When you speak, you must come to the podium in the front and clearly state your name and address for the record. Please turn off or mute your cell phone or pager at the start of the meeting. Please be advised that if you don=t turn off your cell phone or pager and it rings, you will be asked to leave the chambers.

TOWN OF BAY HARBOR ISLANDS
PLANNING AND ZONING BOARD

November 17, 2015

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 "Dora Bay, LLC" located at 1271 94 Street, Lots 13-14 of Block 32. The owner is proposing to construct a new two story single family home with approximately 6,408 square feet of a/c living space with a two car garage. The residence will have six bedrooms, seven full bathrooms, one half bath, an office and a pool house. Enclosed please find the site plan and elevations. (Item #1A)

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

ADJOURNMENT

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

AGENDA ITEM REPORT
November 17, 2015

ITEM NUMBER: 1.

ITEM:

Request for approval for a new single family home for "Dora Bay, LLC" located at 1271 94 Street, Lots 13-14 of Block 32. The owner is proposing to construct a new two story single family home with approximately 6,408 square feet of a/c living space with a two car garage. The residence will have six bedrooms, seven full bathrooms, one half bath, an office and a pool house. Enclosed please find the site plan and elevations. (Item #1A)

DESCRIPTION:

RECOMMENDED ACTION:
Design meets Town Code and was approved by Michael Miller Planning Associates Representative, Mr. Scott Marks, Community Planner.

FINANCIAL ANALYSIS:

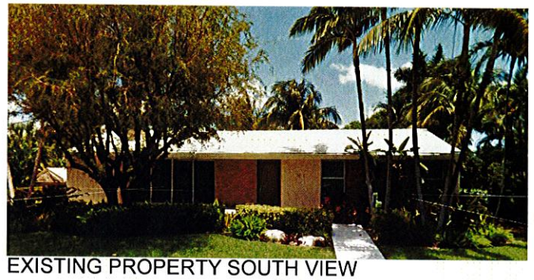
BUDGET IMPACT:

Submitted By: Ayanidys Martinez
Ayanidys Martinez

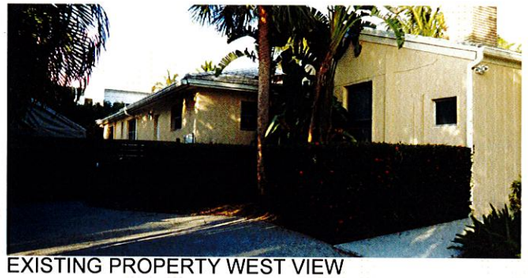
ATTACHMENTS

1.	Site Plan & Elevations	1271.94st.PNZ11.17.15.pdf
2.	Staff Report	1271 94th Street SFR - PZB Staff Report Nov 11 2015.pdf

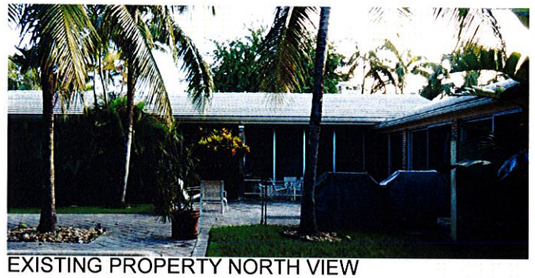
EXISTING PROPERTY



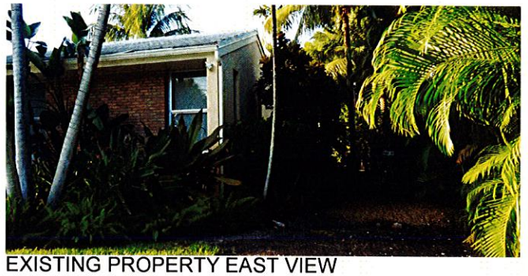
EXISTING PROPERTY SOUTH VIEW



EXISTING PROPERTY WEST VIEW



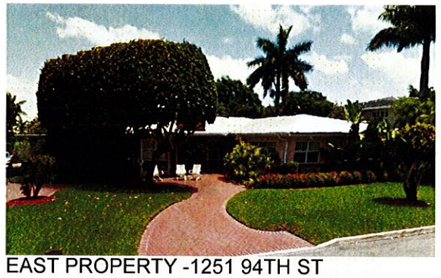
EXISTING PROPERTY NORTH VIEW



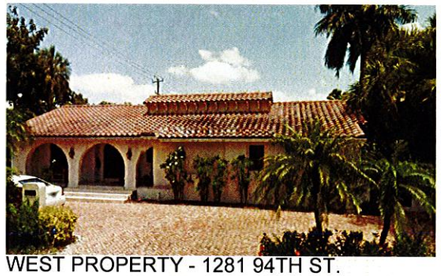
EXISTING PROPERTY EAST VIEW

1 LOCATION MAP
NOT TO SCALE

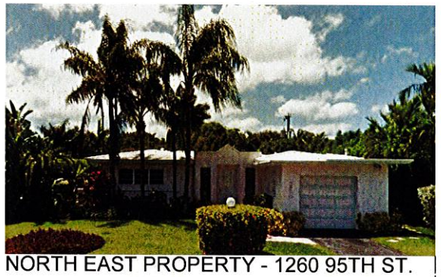
CONTEXT PROPERTIES



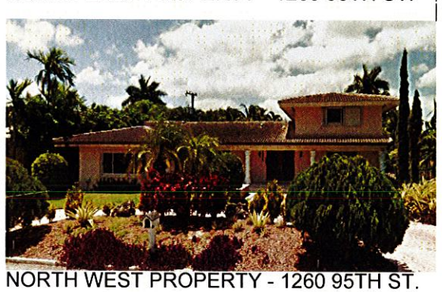
EAST PROPERTY -1251 94TH ST



WEST PROPERTY - 1281 94TH ST.



NORTH EAST PROPERTY - 1260 95TH ST.



NORTH WEST PROPERTY - 1260 95TH ST.

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architect
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AR 92820

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Email: jimmy@jfsdesignfl.com

NOV 17 2015
PLANNING & ZONING BOARD

INDEX

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R-003 RENDERING

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L-2 LANDSCAPE DETAILS, SPEC., ETC.
TD-1 TREE DISPOSITION PLAN

SITE DATA

LOT SIZE	15,000 SF	100%

LEGAL DESCRIPTION

LOT 13 & W1/2 LOT 14 BLK 32, BAY HARBOR ISLANDS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46, AT PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

ZONING DATA

DISTRICT: RD "SINGLE FAMILY DISTRICT"
COMPREHENSIVE PLAN FLUM DESIGNATION: LOW DENSITY RESIDENTIAL: 6 DU/ACRE

BUILDING HEIGHT ALLOWED ABOVE BFE =	25 FT.
PROPOSED BUILDING HEIGHT ABOVE BFE =	25 FT.

A/C AREA	
HOUSE	6,408 SF
GARAGE	671 SF

PERVIOUS AND IMPERVIOUS AREA / OPEN SPACE	
IMPERVIOUS AREA (58% OF LOT AREA) =	8,773 SF
PERVIOUS AREA (42% OF LOT AREA) =	6,227 SF

ALL FLOOR ELEVATIONS ARE TAKEN ABOVE THE FLOOD ELEVATION WHICH IS SHOWN AS 0'-0" B.F.E. = 8'-0" N.G.V.D.
FLOOD ZONE = AE - ELEV. +8'-0" N.G.V.D.

PARKING DATA

PARKING REQUIRED	2
PARKING PROVIDED	2

SETBACK CHART

BUILDING SETBACKS		REQUIRED	PROVIDED
FRONT	SOUTH	25'-0"	25'-0"
REAR	NORTH	15'-0"	15'-0"
SIDE	EAST	10'-0"	11'-4"
SIDE	WEST	10'-0"	12'-0"

POOL SETBACKS		REQUIRED	PROVIDED
FRONT	STREET	20'-0"	N/A
REAR	NORTH	5'-0"	6'-6"
SIDE	EAST	10'-0"	43'-4"
SIDE	WEST	10'-0"	58'-4"

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AR92820

Consultants

Project Owner

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1271 94TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

Date Of Issue
11/10/2015

Revisions

Submittal Type
Planning & Zoning Board

Drawn By
AD
Checked By
AB

Scale
AS SHOWN
Project Number
1509

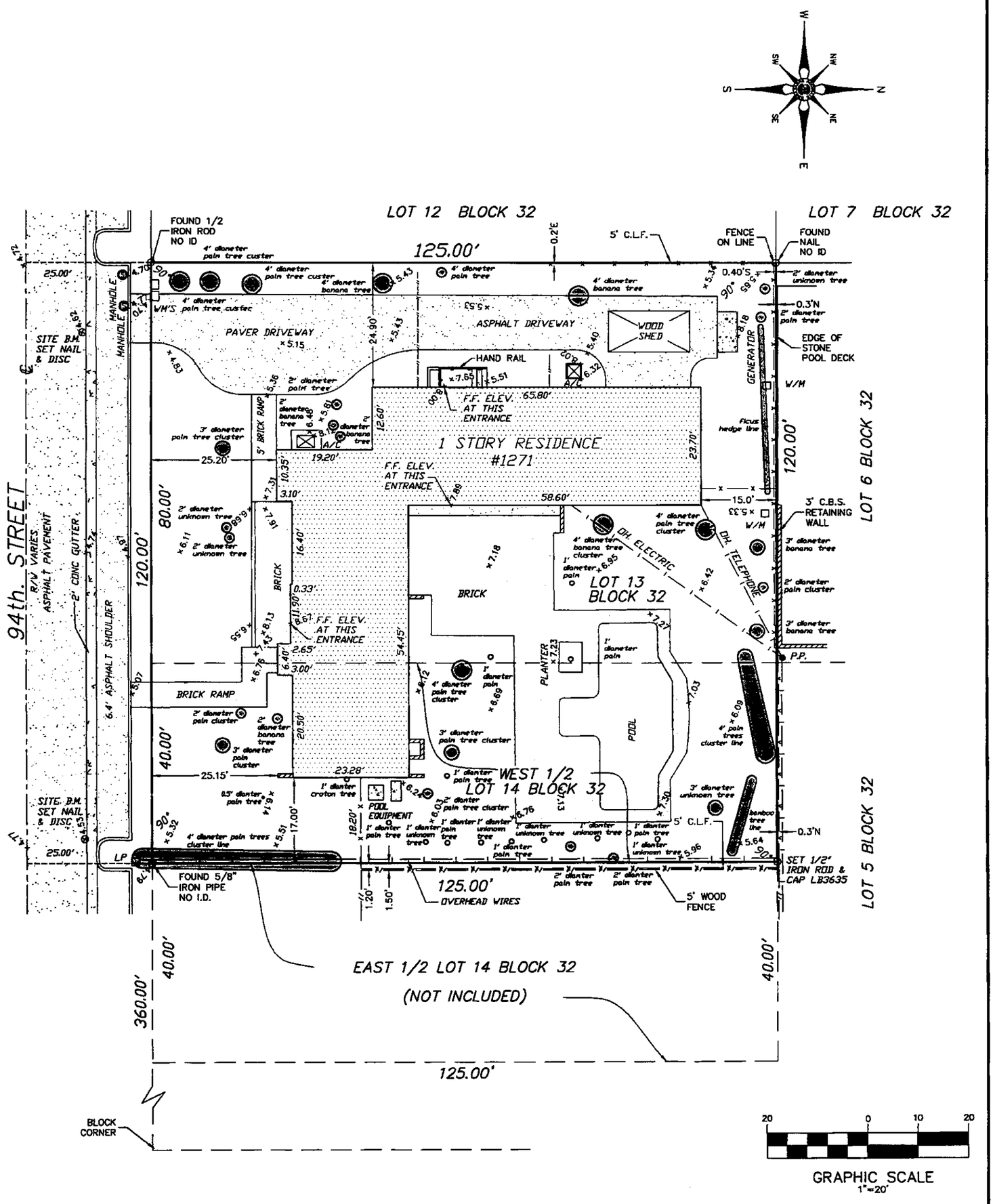
Sheet No.
A-001

THE CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS OF THE JOB AND SHALL BE RESPONSIBLE FOR ALL THE INCORRECTIONS. FURTHERMORE, THE CONTRACTOR MUST REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCEMENT OF WORK. THESE DRAWINGS ARE NOT TO BE SCALED OR MEASURED WITH A SCALE (DUE TO LIMITED ACCURACY). THESE DESIGN, DRAWINGS AND/OR SPECIFICATIONS AND INSTRUMENTS OF SERVICE, AND MAY NOT BE REPRODUCED WITHOUT SPECIFIC WRITTEN CONSENT OF THE ARCHITECT. © ALAIN R. BARTROLI, AIA Architect

1150 E. ATLANTIC BLVD.
POMPANO BEACH
FLORIDA 33060

ACCURATE LAND SURVEYORS, INC.
L.B. #3635

TEL. (954) 782-1441
FAX. (954) 782-1442



NOTES:

1. UNLESS OTHERWISE NOTED FIELD MEASUREMENTS ARE IN AGREEMENT WITH RECORD MEASUREMENTS.
2. BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF N/A
3. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS, OR OTHER MATTERS OF RECORDS BY ACCURATE LAND SURVEYORS, INC.
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6. THIS SURVEY CONSISTS OF A MAP AND TEXT REPORT. ONE IS NOT VALID WITHOUT THE OTHER.
7. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE CERTIFIED HEREON, TO BE VALID ONE YEAR FROM THE DATE OF SURVEY AS SHOWN.

CERTIFICATION:

THIS IS TO CERTIFY THAT I HAVE RECENTLY SURVEYED THE PROPERTY DESCRIBED IN THE FOREGOING TITLE CAPTION AND HAVE SET OR FOUND MONUMENTS AS INDICATED ON THIS SKETCH AND THAT SAID ABOVE GROUND SURVEY AND SKETCH ARE ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS MINIMUM TECHNICAL STANDARDS UNDER RULE 5J-17 ADOPTED BY THE FLORIDA BOARD OF LAND SURVEYORS, JANUARY 11, 2010.

SEAL

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

11-2-15

ROBERT L. THOMPSON (PRESIDENT)
PROFESSIONAL SURVEYOR AND MAPPER No.3869 – STATE OF FLORIDA

REVISIONS	DATE	BY
UPDATE/TOPO/TEE SURVEY SU-15-3814	10-19-15	AL/JMS
UPDATE SURVEY SU-12-1916	06-19-12	AL/RLT

DATE OF SURVEY	DRAWN BY	CHECKED BY	FIELD BOOK	SCALE	SKETCH NUMBER
5/28/02	D.D.I.	A.B.	02-3455	1"=20'	SU-02-3455

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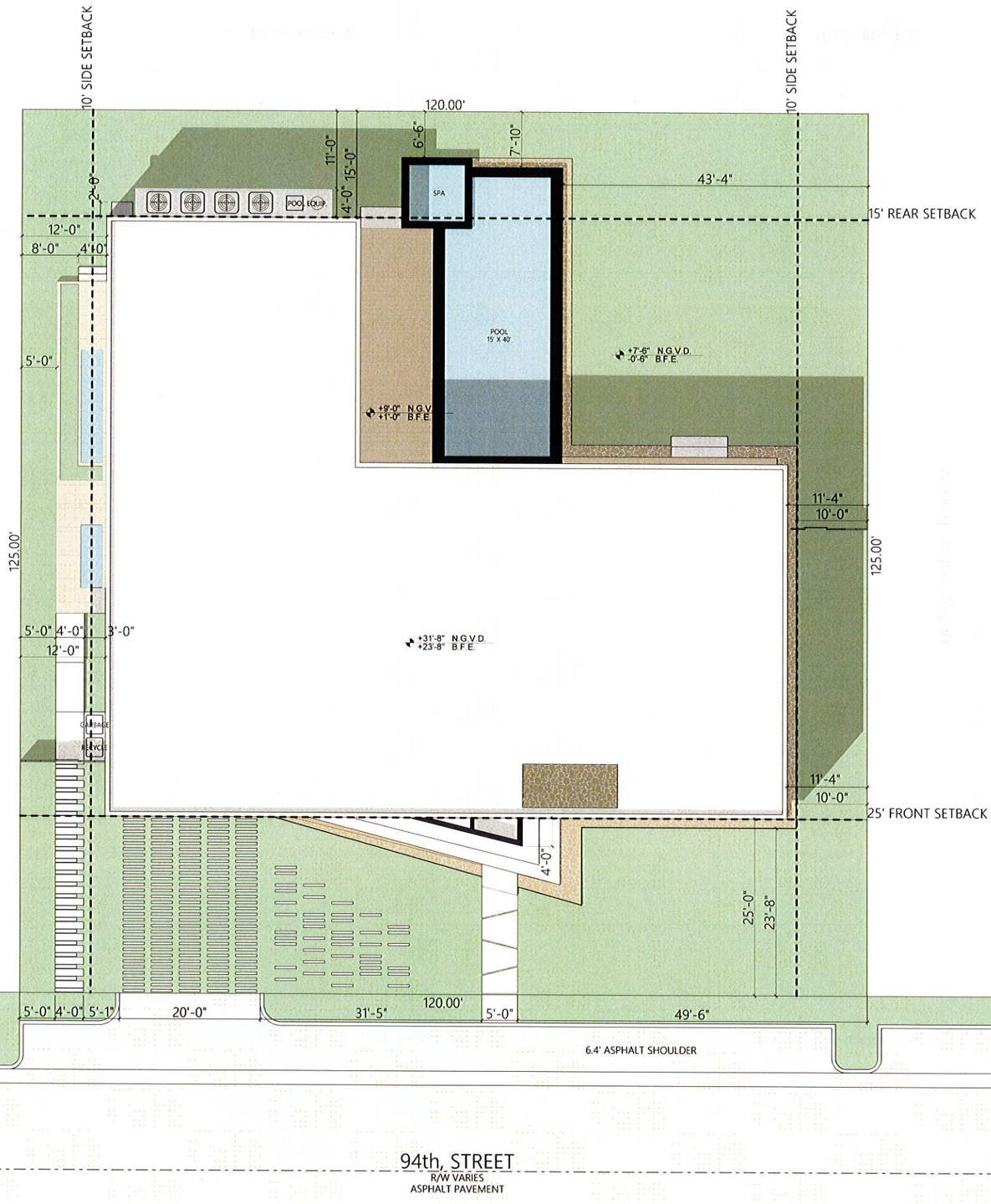

1 SITE PLAN
SCALE: 1/8" = 1'-0"

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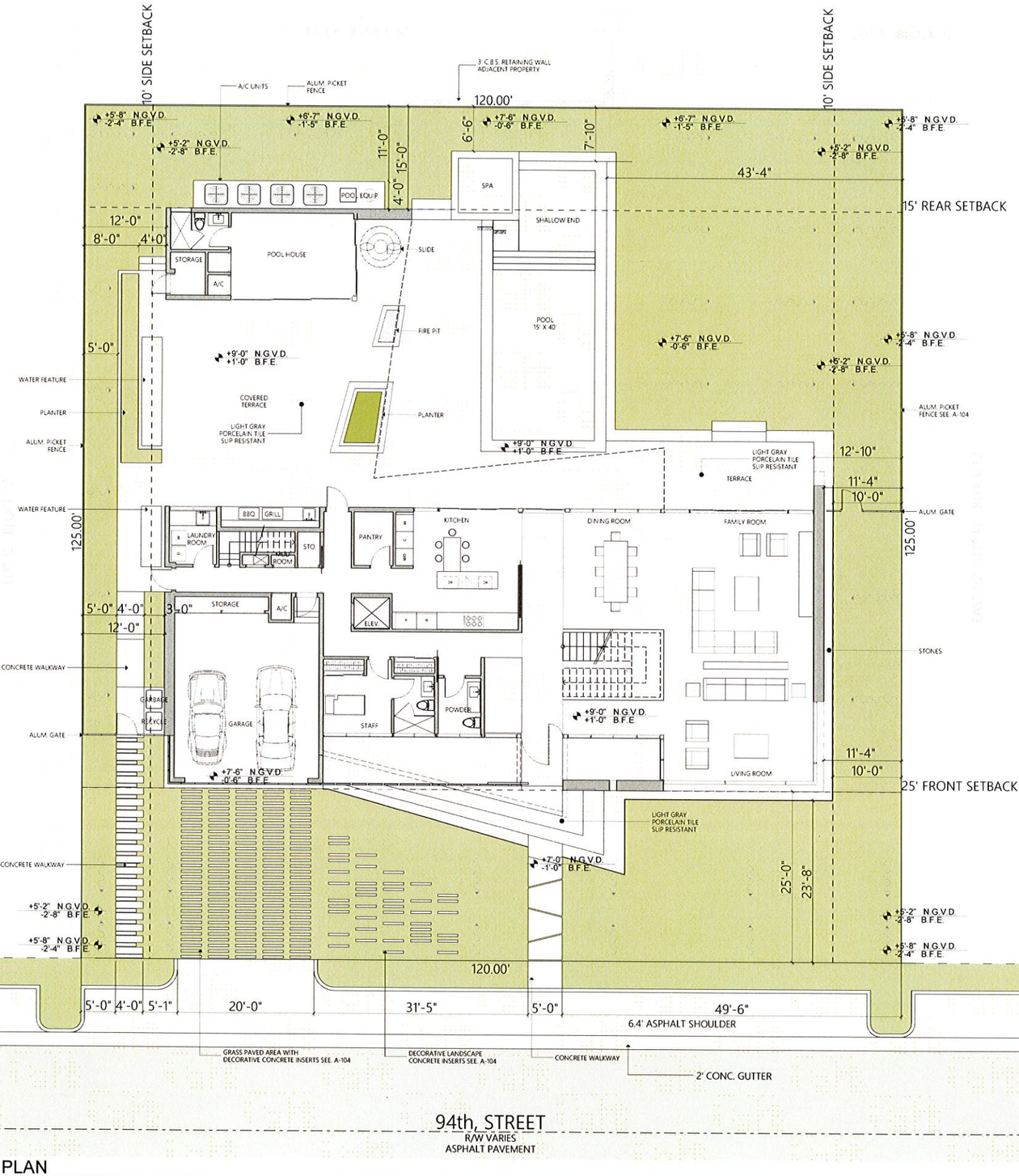

1 1st FLOOR PLAN
SCALE 1/8" = 1'-0"

NOTE:
ALL STORM WATER WILL BE RETAINED ON SITE

N

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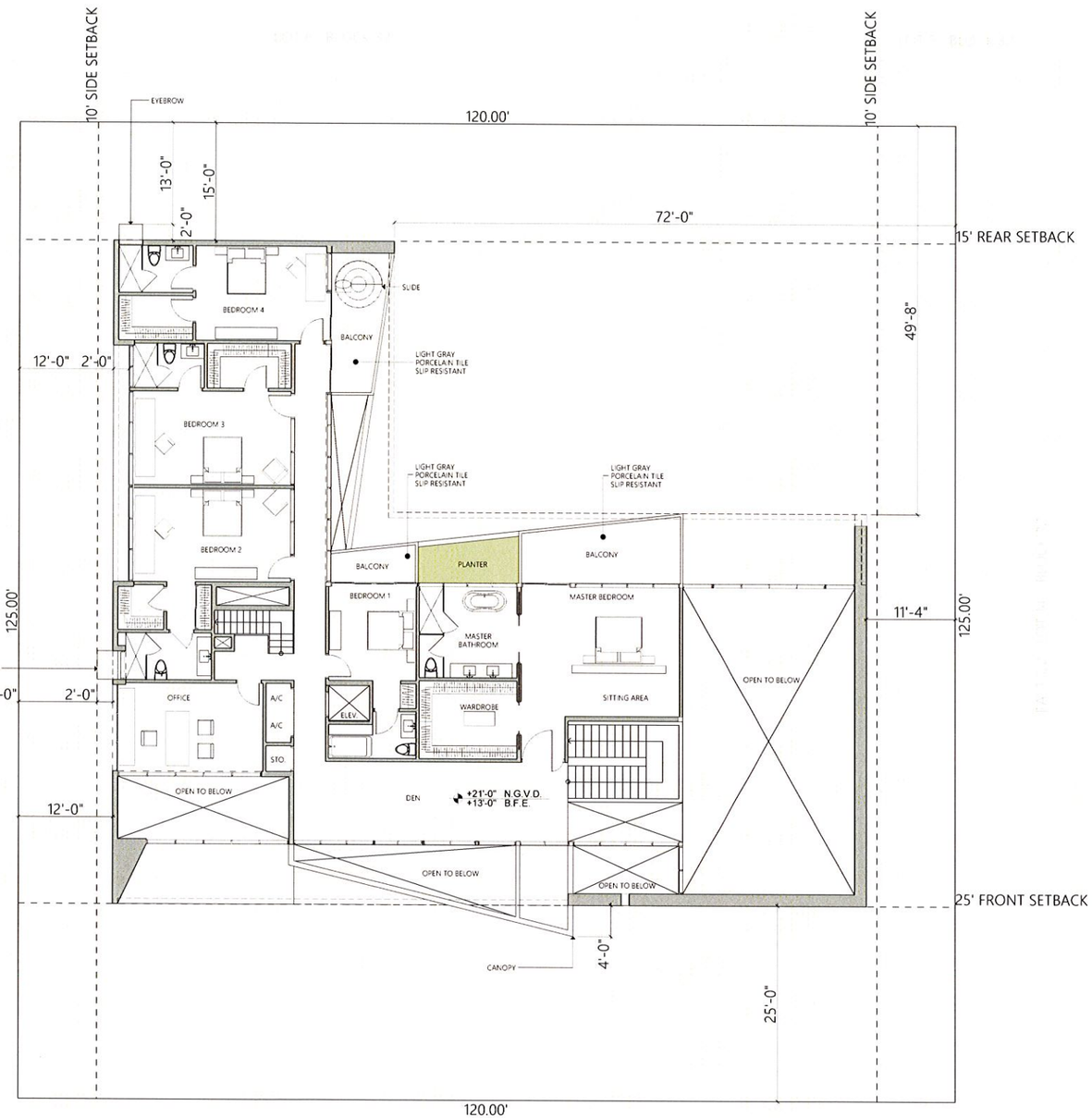

1 2nd FLOOR PLAN
SCALE 1/8" = 1'-0"

N

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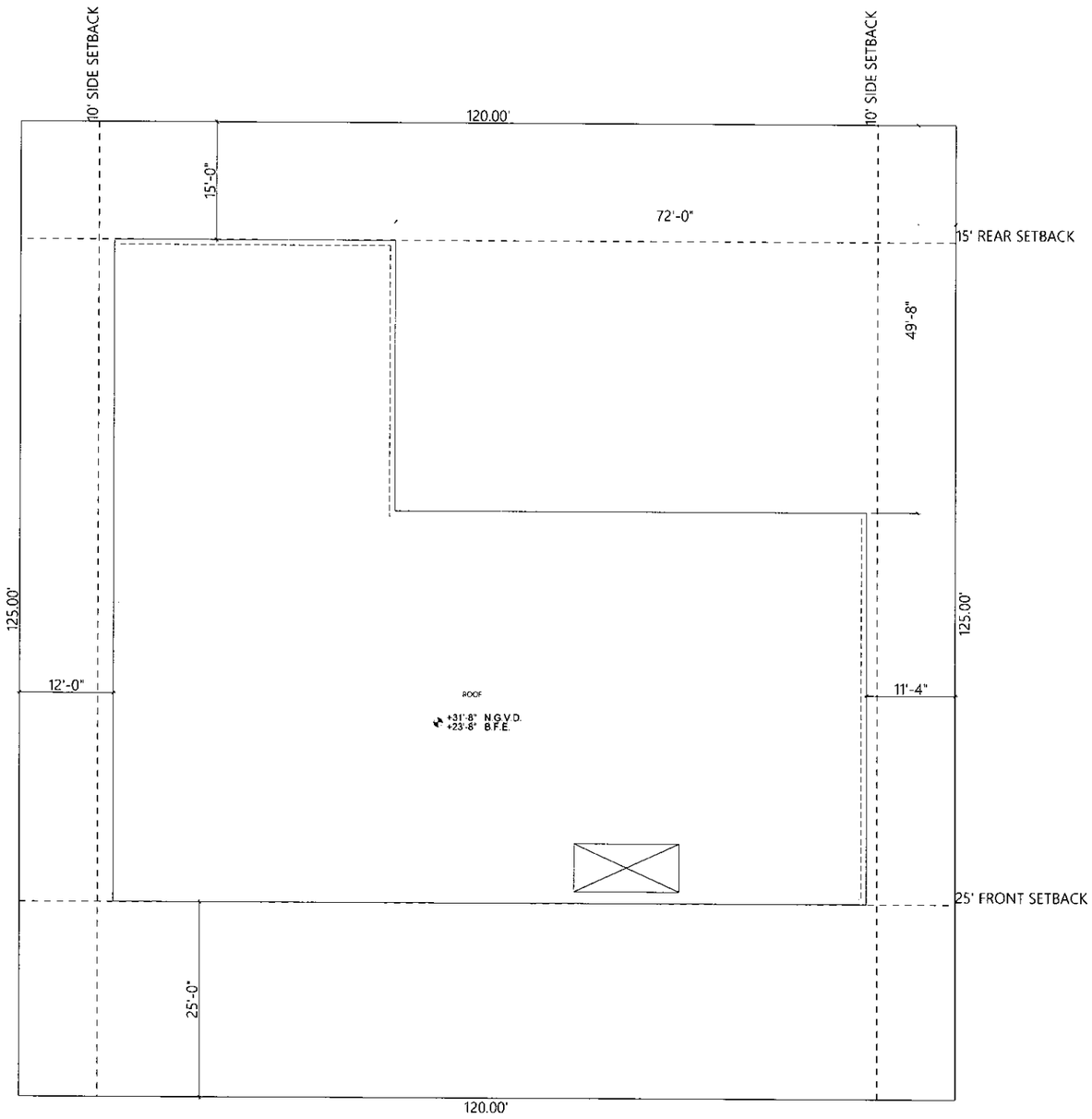

1 ROOF
SCALE 1/8" = 1'-0"

N

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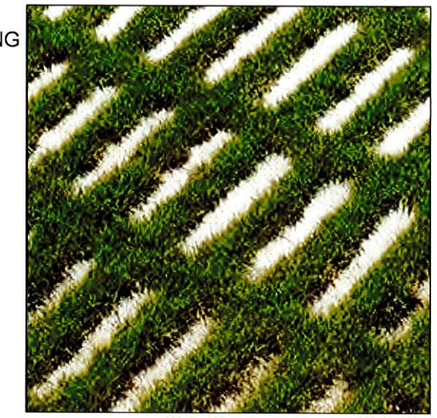
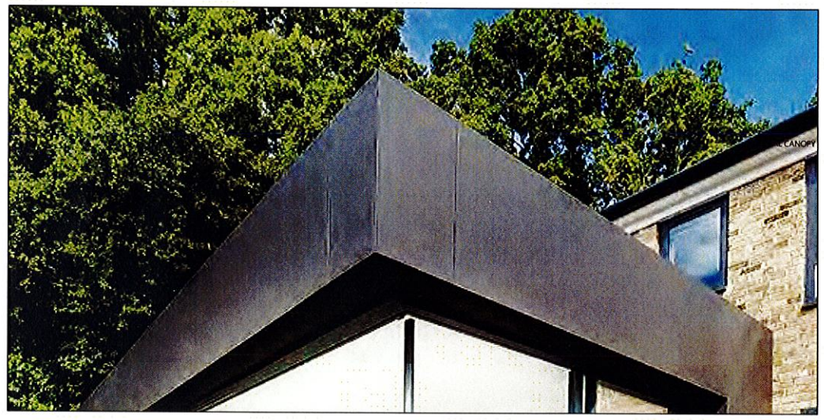
1
GARAGE DOOR AND COURTYARD CLADDING
2' X 10' METAL PLANKS
COLOR LIGHT GREY PATINA

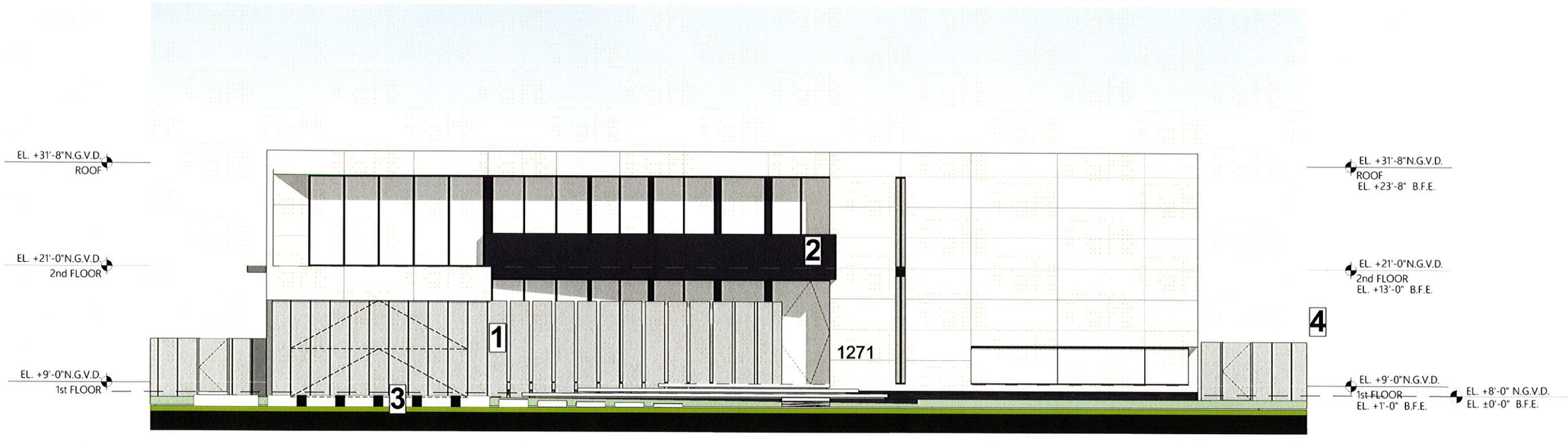


3
CONCRETE INSERTS DETAIL
FRONT YARD
3' X 4" DECORATIVE CONCRETE INSERTS



2
METAL CANOPY
COLOR GRAPHITE

4
ALUMINUM PICKET FENCE
6' HEIGHT AROUND THE PERIMETER
COLOR GREEN



2 MATERIAL DETAILS
SCALE: 3/16" = 1'-0"

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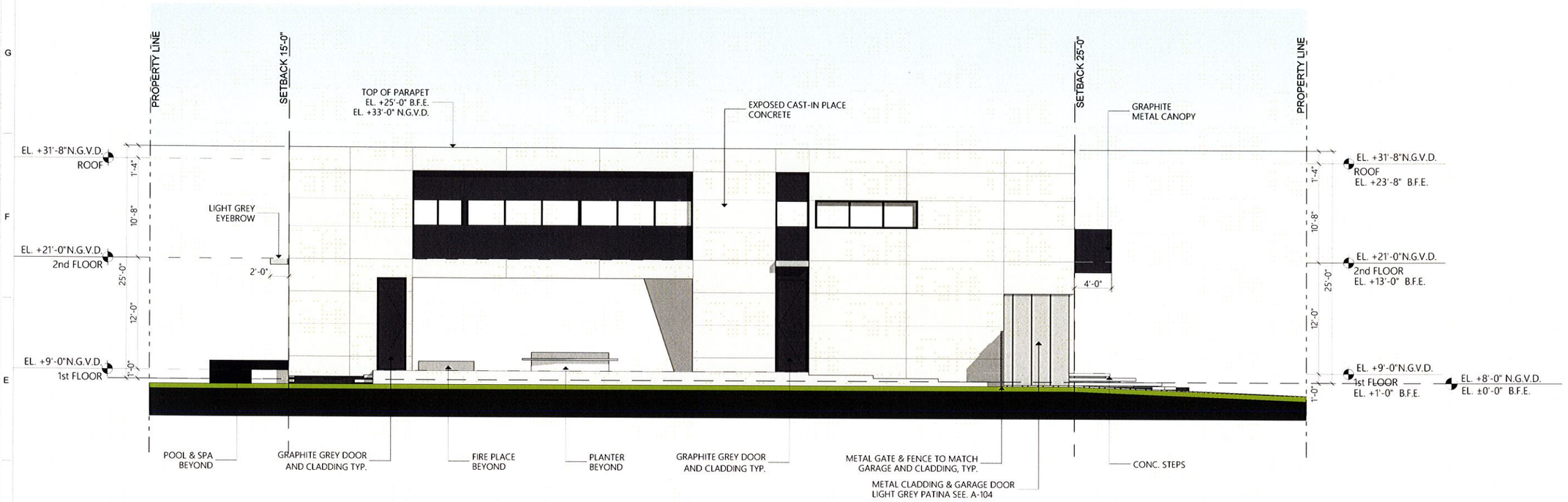
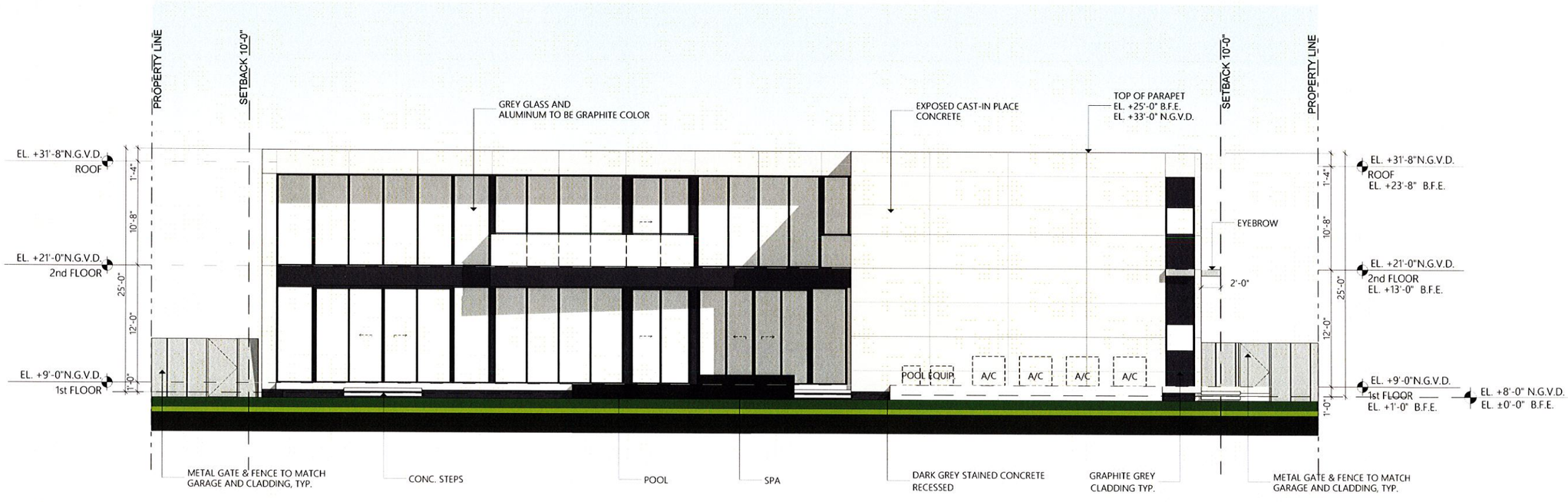


1 WEST ELEVATION
SCALE: 3/16" = 1'-0"



2 NORTH ELEVATION
SCALE: 3/16" = 1'-0"

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Date Of Issue
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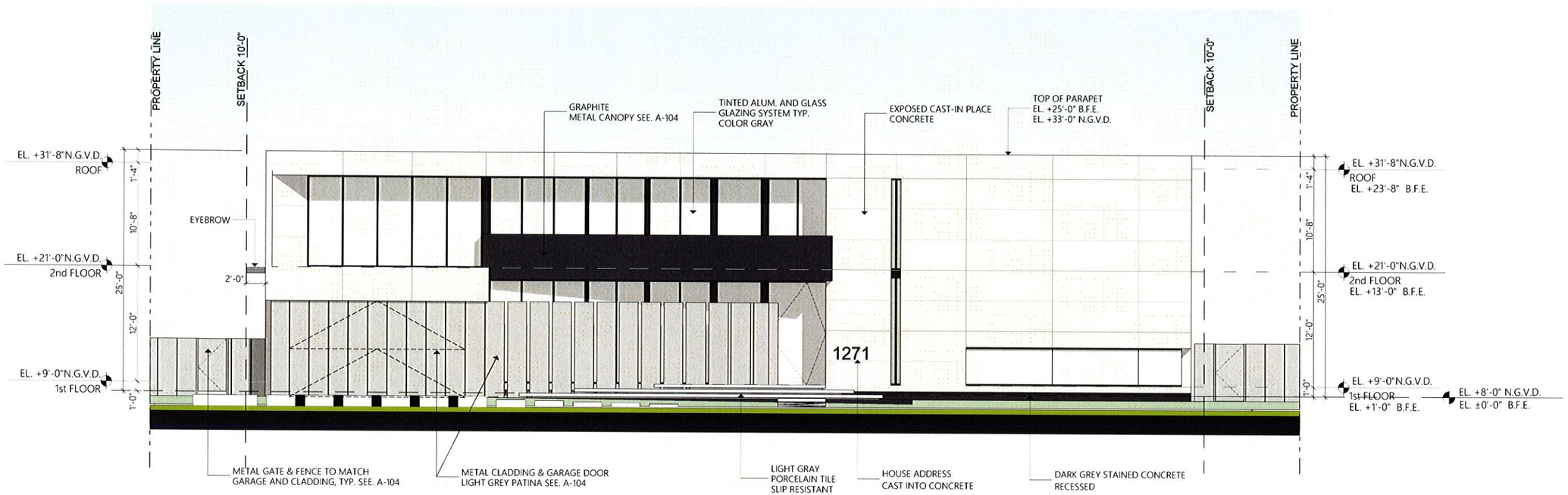
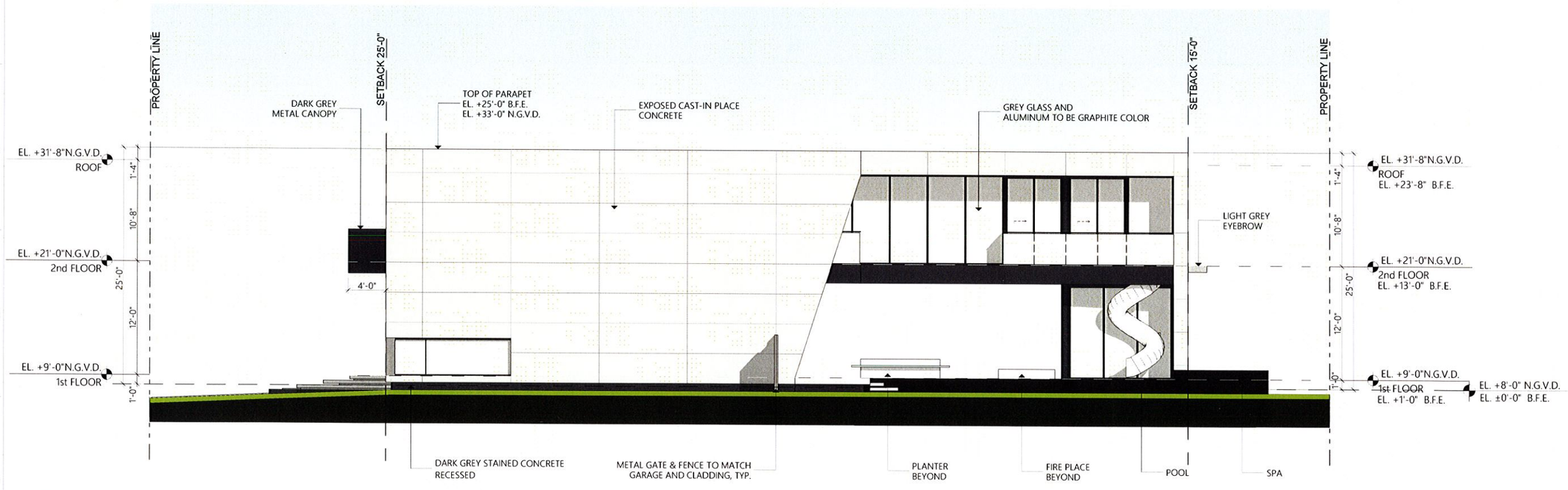


1 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



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

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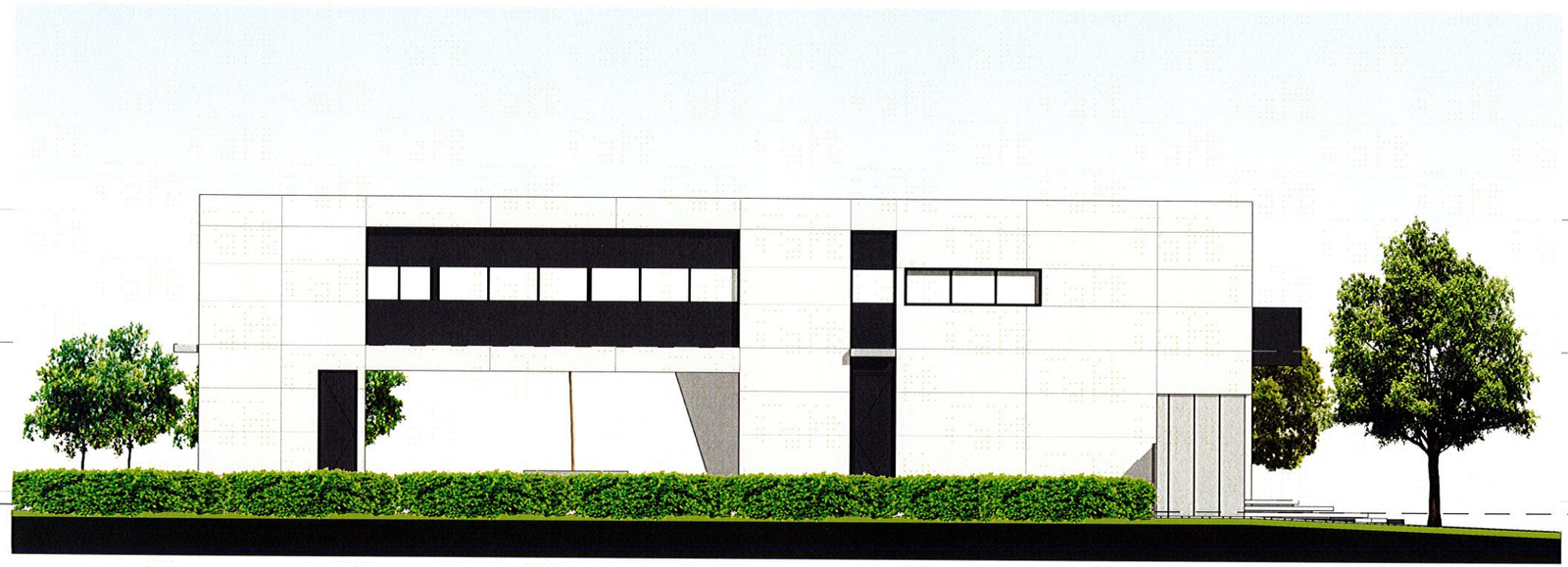
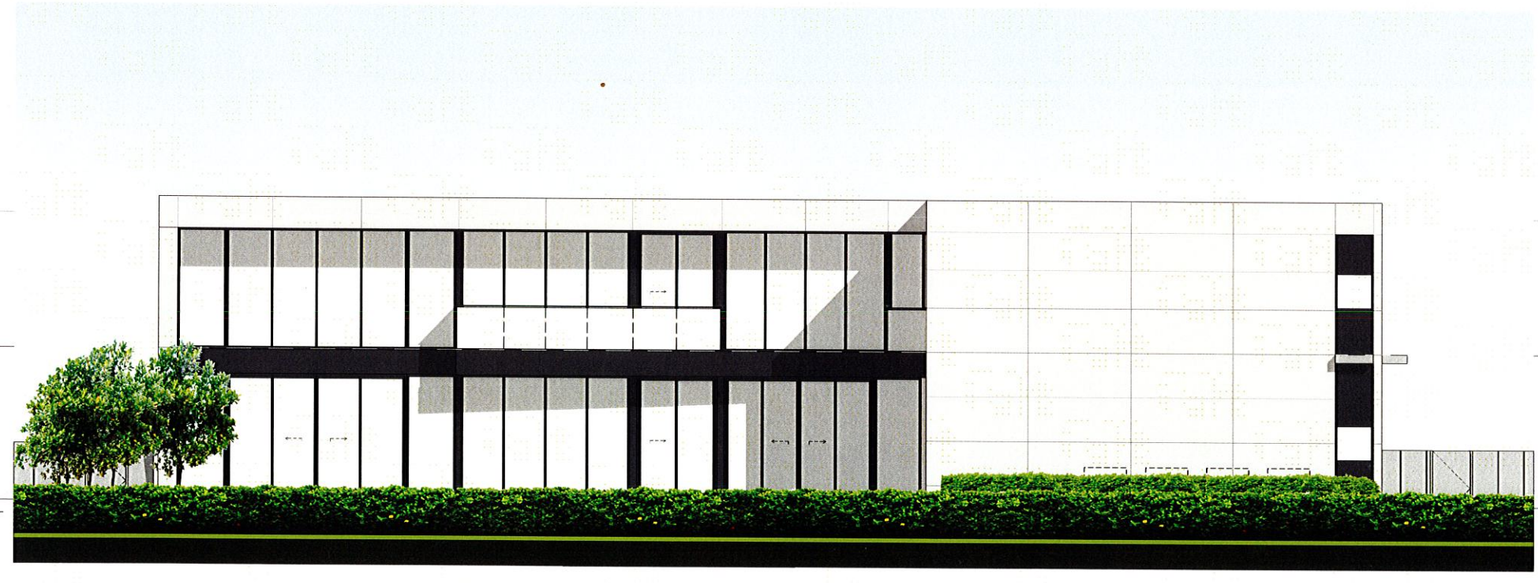


1 WEST ELEVATION - LANDSCAPE
SCALE: 3/16" = 1'-0"



2 NORTH ELEVATION - LANDSCAPE
SCALE: 3/16" = 1'-0"

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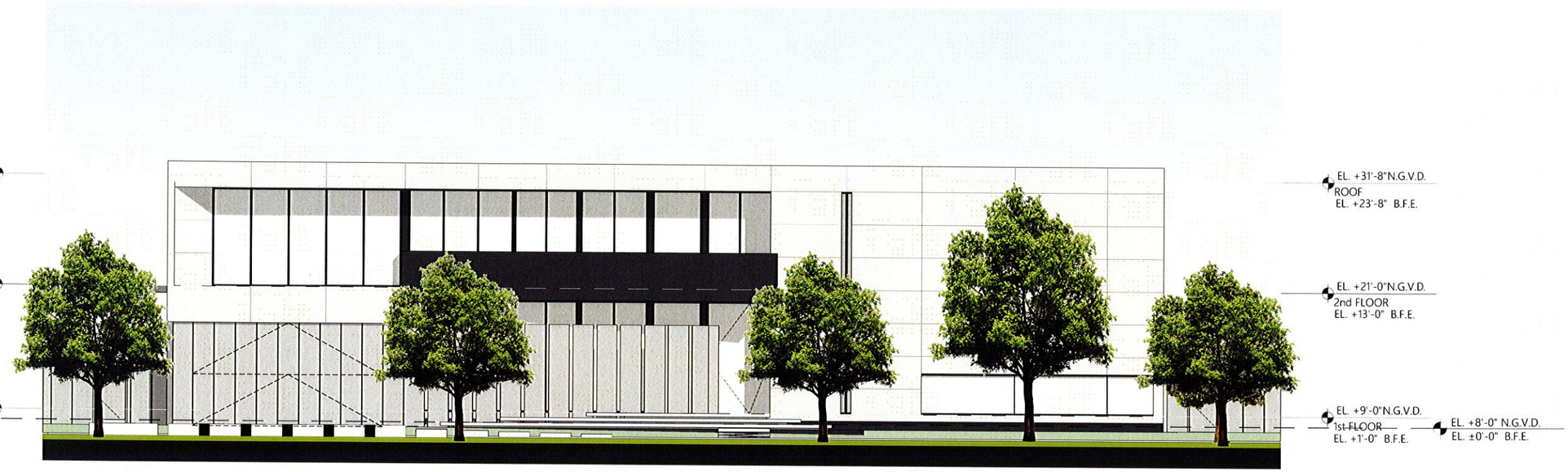

1 SOUTH ELEVATION - LANDSCAPE
SCALE: 3/16" = 1'-0"

2 EAST ELEVATION - LANDSCAPE
SCALE: 3/16" = 1'-0"

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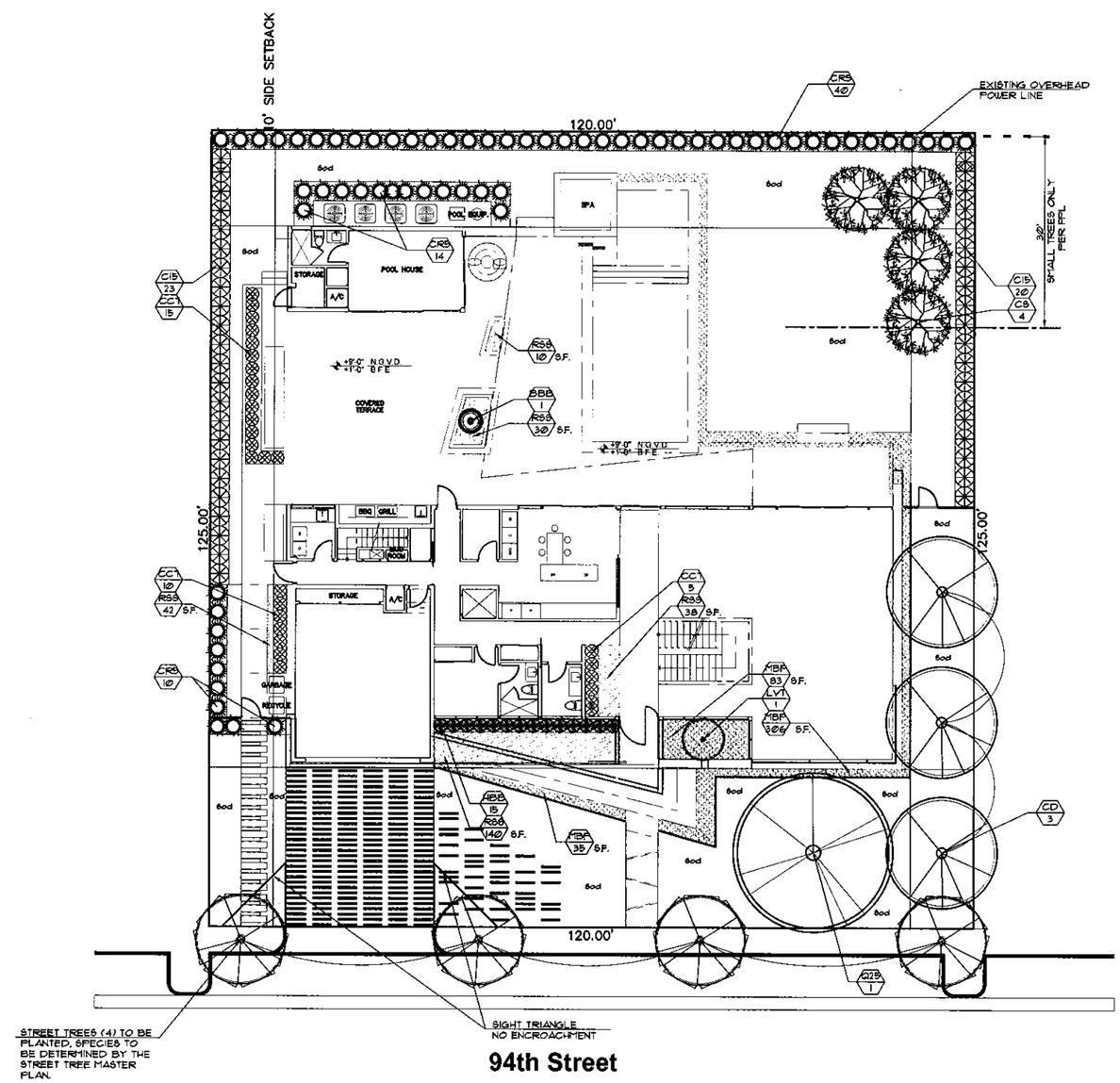

94th Street

PLANTLIST

SYM.	NATIVE *		NAME	BOTANICAL NAME	SPECIFICATION
PROPOSED TREES					
		4	STREET TREE SPECIES TO COMPLY WITH TOWN MASTER PLAN		
CD	YES	3	PIGEON PLUM	Coccoloba diversifolia	12' x 6'spr., 2 1/2" cal.
CS	YES	4	ORANGE GEIGER	Cordia sebestena	FG, 12' x 5', 2 1/2" cal.
LVT	YES	1	LIGNUM VITAE	Guaiacum sanctum	25 gal, 6' o.a. min.
QVI	YES	1	LIVE OAK	Quercus virginiana	25' O.A. x 12' spr., 6" cal.
SHRUBS					
CC1	YES	30	JAMAICA CAPER	Capparis cynophallophora	7 gal, 30" x 24", 24" o.c. full
CIB	YES	43	COCOPLUM	Chrysobalanus icaco	5' ht., 36" Ø.C., FTB.
CR5		64	PITCH APPLE	Clusia rosea	5' ht., 36" Ø.C., FTB.
ACCENT PLANTS					
HBB		15	HEDGE BAMBOO	Bambusa multiplex	7 gal, full
BBB		1	BUDDHA'S BELLY	Bambusa ventricosa	25 gal, 5'-6'
LANDSCAPE MATERIALS					
RSS		5 ton.	RIVER STONE SMALL	1/2" dia., 2" depth on filter fabric	
MBP		4 ton.	MEXICAN PEBBLES	2" dia., BLACK RIVER STONES, 2" depth on filter fabric	
SOD					
CEL		5,793 SF.	'CELEBRATION'	Cynodon dactylon CULTIVAR	SOLID SOD, price per s.f.
TOPSOIL:			TOPSOIL:SAND MIX	50:50 TOPSOIL:SAND MIX, SPREAD IN PLACE	
		6 C.Y.	TREES, PALMS, SHRUBS AND GROUNDCOVERS		
		30 cy.	AREA TO BE SODDED WITH A 2' DEPTH OF TOPSOIL SPREAD IN PLACE		
MULCHING:					
		10 C.Y.+/-	'PINE BARK' MULCH	3" DEPTH, SPREAD IN PLACE, ATLAS PEAT AND SOIL	
				PROVIDE SAMPLE FOR APPROVAL PRIOR TO INSTALLATION	
		---	TOPSOIL, SOD AND MULCH QUANTITIES SHOWN ARE APPROXIMATE, CONTRACTOR		
			TO PROVIDE A UNIT PRICE PER UNIT AND WILL BE PAID ON THAT UNIT PRICE BASIS		
			UPON FINAL INSPECTION AND APPROVAL.		

Town of Bay Harbor Islands
Landscape Code (Sec. 24-16) Requirements Legend

Residential - Single-Family and Two-Family Home Sites

A. Shade Trees Required*

	Required	Provided
1. Single-Family Non-Waterfront Lot	8	8
2. Single-Family Waterfront Lot	N/A	N/A
3. Two-Family Lot	N/A	N/A
4. Number of Shade Trees in Front Yard	2	2
5. Native Species Required - 50%	4	8
6. Drought Tolerant and Low Maintenance Species Require – 50%	4	8

B. Shrubs Required**

	Required	Provided
1. Single-Family Non-Waterfront Lot	80	137
2. Single-Family Waterfront Lot	N/A	N/A
3. Two-Family Lot	N/A	N/A
4. Native Species Required - 30%	24	83
5. Drought Tolerant and Low Maintenance Species Require – 50%	40	137

C. Maximum Lawn Area Allowed***
50% of Net Lot Area 7,500 S.F.(Max) S.F. 6,227 (42%)

Notes
* Required Shade Trees at time of planting must be a minimum of 12 feet in overall height have 4 feet of clear wood before branching, and have a 2 1/2 inch caliper. Palm Trees can be substituted at a 3:1 ratio (except approved larger varieties) to a maximum of 25% of the required trees.
** Required Shrubs at time of planting must be a minimum of 24 inches in overall height. If used as a visual screen must be a minimum of 36 inches in overall height.
*** Miami-Dade County Landscape Ordinance Sec. 18A-5 (A)(5)

north

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

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

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

LANDSCAPE PLAN

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15-32
THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE JOB SITE AND BE RESPONSIBLE FOR THE SAME. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IN DIMENSIONS BEFORE PROCEEDING WITH THE WORK. DRAWINGS NOT TO BE SCALED.
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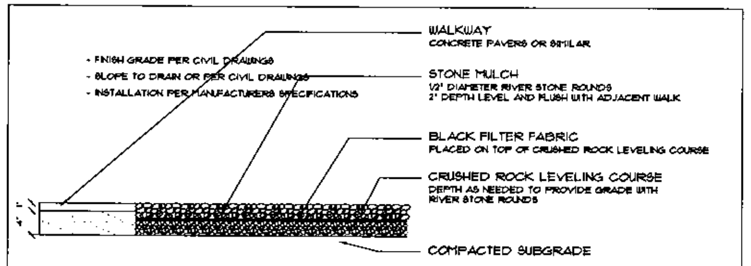

TYPICAL SECTION STONE MULCH

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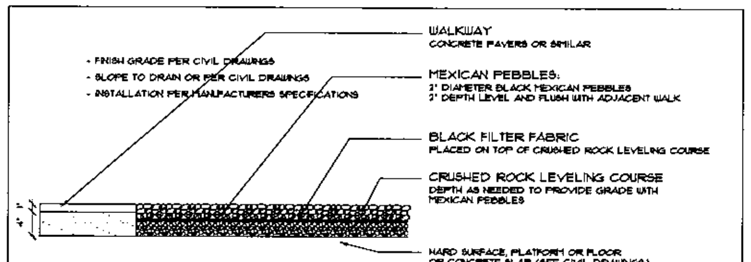

TYPICAL SECTION MEXICAN PEBBLES

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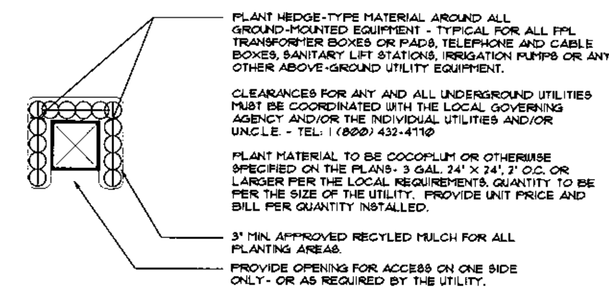

TYPICAL PLANTING SCREEN FOR GROUND-MOUNTED EQUIPMENT

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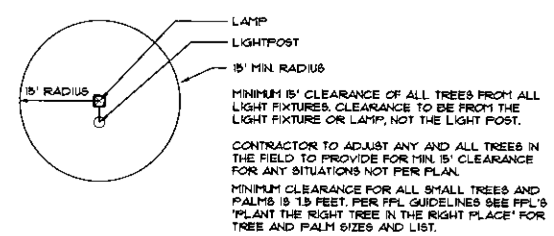

MINIMUM TREE CLEARANCE FROM LIGHT FIXTURES

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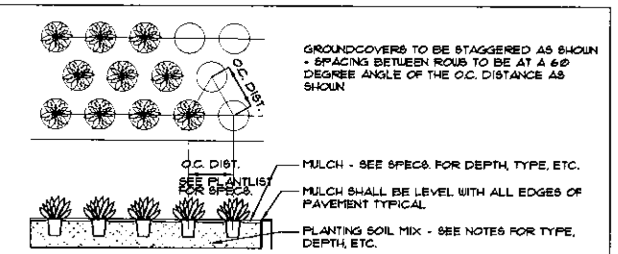

GROUNDCOVER PLANTING DETAIL

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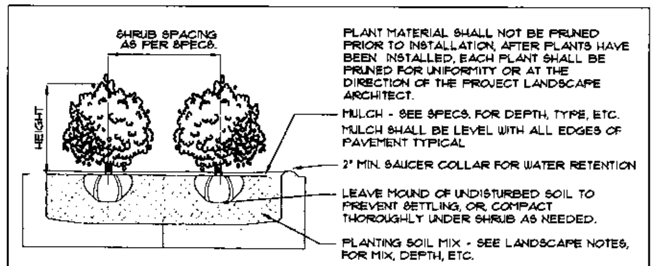

SHRUB PLANTING DETAIL

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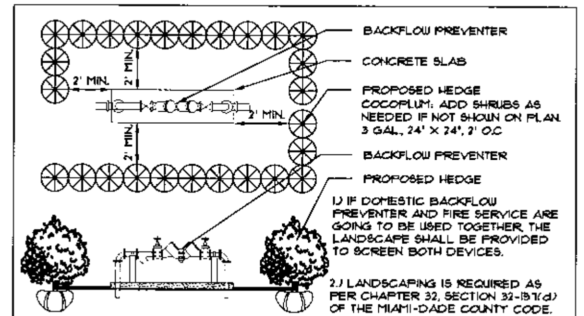

TYPICAL PLANTING SCREEN FOR ABOVE-GROUND UTILITIES

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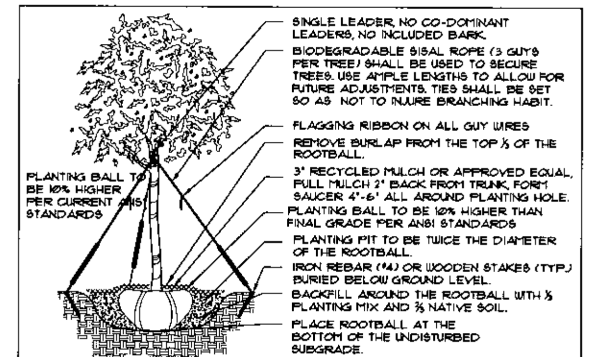
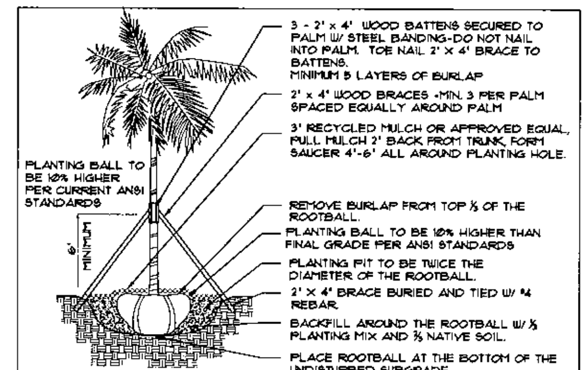


TREE PLANTING DETAIL

N.T.S.



PALM PLANTING DETAIL

N.T.S.

LANDSCAPE NOTES

1. ALL PLANT MATERIAL SHALL BE FLORIDA NO. 1 GRADE OR BETTER.
2. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE LOCATION OF AND AVOID AND PROTECT UTILITY LINES, BURIED CABLES, AND OTHER UTILITIES.
3. TREE, PALM, ACCENT AND BED LINES ARE TO BE LOCATED IN THE FIELD AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. ALL PLANTING SOIL SHALL BE 50:50 TOPSOIL:SAND MIX, FREE OF CLAY, STONES, ROCKS, OR OTHER FOREIGN MATTER. THIS SPECIFICATION INCLUDES ALL BACKFILL FOR BERMS AND OTHER LANDSCAPE AREAS.
   - SODDED-LAWN AREAS
     - 2" DEPTH PLANTING SOIL SPREAD IN PLACE- THROUGHOUT.
   - GROUNDCOVER PLANTING BEDS:
     - 6" DEPTH PLANTING SOIL SPREAD IN PLACE- THROUGHOUT.
   - SHRUB AND HEDGE PLANTING AREAS:
     - 12" DEPTH PLANTING SOIL SPREAD IN PLACE- THROUGHOUT.
   - TREES, PALMS, SPECIMEN PLANT MATERIAL:
     - 24" DEPTH PLANTING SOIL SPREAD IN PLACE OR, TO THE DEPTH OF THE ROOTBALL OR CONTAINER WHICHEVER IS GREATEST.
   - LANDSCAPE ISLANDS AND BUILDING FOUNDATIONS:
     - EXCAVATE AND REMOVE ALL LIMEROCK, ROCKS, DEBRIS, ETC. TO A DEPTH OF 12" AND BACKFILL W/ 50:50 TOPSOIL:SAND MIX. BUILDING FOUNDATIONS SHALL BE THE SAME DEPTH TO A WIDTH OF 36" FROM THE BUILDING BASE.
5. THE SITE CONTRACTOR SHALL BE RESPONSIBLE TO BRING ALL GRADES TO WITHIN 2" OF FINAL GRADES. THIS SHALL INCLUDE A 2" APPLICATION OF 50:50 TOPSOIL:SAND MIX FOR ALL LANDSCAPE AND AREAS TO BE SODDED.
6. THE LANDSCAPE CONTRACTOR SHALL CALCULATE AND SUBMIT AN ITEMIZED PRICE FOR THE 2" APPLICATION OF 50:50 MIX FOR ALL SOD AREAS AS A REFERENCE IN THE CASE THAT THERE WOULD BE A DISCREPANCY BETWEEN SITE AND LANDSCAPE CONTRACTORS AND NOTIFY THE SITE CONTRACTOR OR PROJECT SUPERINTENDENT AS TO THIS DISCREPANCY. IT WILL THEN BE DETERMINED WHICH PARTY WILL PROVIDE THIS 2" TOPSOIL:SAND APPLICATION AND SUBSEQUENT PAYMENT.
   OTHER PLANTING SOIL MIXES TO BE ADDED, I.E. FOR TREES, PALMS, SPECIMEN PLANTS, SHRUBS AND GROUNDCOVERS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR AND BE INCLUSIVE WITH THE LANDSCAPE BID.
7. CONTRACTOR SHALL COORDINATE WITH THE IRRIGATION CONTRACTOR AND LEAVE PROVISIONS FOR ALL, INCLUDING UNDERGROUND UTILITY LINE LOCATIONS DIAL 811 'NO CUTS' AS REQUIRED BY LAW.
8. ALL PLANTING BEDS SHALL BE MULCHED TO A DEPTH OF 3" WITH AN APPROVED RECYCLED MULCH BY THE PRESIDING GOVERNING AGENCY. NO HEAVY METALS. I.E. ARSENIC, LEAD, ETC. ARE TO BE CONTAINED IN THE MULCH AND THE CONTRACTOR SHALL PROVIDE CERTIFICATION OR PROOF THAT ALL MULCH IS FREE OF HEAVY METALS OR SIMILAR ENVIRONMENTAL CONTAMINANTS.
9. SOD SHALL BE ARGENTINE 'BAHIA' OR ST. AUGUSTINE 'FLORATAM' AS SHOWN ON THE PLANS, STRONGLY ROOTED, FREE FROM WEED, FUNGUS, INSECTS AND DISEASE. CONTRACTOR SHALL SOD ALL AREAS AS INDICATED ON THE PLAN OR AS DIRECTED. PAYMENT SHALL BE DETERMINED BY THE TOTAL MEASURED SODDED AREAS X THE UNIT PRICE SUBMITTED AND FIELD VERIFIED.
10. SOD SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AS DEFINED BY FDOT. SOD SHALL CARRY A 5-MONTH WARRANTY.
11. ALL TREES, PALMS, SHRUBS AND GROUNDCOVERS SHALL CARRY A ONE-YEAR WARRANTY FROM THE DATE OF FINAL ACCEPTANCE.
12. ALL TREES AND PALMS SHALL BE STAKED PER ACCEPTED STANDARDS BY THE FLORIDA NURSERYMEN & GROWERS LANDSCAPE ASSOCIATION (FNGLA). THERE SHALL BE ONE FINAL INSPECTION FOR APPROVAL BY THE PRESIDING GOVERNING AGENCY. CONTRACTOR SHALL INSURE THAT THE PLANS, DETAILS, SPECIFICATIONS AND NOTES HAVE BEEN ADHERED TO AND THAT THE LANDSCAPE AND IRRIGATION INSTALLATION IS COMPLIANT TO ALL ITEMS AS DIRECTED ON THE PLANS PRIOR TO SCHEDULING OF THE FINAL INSPECTION.
13. THE PLANT LIST IS INTENDED ONLY AS AN AID TO BIDDING. ANY DISCREPANCIES FOUND BETWEEN THE QUANTITIES ON THE PLAN AND PLANT LIST, THE QUANTITIES ON THE PLAN SHALL BE HELD VALID.
14. IRRIGATION SHALL PROVIDE FOR A 100% COVERAGE WITH A 100% OVERLAP, AUTOMATIC SYSTEM W/ RAIN MOISTURE SENSOR ATTACHED TO CONTROLLER. ALL FLORIDA BUILDING CODE APPENDIX 'F' IRRIGATION REQUIREMENTS SHALL BE STRICTLY ADHERED TO FOR INSTALLATION AND PREVAILING WATER MANAGEMENT DISTRICT RESTRICTIONS AND REGULATIONS SHALL BE IN COMPLIANCE FOR POST-INSTALLATION WATERING SCHEDULES.
15. EXISTING IRRIGATION SYSTEM (IF APPLICABLE) SHALL BE RETROFITTED TO COMPLY WITH THOSE SPECIFICATIONS AS OUTLINED ABOVE.
16. CONTRACTOR SHALL PROVIDE A WATER TRUCK DURING PLANTING TO INSURE PROPER WATERING-IN DURING INSTALLATION AND WILL BE RESPONSIBLE FOR CONTINUAL WATERING UNTIL FINAL ACCEPTANCE BY THE OWNER.
17. ALL EXISTING TREES, PALMS AND PLANT MATERIAL TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION. CONTRACTOR SHALL INSTALL PROTECTIVE BARRIERS SUCH AS 'TENAX' PROTECTIVE FENCING OR AS SHOWN ON THE DETAILS TO BE INSTALLED AT THE BEGINNING OF THE PROJECT. BARRIERS SHALL BE LOCATED TO INCLUDE THE DRIPLINE OF THE TREES, PALMS AND PLANT MATERIAL WHERE POSSIBLE. THE CONTRACTOR SHALL TAKE EXTRA CAUTION TO PREVENT ANY DAMAGE TO THE TRUNK, BRANCHES, ROOTS, ROOT ZONE AREAS AND ADJACENT GRADES.
18. EXISTING TREES AND PALMS TO REMAIN SHALL BE TRIMMED PER ANSI-300 STANDARDS. SUPERVISION OF THE TRIMMING SHALL BE PERFORMED BY AN ISA-CERTIFIED ARBORIST.
19. ALL EXISTING TREES AND PALMS SHALL BE 'LIFTED AND THINNED' TO PROVIDE FOR AN 8' MINIMUM CLEARANCE FOR SIDEWALKS AND PEDESTRIAN WALKWAYS AND A 14' MINIMUM CLEARANCE FOR ROADWAYS, DRIVEWAYS, AND ALL VEHICULAR USE AREAS.
20. REMOVAL OF ANY TREES OR PALMS WILL REQUIRE A WRITTEN 'TREE REMOVAL PERMIT' FROM THE LOCAL GOVERNING AGENCY PRIOR TO REMOVAL.

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

SEE LANDSCAPE PLAN FOR PROPOSED PLANTINGS, LANDSCAPE LEGEND, ETC.

SEE IRRIGATION PLAN FOR IRRIGATION DESIGN, LAYOUT, NOTES, SPECIFICATIONS, ETC.

LANDSCAPE DETAILS SPECIFICATIONS, ETC.

Date Of Issue
10/11/2015

Revisions

Submittal Type
Planning & Zoning Board

Drawn By
AD
Checked By
AB

Scale
AS SHOWN
Project Number
1509
Sheet No.
L-2

Sunshine State One Call of Florida, Inc. 811

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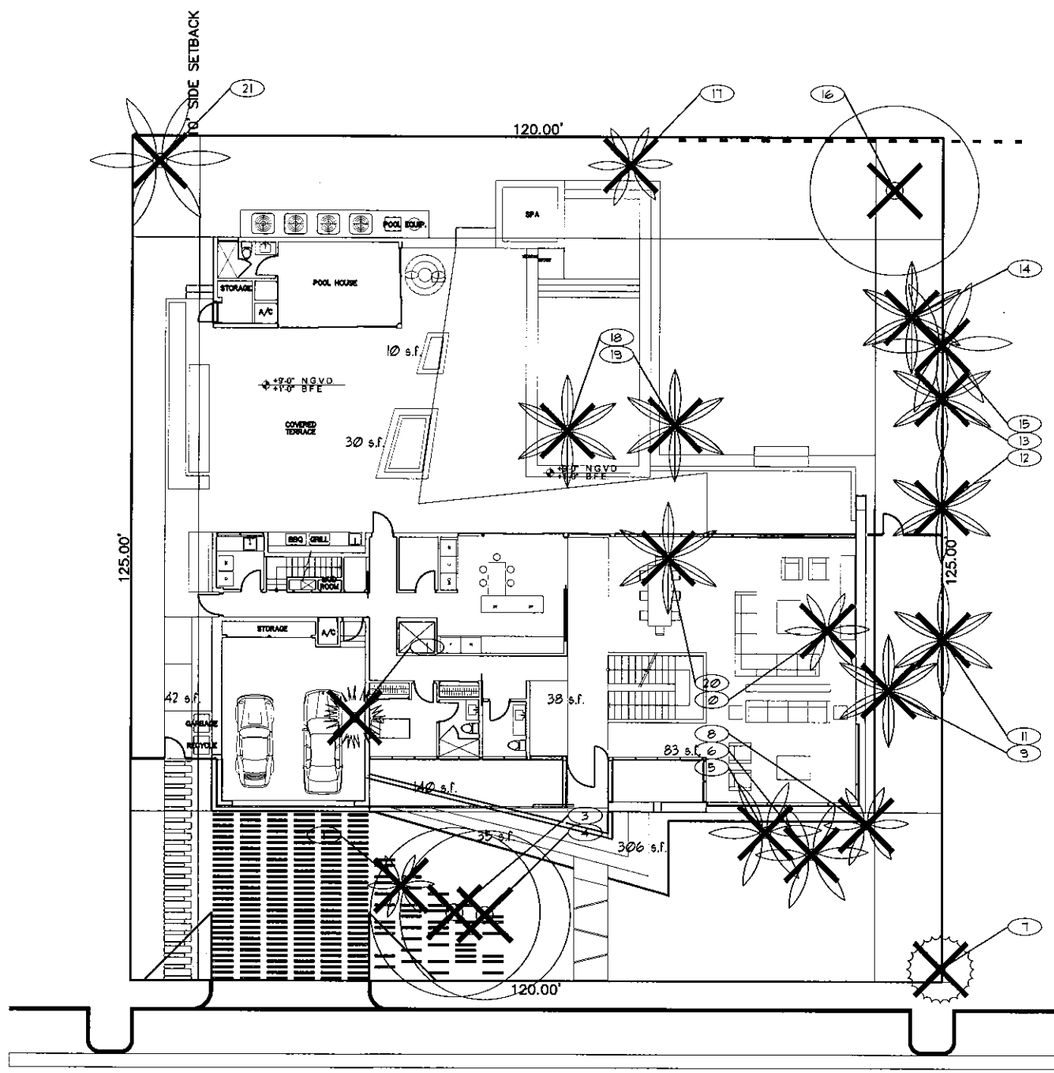

1271 94th St, BAY HARBOR ISLANDS, FL. 33154
FOLIO: 11-2227-001-0060

10/13/2015

No	SYM	COMMON NAME	BOTANICAL NAME	HEIGHT FEET	SPREAD	DBH INCHES	CANOPY s.f.	DISPO-SITION	CANOPY LOSS S.F.	2X SPECIMEN	REMARKS
1	SP	SABAL PALM	*Sabal palmetto*	22	10	10	79	REMOVE	79		
2	AM3	CHRISTMAS PALM	*Adonidia merrillii*	22	15	6,8,5	177	REMOVE	177		
3	TI	TAMARIND	*Tamarindus indica*	30	25	16	491	REMOVE	491		
4	TI	TAMARIND	*Tamarindus indica*	30	25	16	491	REMOVE	491		
5	VM2	MONTGOMERY PALM	*Veitchia montgomeryana*	25	15	7,7	177	REMOVE	177		
6	VM3	MONTGOMERY PALM	*Veitchia montgomeryana*	25	15	7,7,7	177	REMOVE	177		
7	ACO	PAUROTIS PALM	*Acoelorraphe wrightii*	12	12	multi	113	REMOVE	113		
8	PE	SOLITAIRE PALM	*Ptychosperma elegans*	22	8	3	50	REMOVE	50		
9	CN	COCONUT PALM	*Cocos nucifera*	25	20	5	314	REMOVE	314		
10	PE	SOLITAIRE PALM	*Ptychosperma elegans*	20	8	4	50	REMOVE	50		
11	CN	COCONUT PALM	*Cocos nucifera*	25	20	7	314	REMOVE	314		
12	CN	COCONUT PALM	*Cocos nucifera*	20	20	6	314	REMOVE	314		
13	CN	COCONUT PALM	*Cocos nucifera*	22	20	6	314	REMOVE	314		
14	CN	COCONUT PALM	*Cocos nucifera*	20	20	6	314	REMOVE	314		
15	RE	ROYAL PALM	*Roystonea elata*	32	22	16	380	REMOVE	380		
16	MI	MANGO	*Mangifera indica*	30	25	10,8,5	491	REMOVE	491		
17	PE2	SOLITAIRE PALM	*Ptychosperma elegans*	22	15	4,4	177	REMOVE	177		
18	CN	COCONUT PALM	*Cocos nucifera*	25	20	6	314	REMOVE	314		
19	CN	COCONUT PALM	*Cocos nucifera*	22	20	6	314	REMOVE	314		
20	CN	COCONUT PALM	*Cocos nucifera*	25	20	6	314	REMOVE	314		
21	RE	ROYAL PALM	*Roystonea elata*	18	15	7	177	REMOVE	177		
		TOTALS					5,542		5,542	0	

NUMBERING, IDENTIFICATION AND MEASUREMENTS PER IN-FIELD SURVEY ON MAY 16, 2015
PROHIBITED SPECIES ARE NOT COUNTED TOWARD REQUIRED TREE CANOPY PER TREE PRESERVATION ORDINANCE.

NOTES:

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

north

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

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

SEE LANDSCAPE PLANS FOR PROPOSED PLANTINGS, LANDSCAPE LEGEND, PLANTLIST, DETAILS, ETC.

TREE DISPOSITION PLAN

Alain R. Bartroli
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Architecture - Planning - Interiors
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1271 94th STREET
1271 94TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

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THE CONTENTS ON THIS SHEET SHALL NOT BE USED BY ANY PERSON OR ENTITY FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. © ALAIN R. BARTROLI, AIA

MICHAEL MILLER PLANNING ASSOCIATES, INC.
Land Design Municipal Planning Services Transportation Planning

TOWN OF BAY HARBOR ISLANDS COMMUNITY DEVELOPMENT MEMORANDUM

To: **Planning and Zoning Board**
Town of Bay Harbor Islands

From: **Scott D. Marks** SDM
Community Planner
MMPA-Consultant Town Planner

Date: **November 11th, 2015**

Subject: **Proposed Single-Family Residence**
1271 94th Street
Bay Harbor Islands Acct. No.: MB2015-189
MMPA Acct. No.: 01-0702-1028

RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board review the contents of this staff report, the latest submitted site plan and architectural plans (dated 11/11/15) 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 1271 94th Street.

GENERAL PROJECT INFORMATION

Land Use Designation: L – Low Density Residential
Zoning District: RD Single-Family District
General Location: 1271 94th Street
Legal Description: Lot 13 & W ½ Lot 14 of Block 32, "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, Alain R. Bartroli, as agent for the property owner, Dora Bay LLC, has submitted an application for the construction of a new single-family residence on a non-waterfront lot located at 1271 94th Street. The proposed two-story home will have approximately 6,408 square feet of A/C living space with a two-car garage. The applicant is proposing a swimming pool and pool deck as well as an expansive terrace in the rear of the property. The residence will

have six (6) bedrooms, seven (7) full bathrooms, one (1) half bathroom, an office and a pool house. The height of the structure will be 23'-8" above Base Flood Elevation (BFE) which is less than the maximum allowed for a flat roofed structure within the RD Single-Family District. The applicant is proposing one driveway connection to 94th Street. Extensive landscaping is proposed that meets the Miami-Dade County Landscape Code and Town Supplemental Landscape Code requirements, including the use of native and drought tolerant plant materials.

The Historical Structure Survey for the Town of Bay Harbor Islands list the existing structure as a Masonry Vernacular design that was built in 1955 (FMSF No. DA10250).

The new single-family home is an ultra-modern design with light and dark grey metal cladding. Similar to recent modern house designs the house is very "box-like" with minimal detailing, especially on the side elevations. Existing homes in this neighborhood have more traditional architectural styles with sloped / tiled roofs (see photos on cover sheet). MMPA has cautioned the project architect about the PZB's recent comments related to large blank walls adjoining other home-sites. The applicant has chosen to present the plans as desired by the owner.

PROJECT HISTORY

The applicant submitted an initial set and several revised sets of plans that were reviewed by MMPA 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 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, driveways and building material regulations.

PLATTING

The site will not require re-platting, as the site is currently platted as described above under the legal description. The site (1.5 lots) appears to have a Unity of Title already. This must be confirmed prior to the issuance of building permits. If not a Unity of Title document acceptable to the Town Attorney must be submitted / approved / recorded in the public records.

SUMMARY / SITE PLAN COMMENTS

The latest site plan and architectural plans submitted for the construction of a new single-family home located at 1271 94th Street meet or exceed all Town Land Development and Landscape Code requirements. The applicant previously 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 are recommended:

1) This approval is based on the plans prepared by Alain R. Bartroli, dated November 11th, 2015 with any modifications required by the PZ Board. All modifications to the above plans shall be reviewed by Town staff and may require re-approval by the PZB if felt to be substantial.

2) Verification of the existence of a Unity of Title is required prior to the issuance of building permits. If a Unity of Title does not exist this must be approved / recorded prior to the issuance of building permits.