

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**

April 7, 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 "Mark Tabacinic and Vanessa Bibliowicz" located at 10200 W. Broadview Drive, Lots 42&43 of Block 23. The owners are proposing to construct a new single family home. The proposed two story single family home has approximately 7,403 square feet of a/c living space with a two car garage. The residence will have five bedrooms, six full bathrooms and two 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 new single family home for "Sheldon E. Gross" located at 1361 Kane Concourse, Lot 10 of Block 34. The owner is proposing to construct a new single family home. The proposed two story home has approximately 5, 546 square feet of a/c living space with a two car garage. The residence will have four bedrooms, five full bathrooms, one half bath, an office and a studio. Enclosed please find the 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

April 7, 2015

ITEM NUMBER: 1.

ITEM: Request for approval for a new single family home for "Mark Tabacinic and Vanessa Bibliowicz" located at 10200 W. Broadview Drive, Lots 42&43 of Block 23. The owners are proposing to construct a new single family home. The proposed two story single family home has approximately 7,403 square feet of a/c living space with a two car garage. The residence will have five bedrooms, six full bathrooms and two half bath. Enclosed please find the site plan and elevations. (Item #1A)

DESCRIPTION:

Request for approval for a new single family home for "Mark Tabacinic and Vanessa Bibliowicz" located at 10200 W. Broadview Drive, Lots 42&43 of Block 23. The owners are proposing to construct a new single family home. The proposed two story single family home has approximately 7,403 square feet of a/c living space with a two car garage. The residence will have five bedrooms, six full bathrooms and two 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 Elevations	TabacinicPNZ4.7.15.pdf
2.	Staff Report	BHI PZB Staff Report SFR 10200 WBVD Mar 20 2015.pdf

TABACINIC RESIDENCE
10200 WEST BROAD VIEW DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PLANING AND ZONING REVIEW BOARD
APRIL 2015

CMA Design Studio, Inc.

ARCHITECTURE PLANNING INTERIOR DESIGN

232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200 F: 305.448.4215


7-26-15

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1 REAR PERSPECTIVE
A1.0/R4.0 N.T.S.

NO.	REVISION	DATE

JOB NO.	1409
DRAWN BY	RR - CM
DATE	12-04-14
CHECKED	CM

CMA Design Studio, Inc.
ARCHITECTURE PLANNING INTERIOR DESIGN
232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200 F: 305.448.4215

TABACINIC RESIDENCE
10200 WEST BROADVIEW DRIVE
BAY HARBOR ISL., FLORIDA 33154
TITLE: REAR PERSPECTIVE

SEAL
Daniel Noll, AIA
FL Architect
LIC. AR0017758
LIC. AA 26000730

SHEET NO.:

R4.0



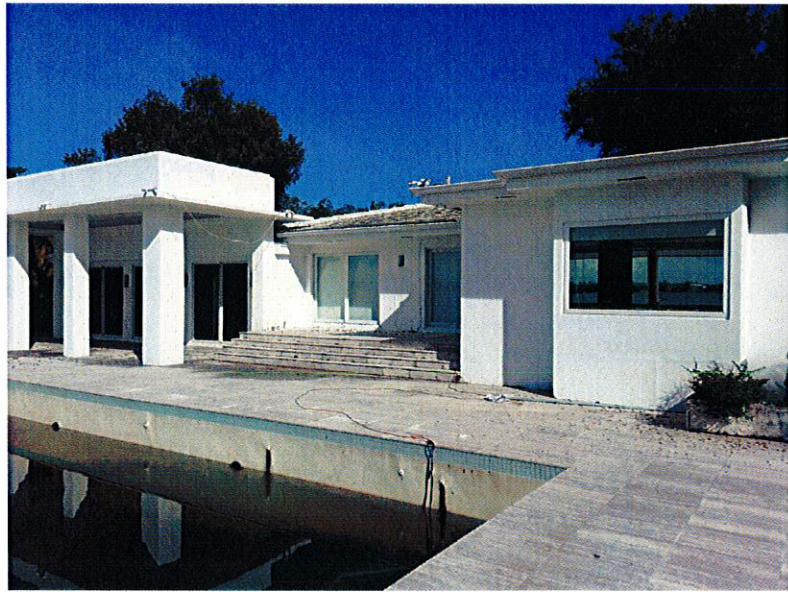
FRONT VIEW (NW)



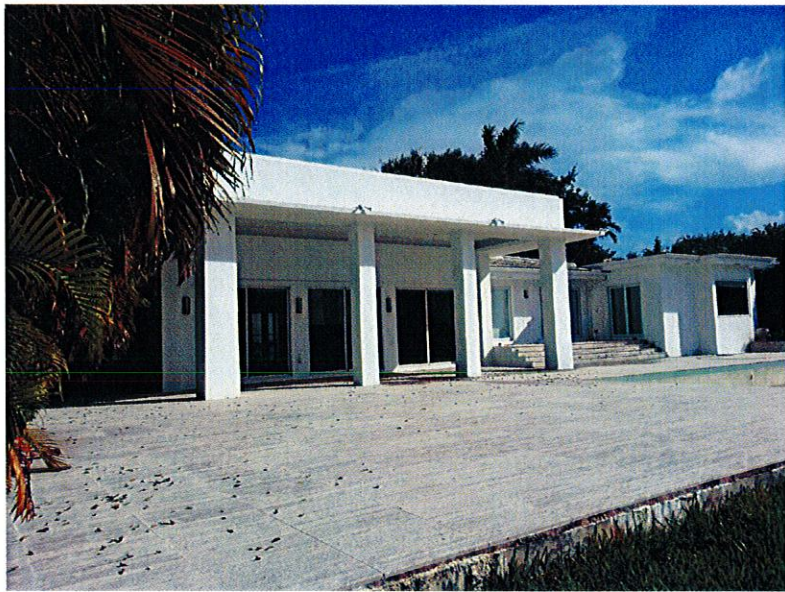
FRONT VIEW (N)



SIDE VIEW (NE)



REAR VIEW (SE)



REAR VIEW (S)



SIDE VIEW (SW)

NO.	REVISION	DATE

JOB NO.	1409
DRAWN BY	RR - CM
DATE	08-04-14
CHECKED	CM

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TABACNIC RESIDENCE
 10200 WEST BROADVIEW DRIVE
 BAY HARBOUR ISL., FLORIDA 33154
 TITLE: SITE PHOTOGRAPHS

Michael Noll, AIA
 FL Architect
 LIC. AR0017758
 LIC. AA 26000730

SHEET NO.:
G1.2



SEQUENCE OF PROPERTIES TOWARDS NORTH WEST

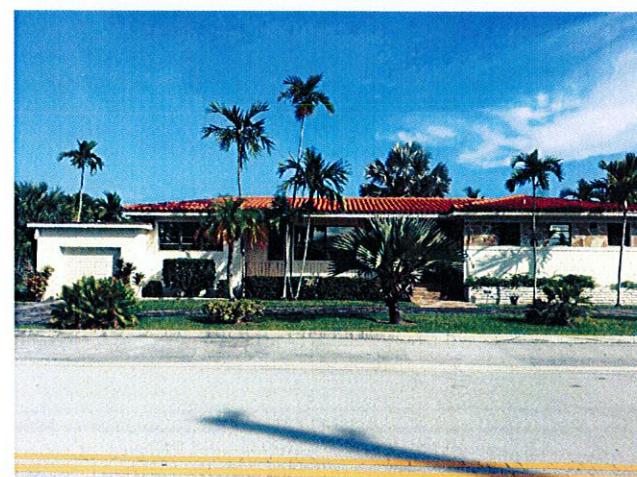
10200
WEST BROADVIEW DR.



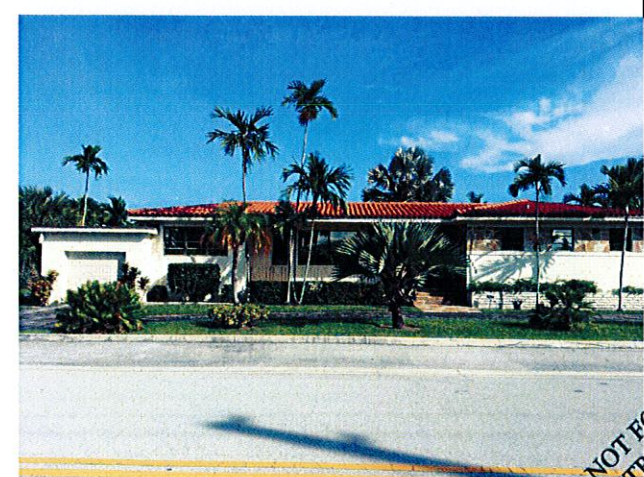
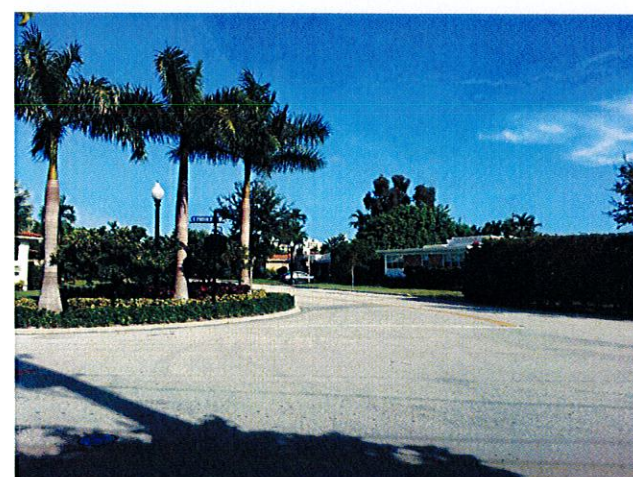
10200
WEST BROADVIEW DR.



SEQUENCE OF PROPERTIES TOWARDS NORTH EAST



SEQUENCE OF PROPERTIES FROM SOUTH EAST TO SOUTH WEST



NO.	REVISION	DATE

JOB NO.	1409
DRAWN BY	RR - CM
DATE	09-04-14
CHECKED	CM

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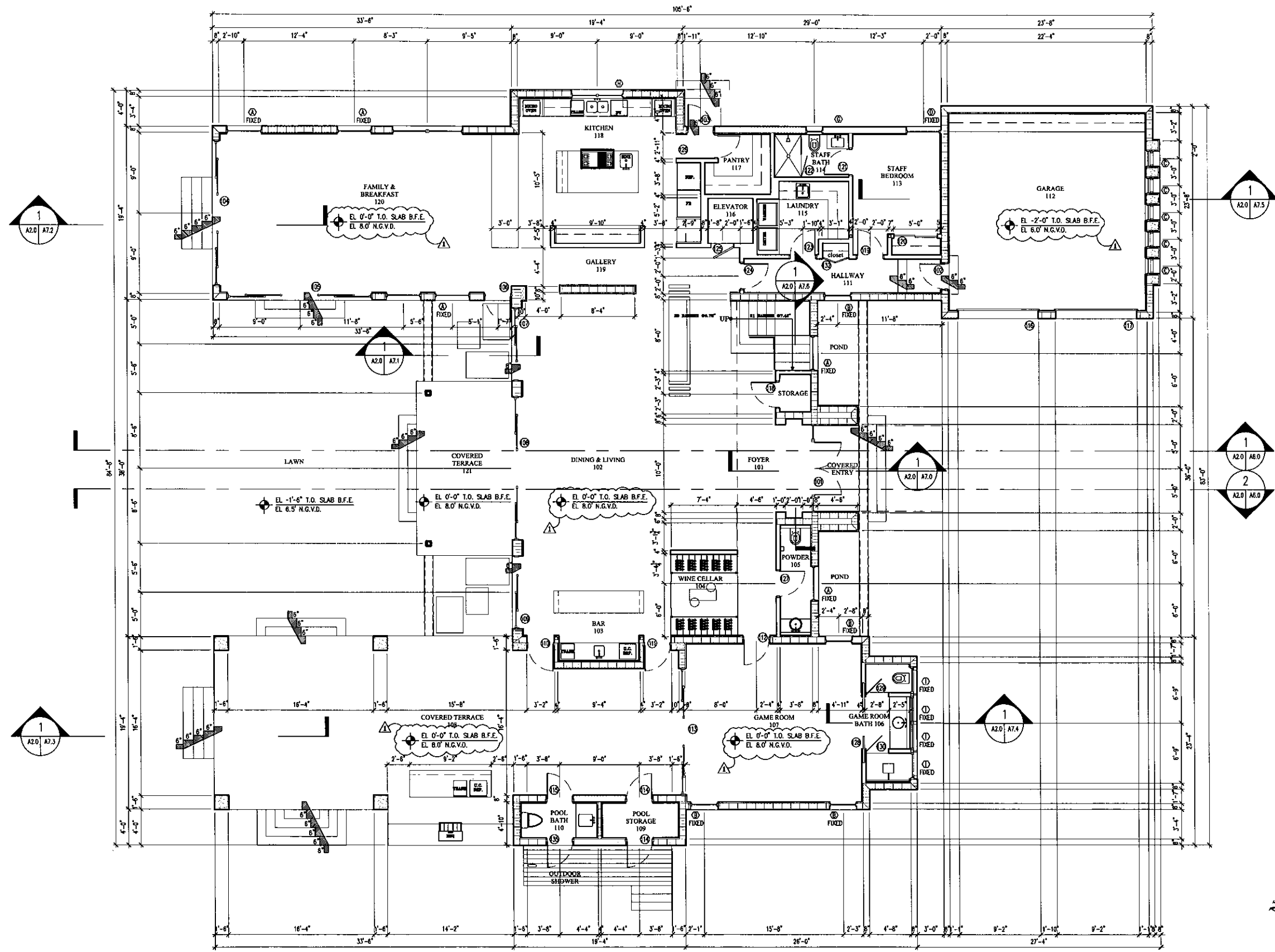
TABACINIC RESIDENCE
10200 WEST BROADVIEW DRIVE
BAY HARBOUR ISL., FLORIDA 33154
TITLE: NEIGHBORS PHOTOGRAPHS

Michael Noll, AIA
FL Architect
LIC. AR0017758
LIC. AA 26000738

SHEET NO.:

G1.3

NOT FOR
CONSTRUCTION



NOTE:
ONE FULL BATHROOM (W/PRIVACY) DOOR SHALL BE 28" CLEAR AS PER R302.1.1 FBC
SHOWER/ TUB SHALL HAVE FLOOR/WALLS TO 6" OF NON-ABSORB. FBC, R307.2 FBC
THERE SHALL BE A LANDING OR A FLOOR ON EITHER SIDE OF A DOOR AS PER R311.4.3 FBC
STEEL STUDS SUPPORTING WALL HUNG FIXTURES AND CABINETS SHALL BE DOUBLE OR 20 GAUGE AS PER R4411.4.5.1.1 FBC
A HORIZONTAL MEMBER FASTENED TO NO LESS THAN 2 STUDS SHALL BE PROVIDED AT WALL HUNG CABINETS AS PER R4411.4.5.1.3
GLAZING SHALL HAVE PRE-CONSTRUCTION TREATMENT FOR TERMITES AS PER R300 FBC
NO FILL WILL BE INTRODUCED TO THE SITE
LANDSCAPING WILL COMPLY WITH DADE COUNTY LANDSCAPE REQUIREMENT ORD. 98-13 CHAPTER 10A
10 X 6 S/A GRILLE W/ WHO WTD ON MAIN S/A DUCT FOR ATTIC VENTILATION (SEE SHEET W2.0 & W2.1 FOR LOCATIONS)
ALL INSULATION MATERIALS TO HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450 AS PER FBC10 R302.10.1
FIRESTOPS MUST BE INSTALLED IN CONCEALED SPACES CREATED BY WOOD FLOORING STRIPS AT FLOOR AND CEILING LEVELS AND TO LIMIT THE MAXIMUM DIVISION OF THE CONCEALED SPACE TO 6" AS PER FBC10 R4409.2.2.1
DRAWINGS SHALL MATCH ENERGY CALCULATIONS:
ATTIC INSULATION: R30
WALL INSULATION: R4.1
RAISED FLOOR INSULATION: R7.0
ALL BATHROOMS AND SHOWER FLOORS, AND WALLS ABOVE BATHROOMS AND SHOWER COMPARTMENTS MUST BE FINISHED WITH A NON-ABSORBENT SURFACE. SUCH SURFACE MUST EXTEND TO A HEIGHT OF NOT LESS THAN 72" ABOVE THE FLOOR AS PER FBC10 R307.2
COMPLIANCE WITH THE FOLLOWING GLAZING REQUIREMENTS:
A-GLASS DOORS MUST BE INDICATED TO BE OF CATEGORY I SAFETY GLAZING-FBC R4410.2.3.1.2
B-GLASS PANELS ADJACENT TO DOORS (WITHIN 48") MUST BE INDICATED TO BE OF CATEGORY I SAFETY GLAZING-FBC R4410.2.4.3.2(2).
C-GLASS IN WINDOWS ADJACENT TO TUBS AND SHOWER COMPARTMENTS MUST BE CATEGORY I SAFETY GLAZING-FBC R4410.2.3.1.2 & R4410.2.6.2
D-GLASS IN BATH AND SHOWER ENCLOSURES MUST BE OF CATEGORY I SAFETY GLAZING-FBC 4410.2.3.1.2

1 FIRST FLOOR PLAN
A2.0/A2.0 3/16" = 1'-0"

NO.	REVISION	DATE
A	COMMUNITY PLANNER	02/06/16

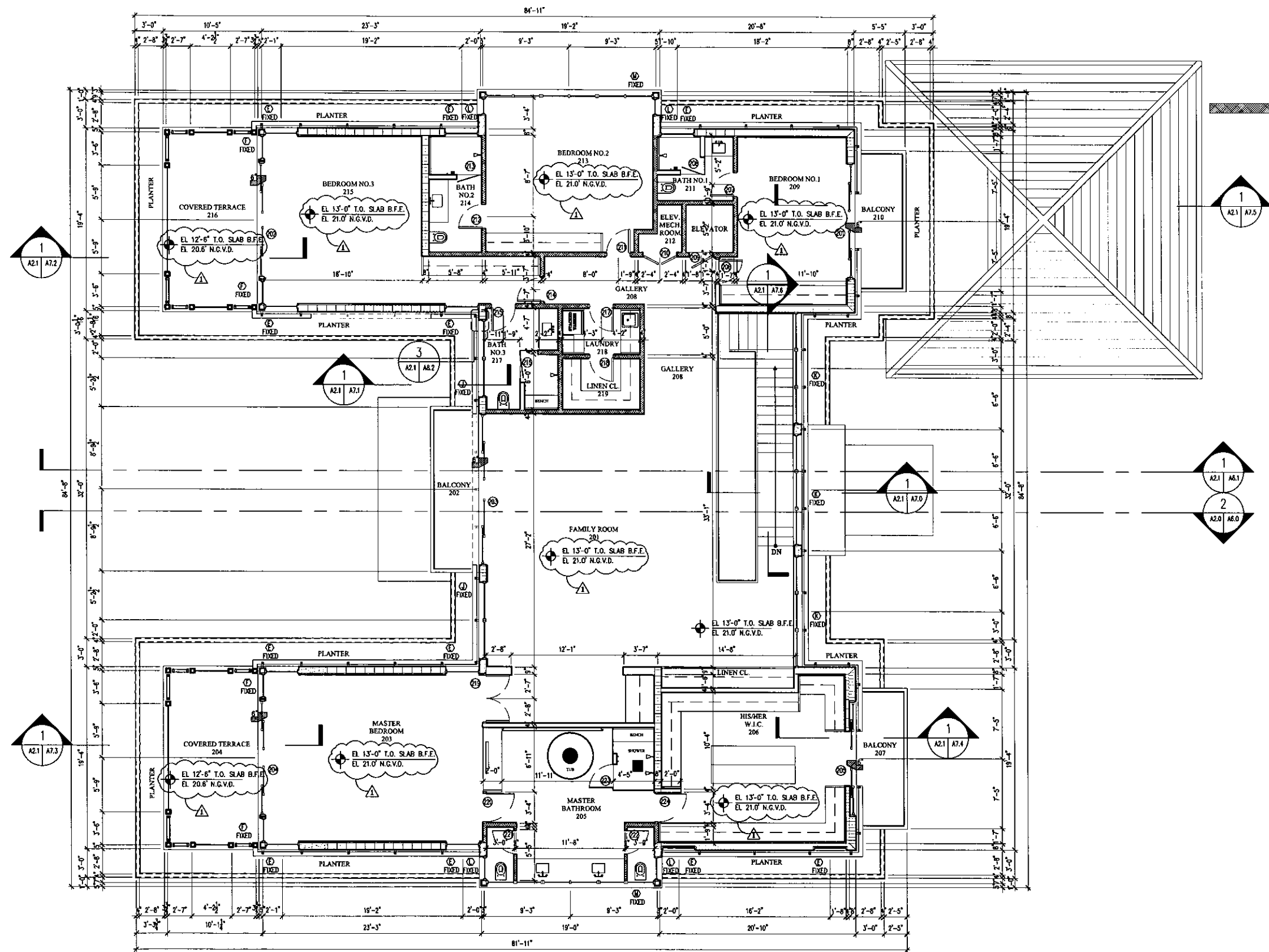
JOB NO.	1409	NO.	1409
DRAWN BY	RR - CM	CHECKED	CM
DATE	12-04-14		

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ARCHITECTURE PLANNING INTERIOR DESIGN
232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200 F: 305.448.4215

TABACINIC RESIDENCE
10200 WEST BROADVIEW DRIVE
BAY HARBOR ISL., FLORIDA 33154
TITLE: FIRST FLOOR PLAN

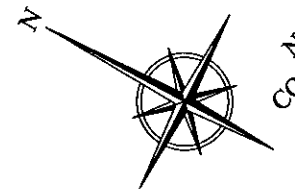
Michael Noll, AIA
FL Architect
LIC. AR0017758
LIC. AA 28000730

SHEET NO.:
A2.0



1 SECOND FLOOR PLAN
A1.0/A2.0 3/16" = 1'-0"

NOTE:
 ONE FULL BATHROOM (W/PRIVACY) DOOR SHALL BE 2'9" CLEAR AS PER R302.1.1 FBC
 SHOWER/TUB SHALL HAVE FLOOR/WALLS TO 6" OF NON-ABSORB. FBC, R307.2 FBC
 THERE SHALL BE A LANDING OR A FLOOR ON EITHER SIDE OF A DOOR AS PER R311.4.3 FBC
 STEEL STUDS SUPPORTING WALL HUNG FIXTURES AND CABINETS SHALL BE DOUBLE OR 20 GAUGE AS PER R441.4.5.1 FBC
 A HORIZONTAL MEMBER FASTENED TO NO LESS THAN 2 STUDS SHALL BE PROVIDED AT WALL HUNG CABINETS AS PER R441.4.5.1.3
 BLDG. SHALL HAVE PRE-CONSTRUCTION TREATMENT FOR TERMITES AS PER R320 FBC
 NO FILL WILL BE INTRODUCED TO THE SITE
 LANDSCAPING WILL COMPLY WITH DADE COUNTY LANDSCAPE REQUIREMENT ORD. 86-13 CHAPTER 18A
 10 X 6 S/A GRILLE W/ WIND WTD.
 ON MAIN S/A DUCT FOR ATTIC VENTILATION (SEE SHEET M2.0 & M2.1 FOR LOCATIONS)
 ALL INSULATION MATERIALS TO HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450 AS PER FBC10 R302.10.1
 FIRESTOPS MUST BE INSTALLED IN CONCEALED SPACES CREATED BY WOOD FLOORING STRIPS AT FLOOR AND CEILING LEVELS AND TO LIMIT THE MAXIMUM DIMENSION OF THE CONCEALED SPACE TO 8" AS PER FBC10 R4409.7.2.1
 DRAWINGS SHALL MATCH ENERGY CALCULATIONS:
 ATTIC INSULATION: R30
 WALL INSULATION: R11
 RAISED FLOOR INSULATION: R7.0
 ALL BATHTUBS AND SHOWER FLOORS, AND WALLS ABOVE BATHTUBS AND SHOWER COMPARTMENTS MUST BE FINISHED WITH A NON-ABSORBENT SURFACE. SUCH SURFACE MUST EXTEND TO A HEIGHT OF NOT LESS THAN 72" ABOVE THE FLOOR AS PER FBC10 R307.2
 COMPLIANCE WITH THE FOLLOWING GLAZING REQUIREMENTS:
 A-GLASS DOORS MUST BE INDICATED TO BE OF CATEGORY II SAFETY GLAZING-FBC R4410.2.3.1.3.2
 B-GLASS PANELS ADJACENT TO DOORS (WITHIN 48") MUST BE INDICATED TO BE OF CATEGORY II SAFETY GLAZING-FBC R4410.2.4.3(2)
 C-GLASS IN WINDOWS ADJACENT TO TUBS AND SHOWER COMPARTMENTS MUST BE CATEGORY II SAFETY GLAZING-FBC R4410.2.3.1.3.2 & R4410.2.6.2
 D-GLASS IN BATH AND SHOWER ENCLOSURES MUST BE OF CATEGORY II SAFETY GLAZING-FBC 4410.2.3.1.3.2



NO.	REVISION	DATE
1	COMMUNITY PLANNER	02/05/15

JOB NO.	1400
DRAWN BY	RE - CM
DATE	12-04-14
CHECKED	CM

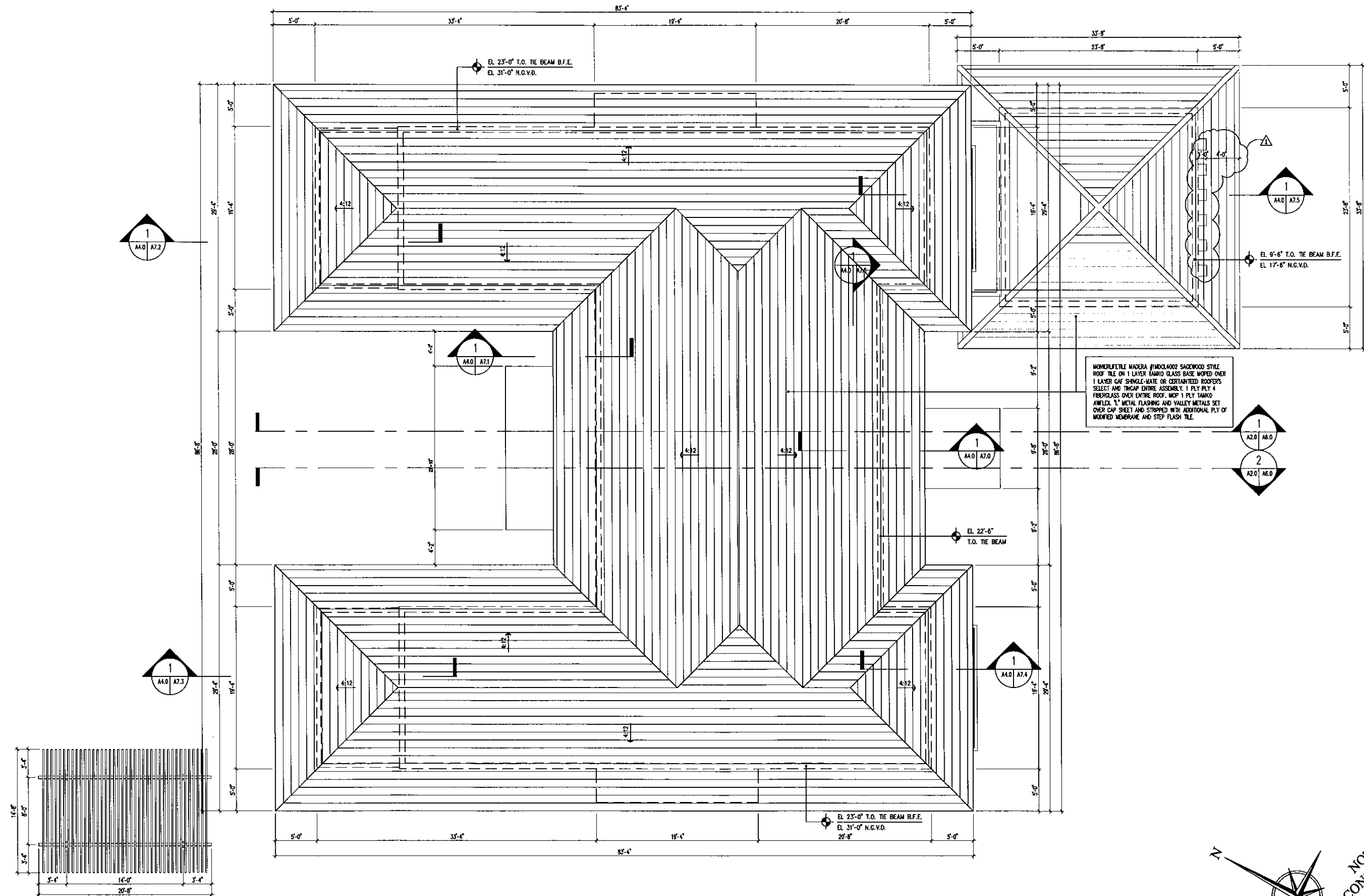
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 INTERIOR DESIGN
 ARCHITECTURE PLANNING
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TABACINIC RESIDENCE
 10200 WEST BROADVIEW DRIVE
 BAY HARBOR ISL., FLORIDA 33154
 TITLE: SECOND FLOOR PLAN

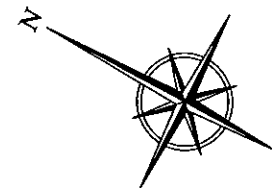
NOT FOR CONSTRUCTION

Arch. - Nell, AIA
 FL Architect
 LIC. AR0017758
 LIC. AA 26909739

SHEET NO.:
 A2.1



1 ROOF PLAN



NOT FOR
CONSTRUCTION

NO.	REVISION	DATE
1	COMMUNITY PLANNER	02/05/15

JOB NO.	1409
DRAWN BY	RR - CM
DATE	12-04-14
CHECKED	CM

CMA Design Studio, Inc.
ARCHITECTURE PLANNING INTERIOR DESIGN
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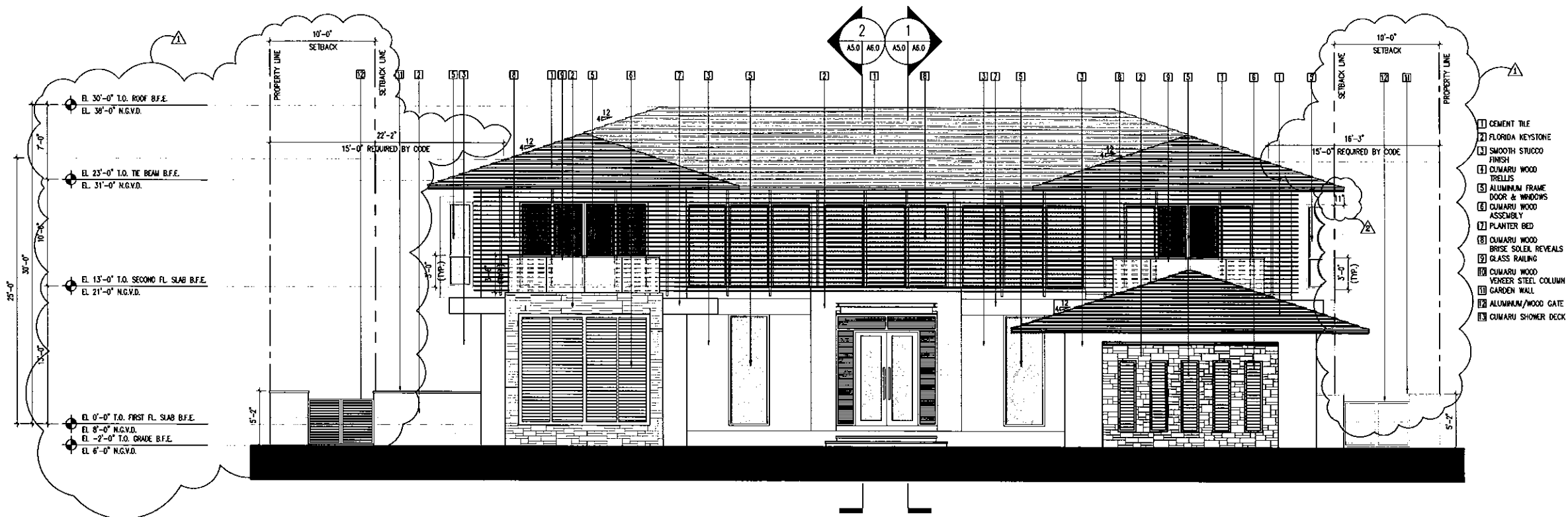
24 TABACNIC RESIDENCE
10200 WEST BROADVIEW DRIVE
BAY HARBOR ISL., FLORIDA 33154

title: ROOF PLAN

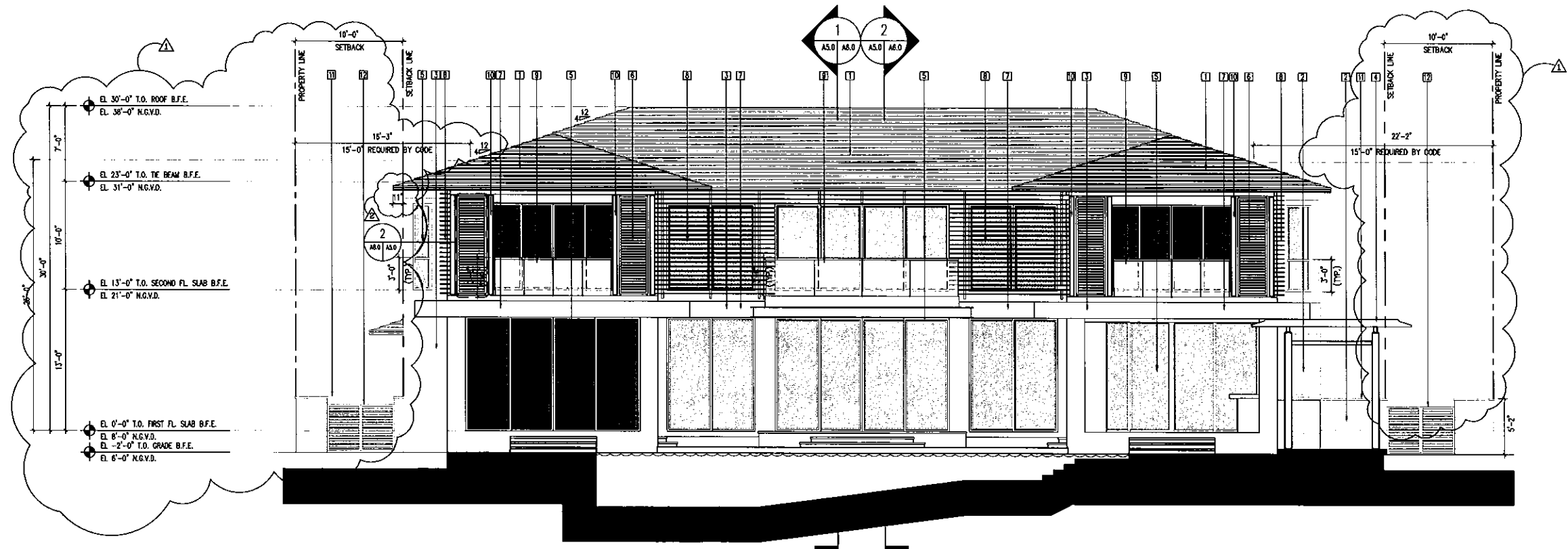
Michael Noll, AIA
FL Architect
LIC. AR0017758
LIC. AA 26000730

SHEET NO.:

A4.0



1 FRONT ELEVATION
A2.0/A5.0
A2.11 3/16" = 1'-0"



2 REAR ELEVATION
A2.0/A5.0
A2.11 3/16" = 1'-0"

NO.	REVISION	DATE
1	COMMUNITY PLANNER	02/05/15
2	COMMUNITY PLANNER	02/24/15

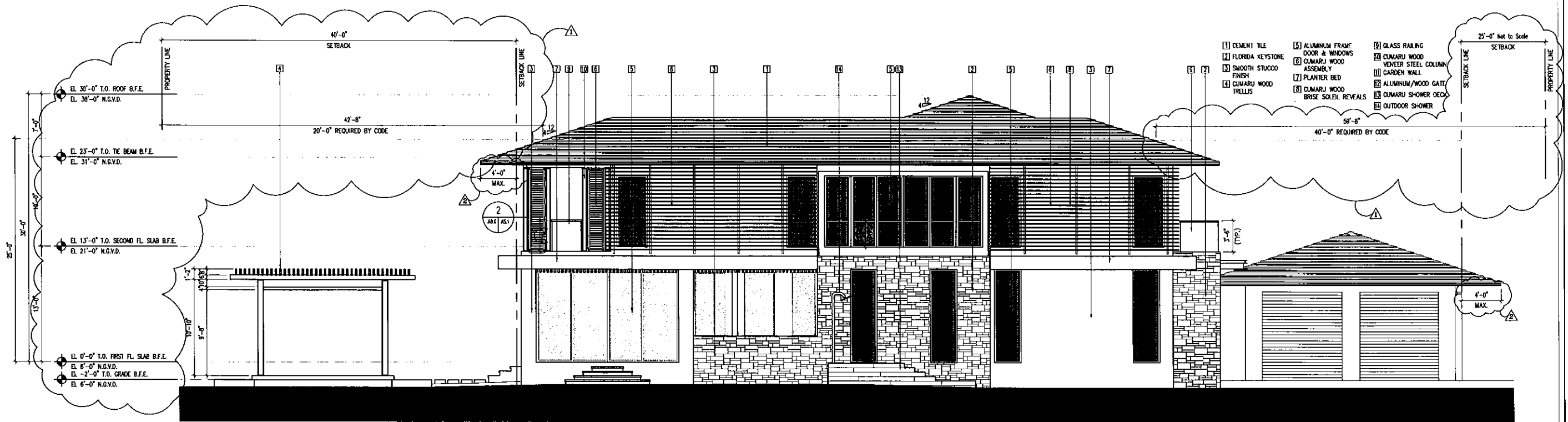
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DRAWN BY	REF - CM
DATE	12-04-14
CHECKED	CM

CMA Design Studio, Inc.
ARCHITECTURE PLANNING INTERIOR DESIGN
232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200 F: 305.448.4215

TABACNIC RESIDENCE
10200 WEST BROADVIEW DRIVE
BAY HARBOR ISL., FLORIDA 33154
TITLE: FRONT & REAR ELEVATIONS

SEAL
John A. Hall, AIA
FL Architect
LIC. AR0017758
LIC. AA 26000730

SHEET NO.:
A5.0



1 SIDE ELEVATION
A2.0(A5.1)
A2.11 3/16" = 1'-0"



2 SIDE ELEVATION
A2.0(A5.1)
A2.11 3/16" = 1'-0"

NO.	REVISION	DATE
1	COMMUNITY PLANNER	02/05/15
2	COMMUNITY PLANNER	02/24/15

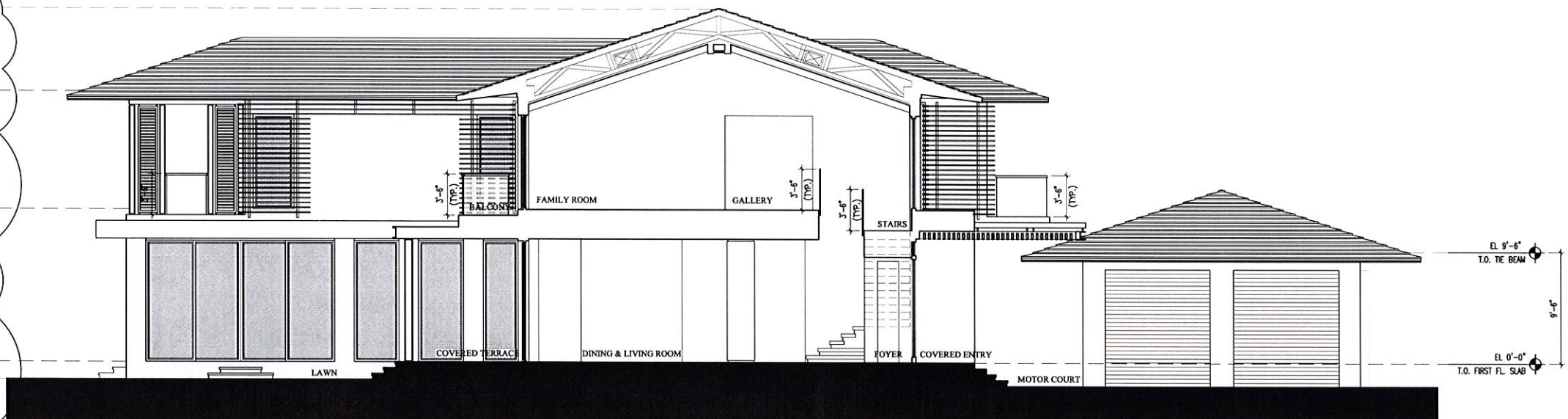
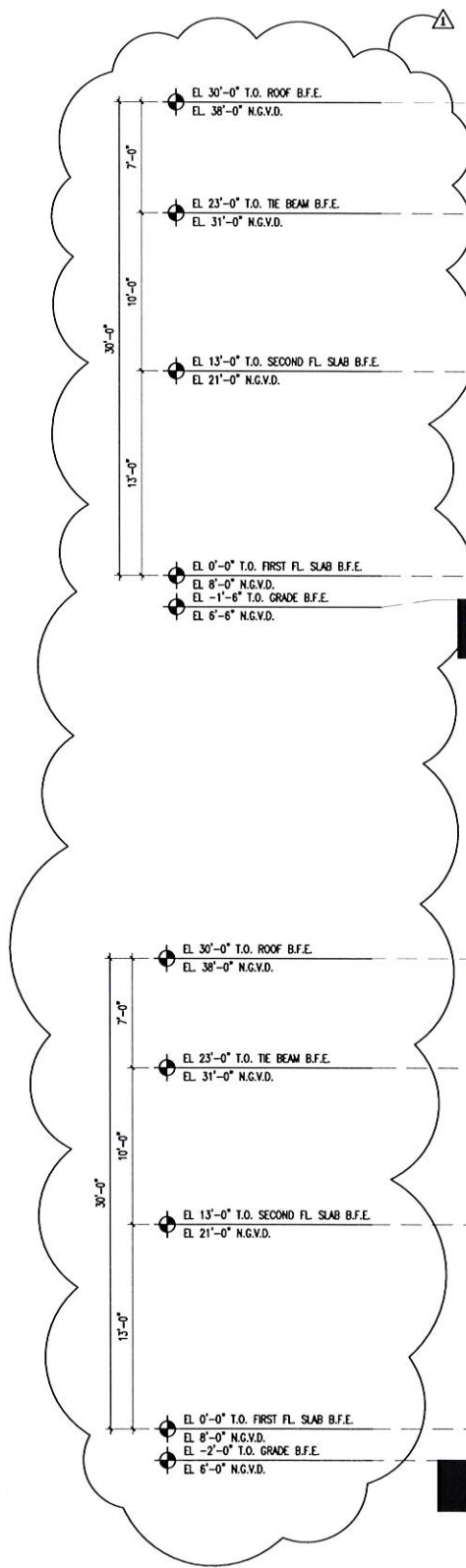
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DRAWN BY	BR - CM
DATE	12-04-14
CHECKED	CM

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ARCHITECTURE PLANNING INTERIOR DESIGN
232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200 F: 305.448.4215

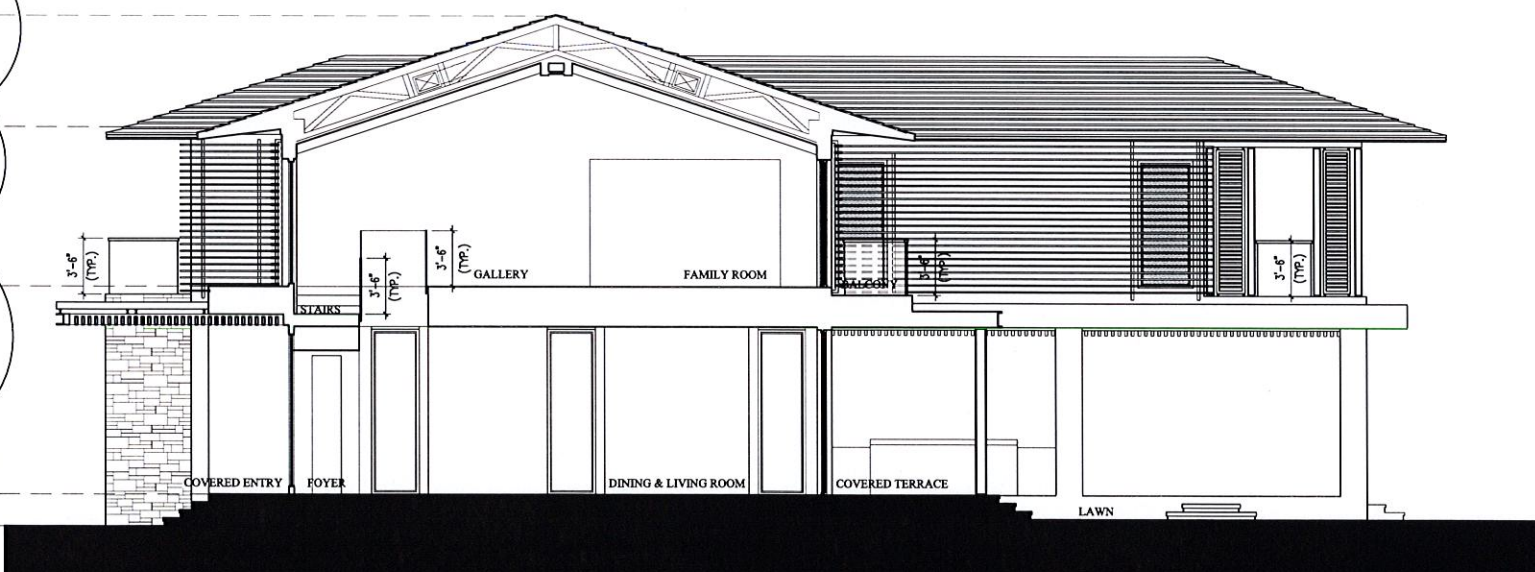
TABACINIC RESIDENCE
10200 WEST BROADVIEW DRIVE
BAY HARBOR ISL., FLORIDA 33154
TITLE: SIDE ELEVATIONS

Michael Noll, AIA
FL Architect
LIC. AR0017758
LIC. AA 2600730

SHEET NO.:
A5.1



1 BUILDING SECTION
A2.0/A6.0
A2.11 3/16" = 1'-0"



2 BUILDING SECTION
A2.0/A6.0
A2.11 3/16" = 1'-0"

JOB NO.	1409	REVISION	DATE
DRAWN BY	ER - CM	COMMUNITY PLANNER	02/05/15
DATE	12-04-14		
CHECKED	CM		

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TABACINIC RESIDENCE
10200 WEST BROADVIEW DRIVE
BAY HARBOR ISL., FLORIDA 33154
TITLE: BUILDING SECTIONS

NOT FOR CONSTRUCTION

SEAL
Michael R. Hill, AIA
FL Architect
LIC. AR0017738
LIC. AA 26000730

SHEET NO.:
A6.0

BISCAYNE BAY

LEGEND

	PALM TO REMAIN
	PALM TO RELOCATE
	PALM TO REMOVE
	TREE TO REMAIN
	TREE TO RELOCATE
	TREE TO REMOVE

NUMBER	SCIENTIFIC NAME	COMMON NAME	NATIVE	DBH	HEIGHT	DISPOSITION
EXISTING TREES						
01	<i>Ficus benjamina</i>	Ficus Tree	No	8"	18'	To Be Removed
02	<i>Ficus benjamina</i>	Ficus Tree	No	8"	18'	To Be Removed
03	<i>Ficus benjamina</i>	Ficus Tree	No	8"	18'	To Be Removed
04	<i>Ficus benjamina</i>	Ficus Tree	No	8"	18'	To Be Removed
05	<i>Ficus benjamina</i>	Ficus Tree	No	8"	18'	To Be Removed
06	<i>Ficus benjamina</i>	Ficus Tree	No	8"	18'	To Be Removed
07	<i>Ficus benjamina</i>	Ficus Tree	No	8"	18'	To Be Removed
08	<i>Ficus benjamina</i>	Ficus Tree	No	8"	18'	To Be Removed
09	<i>Ficus benjamina</i>	Ficus Tree	No	8"	18'	To Be Removed
10	<i>Ficus benjamina</i>	Ficus Tree	No	8"	18'	To Be Removed
11	<i>Ficus benjamina</i>	Ficus Tree	No	8"	18'	To Be Removed
12	<i>Quercus virginiana</i>	Live Oak	Yes	2"	30'	To Be Removed
13	<i>Ficus benjamina</i>	Ficus Tree	No	1.7"	30'	To Be Removed
14	<i>Ficus benjamina</i>	Ficus Tree	No	9"	26'	To Be Removed
15	<i>Ficus benjamina</i>	Ficus Tree	No	8"	18'	To Be Removed

17	<i>Ficus benjamina</i>	Ficus Tree	No	7"	18'	To Be Removed
18	<i>Ficus benjamina</i>	Ficus Tree	No	8"	18'	To Be Removed
19	<i>Ficus benjamina</i>	Ficus Tree	No	8"	18'	To Be Removed
20	<i>Ficus benjamina</i>	Ficus Tree	No	8"	18'	To Be Removed
21	<i>Ficus benjamina</i>	Ficus Tree	No	8"	18'	To Be Removed
22	<i>Ficus benjamina</i>	Ficus Tree	No	9"	26'	To Be Removed
23	<i>Ficus benjamina</i>	Ficus Tree	No	1.7"	30'	To Be Removed
24	<i>Ficus benjamina</i>	Ficus Tree	No	9"	26'	To Be Removed
25	<i>Ficus benjamina</i>	Ficus Tree	No	1.7"	30'	To Be Removed
26	<i>Ficus benjamina</i>	Ficus Tree	No	1.7"	30'	To Be Removed
27	<i>Ficus benjamina</i>	Ficus Tree	No	2.7"	38'	To Be Removed
28	<i>Melaleuca quinqueveneria</i>	Melaleuca trees	No	1.7"	35'	To Be Removed
29	<i>Melaleuca quinqueveneria</i>	Melaleuca trees	No	1"	17'	To Be Removed
30	<i>Melaleuca quinqueveneria</i>	Melaleuca trees	No	2"	25'	To Be Removed
EXISTING PALMS						
10	<i>Roystonia oleracea</i>	Royal Palm	No	8"	18'	To Be Removed
15	<i>Vecthia montgomeryana</i>	Montgomery Palm	No	7"	25'	To Be Removed
22	<i>Roystonia oleracea</i>	Royal Palm	No	7"	17'	To Be Removed



TABACINIC RESIDENCE

BAY HARBOR ISLANDS, FL

SITE ADDRESS:

10200 WEST BROAD VIEW DRIVE
BAY HARBOR ISLANDS,
FLORIDA, 33154

OWNER:

MARK TABACINIC

ARCHITECT:

CMA DESIGN STUDIO

22 Andalusia Av., Suite 101
Coral Gables, FL, 33134
T. 305.448.4200

LANDSCAPE ARCHITECT:

ENEA GARDEN DESIGN

7580 NE 4th Court, Suite 105
Miami, FL, 33138
T. 305.576.8702

ENEA GARDEN DESIGN INC

7580 NE 4th Court, Suite 105
MIAMI, FLORIDA 33138
P: 305-576-6702
REG. NO. LC26000339

SEAL:

FOR THE FIRM:
GERARDO JAVIER DELGADO
R.L.A. 0001574 06.27.08

DRAWING TITLE:

TREE
DISPOSITION
PLAN

ISSUE:	DATE:
PZB SUBMISSION	12.01.14
PZB SUBMISSION - REV	02.04.15
PZB SUBMISSION - REV	03.05.15

SCALE: 1/8" = 1'

PROJ NO: 184

SHEET NO:

L.100

enea
garden design

Enea Garden Design Inc., ARLA
7580 NE 4th Ct.
Suite 105
Miami, Florida 33138, USA
Phone: +1 305.576.8702
Fax: +1 305.576.8703
Email: info.miami@enea.ch
www.enea.ch

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TABACINIC RESIDENCE

BAY HARBOR ISLANDS, FL

SITE ADDRESS:
10200 WEST BROAD VIEW DRIVE
BAY HARBOR ISLANDS,
FLORIDA, 33154

OWNER:
MARK TABACINIC

ARCHITECT:
CMA DESIGN STUDIO
22 Andalusia Av. Suite 101
Coral Gables, FL 33134
T. 305.448.4200

LANDSCAPE
ARCHITECT:
ENEA GARDEN DESIGN
7580 NE 4th Court, Suite 105
Miami, FL 33138
T. 305.576.6702

ENEA GARDEN DESIGN INC
7580 NE 4th Court, Studio 105
MIAMI, FLORIDA 33138
P: 305-576-6702
REG. NO. LC26000339

SEAL:

Gerardo Javier Delgado

FOR THE FIRM:
GERARDO JAVIER DELGADO
R.L.A. 0001574 06.27.08

DRAWING TITLE:
**OVERALL SITE
PLAN**

ISSUE: DATE:
PZB SUBMISSION 11.26.14
PZB SUBMISSION - REV 01.16.15
PZB SUBMISSION - REV 03.05.15

SCALE: 1/8" = 1' PROJ NO: 184
SHEET NO:

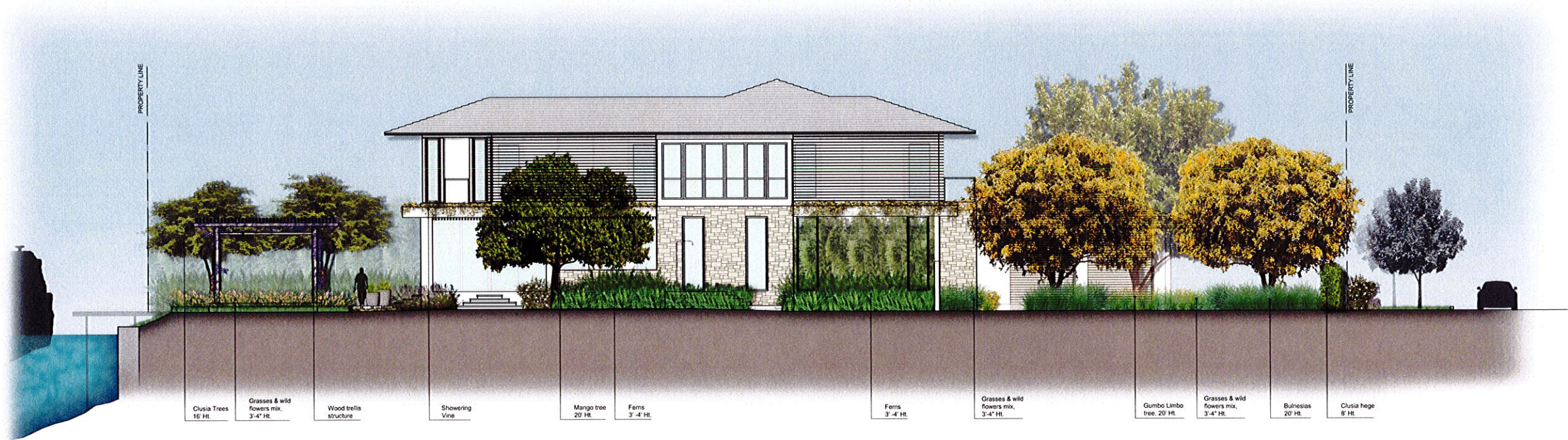
L.200

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garden design
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NORTH ELEVATION



SOUTH ELEVATION



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REG. NO. LC26000339

SEAL:

FOR THE FIRM:
GERARDO JAVIER DELGADO
R.L.A. 0001574 06.27.08

DRAWING TITLE:
**NORTH
AND
SOUTH
ELEVATIONS**

ISSUE:	DATE:
P2B SUBMISSION	12.01.14
P2B SUBMISSION	02.14.15
REVISION/ CITY COMMENTS	02.23.15
P2B SUBMISSION - REV	03.05.15

SCALE: 1/8" = 1' PROJ NO: 184
SHEET NO:



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SEAL:

Gerardo Javier Delgado

FOR THE FIRM:

GERARDO JAVIER DELGADO
R.L.A. 0001574

06.27.08

DRAWING TITLE:

EAST
AND
WEST
ELEVATIONS

ISSUE:

PZB SUBMISSION

PZB SUBMISSION

REVISION/ CITY COMMENTS

PZB SUBMISSION - REV

DATE:

12.01.14

02.14.15

02.23.15

03.05.15

SCALE: 1/8" = 1'

PROJ NO: 184

SHEET NO:



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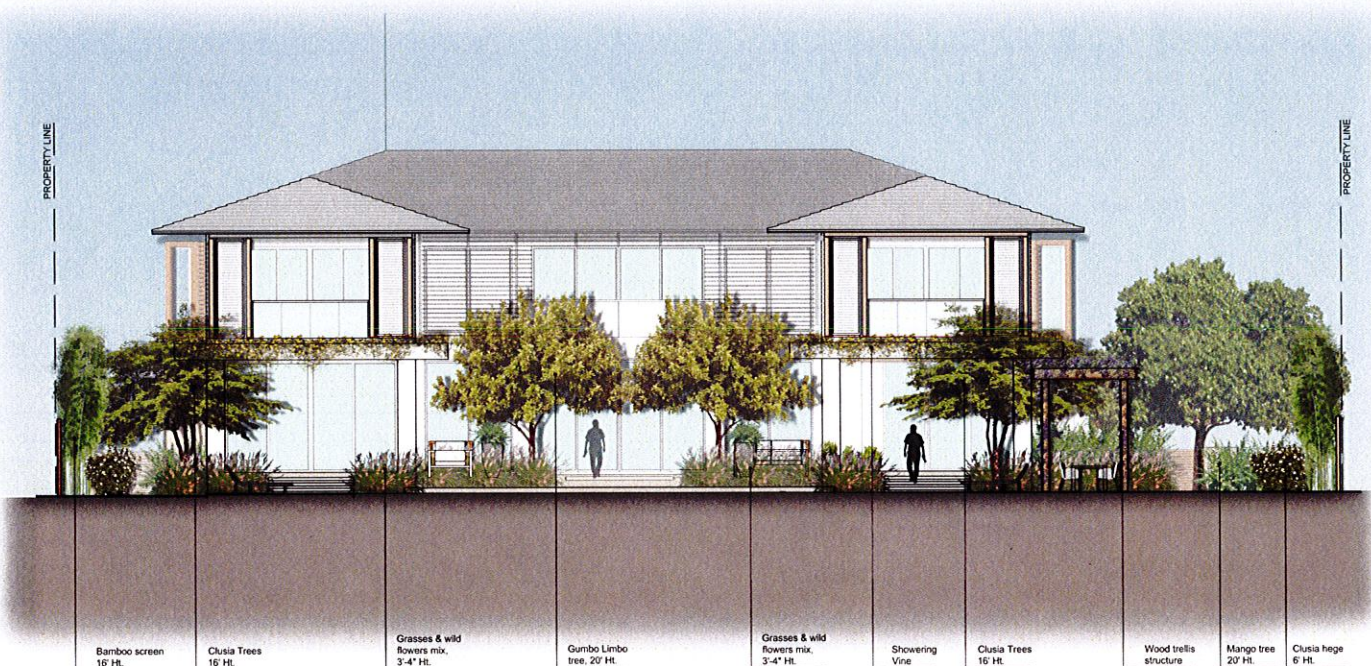
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BAY HARBOR ISLANDS, FL

OWNER:	ARCHITECT:
MARK TABACINIC	CMA DESIGN STUDIO
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7580 NE 4th Court, Studio 105
MIAMI, FLORIDA 33138
P: 305-576-6702
REG. NO. LC26000339

for D.

DRAWING TITLE:

**PLANTING
PLAN**

ISSUE:	DATE:
PZB SUBMISSION	12.01.14
PZB SUBMISSION - REV	02.04.15
PZB SUBMISSION - REV	02.23.15
 PZB SUBMISSION - REV	03.05.15

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	SHEET NO: L.500

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**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 20th, 2015

Subject: Proposed Single-Family Residence
Tabacinic Residence
10200 West Broadview Drive
Bay Harbor Islands Acct. No.: MB2014-155
MMPA Acct. No.: 01-0702-1004

RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board review the contents of this staff report, the submitted site plan and architectural plans (dated 03/17/15) 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 10200 West Broadview Drive.

GENERAL PROJECT INFORMATION

Land Use Designation: L – Low Density Residential
Zoning District: RD Single-Family District
General Location: 10200 West Broadview Drive
Legal Description: Lot 42 and the north ½ of Lot 43, Block 23, "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, CMA Design Studio, Inc., as agent for the property owner, Mark Tabacinic, has submitted an application for the construction of a new single-family residence on a waterfront lot located at 10200 West Broadview Drive. The proposed two-story home has approximately 7,402 square feet of A/C living space with a two-car garage. The residence will

have five (5) bedrooms, six (6) full bathrooms and two (2) half bathrooms. The overall height of the structure will be 30 feet above Base Flood Elevation (BFE), which is below the maximum 35 feet allowed for a sloped roof exceeding two and one-half inches per foot on a waterfront lot within the RD Single-Family District. The applicant is proposing two (2) driveway connections to West Broadview Drive (circular 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 post-modern features that was built in 1951 (FMSF No. DA10414). The existing structure is to be demolished. The new single-family residence is a traditional architectural design with extensive wood and stone accents.

PROJECT HISTORY

The applicant submitted an initial set and several revised sets 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 10200 West Broadview Drive 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

April 7, 2015

ITEM NUMBER: 2.

ITEM: Request for approval for a new single family home for "Sheldon E. Gross" located at 1361 Kane Concourse, Lot 10 of Block 34. The owner is proposing to construct a new single family home. The proposed two story home has approximately 5, 546 square feet of a/c living space with a two car garage. The residence will have four bedrooms, five full bathrooms, one half bath, an office and a studio. Enclosed please find the site plan and elevations. (Item #2A)

DESCRIPTION:

Request for approval for a new single family home for "Sheldon E. Gross" located at 1361 Kane Concourse, Lot 10 of Block 34. The owner is proposing to construct a new single family home. The proposed two story home has approximately 5, 546 square feet of a/c living space with a two car garage. The residence will have four bedrooms, five full bathrooms, one half bath, an office and a studio. Enclosed please find the 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:

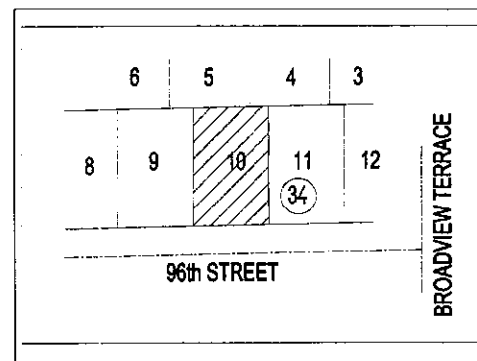
BUDGET IMPACT:

Submitted By: Ayanidys Marante
 Ayanidys Marante

ATTACHMENTS

1.	Site Plan and Elevations	GrossPNZ4.7.15.pdf
2.	Staff Report	BHI PZB Staff Report SFR 1361 Kane Concourse Mar 20 2015.pdf

NEW RESIDENCE:
1361 KANE CONCOURSE
BAY HARBOR ISLAND, FLORIDA 33146
OWNER: Evan and Marissa Gross



BRAVO ARCHITECTURE

SUBMITTAL:
PRELIMINARY
March 20, 2015

SITE NOTES

1- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AND SHALL NOTIFY THE ARCHITECT IF ANY DISCREPANCIES ARE DISCOVERED BEFORE PROCEEDING WITH THE WORK INVOICE. 2- CONTRACTOR SHALL SUBMIT TO THE ARCHITECT FOR REVIEW, SHOP DRAWINGS ON ALL PRE-MANUFACTURED ITEMS PRIOR TO FABRICATION OR PURCHASING. 3- CONTRACTOR SHALL FOLLOW THE RECOMMENDATIONS OF THE SOIL'S REPORT PREPARED WITH RESPECT TO PREPARATION OF SITE FOR PROPOSED BUILDING. 4- CONTRACTOR IS RESPONSIBLE FOR THE CONNECTION OF WATER & SEWER LINES TO EXISTING WATER AND SEWER LATERALS. 5- ALL PARKING STRIPPING SHALL COMPLY WITH COUNTY STANDARDS.	6- ALL CONCRETE SIDEWALK SURFACES SHALL RECEIVE LIGHT BROOM FINISH. 7- CONTRACTOR SHALL SUBMIT IRRIGATION SHOP DRAWING FOR REVIEW. 8- EXISTING STREET CURB SHALL BE REMOVED AND MODIFIED AS REQUIRED IN ORDER TO PROVIDE NEW DRIVE WAY CUTS INTO PROPERTY, EXTEND ASPHALT PAVING OUT TO EXISTING PAVEMENT. 9- NOTHING WILL BE ERECTED, PLACED, PARKED, PLANTED, OR ALLOWED TO GROW IN SUCH A MANNER WITHIN A TRIANGLE OF VISIBILITY SO AS TO MATERIALLY IMPEDE VISION BETWEEN A HEIGHT OF 3 FEET, AND 8 FEET ABOVE THE ESTABLISHED GRADE, MEASURED AT THE DRIVEWAY OR AT THE TRIANGLE OF VISIBILITY AND INTERSECTION. 10- LANDSCAPING WILL COMPLY WITH BAY HARBOR ISLANDS LANDSCAPE REQUIREMENTS.
---	--

ALL RAINWATER TO BE CONTAINED WITHIN PROPERTY BOUNDARY.

ALL BUILDING SHALL HAVE A PRE-CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES. THE RULES AND LAWS AS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES SHALL BE DEEMED AS APPROVED WITH RESPECT TO PRECONSTRUCTION SOIL TREATMENT FOR PROTECTION AGAINST SUBTERRANEAN TERMITES. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT - "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES (AS PER R4409.13 FBC RESIDENTIAL 2010)

ZONING LEGEND	
ZONING DISTRICT:	RD SINGLE FAMILY RESIDENTIAL
NET LOT AREA:	10,000 S.F.
FLOOD ELEVATION:	AE 8.0'
FLOOR ELEVATIONS:	
MAIN HOUSE	8.00 NGVD
GARAGE	7.42 NGVD
GROUND FLOOR AC AREA:	2,597 S.F.
COVERED TERRACE AREA:	355 S.F.
GARAGE AREA:	533 S.F.
SUMMER KITCHEN:	147 S.F.
SECOND FLOOR AC AREA:	2,949 S.F.
COVERED TERRACE AREA:	147 S.F.
TOTAL FLOOR AREA:	6,728 S.F.
SETBACKS:	
FRONT	ALLOWED 40'-0"
REAR	28'-6"
INTERIOR SIDES	10'-0" EACH SIDE 10'-0" EACH SIDE
BUILDING HEIGHT ALLOWED =	25'-0" ABOVE B.F.E. (TO 30'-0" TO HIGHEST POINT OF SLOPED ROOF
BUILDING HEIGHT PROVIDED =	25'-0"
PARKING SPACES REQUIRED =	2
PARKING SPACES PROVIDED =	2
PERVIOUS AREA = 3,644S.F. (36%)	
IMPERVIOUS AREA = 6,356 S.F. (64%)	

LOT 10, IN BLOCK 34, OF SUBDIVISION BAY HARBOR ISLAND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 36 AT PAGE 5 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, EASEMENTS, AND RIGHT-OF-WAY OF RECORD, UNDERGROUND ENCROACHMENTS IF ANY, NOT LOCATED.

TOWN OF BAY HARBOR ISLANDS LANDSCAPE CODE (Sec. 24-16) REQUIREMENTS LEGEND RESIDENTIAL-SINGLE -FAMILY AND TWO-FAMILY HOME SITES		
A-SHADE TREES REQUIRED	REQUIRED	PROVIDED
1. SINGLE-FAMILY NON-WATERFRONT LOT	<u>5</u>	<u>7</u>
2. SINGLE-FAMILY WATERFRONT LOT	<u>6</u>	<u>N/A</u>
3. TWO-FAMILY LOT	<u>5</u>	<u>N/A</u>
4. NUMBER OF SHADE TREES IN FRONT YARD	<u>2</u>	<u>4</u>
5. NATIVE SPECIES REQUIRED - 50%	<u>3</u>	<u>5</u>
6. DROUGHT TOLERANT AND LOW MAINTENANCE SPECIES REQUIRED - 50%	<u>3</u>	<u>4</u>
B-SHRUBS REQUIRED		
1. SINGLE-FAMILY NON-WATERFRONT LOT	<u>50</u>	<u>125</u>
2. SINGLE-FAMILY WATERFRONT LOT	<u>60</u>	<u>N/A</u>
3. TWO-FAMILY LOT	<u>50</u>	<u>N/A</u>
5. NATIVE SPECIES REQUIRED - 30%	<u>15/18</u>	<u>95</u>
6. DROUGHT TOLERANT AND LOW MAINTENANCE SPECIES REQUIRED - 50%	<u>25/30</u>	<u>125</u>
C-MAXIMUM LAWN AREA ALLOWED		
50% OF NET LOT AREA (10,000 S.F.)	<u>5,000(MAX)</u>	<u>3,782 S.F.</u>
NOTES:		
* REQUIRED SHADE TREES AT TIME OF PLANTING MUST BE A MINIMUM OF: 12 FEET IN OVERALL HEIGHT; HAVE 4 FEET OF CLEAR WOOD BEFORE BRANCHING; AND HAVE A 2-1/2 INCH CALIPER. PALMS TREES CAN BE SUBSTITUTED AT A 3:1 RATIO (EXCEPT APPROVED LARGER VARIETIES) TO A MAXIMUM OF 25% OF THE REQUIRED TREES.		
** REQUIRED SHRUBS AT TIME OF PLANTING MUST BE A MINIMUM OF 24 INCHES IN OVERALL HEIGHT. IF USED AS A VISUAL SCREEN MUST BE A MINIMUM OF 36 INCHES IN OVERALL HEIGHT.		
*** MIAMI DADE COUNTY LANDSCAPE ORDINANCE SEC. 18A-5 (A)(5)		

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



L	L	C
ARCHITECTURE		
P L A N N I N G		
INTERIOR DESIGN		

AA 26000771
IB 26000638

250 CATALONIA, SUITE 403
CORAL GABLES, FLORIDA 33134
TELEPHONE : 305.567.1977
FACSIMILE : 305.567.1125

NEW RESIDENCE
1361 KANE CONCOURSE
BAY HARBOR ISLAND, FLORIDA 33146

OWNER: EVAN AND MARISSA GROSS

REVISIONS:

△	01-15-15 COMMENTS
△	03-06-15 COMMENTS
△	

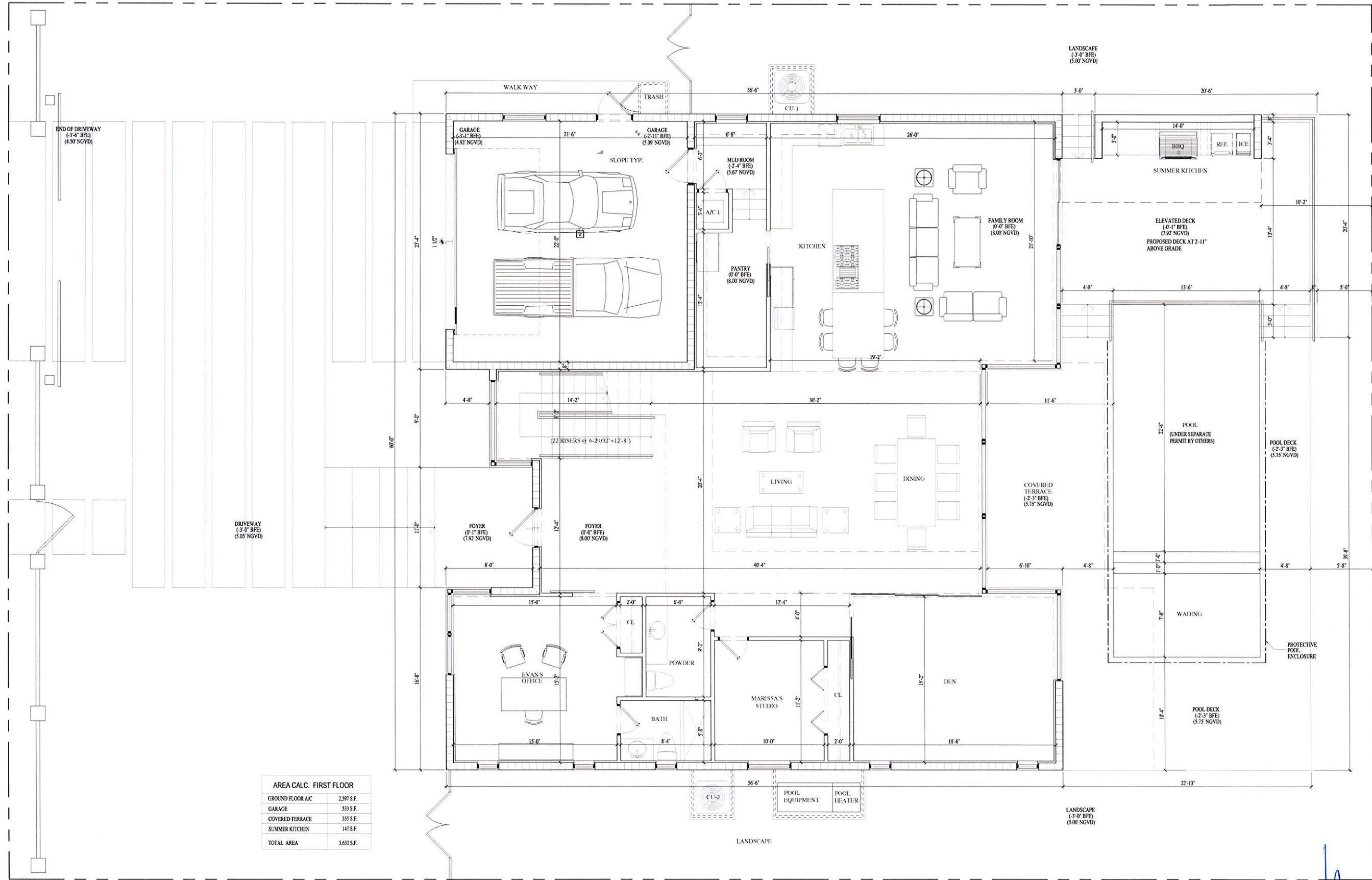
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DRAWN BY:	A.P. P.B. P.D.
CHECKED BY:	P.B. / C.B.
DATE:	09-12-14
PROJECT NO.:	1412
FILE NAME:	
SUBMITTAL:	PRELIM

SHEET NUMBER

A-1

PEDRO C. BRAVO, RA
FLA. REGISTRATION NO. 50006

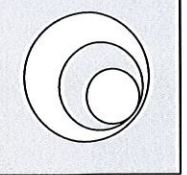
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AREA CALC. FIRST FLOOR	
GROUND FLOOR A/C	2,597 S.F.
GARAGE	533 S.F.
COVERED TERRACE	355 S.F.
SUMMER KITCHEN	147 S.F.
TOTAL AREA	3,632 S.F.

PROPOSED GROUND FLOOR PLAN

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



BR A V O

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PLANNING
INTERIOR DESIGN

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A 01-15-15 COMMENTS
A 03-06-15 COMMENTS
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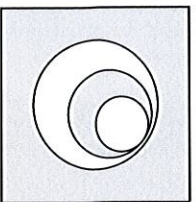
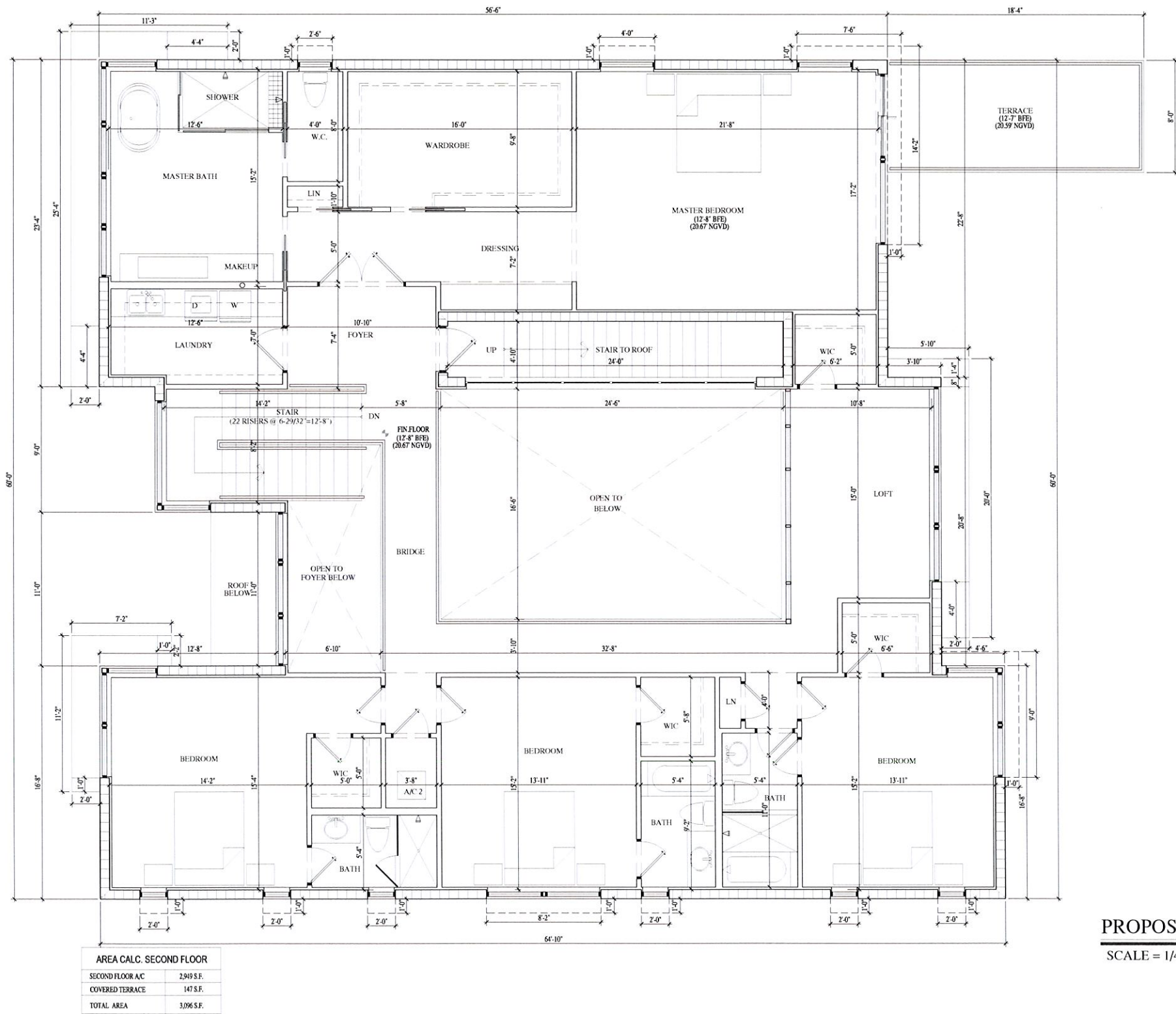
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CHECKED BY: P.B. / C.B.
DATE: 09-12-14
PROJECT NO.: 1412
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MAR 20 2015

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REVISIONS:

- 01-15-15 COMMENTS
- 03-06-15 COMMENTS

SCALE: AS NOTED

DRAWN BY: A.P./P.B./P.D.

CHECKED BY: P.B. / C.B.

DATE: 09-12-14

PROJECT NO.: 1412

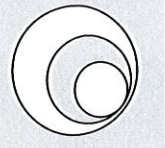
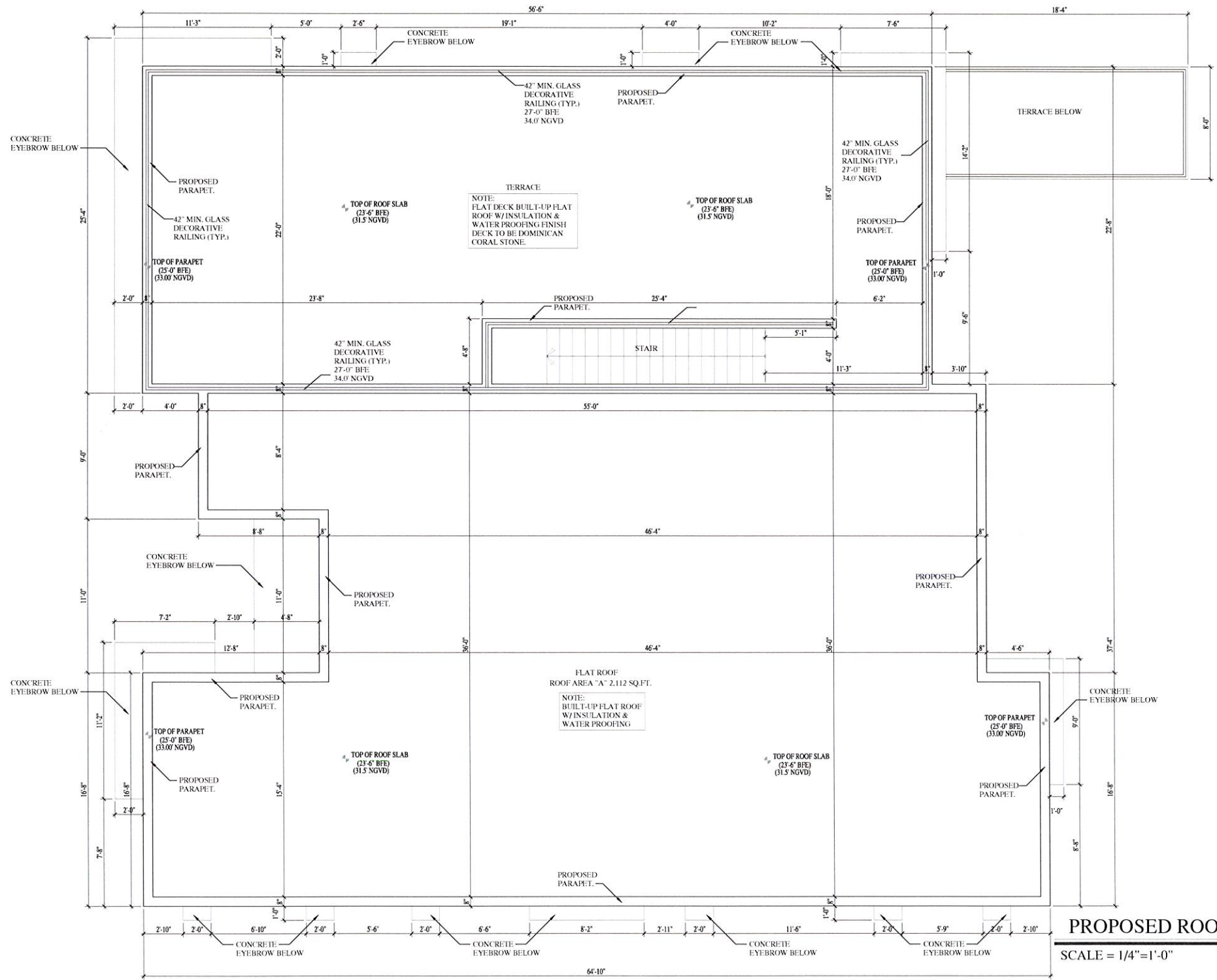
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SHEET NUMBER

A-3

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REVISIONS:
01-15-15 COMMENTS
03-06-15 COMMENTS

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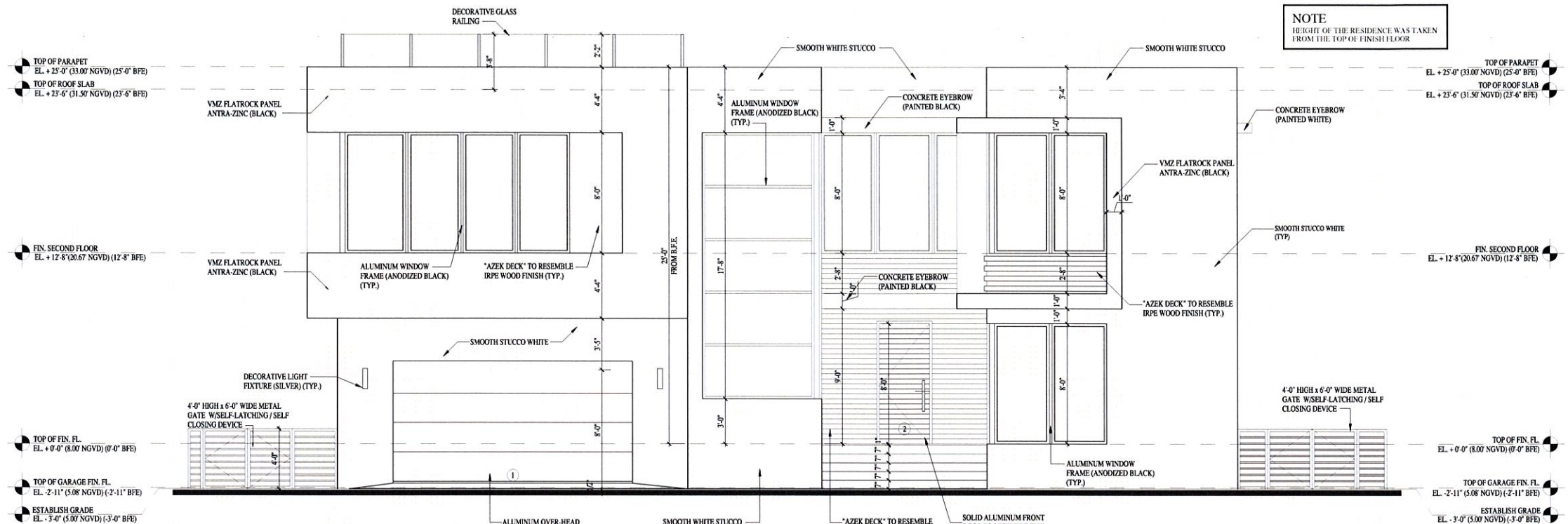
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MAR 20 2015

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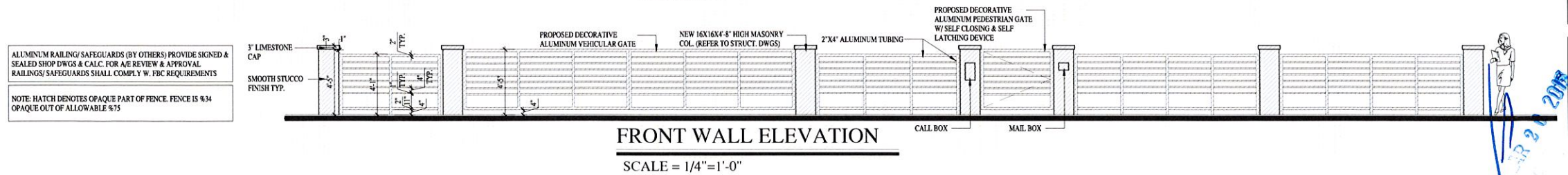
SOUTH (FRONT) ELEVATION

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



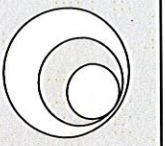
SOUTH (FRONT) ELEVATION

SCALE: NTS



FRONT WALL ELEVATION

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



BR A V O

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INTERIOR DESIGN

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IB 26000638

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TELEPHONE : 305.567.1977
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BAY HARBOR ISLAND, FLORIDA 33146

OWNER: EVAN AND MARISSA GROBS

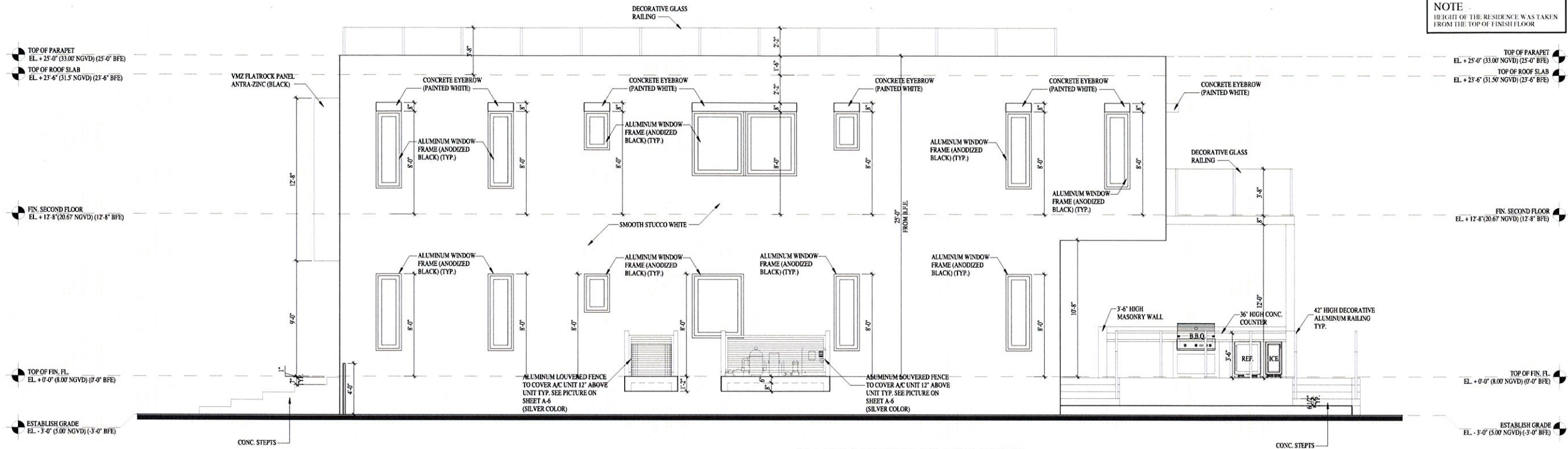
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01-15-15 COMMENTS
03-06-15 COMMENTS

SCALE: AS NOTED
DRAWN BY: A.P./P.B./P.D.
CHECKED BY: P.B. / C.B.
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FILE NAME:
SUBMITTAL: PRELIM

SHEET NUMBER
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PEDRO C. BRAVO, RA
FLA. REGISTRATION NO.: 6226

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NOTE:
HEIGHT OF THE RESIDENCE WAS TAKEN FROM THE TOP OF FINISH FLOOR

EAST (RIGHT) ELEVATION

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



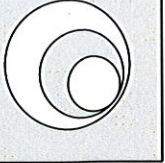
ALUM. LOUVERED FENCE

SCALE = NTS



EAST (RIGHT) ELEVATION

SCALE = NTS



BR A V O

ARCHITECTURE
PLANNING
INTERIOR DESIGN

AA 26000771
IB 26000638

250 CATALONIA, SUITE 403
CORAL GABLES, FLORIDA 33134
TELEPHONE : 305.567.1977
FAX/EMAIL : 305.567.1125

NEW RESIDENCE
1361 KANE CONCOURSE
BAY HARBOR ISLAND, FLORIDA 33146

OWNER: EVAN AND MARISSA GROSS

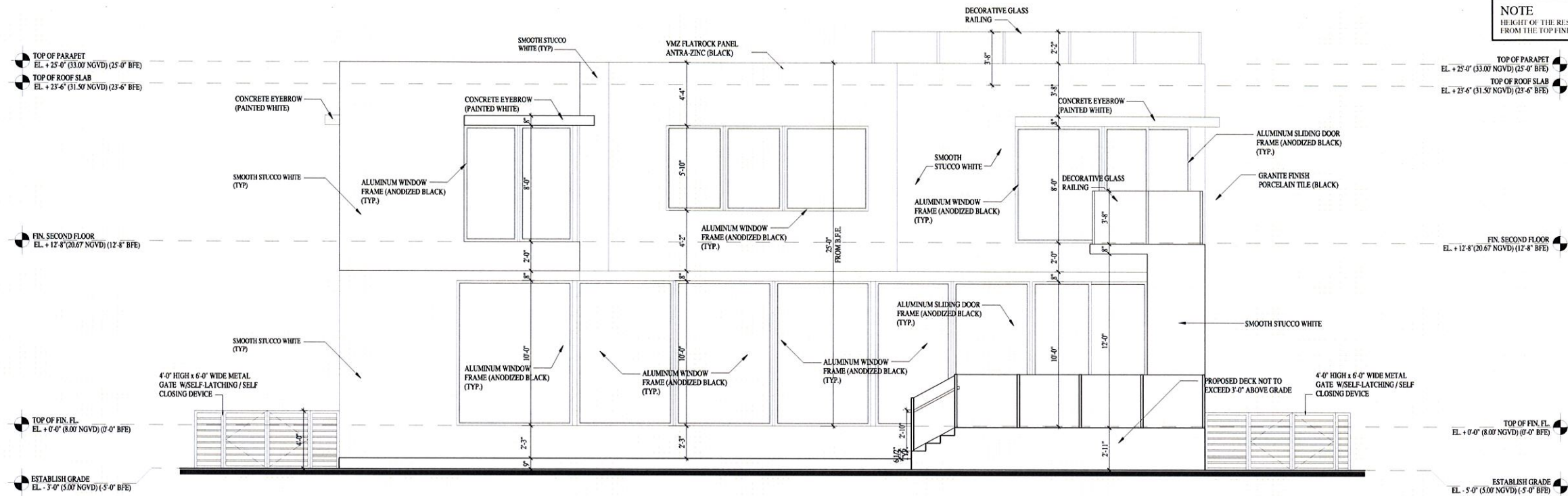
REVISIONS:
01-15-15 COMMENTS
03-06-15 COMMENTS

SCALE: AS NOTED
DRAWN BY: A.P./P.B./P.D.
CHECKED BY: P.B. / C.B.
DATE: 09-12-14
PROJECT NO.: 1412
FILE NAME:
SUBMITTAL: PRELIM

SHEET NUMBER
A-6

PEDRO C. BRAVO, RA
FLA. REGISTRATION NO.: 6226

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NORTH (BACK) ELEVATION

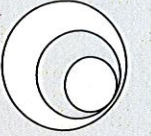
SCALE = 1/4"=1'-0"



NORTH (BACK) ELEVATION

SCALE = NTS

NOTE
HEIGHT OF THE RESIDENCE WAS TAKEN
FROM THE TOP FINISH FLOOR



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BAY HARBOR ISLAND, FLORIDA 33146

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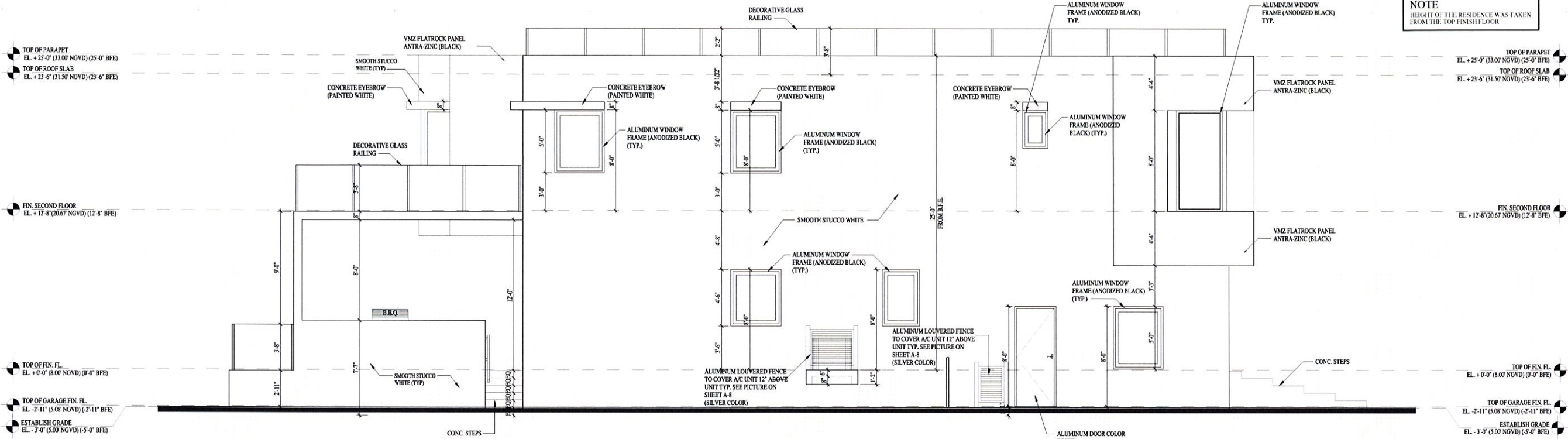
REVISIONS:
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PEDRO C. BRAVO, RA
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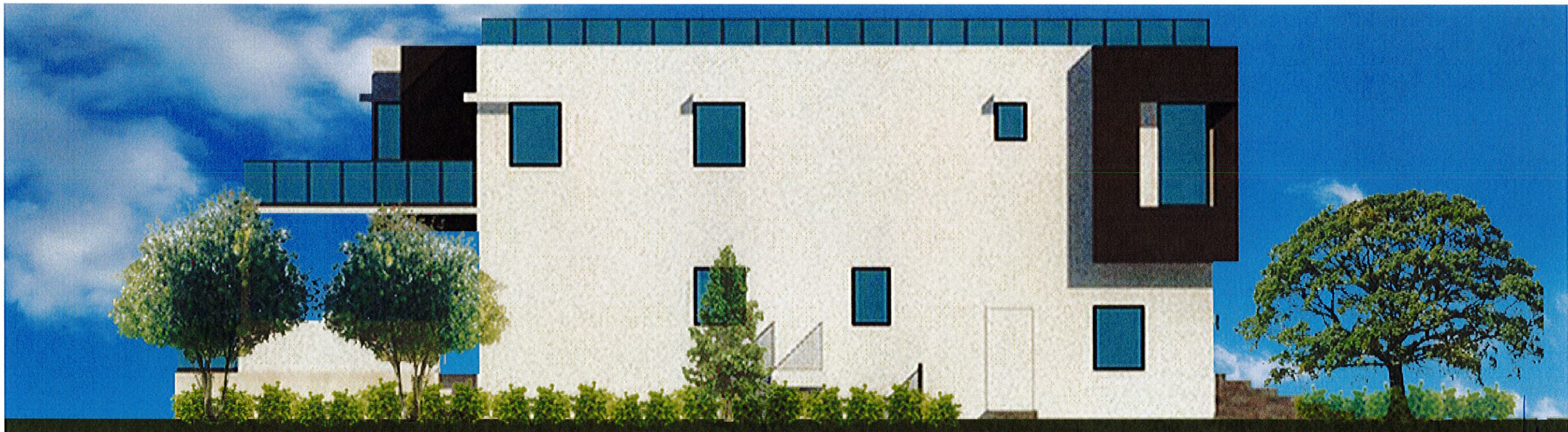
NORTH (LEFT) ELEVATION

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



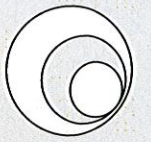
ALUM. LOUVERED FENCE

SCALE = NTS



NORTH (LEFT) ELEVATION

SCALE = NTS



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IB 26000638

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NEW RESIDENCE
1361 KANE CONCOURSE
BAY HARBOR ISLAND, FLORIDA 33146

OWNER: EVAN AND MARISSA GROSS

REVISIONS:
01-15-15 COMMENTS
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SHEET NUMBER
A-8

PEDRO C. BRAVO, RA
FLA. REGISTRATION NO.: 6226

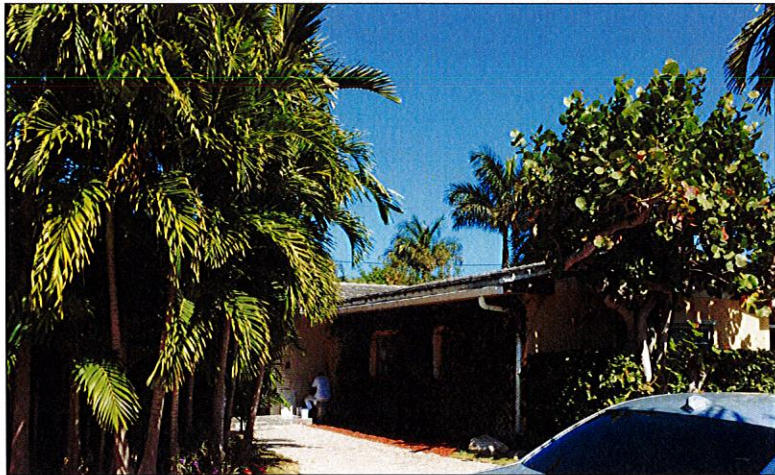
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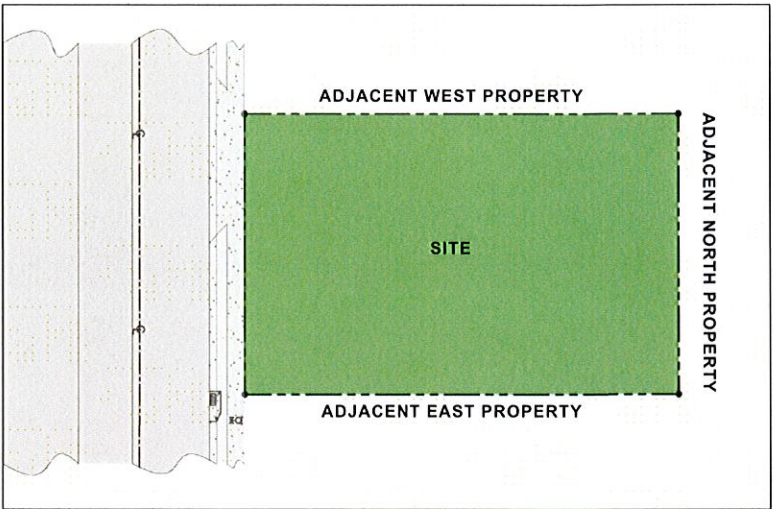
VIEW TOWARDS SITE



ADJACENT WEST PROPERTY



ADJACENT WEST PROPERTY



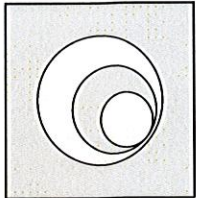
COLORED SITE PLAN



ADJACENT EAST PROPERTY



ADJACENT EAST PROPERTY



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ARCHITECTURE
P L A N N I N G
I N T E R I O R D E S I G N

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NEW RESIDENCE
1361 KANE CONCOURSE
BAY HARBOR ISLAND, FLORIDA 33146
OWNER: EVAN AND MARISSA GROSS

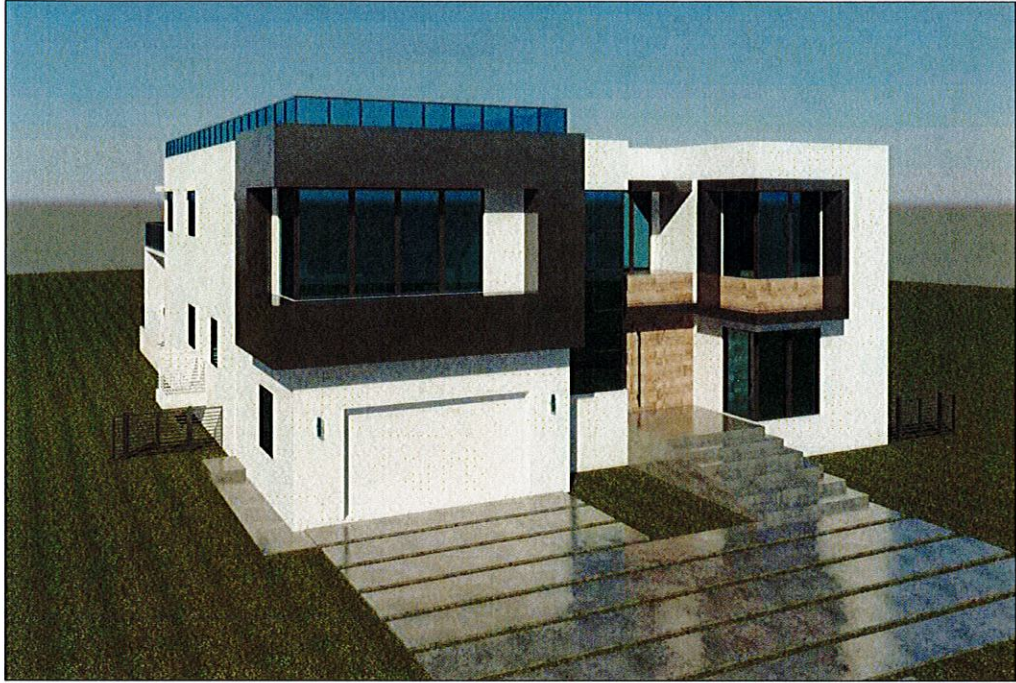
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01-15-15 COMMENTS
03-06-15 COMMENTS

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SHEET NUMBER
P-1

PEDRO C. BRAVO, RA
FLA. REGISTRATION NO.: 6226

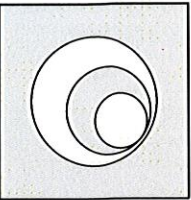
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NORTH WEST



SOUTH EAST



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P L A N N I N G
I N T E R I O R D E S I G N

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NEW RESIDENCE
1361 KANE CONCOURSE
BAY HARBOR ISLAND, FLORIDA 33146
OWNER: EVAN AND MARISSA GROSS

REVISIONS:
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DATE: 09-12-14
PROJECT NO.: 1412
FILE NAME:
SUBMITTAL: PRELIM

SHEET NUMBER
R-1

PEDRO C. BRAVO, RA
FLA. REGISTRATION NO.: 6226



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NEW RESIDENCE
1361 KANE CONCOURSE
BAY HARBOR ISLAND, FLORIDA 33446

REVISIONS:
01-15-15 COMMENTS
03-06-15 COMMENTS

SCALE: AS NOTED

DRAWN BY: A.P./P.B./P.D.

CHECKED BY: P.B. / C.B.

DATE: 09-12-14

PROJECT NO.: 1412

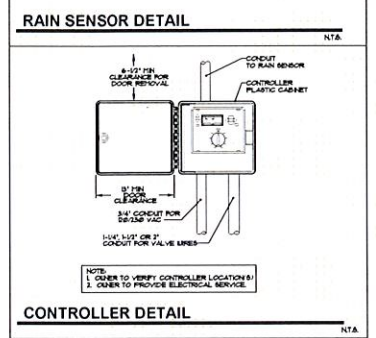
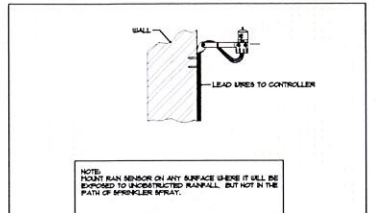
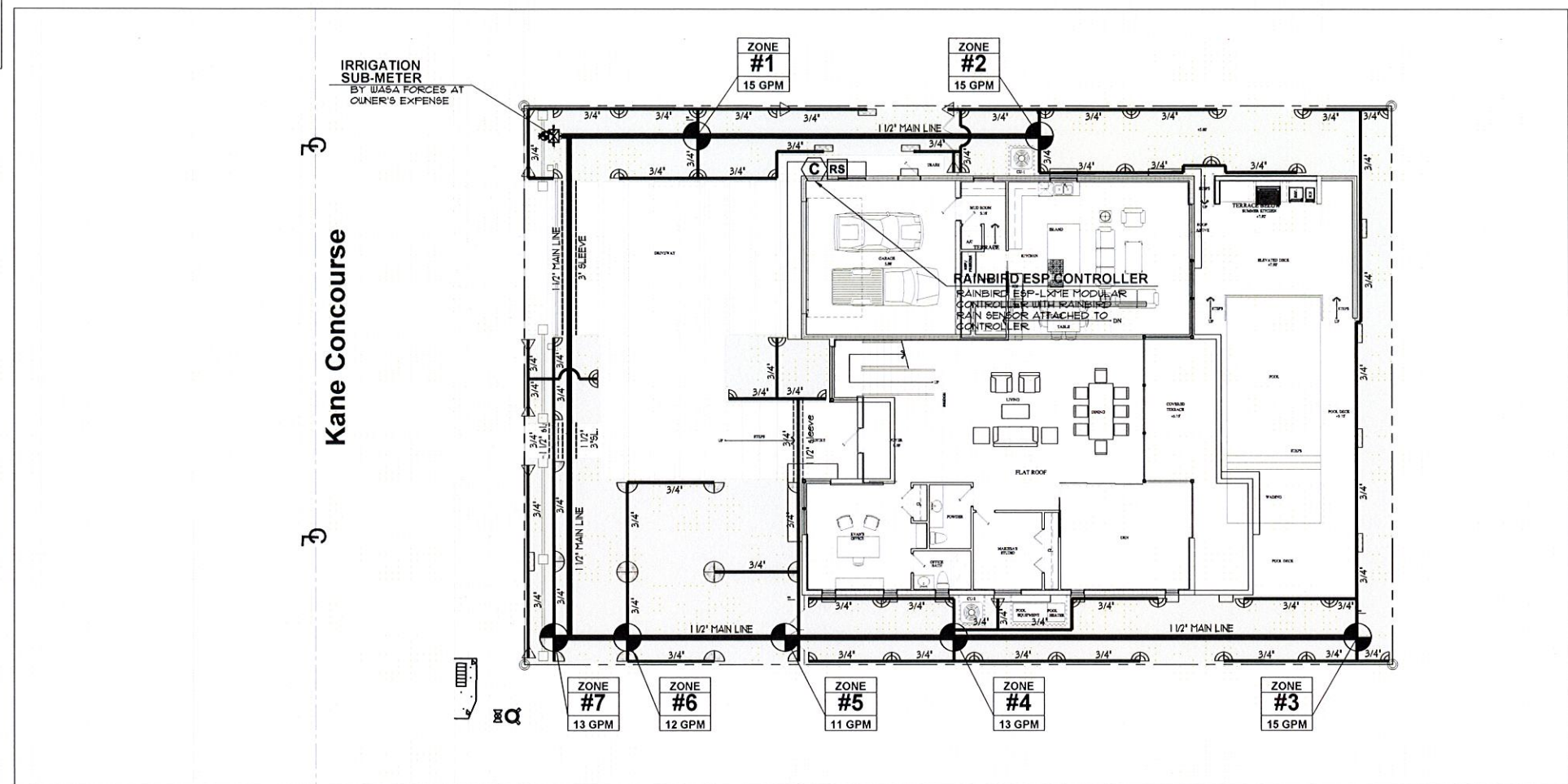
FILE NAME:

SUBMITTAL: PRELIM

SHEET NUMBER

IRR-1

JAMES F. SOGASH
RLA # 000132



IRRIGATION LEGEND

- IRRIGATION SUB-METER SEE STANDARD DETAIL-SKETCH PER MIAMI-DADE COUNTY FUDEPT. BY WATER DEPT. FORCES AT OWNER'S EXPENSE
- 1 1/2" PVC Main Supply Line- Sch 40
- RAINBIRD ESP-LXME MODULAR SERIES
- RAINBIRD RSD SERIES RAIN SENSOR ATTACHED TO CONTROLLER
- JUNCTION BOX W/ WATERPROOF CONNECTORS
- 1" ELECTRIC VALVES-RAINBIRD FEB SERIES OR APPROVED EQUAL, IN JUMBO VALVE BOX
- LATERAL LINE (Sch 160)
- PIPE IN SLEEVE (See Sizing Chart)
- PIPE CONNECTION
- PIPE CROSSING

ZONE 4 26 GPM

- RAINBIRD 1800- U SERIES-FRS 4" 6" 12" POP-UP - HALF QUARTER FULL 10", 12", 15" RADIUS AS SHOWN
- RAINBIRD 1800 SERIES STRIP-TYPE (BEST END STRIP), IS CST (CENTER STRIP)
- RAINBIRD -5 SERIES MFR STREAM BUBBLER NOZZLES, 5" RADIUS, 15 GPM

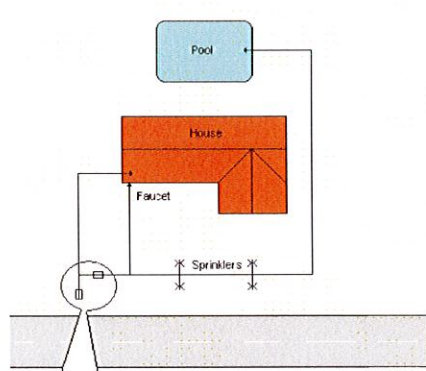
A WRITTEN TREE REMOVAL PERMIT IS REQUIRED FROM MIAMI-DADE CO. DRER PRIOR TO REMOVAL OF ANY TREES FROM THIS SITE.
SEE LANDSCAPE PLAN FOR LANDSCAPE DESIGN, LAYOUT, DETAILS, NOTES, SPECIFICATIONS, ETC.

IRRIGATION PLAN

GENERAL IRRIGATION NOTES

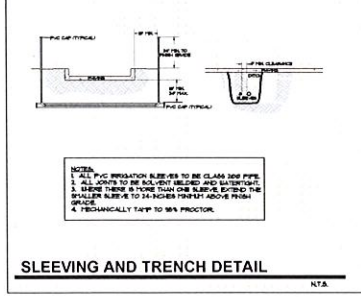
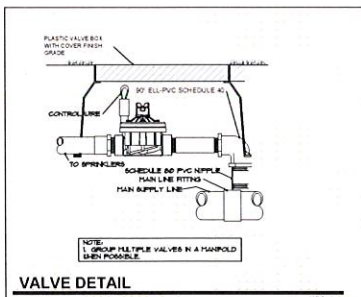
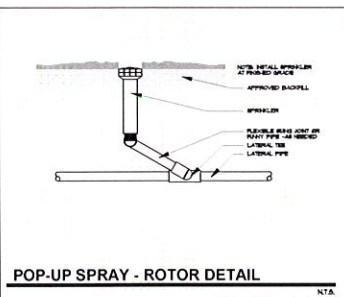
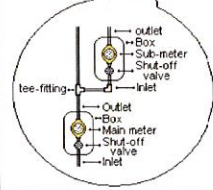
- IRRIGATION CONTRACTOR SHALL PROVIDE, FURNISH AND INSTALL A FULLY AUTOMATIC IRRIGATION SYSTEM WHICH WILL COMPLY WITH ALL LOCAL, CODE, STATE CODE & FLORIDA WATER MANAGEMENT DISTRICT (FWMMD) REQUIREMENTS
- THE IRRIGATION CONTRACTOR SHALL SCHEDULE AN ON-SITE PRE-CONSTRUCTION CONFERENCE WITH THE OWNER & THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCEMENT OF INSTALLATION OF THE IRRIGATION SYSTEM
- CONTRACTOR SHALL INSTALL A POP-UP TYPE HEADS. SPRAY TYPE SHALL BE ROTOR, IMPACT, SPRAY OR BUBBLER AND SHALL BE SO INSTALLED TO NOT CAUSE ANY OVERSPRAY ONTO ANY PAVED SURFACES, I.E. ROADS, SIDEWALKS, ETC. ALL FUTURES SHALL BE "TODAY", RAINBIRD OR AN APPROVED EQUAL. ALL WORK SHALL BE DONE IN A PROFESSIONAL MANNER AND AS PER THE MANUFACTURER'S SPECIFICATIONS. SPRAY HEADS SHALL BE 4" POP-UPS FOR SOODED AREAS, 8" FOR GROUNDCOVER PLANTINGS AND 12" POP-UPS FOR ALL PLANTING AND SHRUB BEDS. SPRAY HEADS ON RISERS SHALL ONLY BE PERMITTED PER THE LAND ARCH
- ALL MAIN SUPPLY LINE SHALL BE PVC SCHEDULE 40 PIPE. ALL PVC FITTINGS SHALL BE SCHEDULE 40. THE MAIN LINE IS SHOWN SCHEMATICALLY. LOCATE MAIN LINES IN LANDSCAPE AREAS WHERE POSSIBLE AND SLEEVE UNDER PAVEMENT WHERE NECESSARY. MAIN LINES SHALL BE IN THE SAME TRENCH WITH LATERAL LINES WHERE POSSIBLE
- CONTRACTOR SHALL CONSTRUCT CONCRETE THRUST BLOCKS, 12" X 12" X 12" AT ALL "T" INTERSECTIONS OR BENDS 45 DEGREES OR GREATER ON THE MAIN LINE
- MINIMUM PIPE SIZE SHALL BE 3/4" PIPE
- CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE LOCATION OF AND AVOID & PROTECT ALL UTILITY LINES. DUCTS, BURED CABLES AND OTHER UTILITIES IN THE AREA. CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR, LIABILITY AND COSTS INCURRED IN THE DAMAGE OR DESTRUCTION OF SAID UTILITIES. CALL N.C.E. 1(800) 432-8770, 48 HOURS PRIOR TO COMMENCEMENT OF ANY WORK FOR PROPER UTILITY LOCATION AND CLEARANCES
- THE CONTRACTOR SHALL SECURE ALL WORK WITH THE PROJECT MANAGER, LANDSCAPE CONTRACTOR AND ALL OTHER CONTRACTORS TO INSURE PROPER INSTALLATION, SCHEDULING AND PROCEDURE
- THE CONTRACTOR SHALL COORDINATE WITH THE PROJECT MANAGER TO PROVIDE ELECTRICAL SUPPLY TO THE CONTROLLER, PUMP, ETC. AS NEEDED
- THE CONTRACTOR SHALL BE RESPONSIBLE TO SECURE ALL PERMITS AS MAY BE DEEMED NECESSARY TO PERFORM THE WORK. ENTIRE SYSTEM SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL AND STATE CODES. THE OWNER IS RESPONSIBLE FOR ALL PERMIT FEES
- ALL SLEEVES UNDER PAVEMENT SHALL BE BURED PER F.L. B.D.G. CODE, APPENDIX F. ALL LATERAL SLEEVES UNDER SIDEWALKS SHALL BE BURED BELOW WALKWAYS AND SHALL BE SCHEDULE 40 PVC. ALL SLEEVINGS SHALL BE SCHEDULE 40 PVC PIPE & SHALL BE 3 TIMES THE MAIN OR LATERAL PIPE SIZE
- THE CONTRACTOR SHALL CONNECT THE MASTER VALVE (WHEN APPLICABLE) & ALL ELECTRIC VALVES TO THE CONTROLLER & PROVIDE PROPER SYNCHRONIZATION
- ALL LOW-VOLTAGE ELECTRIC VALVES SHALL BE #14 DIRECT BURIAL. ALL WIRES UNDER ROADS TO BE PLACED IN A SEPARATE T SLEEVE. CONTRACTOR SHALL PROVIDE A MINIMUM OF 2 EXTRA WIRES FOR EMERGENCY POST-INSTALLATION WIRING
- ALL LINE LOCATIONS ARE APPROXIMATE. CONTRACTOR SHALL ADJUST TRENCHING AND LOCATION OF SPRAY HEADS IN THE FIELD FOR EXISTING CONDITIONS, WALKWAY UTILITIES, STRUCTURES & PLANTINGS TO PROVIDE AND INSURE 100% COVERAGE AND 100% OVERLAP
- CONTRACTOR SHALL PROVIDE A ONE-YEAR GUARANTEE ON ALL PARTS AND A 90-DAY GUARANTEE ON LABOR FROM THE DATE OF FINAL ACCEPTANCE
- THE IRRIGATION CONTRACTOR SHALL RECORD ALL CHANGES MADE TO THE IRRIGATION SYSTEM DURING INSTALLATION & PROVIDE AN AS-BUILT DRAWING TO THE OWNER'S REPRESENTATIVE UPON COMPLETION AND ACCEPTANCE OF THE WORK
- THE IRRIGATION CONTRACTOR SHALL INSTRUCT THE OWNER OR THE OWNER'S REPRESENTATIVE IN THE COMPLETE OPERATION & MAINTENANCE OF THE SYSTEM. THE CONTRACTOR SHALL FURNISH TWO (2) COPIES OF AN IRRIGATION SYSTEM MANAGEMENT MANUAL PREPARED BY THE MANUFACTURER & THE SYSTEM INSTALLER
- THE IRRIGATION CONTRACTOR SHALL CHECK AND ADJUST THE SYSTEM AT THE END OF THE 90-DAY PERIOD FROM THE DATE OF FINAL ACCEPTANCE
- ANY IRRIGATION PIPING WITHIN THE CONFINES OF ANY BUILDING SHALL BE CLEARLY MARKED "NON-POTABLE WATER"
- TREE AND PALM PLANTINGS IN RIGHTS OF WAYS SHALL HAVE ONE FLOOD BUBBLER PER TREE OR PALM. COORDINATE PIPING AND SLEEVING AS NEEDED

Miami Dade Water and Sewer Department Customer Relations Sub-meter Unit Typical customer owned sub-meter installation



Sub-meter Installation Instructions

- Must use rectangular box to accommodate both the sub-meter and shut-off valve
- Must have shut-off valve on inlet side of meter (before meter)
- Must place sub-meter box within 10' feet of main meter, easily accessible to meter reader
- Must call Customer Relations Sub-meter Unit at (766) 552-8896 when installation is completed for final inspection in order to obtain sewer credit (A \$50.00 fee will be billed to your account for final inspection)



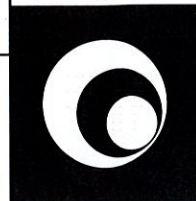
FLORIDA BUILDING CODE- APPENDIX F PART V- A-6	
WATER PIPE SIZE	SLEEVE SIZE
3/4"	1 1/2"
1"	2"
1 1/4"	2 1/2"
1 1/2"	3"
2"	4"
3"	6"
4"	8"

SLEEVES TO EXTEND A MIN. 3" BEYOND ALL PAVED AREAS, BACKFILL AND COMPACTION PER APPENDIX F.

FLORIDA BUILDING CODE- APPENDIX F PIPE INSTALLATION-DEPTH OF COVER	
VEHICLE TRAFFIC AREAS	
PIPE SIZE (INCHES)	DEPTH OF COVER (INCHES)
1/2" TO 2 1/2"	18" TO 24"
3" TO 5"	24" TO 30"
6" OR GREATER	30" TO 36"
NON-TRAFFIC AND NON-CULTIVATED AREAS	
PIPE SIZE (INCHES)	DEPTH OF COVER (INCHES)
1/2" TO 1 1/4"	12"
1 1/2" TO 2"	12" TO 18"
2 1/2" TO 3"	18" TO 24"
4" OR LARGER	24" TO 36"

NOTES:
1. ALL PVC IRRIGATION SLEEVES TO BE CLASS 200 PIPE
2. SLEEVES TO BE BURIED UNDER AND SURROUNDING EXISTING UTILITY LINES OR SURFACES TO THE FULL DEPTH OF COVER AND BACKFILL TO THE FULL DEPTH OF COVER
3. TECHNICALLY TIGHT TO MIN. PROCTOR

By 00.



BRAVO

L L C
ARCHITECTURE
PLANNING
INTERIOR DESIGN

AA 26000771
IB 26000638

250 CATALONIA, SUITE 403
CORAL GABLES, FLORIDA 33134
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1361 KANE CONCOURSE
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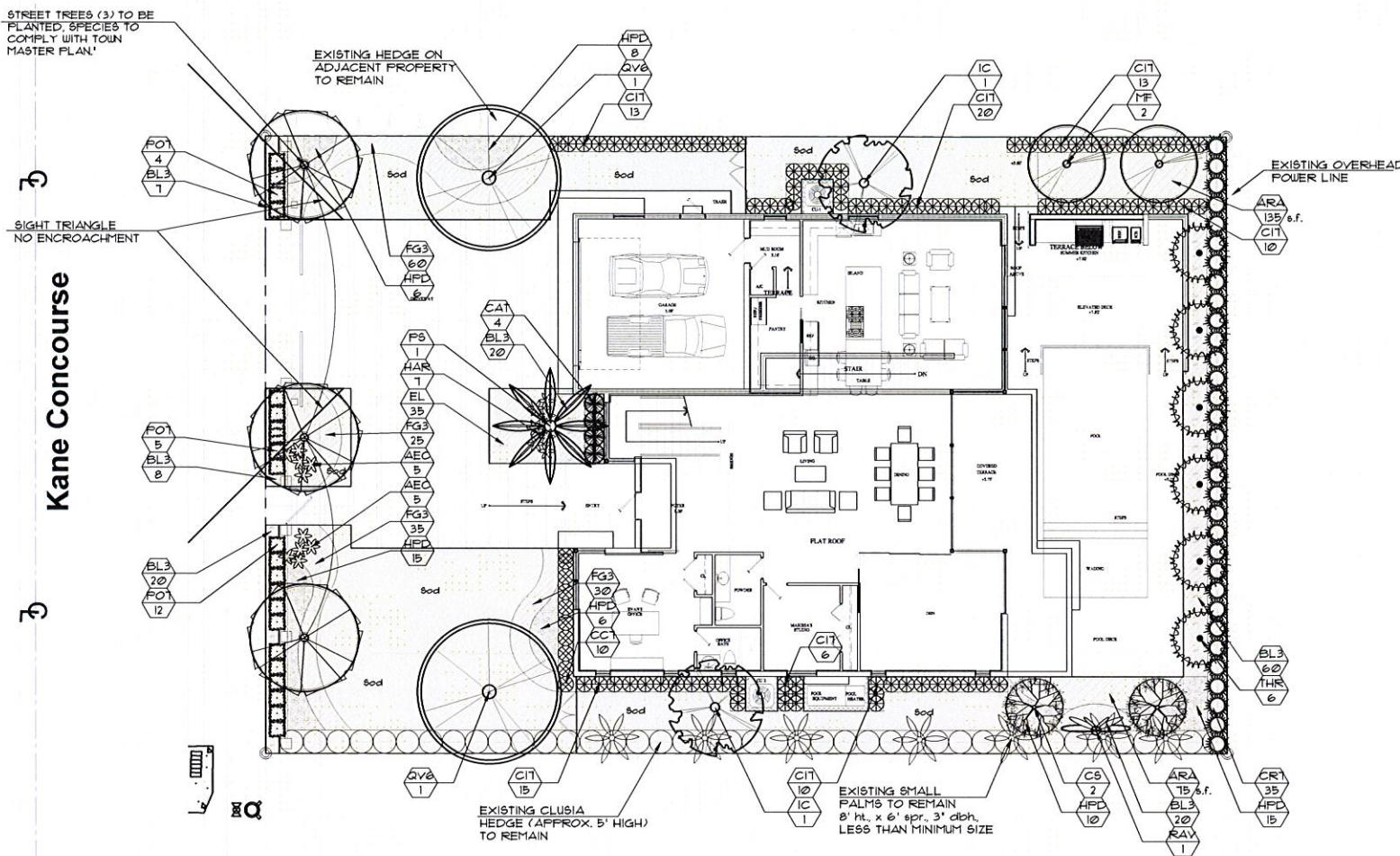
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FILE NAME:
SUBMITTAL: PRELIM

SHEET NUMBER

L-1

JAMES F. BOCAASH
RLA # 000132



Town of Bay Harbor Islands
Landscape Code (Sec. 24-18) Requirements Legend (Worksheet)

SINGLE FAMILY RESIDENTIAL (WATERFRONT)

Site Address: 1361 KANE CONCOURSE, Bay Harbor Islands, FL 33146

Net Lot Area: 0.23 Acres 10,000 S.F.

	Required	Provided
C. Shade Trees Required* S.F.R. INTERIOR NO WATER 1. 5 trees	5	8
SHADE TREES IN FRONT YARD	2	2
2. Native Species Required - 50% # of Trees req. 5 x 50% = 3	3	8
3. Drought Tolerant and Low Maintenance Species Require - 50% # of Trees req. 5 x 50% = 3	3	8
D. Shrubs Required** 1. 10 shrubs/required trees	50	213
2. Native Species Required - 30% 3. Drought Tolerant and Low Maintenance Species Require - 50%	15 25	157 157
E. Parking Lot Landscaping (If applicable) 1. 10 SF/parking space: 10 x spaces = SF 2. Trees Required 3. Shrubs Required	N/A N/A	N/A N/A
F. Buffers (If applicable)	N/A	N/A

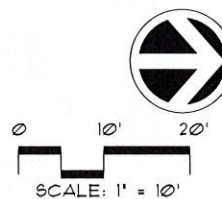
1361 KANE CONCOURSE
BAY HARBOR ISLANDS, FL. 33146
SEC. 24-16. Minimum landscape standards
2/18/2015

REQUIRED PROVIDED

(a), (2) Number of required trees (a) Single-family 5 trees per interior lot Number of required tree species 5 required trees = 2 species Minimum standards of plant materials... (a) Street trees 15' overall height, 6' clear wood 80 lf. @ 1 / 35 linear feet	5 3	7 3 2 CS+2 MF+1 IC+2 QV
---	--------	-------------------------------

Size of tree species in relationship to building height	min. tree ht. (ft.)	min. Spread (ft.)	Palm height (ft.)
1-2 Stories REQUIRED	12	5	14-18

north



A WRITTEN TREE REMOVAL PERMIT IS REQUIRED
FROM MIAMI-DADE CO. DREER PRIOR TO
REMOVAL OF ANY TREES FROM THIS SITE.

SEE L-2 FOR LANDSCAPE, DETAILS, NOTES,
SPECIFICATIONS, ETC.

SEE IRRIGATION PLAN FOR IRRIGATION DESIGN,
LAYOUT, NOTES, SPECIFICATIONS, ETC.

LANDSCAPE PLAN

PLANTLIST

SYM.	NATIVE	#	NAME	BOTANICAL NAME	SPECIFICATION
PROPOSED TREES					
		3	TREES TO COMPLY WITH TOWN MASTER PLAN		
CS	YES	2	ORANGE GEIGER	Cordia sebestena	FG, 12' x 5', 2' cal.
IC	YES	2	DAHOON HOLLY	Ilex cassine	12' x 5' spr., 2' cal.
MF	YES	2	SIMPSON'S STOPPER	Myrcianthes fragrans	12' x 6', max. 5 tks. # o.a. ht.
QV	YES	2	LIVE OAKS	Quercus virginiana	16' x 7' spr., 4' cal., 6' ct.
PALMS					
FS		1	WILD INDIAN DATE PALM	Phoenix sylvestris	12' ct., full head, Specimen
RAV		1	TRAVELER'S PALM	Ravensala madagascariensis	FG, 12' o.a., full head
THR	YES	6	KEY THATCH PALMS	Thrinax morrisii	25 gal, 8' o.a., DBL TK, full
SHRUBS					
CC1	YES	10	JAMAICA CAPER	Capparis cynophallophora	7 gal, 30" x 24", 24" o.c. full
CIT	YES	81	COCOPLUM	Chrysobalanus icaco	3 gal, 24" x 24", 24" o.c., full
CR1		35	PITCH APPLE	Clusia rosea	1 GAL., 36" ht., 30" o.c., FTB.
HFD	YES	60	DWARF FIREBUSH	Hamelia nodosa	3 gal, 18" x 18", 18" o.c.
FO1		21	PODOCARPUS HEDGE	Podocarpus spp.	7 gal, 30" x 24", full heavy
ACCENT PLANTS AND GROUNDCOVERS					
AEC		10	AECHMEA BROMELIADS	Aschmea blanchetiana 'Orange'	3 gal, 18" x 18", BULLIS
HAR		1	AECHMEA 'LITTLE HARV'	Aschmea spp.	10", container, BULLIS
ARA		210 s.f.	PERENNIAL PEANUT	Arachis glabrata 'EcoTurf'	SOLID SOD, price per s.f.
CAT		4	CAT PALMS	Chamadorea cataractarum	7 gal, 30" x 2', 30" o.c.
BL3		135	BLUEBERRY FLAX LILY	Dianella tasmanica	3 gal, 12" x 18", 18" o.c., full
EL	YES	35	GOLDEN CREEPER	Ernodea littoralis	1 gal, 12" x 8", full, 12" o.c.
FG3		150	'GREEN ISLAND' FICUS	Ficus 'Green Island'	3 gal, 18" x 18", 18" o.c., full

PLANTLIST

SYM.	NATIVE	#	NAME	BOTANICAL NAME	SPECIFICATION
SOD					
FLO		1100 S.F.	'FLORATAM' ST. AUGUSTINE	Stenotaphrum secundatum	SOLID SOD, price per s.f.
TOPSOIL:					
			TOPSOIL: SAND MIX	50:50 TOPSOIL: SAND MIX	SPREAD IN PLACE
		10 C.Y.	TREES, PALMS, SHRUBS AND GROUNDCOVERS		
		6 c.y.	AREA TO BE SODDED WITH A 2' DEPTH OF TOPSOIL SPREAD IN PLACE		
MULCHING:					
		20 C.Y. +/-	'PINE BARK' MULCH	3" DEPTH, SPREAD IN PLACE, ATLAS FEAT AND SOIL	
				PROVIDE SAMPLE FOR APPROVAL PRIOR TO INSTALLATION	
			TOPSOIL, SOD AND MULCH QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR		
			TO PROVIDE A UNIT PRICE PER UNIT AND WILL BE PAID ON THAT UNIT PRICE BASIS		
			UPON FINAL INSPECTION AND APPROVAL.		



BR A V O
L L C
ARCHITECTURE
PLANNING
INTERIOR DESIGN

AA 26000771
IS 26000638

250 CATALONIA, SUITE 403
CORAL GABLES, FLORIDA 33134
TELEPHONE : 305.567.1977
FACSIMILE : 305.567.1125

NEW RESIDENCE
1361 KANE CONCOURSE
BAY HARBOR ISLAND, FLORIDA 33446

REVISIONS:
01-15-15 COMMENTS
03-06-15 COMMENTS

SCALE: AS NOTED
DRAWN BY: A.P./P.B./P.D.
CHECKED BY: P.B. / C.B.
DATE: 09-12-14
PROJECT NO.: 1412
FILE NAME:
SUBMITTAL: PRELIM

SHEET NUMBER
L-2

JAMES F. SOGASH
R.L.A. # 0001032

LANDSCAPE NOTES

1. ALL PLANT MATERIAL SHALL BE FLORIDA NO. 1 GRADE OR BETTER.
2. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE LOCATION OF AND AVOID AND PROTECT UTILITY LINES, BURIED CABLES, AND OTHER UTILITIES.
3. TREE, PALM, ACCENT AND BED LINES ARE TO BE LOCATED IN THE FIELD AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. ALL PLANTING SOIL SHALL BE 50:50 TOPSOIL:SAND MIX, FREE OF CLAY, STONES, ROCKS, OR OTHER FOREIGN MATTER. THIS SPECIFICATION INCLUDES ALL BACKFILL FOR BERTHS AND OTHER LANDSCAPE AREAS.

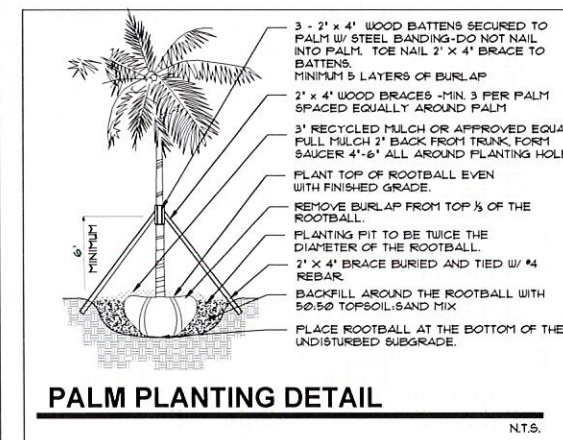
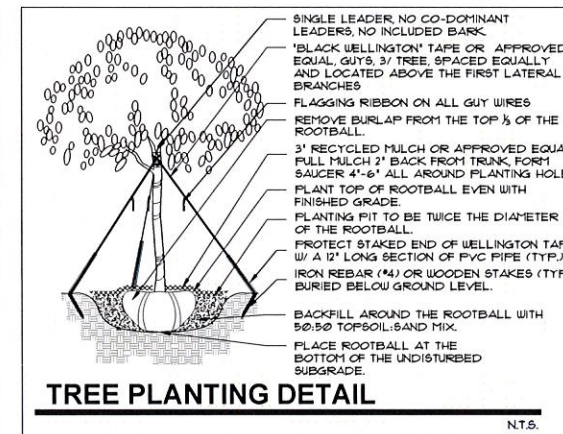
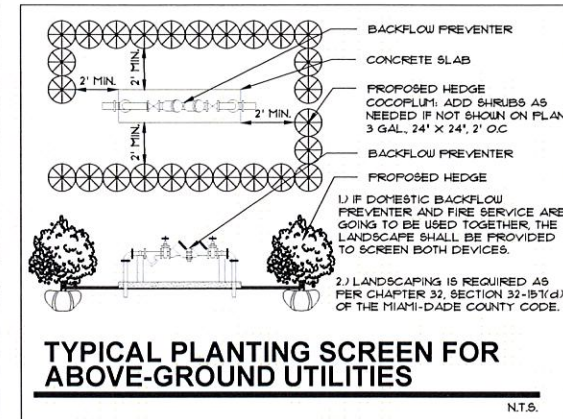
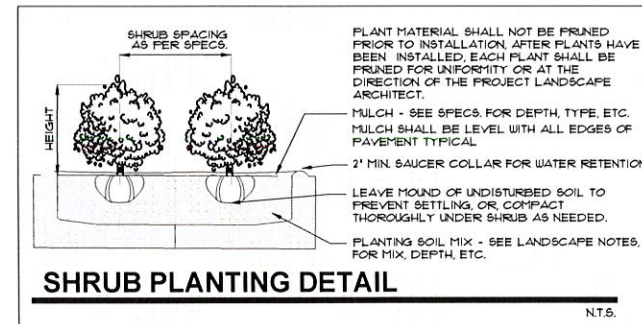
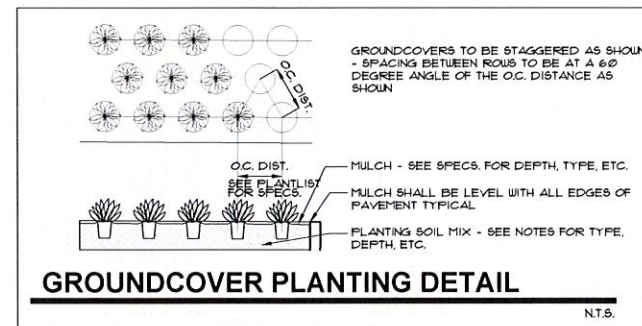
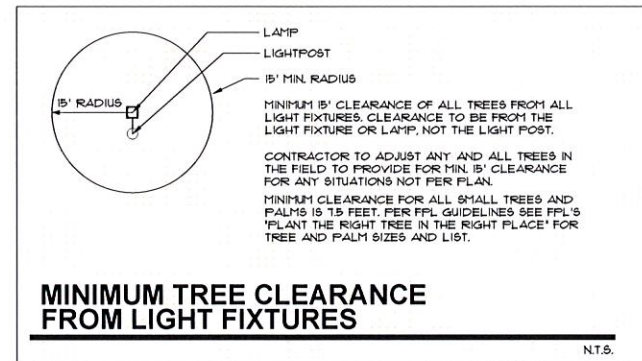
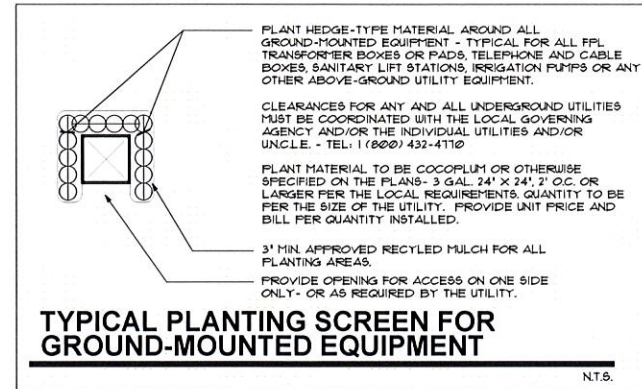
SODDED-LAWN AREAS
2" DEPTH PLANTING SOIL SPREAD IN PLACE- THROUGHOUT.
GROUNDCOVER PLANTING BEDS:
6" DEPTH PLANTING SOIL SPREAD IN PLACE- THROUGHOUT.
SHRUB AND HEDGE PLANTING AREAS:
12" DEPTH PLANTING SOIL SPREAD IN PLACE- THROUGHOUT.
TREES, PALMS, SPECIMEN PLANT MATERIAL:
24" DEPTH PLANTING SOIL SPREAD IN PLACE OR TO THE DEPTH OF THE ROOTBALL OR CONTAINER UNWHICHEVER IS GREATEST.
LANDSCAPE ISLANDS AND BUILDING FOUNDATIONS:
EXCAVATE AND REMOVE ALL LIMESTONE, ROCKS, DEBRIS, ETC. TO A DEPTH OF 12" AND BACKFILL W/ 50:50 TOPSOIL:SAND MIX.
BUILDING FOUNDATIONS SHALL BE THE SAME DEPTH TO A WIDTH OF 36" FROM THE BUILDING BASE.
5. THE SITE CONTRACTOR SHALL BE RESPONSIBLE TO BRING ALL GRADES TO WITHIN 2" OF FINAL GRADES. THIS SHALL INCLUDE A 2" APPLICATION OF 50:50 TOPSOIL:SAND MIX FOR ALL LANDSCAPE AND AREAS TO BE SODDED.
6. THE LANDSCAPE CONTRACTOR SHALL CALCULATE AND SUBMIT AN ITEMIZED PRICE FOR THE 2" APPLICATION OF 50:50 MIX FOR ALL SOD AREAS AS A REFERENCE IN THE CASE THAT THERE WOULD BE A DISCREPANCY BETWEEN SITE AND LANDSCAPE CONTRACTORS AND NOTIFY THE SITE CONTRACTOR OR PROJECT SUPERINTENDENT AS TO THIS DISCREPANCY. IT WILL THEN BE DETERMINED WHICH PARTY WILL PROVIDE THIS 2" TOPSOIL:SAND APPLICATION AND SUBSEQUENT PAYMENT.
OTHER PLANTING SOIL MIXES TO BE ADDED, I.E. FOR TREES, PALMS, SPECIMEN PLANTS, SHRUBS AND GROUNDCOVERS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR AND BE INCLUSIVE WITH THE LANDSCAPE BID.
7. CONTRACTOR SHALL COORDINATE WITH THE IRRIGATION CONTRACTOR AND LEAVE PROVISIONS FOR ALL, INCLUDING UNDERGROUND UTILITY LINE LOCATIONS DIAL 811 "NO CUTS" AS REQUIRED BY LAW.
8. ALL PLANTING BEDS SHALL BE MULCHED TO A DEPTH OF 3" WITH AN APPROVED RECYCLED MULCH BY THE PRESIDING GOVERNING AGENCY. NO HEAVY METALS, I.E. ARSENIC, LEAD, ETC. ARE TO BE CONTAINED IN THE MULCH AND THE CONTRACTOR SHALL PROVIDE CERTIFICATION OR PROOF THAT ALL MULCH IS FREE OF HEAVY METALS OR SIMILAR ENVIRONMENTAL CONTAMINANTS.
9. SOD SHALL BE ARGENTINE 'BAHIA' OR ST. AUGUSTINE 'FLORATAM' AS SHOWN ON THE PLANS, STRONGLY ROOTED, FREE FROM WEED, FUNGUS, INSECTS AND DISEASE. CONTRACTOR SHALL SOD ALL AREAS AS INDICATED ON THE PLAN OR AS DIRECTED. PAYMENT SHALL BE DETERMINED BY THE TOTAL MEASURED SODDED AREAS X THE UNIT PRICE SUBMITTED AND FIELD VERIFIED.
10. SOD SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AS DEFINED BY FDOT. SOD SHALL CARRY A 5-MONTH WARRANTY.
11. ALL TREES, PALMS, SHRUBS AND GROUNDCOVERS SHALL CARRY A ONE-YEAR WARRANTY FROM THE DATE OF FINAL ACCEPTANCE.
12. ALL TREES AND PALMS SHALL BE STAKED PER ACCEPTED STANDARDS BY THE FLORIDA NURSERYMEN & GROUERS LANDSCAPE ASSOCIATION (FNLGA). THERE SHALL BE ONE FINAL INSPECTION FOR APPROVAL BY THE PRESIDING GOVERNING AGENCY. CONTRACTOR SHALL INSURE THAT THE PLANS, DETAILS, SPECIFICATIONS AND NOTES HAVE BEEN ADHERED TO AND THAT THE LANDSCAPE AND IRRIGATION INSTALLATION IS COMPLIANT TO ALL ITEMS AS DIRECTED ON THE PLANS PRIOR TO SCHEDULING OF THE FINAL INSPECTION.
13. THE PLANT LIST IS INTENDED ONLY AS AN AID TO BIDDING. ANY DISCREPANCIES FOUND BETWEEN THE QUANTITIES ON THE PLAN AND PLANT LIST, THE QUANTITIES ON THE PLAN SHALL BE HELD VALID.
14. IRRIGATION SHALL PROVIDE FOR A 100% COVERAGE WITH A 100% OVERLAP. AUTOMATIC SYSTEM W/ RAIN MOISTURE SENSOR ATTACHED TO CONTROLLER. ALL FLORIDA BUILDING CODE APPENDIX "F" IRRIGATION REQUIREMENTS SHALL BE STRICTLY ADHERED TO FOR INSTALLATION AND PREVAILING WATER MANAGEMENT DISTRICT RESTRICTIONS AND REGULATIONS SHALL BE IN COMPLIANCE FOR POST-INSTALLATION WATERING SCHEDULES.
15. EXISTING IRRIGATION SYSTEM (IF APPLICABLE) SHALL BE RETROFITTED TO COMPLY WITH THOSE SPECIFICATIONS AS OUTLINED ABOVE.
16. CONTRACTOR SHALL PROVIDE A WATER TRUCK DURING PLANTING TO INSURE PROPER WATERING-IN DURING INSTALLATION AND WILL BE RESPONSIBLE FOR CONTINUAL WATERING UNTIL FINAL ACCEPTANCE BY THE OWNER.
17. ALL EXISTING TREES, PALMS AND PLANT MATERIAL TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION. CONTRACTOR SHALL INSTALL PROTECTIVE BARRIERS SUCH AS "TENZAR" PROTECTIVE FENCING OR AS SHOWN ON THE DETAILS TO BE INSTALLED AT THE BEGINNING OF THE PROJECT. BARRIERS SHALL BE LOCATED TO INCLUDE THE DRIPLINE OF THE TREES, PALMS AND PLANT MATERIAL WHERE POSSIBLE. THE CONTRACTOR SHALL TAKE EXTRA CAUTION TO PREVENT ANY DAMAGE TO THE TRUNK, BRANCHES, ROOTS, ROOT ZONE AREAS AND ADJACENT GRADES.
18. EXISTING TREES AND PALMS TO REMAIN SHALL BE TRIMMED PER ANSI-300 STANDARDS. SUPERVISION OF THE TRIMMING SHALL BE PERFORMED BY AN ISA-CERTIFIED ARBORIST.
19. ALL EXISTING TREES AND PALMS SHALL BE "LIFTED AND THINNED" TO PROVIDE FOR AN 8' MINIMUM CLEARANCE FOR SIDEWALKS AND PEDESTRIAN WALKWAYS AND A 14' MINIMUM CLEARANCE FOR ROADWAYS, DRIVEWAYS, AND ALL VEHICULAR USE AREAS.
20. REMOVAL OF ANY TREES OR PALMS WILL REQUIRE A WRITTEN "TREE REMOVAL PERMIT" FROM THE LOCAL GOVERNING AGENCY PRIOR TO REMOVAL.

A WRITTEN TREE REMOVAL PERMIT IS REQUIRED FROM MIAMI-DADE CO. DRER PRIOR TO REMOVAL OF ANY TREES FROM THIS SITE.

SEE LANDSCAPE PLAN FOR PROPOSED PLANTINGS, LANDSCAPE LEGEND, ETC.

SEE IRRIGATION PLAN FOR IRRIGATION DESIGN, LAYOUT, NOTES, SPECIFICATIONS, ETC.

LANDSCAPE DETAILS SPECIFICATIONS, ETC.





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TELEPHONE : 305.567.1977
FACSIMILE : 305.567.1125

NEW RESIDENCE
1361 KANE CONCOURSE
BAY HARBOR ISLAND, FLORIDA 33146

REVISIONS:
01-15-15 COMMENTS
03-06-15 COMMENTS

SCALE: AS NOTED
DRAWN BY: A.P./P.B./P.D.
CHECKED BY: P.B. / C.B.
DATE: 09-12-14
PROJECT NO.: 1412
FILE NAME:
SUBMITTAL: PRELIM

SHEET NUMBER
L-3

JAMES F. SOCCASH
RLA # 0001032



LIVE OAK
LIVE OAK/ *Quercus virginiana*



COCOPLUM HEDGE
COCOPLUM / *Chrysaliocarpus laevis*



DAHOON HOLLY
DAHOON HOLLY / *Ilex cassine*



SIMPSON'S STOPPER
SIMPSON'S STOPPER/ *Myrcianthes fragrans*

PLANTINGS ALONG WEST ELEVATION



PITCH APPLE/ CLUSIA
CLUSIA / *Clusia rosea*



KEY THATCH PALMS
KEY THATCH PALMS / *Thrinax morrisii*
EXISTING OVERHEAD POWER LINE MUST USE SMALL SPECIES PER PFL GUIDELINES

PLANTINGS ALONG NORTH ELEVATION -REAR



LIVE OAK
LIVE OAK/ *Quercus virginiana*



EXISTING PITCH APPLE/ CLUSIA
CLUSIA / *Clusia rosea*



DAHOON HOLLY
DAHOON HOLLY / *Ilex cassine*



ORANGE GEIGER
ORANGE GEIGER / *Cordia sebestena*

PLANTINGS ALONG EAST ELEVATION

PLANT MATERIAL



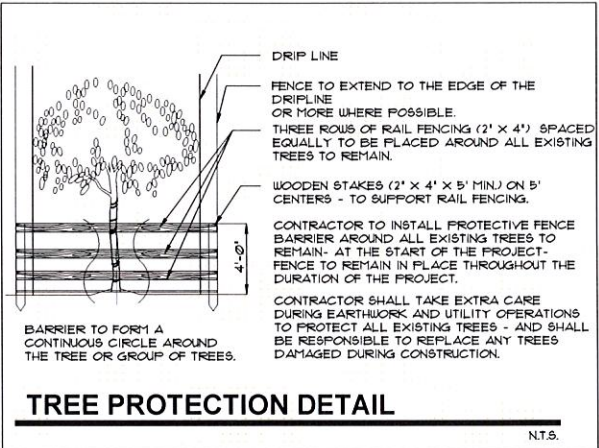
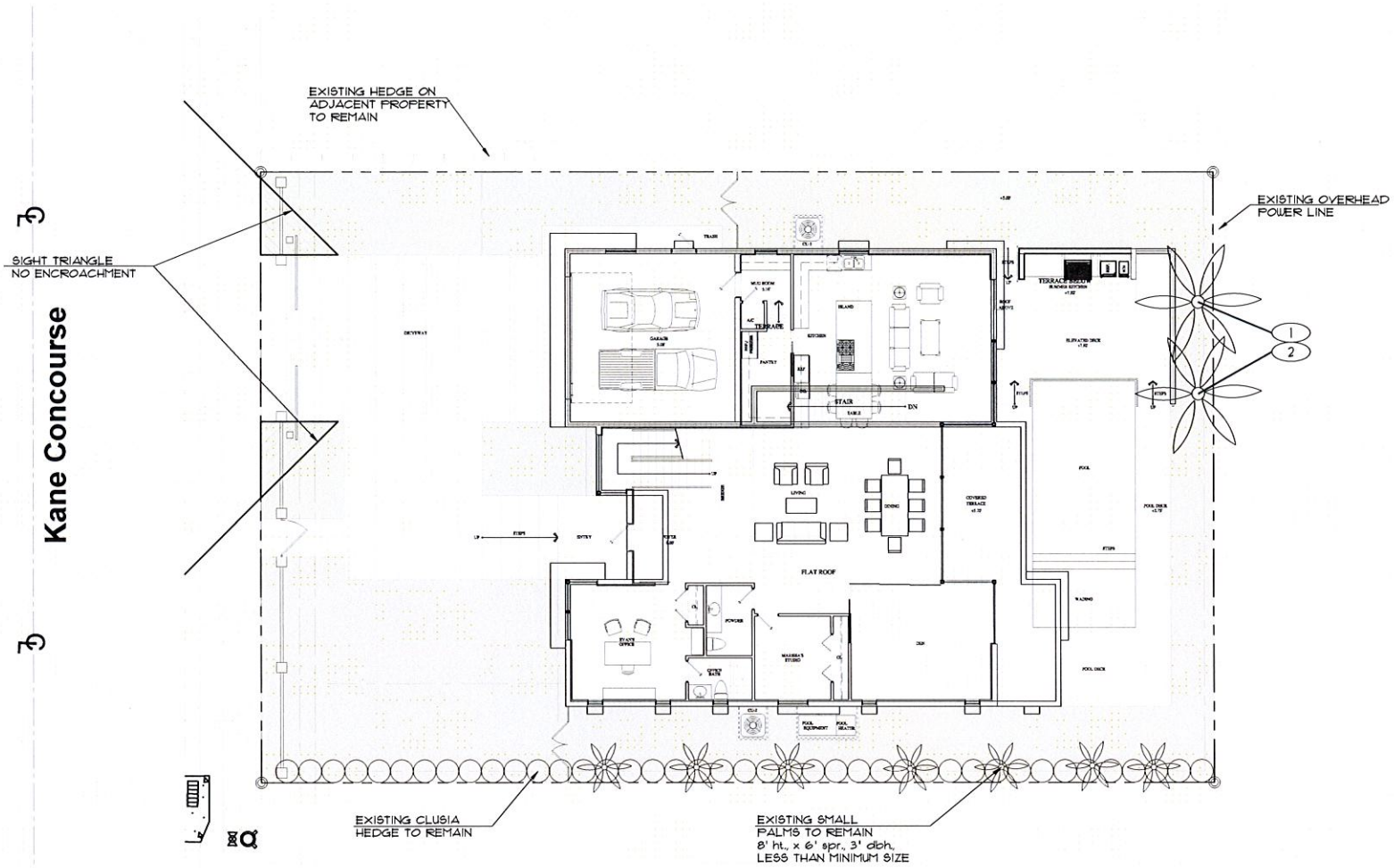
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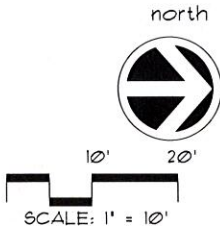
NOTES:

1. SEE SHEET L-1 FOR PROPOSED TREE AND PALM LOCATIONS.
2. THE CONTRACTOR SHALL REMOVE ALL TREES AND HEDGES AS PER PLANS AND AS APPROVED BY THE LOCAL GOVERNING AGENCIES (MIAMI-DADE COUNTY DRER). TREE, PALM AND HEDGE MATERIAL SHALL INCLUDE ALL TRUNKS, STUMPS AND ROOTS. ALL EXCESS DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROVED SITE. ALL HOLES AND DEPRESSIONS SHALL BE BACKFILLED WITH CLEAN, APPROVED BACKFILL.
3. LOCATIONS SHOWN FOR THE EXISTING TREES AND PALMS ARE APPROXIMATE, EXACT LOCATIONS ARE TO BE FIELD VERIFIED BY A REGISTERED LAND SURVEYOR (RLS) PRIOR TO ANY PAVING OR ANY OTHER SUCH WORK WHICH WILL BE IMPACTED BY ANY TREES OR PALMS TO REMAIN.
4. ALL INVASIVE EXOTIC VEGETATION AND ANY ANY OTHER PLANTS LISTED AS CATEGORY 1 ON THE FLORIDA EXOTIC PEST PLANT COUNCIL'S LIST OF FLORIDA'S MOST INVASIVE SPECIES SHALL BE REMOVED FROM THE SITE AND MAINTENANCE SHALL GUARANTEE CONTROL OF RE-INVASION.

A WRITTEN TREE REMOVAL PERMIT IS REQUIRED FROM MIAMI-DADE CO. DRER PRIOR TO REMOVAL OF ANY TREES FROM THIS SITE.

SEE LANDSCAPE PLANS FOR PROPOSED PLANTINGS, LANDSCAPE LEGEND, PLANTLIST, DETAILS, ETC.

1361 KANE CONCOURSE, BAY HARBOR ISLANDS, FL. 33146											
2/17/2015											
SYM	COMMON NAME	BOTANICAL NAME	HEIGHT FT.	SPREAD FT.	DBH Inches	CANOPY S.F.	CONDITION % AGE *	STATUS	CANOPY LOSS S.F.	2X CANOPY LOSS S.F.	COMMENTS
NO.											
1	RE ROYAL PALM	Roystonea elata	40	20	16	314		REMOVE	314		
2	RE ROYAL PALM	Roystonea elata	25	20	14	314		REMOVE	314		
TOTALS						628			628	0	
CALCULATIONS ARE APPROXIMATE PER FIELD OBSERVATION AND INVENTORY FROM SITE VISIT ON JANUARY 31, 2015											



SCALE: 1" = 10'

TREE DISPOSITION PLAN

REVISIONS:
01-15-15 COMMENTS
03-06-15 COMMENTS

SCALE: AS NOTED

DRAWN BY: A.P./P.B./P.D.

CHECKED BY: P.B. / D.B.

DATE: 09-12-14

PROJECT NO.: 1412

FILE NAME:

SUBMITTAL: PRELIM

SHEET NUMBER

TD-1

JAMES F. BOGASH
R.L.A. # 0000152

**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 20th, 2015

Subject: Proposed Single-Family Residence
Gross Residence
1361 Kane Concourse
Bay Harbor Islands Acct. No.: MB2015-50
MMPA Acct. No.: 01-0702-1006

RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board review the contents of this staff report, the submitted site plan and architectural plans (dated 03/20/15) 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 1361 Kane Concourse.

GENERAL PROJECT INFORMATION

Land Use Designation:	L – Low Density Residential
Zoning District:	RD Single-Family District
General Location:	1361 Kane Concourse
Legal Description:	Lot 10 of Block 34, "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, Bravo Architecture, LLC, as agent for the property owner, Evan Gross, has submitted an application for the construction of a new single-family residence on an interior lot located at 1361 Kane Concourse. The proposed two-story home has approximately 5,546 square feet of A/C living space with a two-car garage. The residence will have four (4)

**1361 Kane Concourse – Gross Residence
Proposed Single Family Residence
Planning and Zoning Board Staff Report
March 20th, 2015
Page 2**

bedrooms, five (5) full bathrooms, one (1) half bathroom, an office and a studio. The overall height of the structure will be 23'-6" above Base Flood Elevation (BFE), which is below the maximum 25 feet allowed for a flat roof within the RD Single-Family District. The applicant is proposing one (1) driveway connection to Kane Concourse. 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 indicates that there was not an existing dwelling unit on this site at the time of the Survey, which is dated 2006. The lot has been vacant for many years. The new single-family residence is a modern architectural design.

PROJECT HISTORY

The applicant submitted an initial set and several revised sets 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 1361 Kane Concourse 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.