

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**

July 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 single family home for “Jay and Elena Goldberg” located at 1330 98 Street, Lot 3 of Block 35. The owners are proposing to demolish the existing property and replace it with a new two story single family home. The proposed two story home has approximately 5,869 square feet of a/c living. The residence will have 4 bedrooms, 6 1/2 baths and a two car garage. The home's architectural style is modern. Enclosed please find the site plan and elevations. (Item #1)

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

2. Approval of the minutes held on November 20, 2018, December 11, 2018, January 15, 2019 and April 2, 2019. (Item #2)

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

July 2, 2019

ITEM NUMBER: 1.

ITEM: Request for approval for a new single family home for “Jay and Elena Goldberg” located at 1330 98 Street, Lot 3 of Block 35. The owners are proposing to demolish the existing property and replace it with a new two story single family home. The proposed two story home has approximately 5,869 square feet of a/c living. The residence will have 4 bedrooms, 6 1/2 baths and a two car garage. The home's architectural style is modern. Enclosed please find the site plan and elevations. (Item #1)

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. BHI PZB Staff Report 1330 98 Street SFR June 10 2019
2. 1330 98 Street Site Plan Submission Package

**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: June 10th, 2019

Subject: Single-Family Residence – New Construction
1330 98th Street
Bay Harbor Islands Acct. No.: SPR19-000004
MMPA Acct. No.: 01-0702-1083

RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board review the contents of this staff report, the latest revised Site Development Plans (received May 24th, 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 1330 98th Street.

GENERAL PROJECT INFORMATION

Land Use Designation: L – Low Density Residential
Zoning District: RD Single-Family District
General Location: 1330 98th Street
Legal Description: Lot 3 of Block 35, "Bay Harbor Island" according to the plat thereof, as recorded in Plat Book 46, at Page 5 of the Public Records of Miami-Dade County.

PROJECT DESCRIPTION

The project architect, Edward Silva, as agent for the property owner, Jay & Elena Goldberg, has submitted an application a new single-family residence on an interior dry lot located at 1330 98th Street. The existing 2,369 sq. ft. single-story home built in 1956 will be demolished and replaced with a new two-story 5,869 sq. ft. home that has 4 bedrooms / 6½ baths, and a two (2) car garage. The home's architectural style is "modern". The 2nd floor covers portions of the first floor which breaks up the massing. The side elevations have windows / details for elevation articulation. In

the rear yard a future swimming pool, pool deck, and open lawn areas are shown. The overall height of the proposed flat roof is 24.5' above Base Flood Elevation (BFE), which complies with the 25' maximum height permitted in the RD Single-Family District. Parapet walls (3") are proposed at the edges of the roof. There are a number of existing trees (mostly palms) on the site - some of which will be retained. Additional lot shade trees will be added to meet the minimum Code requirements (5 shade trees / max. 25% palms). Finally, three (3) Street trees will be planted (Master Street Tree Plan requires Florida Live Oak @ 15' min.) – the landscape plan shows Mahogany trees @ 12' – a condition of approval will address this. The landscaping must meet the minimum Miami-Dade County Landscape Code and Town Supplemental Landscape Code requirements, including the use of native and drought tolerant plant materials.

PROJECT HISTORY

As stated above the house was built in 1956+/- but has been updated several times over the years. The applicant submitted an initial set and several revised sets of plans that were reviewed by MMPA / Town staff for consistency with the Town Code requirements. Comments were given to the applicant each time and the current submitted plans are reflective of all requested changes.

COMPREHENSIVE PLAN / ZONING

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

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

PLATTING

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

SUMMARY / SITE PLAN COMMENTS

The latest Site Development Plans submitted for the construction of a new single-family home located at 1330 98th Street meets or exceeds all Town Land Development and Landscape Code requirements, or conditions are included to address any final issues. 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 Edward Silva Architect, dated received by the Town May 24th, 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.
- 2) The Landscape Plan requires a few minor alterations
 - a) The required Street tree species for this site is Florida Live Oak @ 15' x 6' when planted.
 - b) As per Sec. 24-16 the site must contain at least five (5) shade trees @ 12' x 4' when planted. At least 50% must be native and drought tolerant. Not more than 25% of the required trees can be palms. A group of three (3) palms @ 15' each = one shade tree, except Royal Palms / similar over 25' in height can count 1:1. A revised Landscape Plan meeting the above Code requirements must be submitted with the Building Permit application and approved by the Town.



1330 98 th Street

BAY HARBOR ISLANDS,
FLORIDA 33154



EDWARD SILVA ARCHITECT

EDWARD SILVA, ARCHITECT REG. No. 11131

8900 SW 117 AVENUE, SUITE 107-B, Miami, Florida 33186

(305) 275-8383 / (FAX) 275-8381

" Meeting the needs of the building industry
through innovative design "



1330 98 th Street

ZONING LEGEND:

ZONING:	RD SINGLE FAMILY	24'-5" TO FLAT ROOF
HEIGHT (TO RIDGE OF ROOF)		/21'-5" PARAPET
NET LAND AREA		10,000 SQFT.
LOT COVERAGE (EVERYTHING UNDER ROOF)	3,325 SQFT. (33.2%)	
OPEN SPACE PROVIDED:	4300 SQFT = 43.0 % > 40%	
FRONT YARD AREA:	2,000 SQFT	
GREEN FERVIOUS OPEN IN FRONT YARD	1368 SQFT=68.4%>50%	

SETBACKS:	REQUIRED:	PROPOSED:
FRONT	25'-0"	25'-0"
SIDE	10'-0"	10'-0" 14'-4"
SIDE STREET	N/A	N/A
REAR	15'-0"	34'-6"

SITE TO BE FILLED TO COUNTY FLOOD CRITERIA ELEVATION N.G.V.D. OR AN ELEVATION NO LESS THAN THE HIGHEST APPROVED CROWN ELEVATION OF THE ROAD ABUTTING THE PROPERTY.

AREA ADJACENT TO LAKE OR CANAL TO BE GRADED SO AS TO PREVENT DIRECT OVERLAND DISCHARGE OF STORMWATER INTO LAKE OR CANAL.

LOT WILL BE GRADED SO AS TO PREVENT DIRECT OVERLAND DISCHARGE OF STORMWATER ONTO ADJACENT PROPERTY. APPLICANT WILL PROVIDE CERTIFICATION PRIOR TO FINAL INSPECTION.

FLOOD PROGRAM LEGEND:

FOR COMPLIANCE WITH CHAPTER 1% OF THE DADE COUNTY CODE

SPECIAL FLOOD HAZARD AREA - OUTSIDE SPECIAL FLOOD HAZARD AREA
RESIDENTIAL

NEW CONSTRUCTION

REPAIRS, RECONSTRUCTION AND INTERIOR REPAIRS OR COMBINATION (DO NOT DAMAGE FROM ANY SOURCE) MUST ATTACH COST OF CONSTRUCTION LIST, OWNER AFFIDAVIT AND AN ELEVATION SURVEY SHOWING EXISTING LOWEST FLOOR, LOWEST GRADE, AND HIGHEST CROWN OF ROAD ELEVATION

REMODELING, ADDITION, ALTERATION INTERIOR RENOVATIONS OR COMBINATION MUST ATTACH COST OF CONSTRUCTION LIST, OWNER AFFIDAVIT AND AN ELEVATION SURVEY SHOWING EXISTING LOWEST FLOOR, LOWEST GRADE, AND HIGHEST CROWN OF ROAD ELEVATION

PROCESS:	LOT: 3		BLOCK: 35	FOLIO:	FLAT BOOK: 46	PAGE: 5
ADDRESS: 1330 98 STREET, BAY HARBOR ISLAND				HIGHEST CROWN/ROAD ELV.: +5.2'		
HIGHEST CROWN OF ROAD ELEVATION ABOVE WAS TAKEN FROM A CERTIFIED SURVEY PREPARED BY: BELLO & BELLO PLS LIC# 1262						
ELEVATION	LOWEST FLOOR		GARAGE/STO.		ADJACENT GRADE	
EXISTING						
PROPOSED	+9.00'		+7.00'		+6.00'	

TIE-BEAM ELEVATION CERTIFICATE, IS REQUIRED BEFORE MAKING ANY INSPECTION ABOVE LOWEST FLOOR AND A FINAL ELEVATION CERTIFICATE IS REQUIRED BEFORE ISSUANCE OF CERTIFICATE OF OCCUPANCY OR COMPLETION (COMPLETION HOLD 186) (11C3-3D3) CALL 315-6665

0.5FH- (OUTSIDE SPECIAL FLOOD HAZARD) ALL ELECTRICAL AND MECHANICAL EQUIPMENT MUST BE LOCATED AT OR ABOVE THE REQUIRED LOWEST FLOOR ELEVATION. 5FH. (SPECIAL FLOOD HAZARD) ALL ELECTRICAL AND MECHANICAL EQUIPMENT MUST BE LOCATED AT OR ABOVE THE BASE FLOOR ELEVATION OR REQUIRED LOWEST FLOOR ELEVATION, WHICHEVER IS HIGHER

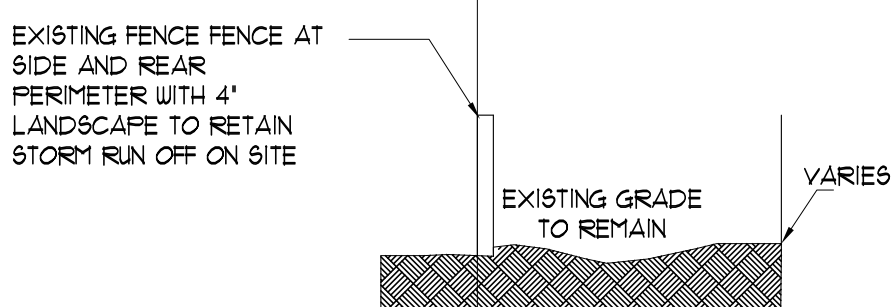
LOWEST FLOOR- SHALL MEAN THE LOWEST FLOOR OF THE LOWEST ENCLOSED AREA (INCLUDING BASEMENT). AN UNFINISHED OR FLOOD RESISTANT ENCLOSURE, USABLE FOR PARKING, VEHICLES, BUILDING ACCESS OR STORAGE IN AN AREA OTHER THAN A BASEMENT AREA IS NOT CONSIDERED A BUILDING'S LOWEST FLOOR PROVIDED THAT SUCH ENCLOSURE IS NOT BUILT AS TO RENDER THE STRUCTURE IN VIOLATION OF THE APPLICABLE NON-ELEVATION DESIGN REQUIREMENTS IN SECTIONS 11c-3, 11c-4, 11c-5.

GARAGE OR STORAGE- (SFHA (11c-5-F))- FULLY ENCLOSED AREAS BELOW THE BASE FLOOD ELEVATIONS SHALL BE DESIGNED TO PRECLUDE FINISHED LIVING SPACE EXCEPT ALLOWABLE USES I.e. PARKING, LIMITED STORAGE AND BUILDING ACCESS AND SHALL BE DESIGNED TO ALLOW FOR THE ENTRY AND EXIT OF FLOOD WATERS TO AUTOMATICALLY EQUALIZE HYDROSTATIC FLOOD FORCES ON EXTERIOR WALLS. THE INTERIOR PORTION OF SUCH ENCLOSED AREA SHALL NOT BE PARTITIONED OR OR FINISHED (FLOOD RESISTANT MATERIALS ONLY) INTO SEPERATE ROOMS OR AIR-CONDITIONED. DESIGN FOR COMPLYING WITH THIS REQUIREMENT MUST BE EITHER CERTIFIED BY A PROFESSIONAL ENGINEER OR ARCHITECT OR MEET THE FOLLOWING CRITERIA: (1) PROVIDE A MINIMUM OF TWO (2) OPENINGS HAVING A TOTAL NET AREA OF NO LESS THAN (1) SQUARE INCH FOR EVERY SQUARE FOOT OF ENCLOSED AREA. BOTTOM OF ALL OPENINGS SHALL BE NO HIGHER THAN ONE (1) FOOT ABOVE GRADE.

ADJACENT GRADE 11c2-Z- 'SHALL MEAN THE HIGHEST FINISHED GRADE ELEVATION OF THE GROUND SURFACE NEXT TO THE PROPOSED WALLS OF THE STRUCTURE'.

11c2-GG- 'MINIMUM FINISHED GRADE SHALL MEAN THE ELEVATION ESTABLISHED IN DADE COUNTY FLOOD CRITERIA MAP AT A SPECIFIC DEVELOPMENT SITE OR CROWN OF ROAD ELEVATION OF AN EXISTING ADJACENT ROAD, WHICHEVER IS HIGHER' (OR A WAIVER MUST BE OBTAINED). SITE GRADING MUST BE PROVIDED IN A MANNER AS TO RETAIN STORMWATER RUN-OFF WITHIN THE SITE AND PREVENT RUN-OFF INTO ADJACENT PROPERTY AS WELL AS DIRECT SURFACE WATER RUN-OFF INTO LAKES OR CANALS.

NOTE:
ALL CONSTRUCTION MATERIALS BELOW 9'-0" NGVD WILL BE CONCRETE AND BLOCK. ALL ELECTRICAL AND MECHANICAL EQUIPMENT WILL BE LOCATED ABOVE 9'-0" NGVD.
FEMA FLOOD ELEVATION +8'-0" NGVD ZONE 'AE'



RUN OFF WATER DETAIL

LEGAL DESCRIPTION:

LOT 3, BLOCK 35, BAY HARBOR ISLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 5 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

1-WATER PIPES SHALL BE INSTALLED AT LEAST 12" ABOVE THE HIGHEST SEWER PIPES AS PER F.B.C. 603.2 EXCEPTION 1
2. ALL PENETRATION THRU STRUCTURAL BEARING WALL SHALL BE PROVIDED WITH SLEEVE AS REQUIRED IN COMPLIANCE WITH F.B.C. 305 THRU 305.5

EXISTING SITE GRADING WATER RETENTION ON PROPERTY DOES NOT FOND WATER AND PERCOLATES WELL, AND AS SUCH WILL RETAIN STORM WATER IN ACCORDANCE WITH THE 5 YEAR STORM EVENT.

ALL RUNOFF WATER MUST BE MAINTAINED ON PROPERTY

MATERIALS TO BE USES

EXTERIOR PAINT COLOR: SHERWIN WILLIAMS - ALEBASTER. TRIM COLOR TO BE SHERWIN WILLIAMS - BLACK BEAN

WINDOWS & DOORS: IMPACT LOUE LAMINATED TINTED GREEN GLASS. FRAMES TO ME DARK BRONZE

BALCONY GLASS RAILS: OFFSET CLEAR LAMINATED GLASS WITH DARK BRONZE FRAMES.

ALUMINUM CANOPIES: EASTERN METALS ALUMINUM CANOPY SYSTEMS PAINTED DARK BRONZE

EXTERIOR LEDGER STONE AT FRONT AND REAR FACADE: MSI CUT LEDGER STONE - CANYON CREEK

GATE AND FENCE ELEVATION

@ SIDE YARD

SCALE: 1/2"=1'-0"

ALUMINUM GATE AND FENCE LOCATED ON THE SIDES OF THE HOME BETWEEN EXISTING PERIMETER FENCE AND HOME. GATE TO BE SELF -CLOSING HARDWARE, SELF LATCHING, WITH LATCH AT MINIMUM OF 54" ABOVE GRADE

SEE MANUFACTURE'S SPECIFICATION FOR DETAILS AND INSTALLATION



DRIVEWAY PAVERS



BALCONY GLASS RAILS AND ALUMINUM CANOPIES



EXTERIOR LEDGER STONE



SIDE YARD GATES



BALCONY GLASS RAILS



EXTERIOR LEDGER STONE



SITE PLAN SC: 1/8"

ISSUANCE FOR

☐ BIDDING ☐ CONSTRUCTION ☐ PERMIT

REV1 03-26-19

REV2

REV3

REV4

AFFIX SEAL HERE

Client: 1330 98 TH STREET

Address: 1330 98 TH STREET

Address: BAY HARBOR ISLAND, FLORIDA 33154

Phone: 305-796-6676

Plan: SITE PLAN

Job No.: 1/8"=1'-0"

Drawn By:

Scale:

Date:

Lot:

Block:

EDWARD SILVA, ARCHITECT

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E.S.A. Designer Group, Inc.

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PLANT SCHEDULE:

EXISTING TREE LOCATION AND DIMENSION ARE APPROXIMATE.					
No.	TREE NAME	DIAMETER (INCHES)	HEIGHT (FEET)	SPREAD (FEET)	REMARKS
①	ROYAL PALM	14.0	36.0	16.0	TO REMAIN
②	MANGIFERA INDICA	14.0	28.0	25.0	TO REMAIN
③	DATE PALM	13.0	6.0	4.0	TO RELOCATED
④	ROYAL PALM	12.0	40.0	18.0	TO REMAIN
⑤	UNKNOWN	7.0	12.0	11.0	TO REMAIN
6	CHRISTMAS PALM	18.0	9.0	5.0	TO REMAIN
7	CHRISTMAS PALM	7.0	8.0	4.0	TO REMAIN
⑧	PERSEA AMERICANA	15.0	40.0	Trunk Only	TO REMAIN

ALL EXISTING TREES TO REMAIN SHALL BE PROTECTED WITH TREE PROTECTION FENCING.

NEW TREE LOCATION AND DIMENSION ARE APPROXIMATE.					
SYMB.	QTY.	NEW	TREE NAME	NATIVE	REMARKS
	3	YES	MAHOGANY	YES	12' HGT. X 5' SPRED. PLANTING
	7	YES	ROYAL PALM	YES	50' TO 10' HGT.
SHRUBS					
	10	YES	CALICARPA AMERICAN	BEAUTY BUSH	YES 24' MAX. HGT.
	10	YES	SIMPSON STOPER	PIMENTA	YES 36' MAX. HGT.
	10	YES	COONTIE PALM	Zamia pumila	YES 36' MAX. HGT.
3" LAYER MULCH MINIMUM					

EC TREES REQUIRED IN ENERGY CONSERVATION ZONE WITHIN 22' HOUSE ON SOUTH, WEST OR EAST SIDE.

LANDSCAPE LEGEND:

LANDSCAPE CODE(SEC. 24-16)

ZONING DISTRICT:
GROSS LAND AREA:
NET LAND AREA:
WATER BODIES:

RD
10,000 SQFT.
10,000 SQFT.
0 SQFT.

LANDSCAPE OPEN SPACE: (IF APPLICABLE) 40 %
GREENBELT WIDTH: (IF APPLICABLE) N/A FT.
MAXIMUM LAWN AREA: (50 % MAX.) 5,000 SF. 4,300 SF.

REQUIRED 40 %
PROVIDED 43 %
N/A FT. N/A FT.
5,000 SF. 4,300 SF.

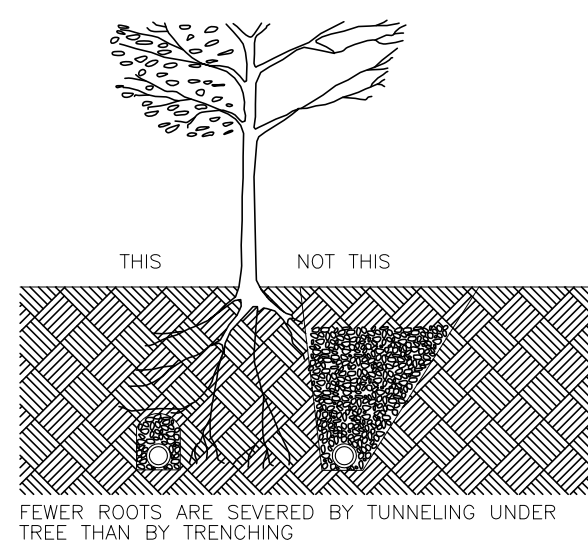
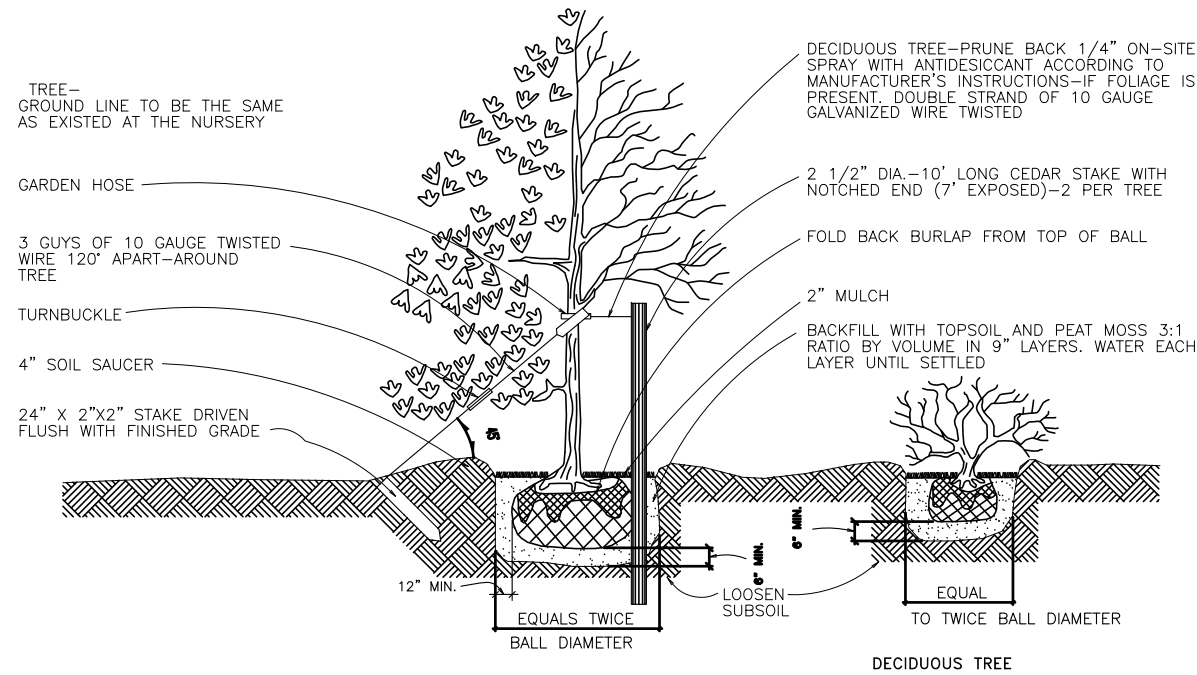
TREES PER LOT: - 5 TREES/ LOT
STREET TREES: (35' O.C. AVG.)
TOTAL TREES:
SHRUBS **

5
3
8
20

13
3
16
100

** Required shrubs at time of planting must be a min. 24" in overall height

(2) SHADE TREES MIN. IN FRONT YARD IS REQUIRED

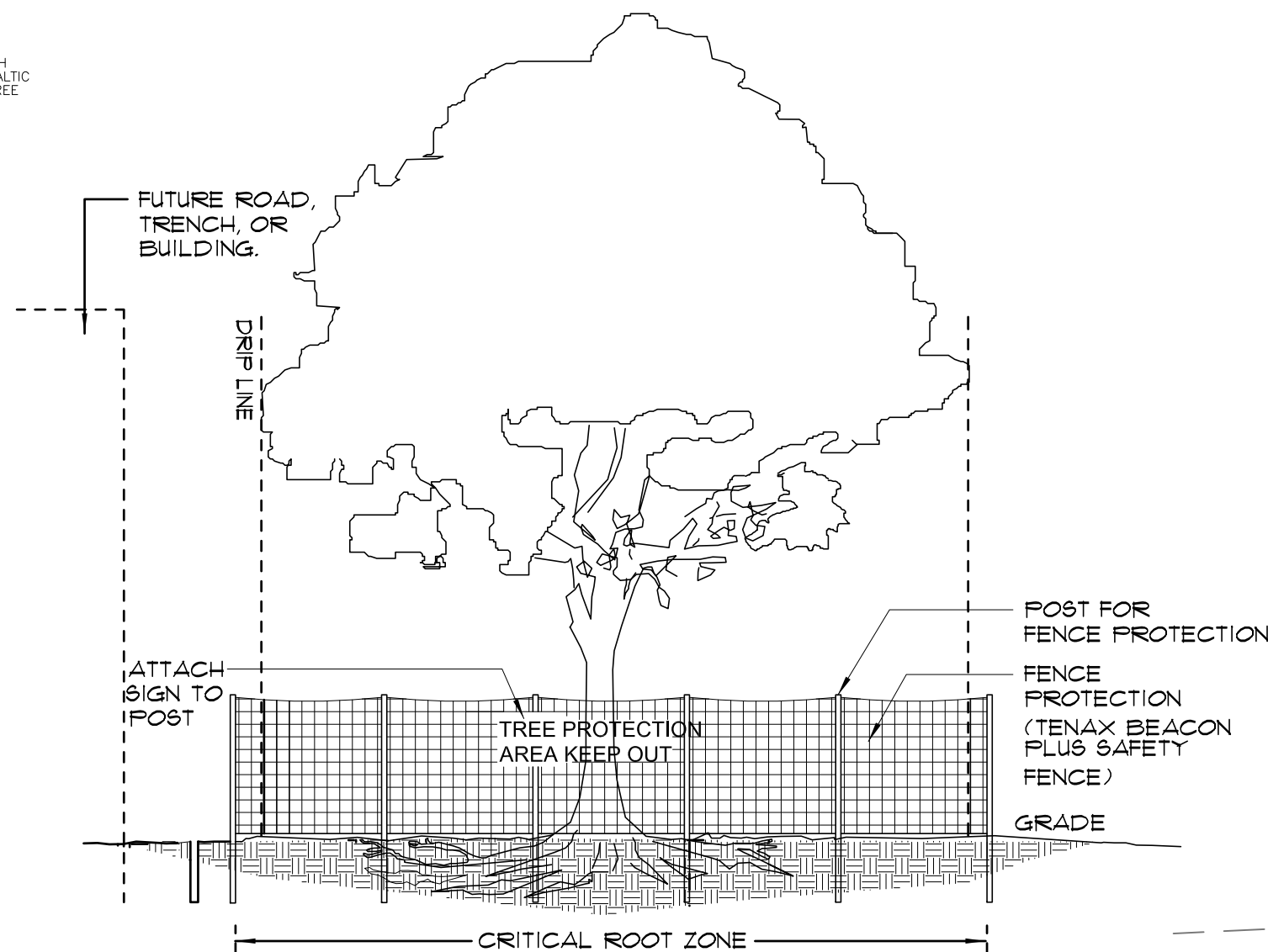


NOTES:

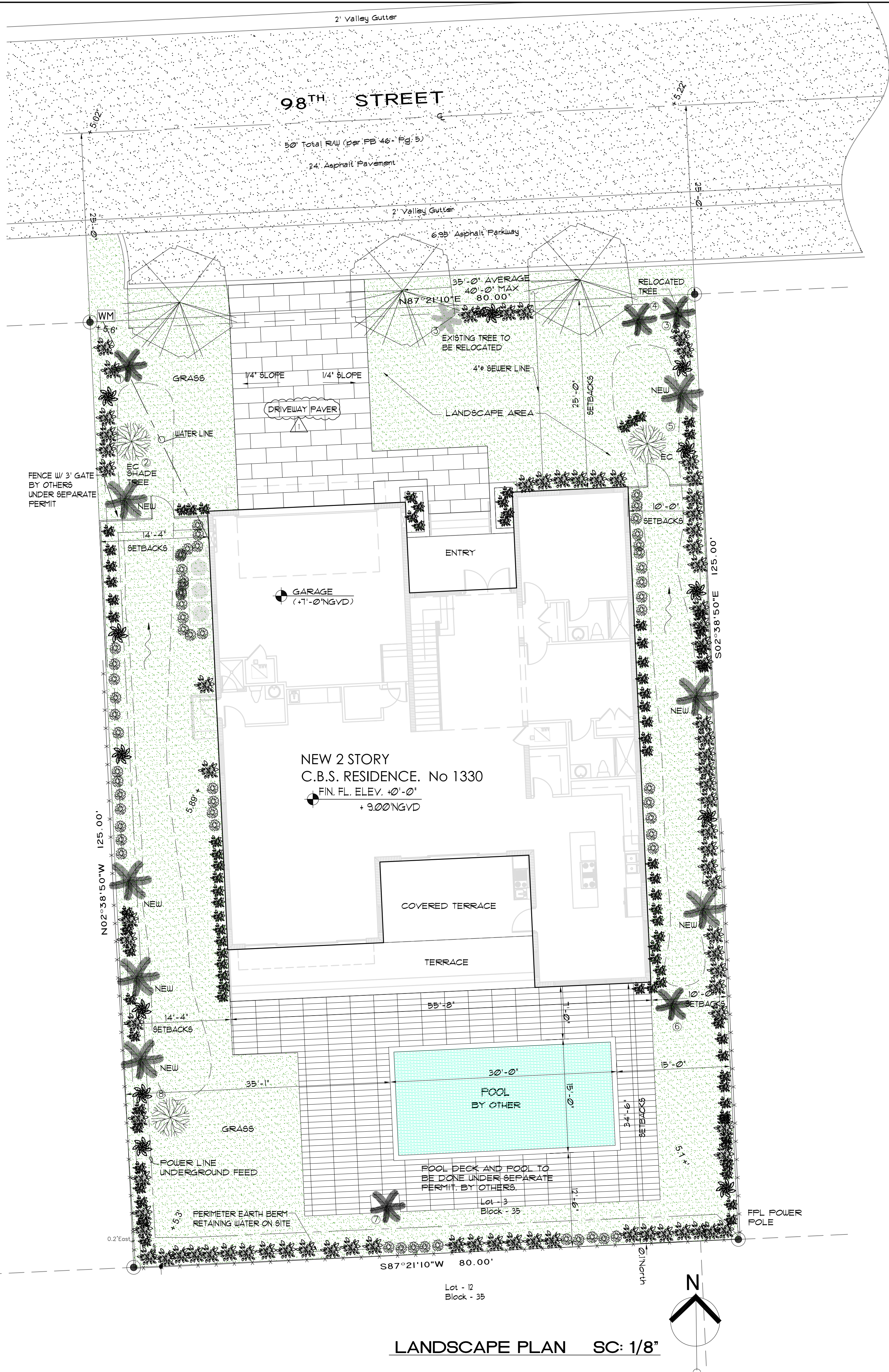
- ALL PLANTS DESIGNATED TO BE SAVED SHALL BE PROTECTED BY FENCING, AS ILLUSTRATED.
- INSTALL TREE PROTECTION FENCE AT TREE DRIP LINE OR AT EDGE OF DISTURBED AREA, AS SHOWN ON PLANS, PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- TREE PROTECTION ZONE SIGNS MUST BE VISIBLE FROM BOTH SIDES OF THE FENCE, THE SIGN MUST CONTAIN THE FOLLOWING LANGUAGE IN BOTH ENGLISH & SPANISH "TREE PROTECTION ZONE AREA KEEP OUT".
- THERE SHALL BE NO STORAGE OF MATERIAL WITHIN THE BOUNDARIES OF THE TREE PROTECTION FENCING.
- TO PREVENT CONSTRUCTION DAMAGE, THE FENCE MUST BE ERECTED AROUND THE ROOT PROTECTION ZONE BEFORE ANY CONSTRUCTION ACTIVITY BEGINS. FURTHERMORE, THE FENCE MUST BE MONITORED TO ASSURE THAT IT REMAINS TO LOCATE AND MARK ALL PARKING PLACES FOR WORKERS, CONSTRUCTION ROADS, AND AREAS FOR STORAGE OF BUILDING MATERIALS, SOIL AND GRAVEL.

LANDSCAPE NOTES:

- ALL PLANTS MATERIAL SHALL BE FL. No. 1 OR BETTER IN GRADE AND QUALITY.
- THE SOD MATERIAL TO BE PLANTED SHALL BE ST. AUGUSTINE FLORATUM.
- A MINIMUM OF 50% OF THE REQUIRED SHALL BE NATIVE SPECIES.
- 50% DROUGHT TOLERANT AND LOW MAINTENANCE SPECIES REQUIRE
- A MINIMUM OF 30% OF THE REQUIRED SHRUBS SHALL BE NATIVE SPECIES.



TREE PROTECTION DETAIL (EXISTING TREE)



ISSUANCE FOR

☐ BIDDING ☐ CONSTRUCTION ☐ PERMIT

REV1 03-26-19

REV2

REV3

REV4

AFFIX SEAL HERE

Client: 1330 98 TH STREET

Address: 1330 98 TH STREET

Address: BAY HARBOR ISLAND, FLORIDA 33154

Phone: 305-796-6676

Plan: LANDSCAPE PLAN

Job No.: 1/8"=1'-0"

Drawn By:

Scale:

Date:

Lot:

Block:

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KEY NOTES	
1	EMERGENCY AND ESCAPE RESCUE OPENINGS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF KEYS, OR TOOLS, OR PROVIDE A CLEAR OPENING OF NOT LESS THAN 20"IN WIDTH 24" IN HGT. AND 5.1 SQ. FT. IN AREA. WHERE WINDOW IS PROVIDED AS EGRESS THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" FROM THE FIN. FLR. AS PER F.B.C. 6TH EDITION 2011 RESIDENTIAL SECTION R310.
2	WINDOW STYLE SHALL BE ACCORDING TO ELEVATIONS AND THE FRAME SHALL BE ESP.
3	NUMBERS OF ADDRESS SHALL BE VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. SHALL BE ARABIC NUMERALS OR ALPHABET LETTER NUMERALS SHALL BE A MIN. OF 4" IN HGT. WITH A STROKE WIDTH OF NOT LESS THAN 5" FOR RESIDENTIAL BUILDINGS AS PER SECTION R319 F.B.C. 6TH EDITION 2011
4	EAVES, OVERHANGS OR TERRACES GREATER THAN 24" SHALL HAVE CEMENTITIOUS FINISH ON MTL. LATH ATTACHED ON K4 LATERAL BRACING @ 3'-0" TO BOTTOM OF CHORD
5	ALL INTERIOR PARTITION TO BE INSULATED W-R-11 UNFACED BATTS.
6	BATHUB + SHOWER FLOORS 4 WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE NOT LESS THAN 6'-0" ABOVE THE FLOOR PER F.B.C.R. 2011, 6th EDITION R3012. CERAMIC TILE WALL FINISH IN TUB AND SHOWER AREAS SHALL HAVE CEMENT FIBER OR GLASS MAT BACKING BOARD PER F.B.C.R. 2011, 6th EDITION R102.42.
7	34"-36" HGT. BATHROOM CABINET WITH 4" TOE SPACE
8	PROVIDE FULL LENGTH MIRROR ABOVE BATHROOM CABINET
9	BATHROOM FLOORS SHALL BE OF IMPERVIOUS MATERIAL
10	EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY SEE NFPA 101, SECT. 24-2.4.5.
11	GLAZING IN WALL, BATHTUBS, SHOWERS ENCLOSURES WHERE THE BOTTOM EXPOSED EDGE OF GLAZING IS LESS THAN 60" SHALL BE SAFETY GLAZING CATEGORY II (HAZARDOUS LOCATION) AS PER R 308.4.5 F.B.C. 2011 6TH ED.
12	PROVIDE PROPER BACKING FOR BATHROOM 4 KITCHEN CABINETS, NOTE: ONLY 1X BACKING AT CBS WALL
13	PROVIDE STUB-OUT FOR CONNECTION OF ICE MAKER
14	DRYWALL PARTITION BENEATH CABINET COUNTERTOP (FRAMED 42" HGT.)
15	BUILT IN REFRIGERATOR -48" WIDE MANUFACTURER TBD
16	DISHWASHER, UNDERNEATH COUNTER
17	48" COMBINATION GAS RANGE AND OVEN, ABOVE EXHAUST VENT TO EXTERIOR
18	EXHAUST HOOD ABOVE RANGE
19	PROVIDE SINK WITH GARBAGE DISPOSAL
20	12" WIDE BY 42" HGT. UPPER KITCHEN CABINETS PROVIDE 2X BACKING AT WALL. NOTE: ONLY 1X BACKING AT CBS WALL
21	ELECTRIC DRYER PROVIDE 6" WALL BEHIND
22	DRYER VENT, SEE DETAIL
23	AIR CONDITIONER COMPRESSOR SEE MECH. PLAN FOR TYPE. COMPRESSOR SHALL BE ANCHORED IN ACCORDANCE TO THE F.B.C. 6TH EDITION 2011 (MECHANICAL EDITION) TO CONCRETE PAD. COMPRESSOR SHALL BE INSTALLED ABOVE FLOOD LEVEL.
24	COMPRESSOR MAIN DISCONNECT SHALL BE INSTALLED AT A MIN. SEPARATION OF 18"
25	ELECTRICAL SERVICE PANEL AT 60" ABOVE FINISH FLOOR WILL BE ABOVE FLOOD ELEVATION +9'
26	ELECTRICAL METER
27	ELECTRICAL METER MAIN DISCONNECT
28	PROVIDE HOSE BIBB.
29	WATER HEATER
30	ATTIC ACCESS OF 22" X 30" ROUGH OPENING SHALL BE PROVIDED IN BUILDINGS WITH COMBUSTIBLE CEILINGS AND ATTIC AREAS THAT EXCEED 30 SQFT. 4 HAVE A VERTICAL HEIGHT OF 30 INCHES OR GREATER. ATTIC OPENING SHALL BE LOCATED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. A 30" MIN. UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE SHALL BE PROVIDED ABOVE THE ACCESS OPENING. F.B.C. R3011 6TH EDITION 2011
31	LINEN/PANTRY CLOSET, PROVIDE 5 EQUALLY SPACED WOOD SHELVES 16" DEEP.
32	METAL STUD PARTITION SEE DETAIL ON DETAILS SHEET
33	DRYWALL TO BE SCREWED @ 8" O.C. TO STUDS OR FURRING INSTALLED AT 16" O.C. AT WET AREAS OF BATH
34	2x6 P.T. WOOD PLATE ATTACHED AS PER GARAGE DOOR N.O.A.
35	EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPERATE THE DOOR FROM THE INSIDE OF THE CLOSET SEE NFPA 101, SECT. 24-2.4.4.
36	ELECTRIC WASHER (OPT.)
37	PROVIDE 12" CABINET ABOVE WASHER AND DRYER.
38	PROVIDE 1X2 WD. FURRING ON ALL CBS WALLS TO RECEIVE DRYWALL AS REQUIRED.
39	1/2" DRYWALL WALLBOARD FINISHED AND PAINTED WITH LATEX WALL PAINT
40	34" TO 38" HGT. HANDRAIL WITH PICKETS SPACED TO REJECT OBJECTS 4" IN DIA.
41	42" HGT. GUARDS, ON PORCH, BALCONY OR OTHER WALKING SURFACES, HANDRAIL 4 RAILING W/ PICKETS SPACED TO REJECT OBJECTS 4" DIA. GLASS RAILINGS TO BE LAMINATED, SHALL COMPLY WITH ANSI Z97.1-1984 AS PER FBC 2407.1
42	CONCRETE BLOCK WITH SLIM COAT SMOOTH CEMENTITIOUS APPLICATION
43	THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ATTIC AREA BY NOT LESS THAN 1/2"GYPSUM BOARD APPLIED TO THE GARAGE SIDE, AND CEILING BELOW HABITABLE ROOMS SHALL HAVE NOT LESS THAN 5/8" TYPE X GYPSUM BOAR AS PER TABLE R 302.6 F.B.C.
44	GARAGE TO HAVE PASSIVE VENTILATION OPENINGS AS PER CODE EQUAL TO 1 SQUARE INCH PER 1 SQUARE FOOT OF GARAGE FLOOR AREA. VENT SHALL BE ON PERPENDICULAR WALLS.
45	POST DANGER SIGN IN GARAGE TO READ: DANGER DO NOT OPERATE ENGINES WITH DOOR CLOSED CARBON MONOXIDE EMISSION IS LETHAL. THIS SIGN SHALL HAVE 1/2" HGT. LETTERS
46	IN EXTERIOR WALL AT CMU TO HAVE R-42 FI-FOIL, 4 ROOF CEILING ATTIC INSULATION TO BE MINIMUM OF R-30 BATTS
47	CEMENT FINISH
48	WALL AND CEILING FINISHES SHALL HAVE A FLAME-SPREAD INDEX NOT GREATER THAN 200 AND SMOKE DEVELOPED INDEX NOT GREATER THAN 450 AS REQUIRED BY F.B.C. 6TH EDITION 2011 RESIDENTIAL SECTION R301.3.1 4.2
49	ALL INSULATION MATERIALS TO HAVE A FLAME INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX NOT TO EXCEED 450-F.B.C.R. 2011, 6th EDITION (TYP.) R302.101
50	DRAFTSTOPPING SHALL BE PROVIDED IN FLOOR/CEILING CONCEALED SPACE TO LIMIT AREAS TO 1000 SQUARE FEET MAXIMUM AS PER R302.12 FBC 6TH EDITION 2011 DRAFTSTOPPING MATERIALS SHALL BE NOT LESS THAN 1/2-INCH GYPSUM BOARD, 3/8-INCH WOOD STRUCTURAL PANELS OR OTHER APPROVED MATERIALS ADEQUATELY SUPPORTED. DRAFTSTOPPING SHALL BE INSTALLED PARALLEL TO THE FLOOR FRAMING MEMBERS UNLESS OTHERWISE APPROVED BY THE BUILDING OFFICIAL. THE INTEGRITY OF THE DRAFTSTOPS SHALL BE MAINTAINED AS PER R302.12

TERMITE PROTECTION STATEMENT	
TERMITE PROTECTION, FBCR 2011, 6th EDITION R 301 TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION. SEE SECTION 202, REGISTERED TERMITICIDE. UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."	

SQUARE FOOTAGE CALCS	
LIVING AREA FIRST FLOOR:	2,386 SQFT.
LIVING AREA SECOND FLOOR:	2,235 SQFT. < 2349 SQFT.
TOTAL LIVING AREA :	4,621 SQFT.
COVERED TERRACE:	405 SQFT.
CAR GARAGE:	511 SQFT.
ENTRY:	104 SQFT.
BALCONY:	162 SQFT.
TOTAL BUILDING AREA :	5,869 SQFT.
GROSS FLOOR AREA FIRST FLOOR (1ST FL. LIVING AREA + GARAGE AREA) :	2,963 SQFT. — 80% = 2349 SQFT

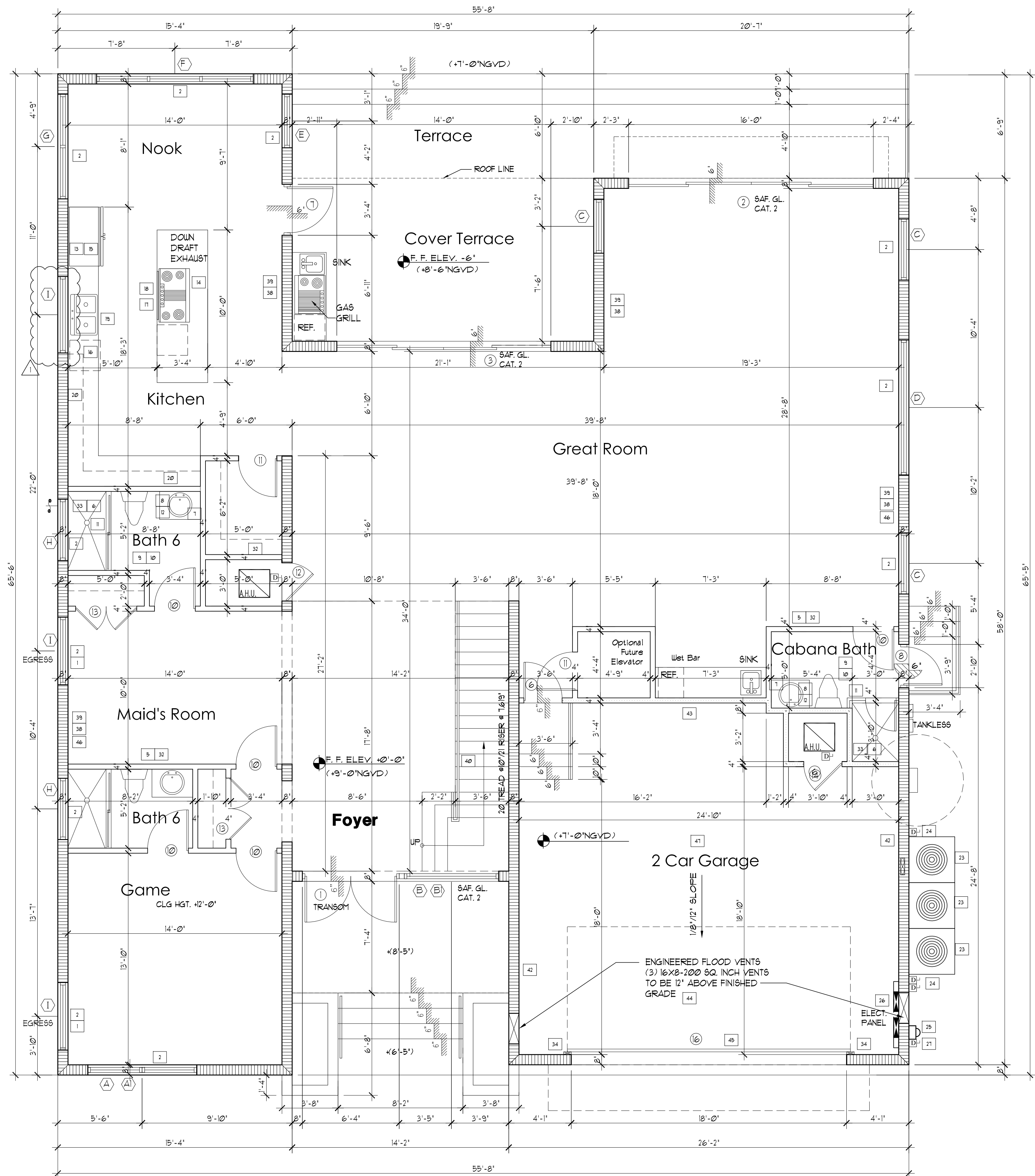
APPLICABLE CODES	
FLORIDA BUILDING CODE 2011 6TH EDITION , INCLUDING THE 2014 NATIONAL ELECTRICAL CODE	

TYPE OF CONST:	CLASS Y-B	GROUP:	R-3
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LEGEND	
	8' MASONRY WALL
	DRYWALL PARTITION

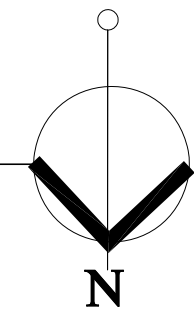
NOTES	
ALL CONSTRUCTION MATERIALS BELOW 9'-0" NGVD WILL BE CONCRETE AND BLOCK. ALL ELECTRICAL AND MECHANICAL EQUIPMENT WILL BE LOCATED ABOVE 9'-0" NGVD.	

NOTES	
WORKS TO BE SUBMITTED UNDER SEPARATE PERMIT, OR SHOP DRAWING DURING CONSTRUCTION.	
-WINDOW AND EXTERIOR DOOR DETAILS /SPECS.	
-ROOF WOOD TRUSSES	
-ROOFING	
-SECOND FLOOR SYSTEMS	
-STEEL STAIRS	
-ALUMINUM AWNINGS	
-INTERIOR STEEL AND GLASS RAILINGS	
-EXTERIOR GLASS RAILINGS	
RAILING NOTES: ENGINEER DESIGN , CALCULATIONS AND SHOP DUG TO BE PROVIDED , APPROVED AND PERMITTED BY NORTH MIAMI ENZ.	



FIRST FLOOR PLAN

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



REFER TO SHEET A-2 FOR DOOR AND WINDOW SCHEDULES

ISSUANCE FOR

☐ BIDDING ☐ CONSTRUCTION ☐ PERMIT

REV1 03-26-19

REV2

REV3

REV4

AFFIX SEAL HERE

Client: 1330 98 TH STREET

Address: 1330 98 TH STREET

Address: BAY HARBOR ISLAND, FLORIDA 33154

Phone: 305-796-6676

Plan: FIRST FLOOR PLAN

Job No.: 0011131

Drawn By: E.S.A.

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

Date: 03-26-19

Lot: 1

Block: 1

EDWARD SILVA, ARCHITECT

REG. No. 0011131

8900 SW 117 AVE #B107, MIAMI, FLORIDA 33186

(305) 275-8383 / FAX - (305) 275-8381

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E.S.A.

Design Group, Inc.

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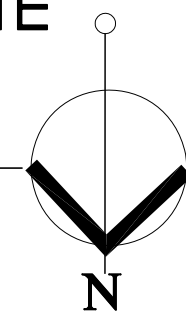
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WINDOW SCHEDULE						
MARK	NAME	WINDOW SIZE		MASONRY OPENING		GLASS TYPE
		WIDTH	HEIGHT	WIDTH	HEIGHT	
(A)	FIXED GL.	43"	36"	43"	36"	SEE ELEVATION CLEAR • SAF. GL. CAT. 2
(A)	FIXED GL. TRANSOM	86"	24"	86"	24"	SEE ELEVATION CLEAR • SAF. GL. CAT. 2
(B)	FIXED GL.	74"	98"	74"	98"	SEE ELEVATION CLEAR • SAF. GL. CAT. 2
(B)	FIXED GL. TRANSOM	74"	48"	74"	48"	SEE ELEVATION CLEAR • SAF. GL. CAT. 2
(C)	FIXED GL.	48"	120"	48"	120"	SEE ELEVATION CLEAR • SAF. GL. CAT. 2
(D)	FIXED GL.	106"	24"	106"	24"	SEE ELEVATION CLEAR • SAF. GL. CAT. 2
(E)	FIXED GL.	42"	120"	42"	120"	SEE ELEVATION CLEAR • SAF. GL. CAT. 2
(F)	FIXED GL.	123"	120"	123"	120"	SEE ELEVATION CLEAR • SAF. GL. CAT. 2
(G)	FIXED GL.	82"	120"	82"	120"	SEE ELEVATION CLEAR • SAF. GL. CAT. 2
(H)	FIXED GL.	48"	24"	48"	24"	SEE ELEVATION CLEAR • SAF. GL. CAT. 2
(I)	HR 35 EGRESS	53-1/8"	63"	53-7/8"	63"	CLEAR W/ TRANSOM GLASS (53 1/8" X 24")
(J)	FIXED GL.	43"	63"	43"	63"	SEE ELEVATION CLEAR • SAF. GL. CAT. 2
(J)	FIXED GL. TRANSOM	86"	24"	86"	24"	SEE ELEVATION CLEAR • SAF. GL. CAT. 2
(K)	FIXED GL.	76"	96"	76"	96"	SEE ELEVATION CLEAR • SAF. GL. CAT. 2
(L)	FIXED GL.	74"	96"	74"	96"	SEE ELEVATION CLEAR • SAF. GL. CAT. 2
(M)	FIXED GL.	57"	24"	57"	24"	SEE ELEVATION CLEAR • SAF. GL. CAT. 2
(N)	FIXED GL.	120"	24"	120"	24"	SEE ELEVATION CLEAR • SAF. GL. CAT. 2
(O)	FIXED GL.	48"	108"	48"	108"	SEE ELEVATION CLEAR • SAF. GL. CAT. 2
(P)	FIXED GL.	164"	108"	164"	108"	SEE ELEVATION CLEAR • SAF. GL. CAT. 2
(Q)	H8 3M EGRESS	53-1/8"	72"	53-7/8"	72"	CLEAR
(R)	FIXED GL.	123"	72"	123"	72"	SEE ELEVATION CLEAR • SAF. GL. CAT. 2

DOOR SCHEDULE										
Door #	WT.	HT.	THK.	MATERIAL	TYPE	THRESHOLD	WEATHER STRIP	HARDWARE	LOCK	REMARKS
1	2'-3'-0"	8'-0"	1-3/4"	MTL. CLAD	SWING	MTL.	Y	EXT. KEY L	DEADBOLT	DOUBLE DOOR @ ENTRANCE. W/ TRANSOM 16" X48"
2	16'-0"	10'-0"	1-3/4"	ALUM./GL.	SL/GL.DR.	MTL.	Y	EXT.LATCH		SAF. GL. CAT. 2 GLASS
3	14'-0"	10'-0"	1-3/4"	ALUM./GL.	SL/GL.DR.	MTL.	Y	EXT.LATCH		SAF. GL. CAT. 2 GLASS
4	16'-0"	9'-0"	1-3/4"	ALUM./GL.	SL/GL.DR.	MTL.	Y	EXT.LATCH		SAF. GL. CAT. 2 GLASS
5	9'-0"	9'-0"	1-3/4"	ALUM./GL.	SL/GL.DR.	MTL.	Y	EXT.LATCH		SAF. GL. CAT. 2 GLASS
6	2'-6"	8'-0"	1-3/4"	MTL. CLAD	SWING	MTL.	Y	EXT. KEY L	DEADBOLT	C-LABEL SELF CLOSER W/RABBITTED JAMB
7	3'-0"	8'-0"	1-3/4"	MTL. CLAD	SWING	MTL.	Y	EXT. KEY L	DEADBOLT	FRENCH W/ 24" TRANSOM
8	2'-6"	8'-0"	1-3/4"	MTL. CLAD	SWING	MTL.	Y	EXT. KEY L	DEADBOLT	FRENCH
9	2'-2'-6"	8'-0"	1-3/8"	WOOD H.C.	SWING	-	-	-	-	
10	2'-8"	8'-0"	1-3/8"	WOOD H.C.	SWING	-	-	-	-	
11	2'-6"	8'-0"	1-3/8"	WOOD H.C.	SWING	-	-	-	-	
12	2'-6"	8'-0"	1-3/8"	WOOD H.C.	SWING	-	-	-	-	LOUVERED
13	2'-2'-0"	8'-0"	1-3/8"	WOOD H.C.	SWING	-	-	-	-	
14	2'-3'-0"	8'-0"	1-3/8"	WOOD H.C.	SWING	-	-	-	-	
15	2'-0"	8'-0"	1-3/8"	WOOD H.C.	BIFOLF	-	-	-	-	
16	10'-0"	9'-0"	1-3/4"	MTL. CLAD	OVRHD	MTL.	Y	EXT.LATCH		GARAGE DOOR

FINISH SCHEDULE						
AREA	FLOOR	BASE	WALLS	CEILING	HEIGHT	REMARKS
FOYER	TILE	WOOD	DRYWALL SMOOTH FINISH	DRYWALL KNOCKDOWN FINISH	11'-4"	
GREAT ROOM	TILE	WOOD	DRYWALL SMOOTH FINISH	DRYWALL KNOCKDOWN FINISH	11'-4"	
KITCHEN	TILE	TILE	DRYWALL SMOOTH FINISH	DRYWALL KNOCKDOWN FINISH	11'-4"	
GARAGE FIRST FLOOR	TILE	WOOD	DRYWALL SMOOTH FINISH	DRYWALL KNOCKDOWN FINISH	11'-4"	
BATHROOMS FIRST FLOOR	TILE	CERAMIC TILE	DRYWALL SMOOTH FINISH	DRYWALL KNOCKDOWN FINISH	11'-4"	CER. TILE AT SHOWER/TUB TILE TO T-6" ABV. FN. FLR. HGT.
BEDROOMS SECOND FLOOR	TILE	WOOD	DRYWALL SMOOTH FINISH	DRYWALL KNOCKDOWN FINISH	11'-0"	
CLOSET SECOND FLOOR	TILE	WOOD	DRYWALL SMOOTH FINISH	DRYWALL KNOCKDOWN FINISH	11'-0"	
BATHROOMS SECOND FLOOR	TILE	CERAMIC TILE	DRYWALL SMOOTH FINISH	DRYWALL KNOCKDOWN FINISH	11'-0"	CER. TILE AT SHOWER/TUB TILE TO T-6" ABV. FN. FLR. HGT.
LOFT SECOND FLOOR	TILE	WOOD	DRYWALL SMOOTH FINISH	DRYWALL KNOCKDOWN FINISH	11'-0"	
LAUNDRY SECOND FLOOR	TILE	WOOD	DRYWALL SMOOTH FINISH	DRYWALL KNOCKDOWN FINISH	11'-0"	
GARAGE	---	---	DRYWALL SMOOTH FINISH	DRYWALL KNOCKDOWN FINISH	13'-4"	SMOOTH STUCCO FINISH OVER BLOCK WALLS



- MATERIALS TO BE USES
- 1 EXTERIOR PAINT COLOR: SHERWIN WILLIAMS - ALEBASTER. TRIM COLOR TO BE SHERWIN WILLIAMS - BLACK BEAN
 - 2 WINDOWS & DOORS: IMPACT LOWE LAMINATED TINTED GREEN GLASS. FRAMES TO ME DARK BRONZE
 - 3 BALCONY GLASS RAILS: OFFSET CLEAR LAMINATED GLASS WITH DARK BRONZE FRAMES.
 - 4 ALUMINUM CANOPIES: EASTERN METALS ALUMINUM CANOPY SYSTEMS PAINTED DARK BRONZE
 - 5 EXTERIOR LEDGER STONE AT FRONT AND REAR FACADE: MSI CUT LEDGER STONE - CANYON CREEK

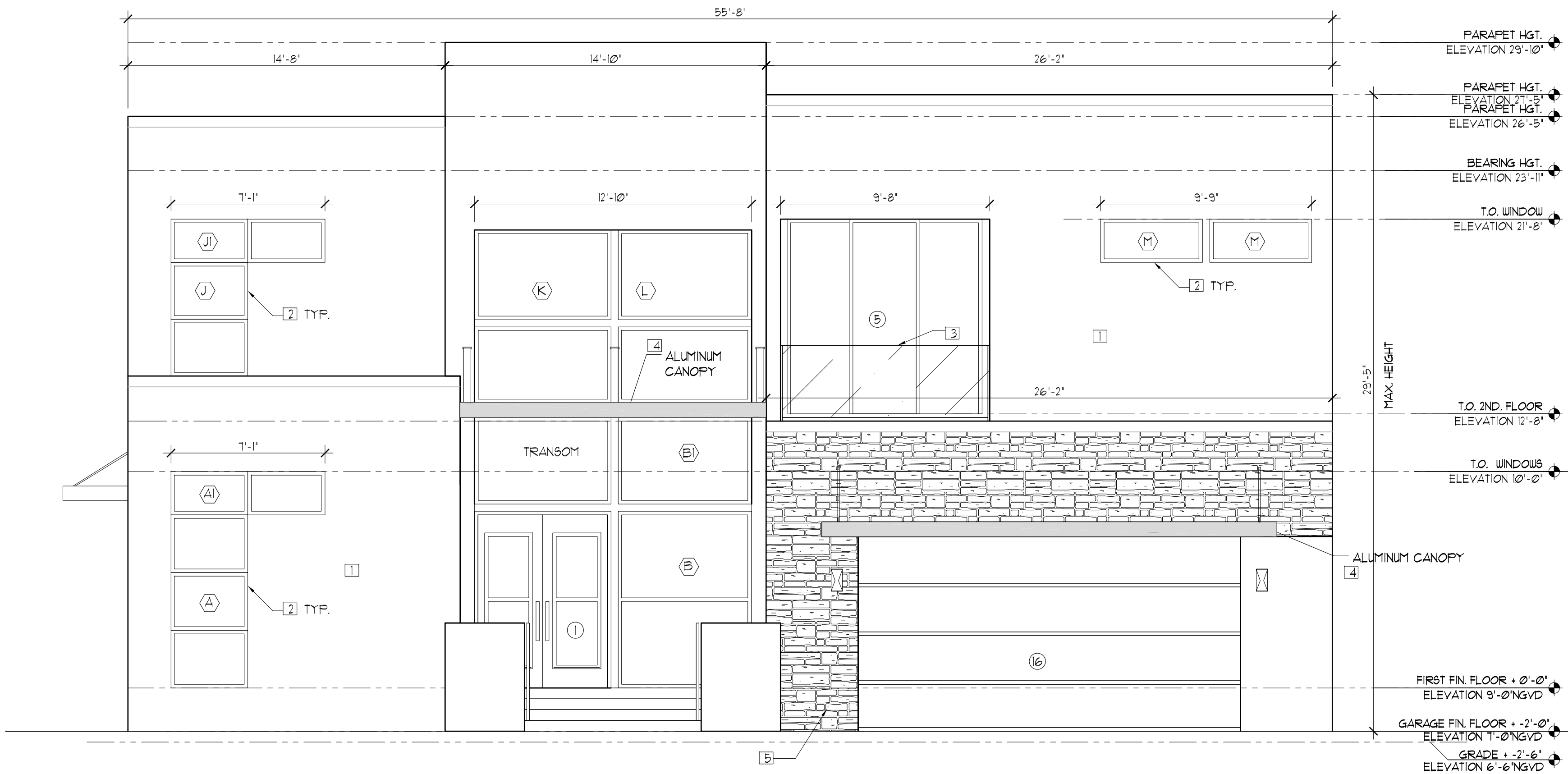


BALCONY GLASS RAILS AND ALUMINUM CANOPIES



EXTERIOR LEDGER STONE

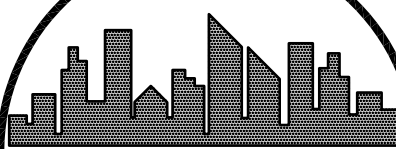
BUILDING ARTICULATION:
ARCHITECTURAL EMBELLISHMENTS, INCLUDING BUT NOT LIMITED TO WINDOWS, EYEBROWS, MATERIAL CHANGES, RELIEFS, REVEALS, ORNAMENTATION, BANDING, CANOPIES, COPINGS, ETC. MUST BE INCORPORATED INTO THE DESIGN TO AVOID LARGE FLAT UNINTERRUPTED WALL SURFACES FOR AT LEAST 50% OF THE LENGTH OF ALL ELEVATIONS OF THE MAIN HOUSE AND ANY ACCESSORY STRUCTURES.



FRONT ELEVATION

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

FRONT ELEVATION ARTICULATION CALCULATION:
FRONT ELEVATION WALL LENGTH = 55'-8" - 50% = 27'-10" MIN. REQUIRED
TOTAL FRONT ELEVATION ARTICULATION (WINDOWS, DOOR, STONE AND BALCONY) = 7'-1" + 12'-8" + 26'-2" = 46'-1" OF ARTICULATION THAT IS GREATER THAN 27'-10" REQUIRED



ISSUANCE FOR

☐ BIDDING ☐ CONSTRUCTION ☐ PERMIT

REV1 03-26-19

REV2

REV3

REV4

AFFIX SEAL HERE

Client: 1330 98 TH STREET
Address: 1330 98 TH STREET
Address: BAY HARBOR ISLAND, FLORIDA 33154
Phone: 305-796-6676
Plan: ELEVATION

Job No.:

Drawn By:

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

Date:

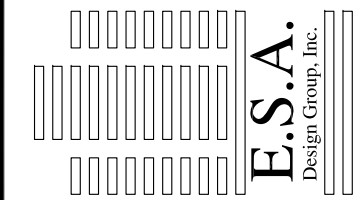
Lot:

Block:

EDWARD SILVA, ARCHITECT

REG. No. 0011131

8900 SW 117 AVE #B107, MIAMI, FLORIDA 33186
(305) 275-8383 / FAX - (305) 275-8381

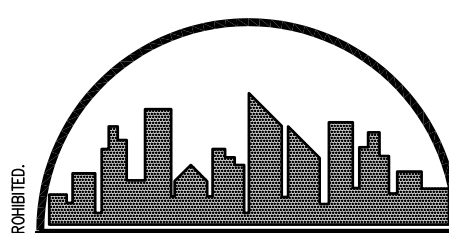


A-3

of



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



ISSUANCE FOR

☐ BIDDING ☐ CONSTRUCTION ☐ PERMIT

REV1 03-26-19

REV2

11

REV3

Client: 1330 98 TH STREET
Address: 1330 98 TH STREET
Address: BAY HARBOR ISLAND, FLORIDA 33154
Phone: 305-796-6676
Plan: ELEVATION

Job No.:

Drawn By:

Scale: 1/4" = 1'-0"
Date:

Lot.

101.

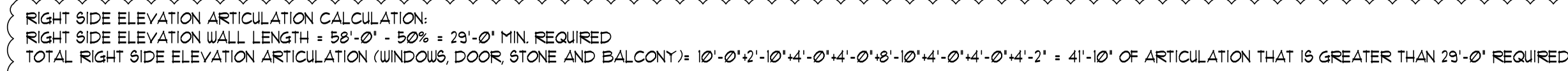
EDWARD SILVA, ARCHITECT
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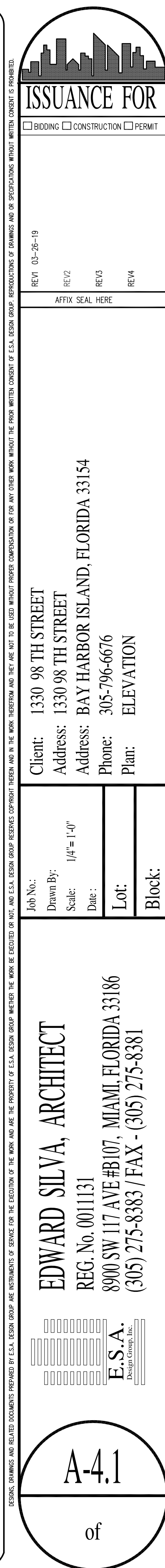
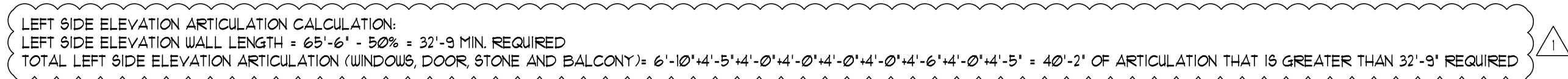
PREPARED BY E.S.A. DESIGN GROUP

E.S.A.
Design Group, Inc.

A-3.1

of





AGENDA ITEM REPORT

July 2, 2019

ITEM NUMBER: 2.

ITEM: Approval of the minutes held on November 20, 2018, December 11, 2018, January 15, 2019 and April 2, 2019. (Item #2)

DESCRIPTION:

RECOMMENDED ACTION:

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez

ATTACHMENTS

1. 11-20-18 DRAFT
2. 12-11-18 DRAFT
3. 1-15-19 DRAFT_
4. 4-2-19 DRAFT

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

A Planning & Zoning Board Meeting was held Tuesday, November 20, 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
Board Member Alan Bebachik
Board Member Wesley Kean

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

QUASI-JUDICIAL PUBLIC HEARING

Item 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 owners are proposing to construct a mixed used (commercial / office/ residential) consisting at this time of 104 dwelling units, 86,700 sq. ft. of office use, 7,167 sq. ft of restaurant use, 2,523 sq. ft. of sidewalk cafe / outdoor dining use and 7,565 sq. ft. of retail use. The building is a "U" shaped modern architecture design dominated by glass and protruding rectangular designs.

Town Clerk Siegel clarified that there are many conditions that the Council will have to consider for public benefits which was still being negotiated. The Office of the Town Manager was still in negotiation with the developer's team on the options.

Assistant Town Attorney Simone clarified that the proposed project was to be considered by the Planning & Zoning Board for the aesthetics and its architectural features only. There are other conditions that were currently being negotiated by the Town Manager which will come before the Council for consideration.

Attorney Neisen Kasden and Nick Bartial representing the applicant and property owners came forward to present the proposed mixed used commercial / office / residential building to be located at 1177 Kane Concourse. He explained that it was the applicant objective to help revitalize the Town Business District by proposing a public benefit by negotiating the vacant lot to the west side on the water. The project height was increased which will meet the high demand for first class office space in the area. On the ground floor of Kane Concourse, it will be utilized for retail spaces and the West Bay Harbor Drive will grant access to the residential component of the project. The existing alley from east to west of the project will be vacated and traffic will be re-rounded to 97 street.

Arquitectonica team of Architects, Bernardo Fort-Brescia came forward to present on behalf of the applicant and owner of the proposed development. The project will be aligned with the street on Kane Concourse providing for retail space and shops on the ground floor which will active the street by having outdoor dining tables, tropical landscaping and recreational courtyard. The residential component will be located on the north side of the project. He presented the traffic flow circulation map which outlines the point of entries to the property which included inbound access from the east; right turn into the property from 96h street, and outbound traffic will include a right turn only from the southwest corner.

At this time Attorney Keisen submitted letters of support from Robert Finvard, Gabriel Boano and Milton Rajiman who could not be present but supported the design aspects of the proposed project.

PUBLIC COMMENT

John Corral, 9660 W. Bay Harbor Drive, would like to better understand the project. He was concerned with the traffic and requested to see a copy of the traffic study / impact for the proposed project.

Frances Neuhut, 1060 Kane Concourse, came forward and was opposed to the proposed project and was concerned with the increased in parking, TDR's and how the alley would be partially closed.

Denis Neuhut, 1060 Kane Concourse, came forward and agreed with the concept but asked where the alley exit would be relocated to and questioned the total squared footage on the ground floor.

John Vetter, 10350 W. Bay Harbor Drive, came forward and was opposed to the proposed new development and suggested the Council and the Planning & Zoning Board host a joint workshop to discuss the project.

ED Dominguez, 9660 W. Bay Harbor Drive, came forward and was concerned with the traffic impact the proposed project could have on the community.

CLOSED PUBLIC COMMENT

Board Member Kean asked for staff clarification on what the Board will be subject to approve.

Town Attorney Simone explained the developer has provided a draft development agreement which was still being negotiated with staff and its still in the initial stage. The items being discussed are as followed:

1. The 65 to 75 feet height increase is subject to public benefit.
2. Changing of alleyway easement
3. Waterfront parcel exchange (96th street and West Bay Harbor Drive)
4. 38 TDR's from the Town Bank
5. Closure of the alley
6. Dedication of the alley
7. Approval of the 75 feet height
8. Town park improvements
9. Street scape improvements on Kane Concourse.

The development agreement will be subject to Town Council approval and there may be counteroffers that may be suggested.

There was a detailed discussion from the Board on the following:

- Town Council consideration of a development agreement
- Building mass
- Courtyard concept – public access

- Ground floor layout and access to from Kane Concourse
- proposed materials
- verticals elements
- eastern façade
- Alley exit towards 97 street
- Access through the alley into the project property for tenant valet only.
- Mechanical parking lifts
- Loading zone for deliveries
- Suggestion to continue the lighting and pavers from the driveway all the way to 97th street
- Volume needs to be broken up
- Façade on Kane Concourse
- Traffic entrance to and from the subject property
- Reflection of the glass
- Eastern façade needs more embellishment
- Roof top amenities
- Lighting plan
- Landscaping plan
- No coconut tree on the roof top.

ACTION: Board Member Kean made a motion to approve the proposed project subject to the following conditions:

1. Subject to all the conditions listed on the staff report provided by the Town Planner.
2. Applicant commits to enhance the connection for the breezeway and courtyard to promote better access and openness to the public.
3. The applicant shall come back to the Board for approval of the eastern façade – must provide additional treatment and embellishment.
4. Enhanced the design of the parking and drop-off / arrival area to the building from 97 Street through West Bay Harbor Drive.
5. Look into possibility to extend of the reflective fins.
6. No coconut trees on the roof top.

Vice Chair Gavcovich seconded the motion and it passed by 4-2 poll vote with Board Member Bebachik and Board Member Frankel opposed.

CONCLUSION OF QUASI-JUDICIAL PUBLIC HEARING

The being no further business to discuss meeting was adjourned at 10:31 p.m.

CHAIR

ATTEST

TOWN CLERK

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

A Planning & Zoning Board Meeting was held Tuesday, December 11th, 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
Board Member Alan Bebachik
Board Member Wesley Kean

Vice Chair Jerome Gavcovich
Board Member Jed Frankel
Board Member Oscar Sklar

Item 1. Request for approval for revisions to the previously approved plans for “Tony Sieden” located at 10000 W. Broadview Drive, Lot 53 of Block 23. The owner is requesting approval of the revised as-built plans. The Board previously approved the plans in May 2016 for the renovation and addition of the existing single family home. The owner made several changes that his general contractor did not inform him needed re-approval from the Board/Town. On October 10, 2018 the Town Council approved (6) six variances for those changes that were made which did not comply with Town code. Enclosed please find the previously approved and as-built plans.

Town Attorney Simone explained the home was not constructed in accordance to the Board approval. The Town Staff had various meetings with the property owners, and they indicated the contractor did not built the home to code. The applicant / homeowner intent was to remedy the code issues by addressing the following:

1. Reduction of concrete and Installation of additional landscaping
2. Six variances were granted by the Town Council, (3 of those variances were related to his mobility which will remain as he is property owner, the other 3 variances will be permanent.)
3. Items before the Board for consideration.
4. These items are code enforcement violations that If approved will cease fines.

Attorney Ethan Wasserstein on behalf of the property owner Tony and Robin Sieden. The homeowner purchase the property with the intent to renovate the home and received the Planning & Zoning Board approval in 2006. The applicant requested the Board grant approval for the as built modifications and added that the adjacent property owners agree with the modifications.

Town Attorney Simone clarified that the Town remedy was with the property owner not the contractor.

There was a brief discussion on the proposed materials for the home; landscaping plan; list of variances approved by the Town Council; south elevation; and windows.

ACTION: Board Member Kean made a motion to approve the proposed project as presented. Board Member Sklar seconded the motion and it passed unanimously.

Item 2. Request for approval for several revisions to a new single family home for “Ryan J Schapiro” located at 9430 W. Broadview Drive, Lot 81 of Block 23. The Board approved the original submittal in March 2016. The owner is proposing revisions to the driveway, front facade, rear facade, side facade, window, doors and roof material. Enclosed please find the previously approved and revised plans.

Architect Cesar Molina came forward to present the proposed revisions to the new single-family home. The Board approved the original submittal in March of 2016, but the owner was seeking approval for revisions to the driveway, front; rear; and side façade, windows and roof materials.

ACTION: Vice Chair Gavcovich made a motion to approve the proposed project. Board Member Frankel seconded the motion and it passed unanimously.

Item 3. Approval of minutes of the Board meeting held on March 20, 2018.

ACTION: Vice Chair Gavcovich 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 8:05 p.m.

CHAIR

ATTEST

TOWN CLERK

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

A Planning & Zoning Board Meeting was held Tuesday, January 15, 2019 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
Board Member Alan Bebachik
Board Member Wesley Kean

Vice Chair Jerome Gavcovich
Board Member Jed Frankel
Board Member Oscar Sklar

Item 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. On November 20, 2018, the Board approved the project but requested that certain elements come back to the Board for further review. The following are the elements requested. 1. Increase vertical articulation on the south facade, Enhance the design of ground floor parking entrance and connection with paseo. 3. Re-examine the design of the east facade. 4. Consider reflective material for the "fins" on the south facade of the building. The proposed construction is a mixed used (commercial / office/ residential) consisting at this time of 104 dwelling units, 86,700 sq. ft. of office use, 7,167 sq. ft. of restaurant use, 2,523 sq. ft. of sidewalk cafe / outdoor dining use and 7,565 sq. ft. of retail use. Enclosed please find the revised renderings and site plan.

Attorney Neisen Kasdin representing the applicant for 1177 Kane Concourse explained the revised site plans which addressed the recommendations from the Board. He thanked the Board for their input to help make a great project.

Architect Bernardo Fort-Brescia of Arquitectonia came forward and briefly presented the proposed changes to the site plan as requested by the Board.

1. The residential façade (east façade) a landscape mural was added.
2. Enhanced the entrance from Kane Concourse.
3. Provided a rendering of the connection to the open courtyard.
4. Created a recess for the drop off area on the residential area.
5. The reflective fins were enhanced with a tilt to create a vertical to horizontal movement.
6. The alley was aligned towards the residential street.

There was a detailed discussion from the board on the color options for the garage door; reflective fins to be made wider on the projection; the alley connection to 97 street.

PUBLIC COMMENT

John Corral, 9665 W. Harbor Bay Drive, came forward and requested a traffic study for the project. He was concerned with the number of cars that were parking on the vacant lot.

Frances Neuhut, 1060 Kane Concourse came forward and stated that there was no unity of title for this project and asked why wasn't the meeting notice as a public hearing.

Kathy Srur, 10350 W. Bay Harbor Drive came forward and felt that the project was an increase in vitality and was concerned with parking, traffic flow, density, height limit, and school overcrowding.

Lou Coffee, Coral Sea Towers, was concerned with the massive façade and the scale of the project. He asked for the Board to reconsider the approval of the project.

Robert Sweet, 1155 97 Street, came forward and felt that the scale of the project was too large. The project would create more traffic and create traffic congestion.

Ed Dominguez, 9660 W. Bay Harbor Drive came forward and was concerned with all the new construction which proposed over 109 units that were recently built project. He was opposed to the possible traffic congestion.

Enrique Goldo, came forward and asked why was the developer taken over the alley. What are the public benefits to given them to alley?

Dennis Neuhtut, 1060 Kane Concourse, came forward and felt that the closing of the alley would create a hazard and traffic congestion.

CLOSED PUBLIC COMMENT

There was a detailed discussion on the modification as requested from the board on the front façade; suggested to create wider gaps for the reflective fins; the connection on the approach to the ground floor; lack of articulation and embellishments on the eastern façade; driveway approach was improved; public connection to the public courtyard; proposed materials; loading dock and suggestion of an art Muriel for the eastern façade.

Assistant Town Attorney Simone stated the proposed project was partially approved with the exception of the four items that were revised. With regards to the project increase in height, the developer was seeking to get 10 extra feet in exchange for a public benefit, such as the waterfront vacant lot that could become a park. He reiterated that those items are under negotiation with the Town Manger.

Board consensus was that the eastern façade needs further articulation.

Town Attorney Simone clarified that the project will not go before the Town Council until its fully approved, the Board can approve the other modifications subject to the applicant to return to the Board to address the eastern façade.

ACTION: Board Member Kean made a motion to approve the modifications with the condition for the applicant to come back and review the resolution of the east façade. Board Member Frankel seconded the motion and it passed 5-2 with Board Member Bebchik and Board Member Sklar opposed.

The Board provided some suggestions for the eastern wall.

1. Explore a public partnership for an art wall or green wall.
2. Lighting concept in combination with green wall.
3. Breaking the mass into 5 sections
4. Explore different angles of the renderings when submitting the plans.
5. Planter in different levels can create a relationship to the front façade.

Item 2. Request for approval for a new single family home for Jennifer Berger at 1280 101 Street Lot 7 of Block 26. The owner is proposing to construct a new two story single family home. The proposed home has approximately 6,336 square feet of living space with a two-car garage. This is a modern flat-roofed style home with an outdoor recreational area, covered terrace, courtyard pool, cabana bath and outdoor kitchen. The residence will have five (5) bedrooms, seven (7) full bathrooms and a half bath. Enclosed please find the site plan and elevations.

Architect Cesar Molina came forward to present the proposed project to the Board. The homeowner was proposing to construct a new two-story single-family tropical home with warm colors; an outdoor terrace with pool, and kitchen for entertainment. The second floor meet the second-floor percentages requirements without inclusion of the open terraces.

There was a brief discussion from the Board on the outside bathroom facing the home; suggestions to connect the entrance to the cover terrace; proposed materials; planters; and open courtyard.

ACTION: Board Member Bebchik made a motion to approve the proposed project. Board Member Kean seconded the motion and it passed unanimously.

Item 3. Discussion requested by Chair Steven Hurwitz regarding procedures to address significant variations from the Board approved plans to what the property owner/contractor has built. The intent is a case-study for discussion purposes only. Enclosed please find a sample of the plans approved for the project 9911 West Broadview Drive and photos that were currently taken at the job site.

Town Manager Jimenez asked Chair Hurwitz to move the discussion item to the next Board meeting.

Chair Hurwitz stated that he would like to refine the process on how the Town and the Board review approved project from approval to completion.

Item 4. Approval of minutes of the Board meeting held on April 17, 2018, May 1, 2018 and May 15, 2018.

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

There being no further business to discuss meeting was adjourned at 9:14 p.m.

CHAIR

ATTEST

TOWN CLERK

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

A Planning & Zoning Board Meeting was held Tuesday, April 2, 2019 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 Bechik
Board Member Jed Frankel	Board Member Wesley Kean
Board Member Roger Santana	Board Member Oscar Sklar

Item 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.

Attorney Neisen Keisen, came forward and presented the site plan modifications as requested by the Boards. He explained the team of architects study the east façade and hoped to have addressed the Board comments.

Architect Daniel Garcia came forward and presented the modification to the east façade which depicted a flat face to connect to Kane Concourse. A green concept was added which created depth with the additional of white and gray stones. He felt that the green screen allowed for the mass to be broken.

PUBLIC COMMENT

Kathie Srur, 10350 W. Bay Harbor Drive came forward and felt that several of the Town residents agreed the proposed design was unattractive and suggested other green materials.

Frances Neuhut, 1060 Kane Concourse came forward and felt that a Unity of Title was required for the project. She was concerned with the outdoor lighting plan; TDR's and parking.

Eduardo Jimenez, 1120 92 Street, came forward and was opposed to the proposed project and suggested a cinema on the proposed lot.

CLOSED PUBLIC COMMENT

There was a detailed discussion from the Board on the proposed planting materials; shade; stripe patterns; recess wall behind the screen wall; garage; parapet; the possibility to utilized the east façade as art mural; horizontal score lines; connect the east façade with the south façade; welcome sign with colors; suggestions to provide relief and patterns.

It was the Board consensus for the applicant to continue to study the east façade and suggested adding movement; reveals; stripes; tighter score lines and to make a connection to the Town.

Item 2. Request for 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.

Rosie Zion, 1140 Kane Concourse came forward on behalf of the applicant. She submitted two (2) concepts for the Board consideration of a building identification sign, they are as followed:

1. 1st Floor - Lower level building identification sign
2. A building identification sign on the uppermost portion of the building.

She stated that the it was the applicant prefers that the building identification be allowed on the first floor as typical with other primary signs.

PUBLIC COMMENT

Frances Neuhut. 1060 Kane Concourse came forward and was opposed to the proposed sign. She reminded the Board of the Town code on signage. The Code was specific on ground floor business only. The proposed sign was for a business located on the second floor.

Alex Soto, Graphflex Signs came forward and stated that the applicant was proposing aluminum reversed back lid signs which were very settle. He also provided a sample of the actual material with its actual color and size for the Board review.

Town Planner Michael Miller came forward and explained that building did not have any tenant on the ground floor and served as a lobby entrance for the building. The applicant would like to identify their business and they were requesting the approval for a building identification sign. The code as 2 options on how to approach the approval

1. They could include the word tower, plaza, or center to their building sign.
2. The Board can consider a variation from the Code and grant an approval to the sign to be placed on the lower floor, but there was a provision where the staff and council could appeal only if the sign was on the lower floor.
3. The Board will have to state their reason for granting approval on ground floor level.

ACTION: Board Member Kean made a motion to approve the proposed sign at ground floor level subject to the following:

1. The letters shall not exceed 12 inches in size.
2. Building identification sign shall be centered as presented on the rendering.

Member Sklar seconded the motion and it passed 5-2 with Board Member Bebchik and Board Member Frankel opposed.

The Board reason was approval on the ground floor was as followed:

1. To maintain a retail pedestrian experience.
2. To have consistency on the Business District.
3. To allow the pedestrian to identify the businesses in the Business District.

Item 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.

Architect Pedro Bravo came forward and presented the proposed new single-family residence which consist of 6 bedrooms; 6 ½ bathrooms; two car garage; summer kitchen and staff room. The existing property was a vacant lot located on Kane Concourse.

There was a brief discussion from the Board on the proposed color for the home; the window tints; the landscaping for the rear of the property; suggestion to redesign the vehicular driveway for a T-shape or circular driveway and the proposed materials.

ACTION: Board Member Bebachik made a motion to approve with the following conditions:

1. Analyze the driveway to allow vehicle maneuver for either a T shape or circular driveway.
2. Color of the home shall be a soft smooth color
3. Window tints shall be not be green but gray scale.

Board Member Sklar seconded the motion and it passed unanimously.

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

Chair Hurwitz stated the meeting minutes were not included with the agenda packet and suggested they be moved to the next meeting.

Town Clerk Siegel asked the Board to considered looking at the 50% requirements of the front yard for lots located on Kane Concourse only. Due to the setbacks requirements the Board should consider more driveway space to allow cars to exit safely.

CHAIR

ATTEST

TOWN CLERK