

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

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

**April 21, 2020**

**FINAL AGENDA**

**SPECIAL NOTICE - VIRTUAL MEETING**

This meeting is being held through the Zoom Platform. Members of the Public who wish to participate and/or view the meeting may do so by logging in through the Zoom Platform as follow:

Zoom Link: <https://zoom.us/j/94442878215>  
Meeting ID: 944-4287-8215

In addition, any member of the public who does not wish, or is unable to participate through the Zoom video conferencing platform, but would still like to participate can do so by listening to the meeting as it happens by dialing the Toll-free number below:

US Toll Free Number: 888 788 0099 or 877 853 5247  
Meeting ID: 944-4287-8215

**CALL TO ORDER:** 3:00 p.m.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

1. **Consideration and Approval** to renovate an existing single family home for Dennis De la Rosa & Aura Giraldo located at 1301 101 Street, Lot 10 of Block 25. The existing one-story home has 3,155 square feet and was built in 1954. The proposed renovations will consist of four (4) bedrooms and four and half (4 1/2) bathrooms; an entire new roof including new roof trusses; a new pool and wood deck in the rear yard and a new 6' chain link vinyl black clad fence with small berm and hedge to provide buffer. The two required parking spaces will be located within the proposed concrete pad driveway located at the southwest corner of the lot. Enclosed is a copy of the site plan and other supporting documents.

*\* Staff Review:* Design meets Town Code and was approved by Michael Miller Planning Associates.

2. **Approval** of the following Planning & Zoning Board Meeting Minutes:
  - a. November 5, 2019
  - b. February 4, 2020
  - c. March 3, 2020

## **ADJOURNMENT**

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

## **AGENDA ITEM REPORT**

April 21, 2020

### **ITEM NUMBER: 1.**

**ITEM: Consideration and Approval** to renovate an existing single family home for Dennis De la Rosa & Aura Giraldo located at 1301 101 Street, Lot 10 of Block 25. The existing one-story home has 3,155 square feet and was built in 1954. The proposed renovations will consist of four (4) bedrooms and four and half (4 1/2) bathrooms; an entire new roof including new roof trusses; a new pool and wood deck in the rear yard and a new 6' chain link vinyl black clad fence with small berm and hedge to provide buffer. The two required parking spaces will be located within the proposed concrete pad driveway located at the southwest corner of the lot. Enclosed is a copy of the site plan and other supporting documents.

### **DESCRIPTION:**

### **RECOMMENDED ACTION:**

Design meets Town Code and was approved by Michael Miller Planning Associates.

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### **FINANCIAL ANALYSIS:**

### **BUDGET IMPACT:**

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Submitted By: Alba Chang, Deputy Town Clerk

### **ATTACHMENTS**

1. PZB\_DELAROSA\_FULL\_SET
2. MM Staff Report 1301 101 ST

**RICHARD CORTES**  
AA #26002753  
7700 S.W. 115<sup>TH</sup> STREET  
PINECREST, FLORIDA 33156  
(305) 233-0858

March 12, 2020

Town of Bay Harbor Islands  
9665 Bay Harbor Terrace  
Bay Harbor Islands, FL 33154

Re: Remodeling For:  
Mr. Dennis De la Rosa  
1301 101 Street  
Bay Harbor Islands, FL 33154

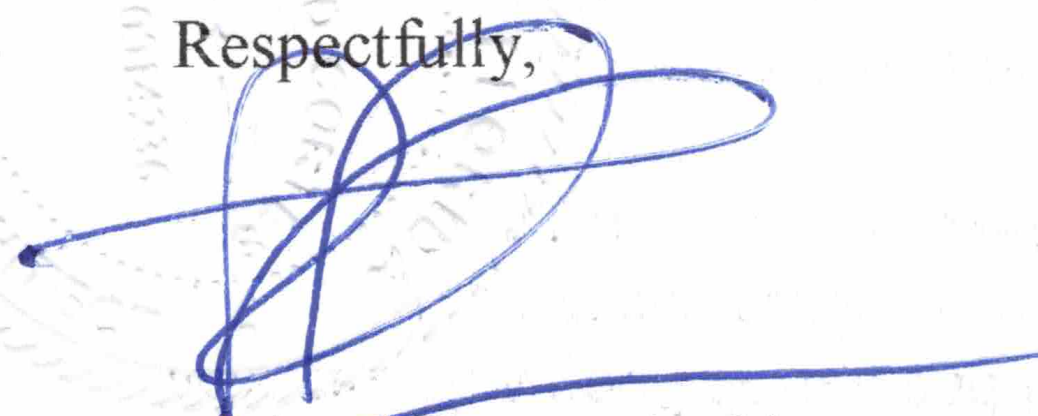
To whom it may concern:

The existing residence that was built in 1950's has had at the very least 4 additions and some additional renovations including an attempt to change the style in the 1980's from a flat roof Mid Modern Style initially built to a house with Mansard roofs on the Front elevation only. Although the attempt was done to enhance the residence it failed to accomplish a good design and the other renovations done have created a residence that has many unlevelled surfaces, undesirable ceilings heights that in addition caused the mechanical system to be placed on the roof without proper screening to the street or abutting neighbors.

The purpose of the proposed new design is to bring the residence back to the Mid Modern Style initially built but with today's amenities and details. Since the current residence is below the current required flood elevations we had the opportunity to make a design that would not enhance the owners experience but also enhance the neighborhood because of the required extensive work required in bringing the residence into code compliance.

We only hope that you also see the proposed design an asset to your community as we hope Mr. De la Rosa and Family will enjoy it too.

Respectfully,



Richard Cortes, Architect  
AR #0014236



GENERAL NOTES:  
PLANS MUST COMPLY WITH THE NEW "FLORIDA BUILDING CODE 2017, 6th EDITION". THE CONSTRUCTION DOCUMENTS HAVE BEEN PREPARED IN COMPLIANCE WITH THE 2017 EDITION OF F.B.C. INCLUDING THE FLORIDA EXISTING BUILDING CODE IF APPLICABLE.

LEGAL DESCRIPTION

LOT 10, OF BLOCK 25, OF 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

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

LOT WILL BE GRADED SO AS TO PREVENT DIRECT OVERLAND DISCHARGE OF STORMWATER ONTO ADJACENT PROPERTY. APPLICANT WILL PROVIDE CERTIFICATION PRIOR TO FINAL INSPECTION. NOTICE: IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT, THERE MAY BE ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. SECTION 471.008, FLORIDA STATUTES, EFFECTIVE 7/10/07

A SEPARATE PERMIT MAY BE REQUIRED FOR ALL DRIVEWAY APPROACHES ONTO PUBLIC RIGHT-OF-WAY.

CONTACT PUBLIC WORKS DEPT., THE HEIGHT OF FENCES, WALLS AND HEDGES SHALL NOT EXCEED 2.5 FEET IN HEIGHT WITHIN TEN FEET OF THE EDGE OF ANY DRIVEWAY LEADING TO A RIGHT OF WAY. THE HEIGHT OF FENCES IS MEASURED FROM GRADE. GRADE = ELEVATION OF PUBLIC SIDEWALK OR CROWN OF ROAD.

ZONING/BUILDING INFORMATION

PROPOSED USE: SINGLE FAMILY HOME (RESIDENTIAL LOW DENSITY)

ZONING: RD

LOT SIZE = 0.23 ACRE = 10,000 SQ. FT.

MAXIMUM ALLOWED HEIGHT = 25'-0"

PROVIDED HEIGHT = 16'-0"

|                 | REQUIRED | PROVIDED      | %       |
|-----------------|----------|---------------|---------|
| PARKING SPACES  | 2        | 2             | 100 %   |
| IMPERVIOUS AREA | -        | 4,953.00 S.F. | 49.53 % |
| PERVIOUS AREA   | -        | 5,047.00 S.F. | 50.47 % |

|                             | REQUIRED | PROVIDED   | %       |
|-----------------------------|----------|------------|---------|
| SOD AREA (MAX. ALLOWED 50%) | 5,000.00 | 3,749 S.F. | 37.49 % |

FRONT YARD CALCULATIONS

|                                  | REQUIRED | PROVIDED | %       |
|----------------------------------|----------|----------|---------|
| TOTAL FRONT GREEN AREA (25'x30') | -        | 2,000.00 | -       |
| MIN. GREEN AREA (35%)            | 700.00   | 1,385.00 | 69.25 % |
| HARDSCAPE:                       | -        | 615.00   | 30.75 % |

| SETBACKS    | REQUIRED | PROVIDED   |
|-------------|----------|------------|
| FRONT       | 25'-0"   | 25'-0"     |
| SIDE        | 10'-0"   | EX. 9'-6"  |
| SIDE STREET | N/A      | N/A        |
| REAR        | 15'-0"   | EX. 27'-0" |

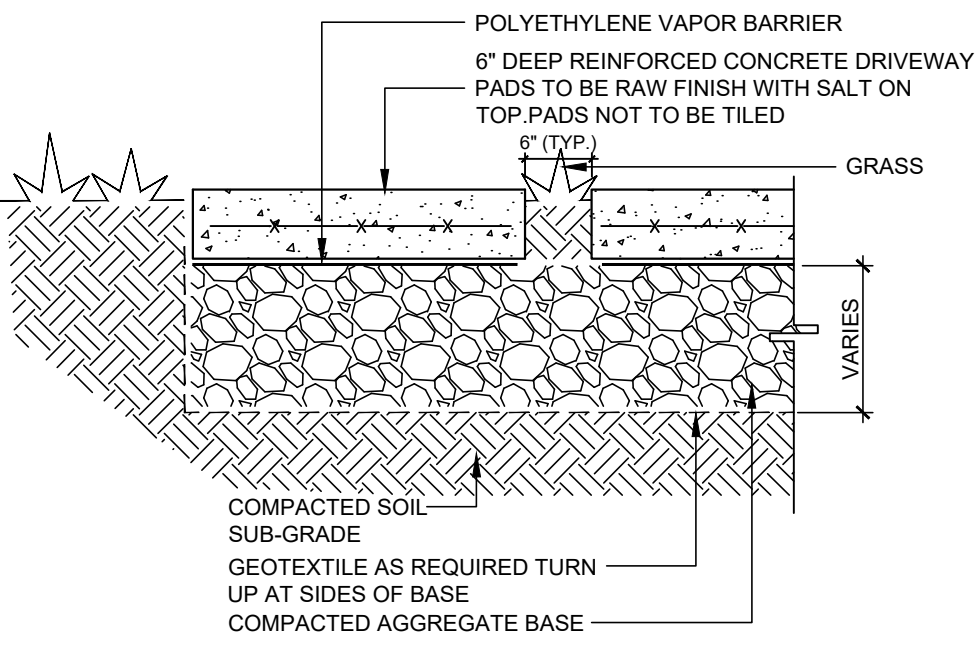
| SETBACKS    | REQUIRED | PROVIDED   |
|-------------|----------|------------|
| FRONT       | 25'-0"   | 25'-0"     |
| SIDE        | 10'-0"   | EX. 9'-6"  |
| SIDE STREET | N/A      | N/A        |
| REAR        | 15'-0"   | EX. 27'-0" |

SQUARE FOOT CALCULATION

EX. AIR CONDITIONER AREA (31.55%) 3,155.00 SQ. FT.

NEW COVERED TERRACE (3.67%) 367.00 SQ. FT.

TOTAL (35.22%) 3,522.00 SQ. FT.



RESIDENTIAL DRIVEWAY DETAIL

SCALE: N.T.S.

FENCE DETAIL

BLACK VINYL CLAD CHAIN LINK

SCALE: 3/4"=1'-0"

SECTION. CONCRETE STEPS DETAIL.

SCALE: 3/4"=1'-0"



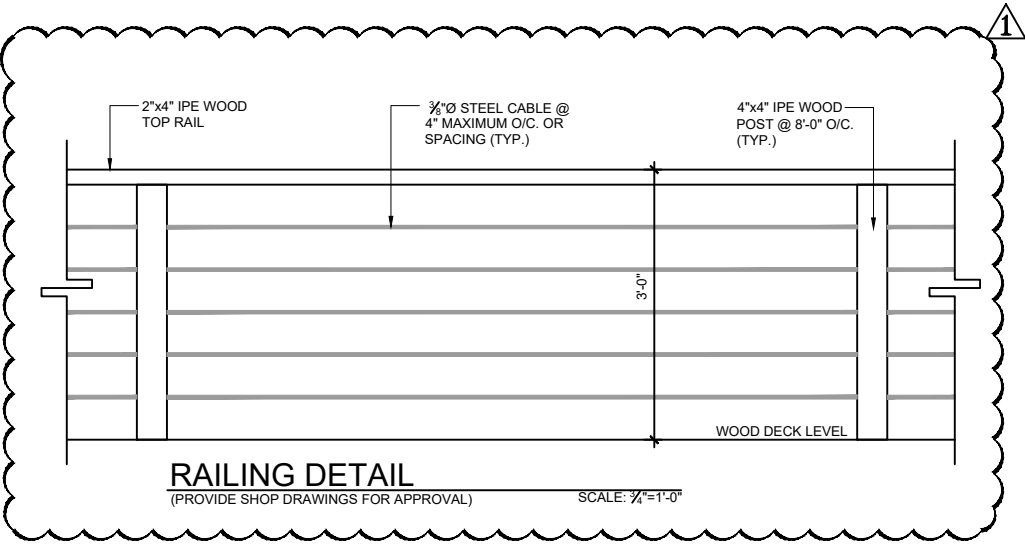
LOCATION SKETCH

WOOD DECK PERVIOUS NOTE:

EXISTING PERVIOUS AREA BELOW DECK TO REMAIN

DRAINAGE NOTE:

ALL DRAINAGE WILL KEPT ON SITE



RAILING DETAIL

(PROVIDE SHOP DRAWINGS FOR APPROVAL)

SCALE: 3/4"=1'-0"

WOOD SCREEN DETAIL #1

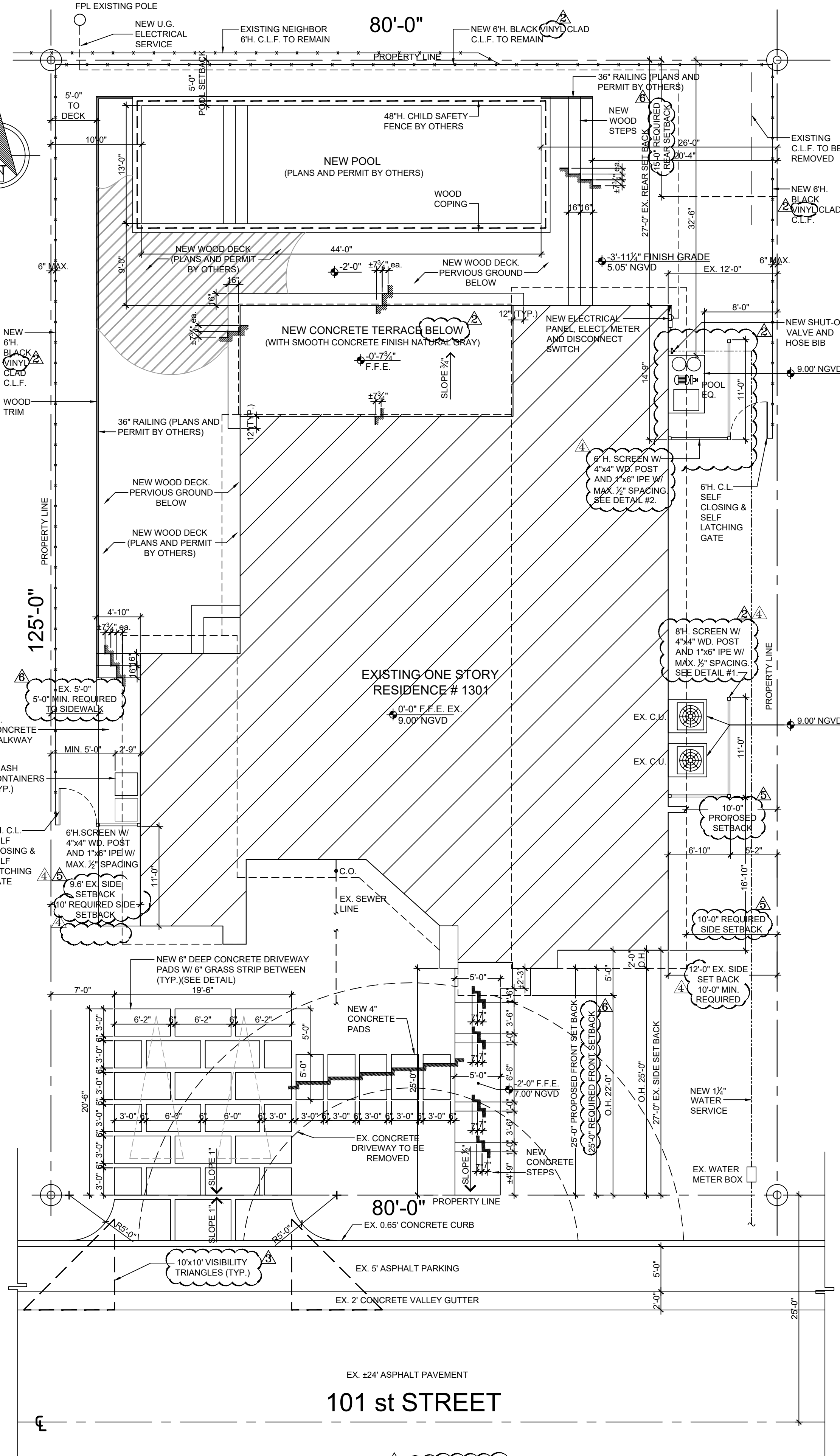
(CONDENSER UNITS)

SCALE: 3/4"=1'-0"

WOOD SCREEN DETAIL #2

(POOL EQUIPMENT)

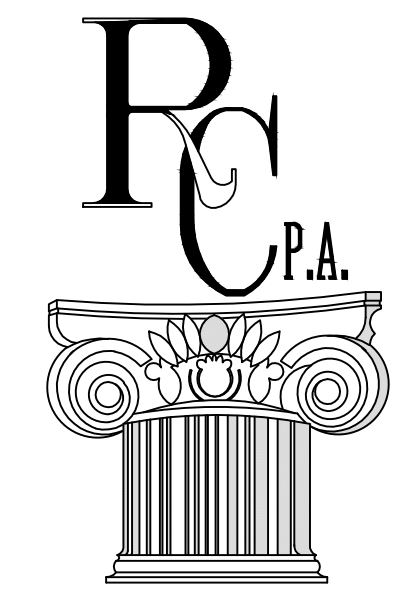
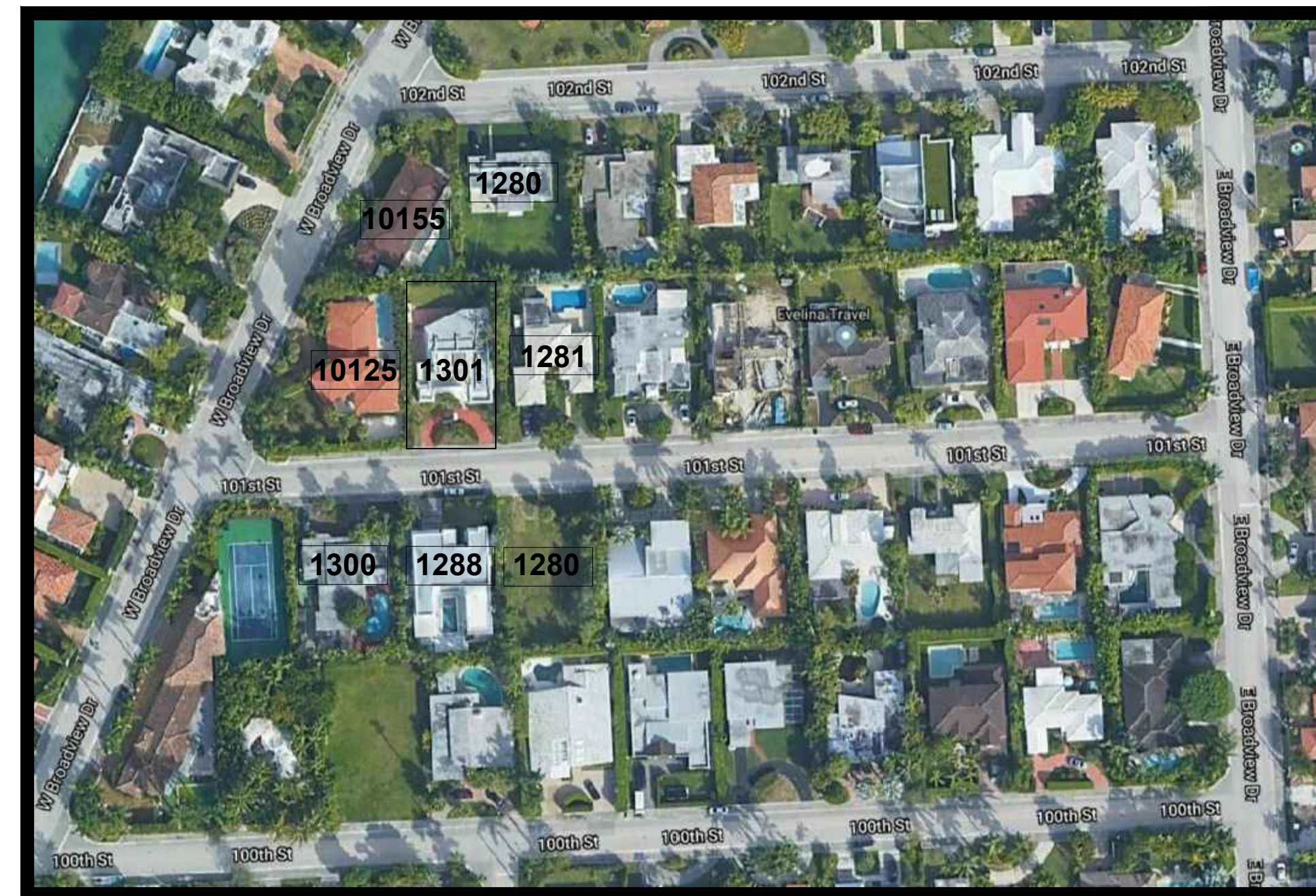
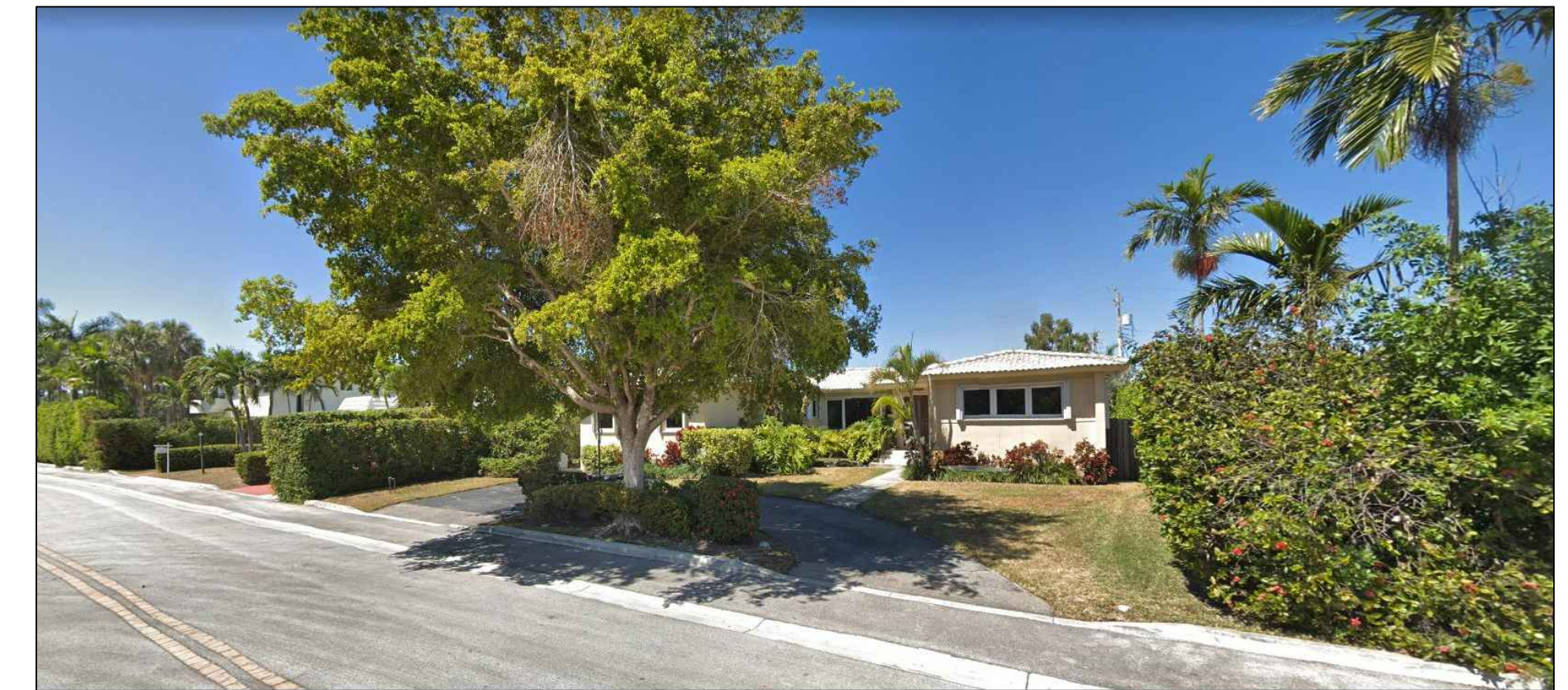
SCALE: 3/4"=1'-0"



SITE PLAN

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



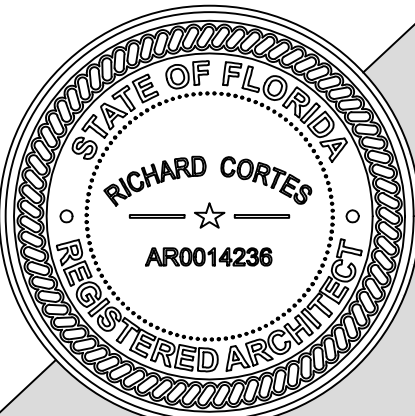


**RICHARD  
CORTES, P.A.**

ARCHITECTS  
AA# 26002753

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RICHARD CORTES  
ARCHITECT  
AR# 0014236

REMODELING FOR:

MR. & MRS.  
DENNIS DE LA ROSA  
1301 101st STREET  
BAY HARBOR ISLANDS, FL 33154

SHEET NAME:

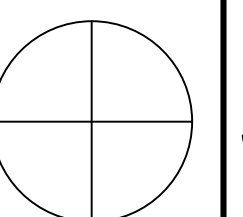
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DATE: 2-4-2020

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SCALE: AS NOTED

PROJECT N°:

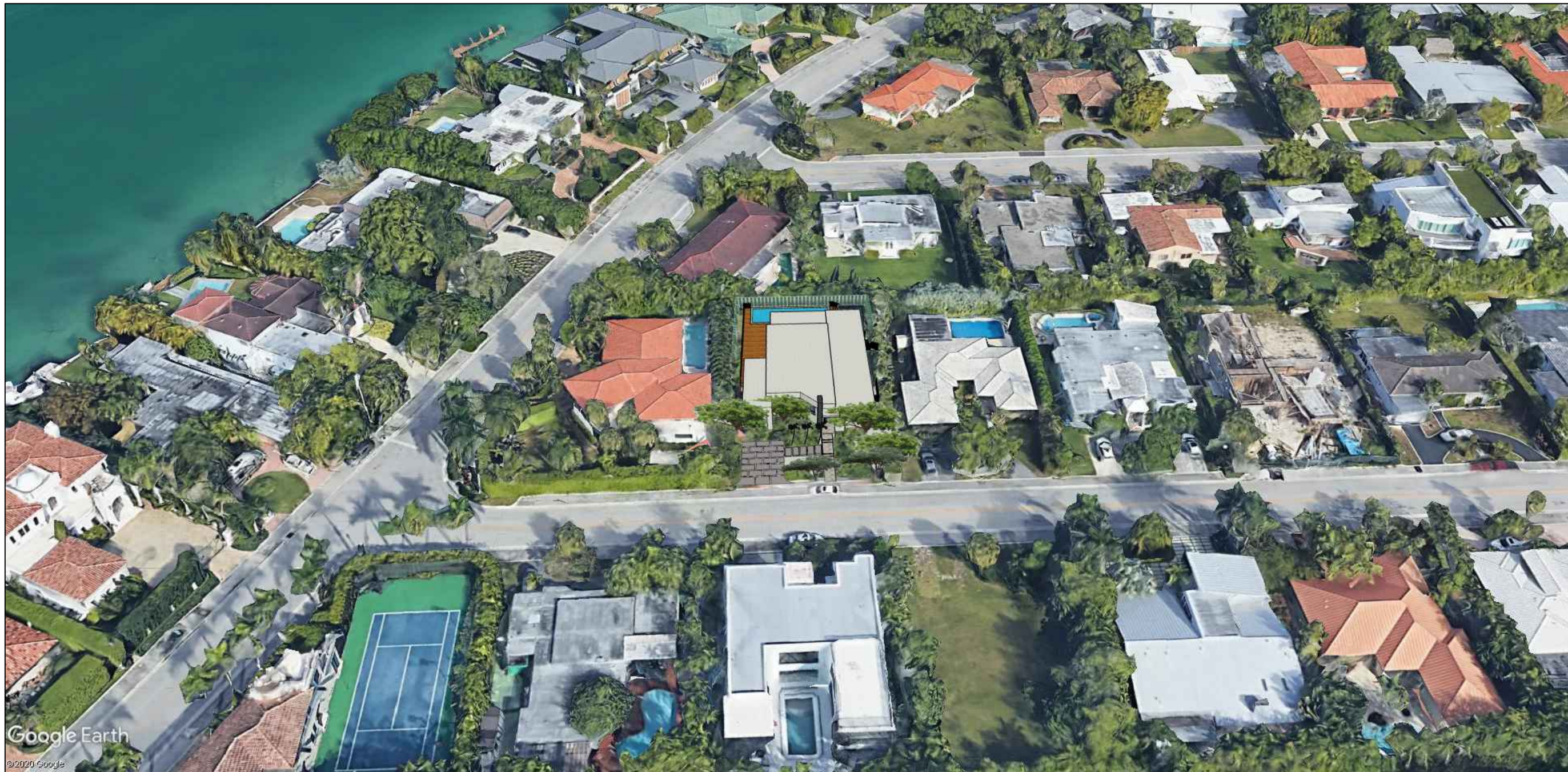


NORTH

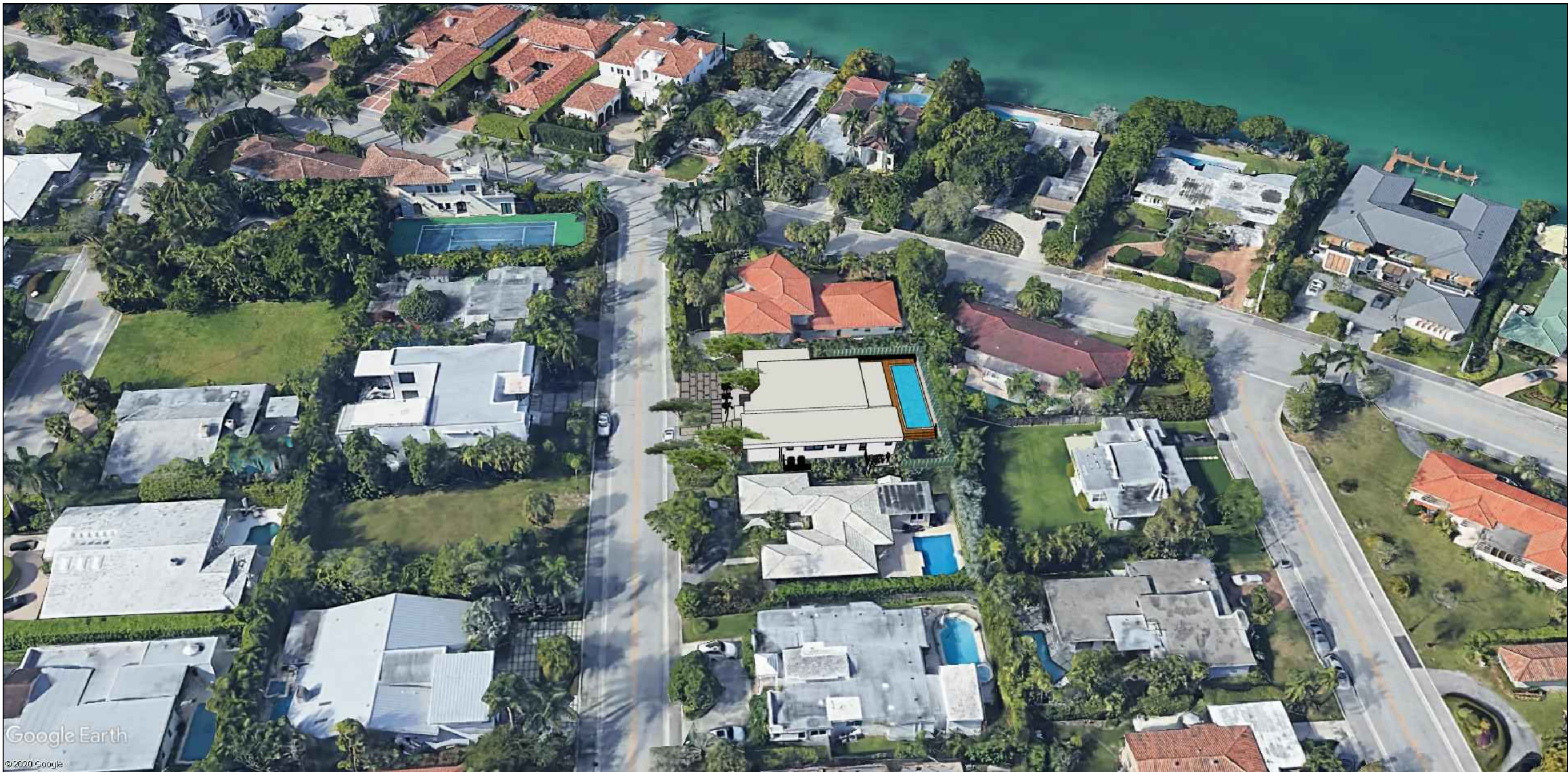
SP-2

HEET No.





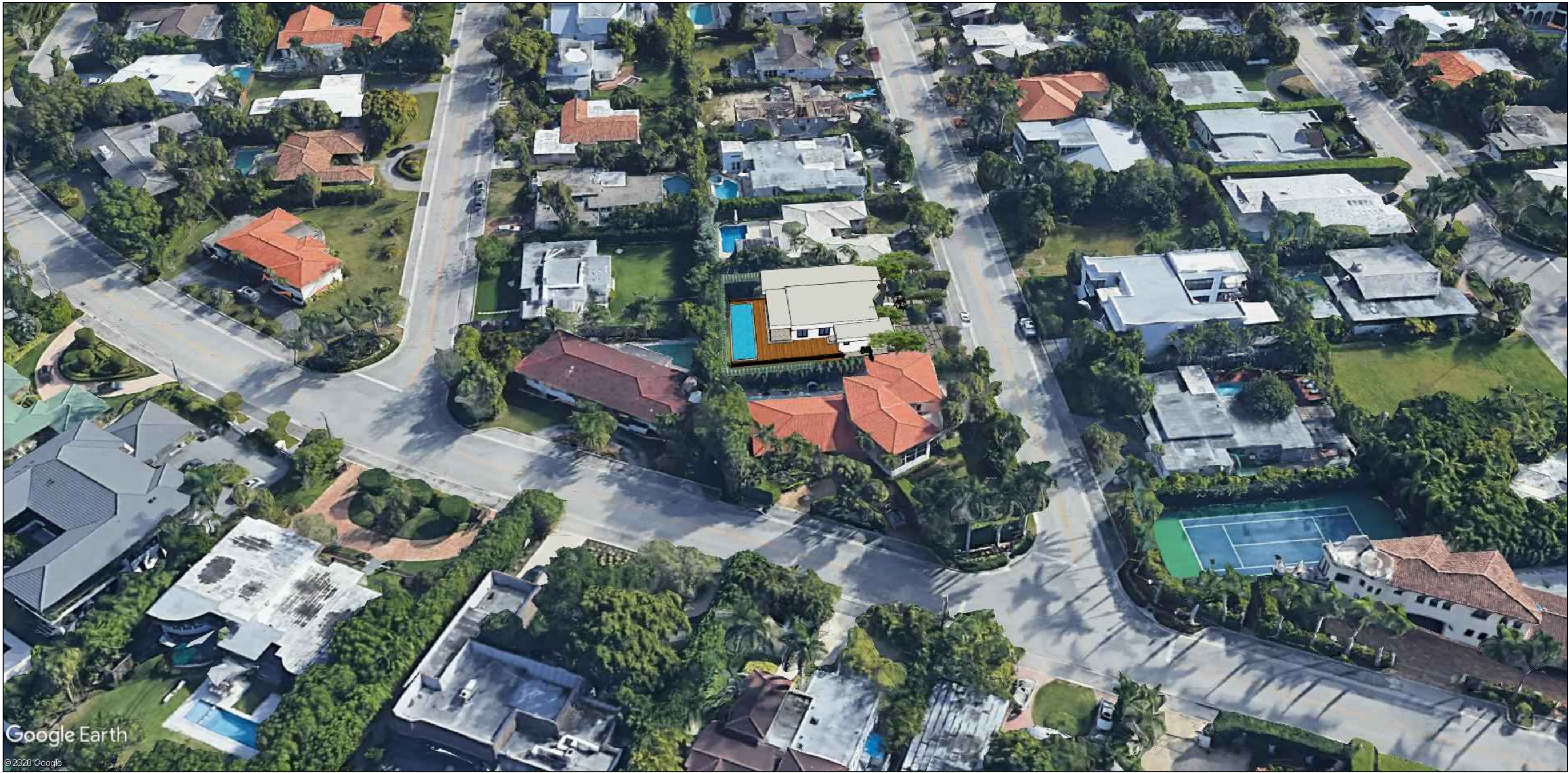
SOUTH (FRONT) AERIAL VIEW



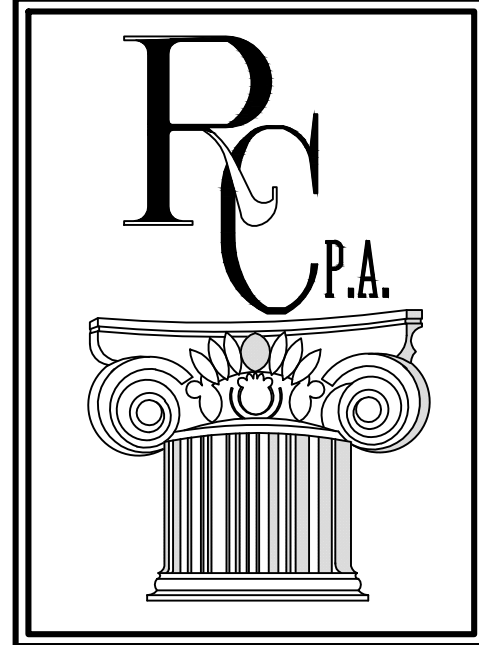
EAST (RIGHT) AERIAL VIEW



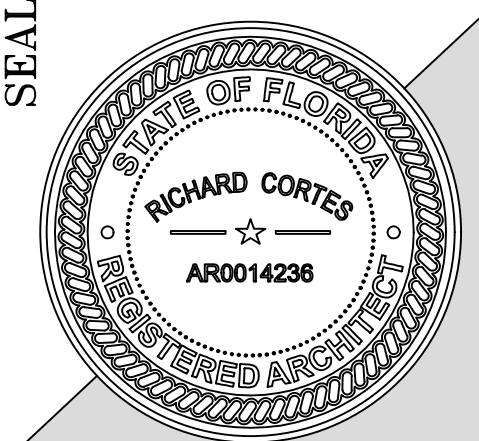
NORTH (REAR) AERIAL VIEW



WEST (LEFT) AERIAL VIEW



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BAY HARBOR ISLANDS, FL 33154

SHEET NAME:

**AERIAL VIEWS**

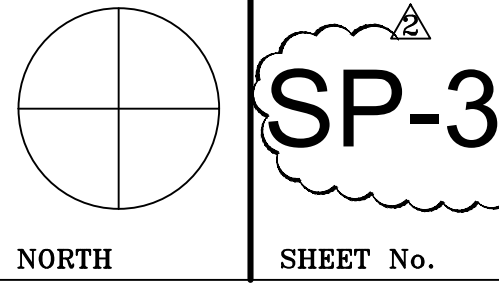
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|        | A   |                 |

DATE: 2-4-2020

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SCALE: AS NOTED

PROJECT N°:







**M.E. Land Surveying, Inc.**

10665 SW 190th Street, Suite 3110 Miami, FL 33157

Phone: (305) 740-3319

Fax: (305) 669-3190

LB#: 7989





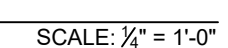
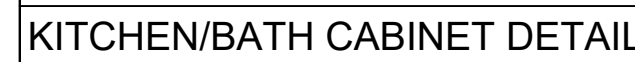
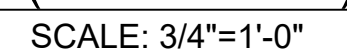
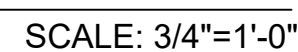
COPYRIGHT 2019 ALL RIGHTS RESERVED. THESE DRAWINGS AND DOCUMENTS ARE INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF RICHARD CORTES P.A. WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO RICHARD CORTES P.A. REPRODUCTIONS OF DRAWINGS AND SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF RICHARD CORTES P.A. IS PROHIBITED. CONTRACTORS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS PRIOR TO PROCEEDING WITH WORK.



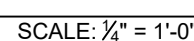
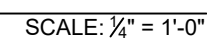
ALTERATION LEVEL 3, OCCUPANCY: RESIDENTIAL, GROUP R-2.

- NEW ROOF
- NEW VOLUMES AT THE FRONT FACADE AND BOTH SIDES OF THE RESIDENCE
- NEW ENTRY WITH NEW FLAT ROOF
- NEW COVERED TERRACE AT THE REAR OF THE HOUSE

☐ C.M.U. WALL

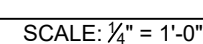




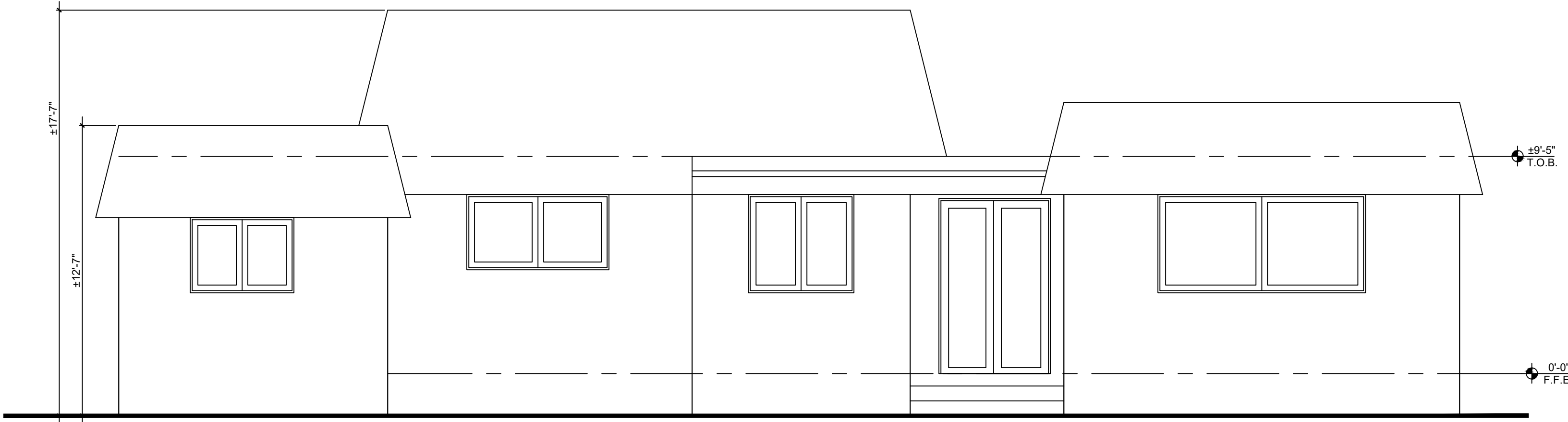


\* NOTE: ALL WINDOWS TO BE TINTED & IMPACT RESISTANT U.O.N.  
ALL WINDOWS TO BE GLASS GLAZING U-FACTOR=0.55 AND SHGC=0.40  
VERIFY ALL OPENINGS

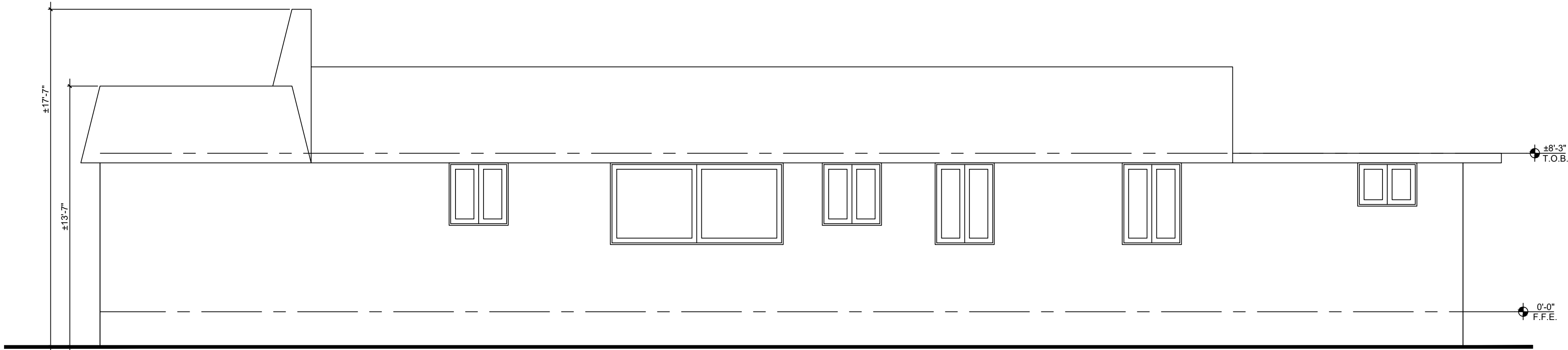
NOTE: ALL GLASS TO BE TINTED & IMPACT RESISTANT U.O.N.  
VERIFY ALL OPENINGS



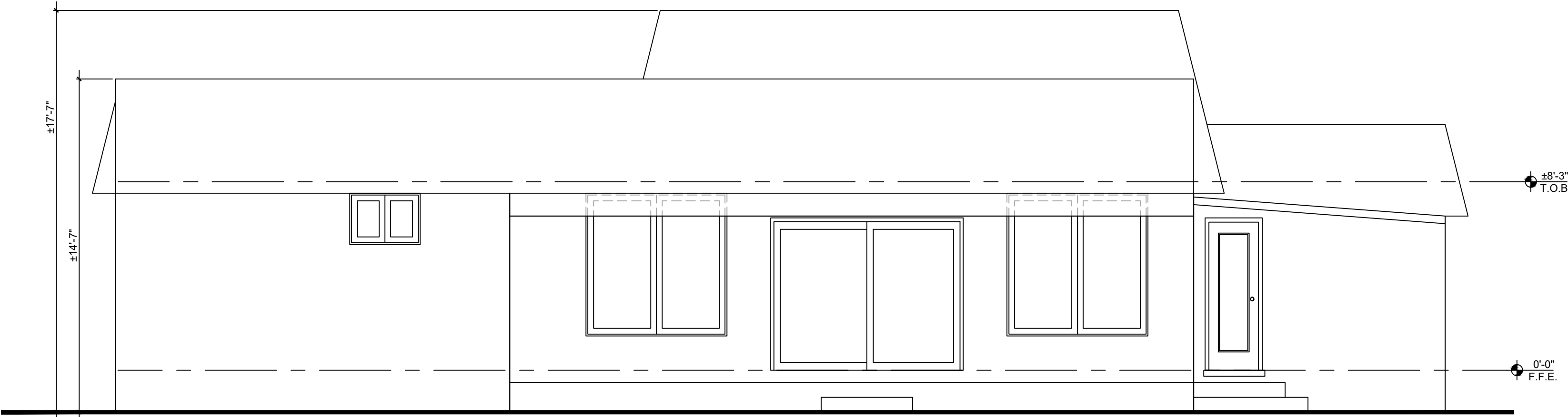




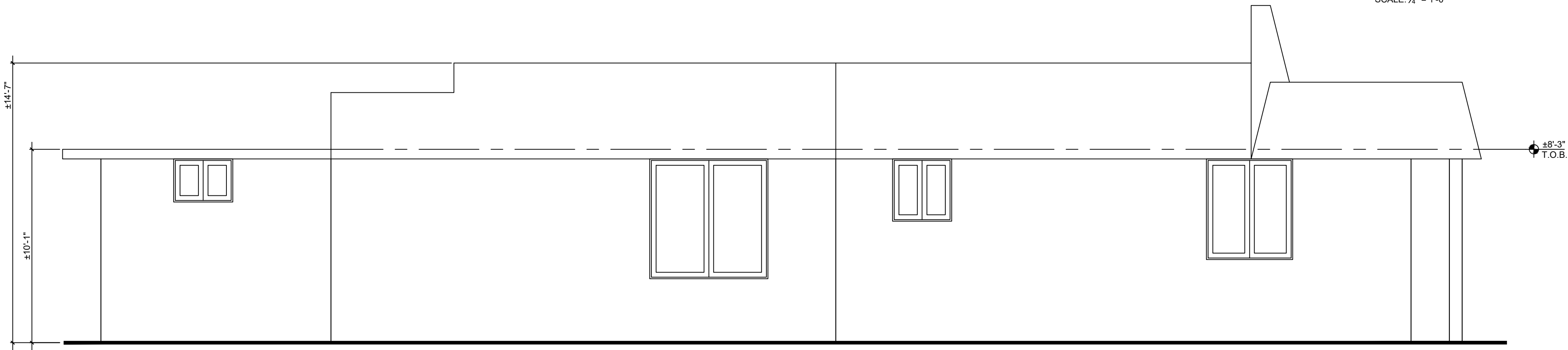
FRONT (SOUTH) ELEVATION  
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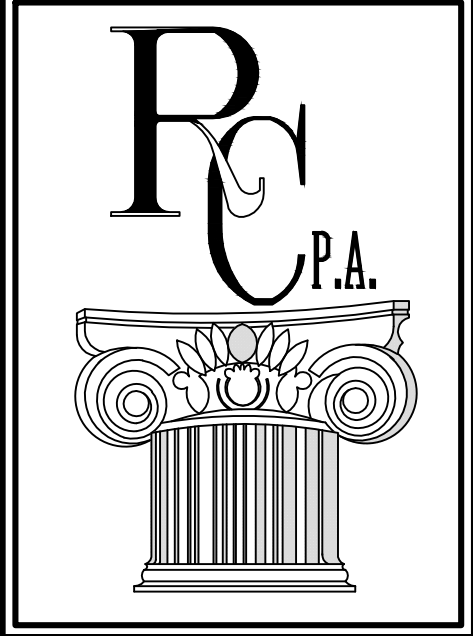
LEFT SIDE (EAST) ELEVATION  
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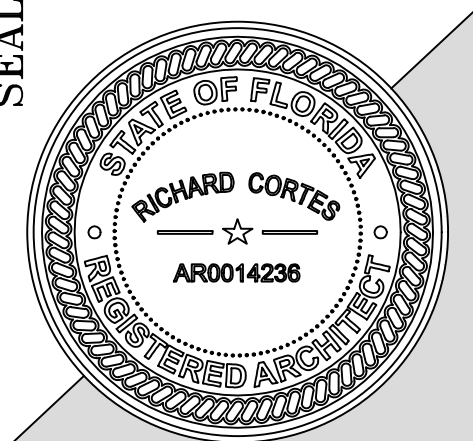
REAR (NORTH) ELEVATION  
SCALE: 1/4" = 1'-0"



RIGHT SIDE (WEST) ELEVATION  
SCALE: 1/4" = 1'-0"



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REMODELING FOR:  
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SHEET NAME:

EXISTING  
ELEVATIONS

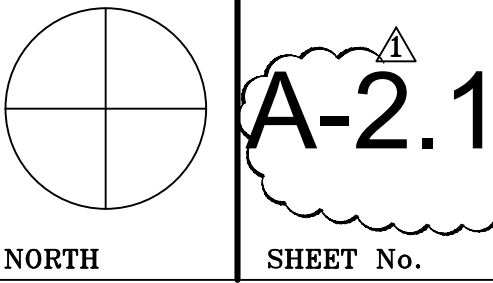
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DATE: 2-4-2020

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NORTH SHEET No.





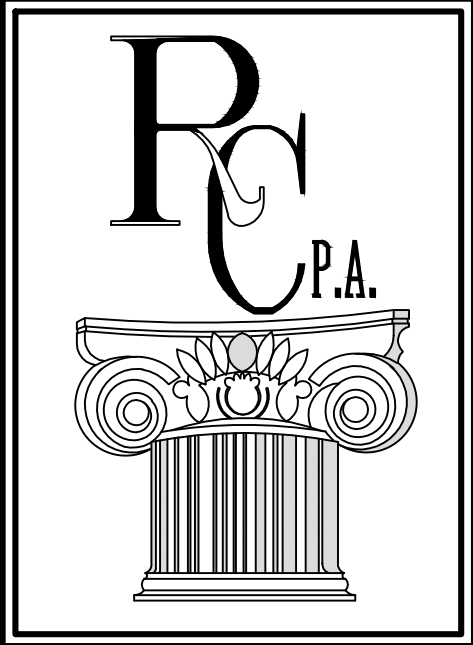




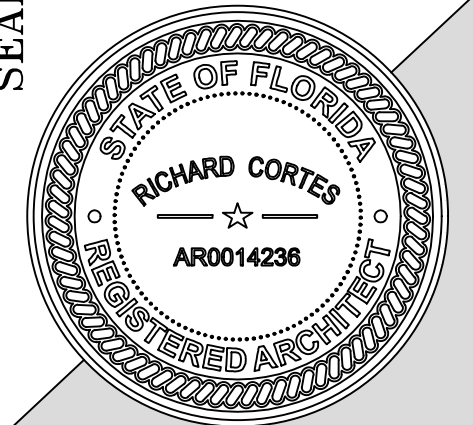
FRONT PERSPECTIVE



REAR PERSPECTIVE



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SHEET NAME:

PERSPECTIVES

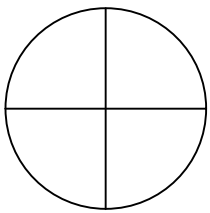
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DATE: 2-4-2020

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SCALE: AS NOTED

PROJECT N°:

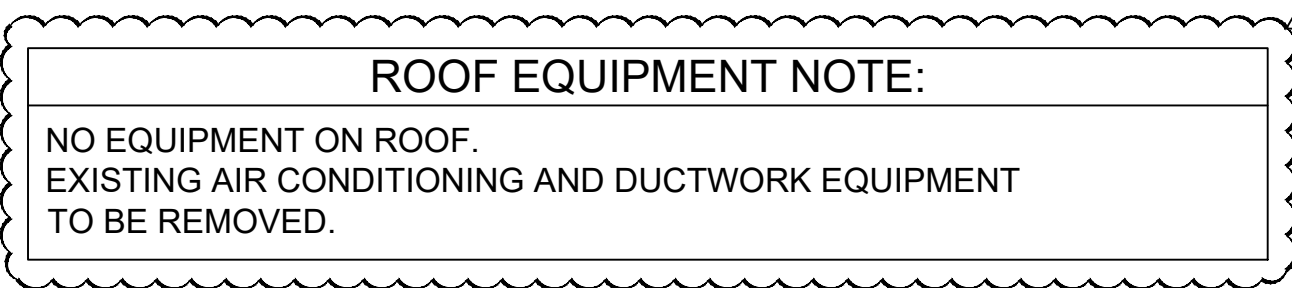


NORTH

A-3

SHEET No.

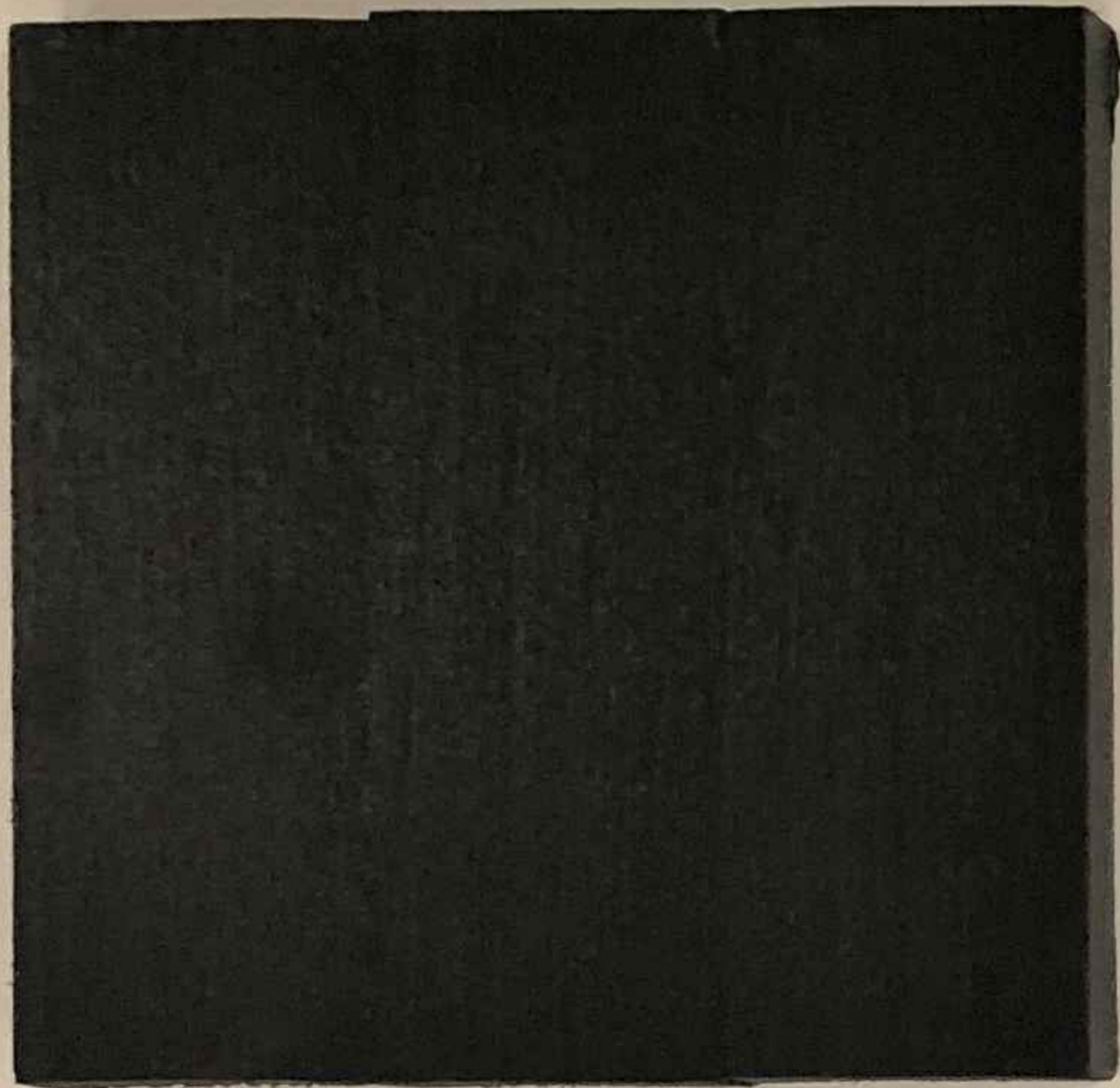




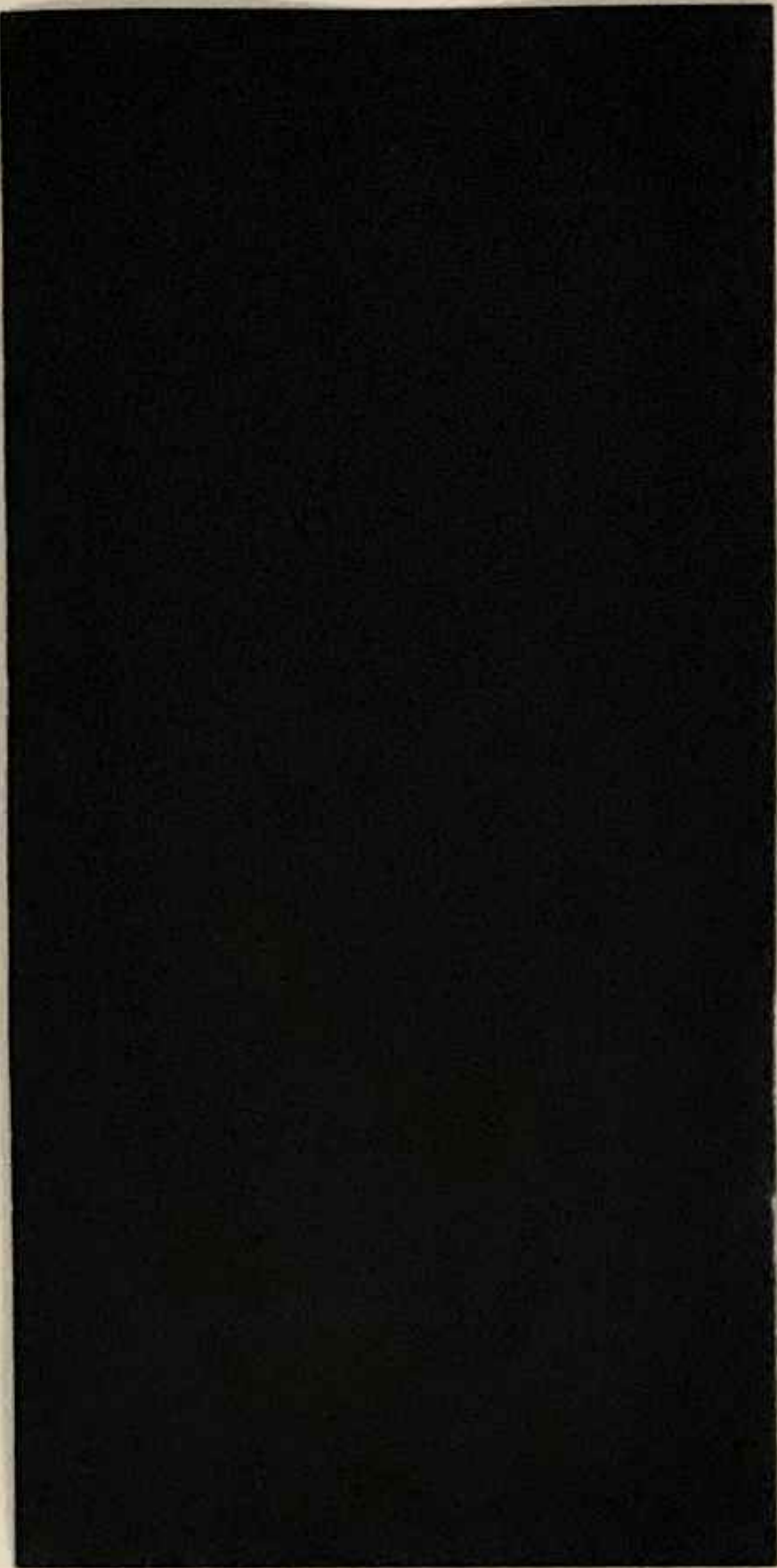
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FRONT DOOR &  
EXTERIOR WOOD TRIM



METAL WINDOW &  
METAL DOOR TRIM



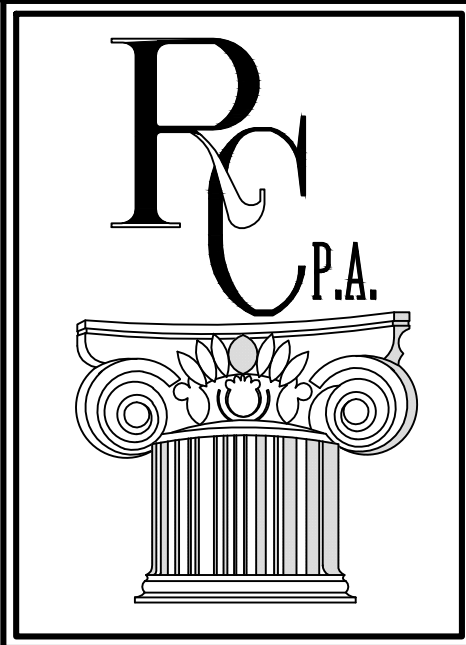
WOOD DECK FINISH



EXTERIOR WALLS

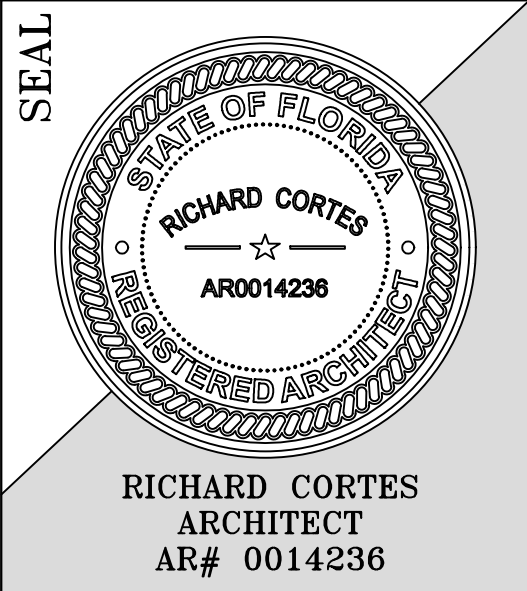


FEATURE WALL STONE TRIM



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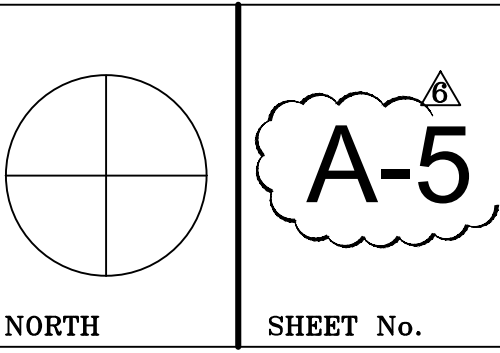
SEAL

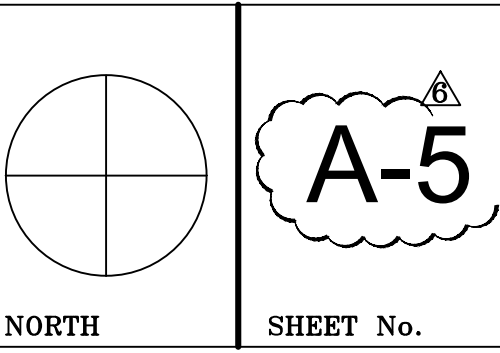


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REMODELING FOR:  
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1301 101st STREET  
BAY HARBOR ISLANDS, FL 33154

|                    |     |                 |
|--------------------|-----|-----------------|
| SHEET NAME:        |     |                 |
| EXTERIOR MATERIALS |     |                 |
|                    | SYM | REVISION-RECORD |
| B.D.C.             | A   | 3-13-2020       |
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| DATE:              |     | 2-4-2020        |
| DRAWN BY:          |     | C.C./E.R.       |
| SCALE:             |     | AS NOTED        |
| PROJECT N°:        |     |                 |

  
NORTH

  
SHEET No.



# PLANTING NOTES:

- ALL PLANT MATERIAL FURNISHED BY THE CONTRACTOR SHALL BE FLORIDA #1 OR BETTER AS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE, GRADES AND STANDARDS FOR NURSERY PLANTS, PART I OF II (CURRENT EDITIONS).
- ALL PLANT MATERIAL MUST MEET OR EXCEED THE MINIMUM SIZE REQUIREMENTS AS SPECIFIED ON THE PLANT LIST.
- QUANTITIES INDICATED ON THE PLANT LIST ARE FOR CONVENIENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOING HIS OWN TAKEOFF. WHEN DISCREPANCIES OCCUR, THE PLANTING PLAN TAKES PRECEDENCE OVER THE PLANT LIST.
- ALL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.
- TREES AND PALMS SHALL BE PLANTED SO THAT HEADS WILL BE CLEAR OF ALL STRUCTURES AT MATURE SPREAD.
- PLANTING SOIL SHALL BE AT LEAST 50% MUCK OR COMPOST AND 50% SAND-DELIVERED TO THE SITE IN A CLEAN, LOOSE AND PRIABLE CONDITION- AND HAVING GOOD DRAINAGE CHARACTERISTICS.
- ALL PLANT MATERIAL SHALL BE WATERED IN THOROUGHLY AT THE TIME OF PLANTING.
- FERTILIZER FOR TREES AND SHRUBS SHALL BE A GENERAL PURPOSE 50% ORGANIC FERTILIZER (6-6-6) CONTAINING TRACE ELEMENTS. FERTILIZER FOR PALMS SHALL BE A SPECIAL PALM TYPE WHICH INCLUDES MANGANESE AND MAGNESIUM SULFATE.
- ALL TREES AND PALMS TO BE STAKED AND GUYED AS SHOWN IN PLANTING DETAILS.
- ALL PLANTING BEDS AND TREE SAUCERS SHALL BE MULCHED WITH A STANDARD SIZE SHREDDED TYPE MULCH, GRADE B OR BETTER, TO A MINIMUM DEPTH OF 2" AND WATERED DOWN TO PREVENT WIND DISPLACEMENT. THE USE OF EUCALYPTUS OR OTHER TYPE MULCH IS RECOMMENDED OVER CYPRESS MULCH.
- SOD SHALL BE ST. AUGUSTINE 'FLORATAM', UNLESS OTHERWISE SPEDIFIED, AND SHALL BE FREE OF WEEDS AND IN A HEALTHY GROWING CONDITION. SOD SHALL BE LAID ON A SMOOTH, FINISHED GRADE WITH CLOSELY FITTED, STAGGERED JOINTS.
- ANY EXCESS SOIL, STONES OR DEBRIS RESULTING FROM LANDSCAPE OPERATIONS SHALL BE REMOVED PROMPTLY, KEEPING THE SITE CLEAN AS WORK PROGRESSES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGES.
- ALL LANDSCAPED AREAS SHALL RECEIVE 100% COVERAGE FROM AN AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM. WHERE AN IRRIGATION SYSTEM ALREADY EXISTS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL NECESSARY ADJUSTMENTS WITH THE IRRIGATION CONTRACTOR OR PROPERTY MAINTENANCE PERSONNEL.
- THE CONTRACTOR SHALL PROVIDE A WRITTEN GUARANTEE TO THE OWNER FOR ALL PLANT MATERIALS AND WORKMANSHIP FOR A PERIOD OF NOT LESS THAN 1 (ONE) YEAR FROM THE TIME OF FINAL ACCEPTANCE BY THE OWNER. AT THE END OF THE GUARANTEE PERIOD, REPLACE ANY PLANTS, WHICH HAVE DIED, WITH HEALTHY PLANTS OF THE SAME SPECIES AND SIZE WITHOUT ADDITIONAL COST TO THE OWNER PROVIDING PLANTS HAVE BEEN PROPERLY MAINTAINED BY THE OWNER AFTER FINAL ACCEPTANCE. ANY PLANT MATERIALS DAMAGED BY STORMS, VANDALISM, FREEZE DAMAGE OR OTHER ACTS OF GOD ARE NOT INCLUDED IN THIS REPLACEMENT AGREEMENT.

NOTE: MINIMUM 14" HIGH AT PLANTING

# LANDSCAPE NOTES:

- LANDSCAPING WILL ADHERE TO DADE COUNTY CHAPTER 18 A ORDINANCE #98-13 AND BAY HARBOR ISLANDS SEC. 24-16 MINIMUM LANDSCAPE STANDARDS.
- LANDSCAPING SHALL NOT BE ALLOWED TO GROW OR A WALL CONSTRUCTED IN SUCH A MANNER WITHIN TRIANGLE OF VISIBILITY (CONSIDERING THIS PROPERLY & NEIGHBORS) SO AS MATERIAL IMPEDE VISION BETWEEN A HEIGHT OF 3 FEET & 8 FEET.
- NO TREES IN THE RIGHT OF WAY SHALL BE PLANTED ON TOP OF EXISTING STORM SEWER (FRENCH DRAINS) OR ADJACENT TO CATCH BASINS.

## LANDSCAPE CODE REQUIREMENTS LEGEND

RESIDENTIAL - SINGLE FAMILY AND TWO-FAMILY HOME SITES

### A. SHADE TREES REQUIRED

|                                                               | REQUIRED | PROVIDED |
|---------------------------------------------------------------|----------|----------|
| 1. SINGLE FAMILY NON WATERFRONT LOT                           | 5        | 5        |
| 2. SINGLE FAMILY WATERFRONT LOT                               | 6        | N/A      |
| 3. TWO FAMILY LOT                                             | 5        | N/A      |
| 4. NUMBER OF SHADE TREES IN FRONT YARD                        | 2        | 5        |
| 5. NATIVE SPECIES REQUIRED - 50%                              | 2        | 5        |
| 6. DROUGHT TOLERANT AND LOW MAINTENANCE SPECIES REQUIRE - 50% | 3        | 5        |

### B. SHRUBS REQUIRED

|                                                               |         |     |
|---------------------------------------------------------------|---------|-----|
| 1. SINGLE FAMILY NON WATERFRONT LOT                           | 50      | 50  |
| 2. SINGLE FAMILY WATERFRONT LOT                               | 60      | N/A |
| 3. TWO FAMILY LOT                                             | 50      | N/A |
| 4. NATIVE SPECIES REQUIRED - 30%                              | 15 / 18 | 50  |
| 6. DROUGHT TOLERANT AND LOW MAINTENANCE SPECIES REQUIRE - 50% | 25 / 30 | 50  |

C. MAXIMUM LAWN AREA ALLOWED (50% OF NET LOT AREA)

|            |            |
|------------|------------|
| 5,000 S.F. | 3,874 S.F. |
|------------|------------|

## FRONT YARD GREEN AREA CALCULATION

|                                  | REQUIRED | PROVIDED | %       |
|----------------------------------|----------|----------|---------|
| FRONT YARD GREEN AREA (25'x80'): |          |          |         |
| MIN. GREEN AREA (35%):           | 700.00   | 1,385.00 | 69.25 % |
| HARDSCAPE:                       |          | 615.00   | 30.75 % |

### LEGEND:

- IMPERVIOUS AREA
- PERVIOUS AREA (GREEN SPACE)
- PERVIOUS AREA (BELOW DECK)

## PERVIOUS / IMPERVIOUS AREA CALCULATION

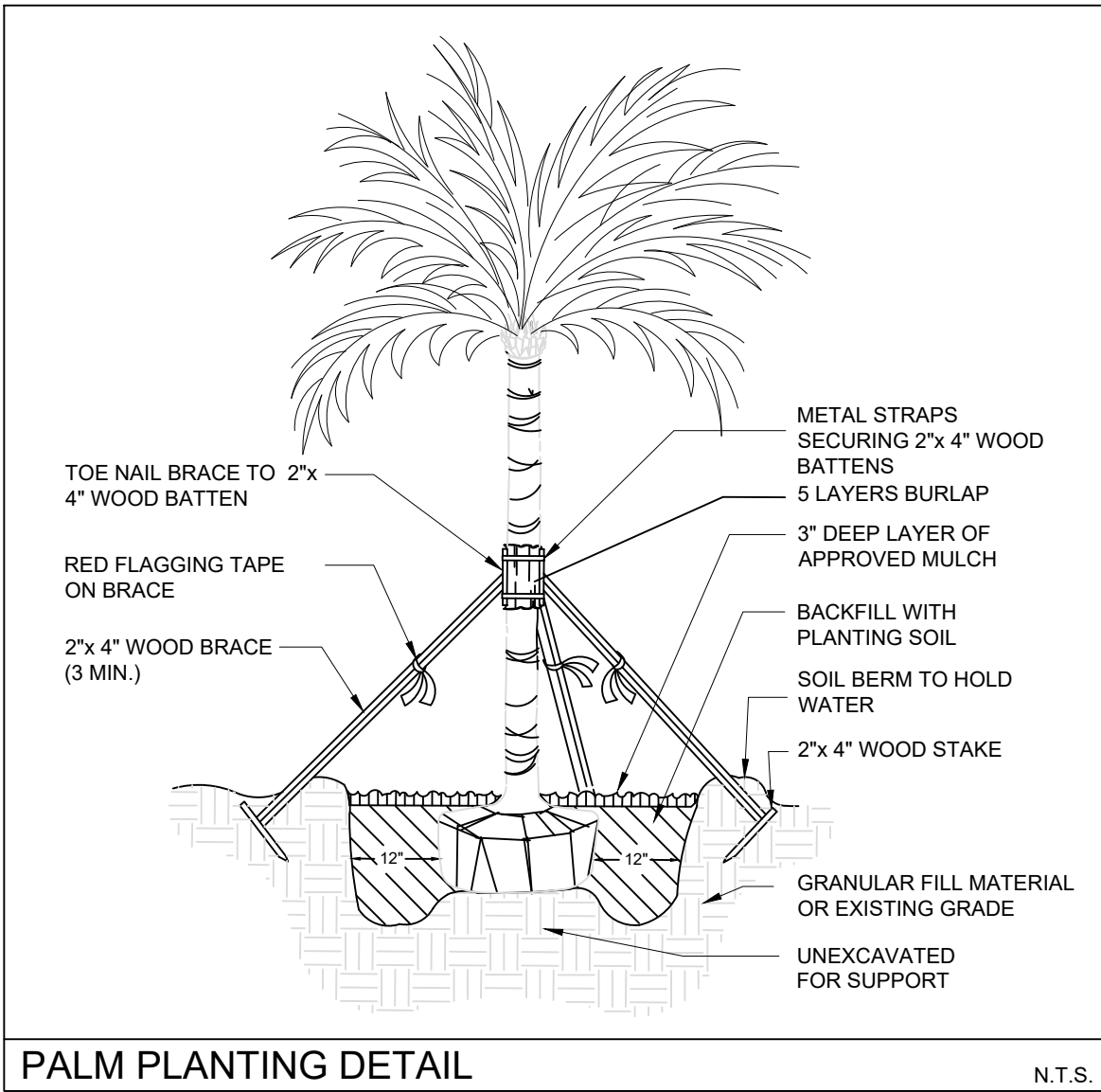
|                         | REQUIRED  | PROVIDED | %       |
|-------------------------|-----------|----------|---------|
| TOTAL LOT AREA SQ. FT.  | 10,000.00 |          | 100 %   |
| IMPERVIOUS AREA SQ. FT. | 4,953.00  | 49.53 %  |         |
| • HARDSCAPE AREA        | 741.00    | 7.41 %   |         |
| • BUILDING AREA         | 3,522.00  | 35.22 %  |         |
| • POOL AREA             | 690.00    | 6.90 %   |         |
| PERVIOUS AREA           | 5,047.00  | 50.47 %  |         |
| SOD (MAX. ALLOWED 50%)  | 5,000.00  | 3,749.00 | 37.49 % |

| TREE SCHEDULE |                       |                  |             |             |                   |           |               |
|---------------|-----------------------|------------------|-------------|-------------|-------------------|-----------|---------------|
| TREE No.      | BOTANICAL NAME        | COMMON NAME      | HEIGHT (FT) | SPREAD (FT) | DIAMETER DBH (in) | CONDITION | DISPOSITION   |
| 1             | ADONIDIA MERRILLI     | CHRISTMAS PALM   | 10          | 25          | 4                 | FAIR      | TO BE REMOVED |
| 2             | FLORIDA LIVE OAK      | FLORIDA LIVE OAK | 15          | 10          | 4                 | GOOD      | NEW           |
| 3             | PTYCHOSPHERMA ELEGANS | ALEXANDER PALM   | 10          | 10          | 3                 | GOOD      | NEW           |
| 4             | BURSERA SIMARUBA      | GUMBO LIMBO      | 10          | 10          | 4                 | GOOD      | NEW           |

| SHRUB LEGEND |            |                         |          |        |               |          |
|--------------|------------|-------------------------|----------|--------|---------------|----------|
| MARK         | COMMON     | SCIENTIFIC              | DIAMETER | HEIGHT | CANOPY SPREAD | QUANTITY |
| △            | PODOCARPUS | PODOCARPUS MACROPHYLLUS | -        | 24     | 12            | 50       |

## DRAINAGE NOTE:

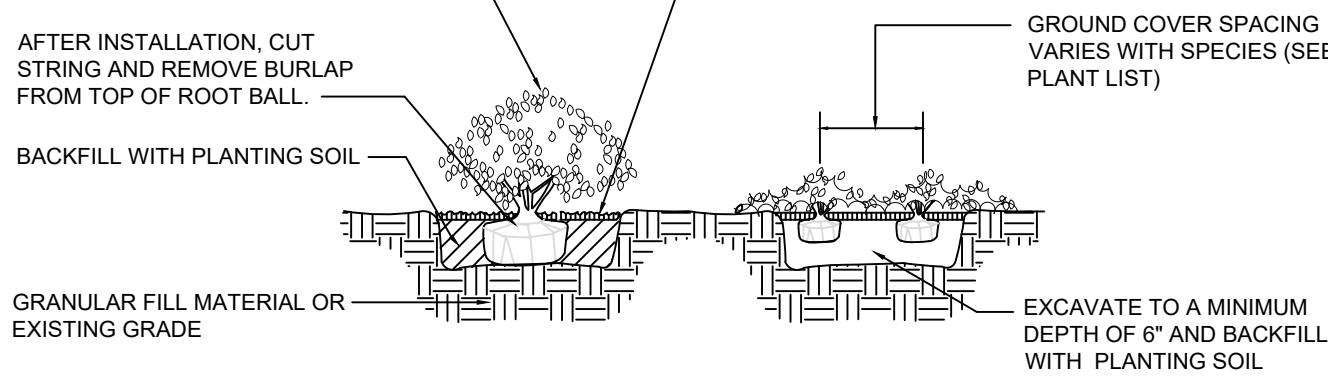
ALL DRAINAGE WILL BE KEPT ON SITE



PALM PLANTING DETAIL

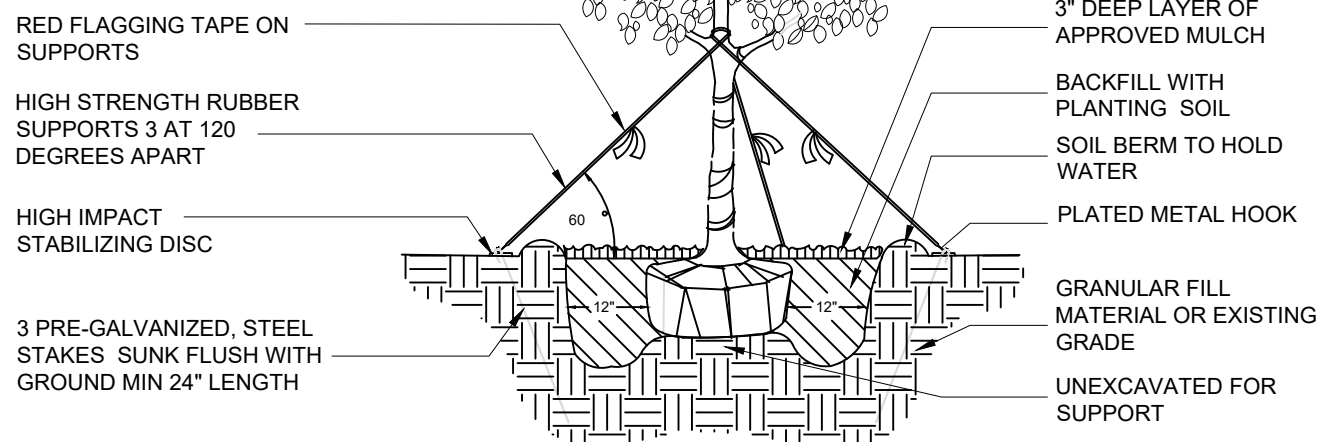
N.T.S.

PLANT MATERIAL SHALL NOT BE PRUNED PRIOR TO INSTALLATION. AFTER PLANTS HAVE BEEN INSTALLED, EACH PLANT SHALL BE PRUNED FOR UNIFORMITY.



SHRUB PLANTING DETAIL

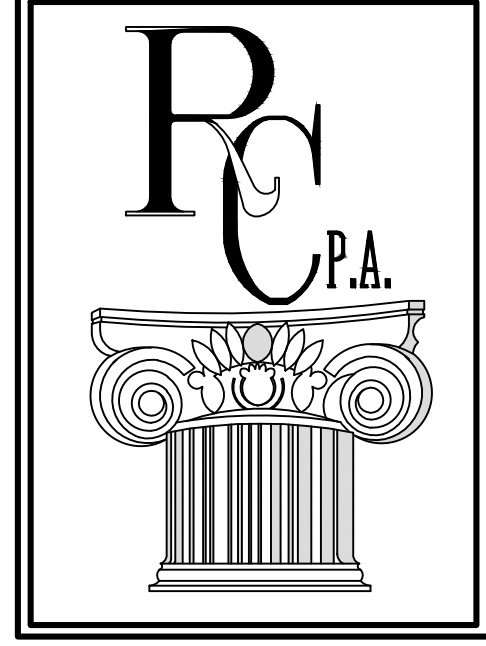
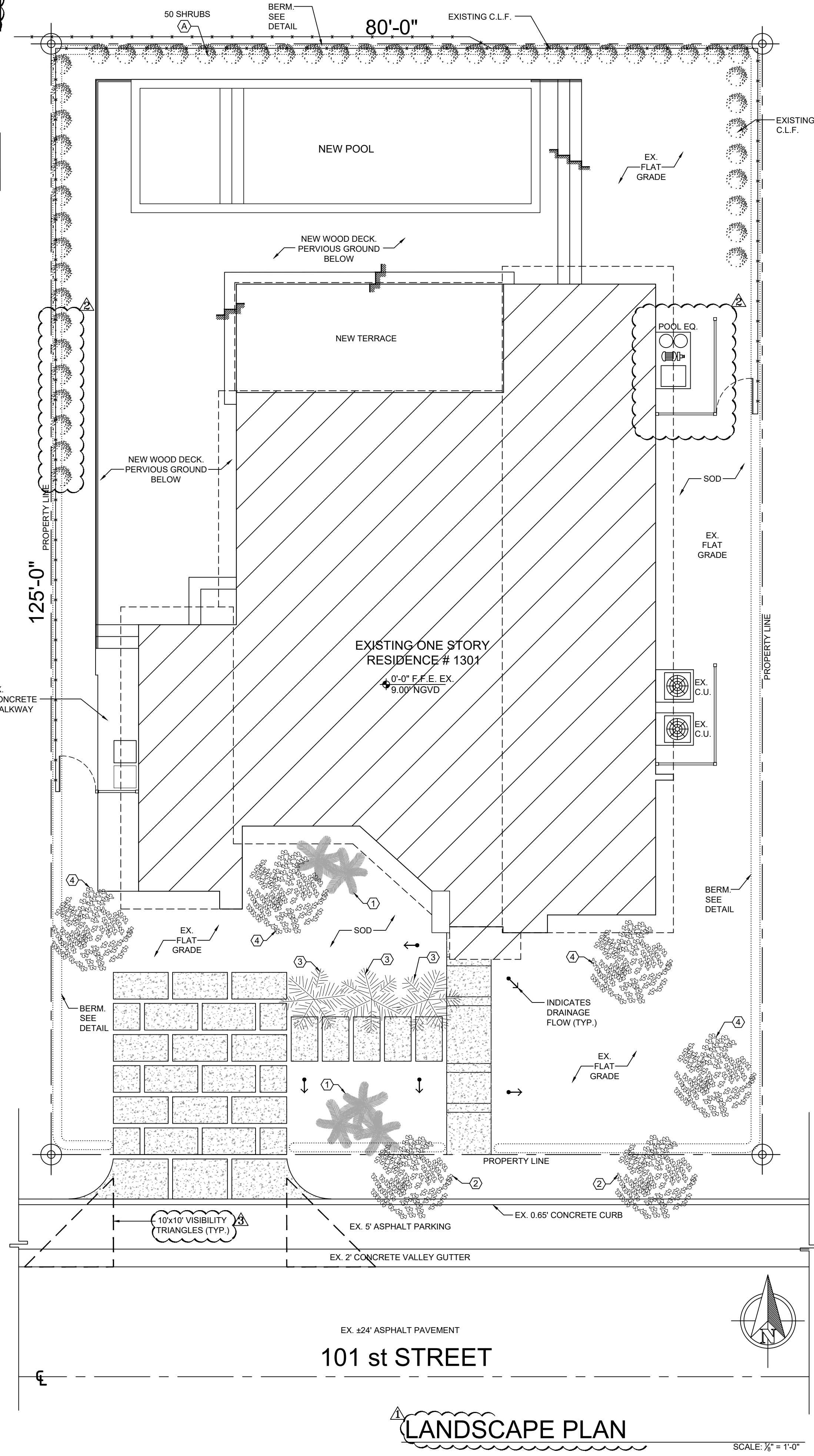
N.T.S.



NOTE: TREE STAKING TO BE DONE WITH "TREE SAVER" TREE SKATE KITS BY LAWSON LANDSCAPE PRODUCTS 1-800-833-5323 OR EQUAL

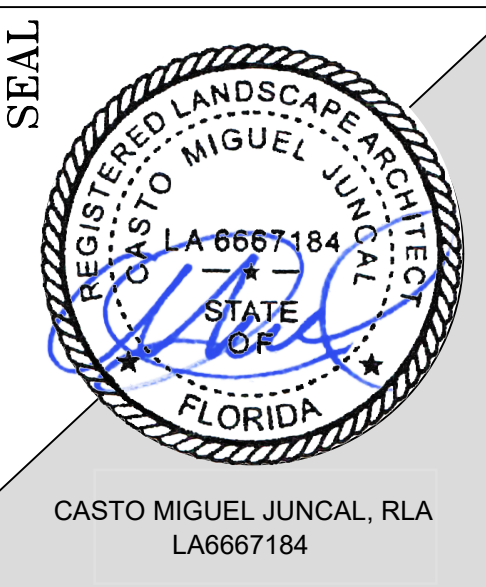
TREE PLANTING DETAIL (FOR TREES UP TO 16' HT.)

N.T.S.



**RICHARD CORTES, P.A.**  
ARCHITECTS  
AA# 26002753

7700 SW 115 ST  
PINECREST, FL. 33156  
PH:305 233-0858 FAX:305 233-4858  
info@richardcortesarchitects.com



REMODELING FOR:  
**MR. & MRS. DENNIS DE LA ROSA**  
1301 101st STREET  
BAY HARBOR ISLANDS, FL 33154

SHEET NAME:

## SITE PLAN

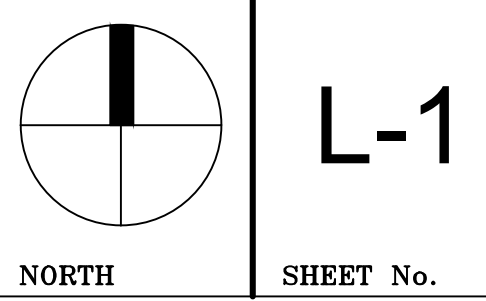
| SYM      | REVISION-RECORD |
|----------|-----------------|
| B.D.C. △ | 2-19-2020       |
| B.D.C. △ | 3-03-2020       |
| B.D.C. △ | 3-09-2020       |
| B.D.C. △ | 3-11-2020       |

DATE: 2-4-2020

DRAWN BY: C.C./E.R.

SCALE: AS NOTED

PROJECT N°:



SHEET No.





BURSERAS SIMARUBA - GUMBO LIMBO



FLORIDA LIVE OAK - OAK



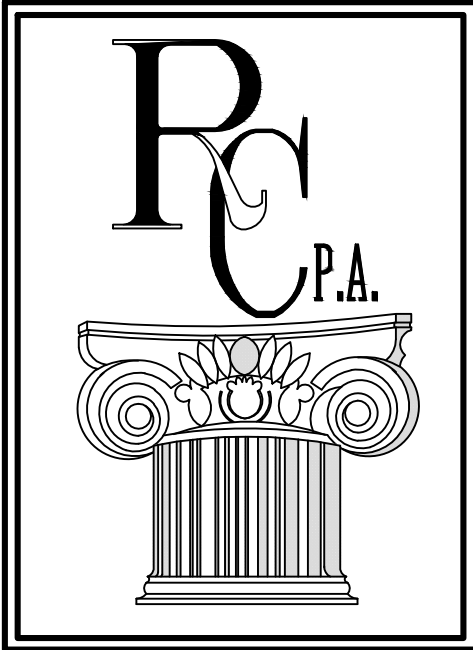
PTYCHOSPERMA ELEGANS -  
ALEXANDER PALM



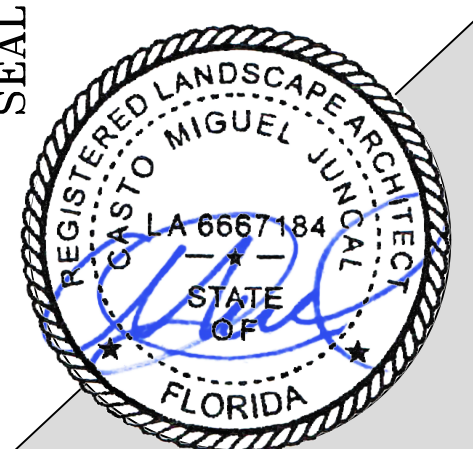
PODOCARPUS  
MACROPHYLLUS  
(HEDGE)



ADONIDIA MERRILLII  
- CHRISTMAS PALM  
(TO BE REMOVED)



RICHARD  
CORTES, P.A.  
ARCHITECTS  
AA# 26002753  
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PINECREST, FL. 33156  
PH:305 233-0858 FAX:305 233-4858  
info@richardcortesarchitects.com



CASTO MIGUEL JUNCAL, RLA  
LA6667184

REMODELING FOR:

MR. & MRS.  
DENNIS DE LA ROSA  
1301 101st STREET  
BAY HARBOR ISLANDS, FL 33154

SHEET NAME:

TREES

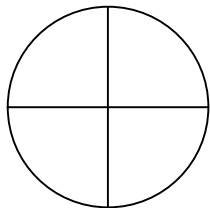
| SYM    | REVISION-RECORD |
|--------|-----------------|
| B.D.C. | 2-19-2020       |
| ▲      |                 |
| ▲      |                 |
| ▲      |                 |
| ▲      |                 |
| ▲      |                 |
| ▲      |                 |
| ▲      |                 |

DATE: 2-4-2020

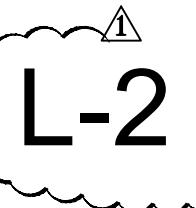
DRAWN BY: C.C./E.R.

SCALE: AS NOTED

PROJECT N°:



NORTH



SHEET No.





SOUTH ELEVATION (FRONT)



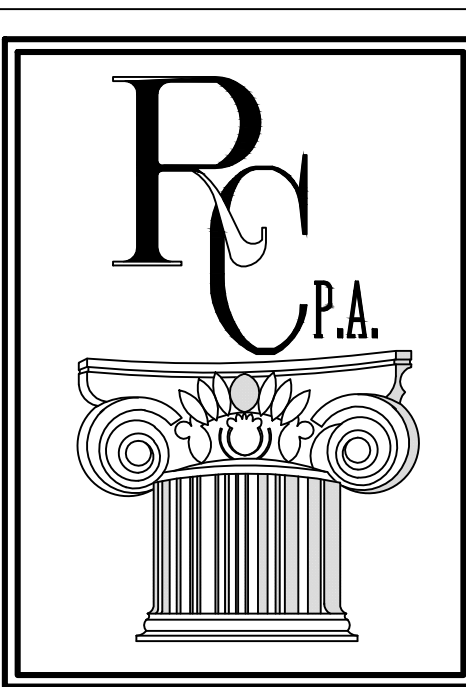
EAST SIDE ELEVATION (RIGHT)



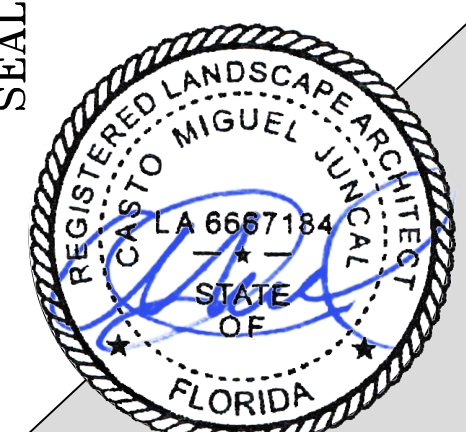
NORTH ELEVATION (REAR)



WEST SIDE ELEVATION (LEFT)



**RICHARD  
CORTES, P.A.**  
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info@richardcortesarchitects.com



CASTO MIGUEL JUNCAL, RLA  
LA6667184

REMODELING FOR:

**MR. & MRS.  
DENNIS DE LA ROSA**  
1301 101st STREET  
BAY HARBOR ISLANDS, FL 33154

SHEET NAME:

**ELEVATIONS  
WITH TREES**

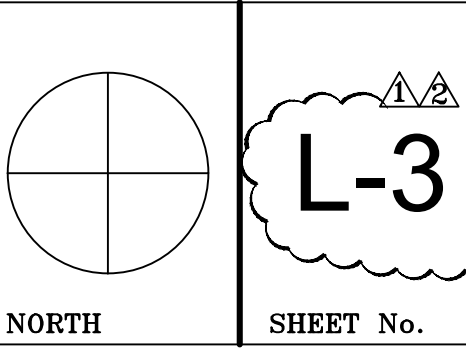
|        | SYM | REVISION-RECORD |
|--------|-----|-----------------|
| B.D.C. | A   | 2-19-2020       |
| B.D.C. | A   | 3-03-2020       |
|        | A   |                 |
|        | A   |                 |
|        | A   |                 |
|        | A   |                 |
|        | A   |                 |
|        | A   |                 |

DATE: 2-4-2020

DRAWN BY: C.C./E.R.

SCALE: AS NOTED

PROJECT N°:





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

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

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

**Date:** March 13<sup>th</sup>, 2020

**Subject:** Single-Family Residence – Renovations  
1301 101<sup>st</sup> Street  
Bay Harbor Islands Acct. No.: SPR19-000006  
MMPA Acct. No.: 01-0702-1092

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**RECOMMENDED ACTION**

MMPA recommends the Planning & Zoning Board review the contents of this staff report, the latest revised Site Development Plans dated March 13<sup>th</sup>, 2020 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 renovations to the existing single-family home located at 1301 101<sup>st</sup> Street.

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**GENERAL PROJECT INFORMATION**

**Land Use Designation:** L – Low Density Residential  
**Zoning District:** RD Single-Family District  
**General Location:** 1301 101<sup>st</sup> Street  
**Legal Description:** Lot 10 of Block 25, "Bay Harbor Island", according to the plat thereof, as recorded in the Plat Book 46, Page 5, of the Public Records of Miami-Dade County, Florida.

**PROJECT DESCRIPTION**

The project architect, Richard Cortes, P.A., as agent for the property owner, Dennis De La Rosa & Aura Giraldo has applied to renovate an existing single-family residence on an interior lot located at 1301 101<sup>st</sup> Street. The existing one-story home was originally constructed in 1954 according to the Miami-Dade County Property Appraiser. It was determined that the proposed improvements to the house will be over 50% of the value of the residence, therefore, the house will be required to be brought up to current development regulations. The finished floor elevation

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is being reconstructed to the required flood elevation criteria and because of extensive termite damage an entire new roof is being constructed, including new roof trusses. The existing residence is 3,155 square feet under air. The renovation plans include a proposal to provide a roof over an existing 360 square foot terrace in the rear of the residence. The renovated residence has 4 bedrooms / 4 ½ bathrooms and no garage. The two (2) required parking spaces are located within a proposed concrete pad driveway located at the southwest corner of the lot. A new pool and wood deck are planned in the rear yard. A new 6' chain link vinyl black clad fence will be installed around the rear yard with small berm and hedge to provide a buffer. The overall height of the proposed home is 17'-0" above the Base Flood Elevation (BFE), which complies with the 25' maximum height permitted. At the southwest corner of the house there is an existing side setback encroachment. The Town's minimum required setback is 10' but the existing side setback is 9.6' according to the project survey & plans submitted. Although the renovations will exceed 50% it would cause major damage to the structure to move the wall.

The proposed landscaping design will meet the Miami-Dade County Landscape Code and Town Supplemental Landscape Code requirements, including the use of native and drought tolerant plant materials. A minimum of five (5) "lot" trees are required and five (5) are provided. The minimum fifty (50) shrubs are provided. The project proposes two (2) Florida Live Oak street trees to be planted along 101<sup>st</sup> Street per the Miami-Dade Street Tree Code (Chapter 18B) and Town Master Street Tree Plan.

## **PROJECT HISTORY**

According to the Miami -Dade County Property Appraiser the original house was constructed in 1954 (1950 per the Town Historic Structure Survey). The existing house has flat roofs with raised mansard type roof areas around the roof perimeter. The renovated house design proposes to remove the mansard roof sections and it will look similar in style to many modern homes being constructed within the Town. All new stormproof windows and doors will be installed. 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).

***Michael Miller Planning Associates, Inc.***



**SUMMARY / RECOMMENDATION / SITE PLAN COMMENTS**

The latest Site Development Plans submitted for the renovations to an existing single-family home located at 1301 101<sup>st</sup> Street meets or exceeds all Town Land Development and Landscape Code requirements. The applicant submitted plans that were reviewed and commented on by MMPA and all previous comments and issues have been addressed by the current plans.

The following conditions of approval is recommended:

- 1) This approval is based on the plans prepared by Richard Cortes P.A. Architects, last revised plans dated March 13<sup>th</sup>, 2020 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 existing roof-mounted A/C unit – the A/C unit and any ductwork must be removed per Sec. 23-12(25). No new roof-mounted A/C units have been allowed since 2005. Pre-existing equipment can remain if screened. If more than 50% of the value of house occurs any pre-existing equipment must be removed.



## **AGENDA ITEM REPORT**

April 21, 2020

### **ITEM NUMBER: 2.**

### **ITEM:**

**Approval** of the following Planning & Zoning Board Meeting Minutes:

- a. November 5, 2019
- b. February 4, 2020
- c. March 3, 2020

### **DESCRIPTION:**

### **RECOMMENDED ACTION:**

Approval

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### **FINANCIAL ANALYSIS:**

### **BUDGET IMPACT:**

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Submitted By: Alba Chang, Deputy Town Clerk

### **ATTACHMENTS**

- 1. 11-5-19 DRAFT PNZ
- 2. 2-4-20 pnz DRAFT
- 3. 3-3-20 PNZ DRAFT



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

A Planning & Zoning Board Meeting was held Tuesday, November 5<sup>th</sup>, 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 Bebachik

Board Member Jed Frankel

Board Member Wesley Kean

Board Member Roger Santana

Board Member Oscar Sklar

**Item 1. Request for approval for a new single-family home for “Rafael Egozi” located at 9700 West Broadview Drive, Lot 66 of Block 23. The owner is proposing to demolish the existing property and replace it with a new two story single family home. The proposed two story home has approximately 6,164 square feet of a/c living. The residence will have 4 bedrooms, 4 1/2 baths and a two car garage.**

Architect Cesar Molina of Design Studio, came forward to present the proposed single-family home. The proposed home had a unique approach with an interior garden. The residence will consist of 4 bedrooms, 4 ½ bathrooms and 2-car garage.

There was a brief discussion on the guest home; garden escape; terraces; circular drive width; seawall cap and landscaping plan.

The proposed materials included glass; warm wood; warm color and coral native stone.

**PUBLIC COMMENT**

Frances Neuhut, 9920 W. Broadview Drive, came forward and urged the Town staff to address the Town seawall and was concerned with the ongoing demolition of homes on the West Island. She felt that the Town should require a security fence for vacant lots.

Homeowner Rafael Egozi came forward and was concerned should the Town amend the Town Code to raise its seawall level. He wants to be proactive and built so there are no issues in the future with the water. Town Planner Miller responded that the homeowner proposed home would be build 3.4 feet above seawall level.

**CLOSED PUBLIC COMMENT**

**ACTION:** Board Member Kean made a motion to approve the proposed single-family home. Board Member Bebachik seconded the motion and it passed unanimously.

**Item 2. Approval of minutes of the Board meeting held on May 7, 2019**

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

There being no further business to discuss meeting was adjourned 7:45 P.M.



---

**CHAIR**

**ATTEST**

---

**DEPUTY TOWN CLERK**

DRAFT



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

A Planning & Zoning Board Meeting was held Tuesday, February 4<sup>th</sup>, 2020 at 7:00 p.m. in the Council Chambers. The meeting was opened with the Pledge of Allegiance. Upon roll call, the following Board Members responded:

Chair Steven Hurwitz

Vice Chair Jerome Gavcovich

Board Member Alan Bebachik

Board Member Jed Frankel

Board Member Wesley Kean

Board Member Roger Santana

Board Member Oscar Sklar

**Item1. Request for approval for a new single family home for “Chase & Jennifer Berger” located at 1280 101 Street, Lot 7 of Block 26. The Board on January 15, 2019 previously approved a different house design by a different architect. It appears the owners were not satisfied with the previous house design and/or construction cost were prohibitive. The owners are now proposing to construct a new two story single family home. The proposed two story home has approximately 6,517 square feet of a/c living. The residence will have 4 bedrooms, 5 1/2 baths and a two car garage. The new proposed L shape ground floor layout is oriented toward outdoor living with the pool, open deck and covered terrace facing the southeast area of the back yard. Enclosed please find the site plan and elevations. (Item #1)**

Architect Stuart Brenner came forward and presented the proposed re-designed single-family home that will consist of 4 bedrooms and 5 ½ bathrooms with a 2-car garage. The pool was designed north to south direction for an open yard. He presented the Board with the renderings and proposed materials that included louvers; wood finish; white stucco; metal trellis; and aluminum window frames.

There was a brief discussion on the home design; driveway materials; percentage of impervious; second floor percentage; balcony; concerns for the chain link fence; retaining wall; height of the fence; possible relocation of the louvers in the front yard and the home total foot print.

**ACTION:** Board Member Kean made a motion to approve the proposed home with the following conditions:

1. The chain link fence shall not encroach into the front setback area along the sides.
2. The height of the gate shall have a continuance with the rest of the fence.
3. Project shall be in compliance with the Florida & Power Light (FPL) tree guideline.
4. Subject to the list of conditions outline in the Town Planner report.

Vice Gavcovich seconded the motion and it passed unanimously.

**Item 2. Approval of the minutes held on May 21, 2019, July 2, 2019, July 23, 2019, August 20, 2019 and September 24, 2019. (Item #2)**

**ACTION:** Board Member Frankel made a motion to approve the proposed Meeting Minutes. Board Member Sklar seconded the motion and it passed unanimously.

There being no further business to discuss meeting was adjourned at 7:41 p.m.



\_\_\_\_\_  
**CHAIR**

**ATTEST**

\_\_\_\_\_  
**DEPUTY TOWN CLERK**

DRAFT



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

A Planning & Zoning Board Meeting was held Tuesday, March 3<sup>rd</sup>, 2020 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 Roger Santana

Board Member Oscar Sklar

**Item 1. Request for approval for a new single family home for “Yalin Izhak” located at 10110 East Broadview Drive, Lot 17 of Block 25. The owner is proposing to demolish the existing property and replace it with a new two story single family home. The proposed two story home has approximately 5,986 square feet of a/c living. The residence will have 4 bedrooms, 5 1/2 baths and a two car garage. Enclosed please find the site plan and elevations. (Item #1)**

Architect Debra De Leon representative for the property owners came forward and presented the proposed new single-family home to consist of 4 bedrooms and 5 ½ baths and a two-car garage. She stated that the proposed home would be built plus 1.7 feet above based flood elevation (BFE) and shall meet FEMA standards.

Town Building Official Palacio stated that FEMA will be modifying their maps and have submitting the working maps which provides some guidance to what height the future homes will need to be built.

Vice Chair Gavcovich asked about sheet A202 for the second-floor balcony, are those decorate balconies? Yes. The front east and rear balcony are both decorate balconies. He also asked an explanation to sheet 200, how will the property owner enter the home. The residents will enter from the side yard, garage or driveway.

Board Member Sklar asked about the home garage and how it was set back and made the following suggestions:

1. Project the balcony out.
2. Add railings to provide recess to the rear bedrooms
3. Add a 1 ½ curve.
4. Provide more landscaping to the AC units enclosures.
5. Stairs to be pushed back.

Vice Chair Gavcovich was concerned with the roof line; outdoor case, slopes, roof top entertainment and felt that the outdoor terrace should not be counted towards the second-floor percentages. He made the following suggestions:

1. Add more landscaping and pillars to the fence.
2. Need to study and further articulate the corner and the front overhang.
3. Take a look at the proposed gate.

Chair Hurwitz asked for the description of the proposed materials and was concerned with the air conditioning units location and the corner design.



The proposed materials included off white finish; aluminum, garage and doors will be of a wood stain material.

Consensus was for the applicant to come back with the following Board recommendations:

1. Pulled back and align 2 feet, the front balcony on bedroom number one.
2. The overhang material should match the rest of the home.
3. The front balcony in the garage will be align the home garage.
4. Add pillars to the picket fence.
5. Reduced the height of the corner ac units.
6. Further articulate the corner design.
7. Provide more renderings.

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

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**CHAIR**

**ATTEST**

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**DEPUTY TOWN CLERK**