

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

**TOWN OF BAY HARBOR ISLANDS
PLANNING AND ZONING BOARD**

April 2, 2019

FINAL AGENDA

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

PLEDGE OF ALLEGIANCE

ROLL CALL

1. Request for approval for a new mixed used commercial/ office / residential building for "Northwood Investors, LLC located at 1177 Kane Concourse , Lots 5-14 of Block 21 and Lot 32 of Block 3 The Board requested a modification to the east building facade. The architect submitted a revised plan showing the proposed facade. The proposal shows the building break over the alley and shows a series of vertical painted lines (grey tones) from ground to roof. Enclosed please find the design plan and elevation. (Item #1A)

** Staff Review:* As these modifications were requested by the PZB and they appear to meet minimum LDR requirements (setback issue) we have no problem with the proposed revision from a technical standpoint.

2. Request for approval for a Building Identification Sign for "Dr. Miami" located at 1140 Kane Concourse, Lot 6 of Block 20. The owner is proposing to replace the existing building identification with the name Dr. Miami Tower. Enclosed please find two proposed designs, pictures of the existing elevation and town code section. (Item #2A)

** Staff Review:* Michael Miller Planning Associate recommends the Planning and Zoning Board review the applicants attached sign plans (2 concepts submitted) for a proposed multi-story commercial office building.

3. Request for approval for a new single family home for "BHMP Development, LLC" located at 1361 96 Street (Kane Concourse), Lot 10 of Block 34. The owners are proposing to construct a new two story single family home with a two car garage. The residence will have six bedrooms, six full bathrooms, one half bath, a portico, water fountain, summer kitchen and a swimming pool for a total of 5,676 square feet under air conditioning. Enclosed please find the site plan, elevations and landscape plan. (Item #3A)

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

4. Approval of minutes of the Board meeting held on June 5, 2018, July 17, 2018 and September 4, 2018. (Item #4A)

ADJOURNMENT

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

AGENDA ITEM REPORT

April 2, 2019

ITEM NUMBER: 1.

ITEM: Request for approval for a new mixed used commercial/ office / residential building for "Northwood Investors, LLC located at 1177 Kane Concourse , Lots 5-14 of Block 21 and Lot 32 of Block 3 The Board requested a modification to the east building facade. The architect submitted a revised plan showing the proposed facade. The proposal shows the building break over the alley and shows a series of vertical painted lines (grey tones) from ground to roof. Enclosed please find the design plan and elevation. (Item #1A)

DESCRIPTION:

RECOMMENDED ACTION:

As these modifications were requested by the PZB and they appear to meet minimum LDR requirements (setback issue) we have no problem with the proposed revision from a technical standpoint.

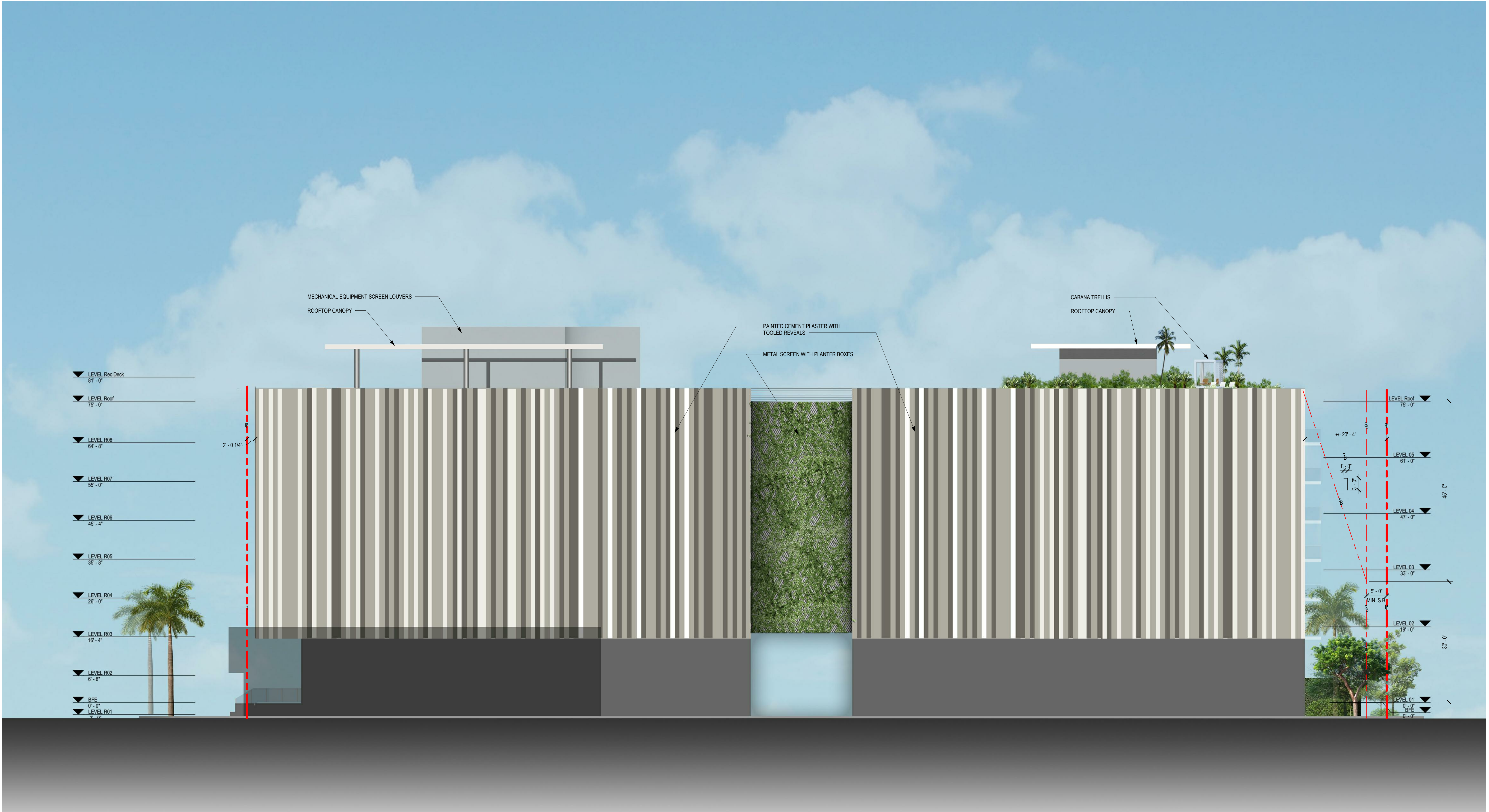
FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez

ATTACHMENTS

1. 47779732_1
2. Cover Letter - East Facade PZB submittal (3-4-19)
3. 1177EmailReport



1 EAST ELEVATION D - COLORED

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

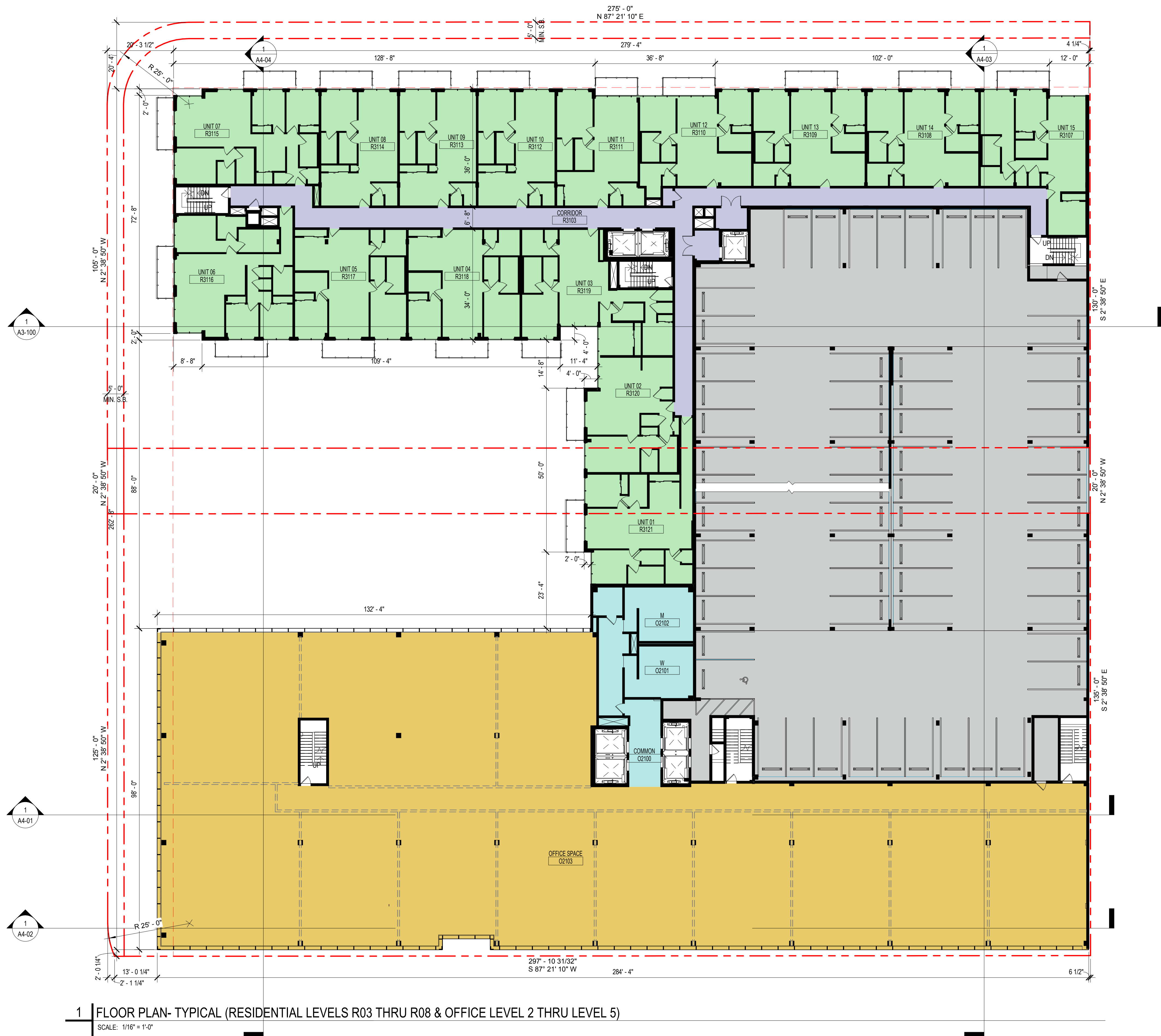
The data included in this study is conceptual in nature and will continue to be modified throughout the course of the projects development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the numbers will be adjusted accordingly.



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1 FLOOR PLAN- TYPICAL (RESIDENTIAL LEVELS R03 THRU R08 & OFFICE LEVEL 2 THRU LEVEL 5)
SCALE: 1/16" = 1'-0"

The data included in this study is conceptual in nature and will continue to be modified throughout the course of the projects development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the numbers will be adjusted accordingly.



Akerman LLP
Three Brickell City Centre
98 SE 7th Street, Suite 1100
Miami, FL 33131
Tel: 305 982 5538
nicholas.barshel@akerman.com

March 4, 2019

Planning and Zoning Board
Town of Bay Harbor Islands
9665 Bay Harbor Terrace
Bay Harbor Islands, FL 33154

RE: Resubmittal of East Façade - 1177 Kane Concourse Project

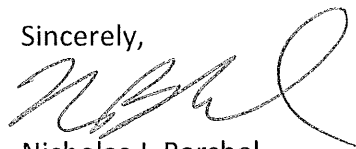
Dear Chair and Members of the Board,

As you know, N/R Wharton Kane Concourse Property Owner, LLC is seeking to develop two acres of property in the commercial core of Bay Harbor Islands at 1177 Kane Concourse. The owner is proposing a five (5) story mixed-use development, including 104 residential units, 86,700 square feet of office space, and 14,732 square feet of commerce space. On November 20, 2018, the Board approved the overall site plan for the 1177 Kane Concourse project, but requested that certain elements come back before the Board for further review. On January 15, 2019, the Board approved additional ground-floor enhancements and articulation of the south façade.

At this time, we are re-submitting updated plan sheets that address the one remaining comment from the Board—to re-examine the east façade. The design team has redesigned the east façade and the enclosed plans account for all of the changes to the project.

Please accept this letter and the enclosed plans as our official resubmittal. We would appreciate being placed on the next possible Board agenda for review. Thank you for your consideration.

Sincerely,



Nicholas J. Barshel

Ayanidys Martinez

From: Michael J. Miller <mmiller@michaelmillerplanning.com>
Sent: Tuesday, March 19, 2019 11:58 AM
To: Ayanidys Martinez
Cc: Marlene Siegel; Christopher Gratz; Frank Simone; J C Jimenez
Subject: Bay Harbor Islands - 1177 Kane Concourse Mixed-Use Complex- Revision

Aya:

As related to the above project the PZB requested the applicant to re-study the east building facade – as it is flat / has a “zero lot line” setback / and will be exposed to public view until the adjoining site(s) are redeveloped - if ever. Over the alley the building is now proposed to be “broken” on the east façade with a green screen / landscaping planters on upper floors - this breaks up the east building façade massing. In addition, a new vertical color pattern with a compatible color scheme is proposed on the two east building facades (commercial bldg. / residential bldg.).

Last Thursday Chris brought back a set of plan revisions proposed by the project architect. The proposal shows the building break over the alley and shows a series of vertical painted lines (grey tones) from ground to roof. The plans state they are “painted cement plaster with tooled reveals” which are typically indented into the surface. As the project has a “zero lot line” east setback any such feature (not just paint) must be placed on their property - not encroach onto the adjoining sites. A reveal would occur into the building surface – not encroach. As shown no encroachment is depicted.

As these modifications were requested by the PZB and they appear to meet minimum LDR requirements (setback issue) we have no problem with the proposed revision from a technical standpoint.

We do not plan on providing a new staff report – this email will serve as our review comments.

Michael J. Miller, AICP
Town of Bay Harbor Islands
Consultant Town Planner
March 19, 2019

Total Control Panel

[Login](#)

To: amartinez@bayharborislands-fl.gov [Remove](#) this sender from my allow list

From:
mmiller@michaelmillerplanning.com

You received this message because the sender is on your allow list.

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.

AGENDA ITEM REPORT

April 2, 2019

ITEM NUMBER: 2.

ITEM: Request for approval for a Building Identification Sign for “Dr. Miami” located at 1140 Kane Concourse, Lot 6 of Block 20. The owner is proposing to replace the existing building identification with the name Dr. Miami Tower. Enclosed please find two proposed designs, pictures of the existing elevation and town code section. (Item #2A)

DESCRIPTION:

RECOMMENDED ACTION:

Michael Miller Planning Associate recommends the Planning and Zoning Board review the applicants attached sign plans (2 concepts submitted) for a proposed multi-story commercial office building.

FINANCIAL ANALYSIS:

BUDGET IMPACT:

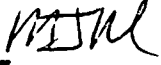
Submitted By: Ayanidys Martinez
 Ayanidys Martinez

ATTACHMENTS

1. BHI PZB Staff Report Dr Miami Bldg ID Sign March 26 2019

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

To: Planning and Zoning Board
Town of Bay Harbor Islands

From: Michael J. Miller, AICP 
Consultant Town Planner

Date: March 26th, 2019

Subject: Building Identification Sign Request – Multi-story Commercial Building
Kane Concourse Executive Building
1140 Kane Concourse – Dr. Miami Tower
Bay Harbor Islands Acct. No. S19-000004
MMPA Acct. No. 01-0702-1084

RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board (PZB) review the applicant's attached sign plans (2 concepts submitted) for a proposed multi-story commercial office building "Building Identification Sign", and **either APPROVE / DENY the request(s), as submitted or with any modifications deemed necessary by the PZB (including any variations to the Sign Code).**

Note: Section 17-20(u) of the Sign Code allows the PZB to consider variations to the criteria listed in the Code, based on "the building / sign design" and "unique circumstances" on a case-by-case basis. If the PZB approves a variation the decision must be transmitted to the Town Council within 15 days. A member of the Town Council or Town Manager can appeal the PZB's decision and can request the matter be placed on an agenda for action.

PROJECT DESCRIPTION

The subject building was constructed in 1981 according to the Miami-Dade County Property Appraiser's (MDPA) public records. The building is 5-stories in overall height. The ground floor level has no occupiable space (lobby / elevator / stairs / service areas). The upper 4 floors have about 1,835 sq. ft. of floor area each for a total of about 7,340 sq. ft. The building is about 60-feet in height and about 54-feet in width. The eastern portion of the Kane Concourse building façade has a more "solid" appearance while the western portion has bands of horizontal windows. The building is known as the Kane Concourse Executive Building Condominium. Two (2) owners are currently listed on the MDPA website; however, the Town

**Town of Bay Harbor Islands
Planning and Zoning Board Staff Report
Building Identification Sign Request – Multi-story Commercial Building
1140 Kane Concourse – Dr. Miami Tower
March 26th, 2019
Page 2**

was informed the applicant has now acquired all ownership of the building. When there exists a multi-story building, ground level businesses are entitled to individual business signs. In addition, in buildings with three (3) or more stories building identification signs may be approved by the PZB subject to the specified criteria listed in the Sign Code. Because there is no "business use" on the ground floor a typical building façade sign is not technically permitted (below 14 feet above grade). Individual business uses on the upper floors of multistory buildings are not allowed to have individual signs. The Town's Sign Code requires a ground floor tenant directory within / near the lobby. In this instance a building complex name (Kane Concourse Executive Building) is installed on a wall surface near the Kane Concourse front door entry atria. The current building complex name sign must be removed concurrent with the installation of any new complex sign. If the Town allows a Building Identification Sign to be installed the Code requires that it "should" be installed at the uppermost portion of the building / be proportionate to the building design size / not obstruct architectural features on the building / and include the words "Plaza / Center / Tower / etc." in the sign text.

The business owner would prefer to have name placed in the typical business sign location on the building façade above the first floor (Page 1/2) - not the top of building location (Page 2/2). The Sign Code allows, and the applicant is requesting the maximum letter height allowed – 18 inches (min. 12-inches required). The letter depth is 2-inches. The building owner determines the sign colors for all signs – in this instance the color "Magenta" is identified (see photos).

ANALYSIS

Due to the fact there is no ground floor business use at this site (only lobby), and the Town's Sign Code provision that limits business uses on upper floors of multistory buildings from having no signs, or they can request an uppermost portion of the building "building identification sign" as discussed herein, this is somewhat of a unique situation. It appears the only owner / tenant in the building is the applicant – Dr. Miami (Michael Salzhauer) – a plastic surgeon.

Section 17-20(u) of the Sign Code allows the PZB to consider variations to the criteria listed in the Code, based on "the building / sign design" and "unique circumstances" on a case-by-case basis. If the PZB approves a variation the decision must be transmitted to the Town Council within 15 days. A member of the Town Council or Town Manager can appeal the PZB's decision and can request the matter be placed on an agenda for action.

MMPA believes the circumstances could support a sign variation. MMPA would prefer the lower typical business sign location – as this would be consistent with most business signs in the Town. These types of lower level signs are more easily seen by motorists and pedestrians. If the PZB agrees with the sign location, they can also consider not require the word "Tower" to be included as part of the sign.

RECOMMENDED ACTION / SUGGESTED CONDITIONS OF APPROVAL

Based on the above analysis MMPA recommends the PZB consider **APPROVING** the first floor “building identification sign” as submitted on Drawing Page 1 of 2.

- 1) MMPA recommends the PZB grant sign variations as set forth in Sec. 17-20(u) to accomplish this.
- 2) MMPA recommends the word “Tower” not be included in the sign, even though this is required for a “building identification sign”. See variation provision above.
- 3) If the word “Tower” remains the existing building complex sign (Kane Concourse Executive Building) must be removed to avoid public confusion, unless the PZB allows it to remain per Sec. 17-20(i). Note: If the complex is sold in the future and multiple tenants again occupy the building, the above complex name would again be appropriate (name on condo docs).

54'-0"



NORTH ELEVATION

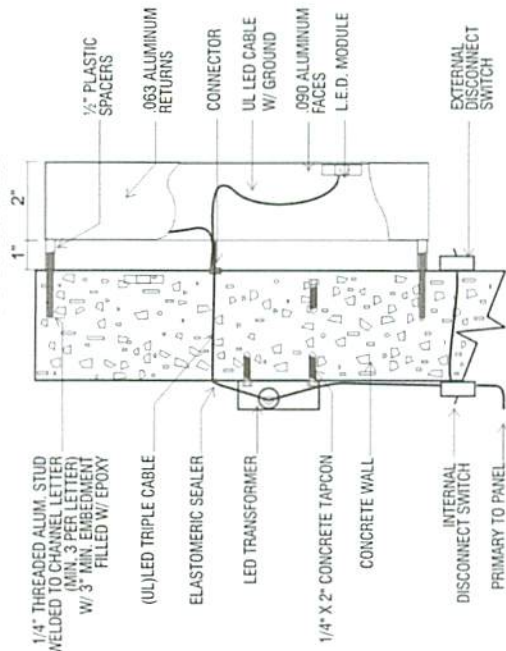
18'-6"

DR. MIAMI TOWER



DRAWING
ADWAVE GRAPHICS, INC.
EC-13007700
35 NW 27 AVE. MIAMI, FL 33125
T: 305.643.8020 F: 305.456.8324

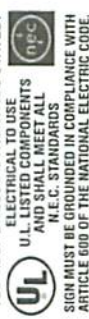
BACK LIT CHANNEL LETTERS INSTALLED ON CONCRETE WALL



* 2017 FLORIDA BUILDING CODE:

- H105.3 WIND LOAD
- * DESIGNED AND CONSTRUCTED TO WITHSTAND WIND PRESSURE AS PROVIDED FOR IN CHAPTER 16, ASCE 7-10, 175mph WINDS, EXPOSURE 'C'

PRIMARY ELECTRICAL POWER TO SIGN TO BE BY OTHERS. ALL POWER TO BE 120 VOLT UNLESS OTHERWISE STATED.



COLOR INFORMATION

- FACES: PAINTED
- PMS PROCESS MAGENTA C
- RETURNS: PAINTED
- PMS PROCESS MAGENTA C
- LED: WHITE

ELECTRICAL INFORMATION

- U.L. LED TRANSFORMER, 0.9 AMP. TOTAL LOAD 1.8 AMP
- ALL ELECTRIC COMPONENTS ARE UL LISTED
- 120 VOLTS 1/2" #12 THWN RIG WIRE
- ALL BALLAST INDIVIDUAL FUSED
- EXTERNAL AND INTERNAL DISCONNECT SWITCH
- CODES IN EFFECT ARE NEC-2014 & FBC 2017 6th EDITION
- DEDICATED 20 AMPS CIRCUIT # BREAKER FROM ELECTRICAL PANEL
- ONE TIME CLOCK 20 AMPS FROM ELECTRICAL PANEL OR PHOTOCELL (AS PER NEC 600)
- ALL COMPONENTS PAINTED AS PER CODE
- ALL MATERIALS & FASTENERS MEET 3004.4
- ALL COMPONENTS ARE UL LABELED
- THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A)(1) OF THE NATIONAL ELECTRICAL CODE (NEC)

JOB NAME:	DR. MIAMI TOWER
ADDRESS:	1140 Kang Concourse Bay Harbor Islands, FL 33154
CITY:	Bay Harbor Islands, FL 33154
SCALE:	3/8" = 1'
DESCRIPTION:	SIGN - ILLUMINATED BACK LIT CHANNEL LETTERS INSTALLED ON CONCRETE WALL

54'-0"

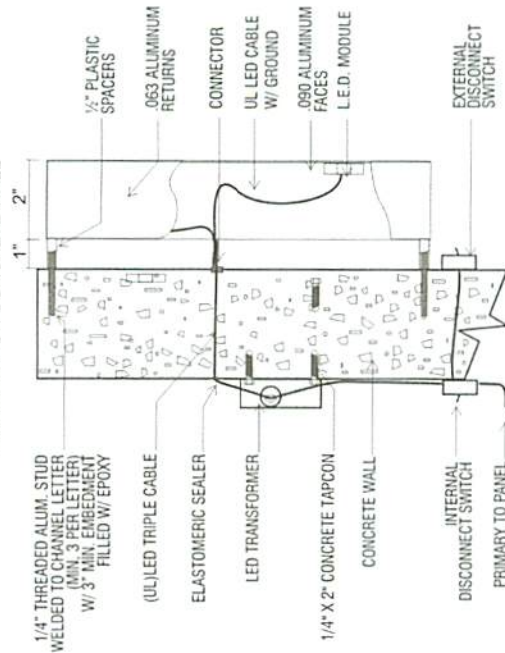


NORTH ELEVATION

18'-6"

DR. MIAMI TOWER

BACK LIT CHANNEL LETTERS
INSTALLED ON CONCRETE WALL



• 2017 FLORIDA BUILDING CODE:

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PRIMARY ELECTRICAL POWER TO SIGN TO BE BY OTHERS. ALL POWER TO BE 120 VOLT UNLESS OTHERWISE STATED.

UL ELECTRICAL TO USE UL LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS
SIGN MUST BE GROUNDED IN COMPLIANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRIC CODE.

COLOR INFORMATION

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- RETURNS: PAINTED
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- CODES IN EFFECT ARE NEC-2014 & FBC 2017 6th EDITION
- DEDICATED 20 AMPS CIRCUIT # BREAKER FROM ELECTRICAL PANEL
- ONE TIME CLOCK 20 AMPS FROM ELECTRICAL PANEL OR PHOTOCELL (AS PER NEC 600)
- ALL COMPONENTS FASTENERS MEET 3004.4
- ALL COMPONENTS ARE UL LABELED
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ad wave SIGNS

DRAWING

ADWAVE GRAPHICS, INC.

EC13007700

35 HWY 27 AVE. MIAMI, FL 33125

T: 305.643.8020 F: 305.456.8324

JOB NAME:	DR. MIAMI TOWER
ADDRESS:	1140 Kane Concourse Bay Harbor Islands, FL 33154
CITY:	Bay Harbor Islands, FL 33154
SCALE:	3/8" = 1'
DESCRIPTION:	SIGN - ILLUMINATED BACK LIT CHANNEL LETTERS INSTALLED ON CONCRETE WALL

Bay Harbor Islands 1140 Kane Concourse

Legend



Google Earth

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US Dept of State Geographer

© 2018 INEGI

Bay Harbor Islands 1140 Kane Concourse

Legend



Google Earth

© 2018 Google

ARTICLE II. - B-1 ZONE

Sec. 17-20. - Exterior signs.

- (a) Signs in the B-1 zone shall bear no more than the name of the building, the trade name of the establishment, and the nature of the business, without designation of any particular product or service by trade name. Signs shall be of a size which is artistically and aesthetically proportionate to the size of the building and to the part of the building on which the sign is located. Each business located on the ground/street level must provide at least one business sign (wall/window/door/etc.). If a common ground/street level building area is occupied by more than one business, only one of the uses shall be entitled to a sign. Primary signs in the business district (B-1) shall comply with the following requirements:
- (1) *Maximum sign area* . No primary sign shall have an area measured from end to end and top to bottom of all lettering and including spaces between exceeding one and one-half square feet for each linear foot of street frontage occupied by the licensed establishment, with a maximum overall size of 30 square feet.
 - (2) *Maximum height of sign* . No primary sign shall have lettering exceeding 18 inches in height and lettering less than 12 inches in height per line of signage.
 - (3) *Maximum length of sign* . No primary sign shall have a length exceeding 60 percent of the linear street frontage occupied by the licensed establishment.
 - (4) *Maximum height of sign above grade* . The top of all primary signs shall not exceed 14 feet above grade unless otherwise approved by the planning and zoning board based on architectural and aesthetic characteristics of a particular location. Building identification signs may be permitted above 14 feet above grade for buildings three or more stories in height subject to the provisions in section 17-20(t).
 - (5) *[Area.]* Area of a sign shall be measured and defined as square footage enclosed within a projected rectangle which includes the outer extremities of all lettering, figures, symbols, and characters shown on the sign. In cases where a wall sign consists of different letter sizes, the outer extremities of the lettering shall be determined by the letter sizes which comprise more than 40 percent of the letters in a particular sign.

- (6) *Secondary business signs* . Businesses occupying the corner space of a corner building may have one primary sign facing the street on which its main entrance is located. A secondary sign may be displayed provided it is no greater than 50 percent of the measurements specified for a sign in subsections (1), (2), and (3) above.
- (7) *[Requirements for additional signs.]* In addition to the above, one additional business sign hung under a covered walkway or canopy positioned 90 degrees to the street may be permitted, provided there is a minimum vertical clearance of eight feet and such sign shall not exceed three square feet. The sign content may include the name of the business and the nature of their goods or services. A logo may be included. The sign may be double-faced.
- (8) *[Mounting.]* All signage affixed to a building's exterior in the B-1 district shall be affixed to the wall surface or on top of a ledge or overhang, but in no event shall signs be allowed to hang from a ledge overhang or be mounted on poles or columns supporting a ledge or overhang without prior approval of the planning and zoning board.
- (9) *[Plaques, etc.]* All signage which is in the form of a plaque, or signs consisting of individual letters mounted on a flat surface which is in turn affixed to the wall or other building surface, must be approved by the planning and zoning board. Except for the letters themselves, no plastic or similar materials shall be permitted.
- (10) *Prohibition of exposed wiring* . No face jumping or wires visibly connected to individual letters shall be permitted.
- (b) *Window and door signs* . The foregoing section does not apply to window signs and door signs. One window signs and one door signs are permitted per business establishment. Window signs shall not exceed 25 percent of the total window glass area of each business establishment, excluding doors. Notwithstanding the above, if a business establishment occupies a street frontage with more than 50 feet, a second window sign shall be permitted, subject to the same design criteria. Door signs shall not exceed 25 percent of the door glass area to which the sign is affixed. The maximum letter size on any window sign shall be eight inches for letters in the primary line and four inches for letters in the secondary line. The first letter of each word in the name of the business and any logos, logotypes, symbols, graphics, bandings, ascending, descending or swash letters, or combinations thereof, may

be increased up to 50 percent if it is flourished in a professional manner. Window signs may be placed only on windows that form a part of the space being occupied by the advertising business, provided however that the top of any such sign may be no higher than ten feet above grade unless otherwise approved by the planning and zoning board, based on architectural and aesthetic characteristics of a particular location. Window signs shall not be illuminated from an exterior source in any manner. Window signs may include only the business name, type of business, address, telephone number, either an E-mail address or website address, and related logos. Window signs shall not state any price or dollar amount. Non-illuminated signs placed more than five feet from the face of any window surface are exempt from the provisions of this section. Professionally designed window displays are exempt from this section.

- (1) *Credit and debit card signs*. In addition to the above, each business establishment may display, at a single location on a glass window or door, decals or stickers indicating credit card or debit cards which are accepted therein, provided the total area of the decals or stickers displayed does not exceed 24 square inches. The area of such decals or stickers shall not be included in the aforementioned 25 percent window glass area limitation. No more than four credit card or debit cards names or symbols shall be displayed. Such decals or stickers shall be placed on window surfaces no more than three inches from a door or window frame or mullion near the middle portion of the window or door. All such decals or stickers shall be maintained in a good, neat and orderly condition. Deteriorated, faded or damaged (cracked/ripped) decals or stickers are prohibited and must be replaced in a timely manner. Failure to comply with the above provisions shall be deemed a code violation subject to fines and legal action.
- (c) Door signs may additionally state the business hours, address number, telephone number, either an E-mail address or website address, and the name of the members, agents or brokers, of the business, as well as the licensing numbers of those individuals, if same are required by law. All such lettering shall not exceed four inches in height per line; address numbers shall not exceed four inches in height. Address numbers shall be placed on the front of any back door leading to each business location for public safety purposes and deliveries. If a business does not have a street-facing door, the business may include its telephone number and

website address on its window in accordance with the provisions and limitations set forth in subsection (b), above. In the instance of no window sign, the name of the business may be placed on the door with lettering not to exceed four inches in height.

- (d) The owner of each building shall be responsible for selecting the color of lettering to be used for all signage on his/her building. The building owner shall notify the town of the color selected, and the owner, his/her employees or agents shall be responsible for assuring that each tenant is aware of the selection. Tenants are responsible for selecting the font, style and type sign which conform with the color as chosen by the building owner and with letters in compliance with [subsection] (e) below. However, the color of the lettering contained within window signs may only consist of one of the following colors: black, white or gold. All window signs are to be uniform as to color as all other window signage on the building.
- (e) Primary identification signage shall consist of individual letters (e.g., channel reverse channel, cast, formed, etc.) with a minimum depth or return of one-half inch and shall be installed or mounted in such a manner that the face of the letter is a minimum of one inch from the wall or mounting surface, however, primary signage which consists of a plaque, or of individual letters mounted on a flat surface which is in turn affixed to the wall or other building surface, as provided for in section 17-20(a)(8), shall only have a minimum depth or return of one-half inch and shall be installed or mounted in such a manner that the face of the letter is a minimum of one-half inch from the wall or mounting surface. Notwithstanding the foregoing, primary signs located less than seven feet above the sidewalk grade, affixed to a wall or other building surface, shall have a minimum depth or return of one-quarter inch. All such signage is subject to planning and zoning department approval as to aesthetics, including methods of mounting and illumination, if any. If illumination requires the use of "raceways" (boxes behind the letters to hold wiring), such shall be of the same color as the building or background behind the raceway.
- (f) Only one sign of each type, i.e., primary identification, window, door, shall be permitted for each retail store and business establishment, and each building shall be permitted one primary identification sign which bears the name of such building, except as provided in sections 17-21 and 17-22. The top of all signs shall

not be higher than 14 feet above the sidewalk grade with the exception of building identification signs as allowed in section 17-20(t). These provisions shall be controlling over the provisions of paragraph (a) in the case of any conflict.

- (g) Theater signs shall not be limited by subsection (a) above, but shall be incorporated in the basic architecture of the building and approved as a whole with the building plans. However, sign installations on theaters shall be subject to application, approval and permit requirements according to section 17-3.
- (h) Building tenant directory signs are required for all multi-story buildings in the B-1 District in accordance with section 17-3. All building tenant directory signs must be installed adjacent to an elevator, if placed inside a lobby, or near the lobby front door and rear door, if provided, on an exterior wall surface if placed outside of a lobby.
- (i) Signs in atria or semi-enclosed areas are treated for all purposes and subject to regulation in the same manner as if said areas were facing the street on an exterior wall. All provisions of this section relating to exterior signs in the B-1 zone are applicable to atria or semi-enclosed areas. Notwithstanding the foregoing provisions, illuminated or non-illuminated light boxes may be installed in the pedestrian walkways connecting the walkways paralleling Kane Concourse with the rear parking areas and/or the alley separating blocks 11, 12, 20 and 21, provided a permit is applied for and approved in accordance with section 17-3. Any such light boxes shall be positioned perpendicular to Kane Concourse unless the pedestrian walkway is angled in such a manner so that the light box is not visible from any adjoining roadway. The maximum size of any single light box shall be three feet in width by five feet in height. All such light boxes shall be maintained in proper working condition and appearance with all lighting operational, no broken glass and all framing maintained. All display items within light boxes shall be limited to those products or services owned or sold by the tenant upon which the light box is attached to the exterior of portion of the building occupied by the tenant.
- (j) Primary identification signage and window signs may include logos. The town has discretion to approve logos and has the final authority to limit or grant approvals of logos based on aesthetics, proportions, and overall considerations of the surrounding neighborhood.
- (k)

No awning or canopy shall be erected bearing any sign, including, but not limited to, letters and logos. However, the awning or canopy may bear the trade name of the establishment with which it is connected if the establishment does not have a primary sign on the same side of the building on which the awning or canopy is located. All provisions of the town's ordinances regulating signs must be complied with.

- (l) A one-time, professionally made temporary canvas or plastic sign may be displayed for a new business to state, "grand opening" on their premises for no more than 30 days upon the receipt of a permit and the payment of a \$100.00 fee. Also, a one-time, professionally made "coming soon" sign shall be permitted upon the application for a permit and payment of a \$100.00 fee. Such sign shall not exceed two feet vertical by six feet horizontal and may contain the words "Coming Soon," the name of the establishment and the nature of the business. The permit for this sign shall be issued for a period not to exceed six months. No permits shall be issued to businesses that have not filed an application for a business tax receipt with the town clerk.
- (m) For an existing business to promote a special occasion or sales event, a professionally made temporary canvas or plastic banner sign may be displayed to announce the event. The location of the sign must be on the site where the business is located, and may be placed in a window, door or across the building facade. If placed outdoors, any such sign shall be securely fastened to the building. Such sign shall not exceed two feet vertical by six feet horizontal. Such signs shall not be placed on the premises more than four times per calendar year and shall not be placed for more than ten days at any one time. A time period of at least 14 days must separate any placement of such signs. Prior to installing any such sign on their premises, a permit must be obtained from the town and the posting of a bond to ensure its removal at the end of the permit period.
- (n) No permits may be issued for box signs and/or signs utilizing flat plastic letters affixed to a flat surface subsequent to the effective date of this section. Such signs existing as of the effective date of this section shall be considered to be nonconforming, and should be replaced with signage in conformance with this section at the earliest practicable date. All such nonconforming signage as described in this subsection shall have been removed or replaced within five years of the effective date (August 12, 1997).

- (o) Business located on the second floor of a building or higher, and businesses which do not occupy space directly adjacent to the street, are not permitted any signage other than door signs and building directories. This subsection (o) shall not apply to religious institutions, as religious institutions are restricted only to the second floor of a building and higher.
- (p) Notwithstanding the above, windows, doors, directory, temporary and interior signs may be approved by the town manager or his/her designee as long as it meets the current provisions of the Town Code as set forth in this chapter.
- (q) Notwithstanding any contrary provision(s) of this section, a publicly elected local, state or federal governmental official conducting a public business will be permitted to place a sign on the ground floor in the B-1 Business district which identifies his or her elected position and identity, subject to prior approval of the planning and zoning board of the town.
- (r) "Visitor parking," "no parking," "private parking" or other designated parking signs shall be permitted on private property to identify private parking and limitations thereto in the Business district (B-1) subject to prior approval of the town as to size, placement, and aesthetics. The "no parking" signs may be freestanding, but shall not exceed four feet in height, and shall be weighted or anchored into the ground at the bottom to keep the signs from toppling over. Not more than one sign shall be permitted at the driveway entrance(s) to a parking facility and not more than one sign per four parking spaces within an off-street parking facility.
- (s) For sale, for rent, or for lease signs shall be permitted in the Business district (B-1) but shall not exceed one sign on each business, shall be no greater than 1.5 square feet in size, and shall be limited to: situation (sale, rent, lease, zoning, size of property); name of owner; broker or agent; phone number/E-mail; designs or trademarks, provided such design or trademark shall be appropriate to the scale of the sign. In addition, one sign may be hung from, or attached to the approved sign for temporary use announcing one additional bit of information limited to: For rent, for lease, open, by appointment only, size, zoning, associate's or salesperson's name. A "Sold" sign may be attached to the sign for a period of 30 days subsequent to the date of the sale. All of the above signs shall not exceed 48 square inches). Signs may be double-faced. No handmade signs shall be permitted. The sign shall be placed on a stand in front of the business, but not on town right-of-way, when physically possible. If the location of the business does not permit

such placement, then the sign shall be placed on the window or door so it can be seen from the street. Before any "for sale," "for rent," "for lease" or "no parking" signs are displayed, an application for a permit for such display shall be filed with the town and a fee of \$25.00 paid by the applicant to the building department who shall issue such permit if applicant has complied with all provisions of this section. If a real estate company or its agent obtains a permit for a sign and sells the property before the expiration of the permit, the sign may be transferred to another property within the town so long as the real estate company or its agent notify the building department in writing of the change in location. Such signs shall be outdoors only and in plain black lettering on white background, with no iridescent paint or coloring or other lighting, and shall be of neat professional appearance. Notwithstanding the above, a company logo or trademark may be colorized, provided the logo or trademark colors are compatible and not bright iridescent "neon" colors.



(t) *Building identification signs*. Buildings with three or more stories in height may be allowed to have building identification signs exceeding 14 feet above the sidewalk grade subject to the approval of the planning and zoning board per subsection (a) (4) and subject to the following conditions:

- (1) The sign(s) should be placed at the uppermost portion of the building and designed to be in proportion to the architectural facade or wall of the building upon which it is attached;
- (2) Such signs, if permitted, shall be attached only to building facades facing an adjoining street frontage where the land across the adjoining street is within the B-1 Business District. For the purpose of this section, the alleys between Blocks 11, 12, 20 and 21 are not considered street frontages;
- (3) No more than two building identification signs are allowed per building and only one sign is allowed per street frontage;
- (4) A building identification sign is primarily intended to identify a multi-story/multi-tenant building complex rather than a single tenant, and as such, a single tenant's name, regardless of the amount of floor space occupied, may not be used unless additional wording is included such as "plaza," "center," "tower," etc.;
- (5) No building identification sign shall include off-premises tenants, sponsor or advertising of any type;

- 
- (6) Building identification signs, if allowed, shall be placed so as to not break important horizontal or vertical building lines or architectural features. This requirement will be considered met if none of the following types of lines are broken:
- Cornice lines; lintel or sill lines, actual or extended; belt course lines;
 - Column or pilaster lines;
 - Columns, decorative panels, friezes, keystones, medallions, ornamental trim, ornaments, pediments, pilasters, rosettes, windows, and similar architectural detail features.
- (7) The sign length should not exceed 60 percent of the architectural façade or wall of the buildings upon which it is attached;
- (8) The maximum overall square footage for each individual sign shall not exceed 150 square feet;
- (9) The maximum height of all letters, numbers or logos in a sign shall not exceed 18 inches in height.
- (u) Notwithstanding the above provisions, based on the proposed sign design, sign location, building height, architectural features or other unique circumstances, the planning and zoning board may vary the above criteria. If the planning and zoning board varies from the above criteria, copies of the approved sign and written reasons for the modifications shall be forwarded to the town council within 15 days. Upon receipt of the planning and zoning board's action a member of the town council or the town manager may appeal the board's decision. If the board's decision is appealed the matter shall be placed on the next available town council meeting agenda for action.
- (v) *Sidewalk café/outdoor restaurant menu board/sandwich sign.* One menu board or sandwich sign is allowed per restaurant and shall be limited to six square feet in area. The color of the sign frame and sign background shall be approved by the Town. White, grays, or wood colored earth tones are required for the above. There shall be no signage or logos displayed on umbrellas that can be seen from the public right-of-way, other than the name of the business establishment;
- (w) *Holiday decorations.* Holiday decorations are permitted to be installed up to two weeks before and one week after the specified holidays listed herein. All holiday decorations must be placed on the interior of the business. No holiday decorations

may contain any business names or logos. No holiday decorations shall be placed on the Town's property. Holiday decorations are permitted on private property for the following holidays:

- (1) *United States federal holidays.* New Year's Day, Birthday of Martin Luther King Jr., Washington's Birthday, Memorial Day, Independence Day, Labor Day, Columbus Day, Veterans Day, Thanksgiving Day, Christmas Day;
 - (2) *Other holidays.* Valentine's Day, St. Patrick's Day, Mothers Day, Flag Day, Fathers Day, Halloween;
 - (3) Religious Holidays.
- (x) *Vacant property.* If any commercial property is vacant for more than 15 days, all glass surfaces visible to the public at street grade shall be kept clean, and the interior of such vacant store shall be screened from public view in one of the following ways until the property is occupied:
- (1) All glass surfaces visible to the public at street grade shall be covered with a town-approved material having a common design motif and a consistent predetermined color (material available at the building and zoning department); or
 - (2) Decorative displays of the future tenant of the vacant store. Such screening shall consist of a town-approved material having a common design motif and a consistent predetermined color. Such screening material shall be mounted on a freestanding partition, attached to a wooden frame or affixed by other temporary means.

(Ord. No. 617, § 1, 4-14-97; Ord. No. 619, § 1, 6-9-97; Ord. No. 665, § 1, 7-10-2000; Ord. No. 737, § 1, 2-9-04; Ord. No. 745, § 1, 7-12-04; Ord. No. 755, § 1, 11-8-04; Ord. No. 763, § 1, 1-10-05; Ord. No. 796, § 1, 6-12-06; Ord. No. 804, § 1, 8-14-06; Ord. No. 825, § 1(Exh. A), 9-10-07; Ord. No. 829, § 1(Exh. A), 12-10-07; Ord. No. 834, § 1(Exh. A), 3-10-08; Ord. No. 861, § 1(Exh. A), 10-13-08; Ord. No. 862, § 1(Exh. A), 10-13-08; Ord. No. 880, § 1, 5-11-09; Ord. No. 883, § 1(Exh. A), 8-10-09; Ord. No. 916, § 1(Exh. A), 9-12-2011; Ord. No. 957, § 1(Exh. A), 12-9-12; Ord. No. 964, § 1(Exh. A), 6-9-14; Ord. No. 1001, § 1(Exh. A), 11-14-16)

Sec. 17-21. - Indoor signs.

All businesses are prohibited from displaying any sign in the interior of the building which is visible from the outside, except those which are artistically and aesthetically proportionate to the display area and of neat professional appearance. There may be only one "sale" sign per window, not to exceed 154 square inches. No sign may be closer than 18 inches to the window.

(Ord. No. 229, § 7, 5-11-70; Ord. No. 399, § 7, 8-9-82; Ord. No. 406, § 2, 1-10-83; Ord. No. 595, § 1, 8-12-96; Ord. No. 617, § 1, 4-14-97)

Sec. 17-22. - Exterior signs facing alleys and side streets.

- (a) No sign otherwise proper under the terms of this chapter may be erected or constructed on any side of any building other than the side of the building facing the street on which it abuts, except if the building is used for business purposes and has an entrance on a platted public alley, a non-illuminated, single-color sign no greater than 12 inches in height may be erected on the side of the building facing such platted public alley. In addition, credit card or debit cards decals or stickers as described in subsection 17-20(b)(1) may be located on windows or doors facing an alley, subject to the size, location and design criteria listed therein.
- (b) Buildings on corners may have an additional sign identifying the building or the business establishment occupying the corner premises on the ground floor in accordance with subsection 17-20(a)(6) and subsection 17-20(t).

(Ord. No. 229, § 8, 5-11-70; Ord. No. 399, § 8, 8-9-82; Ord. No. 617, § 1, 4-14-97; Ord. No. 883, § 1 (Exh. A), 8-10-09; Ord. No. 916, § 1(Exh. A), 9-12-2011)

Sec. 17-23. - Signs outside the B-1 zone.

- (a) All iridescent or other lighted signs outside the B-1 zone are prohibited.
- (b) Properties outside the B-1 zone are prohibited from displaying any signs except those which are approved by the town manager or the planning and zoning board, based on architectural, artistic and aesthetic characteristics of the location and structure as to size, design and color. Such signs shall bear no more than the name and address of the property and name, address and phone number of the property manager or owner.
- (c)

Hotels and apartments located outside the B-1 zone, in addition to the signs permitted in this section and affixed thereto, may have supplemental signs not to exceed four in number, and not to exceed one square foot in area, bearing the designation "Vacancy," "No Vacancy," "Swimming Pool," "Air Conditioned" and signs of similar nature relating to accommodations.

- (d) In the RM1 and RM2 districts, signs shall be permitted on the ground, unattached to a building, to identify private residential parking, subject to approval of the town.
- (e) All properties, whether residential or commercial, shall have address numbers clearly marked and visible from the street and, in the case of business properties, from the rear as well. In business districts B-1, properties may have three-dimensional plastic numbers.

(Ord. No. 229, § 9, 5-11-70; Ord. No. 595, § 1, 8-12-96; Ord. No. 652, § 1, 9-22-99; Ord. No. 745, § 1, 7-12-04; Ord. No. 764, § 1, 2-14-05; Ord. No. 861, § 1(Exh. A), 10-13-08)

Sec. 17-24. - Illegal display of business signs.

- (a) In the B-1 zone no owner or lessee of unused premises, or premises which have no valid business tax receipt, shall permit any business signs to be displayed on or attached to said premises.
- (b) The owner of any property in the B-1 zone property shall, within 30 days of a tenant vacating the premises, be responsible for removing all evidence of all signage, including, but not limited to, removal of window lettering, sign boxes, covering or removing all electrical wiring and restoration of all visible surfaces by plastering or other aesthetic method, and the painting of wall surfaces, to the satisfaction of the town.

(Ord. No. 229, § 11, 5-11-70; Ord. No. 595, § 1, 8-12-96; Ord. No. 861, § 1(Exh. A), 10-13-08)

Sec. 17-25. - Display of banners and flags.

No flags or banners shall be displayed in the B-1 Business district of the town except for the American, Florida or Bay Harbor Islands flags; provided, however that other flags and banners may be displayed for public, special events by the town council, at its sole and exclusive discretion.

(Ord. No. 426, § 1, 8-12-85; Ord. No. 777, § 1, 9-12-05; Ord. No. 861, § 1(Exh. A), 10-13-08)

Editor's note— Ordinance No. 426, adopted Aug. 12, 1985, amended the Code, but did not specify the manner of inclusion of its provisions. At the editor's discretion, therefore, § 1 of Ord. No. 426 has been codified as § 17-25.

Sec. 17-26. - Amortization.

Any sign or other advertising structure legally in existence on the date of adoption of this ordinance [August 12, 1996] which violates or does not conform to its provisions shall be removed, altered, or replaced so as to conform with the provisions of this ordinance within five years from date of passage of this ordinance. An unlawful sign is not a nonconforming sign. No nonconforming sign is required to be removed solely by the passage of time if to so require is otherwise prohibited by state or federal law. This section does not apply to section 17-1 or section 17-4, as those sections require an immediate removal of existing violations.

(Ord. No. 595, § 2, 8-12-96)

Editor's note— Section 2 of Ord. No. 595, adopted Aug. 12, 1996, did not specifically amend the Code; hence, inclusion as § 17-26 was at the discretion of the editor.

Sec. 17-27. - Property information signs, B-1-Business district.

In the B-1-Business district, property information signs shall be permitted on vacant property or where demolition of an existing structure is anticipated, subject the following conditions:

- (a) Such signs shall be informational only such as to designate the future occupant. There shall be no rendering of a future structure and no phone numbers for sales office and the like.
- (b) There shall not be more than one sign per parcel, not exceeding a maximum overall size of 32 square feet.
- (c) Such signs shall be subject to the prior approval of the planning and zoning board including approval as to location and height, and may be erected for a period of no more than six months after obtaining a permit; provided however, said permit may be renewed upon application to the town. The town, after review of the evidence submitted by the applicant, may grant additional six-month extension periods if it is determined that substantial progress has been achieved by the applicant in terms of project planning.
- (d) Any illumination for such signs shall be fully described and form a part of the

initial application to the town.

- (e) Such signs as approved and installed must be removed upon the installation of any "preconstruction" or "construction" signs as described in the Code.
- (f) The permit fee for each informational sign shall be \$500.00, payable for the initial permit and for each renewal permit. A cash bond in the amount of \$100.00 shall be made by the applicant to the town; said bond shall be forfeited to the town in the event that the town is required to remove the sign due to nonrenewal, or deteriorated condition, or expiration of the permit period and failure of the applicant to remove said sign.

(Ord. No. 702, § 1, 4-22-02; Ord. No. 861, § 1(Exh. A), 10-13-08)

AGENDA ITEM REPORT

April 2, 2019

ITEM NUMBER: 3.

ITEM: Request for approval for a new single family home for "BHMP Development, LLC" located at 1361 96 Street (Kane Concourse), Lot 10 of Block 34. The owners are proposing to construct a new two story single family home with a two car garage. The residence will have six bedrooms, six full bathrooms, one half bath, a portico, water fountain, summer kitchen and a swimming pool for a total of 5,676 square feet under air conditioning. Enclosed please find the site plan, elevations and landscape plan. (Item #3A)

DESCRIPTION:

RECOMMENDED ACTION:

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

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez
 Ayanidys Martinez

ATTACHMENTS

1. BHI PZB Staff Report 1361 96 Street SFR April 2 2019
2. 1361.96StKCP&Z4.2.19

**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: April 2nd, 2019

Subject: New Single-Family Residence (Pomirtchi)
1361 96th Street (Kane Concourse)
Bay Harbor Islands Acct. No.: MB2017-65
MMPA Acct. No.: 01-0702-1079

RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board review the contents of this staff report, the latest revised Site Development Plans (dated March 12th, 2019) 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 1361 96th Street (Kane Concourse).

GENERAL PROJECT INFORMATION

Land Use Designation: L – Low Density Residential
Zoning District: RD Single-Family District
General Location: 1361 96th Street (Kane Concourse)
Legal Description: Lot 10, Block 34, "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

Pedro Bravo of Bravo Architecture LLC, as agent for the property owners, BHMP Development LLC. (Mark Pomirtchi), has submitted plans to construct a new single-family residence on a non-waterfront lot located at 1361 96th Street (Kane Concourse). The proposed two-story home will have six (6) bedrooms, six (6) full bathrooms, one (1) half bathroom, two (2) car garage, a portico, water fountain, summer kitchen, and swimming pool for total of 5,676 square feet under air conditioning. The architectural style is Colonial Revival with Corinthian columns on the portico,

white stone quoins, raised stucco bands, numerous multi-paned windows, decorative roof dormer, and decorative balcony railings. Besides complying with the required setbacks and maximum height for the RD, Residential District standards the design also complies with all of the latest amendments to the Town Code with the 2nd floor being 80% the volume of the 1st floor, 53.9% of the front setback is pervious open space (50% minimum), overall 41.96% pervious lot area (40% minimum for 2-story homes), and meets or exceeds the minimum 50% building articulation requirement on all sides of the structure. §23.12(15)(e)(vi) of the Town Code allows the portico to extend into the required 40-foot front setback up to 20 feet and the proposed portico is 8 feet 4 inches past the front setback. MMPA notes that the architect needs to clarify to the PZB the precise windows that are being proposed - there are several discrepancies between the elevations and the renderings relative the number of window panes and transom mullions on a few of the ground to floor windows.

PROJECT HISTORY

The applicant submitted an initial set of plans that were reviewed by MMPA / Town staff for consistency with the Town Code requirements. Comments were given to the applicant 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 1361 96th Street (Kane Concourse) 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 Bravo Architecture, LLC. dated March 12th, 2019 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.

Michael Miller Planning Associates, Inc.

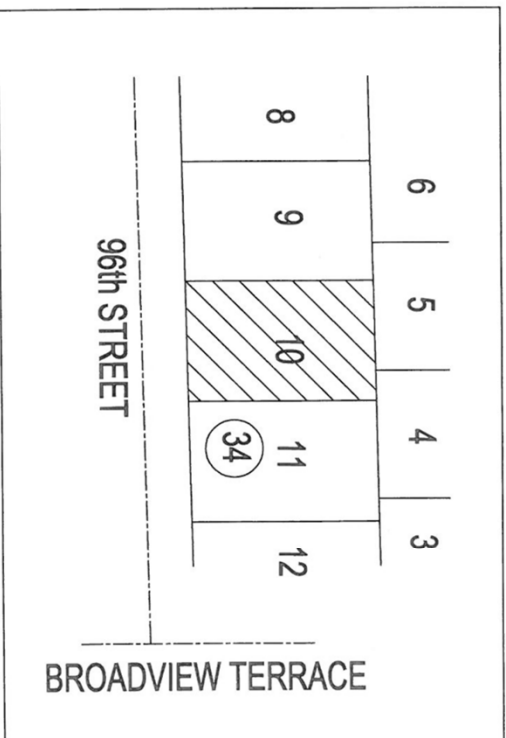
NEW RESIDENCE
1361 KANE CONCOURSE
CORAL GABLES, FLORIDA 33134

PLANNING & ZONING
APRIL 2019



LOCATION SKETCH

SCALE: NTS



JOB No. GG-12088A UP-DATE CLIENT: Mr. Mark Pomitchi

PROPERTY ADDRESS: 1361 96th STREET, BAY HARBOR ISLANDS, FL. 33154

LEGAL DESCRIPTION: (FURNISHED BY CLIENT)

LOT 10, BLOCK 34

SUBDIVISION BAY HARBOR ISLAND

ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46 AT PAGE 5 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

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

SURVEY NOTES

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

I HEREBY CERTIFY: THAT THE ATTACHED BOUNDARY SURVEY OF THE ABOVE DESCRIBED PROPERTY IS TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED PLATTED UNDER MY DIRECTION, ALSO THAT THERE ARE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN, AND THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET BY THE FLORIDA BOARD OF LAND SURVEYORS AS SET FORTH IN 472.027 (F.S) AND CHAPTER FS-17 FLORIDA ADMINISTRATIVE CODE. ELEVATIONS REFER TO: NAV DATUM 1929

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

ELEVATION INFORMATION

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

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

THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.

CERTIFIED TO: Mr. Mark Pomitchi

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

SURVEY DATE: 05/30/2012

UP-DATE SURVEY DATE: 04/15/2015 ADD ELEVATIONS

UP-DATE SURVEY DATE: 12/13/2017 ADD CERTIFICATIONS

UP-DATE SURVEY DATE: 03/12/2019 ADD CERTIFICATIONS AND PALMS

BY:

GUILTERMO X. GUERRERO

PROFESSIONAL SURVEYOR & MAPPER No. 6453
PHONE: (305) 885-4803

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



SITE LOCATION PLAN

SCALE = N.T.S

NOTE

ESTABLISHED FINISHED GRADE AT
5.84 NGVD (-2'-2" BFE)

LEGAL DESCRIPTION

LOT 10, IN BLOCK 34, OF SUBDIVISION BAY
HARBOR ISLAND, ACCORDING TO THE PLAT
THEREOF AS RECORDED IN PLAT BOOK 46 A
PAGE 5 OF THE PUBLIC RECORDS OF
MIAMI-DADE COUNTY, FLORIDA, SUBJECT F
ALL RESTRICTIONS, RESERVATIONS,
EASEMENTS, AND RIGHT-OF-WAY OF
RECORD, UNDERGROUND ENCROACHMENTS
IF ANY, NOT LOCATED.

ZONING LEGEND

ZONING DISTRICT:	RD SINGLE FAMILY RESIDENTIAL
NET LOT AREA:	10,000 S.F.
FLOOD ELEVATION:	AE 8'0"
FLOOR ELEVATIONS:	
MAIN HOUSE	8.00' NGVD
GARAGE	6.10' NGVD
GROUND FLOOR A/C AREA:	2,755 S.F.
COVERED ENTRY AREA:	142 S.F.
GARAGE AREA:	620 S.F.
SUMMER KITCHEN:	136 S.F.
	3,653 S.F.
SECOND FLOOR A/C AREA:	2,921 S.F.
BALCONIES AREA (3):	590 S.F.

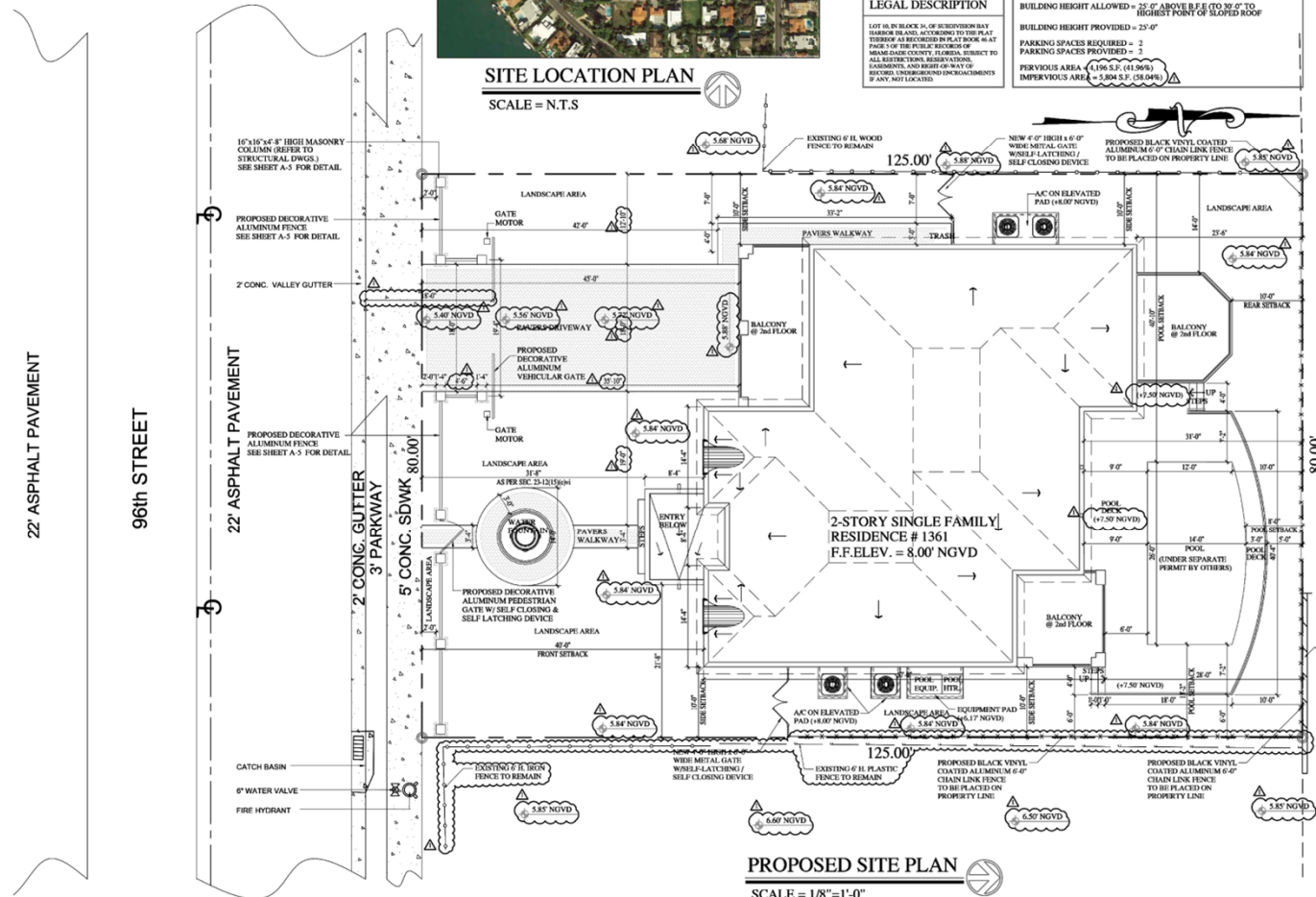
SETBACKS:	ALLOWED	PROVIDED
FRONT	40'-0"	40'-0"
REAR	10'-0"	10'-0"
INTERIOR SIDES	10'-0" EACH SIDE	10'-0" EACH SIDE

BUILDING HEIGHT ALLOWED = 25'-0" ABOVE B.F.E. (TO 30'-0" TO HIGHEST POINT OF SLOPED ROOF)

BUILDING HEIGHT PROVIDED = 25'-0"

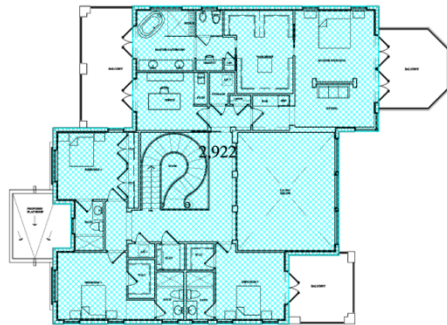
PARKING SPACES PROVIDED = 2
PERVIOUS AREA = 4,196 S.F. (41.96%)

IMPERVIOUS AREA = 5,804 S.F. (58.04%) 

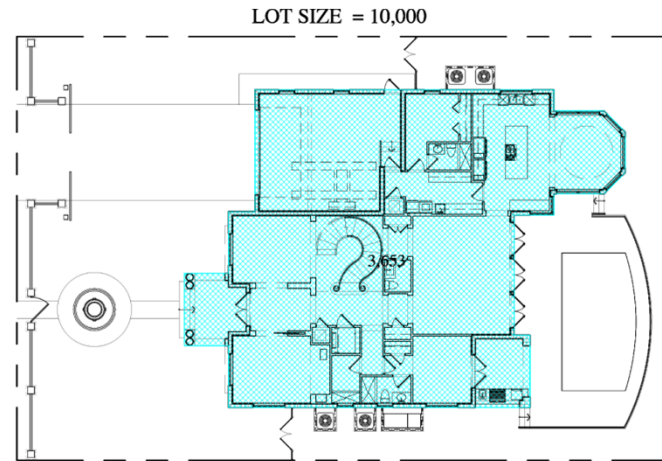


PROPOSED SITE PLAN

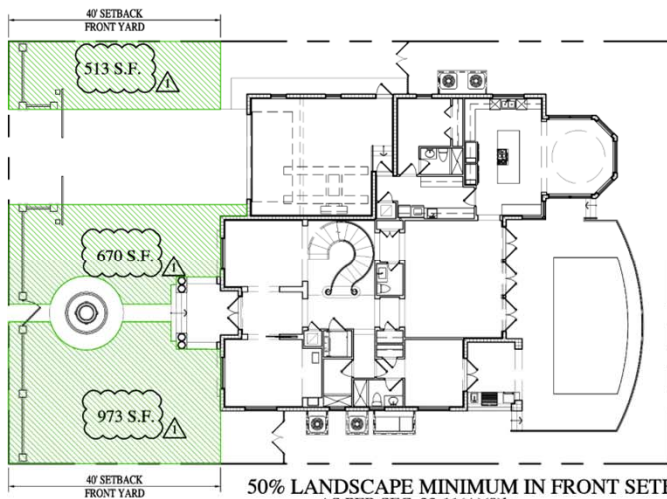
SCALE = 1/8"=1'-0"



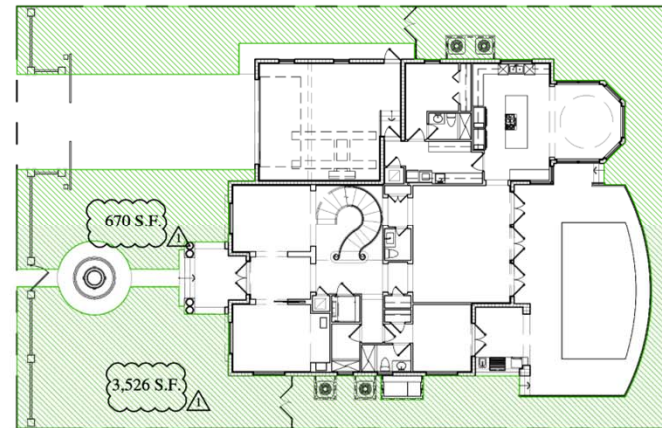
80% MAXIMUM ON SECOND FLOOR
 $3,653 \times 80\% = 2,922$
 MAXIMUM ALLOWED
 AREA PROPOSED IN SECOND FLOOR
 2,922 S.F. (80%)



GROUND FLOOR BUILDING AREA
 AREA PROPOSED 3,653 S.F. (36.5%)

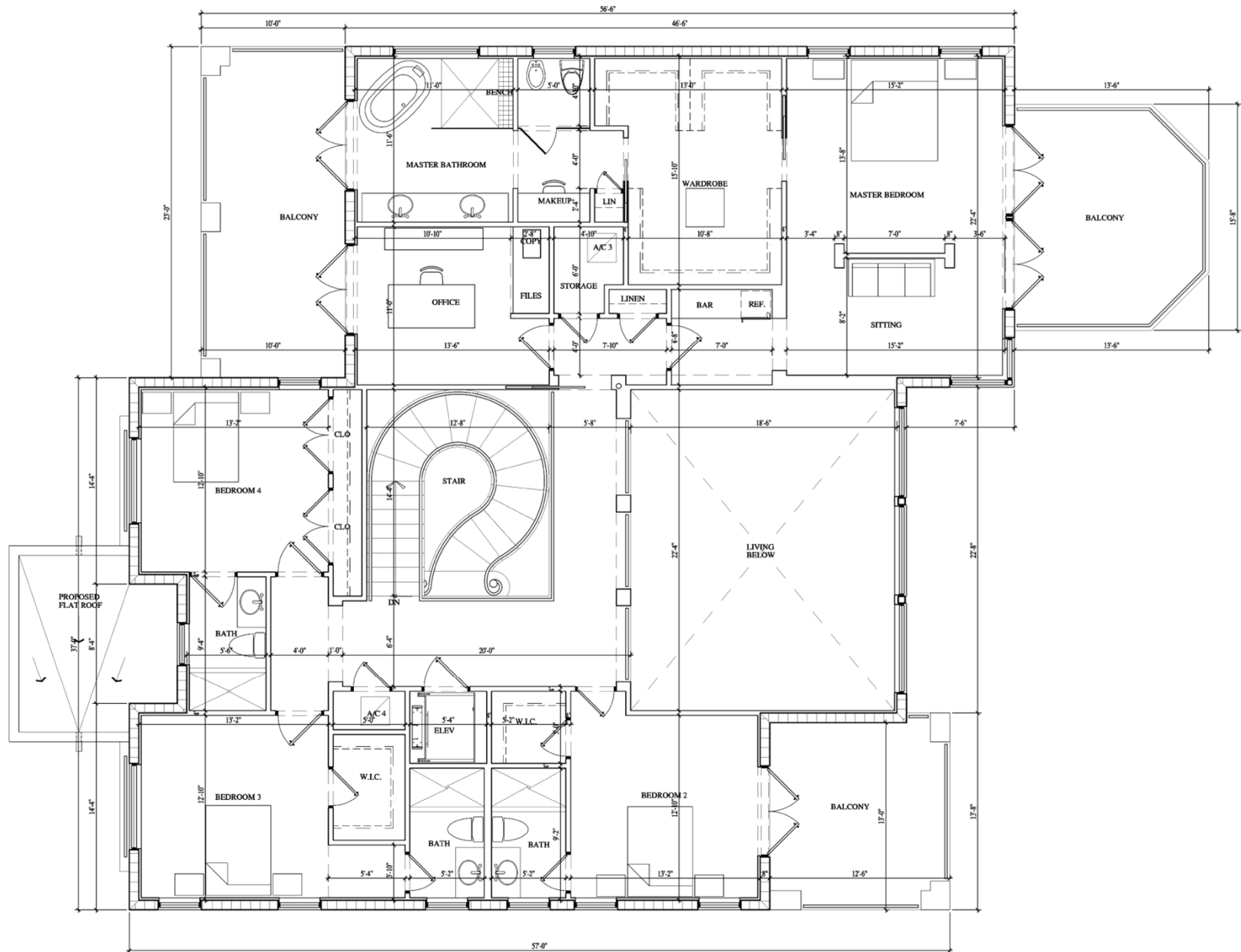


50% LANDSCAPE MINIMUM IN FRONT SETBACK
 AS PER SEC. 23-11(A)(8)b.
 50% MINIMUM LANDSCAPE
 REQUIREMENT IN FRONT SETBACK
 $4,000 \times 50\% = 2,000$
 MINIMUM REQUIRED
 GREEN AREA PROPOSED IN FRONT SETBACK
 2,156 S.F. (53.9%)



40% LANDSCAPE / OPEN SPACE MINIMUM
 AS PER SEC. 23-11(A)(8)a.
 40% MINIMUM LANDSCAPE REQUIREMENT
 $10,000 \times 40\% = 4,000$
 MINIMUM REQUIRED
 GREEN AREA PROPOSED
 4,196 S.F. (41.96%)

STUDY AREAS

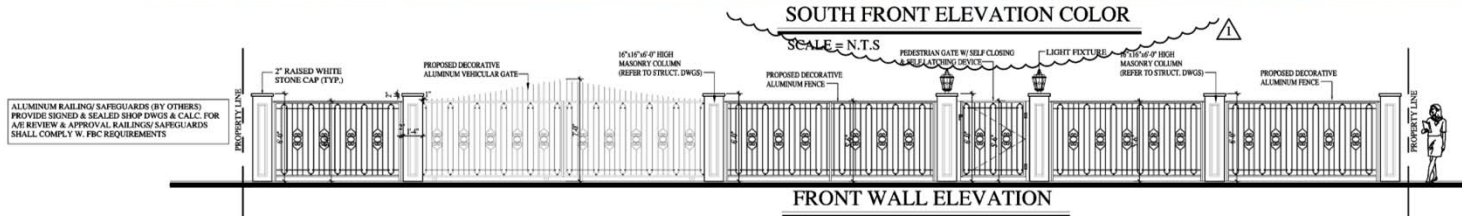


A/C AREA..... 2,921 S.F
BALCONIES (3)..... 590 S.F

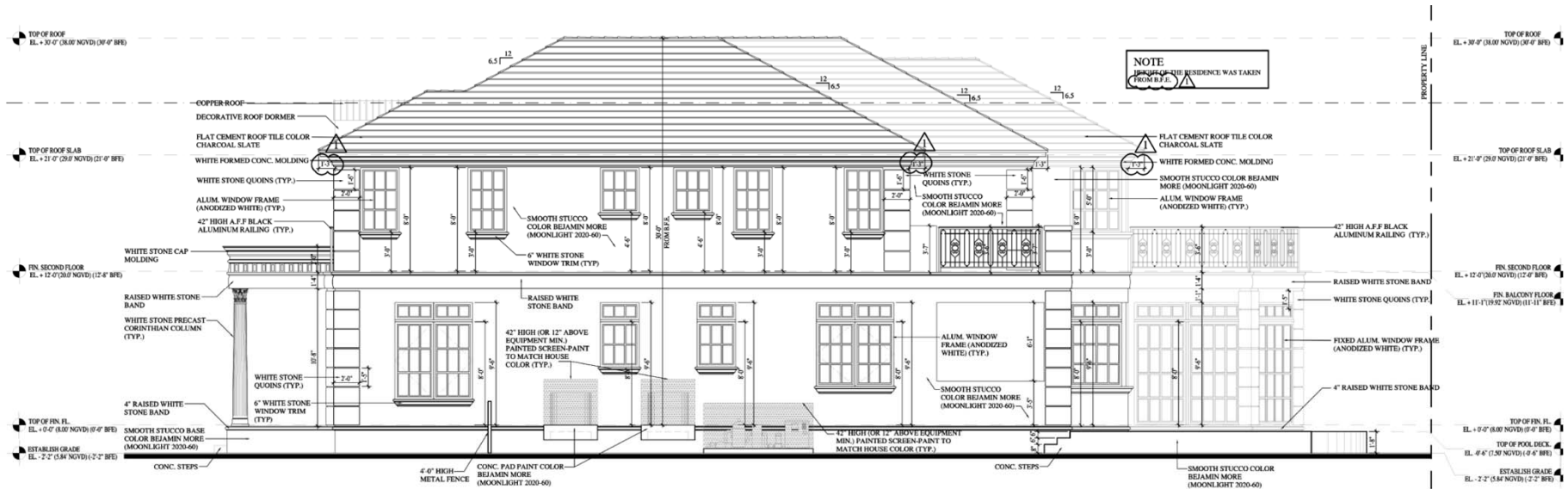
SECOND FLOOR PLAN



SOUTH FRONT ELEVATION COLOR



SOUTH ELEVATION



EAST RIGHT ELEVATION

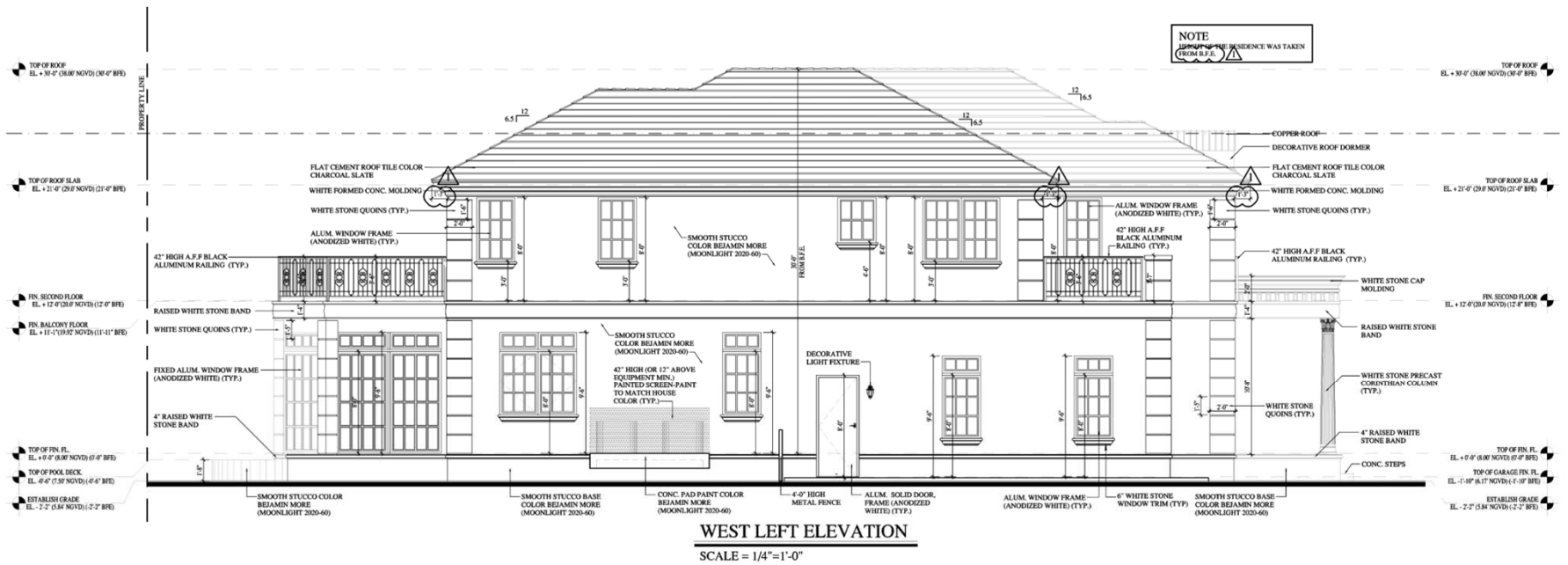
SCALE = 1/4"=1'-0"



EAST RIGHT ELEVATION COLOR

SCALE = N.T.S.

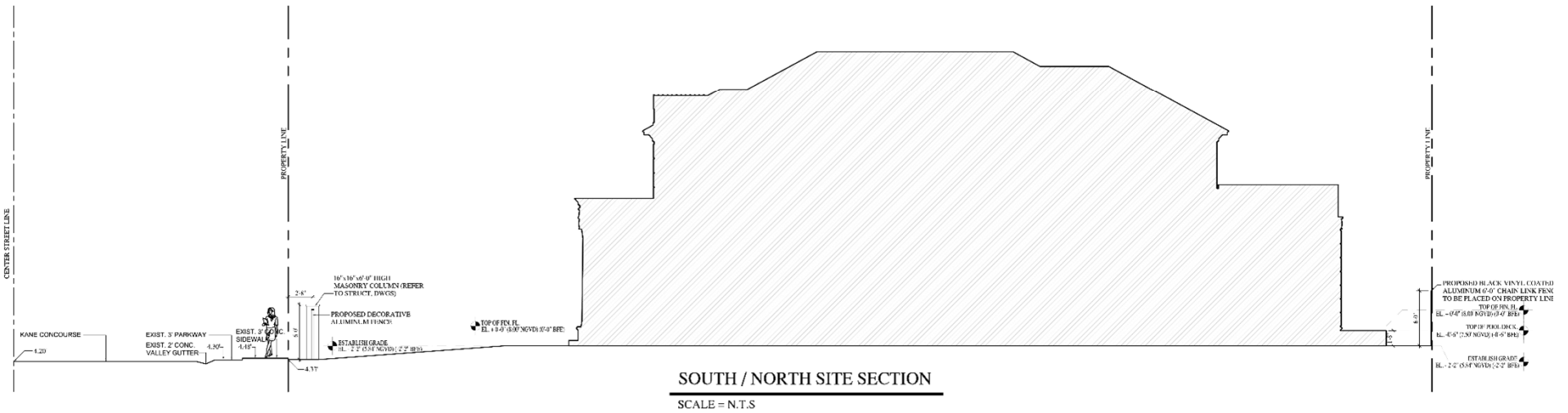
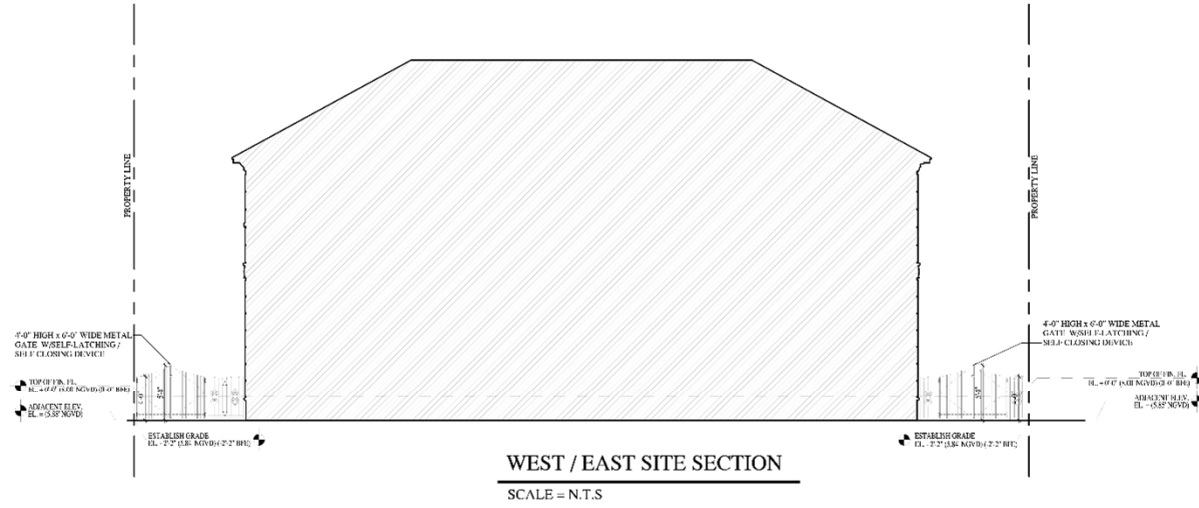
EAST ELEVATION



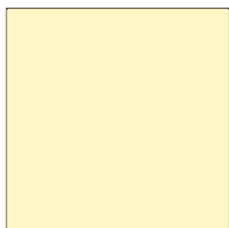
WEST LEFT ELEVATION COLOR
SCALE = NTS

WEST ELEVATION

The information shown on this drawing was prepared by the architect based on information provided by the client. The architect does not warrant the accuracy of the information provided by the client. The architect is not responsible for the accuracy of the information provided by the client.



CROSS SECTION



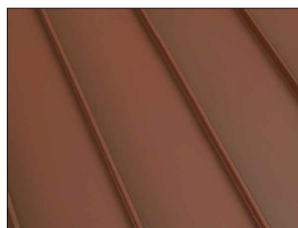
BUILDING SMOOTH
STUCCO COLOR
BEJAMIN MORE
(MOONLIGHT 2020-60)



WHITE STONE



DRIVEWAY MARBLE
PAVERS



COPPER DORMER
ROOF COLOR
TERRA-RED



FLAT CEMENT ROOF
TILE COLOR
CHARCOAL SLATE



ALUMINUM FENCE
AND RAILING BLACK
COLOR



PAINTED
SCREEN-PAINT TO
MATCH HOUSE COLOR



WINDOWS & DOORS
FRAME ALUMINUM
(ANODIZED WHITE)

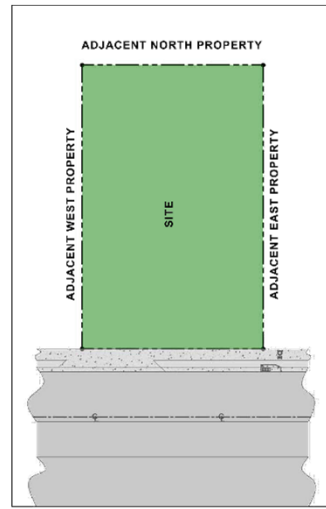


CHAIN LINK FENCE
BLACK VINYL COATED

MATERIALS



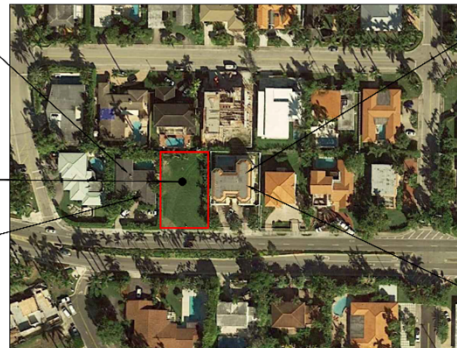
ADJACENT WEST PROPERTY



COLORED SITE PLAN



ADJACENT EAST PROPERTY



LOCATION MAP

PROJECT LOCATION

ADJACENT EAST PROPERTY



ADJACENT EAST PROPERTY



VIEW TOWARDS SITE

NEIGHBORING PROPERTIES



FRONT



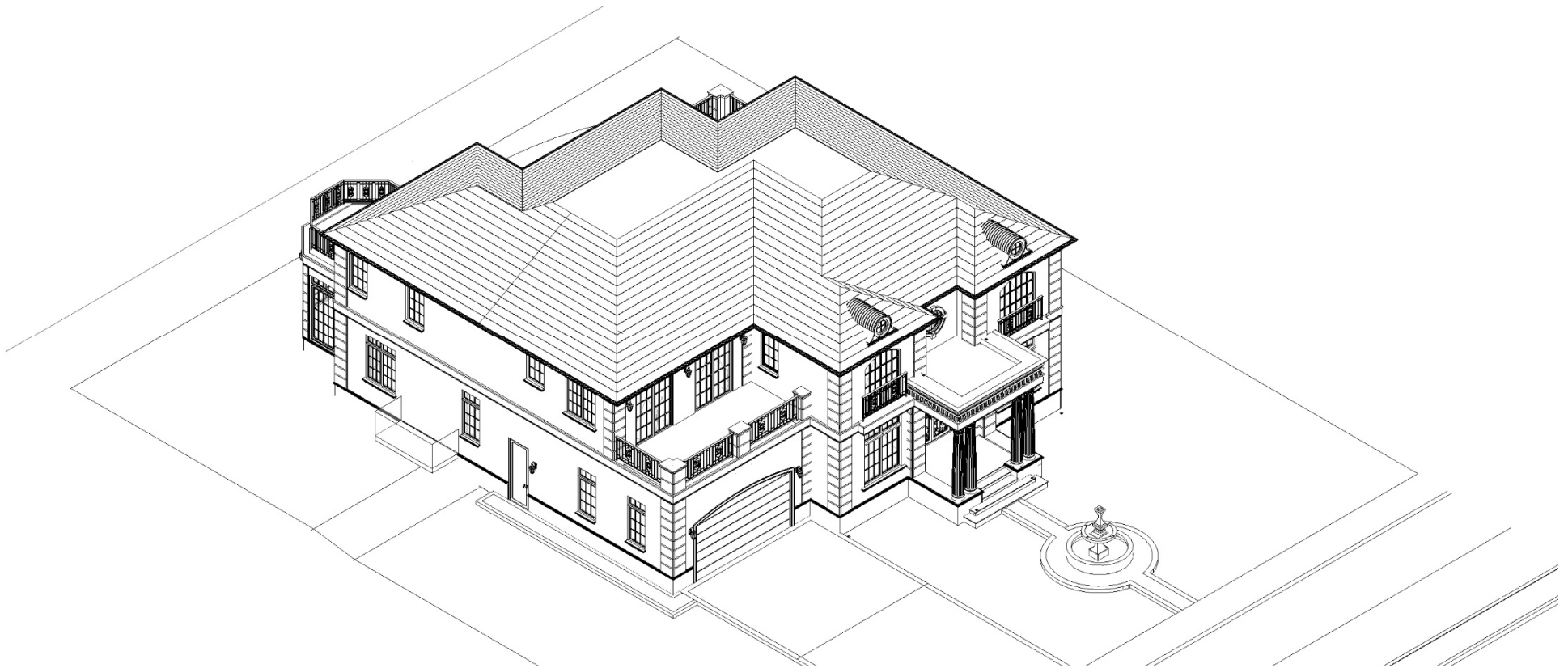
BACK-RIGHT



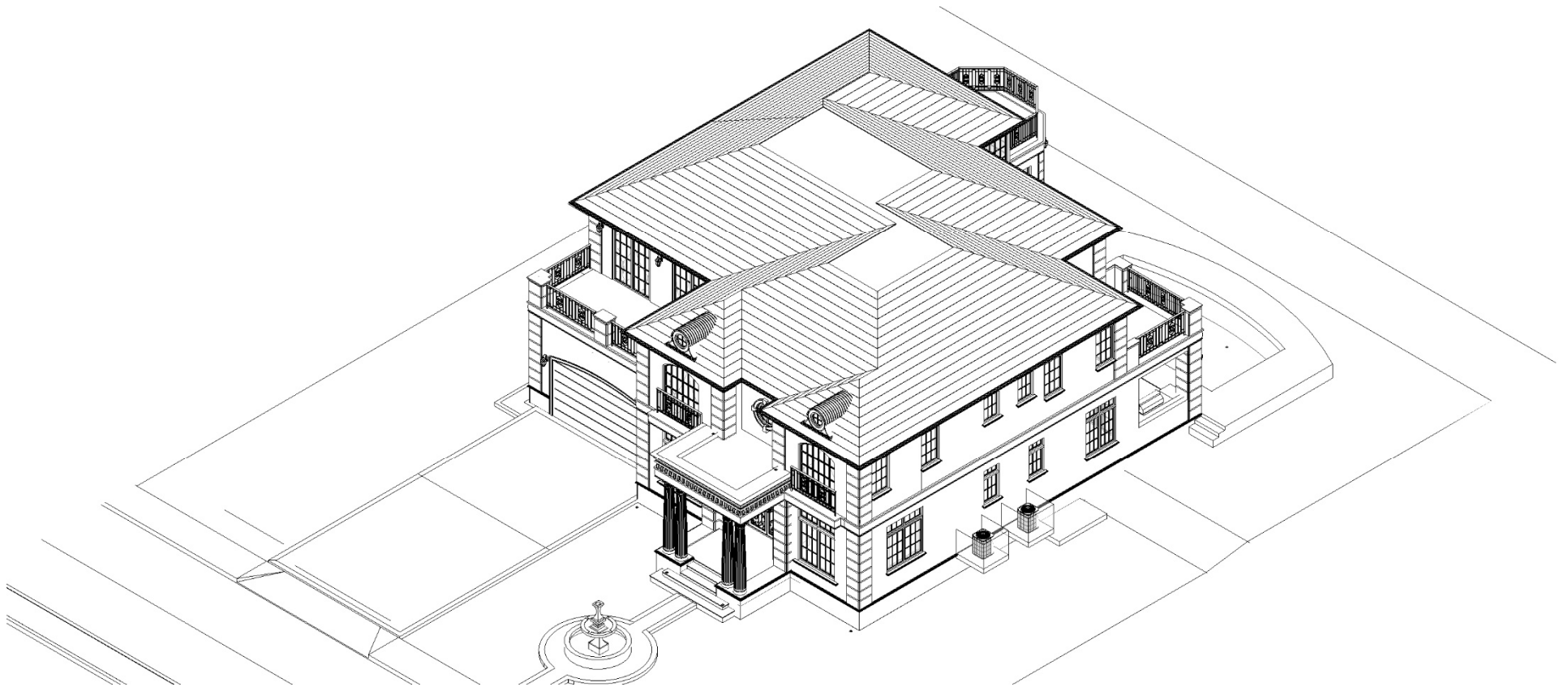
FRONT-LEFT



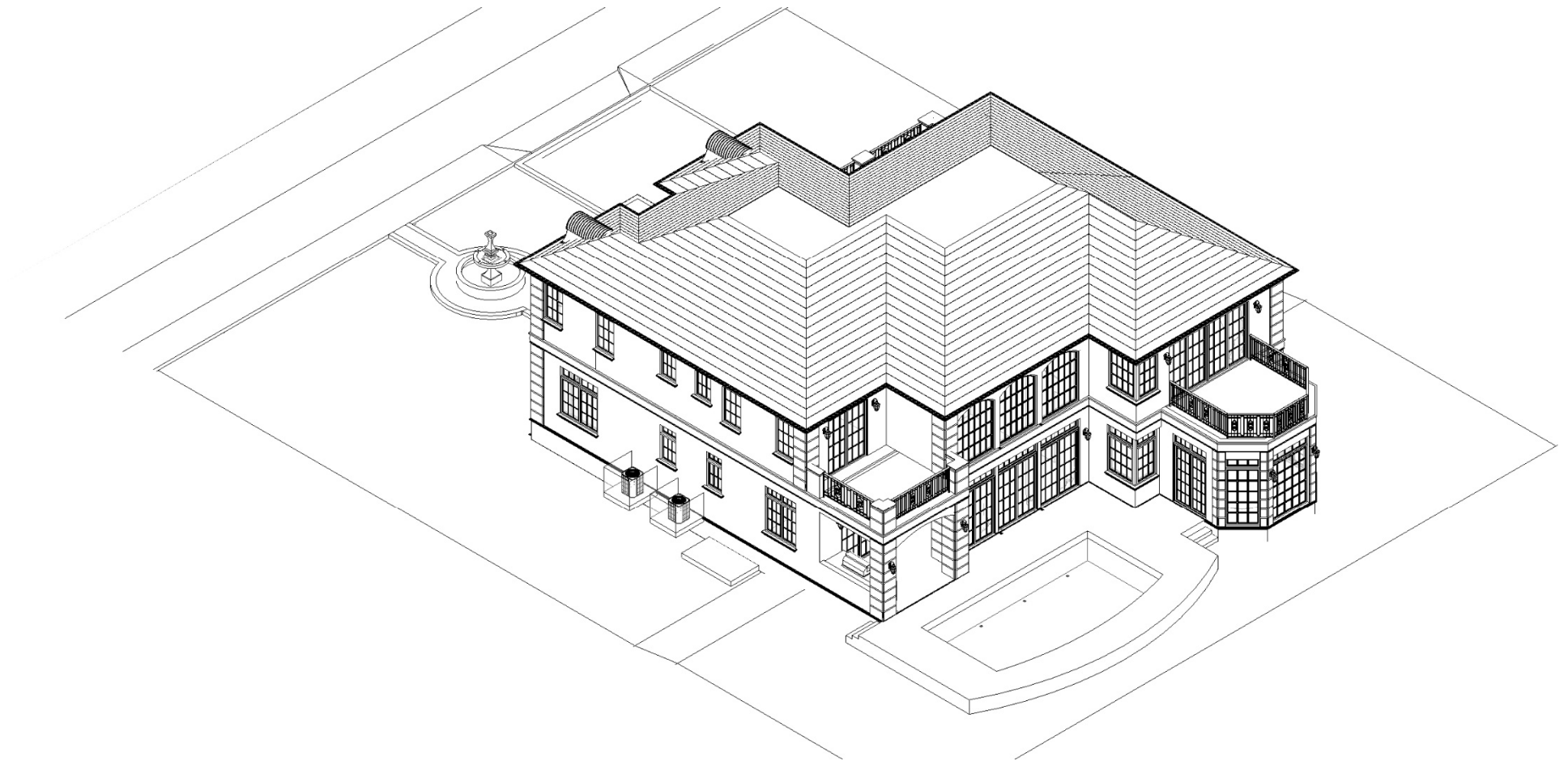
FRONT-RIGHT



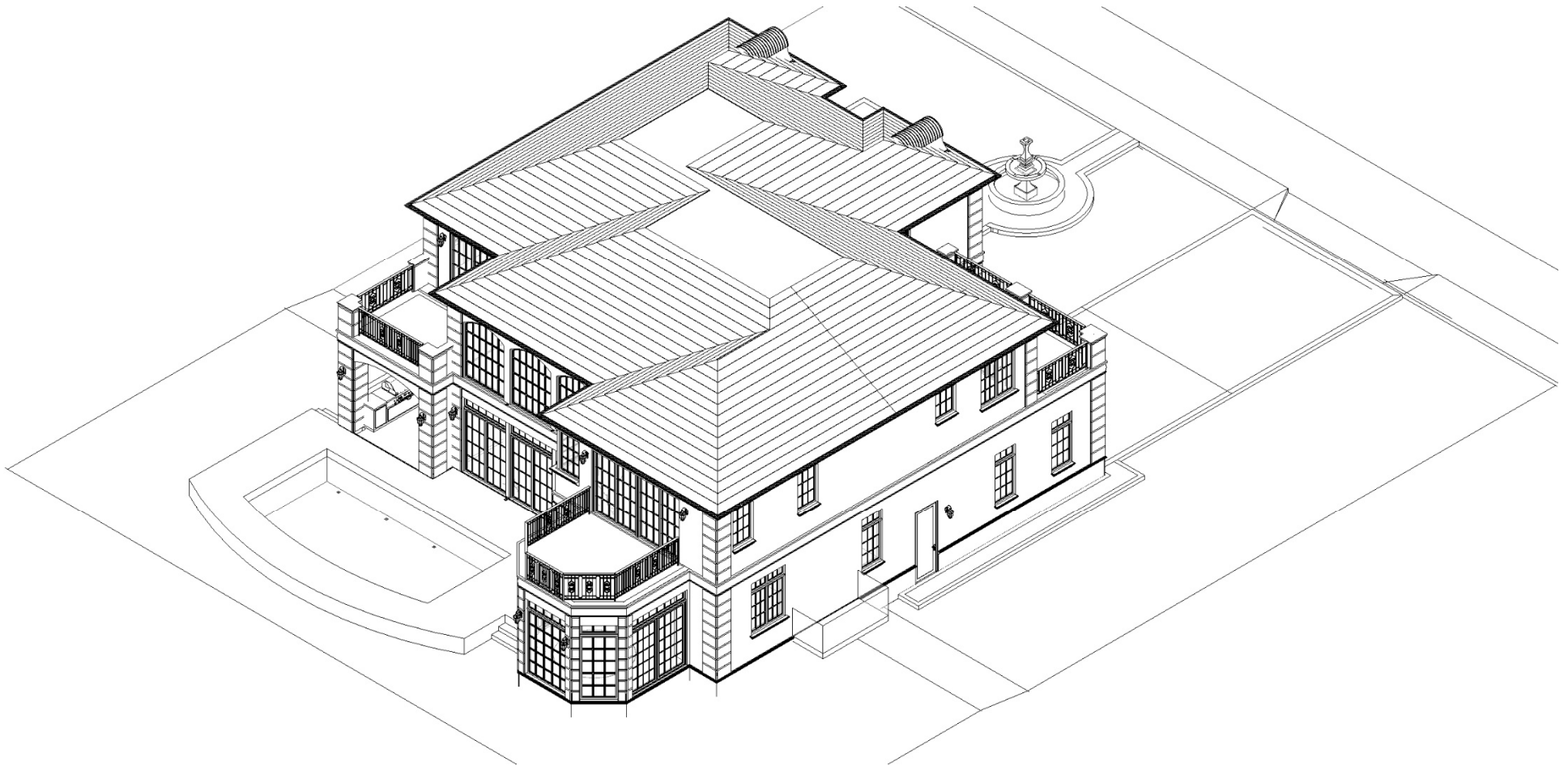
ISOMETRIC FRONT-LEFT



ISOMETRIC FRONT-RIGHT



ISOMETRIC BACK-RIGHT



ISOMETRIC BACK-LEFT



AERIAL I



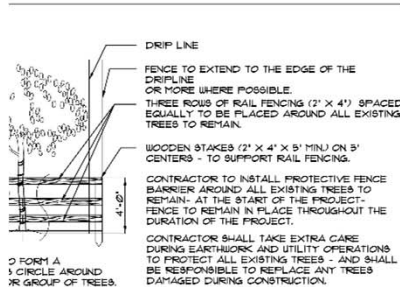
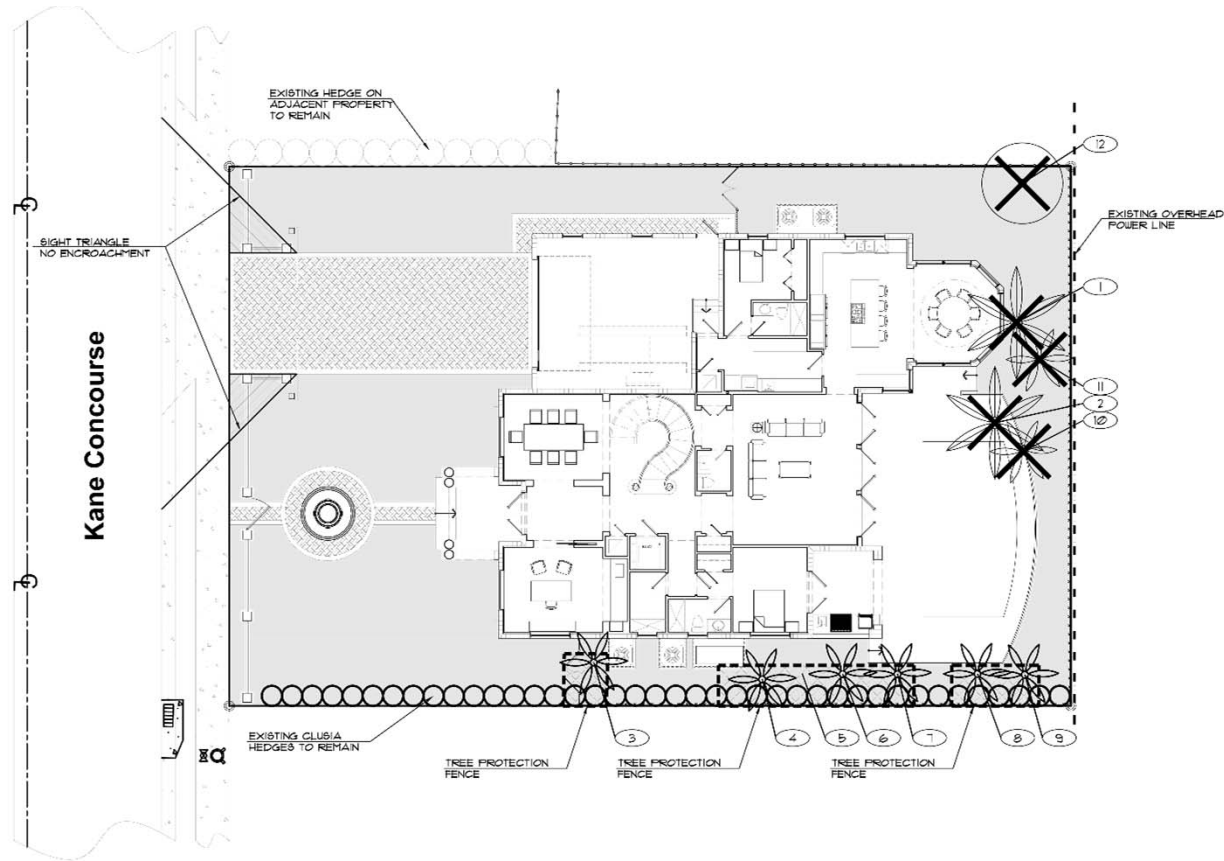
AERIAL 2



FRONT-LEFT



FRONT-RIGHT



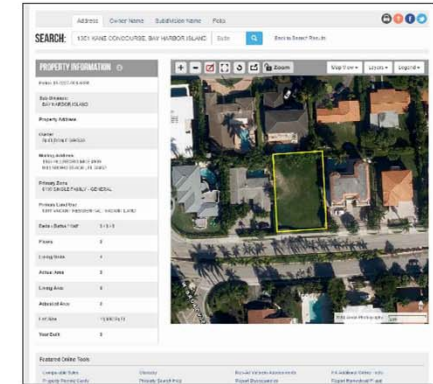
PROTECTION DETAIL

NT&

1361 KANE CONCOURSE, BAY HARBOR ISLANDS, FL. 33146											
1/22/2019											
NO.	SYN	COMMON NAME	BOTANICAL NAME	HEIGHT FT.	SPREAD FT.	DBH Inches	CANOPY S.F.	CONDITION	STATUS	CANOPY LOSS S.F.	SPECIMEN TREE 2X CANOPY LOSS S.F. COMMENTS
1	RE	ROYAL PALM	<i>Roystonea elata</i>	40	20	16	314	REMOVE	REMOVE	314	
2	RE	ROYAL PALM	<i>Roystonea elata</i>	25	20	14	314	REMOVE	REMOVE	314	
3	PE	SOUTARE PALM	<i>Pythosperma elegans</i>	18	15	4	177	REMAIN	REMAIN		
4	PE	SOUTARE PALM	<i>Pythosperma elegans</i>	18	15	4	177	REMAIN	REMAIN		
5	PE	SOUTARE PALM	<i>Pythosperma elegans</i>	18	15	4	177	REMAIN	REMAIN		
6	PE	SOUTARE PALM	<i>Pythosperma elegans</i>	18	15	4	177	REMAIN	REMAIN		
7	PE	SOUTARE PALM	<i>Pythosperma elegans</i>	18	15	4	177	REMAIN	REMAIN		
8	PE	SOUTARE PALM	<i>Pythosperma elegans</i>	18	15	4	177	REMAIN	REMAIN		
9	PE	SOUTARE PALM	<i>Pythosperma elegans</i>	18	15	4	177	REMAIN	REMAIN		
10	VM	MONTGOMERY PALM	<i>Washingtonia robusta</i>	18	12	4	113	REMOVE	REMOVE	113	
11	VM	MONTGOMERY PALM	<i>Washingtonia robusta</i>	18	12	4	113	REMOVE	REMOVE	113	
12	CV	WEeping BOTTLEBRUSH	<i>Callitriche spicata</i>	15	35	8	177	REMOVE	REMOVE	177	
TOTALS							2,279			1,932	0
CALCULATIONS ARE APPROXIMATE PER FIELD OBSERVATION AND INVENTORY FROM SITE VISIT ON JANUARY 18, 2019											



0 10' 20'
SCALE: 1" = 10'

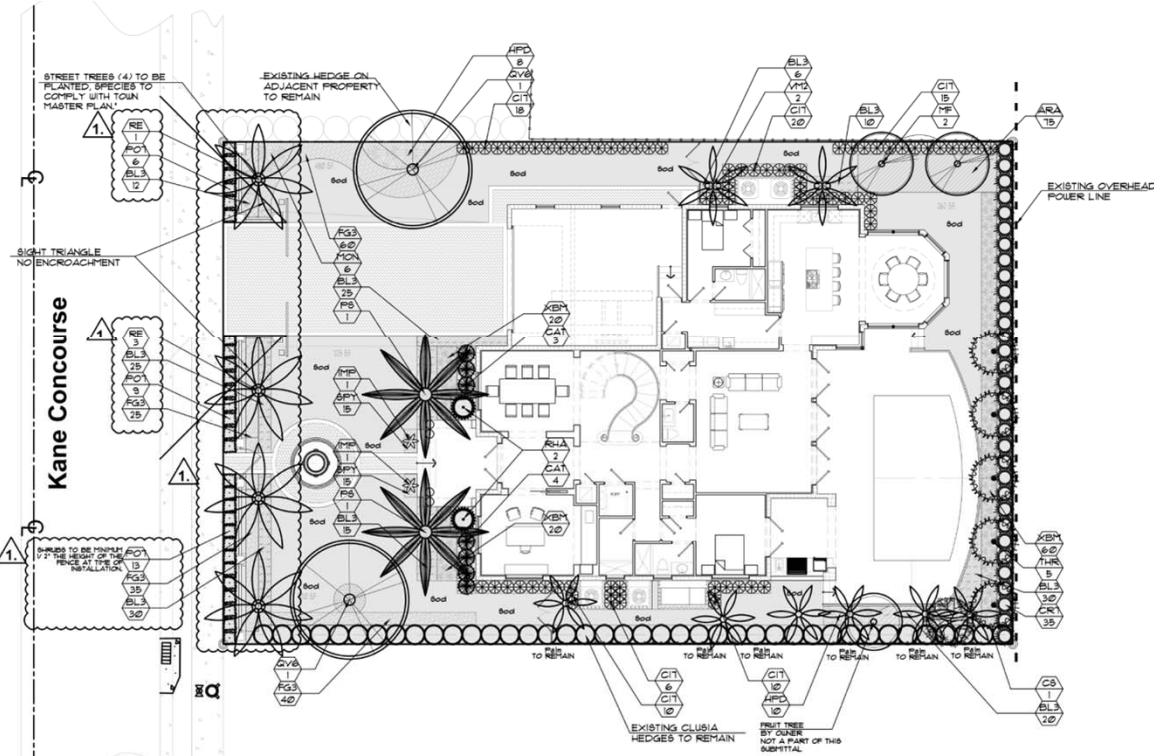


NOTES:

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

A WRITTEN TREE REMOVAL PERMIT IS REQUIRED FROM MIAMI-DADE CO. DREDGE PRIOR TO REMOVAL OF ANY TREES FROM THIS SITE.
SEE LANDSCAPE PLANS FOR PROPOSED PLANTINGS, LANDSCAPE LEGEND, PLANTLIST, DETAILS, ETC.

TREE DISPOSITION PLAN



Town of Bay Harbor Islands
Landscape Code (Sec. 24-16) Requirements Legend (Worksheet)
SINGLE FAMILY RESIDENTIAL (WATERFRONT)
Site Address: 1361 KANE CONCOURSE, Bay Harbor Islands, FL 33148
Net Lot Area: 0.23 Acres 10,000 S.F.

	Required	Provided
C. Shade Trees Required*		
S.F.R. INTERIOR NO WATER		
1. 5 trees	5	5
SHADE TREES IN FRONT YARD		
2. Native Species Required 50%	2	2
# of Trees req. $\frac{5}{100} \times 50\% = 2.5$	3	5
3. Drought Tolerant and Low Maintenance Species Required 50%	3	5
# of Trees req. $\frac{5}{100} \times 50\% = 2.5$		
D. Shrubs Required**		
1. 10 shrubs/required trees	50	157
2. Native Species Required 30%	15	132
3. Drought Tolerant and Low Maintenance Species Required 50%	25	132
E. Parking Lot Landscaping (if applicable)		
1. 10 SF/parking space:	N/A	N/A
10 x _____ spaces = _____ SF		
2. Trees Required		
3. Shrubs Required		
F. Buffers (if applicable)		
	N/A	N/A

PLANTLIST				
SYM.	NATIVE *	NAME	BOTANICAL NAME	SPECIFICATION
PROPOSED TREES				
CS	YES	1 ORANGE GEIGER	<i>Cordia sebestena</i>	12" x 5"; 2 1/2" cal. 4' c.s.
MF	YES	2 SIMPSON'S STOPPER	<i>Myrsine fragrans</i>	12" x 5"; 2 1/2" cal. 4' c.s.
QV	YES	2 LIVE OAKS	<i>Quercus virginiana</i>	12" x 5"; 2 1/2" cal. 4' c.s.
PALMS				
RE	YES	4 ROYAL PALMS	<i>Roystonea elata</i>	8' gcl, 36" o.s. full head
(PALMS TO COMPLY WITH TOWN MASTER PLAN)				
PS	2	SYLVESTER PALMS	<i>Phoenix sylvestris</i>	12" c.s. full head, specimen
THR	YES	5 KEY THATCH PALMS	<i>Thrinax parvifolia</i>	25 gcl, 8' o.s., DBL TK, full
VM	2	MONTGOMERY PALMS	<i>Washingtonia montealemanii</i>	DBL TK, 14' o.s., full hd.
SHRUBS				
CT	YES	78 COCOPLUM	<i>Coccoloba toco</i>	3 gcl, 24" x 24" x 24" o.c. full
CRT	YES	35 SMALL-LEAVED CLUSIA	<i>Clusia guttifera</i>	1 gcl, 36" h, 36" o.c., FTB.
HPD	YES	18 DWARF FIREBUSH	<i>Hamelia nodosa</i>	3 gcl, 18" x 18" x 18" o.c.
POT	25	PODOCARPUS HEDGE	<i>Podocarpus spp.</i>	1 gcl, 36" x 24", full heavy

PLANTLIST				
SYM.	NATIVE *	NAME	BOTANICAL NAME	SPECIFICATION
ACCENT PLANTS AND GROUNDCOVERS				
IMP	2	IMPERIALS BROUILLAD	<i>Alcantarea imperialis</i>	1 gcl, full, BULL'S
ARA	15	PERENNIAL PEANUT	<i>Arachis glabrata</i> 'EcoTurf'	6 pots, 8" x 8", 12" o.c. full
CAT	1	CAT PALMS	<i>Chamaedorea catenata</i>	1 gcl, 36" x 2", 36" o.c.
BL3	146	BLUEBERRY FLAX LILY	<i>Dianella tasmanica</i>	3 gcl, 12" x 18", 18" o.c. full
RQ3	145	'GREEN ISLAND' FIGS	<i>Ficus 'Green Island'</i>	3 gcl, 18" x 18", 18" o.c. full
MON	6	MONSTERA DELICIOSA	<i>Monstera deliciosa</i>	3 gcl, 18" x 18", 24" o.c. full
XBM	100	PHILODENDRON BURLE MARX	<i>Philod. 'Burle Marx'</i>	3 gcl, 18" x 12", full, 18" o.c.
RA4	2	LADY PALMS	<i>Rhapis excelsa</i>	8 o.s., FTs, sun acclimated
SPY	30	'YELLOW GROUND ORCHIDS	<i>Spathoglottis gracilis</i>	1 gcl, 18" x 18" full, 12" o.c.
SOD				
FLG	1761 SF.	'FLORATAM' ST. AUGUSTINE	<i>Stenotaphrum secundatum</i>	SOLID SOD, price per s.f.
TOPSOIL:				
TOPSOIL: SAND MIX 50:50 TOPSOIL: SAND MIX, SPREAD IN PLACE				
12 CY. TREES, PALMS, SHRUBS AND GROUNDCOVERS				
12 CY. AREA TO BE SODDED WITH A 2" DEPTH OF TOPSOIL, SPREAD IN PLACE				
MULCHING:				
20 CY. 1/4" "PINE BARK NUGGET" MULCH 3" DEPTH, SPREAD IN PLACE, ATLAS PEAT AND SOIL				
PROVIDE SAMPLE FOR APPROVAL PRIOR TO INSTALLATION				
--- TOPSOIL, SOD AND MULCH QUANTITIES SHOWN ARE APPROXIMATE, CONTRACTOR TO PROVIDE A UNIT PRICE PER UNIT AND WILL BE PAID ON THAT UNIT PRICE BASIS UPON FINAL INSPECTION AND APPROVAL.				
INSTALLATION WATERING:				
CONTRACTOR SHALL THOROUGHLY WATER IN ALL PLANTINGS WHEN PLANTED, AND SHALL CONTINUE WATERING UNTIL FINAL INSPECTION AND APPROVAL BY THE LOCAL GOVERNING AGENCY AND THE OWNER.				

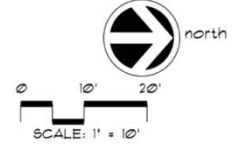
IRRIGATION NOTE:

A FULLY AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED TO PROVIDE 100% COVERAGE WITH REQUIRED OVERLAP (HEAD-TO-HEAD). RAIN SENSOR TO BE INSTALLED WITH SYSTEM.

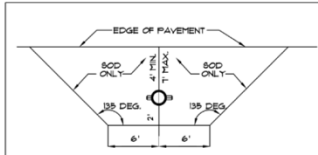
ALL REQUIREMENTS WITH FBC APPENDIX "F" SHALL BE IMPLEMENTED WITH FULL COMPLIANCE.

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

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



SITE LANDSCAPE PLAN



REQUIREMENTS APPLY TO FIRE HYDRANTS, SIAMSE CONNECTIONS AND ANY OTHER FIRE EQUIPMENT FOR UTILIZING FIRE HOSE, ON PUBLIC OR PRIVATE PROPERTY.

BY THE AUTHORITY OF THE SOUTH FLORIDA FIRE PREVENTION CODE SECTION 5212

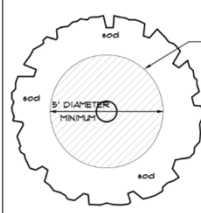
THIS DIAGRAM SHALL APPEAR ON ALL LANDSCAPE PLANS PRIOR TO APPROVAL.

THE CLEAR ZONE SHALL BE FREE OF LANDSCAPE (EXCEPT 800' MAILBOXES, PARKING, LAMP-POSTS AND ALL OTHER OBJECTS).

EXCEPTIONS: OTHER FIRE FIGHTING EQUIPMENT OR TRAFFIC POSTS TO PREVENT FIRE FIGHTING EQUIPMENT.

FIRE HYDRANT CLEAR ZONE

N.T.S.



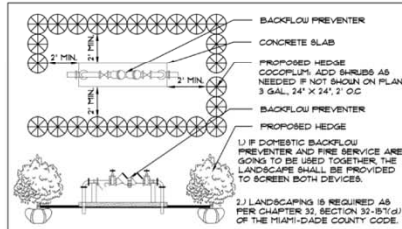
ALL FREE-STANDING TREES AND PALMS SHALL HAVE A MINIMUM 5' DIAMETER MULCH RING

8. ALL PLANTING BEDS SHALL BE MULCHED TO A DEPTH OF 3" WITH AN APPROVED RECYCLED MULCH BY THE PRECEDING GOVERNING AGENCY.

NO HEAVY METALS, I.E. ARSENIC, LEAD, ETC. ARE TO BE CONTAINED IN THE MULCH AND THE CONTRACTOR SHALL PROVIDE CERTIFICATION OR PROOF THAT ALL MULCH IS FREE OF HEAVY METALS OR SIMILAR ENVIRONMENTAL CONTAMINANTS.

TYPICAL MULCH RING FOR FREE-STANDING TREES AND PALMS

N.T.S.



BACKFLOW PREVENTER
CONCRETE SLAB
PROPOSED HEDGE COCOPLUM ADD SHRUBS AS NEEDED IF NOT SHOWN ON PLAN.
3 GAL. 24" X 24" 2" O.C.
BACKFLOW PREVENTER
PROPOSED HEDGE
1) IF DOMESTIC BACKFLOW PREVENTER AND FIRE SERVICE ARE GOING TO BE USED TOGETHER, THE LANDSCAPE SHALL BE PROVIDED TO SCREEN BOTH DEVICES.
2) LANDSCAPING IS REQUIRED AS PER CHAPTER 33, SECTION 32-18(4) OF THE MIAMI-DADE COUNTY CODE.

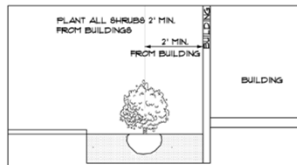
TYPICAL PLANTING SCREEN FOR ABOVE-GROUND UTILITIES

N.T.S.

FERTILIZATION:

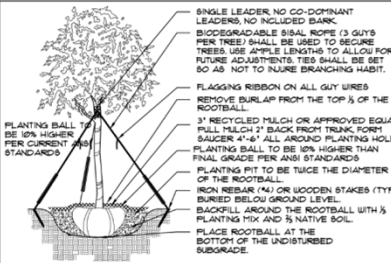
ONE COMPLETE APPLICATION OF GRANULAR FERTILIZER SHALL BE APPLIED PRIOR TO FINAL ACCEPTANCE AND APPROVAL BY THE LANDSCAPE ARCHITECT. AN ADDITIONAL FERTILIZATION PROGRAM SHALL BE SUBMITTED TO THE PROJECT MANAGER FOR AN ANNUAL FERTILIZATION AND APPLICATION PROGRAM. FERTILIZERS SHALL BE PER ATLANTIC -AFEC FERTILIZER 4 CHEMICAL (AFEC) OR AN APPROVED EQUAL. CONTRACTOR SHALL SUBMIT FERTILIZATION AS A SEPARATE ITEM IN THE BID.

FERTILIZATION SHALL BE AS FOLLOWS: TREES: (2-06-08 AFEC * 9230) RATE: 15 LBS/1000 HGT OF DIA * DBH PALMS: (2-04-12 AFEC * 1216) RATE: 15 LBS/1000 HGT OF DIA * DBH SHRUBS AND GROUNDCOVERS: (2-06-08 AFEC * 9230) RATE: 15 OZ/FT. OF HEIGHT



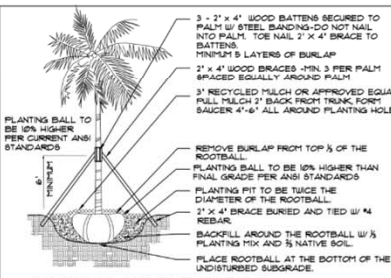
SHRUB PLANTINGS BUILDING DETAIL

N.T.S.



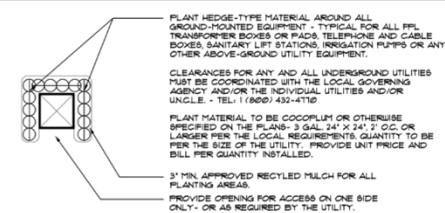
TREE PLANTING DETAIL

N.T.S.



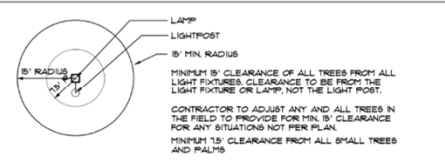
PALM PLANTING DETAIL

N.T.S.



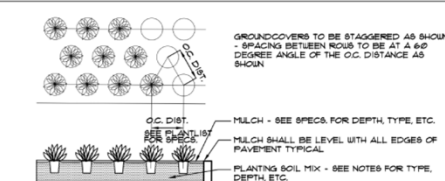
TYPICAL PLANTINGS FOR GROUND-MOUNTED EQUIPMENT

N.T.S.



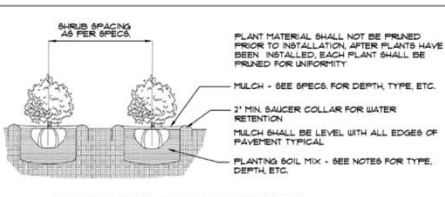
MINIMUM TREE CLEARANCE FROM LIGHT FIXTURES

N.T.S.



GROUNDCOVER DETAIL

N.T.S.



SHRUB PLANTING DETAIL

N.T.S.

LANDSCAPE NOTES

1. ALL PLANT MATERIAL SHALL BE FLOIDA NO. 1 GRADE OR BETTER.
2. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE LOCATION OF AND AVOID AND PROTECT UTILITY LINES, BURIED CABLES, AND OTHER UTILITIES.
3. TREE, PALM, ACCENT AND BED LINES ARE TO BE LOCATED IN THE FIELD AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. ALL PLANTING SOIL SHALL BE 50-50 TOPSOIL:AND MIX FREE OF CLAY, STONES, ROCKS OR OTHER FOREIGN MATTER. THIS SPECIFICATION INCLUDES ALL BACKFILL FOR BEDS AND OTHER LANDSCAPE AREAS.
5. THE SITE CONTRACTOR SHALL BE RESPONSIBLE TO BRING ALL GRADES TO WITHIN 2" OF FINAL GRADES. THIS SHALL INCLUDE A 2" APPLICATION OF 50-50 TOPSOIL:AND MIX FOR ALL LANDSCAPE AND AREAS TO BE SOODED.
6. THE LANDSCAPE CONTRACTOR SHALL CALCULATE AND SUBMIT AN ITEMIZED PRICE FOR THE 2" APPLICATION OF 50-50 MIX FOR ALL 800 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 IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR AND BE INCLUSIVE WITH THE LANDSCAPE BID.
7. CONTRACTOR SHALL COORDINATE WITH THE IRRIGATION CONTRACTOR AND LEAVE PROVISIONS FOR ALL INCLUDING UNDERGROUND UTILITY LINE LOCATIONS DIAL IN NO CUTS AS REQUIRED BY LAW.
8. ALL PLANTING BEDS SHALL BE MULCHED TO A DEPTH OF 3" WITH AN APPROVED RECYCLED MULCH BY THE PRECEDING GOVERNING AGENCY. NO HEAVY METALS (I.E. ARSENIC, LEAD, ETC.) ARE TO BE CONTAINED IN THE MULCH AND THE CONTRACTOR SHALL PROVIDE CERTIFICATION OR PROOF THAT ALL MULCH IS FREE OF HEAVY METALS OR SIMILAR ENVIRONMENTAL CONTAMINANTS.
9. 800 SHALL BE ARGENTINE 'EMAH' OR ST. AUGUSTINE 'FLORANT' AS SHOWN ON THE PLANS. STRONGLY ROOTED, FREE FROM FELD, RUST, INSECTS AND DISEASE. CONTRACTOR SHALL 800 ALL AREAS AS INDICATED ON THE PLAN OR AS DIRECTED. PAYMENT SHALL BE DETERMINED BY THE TOTAL MEASURED 800ED AREAS X THE UNIT PRICE SUBMITTED AND FIELD VERIFIED.
10. 800 SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AS DEFINED BY PDOT. 800 SHALL CARRY A 5-MONTH WARRANTY.
11. ALL TREES, PALMS, SHRUBS AND GROUNDCOVERS SHALL CARRY A ONE-YEAR WARRANTY FROM THE DATE OF FINAL ACCEPTANCE.
12. ALL TREES AND PALMS SHALL BE STAKED PER ACCEPTED STANDARDS BY THE FLORIDA NURSERYMEN & GROUNDERS ASSOCIATION (FNGA). THERE SHALL BE ONE FINAL INSPECTION FOR APPROVAL BY THE PRECEDING GOVERNING AGENCY. CONTRACTOR SHALL INSURE THAT ALL DETAILS, SPECIFICATIONS AND NOTES HAVE BEEN ADHERED TO AND THAT THE LANDSCAPE AND IRRIGATION INSTALLATION IS COMPLIANT TO ALL ITEMS AS DIRECTED ON THE PLANS PRIOR TO SCHEDULING OF THE FINAL INSPECTION.
13. THE PLANT LIST IS INTENDED ONLY AS AN AID TO BIDDING. ANY DISCREPANCIES FOUND BETWEEN THE QUANTITIES ON THE PLAN AND PLANT LIST, THE QUANTITIES ON THE PLAN SHALL BE HELD VALID.
14. IRRIGATION SHALL PROVIDE FOR A 100% COVERAGE WITH A 100% OVERLAP AUTOMATIC SYSTEM WITH RAIN MOISTURE SENSOR ATTACHED TO CONTROLLER. ALL FLORIDA BUILDING CODE APPENDIX 9" IRRIGATION REQUIREMENTS SHALL BE STRICTLY ADHERED TO FOR INSTALLATION AND PREVAILING WATER MANAGEMENT DISTRICT RESTRICTIONS AND REGULATIONS SHALL BE IN COMPLIANCE FOR POST-INSTALLATION WATERING SCHEDULES.
15. EXISTING IRRIGATION SYSTEM (IF APPLICABLE) SHALL BE RESTRICTED TO COMPLY WITH THOSE SPECIFICATIONS AS OUTLINED ABOVE.
16. CONTRACTOR SHALL PROVIDE A WATER TRUCK DURING PLANTING TO INSURE PROPER WATERING-N DURING INSTALLATION AND WILL BE RESPONSIBLE FOR CONTINUAL WATERING UNTIL FINAL ACCEPTANCE BY THE OWNER.
17. ALL EXISTING TREES, PALMS AND PLANT MATERIAL TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION. CONTRACTOR SHALL INSTALL PROTECTIVE BARRIERS SUCH AS "TENUK" PROTECTIVE FENCING OR AS SHOWN ON THE DETAILS TO BE INSTALLED AT THE BEGINNING OF THE PROJECT. BARRIERS SHALL BE LOCATED TO INCLUDE THE DRINKLINE OF THE TREES, PALMS AND PLANT MATERIAL. USING POSSIBLE, THE CONTRACTOR SHALL TAKE EXTRA CAUTION TO PREVENT ANY DAMAGE TO THE TRUNK, BRANCHES, ROOTS, ROOT ZONE AREAS AND ADJACENT GRASSES.
18. EXISTING TREES AND PALMS TO REMAIN SHALL BE TRIMMED PER ANSI-300 STANDARDS. SUPERVISION OF THE TRIMMING SHALL BE PERFORMED BY AN ISA-CERTIFIED ARBORIST.
19. ALL EXISTING TREES AND PALMS SHALL BE "LIFTED AND THINNED" TO PROVIDE FOR AN 8" MINIMUM CLEARANCE FOR INDIVIDUALS AND PREDETERMINED WALKWAYS AND A 14" MINIMUM CLEARANCE FOR RADIATORS, DRIVEWAYS, AND ALL VEHICULAR USE AREAS.
20. REMOVAL OF ANY TREES OR PALMS WILL REQUIRE A WRITTEN "TREE REMOVAL PERMIT" FROM THE LOCAL GOVERNING AGENCY PRIOR TO REMOVAL OF ANY TREES FROM THIS SITE.
21. ALL PLANTINGS IN NON-IRRIGATED AREAS (I.E. RIGHTS OF WAY, SHALES, ETC.) SHALL BE WATERED-N THOROUGHLY AND CONTINUED TO BE WATERED THROUGHOUT UNTIL C.O. ACCEPTANCE. COORDINATE WITH OWNER AND PROJECT MANAGER TO PROVIDE POST C.O. WATERING TO INSURE PLANT ESTABLISHMENT FOR A MINIMUM OF ONE YEAR AFTER CERTIFICATE OF OCCUPANCY ACCEPTANCE.

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

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



LIVE OAK
LIVE OAK/ *Quercus virginiana*



COCOPLUM HEDGE
COCOPLUM / *Chrysalidocarpus laceo*



MONTGOMERY PALMS
MONTGOMERY PALMS / *Veitchia montgomeryana*



South-Florida-Plant-Guide.com
SIMPSON'S STOPPER
SIMPSON'S STOPPER/ *Myrsine fragrans*

PLANTINGS ALONG WEST ELEVATION



PITCH APPLE/ CLUSIA
CLUSIA / *Clusia rosea*



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

PLANTINGS ALONG NORTH ELEVATION -REAR



LIVE OAK
LIVE OAK/ *Quercus virginiana*



EXISTING PITCH APPLE/ CLUSIA
CLUSIA / *Clusia rosea*



MONTGOMERY PALMS
MONTGOMERY PALMS / *Veitchia montgomeryana*



ORANGE GEIGER
ORANGE GEIGER / *Cordia sebestena*

PLANTINGS ALONG EAST ELEVATION

LANDSCAPE PLANT MATERIALS

AGENDA ITEM REPORT

April 2, 2019

ITEM NUMBER: 4.

ITEM: Approval of minutes of the Board meeting held on June 5, 2018, July 17, 2018 and September 4, 2018. (Item #4A)

DESCRIPTION:

RECOMMENDED ACTION:

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez

ATTACHMENTS

1. 6-5-18 DRAFT
2. 7-17-18 DRAFT
3. 9-4-18 DRAFT

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

A Planning & Zoning Board Meeting was held Tuesday, June 5, 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 Bebchik

Board Member Jed Frankel

Board Member Wesley Kean

Board Member Roger Santana

Board Member Oscar Sklar

Item 1. Administration of oath of office to newly appointed Board member, Roger Santana. (The oath will be administered by Town Clerk Marlene Siegel).

Town Clerk Siegel administered the Oath of Office to Board Member Roger Santana.

Item 2. Election of a Chair by the Board Members.

ACTION: Board Member Bechchik made a motion to nominate Board Member Hurwitz for Chair. Board Member Sklar seconded the motion and it passed unanimously.

Item 3. Election of a Vice-Chair by the Board Members.

ACTION: Board Member Bechchik made a motion to nominate Board Member Gavcovich for Vice Chair. Board Member Sklar seconded the motion and it passed unanimously.

Item 4. Continued discussion requested by the Town Council regarding possible code amendments in the RD Single Family District.

Town Planner Michael Miller came forward and provided a brief update on recent code amendments to the RD Family District. The Town Council adopted two (2) ordinances addressing open space requirements and building articulation. The first amendment on open space, at least 50% of the front yard shall be landscaped. The Town Council opted to remove the provision of 50% credit for pervious pavers as it was previously recommended by the Board. The second amendment will address the building articulation to avoid blank uninterrupted walls. He stated that it was the Council request for the Board to discuss the front yard trees provision and any other matters should they deemed necessary for a discussion such as the lot and building coverage.

Chair Hurwitz asked if the Board would like to discuss the pervious and impervious area.

Board Member Kean was open to discussing the pervious and impervious area and felt that both could be utilized to regulate the density. He suggested for the Board to discuss and create a formula that would fit the Town.

Vice Chair Gavcovich stated that lot coverage in the City of Miami Beach was defined for the footprint and building.

Board Member Bebchik stated that he would like to improve the community and asked the board to compromise and find common ground when creating a formula.

Board Member Kean suggested 35% for pervious area which was currently what the City of Golden Beach has.

Board Member Sklar suggested a 45 to 50% for pervious area.

Chair Hurwitz asked the Board to review the research provided by staff and felt that the best built homes were ranging from 42% to 58% of pervious area.

Board Member Bebchik felt that the research provided did not reflect all of the homes and suggested 35% pervious area.

Board Member Frankel was in favor amending the percentages of pervious area.

Vice Chair Gavcovich felt that building / lot coverage, the unit size, two story size, and rear yard setback needed to be address and discuss by the Board. He suggested City of Miami Beach formula of 30 % to limit the building and lot coverage and additional 5% for cover terraces and front porches.

There was a detailed discussion on setbacks; second floor percentages; variation for the different types of lot throughout the Town; possible incentives for design creativity; cover terraces; options of percentages for the first and second floor homes; options for flex setbacks; provision for the Board discretion to waive the requirements if there was significant articulation and the additional language that would address the second floor façade.

It was the Board consensus to have staff draft an ordinance with the following Board recommendations:

- Planning & Zoning Board waiver provision for the Board to have discretion to address unique home designs.

- The first and second floor building area shall be disproportion.

Board Member Sklar requested a discussion item on the locations for the a/c condensing units.

There being no further business to discuss meeting was adjourned at 9:45 p.m.

CHAIR

ATTEST

TOWN CLERK

DRAFT

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

A Planning & Zoning Board Meeting was held Tuesday, July 17, 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 Jed Frankel
Board Member Roger Santana

Board Member Alan Bebhik
Board Member Wesley Kean
Board Member Oscar Sklar

At this time #2 was taken out of order.

Item 2. Request for approval for a new single-family home for 9961 BH LLC at 9961 East Broadview Drive, Lot 16 Block 23. The proposed 2-story home has approximately 5,620 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.

Architect, Stephany Halfen, Architect, came forward and presented the proposed single family residence which consist of six (6) bedrooms and six and a half (6 ½) bathrooms. She provided the Board with all of the proposed renderings that incorporated a modern design with earth tones that allowed the home to blend with the surrounding elements. She added that the home met the 50% front yard landscaping.

There was a brief discussion from the Board on the home concept; elevations; driveways; landscaping plan; walkway; open stairs window; air vents to the garage; and retaining wall.

ACTION: Board Member Kean made a motion to approve the proposed single family home. Vice Chair Gavcovich seconded the motion and it passed unanimously.

Item 1. Request for approval of a new single family home for PRO NAN X LLC at 9955 West Broadview Drive, Lot 4 Block 37. The proposed 2-story home has approximately 7,881 square feet of living space with a two-car garage. The residence will have six (6) bedrooms, seven and a half (7 1/2) bathrooms.

Project Manager Bryan Simpken, came forward and presented the proposed new single family home that consist of six (6) bedrooms and seven and a half (7 ½) bathrooms with approximately 7,881 square feet. He provided a brief explanation of the first floor that included double heightened ceiling; foyer; patio; pool spa; gourmet kitchen; theater room; wine cellar; 2 car garages and the housekeeper room.

Second Floor has the five (5) bedrooms with private bathrooms; walk in closets; two (2) cover terraces; and flat roof. He added that the landscaping plan was specially design to have Florida native landscaping.

PUBLIC COMMENT

Frances Neuhut, 9920 W. Broadview Drive, came forward and was concerned with the existing landscaping on the proposed property. She felt the home was not compatible with the community.

CLOSED PUBLIC COMMENT

There was a brief discussion on the size of the home; mass; site plan design; lack of articulation to the north and east façade; pool analysis; newly adopted ordinance on front yard landscaping and how the proposed home did not fit with the community.

Consensus was for the applicant to come back with the Board recommendation to remove some items to provide relief to the home and break up the overall mass of the proposed home.

Item 3. Discussion regarding the proposed ordinance drafted by the Town Planner after the last meeting discussions. The proposed ordinance will be transmitted to the Town Council to consider at the August meeting with the recommendation from the Planning and Zoning Board. Attached is a copy of the ordinance and additional information provided by the Town Planner's office.

Town Planner, Michael Miller, came forward and presented the Board with several options to consider with illustration on how to pinch in the second floor. He reported the Town Council approved an ordinance where the small strips of grass in between concrete would not be counted as open space (pervious area).

There was a detailed discussion from the Board on the proposed ordinance text definitions for pervious and impervious area; definition for open space; language to define pervious materials; suggested percentage differential between the ground floor and second floor; language on how to utilize flex setbacks and to include a provision for the Board discretion to waive those percentage requirements should the project provides additional enhancements of architectural articulation is provided.

Consensus was to make the following recommendations to the Town Council for a Code amendment on the following:

- Open space definition to be added to the proposed ordinance.
- For projects design as two-story homes, the second story gross floor area shall not exceed eighty (80) percent of the first-floor gross area. The reduced percentage may also be applied to the first floor, so there is a twenty (20) percent differential between each floor.
- Add a provision to allow the Board to have the discretion to waive the 20 percent differential, if the project contains additional and/or unique architectural enhancements.

Item 4. Approval of minutes of the Board meeting held on February 6, 2018 and February 20, 2018.

ACTION: Board Member Kean made a motion to approve the meeting minutes. Board Member Frankel seconded the motion and it passed unanimously.

There being no further business to discuss meeting was adjourned at 9:37 p.m.

CHAIR

ATTEST

TOWN CLERK

DRAFT

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

A Planning & Zoning Board Meeting was held Tuesday, September 4th, 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:

Vice Chair Jerome Gavcovich
Board Member Jed Frankel
Board Member Roger Santana

Board Member Alan Bebachik
Board Member Wesley Kean
Board Member Oscar Sklar

Item No. 1 - Request for approval for a new single family home for PRO NAN X LLC at 9955 West Broadview Drive, Lot 4 Block 37. On July 18, 2018 they came before the Board and the project was denied. The owner has made changes as requested. The proposed new 2-story single family home has approximately 8,317 square feet of living space with a two-car garage. The residence will have six (6) bedrooms, seven and a half (7 1/2) bathrooms. Enclosed please find the site plan and elevations.

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 facade 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 facade 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 facade.
- 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.

Brian Sipkin, Project Manager from America Building Engineers located at 1842 East Oakland Park Blvd., Ft. Lauderdale came forward and described the changes made to the project. Discussion with the Board followed regarding materials, landscaping, fencing, massing, ect.

Board members felt that house was out of scale and there were still concerns with the massing of the project compared to the house next door.

Mr. Sipkin, responding to a question regarding walls, clarified that the wall will only be on the north side surrounding the pool, it will be a CBS wall with a picket fence on top of the solid area. Originally there was a 6 ft. tall CBS wall but it was replaced with the 3 ft. solid CBS with the picket fence on top to meet the Town Code. Responding to a question about retaining water on the property, Mr. Sipkin stated that the grade was not being raised.

Board members felt that there was improvement from that last time, but it still needed some work. The picket fence on the roof didn't look like it fit the design. Mr. Sipkin stated that it can be glass or stucco instead of a picket fence on the roof.

Some of the other Board comments were as follows: The west façade looks flat. Some elements can be added to make it look lighter. Push the setback in on the west side. The east side is still going to look pretty flat for the neighbor. Can create more usable spaces outside to help the overall design. Show the scale of this house compare to the neighboring one-story house. Need to address the overall massing of the structure.

Mr. Sipkin stated that he would move the garage forward and look at the front setback to see what he can do to make the space more usable.

PUBLIC COMMENT

There was no public comment.

CLOSED PUBLIC COMMENT

ACTION: Board Member Kean made a motion to deny the proposed project. He stated that he felt the massing has not been thoroughly addressed. Board Member Bebchick seconded the motion and it passed unanimously.

Town Clerk Siegel stated that she had distributed a copy of an ordinance that was just approved by the Town Council making the Planning and Zoning Board appointments staggered. She stated that the changes will take place in 2020 where the Council will draw lots and three positions will be one year appointment and four positions will be for a two year appointment. This will achieve the desired staggered terms.

There being no further business to discuss meeting was adjourned at 8:00 p.m.

CHAIR

ATTEST

TOWN CLERK