

NOTE: A three-minute maximum time limit will be imposed on all comments from the public, regardless of the subject matter. A request form is available from the Deputy Town Clerk; fill it in and return it to her prior to the start of the meeting. 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

TOWN OF BAY HARBOR ISLANDS
QUASI-JUDICIAL PUBLIC HEARING
AGENDA
October 10, 2018

AGENDA

CALL TO ORDER: 6:30 p.m.

PLEDGE OF ALLEGIANCE:

ROLL CALL

PUBLIC HEARING 1

1. **Public Hearing** for the purpose of hearing any public comment with respect to an appeal filed by Pro-Nan X, LLC / Mr. Prosper Mamane, regarding the September 4th, 2018 planning & Zoning Board decision to deny the site plans submitted to construct a new two-story single family residence located at 9955 West Broadview Drive. Enclosed is a copy of the appeals, plans submitted to the Planning & Zoning Board and supporting documents.
2. **Approval or Denial** with respect to the appeal filed by Pro-Nan X, LLC / Mr. Prosper Mamane regarding the September 4th, 2018 Planning & Zoning Board decision to deny the proposed two-story single family residence located at 9955 West Broadview Drive. As required by Section 5-23.1(4)(b) of the Town Code, the Town Council shall determine to wether grant or deny the appeal.

STAFF RECOMMENDATION: Approval

PUBLIC HEARING 2

3. **Public Hearing** for the purpose of hearing any public comment with respect to an application for variance from Sections 23-12 (15)(b); 23-12(15)(e); 23-12(15)(g)(i) and 5-19.2(b) in order to renovate and expand an existing home located at 10000 West Broadview Drive. Enclosed is a copy of the variance application, site plans, and supporting documents.
4. **Approval or Denial** of a variance request for residence located at 10000 West Broadview Drive. As required by Section 2-22 of the Town Code, the Town Council shall determine wether to grant or deny application for variance.

STAFF RECOMMENDATION: Council Discretion

CONCLUSION OF PUBLIC HEARING - Approximately 7:00 p.m.

Pursuant to Florida Statutes 286.0105, the Town hereby advises the public that should any person decide to appeal any decision of the Town Council 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 purpose 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

October 10, 2018

ITEM NUMBER: 1.

ITEM: Public Hearing for the purpose of hearing any public comment with respect to an appeal filed by Pro-Nan X, LLC / Mr. Prosper Mamane, regarding the September 4th, 2018 planning & Zoning Board decision to deny the site plans submitted to construct a new two-story single family residence located at 9955 West Broadview Drive. Enclosed is a copy of the appeals, plans submitted to the Planning & Zoning Board and supporting documents.

DESCRIPTION:

The Office of the Town Clerk received a letter of appeal from Mr. Prosper Mamane / Pro-Nan X, LLC , with regards to a Planning & Zoning Board decision to deny the site development plans for the construction of a new single family residence located at 9955 West Broadview Drive.

The applicant / owner is proposing to construct a two-story single family residence with six (6) bedrooms, seven and a half (7 1/2) bathrooms; two (2) car garage with approximately 8,317 square feet of living area.

Enclosed is a copy of the proposed site plans, staff report, and supporting documents.

RECOMMENDED ACTION:

Council Discretion

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Alba Chang, Deputy Town Clerk

ATTACHMENTS

1. Pro-Nan, LLC - letter of Appeal
2. PnZ Board Letter
3. 9955 W. Broadview Dr - Site Plan
4. 9955 - Add views
5. 9955 W Broadview Drive - 1069 - PZB Staff Report August 21 2018

LAW OFFICES
KROOP & SCHEINBERG, P.A.
SUITE C-1
800 WEST AVE
MIAMI BEACH, FLORIDA 33139

RICHARD I. KROOP
ALSO ADMITTED IN COLORADO

BRUCE J. SCHEINBERG
CERTIFIED FAMILY MEDIATOR



AREA CODE 305
538-7575

FAX
AREA CODE 305
538-4676

September 13, 2018

Marlene M. Siegel, Town Clerk
Town of Bay Harbor Islands
9665 bay Harbor Terrace
Bay harbor Island FL
33154

RE: 9955 West Broadview Drive

Dear Marlene:

The undersigned represents Mr. Prosper Mamane and his LLC, Pro-Nan IV.

This letter is to request a hearing on Tuesday October 9, 2018 before the Town Counsel to discuss the plans for construction of a personal residence on the lot adjacent to the magnificent home he is now in the process of completing.

His plans have been rejected by the Planning and Zoning board on July 18th and September 4th, 2018 for reasons which have not been satisfactorily explained nor documented.

Mr. Mamane has been involved in many projects on the Island always to the delight of the town as he takes great pride in the Islands and tries to upgrade his properties and make new additions to the Island.

His plans for the new residence at 9955 West Broadview Drive are consistent with upgrading the Islands rundown properties and improving the neighborhood. This property is right next door to the home he is building for himself at 9911 West Broadview Drive and is compliant with the square footage requirements on oversized corner lots.

Please confirm we are on the agenda for this meeting as the cost of delay is a hardship on all.

Thank you for your time and attention to this matter.

Very truly yours,

KROOP & SCHEINBERG P.A.

A handwritten signature in black ink, appearing to read "Richard I. Kroop", is written over a horizontal line. The signature is fluid and cursive, with a large loop at the end.

RICHARD I. KROOP, ESQ.

cc. Prosper Mamane
Pro-Nan IV, LLC

Marlene Siegel

From: jgavcovich@aol.com
Sent: Monday, September 24, 2018 7:28 PM
To: Marlene Siegel
Cc: Alba Chang; Steven Hurwitz (steven@crec.com)
Subject: Re: Appeal to PnZ decision - 9955 West Broadview Drive

Marlene:

The project was denied because the board believed that the building mass as designed, based on the applied setbacks, height and articulation of the facades, was not in context with the site, immediate surrounding area or the neighborhood. In addition, the board believed the design of the house did not properly utilize the specific characteristics of the site / lot.

Jerry Gavcovich
jgavcovich@aol.com
305.318.0670

On Sep 24, 2018, at 1:06 PM, Marlene Siegel <msiegel@bayharborislands-fl.gov> wrote:

Jerry, the house that came before the Board September 4th is appealing the decision to the Town Council. The code requires that the board give a reason for denial in writing (see attached), and requires that the Chair sign the letter. Steve was absent, therefore you ran the meeting as the Chair. I will need you to send me something in writing stating the reasons for denial by Thursday. If you need anything from me, please let me know.

Here's the link to the agenda and video of the meeting to help you remember the discussion.
<https://bayharborislandsfl.civicclerk.com/Web/Player.aspx?id=1274&key=-1&mod=-1&mk=-1&nov=0>

Marlene M. Siegel, CMC
Town Clerk
Town of Bay Harbor Islands
9665 Bay Harbor Terrace
Bay Harbor Islands, FL 33154
Office: 305-866-6241
Fax: 305-866-4863
E-mail: msiegel@bayharborislands-fl.gov
Website: <http://www.bayharborislands-fl.gov>
<image003.png> <https://www.facebook.com/msiegelbhi>

Virtually nothing is impossible in this world if you just put your mind to it and maintain a positive attitude. Lou Holtz

Email disclosure: Please note: Florida has a very broad public records law. Most written communications to or from local officials regarding town business are public records, and are available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure.



MAMANE RESIDENCE

9955 WEST BROADVIEW DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

ARCHITECTURAL PLANS

- CV COVER SHEET
- SP-1 SITE PLAN
- SP-2 SURVEY
- SP-3 SITE DETAILS
- SP-4 EXHIBIT
- C-1 DRAINAGE PLAN
- A-1.1 FIRST FLOOR PLAN
- A-1.2 SECOND FLOOR PLAN
- A-1.3 ROOF PLAN
- A-2.1 FRONT / WEST ELEVATION / RENDERING
- A-2.2 REAR / EAST ELEVATION / RENDERING
- A-2.3 RIGHT / SOUTH ELEVATION / RENDERING
- A-2.4 LEFT / NORTH ELEVATION / RENDERING
- A-3.1 BUILDING SECTIONS
- A-3.2 DOOR & WINDOW SCHEDULE
- A-3.3 WALL SECTIONS
- A-3.4 WALL SECTIONS
- A-3.5 BUILDING DETAILS

LANDSCAPE PLANS

- L-1 LANDSCAPE PLAN
- L-2 LANDSCAPE DETAILS

OTHER APPLICABLE CODES:

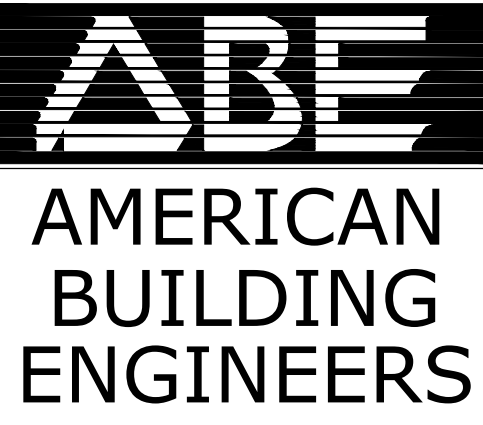
- A. 2017 FLORIDA BUILDING CODE (6TH EDITION)
- B. 2017 FLORIDA PLUMBING CODE (6th EDITION)
- C. 2017 FLORIDA MECHANICAL CODE (6th EDITION)
- D. 2017 TEST PROTOCOLS FOR HIGH VELOCITY HURRICANE ZONES (6th EDITION)
- E. 2017 NFPA 70 NATIONAL ELECTRIC CODE (6th EDITION)
- F. FLORIDA STATE ENERGY CODE
- G. 2017 FLORIDA STATE ACCESSIBILITY CODE FOR BUILDING CONST. (6th EDITION)



AMERICAN BUILDING ENGINEERS® INC.

ARCHITECTURE - ENGINEERING - INTERIOR DESIGN - GENERAL CONTRACTOR
LICENSES # AA26003224, #PE38553, # IB26001734, CGC #044407
1842 E. OAKLAND PARK BLVD. - FORT LAUDERDALE, FL - 33306
(305) 681-5563 FAX (954) 739-5153
Email: info@abeincusa.com
www.abeincusa.com

PERMIT ISSUE:		
REVISIONS:		DATE:
1.	BUILDING DPT.	/ 08/08/2018
2.		/
3.		/
4.		/
5.		/



1842 East Oakland Park Blvd.
Fort Lauderdale, Florida 33306
Miami: 305.681.5563
Fort Lauderdale: 954.739.5099
Palm Beach: 561.243.3939
Certificate of Authorization # 4732

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MR & MRS
PROSPER MAMANE

ABE BORUJERDI, P.E.
P.E. 38553
PHONE: (954) 739-5099
APPROVED SEAL/SIGNATURE

COVER SHEET

9955 WEST BROADVIEW DR
BAY HARBOR ISLANDS, FL 33154

PROJECT #: 18.002

SHEET #:

CV

PRINT DATE: 6/11/18

	SF	ACRES		
LOT AREA	14,288	0.32 +/-		

LOT 4, BLOCK 37, "BAY HARBOR ISLAND" ACCORDING TO THE PLAT THEREOF, AS
RECORDED IN PLAT BOOK 46-5, AT PAGE 5 OF THE PUBLIC RECORDS OF MIAMI-DADE
COUNTY FLORIDA

8.0'		
NCVD		

		NGVD	
THE SITE IS LOCATED IN FLOOD ZONE "AE", WITH A BFE OF 8.0' NGVD. MAP/PANEL 12086C0144			

4.05' NGVD	
------------	--

RD (SINGLE FAMILY
RESIDENTIAL
DISTRICT)

LD - LOW DENSITY RESIDENTIAL

FLR	ALLOWABLE	PROPOSED
(DETERMINED BY THE SETBACKS)	N/A	
SETBACKS	REQUIRED	PROPOSED
FRONT (WEST, NORTH):	25'-0"	25'-0" MINIMUM
REAR (EAST):	10'-0"	10'-0" MINIMUM
SIDE (SOUTH):	15'-0"	10'-0" MINIMUM
MAXIMUM HEIGHT	ALLOWABLE	PROPOSED
MAXIMUM BUILDING HEIGHT	24'-0" above BFE	24'-0" above BFE
GROUND LANDSCAPE AREA	REQUIRED	PROPOSED
(LANDSCAPE DETERMINED BY THE SETBACKS)	DETERMINED BY SETBACKS	9,276 SF = 64.9 %

FRONT YARD SETBACK OPEN SPACE PERCENTAGE	REQUIRED	PROVIDED
	50%	57.00%

- TOTAL LOT PERVIOUS/GREEN AREA : 5715 S.F.

- TOTAL LOT PERVIOUS/GREEN AREA : 5715 S.F.
- FRONT YARD GREEN AREA : 3258
(NO PAVERS INCLUDED)

LOT COVERAGE	ALLOWABLE	PROPOSED
(PERIMETER DETERMINED BY THE SETBACKS)	DETERMINED BY SETBACKS	7,242 SF = 50.68%

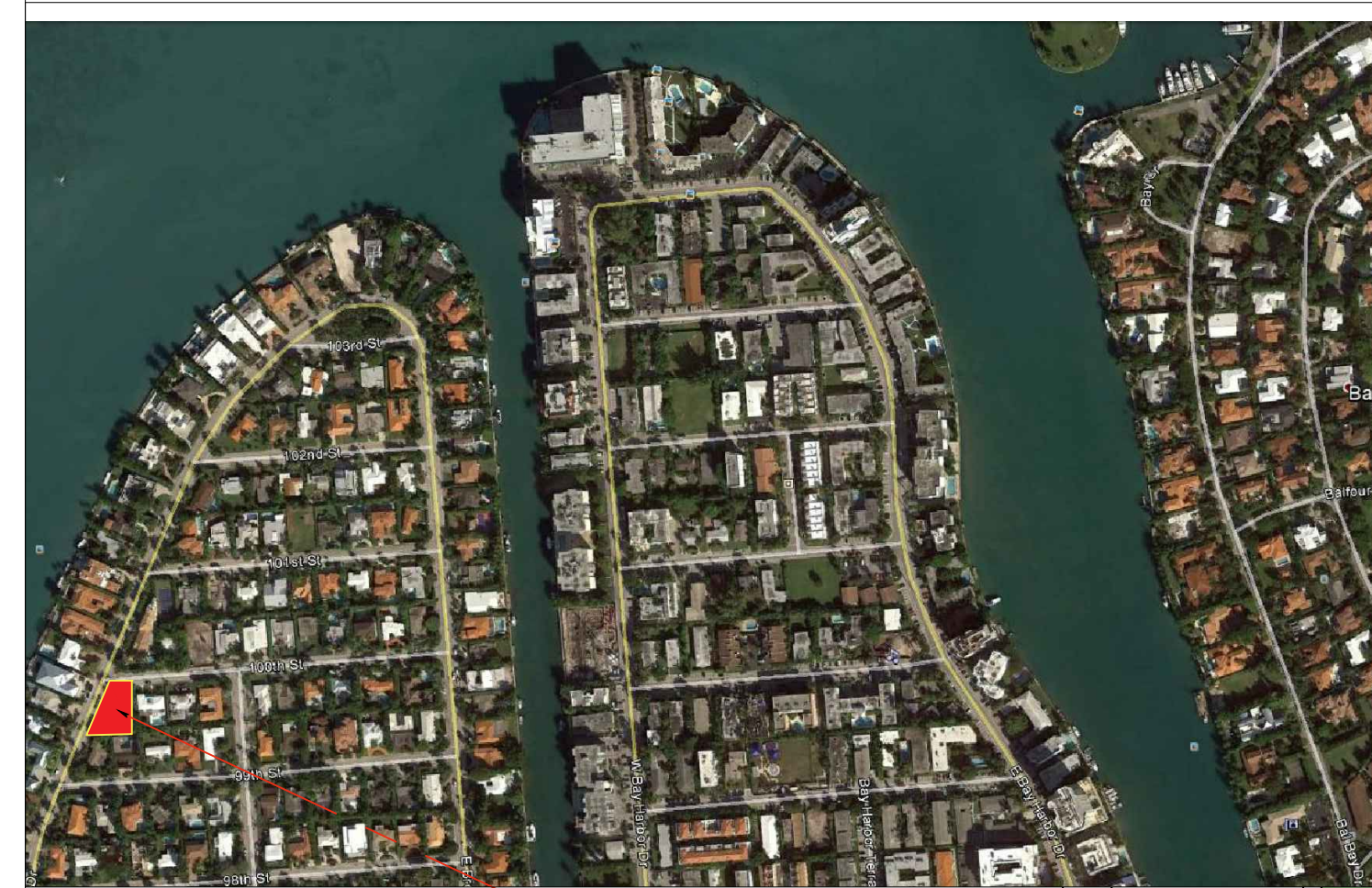
FIRST FLOOR (A/C)	3,817 S.F.	
SECOND FLOOR (A/C)	4,500 S.F.	
GARAGE (NON-A/C)	666 S.F.	
COVERED PATIO, BALCONIES (NON-A/C)	783 S.F.	

TOTAL (A/C)	8,317 S.F.	
TOTAL (NON-A/C)	1449 S.F.	
TOTAL GROSS S.F.	9,766 S.F.	

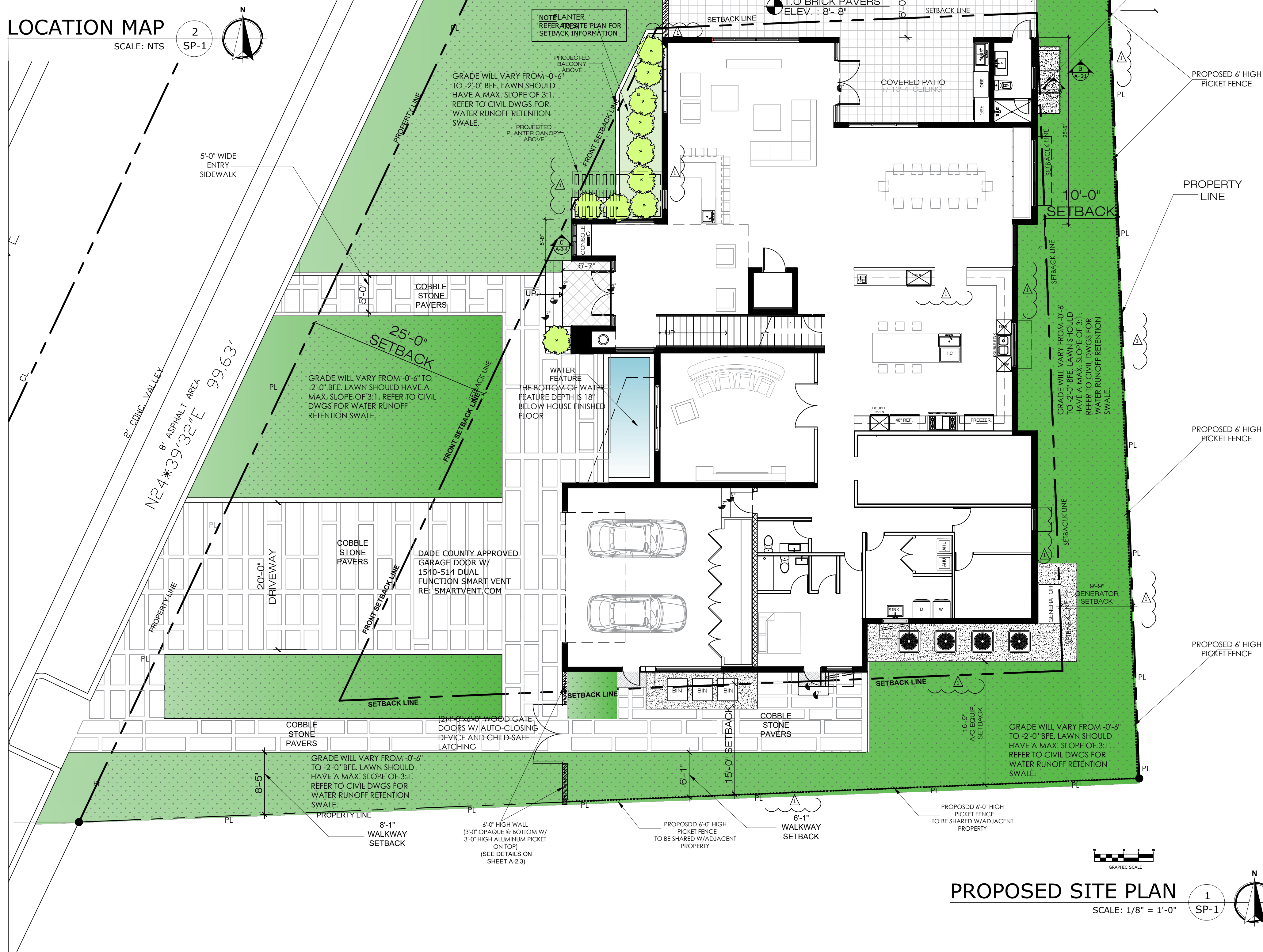
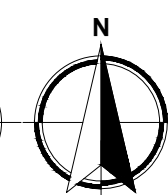
<u>BUILDING LOT COVERAGE</u>		
1. MAIN RESIDENCE	4,500 S.F.	31.49%
2. GARAGE	666 S.F.	4.66%

IMPERVIOUS GROUND COVER	3,407 S.F.	23.85%
SLABS, WALKS, DRIVEWAY	2428 S.F.	17.00%
POOL DECK	667 S.F.	4.66%
SWIMMING POOL	313 S.F.	2.19%

PERVIOUS GROUND COVER	5,715 S.F.	40.00%
TOTAL PERVIOUS AND IMPERVIOUS	14,288 S.F.	100.00%



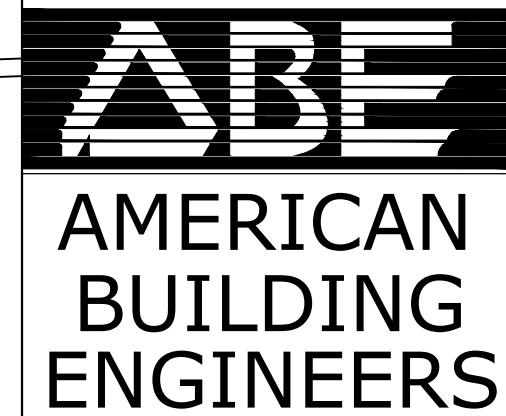
SCALE: NTS



EQUIPMENT NOTE
6' HIGH C.M.U. FENCE WALL NEXT
TO MECHANICAL EQUIPMENT
SCREENS THE EQUIPMENT FROM
VIEW FROM THE STREET.

N87*21'10"E 57.91"

PERMIT ISSUE:		
REVISIONS:		DATE:
1.	BUILDING DPT. / 08/08/2018	
2.	/	
3.	/	
4.	/	
5.	/	



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PROSPER MAMANE

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PHONE: (954) 739-5099
APPROVED SEAL/SIGNATURE

PROPOSED SITE PLAN

9955 WEST BROADVIEW DR
BAY HARBOR ISLANDS, FL 33154

PROJECT # : 18.002

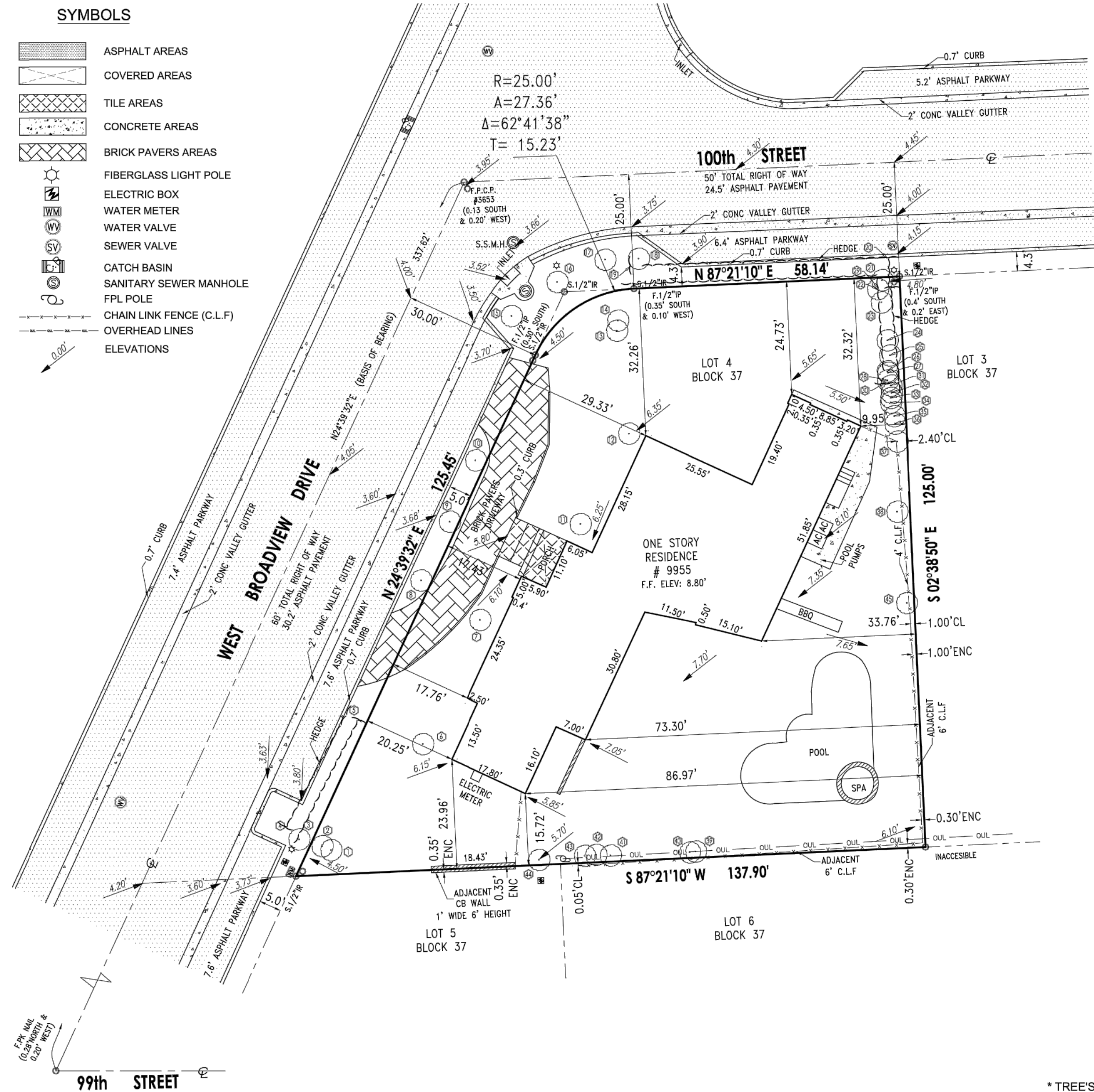
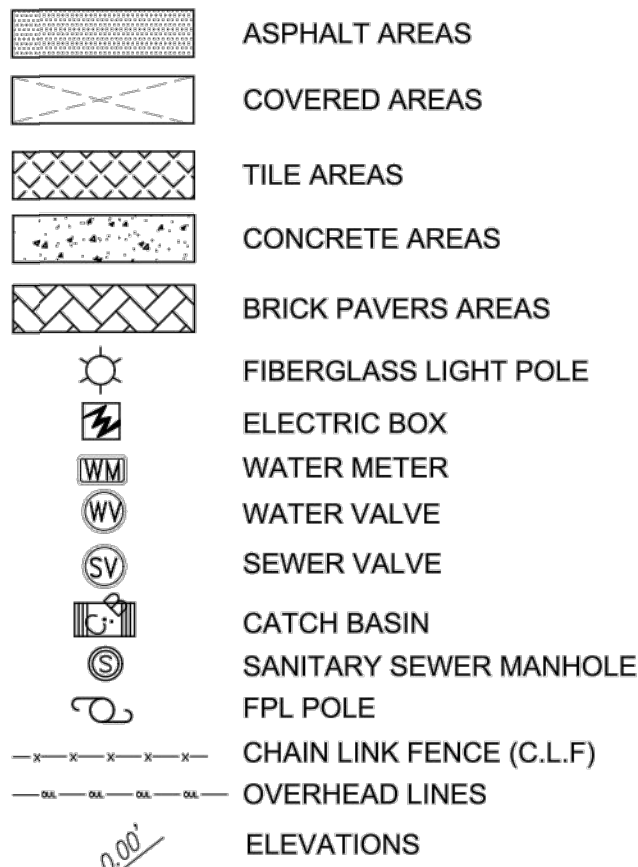
SHEET # :

SP-1

PRINT DATE: 6/11/18

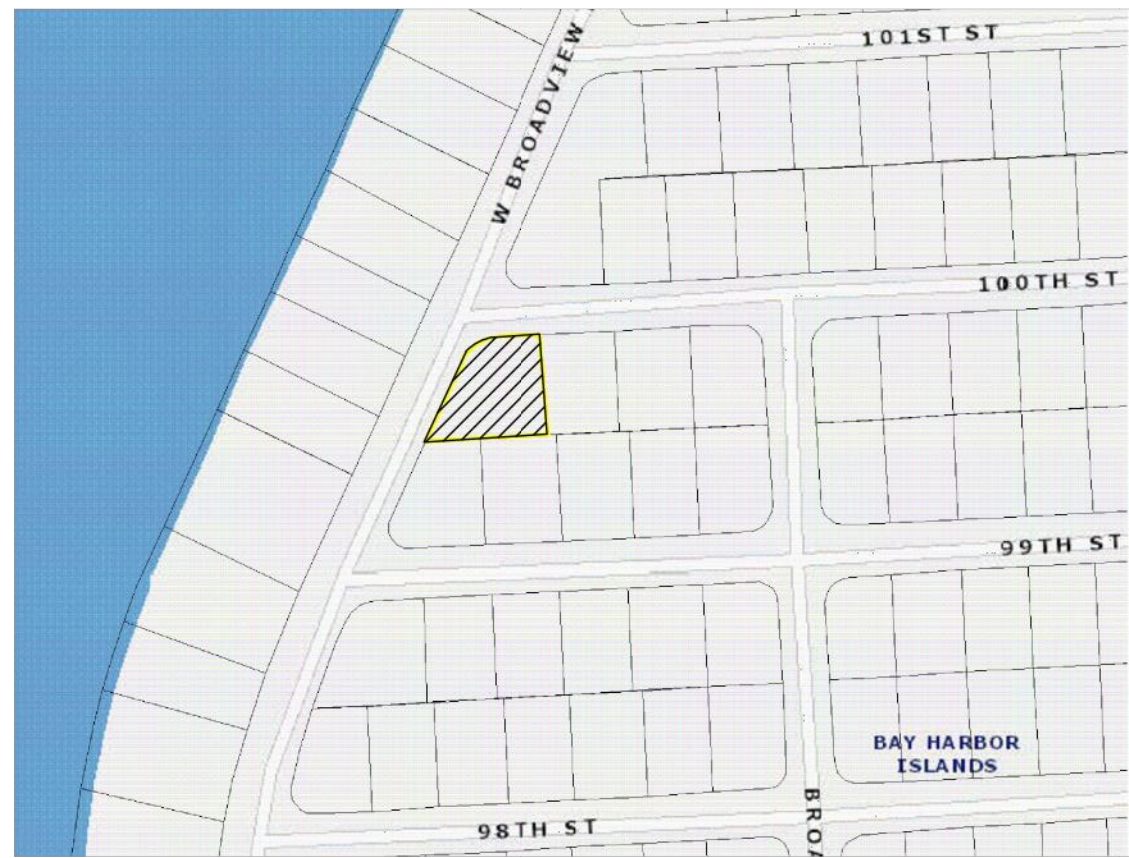
BOUNDARY SURVEY

SYMBOLS



LOCATION MAP

NOT TO SCALE



PROPERTY ADDRESS:

9955 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FLORIDA 33154-1129
FOLIO NUMBER: 13-2227-001-6660

LEGAL DESCRIPTION:

LOT 4, BLOCK 37, OF "BAY HARBOR ISLAND", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, AT PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

- 1) THE ABOVE CAPTIONED PROPERTY WAS SURVEYED AND DESCRIBED BASED ON THE ABOVE LEGAL DESCRIPTION: PROVIDED BY CLIENT.
- 2) THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED. IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS, OR FREEDOM OF ENCUMBRANCES. ABSTRACT NOT REVIEWED.
- 3) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY, EXAMINATION OF ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY AFFECTING THIS PROPERTY.
- 4) THE ACCURACY OBTAINED FOR ALL HORIZONTAL CONTROL MEASUREMENTS AND OFFICE CALCULATIONS OF CLOSED GEOMETRIC FIGURES, MEETS OR EXCEEDS THE CURRENT STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS AS CONTAINED IN CHAPTER 5J-17.051 (3) (b), 15.b.II, OF 1 FOOT IN 7500 FEET FOR SUBURBAN AREAS.
- 5) FOUNDATIONS AND/OR FOOTINGS THAT MAY CROSS BEYOND THE BOUNDARY LINES OF THE PARCEL HEREIN DESCRIBED ARE NOT SHOWN HEREON. UNDERGROUND ENCROACHMENTS NOT LOCATED.
- 6) NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- 7) UNDERGROUND UTILITIES ARE NOT DEPICTED HEREON; CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK OR CONSTRUCTION ON THE PROPERTY HEREIN DESCRIBED, FOR BUILDING AND ZONING INFORMATION. SURVEYOR SHALL BE NOTIFIED AS TO ANY DEVIATION FROM UTILITIES SHOWN HEREON.
- 8) IN SOME CASES GRAPHIC REPRESENTATION HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE A PARTICULAR AREA WHERE DIMENSIONS SHALL HAVE PREFERENCE OVER GRAPHIC LOCATION.
- 9) AREA OF THE PROPERTY: 13165.21 SQUARE FEET OR 0.302 ACRES.
- 10) THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP. OWNERSHIP SUBJECT TO OPINION OF TITLE.
- 11) TYPE OF SURVEY: TREE SURVEY.
- 12) THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE. THE LIABILITY OF THIS SURVEY IS LIMITED TO THE COST OF THE SURVEY.
- 13) NORTH ARROW DIRECTION AND BEARINGS ARE BASED ON RECORDED PLAT BOOK 46, AT PAGE 5 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
- 14) ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
- 15) BENCH MARK USED: BM # A-17 ELEV: 7.67' (N.G.V.D.29), OF MIAMI-DADE COUNTY, FLORIDA.
- 16) THIS PLAN OF SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON.
THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY:

PRO-NAN INVESTMENTS IV, LLC

TREE TABLE				
No.	COMMON TREE NAME	DIAMETER	HEIGHT	SPREAD
1	WEeping FIG	0.20'	15'	10'
2	WEeping FIG	0.30'	15'	10'
3	WEeping FIG	0.50'	20'	20'
4	BEACH NAUPAKA	27"x4'	7'	4'
5	BEACH NAUPAKA	27"x4'	7'	4'
6	DOUBLE ALEXANDRA PALM	2.50'	12'	16'
7	DOUBLE ALEXANDRA PALM	2.50'	15'	12'
8	DOUBLE ALEXANDRA PALM	2.70'	15'	15'
9	COCONUT PALM	0.80'	25'	22'
10	TRIPLE ALEXANDAR PALM	3.20'	15'	15'
11	TRIPLE ALEXANDAR PALM	2.50'	15'	15'
12	BAMBOO CLUSTER	6'x4'	20'	20'
13	ALEXANDRA PALM	0.30'	18'	8'
14	ALEXANDRA PALM	0.50'	20'	10'
15	OAK	0.70'	30'	20'
16	ROYAL PALM	1.30'	40'	25'
17	ROYAL PALM	1.80'	40'	25'
18	OAK	0.70'	30'	20'
19	BEACH NAUPAKA	56'x4'	7'	4'
20	BEACH NAUPAKA	56'x4'	7'	4'
21	WEeping FIG	1.00'	15'	15'
22	ALEXANDRA PALM	0.30'	20'	10'
23	ALEXANDRA PALM	0.30'	20'	10'
24	DOUBLE ALEXANDRA PALM	1.40'	20'	14'
25	ALEXANDRA PALM	0.30'	25'	12'
26	WEeping FIG	0.25'	12'	7'
27	ALEXANDRA PALM	0.30'	15'	10'
28	WEeping FIG	0.60'	25'	25'
29	FICUS HEDGE	21'x3'	6'	3'
30	FICUS HEDGE	21'x3'	6'	3'
31	WEeping FIG	0.30'	20'	5'
32	DOUBLE ALEXANDRA PALM	1.00'	18'	10'
33	WEeping FIG	0.40'	25'	20'
34	WEeping FIG	0.80'	25'	20'
35	WEeping FIG	0.40'	30'	20'
36	ALEXANDRA PALM	0.30'	20'	10'
37	DOUBLE QUEEN PALM	2.00'	25'	16'
38	WEeping FIG	2.30'	25'	25'
39	ALEXANDRA PALM	0.30'	12'	8'
40	ALEXANDRA PALM	0.30'	12'	8'
41	ALEXANDRA PALM	0.30'	15'	10'
42	ALEXANDRA PALM	0.30'	15'	10'
43	COMMON GARCINIA	0.40'	15'	20'
44	ALEXANDRA PALM	0.30'	20'	10'
45	WEeping FIG	0.20'	15'	8'

* TREE'S TRUNK DIAMETER MEASURED AT A HEIGHT +/- 4.5' FROM THE GROUND.

** TREE LOCATION AND DIMENSIONS ARE APPROXIMATE.

*** SURVEYOR NOT RESPONSIBLE FOR TREE NAMES INDICATED IN THIS TREE TABLE.

**** FOR PROPER AND SCIENTIFIC TREE NAME AND ARBORIST SHOULD BE CONTACTED .

LEGEND AND ABBREVIATIONS:

A.	= ARC	O/L	= ON LINE
A/C	= AIR CONDITIONER PAD	O/S	= OFF SET
C.B.	= CATCH BASIN	PG.	= PAGE
C.L.F.	= CHAIN LINK FENCE	P.B.	= PLAT BOOK
CL	= CENTER LINE	P.C.	= POINT OF CURVATURE
CL.	= CLEAR	P.C.P.	= PERMANENT CONTROL POINT
CONC.	= CONCRETE	P.T.	= POINT OF TANGENCY
C.B.S.	= CONCRETE BLOCK STRUCTURE	P.B.	= PLAT BOOK
ENC.	= ENCROACHMENT	R	= RADIUS
EL.	= ELEVATION	(R)	= RECORD
F.F.EL.	= FINISH FLOOR ELEVATION	R.P.	= RADIUS POINT
F.P.C.P.	= FOUND PERMANENT CONTROL POINT	R/W	= RIGHT OF WAY
F.I.P.1/2"	= FOUND IRON PIPE 1/2"	SBT	= BELL SOUTH TELEPHONE
F.I.R.1/2"	= FOUND IRON REBAR 1/2"	S.N.&D.	= SET NAIL & DISC
F.N.&D.	= FOUND NAIL AND DISC	T	= TANGENT
F.P.R.M.	= FOUND PERMANENT REFERENCE MONUMENT	TYP.	= TYPICAL
I.D.	= IDENTIFICATION	U.E.	= UTILITY EASEMENT
(M)	= MEASURED	WM	= WATER METER
N.A.V.D.	= NORTH AMERICAN VERTICAL DATUM	W.F.	= WOOD FENCE
N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM		

GARY B. CASTEL

PROFESSIONAL LAND SURVEYOR

25465 S.W. 134th PLACE, HOMESTEAD, FLORIDA 33032

Mobile Phone: (786) 486-6786
E-Mail. esplansdinc@gmail.com

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY DIRECTION, AND THAT THIS SURVEY MEETS THE CURRENT STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.051 AND 5J-17.052 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

GARY B. CASTEL 05/03/2018

Registered Land Surveyor No. 4129
State of Florida

Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.

COMMUNITY NAME AND NUMBER: TOWN OF BAY HARBOR ISLANDS: 120637

PANEL NUMBER AND SUFFIX: 12086C0144-L

FIRM PANEL EFFECTIVE DATE: 09 / 11 / 2009

FLOOD ZONE: AE

BASE FLOOD ELEVATION : 8.00'

COUNTY NAME : MIAMI-DADE

STATE: FLORIDA

No.

REVISIONS

FIELD DATE : 05/02/2018

DATE : 05/03/2018

SHEET

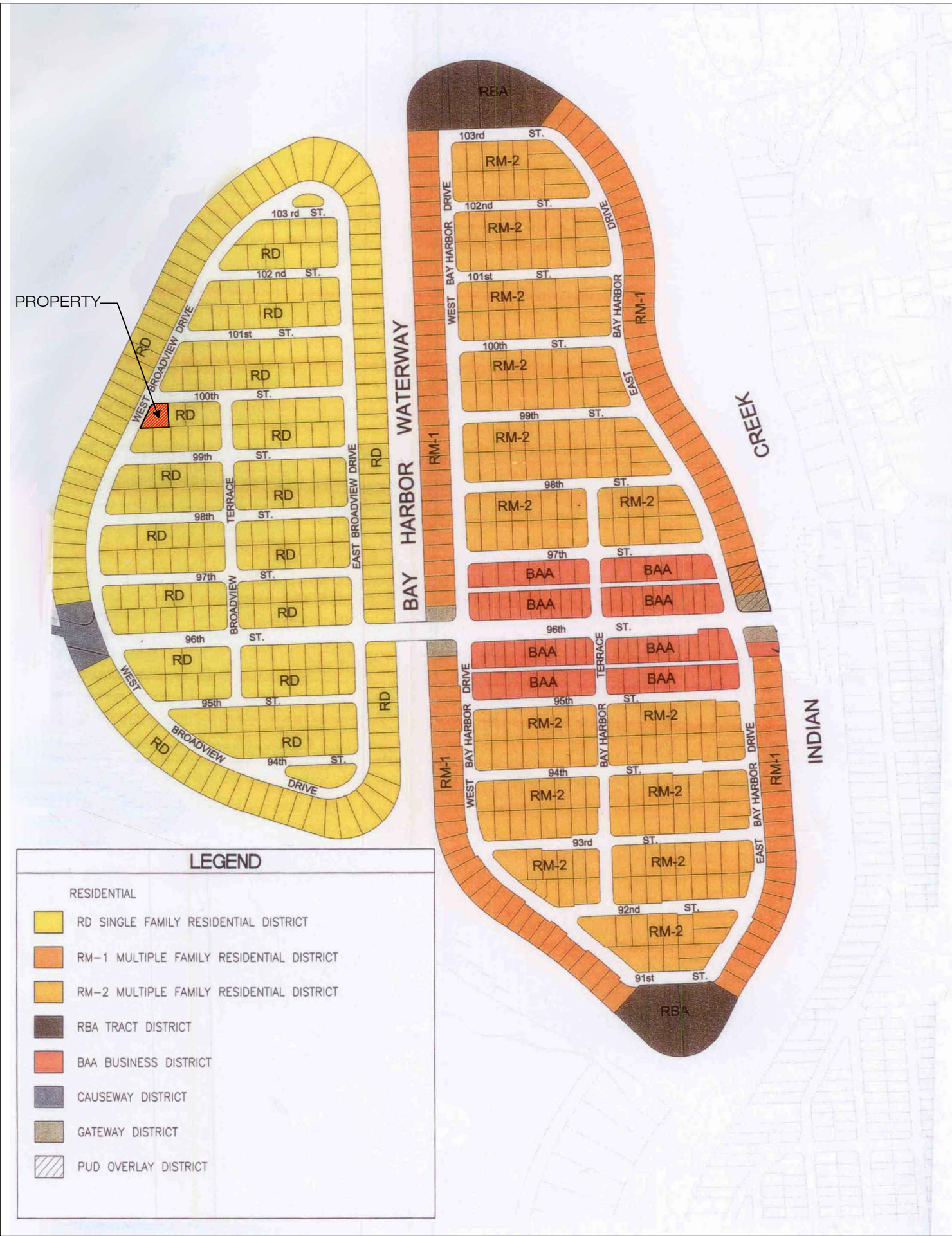
SP-2



PROPOSED BUILDING LOOKING WEST



PROPOSED BUILDING LOOKING NORTH



LAND DEVELOPMENT DESIGNATION MAP (RD)



 PROPOSED BUILDING LOCATION

LEGAL DESCRIPTION:
LOT 4, BLOCK 37, "BAY HARBOR ISLAND" ACCORDING TO THE PLAT THEREOF, AS
RECORDED IN PLAT BOOK 46-5, PAGE 5 OF THE PUBLIC RECORDS OF MIAMI-DADE
COUNTY, FLORIDA.

SITE STATISTICS:
LAND USE : LD LOW DENSITY RESIDENTIAL

PERMIT ISSUE:	
REVISIONS:	DATE:
1. BUILDING DPT.	/ 08/08/2018
2.	/
3.	/
4.	/
5.	/



AMERICAN
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APPROVED SEAL/SIGNATURE

SITE DETAILS

9955 WEST BROADVIEW DR
BAY HARBOR ISLANDS, FL 33154

PROJECT # : 18.002

SHEET # :

SP-3

PRINT DATE: 6/11/18



AERIAL VIEW LOOKING EAST



AERIAL VIEW LOOKING SOUTH

PERMIT ISSUE:

REVISIONS:DATE:

1.	BUILDING DPT.	/	08/08/2018
2.		/	
3.		/	
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EXHIBIT

9955 WEST BROADVIEW DR
BAY HARBOR ISLANDS, FL 33154

PROJECT # :18.002

SHEET # :

SP-4

PRINT DATE:6/11/18

1. GENERAL
2. REFER TO PLUMBING PLANS FOR COORDINATION WITH BUILDING WATER AND SEWER LATERAL AND CONFIRM DEPTH OF PIPE.
3. CONTRACTOR TO FIELD LOCATE EXISTING SEWER LATERAL AND CONFIRM DEPTH OF PIPE.
4. CONTRACTOR TO FIELD LOCATE ALL EXISTING UNDERGROUND UTILITIES AND CONFIRM DEPTH PRIOR TO CONSTRUCTION.
5. INSTALLATION OF ALL UTILITIES TO BE COORDINATED TO PREVENT PIPE CONFLICTS.
6. EXISTING SANITARY SEWER LATERAL CONNECTION TO BE INSPECTED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
7. ALL BACKFLOW PREVENTORS TO BE INSTALLED PER COUNTY REGULATIONS.
8. CONTRACTOR SHALL MAINTAIN A CURRENT SET OF CONSTRUCTION PLANS ON THE JOB SITE AT ALL TIMES.

- PAVING:
1. REMOVE MUCK, OVERBURDEN AND ROOT MATERIAL WITHIN 10 FEET OF ANY EDGE OF PAVEMENT OR BUILDING. BACKFILL TO REQUIRED SUB-GRADE WITH CLEAN, GRANULAR MATERIAL IN MAXIMUM 12 INCH LIFTS, COMPACTED TO 98% MAXIMUM DENSITY AS DETERMINED BY AASHTO-T-180.
 2. STABILIZED SUB-GRADE (MINIMUM L.B.R. 4.0) SHALL BE COMPACTED TO 98% MAXIMUM DENSITY AS DETERMINED BY AASHTO-T-180.
 3. LIMEROCK BASE SHALL MEET FLORIDA D.O.T. STANDARD SPECIFICATIONS, SECTION 911, AND INSTALLED PER SECTION 200. DENSITY TESTS SHALL BE TAKEN AT A MINIMUM OF EVERY 5,000 S.F. FOR EACH LIFT WITH COPIES TO THE ENGINEER FOR APPROVAL. LIMEROCK BASE TO BE PRIMED IN ACCORDANCE WITH SECTION 300. BASE SHALL HAVE A COMPACTED THICKNESS AS SPECIFIED ON THE PLAN BUT IN NO CASE LESS THAN 6 INCHES.

1. DRAINAGE PIPE SHALL BE ONE OF THE FOLLOWING:
 - 1.1. CORRUGATED POLYETHYLENE PIPE (P.E.) FABRICATED TO ASTM 405 AND AASHTO-M294. PIPE SHALL BE ADS N-12, OR APPROVED EQUAL.
 - 1.2. HELICAL CORRUGATED ALUMINUM (C.A.P.) FABRICATED TO ASTM B209 AND AASHTO-196. PIPE SHALL HAVE 2-2/3" X 1/2" CORRUGATIONS AND SHALL HAVE A MINIMUM THICKNESS OF:
 - 1.1.1.1. 24" AND SMALLER - 16 GAUGE
 - 1.1.1.2. OVER 24" - 14 GAUGEPIPE COUPLING BANDS SHALL BE SPLIT BANDS OF THE SAME ALLOY AS THE PIPE. POLYURETHANE OR OTHER MANUFACTURED SUPPLIED SEALANT SHALL BE USED WITH THE COUPLINGS. THE BANDS SHALL BE A MINIMUM OF 12 INCHES WIDE.
2. ALL CONCRETE USED SHALL DEVELOP A MINIMUM OF 3000 PSI COMPRESSIVE STRENGTH AT 28 DAYS.

1. THE PURPOSE OF THE NATURAL GRADE IS TO PROVIDE FLOOD PROTECTION THROUGH PERIODIC INUNDATION. ANY IMPROVEMENTS, MATERIALS OR LANDSCAPING PLACED WITHIN THE NATURAL AREA MAY BE SUBJECT TO DAMAGE FROM THE PERIODIC INUNDATION.
2. PERIMETER AND ROADWAY SWALES AND CURBSETS SHALL BE CONSTRUCTED AND MAINTAINED BY OWNER IN ACCORDANCE WITH DISTRICT CRITERIA AND PRACTICES AND SHALL REMAIN UNOBTSTRUCTED AT ALL TIMES. IF A TEMPORARY OBSTRUCTION IS UNAVOIDABLE, OWNER SHALL OBTAIN APPROVAL FROM THE DISTRICT FOR THE TEMPORARY OBSTRUCTION.
3. DURING THE IMPROVEMENT OF THE PROPERTY FROM LAND IN ITS NATURAL CONDITION TO DEVELOP LAND, OWNER MAY BE REQUIRED TO IMPROVE THE SWALES BETWEEN THE PROPERTY AND THE NEAREST DISTRICT CANAL/CULVERT.
4. PLACEMENT OF ANY PERMANENT MATERIAL OR IMPROVEMENT WITHIN DISTRICT'S EASEMENTS, SWALES, AND NATURAL AREA MAY BE PROHIBITED. SUCH PLACEMENT IS SUBJECT TO DISTRICT REVIEW, APPROVAL, AND/OR PERMIT IN ACCORDANCE WITH DISTRICT CRITERIA AND PRACTICE IN USE AT THE TIME PLACEMENT IS TO TAKE PLACE.

1. FINISHED GRADE OF TURF/SOD SHALL BE 2" BELOW EDGE OF PAVEMENT.
2. CONTRACTORS AND SUB-CONTRACTORS SHALL PERFORM ALL CONSTRUCTION IN ACCORDANCE WITH ALL CODES, REGULATIONS HAVING JURISDICTION AND RESTRICTION AND SHALL BE RESPONSIBLE FOR THE SAME.
3. ALL DIMENSIONS SHALL BE VERIFIED PRIOR TO ANY CONSTRUCT. BY THE CONTRACTOR AND/OR SUB-CONTRACTOR CONTRACTOR AND/OR SUB-CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION.
4. SURVEYORS SHALL VERIFY ALL SITE DIMENSIONS PRIOR TO CONSTRUCTION AND SHALL NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCY TO THE CONSTRUCTION DOCUMENTS.
5. MAXIMUM SLOPE SHALL NOT EXCEED 4:(H):1(V).
6. CONTACT P.A.I.D. DISTRICT MANAGER PRIOR TO INSTALLATION OF CULVERT AND FINAL GRADING OF PROPERTY.

	EXISTING WATER MAIN		EXISTING SEWER MAIN		PROPOSED WATER MAIN		PROPOSED SEWER MAIN		EXISTING DRAINAGE		PROPOSED DRAINAGE		PROPOSED PAVEMENT		EXISTING PAVEMENT		EXISTING PAVEMENT TO BE REMOVED		EXISTING BUILDING TO BE REMOVED		EXISTING MASONRY WALL TO BE REMOVED AND REPLACED BY PROPOSED MASONRY WALL		PROPOSED MASONRY WALL (5' HIGH)				
	EXISTING ELEVATIONS		PROPOSED ELEVATIONS		DIRECTION OF RUN-OFF		EXISTING TEE		PROPOSED TEE		EXISTING CATCH BASIN		PROPOSED CATCH BASIN		EXISTING VALVE		PROPOSED VALVE		EXISTING MANHOLE		PROPOSED MANHOLE		EXISTING FIRE HYDRANT		PROPOSED FIRE HYDRANT		DENOTES BACTERIOLOGICAL SAMPLING POINTS



REQUIREMENT: RETAIN 2-1/2" X % IMPERVIOUS

1. 14,288 S.F x 2-1/2" x 80% = 2,381.5 C.F.

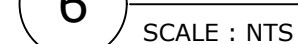
2. DRAINAGE PROVIDED:

H ₁ = 4'	W = 4'
D ₁₀ = 3'	K = 1 x 10 ⁻⁴ (SFC/ SF ² - FT HEAD)
D ₅ = 1'	L = 280'

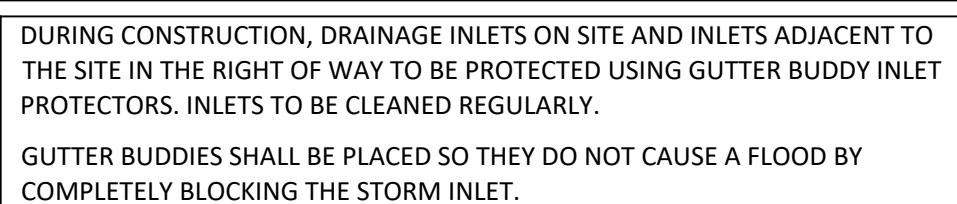
2.1. VOLUME STORED IN TRENCH
$$V(C.F.) = 0.5 \times W \times D_u \times L = 0.5 \times 4 \times 3 \times 280 = 1,680 \text{ C.F.}$$

2.2. VOLUME EXFILTRATED
$$V(C.F.) = 3,600 \text{ K L } (H_1 + W + 2H_u D_u - D_u^2 + 2H_1 D_5) = 3,600 (1 \times 10^{-4}) (280) (4 + 2 + 2(3) - 3^2 + 2(4)1) = 5,611.2 \text{ C.F.}$$

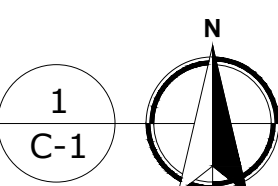
TOTAL



THE LOCATION AND SIZE OF ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITIES, BY ELECTRONIC METHODS AND BY HAND EXCAVATION IN COORDINATION WITH ALL UTILITY COMPANIES, PRIOR TO BEGINNING ANY CONSTRUCTION OPERATION. CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF DISCREPANCIES PRIOR TO BEGINNING WORK. ANY AND ALL CONFLICTS OF EXISTING UTILITIES WITH PROPOSED IMPROVEMENTS SHALL BE RESOLVED BY THE ENGINEER AND THE UTILITY OWNER PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS. THIS WORK BY THE CONTRACTOR SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.



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



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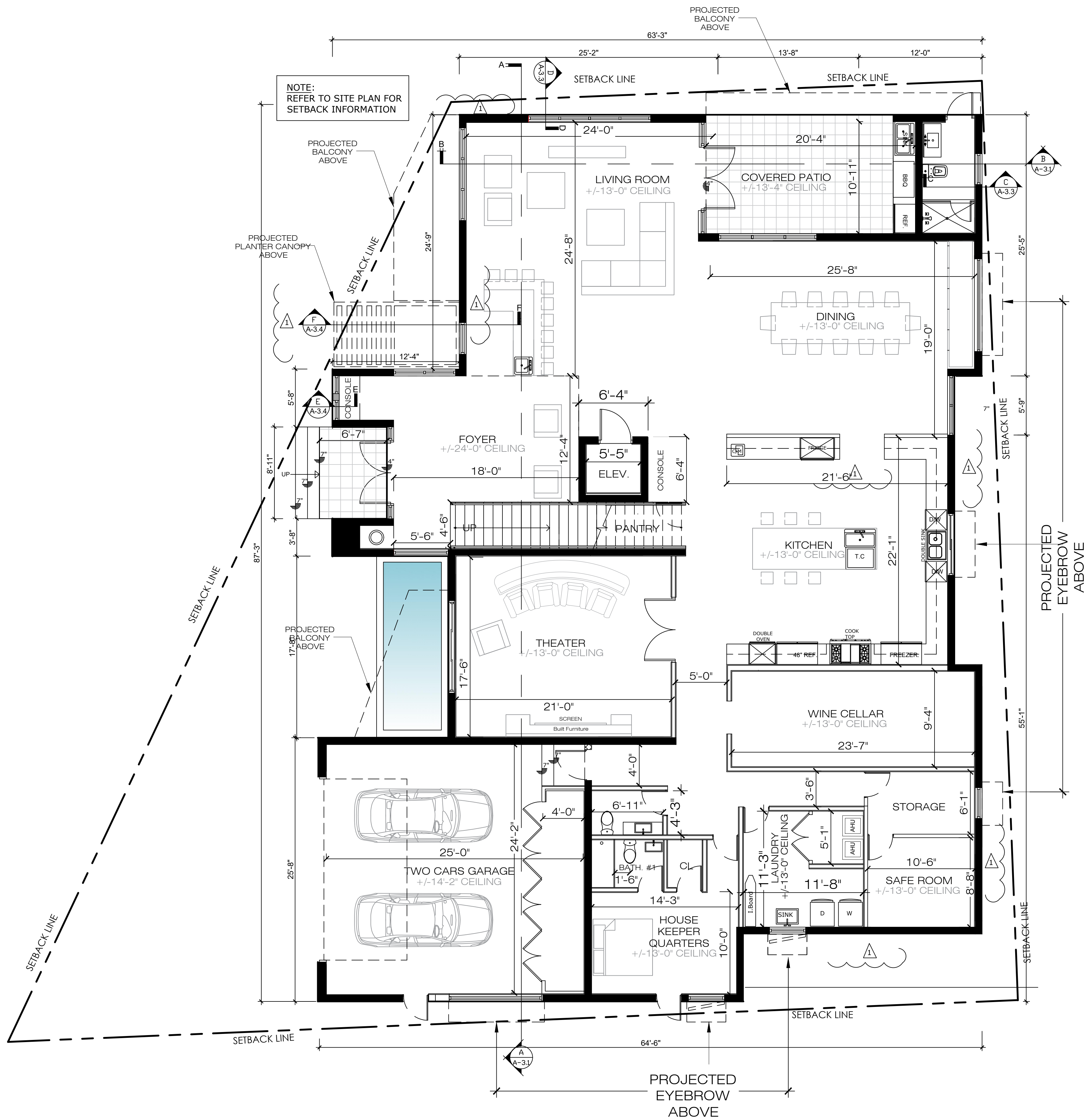
9955 WEST BROADVIEW DR
BAY HARBOR ISLANDS, FL 33154

PROJECT # : 18.002

SHEET # :

C-1

PRINT DATE: 6/11/18



NOTES:

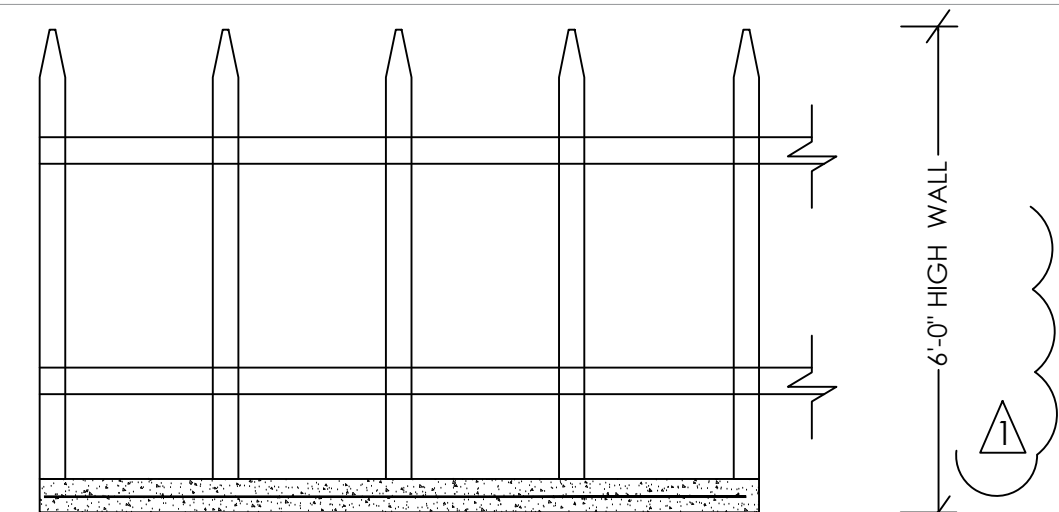
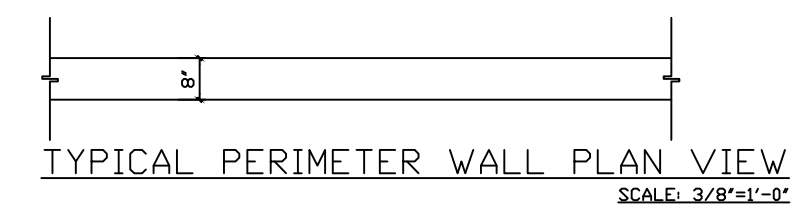
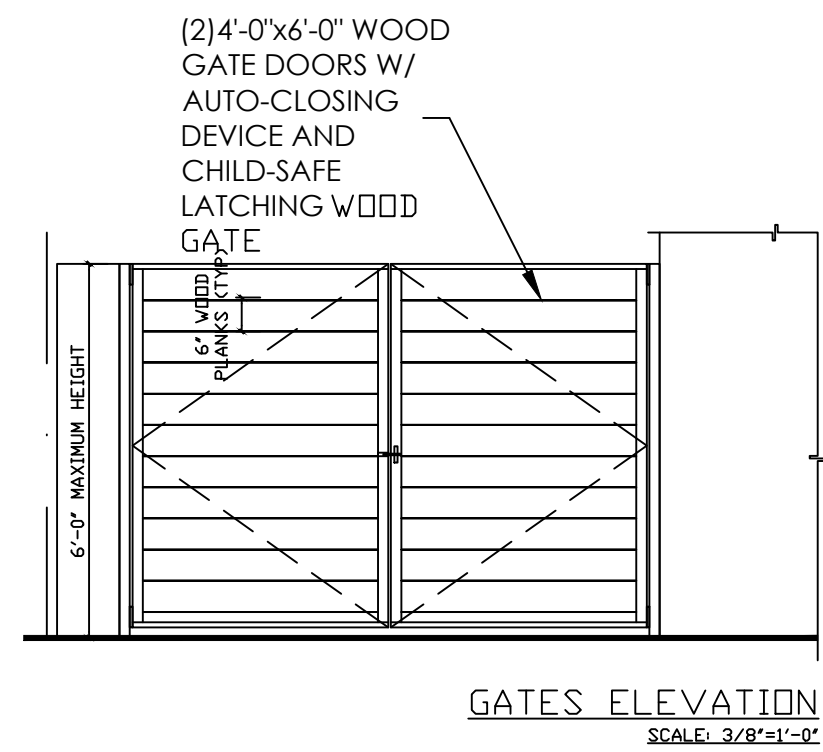
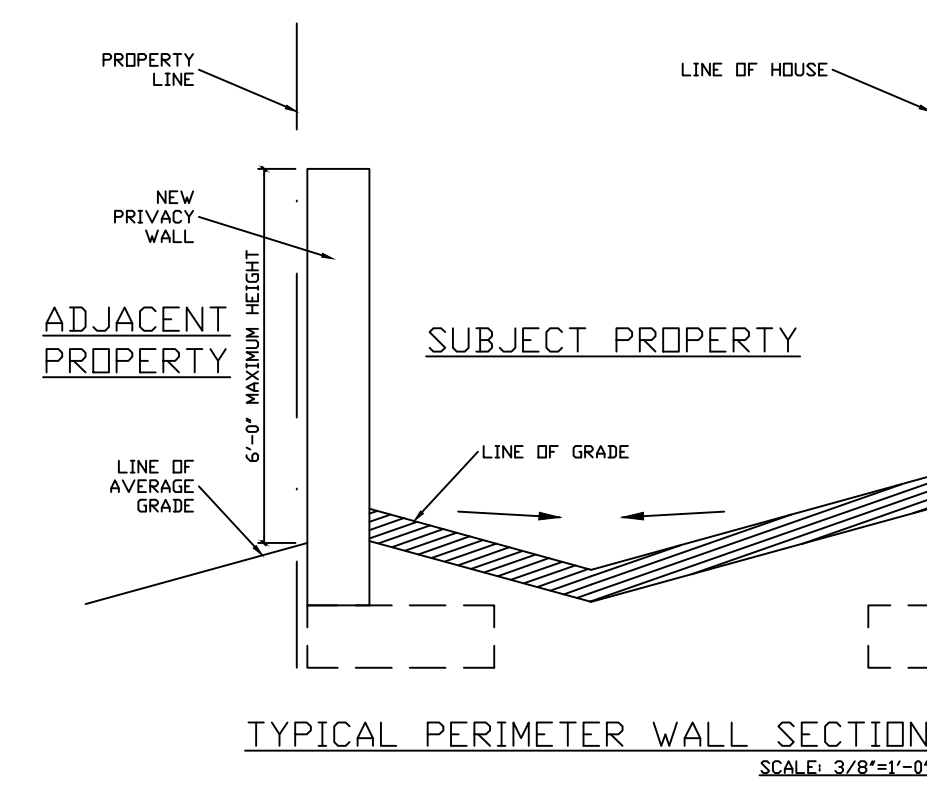
1. PROVIDE MARBLE THRESHOLD 1/2" MAX TO ALL BATHROOMS.
2. PROVIDE BACKING AT ALL BATHROOMS AND POWDER ROOMS FOR FUTURE GRAB BARS AND ACCESSORY LOCATION CABINETRY (TOWEL BARS, ETC)
3. ALL PLUMBING AND DRAIN PIPES MUST NOT BE IN CONTACT WITH ANY METAL FRAMING DRYWALL OR FLOOR.

WATERPROOFING NOTES:

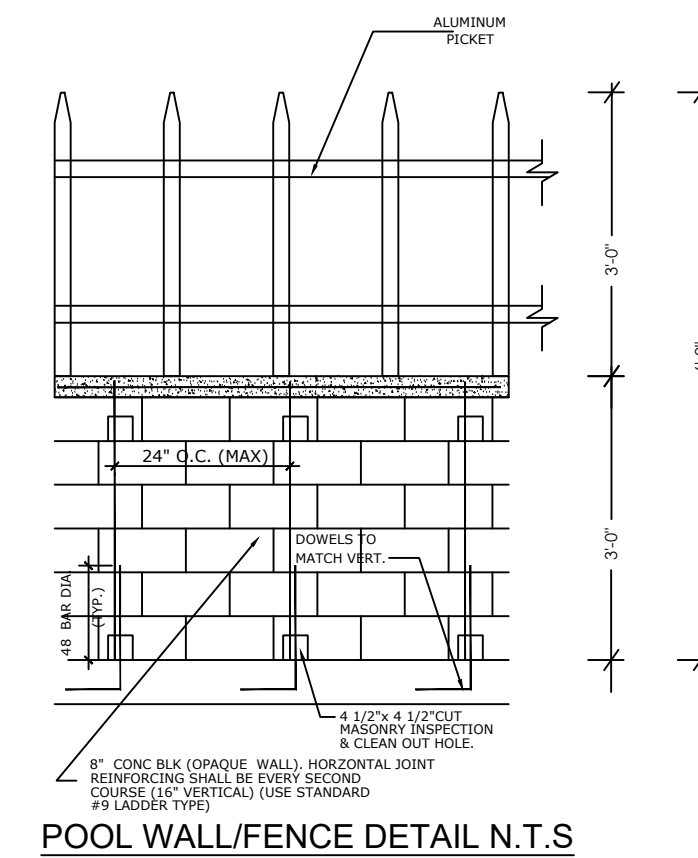
1. ALL EXTERIOR DECKS SLOPES SHALL BE MAINTAINED BETWEEN 1/8" AND 1/4" PER FOOT.
2. ALL STRUCTURAL CRACKS TO BE ROUTED OUT AND SEALED W/ PRESSURE INJECTED EPOXY OR ELASTOMETRIC SEALANTS.
3. PROVIDE THEROSEAL CEMENTITIOUS WATERPROOFING AT ALL BALCONY AND EYEBROW SLAB TO WALL TRANSITIONS.

PARTITION LEGEND:

- 8" CMU WALLS W/ FILLED CELLS. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- INTERIOR PARTITION WALLS, SEE PLAN FOR THICKNESS
- 1-HOUR FIRE RATED INTERIOR PARTITION WALL, SEE PLAN FOR THICKNESS

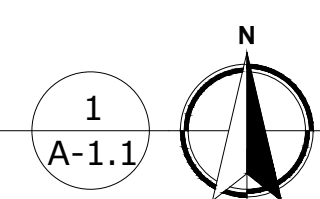


PROPOSED PICKET/FENCE DETAIL N.T.S



FIRST FLOOR PLAN

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



PERMIT ISSUE:	
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1. BUILDING DPT.	/ 08/08/2018
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PROPOSED 1ST FLOOR PLAN

9955 WEST BROADVIEW DR
BAY HARBOR ISLANDS, FL 33154

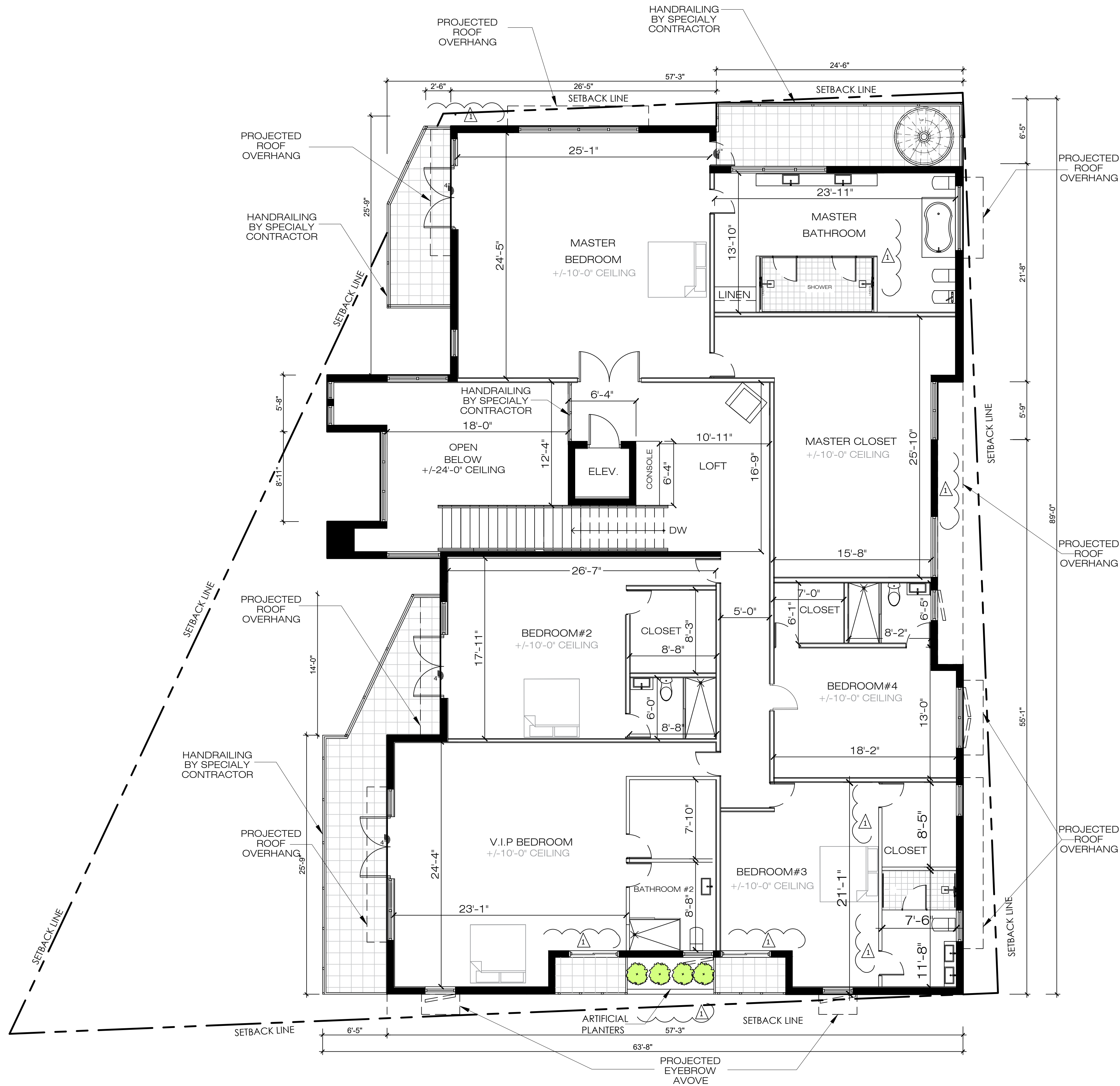
PROJECT #: 18.002

SHEET #:

A-1.1

PRINT DATE:

6/11/18



NOTES:

1. PROVIDE MARBLE THRESHOLD 1/2" MAX TO ALL BATHROOMS.
2. PROVIDE BACKING AT ALL BATHROOMS AND POWDER ROOMS FOR FUTURE GRAB BARS AND ACCESSORY LOCATION CABINETRY (TOWEL BARS, ETC)
3. ALL PLUMBING AND DRAIN PIPES MUST NOT BE IN CONTACT WITH ANY METAL FRAMING DRYWALL OR FLOOR.

WATERPROOFING NOTES:

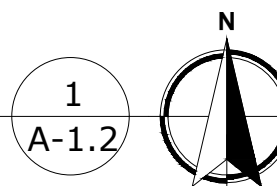
1. ALL EXTERIOR DECKS SLOPES SHALL BE MAINTAINED BETWEEN 1/8" AND 1/4" PER FOOT.
2. ALL STRUCTURAL CRACKS TO BE ROUTED OUT AND SEALED W/ PRESSURE INJECTED EPOXY OR ELASTOMETRIC SEALANTS.
3. PROVIDE THEROSEAL CEMENTITIOUS WATERPROOFING AT ALL BALCONY AND EYEBROW SLAB TO WALL TRANSITIONS.

PARTITION LEGEND:

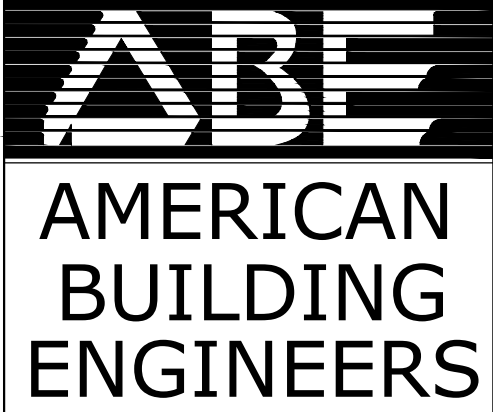
- 8" CMU WALLS W/ FILLED CELLS. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

SECOND FLOOR PLAN

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



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PROPOSED 2ND FLOOR PLAN

9955 WEST BROADVIEW DR
BAY HARBOR ISLANDS, FL 33154

PROJECT # : 18.002

SHEET # :

A-1.2

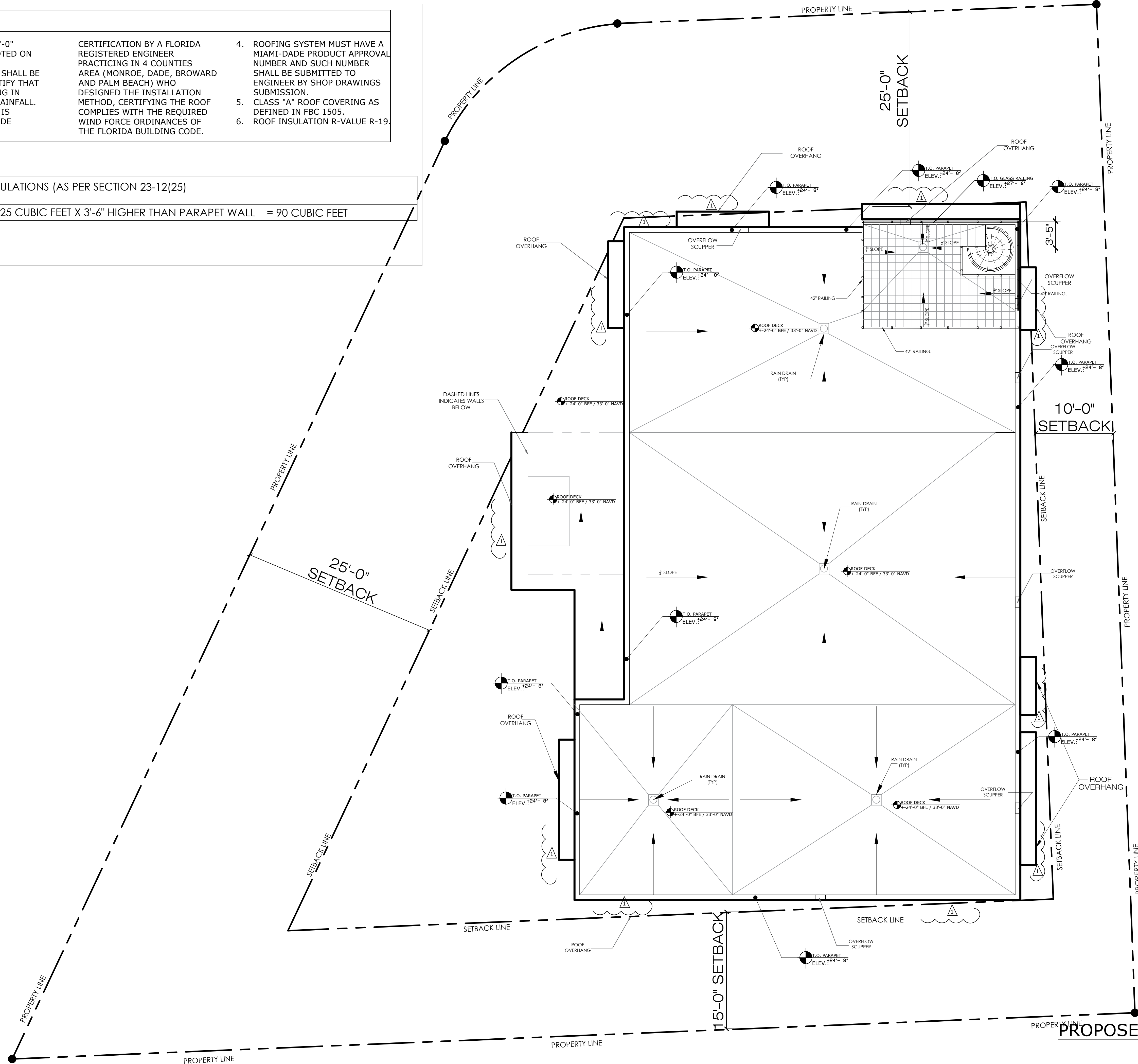
PRINT DATE: 6/11/18

1. ROOF SLOPE 1/4" PER 1'-0" UNLESS OTHERWISE NOTED ON PLANS. TYP
2. ROOFING CONTRACTOR SHALL BE RESPONSIBLE AND CERTIFY THAT NOT WATER IS STANDING IN ROOF 48 HOUR AFTER RAINFALL.
3. ROOFING CONTRACTOR IS RESPONSIBLE TO PROVIDE SIGNED AND SEALED

CERTIFICATION BY A FLORIDA
REGISTERED ENGINEER
PRACTICING IN 4 COUNTIES
AREA (MONROE, DADE, BROWARD
AND PALM BEACH) WHO
DESIGNED THE INSTALLATION
METHOD, CERTIFYING THE ROOF
COMPLIES WITH THE REQUIRED
WIND FORCE ORDINANCES OF
THE FLORIDA BUILDING CODE.

4. ROOFING SYSTEM MUST HAVE A MIAMI-DADE PRODUCT APPROVAL NUMBER AND SUCH NUMBER SHALL BE SUBMITTED TO ENGINEER BY SHOP DRAWINGS SUBMISSION.
5. CLASS "A" ROOF COVERING AS DEFINED IN FBC 1505.
6. ROOF INSULATION R-VALUE R-19.

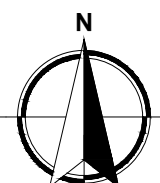
STAIRCASE RAILING : 25 CUBIC FEET X 3'-6" HIGHER THAN PARAPET WALL = 90 CUBIC FEET



PROPOSED ROOF PLAN

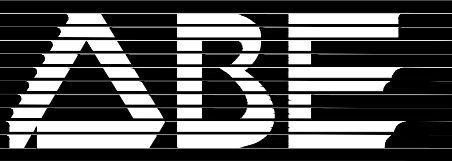
SCALE: 3/16" = 1'-0"

1
A-1.3



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PROPOSED ROOF PLAN

9955 WEST BROADVIEW DR
BAY HARBOR ISLANDS, FL 33154

PROJECT # : 18.002

SHEET # :

A-1.3

PRINT DATE: 6/11/18



GENERAL NOTES:

1. ALL DECORATIVE ALUMINUM TRELLIS UNDER SEPARATE PERMIT. SPECIALTY CONTRACTOR TO PROVIDE SHOP DRAWINGS TO ENGINEER FOR APPROVAL BEFORE FABRICATION.
2. GENERAL CONTRACTOR SHALL PROVIDE FULL SHOP DRAWINGS TO ENGINEER FOR HIS REVIEW AND ACCEPTANCE SHOWING LOCATION, QUANTITIES AND SIZES.
3. CONTRACTOR SHOULD PROVIDE SHOP DRAWINGS FOR ENGINEER'S APPROVAL FOR THE METAL VEHICULAR GATE.
4. ALL WALL CAPS WILL BE PAINTED TO MATCH BUILDING.

EXTERIOR FINISH SCHEDULE

MARK	ITEM	MATERIAL	COLOR
①	WALL	SMOOTH STUCCO	BENJAMIN MOORE SUPER WHITE M9413210
②	WALL ACCENT	SMOOTH STUCCO	BENJAMIN MOORE SUPER WHITE M9413210
③	SOFFIT/ TOWER ACCENT/ GATE	METAL/SMOOTH STUCCO	BENJAMIN MOORE SUPER WHITE M9413210
④	BALCONY	SMOOTH STUCCO	BENJAMIN MOORE SUPER WHITE M9413210
⑤	DOOR/ WINDOW/RAILING	GLASS & ALUMINUM	ANODIZED FRAME
⑥	GARAGE DOOR	METAL/GLASS	ANODIZE FRAME/ MEDIUM CLEAR

BUILDING ARTICULATION/ELEVATION

ELEVATION TOTAL SURFACE AREA : 2644 S.F
ARTICULATION SURFACE AREA : 2140 S.F
PERCENTAGE ARTICULATION SURFACE AREA : 80.93% S.F

FRONT/ WEST ELEVATION RENDERING

SCALE 1/4"=1'-0" A-2.1

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FRONT/ WEST ELEVATION

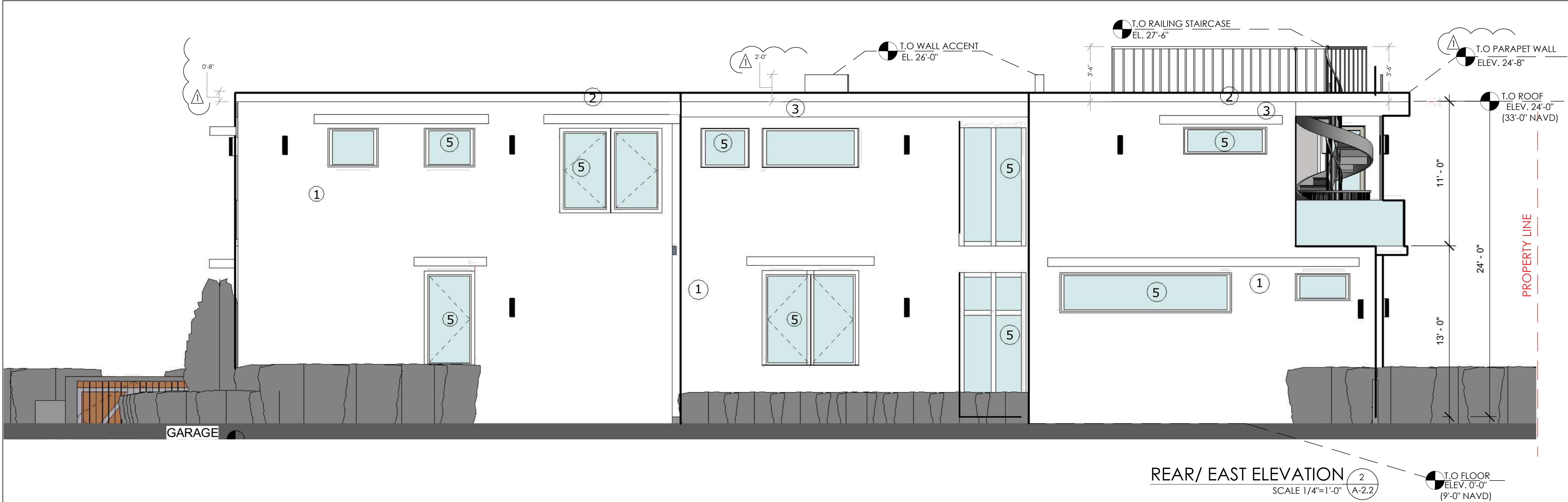
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PROJECT #: 18.002

SHEET #:

A-2.1

PRINT DATE: 6/11/18



- GENERAL NOTES:
1. ALL DECORATIVE ALUMINUM TRELLIS UNDER SEPARATE PERMIT. SPECIALTY CONTRACTOR TO PROVIDE SHOP DRAWINGS TO ENGINEER FOR APPROVAL BEFORE FABRICATION.
 2. GENERAL CONTRACTOR SHALL PROVIDE FULL SHOP DRAWINGS TO ENGINEER FOR HIS REVIEW AND ACCEPTANCE SHOWING LOCATION, QUANTITIES AND SIZES.
 3. CONTRACTOR SHOULD PROVIDE SHOP DRAWINGS FOR ENGINEER'S APPROVAL FOR THE METAL VEHICULAR GATE.
 4. ALL WALL CAPS WILL BE PAINTED TO MATCH BUILDING.

EXTERIOR FINISH SCHEDULE			
MARK	ITEM	MATERIAL	COLOR
①	WALL	SMOOTH STUCCO	BENJAMIN MOORE SUPER WHITE M9413210
②	WALL ACCENT	SMOOTH STUCCO	BENJAMIN MOORE SUPER WHITE M9413210
③	SOFFIT/ TOWER ACCENT/ GATE	METAL/SMOOTH STUCCO	BENJAMIN MOORE SUPER WHITE M9413210
④	BALCONY	SMOOTH STUCCO	BENJAMIN MOORE SUPER WHITE M9413210
⑤	DOOR/ WINDOW/RAILING	GLASS & ALUMINUM	ANODIZED FRAME
⑥	GARAGE DOOR	METAL/GLASS	ANODIZE FRAME/ MEDIUM CLEAR

BUILDING ARTICULATION/ELEVATION	
ELEVATION TOTAL SURFACE AREA :	2644 S.F
ARTICULATION SURFACE AREA :	1330 S.F
PERCENTAGE ARTICULATION SURFACE AREA :	50.30% S.F

REAR/ EAST ELEVATION RENDERING 2
SCALE 1/4"=1'-0" A-2.2

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1. BUILDING DPT. /	08/08/2018
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5. /	/

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AMERICAN
BUILDING
ENGINEERS

1842 East Oakland Park Blvd.
Fort Lauderdale, Florida 33306
Miami: 305.681.5563
Fort Lauderdale: 954.739.5099
Palm Beach: 561.243.3939
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PROSPER MAMANE

ABE BORUJERDI, P.E.
P.E. 38553
PHONE: (954) 739-5099
APPROVED SEAL/SIGNATURE

REAR/ EAST ELEVATION

9955 WEST BROADVIEW DR
BAY HARBOR ISLANDS, FL 33154

PROJECT # : 18.002

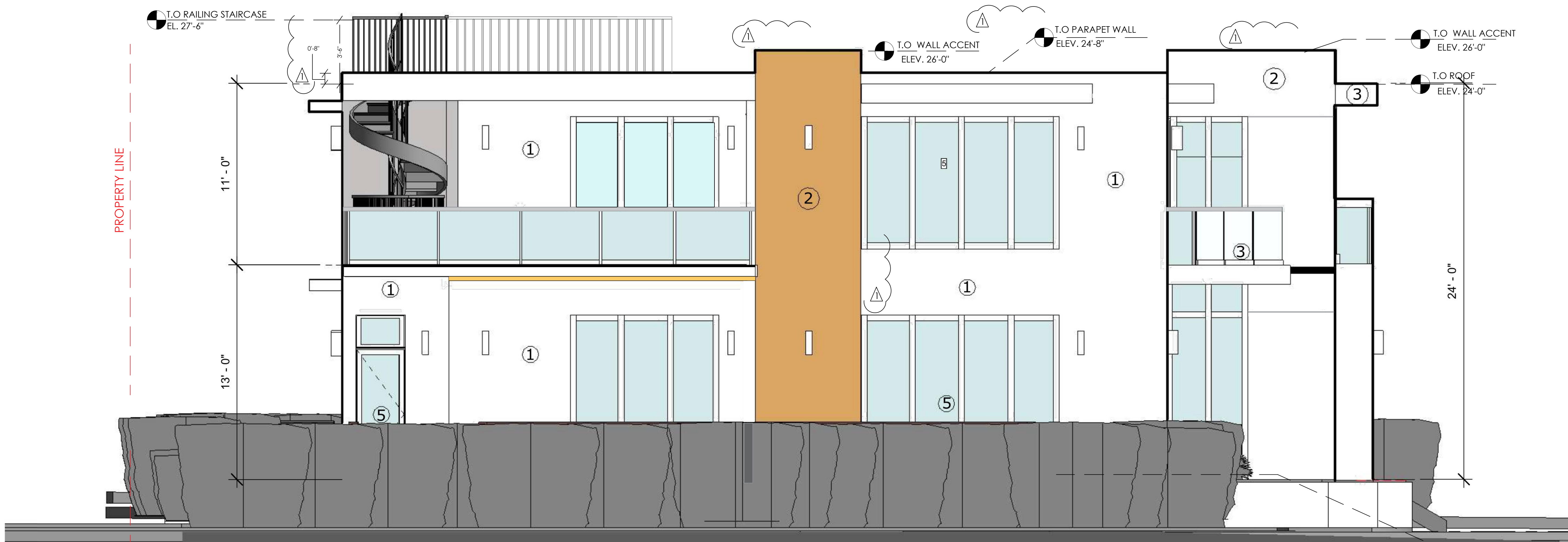
SHEET # :

A-2.2

PRINT DATE: 6/11/18

PROPERTY LINE

PROPERTY LINE



LEFT/ NORTH ELEVATION 2
SCALE 1/4"=1'-0" A-2.3

T.O FLOOR
ELEV. 0'-0"
(9'-0" NAVD)



LEFT/ NORTH ELEVATION/RENDERING 2
SCALE 1/4"=1'-0" A-2.3

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LEFT/NORTH ELEVATION

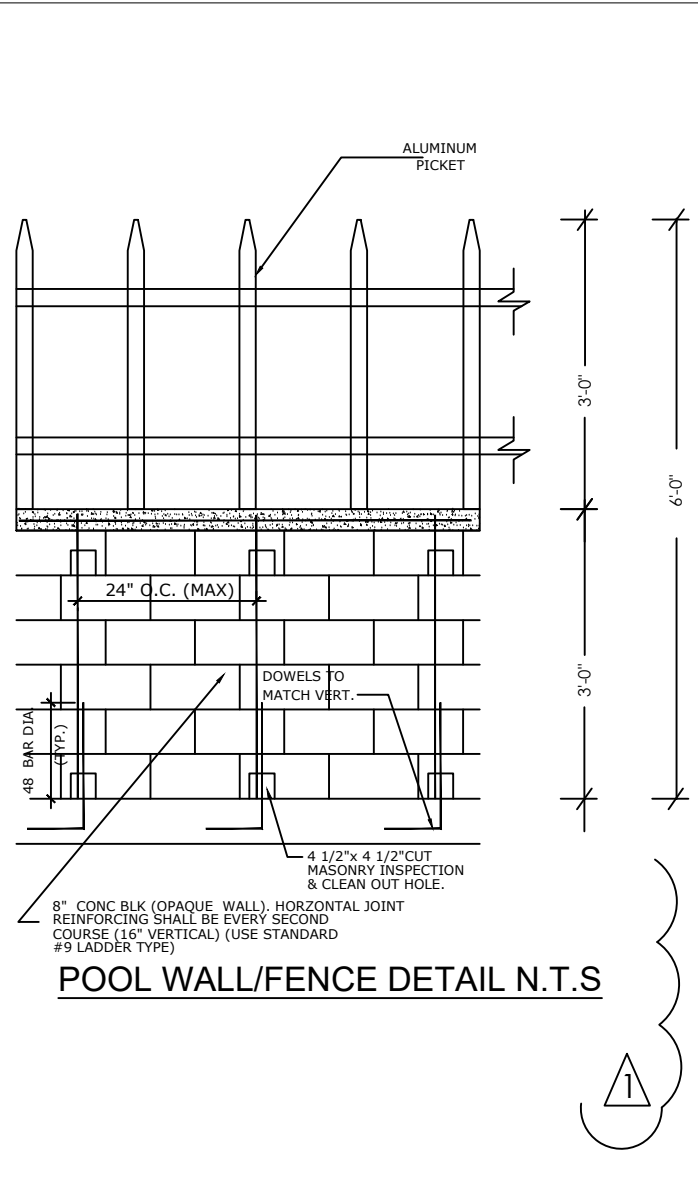
9955 WEST BROADVIEW DR
BAY HARBOR ISLANDS, FL 33154

PROJECT # : 18.002

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PROPERTY LINE



RIGHT/ SOUTH ELEVATION ²
SCALE 1/4"=1'-0" A-2.4

PROPERTY LINE



RIGHT/ SOUTH ELEVATION/RENDERING ²
SCALE 1/4"=1'-0" A-2.4

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RIGHT/SOUTH ELEVATION

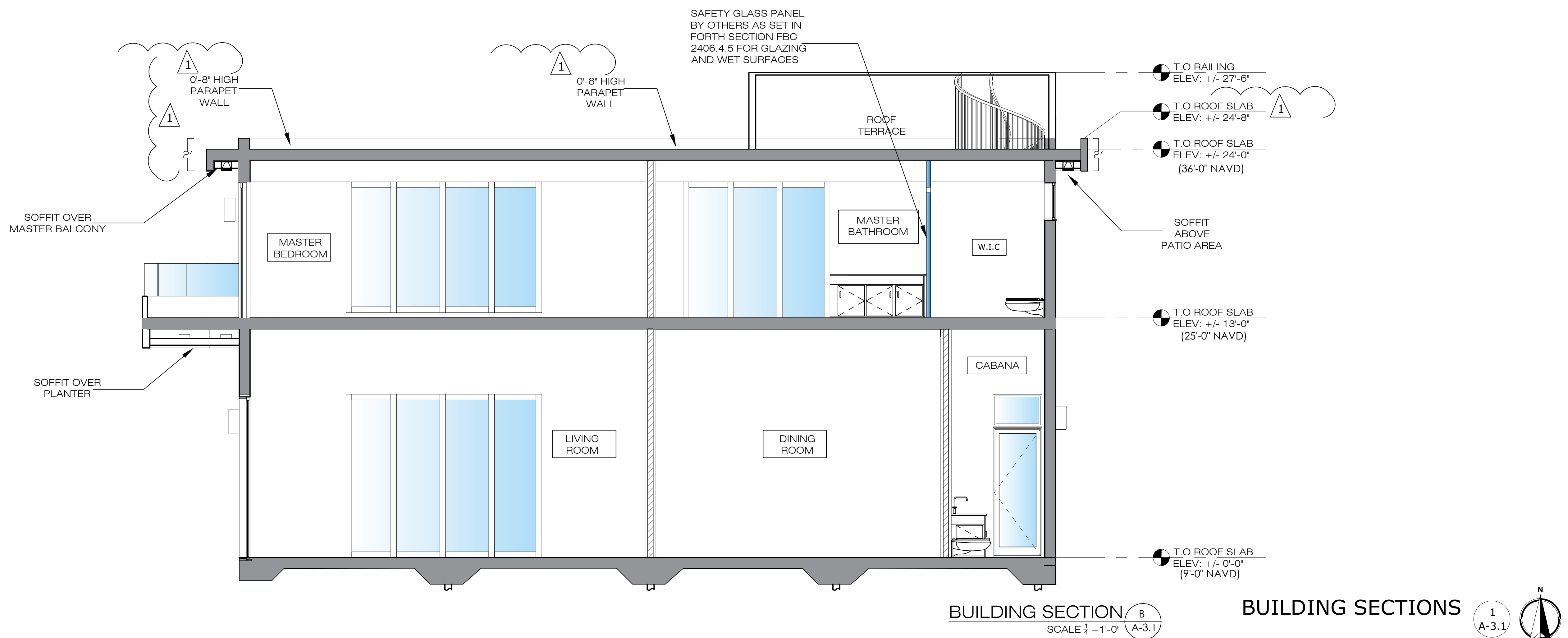
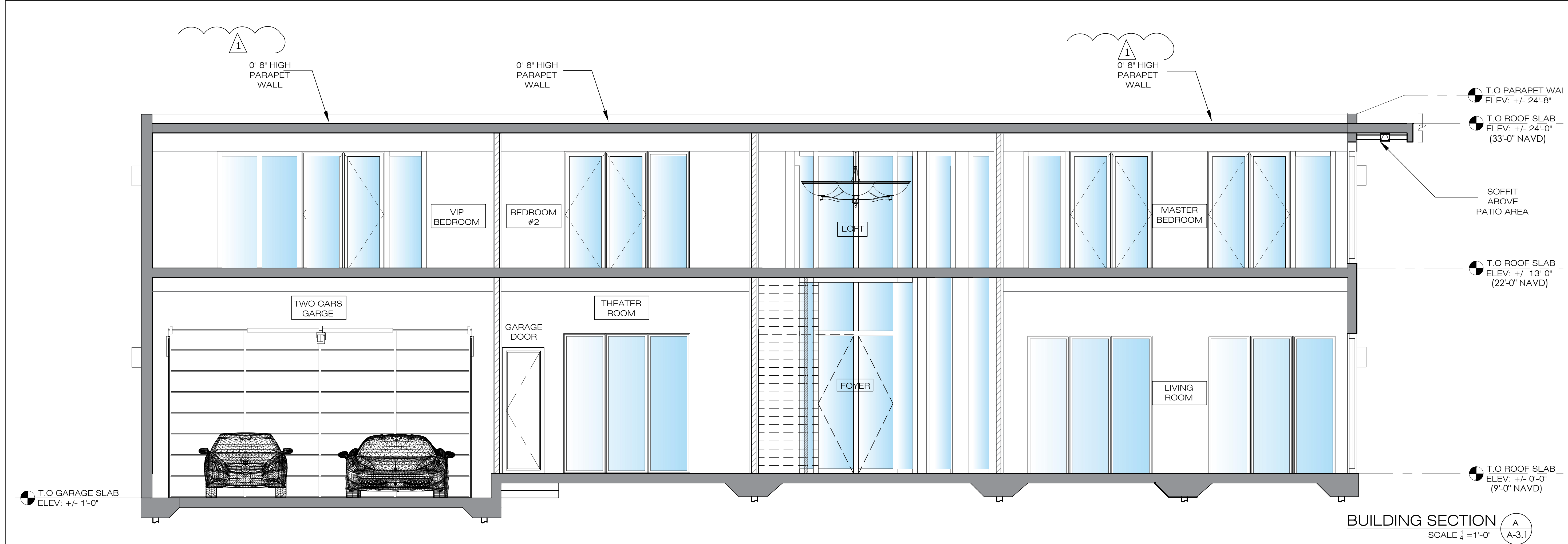
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PROJECT # : 18.002

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ABE AMERICAN BUILDING ENGINEERS 1842 East Oakland Park Blvd. Fort Lauderdale, Florida 33306 Miami: 305.681.5563 Fort Lauderdale: 954.739.5099 Palm Beach: 561.243.3939 Certificate of Authorization # 4732 2012 THESE PLANS AND THE INFORMATION SHOWN HEREIN ARE THE PROPERTY OF A.B.E. INC., ANY REPRODUCTION, DISCLOSURES OR USE THERE OF IN WHOLE OR PART IS EXPRESSLY PROHIBITED WITHOUT WRITTEN PERMISSION	
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EXTERIOR DOOR SCHEDULE

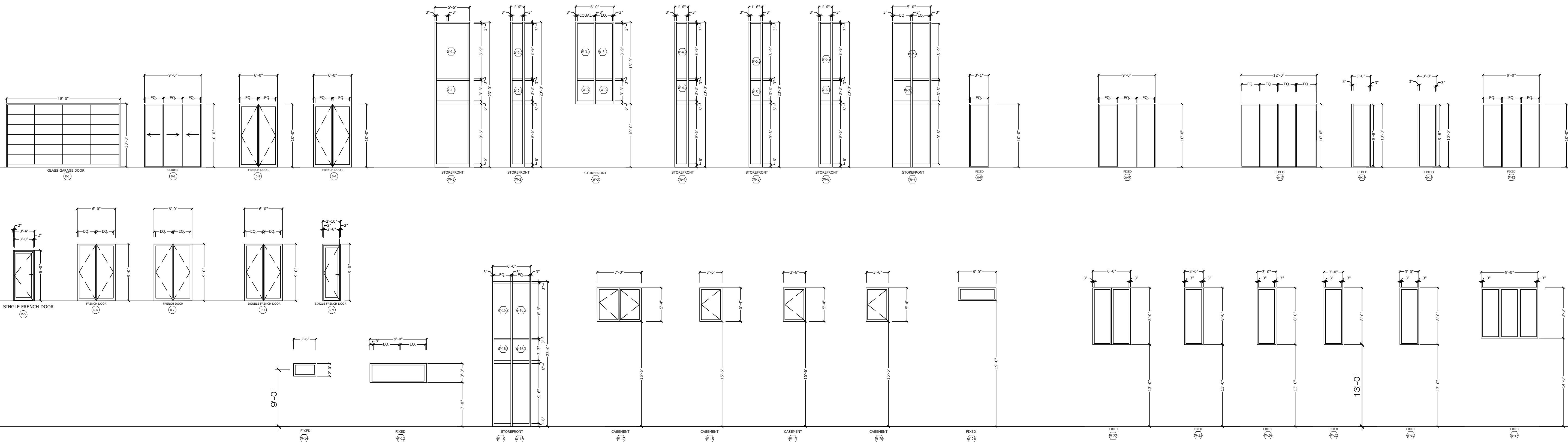
MARK	PRODUCT APPROVAL DESIGN PRESS. RATING.		PRESS. RATING REQ. FOR SPECIFIC OPENING.		DOOR				
					TYPE	NOA NUMBER	WIDTH/ HEIGHT	MATERIALS	SHUTTERS REQUIRED Y/N
D-1	(+> PSF	(<-) PSF	(+> PSF	(<-) PSF	GARAGE DOOR	17-0516.03	18'-0" x 8'-0"	ALUMINUM / GLASS	N
D-2	69.0	78.0	34.9	44.0	SLIDING DOOR	17-1011.18	3'-0" x 10'-0"	ALUMINUM / GLASS	N
D-3	90.0	90.0	35.8	45.8	SINGLE FRENCHDOOR	17-1114.01	3'-0" x 10'-0"	ALUMINUM / GLASS	N
D-4	70.0	70.0	35.8	45.8	SINGLE FRENCHDOOR	17-1114.01	3'-0" x 10'-0"	ALUMINUM / GLASS	N
D-5	70.0	70.0	36.7	47.4	SINGLE FRENCHDOOR	17-1114.01	3'-0" x 8'-0"	ALUMINUM / GLASS	N
D-6	70.0	70.0	35.4	38.6	SINGLE FRENCHDOOR	17-1114.01	3'-0" x 10'-0"	ALUMINUM / GLASS	N
D-7	70.0	70.0	33.9	37.1	SINGLE FRENCHDOOR	17-1114.01	3'-0" x 10'-0"	ALUMINUM / GLASS	N
D-8	70.0	70.0	36.4	39.6	SINGLE FRENCHDOOR	17-1114.01	3'-0" x 10'-0"	ALUMINUM / GLASS	N
D-9	90.0	130.0	36.4	39.6	SINGLE FRENCHDOOR	17-1114.01	3'-0" x 10'-0"	ALUMINUM / GLASS	N

- NOTES:
- ALL EXTERIOR DOORS TO HAVE PRODUCT CONTROL APPROVAL. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO ENGINEER FOR APPROVAL ON ALL SPECIAL ITEMS, WINDOWS, DOORS, GLASS SAMPLES, ETC.
 - ALL FIRE RATED DOORS SHALL HAVE FIRE RATED HARDWARE (TYP) REFER TO INTERIOR DOOR SCHEDULE FOR LOCATIONS.
 - ALL UNIT ENTRY DOORS SHALL HAVE HANDICAPPED ACCESSIBLE HARDWARE.
 - ALL GLASS DOORS SHALL BE TEMPERED.
 - ALL FIRE RATED DOORS ASSEMBLY TO HAVE LABELS FROM MANUFACTURES BEFORE FIELD INSTALLATION.
 - ALL FIRE RATED DOORS TO HAVE CLOSERS AND AN ACTIVE LATCH BOLT THAT WILL SECURE DOOR WHEN CLOSED TO COMPLY WITH FBC.
 - DOOR AND TRIM IN ALL DWELLING UNIT A/C CLOSETS TO BE PAINTED WITH INTUMESCENT FIRE RETARDANT CLASS "A" PAINT ON THE SIDE FACING THE A/C CLOSET. PREPARATION AND APPLICATION TO BE EXECUTED PER MANUFACTURE'S SPECIFICATION SO AS TO ACHIEVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A FLAME SMOKE-DEVELOPED INDEX OF NOT MORE THAN 50.
 - EVERY BATHROOM DOOR SHALL BE DESIGNED TO ALLOW OPENING FROM THE OUTSIDE DURING AND EMERGENCY WHEN LOOKED.
 - AS PER NFPA 101: 7-2.1.5.1 COMPLIANCE STATEMENT.
 - DOORS SHALL BE ARRANGED TO BE OPENED READILY FROM THE EGRESS SIDE WHENEVER THE BUILDING IS OCCUPIED. LOOKS, IF PROVIDED, SHALL NOT REQUIRE THE USE OF A KEY, TODL, SPECIAL KNOWLEDGE,OR EFFORT FOR OPERATION.
 - INTERIOR DOORS TO BE UNDERCUT 1"
 - CONTRACTOR TO VERIFY AND COORD. ALL MASONRY AND ROUGH OPENINGS WITH NOA'S AND FIELD VERIFY PRIOR TO FABRICATION.
 - ANY QUESTIONS OR DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER PRIOR TO FABRICATION.

NOTE:
CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO ARCHITECT FOR APPROVAL ON ALL SPECIALTY ITEMS, WINDOWS, DOORS, GLASS SAMPLES ETC.

WINDOW SCHEDULE

MARK	PRODUCT APPROVAL DESIGN PRESS. RATING.		PRESS. RATING REQ. FOR SPECIFIC OPENING.		TYPE	WINDOW					
						NOA NUMBER	WIDTH/ HEIGHT	MATERIALS	FINISH	SHUTTERS REQUIRED Y/N	COMMENTS
W-1	80.0	80.0	31.5	37.5	FIXED	17-1011.20	5'-6" x 10'-0"	AL.	ANDDIZED	N	IMPACT GLASS
W-2	80.0	80.0	31.7	37.5	FIXED	17-1011.20	1'-6" x 10'-0"	AL.	ANDDIZED	N	IMPACT GLASS
W-3	80.0	80.0	33.7	41.6	FIXED	17-1011.20	3'-0" x 3'-0"	AL.	ANDDIZED	N	IMPACT GLASS
W-4	80.0	80.0	31.7	37.5	FIXED	17-1011.20	1'-6" x 10'-0"	AL.	ANDDIZED	N	IMPACT GLASS
W-5	80.0	80.0	31.7	37.5	FIXED	17-1011.20	1'-6" x 10'-0"	AL.	ANDDIZED	N	IMPACT GLASS
W-6	80.0	80.0	31.7	37.5	FIXED	17-1011.20	1'-6" x 10'-0"	AL.	ANDDIZED	N	IMPACT GLASS
W-7	80.0	80.0	37.2	40.5	FIXED	17-1011.20	5'-0" x 10'-0"	AL.	ANDDIZED	N	IMPACT GLASS
W-8	80.0	90.0	36.4	46.9	FIXED	17-1011.20	3'-0" x 10'-0"	AL.	ANDDIZED	N	IMPACT GLASS
W-9	80.0	90.0	36.4	46.9	FIXED	17-1011.20	3'-0" x 10'-0"	AL.	ANDDIZED	N	IMPACT GLASS
W-10	80.0	90.0	36.4	46.9	FIXED	17-1011.20	3'-0" x 10'-0"	AL.	ANDDIZED	N	IMPACT GLASS
W-11	80.0	90.0	36.4	46.9	FIXED	17-1011.20	3'-0" x 10'-0"	AL.	ANDDIZED	N	IMPACT GLASS
W-12	80.0	90.0	36.4	46.9	FIXED	17-1011.20	3'-0" x 10'-0"	AL.	ANDDIZED	N	IMPACT GLASS
W-13	80.0	90.0	36.4	46.9	FIXED	17-1011.20	3'-0" x 10'-0"	AL.	ANDDIZED	N	IMPACT GLASS
W-14	80.0	90.0	38.8	51.8	FIXED	17-1011.20	3'-0" x 2'-0"	AL.	ANDDIZED	N	IMPACT GLASS
W-15	55.0	60.0	38.8	51.8	FIXED	17-1102.22	9'-0" x 3'-0"	AL.	ANDDIZED	N	IMPACT GLASS
W-16	80.0	80.0	37.6	40.8	FIXED	17-1114.02	3'-0" x 10'-0"	AL.	ANDDIZED	N	IMPACT GLASS
W-17	80.0	80.0	37.6	49.3	CASEMENT	17-1011.22	7'-0"x5'-4	AL.	ANDDIZED	N	IMPACT GLASS
W-18	70.0	75.0	37.6	49.3	CASEMENT	17-1011.22	3'-6"x5'-4	AL.	ANDDIZED	N	IMPACT GLASS
W-19	70.0	75.0	37.6	49.3	CASEMENT	17-1011.22	3'-6"x5'-4	AL.	ANDDIZED	N	IMPACT GLASS
W-20	70.0	75.0	37.6	49.3	CASEMENT	17-1011.22	3'-6"x5'-4	AL.	ANDDIZED	N	IMPACT GLASS
W-21	80.0	90.0	36.4	41.9	FIXED	17-1011.20	6'-0" x 2'-0"	AL.	ANDDIZED	N	IMPACT GLASS
W-22	80.0	90.0	36.4	46.9	FIXED	17-1011.20	3'-0" x 8'-0"	AL.	ANDDIZED	N	IMPACT GLASS
W-23	80.0	90.0	36.4	46.9	FIXED	17-1011.20	3'-0" x 8'-0"	AL.	ANDDIZED	N	IMPACT GLASS
W-24	80.0	90.0	36.4	46.9	FIXED	17-1011.20	3'-0" x 8'-0"	AL.	ANDDIZED	N	IMPACT GLASS
W-25	80.0	90.0	36.4	46.9	FIXED	17-1011.20	3'-0" x 8'-0"	AL.	ANDDIZED	N	IMPACT GLASS
W-26	80.0	90.0	36.4	46.9	FIXED	17-1011.20	3'-0" x 8'-0"	AL.	ANDDIZED	N	IMPACT GLASS
W-27	80.0	90.0	36.4	46.9	FIXED	17-1011.20	3'-0" x 8'-0"	AL.	ANDDIZED	N	IMPACT GLASS



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DOORS & WINDOW SCHEDULE

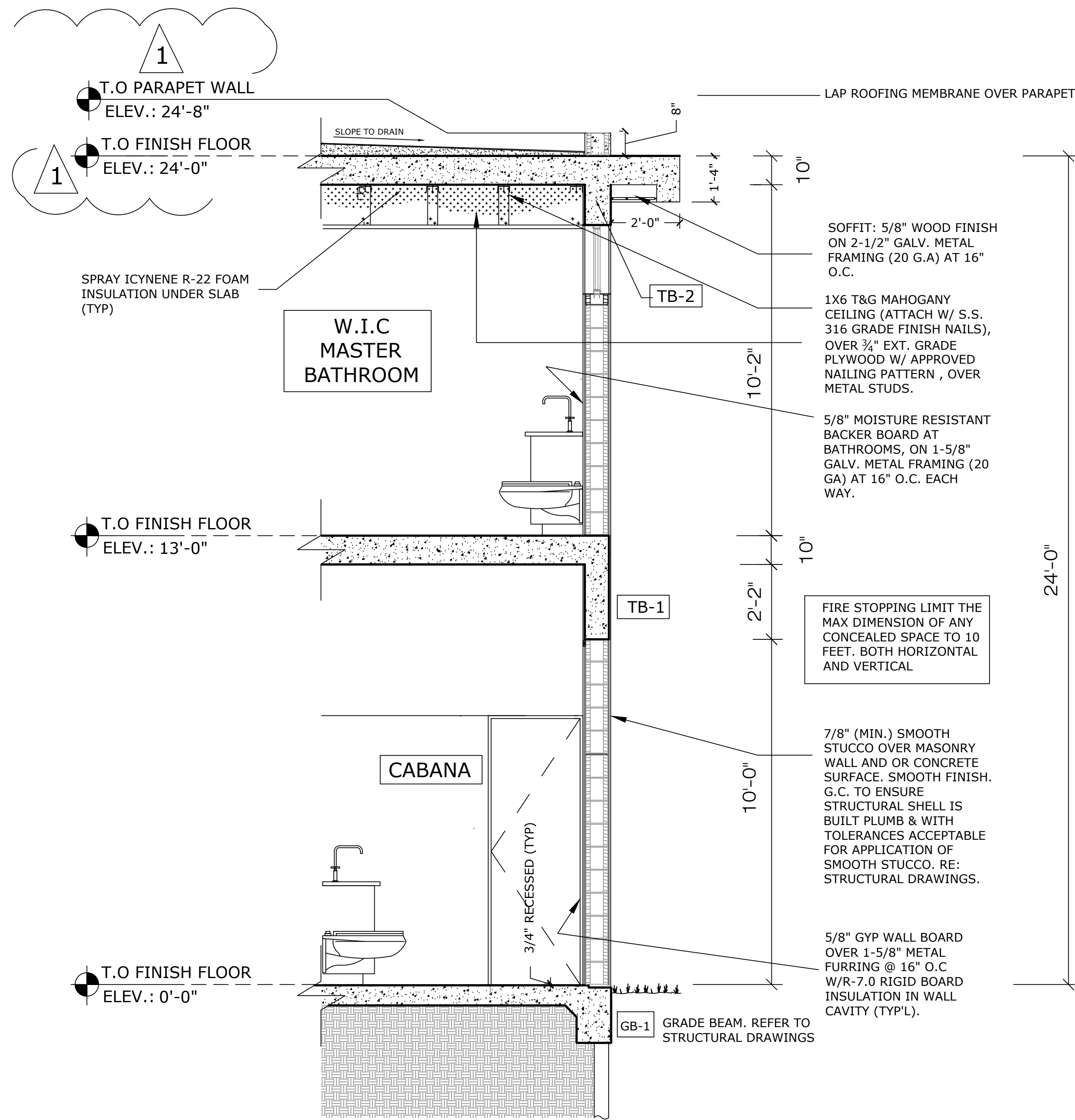
9955 WEST BROADVIEW DR
BAY HARBOR ISLANDS, FL 33154

PROJECT # : 18.002

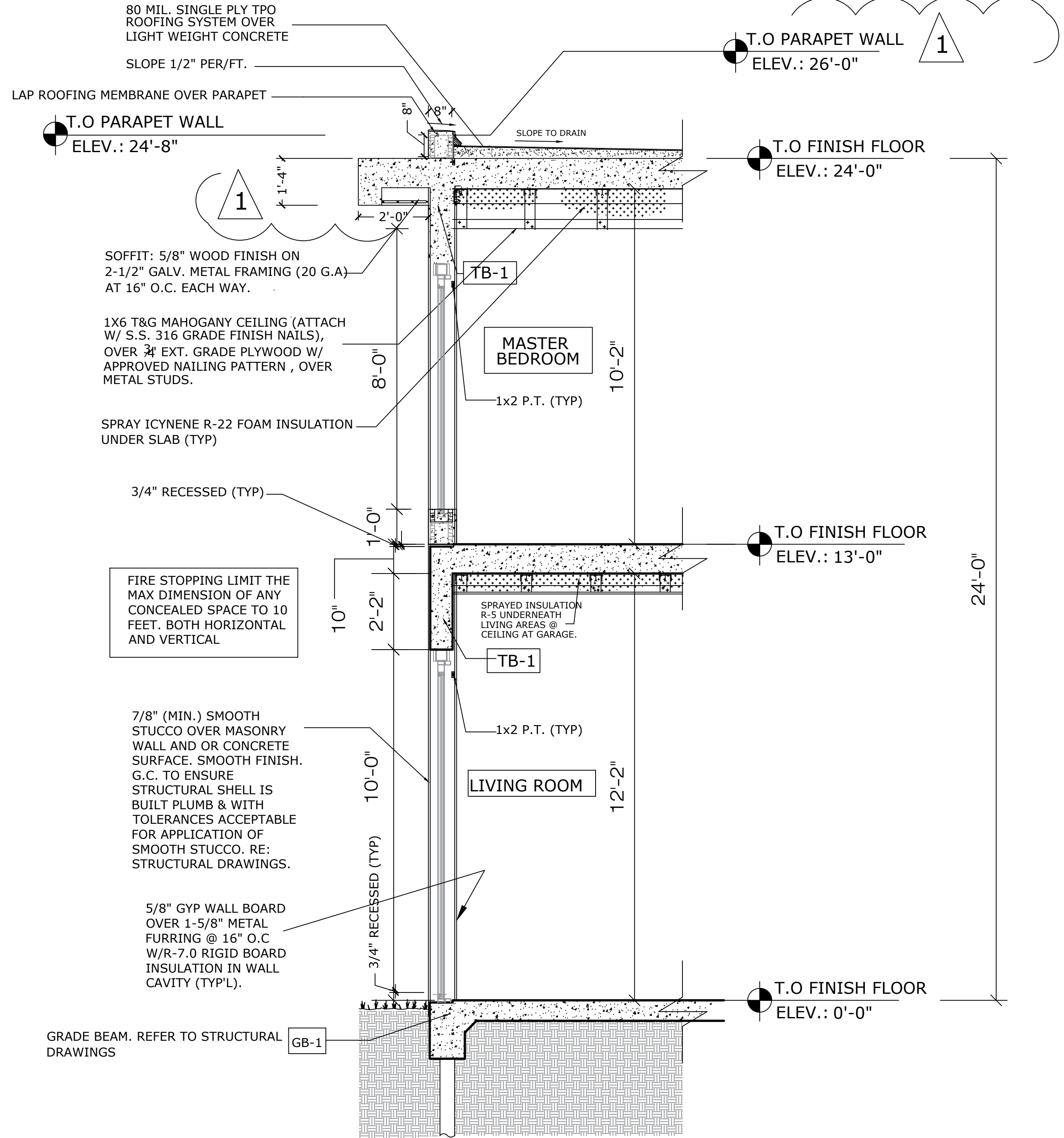
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SECTION C-C



SECTION D-D

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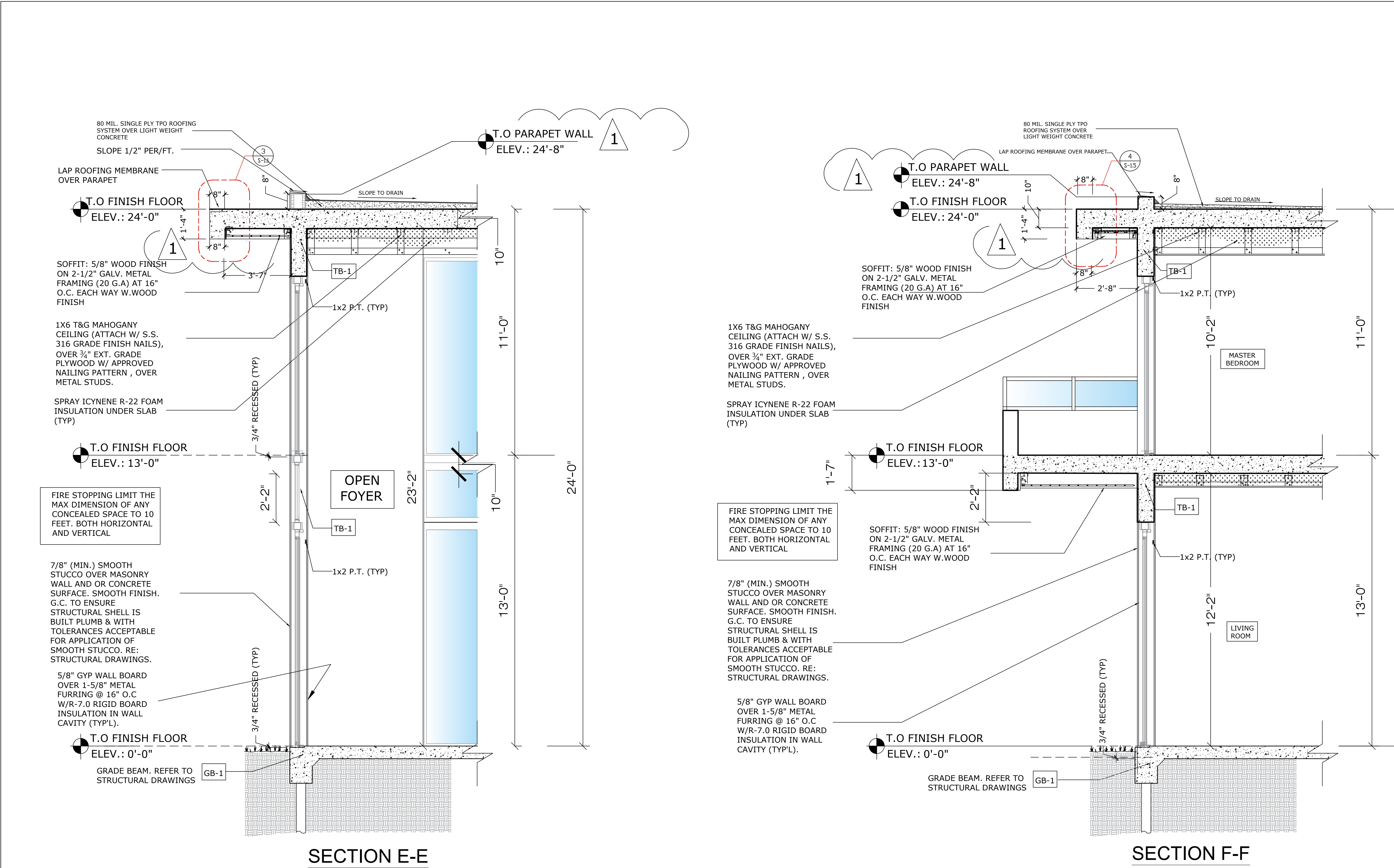
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WALL SECTIONS
9955 WEST BROADVIEW DR
BAY HARBOR ISLANDS, FL 33154

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WALL SECTIONS

9955 WEST BROADVIEW DR

BAY HARBOR ISLANDS, FL 33154

PROJECT # : 18.002

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WALL SECTIONS

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

4

A-3.3

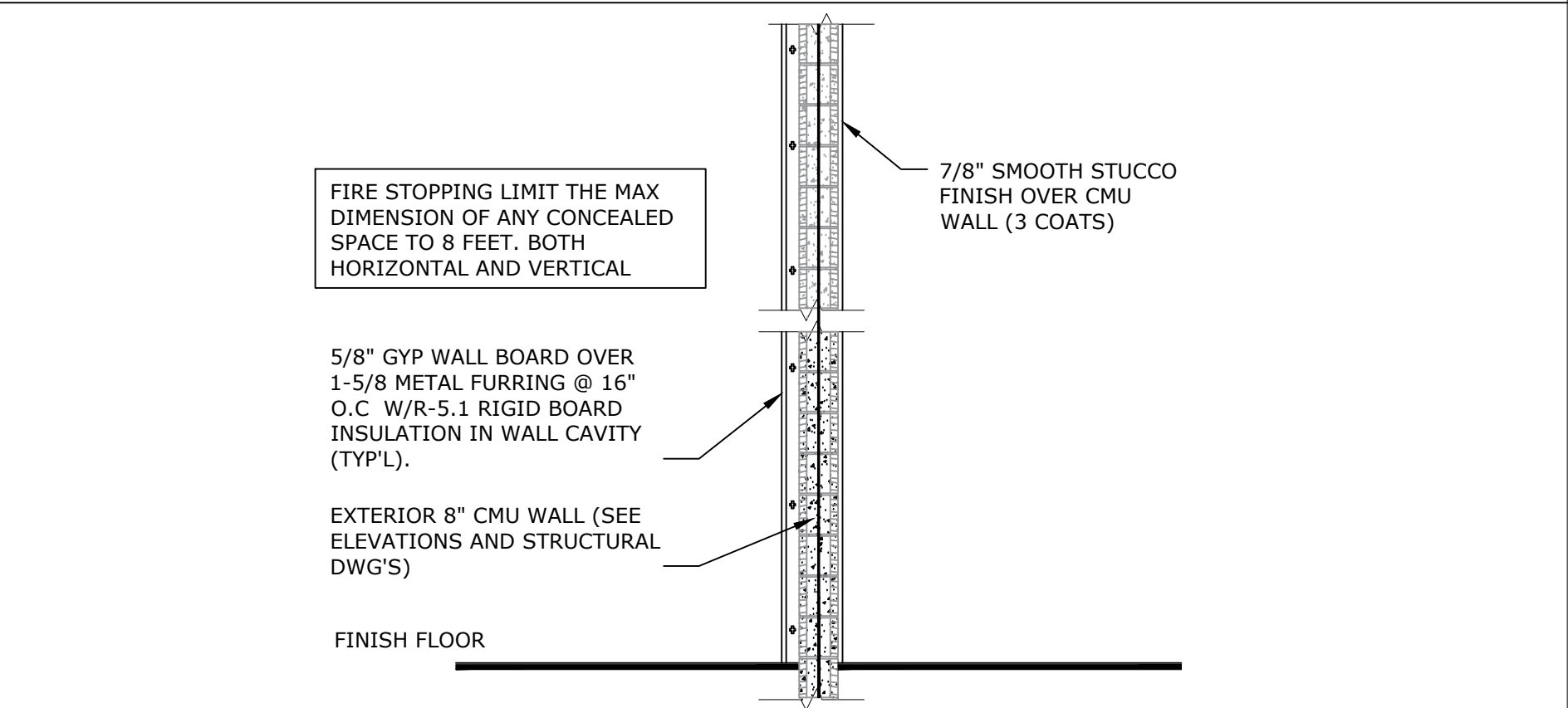
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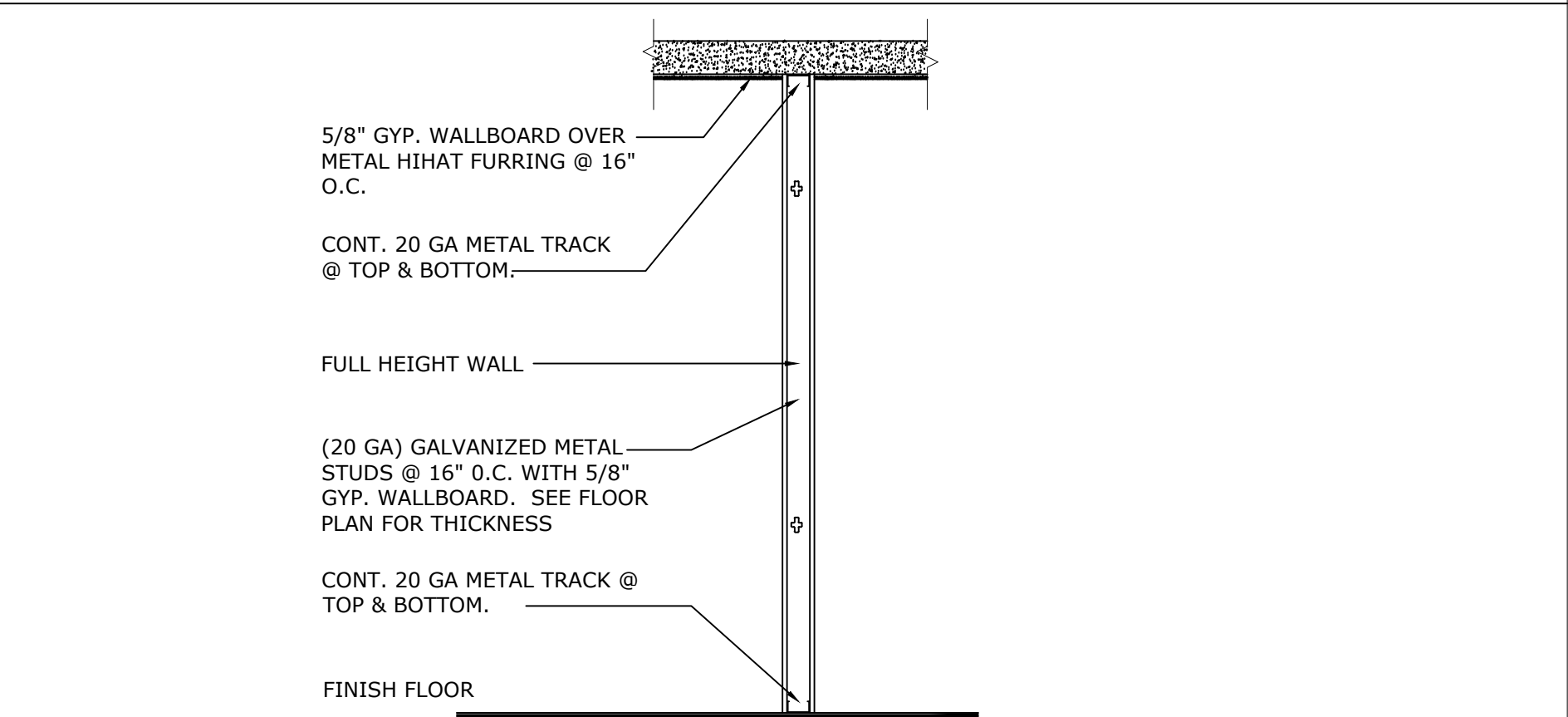
GENERAL NOTES

1. PROVIDE SIGN AT GARAGE DOOR
***** "DANGER" *****
DO NOT OPERATE ENGINES WITH
DOORCLOSED. CARBON MONOXIDE
EMISSION IS LETHAL. (1/2" MIN. LETTERS)
2. PROVIDE 2"x8" MIN. P.T. WOOD JAMB BOLTED TO CONCRETE COLUMN WITH 1/2"
DIAM.x6" ANCHOR BOLTS @ 24"O.C. FOR OVERHEAD DOOR RAIL, NOT MORE THAN 6"
TOP & BOTTOM.
3. PROVIDE 240 SQ. IN. OF SCREENED VENTILATION W/ VENT. BLOCK
4. DOOR FROM RESIDENCE TO GARAGE SHALL BE PROVIDED WITH AUTO CLOSURE
5. VENT DRYER TO OUTSIDE
6. PROTECT EXISTING TREES AND SHRUBS AT PERIMETER OF SITE DURING CONSTRUCTION.

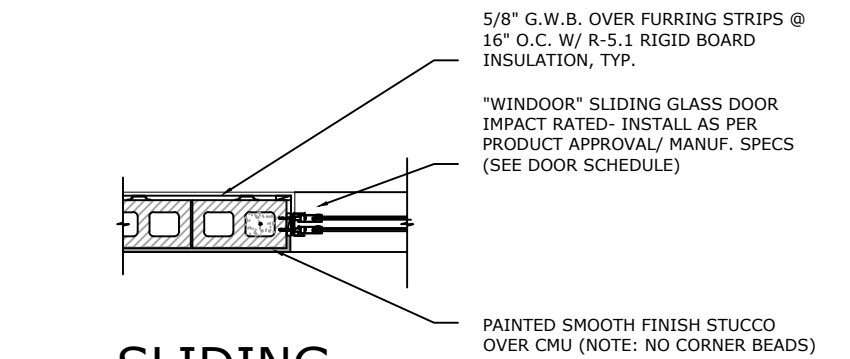
GYPSUM WALLBOARD FURRING (EXTERIOR WALL)



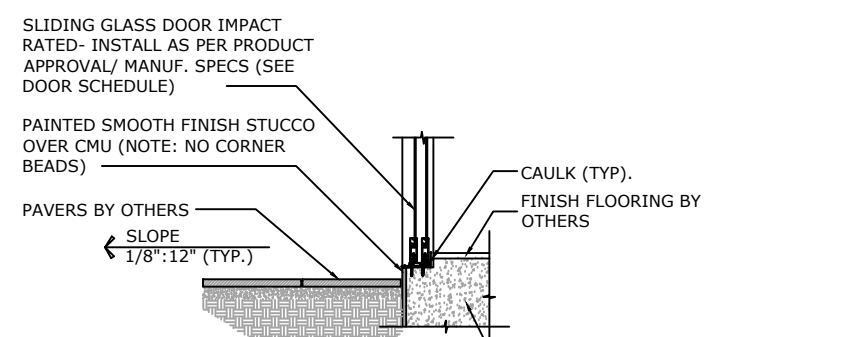
TYPICAL INTERIOR PARTITION (TYP)



SOFFIT DETAIL



1 DOOR JAMB DETAIL

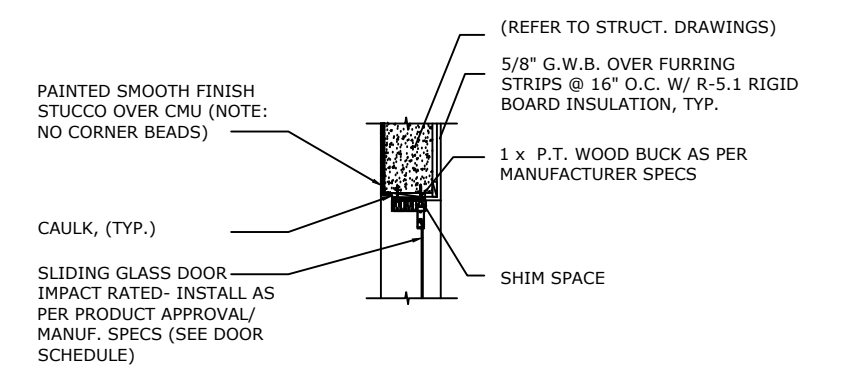


SLIDING DOOR
THRESHOLD DETAIL

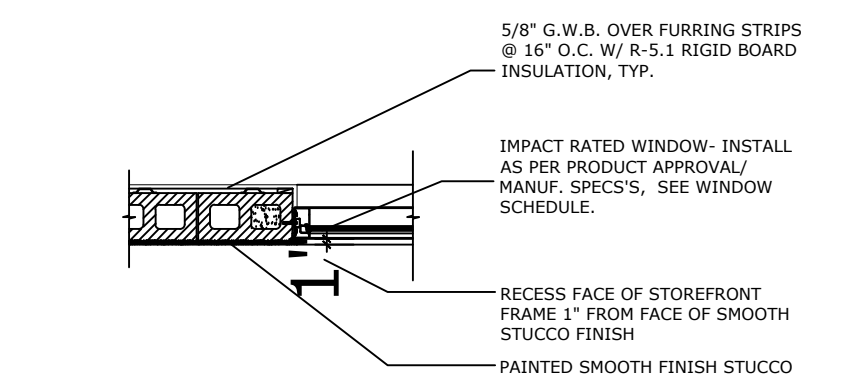
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1/2" = 1'-0"

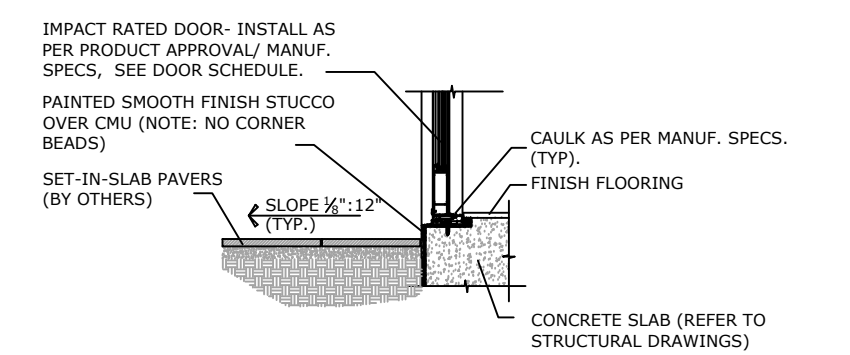
CONCRETE SLAB (REFER TO
STRUCTURAL ENGINEER
DRAWINGS)



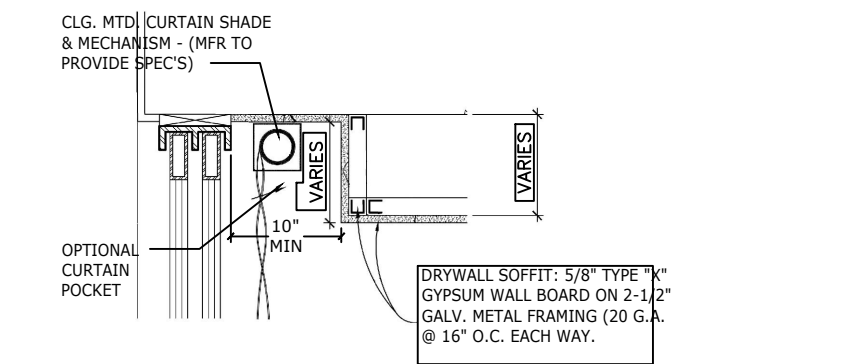
3 SLIDING DOOR HEAD DETAIL

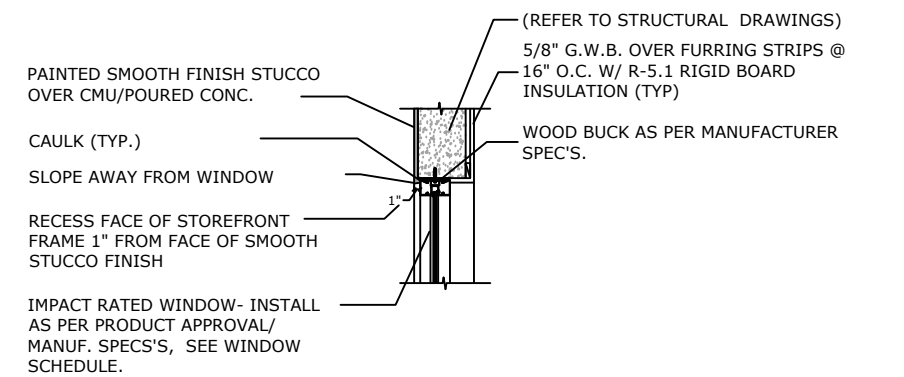


4 WINDOW JAMB DETAIL

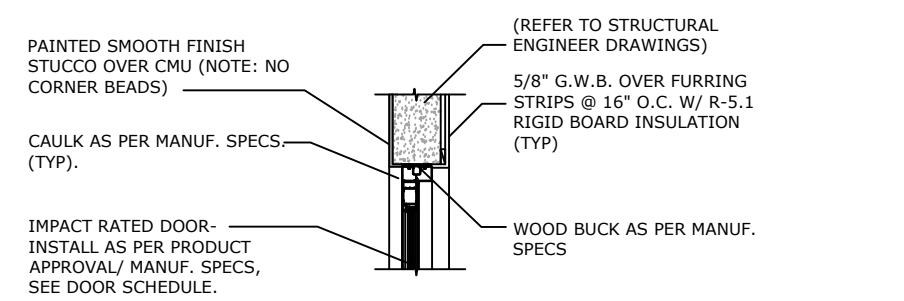


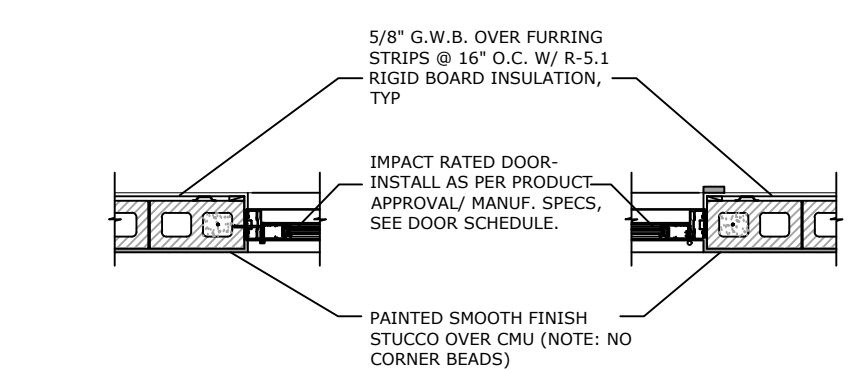
5 FRENCH DR.
THRESHOLD DETAIL



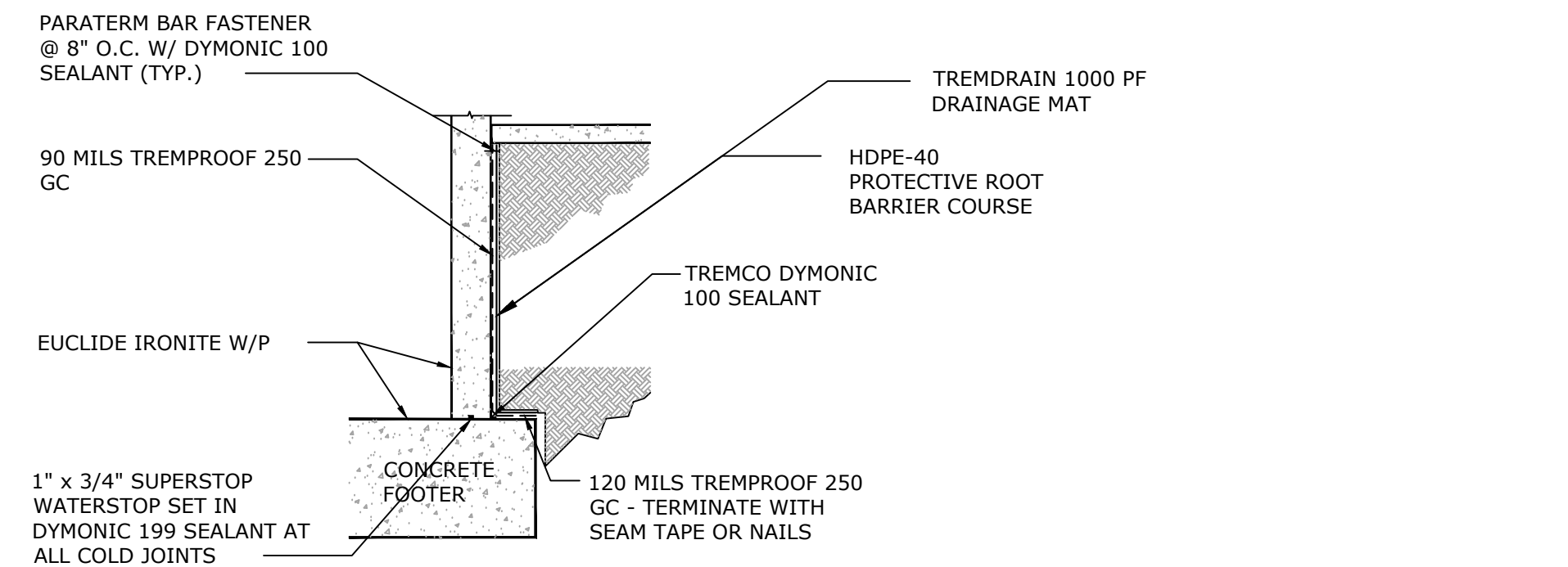
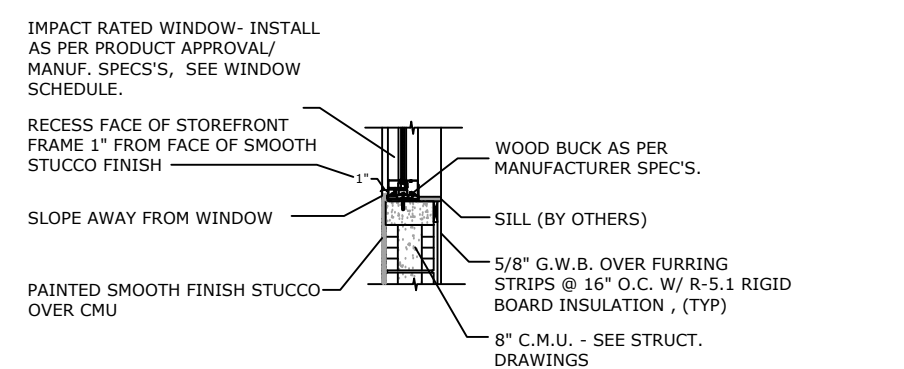


9 WINDOW HEAD DETAIL



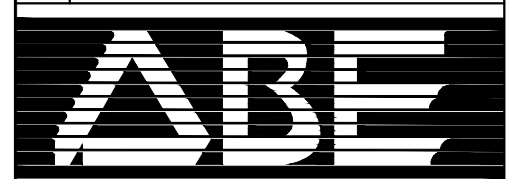


7 FRENCH DR JAMB DETAIL
1/2" = 1'-0"



11 WATERPROOFING DETAIL (N.T.S.)

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BUILDING DETAILS

BUILDING DETAILS

9955 WEST BROADVIEW DR
BAY HARBOR ISLANDS, FL 33154

PROJECT # :	18.002
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GENERAL PLANTING REQUIREMENTS

The plan takes precedence over the plant list.

2 Full business days before digging, call toll free 1-800-432-4770 Sunshine State One Call of Florida, Inc. Notification Center. For City of Fort Lauderdale Utilities call 1-954-828-8000. Contractors are responsible for coordinating with the owners and appropriate public agencies to assist in locating and verifying all underground utilities prior to excavation. All existing utilities shown on the plans are to be considered approximate and should be verified by the contractor prior to the start of work operations.

General site and berm grading to +/- 1 inch (1") shall be provided by the general contractor. All finished site grading and final decorative berm shaping shall be provided by the landscape contractor.

All sizes shown for plant material on the plans are to be considered Minimum. All plant material must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific shape or effect as noted on the plan(s) will also be required for final acceptance.

All plant material furnished by the landscape contractor shall be Florida #1 or better as established by Grades and Standards for Florida Nursery Trees and Plants.

All trees designated as single trunk shall have a single, relatively straight, dominant leader, proper structural branching and even branch distribution. Trees with bark inclusion, tipped branches, and co-dominant trunks will not be accepted. Trees with girdling, circling and/or plunging roots will be rejected.

All planting beds shall be free of all rocks 1/2" or larger, sticks, and objectionable material including weeds, weed seeds. All limerock shall be removed/cleaned down to the native soils. Planting soil 50/50 sand/topsoil mix shall be delivered to the site in a clean loose and friable condition and is required around the root ball of all trees and palms, the top 6" of all shrubs and ground cover beds. This soil can be tilled into the existing soil after the existing soil has been cleaned of all rocks, limestone and sticks. Recycled compost is encouraged as a soil amendment alternative. Sod 1.5-2" topsoil comes furnished.

All burlap, string, cords, wire baskets, plastic or metal containers shall be removed from the rootballs before planting. Remove all bamboo and metal nursery stakes. Remove all tagging tape.

All trees/palms shall be planted so the top of the root ball, root flair are slightly above final grade. Shrub material shall be planted such that the top of the plant ball is flush with the surrounding grade. It is the sole responsibility of the landscape contractor to insure that all new plantings receive adequate water during the installation and during all plant warranty periods. Deep watering of all new trees and palms and any supplemental watering that may be required to augment natural rainfall and site irrigation is mandatory to insure proper plant development and shall be provided as a part of this contract.

All trees/palms shall be staked using biodegradable material. No wire, black strapping, or other synthetic material shall be used. Nailing into trees and palms for any reason is prohibited and the material will be rejected. Please refer to the planting details

All landscape and lawn areas shall be irrigated by a fully automatic sprinkler system with a minimum 100% coverage with all heads adjusted to 50% overlap. Each system shall be installed with an operational rain sensor and rust inhibitor.

No fertilizers are required.

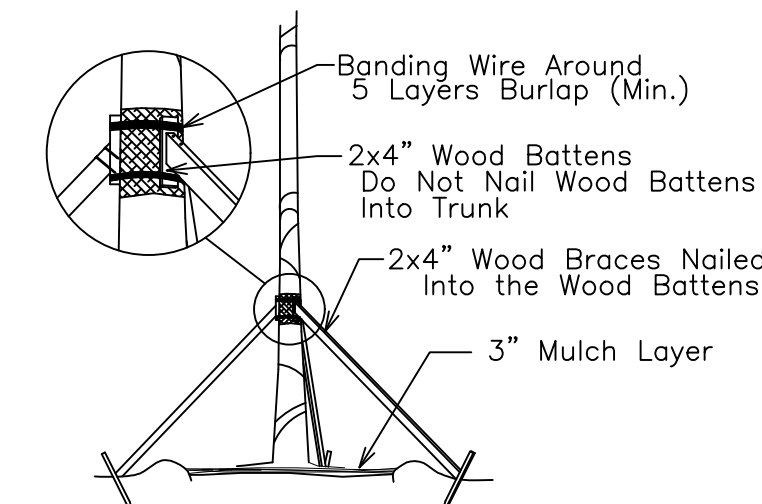
All landscape areas shall be covered with Pine Straw, Pine Bark, Eucalyptus or sterilized seed free Melaleuca mulch to a minimum depth of three inches (3") of cover when settled. Spread mulch to 1" thickness 3" away from the trunks/stems of all plant material. All trees in sodded areas shall have a clean cut 4' diameter mulch ring. The 5-6" height water ring shall be made from mulch, not soil. Certain areas may receive a thicker mulch cover where noted on plans. Cypress, red, gold and green mulch is prohibited.

All open areas not covered by trees, palms, shrubs, vines or ground covers shall receive Stenotaphrum secundatum, St. Augustine 'Palmetto' sod, whether labeled on the plans or not, unless a different species is indicated on the planting plan. All noted s.f. shall be approximate; it is the contractor's responsibility to do his or her take off and sod all open areas. It shall be the responsibility of the contractor to include in the bid, the repair of any existing sod which may be damaged during construction.

Please refer to the planting details for a graphic representation of the above notes.

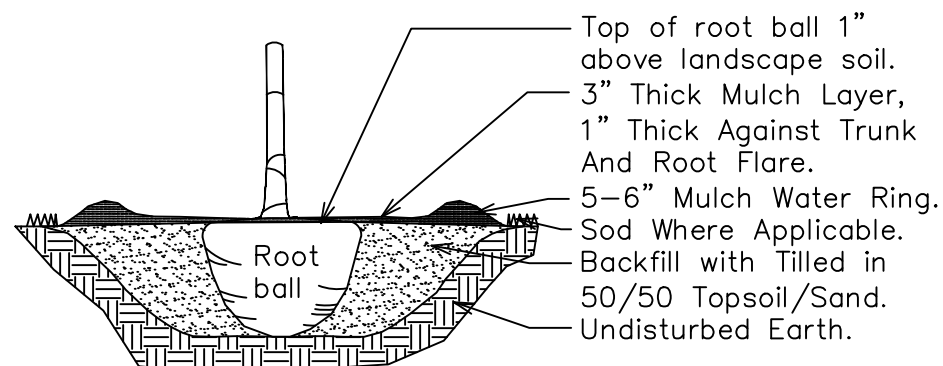
All ideas, designs and plans indicated or represented by this drawing are owned by and are the exclusive property of the Thomas White, ASLA-ISA.

All plant material as included herein shall be warranted by the landscape contractor for a minimum period as follows: All trees and palms for 12 months, all shrubs, vines, groundcovers and miscellaneous planting materials for 90 days, and all lawn areas for 60 days after final acceptance by the owner or owner's representative.



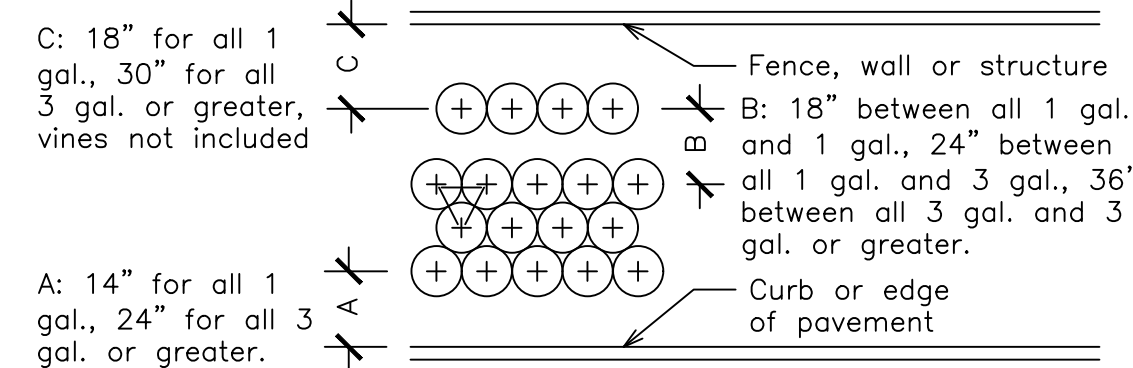
TREE/PALM BRACING DETAIL

NTS



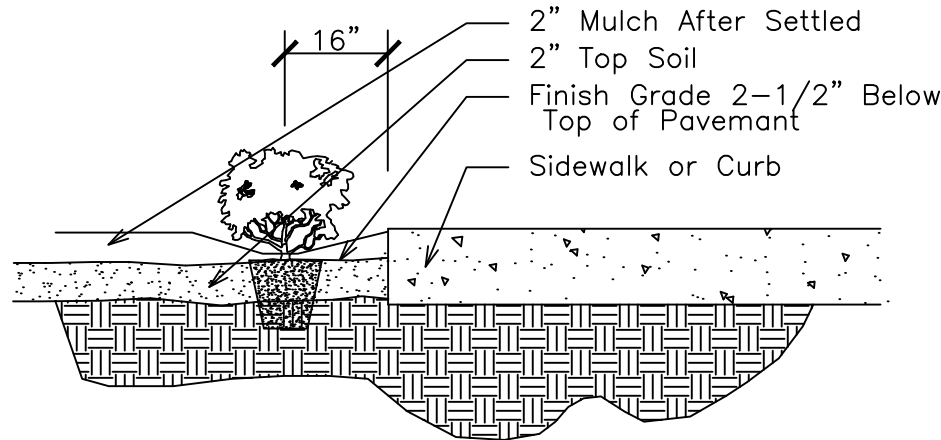
TREE/PALM PLANTING DETAIL

NTS



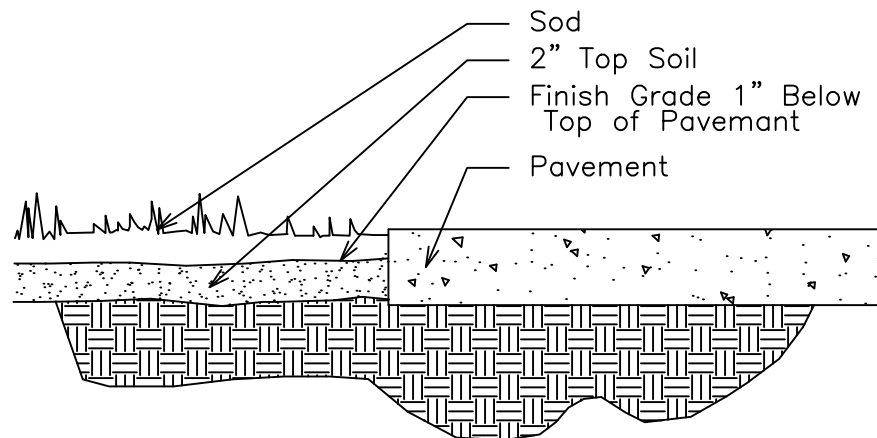
TYPICAL PLANT SPACING DETAIL

NTS



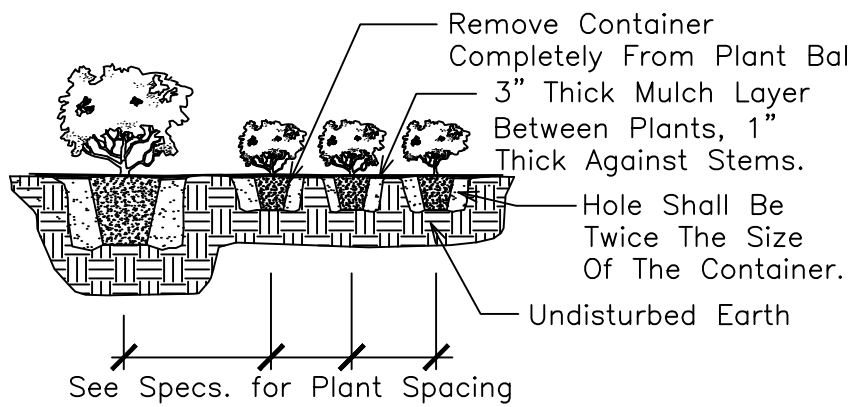
SHRUB INSTALLATION DETAIL

NTS



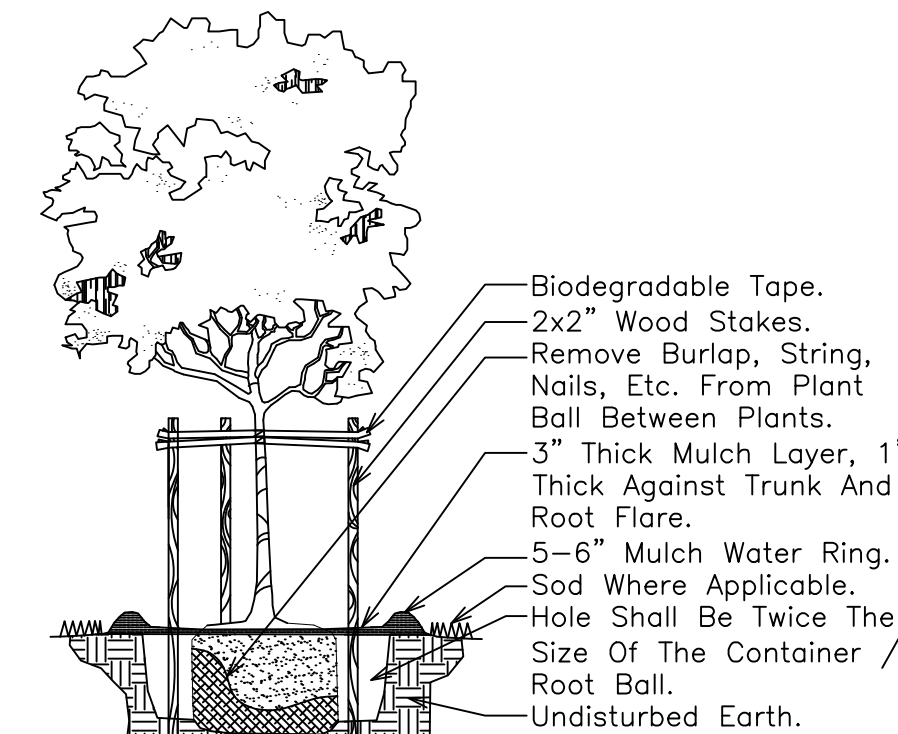
SOD INSTALLATION DETAIL

NTS



SHRUB PLANTING DETAIL

NTS



SMALL TREE PLANTING DETAIL

NTS

PLANT LIST					
Code		Drought	Qty.	Botanical Name / Common Name	Specifications
EXISTING TREES					
EQV	(N)	V	2	Quercus virginiana / Live Oak	14' x 8', 4' Cal.
ERE	(N)	V	2	Roystonea regia / Florida Royal Palm	10' GW
ESS		V	1	Senna surattensis / Glaucous Cassia	10' x 8', 3' Cal.
PROPOSED TREES					
CD	(N)	V	5	Coccoloba diversifolia / Pigeon Plum	12' Ht. x 5-6' Spr., 3' Cal., 4' CT
DC		V	9	Dypsis cabadae / Cabada Palm	10' OA Ht., 7 Canes Min.
PS		V	6	Phoenix sylvestris / Silver Date Palm	16' OA Ht.
QV	(N)	V	3	Quercus virginiana / Live Oak	16' Ht. x 7-8' Spr., 4' Cal., 4' CT
RE	(N)	V	1	Roystonea regia / Florida Royal Palm	10' GW, 15' CT, Heavy Cal.
			29	Total Trees	
			13	Native Trees	
			45%	Native Trees	
PROPOSED ACCENTS / HEDGES / SHRUBS					
ATB		V	3	Agave tequilana / Blue Agave	4x4'
BAM		V	3	Bambusa naka / Black Timber Bamboo	15' OA Ht.
BFD		V	80	Bulbine frutescens / Desert Candles	16'x16', 2' OC
CGC	(N)	V	64	Chusia guttifera / Small Leaf Chusia	48'x48', 3' OC
CRO		V	32	Codiaeum variegatum 'Petra' / Croton	24'x24', 2' OC
FMG		V	55	Ficus microcarpa / Green Island Ficus	16'x16', 2' OC
LME		V	180	Liriope muscari 'eg' / Liriope Evergreen Giant	12'x12', 1' OC
PMP		V	35	Podocarpus macrophyllus / Podocarpus	6-7'x36', 24' OC, FTB
PRT		V	1	Phoenix roebelenii / Pygmy Date Palm	Triple 6' OA Ht.
SAN		V	16	Sansevieria trifasciata / Black Gold Sansevieria	18'x12', 12-15' OC
EXISTING SHRUBS					
ECIR		V	15	Chrysobalanus icaco / 'Red Tip' Cocophum	3' OA Ht.
EFMG		V	20	Ficus microcarpa / Green Island Ficus	2' OA Ht.
ESAT		V	20	Schefflera arboricola 'Trinette' / Variegated Arboricola	3' OA Ht.
PROPOSED GROUND COVERS / TURF / TURF ALTERNATES					
AGP		V	300	Arachnia glabrata / Perennial Peanut 'Ecoturf'	6' OA, 8-10' Spr., 12-15' OC
ANN		M	125	Annual color / seasonal color	6' OA, 8-10' Spr., 12-15' OC
SOD		M		Stenotaphrum secundatum / St. Augustine 'Palmetto'	Solid application - no gaps between seams
MISCELLANEOUS					
SOIL			4 C.Y.	50-60% Sand / 40-50% Topsoil	Per Planting Details
		(N)		Florida Native Plant Species	
		V		Very Drought Tolerant	
		M		Medium Drought Tolerant	
ABBREVIATIONS					
Ht.	Height				
Spr.	Spread (Canopy)				
Cal.	Caliper (In Inches)				
CT	Clear Trunk				
OA	Overall (Height)				
S.F.	Square Feet				

PLANTING CALCULATIONS

Site Trees: Non-Waterfront Lot (5 CD, 2 PS, 1 RE)	Required 5	Provided 8	
Street Trees: One Per 35' of Street Frontage 214 Feet 5 Existing, 3 Proposed (3 QV)	Required 7	Provided 8	
Shrubs Required: (64 CGC + 35 PMP)	Required 50	Provided 99	
50% Required Native Shrubs (64 CGC)	Required 25	Provided 64	
50% Maximum Lawn Area Allowed: 50% of Site Area	Max. Allowed 7,144	Provided 2,021	S.F.

TOWN OF BAY HARBOR SITE PLAN INFORMATION			
Current Zoning Designation: RD			
Current Land Use Designation: Single Family Residential			
Site Area:	14,288 Sq. Feet	=	0.33 Acres
Building /Garage Area:	5,021 Sq. Feet	=	35.1%
Driveways / Walkways / Decks / Pool / AC Pads	1,179 Sq. Feet	=	8.3%
Total Impervious Areas:	6,200 Sq. Feet	=	43.4%
Total Pervious/Landscape Area:	8,088 Sq. Feet	=	56.6%
			100.0%

Prosper Mamane Residence

9955 West Braodview Drive
Bay Harbor Islands, Florida 33154

Landscape Permit Plan

Sheet Description

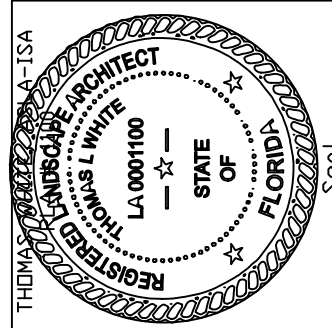
Release Date
4/8/2018

Project Number

Drawing Number

L-2
SHEET 2 OF 2

Revision Dates



THOMAS WHITE, ASLA-ISA
LANDSCAPE ARCHITECT, LEED GREEN
ASSOCIATE, CERTIFIED ARBORIST
2600 NE 27th AVENUE
FORT LAUDERDALE, FLORIDA 33306
954-253-2265













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

To: Planning and Zoning Board
Town of Bay Harbor Islands

From: Michael J. Miller, AICP *MM*
Consultant Town Planner

Date: August 21st, 2018

Subject: Single-Family Residence – Demolition / New Construction
9955 West Broadview Drive
Bay Harbor Islands Acct. No.: MB2017-65
MMPA Acct. No.: 01-0702-1069B

RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board review the contents of this staff report, the latest revised Site Development Plans (dated August 15th, 2018) 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 home located at 9955 West Broadview Drive.

GENERAL PROJECT INFORMATION

Land Use Designation: L – Low Density Residential
Zoning District: RD Single-Family District
General Location: 9955 West Broadview Drive
Legal Description: Lot 4 of Block 37, "Bay Harbor Island" according to the plat thereof, as recorded in PB 46, at PG 5 of the Public Records of Miami-Dade County.

PROJECT DESCRIPTION

The project designer, American Building Engineers (ABE), as agent for the property owners, Mr. and Mrs. Prosper Mamane, has submitted an application a new single-family residence on a corner non-waterfront lot located at 9955 West Broadview Drive. An existing 2,758 sq. ft. home built in 1953 will be demolished and is proposed to be replaced with a new two-story 8,317 sq. ft. home under air conditioning that has 6 bedrooms / 7½ baths, and a two (2) car garage. The modern style home has a flat roof, entrance water feature, spiral staircase to an observation

terrace at the rear of the home, covered patio, swimming pool / deck, grill, and terrace. The overall height of the proposed structure is 24 feet above Base Flood Elevation (BFE), which complies with the 25-foot maximum height permitted in the RD Single-Family District. The proposed landscaping is extensive and exceeds both the Miami-Dade County Landscape Code and Town Supplemental Landscape Code requirements, including the use of native and drought tolerant plant materials. The current site has no on-site shade trees (only 3 street trees in roadway islands), only a few existing palm trees which will be removed with the new design.

PROJECT HISTORY

In March 2018 the application was filed with the Town. A series of staff reviews / plan revisions were made over the following months. On July 17th, 2018, the Planning and Zoning Board considered this applicant but denied the plan on the basis that the home was felt to be too big, plain, and too similar to the home next door. The applicant submitted a new application and the plans were reviewed by MMPA / Town staff for consistency with the Town Code requirements. Comments were given to the applicant. The current plans are reflective of all requested changes.

COMPREHENSIVE PLAN / ZONING

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

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

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

PREVIOUS PLANNING AND ZONING BOARD REQUESTED CHANGES

On July 17th, 2018 the Planning and Zoning Board discussed and denied the application and advised the applicant to make several changes stating that the home was too big, plain, and too similar to the home next door. The applicant has attempted to address the PZB comments / requests, and below are the changes that were made.

1. Position on the lot.

The home has been shifted on the lot from the setbacks north, south and east property lines.

2. Articulation and variation.

- First and second floor layouts were changed. Openings were made between kitchen and dining areas. The laundry, saferoom and storage area were reduced to allow more open areas outside on the south elevation.
- The VIP room as well as bedroom #3 were reduced to create a more articulated façade on the south; two (2) balconies and a planter area. Also, the east wall of the kitchen / dining and master closet has been adjusted so the façade is not flat. The master closet was reduced, and the master shower was redesigned.

3. Mass.

- The large roof overhang has been removed and replaced instead by just a section of roof overhang. The master balcony to the west was shortened to articulate the west façade.
- The two (2) foot parapet wall was replaced with one that is only eight (8) inches, which reduces the mass of that the building had previously.

SUMMARY / SITE PLAN COMMENTS

The latest Site Development Plans submitted for the construction of a new single-family home located at 9955 West Broadview Drive meets or exceeds all Town Land Development and Landscape Code requirements. The applicant submitted plans that were reviewed and commented on by MMPA and all previous comments and issues have been addressed by the current plans.

The following conditions of approval is recommended:

- 1) This approval is based on the plans prepared by American Building Engineers (ABE) dated August 15th, 2018 with any modifications required by the PZ Board. Any future modifications to the above plans shall be reviewed by Town staff / MMPA and may require re-approval by the PZB if felt to be substantial.

AGENDA ITEM REPORT

October 10, 2018

ITEM NUMBER: 2.

ITEM: Approval or Denial with respect to the appeal filed by Pro-Nan X, LLC / Mr. Prosper Mamane regarding the September 4th, 2018 Planning & Zoning Board decision to deny the proposed two-story single family residence located at 9955 West Broadview Drive. As required by Section 5-23.1(4)(b) of the Town Code, the Town Council shall determine to wether grant or deny the appeal.

DESCRIPTION:

Section 5-23-1(4)(b) If the above criteria are met, the application shall be approved. Conditions may be applied when the proposed building or structure does not comply with the above criteria and shall be such as to bring said structure or project into conformity. If any application is disapproved, the planning and zoning board shall detail in its findings the criterion or criteria that are not met. The action taken by the board shall be reduced to writing, signed by the chairman, and a copy thereof made available to the applicant upon request. Any action taken by the planning and zoning board may be appealed to the town council, whose decision on appeal shall be final.

RECOMMENDED ACTION:

Approval

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Alba Chang, Deputy Town Clerk

ATTACHMENTS

None

AGENDA ITEM REPORT

October 10, 2018

ITEM NUMBER: 3.

ITEM: Public Hearing for the purpose of hearing any public comment with respect to an application for variance from Sections 23-12 (15)(b); 23-12(15)(e); 23-12(15)(g)(i) and 5-19.2(b) in order to renovate and expand an existing home located at 10000 West Broadview Drive. Enclosed is a copy of the variance application, site plans, and supporting documents.

DESCRIPTION:

RECOMMENDED ACTION:

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Alba Chang, Deputy Town Clerk

ATTACHMENTS

1. Variance - Application
2. Variance- 10000 Brdv Dr. - Site Plans
3. Variance App - 10000 Broadview Survey (2018)
4. Variance - Details
5. BHI TC Staff Report Seiden SFR Variances Oct 1 2018

August 31, 2018

Updated: September 26, 2018

VIA ELECTRONIC MAIL & HAND DELIVERY

Town Council of Bay Harbor Islands
Town Hall of Bay Harbor Islands
9665 Bay Harbor Terrace, 2nd Floor
Bay Harbor Islands, Florida 33154

Re: Letter of Intent / Variance Application (the "Application") / Tony and Robyn Seiden ("Owner") / 10000 W. Broadview Drive (the "Property")

Dear Town Council Members,

Our firm represents Owner in connection with certain land use and zoning matters relating to the Property in the Town of Bay Harbor Islands (the "Town"). We are pleased to submit this revised letter of intent requesting one (1) additional variance for the driveway side yard setback in connection to the renovation and expansion of the existing home on the Property provided in Section II(6) herein.

I. BACKGROUND

Owner purchased the Property in 2006. Subsequent to acquiring the Property, Owner has resided on the Property and raised their children within the Town. For many reasons, including the deteriorating health conditions of one of the owners and residents, Owner decided to remodel the home to provide necessary accessibility enhancements for the benefit of the Owner.

In May of 2013, the Planning and Zoning Board (the "PZB") approved the revised plans for the renovation of the Property (the "2013 Plans"). After receiving approval from the PZB, the Town issued building permits for the approved design pursuant to Town Permit Number BP2013-56. Subsequently, Owner engaged a general contractor to execute the project and commenced construction. During the early stages of construction, the contractor discovered that several of the second floor walls had severe termite damage. Upon showing the damage to the building official, it was determined that the damaged walls had to be removed and much, if not all of the second floor had to be reconstructed. This unexpected but necessary revision prevented Owner from realizing the vision of their home as approved by the PZB and required modifications to the scope of the home renovation.

Unfortunately, Owner's contractor and design professionals did not advise Owner that the extent of plan revisions required going back to the PZB. These professionals also did not advise Owner that certain plan revisions violated the Town's Code or required variances.

Today, the renovation and expansion of the home is all but complete. The variances requested below relating to the pool deck and side yards maintain the home's essential historical configuration as well as the location of the pool deck and side walkways. Owner and their representatives have been working closely with the Town to ensure that the renovations to the home travel through the appropriate channels and obtain the necessary approvals.

II. REQUEST FOR VARIANCES

The Owner is requesting the following variances:

1. A Variance to exceed the sideyard walkway's minimum setback by 6" on the North and 14" on the South in order to facilitate a walkway of accessible width.

- Variance requested from:

Sec. 23-12(15)(b) – General Provisions

No portion of a sidewalk shall be constructed closer than three (3) feet to a side lot line.

The Owner is requesting a Variance from Section 23-12(15)(b) to permit a walkway setback of 2'-6" from the North Property line, and a walkway setback of 1'-10" from the South Property line, where 3' is required. The encroachment is necessary to create a sidewalk that provides reasonable access for a person with a mobility-related disability. The sidewalk's design is intended to accommodate wheelchair use. The encroachment into the setback is minimal, but necessary for the Owner's use of the Property. Note, the side walkway widths are a substantial improvement from the historical condition as the 2013 Plans (approved by the PZB) confirm that the Property's side yards prior to renovation were dominated by walkways. The current plans reduce the walkway on the South, and eliminate a substantial portion of the walkway on the North.

2. A Variance to exceed the maximum sidewalk width by 6" and 1'-10" on the North portion of the Property, and 3'-2" on the South portion of the Property to facilitate an accessible sidewalk.

- Variance requested from:

Sec. 23-12(15)(b) – General Provisions

No sidewalk shall exceed five (5) feet in width.

The Owner is requesting a Variance from Section 23-12(15)(b) to permit a 5'-6" and 6'-10" wide sidewalk on the North portion of the Property, and an 8'-2" wide sidewalk on the South portion of the Property, where 5' is required. The current sidewalk widths are wide

enough to accommodate the accessibility and wheelchair requirements without the risk of derailment onto the adjacent grassy surface. Note, the walkway on the South is actually only 3' at its narrowest point (adjacent to the air conditioning units). As mentioned above, the proposed configuration brings the Property more into conformance with the Town's Code as the walkway was 7'-6" prior to construction.

3. A Variance to exceed by 1' the roof eave projection into the sideyards.

- Variance requested from:

Sec. 23-12(15)(e) – General Provisions

Eaves may project into setback areas which abut interior lot lines not more than three (3) feet.

The Owner is requesting a Variance from Section 23-12(15)(e) to permit a 4' roof eave projection into the side setback, where 3' is permitted. The Owner first presented the roof design to the Town during the plan review process for the 2013 Plans. Notwithstanding the fact that the design was approved, Owner, through their contractor, installed the roof with an additional 1' extension. Owner is asking for a Variance to permit the existing condition as denial would pose a peculiar hardship to the Owner by requiring the complete demolition and replacement of the roof systems thereby causing substantial demolition of the home. Upon request from the Town, Owner will supplement this submittal with letters from directly abutting and affected neighbors confirming support of the requested Variance.

4. A Variance to exceed by 1' beyond the maximum roof eave projection into the rear (waterfront) yard abutting the waterway.

- Variance requested from:

Sec. 23-12(15)(e)– General Provisions

Eaves may project into setback areas which abut waterways not more than four (4) feet.

The Owner is requesting a Variance from Section 23-12(15)(e) to permit a 5' roof eave projection into the rear (waterfront) yard where 4' is permitted. The roof eave projection will extend 1' beyond the balcony projection of 4'. Similar to the above-mentioned Variance for the eave projection into the sideyard, the design of the rear roof eaves presented in the 2013 Plans was approved by the Town, but the constructed eave extends 1' into the setback. The Owner is requesting a Variance for the existing condition.

5. A Variance to exceed by .6' above the maximum pool deck elevation.

- Variance requested from:

Sec. 23-12(15)(g)(i)– General Provisions

Swimming pools on waterfront lots on the side which abuts the water must not exceed two (2) feet above grade.

The Owner is requesting a Variance from Section 23-12(15)(g)(i) to permit an elevated pool deck of 2.6' above finished grade where the maximum elevation permitted is 2'. The slightly elevated pool deck provides for reasonable accessibility elements required for a person with a mobility-related disability.

6. A Variance for a portion of the driveway to exceed by 2' 6" into the side yard setback.

- Variance requested from:

Sec. 5-19.2(b) – Driveways, General

No portion of a driveway at a residence in the RD single-family district of the town may be installed closer than five (5) feet to the side and to any front (street) yardlot line, except at the driveway connection to the roadway.

The Owner is requesting a Variance from Sec. 5-19.2(b) to permit a driveway side yard setback of 2' 6", where 5' is required. The encroachment is necessary to create a driveway that is amenable to wheelchair accessible vans and vehicles necessary for a person with a mobility-related disability. The driveway's design is intended to accommodate the considerable size of wheelchair accessible vehicles necessary for the Owner's reasonable transportation needs. The driveway's encroachment into the side yard setback would provide the adequate space needed for the safe and successful maneuvering of the wheelchair accessible vehicle as well as the loading and unloading of the Owner's mobility aids.

III. CONCLUSION

The Owner respectfully requests approval of the above Variances, including the additional variance for the driveway side yard setback. The Variances will allow the Owner to reside at a home that meets his unique accessibility needs. Furthermore, the denial of such Variances would pose a peculiar hardship to the Owner as it would require substantial demolition of the as-built home and prevent the Owner from successful mobility and access throughout and around his own home. Lastly, Owner retained a highly regarded landscape professional to improve the existing street side condition of the home relative to its historical condition.

After you have the opportunity to review the revised letter of intent, please do not hesitate to contact our office with any questions. We look forward to your favorable review and recommendation of the Application.

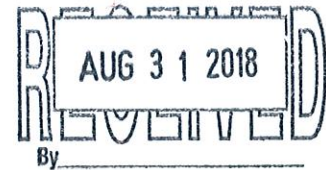
Regards,

A handwritten signature in blue ink, appearing to read "Ethan Wasserman", followed by the word "for" in a smaller, less legible script.

Ethan B. Wasserman, Esq.



TOWN OF BAY HARBOR ISLANDS
MIAMI-DADE COUNTY, FL



APPLICATION FOR VARIANCE AND PUBLIC HEARING

DATE:	PROPERTY ADDRESS: 10000 W. Broadview Drive	
LEGAL DESCRIPTION	LOT: 53	BLOCK: 23 (See attached Exhibit "A")
SUBDIVISION:	TOWN OF BAY HARBOR ISLANDS	

APPLICANT'S NAME:	Ethan Wasserman, Esq. (Legal Representative)		
ADDRESS:	333 SE 2nd Avenue, Suite 4400 Miami, FL 33131		
BUSINESS PHONE: 305-579-0784	RESIDENCE PHONE:	CELL PHONE:	

PROPERTY OWNER'S NAME: (If different from applicant)	Tony and Robyn Seiden		
ADDRESS:	10000 W. Broadview Drive Bay Harbor Islands, FL 33154		
BUSINESS PHONE: 305-509-9059	RESIDENCE PHONE:	CELL PHONE:	

NAME OF CONTRACTOR and/or ARCHITECT:	Pedro Bravo and Luis Revuelta		
COMPANY NAME:	Revuelta Architecture International & Bravo, LLC		
ADDRESS:	Revuelta: 2950 SW 27 Avenue, Suite 110, Miami, Florida 33133 Bravo: 250 Catalonia Avenue, Suite 403, Coral Gables, Florida 33134		
BUSINESS PHONE: Revuelta: 305-590-5000 Bravo: 305-590-5040	RESIDENCE PHONE:	CELL PHONE:	

PRESENT ZONING CLASSIFICATION:

- ☐ BAA - Business District ☐ CA - Causeway
☐ RBA - Tract ☐ RE - Multiple Family
☒ RD - Single Family ☐ PUD - Planned Unit Development
☐ PRD - Planned Residential Development

IF APPLICANT IS THE PROPERTY OWNER, INDICATE DATE ACQUIRED: 07/ 21 / 2006

IF APPLICANT IS THE LESSEE, INDICATE LEASE DATE: / /

INDICATE TERMS OF LEASE:	

LEGAL DESCRIPTION OF ANY CONTIGUOUS PROPERTY OWNED BY THE APPLICANT:

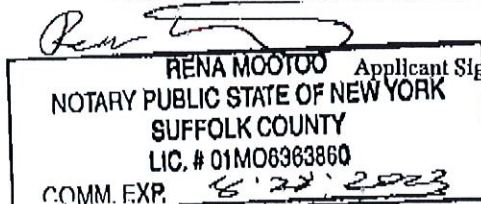
LOT:	BLOCK:	SUBDIVISION:
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IS THERE AN OPTION TO PURCHASE OR LEASE THE SUBJECT PROPERTY? ☐ Yes ☒ NoIS IT PREDICATED ON APPROVAL OF APPLICATION? ☐ Yes ☒ NoIS HEARING BEING REQUESTED AS A RESULT OF A VIOLATION NOTICE? ☒ Yes ☐ NoHAS A PUBLIC HEARING PREVIOUSLY BEEN HELD REGARDING THIS PROPERTY? ☒ Yes ☐ No
IF YES DATE: 05/07/2013 DECISION: Design approvedARE THERE ANY EXISTING STRUCTURES ON THE PROPERTY TO BE DEMOLISHED? ☐ Yes ☒ No
DESCRIBE: _____

BRIEFLY STATE REQUEST:	After the fact approval for as-built home recently renovated.
Please see attached Letter of Intent.	

THE FOLLOWING ARE TO BE NOTIFIED OF HEARING DATE, AS MY REPRESENTATIVE(S):
(Please provide this information, or they will NOT be notified)

NAME	ADDRESS	PHONE
Ethan Wasserman	333 S.E. 2nd Avenue, Suite 4400, Miami, Florida	305-579-0784



Applicant Signature(s) [Signature] Date 8/30/18
R J Seider Date 8/30/18
 _____ Date 1/1

ALL INFORMATION SUBMITTED IN CONNECTION WITH THIS APPLICATION BECOMES A PERMANENT PART OF THE PUBLIC RECORDS OF THE TOWN OF BAY HARBOR ISLANDS.

(FOR OFFICE USE ONLY)
APPROVED: ☐ YES ☐ NO
DATE APPROVED: <u>8/30/18</u>
CODE SECTION: <u> </u>

c:\all\gnl\forms\variance.app

REQUEST FOR VARIANCE OWNER/POWER OF ATTORNEY AFFIDAVIT

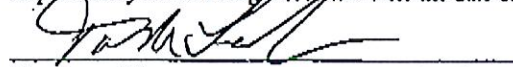
DATE: _____

The subject property is legally described as:

LOT: 53	BLOCK: 23	SUBDIVISION: BAY HARBOR ISLANDS
ADDRESS:	10000 W. Broadview Drive	

I (we), Tony and Robyn Selden being duly sworn, depose and say that I am (we are) the owner(s) of the described real property and that I am (we are) aware of the nature and effect of the request for variance(s) on the above subject property, which request is hereby made by me (us) OR I am (we are) hereby authorizing Ethan Wasserman, Esq. of Greenberg Traurig, P.A. to be my (our) legal representative before the Town Council with respect to said request.

I (we) hereby authorize the Town of Bay Harbor Islands to enter the subject property for the sole purpose of posting a NOTICE OF PUBLIC HEARING on the property as required by the Town Council, and do take the responsibility of removing this notice after the date of the hearing.


Signature of Owner

Before me this day personally appeared Tony Selden

known to me to be the person described in and who executed the foregoing instrument, and acknowledged to and before me that _____ executed this document for the purposes therein expressed.

Sworn to and subscribed to before me this 31
day of August, 2018.


Notary Public

My commission expires: 8-28-2023 Personally known Produced I.D. NYS DL
Type/number of I.D.

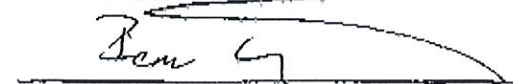
____ DID TAKE an oath, or
____ DID NOT take an oath


Signature of Co-owner

Before me this day personally appeared RT Selden

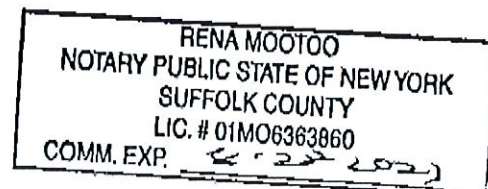
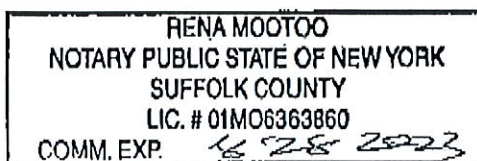
known to me to be the person described in and who executed the foregoing instrument, and acknowledged to and before me that _____ executed this document for the purposes therein expressed.

Sworn to and subscribed to before me this 31
day of August, 2018.


Notary Public

My commission expires: _____ Personally known _____ Produced I.D. _____
Type/number of I.D.

____ DID TAKE an oath, or
____ DID NOT take an oath



REQUEST FOR VARIANCE OWNER AFFIDAVIT

DATE: _____

The subject property is legally described as:

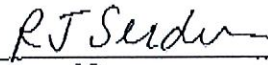
LOT: 53	BLOCK: 23	SUBDIVISION: BAY HARBOR ISLANDS
ADDRESS:	10000 W. Broadview Drive	

I (we), Tony and Robyn Seiden, being first duly sworn, depose and say that I am (we are) the owner(s) of the property described and which is the subject matter of the proposed hearing; that all the answers to the questions in this application and all supplemental data attached to and made a part of the application are honest and true to the best of my knowledge and belief.

I (we) hereby authorize the Town of Bay Harbor Islands to enter the subject property for the sole purpose of posting a NOTICE OF PUBLIC HEARING on the property as required by the Town Council, and do take the responsibility of removing this notice after the date of the hearing.

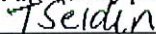


Signature of Owner



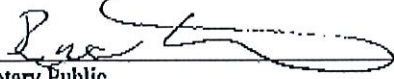
Signature of Co-owner

Before me this day personally appeared



known to me to be the person described in and who executed the foregoing instrument, and acknowledged to and before me that _____ executed this document for the purposes therein expressed.

Sworn to and subscribed to before me this 31 day of August, 2018.

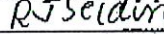


Notary Public

My commission expires: 6-28-2022 Personally known NRS Produced I.D. NRS Type/number of I.D.

_____ DID TAKE an oath, or
_____ DID NOT take an oath

Before me this day personally appeared



known to me to be the person described in and who executed the foregoing instrument, and acknowledged to and before me that _____ executed this document for the purposes therein expressed.

Sworn to and subscribed to before me this 31 day of August, 2018.

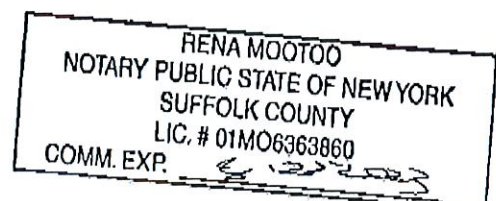
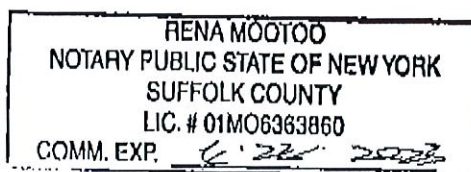


Notary Public

My commission expires: 6-28-2022 Personally known RDV Produced I.D. RDV Type/number of I.D.

_____ DID TAKE an oath, or
_____ DID NOT take an oath

c:\lfp\forms\requestforvariance.aff



EXPANSION AND RENOVATION

SEIDEN RESIDENCE

10000 WEST BROADVIEW DRIVE

TOWN OF BAY HARBOR ISLANDS , FLORIDA

LOT 53 IN BLOCK 23, OF "BAY HARBOR ISLAND" 46/5
FOLIO NUMBER: 13-2227-001-4380

ZONING LEGEND

ZONING DISTRICT:	RD SINGLE FAMILY RESIDENTIAL
NET LOT AREA:	13,125 S.F.
FLOOD ELEVATION:	AE 8.0'
EXISTING FLOOR ELEVATIONS:	
HIGHEST INTERIOR	9.15' NGVD
GARAGE	5.90' NGVD
FINISHED FLOOR NOTE:	NEW PROPOSED FINISH FLOOR ELEVATION 9.00' NGVD
EXISTING GROUND FLOOR A/C AREA:	4,098 S.F.
EXISTING GARAGE AREA:	575 S.F.
EXISTING SECOND FLOOR A/C AREA:	1,385 S.F.
TOTAL EXISTING FLOOR AREA:	6,058 S.F.
PROPOSED RECONFIGURED (GROUND FLOOR):	
A/C AREA:	3,867 S.F.
COVERED TERRACE:	438 S.F.
ENTRY/PORCH:	186 S.F.
PROPOSED A/C AREA (SECOND FLOOR):	3,634 S.F.
SETBACKS:	ALLOWED PROVIDED
FRONT (BAYFRONT)	40'-0" 40'-0" (EXISTING)
REAR (STREET SIDE)	25'-0" 25'-0" (EXISTING)
INTERIOR SIDES	10'-0" EA SIDE 10'-0" EACH SIDE
BUILDING HEIGHT ALLOWED =	22'-0" ABOVE B.F.E. (TO 35'-0" TO HIGHEST POINT OF SLOPED ROOF
BUILDING HEIGHT PROVIDED =	33'-11 1/8" (FROM BFE)
PARKING SPACES REQUIRED =	2
PARKING SPACES PROVIDED =	2
TREES REQUIRED:	REFER TO LANDSCAPE DRAWINGS

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SUITE 110
MIAMI, FL 33133
T. 305.590.5000
F. 305.590.5040

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ARCHITECTURE
P L A N N I N G
INTERIOR DESIGN

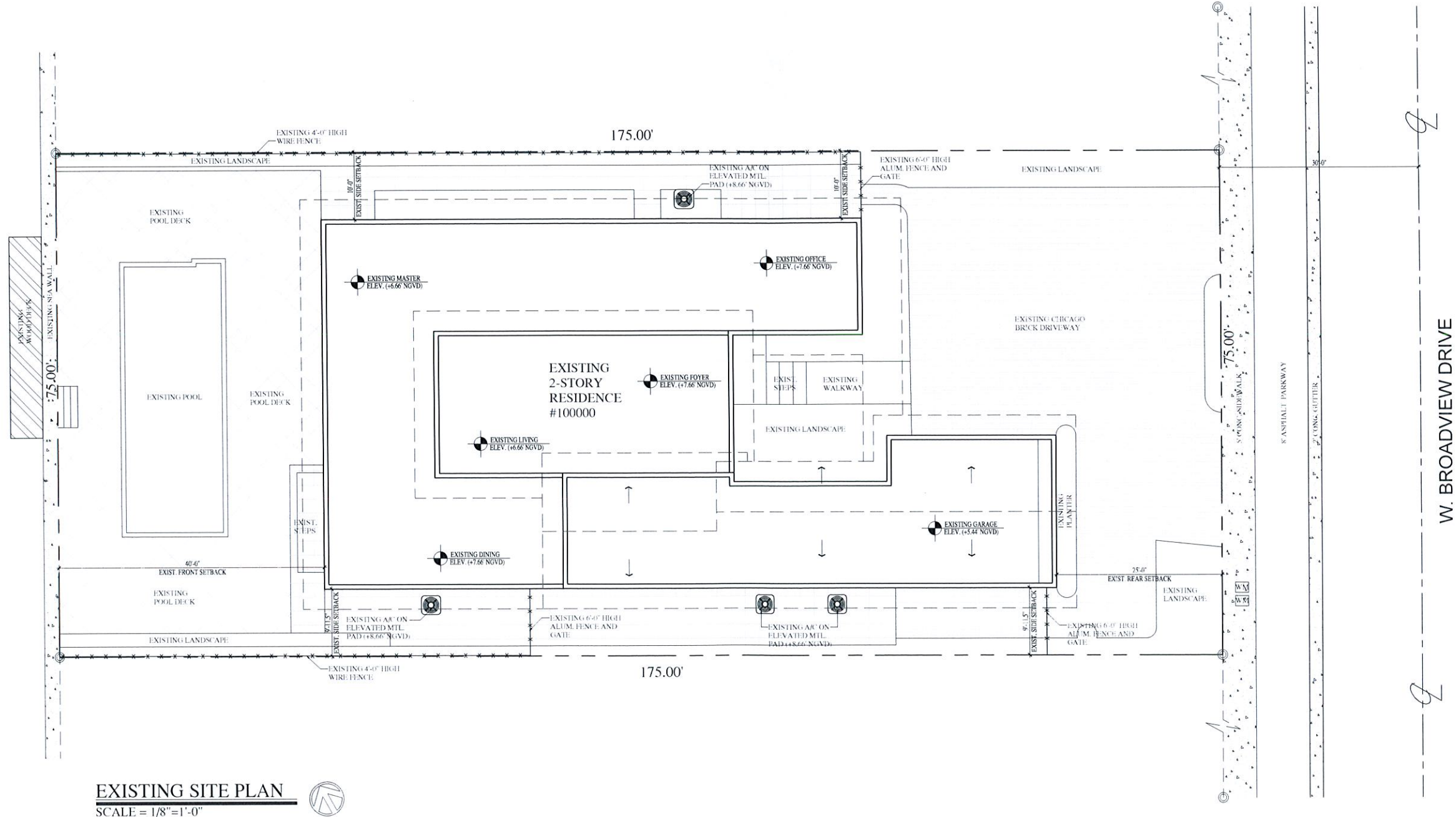
AA 26000771
IB 26000638

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

AS-BUILT
VARIANCE SUBMITTAL
AUGUST 20, 2018

These Drawings And Details Are The Copyrighted Property Of Bravo LLC And May Not Be Reproduced Except With Specific Written Consent Of The Architect.
The Contractor Must Check And Verify All Dimensions Of The Job And Be Responsible For Same. Reporting Any Discrepancies To The Architect Before Commencing Work. Drawings Not To Be Scaled.

BISCAYNE BAY



EXISTING SITE PLAN
SCALE = 1/8"=1'-0"



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MIAMI, FL 33155
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PLANNING
INTERIOR DESIGN

AA 2900771
10-26000038

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

EXPANSION AND RENOVATION
SEIDEN RESIDENCE
10000 WEST BROADVIEW DRIVE
TOWN OF BAY HARBOR ISLANDS - FLORIDA
LOT 503 IN BLOCK 273 OF BAY HARBOR ISLAND 44-5
FIELD NUMBER 13-2227-001-4330

REVISIONS

△ COMMENTS (08-01-15)
△ REVISIONS (02-21-17)
△ AS-BUILT VARIANCE (08-20-18)
△

SCALE: AS NOTED

DRAWN BY: A.P. P.V. P.B.

CHECKED BY: P.B. C.B.

DATE: 03-14-13

PROJECT NO.: 13-207

FILE NAME:

SUBMITTAL: SITE PLAN

LUIS O. REVUELTA, R.A.
FLA. REGISTRATION NO. 7972

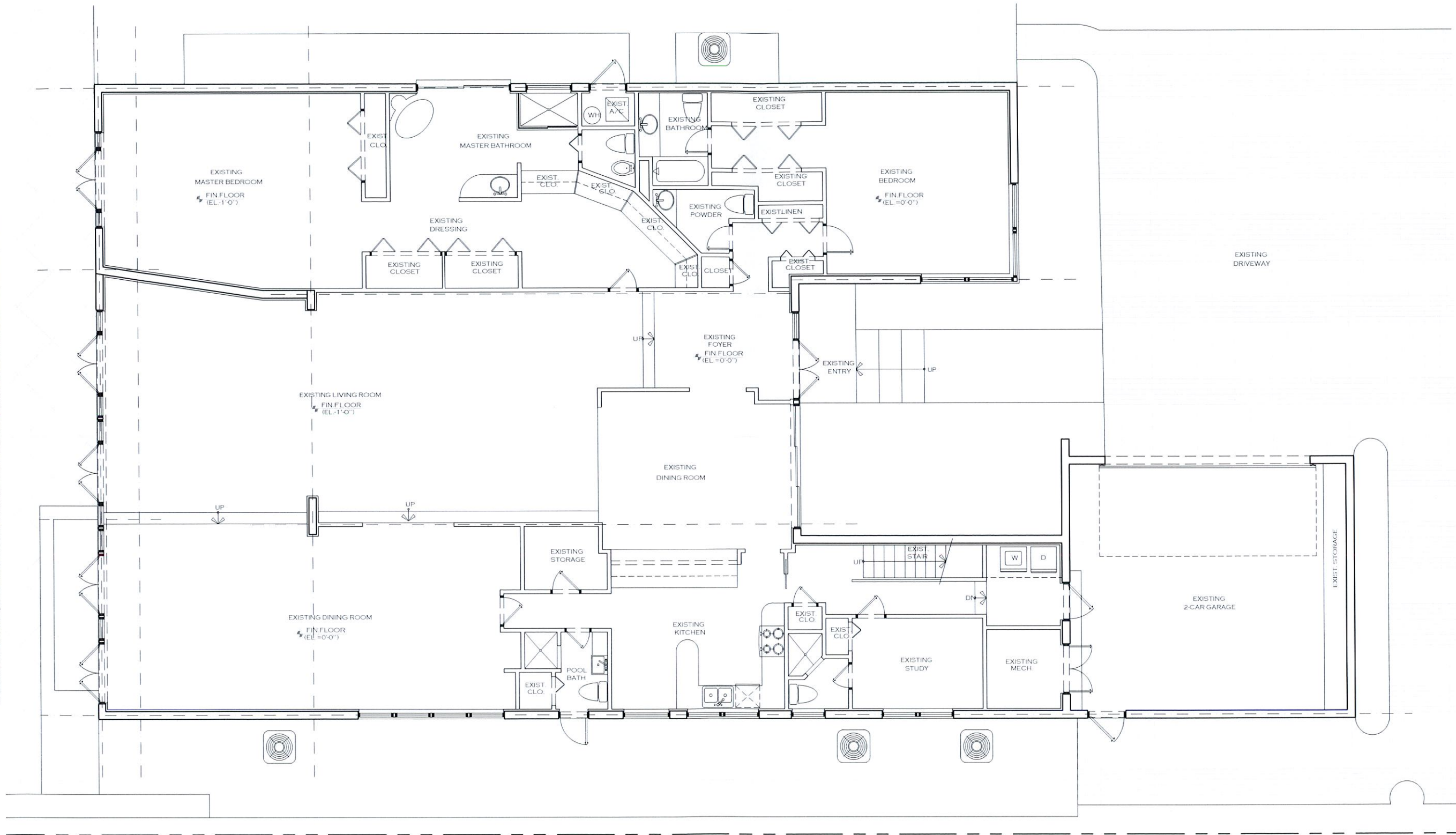
PEDRO C. BRAVO, R.A.
FLA. REGISTRATION NO. 4226

AUG 20 2018

SHEET NUMBER

A-100

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The Contractor Must Check And Verify All Dimensions Of The Job And Be Responsible For Any Discrepancies To The Architect Before Commencing work. Drawings Not To Be Scaled.



EXISTING FIRST FLOOR PLAN
SCALE = 1/4"=1'-0"

A/C AREA = 4,098 S.F.
GARAGE AREA = 575 S.F.

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MIAMI, FL 33135
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F: 305.980.5042

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PLANNING
INTERIOR DESIGN

AA 2000771
DB 2003638

250 CATALONIA AVE., SUITE 403
CORAL GABLES, FLORIDA 33134
TELEPHONE: 305.557.1977

EXPANSION AND RENOVATION
SEIDEN RESIDENCE
10000 WEST BROADVIEW DRIVE
TOWN OF BAY HARBOR ISLANDS - FLORIDA

LOT 43 IN BLOCK 23 OF BAY HARBOR ISLAND 46-5
FIELD NUMBER 13-2227 DD-4300

REVISIONS

△ COMMENTS 10-10-13
△ REVISION 10-21-14
△ AS-BUILT VARIANTS 10-21-18
△

SCALE: AS NOTED

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

CHECKED BY: P.B. / C.B

DATE: 03-14-13

PROJECT NO.: 13-207

FILE NAME:

SUBMITTAL: SITE PLAN

LUIS O. REVUELTA, R.A.
FLA. REGISTRATION NO. 7972

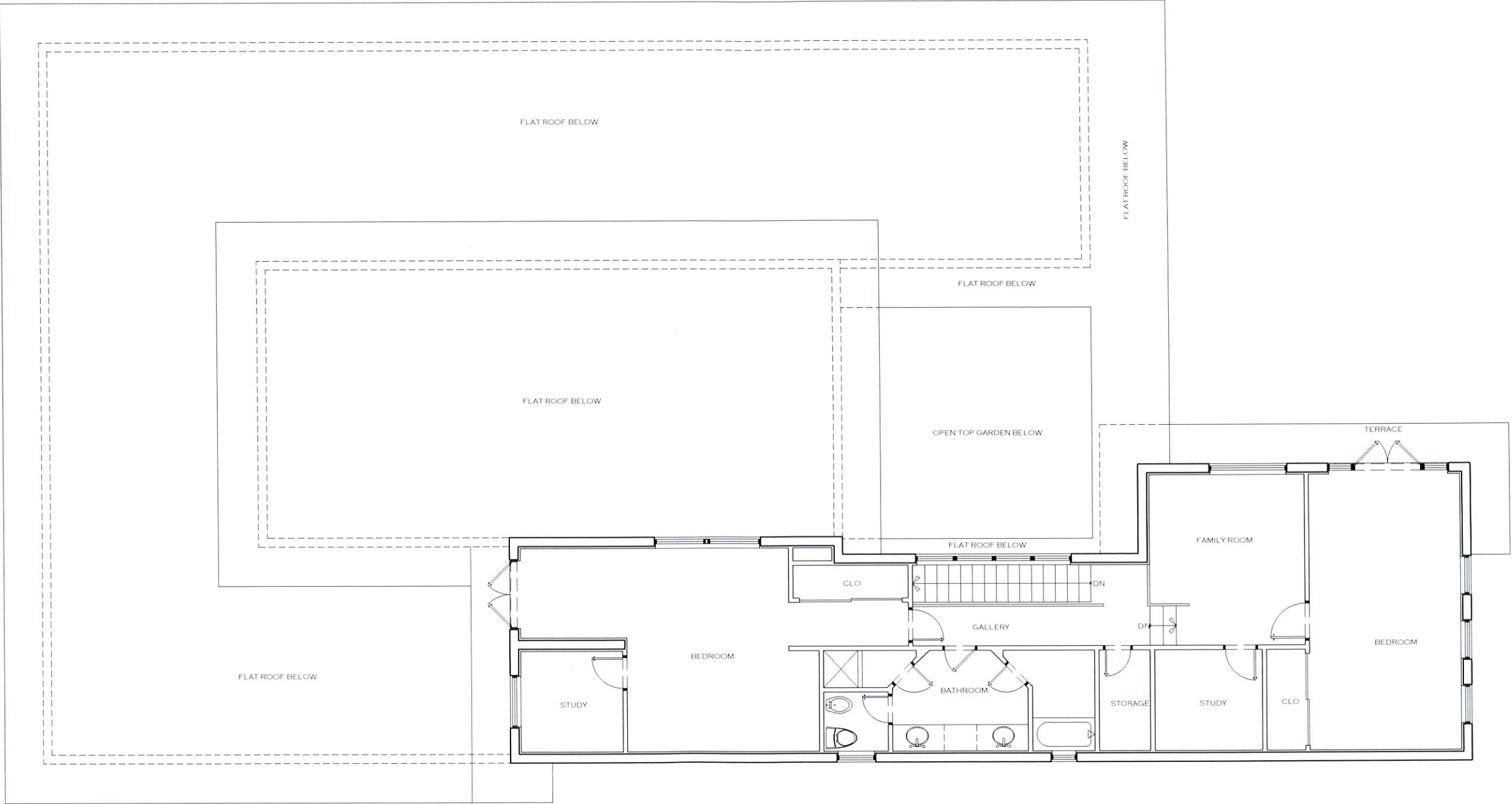
PEDRO O. BRAVO, R.A.
FLA. REGISTRATION NO. 6226

AUG 20 2018

SHEET NUMBER

A-101

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The Contractor Must Check And Verify All Dimensions On The Job And Be Responsible For Any Discrepancies To The Architect Before Commencing work. Drawings Not To Be Scaled



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



A/C AREA = 1,380 S.F.

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

AA 26000771
IB 26000658

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

EXPANSION AND RENOVATION
SEIDEN RESIDENCE
10000 WEST BROADVIEW DRIVE
TOWN OF BAY HARBOR ISLANDS - FLORIDA

LOT 53 IN PLOT 25A OF 1500 BAYHARBOR ISLANDS 466'S
COUNTY OF DADE, FLORIDA 13-2227-0101-42001

REVISIONS

Δ COMMENTS 10/3-10/13
Δ REVISION 11/21-12/13
Δ AS-BUILT VARIANTS 1/26-2/18
Δ

SCALE: AS NOTED

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

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

DATE: 03-14-13

PROJECT NO.: 13-207

FILE NAME:

SUBMITTAL: SITE PLAN

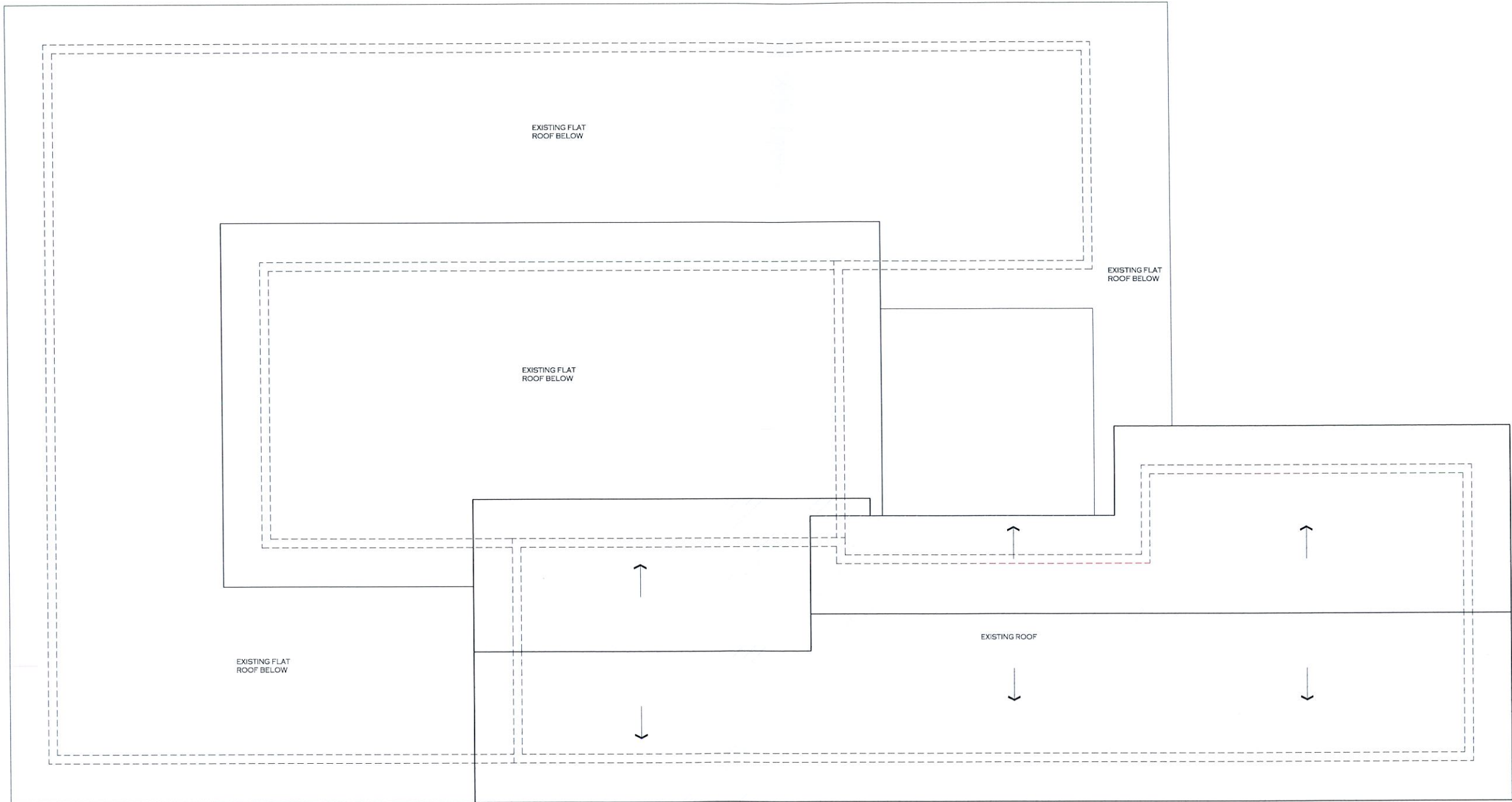
LUIS D. REVUELTA, R.A.
FLA. REGISTRATION NO.: 7972

PEDRO L. BRAVO, R.A.
FLA. REGISTRATION NO.: 8226

AUG 20 2018

SHEET NUMBER
A-102

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The Contractor Must Check And Verify All Dimensions Of The Job And Be Responsible For Same Reporting Any Discrepancies To The Architect Before Commencing work Drawings Not To Be Scaled



EXISTING ROOF PLAN
SCALE = 1/4"=1'-0"



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F: 305.990.3040

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INTERIOR DESIGN

AA 26000771
TB 26006638

250 CATALUNYA AVE., SUITE 403
CORAL GABLES, FLORIDA 33134
TELEPHONE: 305.567.1977

EXPANSION AND RENOVATION
SEIDEN RESIDENCE
10000 WEST BROADVIEW DRIVE
TOWN OF BAY HARBOR ISLANDS - FLORIDA

LOT 43 IN BLOCK 23 OF BAY HARBOR ISLAND 467-5
FIELD NUMBER 13-2227-001-43RD

REVISIONS
△ COMMENTS 10-7-10-13
△ REVISION 10-21-13
△ AS NOTED 1 VARIANCE 108-2-18
△

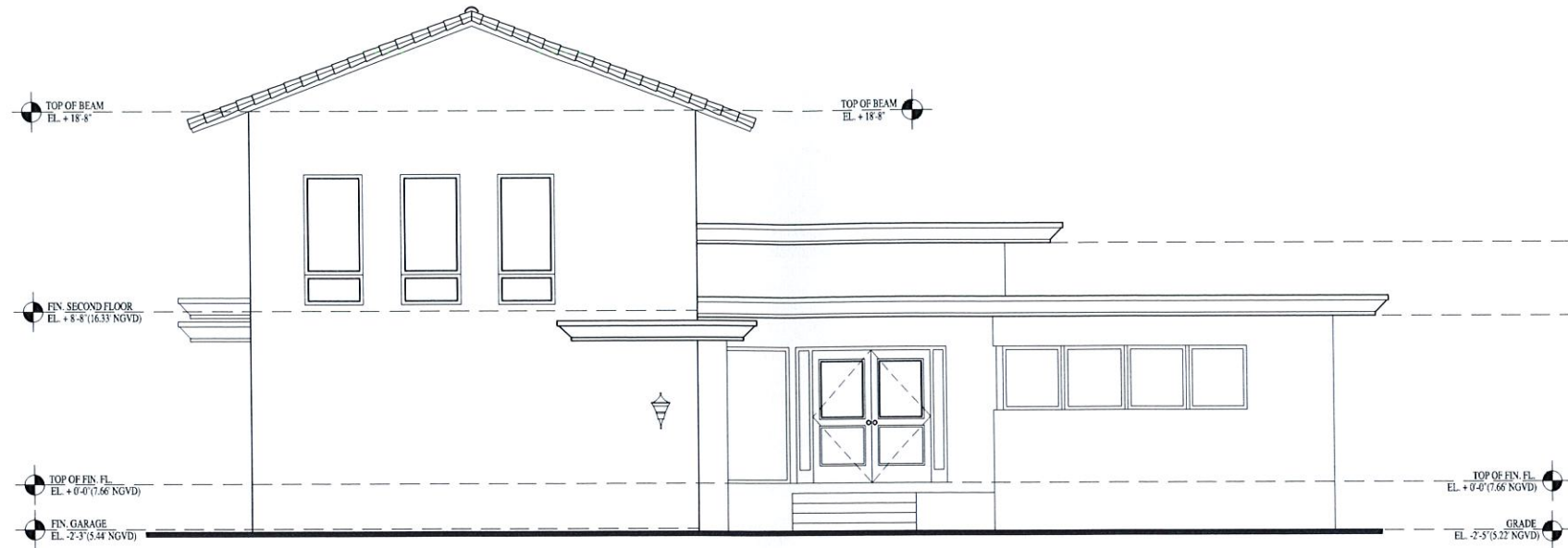
SCALE: AS NOTED
DRAWN BY: A.P./P.V./P.B
CHECKED BY: P.B. / C.B
DATE: 03-14-13
PROJECT NO.: 13-207
FILE NAME:
SUBMITTAL: SITE PLAN

LUIS O. REVUELTA, R.A.
FLA. REGISTRATION NO. 7972

PEDRO S. BRAVO, R.A.
FLA. REGISTRATION NO. 6224
AUG 20 2018

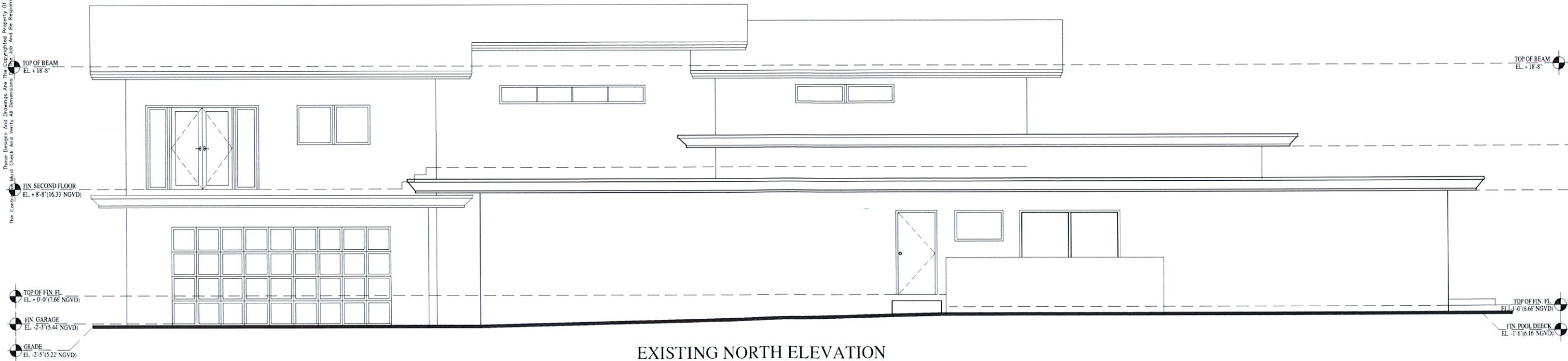
SHEET NUMBER
A-103

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EXISTING EAST ELEVATION

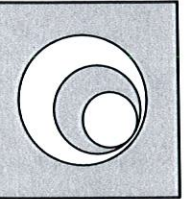
SCALE = 1/4"=1'-0"



EXISTING NORTH ELEVATION

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

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AA 20000771
IB 20000058
250 CATALONIA AVE., SUITE 403
CORAL GABLES, FLORIDA 33134
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EXPANSION AND RENOVATION
SEIDEN RESIDENCE
10000 WEST BROADVIEW DRIVE
TOWN OF GAY HARBOR ISLANDS - FLORIDA
LOT 53 IN BLOCK 25 OF GAY HARBOR ISLANDS 46/5
FILED NUMBER 13-2227-001-43003

REVISIONS
Δ COMMENTS 10/7-10/15
Δ REVISION 10-21-15
Δ AS-BUILT VARIATION 10-25-18
Δ

SCALE: AS NOTED
DRAWN BY: A.P./P.V./P.B.
CHECKED BY: P.B./C.B.
DATE: 03-14-13
PROJECT NO.: 13-207
FILE NAME:
SUBMITTAL: SITE PLAN

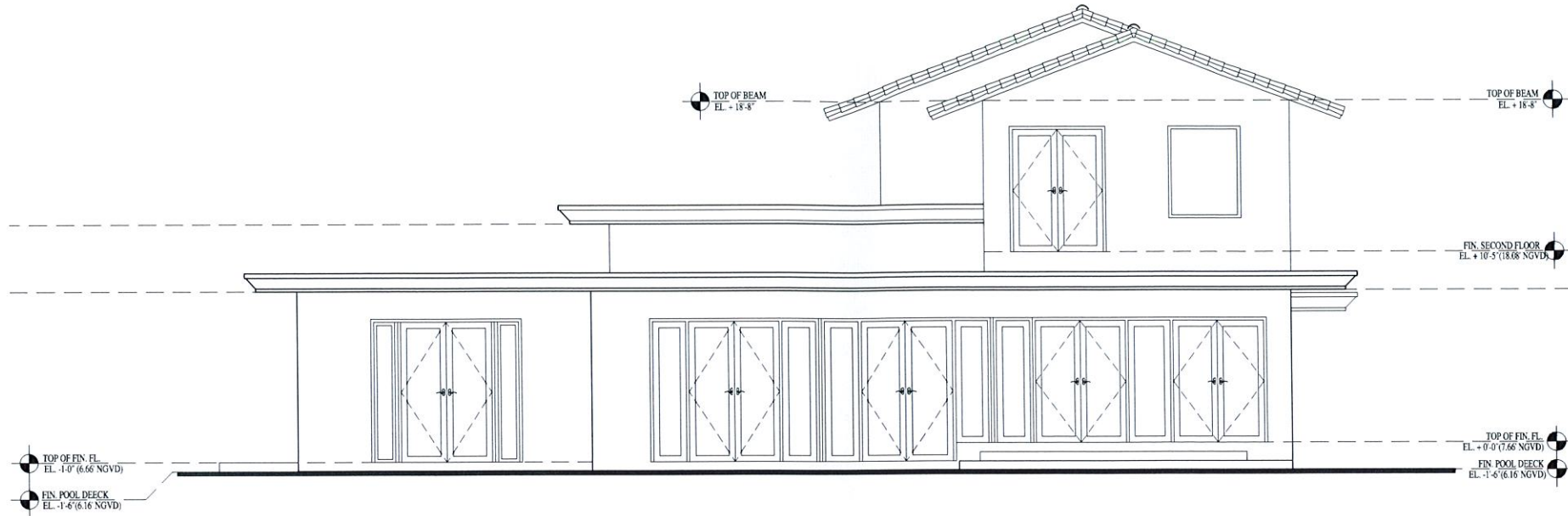
LUIS D. REVUELTA, R.A.
FLA. REGISTRATION NO.: 7972

PEORO C. BRAVO, R.A.
FLA. REGISTRATION NO.: 69226

SHEET NUMBER
A-104

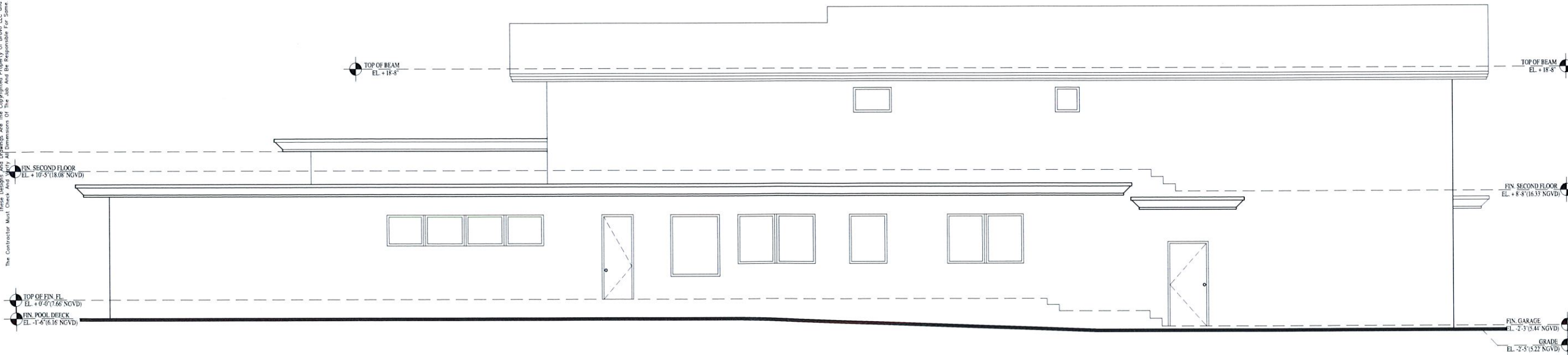
AUG 20 2018

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EXISTING WEST ELEVATION

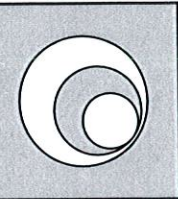
SCALE = 1/4"=1'-0"



EXISTING SOUTH ELEVATION

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

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AA 26000771
1b 26000638
250 CATALONIA AVE., SUITE 403
CORAL GABLES, FLORIDA 33134
TELEPHONE: 305.567.1977

EXPANSION AND RENOVATION
SEIDEN RESIDENCE
10000 WEST BROADVIEW DRIVE
TOWN OF BAY HARBOR ISLANDS - FLORIDA

LOT 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100
PLOT NUMBER: 13-2227-011-4-3300

REVISIONS
△ COMMENTS 10-07-15-15
△ REVISION 10-21-15
△ AS-BUILT VARIANCE 08-20-18
△

SCALE: AS NOTED
DRAWN BY: A.P./P.V./P.B.
CHECKED BY: P.B./C.B.
DATE: 03-14-13
PROJECT NO.: 13-207
FILE NAME:
SUBMITTAL: SITE PLAN

LUIS D. REVUELTA, R.A.
FLA. REGISTRATION NO.: 7972

PEORO C. BRAVO, R.A.
FLA. REGISTRATION NO.: 8226

SHEET NUMBER

A-105

SITE NOTES

- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AND SHALL NOTIFY THE ARCHITECT IF ANY DISCREPANCIES ARE DISCOVERED BEFORE PROCEEDING WITH THE WORK INVOLVE
- CONTRACTOR SHALL SUBMIT TO THE ARCHITECT FOR REVIEW SHOP DRAWINGS ON ALL PRE-MANUFACTURED ITEMS PRIOR TO FABRICATION OR PURCHASING
- CONTRACTOR SHALL FOLLOW THE RECOMMENDATIONS OF THE SOILS REPORT PREPARED WITH RESPECT TO PREPARATION OF SITE FOR PROPOSED BUILDING
- CONTRACTOR IS RESPONSIBLE FOR THE CONNECTION OF WATER & SEWER LINES TO EXISTING WATER AND SEWER LATERALS
- ALL PARKING STRIPPING SHALL COMPLY WITH COUNTY STANDARDS
- ALL CONCRETE SIDEWALK SURFACES SHALL RECEIVE LIGHT BROOM FINISH
- CONTRACTOR SHALL SUBMIT IRRIGATION SHOP DRAWING FOR REVIEW
- 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
- NOTHING WILL BE ERRECTED, 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
- LANDSCAPING WILL COMPLY WITH BAY HARBOR ISLANDS LANDSCAPE REQUIREMENTS

NOTE

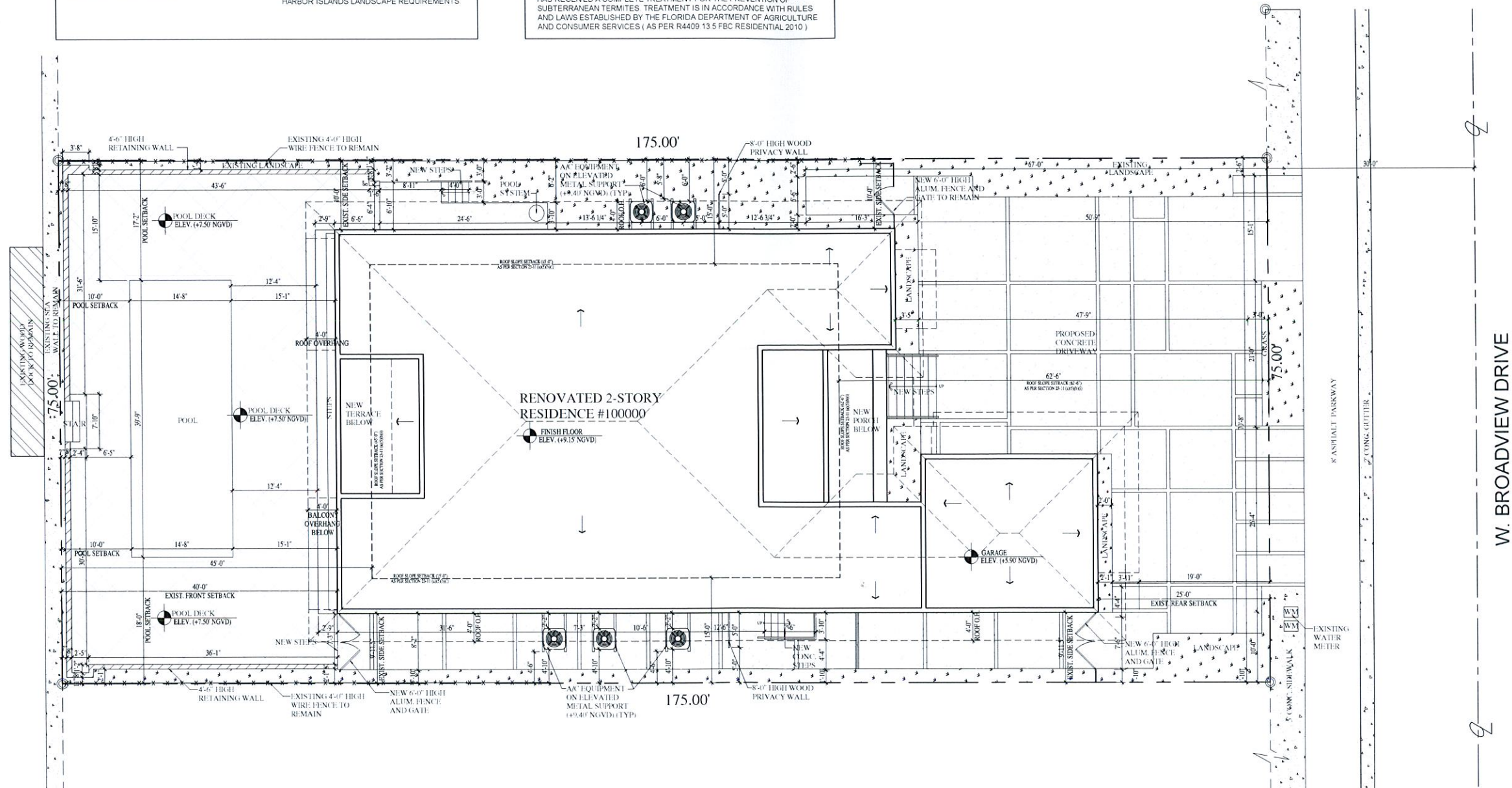
ALL RAINWATER TO BE CONTAINED WITHIN PROPERTY BOUNDARY

NOTE

ALL MECHANICAL EQUIPMENT TO BE MOUNTED ON STANDS @8.00' NGVD OR HIGHER (TYP)

COMPONENTS OF TERMITE SOIL STATEMENT

ALL BUILDING SHALL HAVE A PRE-CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES. THE RULES AND LAWS AS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES SHALL BE DEEMED AS APPROVED WITH RESPECT TO PRE-CONSTRUCTION SOIL TREATMENT FOR PROTECTION AGAINST SUBTERRANEAN TERMITES. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES (AS PER R4409.13.5 FBC RESIDENTIAL 2010)"



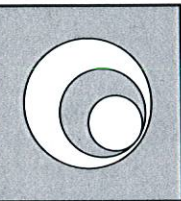
PROPOSED SITE PLAN

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



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PLANNING
INTERIOR DESIGN

AA 20000771
ID 20000658
250 CATALONIA AVE., SUITE 403
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TELEPHONE: 305.567.1977

EXPANSION AND RENOVATION
SEIDEN RESIDENCE
10000 WEST BROADVIEW DRIVE
TOWN OF BAY HARBOR ISLANDS, FLORIDA
LOT 523 (N. 10000 WEST BROADVIEW DRIVE, 10000 WEST BROADVIEW DRIVE, 10000 WEST BROADVIEW DRIVE)
POLY NUMBER 13 2227021-2343

REVISIONS
△ COMMENTS 10/5/10-13
△ REVISION 10/21/10
△ AS-BUILT VARIANTS 10/24/10
△

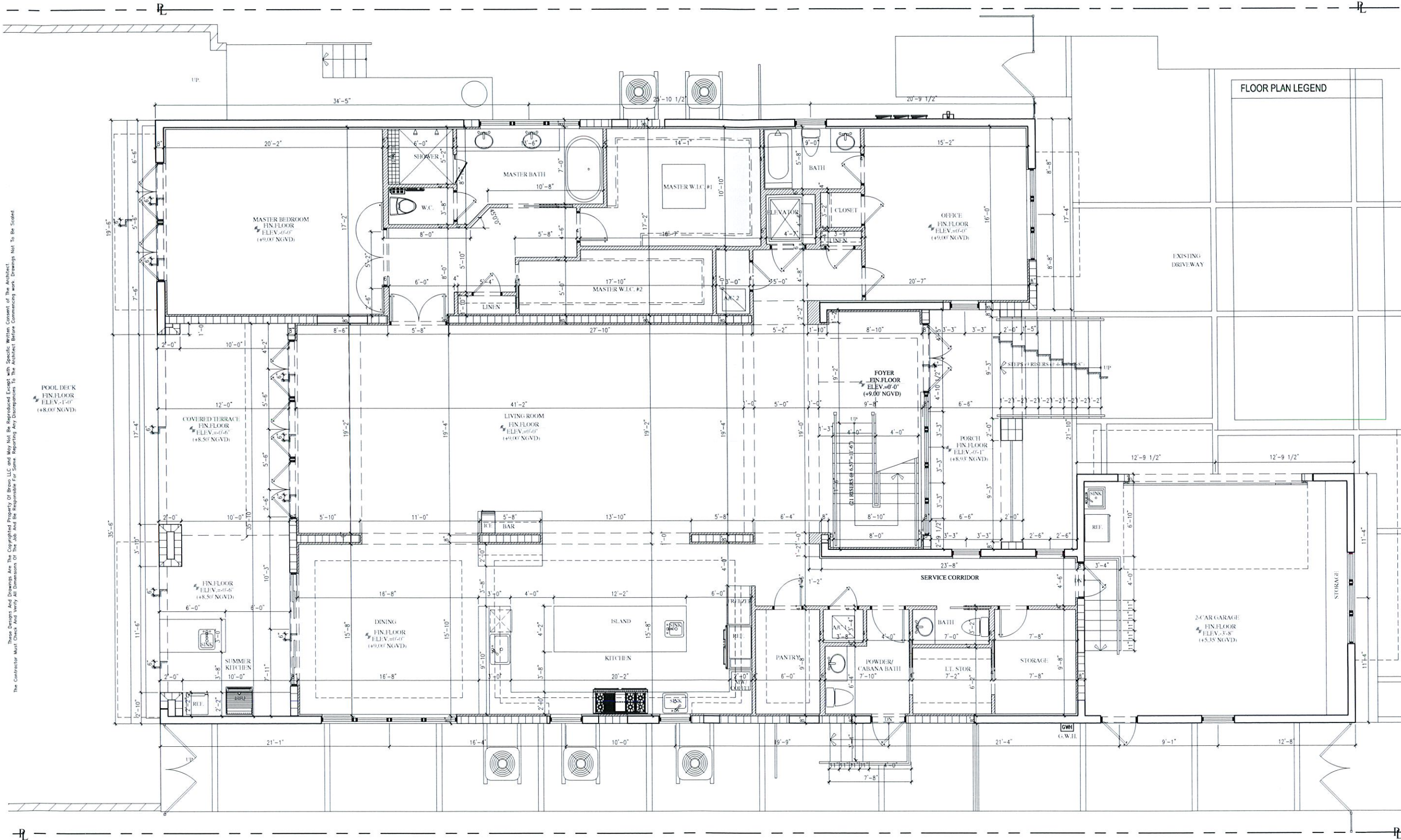
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CHECKED BY: P.B. C.B.
DATE: 03-14-13
PROJECT NO.: 13-207
FILE NAME:
SUBMITTAL: SITE PLAN

LUIS O. REVUELTA, R.A.
FLA. REGISTRATION NO.: 7972

PEDRO C. BRAVO, R.A.
FLA. REGISTRATION NO.: 6392

SHEET NUMBER

A-106



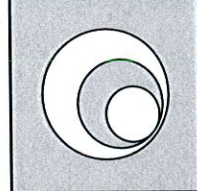
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PROPOSED FIRST FLOOR PLAN

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



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EXPANSION AND RENOVATION
SEIDEN RESIDENCE
10000 WEST BROADVIEW DRIVE
TOWN OF BAY HARBOR ISLAND, FLORIDA
LOT 633 HARBOR CTS. OF BAY HARBOR ISLAND 46-5
P.O.D. NUMBER: 13-2227-001-4340

REVISIONS	
△	COMMENTS 10/5/16 (13)
△	REVISION 10/21/16
△	AS-BUILT VARIANCE 10/25/16
△	

SCALE:	AS NOTED
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CHECKED BY:	P.B./C.B.
DATE:	03-14-13
PROJECT NO.:	13-207
FILE NAME:	
SUBMITTAL:	SITE PLAN

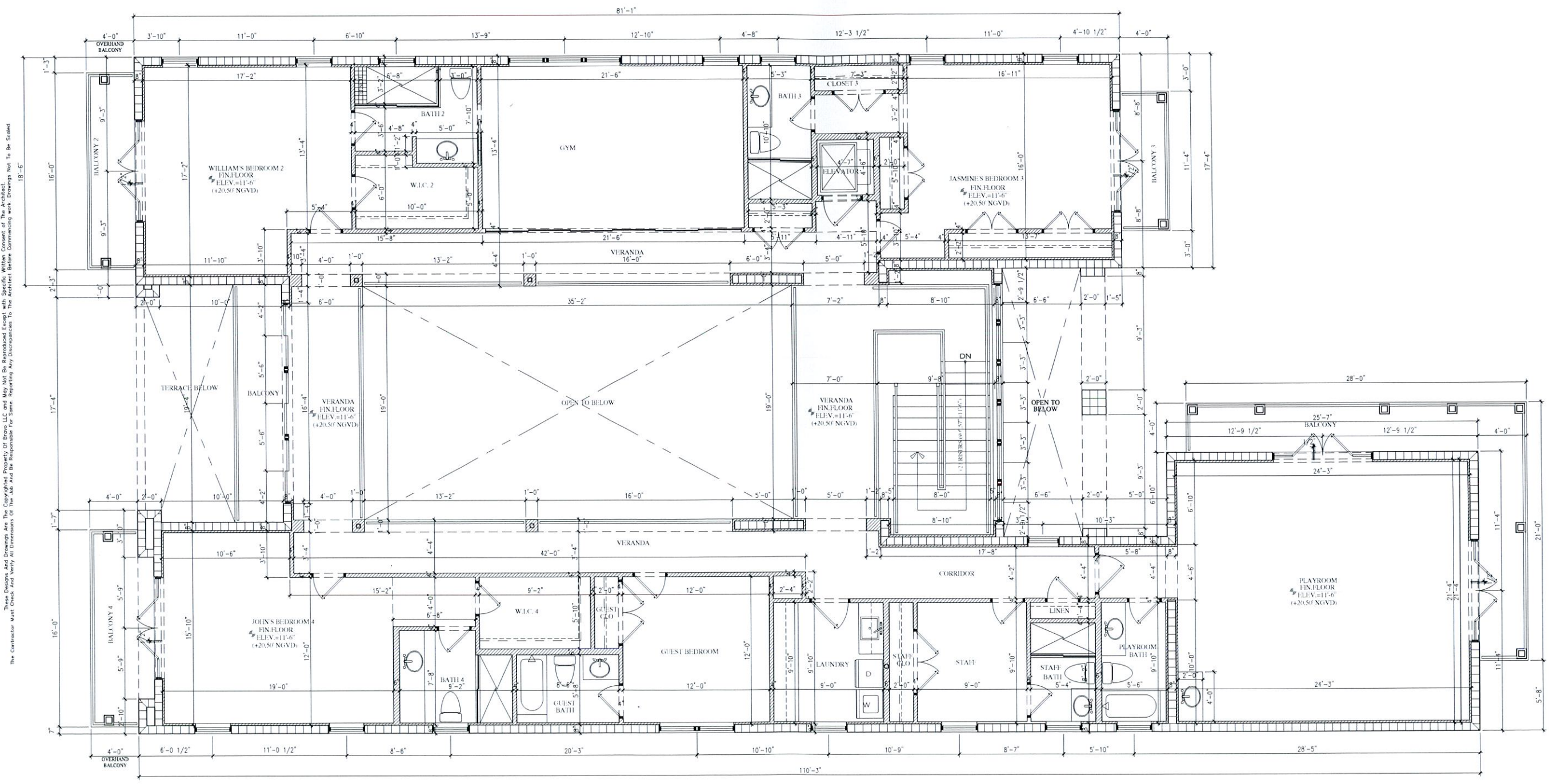
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FLA. REGISTRATION NO.: 7972

PEDRO E. BRAVO, R.A.
FLA. REGISTRATION NO.: 6226

SHEET NUMBER

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AUG 20 2018



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



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INTERIOR DESIGN

AA 2000771
IB 2000658

250 CATALONIA AVE., SUITE 403
CORAL GABLES, FLORIDA 33134
TELEPHONE: 305.557.1977

EXPANSION AND RENOVATION
SEIDEN RESIDENCE
10000 WEST BROADVIEW DRIVE
TOWN OF BAY HARBOR ISLANDS - FLORIDA

LOT 53, 10000 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FLORIDA 33156
FILED NUMBER: 13-2227-001-43002

REVISIONS

- △ COMMENTS 10/15/13
- △ REVISION 11/21/13
- △ W/D AS-BUILT (06/25/18)
- △
- △

SCALE: AS NOTED

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

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

DATE: 03-14-13

PROJECT NO.: 13-207

FILE NAME:

SUBMITTAL: SITE PLAN

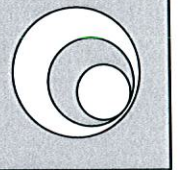
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F.L.A. REGISTRATION NO.: 7972

PEDRO C. BRAVO, R.A.
F.L.A. REGISTRATION NO.: 6226

AUG 20 2018

SHEET NUMBER

A-108



REVISIONS	
△	COMMENTS 10-07-18-18
△	REVISION 10-21-18
△	PZB AS-BUILT 08-25-18
△	

SCALE:	AS NOTED
DRAWN BY:	A.P./P.V./P.B.
CHECKED BY:	P.B./C.B.
DATE:	03-14-13
PROJECT NO.:	13-207
FILE NAME:	
SUBMITTAL:	SITE PLAN

LUIS O. REVUELTA, R.A.
FLA. REGISTRATION NO.: 7972

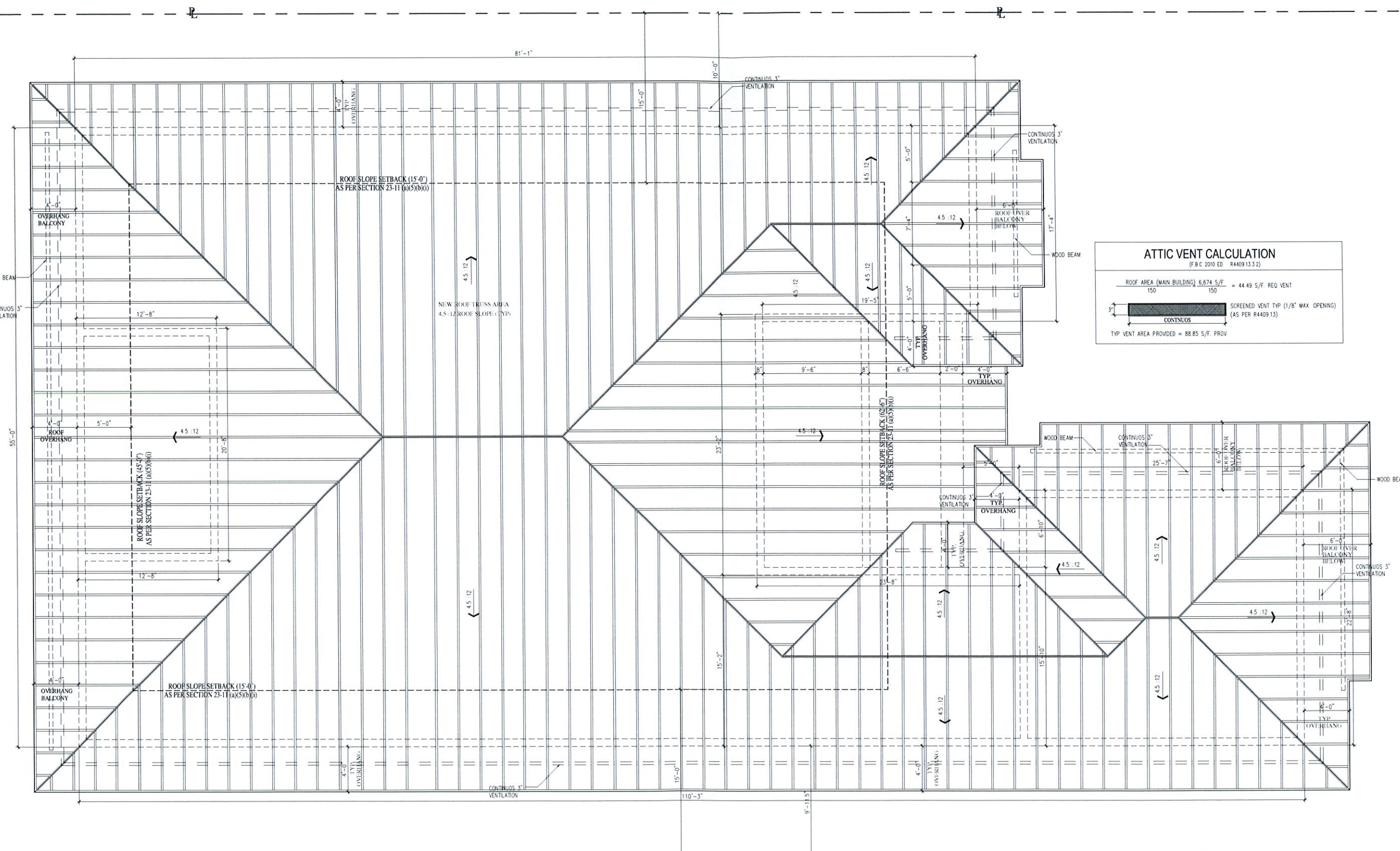
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FLA. REGISTRATION NO.: 7972

SHEET NUMBER

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ATTIC VENT CALCULATION (F.B.C. 2010 ED. R409.13.3.2)	
ROOF AREA (MAIN BUILDING) 6,674 S/F	= 44.49 S/F REQ VENT
150	150
3"	SCREENED VENT TYP (1/8" MAX. OPENING) (AS PER R409.13)
CONTINUOUS	
TYP VENT AREA PROVIDED = 88.85 S/F. PROV.	

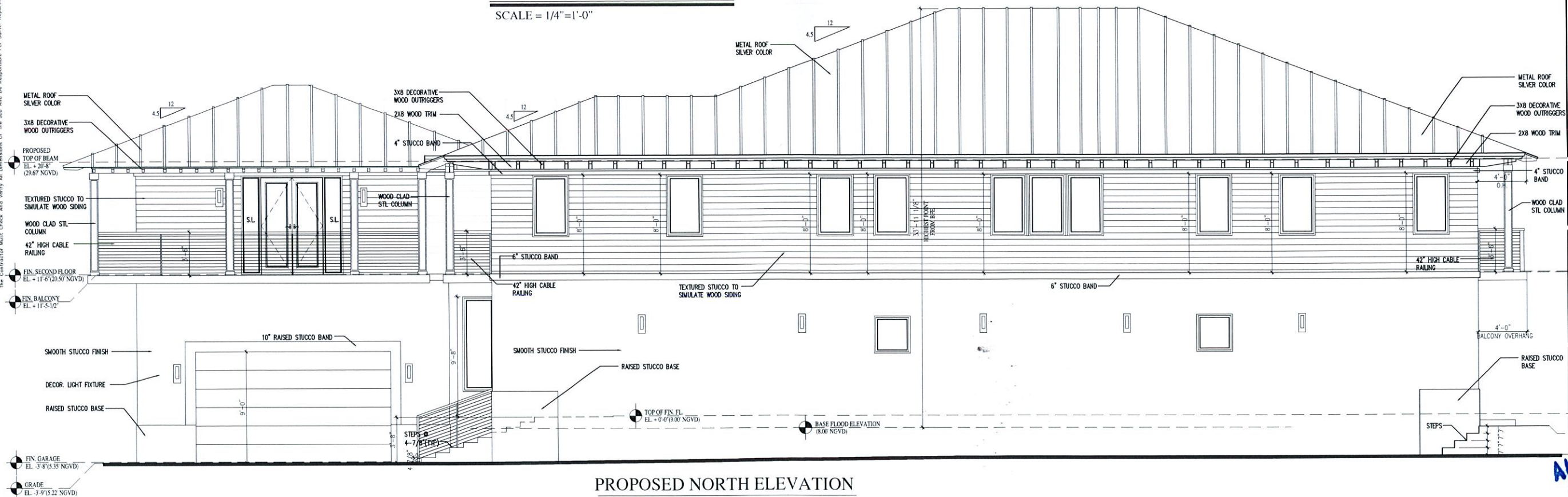
PROPOSED ROOF PLAN
SCALE = 1/4"=1'-0"

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PROPOSED EAST ELEVATION

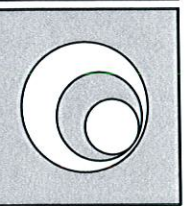
SCALE = 1/4"=1'-0"



PROPOSED NORTH ELEVATION

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

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TELEPHONE: 305.567.1977

EXPANSION AND RENOVATION
SEIDEN RESIDENCE
10000 WEST BROADVIEW DRIVE
TOWN OF BAY HARBOR ISLANDS, FLORIDA
LOT 633 IN BLOCK 235 OF BAY HARBOR ISLANDS 66-5
FIELD NUMBER 13-2227-031-43103

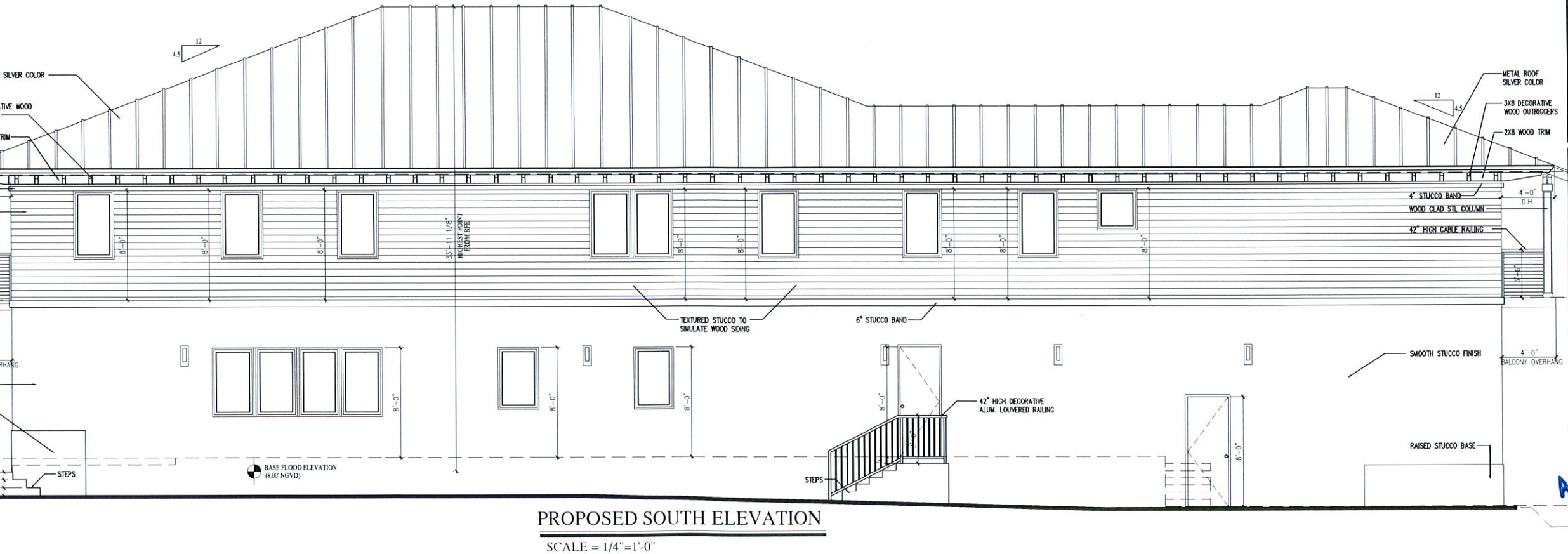
REVISIONS	
△	COMMENTS 10-10-18
△	REVISION 10-21-18
△	BY B.A.S./B.T.T. 10-20-18
△	

SCALE:	AS NOTED
DRAWN BY:	A.P./P.V./P.B.
CHECKED BY:	P.B./C.B.
DATE:	03-14-13
PROJECT NO.:	13-207
FILE NAME:	
SUBMITTAL:	SITE PLAN

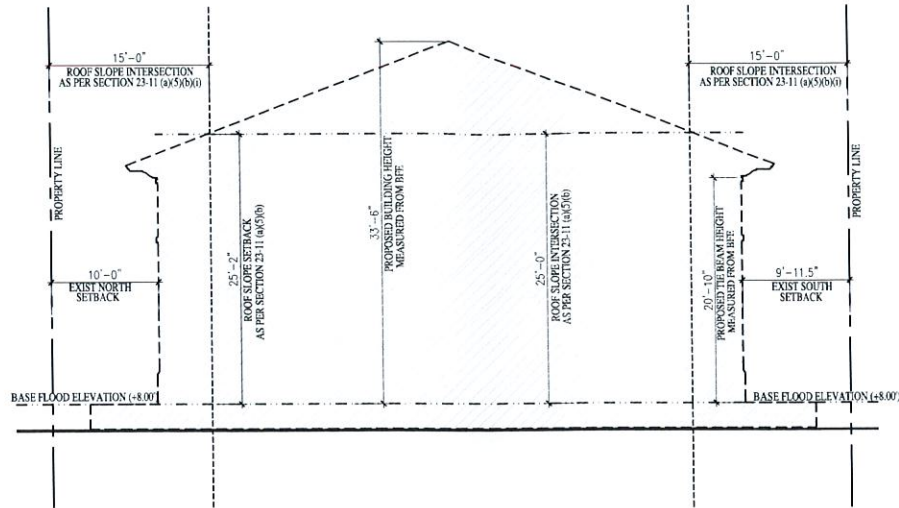
LUIS O. REVUELTA, R.A.
FLA. REGISTRATION NO.: 7972

PEDRO BRAVO, R.A.
FLA. REGISTRATION NO.: 6226
AUG 20 2018

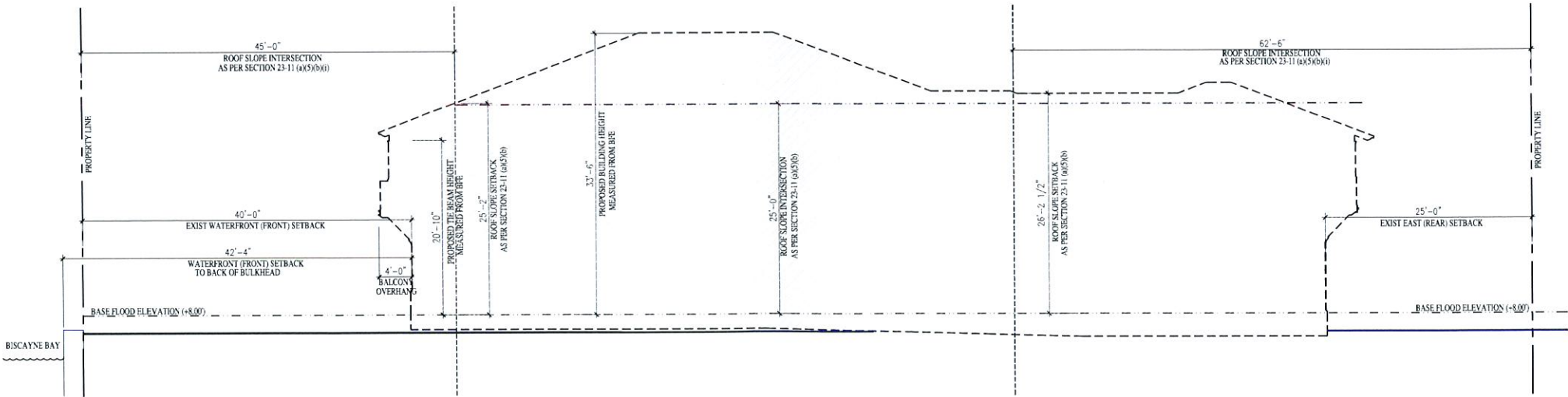
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SETBACK STUDY (NORTH - SOUTH)
SCALE = 1/8"=1'-0"



SETBACK STUDY (EAST - WEST)
SCALE = 1/8"=1'-0"

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TELEPHONE: 305.567.1977

EXPANSION AND RENOVATION
SEIDEN RESIDENCE
10000 WEST BROADVIEW DRIVE
TOWN OF BAY HARBOR ISLANDS, FLORIDA

LEFT 53 IN BLOCK 23.1 OF BAY HARBOR ISLAND 46.5
POLL NUMBER 13-227-001-4000

REVISIONS

- △ COMMENTS 10-07-10-14
- △ REVISION 10-21-14
- △ P/B AS-BUILT 10-28-18
- △

SCALE: AS NOTED

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

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

DATE: 03-14-13

PROJECT NO.: 13-207

FILE NAME:

SUBMITTAL: SITE PLAN

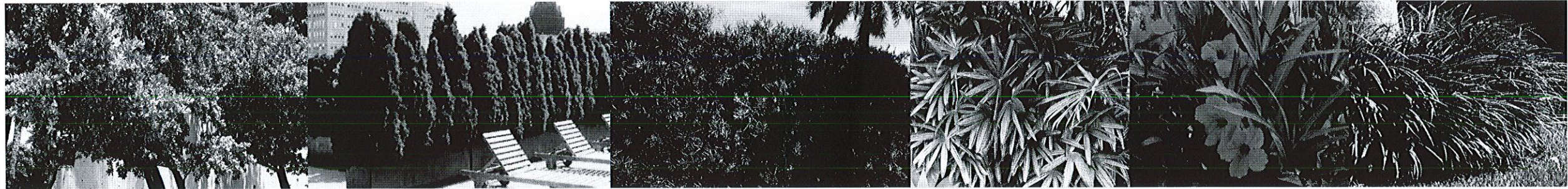
LUIS O. REVUELTA, R.A.
FLA. REGISTRATION NO.: 7992

PEDRO C. BRAVO, R.A.
FLA. REGISTRATION NO.: 10004

AUG 20 2018

SHEET NUMBER

A-112



10000 WEST BROADVIEW DRIVE

- L-0 COVER SHEET + INDEX
- L-1 LANDSCAPE PLAN
- L-1a CURRENT SURVEY
- L-2 LANDSCAPE NOTES + DETAILS

COVER SHEET + INDEX

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Office 786.534.5327 | Mobile 305.979.1595
www.christophercawley.com

NEW RESIDENCE
10000 WEST BROADVIEW DRIVE
TOWN OF BAY HARBOR ISLANDS

No.	Date	Description
1	08.22.18	AS BUILT VARIANCE REQUEST

Professional Seal

Christopher Cawley
08.24.18

CHRISTOPHER CAWLEY, RLA
Florida License LA 6696766

Title: COVER

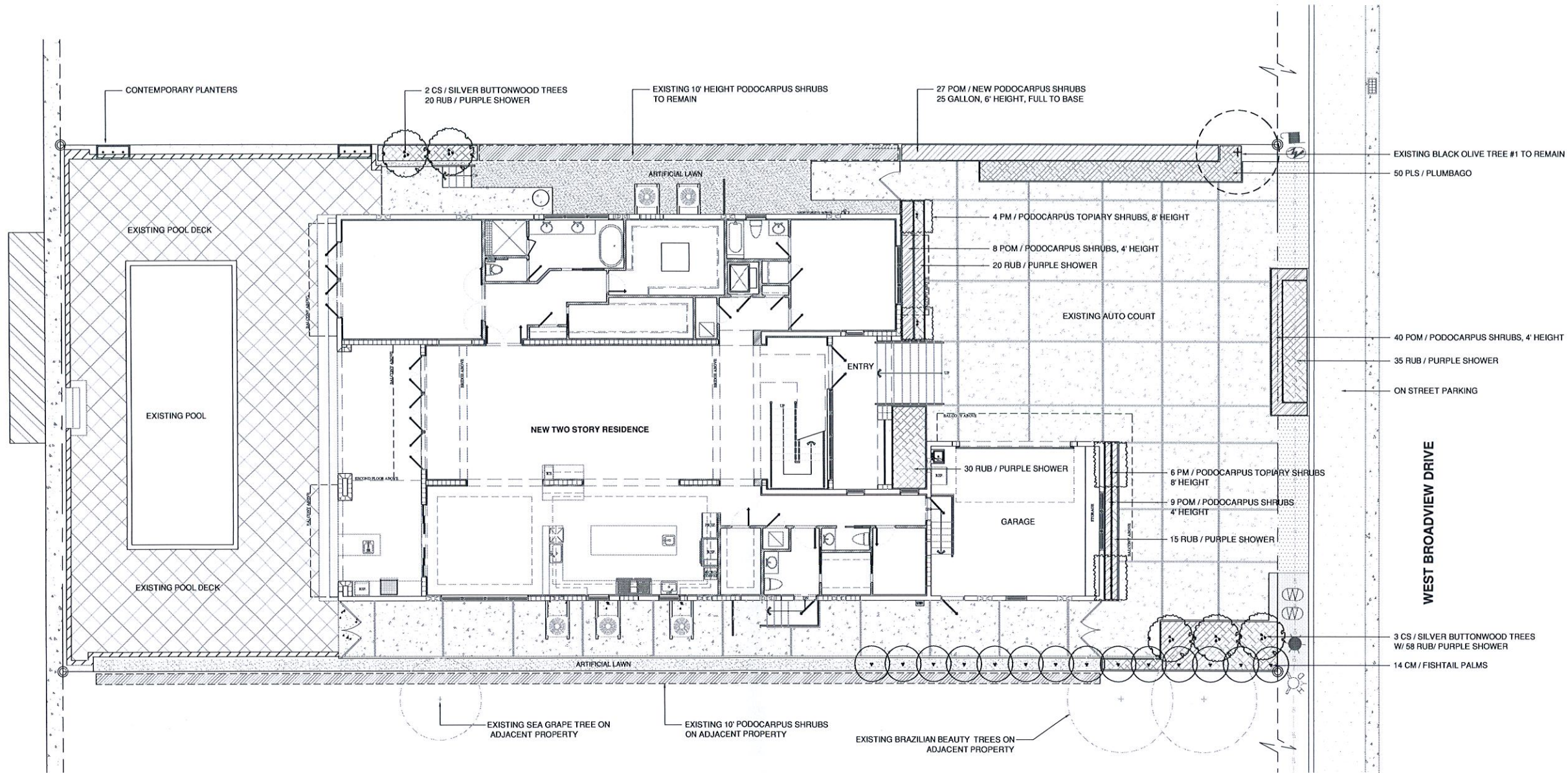
Scale:

Date: AUGUST 22, 2018

Drawing:

L-0

WATERWAY



Town of Bay Harbor Islands
Landscape Code (Sec. 24-16) Requirements Legend
Residential - Single-Family and Two-Family Home Sites

A. Shade Trees Required*		
	Required	Provided
1. Single-Family Non-Waterfront Lot	6	N/A
2. Single-Family Waterfront Lot	6	5
3. Two-Family Lot	5	N/A
4. Number of Shade Trees in Front Yard	2	3
5. Native Species Required - 50%	3	5
6. Drought Tolerant and Low Maintenance Species Required - 50%	3	5
B. Shrubs Required**		
1. Single-Family Non-Waterfront Lot	50	N/A
2. Single-Family Waterfront Lot	50	94
3. Two-Family Lot	50	N/A
4. Native Species Required - 30%	15/18	0
5. Drought Tolerant and Low Maintenance Species Required - 50%	25/30	0
C. Maximum Lawn Area Allowed***		
50% of Net Lot Area	(Max)	0

Notes:
* Required Shade Trees at time of planting must be a minimum of 12 feet in overall height, have 4 feet of clear wood before branching, and have a 2-1/2 inch caliper. Palm Trees can be substituted at a 3:1 ratio (except approved larger varieties) to a maximum of 25% of the required trees.
** Required Shrubs at time of planting must be a minimum of 24 inches in overall height. If used as a visual screen must be a minimum of 36 inches in overall height.
*** Miami-Dade County Landscape Ordinance Sec. 16A-5.0(2).

EXISTING TREE INVENTORY + DISPOSITION CHART

NUMBER	COMMON NAME	BOTANICAL NAME	D.B.H. (IN)	HEIGHT (FT)	SPREAD (FT)	CONDITION	DISPOSITION	CANOPY LOSS / WT. REQ. (SF)	COMMENTS
#1	BLACK OLIVE TREE	Bucida buxera	41-10"	41-25'	41-15'	FAIR	REMAIN	0 SF	PRESERVE + PROTECT DURING CONSTRUCTION

PLANTLIST - 10,000 WEST BROADVIEW DRIVE

KEY	NATIVE	QTY.	COMMON NAME	BOTANICAL NAME	HEIGHT, SPECIFICATION, & NOTES
TREES					
CS	YES	5	SILVER BUTTONWOOD TREE	Conocarpus erectus 'Sericeus'	65 gallon, 8' height, 6' spread, multi-matched
CM	NO	14	FISHTAIL PALM	Caryota mitis	8' height, full
SHRUBS					
PM	NO	10	PODOCARPUS TOPIARY	Podocarpus 'Maki'	8' height, full
POM	NO	84	PODOCARPUS SHRUBS	Podocarpus macrophyllus	6' height and 4' height, full. See Landscape Plan for heights
TROPICALS + GROUNDCOVERS					
RUB	NO	120	PURPLE SHOWER	Ruellia britton 'Purple Showers'	3 gallon, 18" height, 12" spread, space 18" on center
PLS	YES	50	PLUMBAGO	Plumbago auriculata	3 gallon, 12" height, space 18" on center

TOWN OF BAY HARBOR ISLAND NOTES:

- THIS LANDSCAPE PLAN REPRESENTS THE AS BUILT CONDITIONS OF THE PROPERTY. THE PLANT LIST HAS BEEN UPDATED TO REFLECT THE AS BUILT CONDITIONS.
- EXISTING SITE CONDITIONS HAVE BEEN FIELD VERIFIED BY LANDSCAPE ARCHITECT.
- ALL LANDSCAPE AREAS TO BE 100% COVERED BY A FULLY AUTOMATIC IRRIGATION SYSTEM WITH RAIN SENSOR. CONTRACTOR TO PROVIDE SHOP DRAWING OF MODIFIED IRRIGATION SYSTEM TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.

LANDSCAPE PLAN



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NEW RESIDENCE
10000 WEST BROADVIEW DRIVE
TOWN OF BAY HARBOR ISLANDS

No.	Date	Description
08.22.18	AS BUILT VARIANCE REQUEST	

Professional Seal

CHRISTOPHER CRAWLEY, P.L.A.
Florida License LA 95067896

Title: LANDSCAPE PLAN

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

Date: AUGUST 22, 2018

Drawing:

L-1

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NEW RESIDENCE
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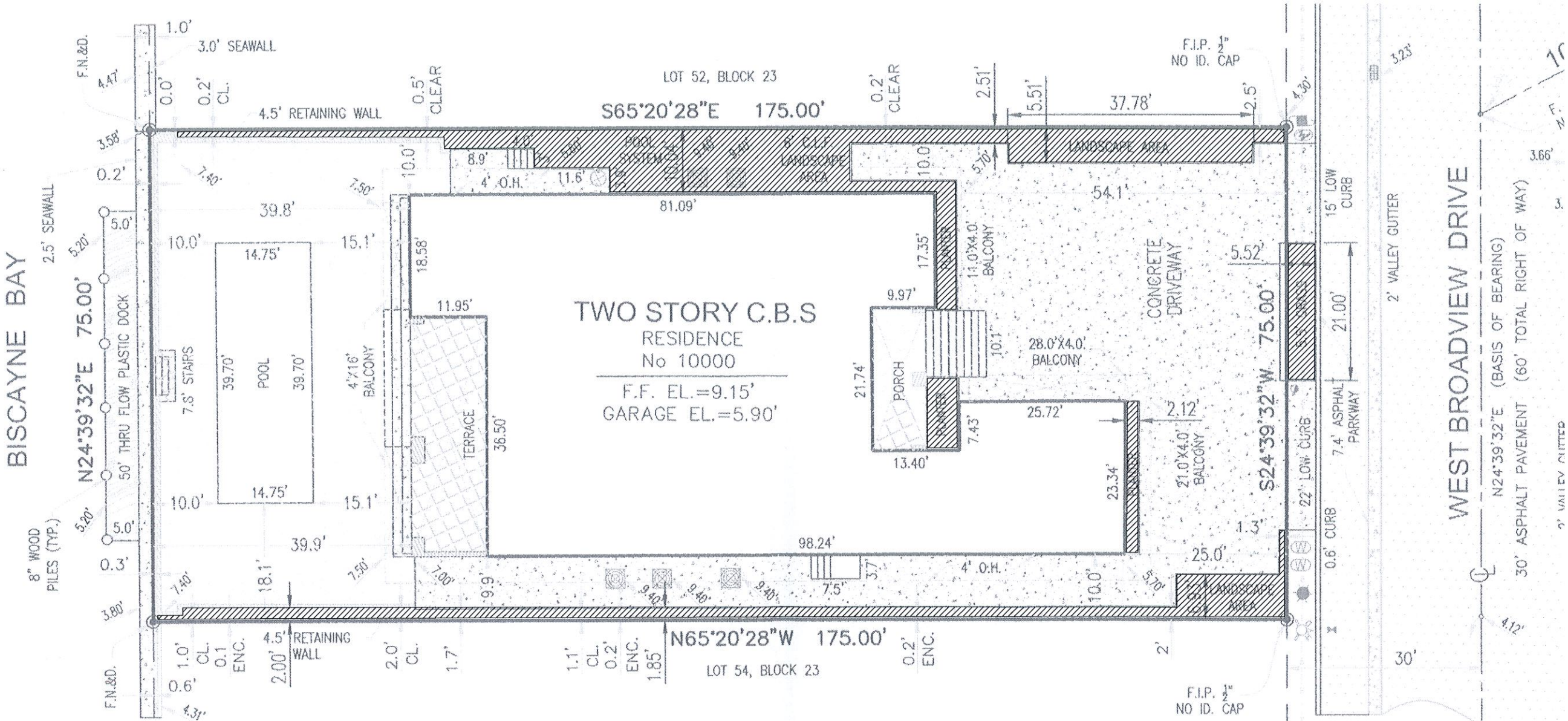
No.	Date	Description
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Professional Seal
Chris
08.24.18

CHRISTOPHER CRAWLEY, RLA
Florida License LA 0005706
Title: LANDSCAPE PLAN
Scale: 1/8"=1'-0"
Date: AUGUST 22, 2018
Drawing:

L-1a

CURRENT SURVEY DATED 07.05.2018



LANDSCAPE NOTES

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

ANY CHANGES TO R.O.W. (RIGHT OF WAY) MATERIAL IN REGARDS TO PLACEMENT OF SPECIES SHALL REQUIRE THE APPROVAL AND CONSULTATION OF THE CITY URBAN FORESTER AND OR CITY STAFF.

4. ALL PLANTING SOIL SHALL BE 50:50 TOPSOIL:SAND MIX, FREE OF CLAY, STONES, ROCKS, OR OTHER FOREIGN MATTER. THIS SPECIFICATION INCLUDES ALL BACKFILL FOR BERMS AND OTHER LANDSCAPE AREAS.

CARE SHALL BE TAKEN TO AVOID PLACEMENT OF CONSTRUCTION FILL, GRAVEL, AND OR DEBRIS OVER THE ROOTBALLS OF INSTALLED OR EXISTING TREES AND OR PALMS ON SITE.

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 LOCATIONS:

REMOVE ALL LIMEROCK PRESENT TO A DEPTH OF AT LEAST 30" BEFORE PLACING NEW PLANTING SOIL. APPLY NEW CLEAN PLANTING SOIL IN PLANTING AREA AS REQUIRED

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.

5. THE LANDSCAPE CONTRACTOR SHALL CALCULATE AND SUBMIT AN ITEMIZED PRICE FOR THE 2" APPLICATION OF 50:50 MIX FOR ALL SOD AREAS AS A REFERENCE IN THE CASE THAT THERE WOULD BE A DISCREPANCY BETWEEN SITE AND LANDSCAPE CONTRACTORS AND NOTIFY THE SITE CONTRACTOR OR PROJECT SUPERINTENDENT AS TO THIS DISCREPANCY. IT WILL THEN BE DETERMINED WHICH PARTY WILL PROVIDE THIS 2" TOPSOIL:SAND APPLICATION AND SUBSEQUENT PAYMENT. OTHER PLANTING SOIL MIXES TO BE ADDED, I.E. FOR TREES, PALMS, SPECIMEN PLANTS, SHRUBS AND GROUNDCOVERS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR AND BE INCLUSIVE WITH THE LANDSCAPE BID.
6. ALL EXISTING TREE + PALM INFORMATION THAT HAS BEEN PROVIDED ON THIS PLAN FOLLOWS THE MIAMI DADE COUNTY E.R.M. TREE PERMITTING GUIDELINES. ANY TREES OR PALMS CONSIDERED INVASIVE OR THAT FALLS UNDER THE TREE PERMIT EXEMPTION / PROHIBITED SPECIES LIST 24-94 (4) MAY NOT BE SHOWN FOR CLARITY PURPOSES. ANY DISCREPANCIES IF NOTED UPON FURTHER FIELD INSPECTION SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT.
7. IRRIGATION SHALL PROVIDE FOR A 100% COVERAGE WITH 50% OVERLAP MINIMUM AND BE PROVIDED BY A FULLY AUTOMATIC IRRIGATION SYSTEM W/ RAIN MOISTURE SENSOR ATTACHED TO CONTROLLER. ALL FLORIDA BUILDING CODE APPENDIX "F" IRRIGATION

IRRIGATION NOTES

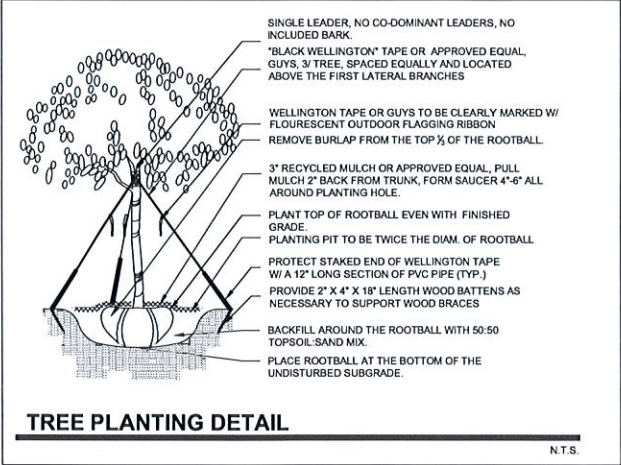
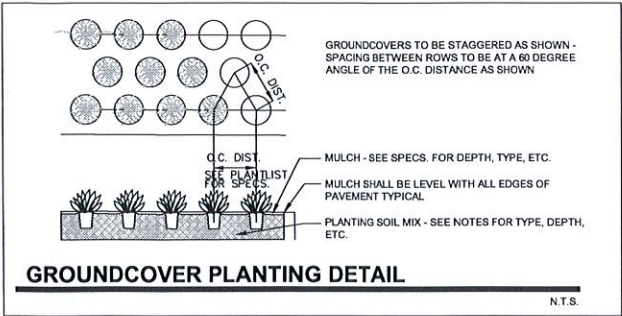
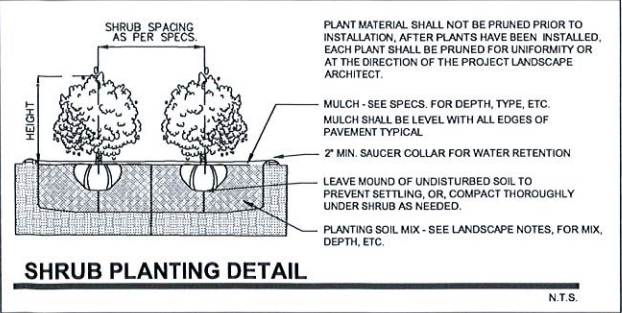
1. IRRIGATION CONTRACTOR SHALL PROVIDE, FURNISH, AND INSTALL A FULLY AUTOMATIC IRRIGATION SYSTEM WHICH WILL COMPLY WITH ALL LOCAL CODE, STATE CODE, & WATER MANAGEMENT DISTRICT (SWFMD) REQUIREMENTS.
2. THE IRRIGATION CONTRACTOR SHALL SCHEDULE AN ON-SITE PRE-CONSTRUCTION CONFERENCE WITH THE OWNER AND THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCEMENT OF INSTALLATION OF THE IRRIGATION SYSTEM.
3. CONTRACTOR SHALL INSTALL POP-UP TYPE HEADS. SPRAY TYPE SHALL BE ROTOR, IMPACT, SPRAY, OR BUBBLER AND SHALL BE INSTALLED SO AS NOT TO CAUSE ANY OVERSPRAY ONTO ANY PAVED SURFACES, I.E. ROADS, SIDEWALKS, ETC. ALL FIXTURES SHALL BE "TORO", "RAINBIRD" OR AN APPROVED EQUAL. ALL WORK SHALL BE DONE IN A PROFESSIONAL MANNER AS PER MANUFACTURER'S SPECIFICATIONS.
4. ALL MAIN SUPPLY LINE SHALL BE PVC SCHEDULE 40 PIPE. ALL PVC FITTINGS SHALL BE SCHEDULE 40. THE MAINLINE IS SHOWN SCHEMATICALLY. LOCATE MAIN LINES IN LANDSCAPE AREAS WHERE POSSIBLE AND SLEEVE UNDER PAVEMENT WHERE NECESSARY. MAINLINES SHALL BE IN THE SAME TRENCH WITH THE LATERAL LINES WHERE POSSIBLE.
5. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE LOCATION OF AND AVOID & PROTECT ALL UTILITY LINES, DUCTS, BURIED CABLES AND OTHER UTILITIES IN THE AREA. CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR, LIABILITY, AND COSTS INCURRED IN THE DAMAGE OR DESTRUCTION OF SAID UTILITIES. CALL SUNSHINE STATE ONE CALLS 811, 48 HOURS PRIOR TO COMMENCEMENT OF ANY WORK FOR PROPER UTILITY LOCATION AND CLEARANCES.
6. THE CONTRACTOR SHALL SECURE ALL WORK WITH THE PROJECT MANAGER, LANDSCAPE CONTRACTOR AND ALL OTHER CONTRACTORS TO INSURE PROPER INSTALLATION, SCHEDULING, AND PROCEDURE.
7. THE CONTRACTOR SHALL COORDINATE WITH THE PROJECT MANAGER TO PROVIDE ELECTRICAL SUPPLY TO THE CONTROLLER, PUMP, ETC. AS NEEDED.

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 CONTRACTOR SHALL COORDINATE WITH THE IRRIGATION CONTRACTOR AND LEAVE PROVISIONS FOR ALL SLEEVING AND PIPE ROUTING. ALL UNDERGROUND UTILITIES TO BE LOCATED BY DIALING 811 AS REQUIRED BY LAW.

8. ALL PLANTING BEDS SHALL BE MULCHED TO A DEPTH OF 2" WITH A SMALL GRAY GRANITE AGGREGATE or APPROVED ORGANIC MULCH FREE FROM WEEDS AND PESTS. NO 'CYPRESS MULCH' OR 'RED DYED MULCH' TO BE ACCEPTED. KEEP MULCH 6" AWAY FROM TREE OR PALM TRUNKS AS PER INDUSTRY RECOMMENDATIONS.
9. SOD SHALL BE 'EMPIRE TURF' ZOYSIA GRASS IN ALL LAWN AREAS AS SHOWN ON THE PLANS. SOD SHALL BE STRONGLY ROOTED, FREE FROM WEED, FUNGUS, INSECTS AND DISEASE. CONTRACTOR SHALL SOD ALL AREAS AS INDICATED ON THE PLANS OR AS DIRECTED. PAYMENT SHALL BE DETERMINED BY THE TOTAL MEASURED SODDED AREAS X THE UNIT PRICE SUBMITTED AND FIELD VERIFIED. SOD SHALL CARRY A 5-MONTH WARRANTY.
10. ALL TREES, PALMS, SHRUBS AND GROUNDCOVERS, AND SOD / LAWN SHALL CARRY A ONE-YEAR WARRANTY FROM THE DATE OF FINAL ACCEPTANCE.
11. ALL TREES AND PALMS SHALL BE STAKED PER ACCEPTED STANDARDS BY THE FLORIDA NURSERYMEN & GROWERS LANDSCAPE ASSOCIATION (FNGLA) AND ANSI A-300 (PART 6)-2012 TREE, SHRUB, AND OTHER WOODY PLANT MANAGEMENT STANDARD PRACTICES (PLANTING AND TRANSPLANTING). CONTRACTOR SHALL ENSURE 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.

CONTRACTOR SHALL REMOVE ALL STAKES, POLES, WELLINGTON TAPE AND OR BRACING MATERIALS FROM ALL PALMS, TREES AND SHRUBS WITHIN 1 YEAR OF INSTALLATION.

12. 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.
13. IF NECESSARY, CONTRACTOR SHALL PROVIDE A WATER TRUCK DURING PLANTING TO ENSURE PROPER WATERING-IN DURING INSTALLATION AND CONTRACTOR WILL BE RESPONSIBLE FOR CONTINUAL WATERING UNTIL FINAL ACCEPTANCE BY THE OWNER.
- A MINIMUM OF 6 MONTHS OF SUPPLEMENTAL HAND OR AUTOMATIC IRRIGATION SYSTEM WATERING SHALL BE REQUIRED TO AID IN NEW TREE OR PALM ESTABLISHMENT.
14. FERTILIZATION: ONE COMPLETE APPLICATION OF GRANULAR FERTILIZER SHALL BE APPLIED PRIOR TO FINAL ACCEPTANCE AND APPROVAL BY THE LANDSCAPE ARCHITECT. FERTILIZER SHALL BE OSMACOTE OR APPROVAL EQUAL.



LANDSCAPE NOTES + DETAILS

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CHRISTOPHER CAWLEY | CC
LANDSCAPE ARCHITECTURE LLC | LA
Florida Landscape Architecture Business LC 26000460
780 NE 69th Street | Suite 1106 | Miami, FL 33138
Office 786.534.5327 | Mobile 305.979.1585
www.christophercawley.com

NEW RESIDENCE
10000 WEST BROADVIEW DRIVE
TOWN OF BAY HARBOR ISLANDS

No.	Date	Description
1	08.22.18	AS BUILT VARIANCE REQUEST

Professional Seal

08.24.18

CHRISTOPHER CAWLEY, P.E.A.
Florida License LA 6696765

Title: NOTES + DETAILS

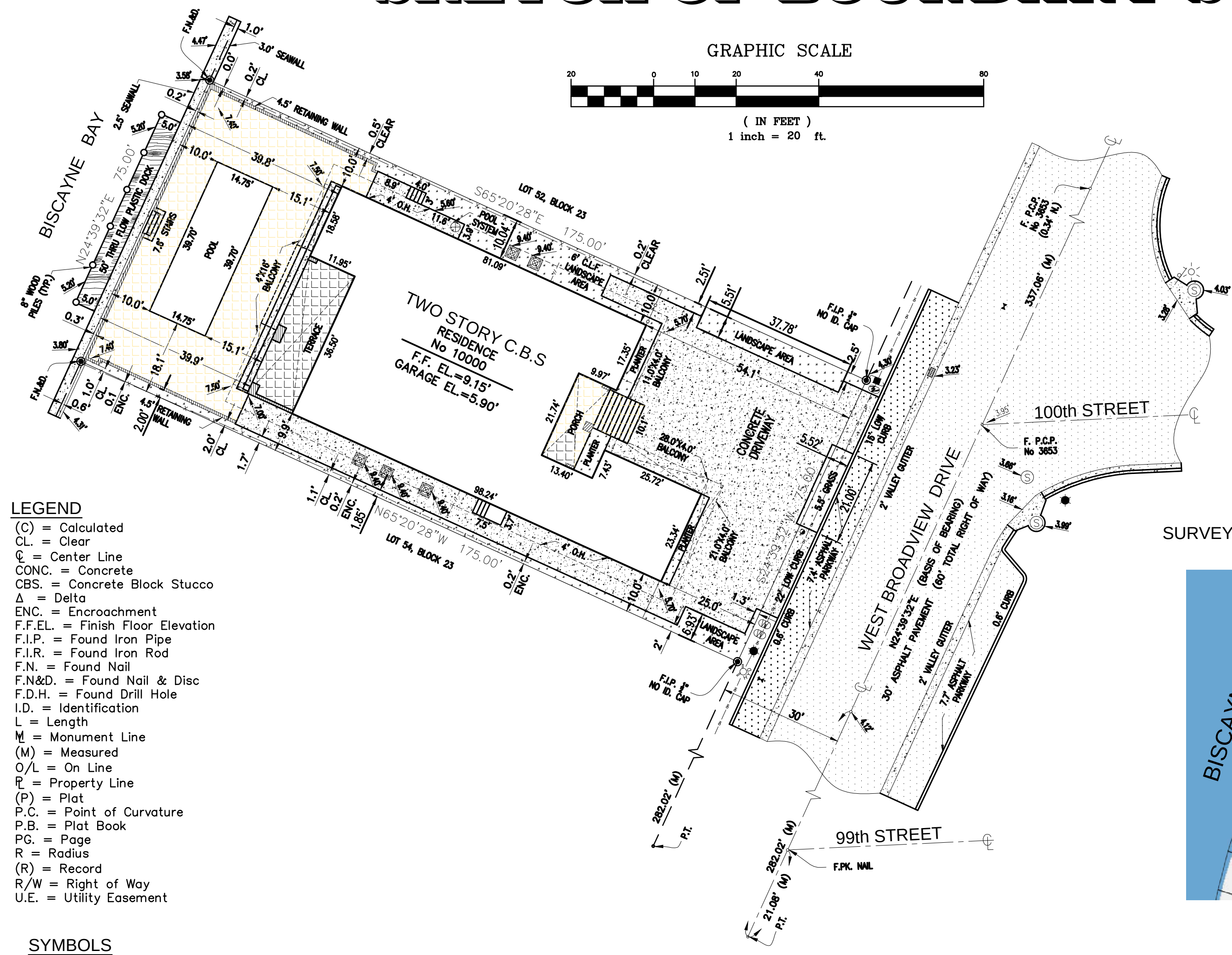
Scale:

Date: AUGUST 22, 2018

Drawing:

L-2

SKETCH OF BOUNDARY SURVEY



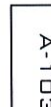
JULIO S. PITA
1405 SOROLLA AVENUE, CORAL GABLES, FLORIDA 33134-3519
PHONE: 786-236-8344
E-MAIL: Juliopita@bellsouth.net

DRAWN: ELF.
CHECKED: J.P.
SCALE: 1" = 20'
FIELD DATE: 7/05/2018
JOB No.:
SHEET: 1 OF 1 SHEET

NO.	DATE	DESCRIPTION	RECORD OF REVISION

SCALE:	AS NOTED
DRAWN BY:	A.P./P.V.
CHECKED BY:	P.B.
DATE:	10-06-2017
PROJECT NO.:	13
FILE NAME:	
SUBMITTAL:	VARIAN

A-103





BR AVO
ARCHITECTS
INTERIOR DESIGN

360 COLUMBIA AVE. SUITE 400
TAMPA, FL 33609
TEL: 813.251.1772

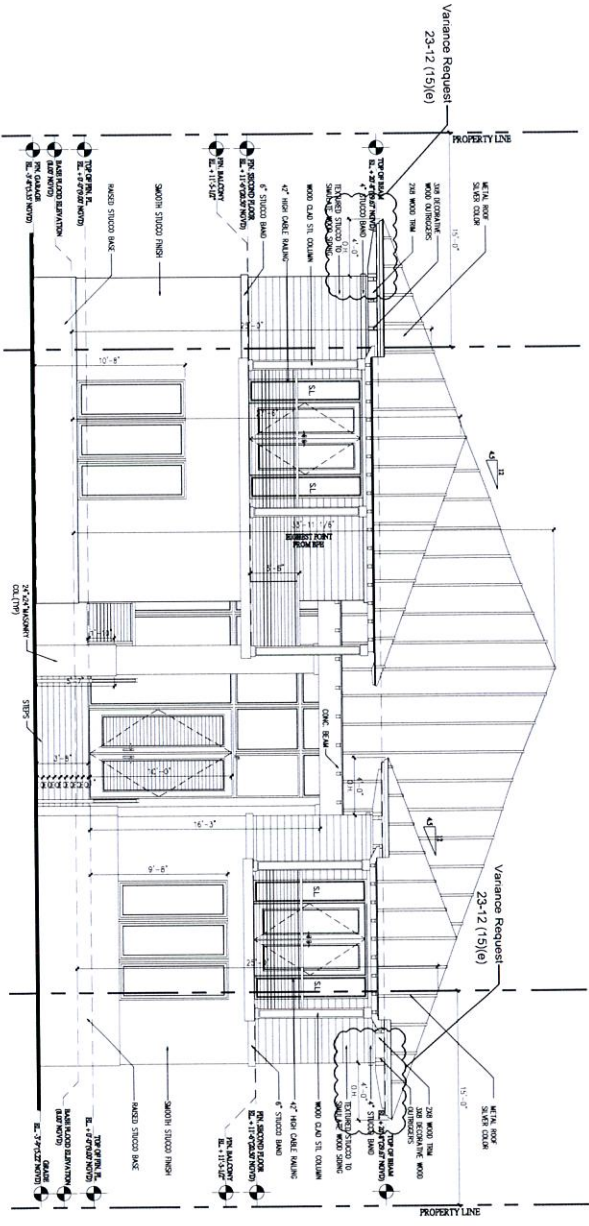
VARIANCE SUBMITAL
SEIDEN RESIDENCE
10000 WEST BROADVIEW DRIVE
TOWN OF BAY HARBOR ISLANDS, FLORIDA

REVISIONS

NO.	DESCRIPTION
1	AS NOTED
2	BY A.P.V.P.R.
3	CHECKED BY P.B.J.C.B.
4	DATE 10.03.18
5	PROJECT NO. 18-207
6	SUBMITTAL VARIANCE
7	PROJECTED SUBMITTAL DATE

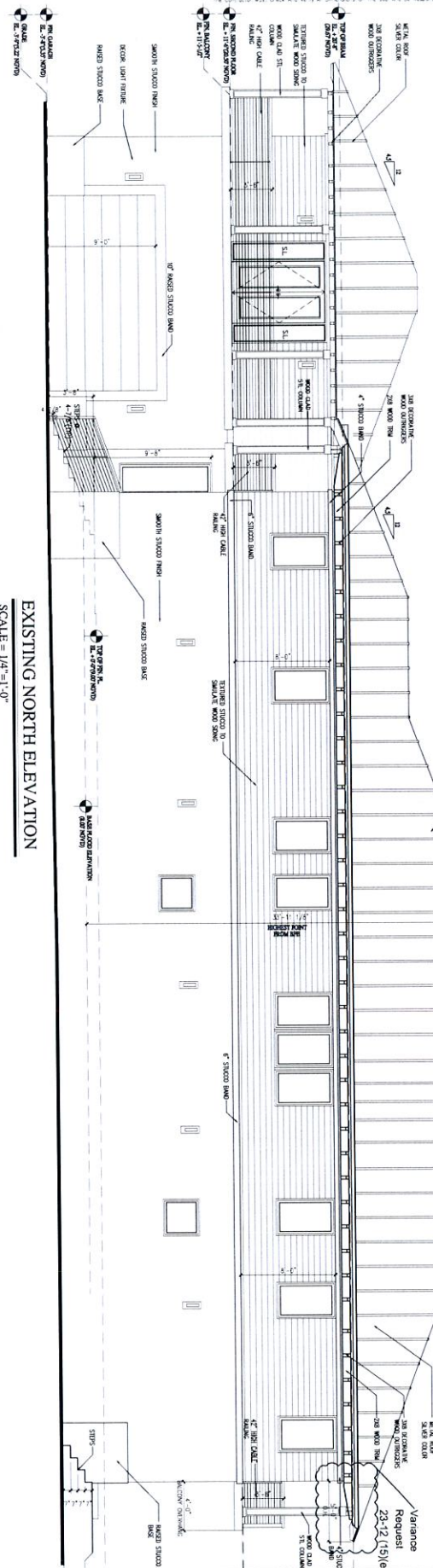
SCALE: AS NOTED
DRAWN BY: A.P.V.P.R.
CHECKED BY: P.B.J.C.B.
DATE: 10.03.18
PROJECT NO.: 18-207
SUBMITTAL VARIANCE
PROJECTED SUBMITTAL DATE

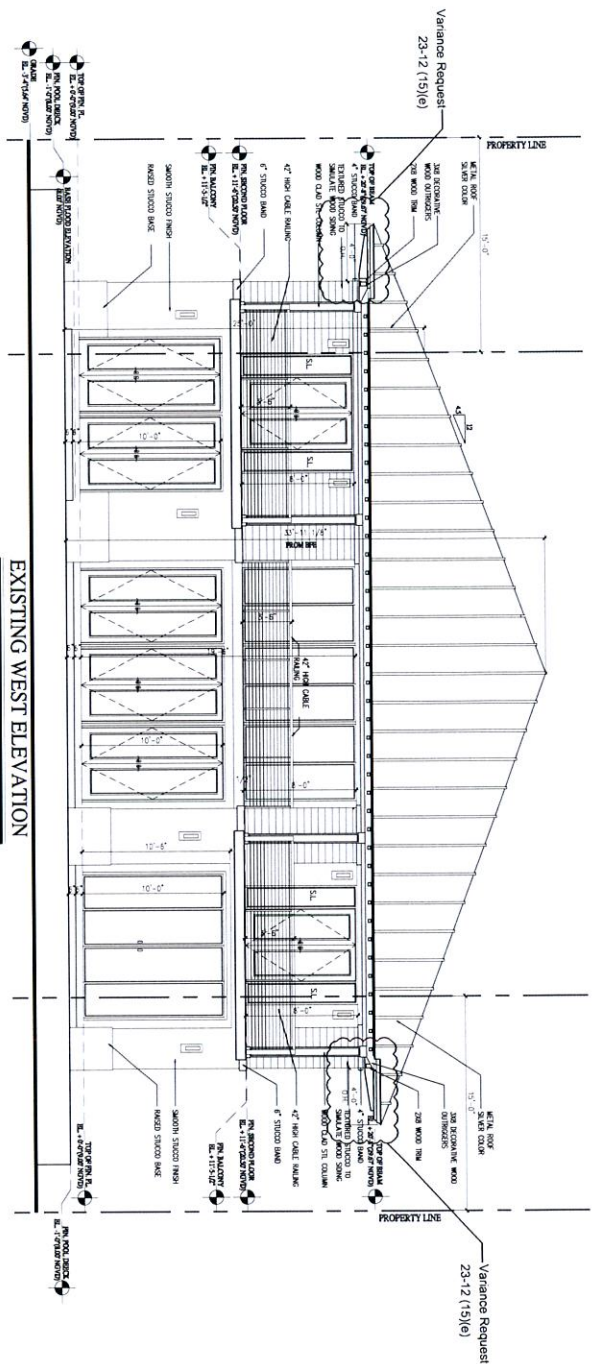
SHEET NUMBER
A-104



EXISTING EAST ELEVATION
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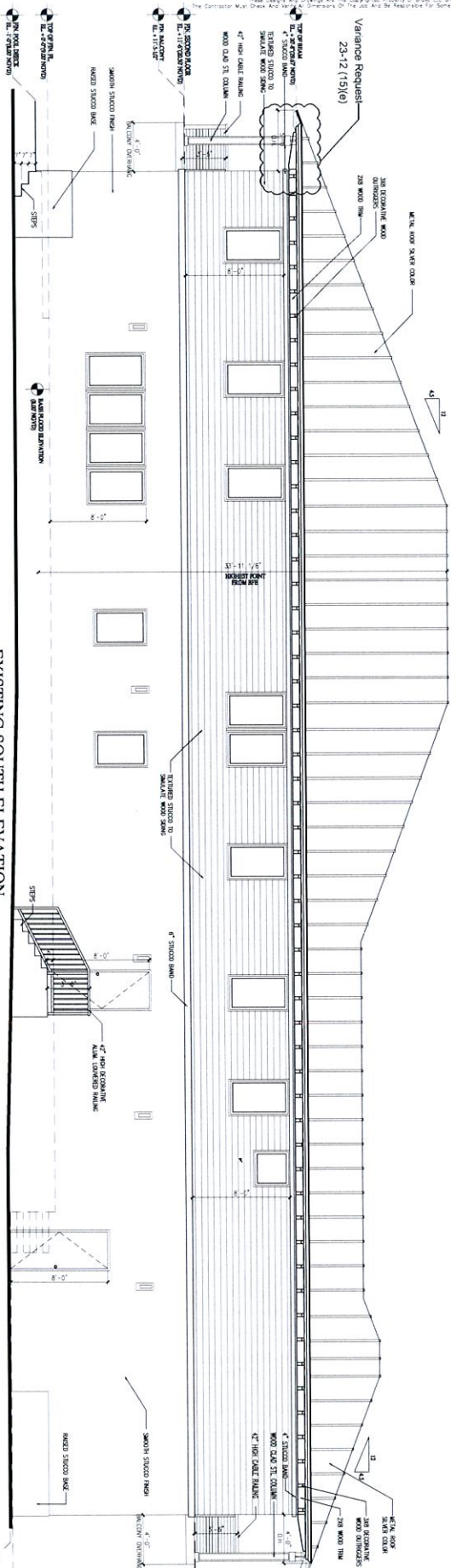
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SCALE = 1/4"=1'-0"





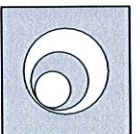
EXISTING WEST ELEVATION

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



EXISTING SOUTH ELEVATION

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



BRAVO
ARCHITECTURE
INTERIORS DESIGN
3600 CALHOUN AVE. SUITE 400
DADE COUNTY, FLORIDA 33133
TEL: 305.261.1777
WWW.BRAVOARCH.COM

VARIANCE SUBMITAL
SEIDEN RESIDENCE
10000 WEST BROADVIEW DRIVE
TOWN OF BAY HARBOR ISLAND, FLORIDA
LOT 62 B. 224 E. 31 BAY HARBOR ISLAND 33400

REVISIONS

SCALE: AS NOTED
DRAWN BY: A.P./P.P.B.
CHECKED BY: P.B./C.B.
DATE: 10-23-18
PROJECT NO.: 13-207
FILE NAME:
SUBMITTAL VARIANCE

TIGER D. GARCIA, P.E.
P.L. 13-207-000-000-000

SHEET NUMBER
A-105

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

To: Mayor and Town Councilmembers
Town of Bay Harbor Islands

CC: Ron Wasson, Town Manager
Marlene Siegel, Town Clerk

From: Michael J. Miller, AICP 
Consultant Town Planner

Date: October 1st, 2018

Subject: Variance Application – Renovation of Single-Family Residence
Applicant – Ethan Wasserman Esq. (for Tony and Robyn Seiden)
10000 W. Broadview Drive
Legal Description: Lot 53, Block 23
MMPA Project No.: 01-0702-0969

ISSUE

The Town has received a variance application from Ethan Wasserman, Esq., an attorney with Greenberg Traurig, as the representative of Tony and Robyn Seiden for six (6) after-the-fact zoning variances for renovations made to an existing home located at 10000 W. Broadview Drive.

BACKGROUND

The Planning and Zoning Board (PZB) approved a Site Development Plan for additions / renovations to an existing single-family home on the above property on May 7th, 2013. The Town issued Building Permits for this development on August 21st, 2013 and construction commenced. Prior to November 2014 our office did not review Building Permit plans prior to their issuance to confirm consistency with the PZB approved plans, Code requirements and any conditions of approval. Town staff performed those functions prior to that date. It is generally assumed that plans filed for Building Permits substantially match the PZB approved plans, or that any variations being requested are clearly identified on the plans. Unfortunately, that is not always the case. We have verified the plans approved by the PZB met all applicable Planning & Zoning Code requirements at that time. On July 9th, 2015, MMPA was requested to inspect the property for a TCO / CO. Our firm's staff inspected the site and noted that numerous changes had been made that did not match the approved PZB plans and, in some cases, do not comply with Town Code provisions. The contractor of record (ARC Contractor) / owners were notified of the deficiencies. The Town has not, to date, ever issued either a TCO or Final CO. However, the owners began to occupy the house and have done so since September 2015. The Town's Building Official issued a Notice of Violation (NOV) on September

29th, 2015 finding the structure “Unsafe” to occupy. The owners were requested to vacate the premises by October 6th, 2015 – they are still there. Since that time a number of actions have occurred, including formal Code citations being issued, the Town’s Special Master finding the owners’ guilty, and fines being levied. A comprehensive list of actual Zoning Code violations was compiled, as well as a list of changes made to the house design that vary from the approved PZB plans. In April 2016 an initial variance application was filed – but only for a few of the items noted in the inspections. In August 2018 an amended application was finally filed with the Town.

The owner’s attorney is seeking to have the Town Council act on the requested zoning variance first, so that if any of the requests is denied, these physical changes can be made and incorporated into a set of revised plans to be submitted to the PZB for reconsideration.

SPECIFIC VARIANCE REQUESTS

SIDEWALKS ALONG SIDE LOT LINES

1. **§23-12(15)(b) No portion of a sidewalk shall be constructed closer than three (3) feet to a side lot line.** The sidewalk on the north side of the home is built with a 2’-6” setback, and on the south side of the house by 1’-10”.
2. **§23-12(15)(b) No sidewalk shall exceed five feet in width.** The sidewalk on the north side of the home varies from 5’-6” to 6’-10” in width; and 8’-2” on the south side of the home.

The below 3 pictures are of the south side of the home:





The below 2 pictures are of the north side of the home:



ROOF EAVES

3. §23-12(15)(e)... Eaves may project into setback areas which abut interior lot lines not more than three (3) feet. The roof has been constructed with an eave that is four (4) feet in width.

4. §23-12(15)(e)... Eaves may project into setback areas...which abut on street, alleys or waterways not more than four (4) feet. The roof has been constructed with an eave that is five (5) feet in width on the rear (waterway) side.

The below picture is of the north side of the home:



Extended Eave

The below picture is of the south side of the home:



Extended Eave

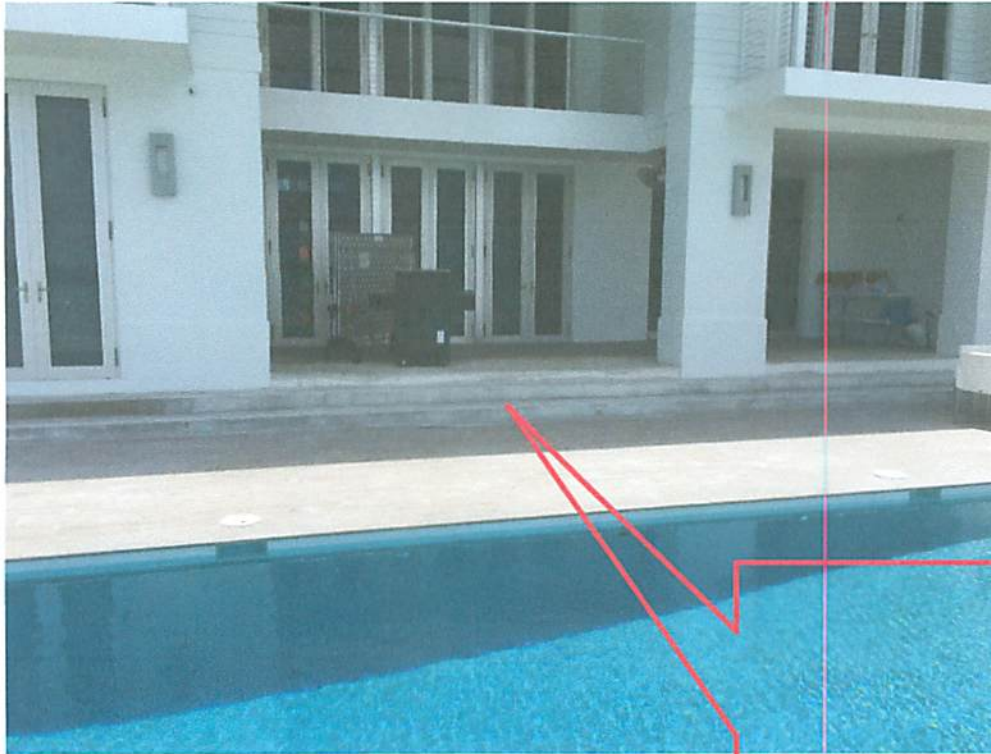
The below picture is of the rear of the home:



Extended Eave

SWIMMING POOL

5. §23-12(15)(g)(i)(a) Swimming pools may be constructed on waterfront lots on the side which abuts the water...must not exceed two (2) feet above finish grade. The swimming pool has been constructed that is 2'-6" above finished grade.



Steps Down

DRIVEWAY

6. §5-19.2(b) No portion of a driveway at a residence in the RD single-family district of the town may be installed closer than five (5) feet to the side and to any front (street) yard lot line, except at the driveway connection to the roadway. A portion of the driveway has been constructed with a side setback of 2 -6" on the north side of the property.



CRITERIA FOR VARIANCES

§2-17(A) Application for variance.

(2) The circumstances which caused the hardship, and that make the hardship peculiar to the property in question or to such a small number of properties that may clearly constitute marked exceptions to the property in the neighborhood;

(3) The circumstances which show that the variance is required in order to preserve a substantial property right of the applicant. The substantial property right does not include the fact that the applicant might be denied some opportunity to use the subject property in a more profitable way or to sell it at a greater profit than is possible under the terms of the ordinance. An applicant-property owner is entitled only to a reasonable use of the subject property;

(4) The circumstances establishing that any alleged hardship is not self-created by any person having any interest in the subject property or is not the result of mere disregard for or ignorance of the provisions of any ordinance;

(5) The circumstances under which the ordinance to which the variance is sought shall be modified as little as possible so that the substantial intent and purpose of the ordinance or regulations contained therein shall be preserved; and

(6) The circumstances under which it can be established that a variance will not result in substantial detriment to adjacent property, or the surrounding neighborhood, and will not be materially detrimental to the public welfare.

ANALYSIS

As per the Town's request, MMPA has completed our review of the variance application and provide the following analysis and comments. We understand the Town's Administrative staff have met with the owners and certain agreements were reached to help rectify the situation.

The subject property is located approximately at the middle of the northwest side of the West Island facing Biscayne Bay. All of the variances requested, except the roof eave overhang, appear to be the result of accessibility issues for one of the owners (wheelchair). However, prior to making changes, communication / sign-off with the Town staff / PZB should have occurred. Besides the requested variances, numerous deviations in the architectural design elements from the plans approved by the PZB also occurred, including but not limited to: doors, windows locations and design; shutters missing; a change in roof plan; change in railing details; skylights added; and accent bands are missing.

Section 5-23.1(c) of the Town Code states that if any changes occur to an approved plan, the PZB must first review / approve those changes prior to them being made. Otherwise, fines can be levied.

The applicant has made claims that the modifications to sidewalk widths, swimming pool access, and driveway were needed for mobility-related disability accommodations. While adequate widths for ADA walkways / ramps / etc. are listed in Ch. 553 F.S. most of the walkways are much wider than necessary to meet ADA requirements (44 inches / 3'-6"). There is 10 feet between the house and side property lines, leaving 6.33' for landscaping, of which at least 3 feet is required along the side lot lines for drainage and landscape buffering. Even with mechanical equipment (A/C units / pool equipment / etc.) there is sufficient yard width to provide the minimum landscaping setback. There are steps on the exterior walkways up/down from the house, including steps down from the house to the pool deck (no ramps); therefore, there appears to be no need for the pool deck to be raised an additional 6" higher than the Code allows. Further, the initial house design included the now as-built wider roof eaves (4' vs. 3'), but after initial staff reviews the architect changed the plans to comply with the Town Code criteria – and the PZB approved those plans. Lastly, we believe there is no need for the driveway to not comply with the required 5-foot side setback. The driveway to the garage is at least 10' from the south lot line and even with the normal 5-foot ADA loading area there would be at least 5' of landscaping. On the north side the driveway was cut back to meet Code, except near the street.

The purpose of required setbacks and open space is for urban design appearance, adequate separation from neighboring properties, landscaping to meet the minimum Miami-Dade / Town requirements, on-site flood control (does not affect adjoining sites), environmental storm water / pollutant run-off issues into Biscayne Bay, and other similar items.

Although the plans do not include any calculations for pervious / impervious lot coverage, we calculated the site has only about 10.6% of open space. This would affect stormwater retention and discharge, as well as aesthetic issues. The front yard area landscaped open space is about 13%. The approved PZB landscape plan showed two Ligustrum trees in the landscape area separating the driveways – there are no trees planted there – only shrubs. The Town Code requires all trees to be at least 12 feet in height when planted. The new Silver Buttonwood trees are 8+/- feet tall.

The Town Code contains five (5) criteria necessary for the justification of granting of variances. Below is our evaluation of the applicant's request versus these criteria.

- The hardship being claimed for non-compliance with the Code is for mobility-related disability accommodations. While this may be true for the walkway widths this does not include the roof eave encroachment. The cost to modify the roof to comply really has no relevance. However, it is possible to allow temporary site improvements for such disability issues provided there are covenants that require retrofitting to meet Code when a hardship ceases (person passes away / house is sold). This has been discussed as a possible method to address this specific situation.
- We believe there are no substantial loss of property rights that require these variances to be granted. There are being requested solely for disability issues. We believe the owners will still have reasonable use of the property if the Town decides to deny the requests.
- The plans were submitted and approved by the Planning and Zoning Board. It is commonly known that any substantial changes require Town re-approval. As to dimensional setback encroachments the Florida Building Code and virtually all cities have design regulations that must be followed. If there were reasons for variations based on disabilities this could have been dealt with prior to making changes.
- The deviations being requested seem minor; however setbacks for walkways are required so adequate landscaping can live and on-site drainage can be accommodated. The width of walkways are limited so that large expanses of the property are not impervious. The maximum swimming pool grade limits are typically to maintain visual consistency with adjacent properties. The driveway setback is also required for a consistent look of properties at the street frontage, provides an area adequate for landscape materials to live and accommodates drainage. The Town has enacted regulations for front yard appearance.
- It is difficult for MMPA to determine if the granting of the variances will be significantly detrimental to adjacent properties or the public welfare. Every community has Codes, rules, and procedures that should be followed so the community has a consistent quality aesthetic character. The PZB approved a specific set of plans that met the Town's minimum Code requirements but was changed without prior consent, as required. Unbridled changes can undermine the consistent quality aesthetic character of a community. The occupancy of the house with no CO for 3+/- years that the Building Official found to be "Unsafe" is a concern.

CONCLUSION AND RECOMMENDATION

Based on the Town's criteria for granting of variances found in §2-17, and the above analysis, MMPA feels the applicant should have approached the Town prior to making the any changes that occurred. The somewhat unique situation here is the owner's disability situation. Such situations, if agreed to by the local government, can be handled by allowing temporary improvements that can remain during a period of time the "unique" hardship situation exists, but must be modified at some point in the future. The Town's staff has discussed this possibility with the applicant and there seems to be agreement. The roof eave overhangs, while exceeding the allowable yard encroachment, would entail removing the roof and installing new trusses – which could be difficult – this issue should stand alone. The other walkway encroachment issues can be cured by site modifications of removing excess widths of walkways.

While not part of the variance application the landscaping deficiencies should be cured now in our opinion by 1) adding a tree(s) in the landscape median between driveway @ 12' in height at planting to screen the expansive hardscape driveway, and 2) by replacing the short trees (8' Silver Buttonwood) with tree heights at least 12'.

The PZB will still have to consider the numerous other design modifications and may choose to approve or deny those requests.



August 31, 2018
Updated: September 26, 2018

VIA ELECTRONIC MAIL & HAND DELIVERY

Town Council of Bay Harbor Islands
Town Hall of Bay Harbor Islands
9665 Bay Harbor Terrace, 2nd Floor
Bay Harbor Islands, Florida 33154

Re: Letter of Intent / Variance Application (the "Application") / Tony and Robyn Seiden ("Owner") / 10000 W. Broadview Drive (the "Property")

Dear Town Council Members,

Our firm represents Owner in connection with certain land use and zoning matters relating to the Property in the Town of Bay Harbor Islands (the "Town"). We are pleased to submit this revised letter of intent requesting one (1) additional variance for the driveway side yard setback in connection to the renovation and expansion of the existing home on the Property provided in Section II(6) herein.

I. BACKGROUND

Owner purchased the Property in 2006. Subsequent to acquiring the Property, Owner has resided on the Property and raised their children within the Town. For many reasons, including the deteriorating health conditions of one of the owners and residents, Owner decided to remodel the home to provide necessary accessibility enhancements for the benefit of the Owner.

In May of 2013, the Planning and Zoning Board (the "PZB") approved the revised plans for the renovation of the Property (the "2013 Plans"). After receiving approval from the PZB, the Town issued building permits for the approved design pursuant to Town Permit Number BP2013-56. Subsequently, Owner engaged a general contractor to execute the project and commenced construction. During the early stages of construction, the contractor discovered that several of the second floor walls had severe termite damage. Upon showing the damage to the building official, it was determined that the damaged walls had to be removed and much, if not all of the second floor had to be reconstructed. This unexpected but necessary revision prevented Owner from realizing the vision of their home as approved by the PZB and required modifications to the scope of the home renovation.

Unfortunately, Owner's contractor and design professionals did not advise Owner that the extent of plan revisions required going back to the PZB. These professionals also did not advise Owner that certain plan revisions violated the Town's Code or required variances.

Today, the renovation and expansion of the home is all but complete. The variances requested below relating to the pool deck and side yards maintain the home's essential historical configuration as well as the location of the pool deck and side walkways. Owner and their representatives have been working closely with the Town to ensure that the renovations to the home travel through the appropriate channels and obtain the necessary approvals.

II. REQUEST FOR VARIANCES

The Owner is requesting the following variances:

1. A Variance to exceed the sideyard walkway's minimum setback by 6" on the North and 14" on the South in order to facilitate a walkway of accessible width.

- Variance requested from:

Sec. 23-12(15)(b) – General Provisions

No portion of a sidewalk shall be constructed closer than three (3) feet to a side lot line.

The Owner is requesting a Variance from Section 23-12(15)(b) to permit a walkway setback of 2'-6" from the North Property line, and a walkway setback of 1'-10" from the South Property line, where 3' is required. The encroachment is necessary to create a sidewalk that provides reasonable access for a person with a mobility-related disability. The sidewalk's design is intended to accommodate wheelchair use. The encroachment into the setback is minimal, but necessary for the Owner's use of the Property. Note, the side walkway widths are a substantial improvement from the historical condition as the 2013 Plans (approved by the PZB) confirm that the Property's side yards prior to renovation were dominated by walkways. The current plans reduce the walkway on the South, and eliminate a substantial portion of the walkway on the North.

2. A Variance to exceed the maximum sidewalk width by 6" and 1'-10" on the North portion of the Property, and 3'-2" on the South portion of the Property to facilitate an accessible sidewalk.

- Variance requested from:

Sec. 23-12(15)(b) – General Provisions

No sidewalk shall exceed five (5) feet in width.

The Owner is requesting a Variance from Section 23-12(15)(b) to permit a 5'-6" and 6'-10" wide sidewalk on the North portion of the Property, and an 8'-2" wide sidewalk on the South portion of the Property, where 5' is required. The current sidewalk widths are wide

enough to accommodate the accessibility and wheelchair requirements without the risk of derailment onto the adjacent grassy surface. Note, the walkway on the South is actually only 3' at its narrowest point (adjacent to the air conditioning units). As mentioned above, the proposed configuration brings the Property more into conformance with the Town's Code as the walkway was 7'-6" prior to construction.

3. A Variance to exceed by 1' the roof eave projection into the sideyards.

- Variance requested from:

Sec. 23-12(15)(e) – General Provisions

Eaves may project into setback areas which abut interior lot lines not more than three (3) feet.

The Owner is requesting a Variance from Section 23-12(15)(e) to permit a 4' roof eave projection into the side setback, where 3' is permitted. The Owner first presented the roof design to the Town during the plan review process for the 2013 Plans. Notwithstanding the fact that the design was approved, Owner, through their contractor, installed the roof with an additional 1' extension. Owner is asking for a Variance to permit the existing condition as denial would pose a peculiar hardship to the Owner by requiring the complete demolition and replacement of the roof systems thereby causing substantial demolition of the home. Upon request from the Town, Owner will supplement this submittal with letters from directly abutting and affected neighbors confirming support of the requested Variance.

4. A Variance to exceed by 1' beyond the maximum roof eave projection into the rear (waterfront) yard abutting the waterway.

- Variance requested from:

Sec. 23-12(15)(e) – General Provisions

Eaves may project into setback areas which abut waterways not more than four (4) feet.

The Owner is requesting a Variance from Section 23-12(15)(e) to permit a 5' roof eave projection into the rear (waterfront) yard where 4' is permitted. The roof eave projection will extend 1' beyond the balcony projection of 4'. Similar to the above-mentioned Variance for the eave projection into the sideyard, the design of the rear roof eaves presented in the 2013 Plans was approved by the Town, but the constructed eave extends 1' into the setback. The Owner is requesting a Variance for the existing condition.

5. A Variance to exceed by .6' above the maximum pool deck elevation.

- Variance requested from:

Sec. 23-12(15)(g)(i) – General Provisions

Swimming pools on waterfront lots on the side which abuts the water must not exceed two (2) feet above grade.

The Owner is requesting a Variance from Section 23-12(15)(g)(i) to permit an elevated pool deck of 2.6' above finished grade where the maximum elevation permitted is 2'. The slightly elevated pool deck provides for reasonable accessibility elements required for a person with a mobility-related disability.

6. A Variance for a portion of the driveway to exceed by 2' 6" into the side yard setback.

- Variance requested from:

Sec. 5-19.2(b) – Driveways, General

No portion of a driveway at a residence in the RD single-family district of the town may be installed closer than five (5) feet to the side and to any front (street) yardlot line, except at the driveway connection to the roadway.

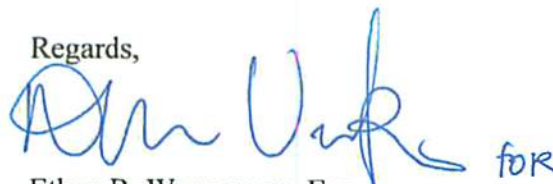
The Owner is requesting a Variance from Sec. 5-19.2(b) to permit a driveway side yard setback of 2' 6", where 5' is required. The encroachment is necessary to create a driveway that is amenable to wheelchair accessible vans and vehicles necessary for a person with a mobility-related disability. The driveway's design is intended to accommodate the considerable size of wheelchair accessible vehicles necessary for the Owner's reasonable transportation needs. The driveway's encroachment into the side yard setback would provide the adequate space needed for the safe and successful maneuvering of the wheelchair accessible vehicle as well as the loading and unloading of the Owner's mobility aids.

III. CONCLUSION

The Owner respectfully requests approval of the above Variances, including the additional variance for the driveway side yard setback. The Variances will allow the Owner to reside at a home that meets his unique accessibility needs. Furthermore, the denial of such Variances would pose a peculiar hardship to the Owner as it would require substantial demolition of the as-built home and prevent the Owner from successful mobility and access throughout and around his own home. Lastly, Owner retained a highly regarded landscape professional to improve the existing street side condition of the home relative to its historical condition.

After you have the opportunity to review the revised letter of intent, please do not hesitate to contact our office with any questions. We look forward to your favorable review and recommendation of the Application.

Regards,

 for
Ethan B. Wasserman, Esq.

AGENDA ITEM REPORT

October 10, 2018

ITEM NUMBER: 4.

ITEM: Approval or Denial of a variance request for residence located at 10000 West Broadview Drive. As required by Section 2-22 of the Town Code, the Town Council shall determine whether to grant or deny application for variance.

DESCRIPTION:

An affirmative vote of five (5) Council Members is necessary in order to grant the request. The decision of the Town Council is final. If the request is granted, the decision of the Town Council shall be recorded in a resolution to be prepared by the Town Attorney. It should be noted that any approval of the Town Council is subject to other requirements of the Town Code, County Code, Florida Building Code, FEMA, etc.

RECOMMENDED ACTION:

Council Discretion

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Alba Chang, Deputy Town Clerk

ATTACHMENTS

None