEAD UTILITY WIRE
ASPHALT CONCRETE PAVERS TILES COVER

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 STATUTE.

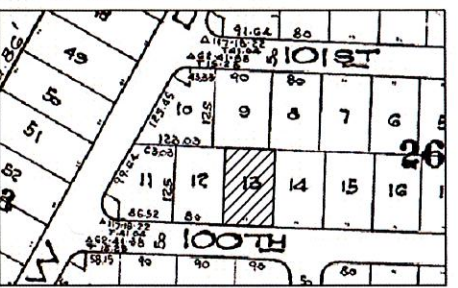
AUTHENTIC COPIES OF THIS SURVEY SHALL BEAR THE ORIGINAL SIGNATURE AND RAISED SEAL OF THE ATTESTING REGISTERED SURVEYOR AND MAPPER

SEAL

CERTIFICATE OF AUTHORIZATION # LB-8023
Survey Pros, Inc.
8306 MILLS DRIVE SUITE 148, MIAMI, FL. 33183
Tel: 305.767.6802
www.survey-pros.com

LOCATION MAP:

NOT TO SCALE



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 12085C0144 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
DESCRIPTION1: 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):

DATE OF FIELD WORK:
06/13/14

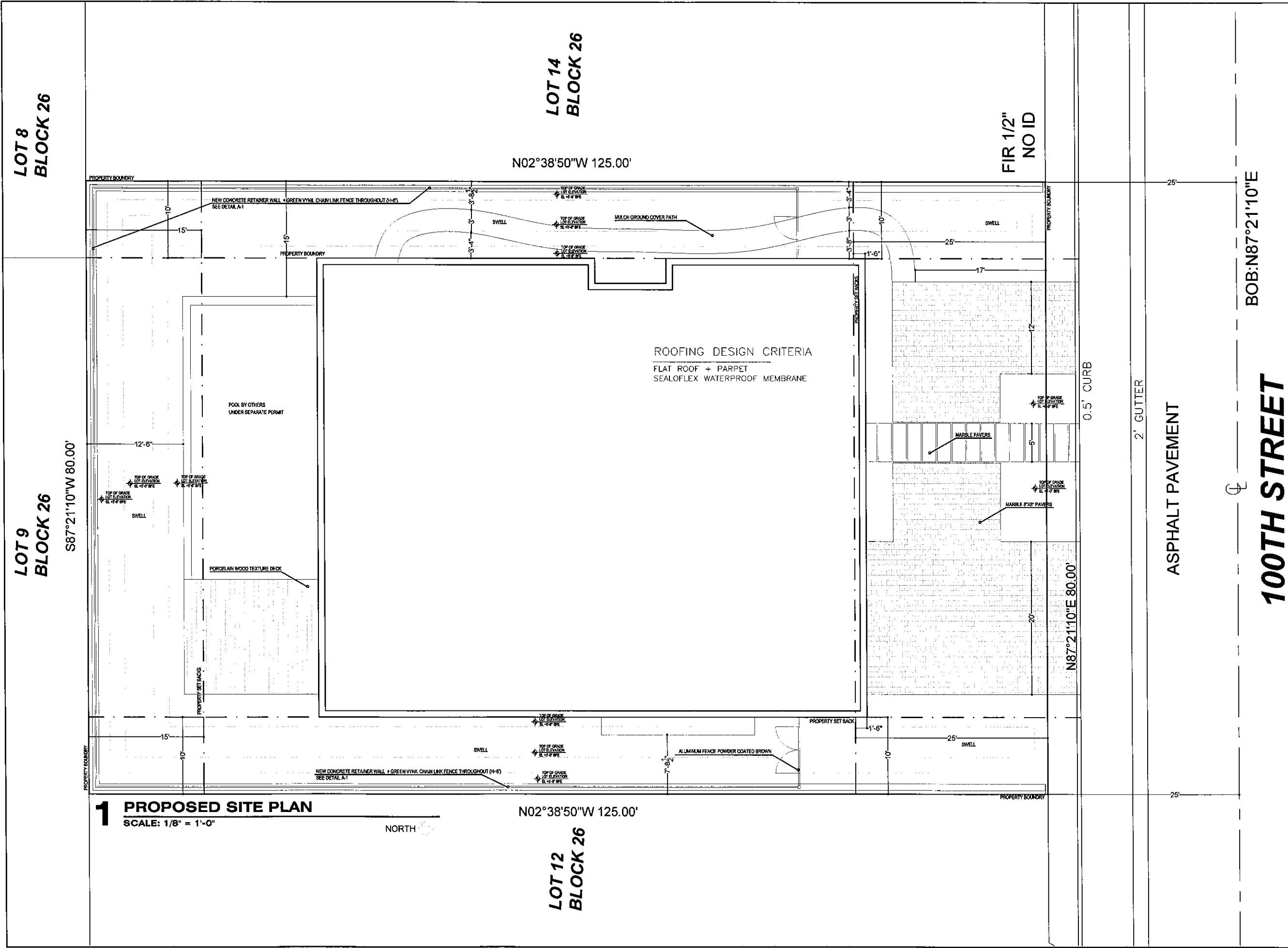
JOB#: 14060385

DRAWN BY: NICK

CAD FILE: BAY HILL

SHEET 1 OF 1

NICOLAS DEL VENTO
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA LIC. # 6945



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

NORTH

ROOFING DESIGN CRITERIA
FLAT ROOF + PARPET
SEALOFLEX WATERPROOF MEMBRANE



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LIC #: AR0017394

Client
GEBARA RESIDENCE

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

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Issue		
No.	Date	Description

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LIC #: AR0017394

Sheet Title
SITE PLAN

Drawn by	NP/RG
Checked by	NP/RG
Project Number	006-SINGLE FAMILY
Issued for	BUILDING DEPARTMENT
Issue date	OCT 13 2014
Scale	1/8" = 1'-0"

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

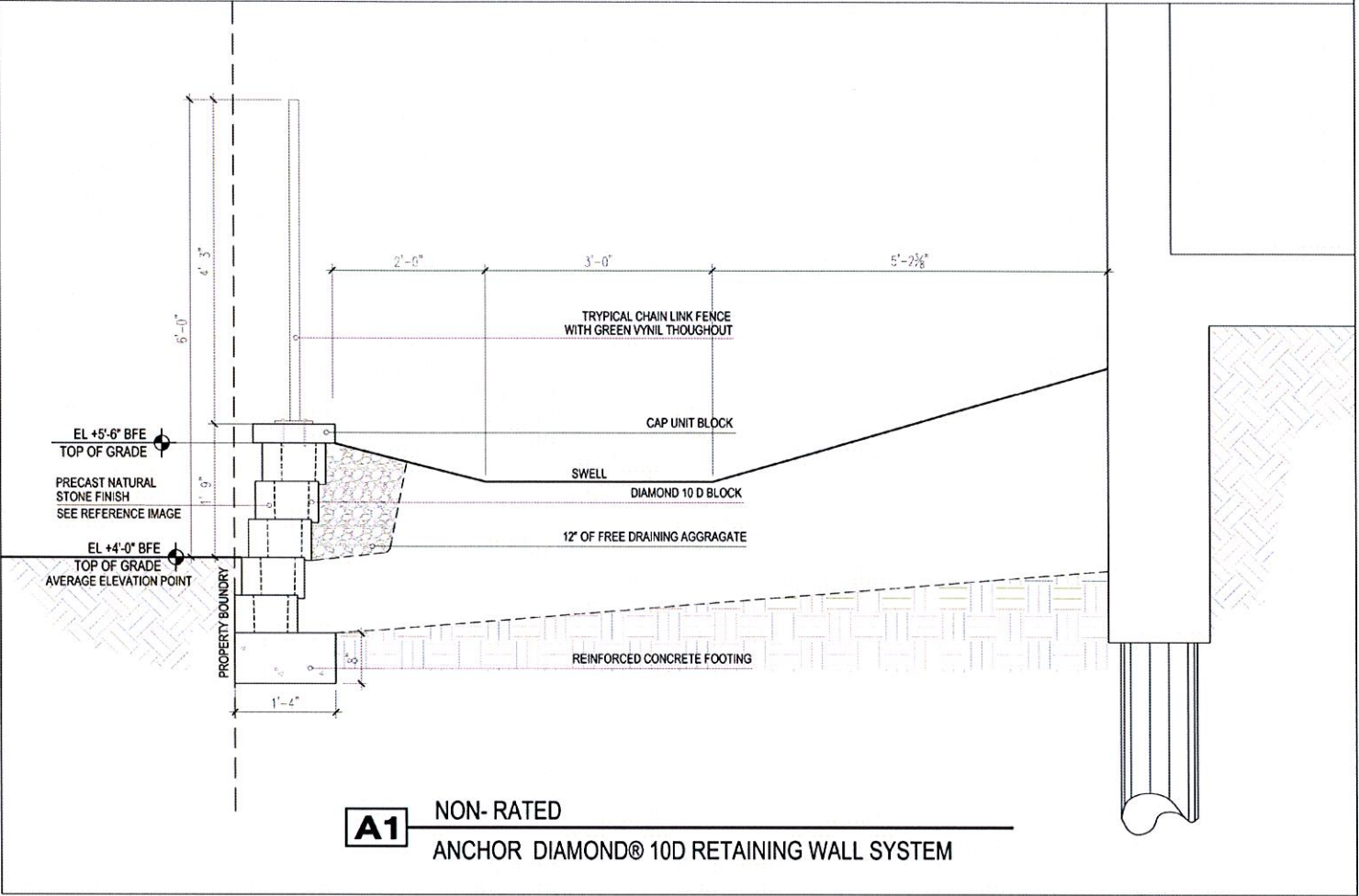
PERVIOUS AREA

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

STORM WATER RETENTION CALCULATION

A=	LOT AREA	= 10,000 S.F.
B=	IMPERVIOUS AREA	= 3,935 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 CU. FT.
CU. FT. REQUIRED	= 308 CU. FT.	
CU. FT. SUPPLIED	= 456 CU. FT.	
#2. RAINFALL = (2.5 X (C) IMPERVIOUS %) / 100		
D = RAINFALL	$= \frac{2.5 \times (N/A)}{100}$	= 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



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

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Client
**GEBARA
RESIDENCE**

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1311 100 ST BAY HARBOR ISLANDS, FL

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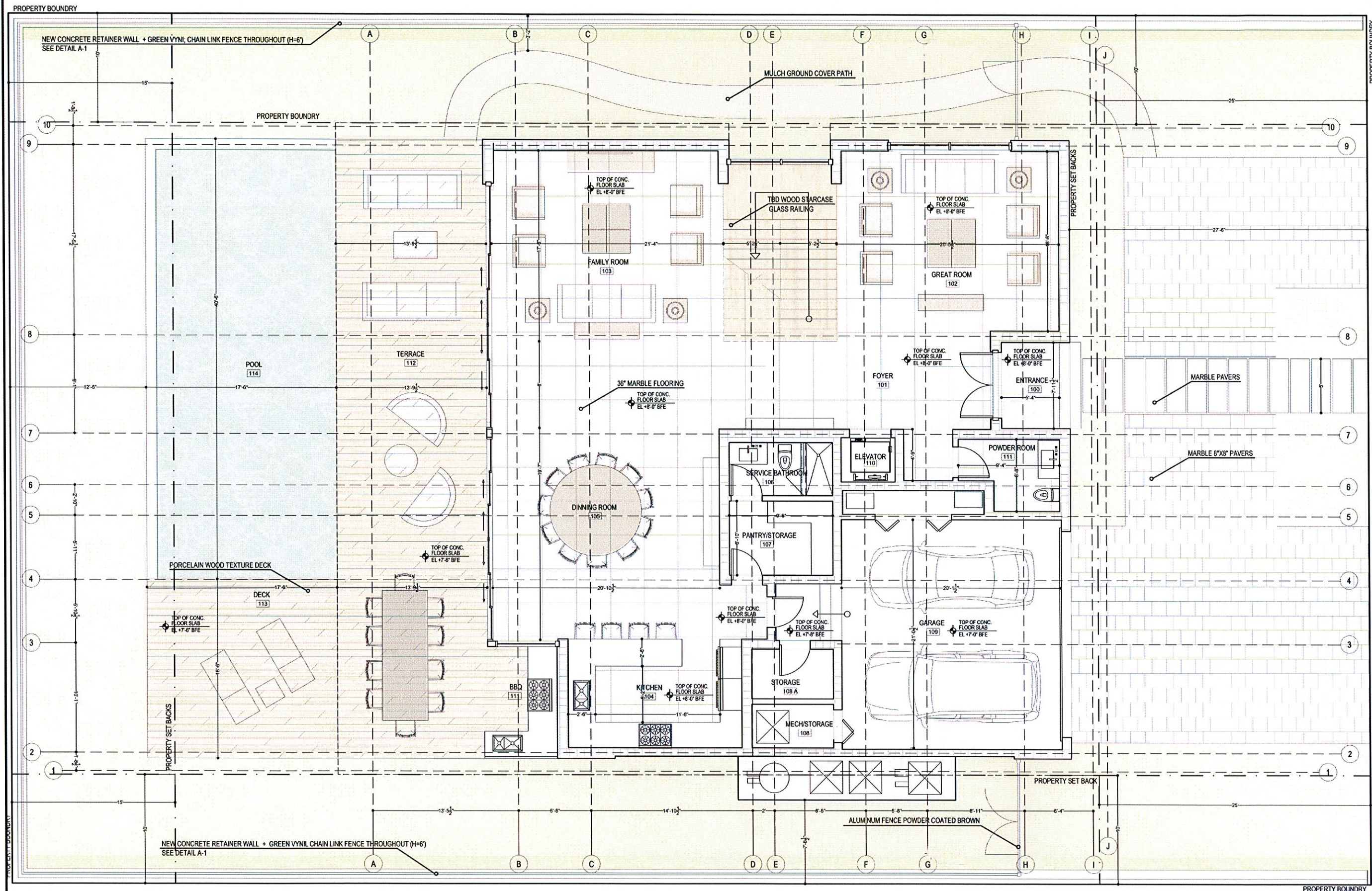
LIC #: AR0017394

Sheet title

SITE PLAN

Drawn by	NP/RG
Checked by	NP/RG
Project Number	006-SINGLE FAMILY
Issued For	BUILDING DEPARTMENT
Issue date	Sheet #
OCT 13 2014	
Scale	1/8" = 1'-0"

A-04.1



1 PROPOSED GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"



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No.	Date	Description

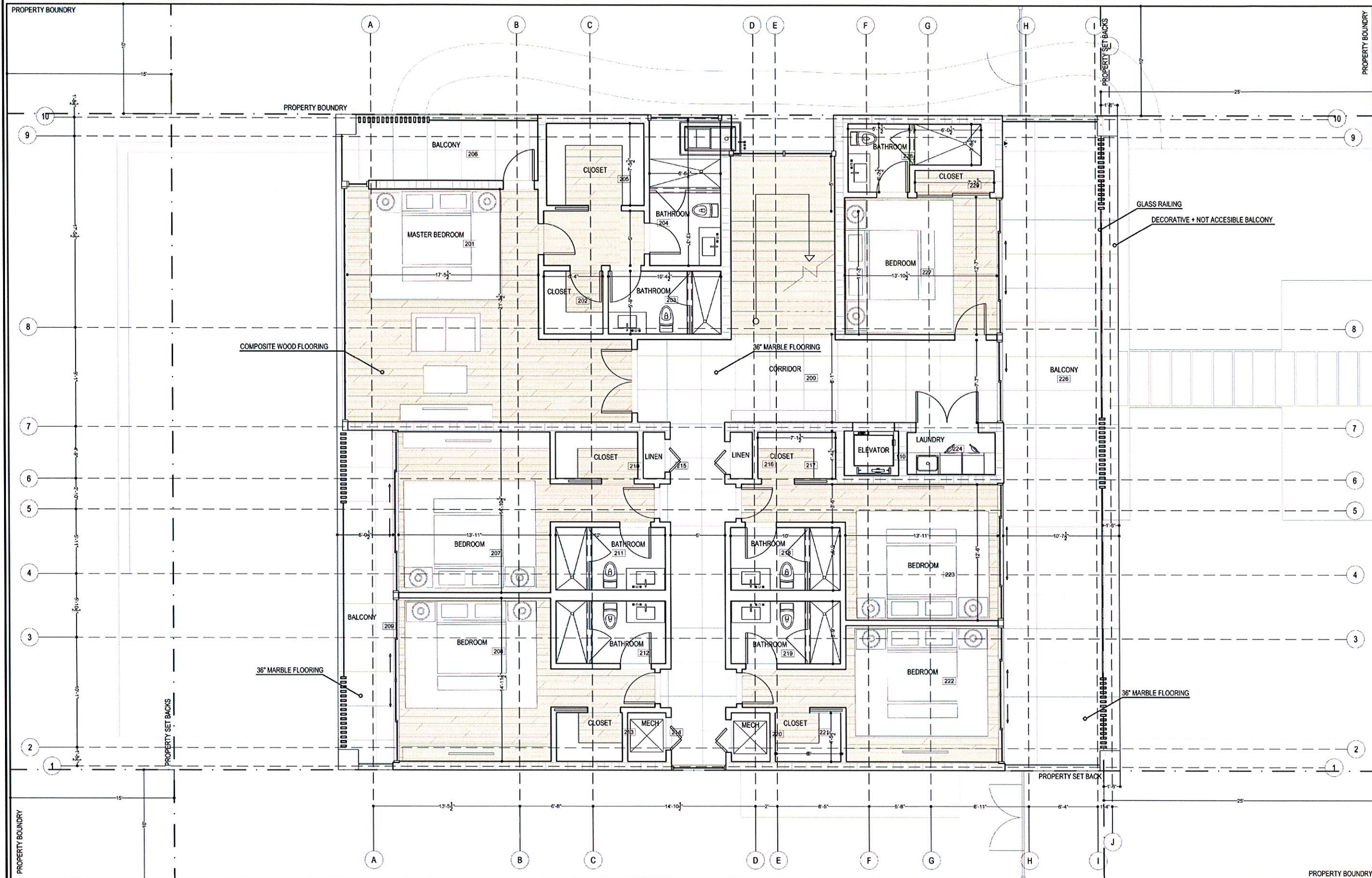
SIGN & SEAL

LIC #: AR0017394

Sheet title

**GROUND
FLOOR PLAN**

Drawn by	NP/RG
Checked by	NP/RG
Project Number	036-SINGLE FAMILY
Issued For	BUILDING DEPARTMENT
Issue date	Sheet #
OCT 13 2014	A-05
Scale	1/4" = 1'-0"



1 PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



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Issue

No.

Date

Description

LIC #: AR0017394

Sheet title

**SECOND
FLOOR PLAN**

Drawn by

NP/RG

Checked by

NP/RG

Project Number

006-SINGLE FAMILY

Issued for

BUILDING DEPARTMENT

Issue date

Sheet #

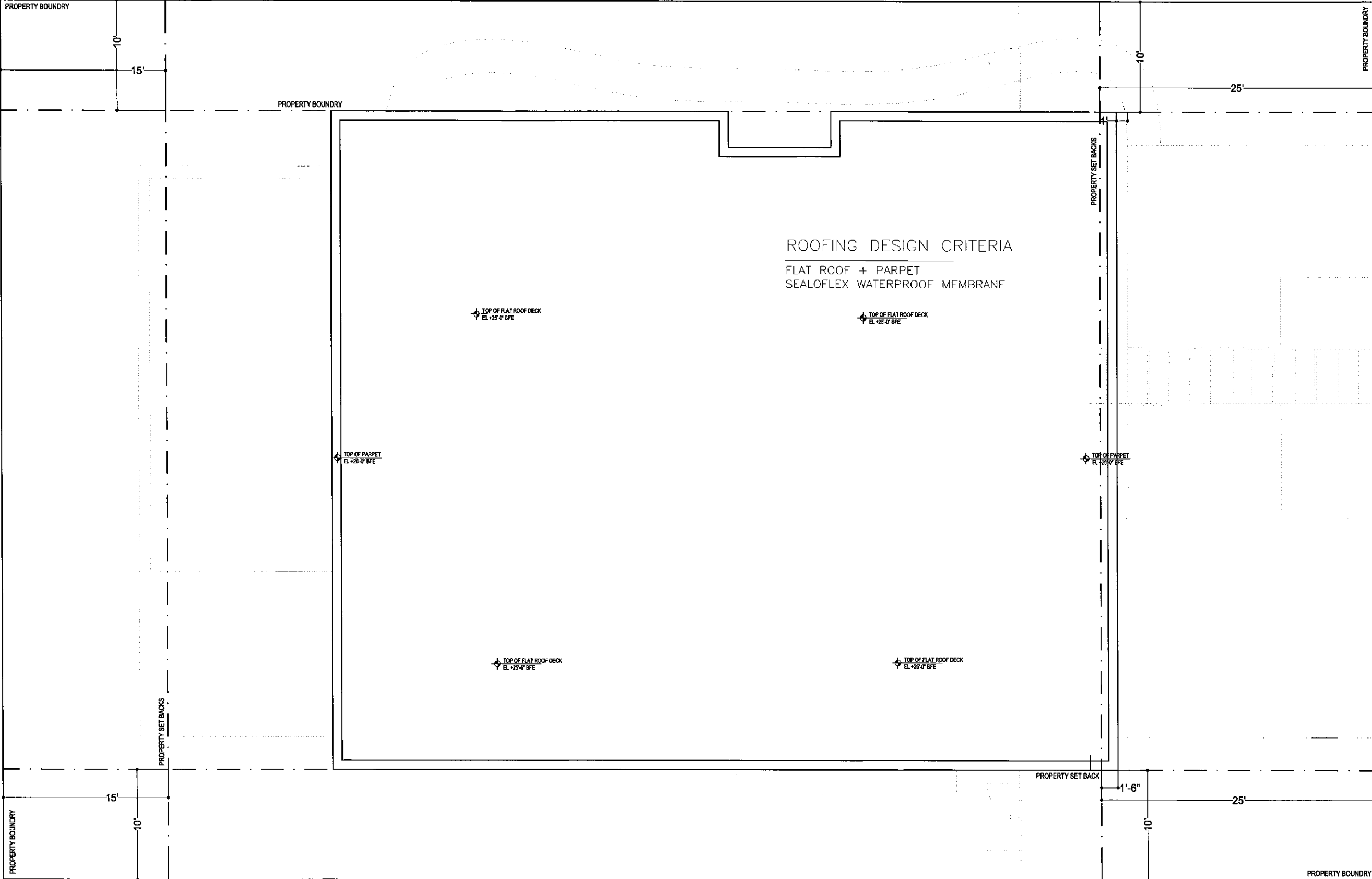
OCT 13

2014

Scale

1/4" = 1'-0"

A-06



1 PROPOSED ROOF PLAN

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

NORTH

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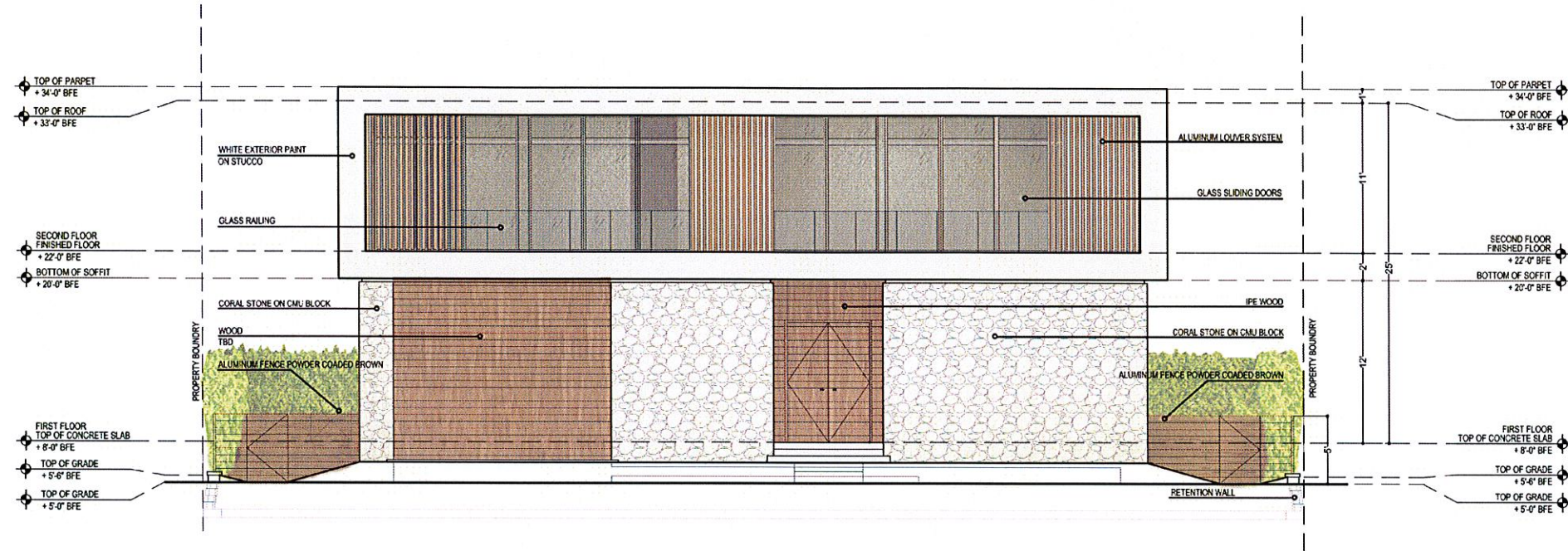
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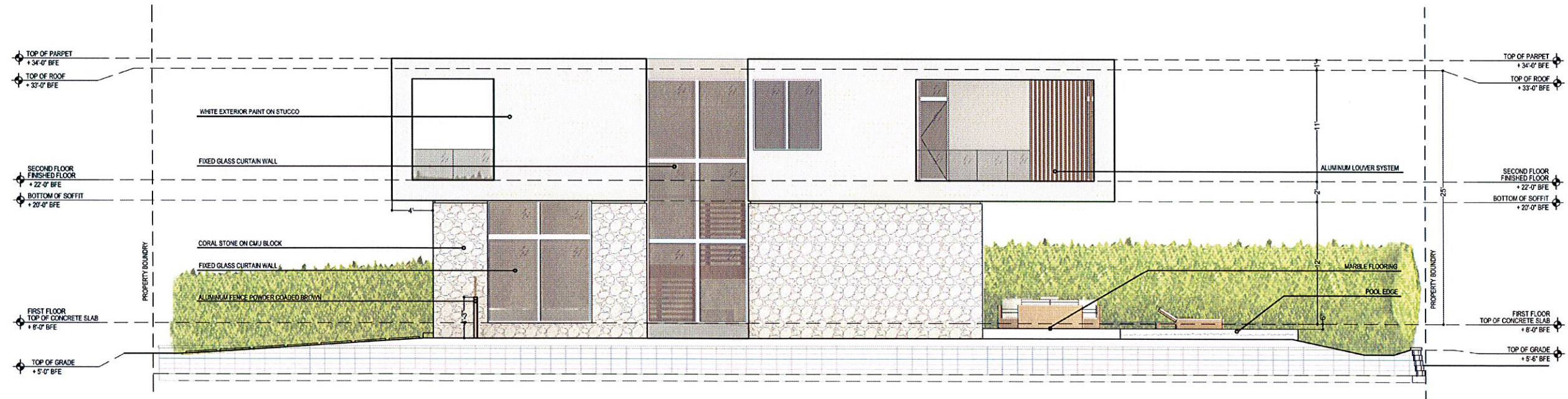
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ROOF PLAN

Drawn by	NP/RG
Checked by	NP/RG
Project Number	006-SINGLE FAMILY
Issued for	BUILDING DEPARTMENT
Issue Date	OCT 13 2014
Scale	1/4" = 1'-0"

Sheet #
A-07



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



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

**BRG
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No.	Date	Description

SIGN & SEAL

LIC # AR0017394

Sheet title
ELEVATIONS

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

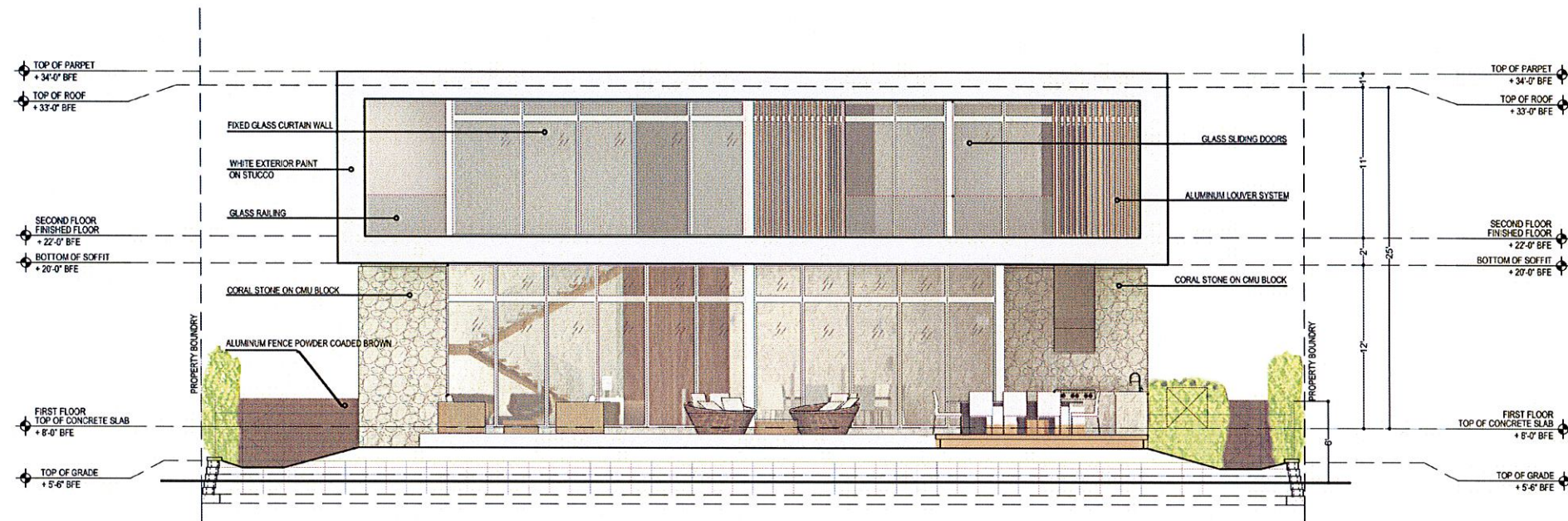
No.	Date	Description

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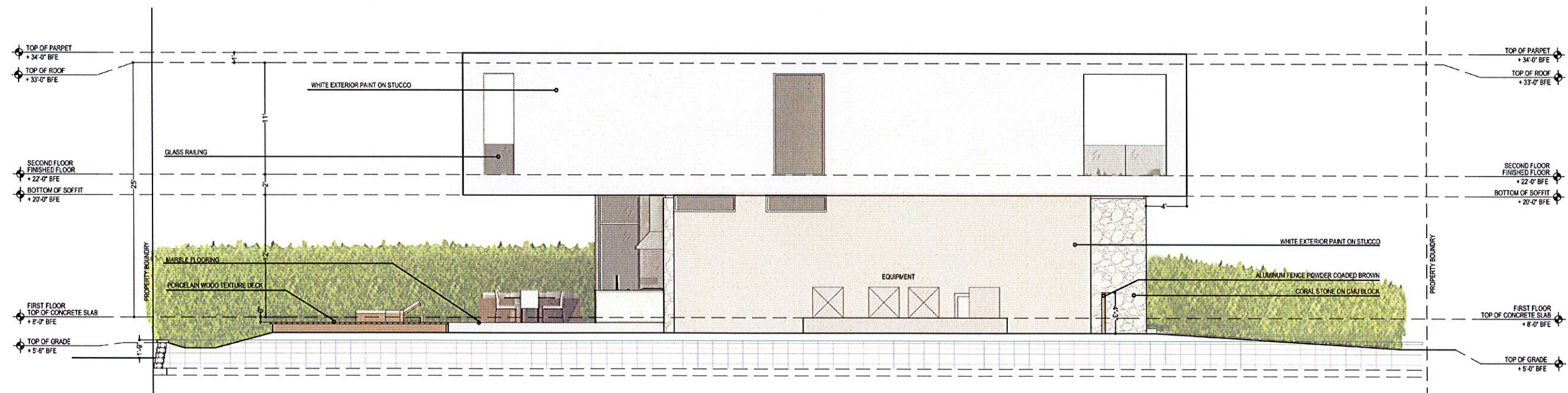
Sheet title
ELEVATIONS

Drawn by	RG
Checked by	AG
Project Number	006-SINGLE FAMILY
Issued for	PLANING AND ZONING
Issue date	Sheet #
Scale	3/16" = 1'-0"
A-09	



PROPOSED ELEVATION NORTH (BACK)

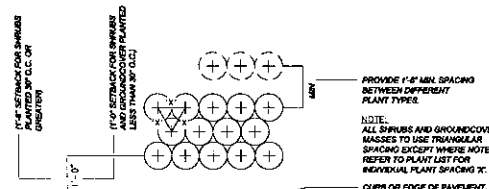
SCALE: 3/16" = 1'-0"



PROPOSED ELEVATION WEST (SIDE)

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

01. 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.
02. 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.
03. 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.
04. 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.
05. All palms except for species such as Cocos, Acoelotrophe, Raphis, and other multitrunk palms, shall have straight trunks, free of scars, decay or any damage caused by digging, transport or planting handling of the same.
06. 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.
07. 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.
08. 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.
09. 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.
10. Street trees, if part of this contract and shall conform to Miami-Dade County's or municipal requirements.
11. 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.
12. 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.
13. Landscape contractor shall call Sunshine State One Call Center of Florida at 1-800-432-4770 (Toll Free) 48 hours before digging.
14. 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.
15. 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.
16. 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.



NOTE: CERTAIN PLANTS SHALL BE PLANTED 2" HIGH WITH SOIL MOUNDING UP TO THE TOP OF THE ROOT BALL. REFER TO PLANT SCHEDULE

MULCH AS SPECIFIED

MINIMUM DEPTH OF 1'-0" PLANTING SOIL FOR GROUNDCOVER BED.

EXCAVATE ENTIRE BED AREA SPECIFIED FOR GROUNDCOVER BED.

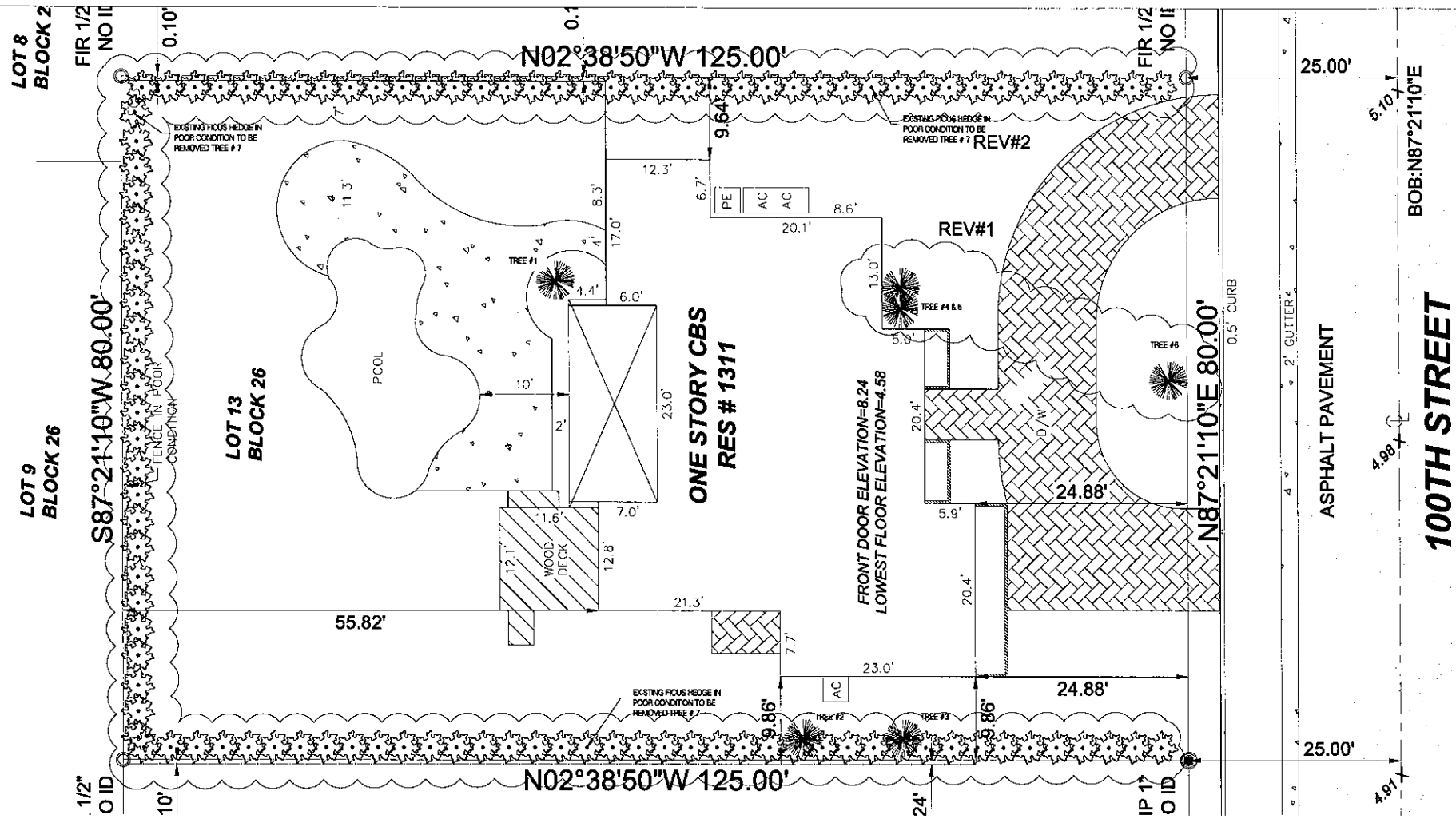
FINISHED GRADE - GOOD CONDITION (SEE GRADING PLAN)

PREPARED PLANTING SOIL AS SPECIFIED. WHEN GROUNDCOVERS AND SHRUBS ARE USED IN MASSES, ENTIRE BED AREA SHALL BE

NOTE: CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PIT/BEDS PRIOR TO INSTALLATION

CONDITION B PAVEMENT

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
S.L.A., A.S.L.A.
landscape architect of record
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(305) 915 8826
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ecopacheco
design consultant
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GEBARA RESIDENCE
Tree Disposition Plan
1311 110th STREET
Bay Harbor Islands, FL 33154

Project:

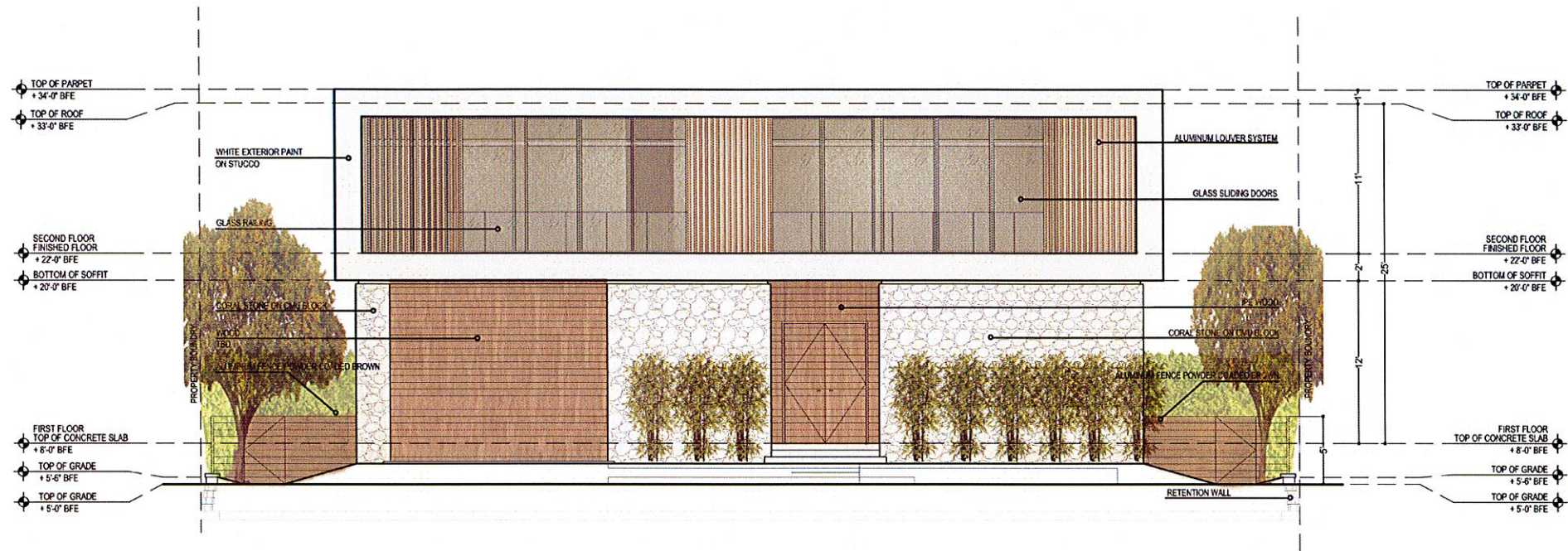
Revisions:
REV#1
ADDED TREES #4, 5 & 6 PER CITY COMMENTS 07.22.2014
REV #2
FICUS HEDGE TO BE REMOVED ADDED PER CITY COMMENTS 07.30.2014

Seal

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

Drawing: Landscape Plan
Date: 08.25.2014
Scale: 1/8" = 1' - 0"
Drawn by: JRP
Sheet No.:

TD-1



PROPOSED ELEVATION SOUTH (FRONT)

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



PROPOSED ELEVATION EAST (SIDE)

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

**BRG
HOMES**

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Client

**GEBARA
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Project Name

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2013.

Issue

No.	Date	Description

SIGN & SEAL

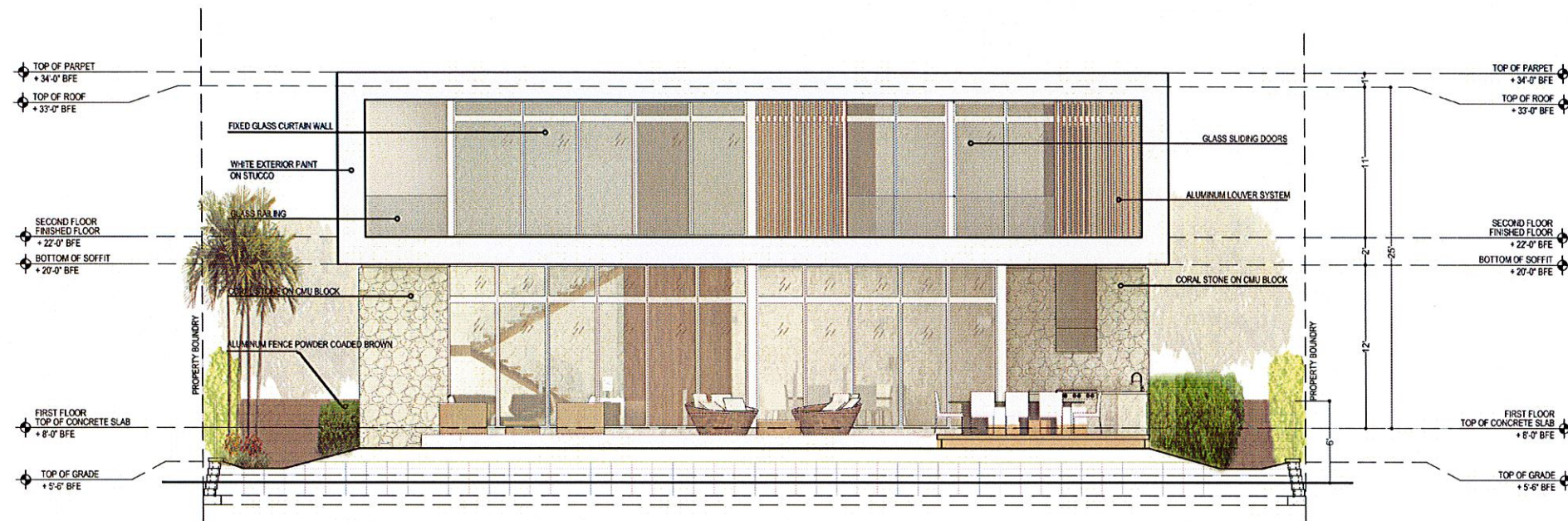
LIC #: AR0017394

Sheet Title

ELEVATIONS

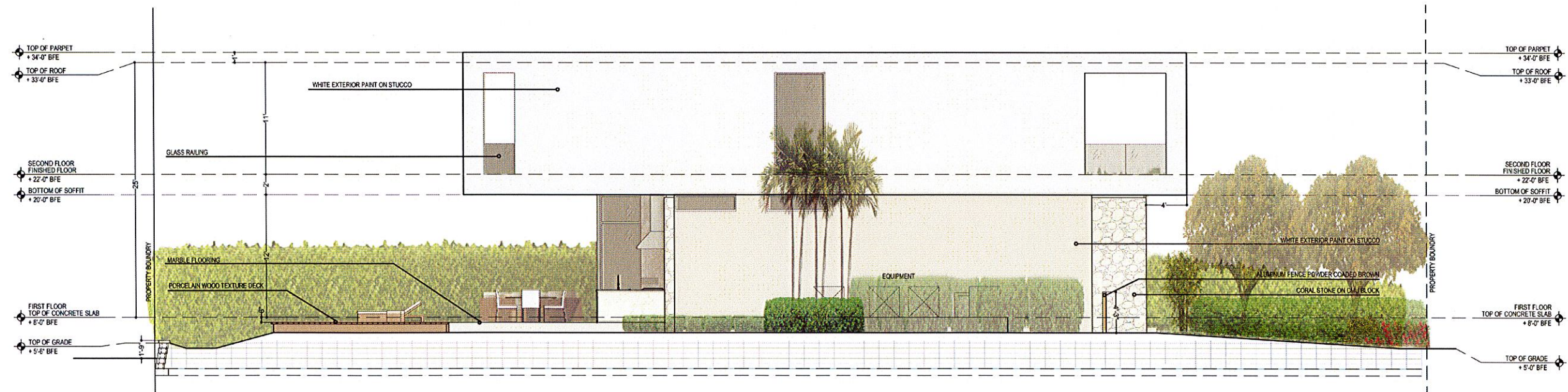
Drawn by	RG
Checked by	AG
Project Number	006-SINGLE FAMILY
Issued for	PLANNING AND ZONING
Issue date	Sheet #
JULY 24 2014	
Scale	
3/16" = 1'-0"	L-02

No.	Date	Description



PROPOSED ELEVATION NORTH (BACK)

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



PROPOSED ELEVATION WEST (SIDE)

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



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No.	Date	Description

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lic #: AR0017394

Special Note:

RENDERINGS

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Checked by:

Project Number:

Issued for:

Issue date:

Scale:

REVISION

Sheet #

L-04



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No.	Date	Description

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lic#: AR0017394

Sheet title

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



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No.	Date	Description

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Issue date	Sheet #
Scale	L-06



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RENDERINGS

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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: October 29th, 2014

Subject: Proposed Single-Family Residence
Applicant – BRG Homes, LLC (3rd 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 10/29/14) 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 several concerns (retaining wall / service bedroom / garage finish). The applicant revised the plans and on October 21st, 2014 the Planning and Zoning Board reviewed / discussed this item again and deferred the project, due to the following concerns:

Retaining Wall

It was felt the retaining wall was too large and invasive from the neighboring view. The applicant has since reduced the size of the retaining wall from 3'-6" to 1'-9". The retaining wall and fence are a combined 6 feet in height.

Garage Door Height

It was felt that the garage door should continue all the way to the slab of the second story. The applicant has since revised the plans to make the height of the garage door that of the first story.

Front Façade / Cantilever

It was felt that the front of the house was too flat and that the second story should have a larger cantilever in the front. The applicant has since revised the plans by sliding the first story of the house several feet toward the rear of the property to allow for a larger cantilever in the front.

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 5'-6", which is 2'-6" below the maximum permitted.

**Town of Bay Harbor Islands
Planning and Zoning Board Staff Report
Single Family Residence (3rd Review)
1311 100th Street
October 29th, 2014
Page 3**

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.