

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 17, 2015

FINAL AGENDA

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

PLEDGE OF ALLEGIANCE

ROLL CALL

1. Request for approval for a basketball court for "Eric and Cynthia Stein Residence" located at 9901 E. Broadview Drive, Lot 13 of Block 23. The owners are proposing to install a basketball court in the front yard of their single family home. Enclosed please find a copy of the survey indicating the location, size and a sample of the grounds. (Item #1A)

** Staff Review:* Design meets Town Code and was approved by Michael Miller Planning Associate, 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

March 17, 2015

ITEM NUMBER: 1.

ITEM:

Request for approval for a basketball court for "Eric and Cynthia Stein Residence" located at 9901 E. Broadview Drive, Lot 13 of Block 23. The owners are proposing to install a basketball court in the front yard of their single family home. Enclosed please find a copy of the survey indicating the location, size and a sample of the grounds. (Item #1A)

DESCRIPTION:

Request for approval for a basketball court for "Eric and Cynthia Stein Residence" located at 9901 E. Broadview Drive, Lot 13 of Block 23. The owners are proposing to install a basketball court in the front yard of their single family home. Enclosed please find a copy of the survey indicating the location, size and a sample of the grounds. (Item #1A)

RECOMMENDED ACTION:

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

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Marante
 Ayanidys Marante

ATTACHMENTS

1.	Staff Report	PZB Staff Report Mar 12 2015.pdf
2.	Survey	SteinSitePlan.pdf
3.	Sample	

**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: March 12th, 2015

Subject: Stein Residence – 9901 East Broadview Drive
Basketball Court Approval
Bay Harbor Islands Acct. No. BP2014-421

RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board review the contents of this staff report and the submitted plans for the construction of a basketball court at 9901 East Broadview Drive.

BACKGROUND:

On November 13th, 2014 the Town received an application for a basketball court at a single family home located at 9901 East Broadview Drive. The plans were reviewed by MMPA for consistency with the Town Code requirements. Comments were given to the applicant and the current submitted plans are reflective of all requested changes. The current plan meets all Town Code requirements for this type of facility.

PROJECT DESCRIPTION / SUMMARY

The applicant is requesting Planning and Zoning Board approval for a basketball court in the front yard of an existing single family home located at 9901 East Broadview Drive. Per Section 23-12(26)(a), outdoor recreational game court facilities, such as basketball courts, are permitted in the RD Single-Family District, subject to Planning and Zoning Board approval. The Code is not very specific, therefore allowing flexibility for these types of game court facilities. The specific Code requirements for basketball courts are:

1. No outdoor basketball poles, including movable relocatable poles, shall be installed or placed in any public rights-of-way;
 2. No exterior lighting shall be provided specifically for the court;
-

Town of Bay Harbor Islands
Stein Residence – 9901 East Broadview Drive
Basketball Court Approval
March 12th, 2015
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3. No driveway shall be enlarged to serve as a game court; and
4. The striping shall be limited to inconspicuous colors.

The applicant is proposing a green basketball court with green striping. The court will have a 5-foot setback from the front and side property lines, to allow for drainage, and the court will be surrounded by a landscape buffer (clusia hedge). No fencing or exterior lighting is proposed. As previously stated, the plans meet all Town Code requirements for an outdoor recreation game court facility.

Legal Description

Lot 13, Block 23, of BAY HARBOR ISLAND, according to the plat thereof as recorded in Plat Book 46, at Page 5, of the Public Records of Miami-Dade County, Florida.

RECEIVED

09 2007

DERM
ENVIRONMENTAL RESOURCES
REGULATION DIVISION

The basketball court will be covered in green rubberized tiles. The court will also have green striping.

Slab detail
green colored rubberized material
4in thickened edge

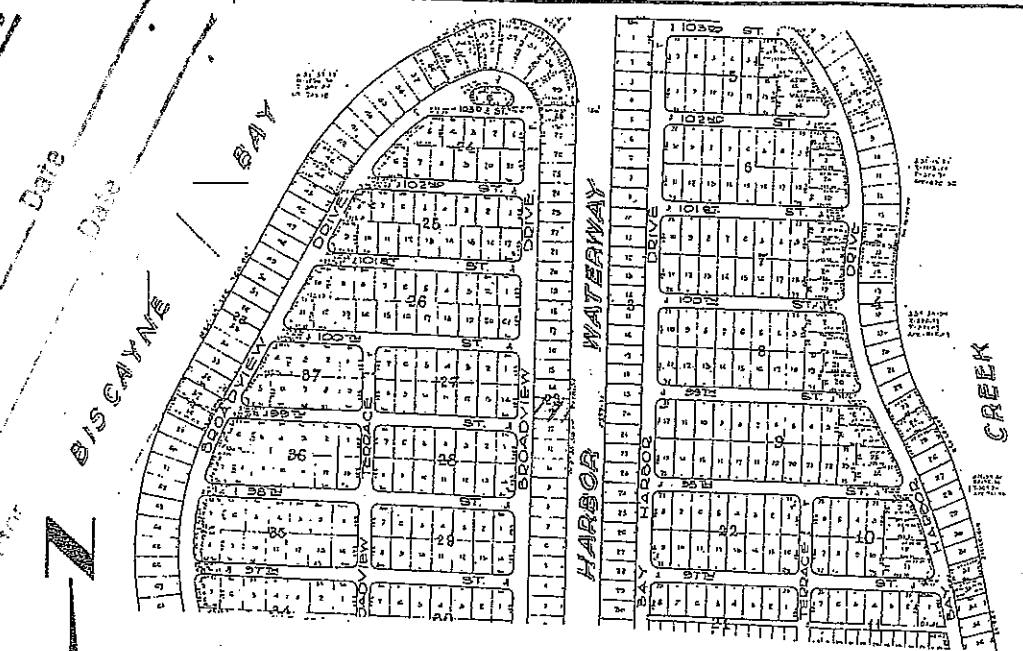
Community Number: 12063
Panel: 0092
Suffix: J
Date of Firm Index: 3/2/94
Flood Zone: AE
Base Flood Elevation: 8.0
Date of completion: 06/25/

Property Address:
9901 East Broadview Drive
Bay Harbor, Florida 33154

Survey M-5135

Accepted By: _____

TOWN OF BAY HARBOR ISLANDS
APPROVED:
Planning Board
Date _____
Inspector
Date _____
Electrical Inspector
Date _____



GENERAL NOTES:

- 1) LEGAL DESCRIPTION PROVIDED BY OTHERS
- 2) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENT OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- 3) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- 4) ONLY VISIBLE ENCROACHMENTS LOCATED.
- 5) WALL TIES ARE TO THE FACE OF THE WALL.
- 6) BEARINGS REFERENCED TO LINE NOTED AS B.R.
- 7) NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.
- 8) NOT VALID UNLESS SEALED WITH THE SIGNING SURVEYORS EMBOSSED SEAL.
- 9) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- 10) ELEVATIONS IF SHOWN ARE BASED UPON N.G.V.D. 1929 UNLESS OTHERWISE NOTED.
- 11) THIS IS A BOUNDARY SURVEY UNLESS OTHERWISE NOTED.

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION.

SIGNED _____ FOR THE FIRM
MIGUEL ESPINOSA
P.S.M. NO. 1101
STATE OF FLORIDA

THIS SURVEY IS INTENDED FOR MORTGAGE OR REFINANCE PURPOSE ONLY, EXCLUSIVELY FOR THIS USE BY THOSE TO WHOM IT IS CERTIFIED. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION, PERMITTING, DESIGN OR ANY OTHER USE WITHOUT WRITTEN CONSENT OF MIGUEL ESPINOSA.

scale: 1" = 20'

RECEIVED

SEP 14 2007

DERM COASTAL SECTION
PRELIMINARY APPROVAL
NAME _____
DATE 10/10/2007
DERM ENVIRONMENTAL RESOURCES
REGULATION DIVISION

Certified To:
ERIC P. STEIN AND CYNTHIA F. STEIN; CLOSINGS . COM;
ATTORNEYS' TITLE INSURANCE FUND, INC.; CHASE
MANHATTAN MORTGAGE CORP. , its successors and/or assigns.



MIGUEL ESPINOSA
LAND SURVEYING, INC.
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MIAMI, FLORIDA 33155

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LB # 6463

