

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

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

March 3, 2015

FINAL AGENDA

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

PLEDGE OF ALLEGIANCE

ROLL CALL

1. Request for approval for a new single family home for "VSD Investment LLC" located at 1260 95 Street, Lot 5 of Block 32. The owner is proposing to construct a new single family. The existing structure has been demolished. The proposed two story home has approximately 4,372 square feet of a/c living space with a two car garage. The residence will have four bedrooms, five full baths and a half bath. Enclosed please find the site plan and elevations. (Item #1A)

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

2. Request for approval for a sign for "Ocean Cadillac" located at 1000 Kane Concourse, Tract N. The owner is proposing to replace the existing signs facing East Bay Harbor Drive. On February 3, 2015 the item was denied. The owner has submitted the revised drawing showing the size and elevation as requested by the Board. (Item #2A)

** Staff Review:* The large logo on the tower and the "Cadillac" sign facing East Bay Harbor Drive will need Planning and Zoning approval as they are larger than the code permits.

3. Approval of minutes of the Board meeting held on November 18, 2014. (Item #3A)

** Staff Review:*

ADJOURNMENT

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

AGENDA ITEM REPORT

March 3, 2015

ITEM NUMBER: 1.

ITEM: Request for approval for a new single family home for "VSD Investment LLC" located at 1260 95 Street, Lot 5 of Block 32. The owner is proposing to construct a new single family. The existing structure has been demolished. The proposed two story home has approximately 4,372 square feet of a/c living space with a two car garage. The residence will have four bedrooms, five full baths and a half bath. Enclosed please find the site plan and elevations. (Item #1A)

DESCRIPTION:

Request for approval for a new single family home for "VSD Investment LLC" located at 1260 95 Street, Lot 5 of Block 32. The owner is proposing to construct a new single family. The existing structure has been demolished. The proposed two story home has approximately 4,372 square feet of a/c living space with a two car garage. The residence will have four bedrooms, five full baths and a half bath. Enclosed please find the site plan and elevations. (Item #1A)

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 Elevation	GardenHousePNZ3.3.15.pdf
2.	Staff Report	BHI PZB Staff Report 1260 95 St SFR Feb 20 2015.pdf



GARDEN HOUSE I

1260 95 Street
Bay Harbor Island, FL 33154

ZONING SUBMITTAL

February 17th, 2015

DRAWING INDEX

ARCHITECTURAL

- A-000 COVER
- A-001 SURVEY
- A-002 SITE PHOTOS
- A-003 FRONT RENDERING
- A-004 REAR RENDERING
- A-005 PROJECT RENDERING
- A-006 PROJECT RENDERING
- A-100 SITE PLAN
- A-101 1ST FLOOR PLAN
- A-102 2ND FLOOR PLAN
- A-103 ROOF PLAN
- A-201 ELEVATIONS
- A-202 ELEVATIONS

LANDSCAPE

- L-1.00 TREE DISPOSITION PLAN
- L-3.00 PLANTING PLAN
- L-3.10 PLANTING PLAN 2ND LEVEL
- L-3.30 ELEVATIONS 1
- L-3.35 ELEVATIONS 2
- L-3.70 PLANTING DETAILS

2-17-2015

CIVIL

Holland Engineering, Inc.
Susan C. Holland PE
3900 Hollywood Blvd., Suite 303
Hollywood, FL 33021
Tel. 954-367-0371
Fax 954-367-0372

LANDSCAPE

LandscapeDE
Douglas Thompson
www.LandscapeDE.com
Tel. 305-215-9683

OWNER

VSD INVESTMENT LLC
2600 Island Boulevard, #1405
Aventura, FL 33160

ARCHITECTURE

Wesley Kean
7580 NE 4th court, suite 116
Miami, FL, 33138
T: 305-865-9911
F: 305-865-0572
E: wesley@kzarchitecture.com
www.kzarchitecture.com

Revision

No.	Description	Date

PROJECT STATUS:
ZONING SUBMITTAL

Seal

[Signature]
02-17-2015

Jaya Kader Zebede AR91604
Drawing Name

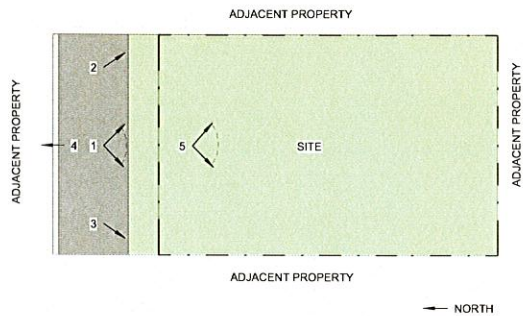
SITE PHOTOS

Scale 1/32" = 1'-0"
Project Number Project Number
Date 02/17/2015
Drawn By Author
Checked By Checker
Drawing No

A-002



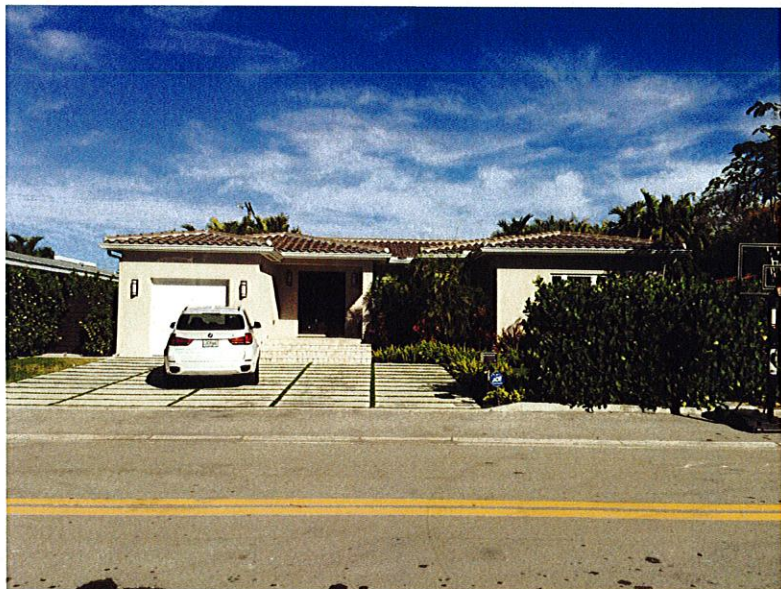
1.VIEW TOWARDS SITE



2.ADJACENT EAST PROPERTY



3.ADJACENT WEST PROPERTY



4.PROPERTY ACROSS FROM SITE



5.SOUTH VIEW TOWARDS SITE SHOWING EAST, WEST, AND REAR ADJACENT PROPERTIES

Tel: 305-865-9911
Fax: 305-865-0572
e: jaya@kzarchitecture.com
www.kzarchitecture.com

Owner
VSD INVESTMENT LLC
2600 Island Boulevard, #1405
Aventura, FL 33160

Garden House I
1260 95th Street
Bay Harbor Islands, FL

Revision		
No.	Description	Date
1	Zoning Comments	02/17/2015

PROJECT STATUS:
ZONING SUBMITTAL

Seal


2-17-2015

Jaya Kader Zebede AR91604
Drawing Name

FRONT
RENDERING

Scale
Project Number Project Number
Date 02/17/2015
Drawn By Author
Checked By Checker
Drawing No

A-003





Tel: 305-865-9911
Fax: 305-865-0572
e: jaya@kzarchitecture.com
www.kzarchitecture.com

Owner
VSD INVESTMENT LLC
2600 Island Boulevard, #1405
Aventura, FL 33160

Garden House I
1260 95th Street
Bay Harbor Islands, FL

Revision		
No.	Description	Date
1	Zoning Comments	02/17/2015

PROJECT STATUS:
ZONING SUBMITTAL

Seal

[Signature]
2-17-2015

Jaya Kader Zebede AR91604
Drawing Name

REAR
RENDERING

Scale
Project Number Project Number
Date 02/17/2015
Drawn By Author
Checked By Checker
Drawing No

A-004



Tel: 305-865-9911
Fax: 305-865-0572
e: jaya@kzarchitecture.com
www.kzarchitecture.com

Owner
VSD INVESTMENT LLC
2600 Island Boulevard, #1405
Aventura, FL 33160

Garden House I
1260 95th Street
Bay Harbor Islands, FL

Revision

No.	Description	Date
1	Zoning Comments	02/17/2015

PROJECT STATUS:
ZONING SUBMITTAL

Seal

2-17-2015
Jaya Kader Zebede

Jaya Kader Zebede AR91604
Drawing Name

PROJECT
RENDERING

Scale
Project Number Project Number
Date 02/17/2015
Drawn By Author
Checked By Checker
Drawing No

A-005



Tel: 305-865-9911
Fax: 305-865-0572
e: jaya@kzarchitecture.com
www.kzarchitecture.com

Owner
VSD INVESTMENT LLC
2600 Island Boulevard, #1405
Aventura, FL 33160

Garden House I
1260 95th Street
Bay Harbor Islands, FL

Revision

No.	Description	Date
1	Zoning Comments	02/17/2015

PROJECT STATUS:
ZONING SUBMITTAL

Seal


2-17-2015

Jaya Kader Zebede AR91604
Drawing Name

PROJECT
RENDERING

Scale
Project Number Project Number
Date 02/17/2015
Drawn By Author
Checked By Checker
Drawing No A

A-006



Revision

No.	Description	Date
1	Zoning Comments	02/17/2015

PROJECT STATUS:
ZONING SUBMITTAL

Seal

Jaya Kader Zebede
2-17-2015

Jaya Kader Zebede AR91604

Drawing Name

1ST FLOOR
PLAN

Scale 1/4" = 1'-0"

Project Number Project Number

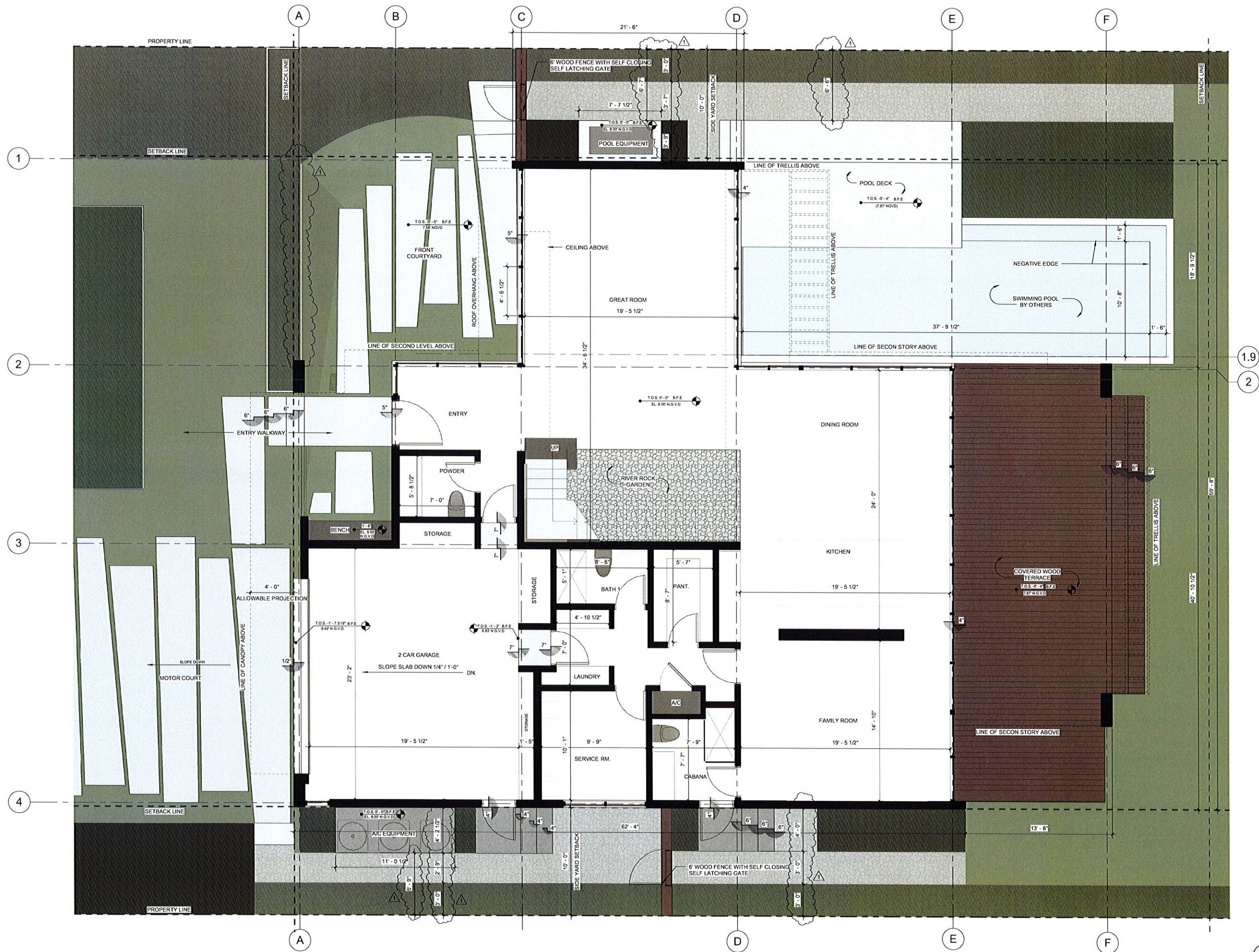
Date 02/17/2015

Drawn By Author

Checked By Checker

Drawing No

A-101



Revision

No.	Description	Date
1	Zoning Comments	02/17/2015

PROJECT STATUS:
ZONING SUBMITTAL

Seal

[Signature]
JMC-21-2

Jaya Kader Zebede AR91604

Drawing Name

2ND FLOOR PLAN

Scale 1/4" = 1'-0"

Project Number Project Number

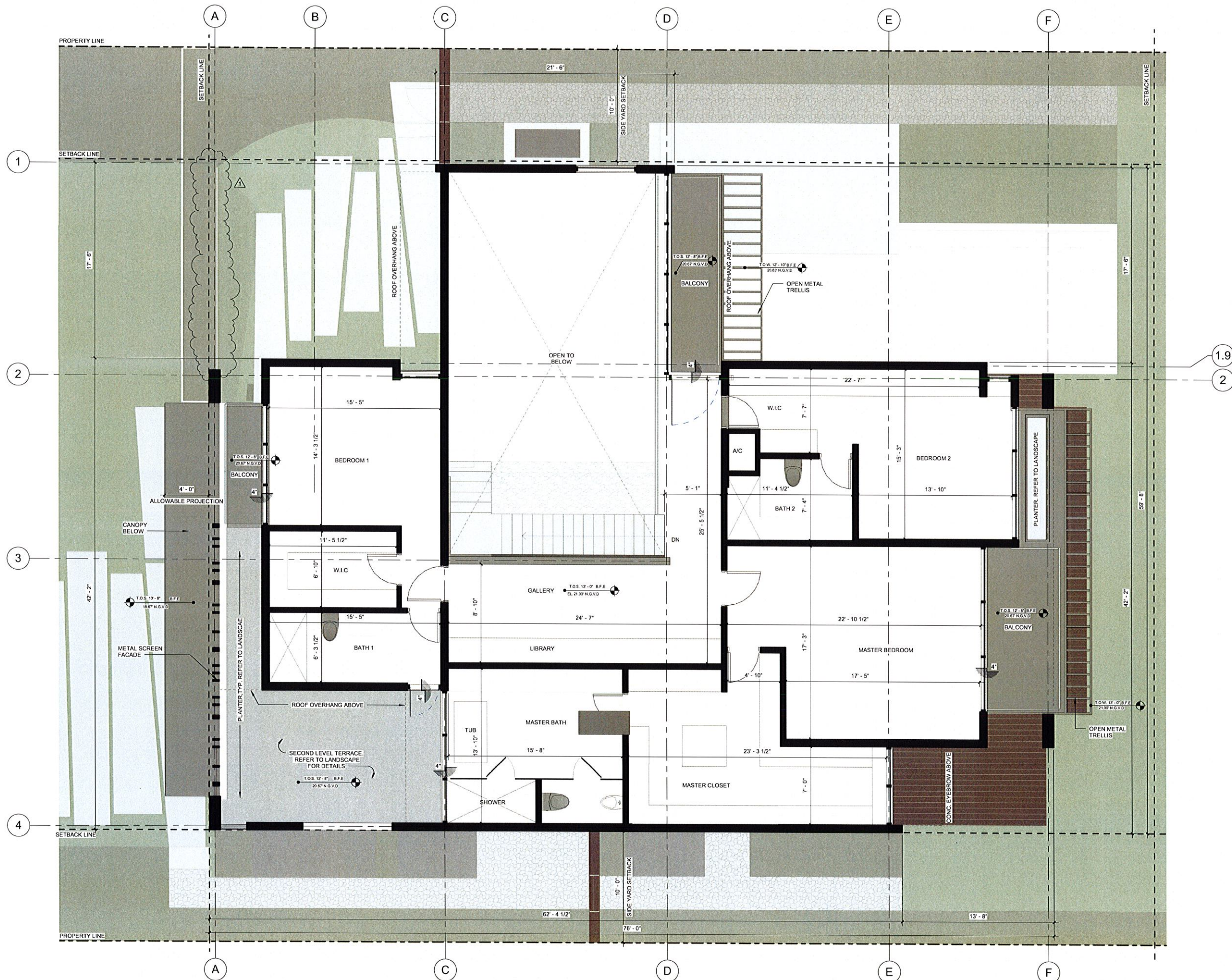
Date 02/17/2015

Drawn By Author

Checked By Checker

Drawing No

A-102



Revision

No.	Description	Date
1	Zoning Comments	02/17/2015

PROJECT STATUS:
ZONING SUBMITTAL

Seal

[Signature]
2-17-2015

Jaya Kader Zebede AR91604

Drawing Name

ROOF PLAN

Scale 1/4" = 1'-0"

Project Number Project Number

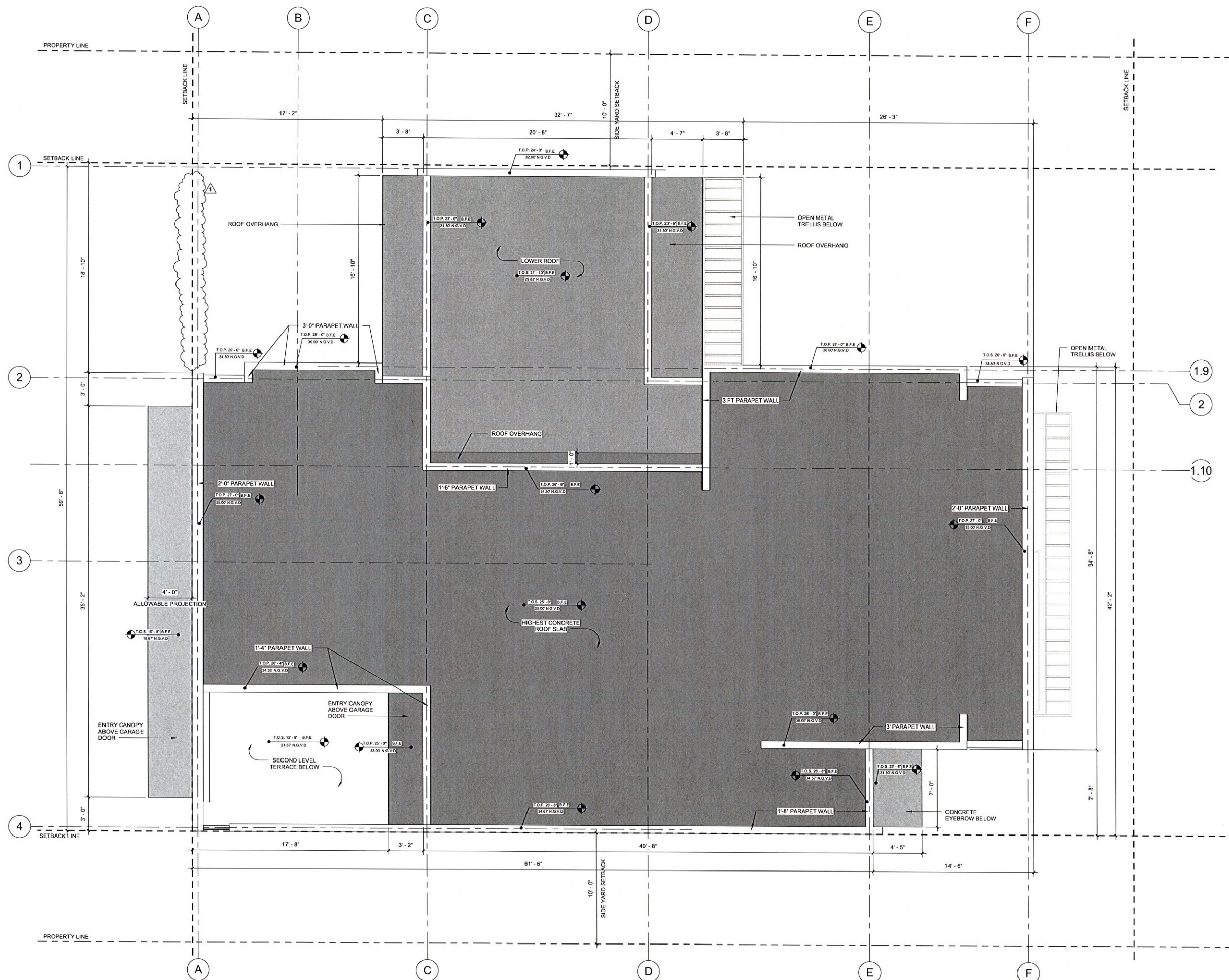
Date 02/17/2015

Drawn By Author

Checked By Checker

Drawing No

A-103



2	South Elevation 1/4" = 1'-0"
---	---------------------------------

Tel: 305-865-9911
Fax: 305-865-0572
e: jaya@kzarchitecture.com
www.kzarchitecture.com

Owner
VSD INVESTMENT LLC
2600 Island Boulevard, #1405
Aventura, FL 33160

Garden House I
1260 95th Street
Bay Harbor Islands, FL

Revision

No.	Description	Date

PROJECT STATUS:
ZONING SUBMITTAL

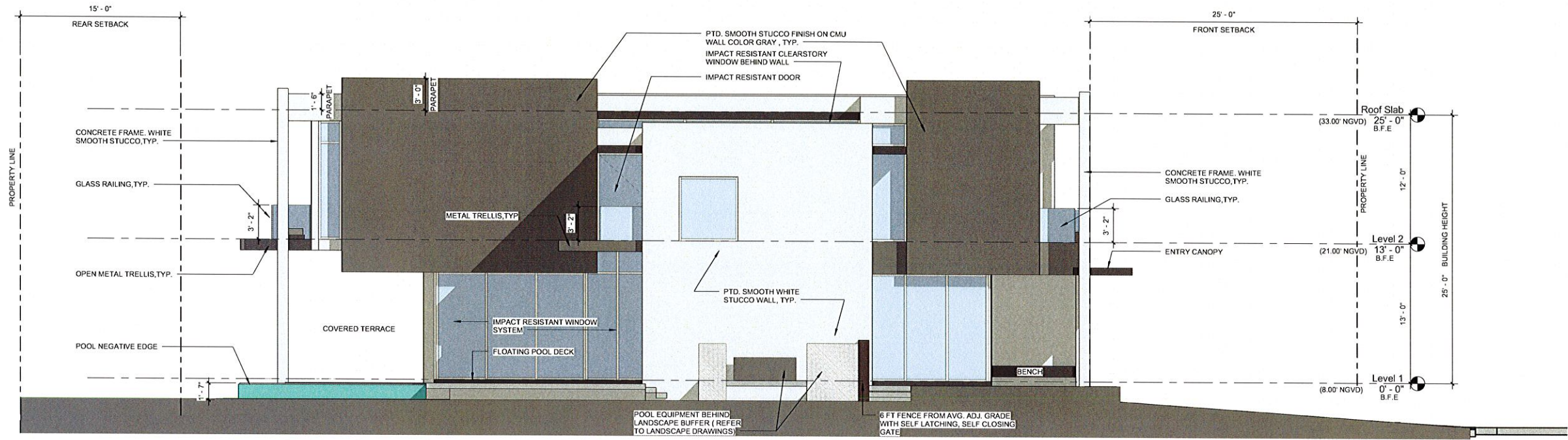
Seal

Jaya Kader Zebede AR91604
Drawing Name

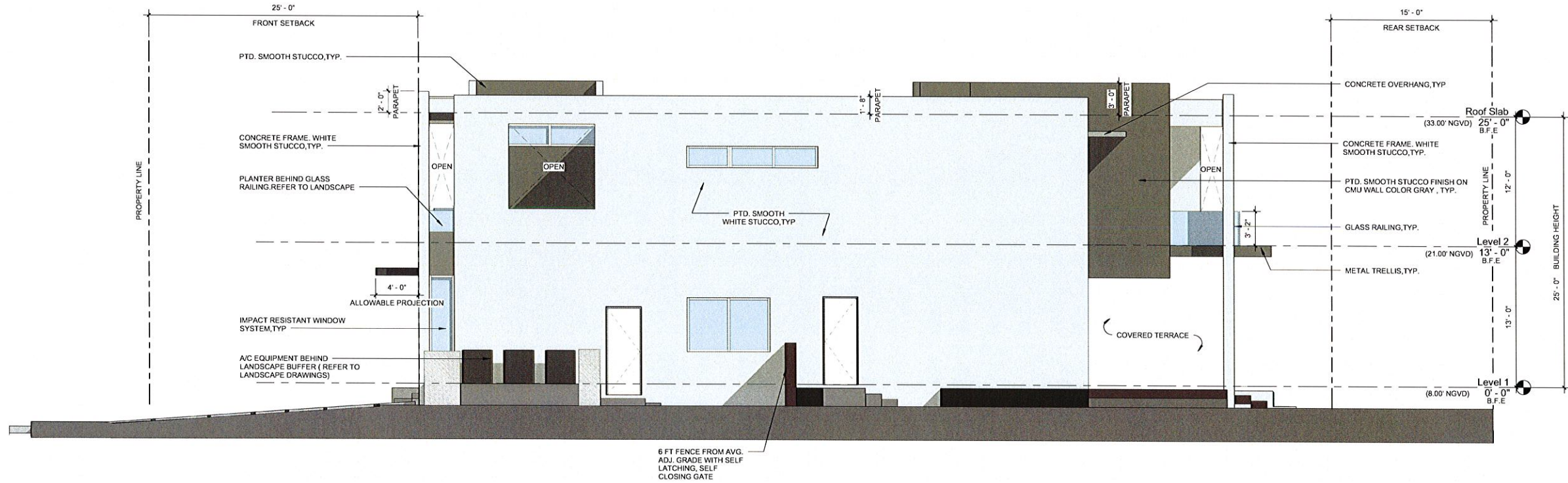
ELEVATIONS

Scale 3/16" = 1'-0"
Project Number Project Number
Date 02/17/2015
Drawn By Author
Checked By Checker
Drawing No

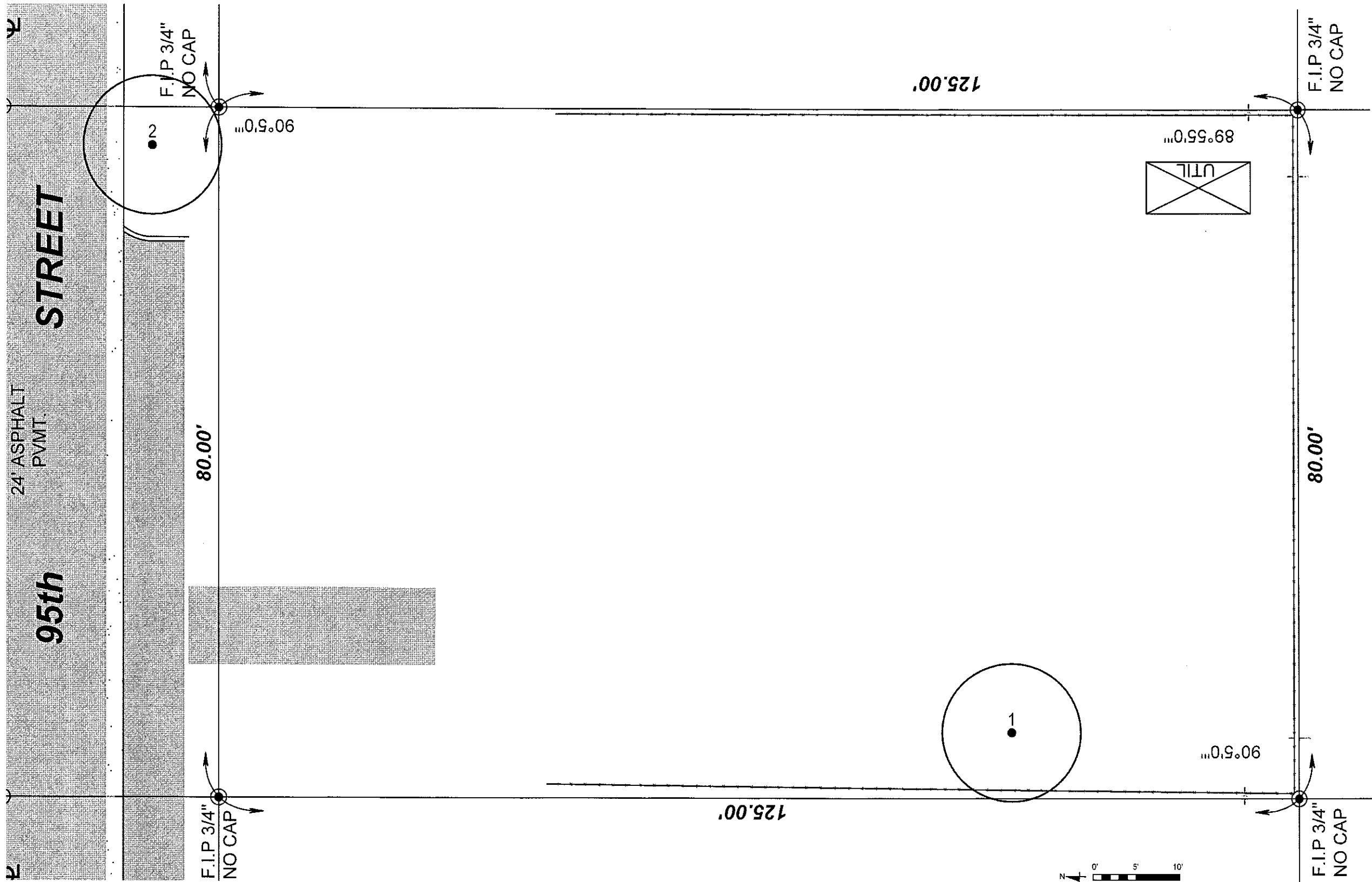
A-202



1 East elevation
3/16" = 1'-0"



2 West Elevation
3/16" = 1'-0"



TREE DISPOSITION LIST - 1260 95 St							February 2, 2015
TREES AND PALMS							
SYMBOL	ACTION	SPECIES	COMMON NAME	DBH (IN.)	Canopy Dia	Height	NOTES
1	REMOVE	Filicium decipiens	Japanese Fern Tree	6	25'	22'	
2	TO REMAIN	Calophyllum brasiliense	Santa Maria	6	20'	20'	Street tree in ROW



LandscapeDE

LANDSCAPE ARCHITECTURE
4248 SW 62ND AVE
SOUTH MIAMI, FL 33155
P: 305-215-9683

INFO@LANDSCAPEDE.COM
WWW.LANDSCAPEDE.COM

PROJECT NAME:

1260 95 Street

PROJECT LOCATION:

1260 95 Street
Bay Harbor Islands, Florida

PROJECT CLIENT(S) / OWNER(S):

VSD Investments, LLC
2800 Island Boulevard
Aventura, FL 33160

PROFESSIONAL SEAL(S):



DOUGLAS THOMPSON, PLA
LA 5667063
LANDSCAPE DE, LLC

No.	DATE	DESCRIPTION
X	02-03-15	PERMIT SET
A	02-17-15	PERMIT SET REV

SHEET ISSUE / REVISION LOG

PROJECT #: DRAWN BY:

DT

DATE:

02.17.15

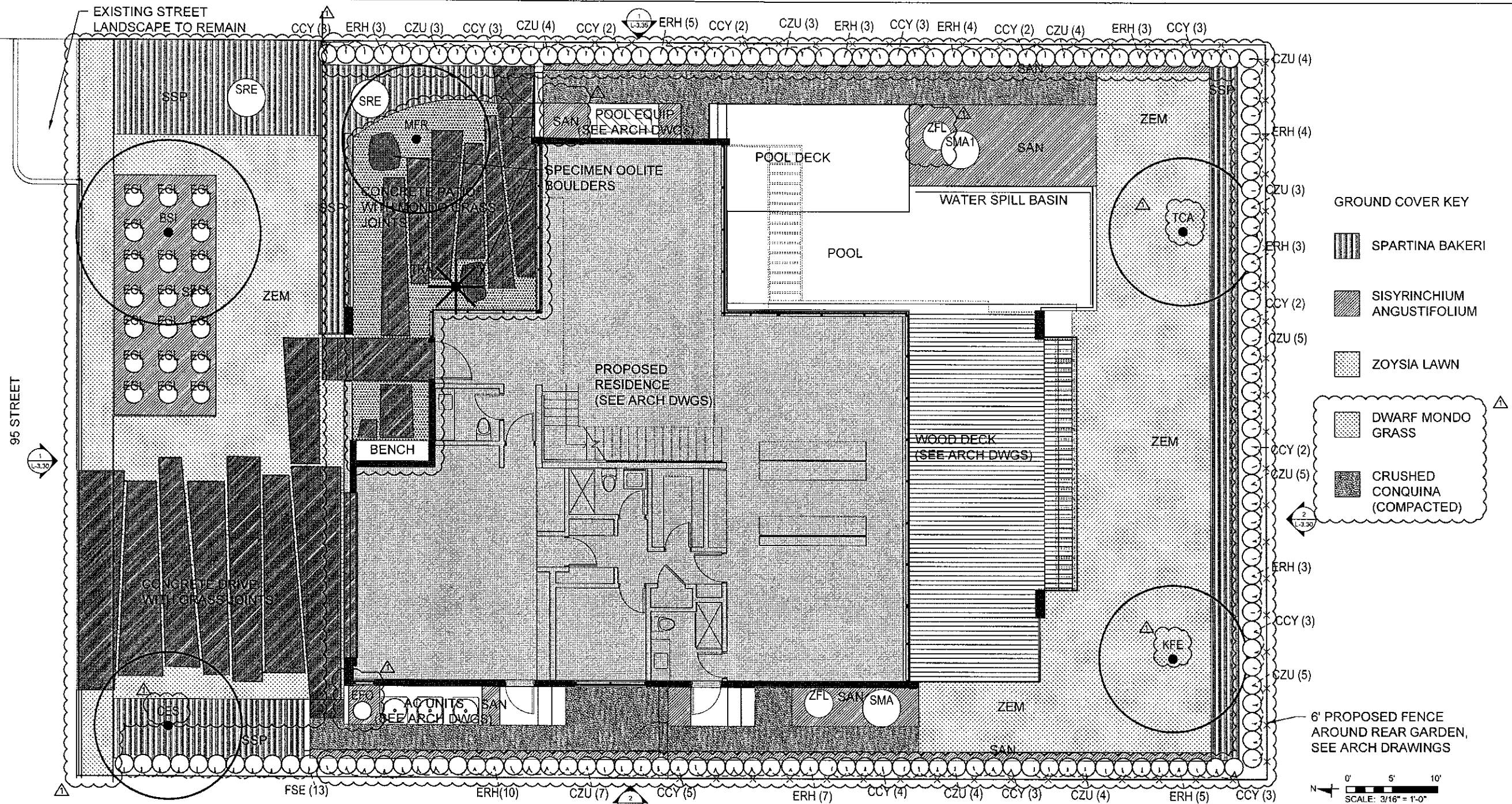
SCALE:

Sheet Title:

TREE
DISPOSITION
PLAN

Sheet No:

L-1.00



LandscapeDE
 LANDSCAPE ARCHITECTURE
 4248 SW 62ND AVE
 SOUTH MIAMI, FL 33155
 P : 305-215-9683
 INFO@LANDSCAPEDE.COM
 WWW.LANDSCAPEDE.COM

PROJECT NAME:
 1260 95 Street

PROJECT LOCATION:
 1260 95 Street
 Bay Harbor Islands, Florida

PROJECT CLIENT(S) / OWNER(S):
 VSD Investments, LLC
 2800 Island Boulevard
 Aventura, FL 33160

PROFESSIONAL SEAL(S):

DOUGLAS THOMPSON, PLA
 LA 6567053
 LANDSCAPE DE, LLC

No.	DATE	DESCRIPTION
X	02-03-15	PERMIT SET
A	02-17-15	PERMIT SET REV

SHEET ISSUE / REVISION LOG

PROJECT #: **DRAWN BY:**
 DT

DATE: **SCALE:**
 02.17.15

Sheet Title:

PLANTING PLAN

Sheet No:

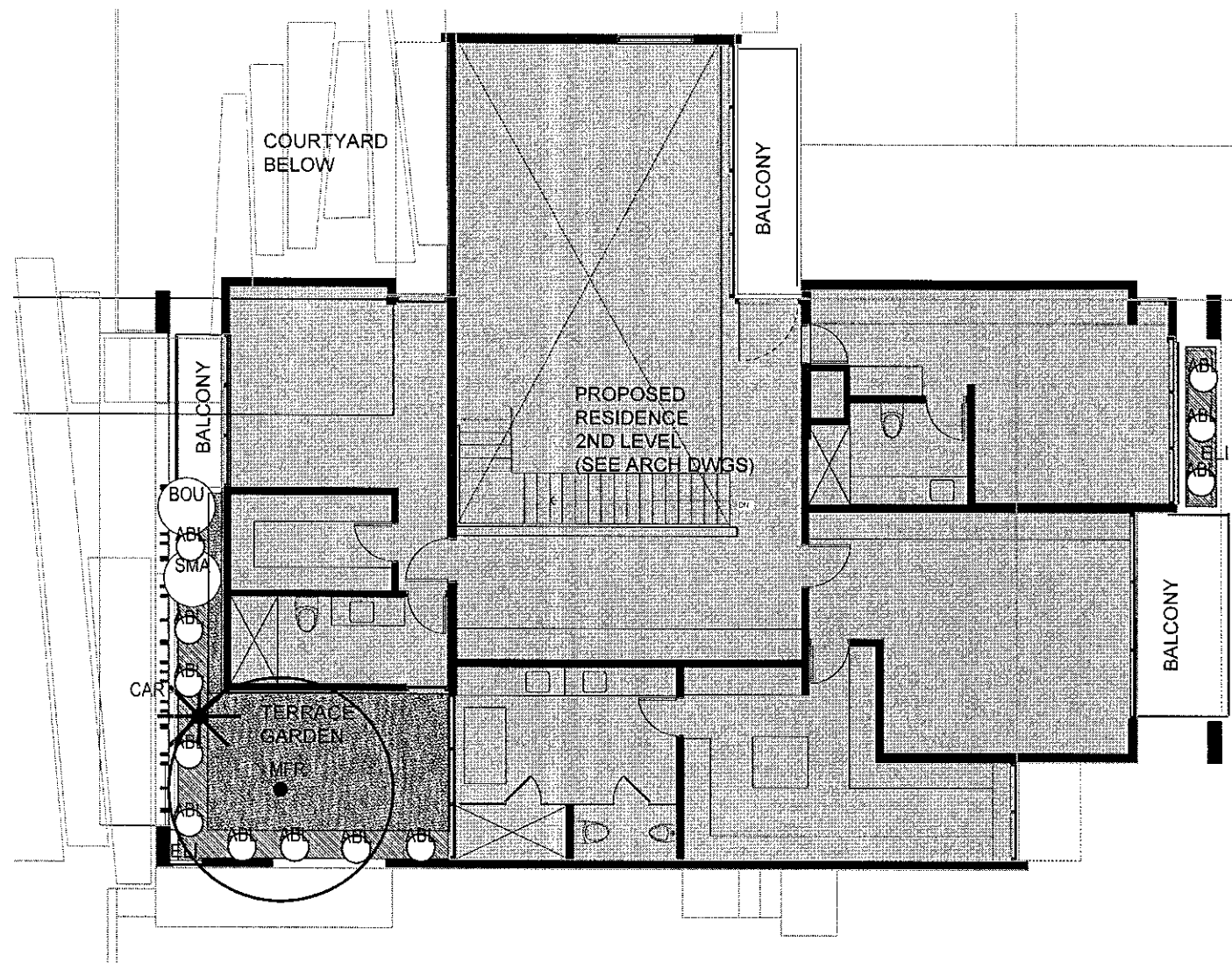
L-3.00

1260 95 Street - Plant List February 17, 2015

TREES						
SYMBOL	NATIVE	QUANTITY	SPECIES	COMMON NAME	SIZE	NOTES
BSI	Y	1	Bursera simaruba	Gumbo Limbo	12" DBH 25' Ht, 15' Sp	Character Specimen, to be selected by landscape architect, 10' Clear
CEI	Y	1	Casipouira tomentosa	Silver Buttonwood	5" DBH, 18' Ht, 10' Sp	6' clearance Specimen
KFE	Y	1	Krugiodendron ferreum	Black Ironwood	3" DBH 12' Ht 8' Sp	6' clearance
KFR	Y	1	Myrcianthes fragrans	Simpson's Stopper	2.5" DBH, 15' Ht, 10' Sp	Open branch structure (to be selected by LA)
TAR	N	1	Tabebuia caraiba	Golden Trumpet Tree	4" DBH, 18' Ht, 12' Sp	Character Specimen, to be selected by landscape architect
PALMS						
SYMBOL	NATIVE	QUANTITY	SPECIES	COMMON NAME	SIZE	NOTES
TRA	Y	1	Thrinax radiata	Florida Thatch Palm	DBL Trunk 18' OA	
SHRUBS AND ACCENTS						
SYMBOL	NATIVE	QUANTITY	SPECIES	COMMON NAME	SIZE	NOTES
CZU	Y	45	Calyptranthes zippagium	Mistle of the River	4" Ht, 2' Sp, 7 gal	Full, for fence hedge
CCY	Y	40	Capparis cynophallophora	Jamaican Caper	4" Ht, 2' Sp, 7 gal	Full, for fence hedge
EFO	Y	1	Eugenia foetida	Spanish Stopper	5' Ht, 2' Sp, 15 gal	Full, for fence hedge, To screen AC unit from street
EGL	N	20	Eugenia globulus 'compacta'	Globulus	2' Ht, 2' Sp, 15 gal	topiary, ball shape, full (Fraga Nursery, Homestead, FL)
ERH	Y	40	Eugenia rhombica	Red Stopper	4" Ht, 2' Sp, 7 gal	Full, for fence hedge
ERHb	Y	10	Eugenia rhombica	Red Stopper	5' Ht, 2' Sp, 15 gal	Full, for fence hedge
FSI	Y	11	Purescuia segregata var. pimentorum	Prinos Privet	3" Ht, 3' Sp, 7 gal	Full, 3' Ht hedge at fence
SMAI	Y	1	Suriana maritima	Bay Cedar	5' Ht, 5' Sp, 25 gal	Specimen, to be selected by landscape architect
SMA	Y	1	Suriana maritima	Bay Cedar	4" Ht, 3'-4' Sp, 7 gal	full, multi stem
SRE	Y	1	Serenoa repens	Saw Palmetto	3' Ht, 3' Sp, 15 gal	
ZFL	Y	2	Zamia floridana	Coontie	2' Ht, 2' Sp, 7 gal	
GROUNDCOVERS						
SYMBOL	NATIVE	QUANTITY	SPECIES	COMMON NAME	SIZE	NOTES
OIA	N	1000	Ophiopogon japonicus "Nana"	Dwarf Mondo Grass	4" pot	6" OC
SMA	Y	550	Sisyrinchium angustifolium	Narrow Leaf Blue eye grass	1 gal	12" OC
SSP	Y	215	Spartina bakeri	Gulf Cordgrass	3 gal	24" OC
ZEM	N	1203	Zoysia Empire	Empire Zoysia Grass	square feet of sod	

Town of Bay Harbor Islands

Landscape Code (Sec. 24-16) Requirements Legend Residential - Single-Family	Required	Provided
A. Shade Trees Required		
1. Single Family Non Waterfront Lot	5	5
2. Shade Trees Front Yard	2	2
3. Native Species Required - 50%	3	4
4. Drought Tolerant and Low Maintenance Species Require - 50%	3	5
B. Shrubs Required		
1. Single-Family Non-Waterfront Lot	50	174
2. Native Species Required - 30%	15	153
3. Drought Tolerant and Low Maintenance Species Require - 50%	25	154
C. Maximum Lawn Area Allowed		
1. 50% of Net Lot Area	3637	2027



1260 95 Street 2nd Level - Plant List						
TREES						
SYMBOL	NATIVE	QUANTITY	SPECIES	COMMON NAME	SIZE	NOTES
MYR	Y	3	Myrcianthes fragrans	Simpson's Stopper	3" DBH, 14'Ht, 10'+ Sp	Tree Form. 6'+ clearance. Open branch structure
PALMS						
SYMBOL	NATIVE	QUANTITY	SPECIES	COMMON NAME	SIZE	NOTES
TRA	Y	1	Coccothrinax argentata	Florida Silver Thatch	7' OA	
SHRUBS AND ACCENTS						
SYMBOL	NATIVE	QUANTITY	SPECIES	COMMON NAME	SIZE	NOTES
ABL	N	9	Aechmea blanchetiana	Aechmea blanchetiana	2' Ht, 2' Sp	
SMA	Y	1	Suriana maritima	Bay Cedar	4' Ht, 3'-4' Sp	full, multi stem
GROUNDCOVERS						
SYMBOL	NATIVE	QUANTITY	SPECIES	COMMON NAME	SIZE	NOTES
ELI	Y	25	Ernodia littoralis	Golden Creeper	1 gal	24"OC
VINES						
SYMBOL	NATIVE	QUANTITY	SPECIES	COMMON NAME	SIZE	NOTES
BOU	N	1	Bougainvillea 'Afterglow'	Bougainvillea 'Afterglow'	45 gal	



LandscapeDE

LANDSCAPE ARCHITECTURE
4248 SW 62ND AVE
SOUTH MIAMI, FL 33155
P : 305-215-9683

INFO@LANDSCAPEDE.COM
WWW.LANDSCAPEDE.COM

PROJECT NAME:

1260 95 Street

PROJECT LOCATION:

1260 95 Street
Bay Harbor Islands, Florida

PROJECT CLIENT(S) / OWNER(S):

VSD Investments, LLC
2800 Island Boulevard
Aventura, FL 33160

PROFESSIONAL SEAL(S):

DOUGLAS THOMPSON, PLA
LA 6667063
LANDSCAPE DE, LLC

No.	DATE	DESCRIPTION
X	02-03-15	PERMIT SET
A	02-17-15	PERMIT SET REV

SHEET ISSUE / REVISION LOG

PROJECT #: DRAWN BY:
DT

DATE: SCALE:
02.17.15

Sheet Title:

PLANTING
PLAN
2ND LEVEL

Sheet No:

L-3.10



LandscapeDE
LANDSCAPE ARCHITECTURE
4248 SW 62ND AVE
SOUTH MIAMI, FL 33155
P : 305-215-9683
INFO@LANDSCAPEDE.COM
WWW.LANDSCAPEDE.COM

PROJECT NAME:
1260 95 Street
PROJECT LOCATION:
1260 95 Street
Bay Harbor Islands, Florida
PROJECT CLIENT(S) / OWNER(S):
VSD Investments, LLC
2600 Island Boulevard
Aventura, FL 33160

PROFESSIONAL SEAL(S):

DOUGLAS THOMPSON, PLA
LA 6667063
LANDSCAPE DE, LLC

No.	DATE	DESCRIPTION
X	02-03-15	PERMIT SET
A	02-17-15	PERMIT SET REV

SHEET ISSUE / REVISION LOG

PROJECT #: **DRAWN BY:**
 DT

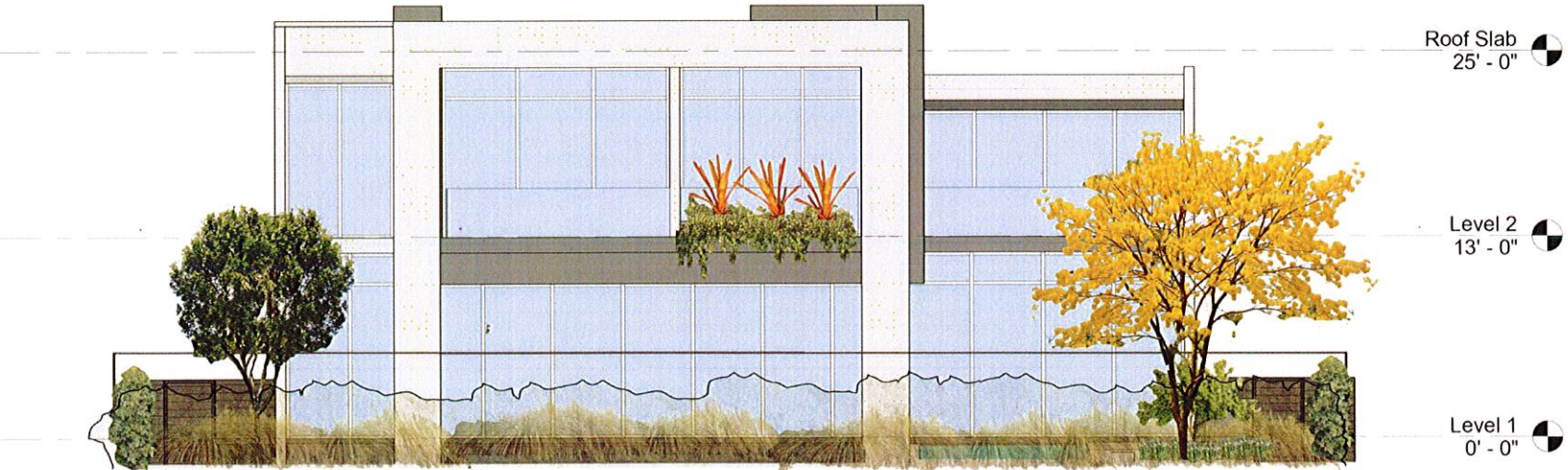
DATE: **SCALE:**
02.17.15

Sheet Title:
**PLANTING
ELEVATIONS
1**

Sheet No:
L-3.30



1
North Elevation
Scale 3/16 = 1'-0"



2
South Elevation
Scale 3/16 = 1'-0"



LandscapeDE

LANDSCAPE ARCHITECTURE
4248 SW 62ND AVE
SOUTH MIAMI, FL 33155
P : 305-215-9683

INFO@LANDSCAPEDE.COM
WWW.LANDSCAPEDE.COM

PROJECT NAME:
1260 95 Street

PROJECT LOCATION:
1260 95 Street
Bay Harbor Islands, Florida

PROJECT CLIENT(S) / OWNER(S):
VSD Investments, LLC
2600 Island Boulevard
Aventura, FL 33160

PROFESSIONAL SEAL(S):

DOUGLAS THOMPSON, PLA
LA 6667063
LANDSCAPE DE, LLC

No.	DATE	DESCRIPTION
X	02-03-15	PERMIT SET
A	02-17-15	PERMIT SET REV

SHEET ISSUE / REVISION LOG

PROJECT #: **DRAWN BY:**
DT

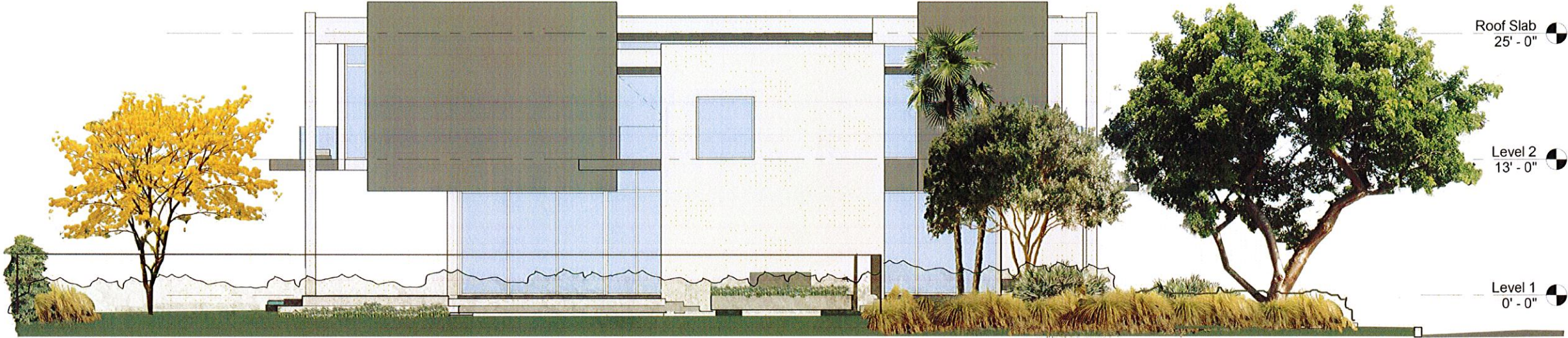
DATE: **SCALE:**
02.17.15

Sheet Title:

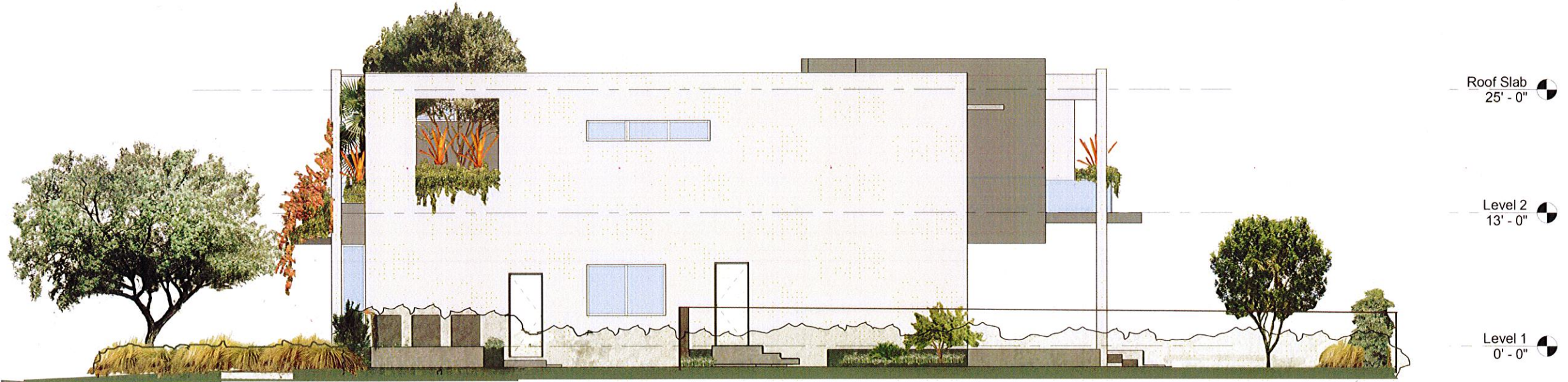
**PLANTING
ELEVATIONS
2**

Sheet No:

L-3.35



1
L3.35
East Elevation
Scale 3/16 = 1'-0"



2
L3.35
West Elevation
Scale 3/16 = 1'-0"



LandscapeDE

LANDSCAPE ARCHITECTURE
4248 SW 62ND AVE
SOUTH MIAMI, FL 33155
P : 305-215-9683

INFO@LANDSCAPEDE.COM
WWW.LANDSCAPEDE.COM

PROJECT NAME:
1260 95 Street

PROJECT LOCATION:
1260 95 Street
Bay Harbor Islands, Florida

PROJECT CLIENT(S) / OWNER(S):
VSD Investments, LLC
2600 Island Boulevard
Aventura, FL 33160

PROFESSIONAL SEAL(S):

DT

DOUGLAS THOMPSON, PLA
LA 5657063
LANDSCAPE DE, LLC

No	DATE	DESCRIPTION
X	02-03-15	PERMIT SET
A	02-17-15	PERMIT SET REV

SHEET ISSUE / REVISION LOG

PROJECT #: DRAWN BY:
DT

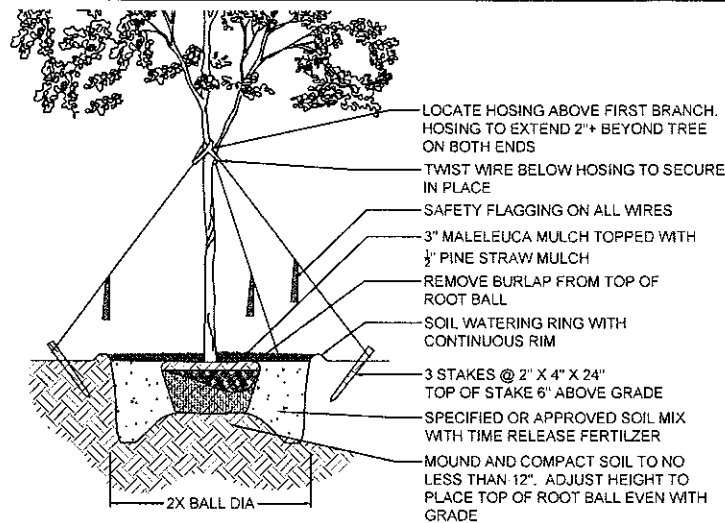
DATE: SCALE:
02.17.15

Sheet Title:

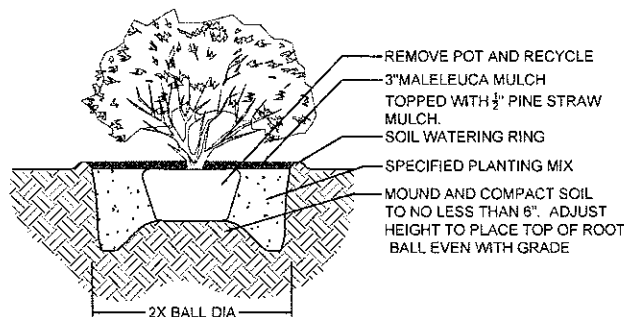
PLANTING
DETAILS

Sheet No:

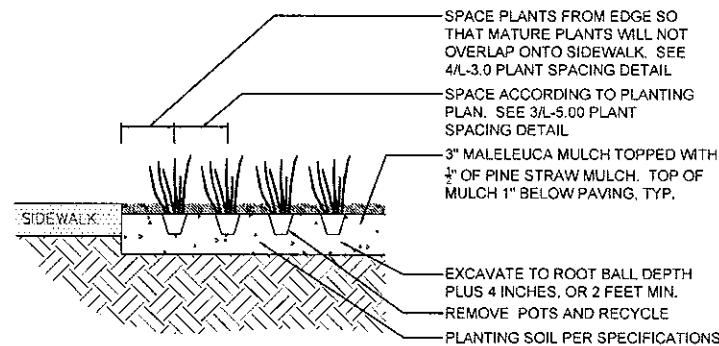
L-3.70



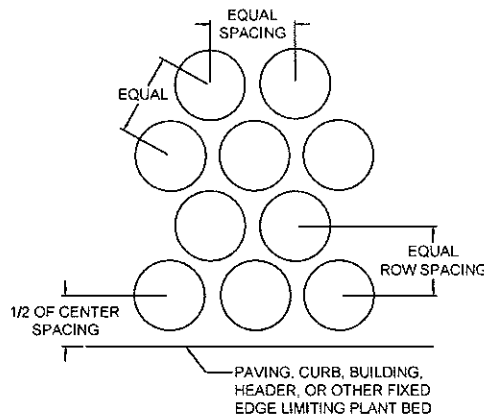
1 MEDIUM SIZE TREE PLANTING DETAIL
L-3.70 NOT TO SCALE



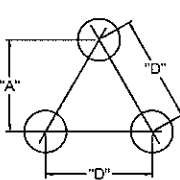
2 SHRUB PLANTING DETAIL
L-3.70 NOT TO SCALE



3 GROUND COVER PLANTING DETAIL
L-3.70 NOT TO SCALE



4 PLANT SPACING DETAIL
L-3.70 NOT TO SCALE



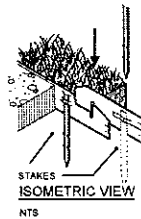
SIZING AND FINISH:

2" X 4" (3.3MM X 102MM) .0072" (1.83MM) THICK
W 0.135" (3.43MM) EXPOSED TOP LIP
(MFL MILL FINISH-NATURAL ALUMINUM)

NOTES:

1. INSTALL PER MANUFACTURER'S "INSTALLATION GUIDELINES"
2. 5'-0" (2.44 M) SECTIONS TO INCLUDE (5) 12" (305 MM) ALUMINUM STAKES. 18'-0" (4.88 M) SECTIONS TO INCLUDE (5) 12" (305 MM) ALUMINUM STAKES.
3. CORNERS - CUT BASE EDGING UP HALFWAY AND FORM A CONTINUOUS CORNER. PERMALOC CLEANLINE AS MANUFACTURED BY PERMALOC CORPORATION, HOLLAND MI. (800) 355-9660, (516) 399-5600
4. CONTRACTOR'S NOTE: FOR PRODUCT AND PURCHASING INFORMATION VISIT WWW.PERMALOC.COM

PERMALOC CLEANLINE ALUMINUM EDGING
TOP OF EDGING TO BE MAXIMUM OF 1/2" (12.7MM) ABOVE SURFACE MATERIAL
BED MEDIA OR AGGREGATE
COMPACT GRADES ADJACENT TO EDGING TO AVOID SETTLING
12" (305MM) ALUMINUM STAKES TO LOCK INTO PREFORMED LOOPS ON THE EDGING



INSTALL BETWEEN CHANGES IN GROUND COVER MATERIAL

5 LANDSCAPE BED EDGING
L-3.70 NOT TO SCALE

GENERAL LANDSCAPE NOTES AND SPECIFICATIONS

1. The Landscape Contractor, s contract shall acknowledge all terms and conditions set forth under these general landscape notes and specifications.
2. The Landscape Contractor shall become familiar with the scope of work as well as the site conditions and any obstacles prior to submitting a bid.
3. The Landscape Contractor shall verify all estimated quantities of material shown on the Landscape Architect, s drawings prior to submitting a bid.
4. Planting plan shall take precedence over the plant list in case of discrepancies.
5. All plant material symbols shown on the landscape plans shall be considered diagrammatic and should be adjusted in the field by the landscape contractor to avoid all utilities and all other obstructions, after consultation with the Landscape Architect.
6. All sizes specified for plant material on the plan and plant list shall be considered minimum.
7. All Plant materials must meet or exceed the specified minimum requirements for both height and spread.
8. Any specific design requirements such as specific shape, character, number of tree trunks, plant source, transporting, and special bracing noted on the plan or plant list, must be followed. Changes will require approval and coordination by the Landscape Architect.
9. All materials shall be subject to availability at time of installation. Substitutions may be made only after consultation with the Landscape Architect.
10. All trees palms, shrubs, and ground covers shall be guaranteed a minimum of 12 months from the date of final acceptance.
11. Changes may occur during the normal course of implementation. Verbal change orders will not be honored. Any changes must be submitted to the Landscape Architect in writing as official change orders and will be reviewed and approved (or rejected) in writing by owner/client.
12. Landscape Contractor shall locate and verify all underground utilities or structures prior to digging. Landscape Contractor shall repair all damages to underground utilities caused by landscape installation at no cost to owner.
13. Landscape Contractor shall coordinate with the general contractor, the removal of all building construction debris and foreign material prior to installation of any plant material.
14. Site preparation should include the eradication and removal of any weeds or grasses, removal and clean up of any dead material, and rough and finish grading per specifications or landscape plans.
15. For plant material designated to be removed, the entire root system shall be dug up and removed from the site.
16. All planting areas shall be excavated to a minimum of 2' for groundcovers and more than 3' for shrubs, trees, and palms. Planting areas should receive an 80/20 mix soil, or other soil mix as otherwise stated in plan, specification, or detail.
17. All plant material shall be Florida No. 1 or better - Florida Department of Agriculture Grades and standards, Parts I & II, 1975.
18. All trees shall be staked in a good workmanlike manner. No nail staking is permitted (Refer to bracing specifications and planting details).
19. After removal or relocation of existing trees and palms, all remaining holes shall be back filled around and under root ball with washed beach sand. Sod disturbed areas if necessary.
20. All trees, palms, shrubs and ground cover plants shall be fertilized at installation with a time-release (6 month minimum) fertilizer which should be thoroughly mixed into and throughout the growing bed soils. For Palms and trees use Palm Special, (6-12-12) and for Shrubs use a (12-6-8).

21. All existing plant materials that shall be reused and remain on site, shall be protected during all construction phases. Any plant material scarred or destroyed that has been designated for reuse must be replaced at the contractor, s expense with a similar species size and quality.
22. All trees to be relocated shall be root pruned at a minimum 30 days prior to relocation. Contractor shall consult with a specialist to review exact requirements of each particular species.
23. All existing plant material designated to be stored off-site shall be protected and cared for according to industry best practices. Any plant material scarred or destroyed that has been designated for reuse must be replaced at the contractor, s expense with the same species of a similar size and quality.
24. All required trees, shrubs, and ground covers shall receive a maleleuca mulch of 2, to 3, thickness, topped with 1/2, thickness pine straw mulch. Do not use cypress or red mulch.
25. All trees shall have a 2, caliper DBH minimum for every 10, HT, unless otherwise stated in plant list.
26. All 1 gallon plant materials shall have 12, spread minimum. All 3 gallon plant material shall have a 20, -24, spread minimum.
27. All planting areas within the limits of work shall receive 100% coverage by automatic irrigation (preferably drip), unless otherwise directed by owner/client.
28. Landscape contractor shall coordinate installation of irrigation system with irrigation contractor. An irrigation time clock shall be hard wired on completion (responsibility of irrigation contractor). Landscape Contractor shall hand water or arrange for watering of plants after planting until irrigation system is 100% operable.
29. Landscape Contractor shall coordinate work with the General Contractor and all other contractors to avoid damage to plants and soils.
30. The Landscape Contractor shall at all times keep the job site clean and free of accumulated waste, debris, and rubbish. All equipment and materials that need to remain on site for an extended period shall be organized in an orderly and professional manner.
31. The landscape plan shall be installed in compliance with all local codes.
32. On-site layout of plant materials shall be coordinated with the Landscape Architect at the time of installation.
33. The Landscape Architect shall be notified of plant installation with a minimum of 1.5 weeks notice.
34. All plants, materials, workmanship, and invoices are subject to the approval of the Landscape Architect.
35. The Landscape Contractor shall maintain or coordinate with the irrigation contractor and landscaping maintenance services for maintenance of planting, including watering, mowing, mulching, weeding, and pest control, until final acceptance by the Landscape Architect and the Client.
36. The awarded Landscape Contractor shall submit an itemized price list for all planting materials. Prices should incorporate warranty, labor, transportation, relocation, site maintenance, and site preparation, as per the Landscape Architect, s drawings and specifications.
37. Planting soil shall be the equivalent of a "Modified 3000 Mix" as developed by Atlas Peat and Soil (561-734-7300), a mixture consisting of 50% pine bark, 35% Florida Peat, and 15% Sand.
38. These drawings, documents, and all of their contents are the property of Landscape DE, LLC.

GENERAL TREE BRACING NOTES AND SPECIFICATIONS

SPECIMEN TREES AND TALL PALMS BRACED WITH PROPS

1. Bracing should be done immediately following planting and without delay.
2. Braces should be of correct size, length and quantity to properly support tree or palm.

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

To: Town of Bay Harbor Islands
Planning and Zoning Board

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

Date: February 20th, 2015

Subject: Proposed Single-Family Residence
Garden House 1
1260 95th Street
Bay Harbor Islands Acct. No.: MB2015-20
MMPA Acct. No.: 01-0702-1008

RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board review the contents of this staff report, the submitted site plan and architectural plans (dated 02/17/15) 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 1260 95th Street.

GENERAL PROJECT INFORMATION

Land Use Designation: L – Low Density Residential
Zoning District: RD Single-Family District
General Location: 1260 95th Street
Legal Description: Lot 5, Block 32, "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, KZ Architecture, as agent for the property owner, VSD Investment LLC, has submitted an application for the construction of a new single-family residence on an interior lot located at 1260 95th Street. The proposed single-story home has approximately 4,372 square feet of A/C living space with a two-car garage. The residence will have four (4)

bedrooms, five (5) 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 applicant is proposing one driveway connection to 95th street (straight driveway). Extensive landscaping is proposed that meets the Miami-Dade County Landscape Code and Town Supplemental Landscape Code requirements, including the use of native and drought tolerant plant materials.

The Historical Structure Survey for the Town of Bay Harbor Islands list the existing structure as a masonry vernacular design with some art deco / streamline moderne features that was built in 1956 (FMSF No. DA10251). The existing structure is to be demolished. The new single-family residence is a modern architectural design.

PROJECT HISTORY

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

COMPREHENSIVE PLAN / ZONING

Comprehensive Plan – The property has a Future Land Use Map (FLUM) designation of “Low Density Residential”. The maximum allowable base density is six (6) DUA. The proposed use and density of the property would be consistent with the applicable FLUM designation of the property.

Land Development Regulations / Zoning Code –The property has a Zoning Classification of RD Single Family Zoning District. The proposed use and density of the property is consistent with this zoning classification. The following Zoning and Planning sections of the Code apply to this proposal: Section 23-3 (Use Regulations RD Single-Family District), Section 23-9 (Minimum Size of Living Units), Section 23-10 (Minimum Size of Building Lot), Section 23-11(A) (Land Development Regulations RD Single-Family Area) and Section 23-12 (Land Development Regulations General Provisions). In addition, the Town has separate regulations for landscaping, driveways and building material regulations.

PLATTING

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

SUMMARY / SITE PLAN COMMENTS

The current site plan and architectural plans submitted for the construction of a new single-family house at 1260 95th Street meet or exceed all Town Land Development and Landscape Code requirements. The applicant previously submitted plans that were reviewed and commented on by MMPA and all previous comments and issues have been addressed by the current plans.

AGENDA ITEM REPORT

March 3, 2015

ITEM NUMBER: 2.

ITEM:

Request for approval for a sign for "Ocean Cadillac" located at 1000 Kane Concourse, Tract N. The owner is proposing to replace the existing signs facing East Bay Harbor Drive. On February 3, 2015 the item was denied. The owner has submitted the revised drawing showing the size and elevation as requested by the Board. (Item #2A)

DESCRIPTION:

Request for approval for a sign for "Ocean Cadillac" located at 1000 Kane Concourse, Tract N. The owner is proposing to replace the existing signs facing East Bay Harbor Drive. On February 3, 2015 the item was denied. The owner has submitted the revised drawing showing the size and elevation as requested by the Board. (Item #2A)

RECOMMENDED ACTION:

The large logo on the tower and the "Cadillac" sign facing East Bay Harbor Drive will need Planning and Zoning approval as they are larger than the code permits.

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Marante
 Ayanidys Marante

ATTACHMENTS

1.	Elevations and Dimensions	OceanCadillacRevised3.3.15.pdf
2.	Staff Report	BHI PZB Staff Report Ocean Cadillac Signs Feb 25 2015.pdf



2400 WEST 3 CT
HIALEAH, FL
305.885.3411

1000 KANE CONCOURSE,
BAY HARBOR ISLANDS, FL
33154

SALES REP.
ROBIN PEREZ

SCALE : N/A

DRAWING BY :
YOANIS LEON

DATE : 10 / 19 / 14

FOREVER

SHEET :

NEW CHANNEL LETTERS



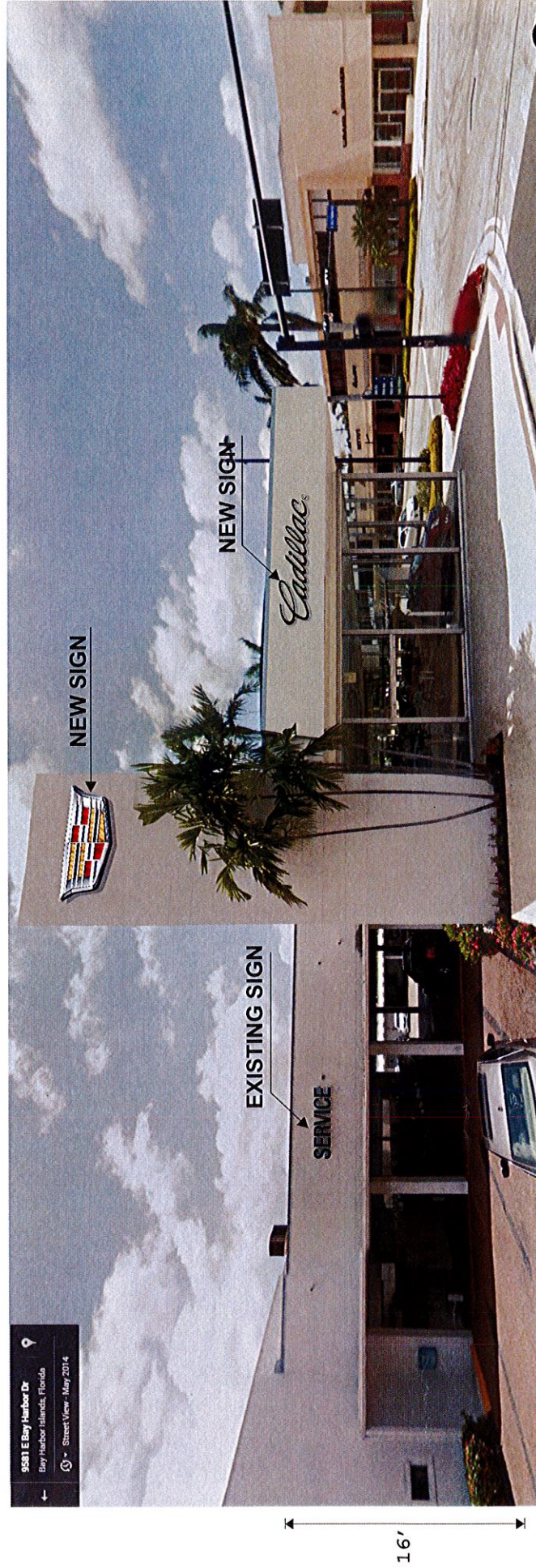
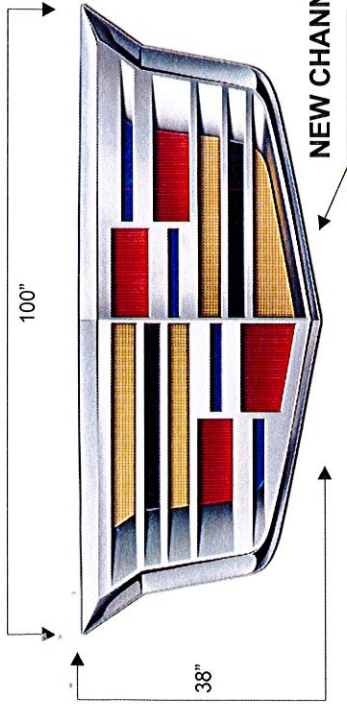
REPLACE THE FACES
AND TRIM CAP

SERVICE

18"

73"

NEW CHANNEL LOGO



84' EAST ELEVATION



2400 WEST 3 CT
HIALEAH, FL
305.885.3411

SALES REP.
ROBIN PEREZ

DRAWING BY :
YOANIS LEON

FOREVER

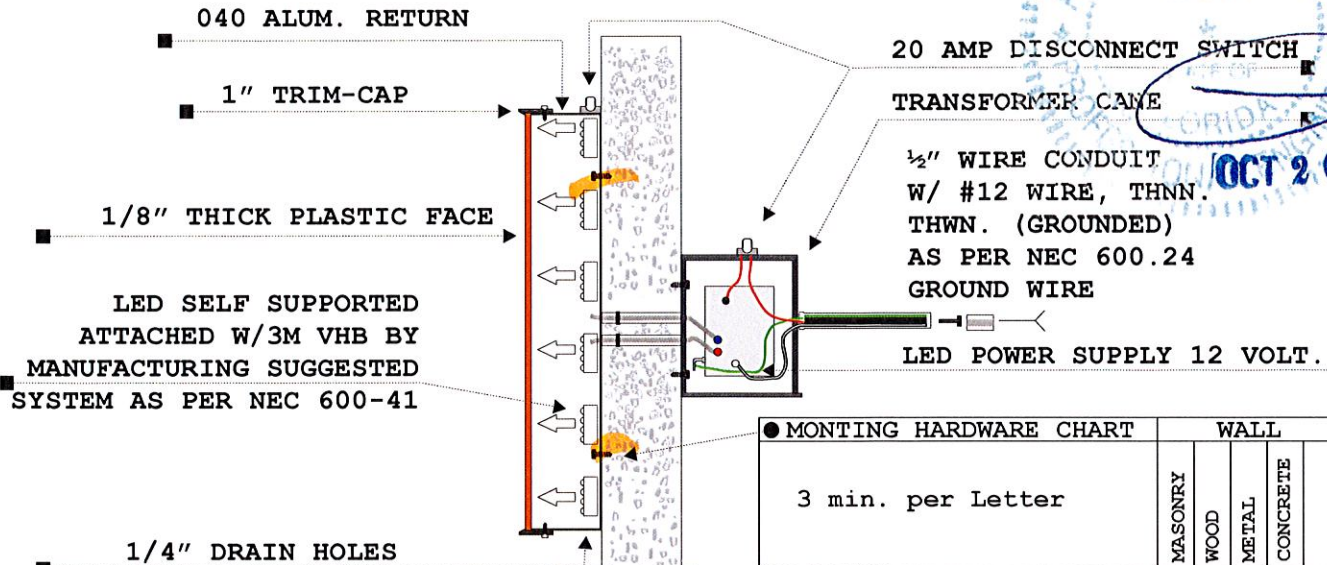
1000 KANE CONCOURSE,
BAY HARBOR ISLANDS, FL 33154

SCALE : 1/100

DATE : 10 / 19 / 14

SHEET :

MOUNTING DETAILS CHANNEL INDIVIDUAL LETTERS WITH LED TRANSVERSAL VIEW



ALEJANDRO VARGAS P.E.

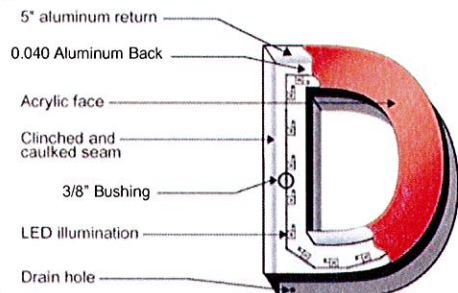
License # 63894

1025 Cedar Falls Dr. Weston, FL 33327

This Design Complies with
2010 FBC and ASCE 7-10
Wind Speed= 175 MPH
Exposure= C

MONTING HARDWARE CHART		WALL			
		MASONRY	WOOD	METAL	CONCRETE
3 min. per Letter					
1/4" X 3" SUP-R-SLEEVE		X			X
1/4" X 3" BOLTS THRU WALL		X	X	X	X
1/4" X 2 3/4" TAP CONS		X			X
1/4" LAG BOLTS			X		
3/8" X 6" TOGGLE BOLTS			X	X	
#10 X 2" HEX SCREWS				X	
3/8" X 3" WOOD SCREWS			X		

- 701351 24.0 VDC Power Supply for UP TO 2.50 AMPS
- AWG # 18, 2 conductor, PVC jacketed, NEC type Power Limited Tray Cable (PLTC) with UL Listing. Used for letter to letter jumpers or extension of power supply lead up to 15'.
- AWG # 14, 2 conductor, PVC jacketed, NEC type Power Limited Tray Cable (PLTC) with UL Listing. Used for extension of power supply lead up to 50'.
- UL Listed for wet location or NEMA 3R Box, min. dimensions 12" x 12" x 6", vented (If power supply is to be mounted in a location exposed to weather)
- Cable tie downs (Plastic with double sided tape for mounting)
- 4" nylon zip ties
- Wire Nuts (IDEAL P/N #30-072 Blue)
- Sheet Metal Screws (#8 or #10) or Rivets (1/8" or 3/16") for mounting frames.
- Rags or shop towels
- Silicone sealant
- 1/2" Conduit for Power Supply Primary (Water tight if mounting Power Supply in a box outdoors)
- 1/2" Conduit connectors for Power Supply Primary (Water tight if mounting Power Supply in a box outdoors)
- Disconnect switch for primary power shutoff (See Figure 13) Red Dot S323E, Leviton 1451-ICP or equivalent.
- ALL ELECTRICAL COMPONENTS ARE U.L. LISTED AS PER NEC 600.3
- PRIMARY 120 VOLTS #12 WIRES BY OTHERS
- SIGN GROUNDING ACCORDING TO NEC 600.24 and 600.7



NOTE:
TIME CLOCK OR
PHOTO CELL REQ'D.

**PRIMARY ELECTRICAL
SOURCE BY OTHERS
(1/2" CONDUIT METAL
SHOWN, WIRE #12
120 VOLTS
NEC 600-6 & 600-21)**

LISTING MARK SIGN SECTION LABEL
SHOWN ON EACH LETTER AS PER DRAWING



PANEL SCHEDULE
ALL ELECTRICAL COMPONENTS ARE UL LISTED AND APPROVED
ALL SIGNS GROUNDING ACCORDING TO ARTICLE 600.3 OF THE N.E.C.

WIRE SIZE	CIRCUIT NUMBER	BREAKER SIZE	LOAD DESCRIPTION	LOAD (VA)	PHASE	LOAD (VA)	LOAD DESCRIPTION	BREAKER SIZE	CIRCUIT NUMBER	WIRE SIZE
12	4	20A	SIGN							

LOAD PER PHASE		TOTAL LOAD		EXISTING ELECTRICAL SERVICES	
EXISTING DISCONNECT SWITCH FUSED AT 125 AMPS METER OTR	TOTAL AMPS 20 AMP CIRCUIT(S) REQUIRED 1				

**FOREVER
Signs**
SIGN MANUFACTURING
2400 WEST 3 CT
HIALEAH, FL
305.885.3411

1000 KANE CONCOURSE,
BAY HARBOR ISLANDS, FL
33154

SALES REP.
ROBIN PEREZ

SCALE : N/A

DRAWING BY :
YOANIS LEON

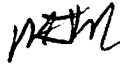
DATE : 10 / 19 / 14

FOREVER

SHEET :

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

To: Town of Bay Harbor Islands
Planning and Zoning Board

From: Michael J. Miller, AICP 
Consultant Town Planner

Date: February 25th, 2015

Subject: Ocean Cadillac – 1000 Kane Concourse
Proposed Secondary Business Signage Changes
East Bay Harbor Drive
Bay Harbor Islands Acct. No. BP2014-426

ISSUE

In April of 2012 the Planning and Zoning Board approved expansion / renovation plans for Ocean Cadillac, which included proposed changes to the business signage on East Bay Harbor Drive. The car dealer ownership has changed and renovations occurred in 2014. Even though the plans included concepts to change some of the signs, staff noticed some of the business signs being modified (both Kane Concourse / EBHD) with no permits and notified the owner.

On November 17th, 2014, the above referenced application was submitted to the Town for proposed primary / secondary signage changes. Although the 2012 plans stated the Kane Concourse signs would remain "as is" the sign faces were replaced. As related to the East Bay Harbor Drive signs the quantity of signs and the letter / logo sizes proposed are larger than permitted by the Town's Code (shown larger on 2012 plans). Also, as related to business signage in general, on June 9th, 2014 the Town Council adopted Ord. No. 964 which amended the Town's Sign Code 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. The applicant is requesting approval from the Planning and Zoning Board to allow for secondary street signage along East Bay Harbor Drive that varies from the established regulations.

BACKGROUND

The current business signage facing Kane Concourse, "Ocean" in block letters near the intersection and "Cadillac" in script letters further to the west are larger than is currently permitted by the Town Code; however, the only work proposed to this façade was to change the faces of the existing signs. This was permitted by Town staff as these signs were pre-existing.

The current business signage along East Bay Harbor Drive, the "Cadillac" circular logo on the building facade and raised tower, is also believed to predate the Town's Sign Code requirements. Town records reflect the 2012 approved PZB plans show the word "Cadillac" was to replace where the two (2) logos are today. No letter size was indicated on the 2012 plans but the signage size looks similar in size as the Kane Concourse main frontage signs. The new permit plans include a "Cadillac" script letter sign on the building facade with a new "rectangular" version of the Cadillac logo near the top of the raised tower. The current work proposed to the "Service" sign on the East Bay Harbor Drive façade was only to change the face of the existing sign and was permitted by staff as this sign was pre-existing. The 2012 plans included the word "Cadillac" over the corner of the Service sign.

ANALYSIS

The proposed new "Cadillac" script letter sign and logo sign along the East Bay Harbor Drive façade are significantly larger than permitted by the existing Code. While the Code allows for only one (1) secondary street sign, the applicant is proposing two (2) signs – a "Cadillac" script letter sign (main building) and a different logo sign (tower). The current Town Sign Code limits secondary signage to no more than 50% of the maximum criteria for the primary business signage. The maximum size of a primary business sign can be no more than 30 square feet. This would allow for a maximum of 15 square feet for a secondary signage. The applicant is proposing 42.4 square feet of sign area along the East Bay Harbor Drive façade (Cadillac letter sign = 16 sq. ft. / Logo sign = 26.4 sq. ft.). Note: There is a Code procedure for measuring signs with taller / shorter letters. As stated previously the letter sizes for secondary signage is permitted at 50% of the primary signage requirements, which would allow for maximum letter heights of 9 inches and minimum letter heights of 6 inches. The proposed "Cadillac" script letter sign shows the letters ranging from 16 inches to 33 inches (for the capital "C") in height, while the logo sign is 38 inches in height. The maximum sign length permitted at 50% of the primary signage requirements would allow for a maximum sign length of 25.2 feet along East Bay Harbor Drive, which the plan meets. The attached table prepared by MMPA provides the permitted and proposed sign sizes.

The applicant is requesting Planning and Zoning Board approval for the two secondary business signs on East Bay Harbor Drive that vary from Sec. 17-20(a)(2) to allow for two (2) signs and lettering / logo sizes larger than the maximum permitted.

SUMMARY / RECOMMENDATION

In April of 2012 the Planning and Zoning Board approved expansion / renovation plans for Ocean Cadillac, which included proposed changes to the business signage on East Bay Harbor Drive. The car dealer ownership has changed and renovations have occurred. Staff noticed some of the business signs being modified with no permits and notified the owner. Although the 2012 plans stated the Kane Concourse signs would remain "as is" the sign faces were replaced. As related to the East Bay Harbor Drive signs the quantity of signs and the new letter / logo sizes proposed are larger than permitted by the Town's Code (shown larger on 2012 plans). On June 9th, 2014 the Town amended the Town's Sign Code 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.

Town of Bay Harbor Islands
Ocean Cadillac
Proposed Secondary Business Signage
February 25th, 2015
Page 3

The applicant is requesting Planning and Zoning Board approval for the two secondary business signs on East Bay Harbor Drive that vary from Sec. 17-20(a)(2) to allow for two (2) signs and lettering / logo sizes larger than the maximum permitted.

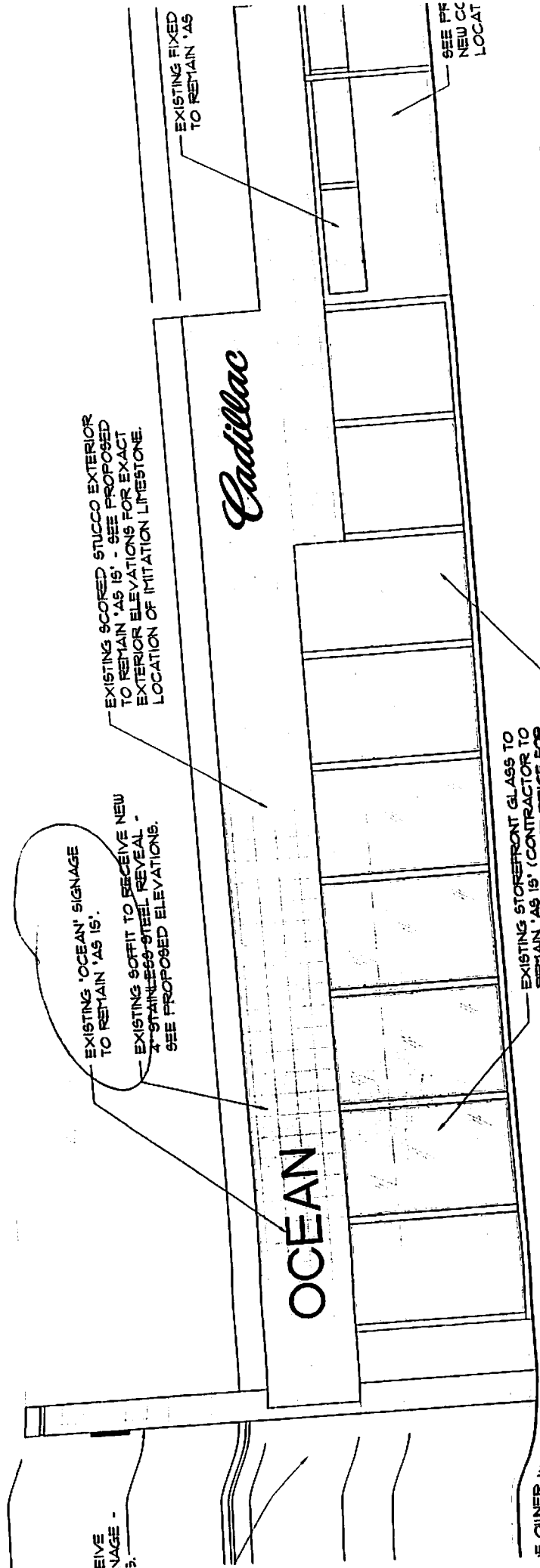
MMPA has researched the previous Town approval from 2012 and provided copies of applicable sheet details for information. MMPA has also created a table to illustrate the Code requirements and request. Clearly this land use is unique – car dealers are not even listed as a permitted use in the Town – so the use is considered “grandfathered”. The original facility was apparently built in 1951 according to Town records. The ownership of the car dealership changed recently. So the people that planned for / received the 2012 Town approval have changed and some of the design details desired by the new owners are requested to be changed. While business signage is important, almost everyone for 64 years knows where Ocean Cadillac is located. Excessive signage is unnecessary as Kane Concourse is not a main busy thoroughway like most locations where car dealerships are located. The requested sign locations and quantities are not excessive in our opinion, as they have been there for decades. The building façade where the new “Cadillac” sign is proposed was to be enlarged per the 2012 approved plans – it was not enlarged in the renovations. That proposed sign does not appear excessive in size. The tower logo size was discussed by the PZB at a recent meeting as it was felt to be too large for the façade it would be attached to. The 2012 approved plans included a “Cadillac” name sign on the tower – the new request is for a rectangular logo. Both designs showed the logo / sign extending almost to the outer edges of the tower, rather than centered with borders like the existing round logo. This is a matter of acceptable design proportions and appearance. Many cities require a “border” for signs from the edge of the surface it is attached to ranging from 10%-25% of the façade dimensions – the Town does not have such provisions. The tower is about 12 feet in width and the existing circular logo is placed with 2+/- foot borders (17%). These thoughts are provided for the PZ Board's information

Town of Bay Harbor Islands

Ocean Cadillac – Proposed Signage

Permitted by Code (Sec. 17-20(a))	Provided
ALONG KANE CONCOURSE (SIGNS PERMITTED AS THEY ARE PREEXISTING)	
One primary sign per store front	1 sign split into two parts
1.5 square feet of sign per linear foot of store front; Maximum of 30 square feet (1.5 x 84 foot store front = 126 square feet)	Ocean: 22.5 square feet Cadillac: 19.5 square feet Total: 42 square feet
Maximum of 18" letter height, minimum of 12"	Ocean: 27" uniform letters Cadillac: 18" base letters, up to 36" for the capital C
Maximum sign length: 60% street frontage (84 foot store front x .60 = 50.4 feet)	Ocean: 10 feet Cadillac: 13 feet Total: 23 feet
ALONG EAST BAY HARBOR DRIVE SECONDARY STREET FRONT SIGNAGE: 50% OF ABOVE CRITERIA PERMITTED ("CADILLAC" LETTER AND LOGO SIGNS PROPOSED)	
One primary sign per store front (second allowed for corner lots @ 50% criteria)	2 signs proposed – "Cadillac" letter and logo (Service sign is for directory purposes)
Maximum of 15 square feet (50% of above criteria)	Cadillac: 16 square feet Logo: 26.4 square feet Total: 42.4 square feet
Maximum of 9" letter height, minimum of 6" (50% of above criteria)	Cadillac: 16" base letters, up to 33" for the capital "C" Logo: 38"
Maximum sign length: 30% street frontage (50% of above criteria) (84 foot store front x .30 = 25.2 feet)	Cadillac: 12 feet Logo: 8.3 feet Total: 20.3'

* Sec. 17-20(j) – Primary identification signage may include logos. The Town has discretion to approve logos and has the final authority to limit or grant approval of logos based on aesthetics, proportions, and overall considerations of the surrounding neighborhood.



EXISTING NORTH ELEVATION

(FOR REFERENCE ONLY)

R20 plans 4/12

OWNER W/ PRICE
ING. (ALL COLORS TO
25 / CADILLAC)

NO EXTERIOR REMODEL EXTERIOR REMODEL

EXTERIOR REMODEL

NO EXTERIOR REMODEL EXTERIOR REMODEL

EXISTING SOFFIT TO RECEIVE NEW
4" STAINLESS STEEL REVEAL -
SEE PROPOSED ELEVATIONS.

- SEE PROPOSED EXTERIOR ELEVATIONS FOR NEW TOWER FEATURE.

SERVICE

EXISTING OVERHEAD COILING
DOOR TO REMAIN 'AS IS'.

EXISTING MONUMENT TO RECEIVE
NEW STONE CLADDING & SIGNAGE -
SEE PROPOSED ELEVATIONS.

- EXISTING STOREFR
REMAIN 'AS IS' (C
PROVIDE ALTERN
ALUMINUM FRAMES
- EXISTING GLASS D
REMAIN 'AS IS'.

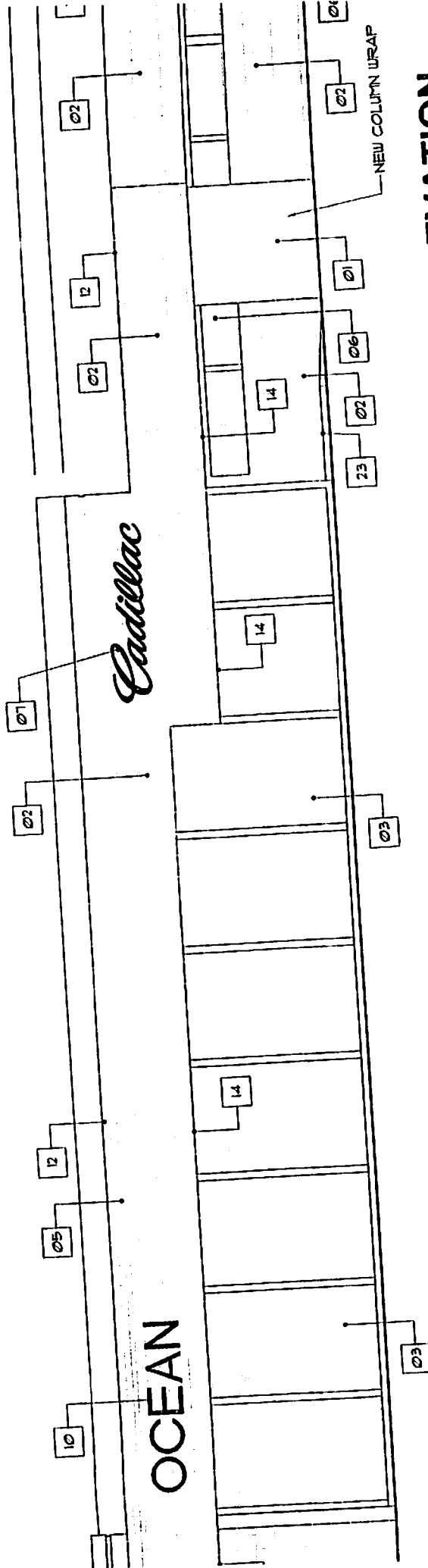
Existing. EAST

~~ASST~~ ELEVATION

(FOR REFERENCE ONLY)

Q2B Plans 4/12

EXTERIOR REMOVAL

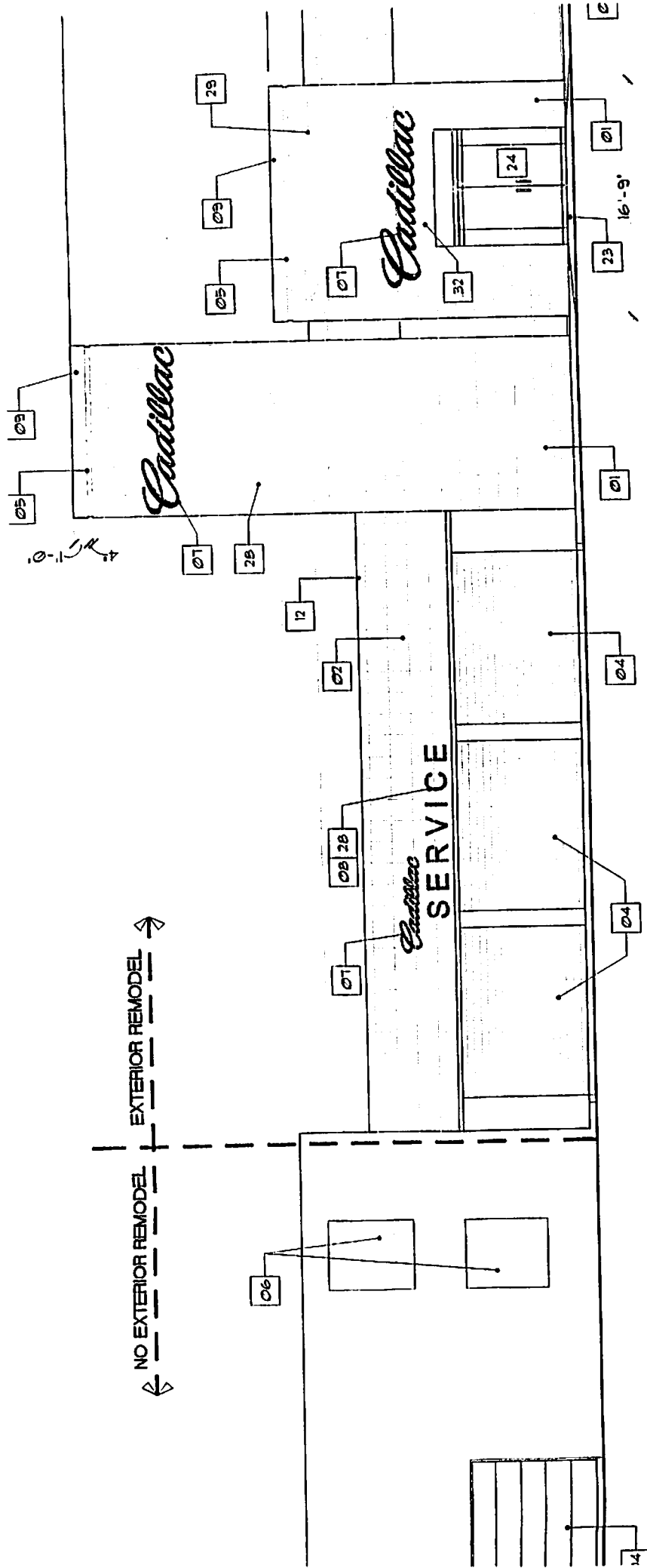


PROPOSED NORTH ELEVATION

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

1
A3.02

PZB Plans 4/12



PROPOSED EAST ELEVATION

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

2

A3.02



2400 WEST 3 CT
HIALEAH, FL
305.885.3411

1000 KANE CONCOURSE,
BAY HARBOR ISLANDS, FL
33154

SALES REP.
ROBIN PEREZ

DRAWING BY :
YOANIS LEON

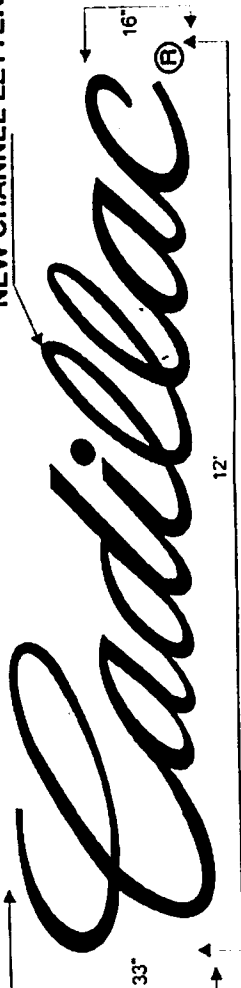
FOREVER

SCALE : N/A

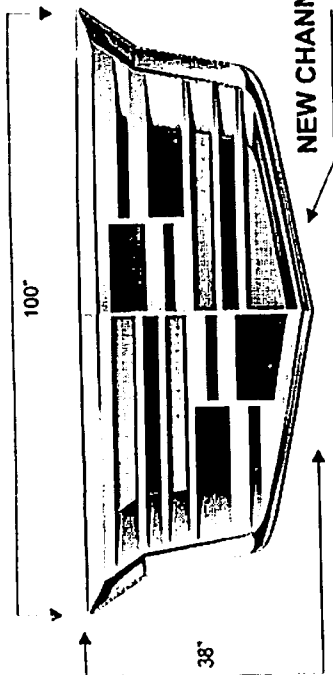
DATE : 10 / 19 / 14

SHEET :

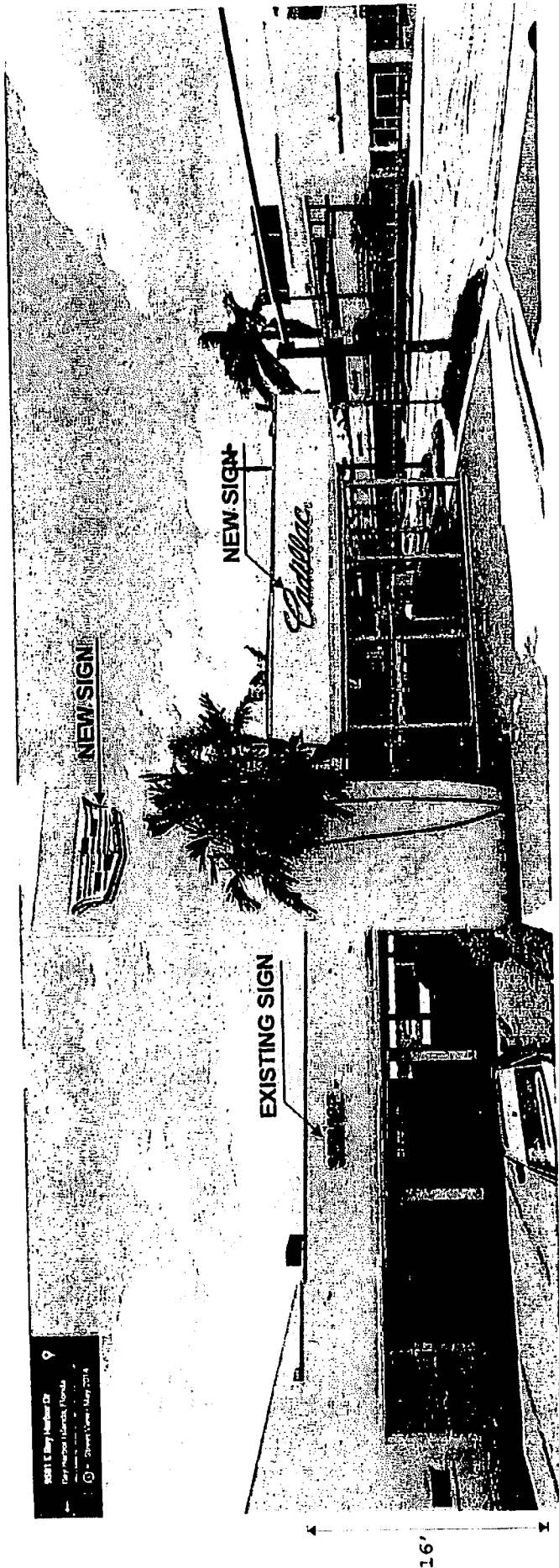
NEW CHANNEL LETTERS



REPLACE THE FACES
AND TRIM CAP



NEW CHANNEL LOGO



84' EAST ELEVATION



2400 WEST 3 CT
HIALEAH, FL
305.885.3411

SALES REP.
ROBIN PEREZ

SCALE : 1/100

DRAWING BY :
YOANIS LEON

DATE : 10 / 19 / 14

FOREVER

SHEET :

1000 KANE CONCOURSE,
BAY HARBOR ISLANDS, FL 33154

MOUNTING DETAILS CHANNEL INDIVIDUAL LETTERS WITH LED TRANSVERSAL VIEW

- 040 ALUM. RETURN
- 1" TRIM-CAP
- 1/8" THICK PLASTIC FACE
- LED SELF SUPPORTED
ATTACHED W/3M VHB BY
MANUFACTURING SUGGESTED
SYSTEM AS PER NEC 600-41

1/4" DRAIN HOLES

ALEJANDRO VARGAS P.E.

License # 63894

1025 Cedar Falls Dr. Weston, FL 33327

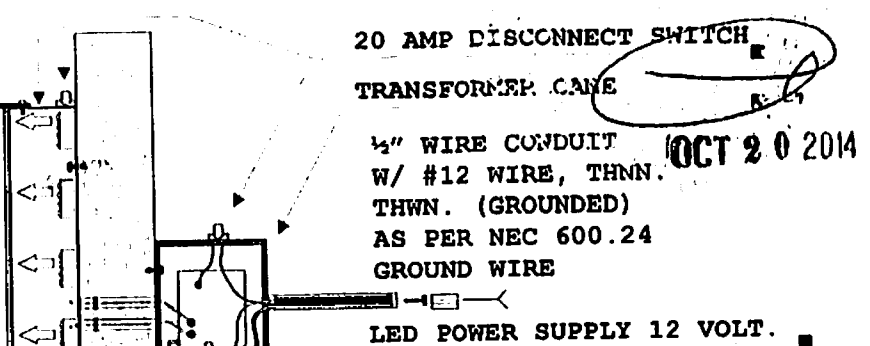
- 701351 24.0 VDC Power Supply for UP TO 2.50 AMPS
- AWG # 18, 2 conductor, PVC jacketed, NEC type Power Limited Tray Cable (PLTC) with UL Listing. Used for letter to letter jumpers or extension of power supply lead up to 15'.
- AWG # 14, 2 conductor, PVC jacketed, NEC type Power Limited Tray Cable (PLTC) with UL Listing. Used for extension of power supply lead up to 50'.
- UL Listed for wet location or NEMA 3R Box, min. dimensions 12" x 12" x 6", vented (If power supply is to be mounted in a location exposed to weather)
- Cable tie downs (Plastic with double sided tape for mounting)
- 4" nylon zip ties
- Wire Nuts (IDEAL P/N #30-072 Blue)
- Sheet Metal Screws (#8 or #10) or Rivets (1/8" or 3/16") for mounting frames.
- Rags or shop towels
- Silicone sealant
- 1/2" Conduit for Power Supply Primary (Water tight if mounting Power Supply in a box outdoors)
- 1/2" Conduit connectors for Power Supply Primary (Water tight if mounting Power Supply in a box outdoors)
- Disconnect switch for primary power shutoff (See Figure 13) Red Dot S323E, Leviton 1451-ICP or equivalent.
- ALL ELECTRICAL COMPONENTS ARE U.L. LISTED AS PER NEC 600.3
- PRIMARY 120 VOLTS #12 WIRES BY OTHERS
- SIGN GROUNDING ACCORDING TO NEC 600.24 and 600.7

NOTE:
TIME CLOCK OR
PHOTO CELL REQ'D.

**PRIMARY ELECTRICAL
SOURCE BY OTHERS
(1/2" CONDUIT METAL
SHOWN, WIRE #12
120 VOLTS
NEC 600-6 & 600-21)**

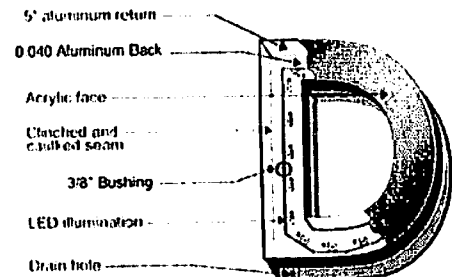
LISTING MARK SIGN SECTION LABEL
SHOWN ON EACH LETTER AS PER DRAWING

UL LISTED
ELECTRIC SIGN
No. BK (6 DIGITS)
ONE BOX OF ONE BOX



MOUNTING HARDWARE CHART		WALL			
		MASONRY	WOOD	METAL	CONCRETE
3 min. per Letter					
3" SUP-R-SLEEVE		X			X
1/4" X 3" BOLTS THRU WALL		X	X	X	X
1/4" X 2 3/4" TAP CONE		X			X
1/4" LAG BOLTS			X		
3/8" X 6" TOGGLE BOLTS			X	X	
#10 X 2" HEX SCREWS				X	
3/8" X 3" WOOD SCREWS			X		

This Design Complies with
2010 FBC and ASCE 7-10
Wind Speed= 175 mph
Exposure= C



PANEL SCHEDULE									
ALL ELECTRICAL COMPONENTS ARE U.L. LISTED AND APPROVED ALL SIGNS GROUNDING ACCORDING TO ARTICLE 600.3 OF THE N.E.C.									
SIGN TYPE	QUANTITY	SIZE	DESCRIPTION	LOAD (VA)	LOAD (VA)	LOAD (VA)	LOAD (VA)	LOAD (VA)	LOAD (VA)
1	1	24"	SIGN						
LOAD PER PHASE				TOTAL LOAD		TOTAL LOAD			
EXISTING DISCONNECT SWITCH RATED AT 25 AMP				TOTAL AMP		20 AMP CIRCUIT BREAKER REQUIRED			
METER ON									

**FOREVER
Signs**
2400 WEST 3 CT
HIALEAH, FL
305.885.3411

1000 KANE CONCOURSE,
BAY HARBOR ISLANDS, FL
33154

SALES REP.
ROBIN PEREZ

DRAWING BY :
YOANIS LEON

FOREVER

SCALE : N/A

DATE : 10 / 19 / 14

SHEET :

AGENDA ITEM REPORT

March 3, 2015

ITEM NUMBER: 3.

ITEM: Approval of minutes of the Board meeting held on November 18, 2014. (Item #3A)

DESCRIPTION:

Approval of minutes of the Board meeting held on November 18, 2014. (Item #3A)

RECOMMENDED ACTION:

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Marante
 Ayanidys Marante

ATTACHMENTS

1.	Minutes	11-18-14 DRAFT.docx
----	---------	---------------------

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

A Planning & Zoning Board Meeting was held Tuesday, November 18, 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 Jed Frankel
Board Member Oscar Sklar

Vice Chair Jerome Gavcovich
Board Member Roberto Gambach
Board Member Thomas Telesco

QUASI-JUDICIAL PUBLIC HEARING

At this time Item # 2 was taken out of order.

Board Member Frankel recused himself from the meeting for this item.

Item 2. Request for approval for a revision for "O' Residences (Edgewater Apts)" located at 9821-9841 E. Bay Harbor Drive, Lots 25-26 of Block 4. On March 11, 2013, the Board approved the construction of a new 41 unit multi-family development. The owner is requesting to make some alterations to the previously approved design.

Architect Charles Benson came forward to address the Board on behalf of the applicant. He stated that the Board approved the project for the construction of a new 41 unit multi-family development back in March of 2013. The applicant made several revisions to the project that required Board approval. He explained the rear setbacks and trellis were modified; a shallow fountain area was created; windows were removed; hot tubs; modification to the layout of the second bedroom sliding door which was made smaller; and the addition of a street wall with additional glass.

At this time Board Member Sklar arrived at the meeting.

Project owner Marc Schumalian came forward to address the Board. He explained that the intent was to enhance the project on the waterfront with the addition of the water elements to make the development more appealing.

PUBLIC COMMENT

Teri D'amico, 9101 East Bay Harbor Drive, came forward to address the Board. She felt that staff was failing to notify the Board of new modifications to ongoing projects. She stated that this was the second time where a project came to the Board with modifications that were not up to Code requirements. She urged the Board to look at the parking and the site plan revisions.

Kathleen Kennedy, 9900 West Bay Harbor Drive, came forward to address the Board. She was concerned, if a disaster impacted the area. She felt that the Board was approving projects in favor of the developers.

Frances Neuhut, 1060 Kane Concourse, came forward to address the Board. She felt that there was overdevelopment in Town and urged the Board to agree with the residents.

Victor Maya, 1155 103 Street, came forward to address the Board. He asked about the sliding door and asked about the neighboring property's privacy.

Magaly Gonzalez, 9300 West Bay Harbor Drive, came forward to address the Board. She was concerned about the current development and suggested adding more landscaping to the upcoming projects. She felt that the Town had changed dramatically with all of the ongoing development.

CLOSED PUBLIC COMMENT

There was a detailed discussion from the Board regarding the comments from the previous meeting that included improvements to the rear; the balcony on the south side was narrowed; setback requirements; enhancements to the door to match the windows; handicap requirements; suggestions to add more glass to the front facade; and suggestions to add 2 inches to the master bedroom.

Assistant Town Attorney Simone stated for the record that the proposed project was approved by the Board in March of 2013.

ACTION: Vice Chair Gavcovich made a motion to approve the revisions. Board Member Gambach seconded the motion and it was approved unanimously.

At this time Item 1 was taken out of order.

Item 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. On October 21, 2014 the Board deferred the project. The Developer has made the corrections to the plans as requested by the Board.

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

At this time Assistant Town Attorney Simone swore in everyone speaking.

Attorney Steve Wernick, came forward to address the Board. He was representing the applicant and owner of the proposed project. He explained that the proposed project was on a triangular shaped lot with a little over a third of an acre facing south. He stated the applicant was proposing to construct 8 units below what was allowed by the Code, with units ranging 2,300 to 2,400 square feet. He added that the project did not require any Transfer Development Rights.

At this time Board Member Frankel returned to the dias.

Architect Pablo Corazzini, came forward to address the Board. He stated that his team addressed the comments from the Board. He provided the revised site plans, which included a comparison sheet of the changes to the garage, side elevations, eyebrows, and balconies. He explained that the open garage was now enclosed. He provided the front and rear elevations that showed the eyebrows and modifications to the balconies.

There was a detailed discussion from the Board about the revision to the site plans; 7 foot high fence from the neighboring property line; landscape plan; trash enclosures; rear power lines; relocation of the current plants on the property; and garage door materials.

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.

Teri D'Amico, 9161 East Bay Harbor Drive, came forward to address the Board. She stated that the projects needed to be more sensitive to the mid-century design. She felt the project needed more enhancements and would like to see a sample board of the proposed materials. She also suggested adding more eyebrows and lining up the railings.

Frances Neuhut, 1060 Kane Concourse, came forward to address the Board. She urged the Board to listen to the residents and to stop the overdevelopment. She felt that the project was not up to Code and also stated that the Town Code required onsite parking for all new developments.

Paul Basile, 9240 W. Bay Harbor Drive, came forward to address the Board. He asked what the starting price was for the proposed units. He suggested adding pavers; the relocation of the mailboxes and trash enclosures to the rear of the units. He also asked about the landscaped plan and the master plan the Town was developing. Architect Corazzini stated that the enclosures would have a six foot wall with added landscaping. Community Planner Marks explained that the Town currently followed the Miami-Dade County master plan and the Town was in the process of developing a landscape plan.

CLOSED PUBLIC COMMENT

Attorney Wernick stated that the applicant was open to other options for the Jacuzzi and he could incorporate a condition upon approval. He explained that overall the project had been enhanced and it was a very unique site with only 8 dwelling units. He respectfully asked for the Board to approve the proposed project.

At this time Board Member Gambach left the meeting.

There was a detailed discussion from the Board regarding the floor plans; elevations inconsistency; railings; entrance to the units modification; the overhang; providing spaces in between the strips; solid material for the garage door; and asked for information on the materials.

The Board made the following suggestions to the applicant for revisions:

1. Provide a solid surface on the garage door.
2. Even the surface to the entry doors.
3. Change the railing to the fourth floor.
4. Relocate the Jacuzzi to the rear of the homes.
5. Floor plans & site plans need to be accurate, must provide details on the sliders.
6. Unit #1 needed enhancement on the facade.
7. Provide sample boards for the glass, aluminum, pavers, screen enclosures and wood.
8. On the roof, the Board suggested a green screen with planters.

9. Relocate the mailboxes to the trash enclosure wall.
10. Landscape plan must be consistent.

ACTION: Consensus was to for the applicant to come back with the Board's suggestions.

CONCLUSION OF QUASI-JUDICIAL PUBLIC HEARING

Item 3. Request for approval for a revision for "93 Bay Harbor Townhouse" located at 1055 93 Street, Lot 13 of Block 14. On January 21, 2014, the Board approved the construction of a new 6 unit townhouse development. The owner is requesting to make some alterations to the previously approved design.

Architect Kenneth Hubbs was representing the applicant and came forward to address the Board. He stated that the proposed project was approved in January of 2014 for a six unit townhouse development. He explained that the applicant requested modifications that required the Board's approval. He provided the proposed site plans and explained that the balconies were divided for multiple use and the trellis was removed, since it was an option for the buyer.

There was a brief discussion by the Board on the trellis; glass railings; relocation of the stair towers; bands; suggestion to have the wood and glass on one plain; the materials; removal of the eyebrows on the third floor; awnings; landscape plan; and the starting price for the units, which ranged from \$775,000 to \$889,000.

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

1. Addition of a concrete tie beam.
2. Addition of a white horizontal band to go across.
3. Increasing the concrete by slab 2 feet.

Vice Chair Gavcovich stated that there were other changes that could be made.

At this time Board Member Telesco withdrew his motion.

ACTION: Vice Chair Gavcovich made a motion to approve the project with the following conditions:

1. The garage door to be flat.
2. The corner balcony to be setback 6 inches.
3. Do not add wood strip to the side facade.

Board Member Telesco seconded the motion and it passed unanimously.

There being no further business meeting was adjourned at 9:10 p.m.

CHAIR PERSON

ATTEST:

TOWN CLERK