

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**

May 5, 2015

FINAL AGENDA

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

PLEDGE OF ALLEGIANCE

ROLL CALL

1. Request for approval of a revision for "Mitchell Eichen and Annette Samson-Eichen" located at 10340 W. Broadview Drive, Lot 33 of Block 23. The submitted construction plans have been modified after approval from Planning and Zoning. A roof terrace has been added and the location of some windows has changed slightly. 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 96 Street (Kane Concourse), Lot 10 of Block 34. On April 7th the Board deferred the project and requested some revisions. The owner has revised the plans as requested. 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.

3. Approval of minutes of the Board meeting held on January 6, 2015 and January 20, 2015. (Item #2A)

** 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

May 5, 2015

ITEM NUMBER: 1.

ITEM: Request for approval of a revision for "Mitchell Eichen and Annette Samson-Eichen" located at 10340 W. Broadview Drive, Lot 33 of Block 23. The submitted construction plans have been modified after approval from Planning and Zoning. A roof terrace has been added and the location of some windows has changed slightly. Enclosed please find the site plan and elevations (Item #1A)

DESCRIPTION:

Request for approval of a revision for "Mitchell Eichen and Annette Samson-Eichen" located at 10340 W. Broadview Drive, Lot 33 of Block 23. The submitted construction plans have been modified after approval from Planning and Zoning. A roof terrace has been added and the location of some windows has changed slightly. 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:

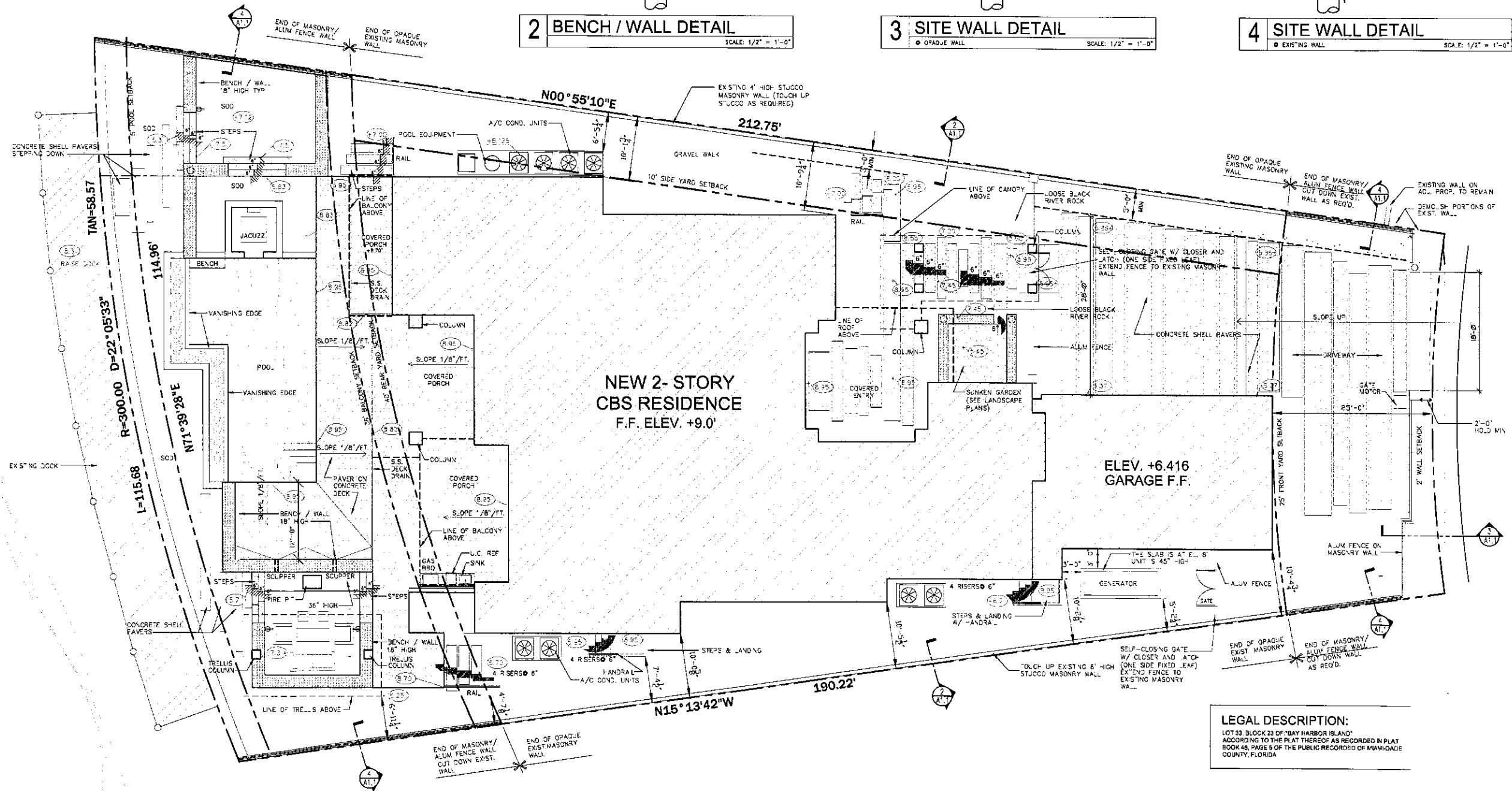
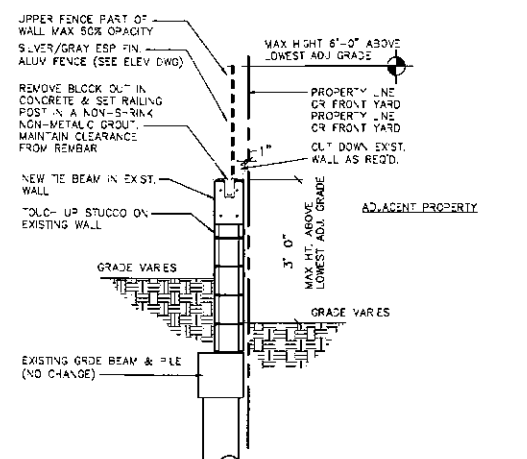
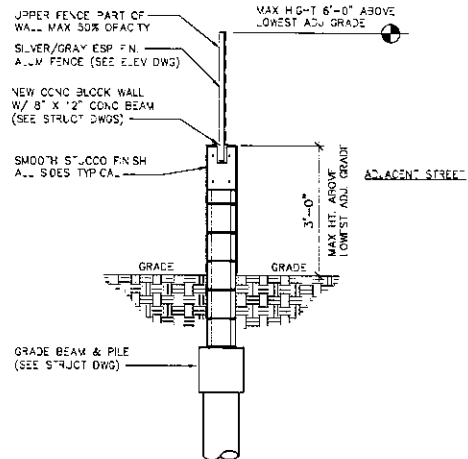
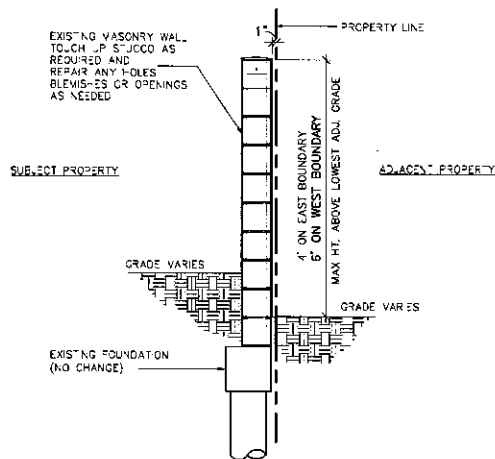
Submitted By: Ayanidys Marante
 Ayanidys Marante

ATTACHMENTS

1.	Site Plan and Elevations	EichenConstPlansRevisions.pdf
2.	Staff Report	Eichen - 10340 W Broadview Dr Staff Report - Apr 20 2015.pdf

ZONING SUMMARY	
ZONING DISTRICT R-2	PROPOSED
STE AREA	17,225.0 SQ. FT.
LOT WIDTH	AS PLATED
LOT DEPTH	AS PLATED
BUILDING HEIGHT	25'-0" MAX
SIDE SETBACK	10'-0"
REAR SETBACK	40'-0"
FRONT SETBACK	25'-0"
BALCONY SETBACK	36'-0"
POOL SETBACK	10'-0" SIDE

SQUARE FOOTAGE SUMMARY	
FIRST FLOOR	4,618
SECOND FLOOR	3,347
CONDITONED	7,965
GARAGE & STORAGE	906
FRONT PORCH	351
REAR PORCH	504
CANOPIES	230
TOTAL UNDER ROOF	9,956
OPEN BALCONIES	332



LEGAL DESCRIPTION:
 LOT 33, BLOCK 23 OF "BAY HARBOR ISLAND"
 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT
 BOOK 48, PAGE 5 OF THE PUBLIC RECORDS OF MIAMI-DADE
 COUNTY, FLORIDA

EICHEN RESIDENCE
 10340 WEST BROADVIEW DRIVE
 BAY HARBOR ISLAND, FLORIDA 33154

SITE PLAN

DAVID LAWRENCE
 ARCHITECTURE INC.
 120 N. FEDERAL HWY.
 SUITE 300
 LAKE WORTH, FL 33480
 PH. 561.588.5070
 FX. 561.588.5074
 LIC. NO. AR 000500
 CERT. OF AUTH. NO. AA 26001234
 WWW.DAVIDLAWRENCEARCHITECT.COM
 904.241.1000 DAVIDLAWRENCEARCHITECT.COM

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 STANDARDS AS DETERMINED
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DESCRIPTION	DATE	REV. NO.

JOB NO: 1210

DRAWN BY: JK, DL

DATE: 4/13/15

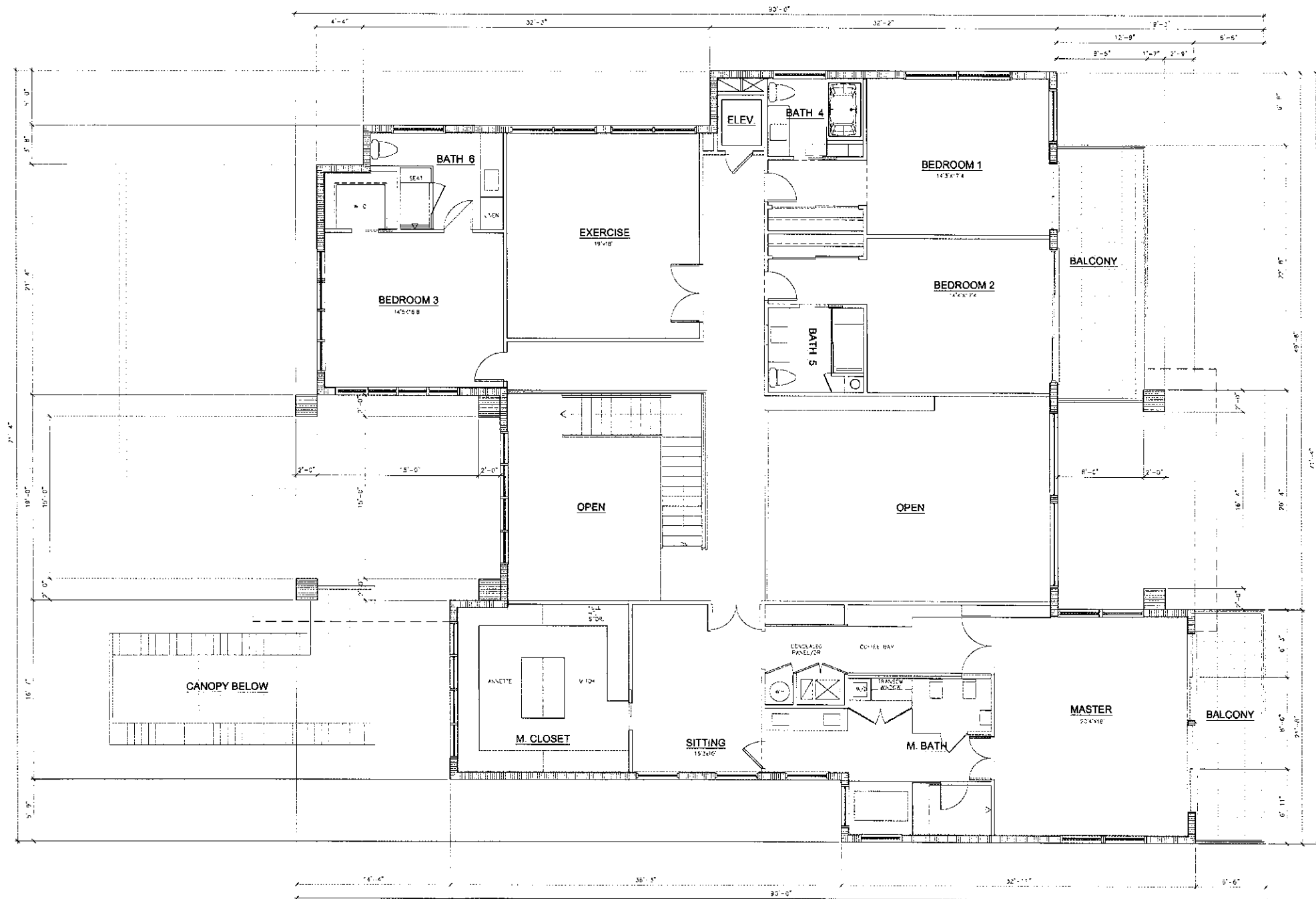
SCALE:

FILE:

SHEET NO.

A-1.1

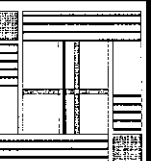
ROOFTOP



1 2nd FLOOR PLAN
SCALE: 3/16" = 1'-0"

EICHEN RESIDENCE
10340 WEST BROADVIEW DRIVE
BAY HARBOR ISLAND, FLORIDA 33154

2nd FLOOR PLAN APPROVED



DAVID LAWRENCE
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120 N. FEDERAL HWY.
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LAKE WORTH, FL 33460
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FX: 561.588.5074
L.C. NO. AR 0016280
CERT. OF AUTH. NO. AA 26061304
WWW: DRL@DAVIDLAWRENCE.COM
WWW: WWW.DAVIDLAWRENCE.COM

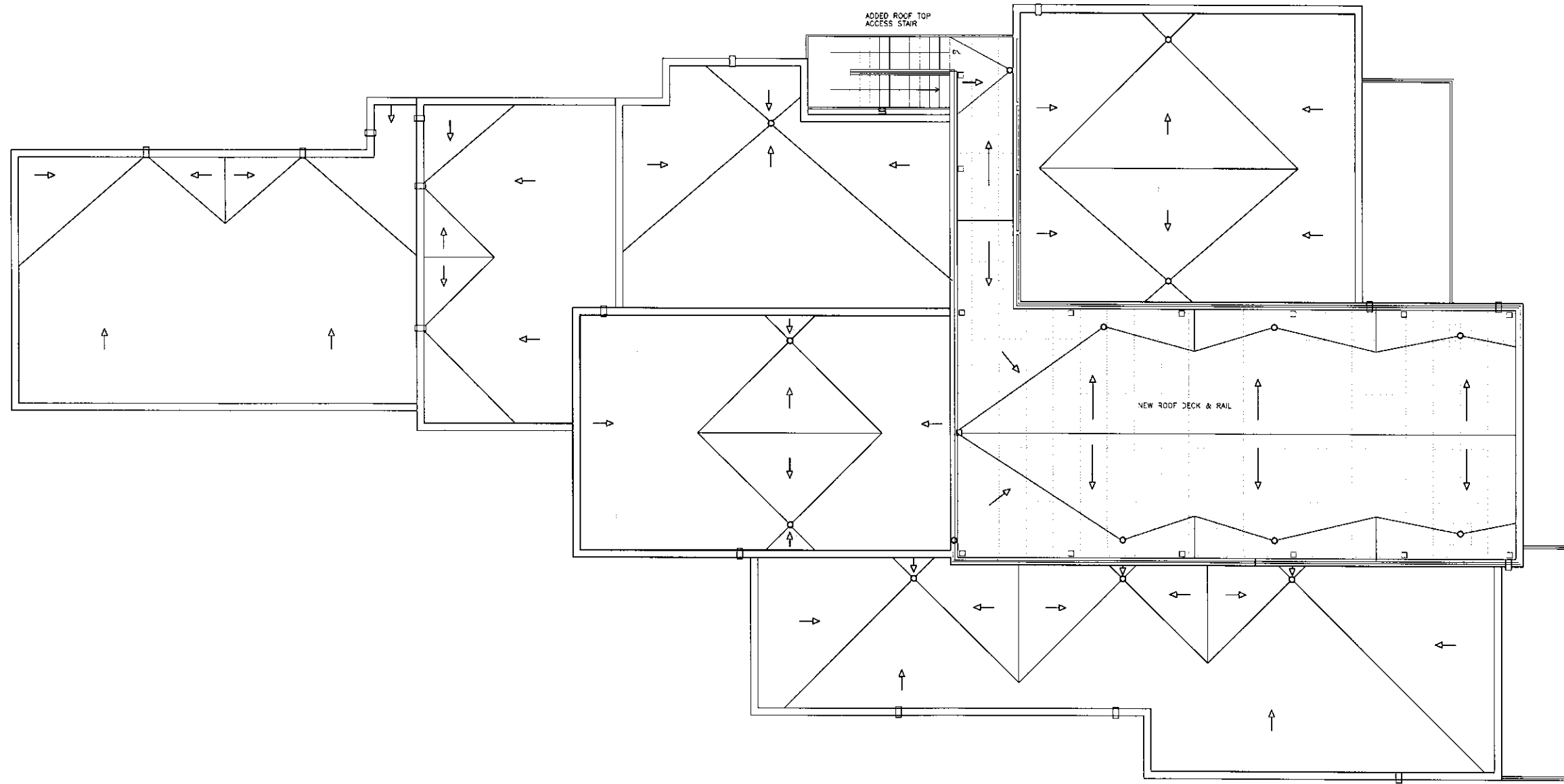
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REV.	NO.	DATE	DESCRIPTION

JOB NO: 1210
DRAWN BY: JF, DL
DATE: 12/27/12
SCALE:
FILE:

SHEET NO.
A-2.3



1 ROOF PLAN
SCALE: 3/8" = 1'-0"

EICHEN RESIDENCE
10340 WEST BROADVIEW DRIVE
BAY HARBOR ISLAND, FLORIDA 33154

2nd FLOOR PLAN PROPOSED



DAVID LAWRENCE
ARCHITECTURE INC.

120 N. FEDERAL HWY.
SUITE 300
LAKE WORTH, FL 33460

PH. 561.588.5070
FX. 561.588.5074

LIC. NO. AS 0016590
CERT. OF AUTH. NO. AA20001034
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JOB NO: 1210

DRAWN BY: JK, DL

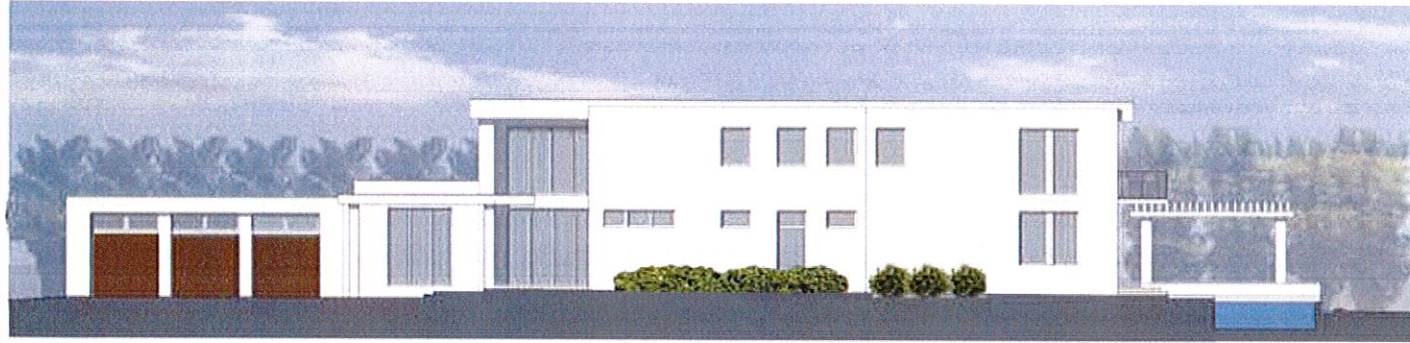
DATE: 4/13/15

SCALE:

FILE:

SHEET NO.

A-2.6



EAST ELEVATION
APPROVED



EAST ELEVATION
PROPOSED



SOUTH ELEVATION AT STREET
APPROVED



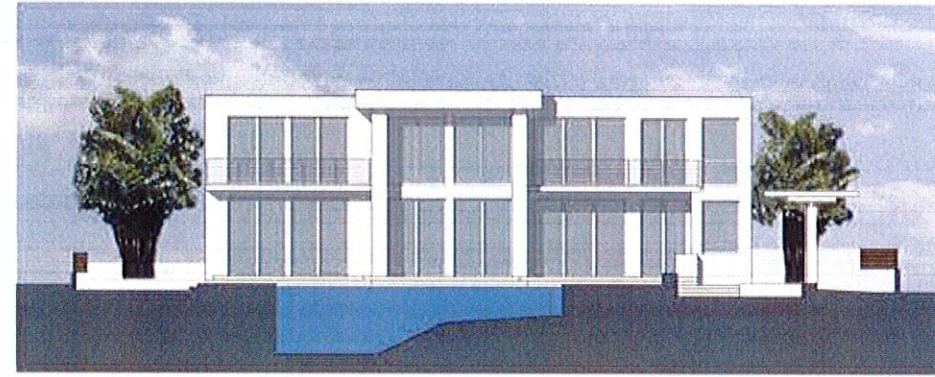
SOUTH ELEVATION
APPROVED



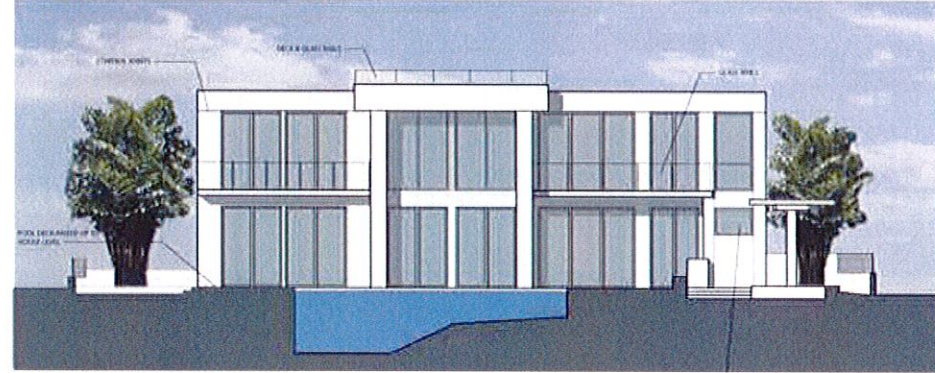
SOUTH ELEVATION AT STREET
PROPOSED



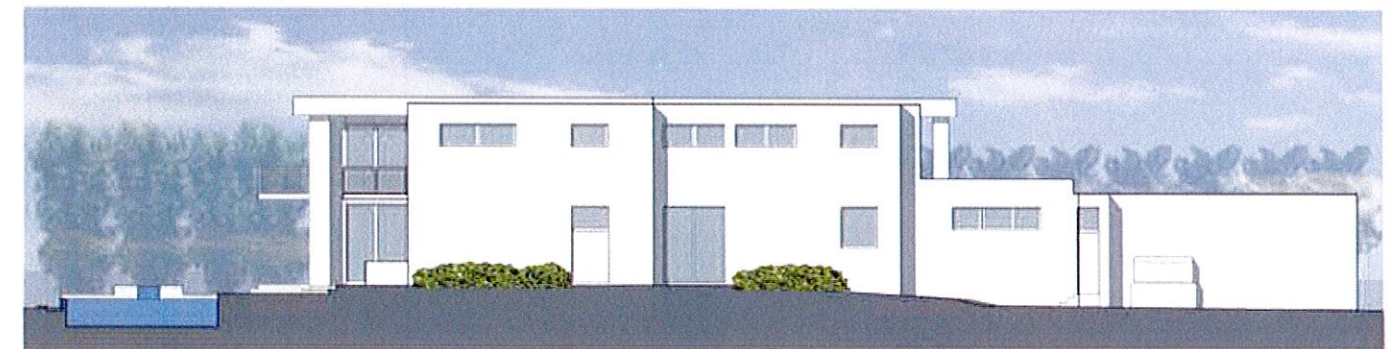
SOUTH ELEVATION
PROPOSED



NORTH ELEVATION
APPROVED



NORTH ELEVATION
PROPOSED



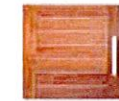
WEST ELEVATION
APPROVED



WEST ELEVATION
PROPOSED



GLASS RAILS



MAHOGANY DOOR
W/ METAL ACCENTS

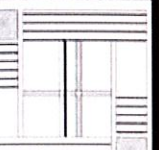


GATE & FENCE
ANODIZED ALUMINUM
LIGHT GRAY ESP FINISH



EAST STONE
POOL DECK

EICHEN RESIDENCE
10340 WEST BROADVIEW DRIVE
BAY HARBOR ISLAND, FLORIDA 33154
COLOR ELEVATIONS



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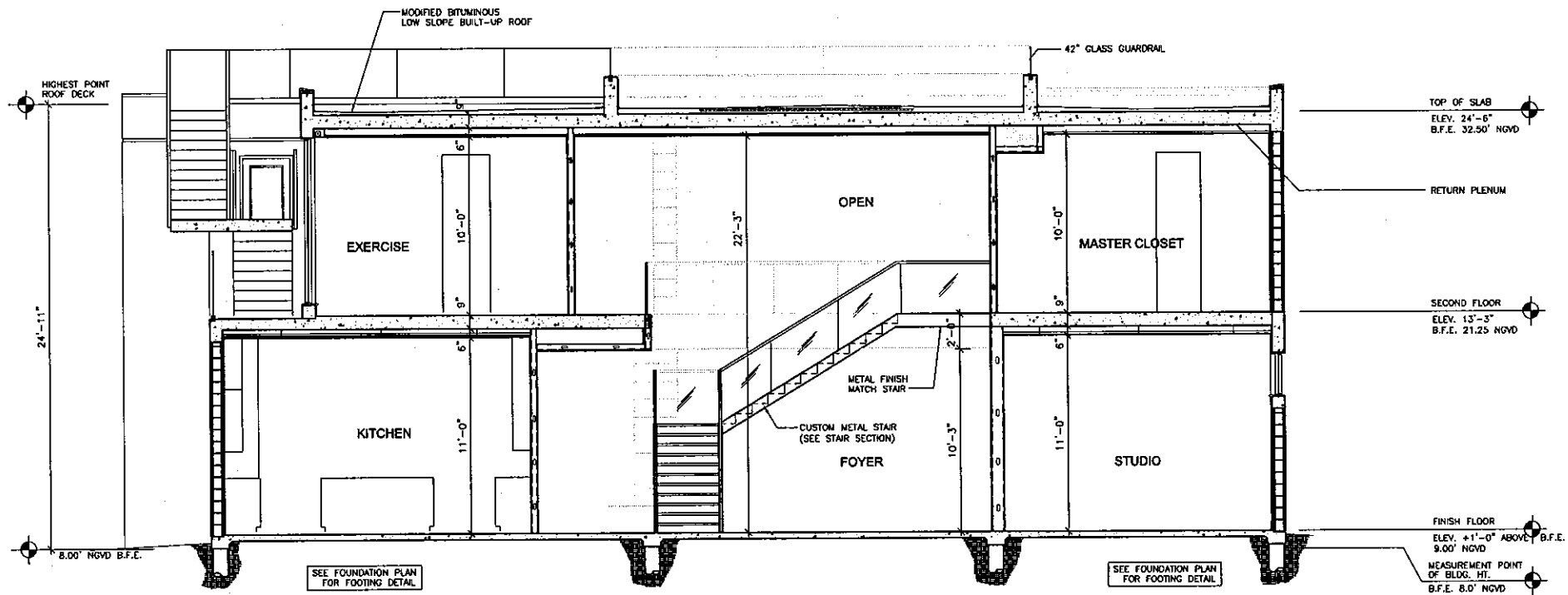
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DRAWN BY J.A. DL
DATE 4/13/15
SCALE
FILE

SHEET NO.
A-3.1



SHEET NO.

A-3.2



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

EICHEN RESIDENCE
10340 WEST BROADVIEW DRIVE
BAY HARBOR ISLAND, FLORIDA 33154

SECTIONS



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DESCRIPTION	DATE	REV. NO.

JOB NO: 1210

DRAWN BY: JK, DL

DATE: 4/13/15

SCALE:

FILE:

SHEET NO.

A-4.1

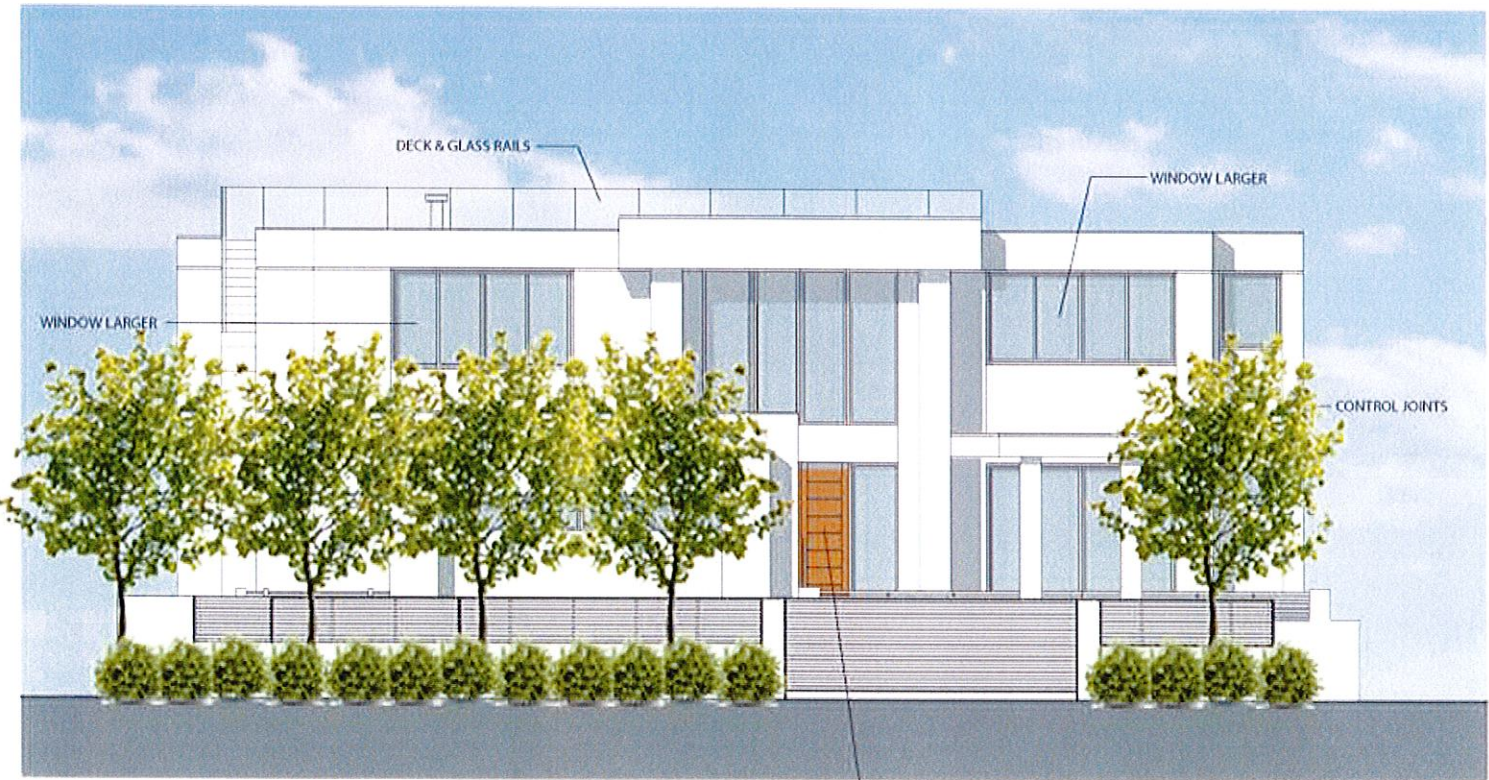
EICHEN RESIDENCE



SOUTH ELEVATION AT STREET
APPROVED



SOUTH ELEVATION
APPROVED



SOUTH ELEVATION AT STREET
PROPOSED

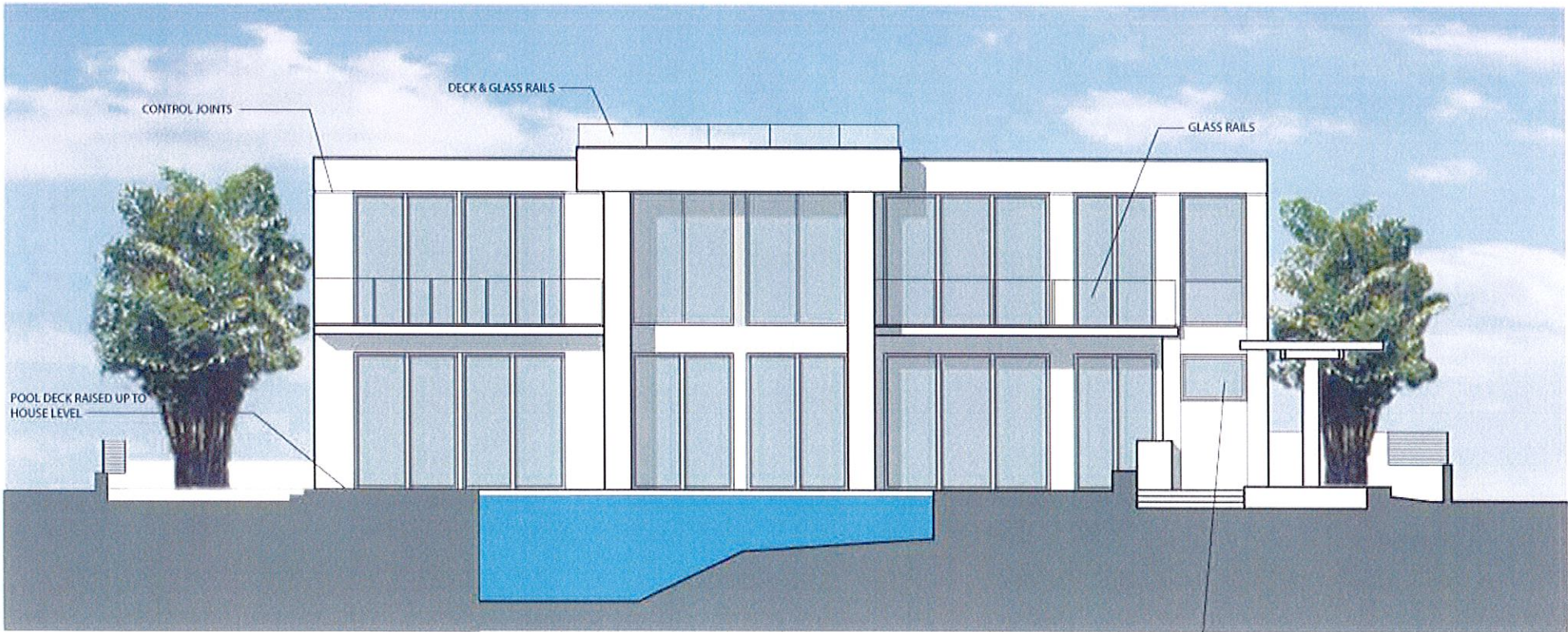


SOUTH ELEVATION
PROPOSED

EICHEN RESIDENCE



NORTH ELEVATION
APPROVED

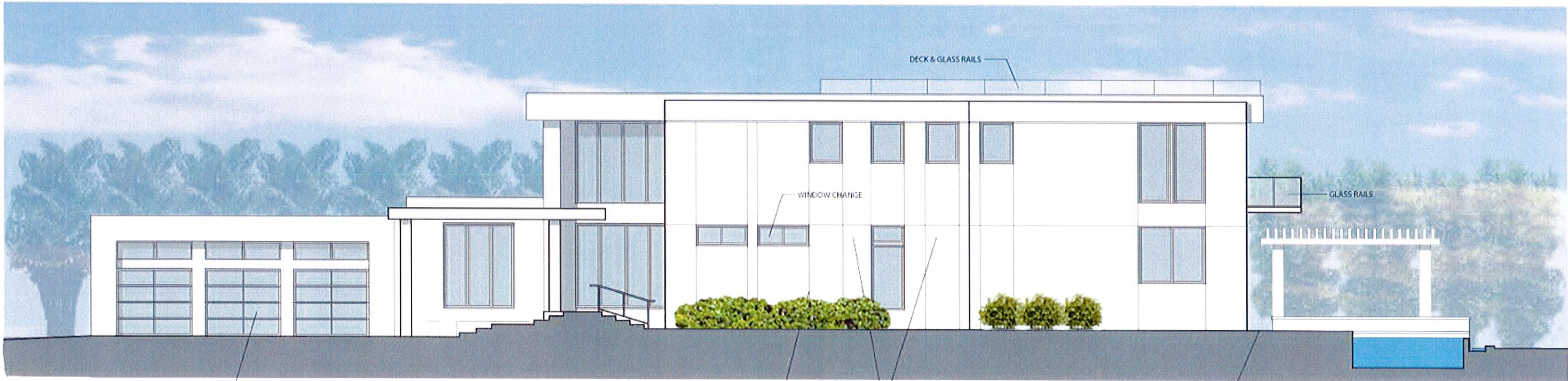


NORTH ELEVATION
PROPOSED

EICHEN RESIDENCE



EAST ELEVATION
APPROVED



EAST ELEVATION
PROPOSED

EICHEN RESIDENCE



WEST ELEVATION



WEST ELEVATION

340 West Broadview Drive							
Scientific name	Common name	DBH	Height	Canopy	Condition	Disposition	
<i>Syagrus schizophylla</i>	Arakury palm	4"	15'	10'	Good	Relocate	
<i>Podocarpus macrophyllus</i>	Podocarpus	16"	30'	14'	Moderate	Remove	
<i>Ocotea spinulosa</i>	Mexican cycad	0	7'	12'	Good	Relocate	
<i>Podocarpus macrophyllus</i>	Podocarpus	27"	35'	30'	Good	Relocate	
<i>Washingtonia filifera</i>	Washingtonia palm	17"	20'	12'	Good	Remove	
<i>Washingtonia filifera</i>	Washingtonia palm	3"	9'	8'	Good	Remove	
<i>Bismarckia nobilis</i>	Bismarckia palm	16"	35'	19'	Good	Relocate	
<i>Bismarckia nobilis</i>	Bismarckia palm	19"	18'	19'	Good	Relocate	

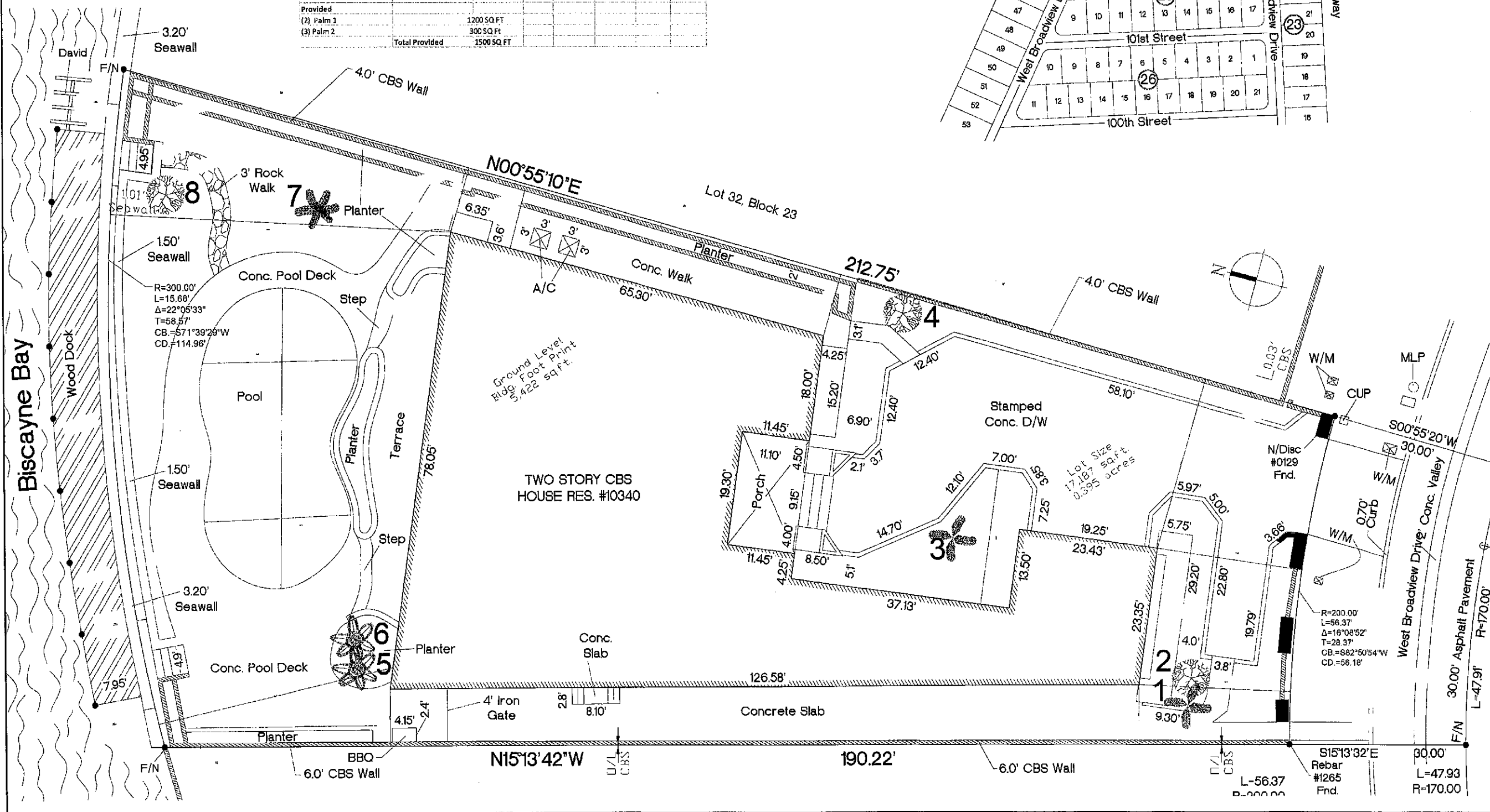
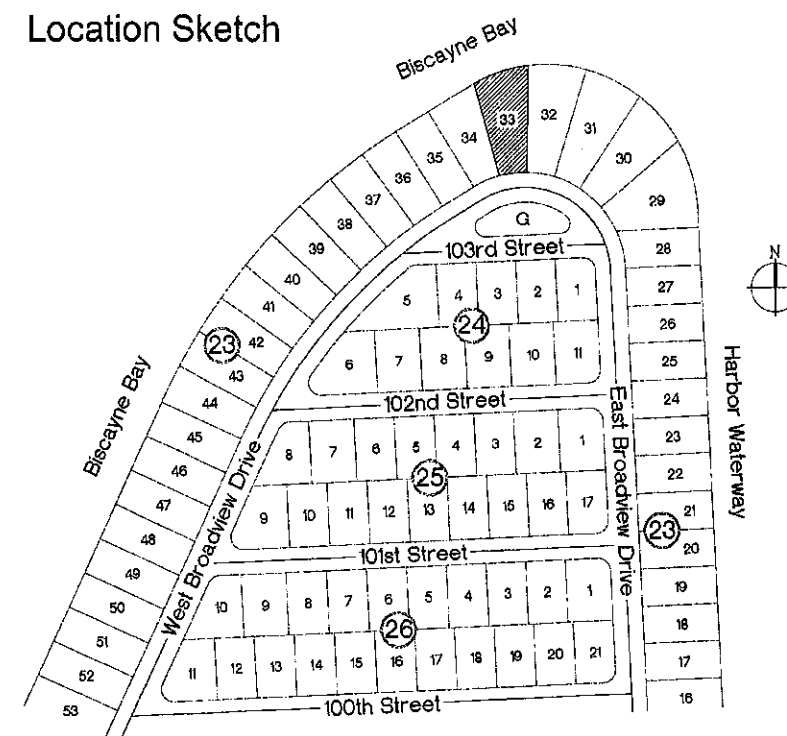
Indicates that palms are exempt from tree removal permits/mitigation (refer to Arborist Evaluation Report)

Total square footage of canopy removed	154 SQ.
--	---------

Required Mitigation Trees	
154 SQ. FT. =	Shade Tree 1 1/2" OA Hgt. 500 SQ. FT. Or
	Shade Tree 2 1/2" OA Hgt. 300 SQ. FT. Or
	Palm 1 1/2" OA Hgt. 300 SQ. FT. Or
	Palm 2 3/4" OA Hgt. 100 SQ. FT. Or
	Small Tree 6" OA Hgt. 200 SQ. FT.

Provided	
(2) Palm 1	1200 SQ. FT.
(3) Palm 2	300 SQ. FT.
Total Provided	1500 SQ. FT.

Location Sketch



LEWIS AQUILINO

LANDSCAPE ARCHITECTURAL DESIGN, LLC

LC 2603479
7408 B SW 48TH STREET
MIAMI, FL 33155
PHONE: (305) 661-1855
FAX: (305) 661-1855

EICHEN RESIDENCE
10340 W. BROADVIEW DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

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SHEET TITLE

EXISTING TREE REMOVAL/ DISPOSITION PLAN

DATE 10.11.14

DESIGN LA

DRAWN IP

SCALE 1/8" = 1'-0"

REVISIONS

TD-1 1

SHEET OF



LEWIS AQUILINO

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SHEET TITLE

HARDSCAPE
LAYOUT PLAN

DATE
06.03.14

DESIGN
LA

DRAWN
IP

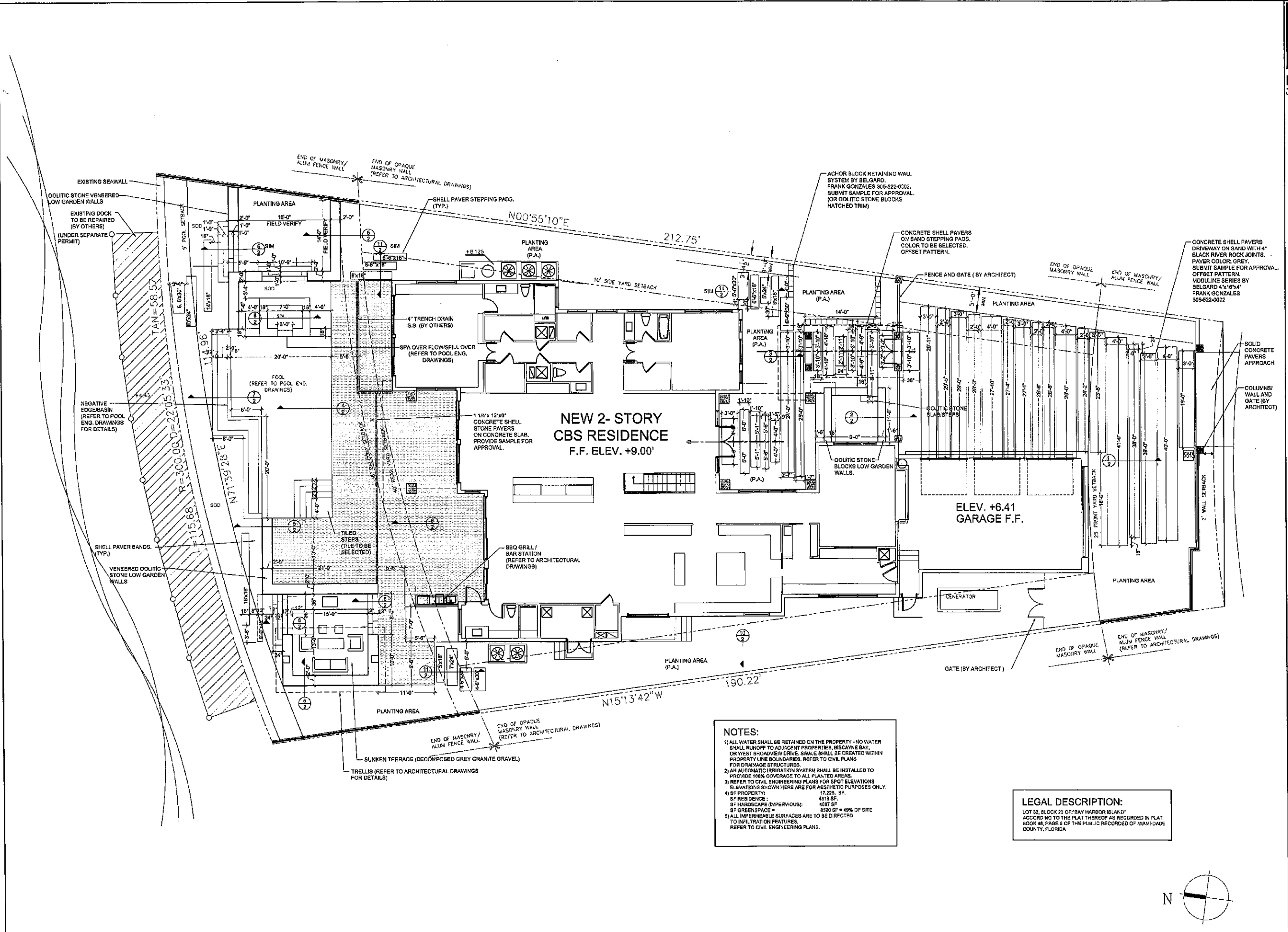
SCALE
1/8" = 1'-0"

REVISIONS
As per revisions due to grading adjustments and architectural changes.

12.22.2014

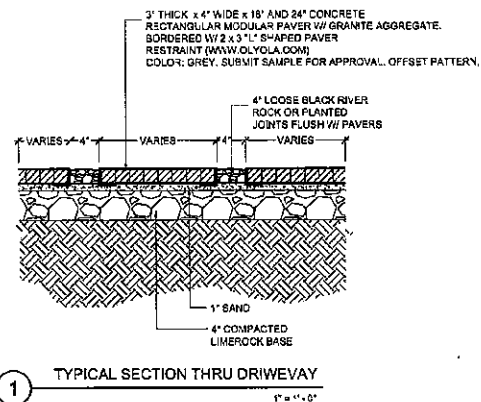
SEAL
LEWIS E. AQUILINO
RLA #668-7140

L-1 7
SHEET OF

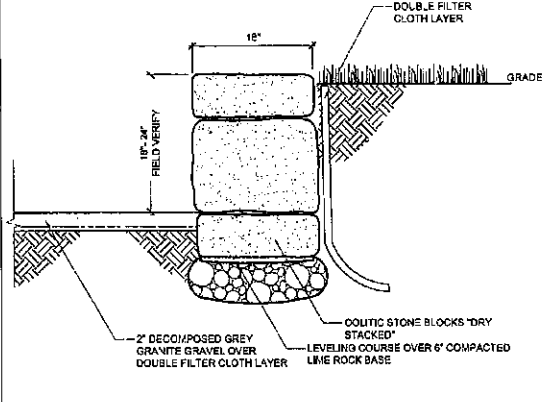


NOTES:
1) ALL WATER SHALL BE RETAINED ON THE PROPERTY - NO WATER SHALL RUNOFF TO ADJACENT PROPERTIES, BISCAYNE BAY, OR WEST BROADVIEW DRIVE. SWALE SHALL BE CREATED WITHIN PROPERTY LINE BOUNDARIES. REFER TO CIVIL PLANS FOR DRAINAGE STRUCTURES.
2) AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED TO PROVIDE 100% COVERAGE TO ALL PLANTED AREAS.
3) REFER TO CIVIL ENGINEERING PLANS FOR SPOT ELEVATIONS. ELEVATIONS SHOWN HERE ARE FOR AESTHETIC PURPOSES ONLY.
4) SF PROPERTY: 17,225 SF.
5) RESIDENCE: 4818 SF.
6) HARDSCAPE (IMPERVIOUS): 4087 SF.
7) GREENSPACE: 8520 SF = 49% OF SITE
8) ALL IMPERMEABLE SURFACES ARE TO BE DIRECTED TO INFILTRATION FEATURES. REFER TO CIVIL ENGINEERING PLANS.

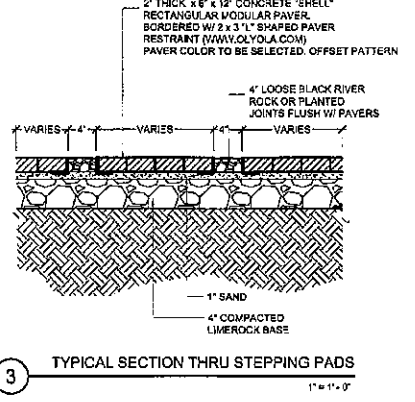
LEGAL DESCRIPTION:
LOT 33, BLOCK 23 OF "BAY HARBOR ISLAND"
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46, PAGE 8 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.



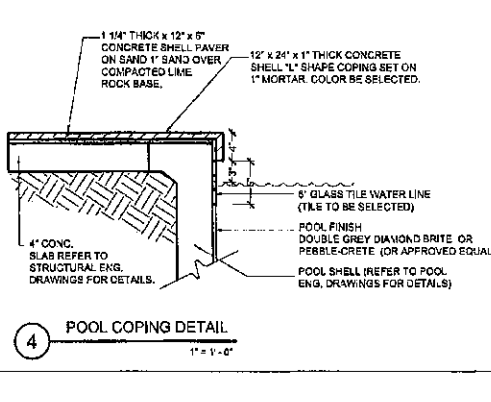
1 TYPICAL SECTION THRU DRIVEWAY
1" = 1'-0"



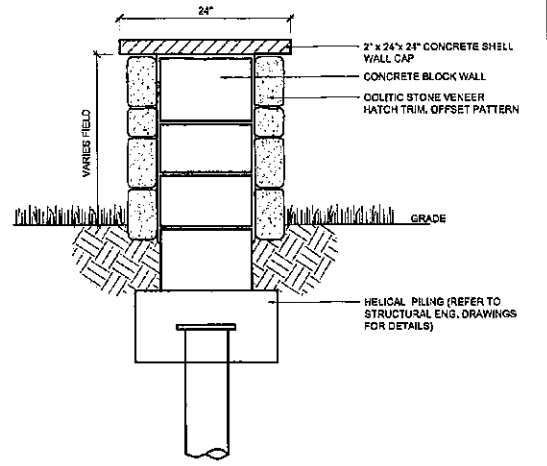
2 SECTION THRU OOLITIC STONE LOW WALL
1" = 1'-0"



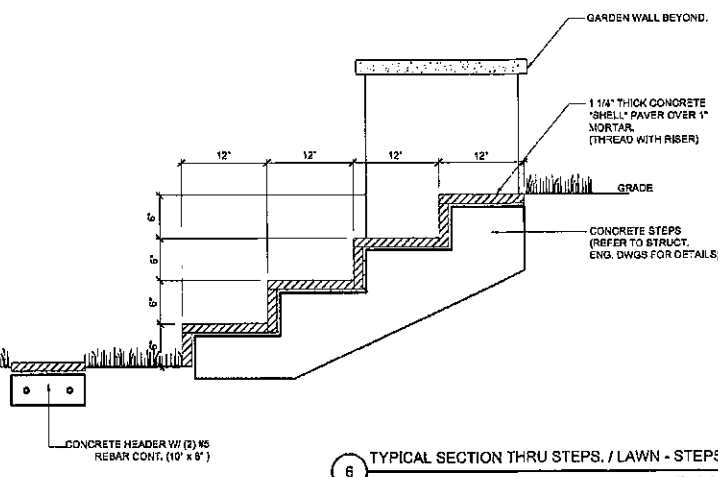
3 TYPICAL SECTION THRU STEPPING PADS
1" = 1'-0"



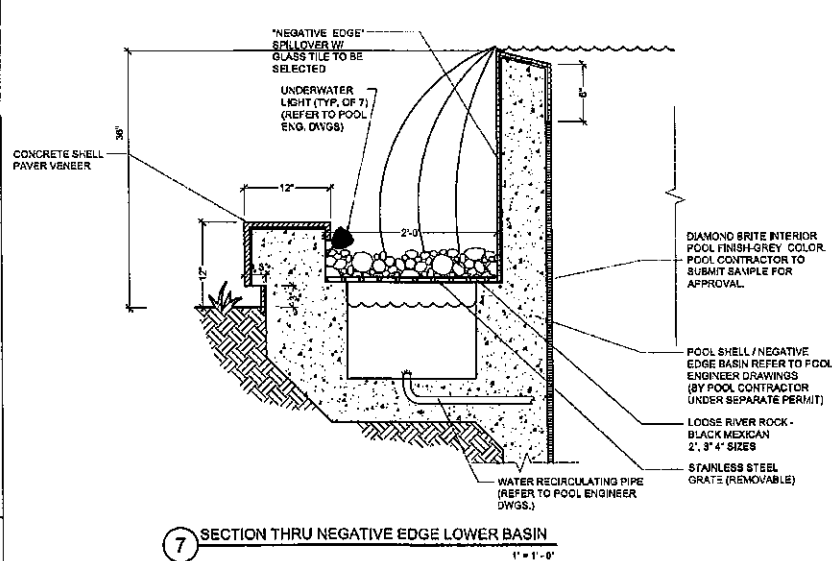
4 POOL COPING DETAIL
1" = 1'-0"



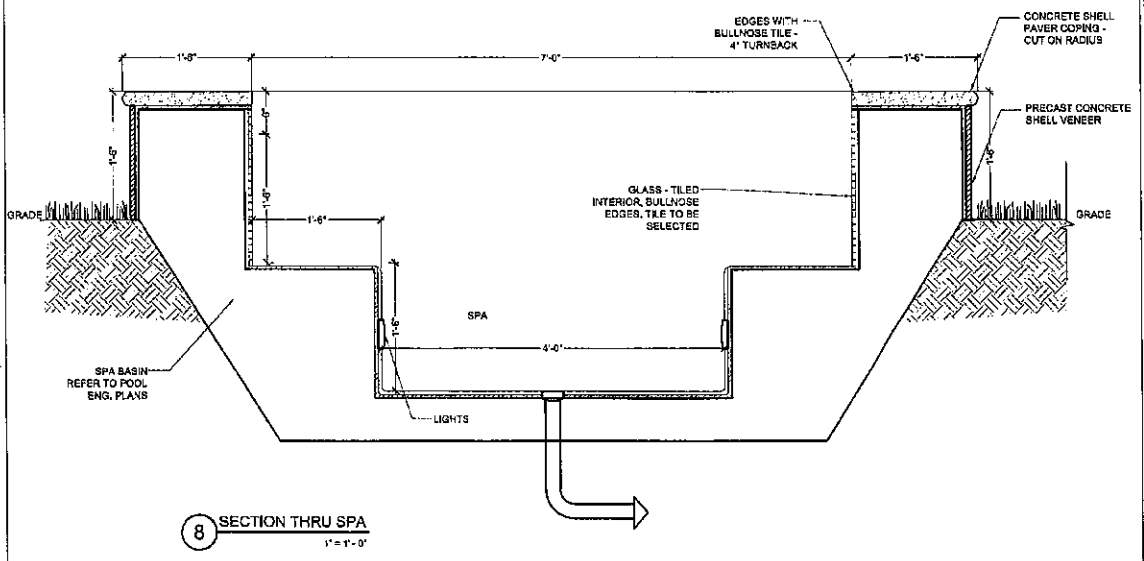
5 SECTION THRU GARDEN WALL
1" = 1'-0"



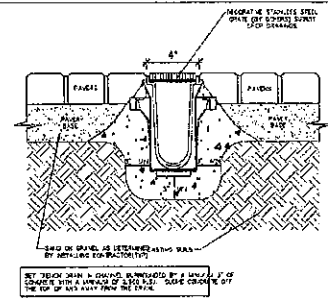
6 TYPICAL SECTION THRU STEPS / LAWN - STEPS
1" = 1'-0"



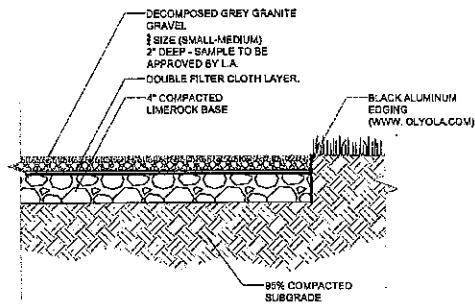
7 SECTION THRU NEGATIVE EDGE LOWER BASIN
1" = 1'-0"



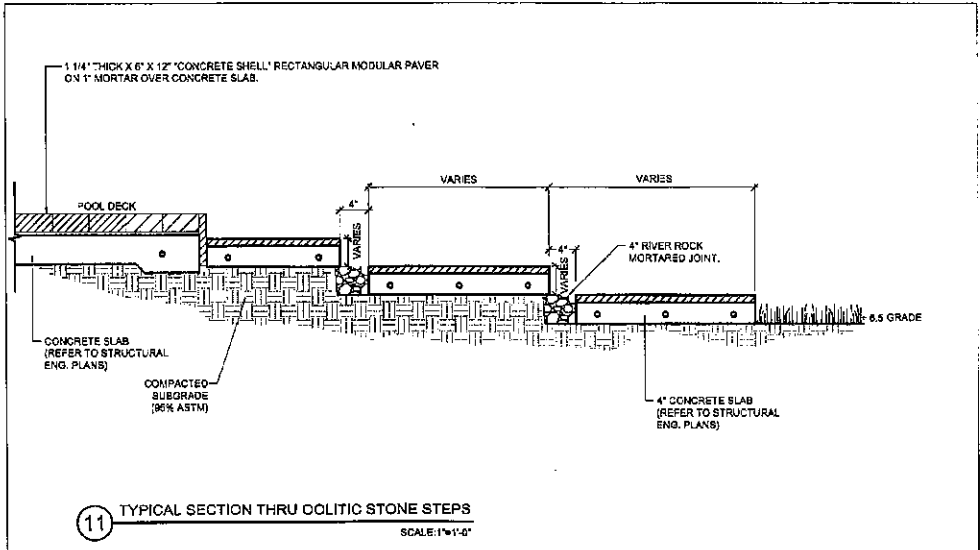
8 SECTION THRU SPA
1" = 1'-0"



9 TYPICAL SECTION THRU TRENCH DRAIN
1" = 1'-0"



10 TYP. SECTION THRU GRAVEL PATH
1" = 1'-0"



11 TYPICAL SECTION THRU OOLITIC STONE STEPS
SCALE: 1" = 1'-0"



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BAY HARBOR ISLANDS, FLORIDA 33154

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SHEET TITLE
CONSTRUCTION DETAILS

DATE: 06.03.14
DESIGN: LA
DRAWN: IP
SCALE: 1" = 1'-0"
REVISIONS:
As per revisions due to grading adjustments and architectural changes.
12.22.2014



L-2 7
SHEET OF



EICHEN RESIDENCE
10340 W. BROADVIEW DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

SHEET TITLE

DATE
06.03.14

DESIGN
LA

DRAWN

IP

SCALE
1/8" = 1'-0"

REVISIONS

NO.	DESCRIPTION	DATE
1	As per rev'd plans	

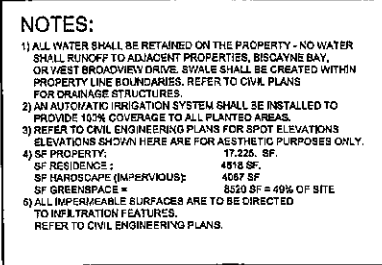
to grading adjustments
and architectural

changes. 12.22.2014

4.16.15

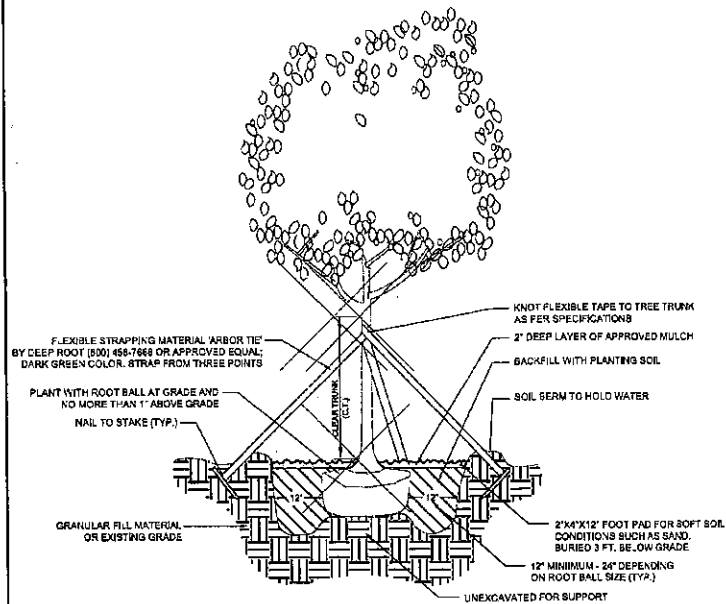
LEWIS, E. AQU
RLA # 686-7140

L - 3	7
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LEGAL DESCRIPTION:
LOT 33, BLOCK 23 OF "BAY HARBOR ISLAND"
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT
BOOK 46, PAGE 5 OF THE PUBLIC RECORDED OF MIAMI-DADE
COUNTY, FLORIDA





TREE PLANTING & GUYING DETAIL

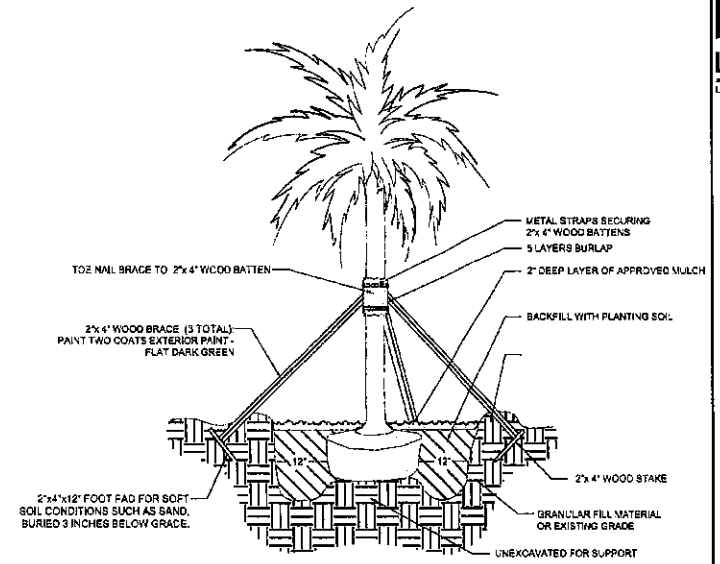
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PLANT LIST EICHEN RESIDENCE

NEW / EXISTING	QTY	BOTANICAL NAME	COMMON NAME	INSTALLED HT. / SPEC.	CALIPER (INSTALLED DBH)	HEIGHT AT MATURITY	CANOPY DIAMETER AT MATURITY	NATIVE
NEW	10	Bambusa malipensis	Sea Breeze Bamboo	30 gal. 14'-18" OA HI 5-6 canes min.	N/A	25'	10'	NO
NEW	2	Coccothrinax argentea	Florida Silver Palm	F.G. 10'-12" OA Hgt.	4"	20'	8'-10'	YES
NEW	5	Conocarpus erectus 'Sericeus'	Silver Buttonwood	12" OA Hgt. Tree Form	2 1/2"	15'	16'	YES
NEW	40	Caryota mitis	Fishtail Palm	25 gal. 10" OA Hgt.	N/A	30'	8'	NO
NEW	1	Cocos Lufera	Sea Grape Tree	Specimen. 18'-22" OA HT-With Character	4"-6"	35'	25'	YES
NEW	5	Chrysophyllum oliviforme	Satin Leaf	12" OA Hgt. Tree Form	2 1/2"	20'	15'	YES
NEW	1	Coccothrinax crinita	Oxi Man Palm	15 gal. 3'-4" OA Hgt.	8"-8"	15'	8'-10'	NO
NEW	1	Pachypodium lamellare	Madagascar Palm	8'-10" OA HT	6"	12'-15'	8'-10'	NO
NEW	2	Prichardia pacifica	PJ Palm	25 gal. 8'-8" OA Hgt.	4"	15'	8'-8"	NO

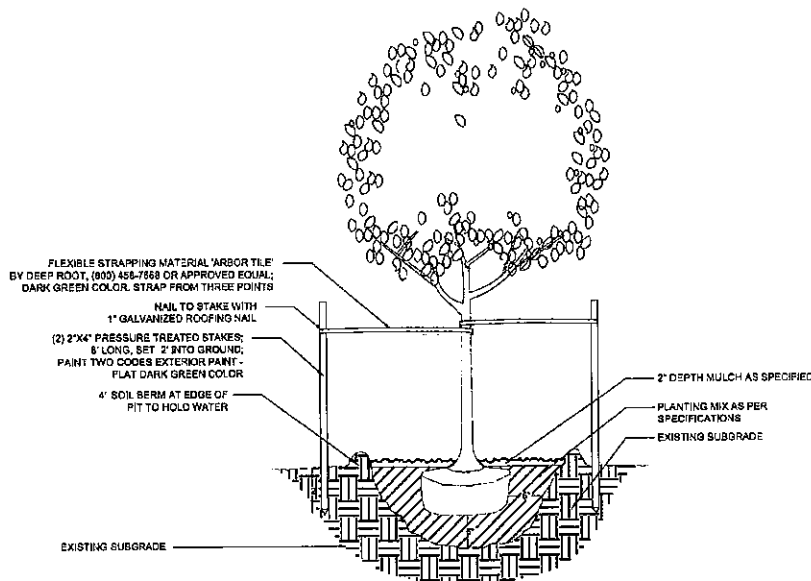
SHRUBS AND GROUNDCOVERS								
NEW	26	Chloria guifera	Small Leaf Chloria	25 @ 16 gal./3 @ 25 gal. 6'-10" Hgt.	N/A	Keep as a hedge	N/A	YES
NEW	16	Pursea foetida	Giant Fatsia Agave	15 gal.	N/A	4'	N/A	NO
NEW	4	Musa 'Ensete'	Same	15 gal.	N/A	10'	N/A	NO
NEW	4	Polypathis longifolia	Ashoka Tree	12'-14 OA Hgt.	N/A	20'	N/A	NO
NEW	19	Rhipsalis exaltata	Lady Palm	4' x 4' Full to base	N/A	6'	N/A	NO
NEW	6	Licuala pandala	Uccala Palm	15 gal.	N/A	10'	N/A	NO
NEW	2	Cyathia cooperi	Australian Tree Fern	25 gal.	N/A	15'	N/A	NO
NEW	11	Conocarpus erectus	Green Buttonwood Shrub	30 gal. 12" OA HGT. Shrub Form Full to base	N/A	Keep as a hedge	N/A	YES
NEW	369	Monstera asplenifolium	Wart Fern	gal	N/A	16'	N/A	NO
NEW	118	Calathea 'Rufibarba'	Same	3 gal.	N/A	24"	N/A	NO
NEW	51	Alpinia zerumbet	Green Shell Ginger	7 gal.	N/A	6'-8"	N/A	NO
NEW	25	Aglaonema 'Moonlight Bay'	Same	3 gal.	N/A	24"	N/A	NO
NEW	47	Lomandra longifolia	Same	3 gal.	N/A	24"	N/A	NO
NEW	3	Cordyline spp	Black Magic Cordyline	7 gal.	N/A	4'-6"	N/A	NO
NEW	3	Agave attenuata	Same	10" pots	N/A	35"	N/A	NO
NEW	13	Monstera deltoidea	Same	7 gal.	N/A	35"	N/A	NO
NEW	200	Ophiopogon japonicus	Dwarf Mondo Grass	gal	N/A	6"	N/A	NO
NEW	18	Neomarica gracilis	Apostle's Iris	3 gal.	N/A	18"	N/A	NO
NEW	125	Ficus microcarpa	Ficus Green Island	3gal	N/A	24"	N/A	NO
NEW	18	Schefflera arborescens	Green Arborvitae	7 gal.	N/A	Keep as a hedge @ 46"	N/A	NO

Landscape Contractor to perform his own quantity take off. Plan supersedes plant list. Any discrepancies should be called to the attention of Landscape Architect. No substitutions shall be made without Landscape Architect approval.



PALM PLANTING DETAIL

N.T.S.

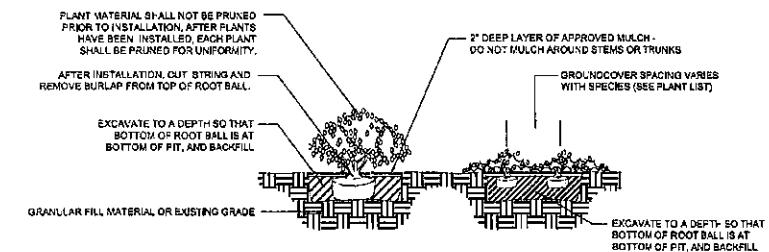


SPECIMEN TREE GUYING DETAIL

N.T.S.

LANDSCAPE REQUIREMENTS

REQUIRED	PROVIDED
6 Trees 12' HGT/ 2 1/2" Caliper	10 Trees 12' HGT/ 2 1/2" cal.
(2 Trees Minimum in Front)	1 Tree 18'22' HGT/ 4"-6" cal.
50% Native = 3 Trees	5 Trees in Front
	12 Trees Native
Palms (25% of required Trees)	2 Existing Bismarckia Palms Relocated
15' OA Hgt. 3" Cal.	30' OA Hgt. / 12" cal.
60 Shrubs 24" Hgt.	138 Shrubs. Min. Ht 30"
30% Native = 18 Shrubs Native	38 Native



SHRUB & GROUNDCOVER PLANTING DETAIL

N.T.S.

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EICHEN RESIDENCE
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SHEET TITLE

**PLANT LIST
AND PLANTING
DETAILS**

DATE
06.03.14

DESIGN
LA

DRAWN
IP

SCALE
NTS

REVISIONS
As per revisions due to grading adjustments and architectural changes. 12.22.2014
As per building permit comments 04.13.2015

SEAL

LEWIS AQUÍ
R.L.A. # 606-7140

L - 5

7

SHEET OF

LANDSCAPE SPECIFICATIONS

1.00 GENERAL

1.01 The Contractor is reminded that the General Conditions and / or Special Conditions of this contract govern the work of this section of the Specifications whether attached hereto or not. Subcontractors undertaking to perform work under this Section shall be made fully aware of these documents and of their responsibilities and obligations thereunder. In the event of any discrepancies between the drawings and specifications and the following 'Scope of Work', the latter shall prevail.

2.00 SCOPE OF WORK

2.01 The work of this Section shall include all labor, materials, equipment, appliances, and accessories necessary for the complete performance of all excavation, grading, planting and backfill work in accordance with these Specifications and the Contract Drawing. Without restricting the generality of the foregoing, the items listed below and similar items shown on the Contract Drawings shall constitute the work of this Section:

A. Finish grading and final site preparation of all areas to be landscaped.

B. Furnishing and incorporating fertilizer and other soil amendments.

C. Furnishing plant materials and grass materials and installing same.

D. Furnishing and placing 'Planting Mixture' and other miscellaneous items to complete the work.

E. Replacement of unsatisfactory plant material.

F. Clean-up.

3.00 SITE PREPARATION and SITE SITEWARDSHIP FOR SUSTAINABLE SITES

3.01 The Contractor shall provide finish grading and final preparation of all areas to be landscaped to within 6" of finish grade. This will require raking and pulverizing of all areas in order to crumble dirt, clogs and / or debris. The Landscape Contractor shall be responsible for finish grading, which is the top 6" of the site.

3.02 The Contractor must perform the following preventative measures for erosion controls during construction:

Stockpile and Protect disturbed Topsoil from erosion;

Control the path and velocity of runoff with silt fencing or equivalent;

Protect sewer inlets, streams, and lakes with straw bales or silt fencing;

Provide swales to divert surface water from hillsides, use tiers, erosion blankets, compost blankets, etc. on sloped areas.

3.03 Contractor must minimize disturbed area of site where site is not previously developed by following tree / plant protection plan and enforcing 'No Disturbance Zones' quarantined by use of Construction tape or Fencing.

When site is previously developed, Contractor must enforce Tree / Plant protection Plan and use Hay bales, silt fencing, etc. for erosion controls.

3.04 All Landscaping must be 24" from finish wall of structures for pest control measures.

4.00 MATERIALS

4.01 Plant materials shall be furnished by the Landscape Contractor and as indicated on the plans. All plant materials shall meet or exceed the following standards.

A. Plant species and sizes shall conform with plant list. Nomenclature shall conform to Standardized plant names, in accordance with the latest edition of the Florida Department of Agriculture's Grades and Standards for Nursery Plants.

B. All plants shall be nursery grown or as stipulated herein and shall comply with all required inspections, grading standards and plant regulations as set forth in the Florida Department of Agriculture 'Grades and Standards for Nursery Plants', including revisions. Ensure that plant materials are shipped with tags stating the botanical and common name of the plant.

C. The minimum grade for all trees, palms, shrubs, and groundcovers shall be Florida No. 1 and shall meet or exceed the size and quality standards of the American Association of Nursery Stock, sponsored by the American Association of Nurserymen, latest addition, unless otherwise indicated and all plants shall be sound, healthy and vigorous, well-branched and densely foliated when in leaf. They shall have healthy, well developed root systems and shall be free of disease and insect pests, eggs or larvae. Florida Fancy material shall be provided where plant list specifies 'specimen'.

D. The determining measurements for trees shall be the height and spread, and shall be measured from the top of the plant to the root crown, not to include the immediate terminal growth. Their width shall be measured across the normal spread of the branches. Both measurements shall be made with the plants in their normal position.

E. Plants larger in size than those specified may be used with approval of the Landscape Architect at no additional cost to the Owner. If the use of the larger plants is approved, the ball of earth or spread of roots shall be increased proportionately.

F. Container grown plants the same quality as balled and burlapped plants may be substituted in lieu thereof. Plants grown in containers shall be delivered and remain in the containers in a shady location until planted. Plants in containers shall be watered prior to transportation and shall be kept moist until planted. The container must be removed prior to planting, with care as not to injure the roots.

G. Grass materials shall consist of the following:

1. Sod: Solid sod shall be as indicated on the drawings. Sod must be strongly rooted and free of pernicious weeds. Mow to a height not to exceed 1 1/2" before lifting. Lifts shall have a uniform thickness of 1 inch to 1 1/2 inches. Sod containing nutgrass, lippia water sedge, dollar weed, or other common turfweed species (if applicable), will not be accepted.

2. Sodding installation :

- a) Sodding shall be done as soon as practical following finish grading. Ground shall be covered with a 4" blanket of soil using specified 60/40 top soil mixture where necessary to create a 4" soil blanket. The day before sod installation, the contractor shall rake 50# Milorganite per 1000 sq ft of area to receive sod. Ground shall be leveled with the back of a rake and sod laid with joints closely butted so that no voids are visible, keeping surface of sod flush with the adjoining seeded areas and or pavements. Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod strips; do not overlap. Hand tamp to ensure contact with subgrade, and water thoroughly with a fine spray immediately after laying.

- b) After sod is in place, it shall be top dressed with sufficient sharp, clean 60% sand/40% muck soil mix to fill all voids remaining and thoroughly watered to wash the top dressing into the sodded surface.
- c) All sod areas shall then be rolled using a vibrating #1500 sod roller. The contractor shall apply a preemergent herbicide to all sodded areas.
- d) It is the Landscape Contractor's responsibility to keep new sod properly watered until completion of the contract. All watering shall meet specifications according to 'Grades and Standards' Section 983.

H. Substitutions in plant species or size will be made only with prior written permission of the Landscape Architect.

I. If, in the opinion of the Landscape Architect, materials and /or work do not conform with the plans and specifications, it may be rejected and upon rejection, must be removed immediately from the site by the Contractor and replaced.

J. The Contractor shall be responsible for the certification and inspection of plant material that may be required by local, state, or federal authorities and shall bear the cost of the same, if any.

4.02 Materials used to install the job shall meet or exceed the following standards:

A. Planting mix to be used for 4" soil blankets and backfilling around trees shall be: 60% coarse sand / 40% Inland Glades Muck. 70% sand / 30% muck shall be used in planters or areas with poor drainage.

B. Fertilizers: Fertilizer shall be delivered mixed as specified in standard bags, sealed, and showing weight by analysis and name of manufacturer. Fertilizer shall be stored in weatherproof storage and in such a manner that its effectiveness will not be impaired.

C. Mulch: Mulch shall be shredded maleleuca, Grade B, clean, bright, and free of weeds, moss, sticks, and other debris.

D. Water: All water required for the execution of the work shall be supplied at the site by the Owner.

5.00 INSTALLATION

5.01 The Planting operations used to install the job shall meet or exceed the following standards:

A. Excavation of Plant Pits: Plant pit excavations shall be roughly cylindrical in shape, with their side approximately vertical. Pit shall be excavated so that bottom of pit is same depth as root ball. Plants shall be centered in the hole, with the trunk location as shown in the plans. Holes for balled and burlapped plants shall be large enough to allow 12" minimum (depending on root ball size) of back fill around the sides of the root ball, and 12" of back fill beneath the root ball. In all cases the diameter of the plant hole shall be twice the diameter of the root ball. Where excess material has been excavated from the plant hole, the excavated material may be used to backfill to the proper level. Mix existing excavated material in 50% / 50% ratio with new planting soil mix. The Contractor, in excavation for plantings shall take care not to damage underground utilities or other sub-surface obstructions, and shall be held liable for their repair, if damaged.

B. Setting Plants: All trees shall be set so, that when settled, the top of the root ball will be flush with the surrounding area of the finish grade or slightly above finish grade. Each plant shall be planted in planting soil mix in the center of the pit. Shrubs shall be set flush with the surrounding finish grade of the planting area. The back fill shall be made with prepared planting mix as specified herein and shall be firmly rodded and watered, so that no air-pockets remain. The quantity of water applied immediately upon planting shall be sufficient to thoroughly moisten all of the backfilled earth. Plants shall be kept in a moistened condition the duration of the planting.

C. Staking and Guying: All trees shall be staked or guyed as shown in the details and according to the following specifications.

1. Use wide plastic, rubber or other flexible strapping materials to support the tree to stakes or ground anchors that will give as the tree moves in any direction up to 30 degrees. Use strapping material 'Arbor Tie' by Deep Root (800) 458-7668 dark green color, or approved equal. Do not use rope or wire through a hose. Use guy chords, hose or any other thin bracing or anchorage material which has a minimum 12" (300 mm) length of high visibility flagging tape secured to guys, midway between the tree and stakes for safety.

2. Stake trees larger than 1" (25 mm) diameter and smaller than 2" (50 mm) diameter with a 2" by 2" (50 by 50 mm) stake, set at least 2' (0.6 m) in ground and extending to the crown of the plant. Firmly fasten the plant to the stake with flexible strapping materials as noted above.

3. TREES OF 2 TO 3 1/2" (50 MM TO 90 MM) CALIPER: Stake all trees, other than palm trees, larger than 2" (50 mm) caliper and smaller than 3 1/2" (90 mm) caliper with two 2" by 4" (50 by 100 mm) stakes, 8' (2.4 m) long, set 2' (0.6 m) in the ground. Place the tree midway between the stakes and hold it firmly in place by flexible strapping materials as noted above.

4. LARGE TREES: Guy all trees, other than palm trees, larger than 3 1/2" (90 mm) caliper, from at least three points, with flexible strapping materials as noted above. Anchor flexible strapping to 2" by 4" by 24" (50 by 100 by 600 mm) stakes, driven into the ground such that the top of the stake is at least 3" (75 mm) below the finished ground.

5. SPECIAL REQUIREMENTS FOR PALM TREES: Brace palms which are to be staked with three 2" by 4" (50 by 100 mm) wood braces, toe-nailed to cleats which are securely banded at two points to the palm, at a point one third the height of the trunk. Pad the trunk with five layers of burlap under the cleats. Place braces approximately 120 degrees apart and secure them underground by 2" by 4" by 12" (50 by 100 by 300 mm) stake pads. Paint wood flat dark green exterior paint, two coats.

6. TREE PROTECTION AND ROOT BARRIERS: Install tree barriers when called for in the Contract Documents or by the Landscape Architect to protect existing trees from damage during project construction. Place barricades at the drip line of the tree foliage or as far from the base of the tree trunk as possible. Barricades shall be able to withstand bumps by heavy equipment and trucks. Maintain barricades in good condition. When called for in the Contract Documents, install root barriers or fabrics in accordance with the details shown.

D. Pruning: All broken or damaged roots or branches shall be cut smoothly and the tops of all trees shall be pruned in a manner complying with standard horticultural practice. At the time pruning is completed, all remaining wood shall be alive.

E. Mulching: Within one week after planting, mulch material, consisting of shredded Eucalyptus or Pinebark shall be uniformly applied to a minimum loose thickness of 2 inches, over the entire area of the backfilled hole or bed. The mulch shall be maintained continuously in place until the time of final inspection, and must be a minimum of 2 inches thick to be accepted. Mulch shall not be placed against stems or trunks.

F. Fertilizing: Feeding of all trees and specimen shrubs shall be done with slow release, 'Woodace' Briquettes, 17 gram, tablet fertilizer, analysis 14-3-3, as per manufacturer's instructions. Fertilizing shall not occur until after flush of new growth.

6.00 MAINTENANCE

6.01 Maintenance and hand watering of all trees, shrubs and groundcover by the Landscape Contractor shall terminate upon final acceptance of such work, but shall not discharge the Landscape Contractor from his responsibility to honor the guarantee period. Maintenance prior to final acceptance shall include the removal of all dead or dying twigs and branches, the weeding, watering and normal pruning of plant material.

7.00 GUARANTEE

7.01 The Landscape Contractor shall guarantee and maintain all new field grown trees for a period of 180 days, and all field grown palms for a period of one year. All containerized trees, palms, shrubs and groundcovers for a period of 90 days, and all sod for a period of 90 days. The Landscape Contractor shall replace at the direction of the Landscape Architect all trees, shrubs, or groundcovers deemed by the Landscape Architect to be unacceptable, due to death or damage; acts of God, Owner negligence and vandalism excepted.

7.02 New material used to replace material unacceptable to the Landscape Architect, shall be guaranteed for similar period from date of installation

8.00 FINAL INSPECTION AND ACCEPTANCE

8.01 The Landscape Contractor shall advise the Landscape Architect in writing at the end of the guarantee period that the project is ready for final inspection. Only upon notification to the Landscape Architect by the Landscape Contractor in writing and subsequent inspection attended by the Landscape Contractor shall the requirements of the guarantee be met.

9.00 CLEAN-UP

9.01 Upon completion of all work under this section, and intermittently as required, the Landscape Contractor shall clear the site of all debris, superfluous material and all equipment to the satisfaction of the Landscape Architect

9.02 End



LEWIS AQUILINO

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100 25500475

7409 S SW 48th STREET

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BAY HARBOR ISLANDS, FLORIDA 33154

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SHEET TITLE

LANDSCAPE SPECIFICATION

DATE
06.03.14

DESIGN
LA

DRAWN
IP

SCALE
NTS

REVISIONS

SEAL
LEWIS AQUILINO
1-16-15
LEWIS AQUILINO
FLA # 666-7140

L - 6
7
SHEET OF



TEICHEN RESIDENCE
10340 W. BROADVIEW DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

SHEET TITLE

LIGHTING PLAN

DATE
06.03.14

DES GN
LA

IP

SCALE
1/8" = 1'-0"

REVISIONS

1	As per revisions due to grading adjustments and architectural changes.	12.22.2014
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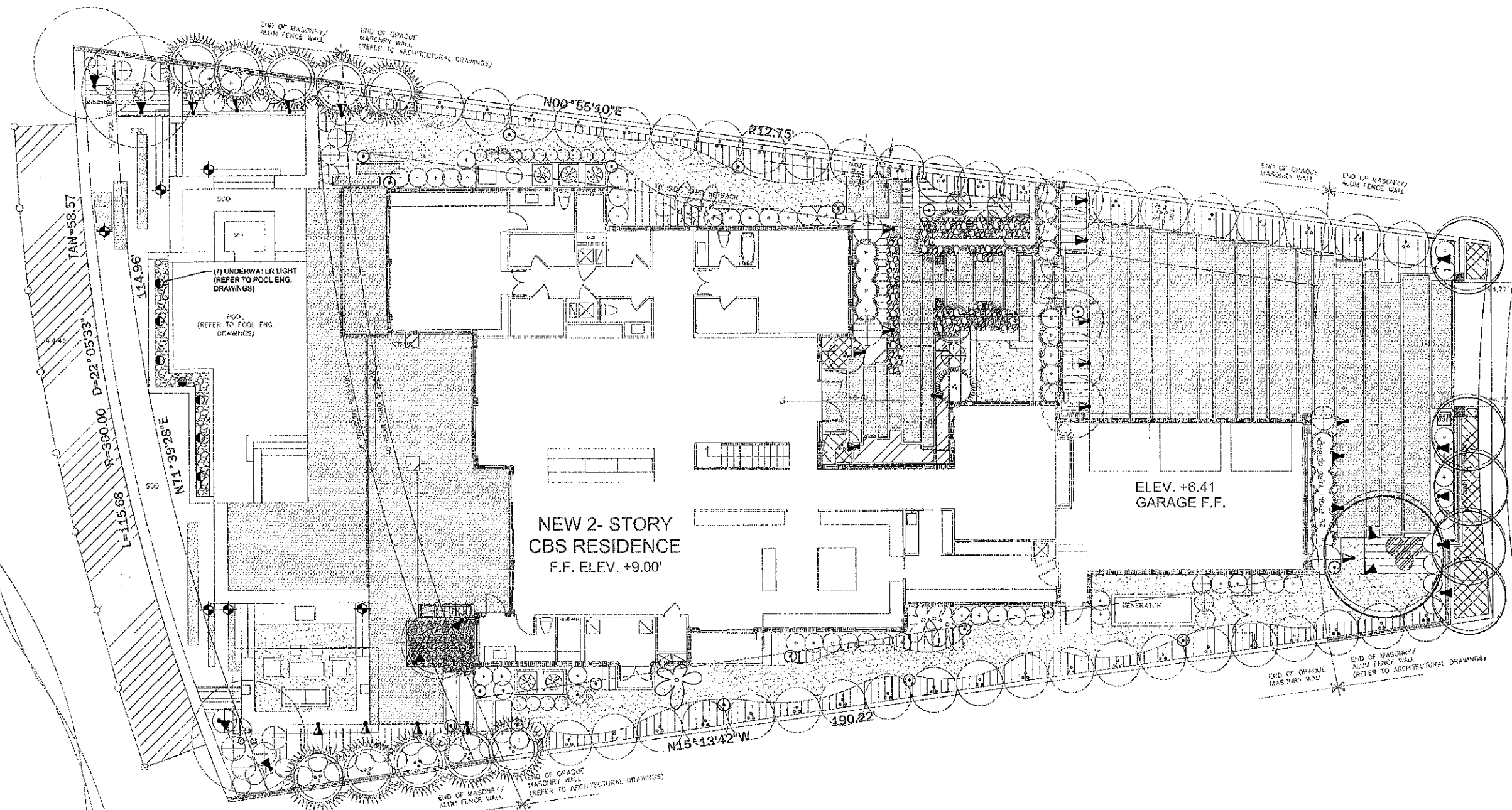
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LEWIS E. AQOI
RLA # 666-7140

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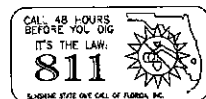
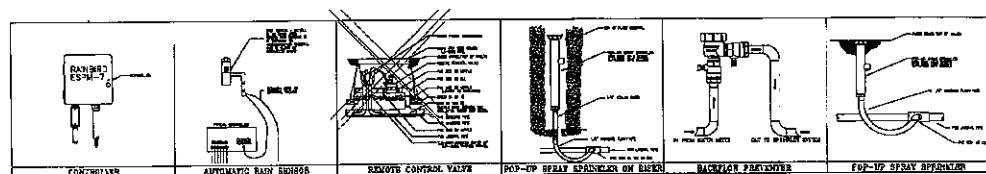


LEGEND		
SYMBOL	SPECIFICATION	QTY.
	LOW VOLTAGE (12V) LED STAINLESS STEEL FIXTURE -ACCENT UPLIGHT - GROUND STAKE MOUNTED -7.5 WATTS.	15
	LOW VOLTAGE (12V) LED STAINLESS STEEL FIXTURE -ACCENT UPLIGHT - GROUND STAKE MOUNTED -4.5 WATTS.	21
	LOW VOLTAGE (12V) LED STAINLESS STEEL FIXTURE -ACCENT PATH LIGHT -1 WATT	18
	LOW VOLTAGE (12V) LED "LOW PROFILE" -STEP LIGHT FIXTURE -1.0 WATTS	6

NOTES

- CIRCUITRY BY OTHERS
- REFER TO ELECTRICAL PLANS FOR CIRCUIT LOAD, CIRCUIT NUMBERS, ETC.
- FIXTURES TO BE SELECTED





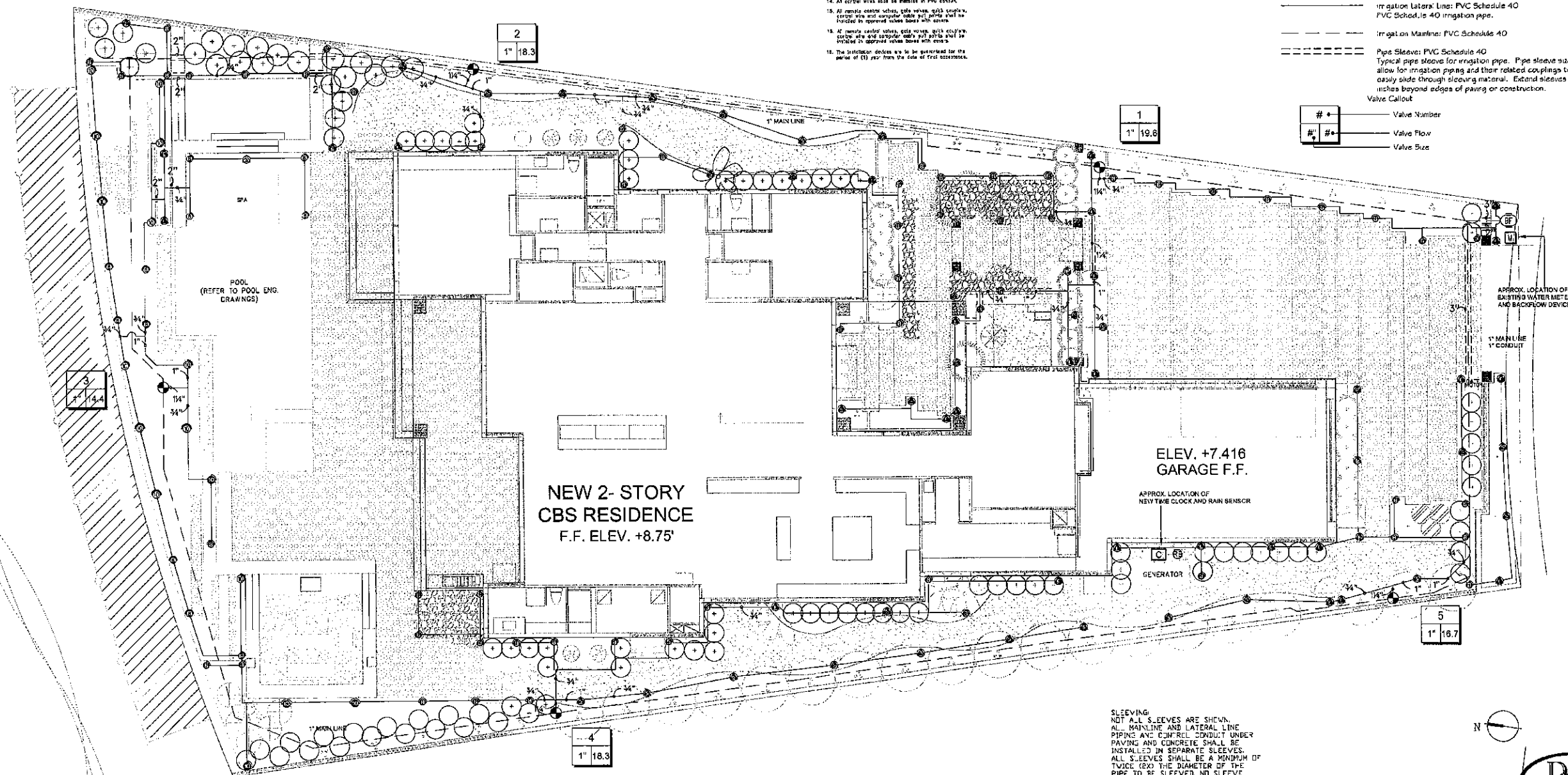
- GENERAL NOTES**
1. Pipe sizes shall conform to those shown on the drawings. The manufacturer's pipe size shall be used. All pipe shall be installed in accordance with the manufacturer's instructions. All pipe shall be installed in accordance with the manufacturer's instructions.
 2. An existing lateral line and control valve shall be removed from the site at the time of installation.
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 18. The existing lateral line and control valve shall be removed from the site at the time of installation.
 19. The existing lateral line and control valve shall be removed from the site at the time of installation.
 20. The existing lateral line and control valve shall be removed from the site at the time of installation.

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI
EST LGS RGS CST SST	Rain Bird 1806 15 Strip Series Turf Spray 6" pop-up.	30
Q T H F	Rain Bird 1806 8 Series MFR Turf Spray 6" pop-up.	30
Q T H F	Rain Bird 1806 10 Series MFR Turf Spray 6" pop-up.	30
EST LGS RGS CST SST	Rain Bird 1812 15 Strip Series Shrub Spray 12" pop-up.	30
Q T H F	Rain Bird 1812 8 Series MFR Shrub Spray 12" pop-up.	30
Q T H F	Rain Bird 1812 10 Series MFR Shrub Spray 12" pop-up.	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
+	Rain Bird PEB Electric Remote Control Valve
BF	Wilkins 720A .1" Pressure Vacuum Breaker
C	Rain Bird ESP4VE with (1) ESP-SM3 7 Station, Hybrid Modular Outdoor Controller. For Residential or Light Commercial Applications.
RB	Rain Bird RSD-BB Rain Sensor, with bracket, extension wire
U	Existing Water Meter

---	Irrigation Lateral Line: PVC Schedule 40 PVC Schedule 40 irrigation pipe.
---	Irrigation Mainline: PVC Schedule 40
---	Pipe Sleeve: PVC Schedule 40 Typical pipe sleeve for irrigation pipe. Pipe sleeve size shall allow for irrigation piping and their related couplings to easily slide through sleeve material. Extra sleeves 1/8 inches beyond edges of paving or construction.
#	Valve Callout
#	Valve Number
#	Valve Flow
#	Valve Size



SLEEVING:
NOT ALL SLEEVES ARE SHOWN.
ALL MAINLINE AND LATERAL LINE
PIPING AND CONTROL CONDUIT UNDER
PAVING AND CONCRETE SHALL BE
INSTALLED IN SEPARATE SLEEVES.
ALL SLEEVES SHALL BE A MINIMUM OF
TWICE THE DIAMETER OF THE
PIPE TO BE SLEEVED. NO SLEEVE
SHALL BE SMALLER THAN 2 INCHES

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SHEET TITLE
IRRIGATION PLAN

DATE
06.27.14

DESIGN
WB

DRAWN
BB

SCALE
1/8" = 1'-0"

REVISIONS

SEAL
LEWIS AQUIL
FLA # 666-7140

IR-1 1
SHEET OF

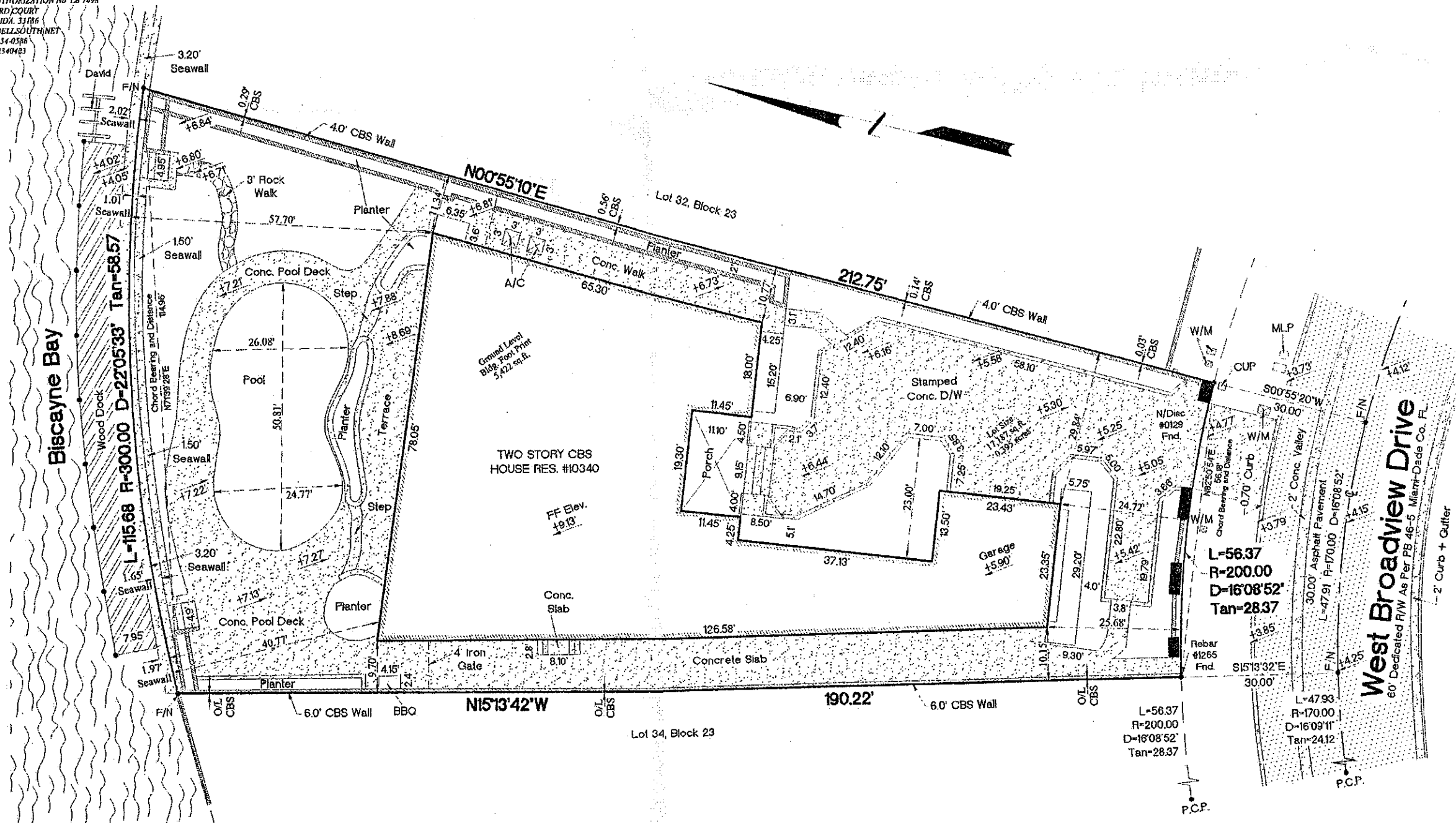
DOWN
STREAM
DESIGNS
P.O. Box 266502
Weston, FL 33335
Phone # 954-560-1901
Email: blb@downstreamdesigns.com



Prepared By:
AFA & COMPANY, INC.
PROFESSIONAL LAND SURVEYORS AND MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION No. LB 7498
13050 SW 133RD COURT
MIAMI, FLORIDA 33186
E-MAIL: AFACD@BELLNORTH.NET
PH: 305-234-0388
FX: 305-234-0483

Boundary Survey

Graphic Scale 1" = 20'



Abbreviations of Legend

A - ARC DISTANCE
AVE - AVENUE
ASPH - ASPHALT
A/W - ANCHORED WIRE
A/C - AIR CONDITIONER
BLDG - BUILDING
B.COR - BLOCK CORNER
CB - CATCH BASIN
CLF - CHAIN LINK FENCE

CONC - CONCRETE
COL - COLUMN
C.U.P. - CONCRETE UTILITY POLE
C.L.P. - CONCRETE LIGHT POLE
CBS - CONCRETE BLOCK STRUCTURE
C.M.E. - CANAL MAINTENANCE EASEMENT
D - DIRECTION

D/W - DRIVEWAY
D.M.E. - DRAINAGE & MAINTENANCE EASEMENT
ENC - ENCROACHMENT
E.T.P. - ELECTRIC TRANSFORMER PAD
F.P.L. - FLORIDA POWER AND LIGHT
F.H. - FIRE HYDRANT
F.I.P. - FOUND IRON PIPE
F.F. - FINISH FLOOR

D.M.F. - FOUND DRILL HOLE
F.R. - FOUND REBAR
F.D. - FOUND DIRT
F.N. - FOUND NAIL
I.P. - IRON PIPE
L - LENGTH
L.M.E. - LAKE MAINTENANCE EASEMENT
L.F.E. - LOWEST FLOOR ELEVATION
L.P. - LIGHT POLE

MEAS - MEASURED
M.H. - MAN HOLE
M.L. - MONUMENT LINE
N.O.V.G. - NATIONAL GEOGRAPHIC
N.T.S. - NOT TO SCALE
O.E. - OVERHEAD ELECTRIC LINE
O.L. - ON LINE
P.C.P. - PERMANENT CONTROL POINT

P.M. - PARKING METER
P.C. - POINT OF CURVATURE
P/W - PARKWAY
PL - PLANTER
P.O.C. - POINT OF COMMENCEMENT
P.O.B. - POINT OF BEGINNING
R - RADIUS
RES - RESIDENCE
R/W - RIGHT OF WAY

S.D.H. - SET DRILL HOLE
S.I.P. - SET IRON PIPE
S/N - SET NAIL
SIDEWALK - SIDEWALK
T - TANGENT
U.E. - UTILITY EASEMENT
W.F. - WOOD FENCE
W.V. - WATER VALVE
W.U.P. - WOOD UTILITY POLE
WALK - WALKWAY

IRON FENCE
CHAIN LINK FENCE
WOOD FENCE
CBS WALL
OVERHEAD ELEC.
CENTER LINE
EASEMENT
DEMOTED ELEVATIONS
BUILDING

DISTANCE
CATCH BASIN
WATER METER
W.U.P.
STATE ROAD
US HIGHWAY
INTERSTATE
MONITORING WELL

**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: April 20th, 2015

Subject: Proposed New Single-Family Residence
Applicant – David Lawrence Architecture Inc. (Eichen Residence)
Proposed Revisions from Original PZ Board Approval
10340 West Broadview Drive
Bay Harbor Islands Acct. No.: BP2015-11
MMPA Acct. No.: 01-0702-0980

RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board review the most recent revised plans dated April 20th, 2015 and, if found acceptable, **APPROVE** the applicant's request to make alterations to the previously approved design plans as submitted or with modifications as deemed appropriate and/or with conditions.

GENERAL PROJECT INFORMATION

Land Use Designation: L – Low Density Residential

Zoning District: RD Single Family District

General Location: 10340 West Broadview Drive

Legal Description: Lot 33 of 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 / HISTORY

In early-2014 the Town reviewed / processed / approved a Site Development Plan for a new single-family home located at the above referenced property. The Planning and Zoning Board

approved the Site Development Plan on February 2nd, 2014 subject to one condition (remove top bands). The proposed 2-story home has approximately 7,965 square feet of A/C living space with a three-car garage. The residence will have four (4) bedrooms, six (6) full bathrooms, and two (2) half bathrooms. The PZB approved plans show a gated driveway connection to West Broadview Drive. Initial construction has not yet commenced.

MMPA compared the PZB approved plans to the Building Permit plans and notes that some of the plan details have been modified after approval by the PZB. MMPA notes a roof terrace was added and some window placements were changed slightly and do not appear to be related to any Building / Fire Code requirements. If plan refinements are simply "desired" by the developer when construction plans are created that differ from the PZB plans, staff reviews each modification and determines if the changes require PZB re-approval. The PZB spends most of its review time on detailed exterior appearances. It is expected that on occasion Building Codes or Fire Codes require certain plan refinements; however, if conflicts occur they are discussed and plan modifications / re-approvals may be necessary.

It should also be noted that Section 5-23.1(c) states as follows:

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

ALTERATIONS SOUGHT SINCE FEBRUARY 2nd, 2014 P&Z BOARD APPROVAL

MMPA notes the following alterations from the PZB approved plans:

- 1) The previously approved PZB plans showed a 6-foot masonry wall on the east side of the property while the BP plans show an existing 4-foot masonry wall. **PZB approval is being requested for the wall height change (lower - 6' to 4' existing).**
- 2) A roof terrace was added to the BP plans that was not shown on the PZB approved plans. Stairs were added on the west side of the property from the second floor up to the roof. Additionally, all elevations now show the roof terrace railings. **PZB approval is being requested for the addition of the roof terrace.**
- 3) On the West Elevation, some windows placements were changed (kitchen / exercise room), exterior stairs were added to access the roof terrace, railing materials were changed and louvers for the garage were added on the BP plans that were not shown on the PZB approved plans. **PZB approval is being requested for the changes to the West Elevation.**

- 4) The East Elevation of the BP plans show a window that differs (media room) from the PZB approved plans as well as a change in the garage door material. **PZB approval is being requested for the changes to the East Elevation.**
- 5) The North Elevation of the BP plans show a window that differs (pool bath) from the PZB approved plans as well as the railing material. **PZB approval is being requested for the changes to the North Elevation.**
- 6) The South Elevation of the BP plans show the second floor windows larger than the PZB approved plans. The front door and the color of the aluminum portion of the front fence has also changed. **PZB approval is being requested for the changes to the South Elevation.**

AGENDA ITEM REPORT

May 5, 2015

ITEM NUMBER: 2.

ITEM: Request for approval for a new single family home for "Sheldon E. Gross" located at 1361 96 Street (Kane Concourse), Lot 10 of Block 34. On April 7th the Board deferred the project and requested some revisions. The owner has revised the plans as requested. 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 96 Street (Kane Concourse), Lot 10 of Block 34. On April 7th the Board deferred the project and requested some revisions. The owner has revised the plans as requested. 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:

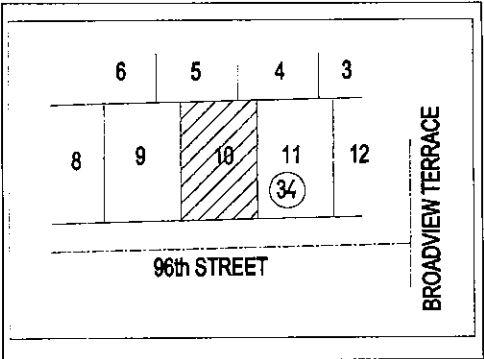
BUDGET IMPACT:

Submitted By: Ayanidys Marante
 Ayanidys Marante

ATTACHMENTS

1.	Site Plan and Elevations	GrossSecondReviewPNZ5.5.15.pdf
2.	Staff Report	PZB SR - Gross SFR - 1361 Kane Conc.pdf

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



BRAVO ARCHITECTURE

SUBMITTAL:
PRELIMINARY
April 21, 2015

SCALE: 1" = 30'



BM Used: Miami-Dade County BM # A-17 Elev: 7.66'

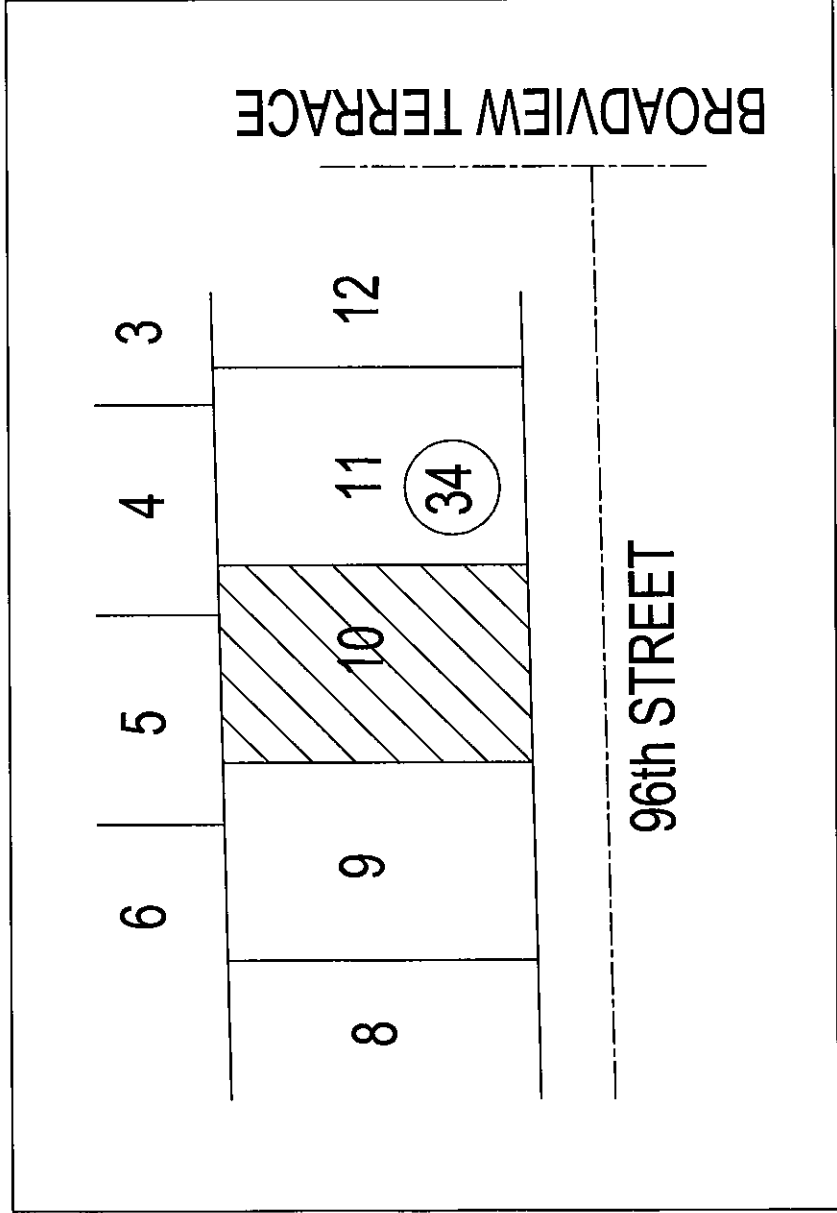
LEGEND AND ABBREVIATIONS

= ELEVATION	S.I.R.	= SET IRON ROD	P.C.	= POINT OF INTERSECTION	—//—
= DRIVEWAY	P.O.C.	= POINT OF COMMEN-CEMENT	P.C.	= POINT OF REVERSE CURVE	-X-
= UTILITY POLE	U.P.	= FOUND NAIL	F.N.D.	= POINT OF CURVATURE	ZZZZ
= BASIS OF BEARINGS	P.T.	= POINT OF TANGENCY	P.C.C.	= FOUND NAL/DISK	B/C
= AIR CONDITIONING PAD	E.N.C.	= ENCROACHMENT	M/L	= POINT OF COMPOUND CURVE	R
A	F.H.	= FIRE HYDRANT	N.G.V.D.	= MONUMENT LINE	RAD.
= ARC DISTANCE	F.I.P.	= FOUND IRON PIPE	O.E.	= NATIONAL GEODETIC VERTICAL DATUM	RES.
= BUILDING	F.I.R.	= FOUND REBAR	P.B.	= PLAT BOOK	R/W
= CATCH BASIN	I.F.E.	= LOWEST FLOOR ELEVATION	P.C.P.	= PERMANENT CONTROL POINT	S.E.C.
= CONCRETE BLOCK STRUCTURE	L.P.	= LIGHT POLE	P.G.	= PAGE	S.I.P.
= CHORD DISTANCE	(M)	= MEASURED	P.O.B.	= POINT OF BEGINNING	STY
= CLEAR	(R)	= RECORD & MEASURED	P/L	= PROPERTY LINE	SWK
= CENTER LINE	(R & M)		N.T.S.	= NOT TO SCALE	UE
C/L					
CONC.					



LOCATION SKETCH

SCALE: NTS



JOB No. GG-12088A UP-DATE CLIENT: Abraham Dahab
PROPERTY ADDRESS 1361 96th STREET, BAY HARBOR ISLANDS, FL 33154

LEGAL DESCRIPTION: (FURNISHED BY CLIENT)
LOT 10, BLOCK 34

SUBDIVISION 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.
SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, EASEMENTS AND RIGHT-OF-WAY OF RECORD, UNDERGROUND
ENCROACHMENTS IF ANY, NOT LOCATED.

SURVEY NOTES

THE SURVEY OF THE PROPERTY SHOWN HEREON IS IN ACCORDANCE WITH THE DESCRIPTION FURNISHED
BY CLIENT NO SEARCH O PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE FOR ACCURACY
OR OMISSIONS. SUBJECT TO OPINION TITLE.

I HEREBY CERTIFY: THAT THE ATTACHED BOUNDARY SURVEY OF THE ABOVE DESCRIBED PROPERTY IS TO THE
BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED PLATTED UNDER MY DIRECTION; ALSO THAT
THERE ARE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN, AND THAT THIS SURVEY MEETS
THE MINIMUM TECHNICAL STANDARDS SET BY THE FLORIDA BOARD OF LAND SURVEYORS AS SET FORTH IN
472.027 (F.S) AND CHAPTER F5-17 FLORIDA ADMINISTRATIVE CODE. ELEVATIONS REFER TO:

NGV DATUM 1929
B.M. USED A-17 ELEVATIONS 7.66' FEET B.M. LOCATED Miami-Dade County

ELEVATION INFORMATION:

BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY DATED OR
REVISED ON 09/11/09 THE HEREIN DESCRIBED PROPERTY IS SITUATED WITHIN ZONE "AE"

BASE FLOOD ELEVATION 8.0' COMMUNITY 120636 PANEL NUMBER 0144 SUFFIX L

THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.

CERTIFIED TO: Abraham Dahab

THE LIABILITY OF THIS SURVEY IS LIMITED TO THE COST OF THE SURVEY.
THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL
LIABILITY INSURANCE

SURVEY DATE: 05/30/2012
UP-DATE SURVEY DATE: 04/15/2015 ADD ELEVATIONS



BY: Guillermo A. Guerrero
GUILLERMO A. GUERRERO
PROFESSIONAL SURVEYOR & MAPPER No.6453
PHONE:(305) 885-4603

"NOT VALID WITHOUT THE SIGNATURE, DATE AND THE ORIGINAL RAISED SEAL
OF A FLORIDA LICENSE SURVEYOR AND MAPPER."

- 1- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AND SHALL NOTIFY THE ARCHITECT IF ANY DISCREPANCIES ARE DISCOVERED BEFORE PROCEEDING WITH THE WORK INVOLVE.
- 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 SOILS 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.

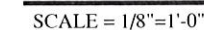
ALL RAINWATER TO BE CONTAINED WITHIN PROPERTY BOUNDARY

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 APPLICABLE WITH RESPECT TO PRE-CONSTRUCTION TREATMENT 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 PRE-CONSTRUCTION TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES." TREATMENT IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES (S PER RA409 13 5 FBC RESIDENTIAL 2010)

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 A/C AREA:	2,597 S.F.	
COVERED TERRACE AREA:	355 S.F.	
GARAGE AREA:	533 S.F.	
SUMMER KITCHEN:	147 S.F.	
SECOND FLOOR A/C AREA:	2,945 S.F.	
TERRACE AREA:	147 S.F.	
TOTAL FLOOR AREA:	6,092 S.F.	
SETBACKS:	ALLOWED	PROVIDED
FRONT	40'-0"	40'-0"
REAR	10'-0"	28'-6"
INTERIOR SIDES	10'-0" EACH SIDE	10'-0" EACH SIDE

ESTABLISHED GRADE AT 5.50' NGVD (-2'-4" BFE)

LOT 10, IN BLOCK 34, OF SUBDIVISION BAY HARBOR ISLAND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46 A, 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.



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

A 26000771
B 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

REVISIONS:

	01-15-15 COMMENTS
	03-06-15 COMMENTS
	04-07-15 PZB 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-1

APR 21 2015

PEDRO C. BRAVO RA
FLA. REGISTRATION NO. 6225



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

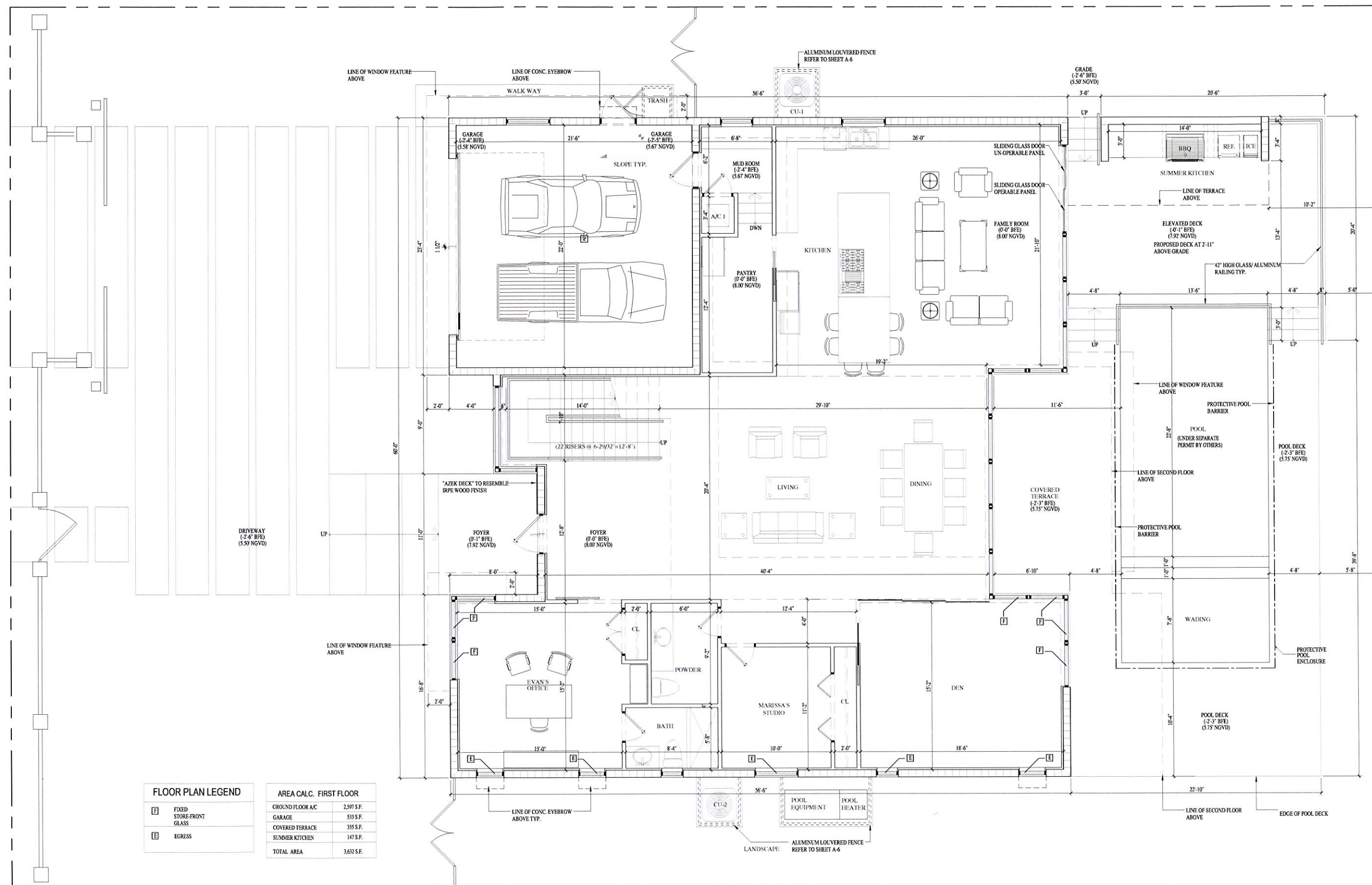
REVISIONS:

1	01-15-15 COMMENTS
2	03-06-15 COMMENTS
3	04-07-15 PZB COMMENTS

SCALE:	AS NOTED
DRAWN BY:	A.P./P.B./P
CHECKED BY:	P.B. / C
DATE:	09-12-
PROJECT NO.:	14
FILE NAME:	
SUBMITTAL:	885

SHEET NUMBER
A-2

APR 21
PEDRO C. BRAVO, RA
FLA. REGISTRATION NO. 62



PROPOSED GROUND FLOOR PLAN

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



ARCHITECTURE
PLANNING
INTERIOR DESIGN

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

NEW RESIDENCE
KANE CONCOU

REVISIONS:

Δ 01-15-15 COMMENTS

Δ 03-06-15 COMMENTS

Δ 04-07-15 PZB 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

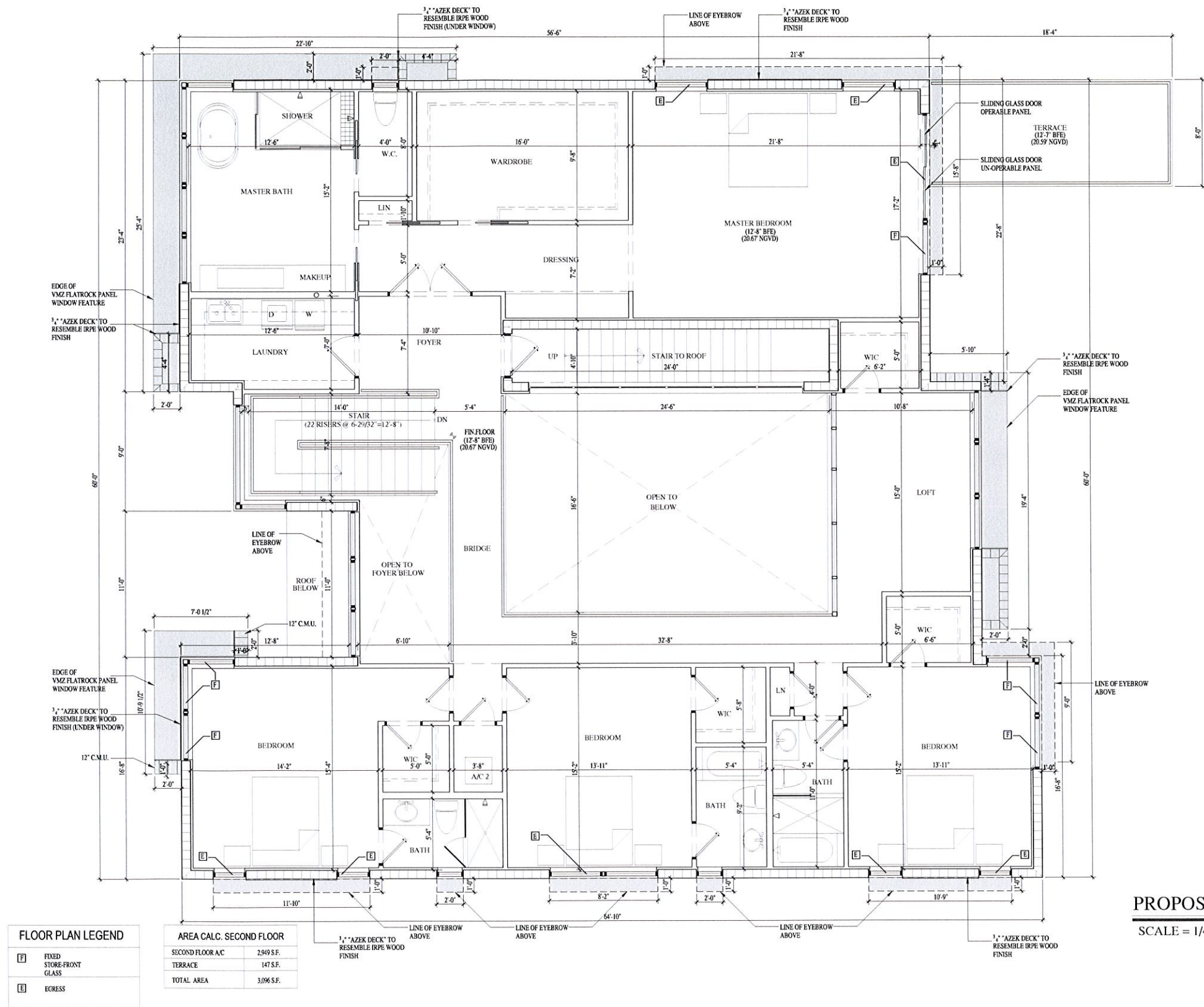
HEET NUMBER

A-3

APR 21 2000

PEDRO C. BRAVO, RA
FLA. REGISTRATION NO.: 6228

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



PROPOSED SECOND FLOOR PLAN

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





AA 26000771
IB 26000638

NEW RESIDENCE
1361 KANE CONCOURSE
BAY HARBOR ISLAND, FLORIDA 33146

OWNER: EVAN AND MARISSA GROSS

1 01-15-15 COMMENTS
2 03-06-15 COMMENTS
3 04-07-15 P28 COMMENTS

SUBMITTAL: PRELIM

A-4

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



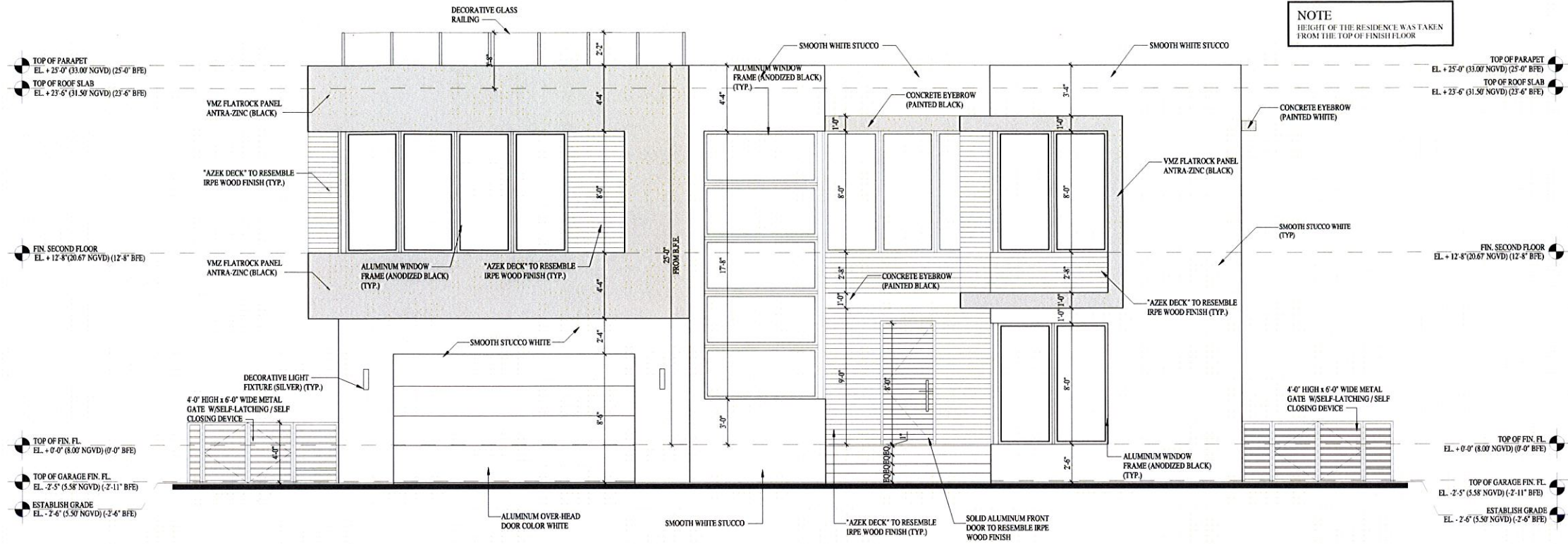
SCALE = 1/4"=1'-0"



APR 21 2015

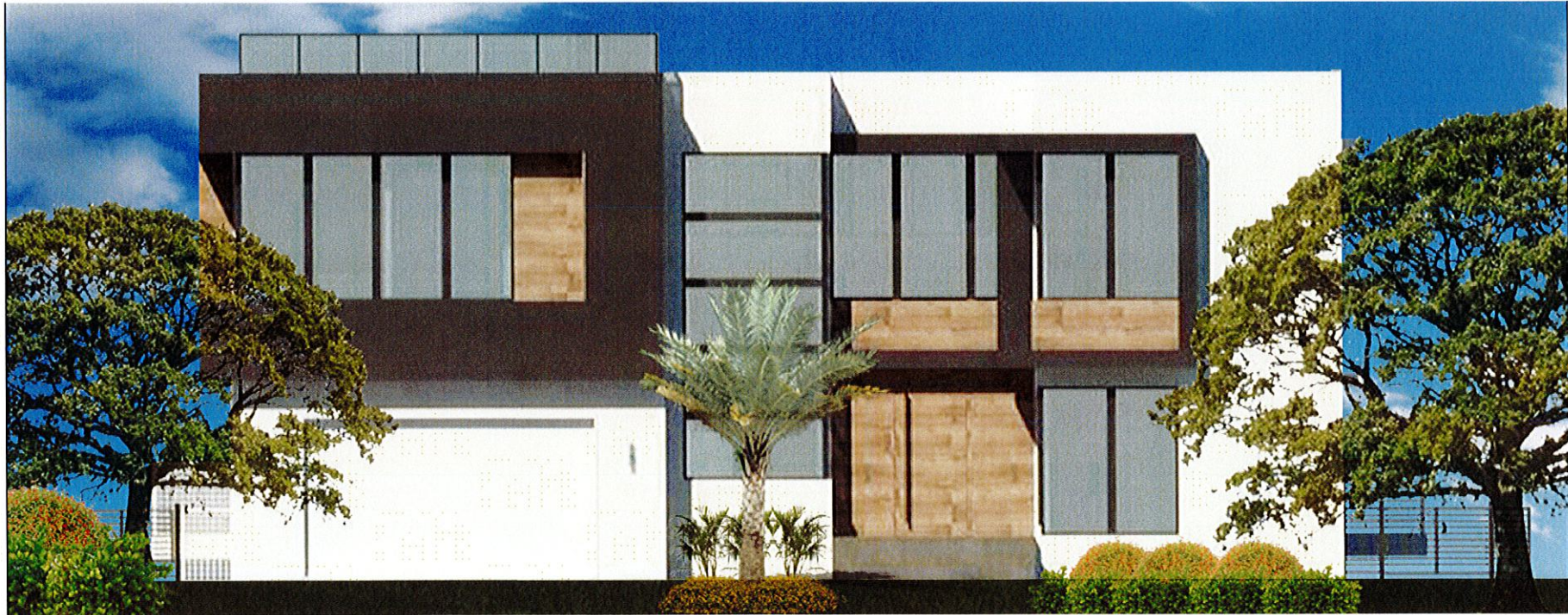
PEDRO C. BRAVO, RA
FLA. REGISTRATION NO.: 6226

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SOUTH (FRONT) ELEVATION

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

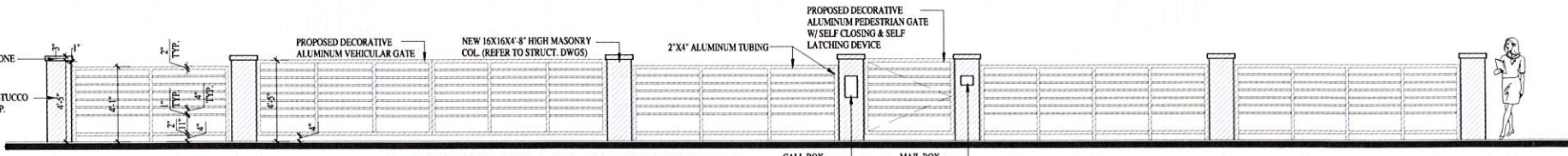


SOUTH (FRONT) ELEVATION

SCALE: NTS

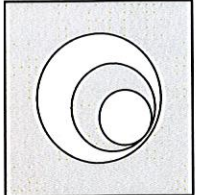
ALUMINUM RAILING/SAFEGUARDS (BY OTHERS) PROVIDE SIGNED & SEALED SHOP DWGS & CALC. FOR A/E REVIEW & APPROVAL.
RAILINGS/SAFEGUARDS SHALL COMPLY W. FBC REQUIREMENTS.

NOTE: HATCH DENOTES OPAQUE PART OF FENCE. FENCE IS #34 OPAQUE OUT OF ALLOWABLE #75



FRONT WALL ELEVATION

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



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 33145
OWNER: EVAN AND MARISSA GROSS

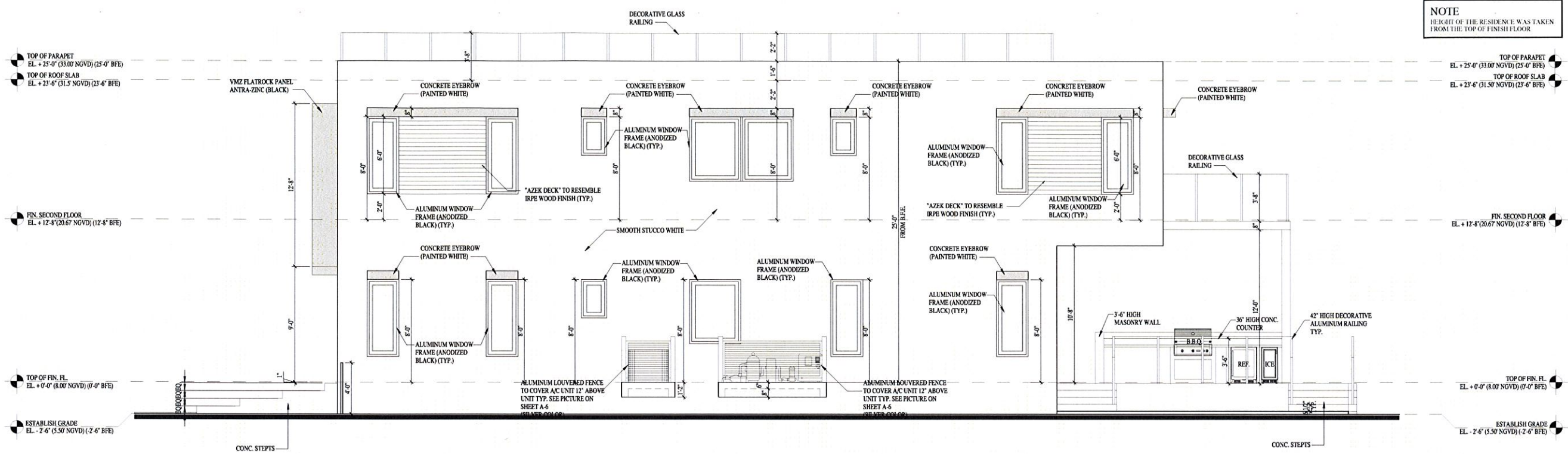
REVISIONS:
01-15-15 COMMENTS
03-06-15 COMMENTS
04-07-15 P2B COMMENTS

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-5

PEDRO C. BRAVO, P.A.
FLA. REGISTRATION NO.: 0426

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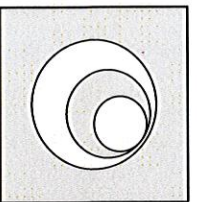
EAST (RIGHT) ELEVATION
SCALE = 1/4"=1'-0"



ALUM. LOUVERED FENCE
SCALE = NTS



EAST (RIGHT) ELEVATION
SCALE = NTS



BR A V O
ARCHITECTURE
P L A N N I N G
I N T E R I O R D E S I G N
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 33145
OWNER: EVAN AND MARISSA GROSS

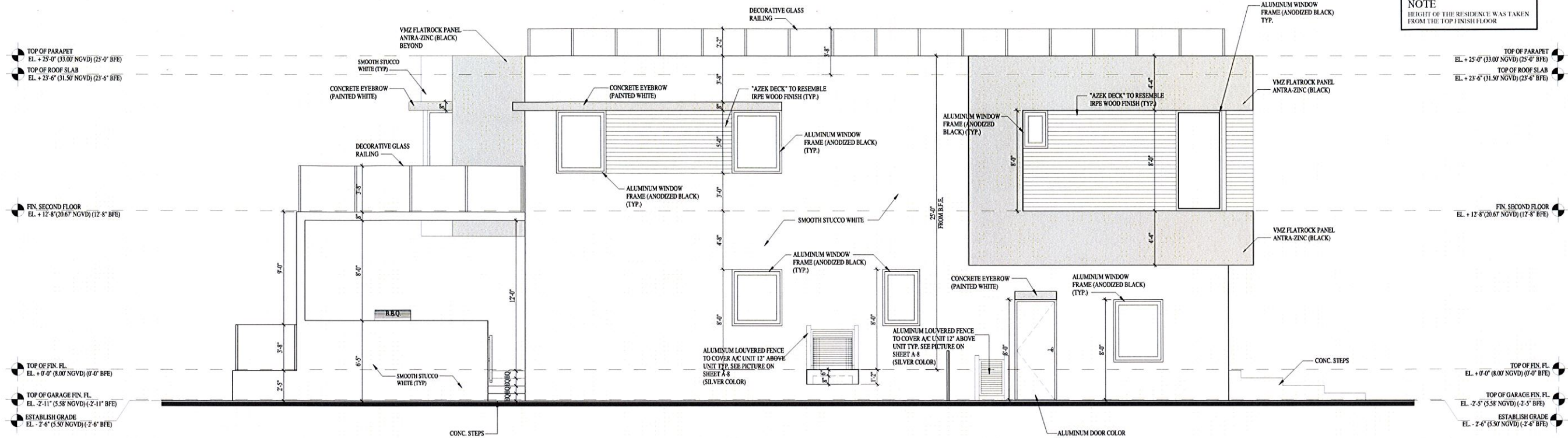
REVISIONS:
01-15-15 COMMENTS
03-06-15 COMMENTS
04-07-15 P28 COMMENTS

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

APR 21 2015
PEDRO C. BRAVO, RA
FLA. REGISTRATION NO.: 6226

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WEST (LEFT) ELEVATION

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



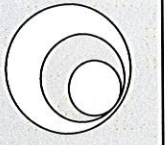
ALUM. LOUVERED FENCE

SCALE = NTS



WEST (LEFT) ELEVATION

SCALE = NTS



B R A V O

ARCHITECTURE
PLANNING
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
04-07-15 P2B 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-8

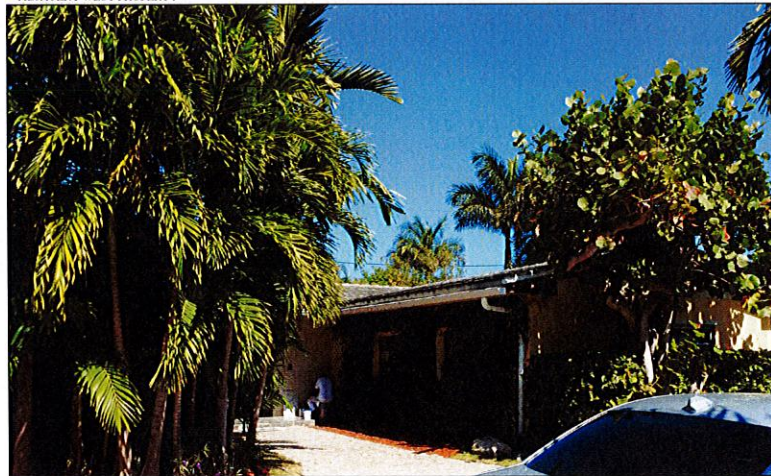
APR 21 2015
PEDRO C. BRAVO, P.A.
FLA. REGISTRATION NO.: 62066



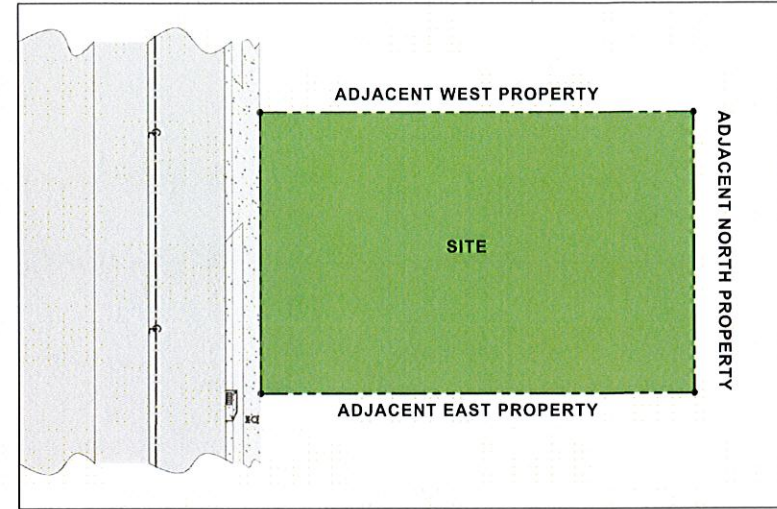
VIEW TOWARDS SITE



ADJACENT WEST PROPERTY



ADJACENT WEST PROPERTY



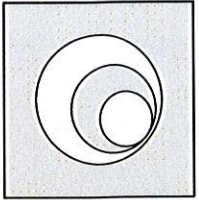
COLORED SITE PLAN



ADJACENT EAST PROPERTY



ADJACENT EAST PROPERTY



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INTERIOR DESIGN

AA 26000771
IB 26000638

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

CHECKED BY: P.B. / C.

DATE: 09-12-

PROJECT NO.: 14

FILE NAME:

SUBMITTAL: PREL

SHEET NUMBER

P-1

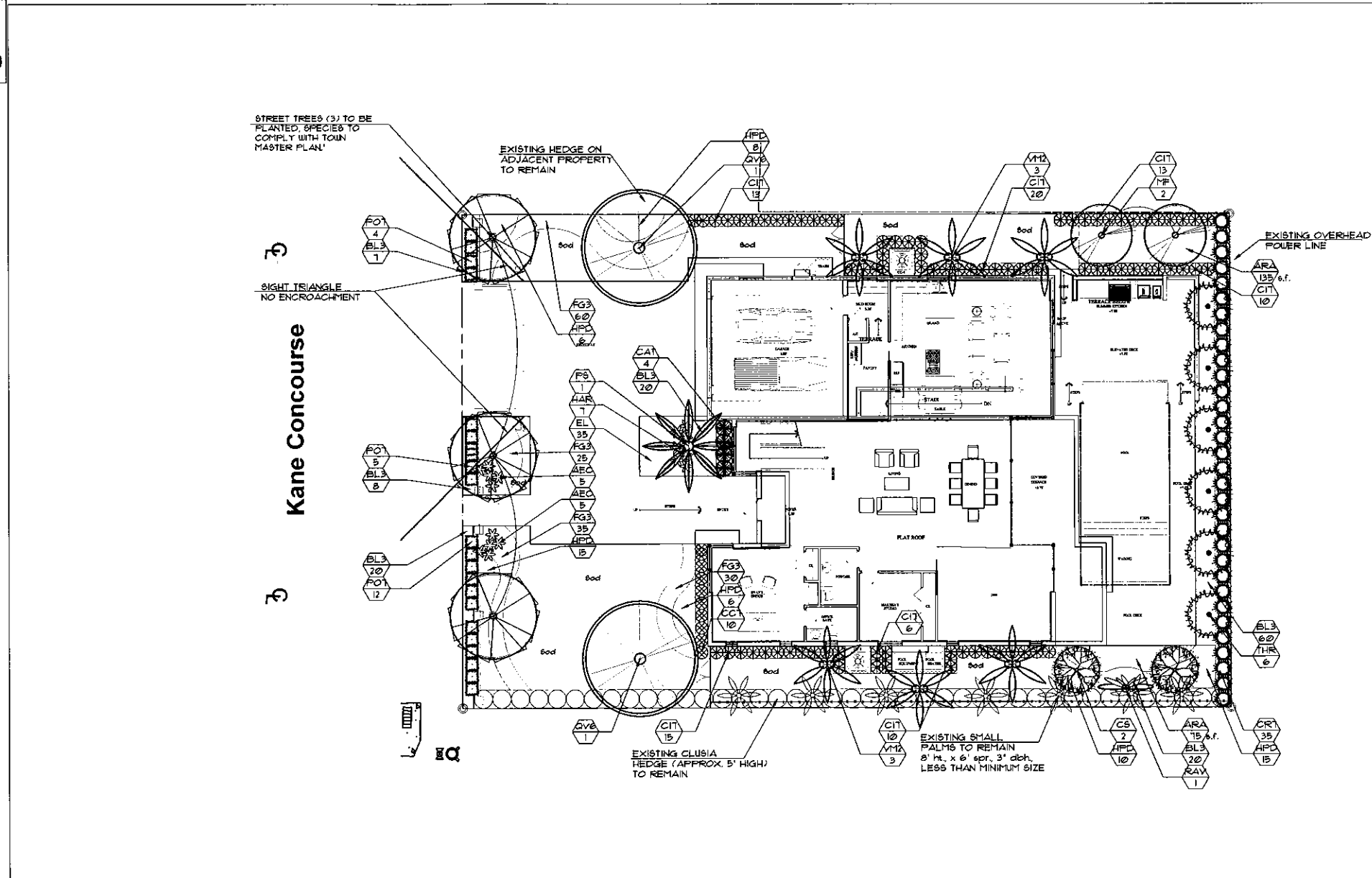
APR 21

PEDRO C. BRAVO, NA
FLA. REGISTRATION NO.: 62



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PLANNING
INTERIOR DESIGN
AA 26000771
IB 28000638
250 DATALONIA, SUITE 403
CORAL GABLES, FLORIDA 33134
TELEPHONE: 305.567.1977
FACSIMILE: 305.567.1125

1361 KANE CONCOURSE
BAY HARBOR ISLAND FLORIDA 33146



Town of Bay Harbor Islands
Landscape Code (Sec. 24-16) Requirements Legend (Worksheet)

SINGLE FAMILY RESIDENTIAL (WATERFRONT)

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

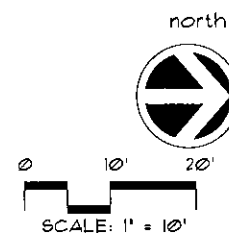
Net Lot Area: 0.23 Acres 10,000 S.F.

	Required	Provided
C. Shade Trees Required*		
S.F.R. INTERIOR NO WATER		
1. 5 trees	5	6
SHADE TREES IN FRONT YARD		
2. Native Species Required - 50%	2	2
# of Trees req. $\frac{50\% \times 4}{1} = 2$	3	6
3. Drought Tolerant and Low Maintenance Species Required - 50%	3	6
# of Trees req. $\frac{50\% \times 4}{1} = 2$		
D. Shrubs Required**		
1. 10 shrubs/required trees	50	213
2. Native Species Required - 30%	15	157
3. Drought Tolerant and Low Maintenance Species Required - 50%	25	157
E. Parking Lot Landscaping (If applicable)		
1. 10 S.F. parking space	N/A	N/A
10 x _____ spaces = _____ S.F.		
2. Trees Required		
3. Shrubs Required		
F. Buffers (If applicable)	N/A	N/A

PLANTLIST			
SYM.	NATIVE	#	NAME
PROPOSED TREES			
C5	YES	3	TREES TO COMPLY WITH TOWN MASTER PLAN
MF	YES	2	ORANGE GEIGER
QV6	YES	2	SIMPSON'S STOPPER
PALMS			
PS		1	WILD INDIAN DATE PALM
RAY		1	TRAVELER'S PALM
THR	YES	6	KEY THATCH PALMS
VH2		6	MONTGOMERY PALMS
SHRUBS			
CC1	YES	10	JAMAICA CAPER
CIT	YES	81	COCCOPLUM
CR1		35	PITCH APPLE
HPD	YES	60	DWARF FIREBUSH
FO1		21	PODOCARPUS HEDGE
ACCENT PLANTS AND GROUNDCOVERS			
AEC		10	AECHMEA BROMELIADS
HAR		1	AECHMEA 'LITTLE HARRY'
ARA		210	PERENNIAL PEANUT
CAT		4	CAT PALMS
BL3		135	BLUEBERRY FLAX LILY
EL	YES	35	GOLDEN CREEPER
FG3		150	'GREEN ISLAND' FIGUS

PLANTLIST			
SYM.	NATIVE	#	NAME
SOD			
FLO		1100	S.F. 'FLORATAM' ST. AUGUSTINE
TOPSOIL:			
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.		'FINE BARK' MULCH
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.			

1361 KANE CONCOURSE BAY HARBOR ISLANDS, FL. 33146 SEC. 24-16. Minimum landscape standards 4/15/2015			
	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	5	6 2 CS + 2 MF + 2 QV	
Minimum standards of plant materials... (a) Street trees 15' overall height, 6" clear wood 80 l.f. @ 1/35 linear feet	3	3	
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



A WRITTEN TREE REMOVAL PERMIT IS REQUIRED FROM MIAMI-DADE CO. DRER 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

REVISIONS:
01-15-15 COMMENTS
03-06-15 COMMENTS
04-07-15 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-1

JAMES F. BOGASH
RLA # 0000137



BR A V O
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ARCHITECTURE
PLANNING
INTERIOR DESIGN

AA 25000771
1B 25000638

250 CATALONIA, SUITE 403
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TELEPHONE : 305.567.1977
FACSIMILE : 305.567.1125

CONCOURSE
1361 KANE CONCOURSE
BAY HARBOR ISLAND, FLORIDA 33146

REVISIONS:
01-15-15 COMMENTS
03-06-15 COMMENTS
04-07-15 COMMENTS

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

SHEET NUMBER
L-2

JAMES F. SOGASH
RLA # 00001192

LANDSCAPE NOTES

- ALL PLANT MATERIAL SHALL BE FLORIDA NO. 1 GRADE OR BETTER.
- CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE LOCATION OF AND AVOID AND PROTECT UTILITY LINES, BURIED CABLES, AND OTHER UTILITIES.
- TREE, PALM, ACCENT AND BED LINES ARE TO BE LOCATED IN THE FIELD AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- 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 BERRIS 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 WHICHEVER 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.
- 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.
- 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 SHOULD 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.

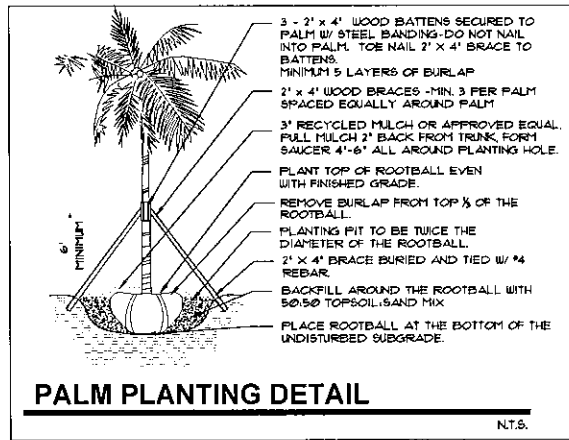
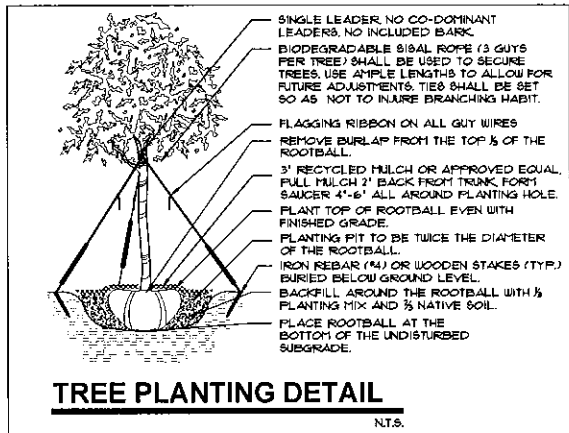
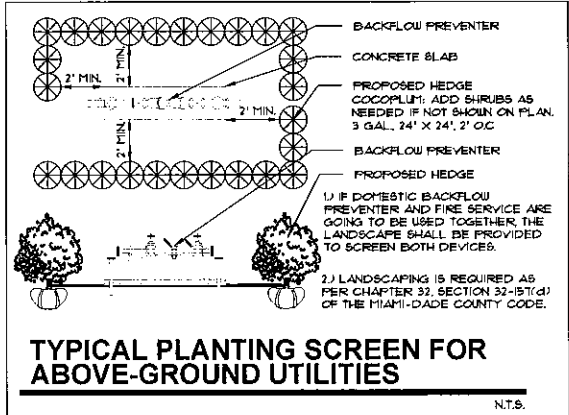
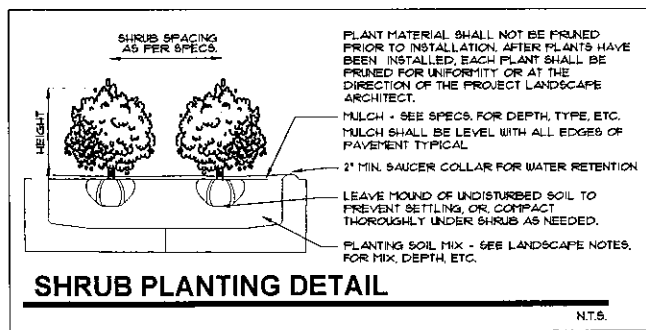
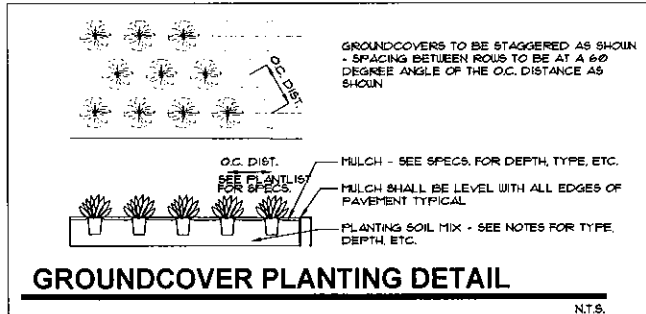
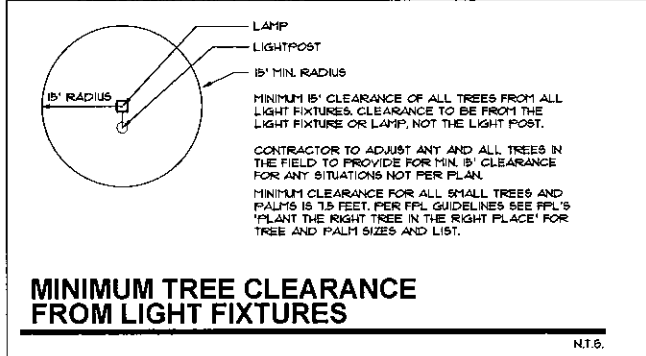
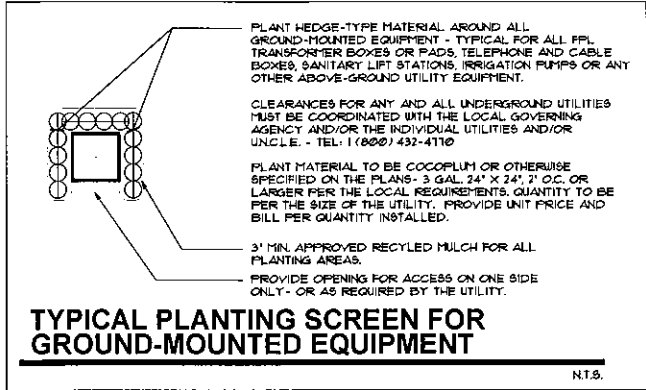
OTHER PLANTING SOIL MIXES TO BE ADDED, I.E. FOR TREES, PALMS, SPECIMEN PLANTS, SHRUBS AND GROUNDCOVERS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR AND BE INCLUSIVE WITH THE LANDSCAPE BID.
- CONTRACTOR SHALL COORDINATE WITH THE IRRIGATION CONTRACTOR AND LEAVE PROVISIONS FOR ALL, INCLUDING UNDERGROUND UTILITY LINE LOCATIONS DIAL 811 NO CUTS AS REQUIRED BY LAW.
- 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.
- 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.
- SOD SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AS DEFINED BY FOOT. SOD SHALL CARRY A 6-MONTH WARRANTY.
- ALL TREES, PALMS, SHRUBS AND GROUNDCOVERS SHALL CARRY A ONE-YEAR WARRANTY FROM THE DATE OF FINAL ACCEPTANCE.
- 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.
- 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.
- 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 17 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.
- EXISTING IRRIGATION SYSTEM (IF APPLICABLE) SHALL BE RETROFITTED TO COMPLY WITH THOSE SPECIFICATIONS AS OUTLINED ABOVE.
- 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.
- ALL EXISTING TREES, PALMS AND PLANT MATERIAL TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION. CONTRACTOR SHALL INSTALL PROTECTIVE BARRIERS SUCH AS 1" DIA. 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.
- 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.
- 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.
- 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. 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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AA 26000771
IB 26000638

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

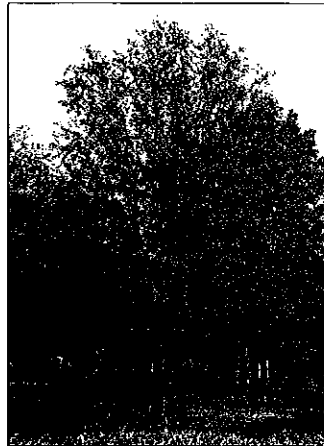
NEW RESIDENCE
1361 KANE CONCOURSE
BAY HARBOR ISLAND, FLORIDA 33446

REVISIONS:
Δ 01-15-15 COMMENTS
Δ 03-06-15 COMMENTS
Δ 04-07-15 COMMENTS

SCALE: AS NOTED
DRAWN BY: A.P./P.B./P.D.
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SUBMITTAL: PRELIM

SHEET NUMBER
L-3

JAMES F. SOGASH
RLA # 0000132



LIVE OAK
LIVE OAK/ *Quercus virginiana*



COCOPLUM HEDGE
COCOPLUM / *Chrysanthodocarpus lcaeo*



MONTGOMERY PALMS
MONTGOMERY PALMS / *Veitchia montgomeryana*



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

PLANTINGS ALONG WEST ELEVATION

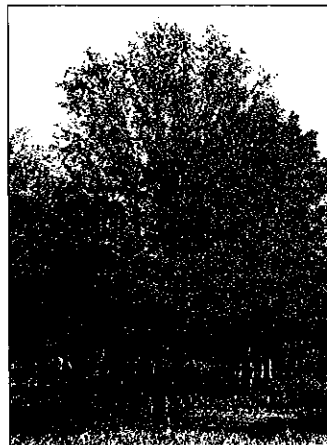


PITCH APPLE/ CLUSIA
CLUSIA / *Clusia rosea*



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

PLANTINGS ALONG NORTH ELEVATION -REAR



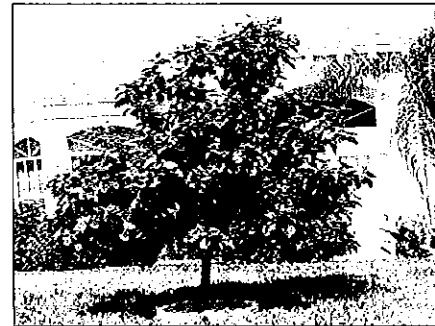
LIVE OAK
LIVE OAK/ *Quercus virginiana*



EXISTING PITCH APPLE/ CLUSIA
CLUSIA / *Clusia rosea*



MONTGOMERY PALMS
MONTGOMERY PALMS / *Veitchia montgomeryana*



ORANGE GEIGER
ORANGE GEIGER / *Cordia sebestena*

PLANTINGS ALONG EAST ELEVATION

PLANT MATERIAL



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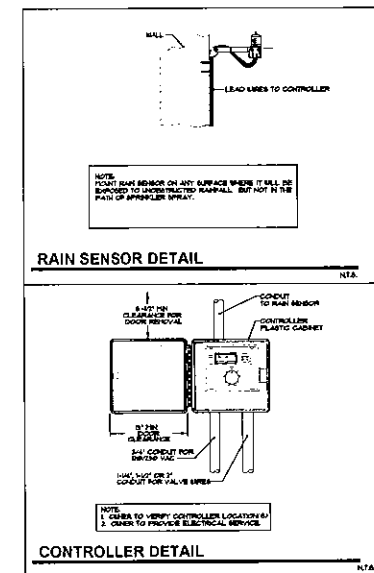
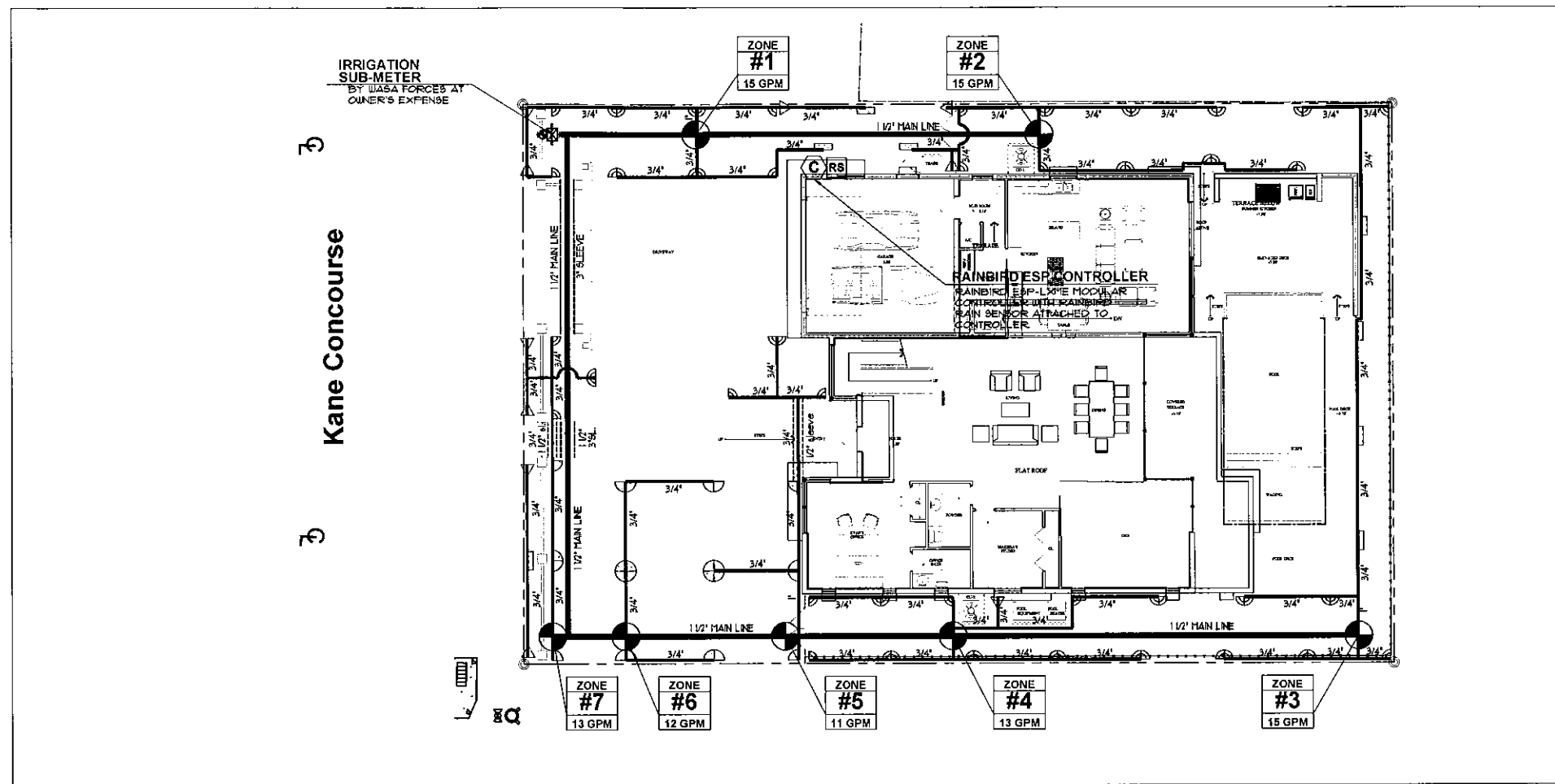
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SUBMITTAL: PRELIM

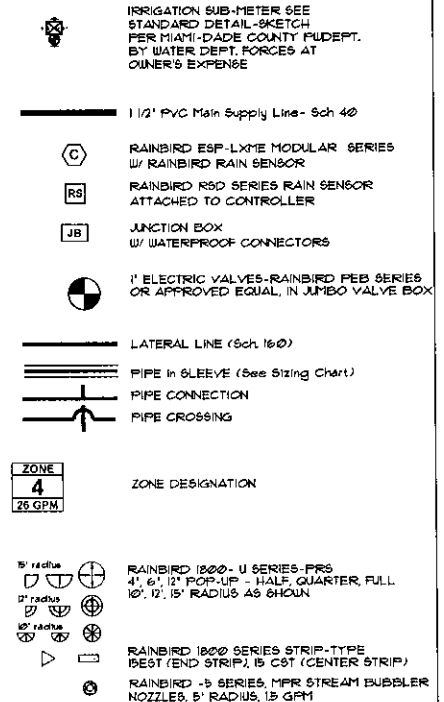
SHEET NUMBER

IRR-1

JAMES F. SOCASH
Rt. 4 • 0001132



IRRIGATION LEGEND



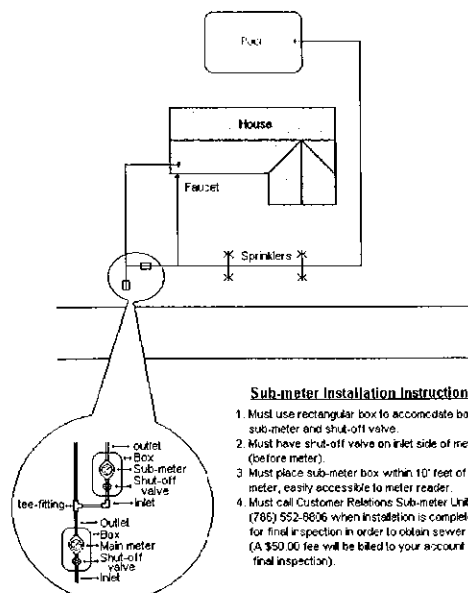
A WRITTEN TREE REMOVAL PERMIT IS REQUIRED FROM MIAMI-DADE CO. DRER PRIOR TO REMOVAL OF ANY TREES FROM THIS SITE.

SEE LANDSCAPE PLAN FOR LANDSCAPE
DESIGN, LAYOUT DETAILS, NOTES,
SPECIFICATIONS, ETC.

IRRIGATION PLAN

- [illegible]

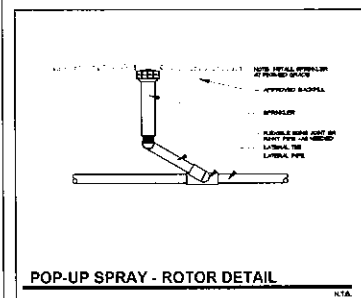
Miami Dade Water and Sewer Department
Customer Relations Sub-meter Unit
Typical customer owned sub-meter installation



Sub-meter Installation Instructions

1. Must use rectangular box to accommodate both the sub-meter and shut-off valve.
2. Must have shut-off valve on inlet side of meter (before meter).
3. Must place sub-meter box within 10' feet of main meter, easily accessible to meter reader.
4. Must call Customer Relations Sub-meter Unit at (765) 552-8806 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).

By GG



VALVE DETAIL



SLEEVING AND TRENCH DETAIL

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
FREE AREAS.

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 IMMIGRATION SUBJECTS TO THE CL.
 2. ALL JOINTS TO BE SOLVENT WELDED AND
 3. MINIMUM THICKNESS IS MORE THAN ONE SUBJECT
 4. MECHANICALLY TAP TO THE PROCTOR

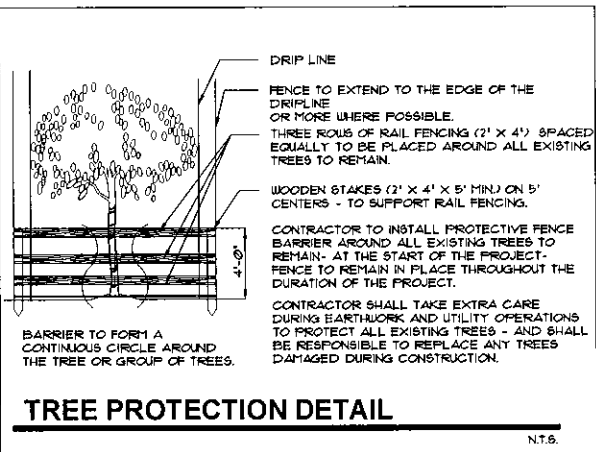
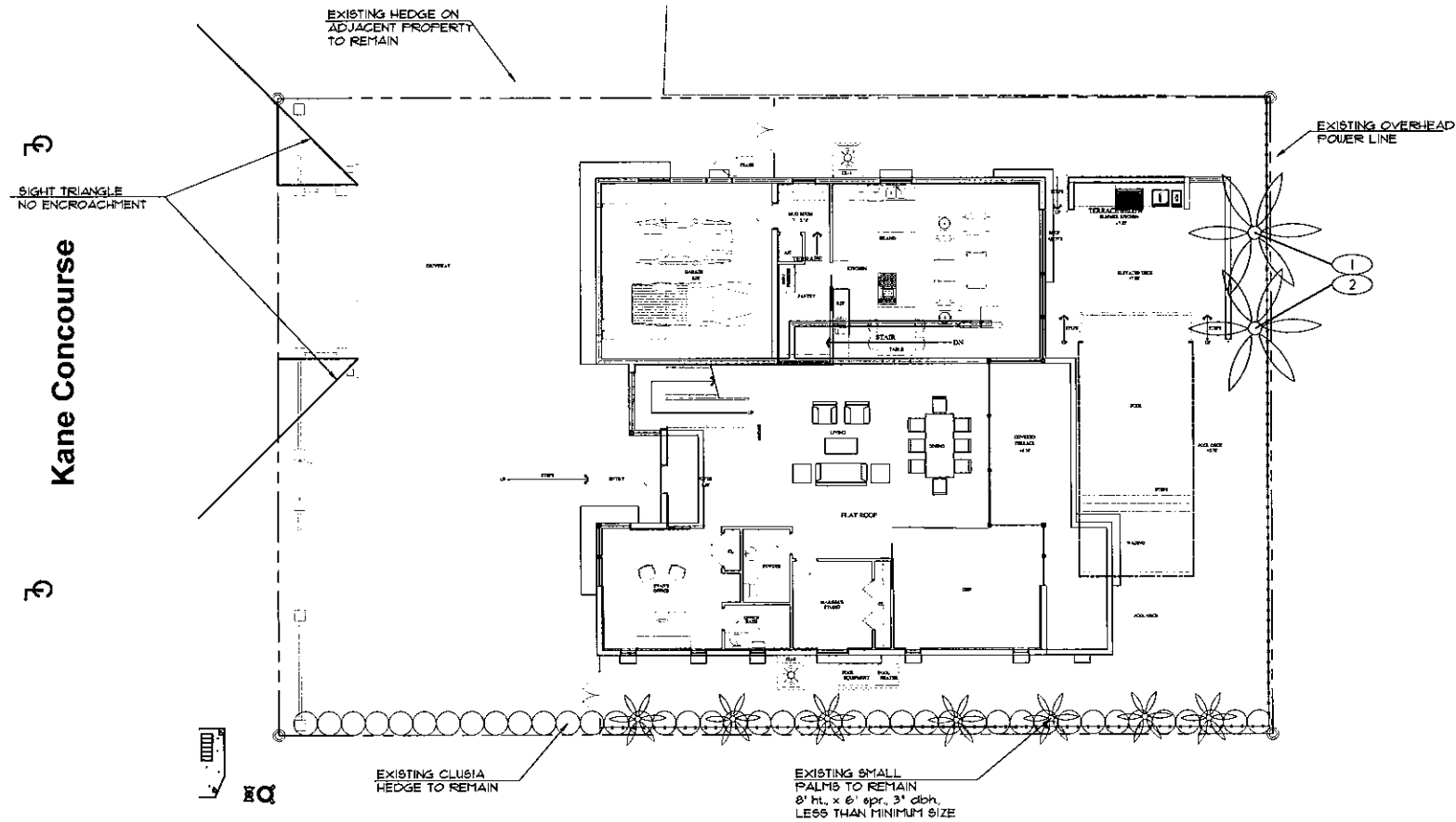


BRAVO

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TELEPHONE: 305.557.1977
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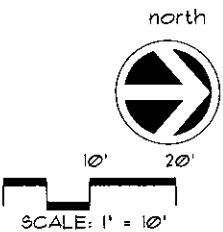


NOTES:

- SEE SHEET L-1 FOR PROPOSED TREE AND PALM LOCATIONS.
- 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.
- 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.
- 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									
NO.	SYM	COMMON NAME	BOTANICAL NAME	HEIGHT FT.	SPREAD FT.	DBH Inches	CANOPY S.F.	CONDITION % AGE	STATUS
1	RE	ROYAL PALM	<i>Royalpalm elata</i>	40	20	16	314	REMOVE	314
2	RE	ROYAL PALM	<i>Royalpalm elata</i>	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									



TREE DISPOSITION PLAN

NEVES DRIVE
1361 KANE CONCOURSE
BAY HARBOR ISLAND, FLORIDA 33146

REVISIONS:
Q1-15-15 COMMENTS
Q3-06-15 COMMENTS
Q4-07-15 COMMENTS

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

SHEET NUMBER
TD-1

JAMES F. SOGASH
R.L.A. # 20001152

**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: April 20th, 2015

Subject: Proposed Single-Family Residence
Gross Residence (Second Review)
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 revised site plan and architectural plans (dated 04/20/15) 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 (Second Review)
Proposed Single Family Residence
Planning and Zoning Board Staff Report
April 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

On April 7th, 2015, the Planning and Zoning Board deferred the application and requested the applicant make several changes. Below are the requested changes and revisions:

Driveway Gate – The PZB requested the applicant revise the plans to allow for the stacking of one vehicle so that traffic on Kane Concourse is not obstructed. Currently there are no Code provisions requiring this for the RD Single-family district (MMPA is working on a Code amendment). The applicant has pushed the driveway gate further back from the front property line to allow for the stacking of one vehicle; a dimension of 18'-6" is shown on the revised plans from the street curb line to the face of the driveway gate (will comply with new ordinance).

Side Elevations – The PZB requested the applicant revise the plans to enhance the architecture and/or provide more landscaping to soften the appearance of the side elevations. The applicant has added additional eyebrows above the windows as well as some wood accents between some of the second story windows. Some additional palms were also added along the sides of the property.

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.

Michael Miller Planning Associates, Inc.

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. The PZB deferred the application on April 7th, 2015 and requested several changes. The applicant has revised the plans and attempted to address all of the PZB concerns.

AGENDA ITEM REPORT

May 5, 2015

ITEM NUMBER: 3.

ITEM: Approval of minutes of the Board meeting held on January 6, 2015 and January 20, 2015. (Item #2A)

DESCRIPTION:

Approval of minutes of the Board meeting held on January 6, 2015 and January 20, 2015. (Item #2A)

RECOMMENDED ACTION:

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Marante
 Ayanidys Marante

ATTACHMENTS

1.	P & Z Minutes 1.6.2015	1-6-15 DRAFT (1).docx
2.	P&Z Minutes 1.20.15	1-20-15 PZ DRAFT.docx

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

A Planning & Zoning Board Meeting was held Tuesday, January 6, 2015 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 Person Steven Hurwitz

Board Member Jed Frankel

Board Member Roberto Gambach

Board Member Jaime Schapiro

Board Member Thomas Telesco

QUASI-JUDICIAL PUBLIC HEARING

Item 1. Request 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 and November 18, 2014 the Board deferred the project. The Developer has made the corrections to the plans as requested by the Board.

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

Attorney Steve Wernick, on behalf of the applicant 9201 BH, LLC, came forward to address the Board. He stated that the project came to the Board twice before. He stated that the proposed project sat on a unique triangular lot located near the water and did not require any Transfer Development Rights. He added that the team of architects went over the changes made as a result of Planning & Zoning Board comments from previous meetings and the following changes were made; details on entry doors, relocation of the trash enclosure; windows; railings; relocation of the mailboxes; detail of the roof screens; garage doors and change of species to the landscaped plan.

At this time Board Member Schapiro arrived at the meeting.

Architect Pablo Corazzini, came forward to address the Board. He stated that they have addressed the comments from the Board and the following changes were made; added more landscaping; replacement of the railing; redesign the front façade windows to line up with the building; relocation of the mailboxes; addition of metal frame with wood pickings to the garage door; removal of the Jacuzzis; and they also provided a sample board of the materials.

Board Member Telesco asked for staff to require any architect that comes back to the Board with revisions to highlight their changes.

There was a brief discussion on the 2 inch gap for the garage doors, lighting inside the garage and the entryway to the third bedroom townhouse was too narrow.

PUBLIC COMMENT

Resident Melissa Angullo and Jorge Winch, Vice president of the Blair House Condominium came forward to address the Board. Ms. Angulo felt that, due to the recent development in Town, many residents were experiencing a rodent problem in the area. They both urged the Town to regulate active sites on rodent control and to implement a checklist to prevent the problem.

Board Member Telesco stated the he too experienced a similar situation, but stated that the Planning & Zoning Board could not legislate. He felt that the developers and contractors should work together with the surrounding residents to prevent this type of situation from arising in the future.

Town Manager Wasson stated that item could be added as a requirement for any new development.

Paul Basile, 9240 West Bay Harbor Drive, came forward to address the Board. He thanked the Board for looking into the garage door cap and though it looked better with the revisions. He also appreciated the Jacuzzi's and mailboxes being moved and asked that more landscaping be added to the front of the proposed project. Architect Corazzini responded that bamboo trees were planned for that area.

Stacey Laurie, 9270 West Bay Harbor Drive, came forward to address the Board. She stated that she lived behind the proposed project and had a problem with relocation of the trash enclosure, which could create noise and lights. She felt that the landscaping was being killed and urged the applicant to add more green space.

Frances Neuhut, 1060 Kane Concourse, came forward to address the Board. She stated that the Code stated that the Board could approve a project based on the conformity. She was concerned with the head in parking for the proposed project and felt that the driveways were not fit for the surrounding neighbors.

Victor Maya, 1155 103 Street, came forward to address the Board. He was concerned with pets looking into the garage door slats and asked the Board to incorporated a condition to the project approval that the developers could not add a Jacuzzi in the future. He was also concerned with the excessive amount of rodent problem in the area and asked why the Board was leaving the 2 inch gap in the garage door.

CLOSED PUBLIC COMMENT

Architect, Corazzini responded to Ms. Lurie comments on the relocation of trash enclosure. He stated that the enclosures were not visible from the street view and there was a 6 feet wall with landscaping screening the enclosures. He also added that the project met the landscaping requirement per Code.

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

1. Provide screening to the North and East side of the Building.
2. There shall be not hot tubs or Jacuzzis on the balconies.
3. The garage door vertical wood slats shall have no more than half-inch (1/2") gaps

Board Member Gambach seconded the motion and it passed unanimously.

Item 2. Request for approval for a new multi-family dwelling for "Bay Harbor 101" located at 1155-65 101 Street, Lots 13-14 of Block 6. The developers back in June 2013 were approved for a 42 unit mid-rise residential development. Since that time the applicant has decided to pursue a townhouse complex rather than a mid-rise multi family dwelling. The developers are now proposing to construct a twelve (12) unit townhouse development. The proposed units range from 2,278 to 2,470 sq. ft. of a/c plus balconies, etc. The proposed design incorporates two rectangular-shaped building positioned north / south on the site with a shared common driveway between the buildings leading to the individual unit parking garages. The building has 3 stories in height @ 30ft above BFE.

Architect, Kenneth Hubbs, came forward to address the Board. He stated that the applicant was proposing an attractive development with a unique lot and active roof with open space for a BBQ area. He provided the Board with sample elevations of the site and added that the project would have wrap around balconies to provide a better composition. He added that 15 percent of the roof was landscaped.

There was a brief discussion on the roof landscaping, parking requirements, materials, guest parking, location of the trash enclosures and mailboxes, sprinkler system, landscaping plan requirements and the Town's Master Plan for landscaping.

Town Planner Miller came forward to address the Board. He stated that his firm was currently working on the draft landscape plan for the Town and it would be available soon. He added that all site plans must comply with the street trees that the master plan required.

PUBLIC COMMENT

Heidi Lieb, 1065 97 Street, came forward to address the Board. She felt the new developments had no green space. She would like to see the older buildings refurbished and keep the old time feel.

Victor Maya, 1155 103 Street, came forward to address the Board. He was opposed to the proposed project and felt that project looked like a block with no landscaping.

Assistant Town Attorney Simone stated that the prior project approval for this location would be null and void. He added that the Board's approval would only be for the proposed site plans.

CLOSED PUBLIC COMMENT

ACTION: Board Member Telesco made a motion to approve the proposed project as proposed. Board Member Gambach seconded the motion and it passed unanimously.

Item 3. Request for approval for a new multi-family dwelling for "La Pearl" located at 1170 101 Street, Lot 9 of Block 7. The developers are proposing to construct a fifteen (15) unit multi family development. The proposed units range from 1,298 to 2,088 sq. ft. of a/c plus balconies, etc. The proposed design incorporates one rectangular shaped building positioned north/south on the site. The building has 7 stories in height (6 floors of residential over one story of garage/lobby/common area @ max. 65 feet above BFE. The developer will be required to obtain 6 Transfer of Development Rights (TDR).

Attorney Steve Wernick, on behalf of the applicant, came forward to address the Board. He stated that the applicant was proposing a 15 unit multi-family development. He added that the level of commitment from the Project Managers was so high that a sales office was open on Kane Concourse. He also stated that the project design of a deeper front and rear balconies made the project more attractive.

Architect Marcus Frankel and Jason Passion, came forward to address the Board. He felt honored to have been selected for the proposed project and explained the design objective was to create a fitting multi-family development with MIMO and decorative characteristics. He explained that the project characteristics included a 12 feet tall lobby; all landscaped terraces; 31 percent rooftop landscaping; a unique water feature for the entry court lobby and small gym on the second floor. He also added that they were proposing to construct a total of 15 units; 5 , 2 bedrooms units; 9 , 3 bedrooms units, and 2 penthouse units with the rooftop featuring a private garden connecting to the penthouse below. He stated that the site plans met the fire, landscaping and Town requirements.

There was a brief discussion on the elevations; proposed landscaping plan; parking garage; parking lifts; trash enclosures height; valet service; total number of parking spaces; and possible encroachments into the setbacks.

Board Member Frankel asked Town Planner Miller about the encroachment stated in his report. Town Planner Miller responded that they were allowed to encroach into the setbacks.

PUBLIC COMMENT

Victor Maya, 1155 103 Street, came forward to address the Board. He was concerned with the a/c condensers being on the third floor creating noise for the surrounding neighbors and also felt that the parking lifts were too dangerous.

Susan Luck, 10180 W. Bay Harbor Drive, came forward to address the Board. She urged the Board to concentrate their attention on the neighboring properties, compatibility and the amount of possible traffic. She was also concerned with the parking lift noise level.

CLOSED PUBLIC COMMENT

Architect Marcus Frankel stated the proposed project was conforming and in compliance with the Town requirements. He explained that the proposed exhaust fans were high efficiency fans. He also added that potential buyers had seen the proposed parking lifts and had no opposition.

ACTION: Board Member Telesco made a motion to approve the project as proposed. Board Member Schapiro seconded the motion and it passed 4-1, with Board Member Frankel opposed.

Item 4. Request for approval for a new multi-family dwelling for "Le Jardin" located at 1150-60 102 Street, Lots 7-8 of Block 6. The developers are proposing to construct a thirty (30) dwelling unit mid rise residential development. The proposed units range from 1,385 to 2,235 sq. ft. of a/c plus balconies, etc. The proposed design incorporates one square shaped building positioned on top of a 2-story parking garage structure. The building has 7 stories in height (5 floors of residential over two floors of parking garage @ max. 65 feet above BFE. The developer will be required to obtain 12 Transfer of Development Rights (TDR).

Attorney, Steve Wernick representative for the applicant, came forward to address the Board. He stated that the proposed project was on a double lot and would require 12 Transfer Development Rights. He explained that the project had a more tropical look with 25 percent landscaping on the ground floor and 19 percent of the roof.

Architect, Marcus Frankel came forward to address the Board. He stated the applicant was proposing to construct 30 dwelling unit mid-rise residential development with a landscape environment. He explained that the project would offer 7 stories over 2 levels of parking; a green wall at the front entrance with a portico; 6 units per floor; 5 private gardens on the roof; levels 5 through 7 featured open entrances and

also featured 9'4" ceiling heights. He added that the lobby contained porcelain and ceramic tile and a green wall. The second floor amenities included a fitness gym, yoga center and spa with a locker room for men and women.

Chair Person Hurwitz asked the architect to explain the garage door mechanism. Architect Frankel responded that the garage door opens automatically in the upright position. Board Member Telesco suggested having a manned gate or a swing gate for the fire department. Architect Frankel stated that the swing gate would be added.

There was a brief discussion by the Board with regards to the materials; garage door; options for valet service; base flood elevation; green screen in the front entrance; starting price of \$416,000; second floor gym visibility from the street; window treatment for the gym; gym being only for the residents; options for the garage door to swing and floor plans.

PUBLIC COMMENT

Victor Maya, 1155 103 Street, came forward to address the Board. He felt that the garage door would be too noisy.

CLOSED PUBLIC COMMENT

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

1. Subject to Town Planner Miller Staff report.
2. Swing type garage door.
3. Second floor gym must not be for commercial use.

Board Member Telesco seconded the motion and it passed unanimously.

CONCLUSION OF QUASI-JUDICIAL PUBLIC HEARING

Item 5. Request for approval for a revision for the "Bay Harbor Island 1" located at 1100-20 100 Street, Lots 3-4 of Block 8. The developers have made several changes from the approved plans submitted to the Planning and Zoning Board on September 3, 2013. When reviewing the construction plans it was noted that some of the plans have been modified after the approval from P&Z.

Attorney, Steve Wernick came forward to address the Board. He stated that the proposed project was approved on December 2013 and made revisions to improve the project. He added that the changes were to the exterior of the building and the total number of dwelling units remained the same.

Architect, Ifhat Benayoun came forward to address the Board. She explained the proposed changes which included a large lobby on the ground floor; second floor gym was relocated to the garage; third floor courtyard was revised with the additional landscaping; elimination of the water feature; added larger planter in the front entrance; addition of a BBQ area; addition of 2 support columns to the structure; configuration of smaller windows; and the addition of a perforating panel on the garage.

PUBLIC COMMENT

Frances Neuhut, 1060 Kane Concourse, came forward to address the Board. She felt that the Town needed to treat everyone equally and the applicant had not applied for a building permit within the 90 days as required by Code. Assistant Town Attorney Simone stated that the applicant had applied for a permit in a timely manner.

CLOSED PUBLIC COMMENT

ACTION: Board Member Telesco made a motion to approve the revision to the project. Board Member Gambach seconded the motion and it passed unanimously.

Item 6. Approval of minutes of the Board meeting held on September 16, 2014. (Item #6A)

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

There being no further business meeting was adjourned at 10:39 p.m.

CHAIR

ATTEST

TOWN CLERK

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

A Planning & Zoning Board Meeting was held Tuesday, January 20, 2015 at 7:03 p.m. in the Council Chambers. The meeting was opened with the Pledge of Allegiance. Upon roll call, the following Board Members responded:

Chair Person Steven Hurwitz

Board Member Jed Frankel

Board Member Roberto Gambach

Board Member Jaime Schapiro

Board Member Oscar Sklar

Board Member Thomas Telesco

Item 1. Request for approval for renovation and expansion of an existing single family home for "Yearit Izhak" located at 1360 98 Street, Lot 5 of Block 35. The owner is proposing to construct a single family home approximately 3,159 sq. ft. of a/c living space with a two car garage. The residence will have four bedrooms, four full baths and one half baths.

Architect, Harry Sanchez, representing the applicant/owner, came forward to address Board. He stated that the applicant was approved for a demolition permit and the home would be built from the ground up. He provided samples of the renderings showing the outline of the proposed home. The estimated square footage was 3,931 square feet, which included the four bedrooms, 4 bathrooms, rear terrace and a playroom. He also stated that the home would sit into the allowed setbacks, which were 10 feet on the side yard. He also provided sample renderings of the landscaping plan and added that the common areas would offer 12 feet ceilings.

At this time Vice Chair Gavcovich arrived at the meeting.

There was a detailed discussion regarding the outdoor screening; landscape plan dimensions; fence; fixed wall on the master bedroom; lighting in the playroom; window shutters; exterior banding; project materials; roof overhang; and the front facade design.

PUBLIC COMMENT

Frances Neuht, 9920 W. Broadview Drive, came forward to address the Board. She stated that the site plans submitted were difficult to read and should be legible. She asked the architects to explain the driveway materials. Board Member Telesco stated that the site plans were meant to be printed on much

larger paper and suggested that she can e-mail a copy to Kinko's and they could print a copy of the site plans on a bigger paper size.

Town Attorney Simone stated that all of the original documents provided to the Board were available for inspection at the Town Clerk's office.

CLOSED PUBLIC COMMENT

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

1. Align the living room door with the arch opening to the rear terrace.
2. Delete the hand requirements by redesigning the steps to the cabana.
3. Eliminate the door in the garage.
4. Continue the roof line on the garage.
5. Change the front and rear gables of hype roof.

Board Member Telesco seconded the motion and it passed unanimously.

Item 2. Request for approval for renovation and expansion of an existing single family home for "Yoram & Yleana A. Izhak" located at 1351 98 Street, Lot 10 of Block 36 The owners are proposing to construct a single story home approximately 3,159 sq. ft. of a/c living space with a two car garage. The residence will have four bedrooms, four full baths and one half baths.

Architect Harry Sanchez came forward to address the Board. He stated that the proposed home was similar to the last one approved by the Board. He explained the owners were proposing to construct a single story home with 3,156 square feet, including the veranda and a storage room.

There was detailed discussion by the Board regarding the possible pool; renderings; colors; materials; redesign the courtyard to one element; heading in the front windows; eliminating the horizontal bands and the keystone in the rear.

PUBLIC COMMENT

Frances Neuhut, 9920 W. Broadview Drive, came forward to address the Board. She was opposed to proposed home asphalt driveway and felt that it would bring down the property value.

CLOSED PUBLIC COMMENT

There was a brief discussion by the Board regarding site plan inconsistency; roof slope; front entrance was deep; materials did not match the renderings; courtyard needed to be redesign; front banding; storage; building floor elevation; and the roof line.

Consensus was for the Architect to come back with the following suggestions:

1. Landscaping plan
2. Site plans needs to explain the materials
3. Enhancements to the courtyard
4. The front and rear doors need to be consistent
5. The renderings need to match the materials
6. Storage building open to the courtyard
7. Provide the correct sheets for materials.

Item 3. Request for approval for revisions for "Bay Harbor Gardens" located at 1170 93 Street, Lots 4-5 of Block 17. The developers have submitted a revision to the previously approved plan from December 17, 2013. They have revised their design from 34 to 30 dwelling units.

Matthew Amster, 200 S Biscayne Blvd., came forward to address the Board. He stated the project was originally approved in December of 2013 and was revised by Architect Marcus Frankel. He added that the structure remained with thirty (30) dwelling unit and five (5) stories. He added that the applicant had acquired all of the required 16 TDR's and would like to amend the Town purchase to 5 TDR's.

Architect Marcus Frankel came forward to address the Board. He was representing the developer Furmanos, LLC and was requesting an approval for the amendment to the site plans. He explained the proposed revision was for 30 dwelling units, 64 parking spaces, 2 guests parking and a loading area. He explained that the applicant was proposing a 5 story building on 2 levels of parking garage; 9 foot ceiling height and a northwest entry to the building. He stated that there was a variety of space for families and couples. He provided sample of the renderings and stated that the units would offer views to downtown Miami and golf course. He added that the changes to the roof were minimal with the removal of one column; and addition of 8 private gardens. On the ground level a second storage unit was added; second level amenities would include fitness center, yoga studio and a bathroom with a shower. He provided the Board with the elevations for the north, south, west and east.

There was a detailed discussion by the Board regarding the school safety; addition of speed bumps to slow the drivers; landscaping the concrete wall for the parking garage; landscape plan; trellis; summer kitchens and the reduction of one level that made the project more appealing.

PUBLIC COMMENT

France Neuhut, 1060 Kane Concourse, came forward to address the Board. She asked the Board if the developer would be paying the new Transfer Development Rights (TDR) prices since this project was previously approved in December of 2013.

Victor Maya, 1155 103 Street, came forward to address the Board. He was concerned with the balconies and the summer kitchens encroaching into the setbacks. He also felt that the deeper balconies would impact the neighbors with noise. He also agreed with Ms. Neuhut and felt that they should pay the current price of Transfer Development Rights.

CLOSED PUBLIC COMMENT

Architect Frankel stated that there were no encroachments on the proposed project.

Chair Hurwitz asked what the current Code was for the summer kitchens. Town Clerk Marante stated that the Town Code did not regulate the use of balconies or summer kitchens.

There was a brief discussion by the Board regarding the slope on the sky light on the pool side; relocation of the ac condensers from the balconies; trellis; green screen and access door to the trash.

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

1. Trellis on the west side of the building must be detailed.
2. Move the a/c condensers deeper in the building, so they do not project out of the building wall.
3. Stone and decorate finish to the guest parking area.
4. Implement safety features as warning for the parking garage.

Board Member Sklar seconded the motion and it passed unanimously.

Item 4. Request for approval for revisions for "Sereno East" formerly known as Integra Block 4, located at 10201-10231 E. Bay Harbor Drive, Lots 6-8 of Block 4. The developers have submitted a revision to their previously approved plan from April 2, 2014. They have revised their design from 40 to 38 dwelling units.

Attorney Matthew Amster, came forward to address the Board. He was representing Bay Harbor Holding and owner Victor Ballistas. He stated that the project was approved in April of 2014. He added that the demolition had begun for this project and that there were minor changes to the elevations. He explained

that the unit count was reduced to 38 units; revisions were made for the balconies to continue on the east and west elevations.

Architect Ray Malande and Landscape Architect Fernando Rosales came forward to address the Board. They explained that the landscape calculation would not change and all of the green space complied with the Town's requirements.

Owner Victor Ballesta, came forward to address the Board. He stated the reason the units were reduced was because two of the unit owners combined two units into one. He added that the only changes to the elevations were the continuation of the balconies and he also stated that the asking price was \$635 per square foot. He also added that most of the revisions were at the request of the new buyers.

There was a brief discussion by the Board with regards to master bedroom windows; addition of a band element in between the units; break on the railings and slab; green wall; roof plans and a/ c units on the roof.

PUBLIC COMMENT

Frances Neuhut, 1060 Kane Concourse, came forward to address the Board. She agreed with the Board's comments and stated that per Town Code the revisions required the Planning & Zoning Board approval.

CLOSED PUBLIC COMMENT

There was a brief discussion on the Board recommendations to resolve the windows with solar panel; the elevation on the facade needed to be enhanced, so it would not stand out and the stairs needed to be revised.

ACTION: Board member Telesco made a motion to approve the revisions. Board Member Gambach seconded the motion and it failed 3-3 with Board Members Sklar, Frankel and Gavcovich opposed.

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

1. Staircase to be located inside of the foot print of the building.
2. Screens on the west elevation remain as originally approved.

Board Member Telesco seconded the motion and it passed unanimously.

Item 5. Approval of minutes of the Board meetings held on October 21, 2014 and November 5, 2014

ACTION: Board Member Frankel made a motion to approve the Minutes. Chair Hurwitz seconded the motion and it passed unanimously.

There being no further business meeting was adjourned at 10:57 p.m.

CHAIR PERSON

ATTEST

TOWN CLERK

DRAFT