

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

TOWN OF BAY HARBOR ISLANDS PLANNING AND ZONING BOARD

November 7, 2018

FINAL AGENDA

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

PLEDGE OF ALLEGIANCE

ROLL CALL

1. Request for approval for a new single family home for Bal Harbour Properties, Inc. located at 1270 98 Street, Lot 6 Block 29. The proposed 2-story home has approximately 5,397 square feet of living space with a two-car garage. The residence will have six (6) bedrooms, six and a half (6 1/2) bathrooms. There is outdoor parking for four (4) additional vehicles on concrete step driveway, an elevator, covered terrace at the rear , swimming pool with spa and deck. Enclosed please find the site plan and elevations. (Item #1)

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

2. Request for approval for renovations to an existing new single family home for Orsan Properties, LLC located at 9814 West Broadview Drive, Lots 59-60 of Block 23. The existing 2 story home was built in 2002. The proposed modification will not change the footprint of the house. The interior space is being re-arranged which includes a new 1/2 bath in the 1st floor, and the open area from the 1st to the 2nd floor being turned in to floor area with an increase of 579 sq. ft. on the 2nd floor. The architectural style is being changed to a "modern" look with a change in finishes. Enclosed please find the site plan and elevations. (Item #2)

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

3. Approval of minutes of the Board meeting held on March 6, 2018 and October 15, 2013 (item #3)

ADJOURNMENT

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

AGENDA ITEM REPORT

November 7, 2018

ITEM NUMBER: 1.

ITEM: Request for approval for a new single family home for Bal Harbour Properties, Inc. located at 1270 98 Street, Lot 6 Block 29. The proposed 2-story home has approximately 5,397 square feet of living space with a two-car garage. The residence will have six (6) bedrooms, six and a half (6 1/2) bathrooms. There is outdoor parking for four (4) additional vehicles on concrete step driveway, an elevator, covered terrace at the rear , swimming pool with spa and deck. Enclosed please find the site plan and elevations. (Item #1)

DESCRIPTION:

Request for approval for a new single family home for Orsan Properties, LLC located at 1270 98 Street, Lot 6 Block 29. The proposed 2-story home has approximately 5,397 square feet of living space with a two-car garage. The residence will have six (6) bedrooms, six and a half (6 1/2) bathrooms. There is outdoor parking for four (4) additional vehicles on concrete step driveway, an elevator, covered terrace at the rear , swimming pool with spa and deck. Enclosed please find the site plan and elevations. (Item #1)

RECOMMENDED ACTION:

Design meets Town Code and was approved by Michael Miller Planning Associates Representative, Mr. Christopher Gratz, Community Planner.

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez

ATTACHMENTS

1. 1270.98Street
2. 1270 98 ST - 1073 - PZB Staff Report October 12 2018

BAY HARBOR PROPERTIES

1270 98TH STREET, BAY HARBOR ISLAND, FL 33154



ARCHITECTURE

- A-000 COVER PAGE
- A-001 GENERAL NOTES
- A-002 SITE PHOTOS
- A-100 SITE PLAN
- A-101 FIRST FLOOR PLAN
- A-102 SECOND FLOOR
- A-103 ROOF PLAN
- A-104 RCP FIRST FLOOR
- A-105 RCP SECOND FLOOR
- A-106 GROUND LIGHT FIRST FLOOR
- A-200 ELEVATIONS
- A-201 ELEVATIONS
- A-202 FACADE DIAGRAMS
- A-203 ISOMETRICS + LANDSCAPE ELEVATIONS
- A-300 SECTIONS
- A-301 SECTIONS
- A-302 WALL SECTIONS
- A-400 ADDITIONAL SECTIONS AND DETAILS
- A-500 DOOR AND WINDOWS SCHEDULE



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AA26002883

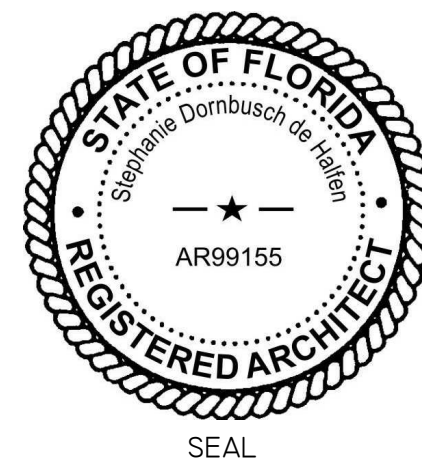
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STEPHANIE DORNBUCH DE HALFEN
ARCHITECT P.A.
ARCH.REG#-99155

BAY HARBOR PROPERTIES

1270 98TH STREET, BAY HARBOR ISLAND, FL 33154

OWNER



NOTES/COMMENTS

REVISIONS / SUBMISSIONS

COVER PAGE

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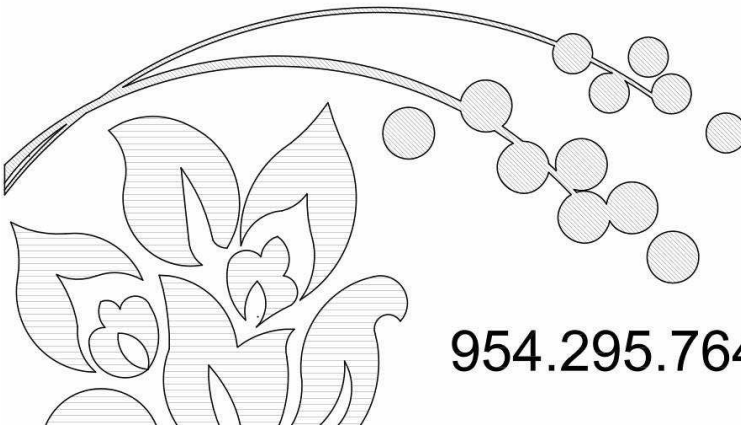
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A-000

STRUCTURAL

MEP

LANDSCAPE



CHRIS EAVES
landscapes
by design

954.295.7649 ceaves.mail@gmail.com

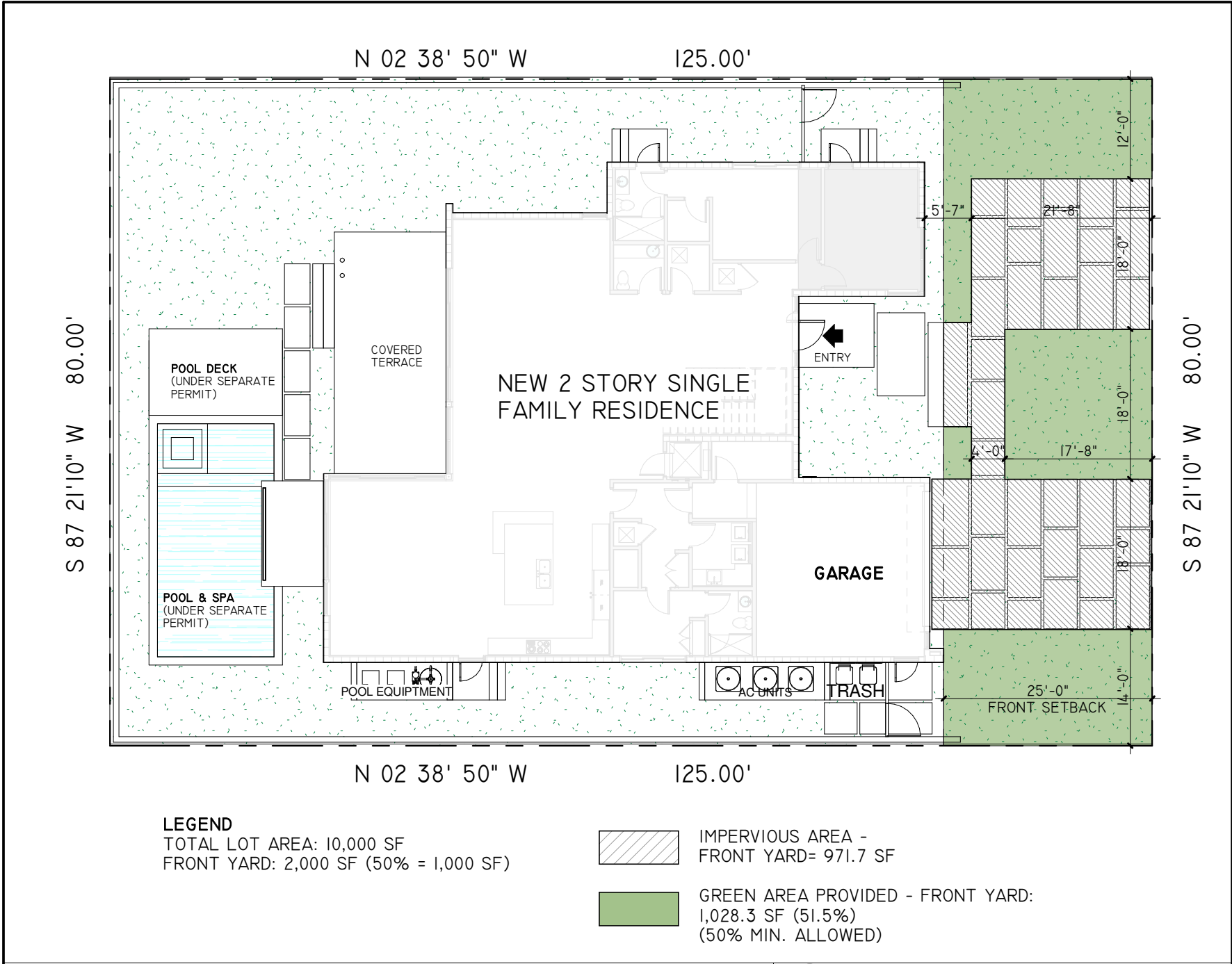
ARCHITECTURE

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architecture | design

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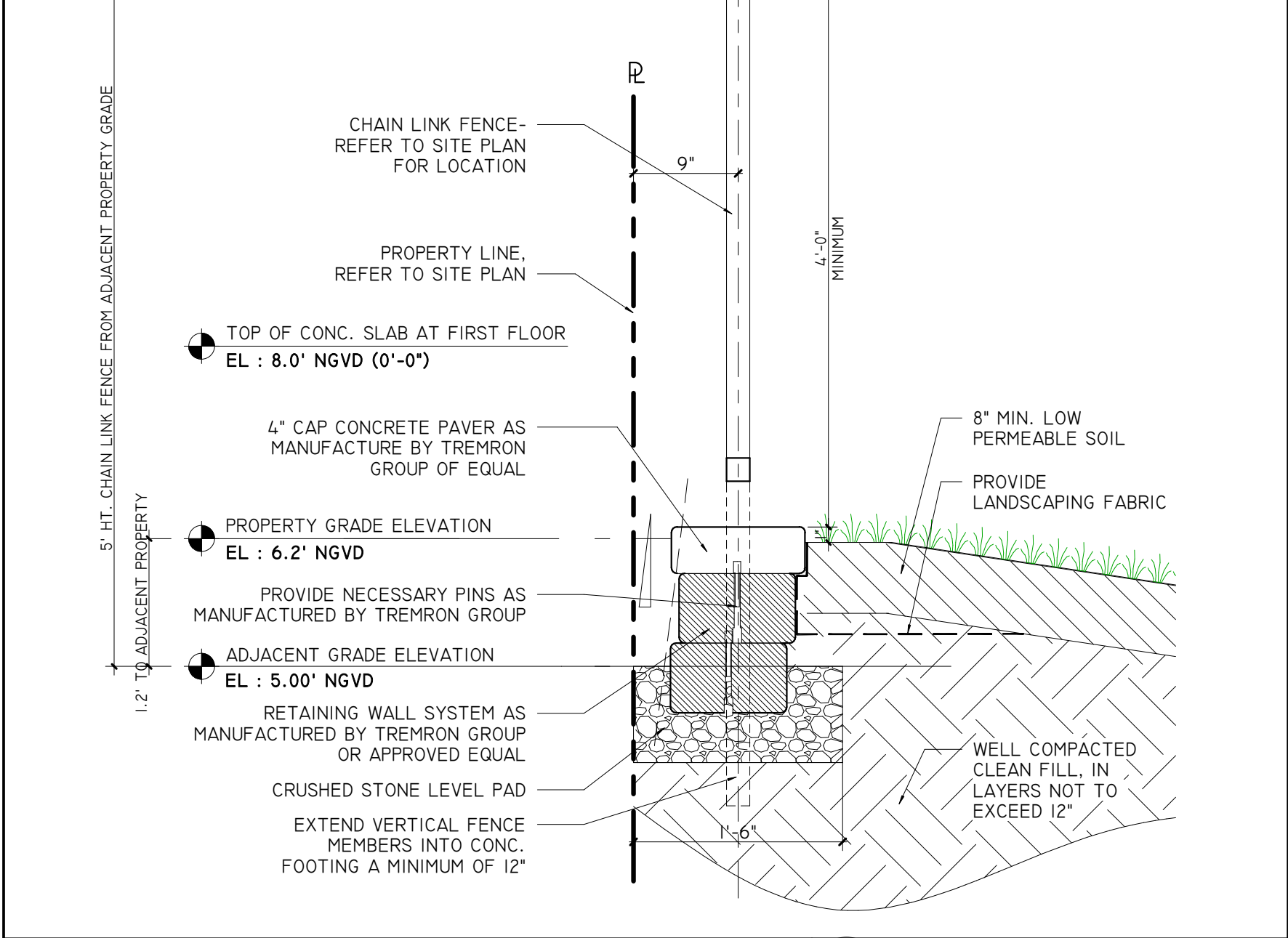
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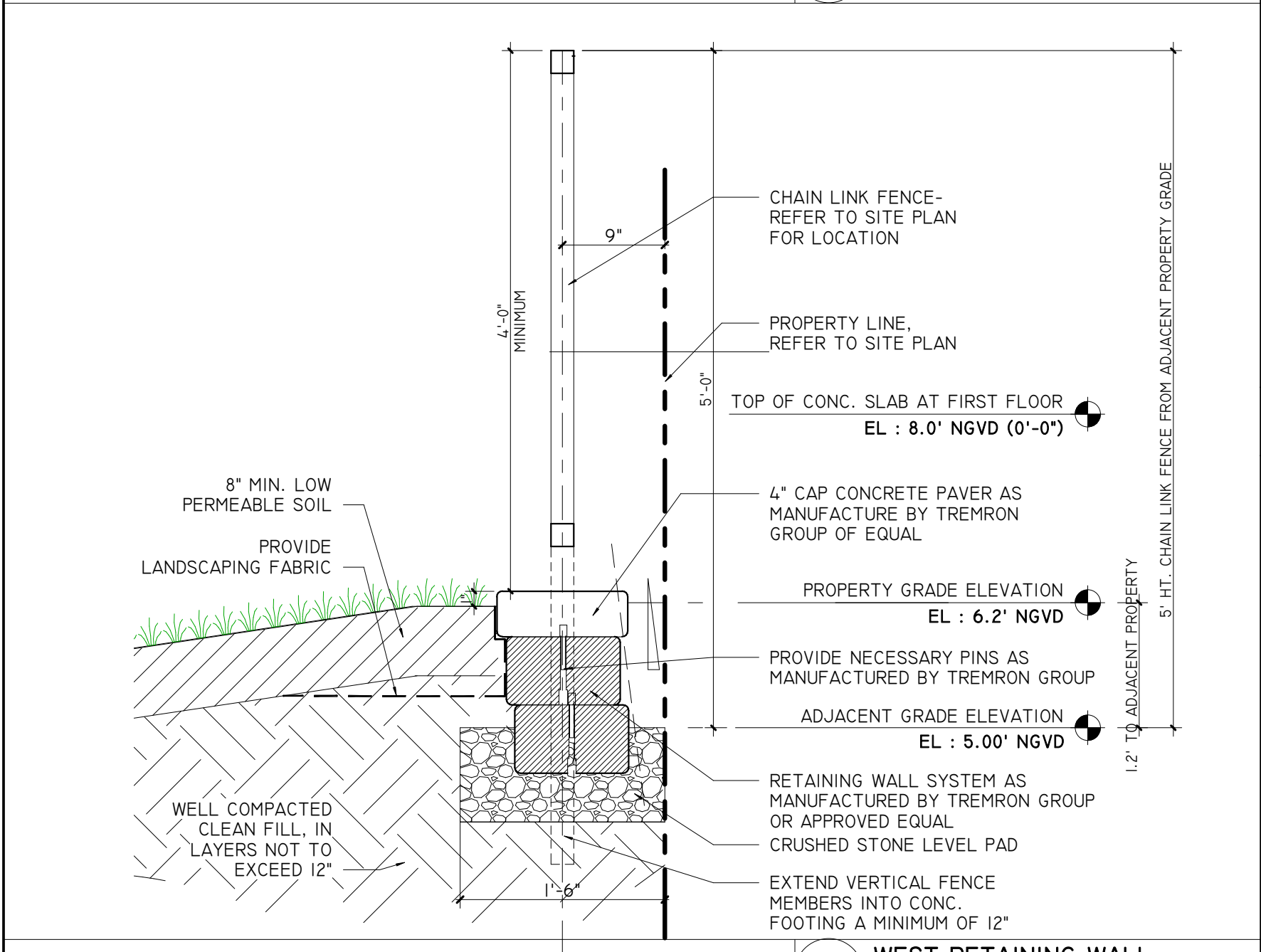


LEGEND
TOTAL LOT AREA: 10,000 SF
FRONT YARD: 2,000 SF (50% = 1,000 SF)
IMPERVIOUS AREA - FRONT YARD: 1,028.3 SF (51.5%) (50% MIN. ALLOWED)
GREEN AREA PROVIDED - FRONT YARD: 1,028.3 SF (51.5%) (50% MIN. ALLOWED)

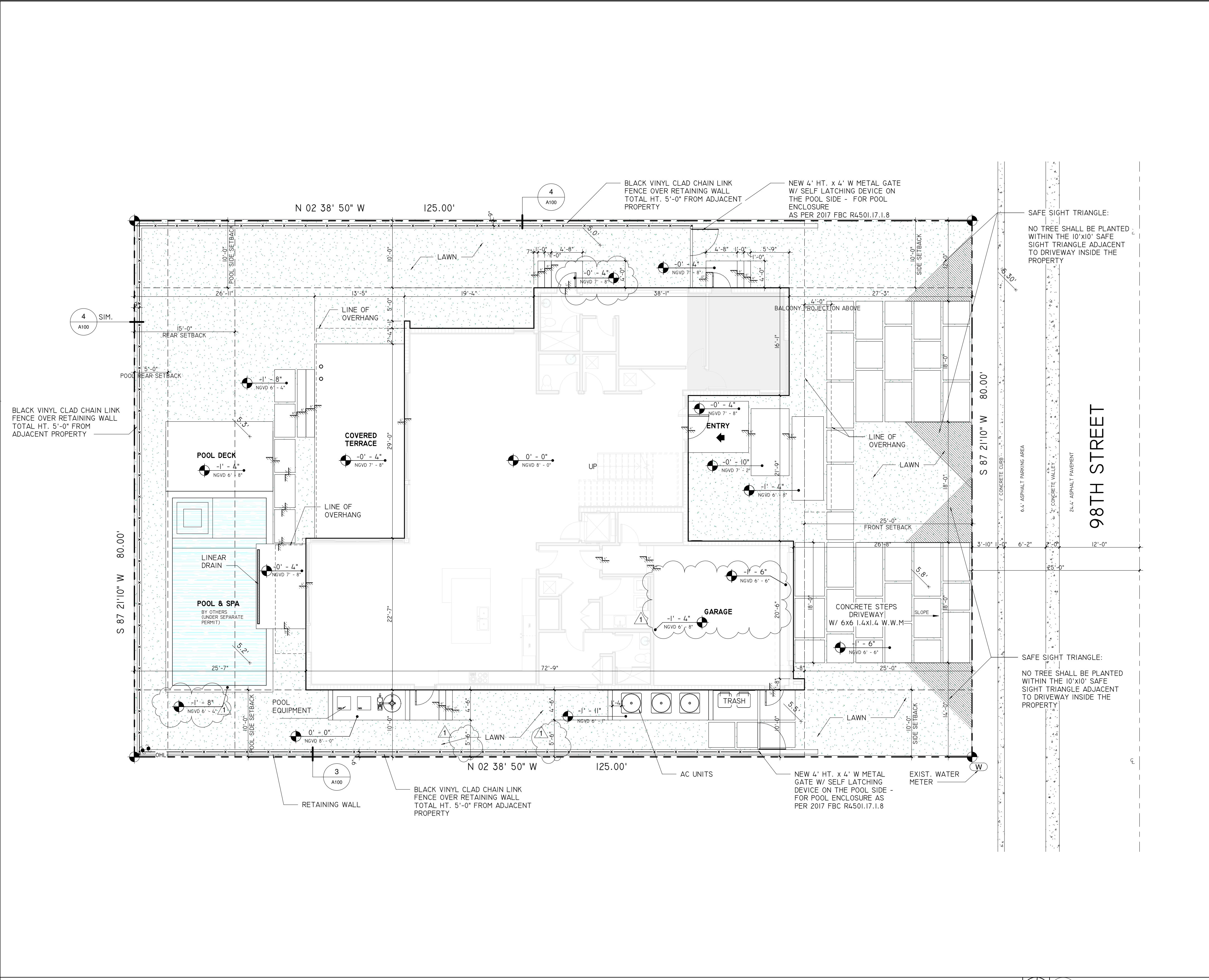
2 PERVIOUS/IMPERVIOUS DIAGRAM
1/16" = 1'-0"



3 EAST RETAINING WALL
1" = 1'-0"



4 WEST RETAINING WALL
1" = 1'-0"



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

APPLICABLE CODES		AREA TALLY		ZONING INFORMATION		LEGAL DESCRIPTION:	
FLORIDA BUILDING CODE 2017 EDITION FLORIDA RESIDENTIAL CODE 2017 NATIONAL ELECTRICAL CODE 2017 FLORIDA PLUMBING CODE 2017 FLORIDA MECHANICAL CODE 2017 FLORIDA ENERGY CODE 2017		LOT AREA 10,000 SF A/C GROUND FL 2803.00 SF A/C SECOND FL 2594.00 SF A/C TOTAL 5397 SF		CITY OF BAY HARBOR ISLANDS ART. I - ZONING REGULATIONS SECTION 23-II- LAND DEVELOPMENT REGULATIONS ZONING DISTRICT - RD		ADDRESS: 1270 98TH STREET, BAY HARBOR ISLANDS, FLORIDA, 33154.	
SCOPE OF WORK I. NEW 2 STORY SINGLE FAMILY RESIDENCE		ENTRY 68.00 SF TERRACES 483.00 SF GARAGE 544.00 SF BALCONIES 316.00 SF POOL - POOL DECK 435 SF-166 SF WALKWAY 453.00 SF DRIVEWAY 853.00 SF		BUILDING SET BACK FRONT SETBACK 25'-0" REAR SETBACK 25'-7" SIDES SETBACK 10'-0" N - 10' S POOL SETBACK 5' REAR - 10' SIDE 10'-8" FROM SIDE 8 5'-8" REAR HEIGHT LIMITATION 25' FROM BASE FLOOD ELEV (BFE) 24' FROM BFE LOT OCCUPATION PERVIOUS AREA N/A 5805.00 SF = 58% IMPERVIOUS AREA N/A 4195.00 SF = 42% 50% MIN. FRONT YARD OPEN SPACE 1,000 SF 1,028.3 SF (51.4%)		LOT: LOT # 6 BLOCK: 29 PLAT BOOK: 46 PAGE: 5 HIGHEST CROWN OF ROAD ELEV. = 5.34' AVERAGE OF CROWN OF ROAD ELEV. 5.27' NGVD ELEVATIONS WAS TAKEN FROM THE ATTACHED CERTIFIED SURVEY, OR A CERTIFIED PREPARED BY: KARL F. KUHN PLS LIC. # 5953 SURVEYOR'S NAME ELEVATION LOWEST FLOOR GARAGE/STORAGE GRADE PROPOSED 8'-0" NGVD 6'-6" NGVD 6'-0" NGVD (AVG) AS-BUILT ELEVATION SURVEY IS REQUIRED BEFORE MAKING ANY INSPECTION ABOVE LOWEST FLOOR AND AS-BUILT ELEVATION CERTIFICATE IS REQUIRED BEFORE ISSUANCE OF CERTIFICATE OF OCCUPANCY OR COMPLETION (11C3-303)	

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STEPHANIE DORNBUCH DE HALFEN
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ARCH.REG#99155

BAY HARBOR PROPERTIES
1270 98TH STREET, BAY HARBOR ISLANDS, FL 33154
OWNER

STATE OF FLORIDA
Stephanie Dornbusch de Halfen
REGISTERED ARCHITECT
AR99155
SEAL

NOTES/COMMENTS

REVISIONS / SUBMISSIONS

BOARD COMMENTS 10/2/18

SITE PLAN

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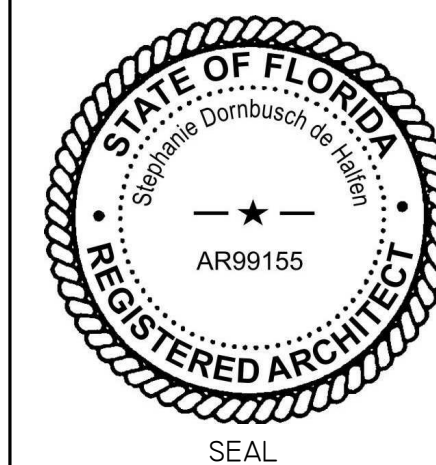
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RELEASE DATE:
A-100

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

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1270 98TH STREET, BAY
HARBOR ISLANDS, FL 33154

OWNER



NOTES/COMMENTS

REVISIONS / SUBMISSIONS

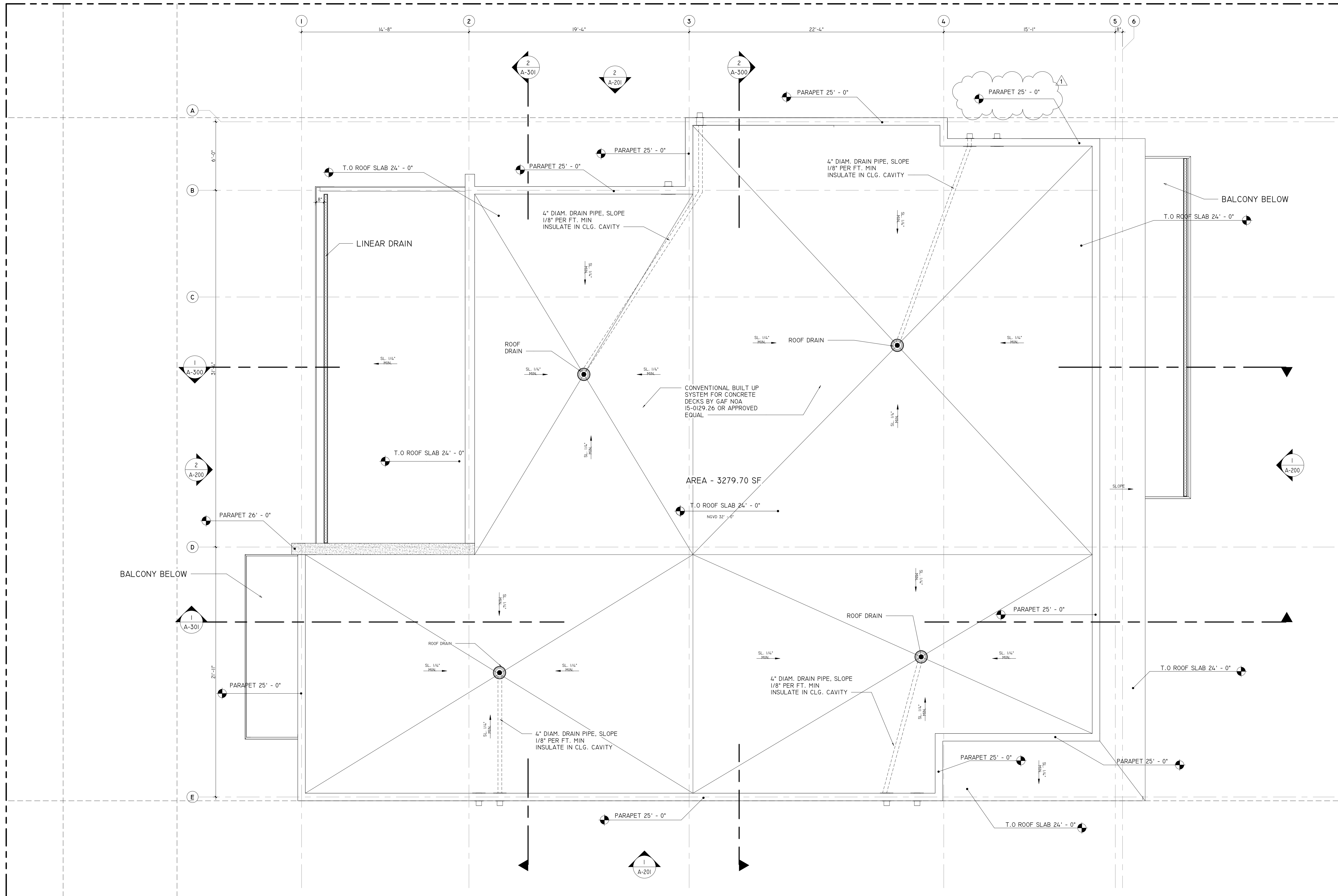
BOARD COMMENTS 10/2/18

ROOF PLAN

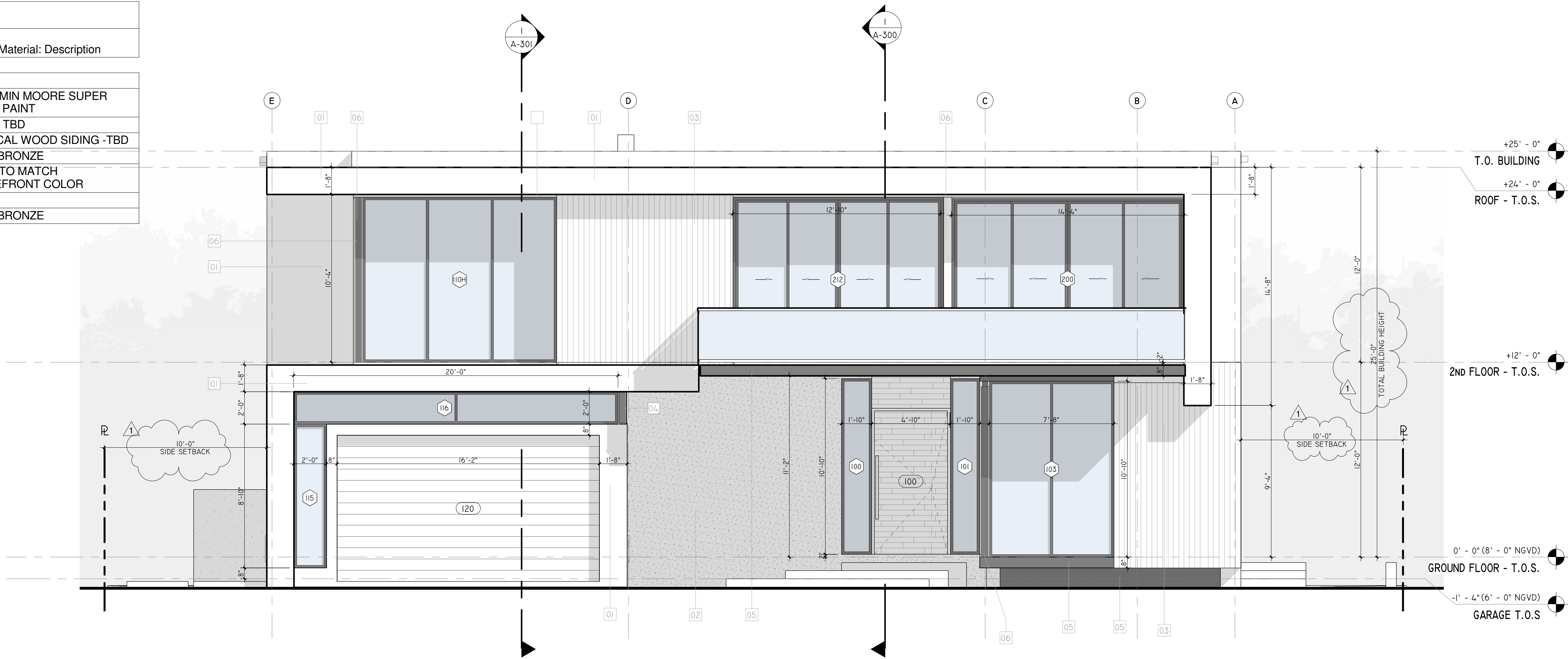
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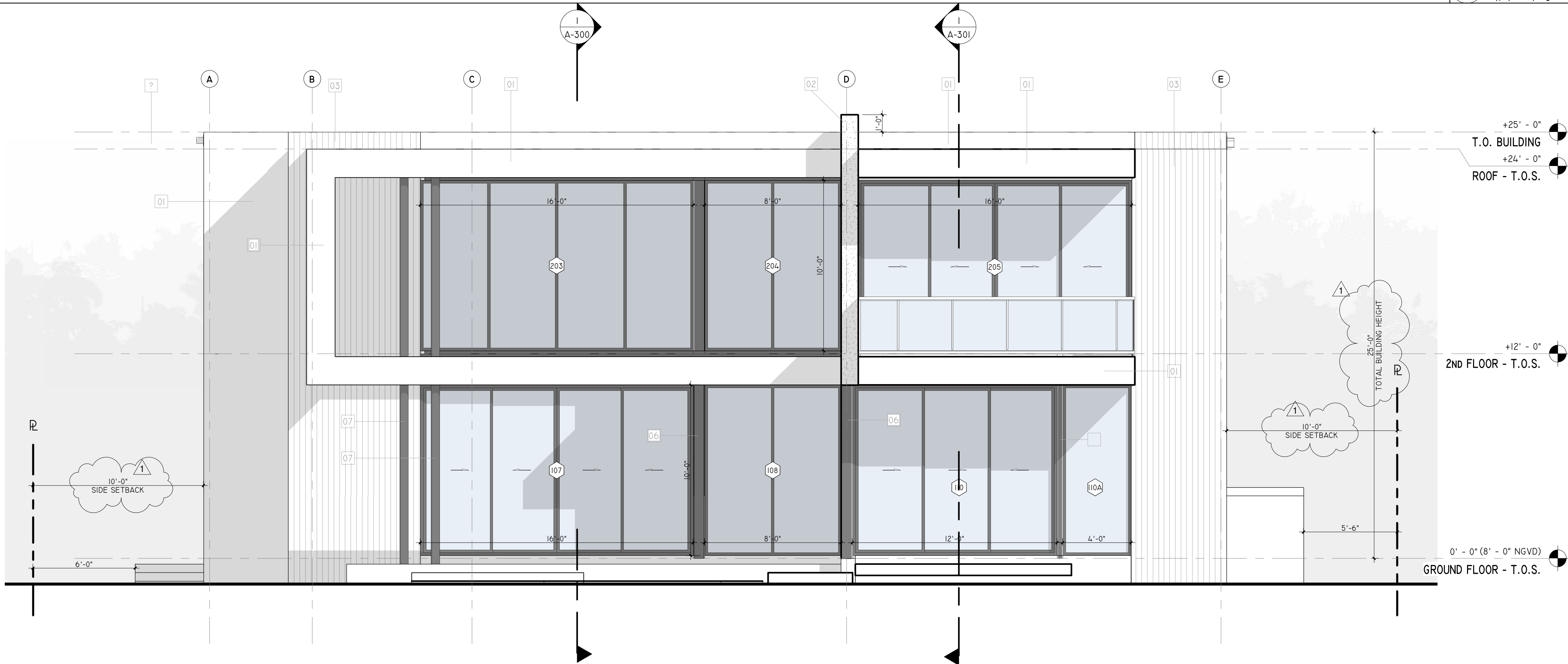
A-103



FINISH MATERIALS		
Material: Mark	Material: Name	Material: Description
01	SMOOTH STUCCO 1	BENJAMIN MOORE SUPER WHITE PAINT
02	TEXTURE STUCCO	FINISH TBD
03	VERTICAL WOOD	VERTICAL WOOD SIDING -TBD
04	STOREFRONT	DARK BRONZE
05	SMOOTH STUCCO 2	PAINT TO MATCH STOREFRONT COLOR
06		
07	STEEL - PAINTED	DARK BRONZE



1 NORTH ELEVATION
1/4" = 1'-0"



2 SOUTH ELEVATION
1/4" = 1'-0"

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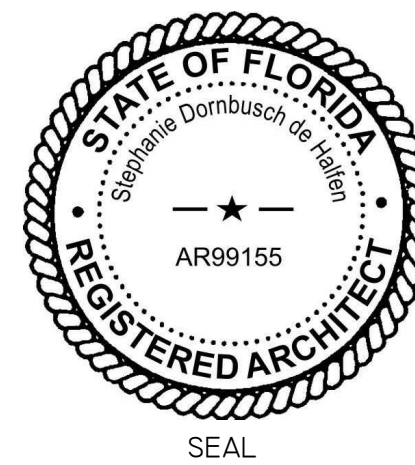
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BOARD COMMENTS 10/2/18

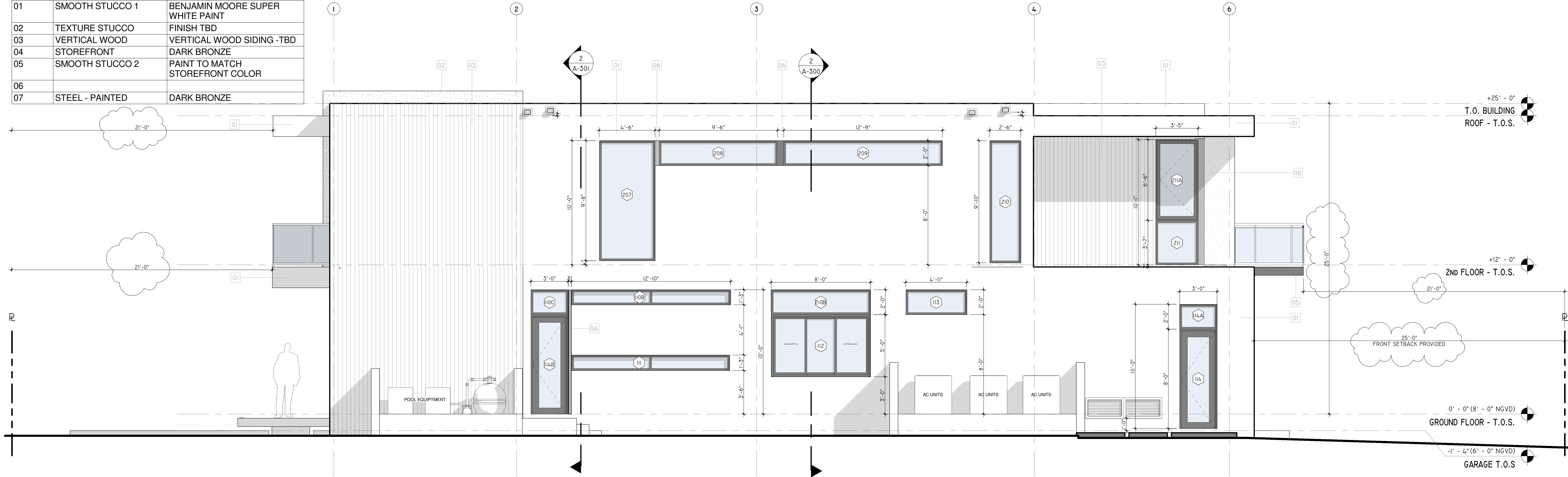
ELEVATIONS

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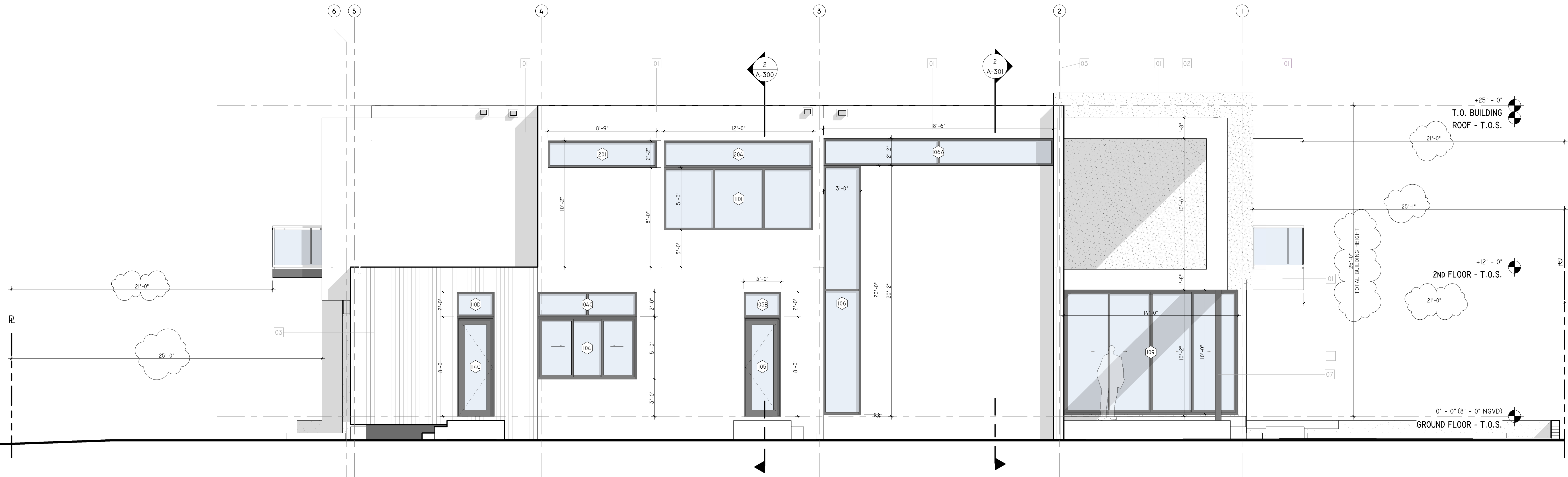
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A-200

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02	TEXTURE STUCCO	FINISH TBD
03	VERTICAL WOOD	VERTICAL WOOD SIDING -TBD
04	STOREFRONT	DARK BRONZE
05	SMOOTH STUCCO 2	PAINT TO MATCH STOREFRONT COLOR
06		
07	STEEL - PAINTED	DARK BRONZE



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



2 WEST ELEVATION
1/4" = 1'-0"

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ARCHITECTURE+DESIGN

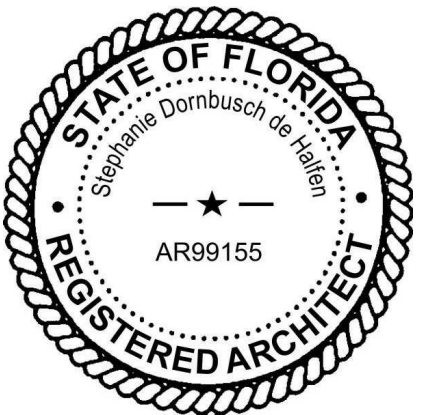
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BOARD COMMENTS 10/2/18

ELEVATIONS

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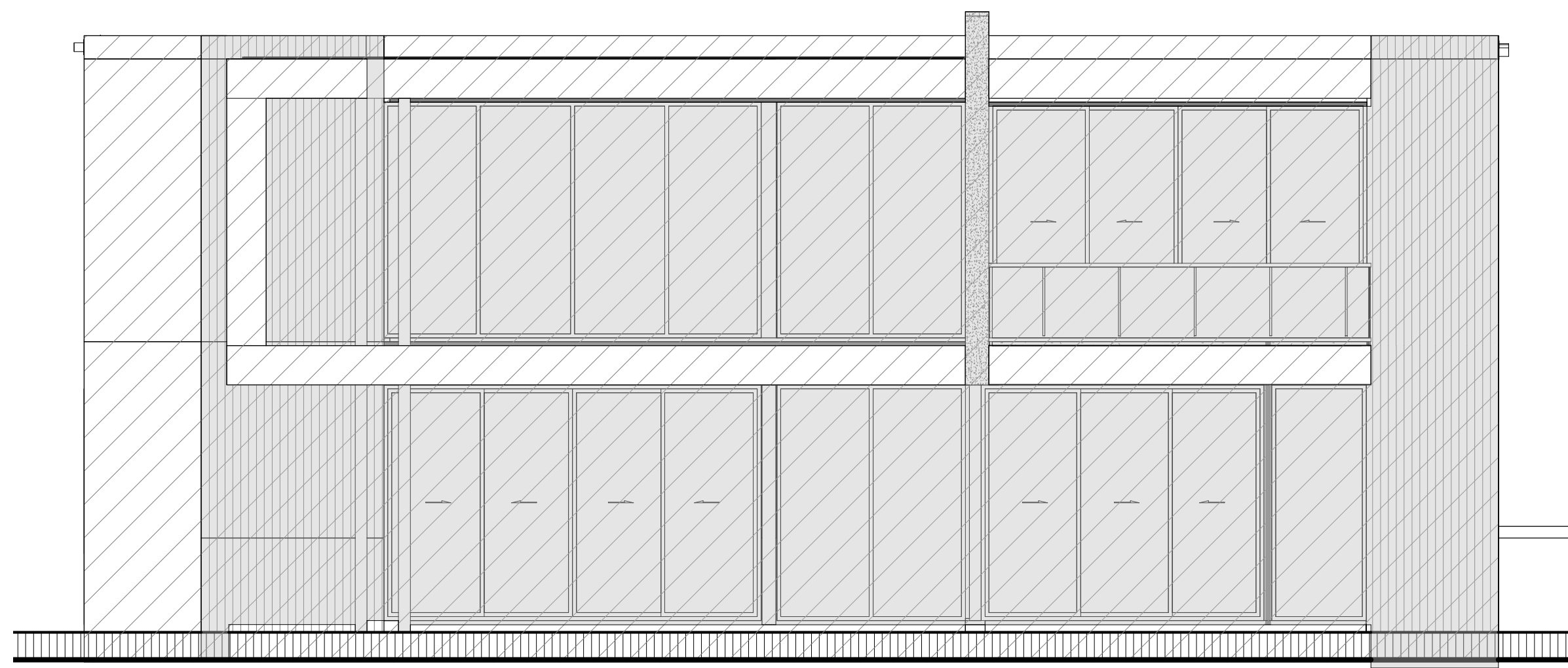
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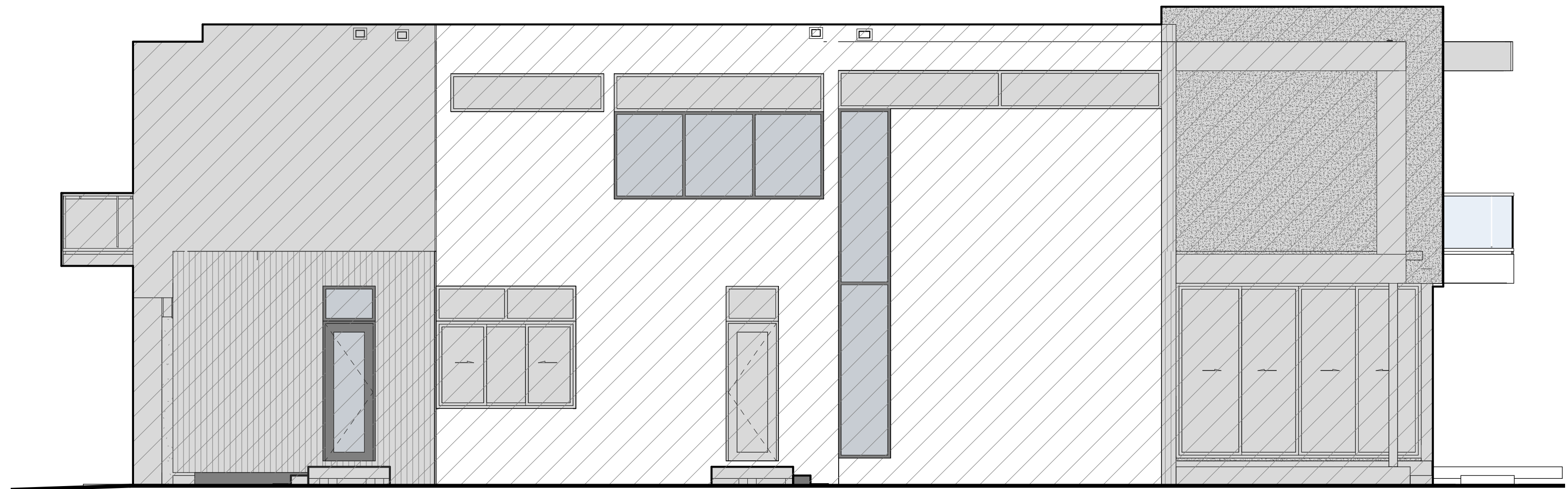
TOTAL FACADE AREA: 1621 SQF - REQUIRED EMBELLISHMENTS 50% = 810 SQF
ARCHITECTURAL EMBELLISHMENTS: 1171 SQF = 72.2% PROVIDED > 810 SF REQUIRED

4 NORTH ELEVATION DIAGRAM
3/16" = 1'-0"



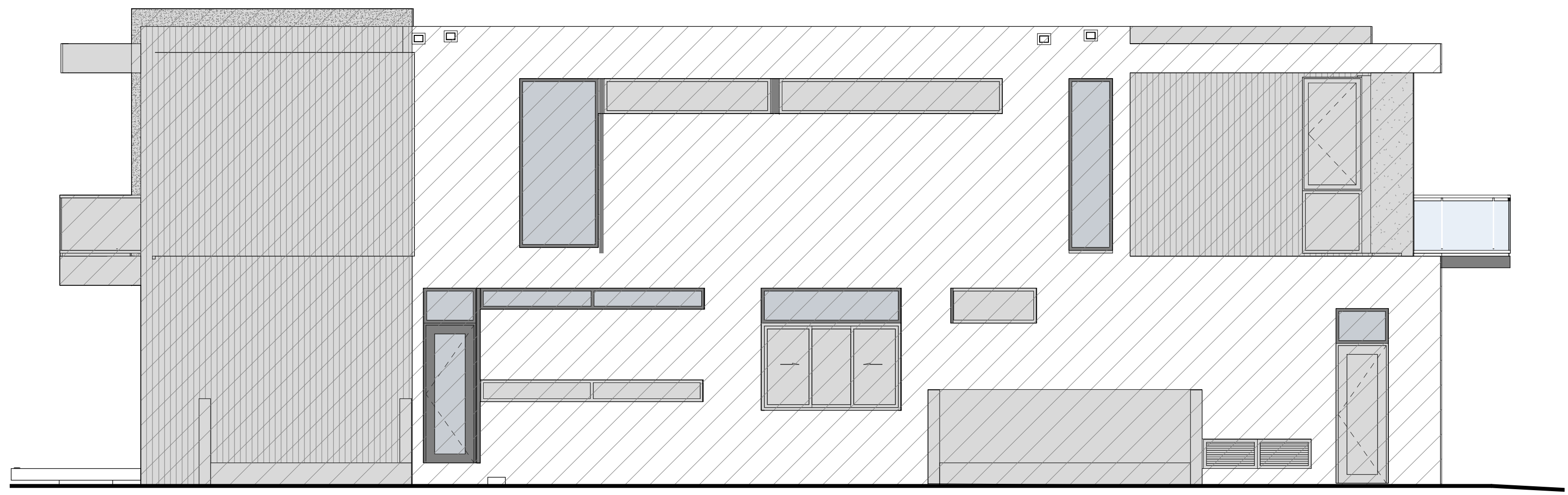
TOTAL FACADE AREA: 1595 SQF - REQUIRED ARCHITECTURAL EMBELLISHMENTS 50%= 797.5 SQF
ARCHITECTURAL EMBELLISHMENTS: 1159.72 SQF = 71% PROVIDED > 797.5 SF REQUIRED

3 SOUTH ELEVATION DIAGRAM
3/16" = 1'-0"



TOTAL FACADE AREA: 2031 SQF - REQUIRED ARCHITECTURAL EMBELLISHMENT 50%= 1,015.5 SQF
ARCHITECTURAL EMBELLISHMENTS: 1216 SQF = 59.85% PROVIDED > 1,015.5 SF REQUIRED

1 WEST ELEVATION DIAGRAM
3/16" = 1'-0"



TOTAL FACADE AREA: 1985.60 SQF - REQUIRED ARCHITECTURAL EMBELLISHMENTS 50% = 992.8 SQF
ARCHITECTURAL EMBELLISHMENTS: 1018.17 SQF = 51.27% PROVIDED > 992.8 SF REQUIRED

2 EAST ELEVATION DIAGRAM
3/16" = 1'-0"

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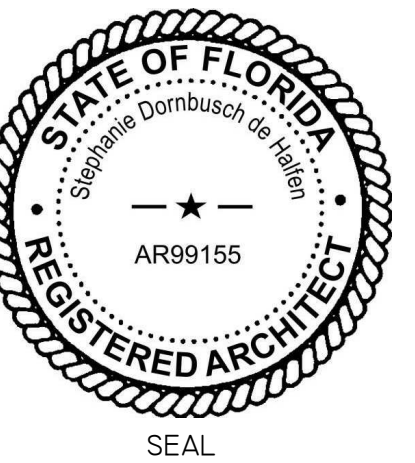
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BAY HARBOR PROPERTIES

1270 98TH STREET, BAY
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NOTES/COMMENTS

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1 BOARD COMMENTS 10/2/18

ELEVATION DIAGRAMS

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A-202



NORTH VIEW



SOUTH VIEW



NORTH ELEVATION



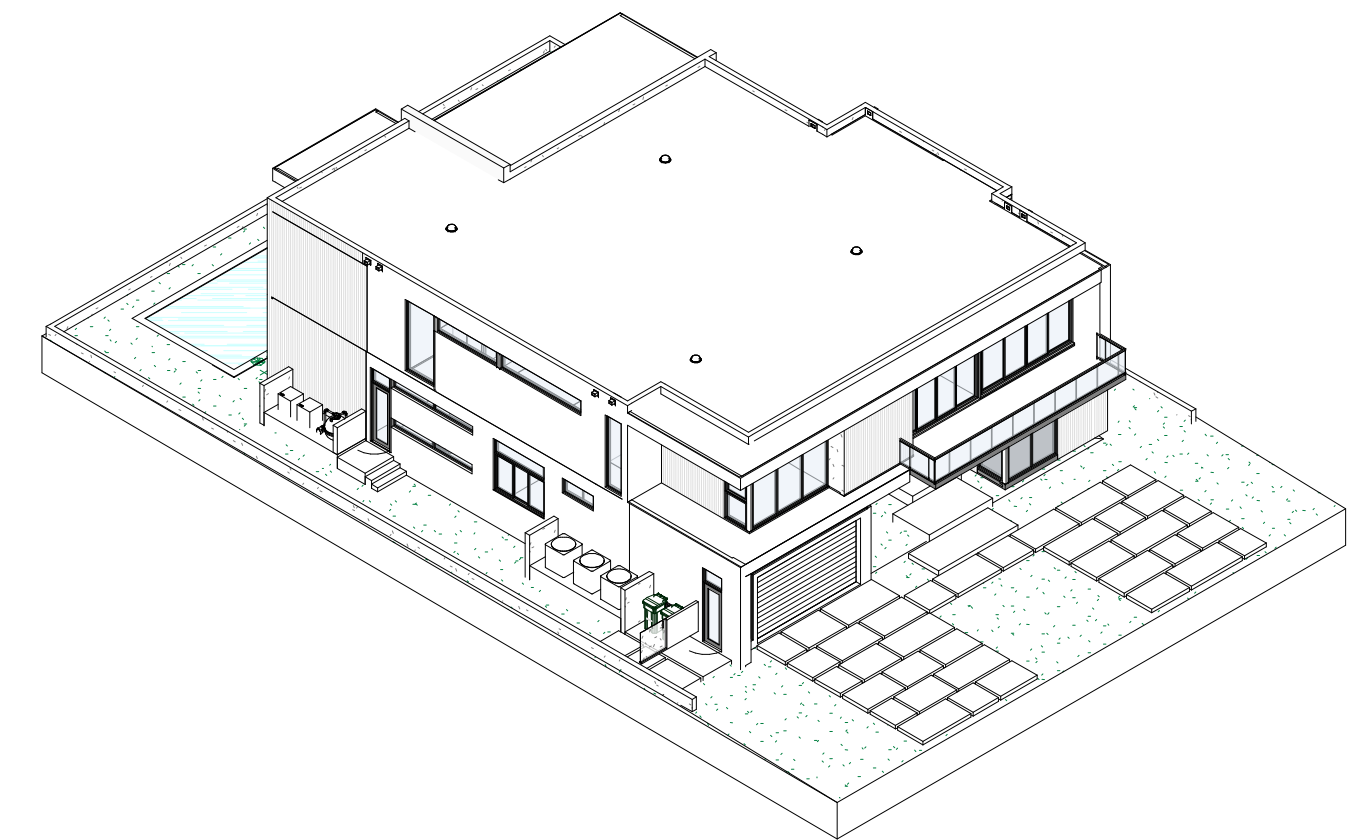
SOUTH ELEVATION



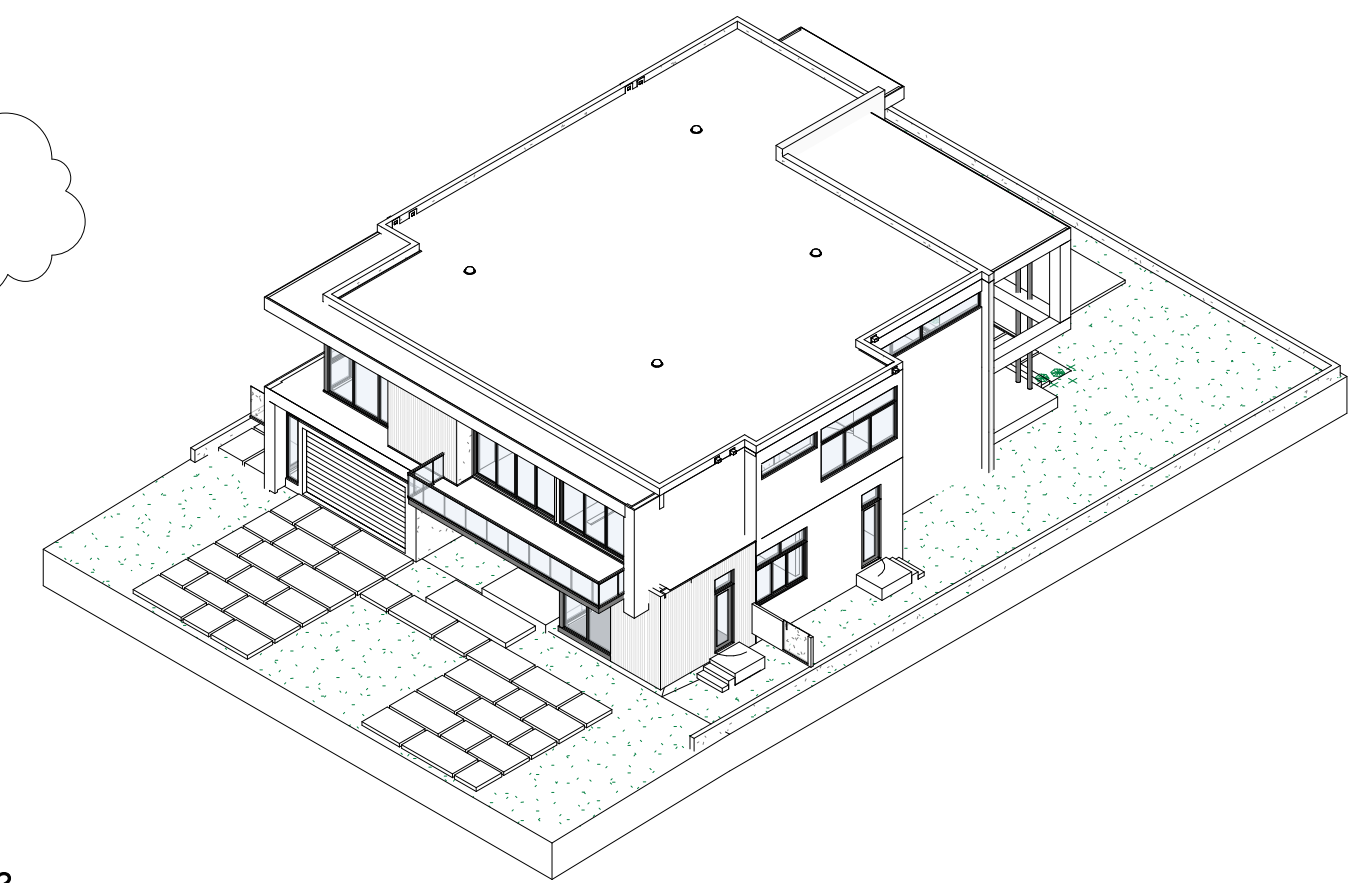
EAST ELEVATION



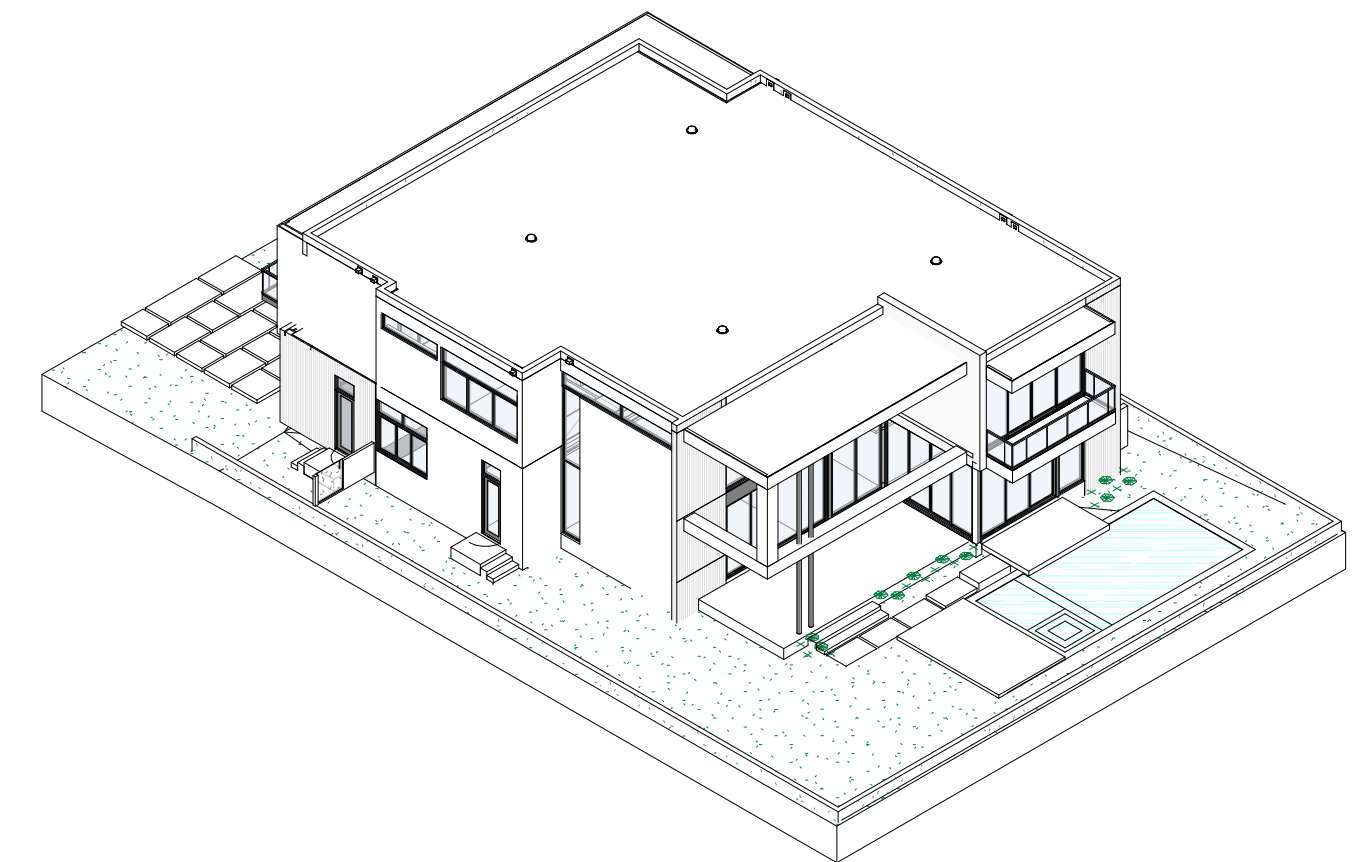
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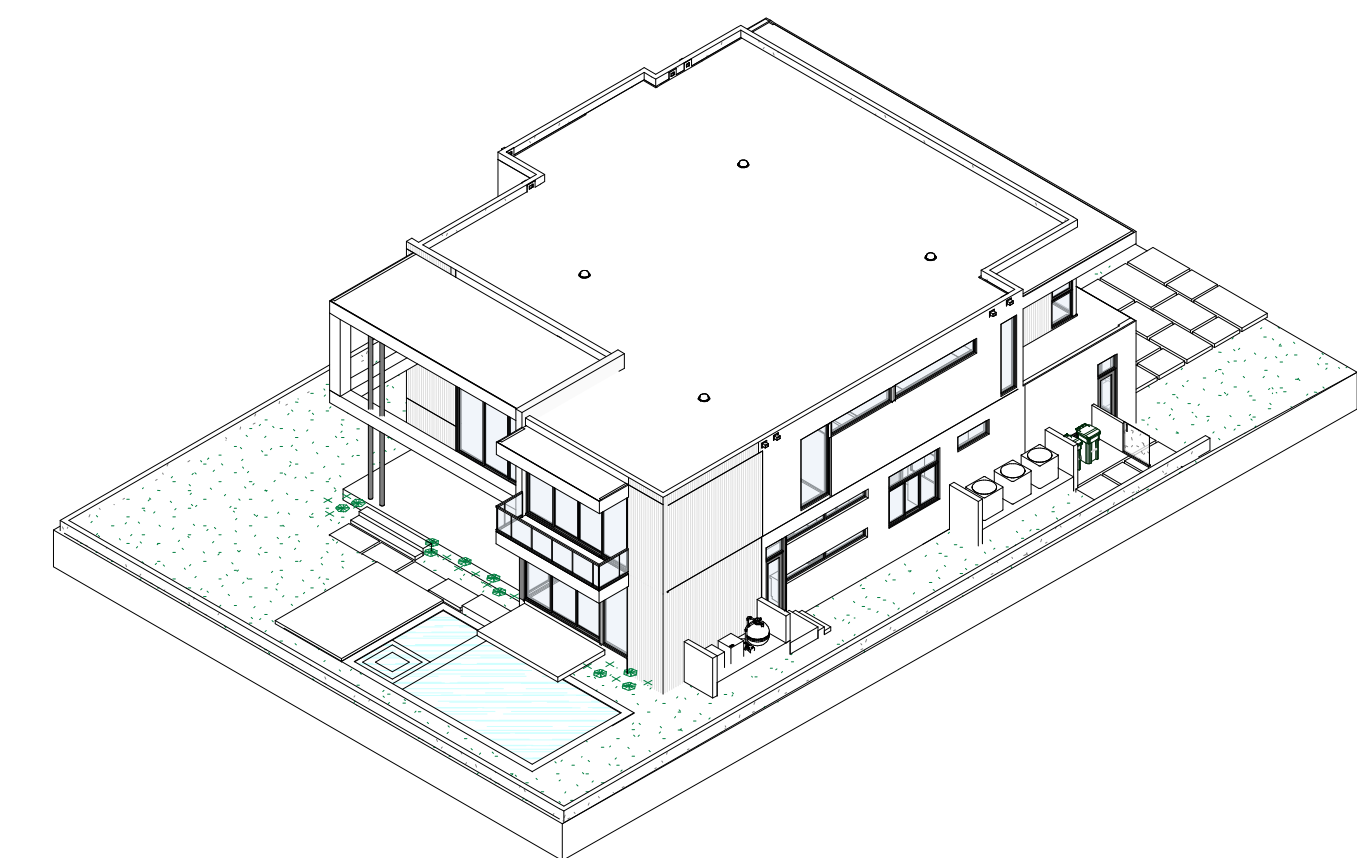
1



2



3



4

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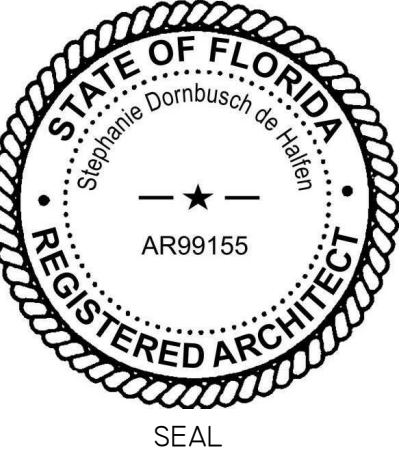
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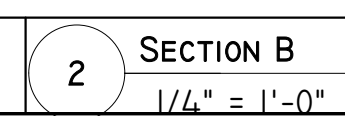
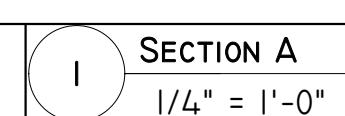
BOARD COMMENTS 10/2/18

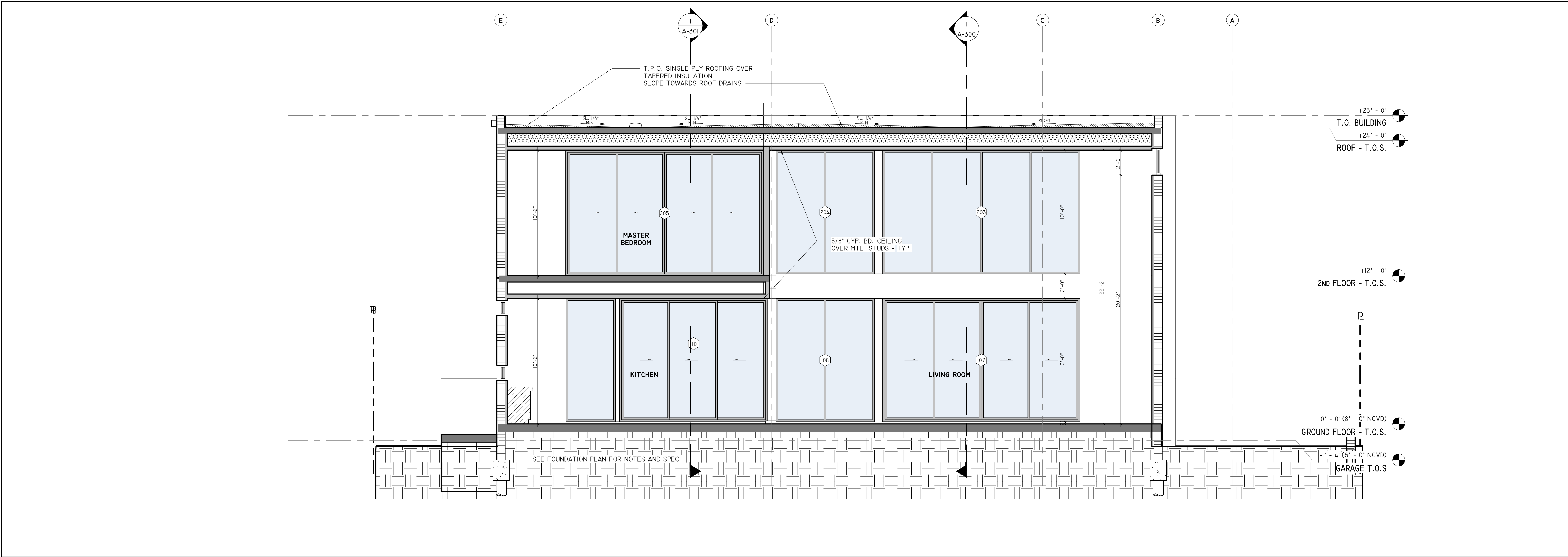
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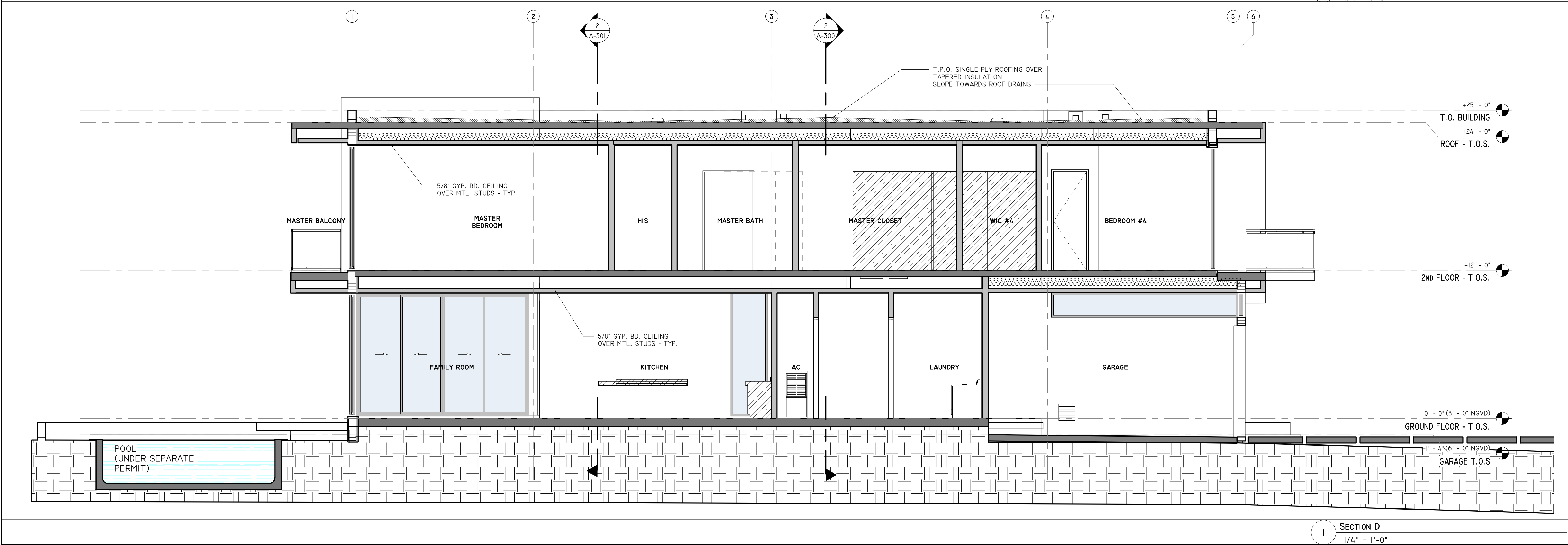
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A-203





2 SECTION C
1/4" = 1'-0"



1 SECTION D
1/4" = 1'-0"

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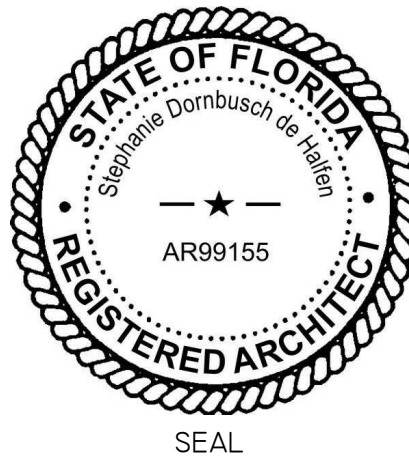
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BAY
HARBOR
PROPERTIES

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HARBOR ISLANDS, FL 33154

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A-301

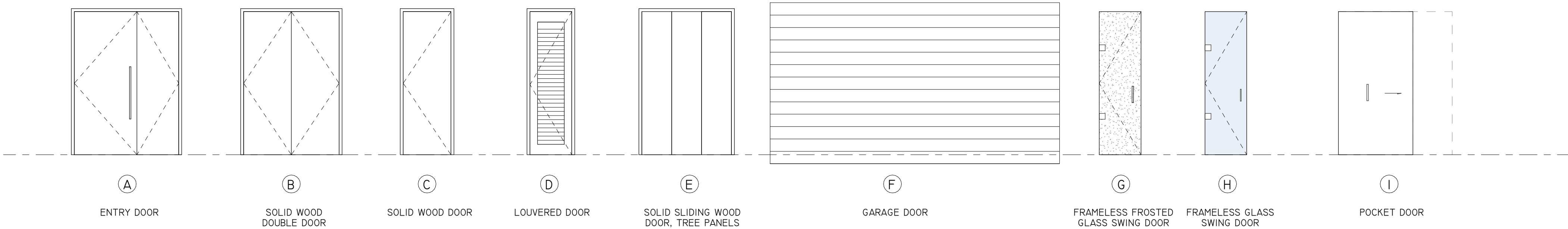
ROOM FINISH SCHEDULE					
Name	Area	Floor finish	Wall Finish	Ceiling	Baseboard
AC	15 SF	TILE	GYP. BRD.	GYP. BRD.	
AC	10 SF	TILE	GYP. BRD.	GYP. BRD.	
AC	9 SF	TILE	GYP. BRD.	GYP. BRD.	
AC	13 SF	TILE	GYP. BRD.	GYP. BRD.	
BALCONY	233 SF				
BATH #2	28 SF	TILE	GYP. BRD.	GYP. BRD.	
BATH #2	17 SF	TILE	GYP. BRD.	GYP. BRD.	
BATH #3	35 SF	TILE	GYP. BRD.	GYP. BRD.	
BATH #4	34 SF	TILE	GYP. BRD.	GYP. BRD.	
BEDROOM #2	197 SF	TILE	GYP. BRD.	GYP. BRD.	
BEDROOM #3	194 SF	TILE	GYP. BRD.	GYP. BRD.	
BEDROOM #4	148 SF	TILE	GYP. BRD.	GYP. BRD.	
DEN	198 SF	TILE	GYP. BRD.	GYP. BRD.	
DINING ROOM	242 SF	TILE	GYP. BRD.	GYP. BRD.	
ELEV.	23 SF	TILE	GYP. BRD.	GYP. BRD.	
ELEV.	22 SF	TILE	GYP. BRD.	GYP. BRD.	
FAMILY ROOM	304 SF	TILE	GYP. BRD.	GYP. BRD.	
FOYER	400 SF	TILE	GYP. BRD.	GYP. BRD.	
GARAGE	454 SF	CONCRETE	GYP. BRD.	GYP. BRD.	
GUEST BATH	50 SF	TILE	GYP. BRD.	GYP. BRD.	
GUEST BEDROOM	159 SF	TILE	GYP. BRD.	GYP. BRD.	
HALLWAY	544 SF				
HERS	17 SF	TILE	GYP. BRD.	GYP. BRD.	
HIS	17 SF	TILE	GYP. BRD.	GYP. BRD.	
KITCHEN	408 SF	TILE	GYP. BRD.	GYP. BRD.	
LAUNDRY	5 SF	TILE	GYP. BRD.	GYP. BRD.	
LAUNDRY	56 SF	TILE	GYP. BRD.	GYP. BRD.	
LIVING ROOM	342 SF	TILE	GYP. BRD.	GYP. BRD.	
MASTER BALCONY	72 SF	TILE	GYP. BRD.	GYP. BRD.	
MASTER BATH	143 SF	TILE	GYP. BRD.	GYP. BRD.	
MASTER BEDROOM	490 SF	TILE	GYP. BRD.	GYP. BRD.	
MASTER CLOSET	192 SF	TILE	GYP. BRD.	GYP. BRD.	
PANTRY CL	13 SF	TILE	GYP. BRD.	GYP. BRD.	
POWDER	33 SF	TILE	GYP. BRD.	GYP. BRD.	
Room	78 SF	TILE	GYP. BRD.	GYP. BRD.	
STAFF BATH	41 SF	TILE	GYP. BRD.	GYP. BRD.	
STAFF ROOM	76 SF	TILE	GYP. BRD.	GYP. BRD.	
STORAGE	44 SF	TILE	GYP. BRD.	GYP. BRD.	
STORAGE	27 SF	TILE	GYP. BRD.	GYP. BRD.	
STORAGE/ AC	28 SF	TILE	GYP. BRD.	GYP. BRD.	
STUDY	127 SF				
WIC	25 SF	TILE	GYP. BRD.	GYP. BRD.	
WIC #2	27 SF	TILE	GYP. BRD.	GYP. BRD.	
WIC #3	50 SF	TILE	GYP. BRD.	GYP. BRD.	
WIC #4	36 SF	TILE	GYP. BRD.	GYP. BRD.	

1. SEE SPECIFICATIONS FOR ACTUAL MATERIAL SELECTION & SIZE. CONTACT ARCHITECT IF ANY DISCREPANCIES ARE FOUND BETWEEN FINISH SCHEDULE, INTERIOR ELEVATIONS AND SPECIFICATIONS.
2. ALL WOOD BASEBOARD AND CASING TO BE PAINT GRADE POPLAR UNLESS OTHER WISE NOTED IN INTERIOR.
3. ALL FLEXIBLE BASEBOARD, CASING AND STAIR SKIRT SHALL BE EXTRA-FLEX.
4. GENERAL CONTRACTOR SHALL COUNTER SINK ALL FINISH NAILS.
5. GENERAL CONTRACTOR SHALL SUBMIT SAMPLE OF ALL MILLWORK ASSEMBLY FOR ARCHITECT APPROVAL PRIOR TO INSTALLATION.
6. CERAMIC TILE ON ALL SHOWERS/TUBS/WALLS UP TO FINISH CEILING.

STOREFRONT SCHEDULE								
Mark	From Room: Name	Width	Height	Type Comments	Remarks	SHGC	U-FACTOR	
100	FOYER	1' - 10"	10' - 10"	FIXED GLASS	CAT II SAFETY GLASS			
101	FOYER	1' - 10"	10' - 10"	FIXED GLASS	CAT II SAFETY GLASS			
102	STUDY	3' - 10"	10' - 8"	FIXED GLASS	CAT II SAFETY GLASS			
103	STUDY	7' - 8"	10' - 10"	FIXED GLASS	CAT II SAFETY GLASS			
104	GUEST BEDROOM	8' - 0"	5' - 0"	SLIDING GLASS DOOR	CAT II SAFETY GLASS			
104C		8' - 0"	2' - 0"	FIXED GLASS	CAT II SAFETY GLASS			
105	GUEST BATH	3' - 0"	8' - 0"	FRENCH DOOR	CAT II SAFETY GLASS			
105B		3' - 0"	2' - 0"	FIXED GLASS	CAT II SAFETY GLASS			
106		3' - 0"	20' - 0"					
106A		18' - 6"	2' - 2"	FIXED GLASS	CAT II SAFETY GLASS			
107	LIVING ROOM	16' - 0"	10' - 0"	SLIDING GLASS DOOR	CAT II SAFETY GLASS			
108		8' - 0"	10' - 0"	FIXED GLASS	CAT II SAFETY GLASS			
109	FAMILY ROOM	14' - 0"	10' - 0"	SLIDING GLASS DOOR	CAT II SAFETY GLASS			
110		12' - 0"	10' - 0"	SLIDING GLASS DOOR	CAT II SAFETY GLASS			
110A	FAMILY ROOM	4' - 0"	10' - 0"	FIXED GLASS	CAT II SAFETY GLASS			
110B		12' - 10"	1' - 3"	FIXED GLASS	CAT II SAFETY GLASS			
110C		3' - 0"	2' - 0"	FIXED GLASS	CAT II SAFETY GLASS			
110D		3' - 0"	2' - 0"	FIXED GLASS	CAT II SAFETY GLASS			
110H	BEDROOM #4	12' - 0"	10' - 0"	FIXED GLASS				
110I	DEN	12' - 0"	5' - 0"	FIXED GLASS				
111		12' - 9"	1' - 3"	FIXED GLASS	CAT II SAFETY GLASS			
112		8' - 0"	5' - 0"	SLIDING GLASS DOOR	CAT II SAFETY GLASS			
113		4' - 11"	2' - 0"	FIXED GLASS	CAT II SAFETY GLASS			
114	GARAGE	3' - 0"	8' - 0"	FRENCH DOOR	CAT II SAFETY GLASS			
114A	GARAGE	3' - 0"	2' - 0"	FIXED GLASS	CAT II SAFETY GLASS			
114B	KITCHEN	3' - 0"	8' - 0"	FRENCH DOOR	CAT II SAFETY GLASS			
114C	STUDY	3' - 0"	8' - 0"	FRENCH DOOR	CAT II SAFETY GLASS			
115	GARAGE	2' - 0"	8' - 10"	FIXED GLASS	CAT II SAFETY GLASS			
116		20' - 0"	2' - 0"	FIXED GLASS	CAT II SAFETY GLASS			
117		15' - 1"	2' - 0"	FIXED GLASS	CAT II SAFETY GLASS			

DOOR NOTES

1. ROUGH OPENING FOR EUROPEAN DOORS
2. HEIGHT OF ROUGH OPENING TO BE MEASURED FROM FINISH FLOOR ELEVATION (FFE)



DOORS & WINDOWS

1/4" = 1'-0"

STOREFRONT SCHEDULE								
Mark	From Room: Name	Width	Height	Type Comments	Remarks	SHGC	U-FACTOR	
200	BALCONY	14' - 4"	9' - 11"	SLIDING GLASS DOOR	CAT II SAFETY GLASS			
201		8' - 9"	2' - 2"	FIXED GLASS	CAT II SAFETY GLASS			
203		16' - 0"	10' - 0"	FIXED GLASS	CAT II SAFETY GLASS			
204		8' - 0"	10' - 0"	FIXED GLASS	CAT II SAFETY GLASS			
204		12' - 0"	2' - 2"	FIXED GLASS	CAT II SAFETY GLASS			
205	MASTER BALCONY	16' - 0"	10' - 2"	SLIDING GLASS DOOR	CAT II SAFETY GLASS			
207		4' - 6"	9' - 8"	FIXED GLASS	CAT II SAFETY GLASS			
208		9' - 6"	2' - 0"	FIXED GLASS	CAT II SAFETY GLASS			
209		12' - 9"	2' - 0"	FIXED GLASS	CAT II SAFETY GLASS			
210		2' - 6"	9' - 10"	FIXED GLASS	CAT II SAFETY GLASS			
210B		8' - 0"	2' - 0"	FIXED GLASS	CAT II SAFETY GLASS			
211		3' - 5"	3' - 7"	FIXED GLASS	CAT II SAFETY GLASS			
211A	BEDROOM #4	3' - 5"	6' - 5"	CASEMENT	CAT II SAFETY GLASS			
212	BALCONY	13' - 0"	10' - 2"	SLIDING GLASS DOOR	CAT II SAFETY GLASS			

DOOR SCHEDULE							
Mark	Location	Type	Width	Height	Rough Width	Rough Height	Material
Remark							

100	FOYER		54"	106"	69 1/2"	108"	METAL
101	FOYER		36"	96"			WOOD
102	FOYER		30"	96"	32"	98"	WOOD
103	FOYER		30"	96"	32"	98"	WOOD
104	GUEST BEDROOM		30"	96"	32"	98"	WOOD
105	GUEST BEDROOM		32"	96"	34"	98"	WOOD
106	GUEST BATH	G	28"	96"	28"	96"	GLASS
107	FOYER	D	28"	96"	31 1/2"	96"	WOOD
108	FOYER		32"	96"	34"	98"	WOOD
109	FOYER		32"	96"	34"	98"	WOOD
110	KITCHEN		32"	96"	34"	98"	WOOD
111	AC	D	28"	96"	31 1/2"	96"	WOOD
114	STAFF ROOM		32"	96"	34"	98"	WOOD
116	STAFF ROOM		30"	96"	32"	98"	WOOD
117	STAFF BATH	G	28"	96"	28"	96"	GLASS
118	Room		34"	96"	36"	98"	WOOD
119	GARAGE		32"	96"	34"	98"	WOOD
120		F	194"	108"			METAL
169	Room		32"	96"	34"	98"	WOOD
200	DEN	D	28"	96"	31 1/2"	96"	WOOD
201	DEN		32"	96"	34"	98"	WOOD
202	BEDROOM #2		32"	96"	34"	98"	WOOD
203	BEDROOM #2		32"	96"	34"	98"	WOOD
204	BATH #2	G	28"	96"	28"	96"	GLASS
205	ELEV.		32"	96"	34"	98"	WOOD
206	AC		32"	96"			WOOD
207	HALLWAY		32"	96"	34"	98"	WOOD
208	BEDROOM #3		32"	96"	34"	98"	WOOD
209	BEDROOM #3		32"	96"	34"	98"	WOOD
210	BEDROOM #3		30"	96"	32"	98"	WOOD
211	BATH #3	G	28"	96"	28"	96"	GLASS
212	HALLWAY		32"	96"	34"	98"	WOOD
213	BEDROOM #4		32"	96"	34"	98"	WOOD
214	BEDROOM #4		32"	96"	34"	98"	WOOD
215		G	28"	96"	28"	96"	GLASS
216	HALLWAY		32"	96"	34"	98"	WOOD
217	MASTER BEDROOM		48"	96"	35 1/2"	96"	WOOD
218	HIS	G	28"	96"	28"	96"	GLASS
219	MASTER BATH	G	28"	96"	28"	96"	GLASS
220		H	28"	96"	28"	96"	GLASS
221	MASTER BATH		32"	96"	34"	98"	WOOD
222			45"	96"			
223	PANTRY CL		45"	44"			WOOD
226	STAFF ROOM		46"	44"			WOOD
303		G	48"	96"	28"	48"	GLASS
304		G	48"	96"	28"	48"	GLASS

SDH_STUDIO
ARCHITECTURE+DESIGN

AA26002883

18200 NE 19TH AVE, SUITE 100
NORTH MIAMI BEACH, FL 33162
(305) 501-5013
INFO@SDHSTUDIO.COM

STEPHANIE DORNBUCH DE HALFEN
ARCHITECT P.A.
ARCH.REG#-99155

BAY
HARBOR
PROPERTIES

1270 98TH STREET, BAY
HARBOR ISLANDS, FL 33154

OWNER



NOTES/COMMENTS

REVISIONS / SUBMISSIONS

DOOR AND WINDOWS
SCHEDULE

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN
CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF SDH
STUDIO, AND MAY NOT BE REPRODUCED, COPIED, OR DISCLOSED
WITHOUT THE EXPRESS WRITTEN CONSENT OF
STEPHANIE D. HALFEN

DRAWN BY: SDH
CHECKED BY: RB
INITIAL DRAWING 8/6/2018
RELEASE DATE:

A-500

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

To: Planning and Zoning Board
Town of Bay Harbor Islands

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

Date: October 12th, 2018

Subject: Single-Family Residence – Demo Existing Home / New Construction
1270 98th Street
Bay Harbor Islands Acct. No.: MB2017-65
MMPA Acct. No.: 01-0702-1073

RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board review the contents of this staff report, the latest revised Site Development Plans (dated October 2nd, 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 1270 98th Street.

GENERAL PROJECT INFORMATION

Land Use Designation: L – Low Density Residential
Zoning District: RD Single-Family District
General Location: 1270 98th Street
Legal Description: Lot 6 of Block 29, "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 architect, SDH Studio, as agent for the property owner, Bal Harbour Property Inc., has submitted an application a new single-family residence on a non-waterfront lot located at 1270 98th Street. An existing 2,137 sq. ft. home built in 1950 will be demolished and is proposed to be replaced with a new two-story 5,397 sq. ft. home that has 6 bedrooms / 6½ baths, and a two (2) car garage. The modern style home has a flat roof, study, along with the two (2) car garage. There is outdoor parking for four (4) additional vehicles on concrete step driveways, an

elevator, covered terrace at the rear, swimming pool with spa / deck. The overall height of the proposed structure is 25 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 four (4) shade / ornamental trees that will be removed; Mango, Avocado, Ficus Benjamina (exotic invasive), and Sea Grape.

PROJECT HISTORY

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

COMPREHENSIVE PLAN / ZONING

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

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

SUMMARY / RECOMMENDATION / SITE PLAN COMMENTS

The latest Site Development Plans submitted for the construction of a new single-family home located at 1270 98th Street 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 SDH Studio dated October 2nd, 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.
- 2) The PZB must approve the uneven side yard grades / side yard retaining wall design as per Town Code §23-12(12).

Michael Miller Planning Associates, Inc.

AGENDA ITEM REPORT

November 7, 2018

ITEM NUMBER: 2.

ITEM: Request for approval for renovations to an existing new single family home for Orsan Properties, LLC located at 9814 West Broadview Drive, Lots 59-60 of Block 23. The existing 2 story home was built in 2002. The proposed modification will not change the footprint of the house. The interior space is being re-arranged which includes a new 1/2 bath in the 1st floor, and the open area from the 1st to the 2nd floor being turned in to floor area with an increase of 579 sq. ft. on the 2nd floor. The architectural style is being changed to a "modern" look with a change in finishes. Enclosed please find the site plan and elevations. (Item #2)

DESCRIPTION:

Request for approval for renovations to an existing new single family home for Orsan Properties, LLC located at 9814 West Broadview Drive, Lots 59-60 of Block 23. The existing 2 story home was built in 2002. The proposed modification will not change the footprint of the house. The interior space is being re-arranged which includes a new 1/2 bath in the 1st floor, and the open area from the 1st to the 2nd floor being turned in to floor area with an increase of 579 sq. ft. on the 2nd floor. The architectural style is being changed to a "modern" look with a change in finishes. Enclosed please find the site plan and elevations. (Item #2)

RECOMMENDED ACTION:

Design meets Town Code and was approved by Michael Miller Planning Associates Representative, Mr. Christopher Gratz, Community Planner.

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez

ATTACHMENTS

1. 9814 W Broadview Dr - 1074 - PZB Staff Report October 31 2018
2. 9814WBDRP&Z

**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: October 30th, 2018

Subject: Single-Family Residence – Renovation of Existing Home
9814 West Broadview Drive
Bay Harbor Islands Acct. No.: MB2017-65
MMPA Acct. No.: 01-0702-1074

RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board review the contents of this staff report, the latest revised Site Development Plans (dated October 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 renovation of the existing single-family home located at 9814 West Broadview Drive.

GENERAL PROJECT INFORMATION

Land Use Designation:	L – Low Density Residential
Zoning District:	RD Single-Family District
General Location:	9814 West Broadview Drive
Legal Description:	North ½ of Lot 60 and South ½ of Lot 59, Block 23, "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

Martin Litman of TOMA Design Group Inc., as agent for the property owners, Dror Zipken and Annette Zipken, has submitted an application to renovate an existing single-family residence on a waterfront lot located at 9814 West Broadview Drive. The two-story home was constructed in 2002 with five (5) bedrooms and five (5) bathrooms, two (2) car garage, terrace, covered terrace, swimming pool and spa. The 7,437 sq. ft. footprint of the home is unchanged by the proposed modification; however, the floor area is being increased; the interior space is being re-arranged

which includes a new ½ bathroom on the 1st floor, and the open area from the 1st to the 2nd floor is being turned in to floor area with an increase of 579 sq. ft on the 2nd floor. The architectural style is being changed to a “modern” look with a change in finishes, applied stone, aluminum overhangs, decorative columns, garage door from double to single entry, window sizes and shapes. A new decorative concrete driveway with granite strips, new wooden deck near the pool, and revamped landscaping area proposed. With the new driveway and landscape renovation, the property will now comply with the required 50% front setback open space requirement, and 40% overall open space required for a 2-story home. However, since the renovation is less than 50% mandatory compliance with newly adopted Code requirements for architectural articulation and reduced 2nd story volume is not required. MMPA notes that the plans indicate compliance with the minimum 50% articulation requirement on the east (front) and west (rear) facades and shows an increase in articulation on the sides – but not full compliance. In our opinion the side elevations are quite plain, without any articulation – this is a good example of why the Code was changed. Perhaps some window banding / window eyebrows / materials could be added to the sides, similar to the front / rear changes.

PROJECT HISTORY

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

COMPREHENSIVE PLAN / ZONING

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

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

SUMMARY / RECOMMENDATION / SITE PLAN COMMENTS

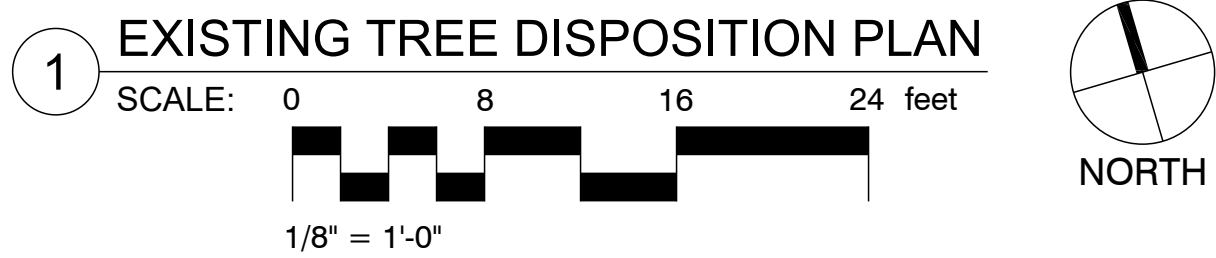
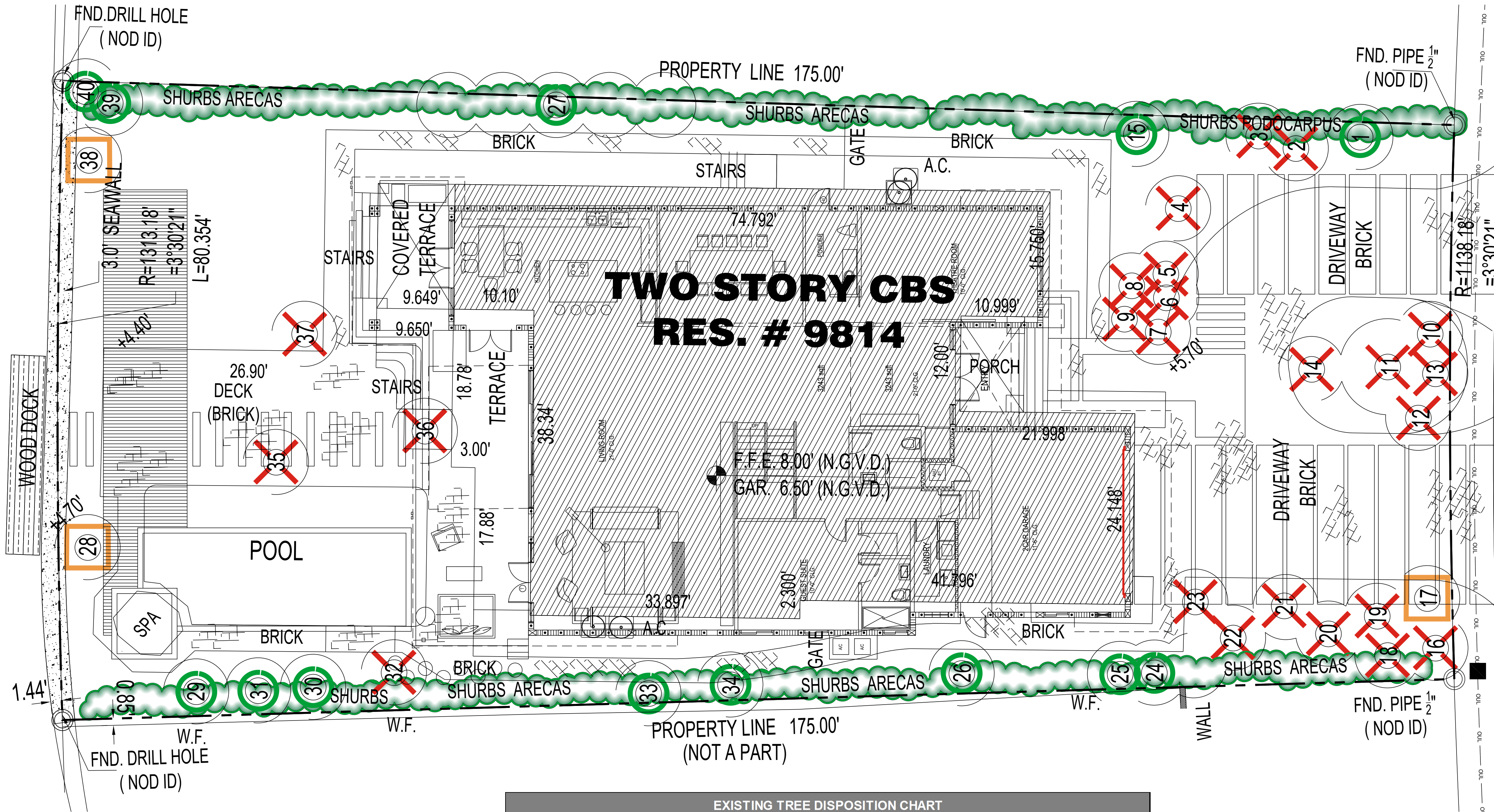
The latest Site Development Plans submitted for the renovation of the existing single-family home located at 9814 West Broadview Drive meets or exceeds all Town Land Development and Landscape Code requirements. The applicant submitted plans that were reviewed and commented on by MMPA and all previous comments and issues have been addressed by the current plans.

Michael Miller Planning Associates, Inc.

The following conditions of approval is recommended:

- 1) This approval is based on the plans prepared by TOMA Design Group Inc. dated October 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.

BISCAYNE BAY



TREE DISPOSITION LEGEND

Tree/Palm Number (TYP)

Existing TREE/PALM TO REMAIN
Refer to Tree Protection Notes and Tree Protection Zone Detail.

Existing TREE/PALM TO BE TRANSPLANTED

Existing TREE/PALM TO BE REMOVED

Existing SHRUBS (ARECA & PODOCARPUS) TO REMAIN

Symbols do not show the actual canopy of the trees, for clarity, always cross check with Existing Tree Disposition List for sizes and disposition status. Contact landscape architect / ISA certified arborist for clarification on any discrepancies.

EXISTING TREE DISPOSITION CHART								
NUMBER	COMMON NAME	BOTANICAL NAME	HEIGHT (FT)	CANOPY (FT)	CALIPER DBH (INCH)	CANOPY (SQ.FT)	CANOPY LOSS	DISPOSITION
1	Royal Palm	Roystonea regia	50	25	44	491		Remain
2	Silver Buttonwood	Conocarpus erectus 'sericeus'	15	12	36	113	113	Remove
3	Pygmy Date Palm	Phoenix roebelenii	10	15	14	177	177	Remove
4	Paurotis Palm	Acoelorrhaphe wrightii	20	15	20+20+20	177	177	Remove
5	Royal Palm	Roystonea regia	52	20	50	314	314	Remove
6	Royal Palm	Roystonea regia	50	15	50	177	177	Remove
7	Royal Palm	Roystonea regia	50	15	40	177	177	Remove
8	Royal Palm	Roystonea regia	50	15	40	177	177	Remove
9	Royal Palm	Roystonea regia	50	15	40	177	177	Remove
10	Pygmy Date Palm	Phoenix roebelenii	10	15	15	177	177	Remove
11	Screw Pine	Pandanus utilis	18	20	30	314	314	Remove
12	Pygmy Date Palm	Phoenix roebelenii	10	10	10	79	79	Remove
13	Pygmy Date Palm	Phoenix roebelenii	10	10	10+10+10	79	79	Remove
14	Paurotis Palm	Acoelorrhaphe wrightii	18	12	10+10+10+10+10	113	113	Remove
15	Spicy Jatropa	Jatropha integririma	12	20	30	314		Remain
16	Bottle Palm	Hyophorbe lagenicaulis	10	12	40	113	113	Remove
17	Royal Palm	Roystonea regia	40	15	40	177		Transplant
18	Paurotis Palm	Acoelorrhaphe wrightii	18	13	10+10+10+10	133	133	Remove
19	Bottle Palm	Hyophorbe lagenicaulis	8	12	30	113	113	Remove
20	Bottle Palm	Hyophorbe lagenicaulis	8	12	30	113	113	Remove
21	Bottle Palm	Hyophorbe lagenicaulis	8	12	30	113	113	Remove
22	White Bird of Paradise	Strelitzia nicotai	15	12	70	113	113	Remove
23	Queen Palm	Syagrus romanzoffiana	20	15	30	177	177	Remove
24	Weeping Fig	Ficus benjamina	40	20	50	314		Remain
25	Weeping Fig	Ficus benjamina	30	20	13+13+13	314		Remain
26	Mahogany	Swietenia mahagani	40	25	80	491		Remain
27	Traveler's Palm	Ravenea madagascariensis	45	35	12+10+10+12+10	962		Remain
28	Solitaire Palm	Ptychosperma elegans	15	20	10+10+10+10	314		Transplant
29	Solitaire Palm	Ptychosperma elegans	15	15	10+10	177		Remain
30	Solitaire Palm	Ptychosperma elegans	15	15	10+10	177		Remain
31	Solitaire Palm	Ptychosperma elegans	60	10	8	79		Remain
32	Umbrella Tree	Schefflera actinophylla	50	40	80	1257	1257	Remove
33	Solitaire Palm	Ptychosperma elegans	20	10	10+10	79		Remain
34	Solitaire Palm	Ptychosperma elegans	20	10	10+8+8+6+8	79		Remain
35	Pygmy Date Palm	Phoenix roebelenii	12	20	15+15	314	314	Remove
36	Coconut Palm	Cocos nucifera	48	15	40	177	177	Remove
37	Coconut Palm	Cocos nucifera	45	20	40	314	314	Remove
38	Solitaire Palm	Ptychosperma elegans	20	10	10	79		Transplant
39	Sea Grape	Coccoloba uvifera	20	30	20	707		Remain
40	Solitaire Palm	Ptychosperma elegans	15	15	20	177		Remain
TOTAL PROPOSED CANOPY LOSS (in square feet)							5,185	
All Shrubs/Vegetation Not Shown On This Schedule Are To Be Removed.								

DERM TREE MITIGATION SUMMARY CHART				
PROPOSED CANOPY LOSS				
5,185 Proposed Canopy Loss (see Existing Tree Disposition List)				
3,630 - 70% of canopy mitigation must be met with new trees				
1,556 - 30% of canopy mitigation may be met with palms				
REQUIRED CANOPY MITIGATION				5,185
QUANTITY	REPLACEMENT CANOPY TYPE	MIN. SIZE AT PLANTING	CANOPY CREDIT (Sq.Ft)	CANOPY MITIGATED (Sq.Ft)
7	Shade Tree #1	12' OAH	500	3,500
0	Shade Tree #2	8' OAH	300	0
7	Palm #1	10' CT	300	2,100
0	Palm #2	3' CT	100	0
	Small Tree	6' OAH	200	0
PROVIDED CANOPY MITIGATION				5,600

ALL LANDSCAPE DATA INC.

DERICK LANGE

LA6667045

REVISIONS:

PROJECT NAME

Drawing Size 24x36

Project # 20180960 MO

Drawn By: JV

Checked By: DL

Title: EXISTING TREE DISPOSITION PLAN

Sheet Number: L-1.0

Date: - October 01, 2018

DERM TREE MITIGATION SUMMARY CHART

PROPOSED CANOPY LOSS

5,185 Proposed Canopy Loss (see Existing Tree Disposition List)

3,630 - 70% of canopy mitigation must be met with new trees

1,556 - 30% of canopy mitigation may be met with palms

REQUIRED CANOPY MITIGATION

5,185

QUANTITY

REPLACEMENT CANOPY TYPE

MIN. SIZE AT PLANTING

CANOPY CREDIT (Sq.Ft)

CANOPY MITIGATED (Sq.Ft)

7

Shade Tree #1

12' OAH

500

3,500

0

Shade Tree #2

8' OAH

300

0

7

Palm #1

10' CT

300

2,100

0

Palm #2

3' CT

100

0

Small Tree

6' OAH

200

0

PROVIDED CANOPY MITIGATION

5,600

ALL LANDSCAPE DATA INC.

DERICK LANGE

LA6667045

REVISIONS:

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REPLACEMENT CANOPY TYPE

MIN. SIZE AT PLANTING

CANOPY CREDIT (Sq.Ft)

CANOPY MITIGATED (Sq.Ft)

7

Shade Tree #1

12' OAH

500

3,500

0

Shade Tree #2

8' OAH

300

0

7

Palm #1

10' CT

300

2,100

0

Palm #2

3' CT

100

0

Small Tree

6' OAH

200

0

PROVIDED CANOPY MITIGATION

5,600

ALL LANDSCAPE DATA INC.

DERICK LANGE

LA6667045

REVISIONS:

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REPLACEMENT CANOPY TYPE

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CANOPY MITIGATED (Sq.Ft)

7

Shade Tree #1

12' OAH

500

3,500

0

Shade Tree #2

8' OAH

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Palm #1

10' CT

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2,100

0

Palm #2

3' CT

100

0

Small Tree

6' OAH

200

0

PROVIDED CANOPY MITIGATION

5,600

ALL LANDSCAPE DATA INC.

DERICK LANGE

LA6667045

REVISIONS:

PROJECT NAME

Drawing Size 24x36

Project # 20180960 MO

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Title: EXISTING TREE DISPOSITION PLAN

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DERM TREE MITIGATION SUMMARY CHART

PROPOSED CANOPY LOSS

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REQUIRED CANOPY MITIGATION

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QUANTITY

REPLACEMENT CANOPY TYPE

MIN. SIZE AT PLANTING

CANOPY CREDIT (Sq.Ft)

CANOPY MITIGATED (Sq.Ft)

7

Shade Tree #1

12' OAH

500

3,500

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Shade Tree #2

8' OAH

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0

7

Palm #1

10' CT

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2,100

0

Palm #2

3' CT

100

0

Small Tree

6' OAH

200

0

PROVIDED CANOPY MITIGATION

5,600

ALL LANDSCAPE DATA INC.

DERICK LANGE

LA6667045

REVISIONS:

PROJECT NAME

Drawing Size 24x36

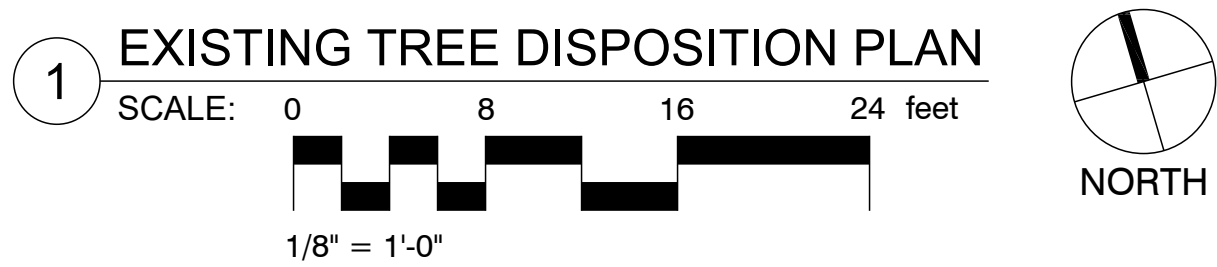
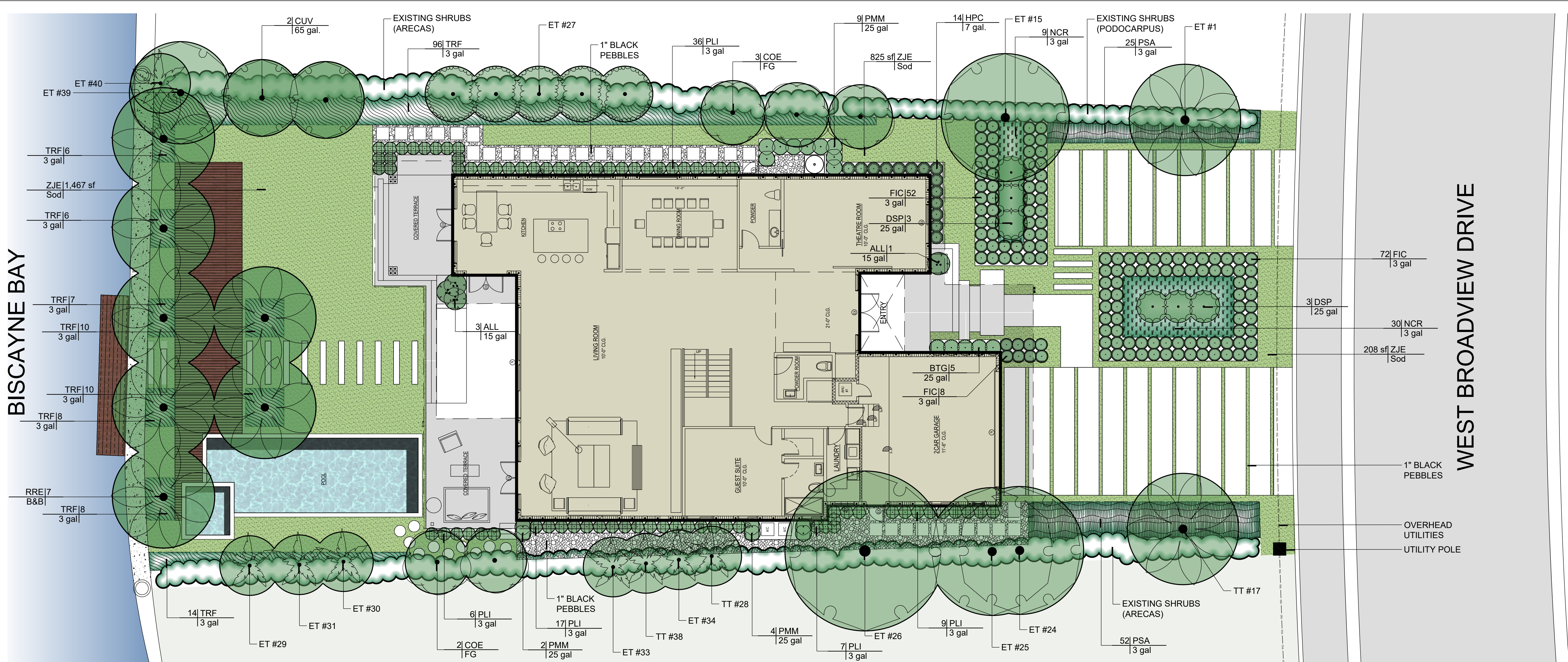
Project # 20180960 MO

Drawn By: JV

Checked By: DL

Title: EXISTING TREE DISPOSITION PLAN

<



PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CALIPER	HGT	SRD	REMARKS
CUV	2	Coccoloba uvifera	Sea Grape	65 gal.	2.5"	14' OA	6'	Drought Tolerant - STD - Florida Native - Miami-Dade Landscape Manual - 4' CT
COE	5	Conocarpus erectus 'Sericeus'	Silver Buttonwood	FG	3"	12'-14' OA	6'	Drought Tolerant - STD - Florida Native - Miami-Dade Landscape Manual
PALM TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CALIPER	HGT	SRD	REMARKS
RRE	7	Roystonea regia	Royal Palm	B&B	2"	12' GW / 26'-28' OA	16'	Drought Tolerant - Miami-Dade Landscape Manual
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	SPREAD	SPACING	REMARKS
ALL	4	Alocasia macrorrhiza 'Lutea'	Elephant's Ear	15 gal			42" o.c.	
BTG	5	Bambusa textilis gracilis	Weaver's Bamboo	25 gal	8'-10'	2.5'	30" o.c.	
DSP	6	Dioon spinulosum	Mexican Cycad	25 gal	5' OA	5"	60" o.c.	Drought Tolerant
FIC	132	Ficus microcarpa 'Green Island'	Green Island Ficus	3 gal	18" OA	2'	24" o.c.	
HPC	14	Heliconia psittacorum 'Choconian'	Parrot's Plantain	7 gal.	2'	2'	24" o.c.	
PMM	15	Podocarpus macrophyllus maki	Shrubby Yew	25 gal	8'	2.5'	30" o.c.	Full to base
PLI	75	Psychotria ligustrifolia	Bahama Coffee	3 gal	2'	1.5'	24" o.c.	Florida Native - Miami-Dade Landscape Manual
SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	SPREAD	SPACING	REMARKS
NCR	39	Neomarica caerulea 'Regina'	Giant Blue Iris	3 gal	3' OA	2'	24" o.c.	
PSA	77	Pennisetum setaceum 'Alba'	Fountain Grass	3 gal	3' OA	2'	24" o.c.	Drought Tolerant
TRF	165	Tripsacum floridanum	Florida Gamagrass	3 gal	2' OA	2'	24" o.c.	Florida Native - Miami-Dade Landscape Manual - Drought Tolerant
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	SPREAD	SPACING	REMARKS
ZJE	2,501 sf	Zoysia japonica 'Empire'	Korean Grass	Sod				

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	5	N/A
2. Single-Family Waterfront Lot	6	12 (5) Existing trees + (7) Proposed
3. Two-Family Lot	5	N/A
4. Number of Shade Trees in Front Yard	2	3 Existing trees
5. Native Species Required - 50%	3	9
6. Drought Tolerant and Low Maintenance Species Require - 50%	3	11
7. Street Trees Required: Linear street frontage 70' / 35 = 2	2	2 Existing Royal Palms
B. Shrubs Required**	Required	Provided
1. Single-Family Non-Waterfront Lot	50	N/A
2. Single-Family Waterfront Lot	60	542
3. Two-Family Lot	50	N/A
4. Native Species Required - 30%	15 / 18	240
5. Drought Tolerant and Low Maintenance Species Require - 50%	25 / 30	242
C. Maximum Lawn Area Allowed*** 50% of Net Lot Area	6,563 (Max)	2,501 S.F.

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. 18A-5 (A)(5)

ALL LANDSCAPE DATA INC

DERICK LANGEL
LA6657045

REVISIONS:

PROJECT NAME
NEW RESIDENCE AT
9814 W Broadview - Bay Harbor Island

Drawing Size 24x36
Project #: 20180960 MO
Drawn By: JV
Checked By: DL
Title: LANDSCAPE PLAN
Sheet Number:
L-2.0
Date: - October 01, 2018

Landscape (Architecture + Plant Information)
(305) 303 7059 / 4459 NW 97 CT
Doral, FL 33178
www.alllandscapedata.net
www.alllandscapedata.com

LANDSCAPE ARCHITECT
DERICK L. LANGEL
LA 6657045
STATE OF FLORIDA

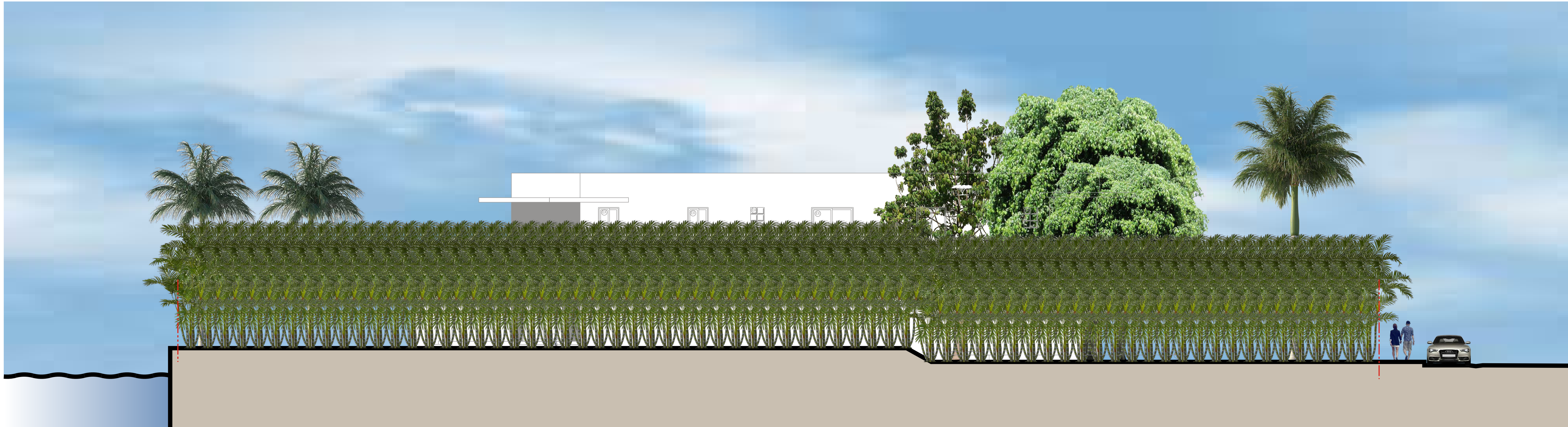
72 FIC 3 gal
3 DSP 25 gal
30 NCR 3 gal
208 sf ZJE Sod
1" BLACK PEBBLES
OVERHEAD UTILITIES
UTILITY POLE



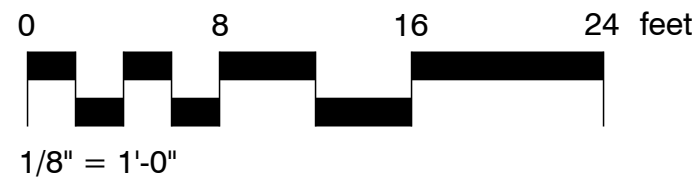
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SCALE: 1/8" = 1'-0"



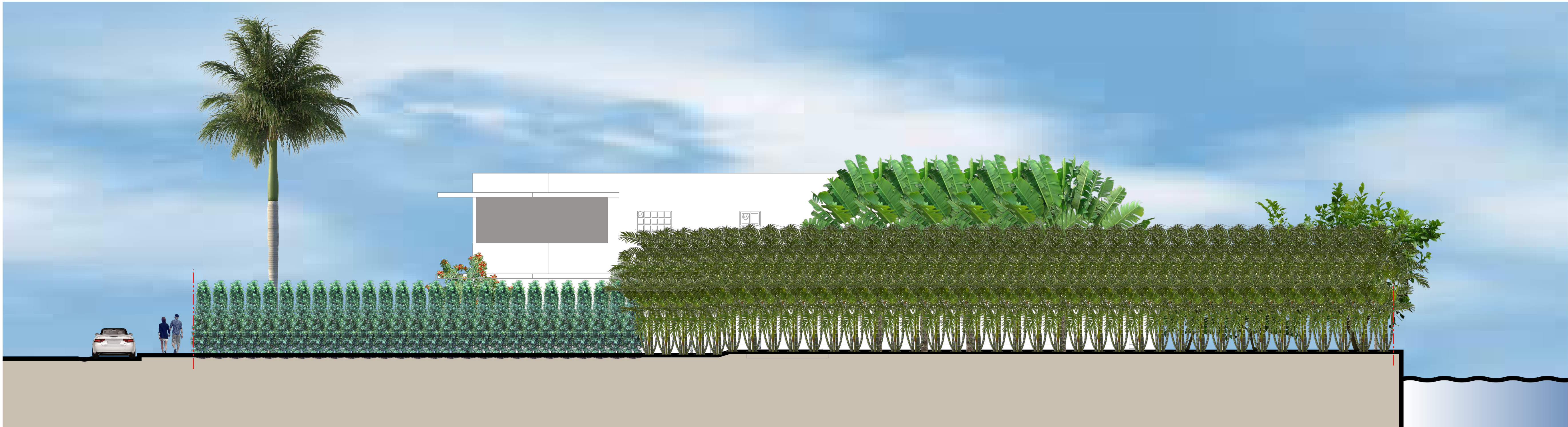
2 Back Elevation
SCALE: 1/8" = 1'-0"



3 Side Elevation
SCALE: 1/8" = 1'-0"



 ALL LANDSCAPE DATA INC.		Landscape (Architecture + Plant Information) (305) 303 7059 / 4459 NW 97 CT Doral, FL 33178 www.alllandscapedata.net www.alllandscapedata.com	
DERICK LANCEL LA6687045		REVISIONS:	
PROJECT NAME		NEW RESIDENCE AT 9814 W Broadview - Bay Harbor Island	
SHEET INFORMATION:	Drawing Size	24x36	
	Project #:	20180960 MO	
	Drawn By:	JV	
	Checked By:	DL	
	Title:	LANDSCAPE ELEVATIONS	
Sheet Number:		L-3.0	
Date:		- October 01, 2018	



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



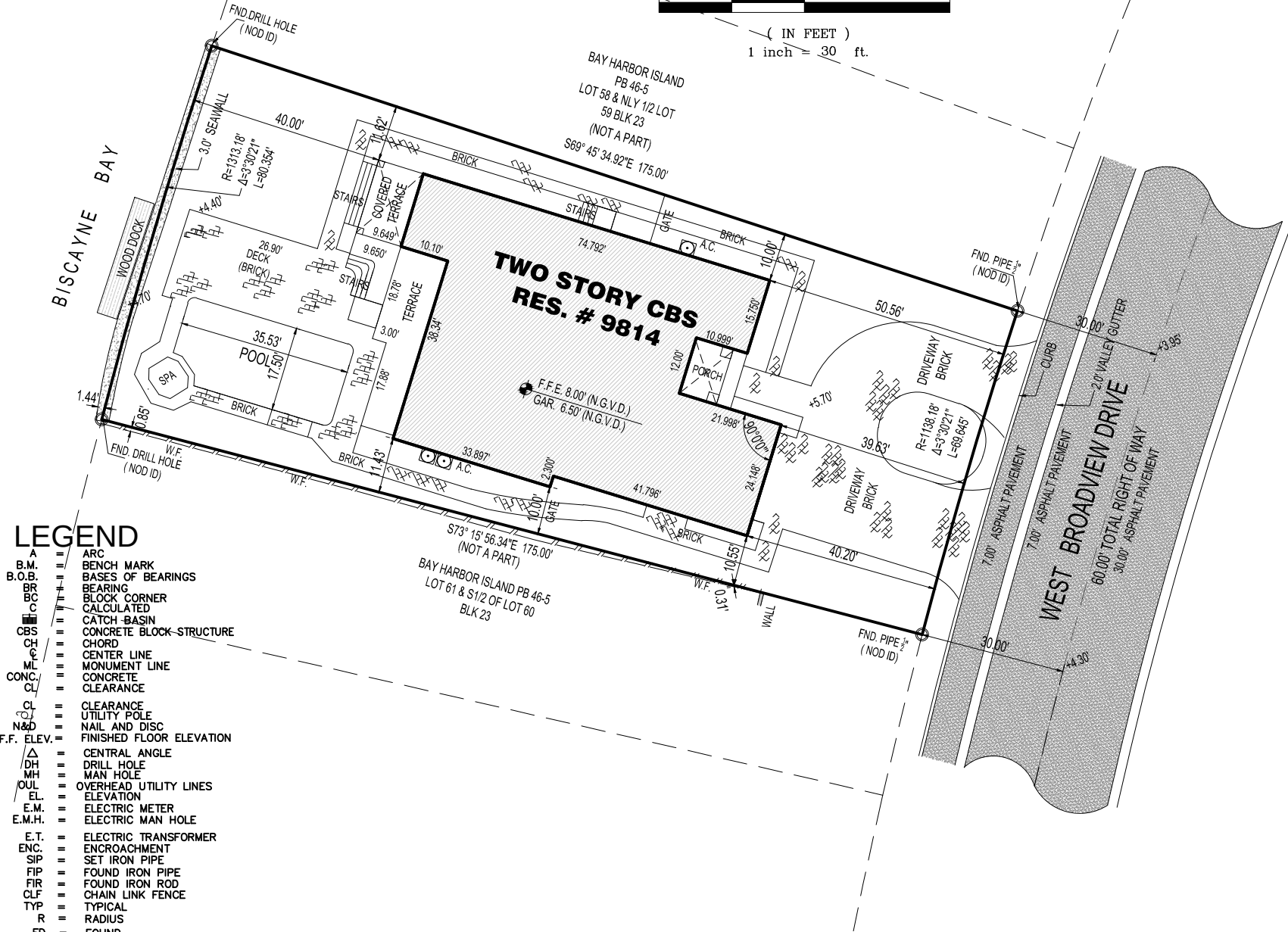
SKETCH OF BOUNDARY SURVEY



GRAPHIC SCALE

0 30 60 120

(IN FEET)
1 inch = 30 ft.

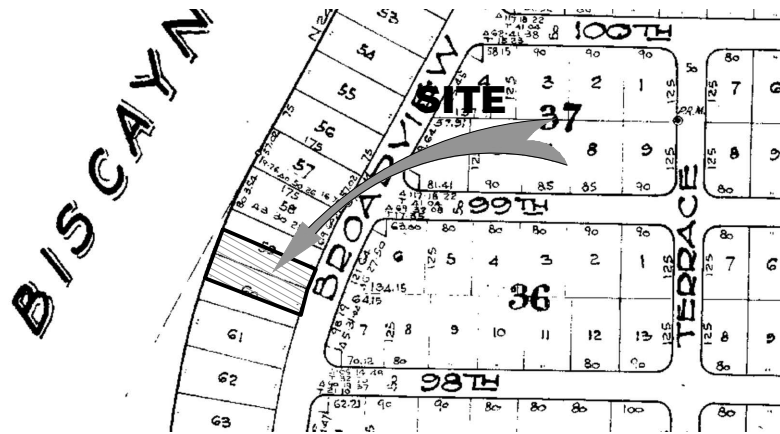


LEGEND

- A = ARC
- B.M. = BENCH MARK
- BC = BASES OF BEARINGS
- BR = BEARING
- C = CALCULATED
- CBS = CATCH BASIN
- CH = CONCRETE BLOCK-STRUCTURE
- CL = CHORD
- CONC. = CENTER LINE
- CL = MONUMENT LINE
- CL = CONCRETE
- CL = CLEARANCE
- CL = UTILITY POLE
- N&D = NAIL AND DISC
- F.F. ELEV. = FINISHED FLOOR ELEVATION
- CA = CENTRAL ANGLE
- DR = DRILL HOLE
- MH = MAN HOLE
- OUL = OVERHEAD UTILITY LINES
- EL = ELEVATION
- E.M. = ELECTRIC METER
- E.M.H. = ELECTRIC MAN HOLE
- E.T. = ELECTRIC TRANSFORMER
- ENC. = ENCROACHMENT
- SIP = SET IRON PIPE
- FIP = FOUND IRON PIPE
- FIR = FOUND IRON ROD
- CLF = CHAIN LINK FENCE
- TYP = TYPICAL
- R = RADIUS
- FD = FOUND
- F = FOUND
- FH = FIRE HYDRANT
- (M) = MEASURED
- POB = POINT OF BEGINNING
- G.M. = GAS METER
- FN = FOUND NAIL
- PC = POINT OF CURVATURE
- PT = TANGENCY POINT
- PRC = POINT OF REVERSE CURVATURE
- PCC = POINT OF COMPOUND CURVATURE
- POC = POINT OF COMMENCEMENT
- SIR = SET IRON ROD
- (R) = RECORDED
- WM = WOOD FENCE
- WM = WATER METER
- WV = WATER VALVE
- N = NAIL
- OS = OFFSET
- T = TANGENT
- CH. BR = CHORD BEARING
- DE = DRAINAGE EASEMENT
- DME = DRAINAGE AND MAINTENANCE EASEMENT
- LME = LAKE MAINTENANCE EASEMENT
- CME = CANAL MAINTENANCE EASEMENT
- UE = UTILITY EASEMENT
- RES = RESIDENCE
- OHL = OVERHEAD LINE

Certify to:
Buyer: ORSAN PROPERTIES, LLC
Title Company: Clear Title Services, Inc.
Underwriter: Old Republic National Title Insurance Company
Lender: Branch Banking and Trust Company its successors and/or assigns as their interest may appear

NOTE:
THIS PLAN REPLACES ANY VERSION MADE BY THIS OFFICE PREVIOUSLY.
REVISION DATE: 09-21-2018



LEGAL DESCRIPTION:

The North 1/2 of Lot 60 and the South 1/2 of Lot 59, in Block 23, of Bay Harbor Island, according to the Plat thereof as recorded in Plat Book 46 at Page 5 of the Public Records of Miami-Dade County, Florida.

Folio No: 13-2227-001-4440

PROPERTY ADDRESS:

DROR ZIPKEN & ANNETTE ZIPKEN
9814 W BROADVIEW DR
Bay Harbor Islands, FL 33154-1128
OWNER: DROR ZIPKEN & ANNETTE ZIPKEN

SURVEYOR'S NOTES:

- 1) The above captioned Property was surveyed and described based on the above Legal Description: Provided by Client.
- 2) All bearings and distances shown hereon are recorded and measured unless otherwise shown.
- 3) The lands shown hereon were not abstracted for easements or other recorded encumbrances not shown on the plat and the same, if any may not be shown on this section.
- 4) Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown (UNDERGROUND)
- 5) Elevations are based on the National Geodetic Vertical Datum 1929.
- 6) Fence ties are to be the center line of the fence.
- 7) Wall ties are to face of the wall.
- 8) Ownership subject to opinion of the Title.
- 9) Underground utilities are not depicted hereon.
- 10) Zoning and Setbacks are not verified by this survey.
- 11) Benchmark : A-17, Elevation=7.17' N.G.V.D. 1929.

SURVEYOR'S CERTIFICATE:

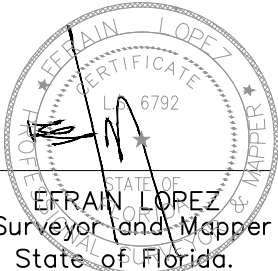
I hereby certify that this survey meets the minimum technical standards as set forth by the Florida Board of Surveyors and Mappers in Chapter 5J-17 Florida Administrative Code, pursuant to section 472.027, Florida Statutes. And is true and correct to the best of my knowledge and belief.

NOT VALID UNLESS SEALED AND EMBOSSED WITH SURVEYOR'S SEAL

Date of filed work: 09-15-2018

REVISION DATE: 09-21-2018

Address: 13801 SW 10th Terrace
Miami, FL 33184
Phone: (786) 306-0883 Professional Surveyor and Mapper # 6792
State of Florida.



EFRAIN LOPEZ

Professional Surveyor
and Mapper # 6792
State of Florida.

DATE OF FIRM: 09-11-2009

PANEL NUMBER: 0144

COMMUNITY NUMBER: 120637

SCALE: 1"=30'

BASE FLOOD ELEVATION: 8.0'

FIRM ZONE: AE

SUFFIX: L

JOB No. 70-2018

REVISED : E.L.

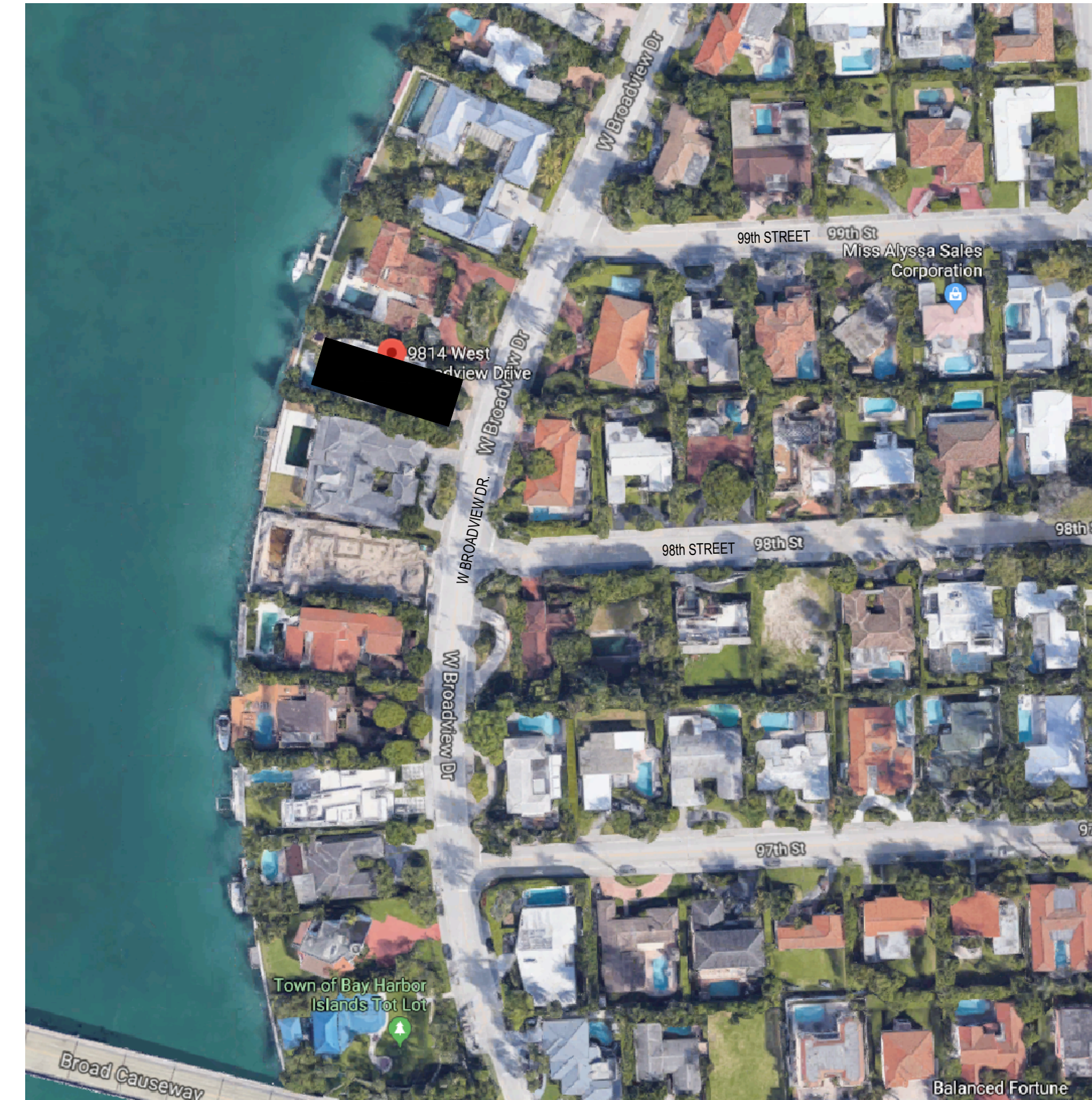
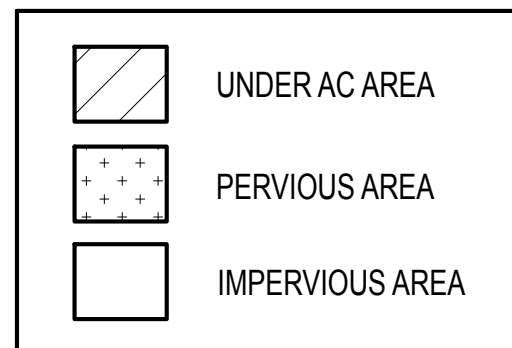
DATE: 09-21-2018

DRAWN BY: TOM

SHEET 1

OF 1

2 AREA CALCULATIONS SKETCH



1 LOCATION MAP

G-1.0 N.T.S.

9814 W Broadview Dr, Bay Harbor Islands, FL 33154 ZONING & BUILDING DATA				
LEGAL DESCRIPTION	The North $\frac{1}{2}$ of LOT 60 and the South $\frac{1}{2}$ of LOT 59 of block 23, of Bay Harbor Island, According to the plat therefore, recorded in plat book 46, page 5 of Public Records of Miami-Dade County, Florida.			
ZONING DISTRICT:	RD - Single Family District			
LOT AREA:	12,983 s.f.			
SETBACKS:		Required	Existing	Proposed
	Front:	25'-0"	40.15'	40.15'
	Side:	10'-0"	10.11'	10.11'
	Rear:	15'-0"	39.83'	39.83'
POOL SETBACKS:	Rear:	5'-0"	5.17'	5.17'
	Side:	10'-0"	10.4'	10.4'
MINIMUM OPEN SPACE - 40% REQUIRED		5,193 sf	4,889 sf	5,348 sf
FRONT LANDSCAPE MIN. - 50% REQUIRED		1,819 sf	1,615 sf	2,083 sf

BUILDING HEIGHT	Max. Allowed	Existing = Proposed
	25'-0" ABOVE BFF	23'-0" TO TOP OF ROOF

AREA CALCULATIONS	Existing	Proposed
LOT AREA	12,983 s.f.	12,983 s.f.
GROUND FLOOR AREA UNDER AC + GARAGE	3,742 s.f.	3,742 s.f.
SECOND FLOOR AREA UNDER AC	2,777 s.f.	3,356 s.f.
TOTAL BUILDING AREA UNDER AC + GARAGE	7,437 s.f.	7,437 s.f.
IMPERVIOUS AREA	8,094 s.f.	7,735 s.f.
PERVIOUS AREA	4,889 s.f.	5,248 s.f.

[illegible]

SEAL : AR0015352
AR2003529

OSWALD MARRERO
ARCHITECT
PA • NJ, NJ, NJ
•
REG. # AR0015952

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TO THE BEST OF MY KNOWLEDGE THE PLANS AND APPLICABLE SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND 633 Florida STATUTES, CHAPTER 1105.13-4.4 OF FLORIDA BUILDING CODE 2014)

Project:	ORSAN REMODEL 9814 W BROADVIEW Dr, Bay Harbor Islands, FL, 33154
Sheet Title:	COVER PAGE

**TOMA DESIGN GROUP
INC.**

Tel: (785) 206-7290
20000 NE 30th Ave. #1001

Fax: (305) 496-4077
Aventura, FL 33180

Date	10-09-2018
Drawn by	M.L.
Checked by	M.L.
Scale: AS SHOWN	

Sheet N:

G-1.0

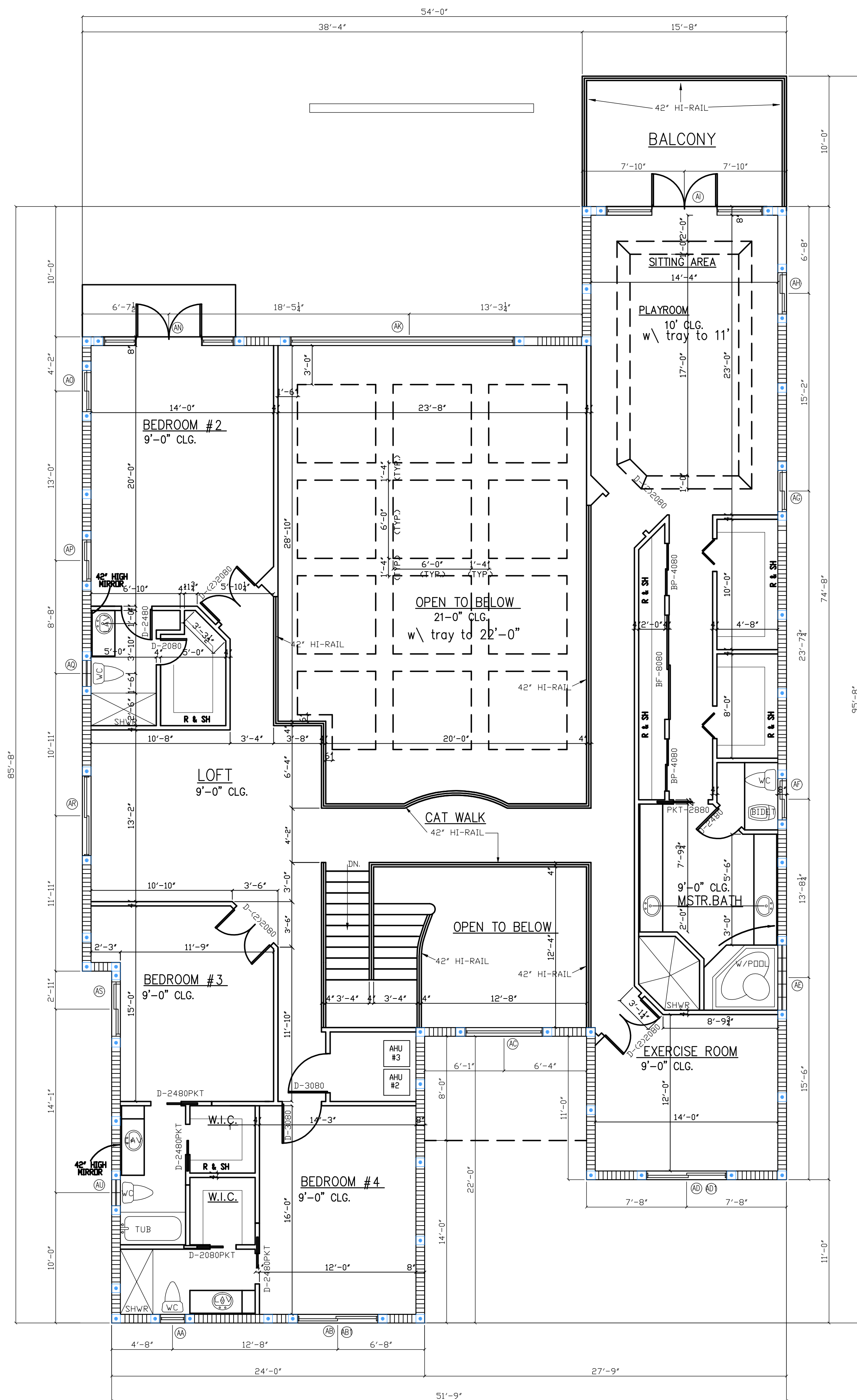
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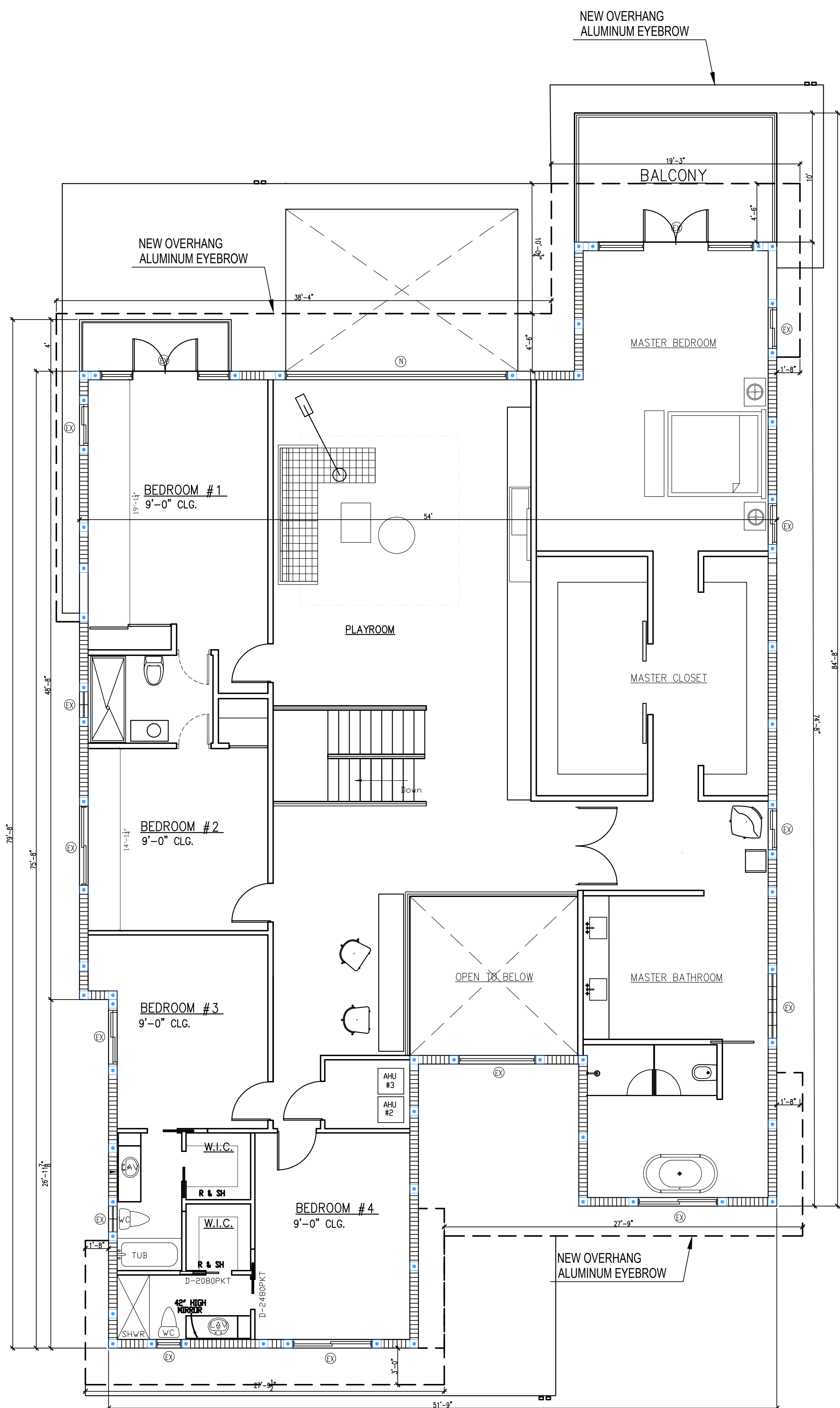
Sheet N:

A-1.0

CAD ID:



1 EXISTING SECOND FLOOR PLAN



2 PROPOSED SECOND FLOOR PLAN

[illegible]

OSWALD MARRERO

AR0015952
AA26003029

SEAL :

REG. # AR0015952

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PLANS AND APPLICABLE SPECIFICATIONS
COMPLY WITH THE MINIMUM BUILDING
CODES AND THE APPLICABLE FIRE-SAFE
STANDARDS AS DETERMINED BY THE
LOCAL AUTHORITY IN ACCORDANCE WITH
THIS SECTION AND 633 FLORIDA
STATUTES, CHAPTER 1 105.13.4.4 OF
(FLORIDA BUILDING CODE 2014)

ORSAN REMODEL
9814 W BROADVIEW Dr, Bay Harbor Islands,
FL 33154

PROPOSED SECOND FLOOR PLAN

TOMA DESIGN GROUP
INC.

Tel: (788) 206-7290 Fax: (305) 498-4033
 Jacksonville, FL 32202

Date	10-09-2018
------	------------

Drawn by	M.L.
----------	------

Checked by	M.L.
------------	------

Scale: AS SHOWN

Sheet N

A-1.1

CAD ID:



Sheet N:

A-1.2

CAD ID:



Sheet N:

A-2.0

CAD ID:



EXISTING ELEVATION

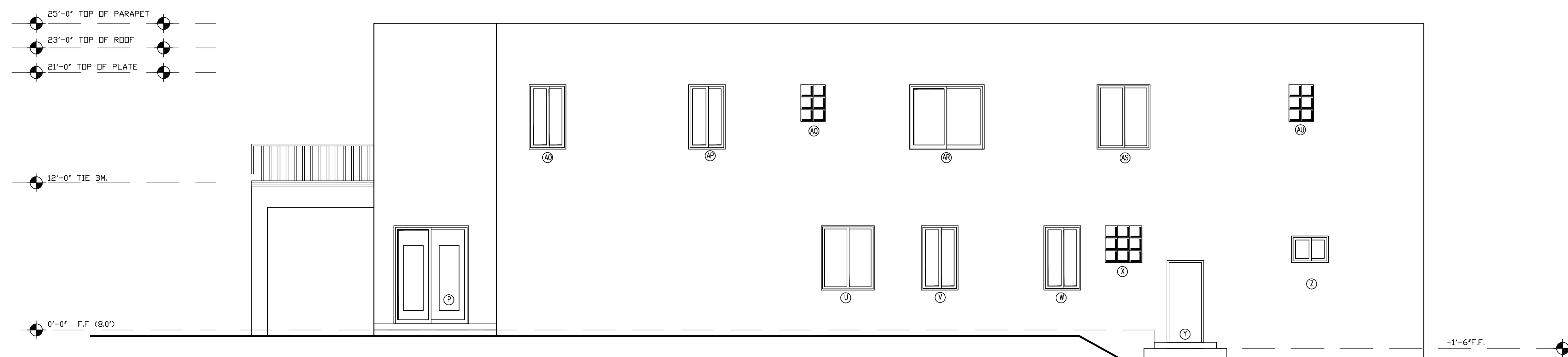
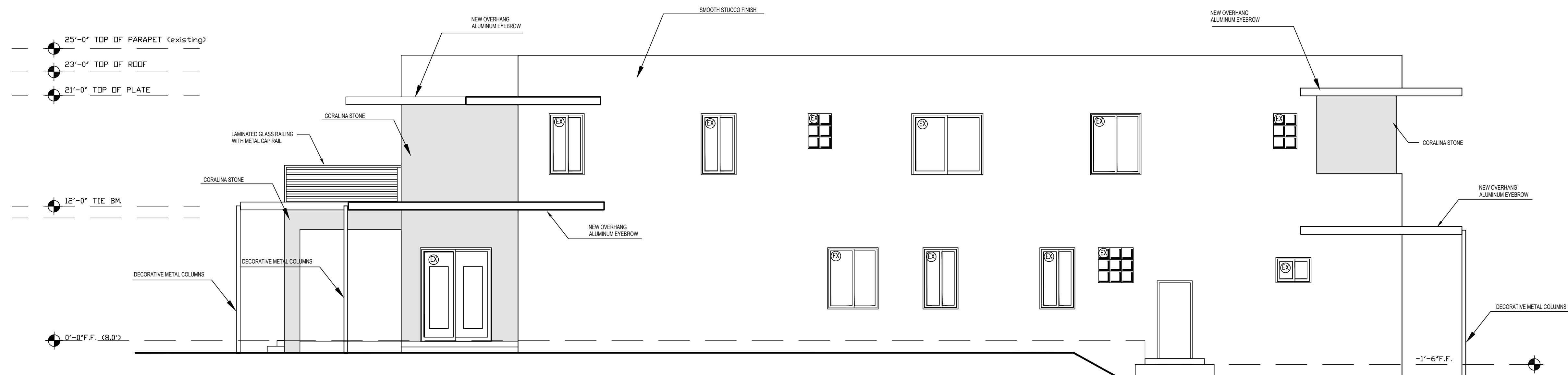


EXISTING ELEVATION

Sheet N:

A-2.1.

CAD ID:



[illegible]

SEAL : AR0015952
AA26003029

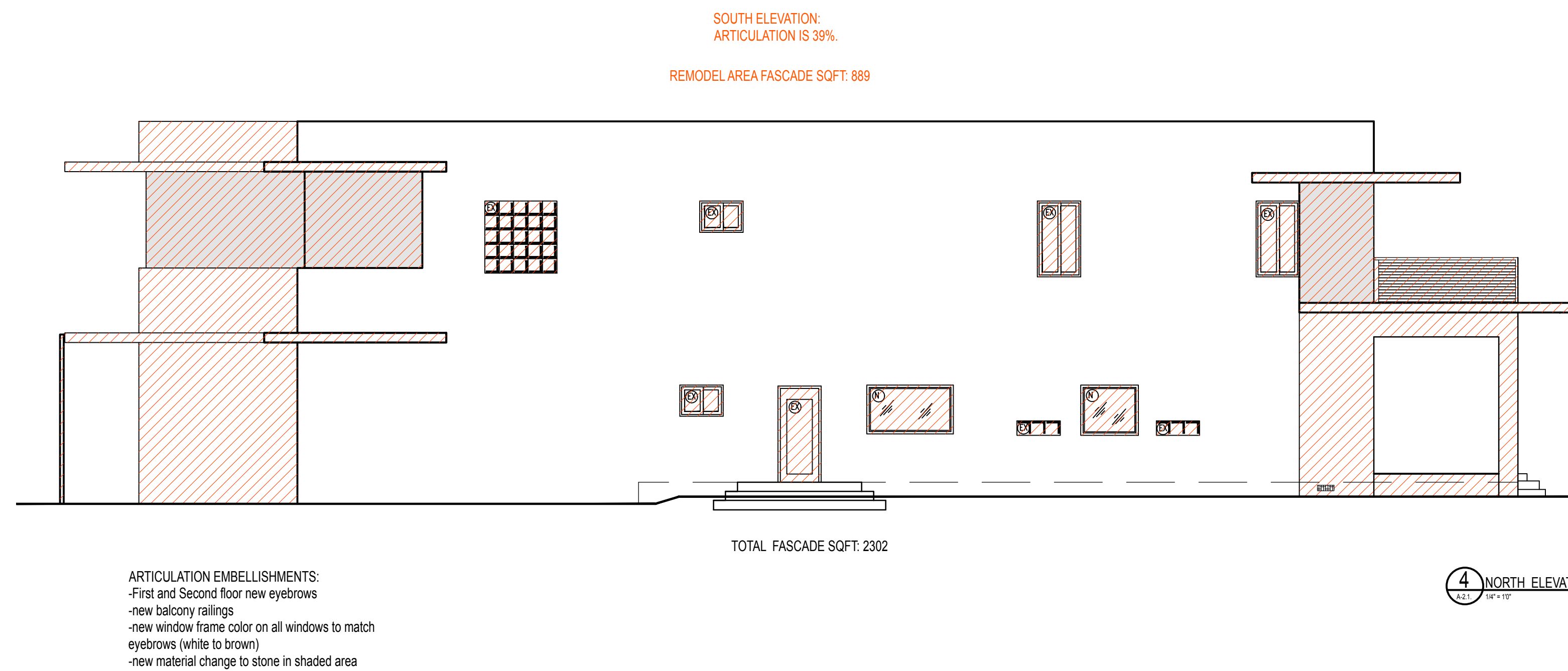
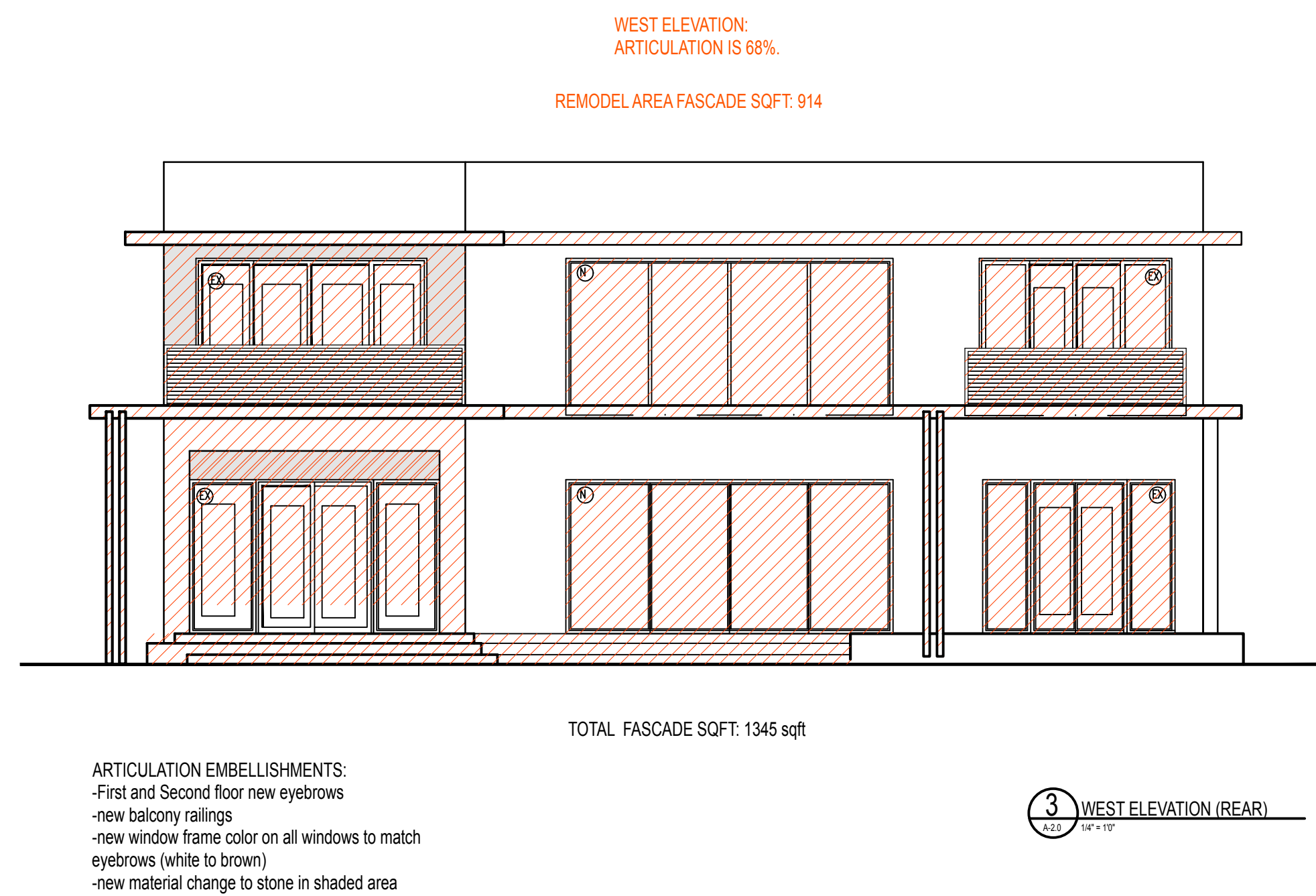
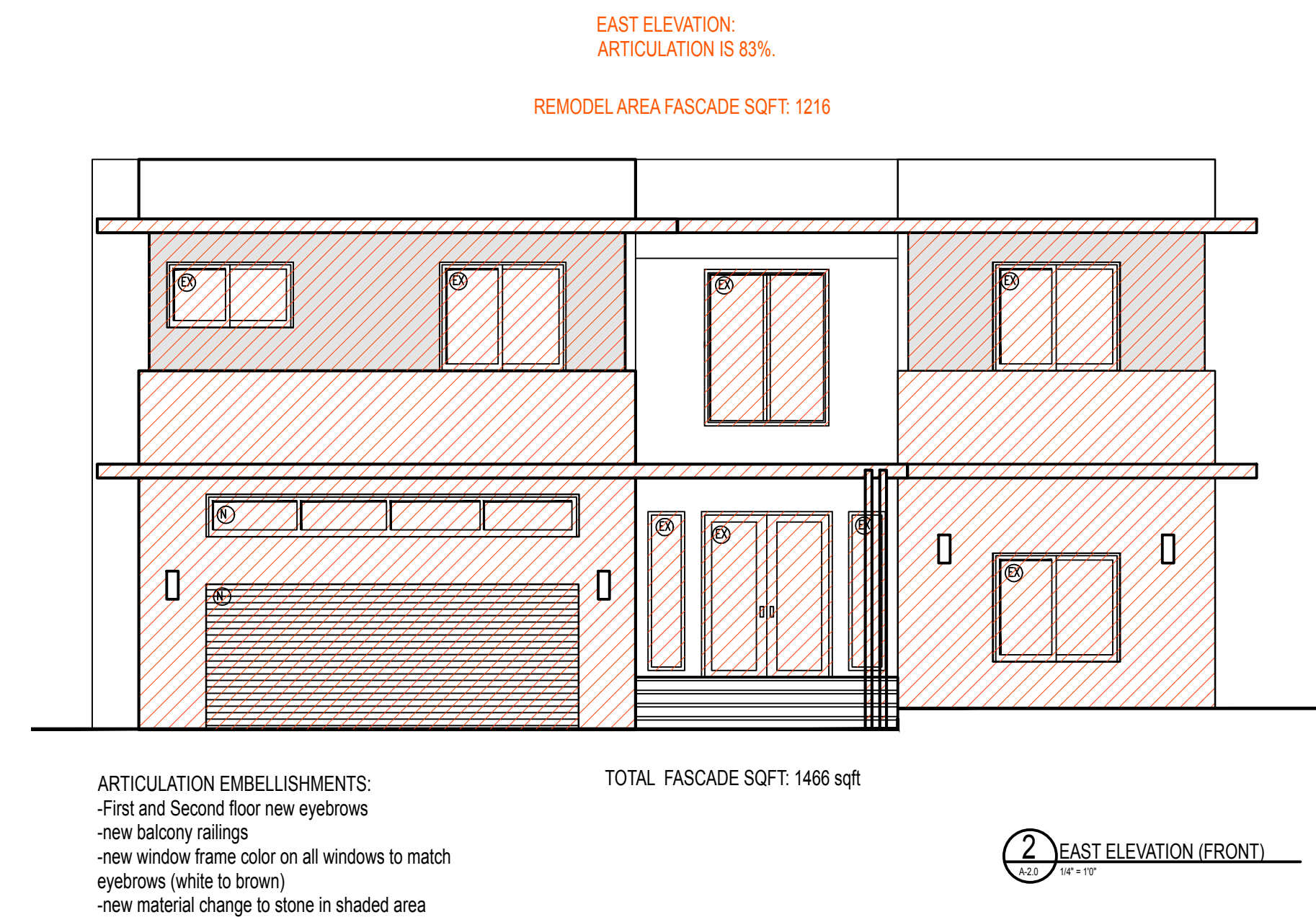
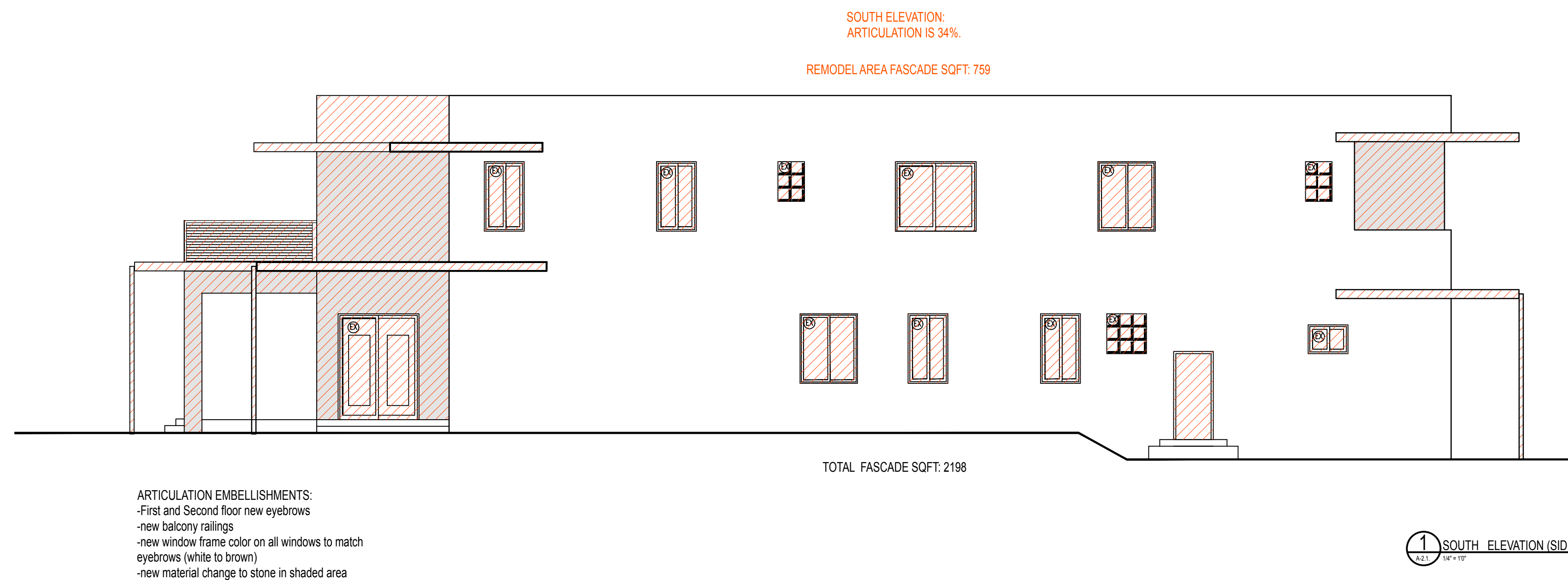
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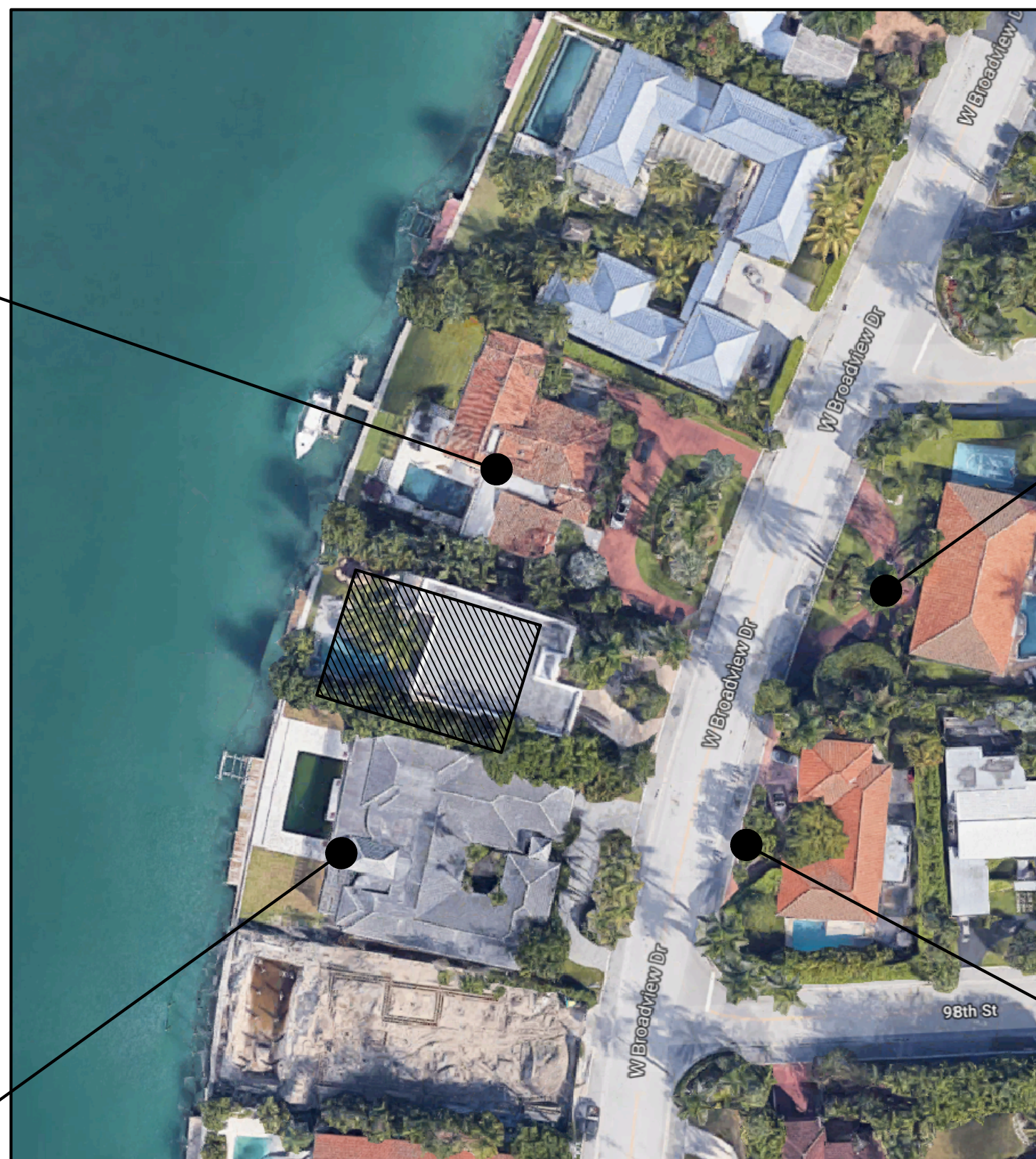
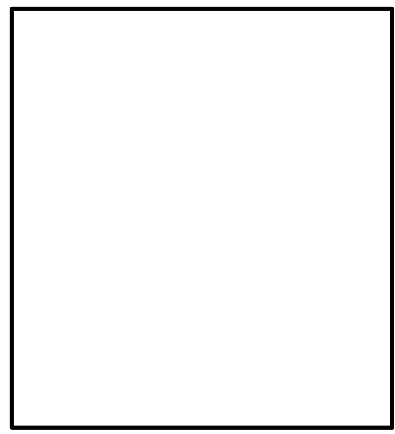
TO THE BEST OF MY KNOWLEDGE THE PLANS AND APPLICABLE SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THE EDITION OF THE FLORIDA STATUTES, CHAPTER 1, 105.13.4.4 OF (FLORIDA BUILDING CODE 2014)

Project: ORSAN REMODEL
9814 W BROADVIEW Dr. Bay Harbor Islands,
FL, 33154

Sheet Title: EXTERIOR ELEVATION:
ARTICULATIONS

TOMA DESIGN GROUP INC.	
Tel: (786) 258-7280 2030 NE 32nd Ave #101	Fax: (305) 466-4377 Avonlea, FL, 33180
Date:	10-09-2018
Drawn by:	M.L.
Checked by:	M.L.
Scale: AS SHOWN	
Sheet N: A-2.3.	
CAD ID:	



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COMPLY WITH THE MINIMUM BUILDING
CODES AND THE APPLICABLE FIRE-SAFETY
STANDARDS AS DETERMINED BY THE
LOCAL AUTHORITY IN ACCORDANCE WITH
THIS SECTION AND 633 FLORIDA
STATUTES, CHAPTER 1 105.13.4.4 OF
(FLORIDA BUILDING CODE 2014)

ORSAN REMODEL
9814 W BROADVIEW Dr, Bay Harbor Islands,
FL, 33154

PHOTOGRAPHS ADJOINING LOTS

TOMA DESIGN GROUP
INC.

Tel: (786) 206-7280 Fax: (305) 496-4377
20000 NE 30th Ave. #1001 Aventura, FL 33180

Date	10-26-2016
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Drawn by	M.T.
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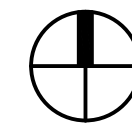
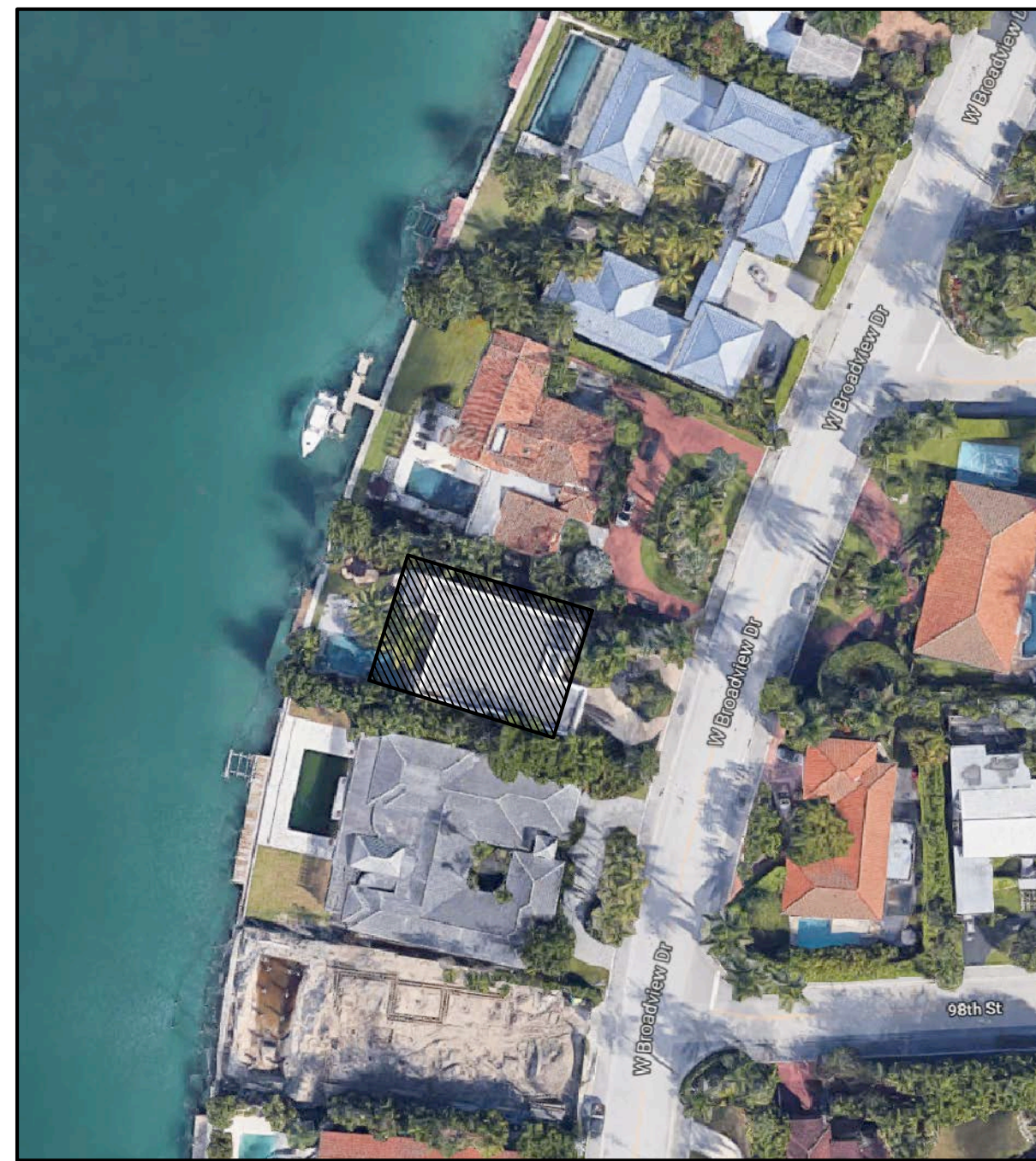
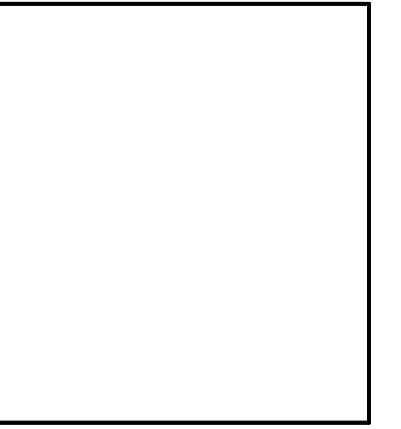
Checked by	M.L.
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Sheet N

A-3.0

CAD ID

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ORSAN REMODEL
9814 W BROADVIEW Dr, Bay Harbor Islands,
FL, 33154

PHOTOGRAPHS OF EXISTING SITE

TOMA DESIGN GROUP
INC.

Tel: (786) 206-7290 Fax: (305) 496-0377
Beverly Hills, FL 33400

Date	10-26-2016
Drawn by	M.T.
Checked by	M.L.

Scale:
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Sheet N:

A-3.1

CAD ID:

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OREN RESIDENCE
1350 97 STREET
BAY HARBOR ISLANDS, FL 33154

RENDERS

OMA DESIGN GROUP
INC.

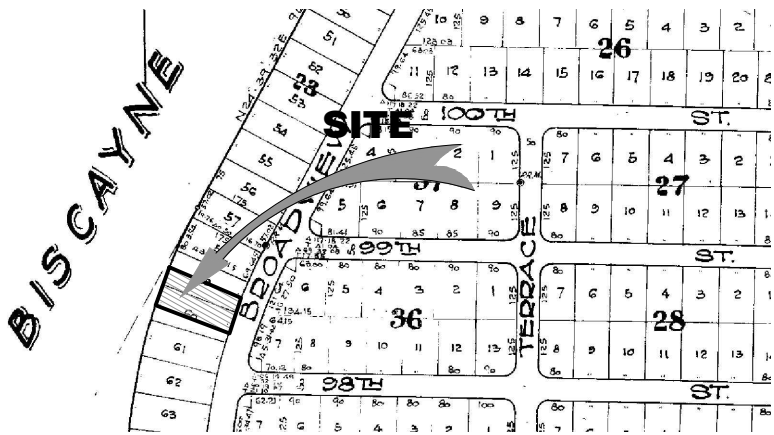
tel: (786) 206-7290 Fax: (305) 466-4077
10 NE 30th Ave. #1001 Aventura, FL 33180

Date	10-26-2016
Drawn by	M.T.
Checked by	M.L.
Scale: AS SHOWN	

Sheet N: R-1.0

CAD ID: ,

SKETCH OF BOUNDARY AND TREE SURVEY

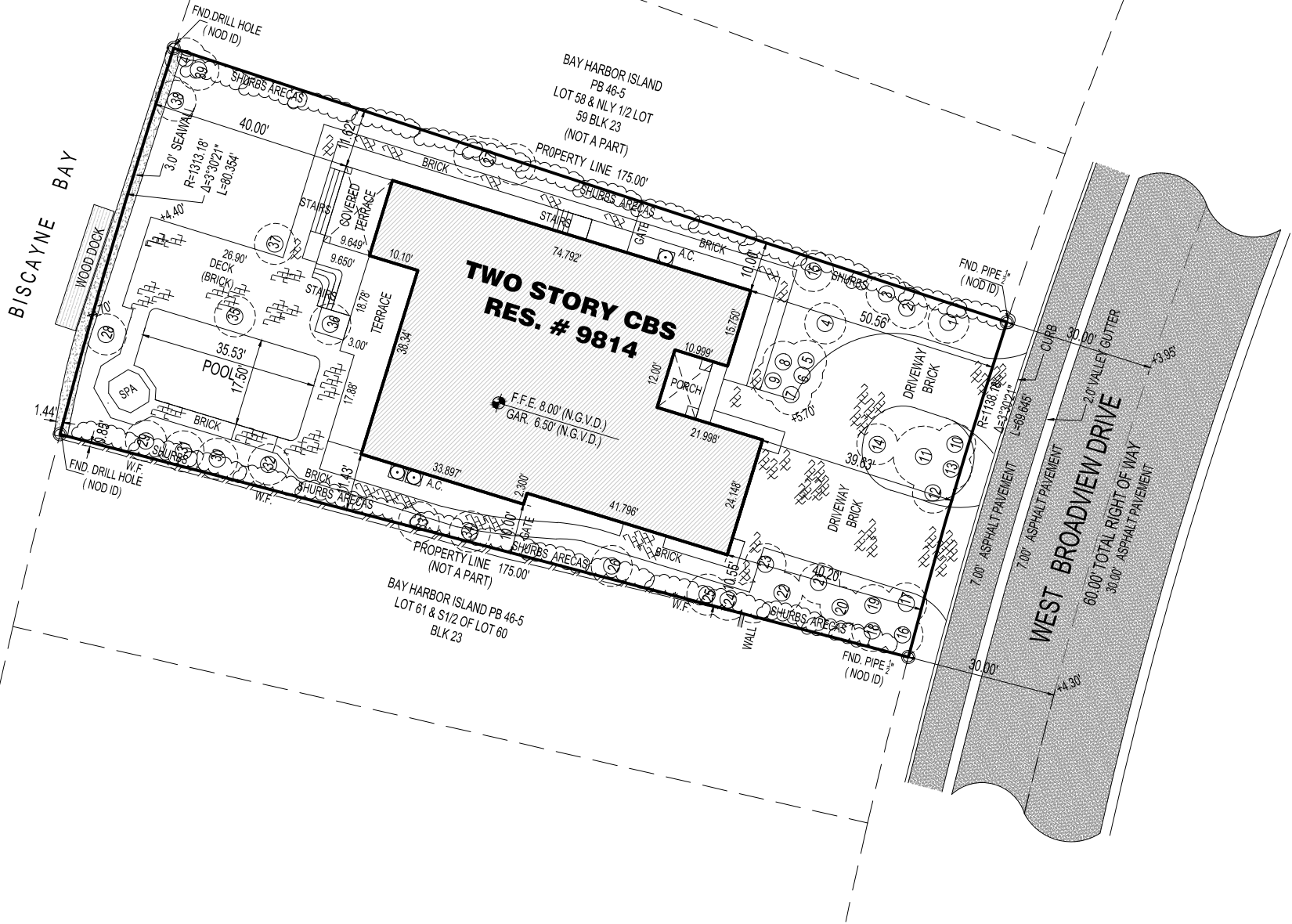


LOCATION MAP

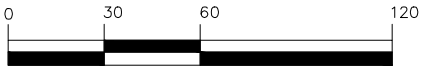
NOT TO SCALE

LEGEND

- A = ARC
- B.M. = BENCH MARK
- B.O.B. = BASES OF BEARINGS
- BR = BEARING
- BC = BLOCK CORNER
- C = CALCULATED
- CB = CATCH BASIN
- CBS = CONCRETE BLOCK STRUCTURE
- CH = CHORD
- CL = CENTER LINE
- ML = MONUMENT LINE
- CONC. = CONCRETE
- CL = CLEARANCE
- CL = UTILITY POLE
- N&D = NAIL AND DISC
- F.F. ELEV. = FINISHED FLOOR ELEVATION
- Δ = CENTRAL ANGLE
- Δ = DRILL HOLE
- MH = MAN HOLE
- OUL = OVERHEAD UTILITY LINES
- EL = ELEVATION
- E.M. = ELECTRIC METER
- E.M.H. = ELECTRIC MAN HOLE
- E.T. = ELECTRIC TRANSFORMER
- ENC. = ENCROACHMENT
- SIP = SET IRON PIPE
- FIP = FOUND IRON PIPE
- FIR = FOUND IRON ROD
- CLF = CHAIN LINK FENCE
- TYP = TYPICAL
- R = RADIUS
- FD = FOUND
- F = FIRE HYDRANT
- (M) = MEASURED
- POB = POINT OF BEGINNING
- G.M. = GAS METER
- FN = FOUND NAIL
- PC = POINT OF CURVATURE
- PT = TANGENCY POINT
- PRC = POINT OF REVERSE CURVATURE
- PCC = POINT OF COMPOUND CURVATURE
- POC = POINT OF COMMENCEMENT
- SIR = SET IRON ROD
- (R) = RECORDED
- WM = WOOD FENCE
- WM = WATER METER
- WV = WATER VALVE
- N = NAIL
- OS = OFFSET
- T = TANGENT
- CH. BR = CHORD BEARING
- DE = DRAINAGE EASEMENT
- DME = DRAINAGE AND MAINTENANCE EASEMENT
- LME = LAKE MAINTENANCE EASEMENT
- CME = CANAL MAINTENANCE EASEMENT
- UE = UTILITY EASEMENT
- RES = RESIDENCE
- OHL = OVERHEAD LINE



GRAPHIC SCALE

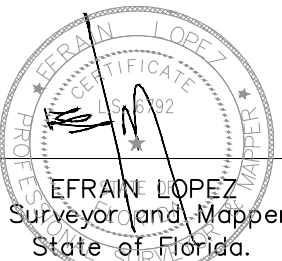


(IN FEET)
1 inch = 30 ft.

Address: 13801 SW 10th Terrace
Miami, FL 33184

Phone: (786) 306-0883

Professional Surveyor and Mapper # 6792
State of Florida.



EFRAIN LOPEZ
Professional Surveyor
and Mapper # 6792
State of Florida.

DATE OF FIRM: 09-11-2009

SCALE: 1"=30'

JOB No. 70-2018

PANEL NUMBER: 0144

BASE FLOOD ELEVATION: 8.0'

REVISED : E.L.

COMMUNITY NUMBER: 120637

FIRM ZONE: AE

DATE: 09-21-2018

DRAWN BY: TOM

SHEET 1

OF 2

Certify to:
Buyer: ORSAN PROPERTIES, LLC
Title Company: Clear Title Services, Inc.
Underwriter: Old Republic National Title Insurance Company
Lender: Branch Banking and Trust Company its successors and/or assigns as their interest may appear

SKETCH OF BOUNDARY AND TREE SURVEY

EXISTING TREE DISPOSITION CHART					
NO.	BOTANICAL NAME	COMMON NAME	HEIGHT	CANOPY	CALIPER (DBH)
1.	Roystonea Regia	Royal Palm	50'	25'	44"
2.	Tree (cluster)	Tree (cluster)	15'	12'	36"
3.	Pygmy Date	Phoenix Roebelenii	10'	15'	14"
4.	Cabbage Palm	Sabal Palmetto(cluster)	20'	15'	20"+20"+20"
5.	Roystonea Regia	Royal Palm	52'	20'	50"
6.	Roystonea Regia	Royal Palm	50'	15'	50"
7.	Roystonea Regia	Royal Palm	50	15'	40"
8.	Roystonea Regia	Royal Palm	50'	15'	40"
9.	Roystonea Regia	Royal Palm	50'	15	40"
10.	Pygmy Date	Phoenix Roebelenii	10'	15'	15"
11.	Screw Pine	Pandanus Dubis	18'	20'	30"
12.	Pygmy Date	Phoenix Roebelenii	10'	10'	10"
13.	Pygmy Date(cluster)	Phoenix Roebelenii	10'	10'	10"+10"+10"
14.	Acoelorrhaphe wrightii	Paurotis Palm(cluster)	18'	12'	10"+10"+10"+10"+10"
15.	tree	tree	12'	20'	30"
16.	Cocos Nucifera	Coconut Palm	10'	12'	40"
17.	Roystonea Regia	Royal Palm	40'	15'	40"
18.	Cabbage Palm	Sabal Palmetto(cluster)	18'	13'	10"+10"+10"+10"
19.	Cocos Nucifera	Coconut Palm	8'	12'	30"
20.	Cocos Nucifera	Coconut Palm	8'	12'	30"
21.	Cocos Nucifera	Coconut Palm	8'	12'	30"
22.	Ravenala Madagascariensis	Traveller's Palm(cluster)	15'	12'	70"
23.	Royal Palm	Royal Palm	20'	15'	30"
24.	Ficus benjamina	Weeping fig	40'	20'	50"
25.	Ficus benjamina	Weeping fig (cluster)	30'	20'	13"+13"+13"
26.	Quercus Virginiana	Live Oak	40'	25'	80"
27.	Ravenala Madagascariensis	Traveller's Palm(cluster)	45'	35'	12"+10"+10"+12"+10"
28.	Ptychosperma Elegans	Solitaire Palm(cluster)	15'	20'	10"+10"+10"+10"
29.	Ptychosperma Elegans	Solitaire Palm(cluster)	15'	15'	10"+10"
30.	Ptychosperma Elegans	Solitaire Palm(cluster)	15'	15'	10"+10"
31.	Ptychosperma Elegans	Solitaire Palm	60'	10'	8"
32.	Brassaia Actinophylla	Schefflera	50'	40'	80"
33.	Ptychosperma Elegans	Solitaire Palm(cluster)	20'	10'	10"+10"
34.	Ptychosperma Elegans	Solitaire Palm(cluster)	20'	10'	10"+8"+6"+6"+8"
35.	Pygmy Date(cluster)	Phoenix Roebelenii	12'	20'	15"+15"
36.	Cocos Nucifera	Coconut Palm	48'	15'	40"
37.	Cocos Nucifera	Coconut Palm	45'	20'	40"
38.	Ptychosperma Elegans	Solitaire Palm	20'	10'	10"
39.	Coccoloba Uvifera	Sea Grape	20'	30'	20"
40.	Ptychosperma Elegans	Solitaire Palm	15'	15'	20"

LEGAL DESCRIPTION:

The North ½ of Lot 60 and the South ½ of Lot 59, in Block 23, of Bay Harbor Island, according to the Plat thereof as recorded in Plat Book 46 at Page 5 of the Public Records of Miami-Dade County, Florida.
Folio No:13-2227-001-4440

PROPERTY ADDRESS:

DROR ZIPKEN & ANNETTE ZIPKEN
9814 W BROADVIEW DR
Bay Harbor Islands, FL 33154-1128
OWNER: DROR ZIPKEN & ANNETTE ZIPKEN

SURVEYOR'S NOTES:

- 1) The above captioned Property was surveyed and described based on the above Legal Description: Provided by Client.
- 2) All bearings and distances shown hereon are recorded and measured unless otherwise shown.
- 3) The lands shown hereon were not abstracted for easements or other recorded encumbrances not shown on the plat and the same, if any may not be shown on this section.
- 4) Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown (UNDERGROWND)
- 5) Elevations are based on the National Geodetic Vertical Datum 1929.
- 6) Fence ties are to be the center line of the fence.
- 7) Wall ties are to face of the wall.
- 8) Ownership subject to opinion of the Title.
- 9) Underground utilities are not depicted hereon.
- 10) Zoning and Setbacks are not verified by this survey.
- 11) Benchmark : A-17, Elevation=7.17' N.G.V.D. 1929.

SURVEYOR'S CERTIFICATE:

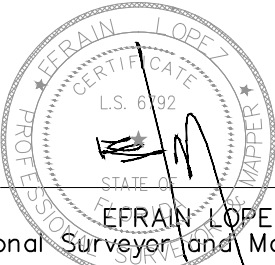
I hereby certify that this survey meets the minimum technical standards as set forth by the Florida Board of Surveyors and Mappers in Chapter 5J-17 Florida Administrative Code, pursuant to section 472.027, Florida Statutes. And is true and correct to the best of my knowledge and belief.

NOT VALID UNLESS SEALED AND EMBOSSED WITH SURVEYOR'S SEAL

Date of filed work: 09-15-2018

Certify to;
Buyer: ORSAN PROPERTIES, LLC
Title Company: Clear Title Services, Inc.
Underwriter: Old Republic National Title Insurance Company
Lender: Branch Banking and Trust Company its successors and/or assigns as their interest may appear

Adress:13801 SW 10th Terrace
Miami, FL 33184
Phone:(786) 306-0883



Professional Surveyor and Mapper # 6792
State of Florida.

EFRAIN LOPEZ
Professional Surveyor
and Mapper # 6792
State of Florida.

COMMUNITY NUMBER: 120637		PANEL NUMBER: 0144		DATE OF FIRM: 09-11-2009	
SUFFIX: L		FIRM ZONE: AE	BASE FLOOD ELEVATION: 8.0'		
SCALE:1"=30'					
DRAWN BY: TOM		DATE: 09-21-2018		JOB No. 70-2018	
		REVISED : E.L.			

AGENDA ITEM REPORT

November 7, 2018

ITEM NUMBER: 3.

ITEM: Approval of minutes of the Board meeting held on March 6, 2018 and October 15, 2013 (item #3)

DESCRIPTION:

RECOMMENDED ACTION:

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez

ATTACHMENTS

1. 3-6-18 DRAFT

TOWN OF BAY HARBOR ISLANDS
MINUTES OF A PLANNING AND ZONING MEETING

A Planning & Zoning Board Meeting was held Tuesday, March 6, 2018 at 7:00 p.m. in the Council Chambers. The meeting was opened with the Pledge of Allegiance. Upon roll call, the following Board Members responded:

Chair Steven Hurwitz	
Vice Chair Jerome Gavcovich	Board Member Alan Bebachik
Board Member Wesley Kean	Board Member Robert Saland

Item 1. Request for approval for the remodeling and addition to an existing single family home for "Gloria Sterental" located at 1361 97 Street, Lot 10 of Block 35. The proposed remodeling and addition includes conversion of the garage to a study, laundry room, new bedroom, new kitchen, master bedroom, pantry, powder room and gallery. The addition totals 675 +/- sq. ft. Which will make the home a grand total of 4,305 sq. ft.

Architect, Jaime Schapiro, 1050 Kane Concourse, came forward and presented the proposed remodeling and addition to an existing single family home. The proposed renovations included a new master bedroom; a new kitchen; master bedroom; pantry; powder room; the conversion of the garage to a study room and laundry room.

There was a brief discussion from the Board on the proposed changes including the front façade; windows; design of the driveway; proposed materials; front yard landscaping; type of material for the front entrance door; location of the a/c system and condensing units; and the location for the pool equipment.

ACTION: Board Member Bebachik made a motion to approve the proposed project subject to the following condition:

1. Ventilation to the crawl space is routed to the side yard.

Board Member Saland seconded the motion and it passed unanimously.

Item 2. Discussion and recommendation requested by the Town Council regarding the design standards for single family homes on the West Island. Enclosed is a copy of the staff report and Power Point presentation provided by Town Planner, Michael Miller that was provided at the previous meeting. Also attached is additional information provided by Planning and Zoning Board Member, Wesley Kean for further discussion and consideration.

Town Planner Michael Miller came forward and explained that Town Council comments on the existing design for single family homes in the West Island. He explained that Council comments included the concerns with the long façade and designs. He provided the Board with research on the surrounding cities code on design standards for single family homes and suggestions for discussion such as the percentages to the front façade; percentages to windows; and percentages to the first and/or second floor.

There was a detailed discussion from the Board on the opposition to implement a design standard for single family homes for the West Island; building and lot coverage; and the Board's consensus to remain open to any architectural designs; suggestion on how to guide the architects so that the homes façade is broken to reduce the mass.

The Board consensus was to not place any architectural guidelines for the single family homes.

PUBLIC COMMENT

Frances Neuhut, 9920 W. Broadview Drive, came forward and was concerned with the Town landscaping plan.

Kevin Burns, 1065 Alameda Drive, came forward and agreed with the Board comments and felt that the Town was doing a great and how the new homes were being built.

CLOSED PUBLIC COMMENT

Chair Hurwitz explained the Town Council concerns with the new homes design being built seemed massive and plain. He advised the Board that they could suggest parameters on the type materials and provide guidance on how to break up the mass.

Vice Chair Gavcovich suggested limiting the building and lot coverage; flex setbacks on the second floor; and rear setbacks.

Board Member Saland was opposed to amending the Town Code that would place limitations to a homeowner and felt that limiting the size of the home would decrease the value of a home.

Board Member Bebchik suggested increasing the landscaping requirements for the front yard and limiting the second floor coverage as to not exceed 70% of the first floor coverage.

There was a brief discussion on the opposition to implement design standards for single family homes in the West Island.

Board Member Kean agreed with the Board opposition to create a design standard or architectural guideline but was in favor in discussion the building coverage.

At this time Board Member Saland left the meeting.

There was a continue discussion on the board discretion to merit an applicant with good architectural designs; the Board was opposed to setting architectural guidelines; increasing the front yard landscaping requirements; lot coverage, building coverage; setbacks; criteria for second floor percentages.

The Board reached a consensus on the following:

- Agreed with increasing the landscaping requirements to the front yard.
- Agreed to create a formula for second floor percentage not to exceed the first floor.
- Agreed to continue to discuss the flex setbacks for the second floor.

- Board also suggested case studies / research on flex setback for the second floor.
- Agreed to continue to discuss the percentage for lot coverage.

There being no further business to discuss meeting was adjourned at 9:31 p.m.

CHAIR

ATTEST

TOWN CLERK

DRAFT