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

April 16, 2019

FINAL AGENDA

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

PLEDGE OF ALLEGIANCE

ROLL CALL

1. Request for a revision for a new site development for "Church by the Sea" located at 1000 Kane Concourse, Tract N. On July 28, 2016 the Board approved a Site Development Plan application for the Church-By-The-Sea redevelopment project at the current Ocean Cadillac site at 1000 Kane Concourse (Town Resolution #2098). Since that time the project architect has worked to develop a more refined construction plan. Several items were identified as "major" and the Town determined needed PZB re-approval. Zyscovich Architect staff prepared a set of PZB approved / requested modification plans (changes highlighted in red) together with a narrative explaining each change. We have reviewed each item and find they comply with minimum Town Code requirements and the PZB conditions of approval. Enclosed please find the previously PZB approved plans and modified plans. (Item #1A)

** Staff Review:* Design meets Town Code and was approved by Michael Miller, Town Planner.

2. Approval of minutes of the Board meeting held on June 5, 2018, July 17, 2018 and September 4, 2018. (Item #2A)

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 16, 2019

ITEM NUMBER: 1.

ITEM: Request for a revision for a new site development for "Church by the Sea" located at 1000 Kane Concourse, Tract N. On July 28, 2016 the Board approved a Site Development Plan application for the Church-By-The-Sea redevelopment project at the current Ocean Cadillac site at 1000 Kane Concourse (Town Resolution #2098). Since that time the project architect has worked to develop a more refined construction plan. Several items were identified as "major" and the Town determined needed PZB re-approval. Zyscovich Architect staff prepared a set of PZB approved / requested modification plans (changes highlighted in red) together with a narrative explaining each change. We have reviewed each item and find they comply with minimum Town Code requirements and the PZB conditions of approval. Enclosed please find the previously PZB approved plans and modified plans. (Item #1A)

DESCRIPTION:

RECOMMENDED ACTION:

Design meets Town Code and was approved by Michael Miller, Town Planner.

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez

ATTACHMENTS

1. 1000 Kane Church by the Sea Narratives of Changes for P & Z
2. 1000 Kane Church by the Sea P&Z Proposed Revision 20180410
3. BHI PZB Staff Report CBTS Rev Apr 9 2019

April 2, 2019

To: Town of Bay Harbor islands, Planning & Zoning

**1000 Kane Concourse. Church by the Sea Planning & Zoning Revision to the July 28, 2016
Approval Resolution #2098**

The proposed P & Z revision set dated March 18, 2019 includes data sheet, footprint calculation diagrams, architectural floor plans, elevations, sections and renderings. This proposed set also includes a comparison between original approved plans and proposed plans with the following modifications:

Ground Floor:

- Steeple was recessed to the south to satisfy condition of approval of Resolution #2098 based on the June 27, 2016 set. As a result of satisfying this condition, the footprint of building was reduced.
- Lobby floor elevation was raised 1 ft from approved plans to minimize potential of flooding. Overall floor to floor height did not change.
- Floor Elevation of the 1st Level of Parking was raised 6 inches to minimize the potential of flooding.
- Parking spaces were reconfigured to provide all mechanical rooms and BOH spaces required. Total Tandem Parking was reduced, and stackers were added. Refer to Data Sheet GN-002 and Site Plan A-101

Second Floor:

- As a result of satisfying the condition to move the steeple, the footprint of the building was reduced.
- Interior layout of spaces reconfigured during design and development of construction drawings for the project.
- Addition of 5 ft in overall height of the second floor due to structural implication and to maintain an appropriate ceiling height to the fellowship once additional structure was added. Refer to Sheets A-201,202,301 & 302. Exterior finishes to remain as approved. Refer to Sheets A-201 to A-501.
- Addition of 2 feet added to chapel for structural purposes .
- Southern Wall of the Sanctuary pushed back 1'-7" to provide required setback as per code. Refer to Sheet A-102.
- Removal of perforated metal covering the windows facing Kane Concourse. Refer to Sheets A-201 and Rendering A-401.

Third Level

- As a result of satisfying the condition to move the steeple, the footprint of the building was reduced.
- Interior layout of spaces reconfigured during design and development of construction drawings for the project.

Roof Level

- Removal of public access to roof. Stacked elevators at the corner of Kane and East Bay Harbor stop at the third level. Elevator core mass at that location reduced.

South Elevation. Sheet A-202

- South Elevation
 - Storefront glass to replace stained glass. This glass is not directly exposed to the exterior since it is behind the first layer of stucco wall with openings as approved by Planning and Zoning.
 - The south elevation first layer of openings reflects increase in height of 5 ft.



CHURCH BY THE SEA

PLANNING AND ZONING REVISION TO THE JULY 28, 2016 APPROVAL RESOLUTION # 2098

1000 Kane Concourse
Bay Harbor Islands, FL 33154

INDEX LIST	
INDEX	TITLE
GN- 001	COVER SHEET
GN- 002	DATA SHEET
GN- 004	SETBACK DIAGRAM
SURVEY	
ARCHITECTURAL	
A- 101	FIRST FLOOR PLAN
A- 102	SECOND FLOOR
A- 103	THIRD FLOOR
A- 104	ROOF FLOOR
A- 105	ROOF TOP MECHANICAL AREA
A- 201	ELEVATIONS
A- 202	ELEVATIONS
A- 301	SECTIONS
A- 302	SECTIONS
A- 401	RENDERING
A- 501	MATERIAL BOARD
A- 601	SOFT CALCULATION DIAGRAMS
Grand total: 16	

CHURCH BY THE SEA

1000 Kane Concourse
Bay Harbor Islands, FL 33154

Project

PLACE
CLIENT LOGO
HERE

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Revision:	Date:	Note:

COVER SHEET

1817NCBS03-27-2019

GN- 001

1000 KANE CHURCH BY THE SEA/RETAIL

<i>CHURCH BY THE SEA W RETAIL</i>		<i>ZONING DESIGNATION & FLOOR AREA</i>		<i>B-1 - Future Land Use: Commercial</i>
<i>SITE</i>	<i>SITE 1 52,110 SF =/-1.20 Acres</i>	<i>SITE 2 9,750 SF +/-0.22 Acres</i>	<i>61,860 SF = +/-1.42 Acres</i>	

	REQUIRED	PROPOSED
FLOOR AREA	NA	*74,620 SF
*TOTAL FLOOR AREA INCLUDES GROSS FLOOR AREA MINUS STAIRS, ELEVATORS, OPEN AREAS WITH NO AC . RETAIL 8,781 SF & CHURCH 65,839 SF		

CHURCH BY THE SEA		PARKING ANALYSIS			
PARKING BUSINESS DISTRICT	REQUIRED		PROVIDED		* VARIANCE
TOTAL PARKING SPACES	1PK Per 300 sf for Retail	8,781/300= 30 Spaces			
	1 Pk per 4 fixed Seats (Total of 386 Fixed Seats)	386 / 4 = 97 Spaces			
TOTALS	127 SPACES		Site 1	50 Regular Spaces 10 Tandem 24 Stacker 5 Accessible 3 Electric	NONE
			Site 2	35 West Lot	
			Total	127 SPACES	

LEGAL DESCRIPTION

Tract "N" of "NOLAN BROWN", according to the Plat thereof, as recorded in Plat Book 56, Page 53, of the Public Records of Miami-Dade County, Florida.

AND

Lot 18 Block 12 "BAY HARBOUR ISLANDS", according to the Plat thereof, as recorded in Plat Book 46, Page 5, of the Public Records of Miami-Dade County, Florida.

Containing 61,860 Square Feet or 1.42 Acres, more or less, by calculations.

NOTES:

-Property appears to be located in Flood Zone "AE" with the Base Flood Elevation being 9.0 feet. (Refer to Survey)
Retail and Lobby will require Flood Panels. Refer to Elevation Sheets
-Design of the Building is based on 2014 Florida Building Code

CHURCH BY THE SEA	ZONING ANALYSIS	
SETBACKS BUSINESS DISTRICT	EXISTING / REQUIRED	PROVIDED
KANE CONCOURSE/ 96TH STREET	MIN. 55'-0" FROM CENTERLINE OF THE ROADWAY	MIN 55'-0" FROM CENTERLINE OF THE ROADWAY
EAST BAY HARBOR	5'-0" FOR THE FIRST 30 FT. FOR EACH ADDITIONAL 3 FT OF BLDG HEIGHT ABOVE 30 FT, THERE SHALL BE ONE ADDITIONAL FOOT OF BLDG SETBACK FOR THAT PORTION OF THE STRUCTURE OVER 30 FT. MAX SETBACK 15 FT	MIN 5'-0" @ GROUND FL (UP TO 12'-6") UPPER LEVELS MIN 12'-6" (UP TO 28'-7") All Portions of Building above 30 ft meet minimum requirements
95TH STREET	5'-0" FOR THE FIRST 30 FT. FOR EACH ADDITIONAL 3 FT OF BLDG HEIGHT ABOVE 30 FT, THERE SHALL BE ONE ADDITIONAL FOOT OF BLDG SETBACK FOR THAT PORTION OF THE STRUCTURE OVER 30 FT. MAX SETBACK 15 FT	MIN 5'-0" @ GROUND FL UPPER LEVELS MIN 10'-8" All Portions of Building above 30 ft meet minimum requirements
INTERIOR/REAR	0'-0"	0'-0" @ GROUND FL & UPPER LEVELS

HEIGHT BUSINESS DISTRICT	ALLOWED/REQUIRED	PROVIDED
	65'-0" ABOVE BASE FLOOD ELEVATION BFE=(+9.00 NGVD) MAX. ALLOWED HEIGHT =(+74.00 NGVD)	57'-8 1/2" ABOVE BASE FLOOD ELEVATION (+66.70 NGVD)

FLOOR ARE BREAKDOWN		
USE	FLOOR	FLOOR AREA (SF)
RETAIL	1	8,781
	2	
	3	
CHURCH BY THE SEA	1	1,651 Lobby/Foyer
	2	38,687
	3	25,501
TOTAL		74,620 SF

OVERALL TOTALS CHURCH BY THE SEA FAR CALCULATION			
CALCULATION	TOTAL BUILDING (GFA)	SITE AREA (SF)	FAR RATIO
TOTAL	74,620 SF	61,860 SF	1.21

1 DATA SHEET
GN- 002 Scale: 12" = 1'-0"

CHURCH BY THE SEA

PLACE
CLIENT LOGO
HERE

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Bay Harbor Islands, FL 33154**

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Req. No. RA-7410

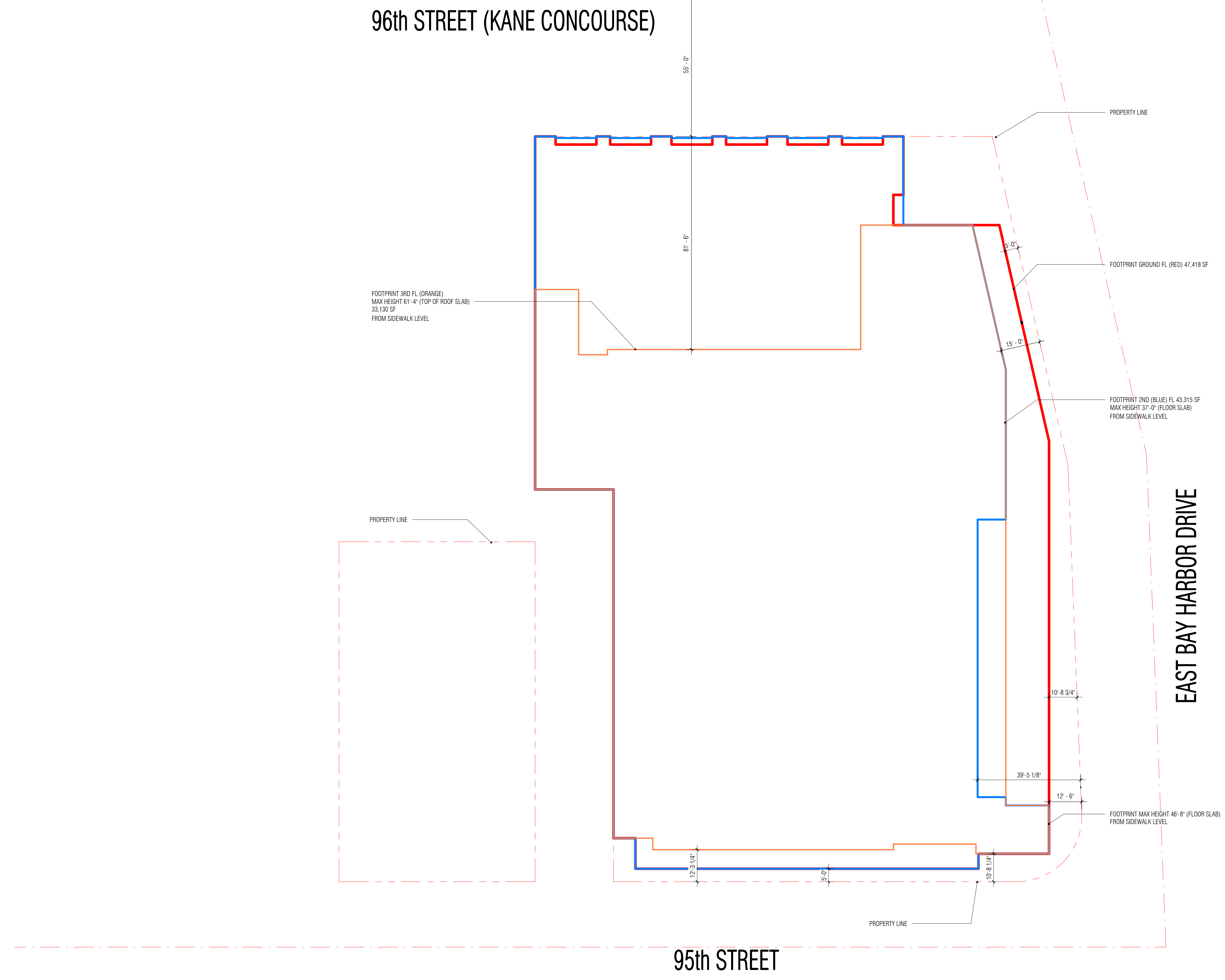
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DATA SHEET

1817NCBS	03-27-2019
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GN- 002



1 **SETBACK DIAGRAM**
GN- 004 Scale: 1" = 20'-0"

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Bay Harbor Islands, FL 33154

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Revision:	Date:	Note:

**SETBACK
DIAGRAM**

1817NCBS

03-27-2019

GN- 004

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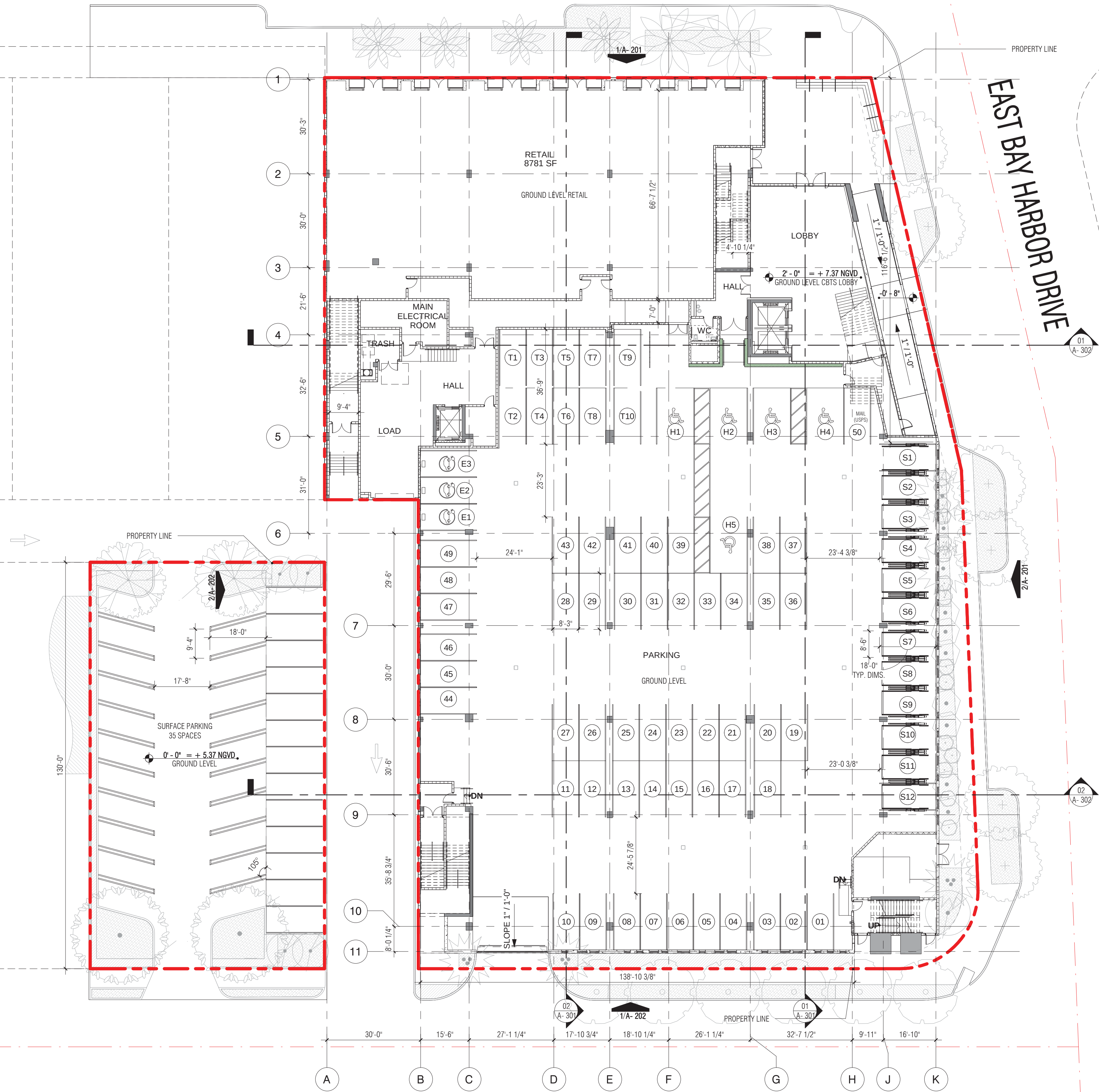
A

96th STREET (KANE CONCOURSE)

EAST BAY HARBOR DRIVE

95th STREET

PARKING LEGEND	
(R)	REGULAR SPACES
(T)	TANDEM
(S)	STACKER
(H)	ACCESSIBLE
(E)	ELECTRIC



1 GROUND FLOOR
A- 101 Scale: 1" = 20'-0"

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Revision:	Date:	Note:

FIRST FLOOR
PLAN

1817NCBS 03-27-2019

A- 101

1

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4

5

7

1

2

3

4

5

7

96th STREET (KANE CONCOURSE)

EAST BAY HARBOR DRIVE

95th STREET

1 SECOND LEVEL ZONING

A- 102 Scale: 1" = 20'-0"

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Revision:	Date:	Note:

SECOND FLOOR

1817NCBS 03-27-2019

A- 102

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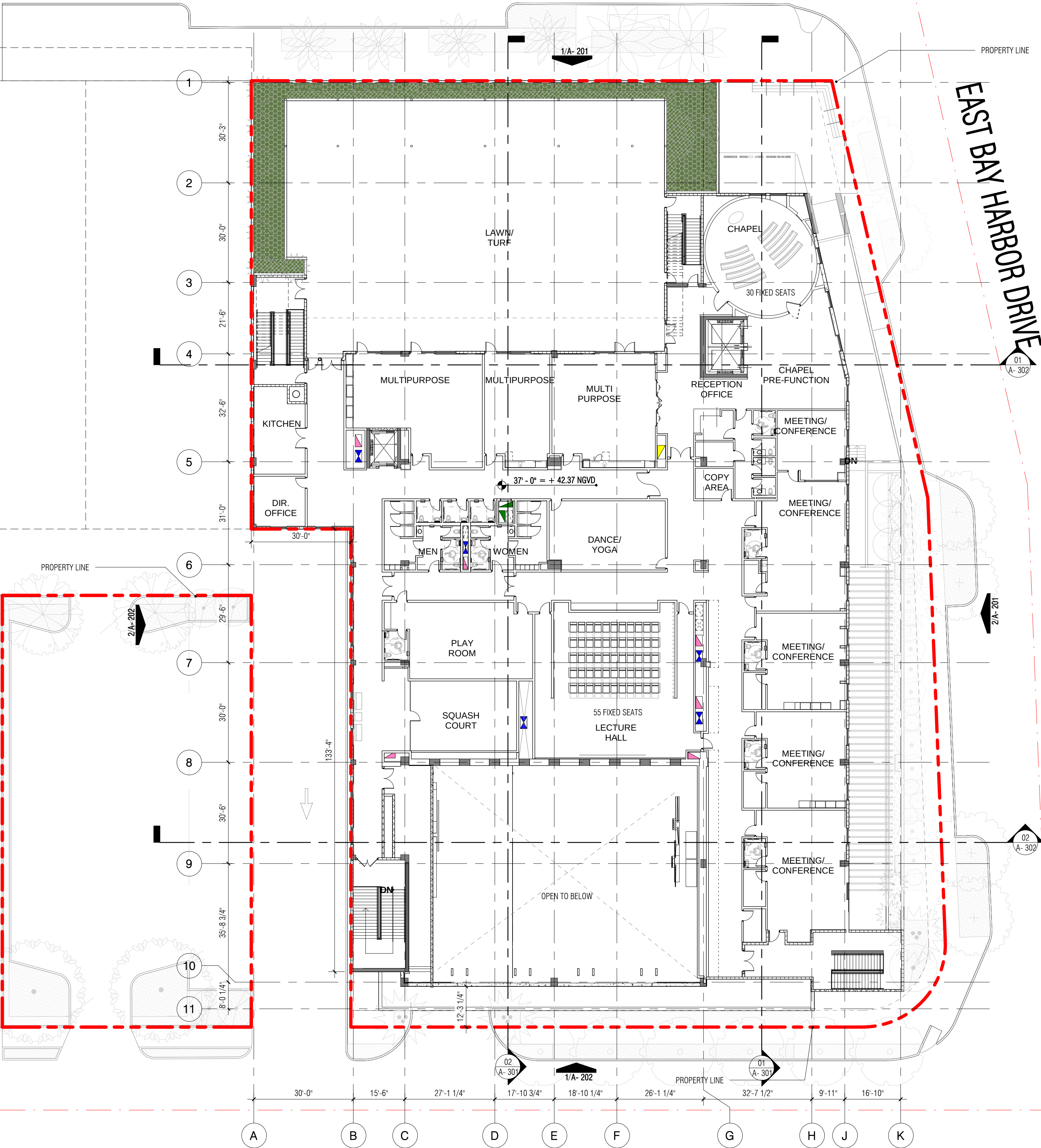
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96th STREET (KANE CONCOURSE)

EAST BAY HARBOR DRIVE

95th STREET

1 THIRD LEVEL ZONING
A- 103 Scale: 1" = 20'-0"



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Revision:	Date:	Note:

THIRD FLOOR

1817NCBS 03-27-2019

A- 103

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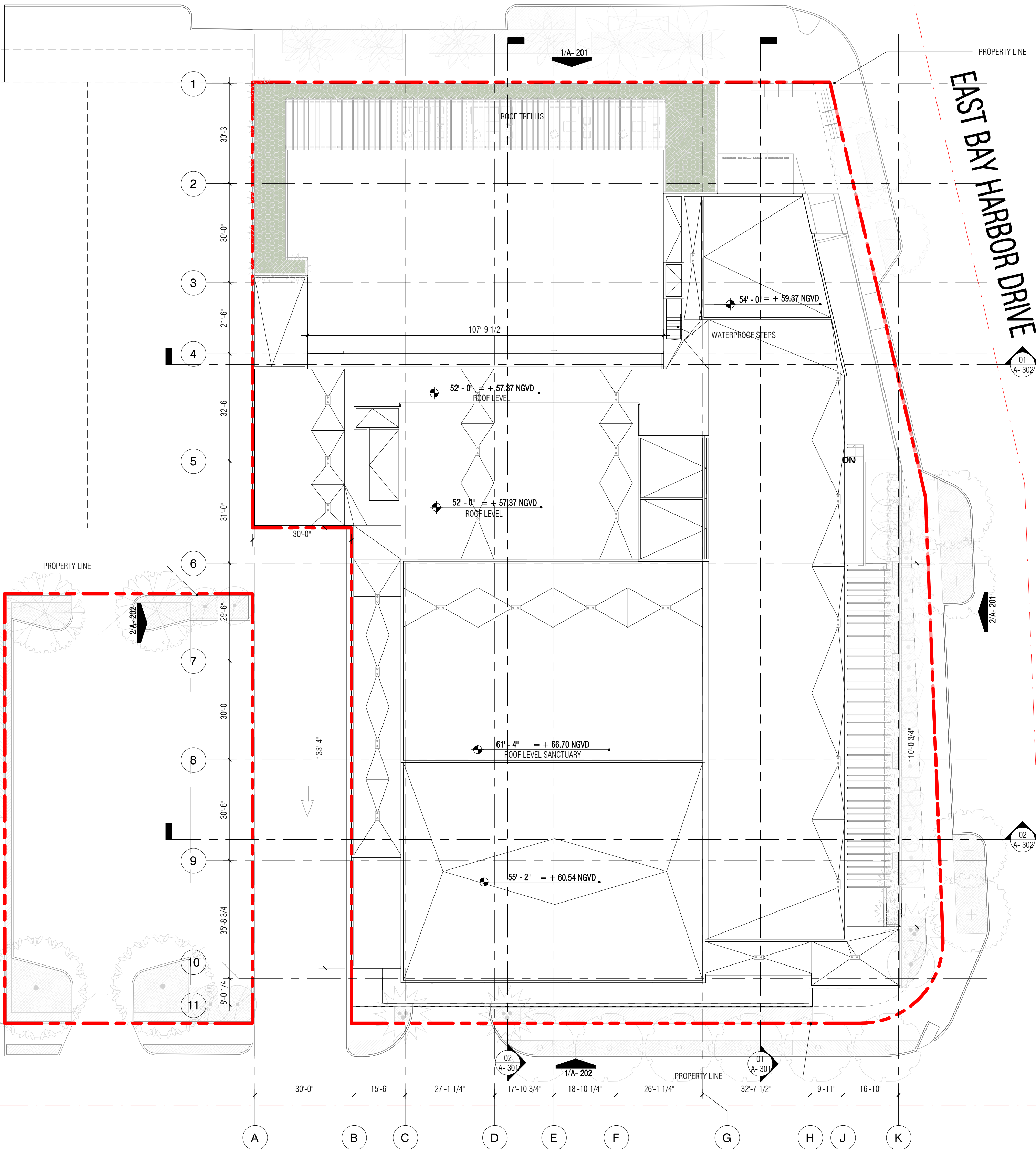
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A

96th STREET (KANE CONCOURSE)

EAST BAY HARBOR DRIVE



95th STREET

1 MECHANICAL ROOF FLOOR

A- 105 Scale: 1" = 20'-0"

CHURCH BY THE SEA

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Revision: Date: Note:

**ROOF TOP
MECHANICAL
AREA**

1817NCBS 03-27-2019

A- 105

1000 Kane Concourse
Bay Harbor Islands, FL 33154

Reg. No RA-7410



1 NORTH ELEVATION-96 STREET
A- 201 Scale: 1/16" = 1'-0"



2 EAST ELEVATION - EAST BAY HARBOR
A- 201 Scale: 1/16" = 1'-0"

Project
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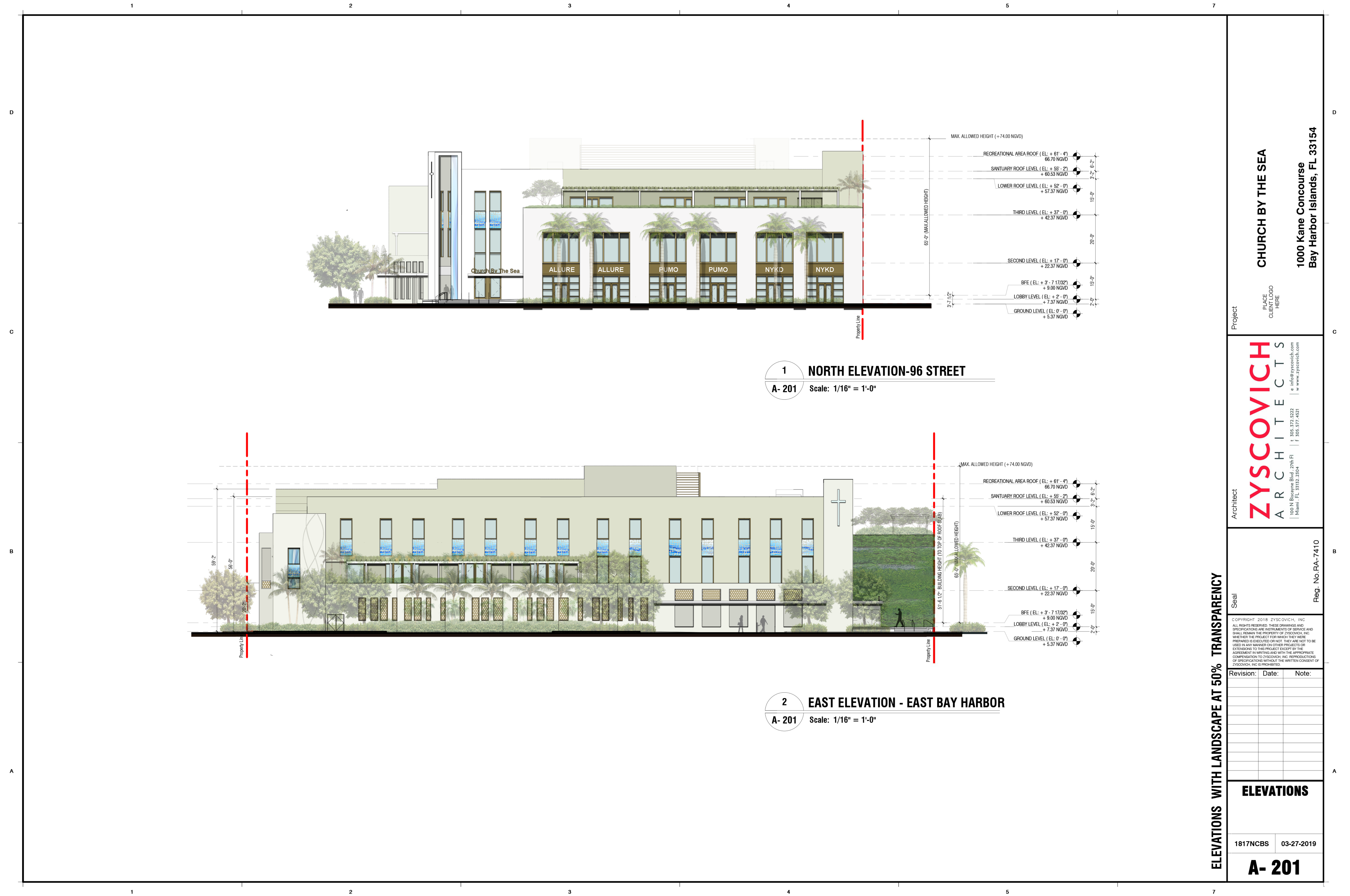
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ELEVATIONS

1817NCBS 03-27-2019

A- 201



ELEVATIONS WITH LANDSCAPE AT 50% TRANSPARENCY

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Revision:	Date:	Note:

ELEVATIONS

1817NCBS 03-27-2019

A- 201



1 SOUTH ELEVATION - 95 STREET
A- 202 Scale: 1/16" = 1'-0"



2 INTERIOR ELEVATION - ALLEY
A- 202 Scale: 1/16" = 1'-0"

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Revision:	Date:	Note:

ELEVATIONS

1817NCBS 03-27-2019

A- 202



1 SOUTH ELEVATION - 95 STREET
A- 202 Scale: 1/16" = 1'-0"



2 INTERIOR ELEVATION - ALLEY
A- 202 Scale: 1/16" = 1'-0"

ELEVATIONS WITH LANDSCAPE AT 50% TRANSPARENCY

Project

CHURCH BY THE SEA

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Revision:	Date:	Note:

ELEVATIONS

1817NCBS 03-27-2019

A- 202

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A

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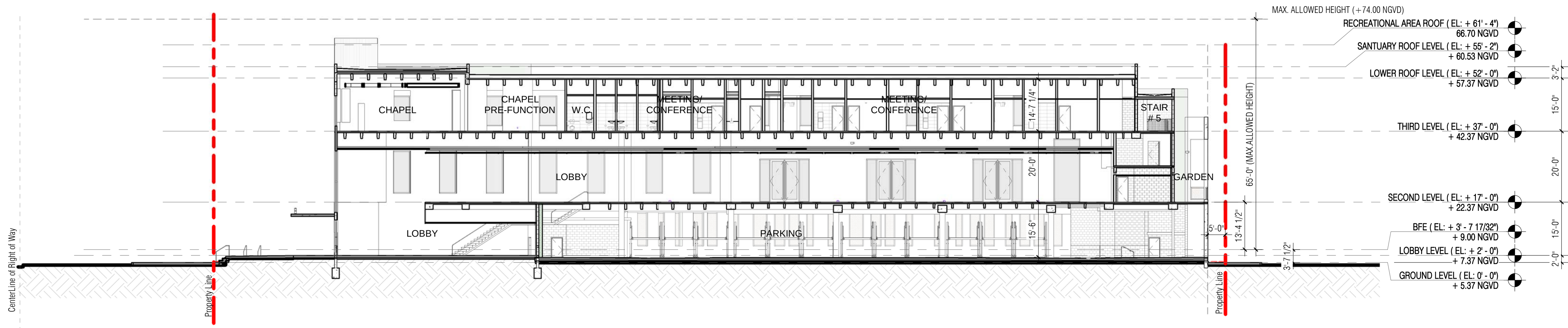
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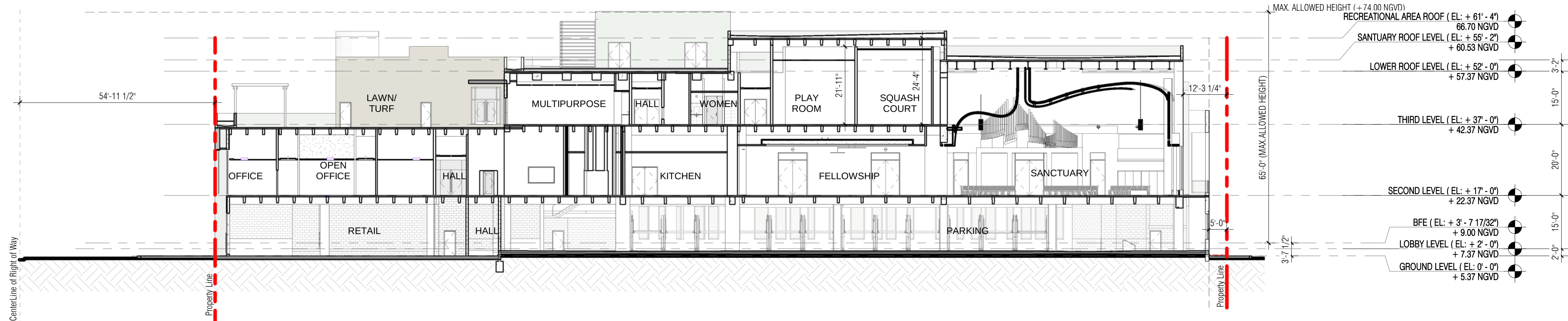


01

SECTION 1

A- 301

Scale: 1" = 20'-0"



02

SECTION 2

A- 301

Scale: 1" = 20'-0"

CHURCH BY THE SEA

1000 Kane Concourse
Bay Harbor Islands, FL 33154

Project

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CLIENT LOGO
HERE

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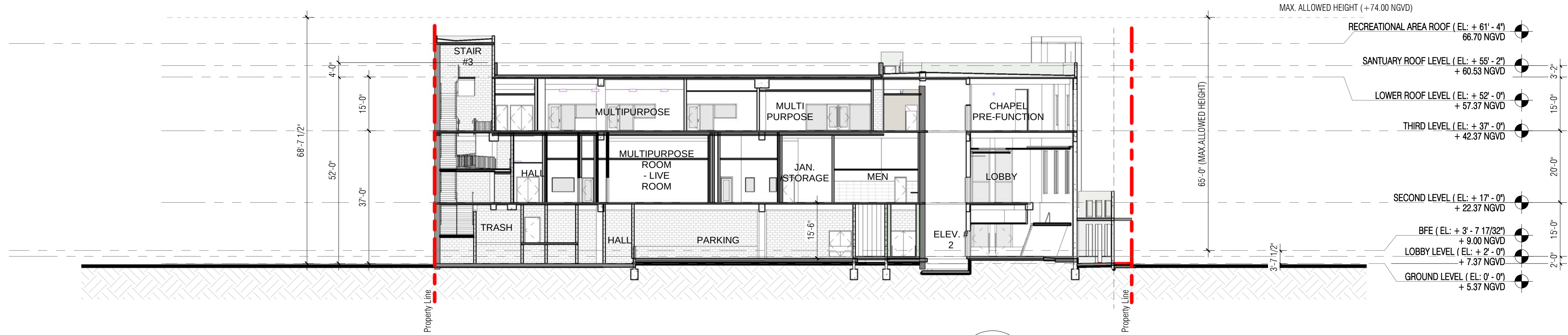
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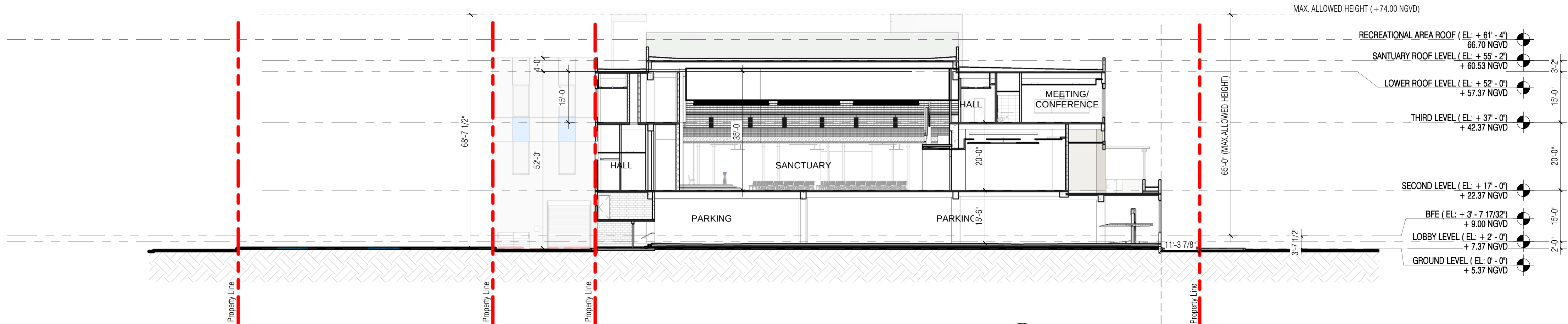
SECTIONS

1817NCBS 03-27-2019

A- 301



01 SECTION 1
A- 302 Scale: 1" = 20'-0"



02 SECTION 2
A- 302 Scale: 1" = 20'-0"

CHURCH BY THE SEA
1000 Kane Concourse
Bay Harbor Islands, FL 33154

Project
PLACE
CLIENT LOGO
HERE

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SECTIONS

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A- 302



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RENDERING

1817NCBS 03-18-2019

A- 401



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Revision:	Date:	Note:

MATERIAL
BOARD

1817NCBS 03-27-2019

A- 501

- 1- Balboa Mist color paint
- 2- White Diamond color paint
- 3- Scouring lines 2"
- 4- Artificial green wall
- 5- Aluminum perforated metal 50% Solid to 50% circular holes ratio (bronze color)
- 6- Metal panel bronze color
- 7- Wave pattern in shades of blue



CHURCH BY THE SEA
APPROVED PLANNING AND ZONING SET 2016, RESOLUTION #2098
&
PLANNING AND ZONING PROPOSED REVISION

COVER SHEET

BAY HARBOR, FL

CHURCH BY THE SEA

03/27/2019

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CHURCH BY THE SEA W RETAIL		ZONING DESIGNATION & FLOOR AREA		B-1 - Future Land Use: Commercial	
SITE		SITE 1 52,110 SF = +/-1.20 Acres		SITE 2 9,750 SF +/-0.22 Acres	
				61,860 SF = +/-1.42 Acres	
		REQUIRED		PROPOSED	
FLOOR AREA		NA		*75,583 SF	
*TOTAL FLOOR AREA INCLUDES GROSS FLOOR AREA MINUS STAIRS, ELEVATORS, OPEN AREAS WITH NO AC . RETAIL 8,500 SF & CHURCH 67,083 SF					
CHURCH BY THE SEA		PARKING ANALYSIS			
PARKING BUSINESS DISTRICT	ALLOWED OR REQUIRED		PROVIDED	* VARIANCE	
TOTAL PARKING SPACES	1PK Per 300 sf for Retail	8500/300 = 28 Spaces			
	1 Pk per 4 fixed Seats (Total of 386 Fixed Seats)	386 / 4 = 97 Spaces			
TOTALS	125 SPACES		106 Regular Spaces + 20 Tandem = 126 SPACES	NONE	
PARKING BREAKDOWN	REGULAR SPACES	TANDEM	ACCESSIBLE		
SITE 1 COVERED PARKING (EAST LOT)	71	20 TANDEM	5		
SITE 2 (WEST LOT)	35				
TOTAL PARKING	126 SPACES				

LEGAL DESCRIPTION
Tract "N" of "NOLAN BROWN", according to the Plat thereof, as recorded in Plat Book 56, Page 53, of the Public Records of Miami-Dade County, Florida. AND Lot 18 Block 12 "BAY HARBOUR ISLANDS", according to the Plat thereof, as recorded in Plat Book 46, Page 5, of the Public Records of Miami-Dade County, Florida. Containing 61,860 Square Feet or 1.42 Acres, more or less, by calculations.

CHURCH BY THE SEA		ZONING ANALYSIS	
SETBACKS BUSINESS DISTRICT	EXISTING / REQUIRED	PROVIDED	
KANE CONCOURSE/ 96TH STREET	MIN. 55'-0" FROM CENTERLINE OF THE ROADWAY	MIN 55'-0" FROM CENTERLINE OF THE ROADWAY	
EAST BAY HARBOR	5'-0" FOR THE FIRST 30 FT. FOR EACH ADDITIONAL 3 FT OF BLDG HEIGHT ABOVE 30 FT, THERE SHALL BE ONE ADDITIONAL FOOT OF BLDG SETBACK FOR THAT PORTION OF THE STRUCTURE OVER 30 FT. MAX SETBACK 15 FT	MIN 5'-0" @ GROUND FL (UP TO 12'-6") UPPER LEVELS: MIN 12'-6" (UP TO 28'-7") All Portions of Building above 30 ft meet minimum requirements	
95TH STREET	5'-0" FOR THE FIRST 30 FT. FOR EACH ADDITIONAL 3 FT OF BLDG HEIGHT ABOVE 30 FT, THERE SHALL BE ONE ADDITIONAL FOOT OF BLDG SETBACK FOR THAT PORTION OF THE STRUCTURE OVER 30 FT. MAX SETBACK 15 FT	MIN 5'-0" @ GROUND FL UPPER LEVELS: MIN 10'-8" All Portions of Building above 30 ft meet minimum requirements	
INTERIOR/REAR	0'-0"	0'-0" @ GROUND FL & UPPER LEVELS	

HEIGHT BUSINESS DISTRICT	ALLOWED/REQUIRED	PROVIDED
	65'-0" +62'-4" BFE= 70.37 NGVD	*54'-6" from Finish Retail floor of Ground Floor to Highest Roof Slab +52'-2" BFE= 59.87 NGVD
*Max. Height measured from the Base Flood Elevation. Top of Steeple is @ +61'-2" =69.20 NGVD		

FLOOR ARE BREAKDOWN			
USE	FLOOR	FLOOR AREA (SF)	
RETAIL	1	8,500	
	2		
	3		
CHURCH BY THE SEA	1	2,695 Lobby/Foyer	
	2	39,403	
	3	24,985	
TOTAL		75,583	

OVERALL TOTALS CHURCH BY THE SEA FAR CALCULATION			
CALCULATION	TOTAL BUILDING (GFA)	SITE AREA (SF)	FAR RATIO
TOTAL	75,583 SF	61,860 SF	1.22

APPROVED P & Z 2016



REDUCTION IN OVERALL FOOTPRINT; MINOR INCREASE IN RETAIL; PARKING CONFIGURATION; BUILDING HEIGHT; FAR DID NOT CHANGE, IT WAS NOT SHOWN CORRECTLY IN ORIGINAL P & Z SET

GN-002 -DATA SHEETS COMPARISON

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		REQUIRED	PROPOSED	
FLOOR AREA		NA		*74,730 SF
*TOTAL FLOOR AREA INCLUDES GROSS FLOOR AREA MINUS STAIRS, ELEVATORS, OPEN AREAS WITH NO AC. RETAIL 8,781 SF & CHURCH 65,949 SF				

CHURCH BY THE SEA		PARKING ANALYSIS			
PARKING BUSINESS DISTRICT	REQUIRED		PROVIDED		* VARIANCE
TOTAL PARKING SPACES	1PK Per 300 sf for Retail	8,781/300 = 30 Spaces			
	1 Pk per 4 fixed Seats (Total of 386 Fixed Seats)	386 / 4 = 97 Spaces			
TOTALS	127 SPACES		Site 1	50 Regular Spaces 10 Tandem 24 Stacker 5 Accessible 3 Electric	NONE
			Site 2	35 West Lot	
			Total	127 SPACES	

LEGAL DESCRIPTION
Tract "N" of "NOLAN BROWN", according to the Plat thereof, as recorded in Plat Book 56, Page 53, of the Public Records of Miami-Dade County, Florida, AND Lot 18 Block 12 "BAY HARBOUR ISLANDS", according to the Plat thereof, as recorded in Plat Book 46, Page 5, of the Public Records of Miami-Dade County, Florida, Containing 61,860 Square Feet or 1.42 Acres, more or less, by calculations.

NOTES:

-Property appears to be located in Flood Zone "AE" with the Base Flood Elevation being 9.0 feet. (Refer to Survey)
Retail and Lobby will require Flood Panels. Refer to Elevation Sheets
-Design of the Building is based on 2014 Florida Building Code

CHURCH BY THE SEA		ZONING ANALYSIS	
SETBACKS BUSINESS DISTRICT	EXISTING / REQUIRED	PROVIDED	
KANE CONCOURSE/ 96TH STREET	MIN. 55'-0" FROM CENTERLINE OF THE ROADWAY	MIN 55'-0" FROM CENTERLINE OF THE ROADWAY	
EAST BAY HARBOR	5'-0" FOR THE FIRST 30 FT. FOR EACH ADDITIONAL 3 FT OF BLDG HEIGHT ABOVE 30 FT, THERE SHALL BE ONE ADDITIONAL FOOT OF BLDG SETBACK FOR THAT PORTION OF THE STRUCTURE OVER 30 FT. MAX SETBACK 15 FT	MIN 5'-0" @ GROUND FL (UP TO 12'-6") UPPER LEVELS: MIN 12'-6" (UP TO 28'-7") All Portions of Building above 30 ft meet minimum requirements	
95TH STREET	5'-0" FOR THE FIRST 30 FT. FOR EACH ADDITIONAL 3 FT OF BLDG HEIGHT ABOVE 30 FT, THERE SHALL BE ONE ADDITIONAL FOOT OF BLDG SETBACK FOR THAT PORTION OF THE STRUCTURE OVER 30 FT. MAX SETBACK 15 FT	MIN 5'-0" @ GROUND FL UPPER LEVELS: MIN 10'-8" All Portions of Building above 30 ft meet minimum requirements	
INTERIOR/REAR	0'-0"	0'-0" @ GROUND FL & UPPER LEVELS	

HEIGHT BUSINESS DISTRICT	ALLOWED/REQUIRED	PROVIDED
	65'-0" ABOVE BASE FLOOD ELEVATION BFE=(+9.00 NGVD) MAX. ALLOWED HEIGHT =(+74.00 NGVD)	57'-8 1/2" ABOVE BASE FLOOD ELEVATION (+66.70 NGVD)

FLOOR ARE BREAKDOWN			
USE	FLOOR	FLOOR AREA (SF)	
RETAIL	1	8,781	
	2		
	3		
CHURCH BY THE SEA	1	1,651 Lobby/Foyer	
	2	38,687	
	3	25,501	
TOTAL		74,620 SF	

OVERALL TOTALS CHURCH BY THE SEA FAR CALCULATION			
CALCULATION	TOTAL BUILDING (GFA)	SITE AREA (SF)	FAR RATIO
TOTAL	74,620 SF	61,860 SF	1.21

P & Z PROPOSED REVISION

BAY HARBOR , FL

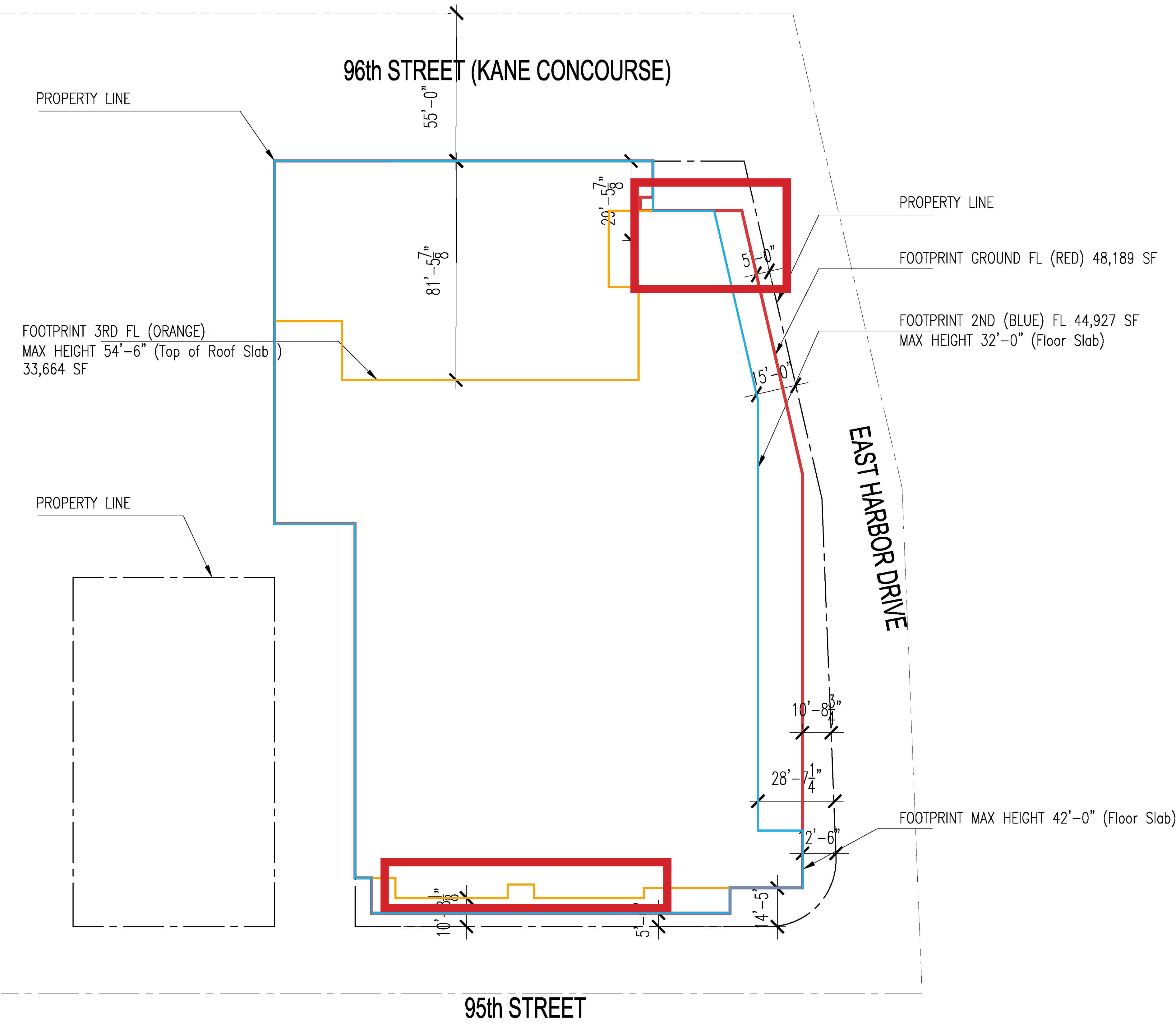
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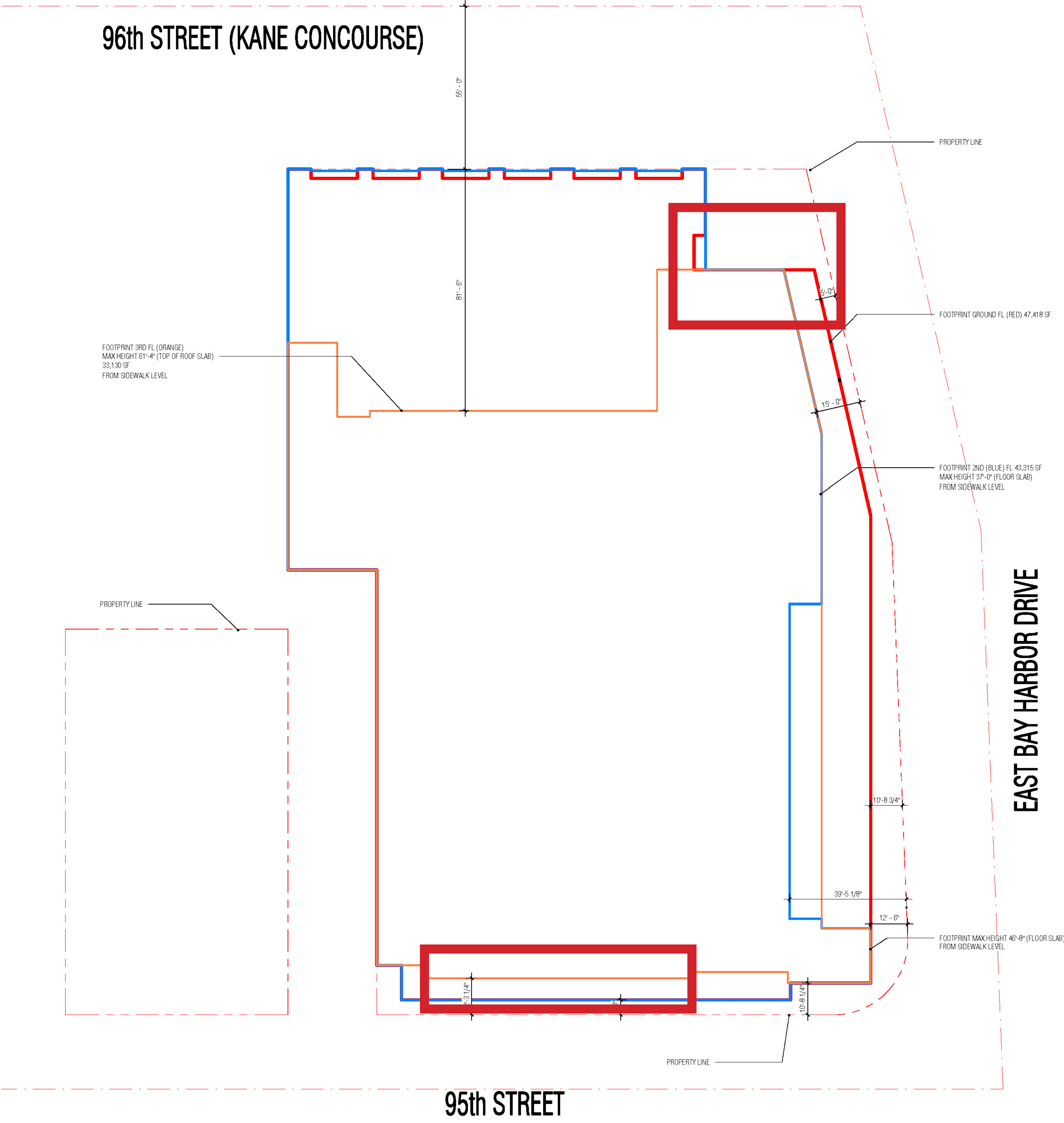
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APPROVED P & Z 2016



P & Z PROPOSED REVISION



STEEPLE PUSHED BACK AS PER CONDITIONS OF APPROVALS; SANCTUARY SOUTH WALL MOVED BACK 1'-7" TOWARDS THE NORTH

GN-004 -SETBACK DIAGRAMS COMPARISON

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BAY HARBOR , FL

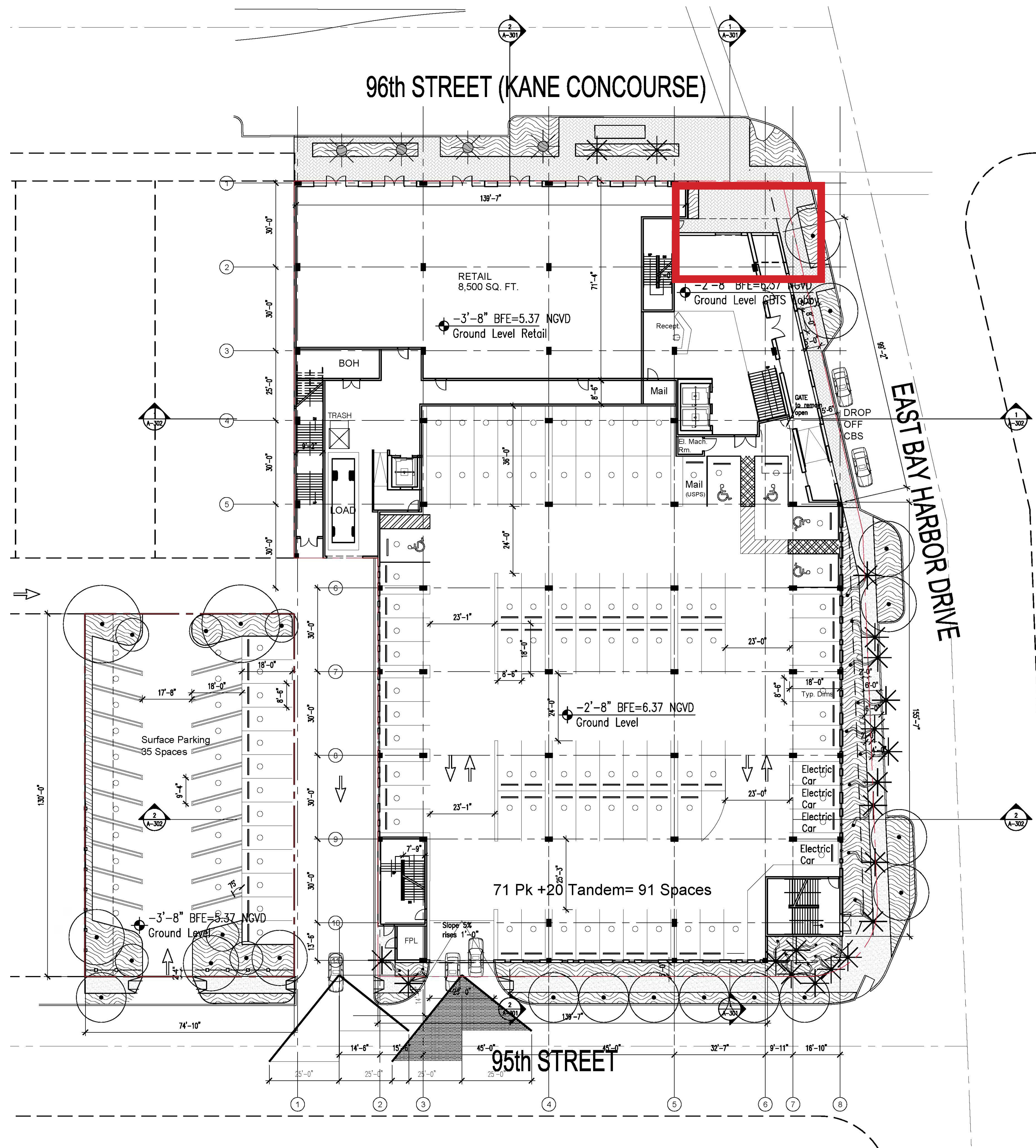
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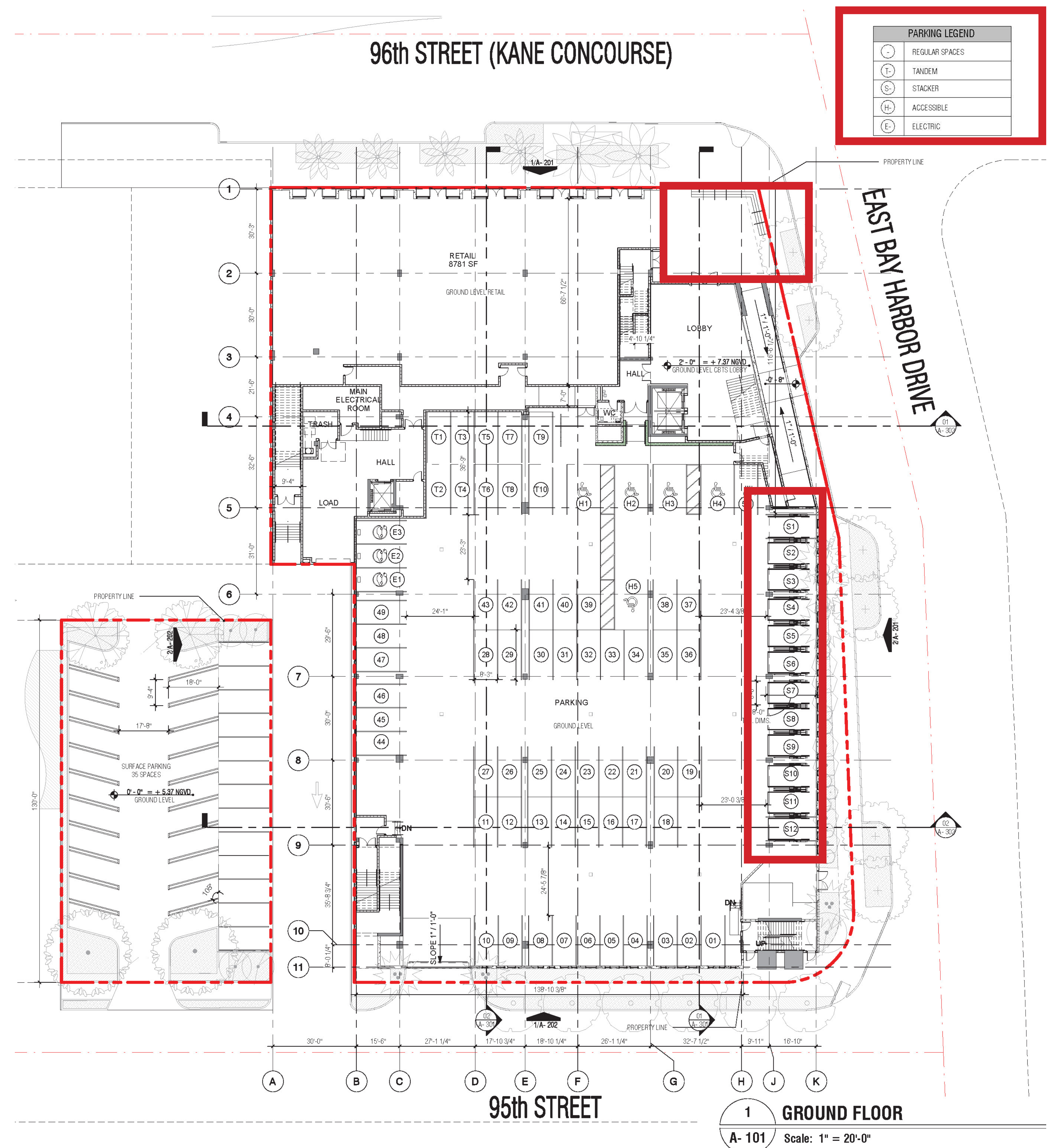
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P & Z PROPOSED REVISION



STEEPLE PUSHED BACK AS PER CONDITIONS OF APPROVALS; ADDITION OF STACKERS AND REDUCTION OF TANDEM PARKING

A-101 -FIRST FLOOR PLAN COMPARISON

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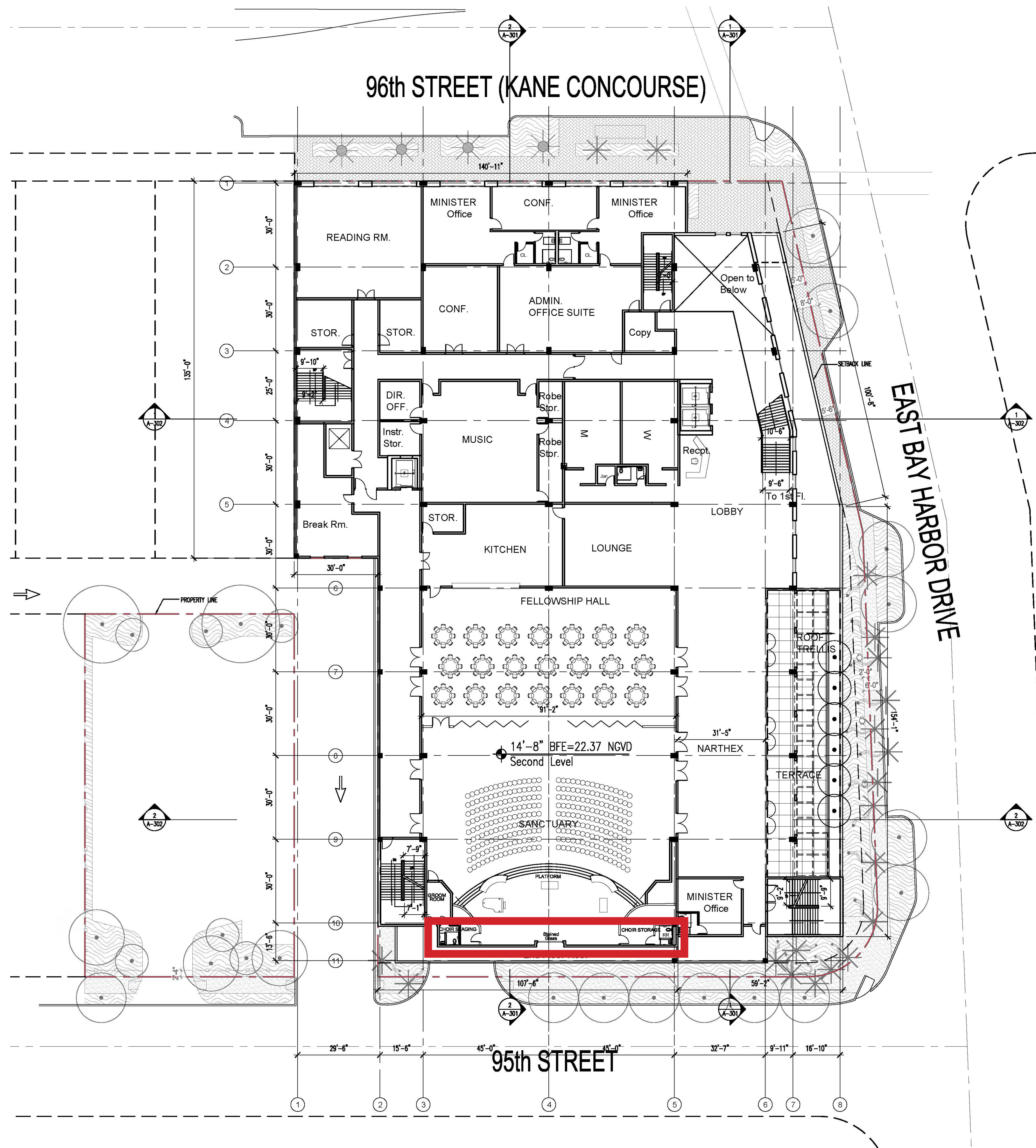
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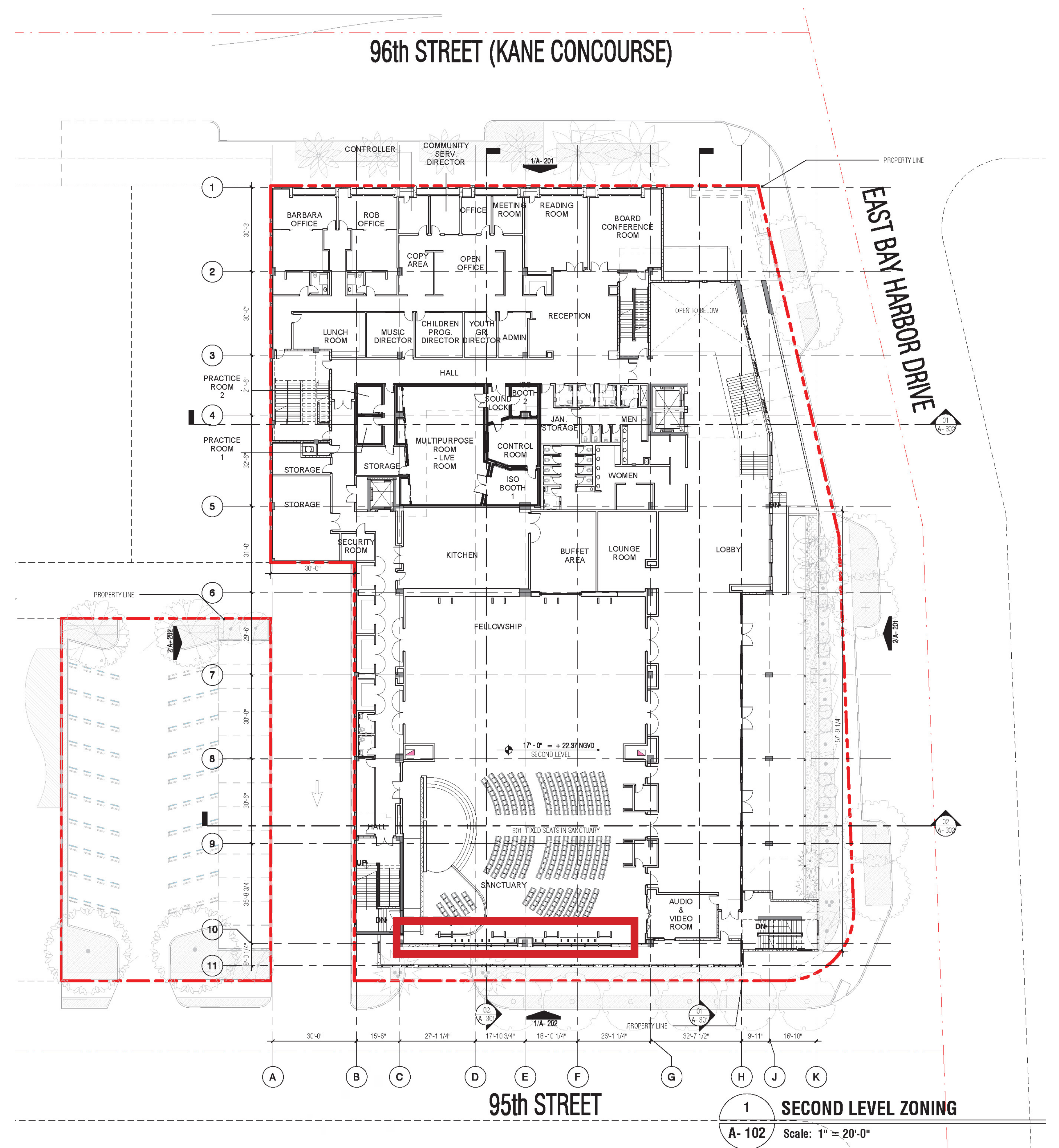
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APPROVED P & Z 2016



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SANCTUARY SOUTH WALL MOVED BACK 1'-7" TOWARDS THE NORTH; INTERIOR MODIFICATIONS ONLY

A-102 -SECOND FLOOR PLAN COMPARISON

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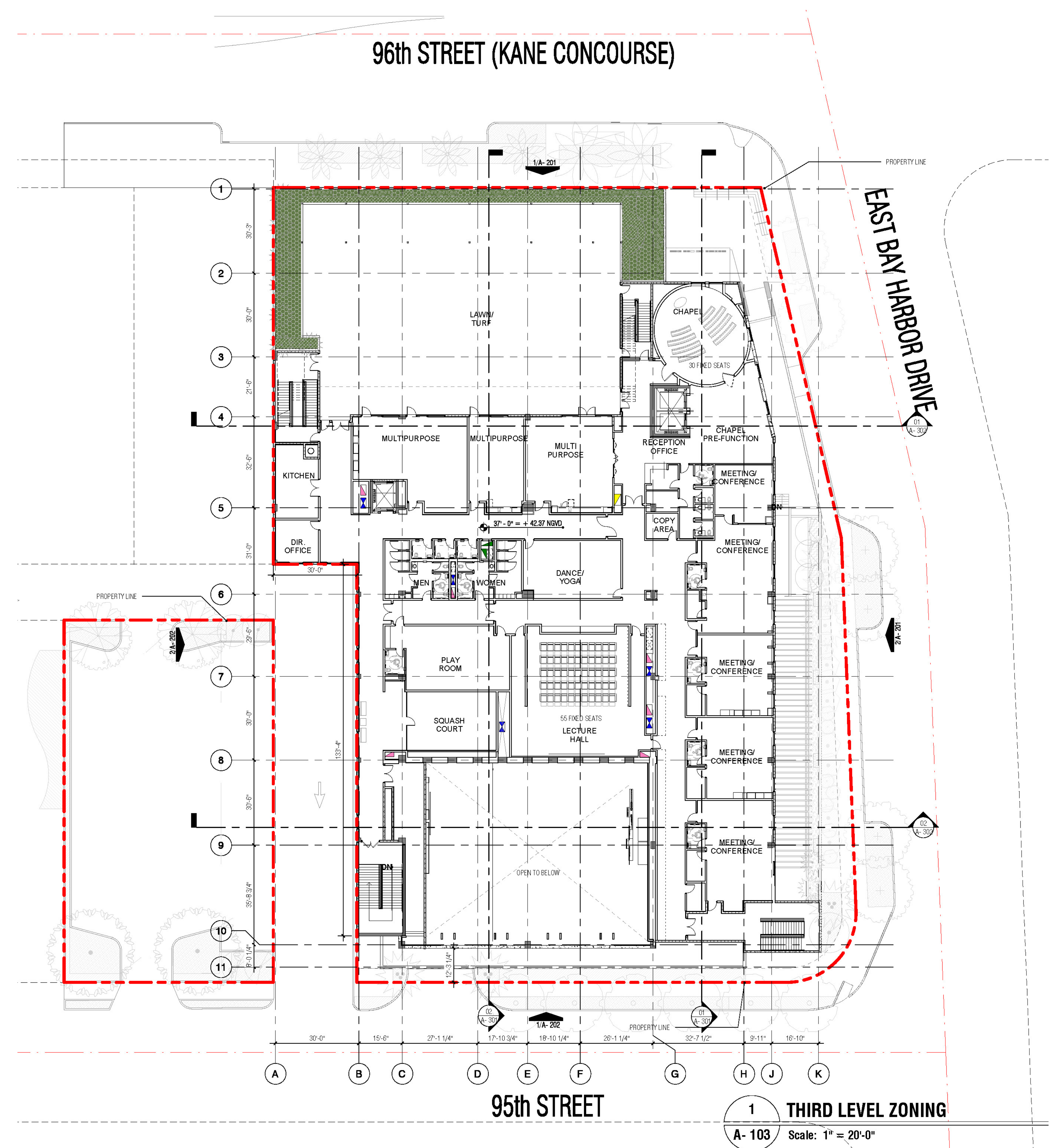
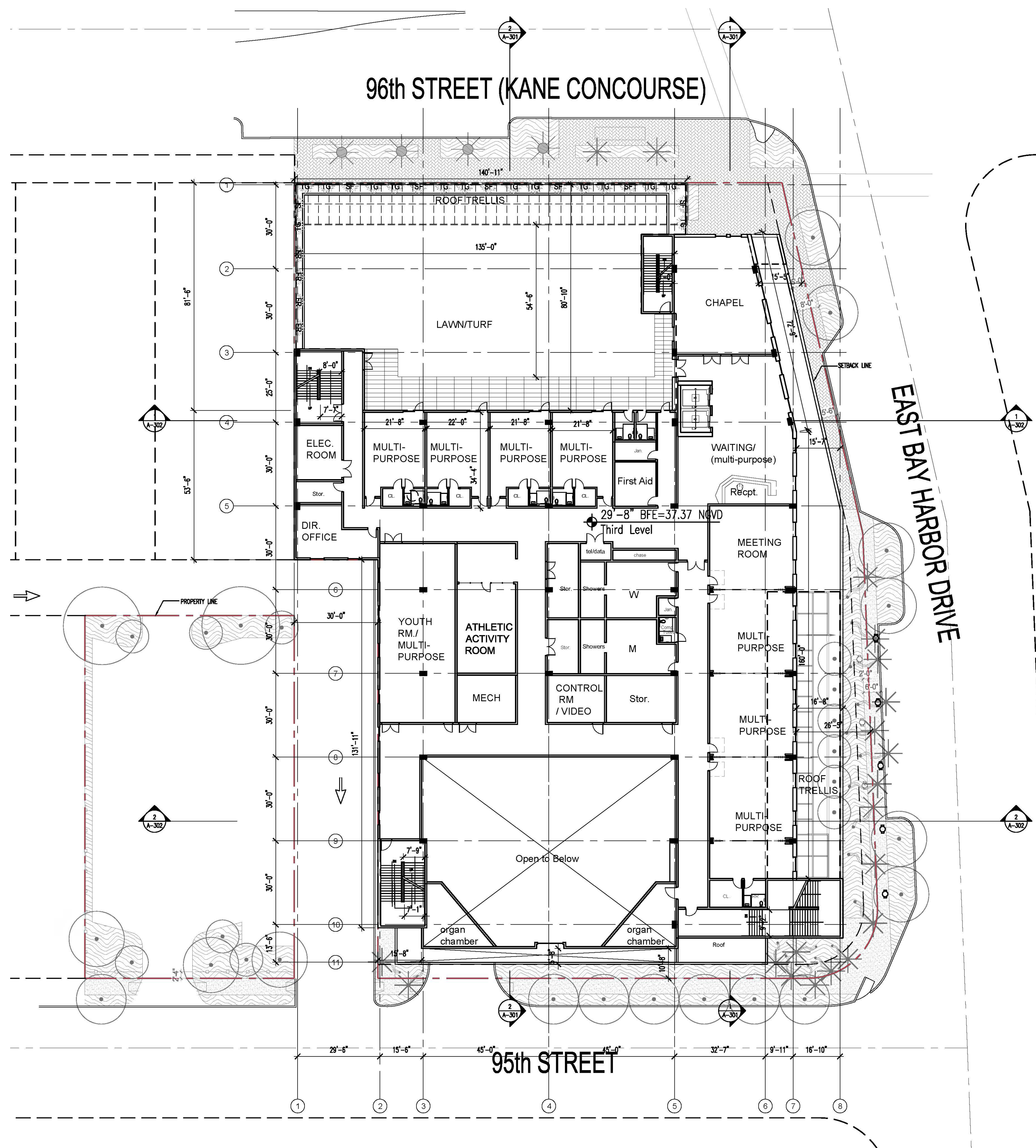
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INTERIOR MODIFICATIONS ONLY

A-103-THIRD FLOOR PLAN COMPARISON

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REMOVAL OF ROOF GARDEN ; ADDITIONAL HEIGHT ON ROOF OF SANCTUARY AND CHAPEL;

A-104-ROOF FLOOR PLAN COMPARISON

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NORTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



EAST ELEVATION

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P & Z PROPOSED REVISION



STEEPLE PUSHED BACK AS PER CONDITIONS OF APPROVAL P & Z; ADDITIONAL HEIGHT IN SECOND FLOOR: REMOVAL OF PERFORATED METAL COVERING GLASS ON SECOND FLOOR FACING KANE

A-201-ELEVATIONS COMPARISON

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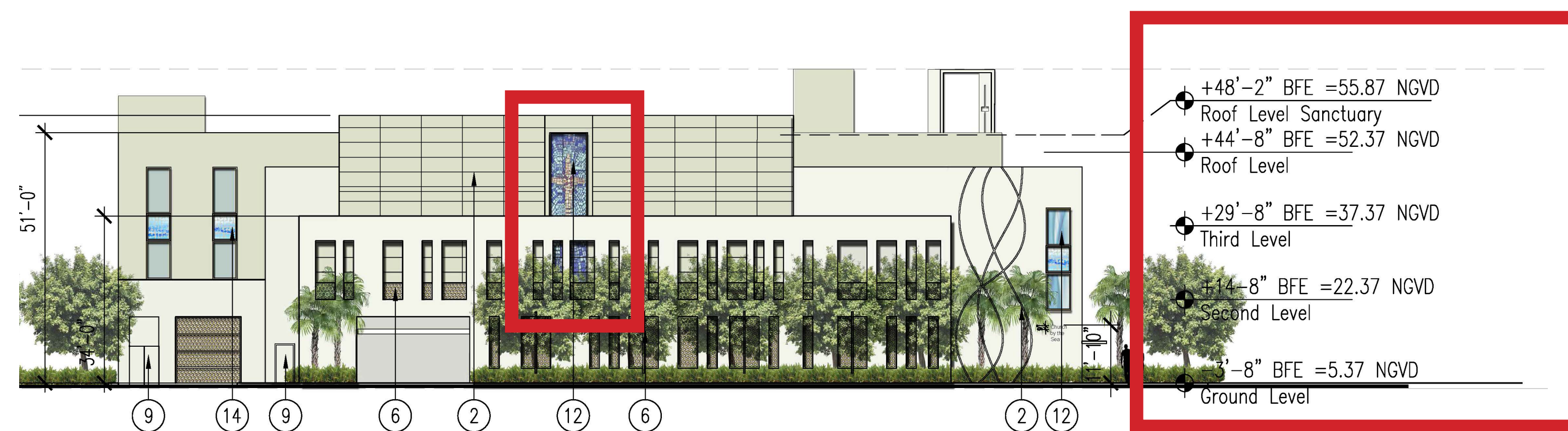
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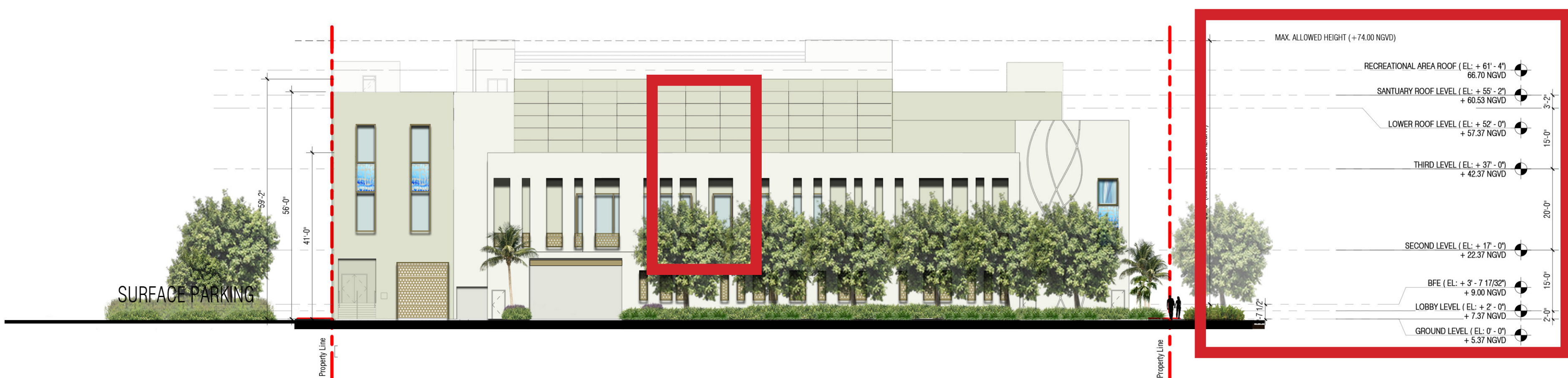
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SOUTH ELEVATION



SOUTH ELEVATION



WEST (ALLEY) ELEVATION



WEST (ALLEY) ELEVATION

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P & Z PROPOSED REVISION



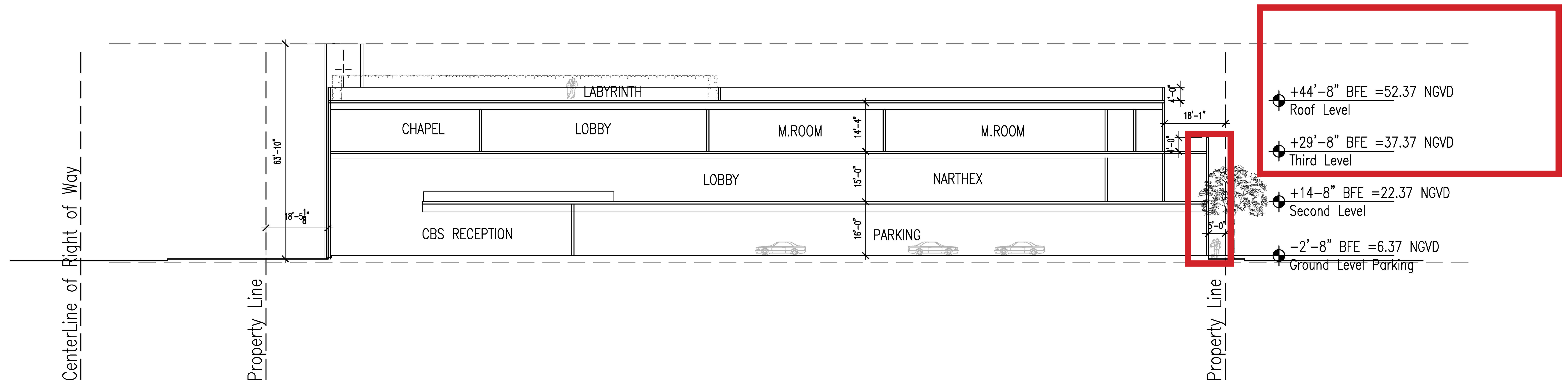
STEEPLE PUSHED BACK AS PER P & Z APPROVALADDITIONAL HEIGHT ON SECOND FLOOR/SANCTUARY; REMOVAL OF SINGLE VERTICAL GLASS, REPLACED WITH SERIES OF STOREFRONT GLASS BEHIND FIRST LAYER OF FACADE FACING 95TH STREET; FACADE MATERIALS/COLORS/FINISHES TO REMAIN AS APPROVED BY PLANNING AND ZONING.

A-202-ELEVATIONS COMPARISON

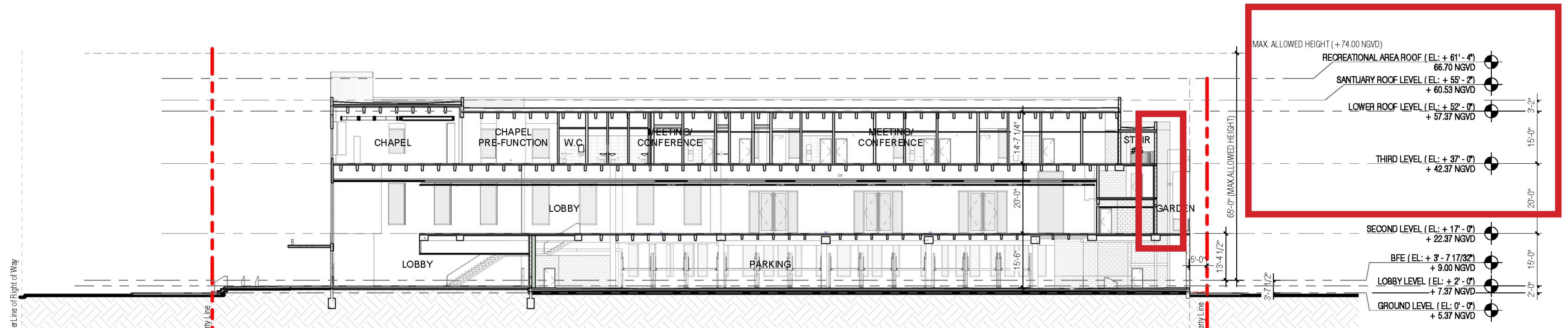
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APPROVED P & Z 2016 NORTH-SOUTH SECTION 1



P & Z PROPOSED REVISION NORTH-SOUTH SECTION 1



ADDITIONAL HEIGHT ON SECOND FLOOR/ SANCTUARY

A-301-SECTIONS COMPARISON

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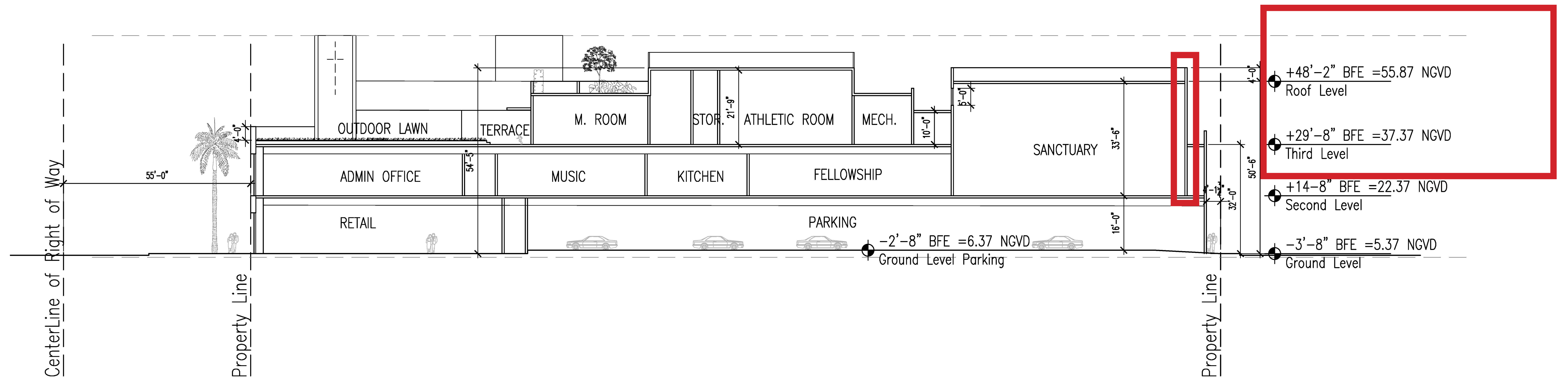
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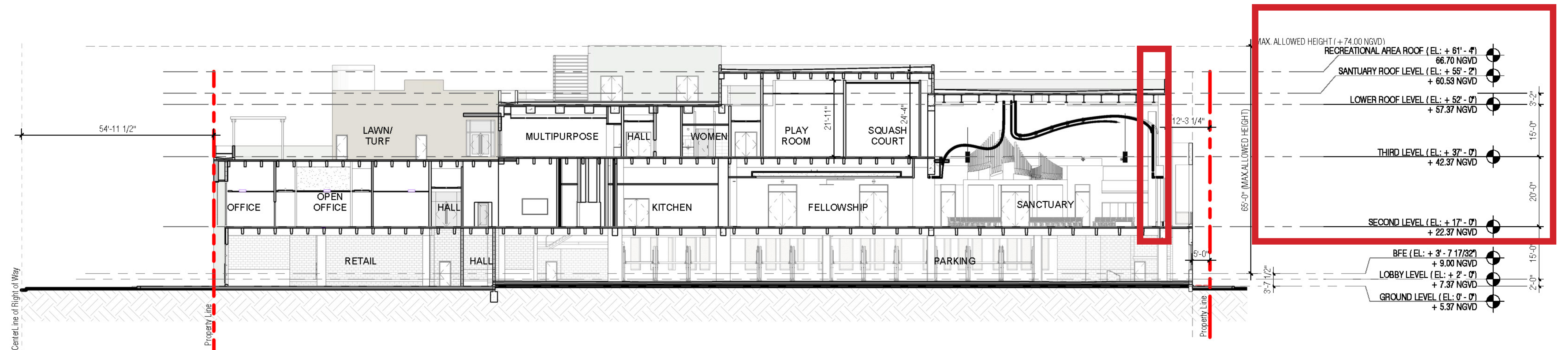
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APPROVED P & Z 2016 NORTH-SOUTH SECTION 2



P & Z PROPOSED REVISION NORTH-SOUTH SECTION 2



ADDITIONAL HEIGHT ON SECOND FLOOR/ SANCTUARY; SANCTUARY SOUTH WALL MOVED BACK 1'-7" TOWARDS THE NORTH; LANDSCAPE NOT SHOWN IN PROPOSED SECTIONS

A-301.1-SECTIONS COMPARISON

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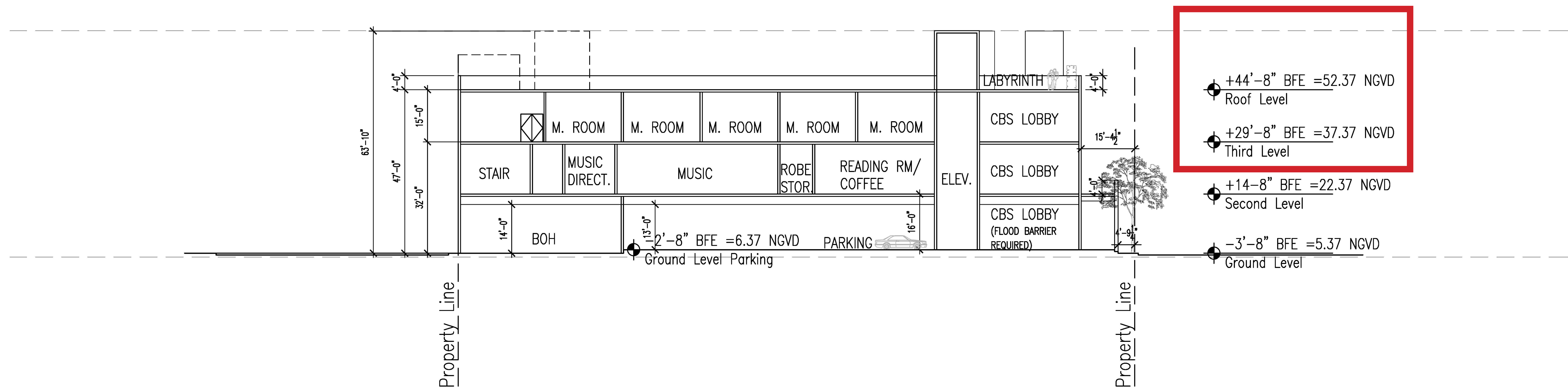
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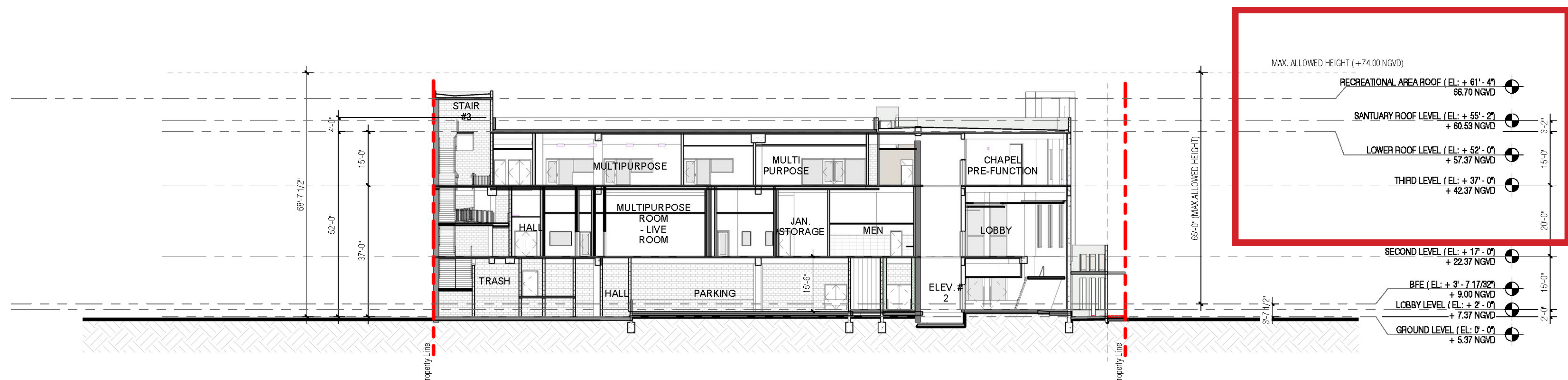
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APPROVED P & Z 2016 EAST-WEST SECTION 1



P & Z PROPOSED REVISION EAST-WEST SECTION 1



ADDITIONAL HEIGHT ON SECOND FLOOR/ SANCTUARY; LANDSCAPE NOT SHOWN IN PROPOSED SECTIONS

A-302-SECTIONS COMPARISON

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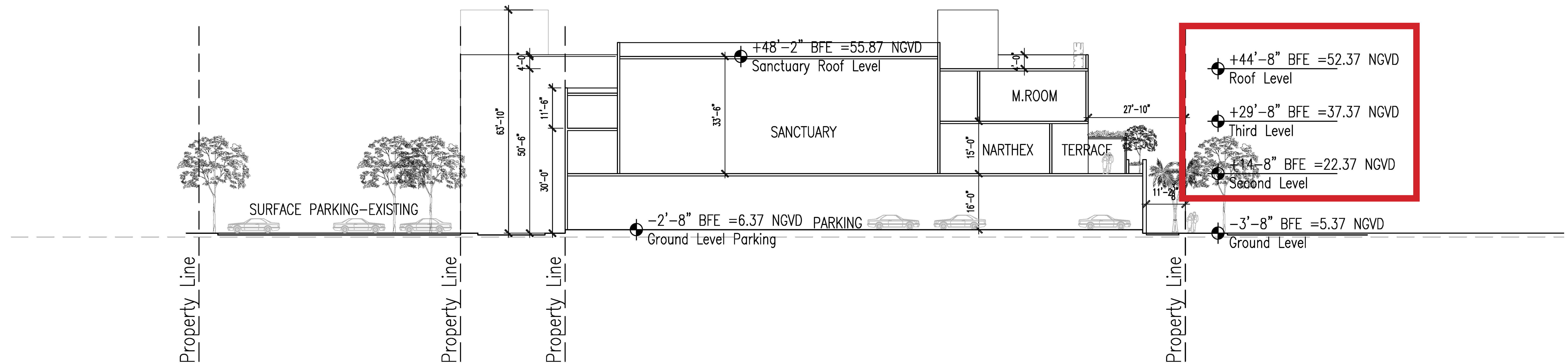
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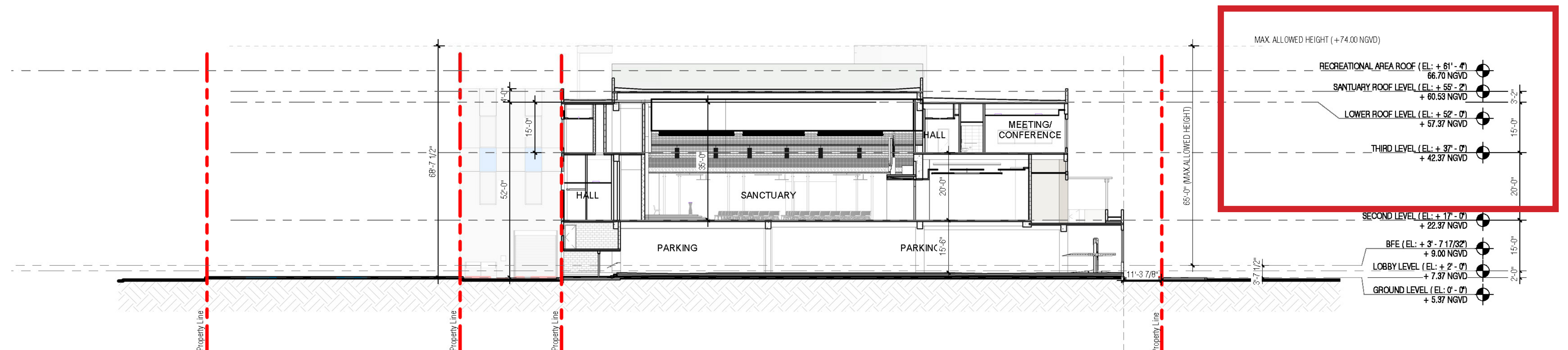
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APPROVED P & Z 2016 EAST-WEST SECTION 2



P & Z PROPOSED REVISION EAS-WEST SECTION 2



ADDITIONAL HEIGHT ON SECOND FLOOR/ SANCTUARY; LANDSCAPE NOT SHOWN IN PROPOSED SECTIONS

A-302.1-SECTIONS COMPARISON

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APPROVED P & Z 2016



P & Z PROPOSED REVISION

A-401-RENDERING COMPARISON

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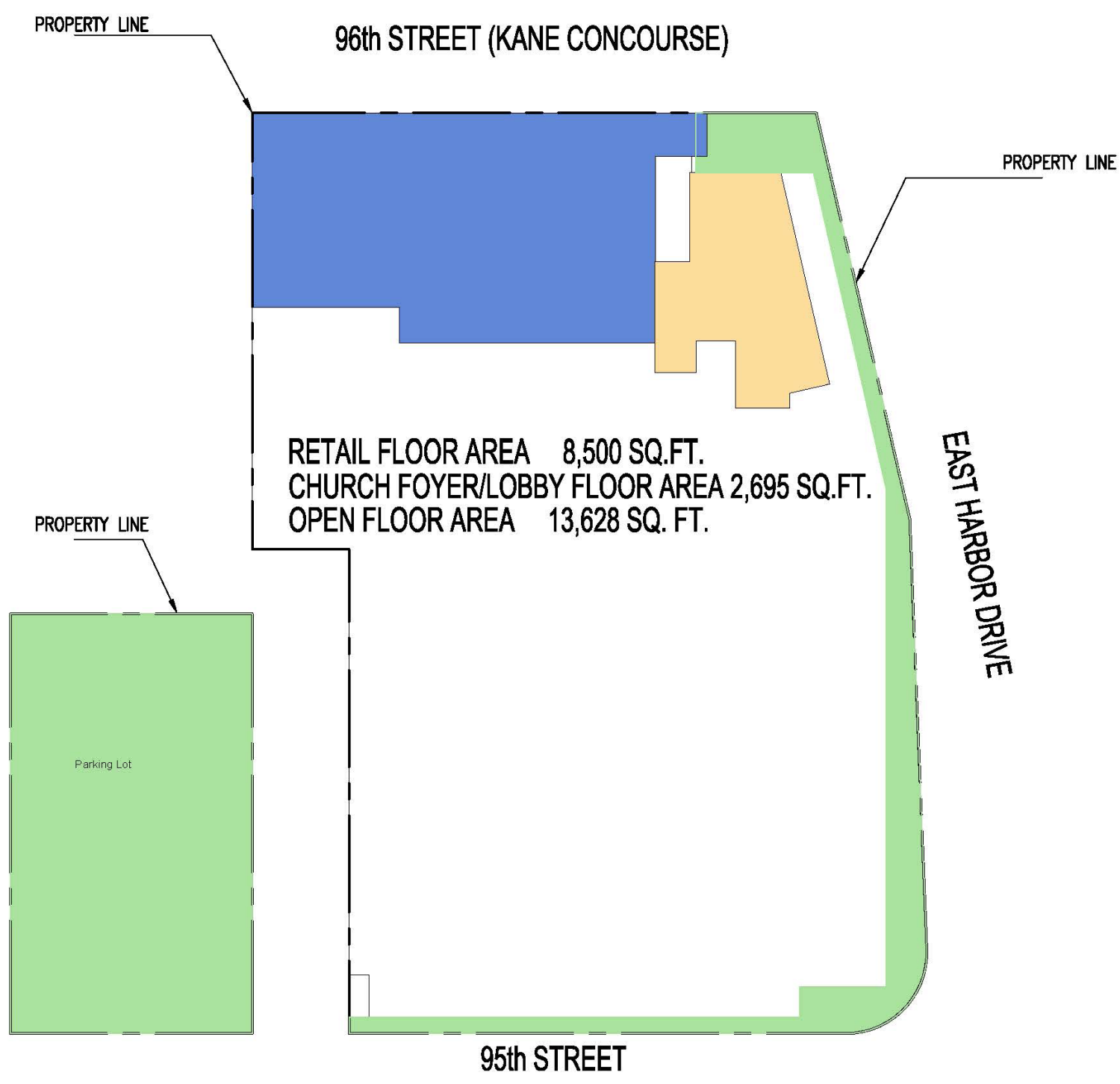
CHURCH BY THE SEA

03/27/2019

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ARCHITECTS

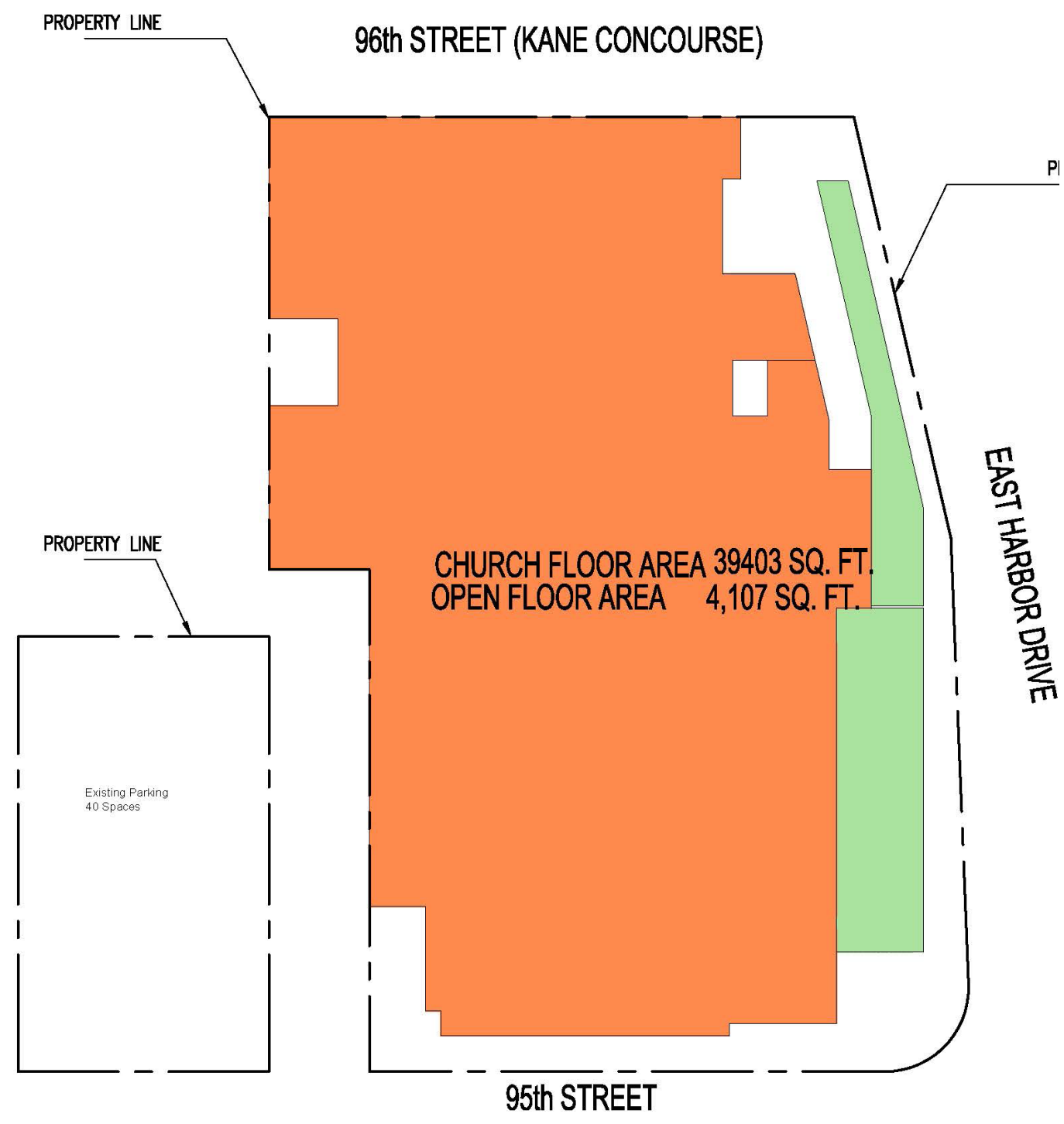
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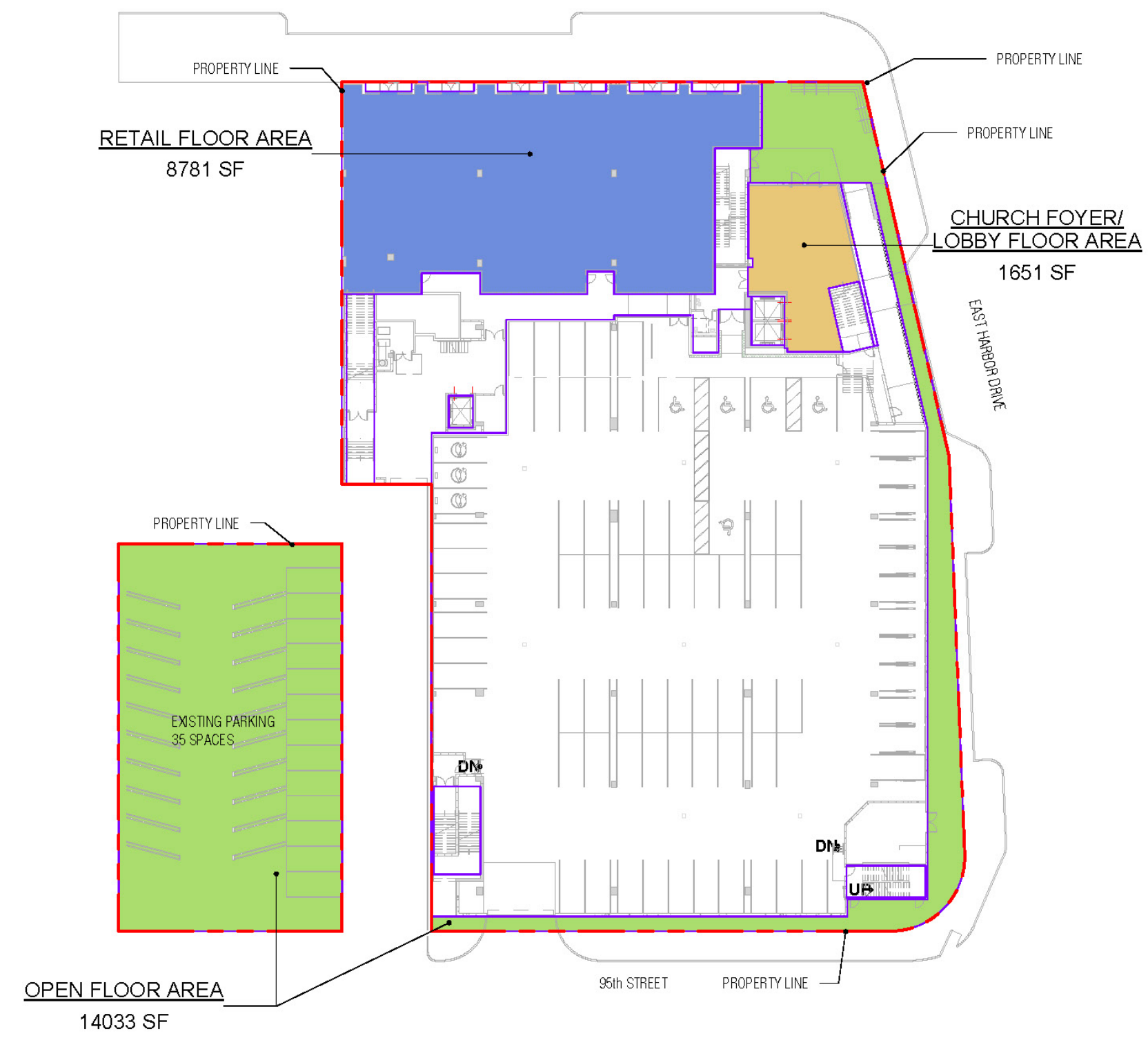


GROUND FLOOR

- RETAIL FLOOR AREA
- CHURCH FOYER/LOBBY FLOOR AREA
- CHURCH FLOOR AREA
- OPEN FLOOR AREA

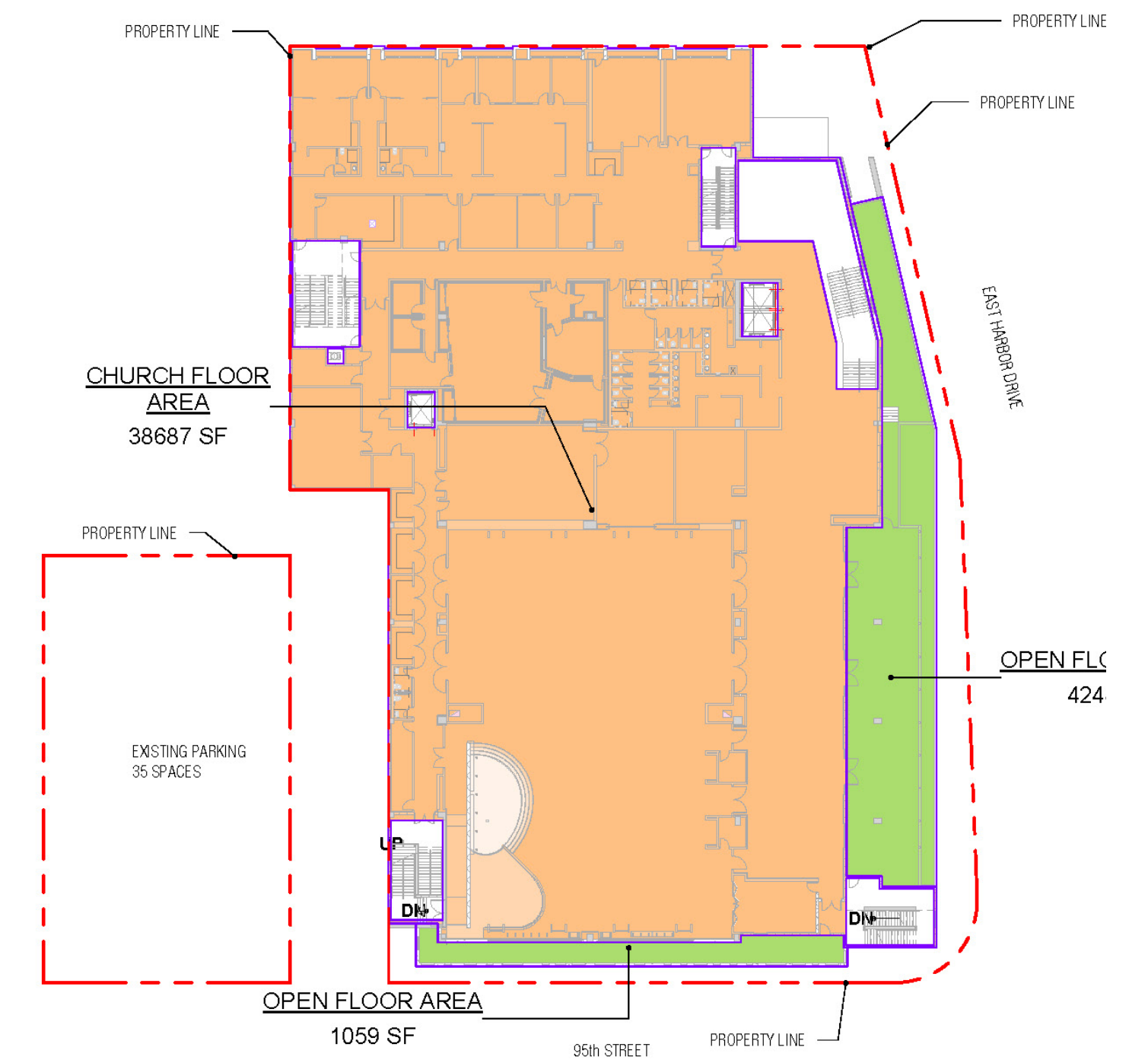


2ND FLOOR

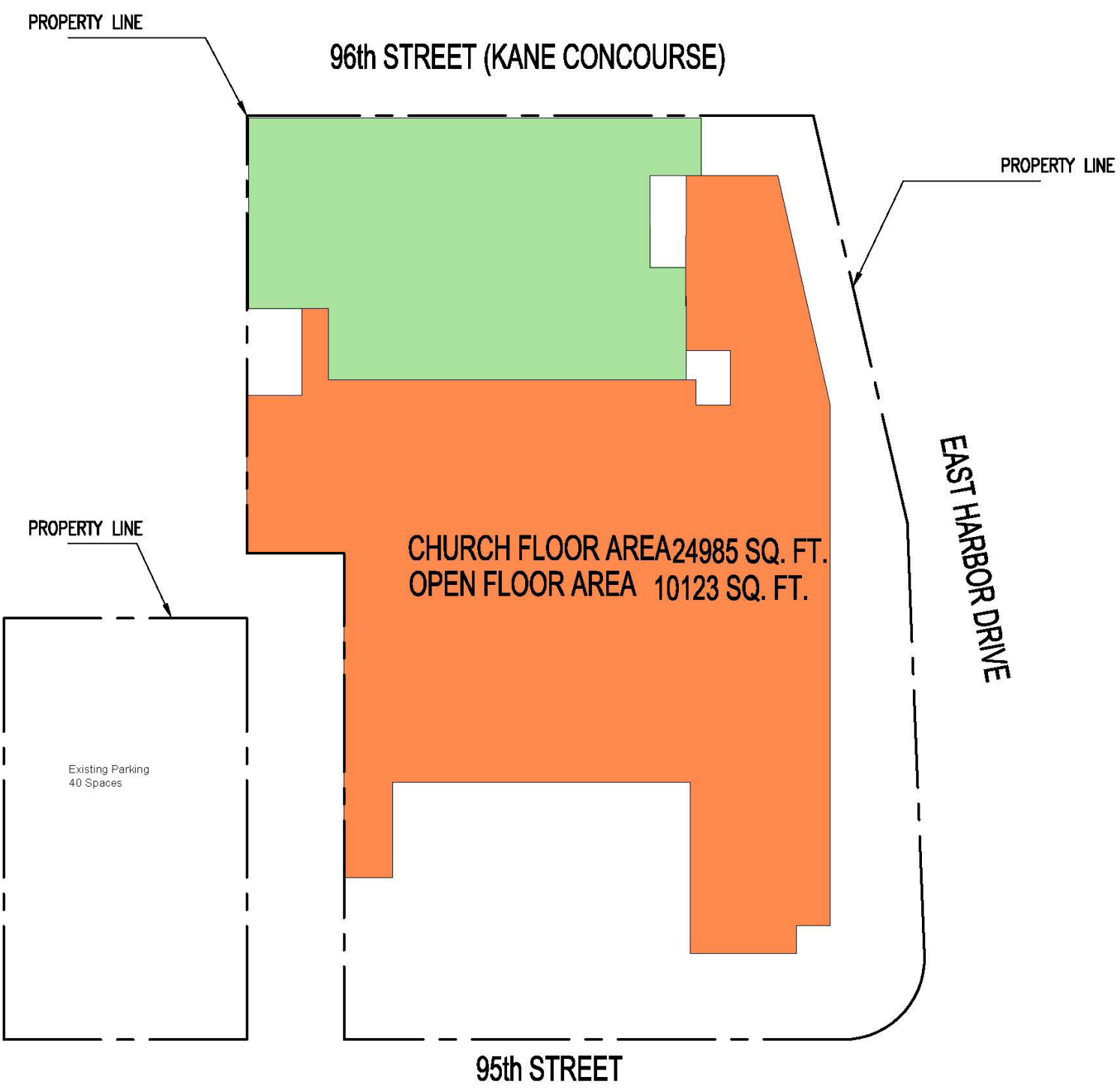


GROUND LEVEL

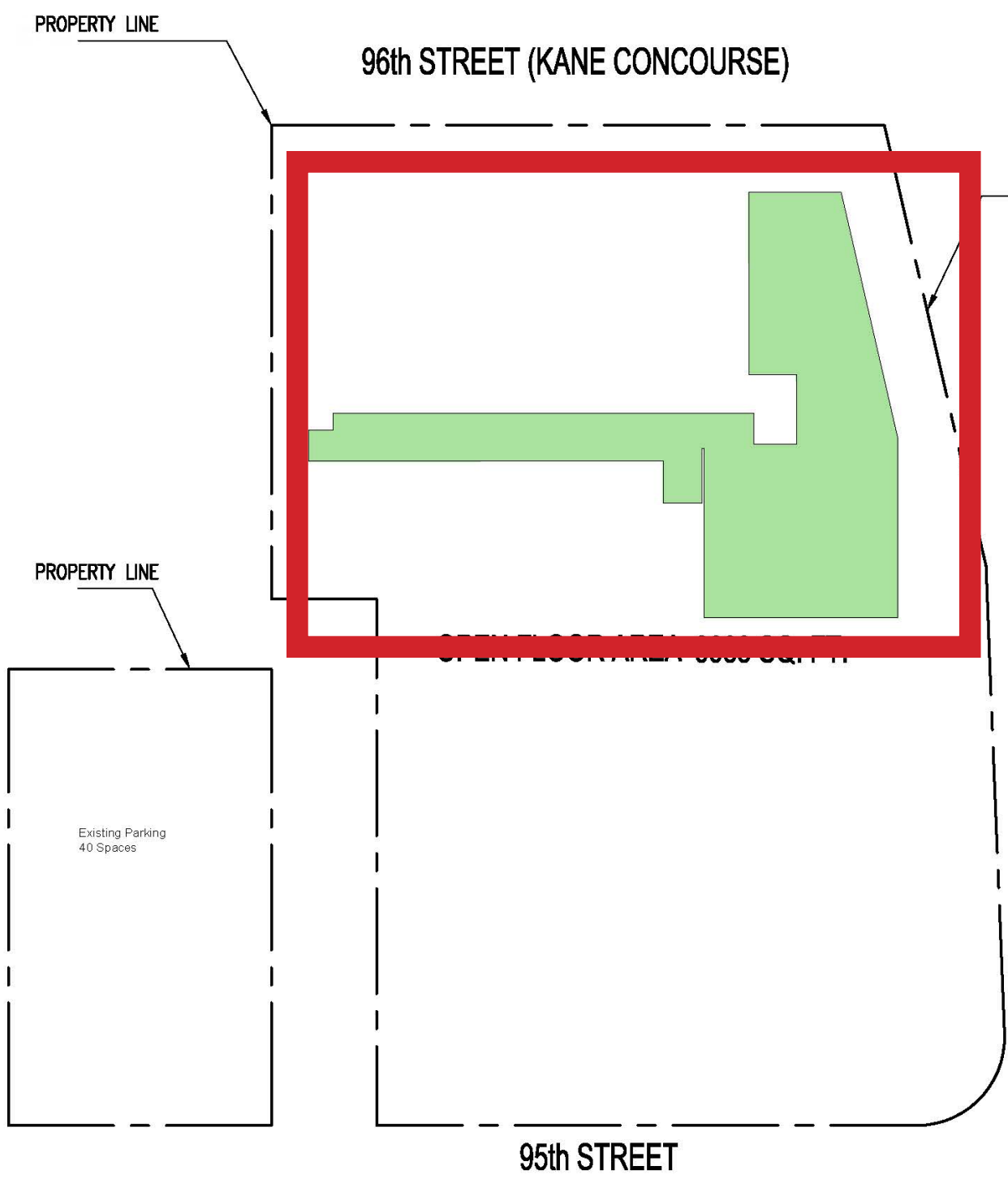
- RETAIL FLOOR AREA
- CHURCH FOYER/LOBBY FLOOR AREA
- CHURCH FLOOR AREA
- OPEN FLOOR AREA



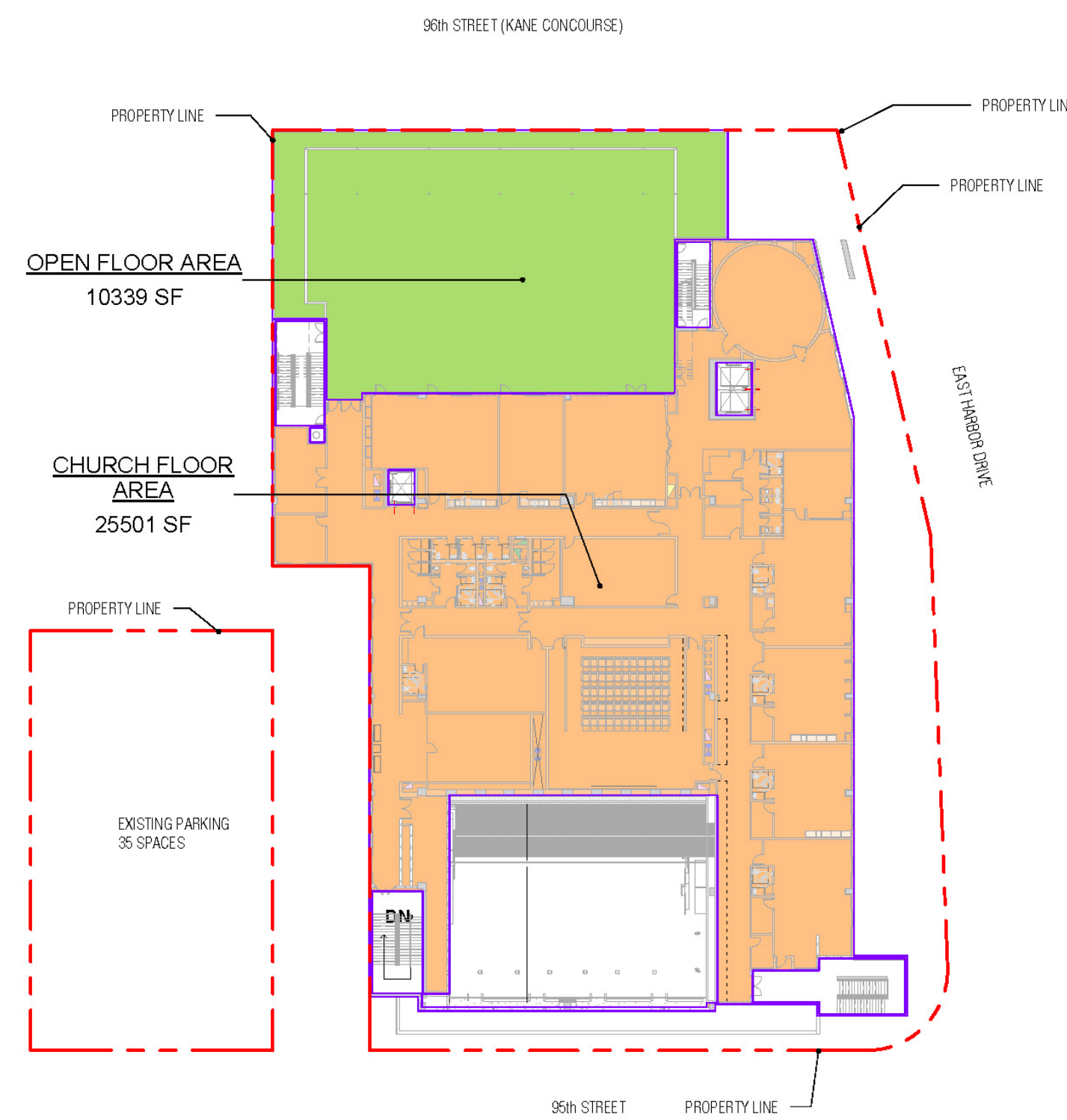
SECOND LEVEL



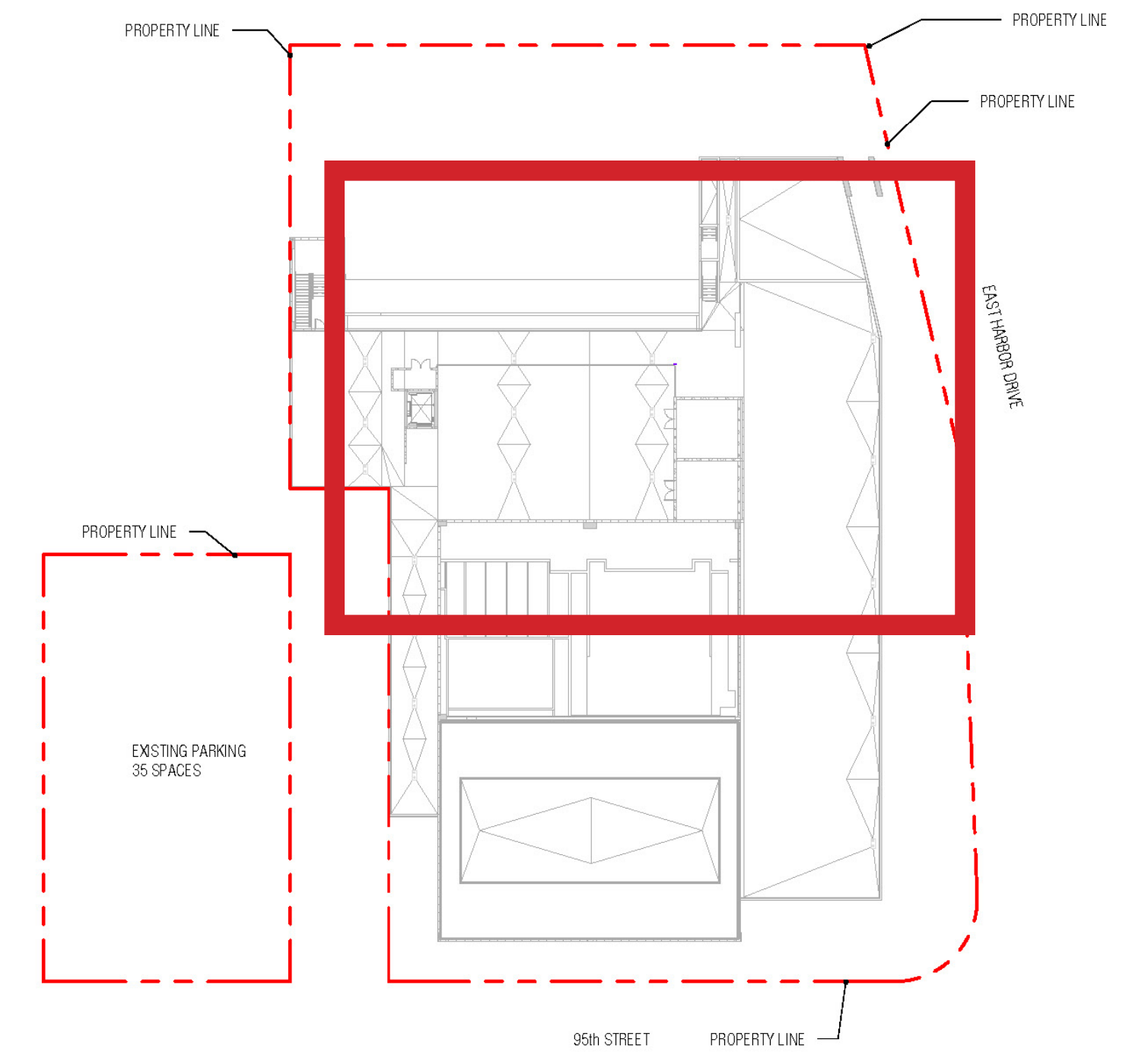
3RD FLOOR



ROOF FLOOR



THIRD LEVEL



ROOF LEVEL

TOTAL FLOOR AREA 75,583 SF
(RETAIL 8,500 SF & CHURCH 67,083 SF)
TOTAL OPEN SPACE 34,541 SF

P & Z PROPOSED REVISION

CHURCH FOYER/LOBBY FLOOR AREA 1,651 SF
CHURCH FLOOR AREA 64,188 SF
TOTAL CHURCH FLOOR AREA 65,839 SF
RETAIL FLOOR AREA 8,781 SF
TOTAL FLOOR AREA 74,620 SF
OPEN FLOOR AREA 23,675 SF
TOTAL OPEN SPACE 23,675 SF

APPROVED P & Z 2016



REMOVAL OF ROOF GARDEN; MINOR INCREASE IN RETAIL SQFT; OVERALL MINOR DECREASE IN FOOTPRINT AND TOTAL FLOOR AREA DUE TO REQUIRED MOVEMENT OF STEEPLE

A-601-SQFT CALCULATIONS

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03/27/2019

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

To: Planning and Zoning Board
Town of Bay Harbor Islands

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

Date: April 9th, 2019

Subject: Site Development Plan Application – Revisions
Church by the Sea / Mixed-Use Commercial Complex
1000 Kane Concourse
Bay Harbor Islands Acct. No. MB2016-17
MMPA Acct. No. 01-0702-1032

RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board review the applicant's revised plans (dated April 3rd, 2019) and, if found acceptable, **APPROVE** the requested revisions to the Site Development Plan application previously approved by the PZB on July 28th, 2016, subject to the following:

- (1) Subject to any staff recommended conditions listed herein.
-

GENERAL PROJECT INFORMATION

Land Use Designation: C – Commercial

Zoning District: B-1 Business District

General Location: 1000 Kane Concourse

Legal Description: Tract "N" of "Nolan Brown", according to the Plat thereof, as recorded in Plat Book 56 at Page 53, of the Public Records of Miami-Dade County, Florida.
And,
Lot 18 of Block 12, "Bay Harbor Island" Subdivision according to the Plat thereof, as recorded in Plat Book 46, at Page 5 of the Public Records of Miami-Dade County.

PROJECT DESCRIPTION

The project architect, Zyscovich Architects, as agent for the property owner, CBS Realty Holdings, LLC (Church-By-The-Sea / aka CBTS), has submitted a set of proposed revisions to the previously approved Site Development Plan application to allow for the demolition of the existing Ocean Cadillac automobile dealership facilities and the construction of a new 3-story mixed-use development project. The new complex proposes to have commercial retail space at street level facing Kane Concourse and parking facilities under the building and on a nearby site adjoining 95th Street with a religious establishment on the upper two (2) floors. The site address is 1000 Kane Concourse.

The Town's Planning and Zoning Board approved a Site Development Plan for this property on July 28th, 2016 via Resolution No. 2098. Since that time CBTS and their architects have worked on the development of construction plans. Numerous plan revisions and discussions have occurred between MMPA and the Zyscovich staff as the construction plans were being finalized.

The collective site is currently developed as the Ocean Cadillac automobile dealership complex. Tract "N" of the Nolan Brown re-plat, which fronts onto Kane Concourse and East Bay Harbor Drive, contains the Ocean Cadillac buildings (offices / showroom / repair facilities / etc.), while a surface parking lot that has been used for the temporary storage of new vehicles is located on Lot 18 of Block 12. The surface parking lot is separated by a 30-foot wide north / south alley from the main site. This alley connects to the original east / west 20-foot wide alley running between Kane Concourse and 95th Street. The surface parking lot site fronts onto 95th Street and the alley – both east and north of the site. The proposed site design incorporates a 3-story building with 2-stories for a religious establishment facility over one floor of retail (8,500 sq. ft.) / religious establishment lobby and a parking garage that is at grade. The proposed site design includes one two-way driveway connection to 95th Street located just east of the alley that provides access to the grade level parking garage under the building. There is also one driveway connection proposed to the alley for a loading area under the building. Finally as to the free-standing parking lot, a new one-way northbound driveway connection from 95th Street across the surface parking lot exiting onto the east / west alley on the north side of the site is proposed. Several parking spaces that now front onto the west side of the north / south alley are proposed to remain. One Fire Department staging area is currently shown on the plans along East Bay Harbor Drive. It is presumed since the site can be accessed from all sides this will be sufficient. If changes are required by the Fire Dept. after the Town PZB approves the site plan the changes may have to be re-approved. The religious use includes a number of typical interrelated uses such as a sanctuary, fellowship hall, offices, meeting rooms, a music room and small kitchen (1,350 sq. ft.).

The original building approved by the PZB in July 2016 was 3-stories in height @ 48'-2" above BFE (65 feet BFE allowed). The new proposed revised building submitted for PZB approval is still 3-stories in height, but the height has been increased to 52' above BFE to the lower roof and 55'-2" above BFE to the top of the now raised sanctuary roof. This complies with the Code.

The survey indicates the total lot area for Lot 18 is 9,750 square feet / 0.22 acres in size and the total lot area for Tract "N" is 52,110 square feet / 1.20 acres in size. Therefore, the total combined lot area, according to the survey, is 61,860 square feet / 1.42 acres.

**Site Development Plan Application – Revisions
Church by the Sea / Mixed-Use Commercial Complex
1000 Kane Concourse
Planning and Zoning Board Staff Report
April 9th, 2019
Page 3**

The adjoining / nearby development sites currently include a 2-story commercial building to the north across Kane Concourse. To the immediate west is a one-story commercial building. To the south across 95th Street is a Town owned surface parking lot as well as the Capri Apartments @ 20 DU / 40 DUA. To the east across East Bay Harbor Drive is the one-story Tauber office building, the proposed La Boutique multi-family residential complex @ 41 DU / 78.8 DUA, and the Mansard Condominium @ 8 DU / 30.8 DUA. This area of the Town is predominated by a mixture of low-rise (1-3 stories) and mid-rise (5-7 stories) residential and commercial complexes.

The Town's 2002 Community Vision Master Plan and Downtown Master Plan identifies this area for mid-rise complexes (6-7 stories) and mixed-use commercial uses along Kane Concourse. Therefore, the proposed development is deemed generally consistent with the Town's future vision for this area.

BACKGROUND INFORMATION

The Town's Planning and Zoning Board approved a Site Development Plan for this property on July 28th, 2016 via Resolution No. 2098. Since that time CBTS and their architects have worked on the development of construction plans. Numerous plan revisions and discussions have occurred between MMPA and the Zyscovich staff as the construction plans were being finalized. The current expiration date of the original approved Site Development Plans is November 25th, 2019. The Code's timeframe to submit formal building permits to the Town has been exceeded (max. 18 months after PZB approval); however, extensions to the expiration date have been granted by the State of Florida under several Executive Orders issued by the Governor due to natural disasters (hurricanes / etc.). We have been informed that the CBTS's temporary occupancy at the Bal Harbour Shops is nearing an end and they need to move forward with construction of the new facility. As a matter of information, the CBTS acquired the former medical office complex at 1045 95th Street on October 18th, 2017 next to the subject site and are currently renovating the building.

COMPREHENSIVE PLAN / ZONING

Comprehensive Plan – The subject site has a Future Land Use Map (FLUM) designation of "Commercial." The proposed use of the commercial property would be consistent with the applicable FLUM designation of the property.

Land Development Regulations / Zoning Code – The property has a Zoning classification of B-1 Business District. The maximum building height allowed in this area is 65 feet (measured from BFE to top of main roof deck). Although the religious establishment use of the property is listed in the Zoning Code as requiring the Town Council to approve it, a recent legal opinion from Stanley Price, Esq., a Special Land Use Attorney for the Town, indicates the development proposal should be reviewed / processed as any other Site Development Plan due to Federal law (Religious Land Use and Institutionalized Persons Act of 2000 (RLUIPA)). The proposed site design is consistent with the provisions of the Code at present.

PLATTING

The site will not require re-platting, as the site is currently platted as described above. Again, a Unity of Title document will be required to legally tie the lots together prior to the issuance of building permits, as the surface parking lot provides required parking for the building site.

RIGHT-OF-WAY, OFF-STREET PARKING AND ACCESS DESCRIPTION

As stated above, the site development plan includes a 23-foot wide two-way driveway connection to 95th Street that provides access to the parking garage. There are also driveway connections to the alley for a loading area under the building and for the surface parking lot. The alley traffic flow is a one-way only southerly to 95th Street.

The original July 2016 plans included 8,500 square feet of retail space which required twenty-eight (28) parking spaces and based on 386 seats the Code requires at least ninety-seven (97) parking spaces for a total of 125 required parking spaces. A total of 126 parking spaces were provided on site (97 standard, 20 tandem, 4 electric car spaces and 5 ADA spaces). The proposed April 2019 revised plans include 8,781 square feet of retail space which requires thirty (30) parking spaces and based on the same 386 seats the Code requires at least ninety-seven (97) parking spaces for a total of 127 required parking spaces. A revised total of 127 parking spaces are provided (50 standard / 10 tandem / 24 on vehicle lifts / 3 electric car spaces / 5 ADA spaces / 35 spaces on remote lot).

As stated above one Fire Department staging area is currently shown on the plans along East Bay Harbor Drive. Since the site fronts public roadways on all sides this should not be an issue. Any changes required by the Fire Department subsequent to the Town's site plan approval may cause the plans to be re-submitted to the DRC / PZB.

BUILDING DESIGN / BUILDING LENGTH / BREEZEWAY

The building design is modern with decorative perforated metal screening, vertical glass elements. The architecture detailing was enhanced facing both Kane Concourse and East Bay Harbor Drive, as requested by the PZ Board in July 2016. The requested architectural modifications are listed in the Zyscovich memo dated April 2nd, 2019 (see attached).

The building does not require a breezeway as it does not contain residential units.

It should also be noted that per Sec. 23-11(c)(14), a 5-foot pedestrian walkway must be provided periodically to provide pedestrian access from Kane Concourse to the alley / parking areas in the rear of the buildings. In this instance, a separate pedestrian walkway will not be necessary, as one can gain access to the rear alley / parking areas through the Loggia or the building lobby.

The Miami-Dade County Sign Code applies countywide. In addition, the Town has adopted a Supplemental Sign Code. Under the Miami-Dade Sign Code religious symbols are not considered "signs", such as a Star of David or cross.

SUMMARY OF APPLICANT'S APRIL 2019 REQUESTED CHANGES

Below is a summary listing of the applicant's requested changes depicted on the 4/03/19 plan set:

Ground Floor:

- 1) The steeple was recessed to the south as requested by the PZB per Res. #2098;
- 2) The lobby floor elevation was raised 1-foot to meet the new FBC lowest floor elevation;
- 3) The floor elevation of the 1st level of parking was raised 6-inches for flood control;
- 4) Some of the under-building parking spaces were reconfigured due to BOH requirements which resulted in a reduction of the number of tandem spaces and the addition of 24 mechanical lift spaces (12 x 2).

Second Floor:

- 1) The relocation of the steeple reduced the building footprint;
- 2) Several interior floor layout changes (same overall floor area);
- 3) Increase the interior height of the second floor 5 feet to provide a higher ceiling in the Fellowship Hall;
- 4) Increase the interior height of the second floor 2 feet to provide a higher ceiling in the Chapel;
- 5) Southern wall of Sanctuary pushed back 1'-7" to meet Town additional height setback;
- 6) Removal of perforated metal covering of windows facing Kane Concourse;

Third Floor:

- 1) The relocation of the steeple reduced the building footprint;
- 2) Several interior floor layout changes (same overall floor area);

Roof Level:

- 1) Removal of public access to the roof / removal of rooftop facilities. Elevator locations / mass reduced.

South Elevation:

- 1) The glass windows shown as stained galls will be changed to storefront glass;
- 2) The 1st layer of openings reflects an increase of 5 feet.

SUGGESTED CONDITIONS OF APPROVAL / SITE PLAN COMMENTS

As the revised site design complies with the applicable Land Development Regulations, MMPA recommends the Town **APPROVE** the April 2019 revised Site Development Plans subject to the following suggested conditions of approval and/or comments on the latest plans dated April 3rd, 2019 submitted to the Town for consideration:

- 1) This approval is based on the revised Site Development Plans prepared by Zyscovich Architects dated April 3rd, 2019 for a 3-story mixed-use development project. Any substantial changes requested after the Town's approval may require a separate approval from staff / Planning and Zoning Board, as specified in the Code.
- 2) All previous conditions of approval listed in Town Resolution No. 2098 remain in effect.

AGENDA ITEM REPORT

April 16, 2019

ITEM NUMBER: 2.

ITEM: Approval of minutes of the Board meeting held on June 5, 2018, July 17, 2018 and September 4, 2018. (Item #2A)

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