

*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 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/96865297055>  
Meeting ID: 968 6529 7055

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: 877 853 5247 or 888 788 0099  
Meeting ID: 968 6529 7055

Members of the Public can also submit their request to speak and/or comments via e-mail to the Office of the Town Clerk at [achang@bayharborislands-fl.gov](mailto:achang@bayharborislands-fl.gov)

**CALL TO ORDER: 5:00 p.m.**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

1. Request for approval for a new single family home for "Bay Harbor Land 2019, LLC" located at 9530 West Broadview Drive, Lot 73 of Block 23. On August 20, 2019 the Board approved a site development plan for a new two story / 7,756 square foot single family residence. Based on the applicant the previously approved plan will not occur. On May 21, 2020 a new site development application was submitted. The owner is proposing to construct a new two story single family home. The proposed two story home has approximately 8,360 square feet of a/c living. The residence will have 6 bedrooms, 8 full baths and two half bathrooms. Enclosed please find the site plan and elevations. (Item #1)

*\* Staff Review:* Design meets Town Code and was approved by Michael Miller Planning Associate Representative, Mr. Edward Ploski, Community Planner.

## **ADJOURNMENT 6:00 p.m.**

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 21, 2020

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

**ITEM:** Request for approval for a new single family home for “Bay Harbor Land 2019, LLC” located at 9530 West Broadview Drive, Lot 73 of Block 23. On August 20, 2019 the Board approved a site development plan for a new two story / 7,756 square foot single family residence. Based on the applicant the previously approved plan will not occur. On May 21, 2020 a new site development application was submitted. The owner is proposing to construct a new two story single family home. The proposed two story home has approximately 8,360 square feet of a/c living. The residence will have 6 bedrooms, 8 full baths and two half bathrooms. Enclosed please find the site plan and elevations. (Item #1)

### **DESCRIPTION:**

Request for approval for a new single family home for “Bay Harbor Land 2019, LLC” located at 9530 West Broadview Drive, Lot 73 of Block 23. On August 20, 2019 the Board approved a site development plan for a new two story / 7,756 square foot single family residence. Based on the applicant the previously approved plan will not occur. On May 21, 2020 a new site development application was submitted. The owner is proposing to construct a new two story single family home. The proposed two story home has approximately 8,360 square feet of a/c living. The residence will have 6 bedrooms, 8 full baths and two half bathrooms. Enclosed please find the site plan and elevations. (Item #1)

### **RECOMMENDED ACTION:**

Design meets Town Code and was approved by Michael Miller Planning Associate Representative, Mr. Edward Ploski, Community Planner.

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### **FINANCIAL ANALYSIS:**

### **BUDGET IMPACT:**

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Submitted By: Ayanidys Martinez

### **ATTACHMENTS**

1. 9530 Final Presentation
2. 9530 Letter for 80% Rule
3. 9530 MMPA P&Z Staff Report





# 9530 WEST BROADVIEW RESIDENCE

9530 WEST BROADVIEW DRIVE

BAY HARBOR ISLAND, FLORIDA 33154



CLIENT

BAY HARBOR LAND 2019 LLC

ARCHITECT

CHOEFF LEVY FISCHMAN  
ARCHITECTURE + DESIGN  
8425 BISCAYNE BLVD. SUITE 201  
MIAMI, FL 33138  
(305) 434-8338

LANDSCAPE ARCHITECT

ALL LANDSCAPE DATA INC.  
4459 NW 91 CT.  
DORAL, FLORIDA 33118  
(305) 303-1059

CIVIL ENGINEER

GGB ENGINEERING, INC.  
2699 Stirling Road, Suite C-202  
Fort Lauderdale, Florida 33312  
(954) 986-9899

NEW SINGLE FAMILY RESIDENCE

9530 WEST BROADVIEW DRIVE  
BAY HARBOR ISLAND, FLORIDA 33154

seal

Ralph Choeff  
registered architect  
AR00000  
AA26003009

comm no.

1847

date:

12-06-2019

revised:

sheet no.

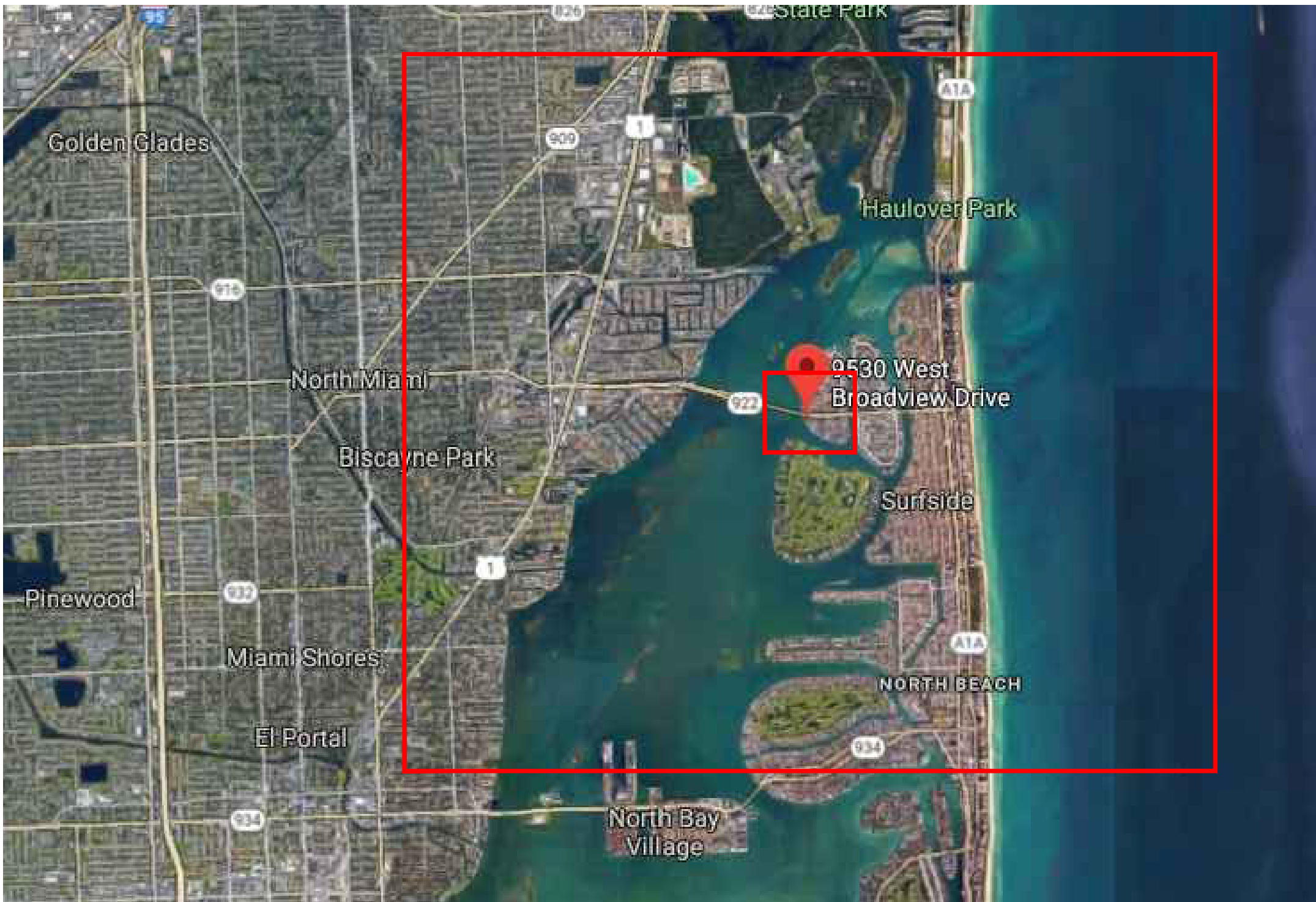
A-0.0



# 9530 WEST BROADVIEW RESIDENCE

9530 WEST BROADVIEW DRIVE

BAY HARBOR ISLAND, FLORIDA 33154



 LOCATION MAP  
SCALE: N.T.S.

### INDEX OF DRAWINGS

#### SITE ANALYSIS

|       |                                  |
|-------|----------------------------------|
| A-00  | COVER                            |
| A-01  | INDEX OF DRAWINGS / LOCATION MAP |
| A-02A | SURVEY                           |
| A-02  | SURVEY                           |
| A-03A | SITE PHOTOGRAPHS                 |
| A-03B | SITE PHOTOGRAPHS (CONT.)         |
| A-03C | SITE PHOTOGRAPHS (CONT.)         |
| A-03D | ADJACENT PROPERTIES              |
| A-03E | CONTEXT AERIALS                  |

#### ARCHITECTURAL

|      |                                    |
|------|------------------------------------|
| A-10 | SITE PLAN                          |
| A-11 | FIRST FLOOR PLAN                   |
| A-12 | SECOND FLOOR PLAN                  |
| A-13 | ROOF PLAN                          |
| A-20 | AREA CALCULATIONS                  |
| A-30 | FRONT & REAR EXTERIOR ELEVATIONS   |
| A-31 | SIDE EXTERIOR ELEVATIONS           |
| A-40 | FRONT & REAR COLORED ELEVATIONS    |
| A-41 | SIDE COLORED ELEVATIONS            |
| G-10 | FRONT RENDERING                    |
| G-11 | FRONT RENDERING - MATERIAL PALETTE |
| G-12 | REAR RENDERING - MATERIAL PALETTE  |

#### LANDSCAPING

|       |                                         |
|-------|-----------------------------------------|
| L-100 | EXISTING TREE DISPOSITION PLAN          |
| L-200 | LANDSCAPE PLAN                          |
| L-201 | LANDSCAPE NOTES & DETAILS               |
| L-202 | TREE DETAILS                            |
| L-300 | FRONT (N.E.) AND SIDE (N.W.) ELEVATIONS |
| L-301 | REAR (S.W.) AND SIDE (S.E.) ELEVATIONS  |
| L-400 | SCHEMATIC IRRIGATION PLAN               |
| L-401 | IRRIGATION NOTES AND DETAILS            |

#### CIVIL

|     |                                               |
|-----|-----------------------------------------------|
| C-1 | CIVIL ENGINEERING PLAN                        |
| C-2 | GENERAL NOTES AND CONSTRUCTION DETAILS        |
| C-3 | STORMWATER POLLUTION PREVENTION PLAN          |
| C-4 | STORM WATER POLLUTION PREVENTION DTLs & NOTES |

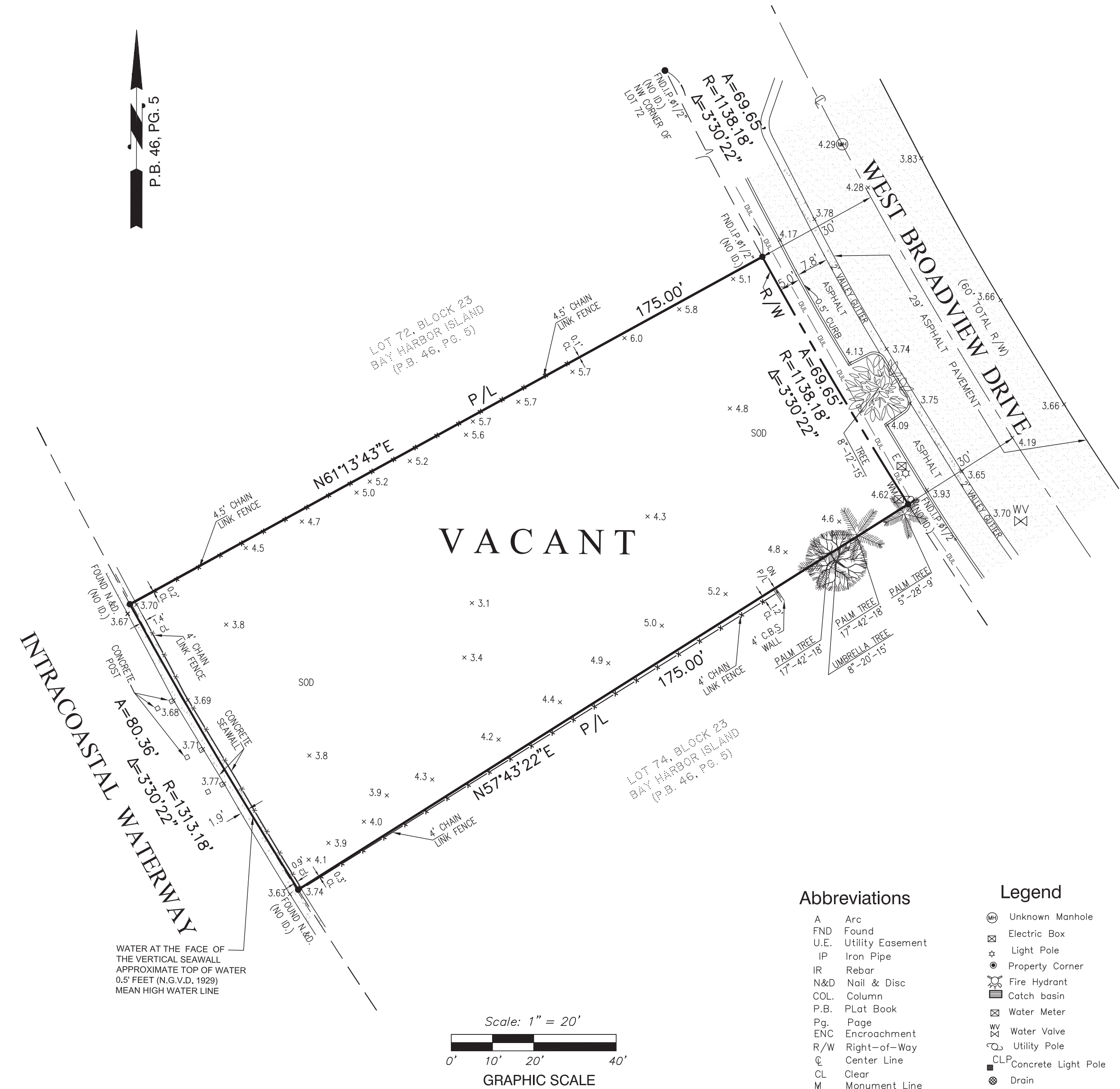
### FLOOD LEGEND:

|                                                                   |             |
|-------------------------------------------------------------------|-------------|
| FEMA FLOOD ELEVATION:<br>(AS SPECIFIED BY THE TOWN OF B.H.)       | +8.61' NGVD |
| FLOOD ZONE:<br>(AS SHOWN BY FEMA.GOV)                             | AE-B        |
| FIRST FINISHED FLOOR ELEVATION:<br>FEMA + 1' AS MANDATED BY STATE | +9.61' NGVD |
| LOWEST ELEVATION OF EQUIPMENT:<br>FEMA BASE FLOOD ELEV.           | +8.61' NGVD |
| FIRM MAP NUMBER:                                                  | 12086C0144L |
| HIGHEST CROWN OF ROAD ELEV.:                                      | +4.28 NGVD  |
| LOWEST ADJ. GRADE ELEV.:                                          | +3.70 NGVD  |
| HIGHEST ADJ. GRADE ELEV.:                                         | +5.70 NGVD  |

FLOOD LEGEND  
SCALE: N.T.S.



MAP OF BOUNDARY SURVEY  
9530 W. Broadview Drive, Bay Harbor Islands  
Miami-Dade County, FL 33154  
Folio# 13-2227-001-4530

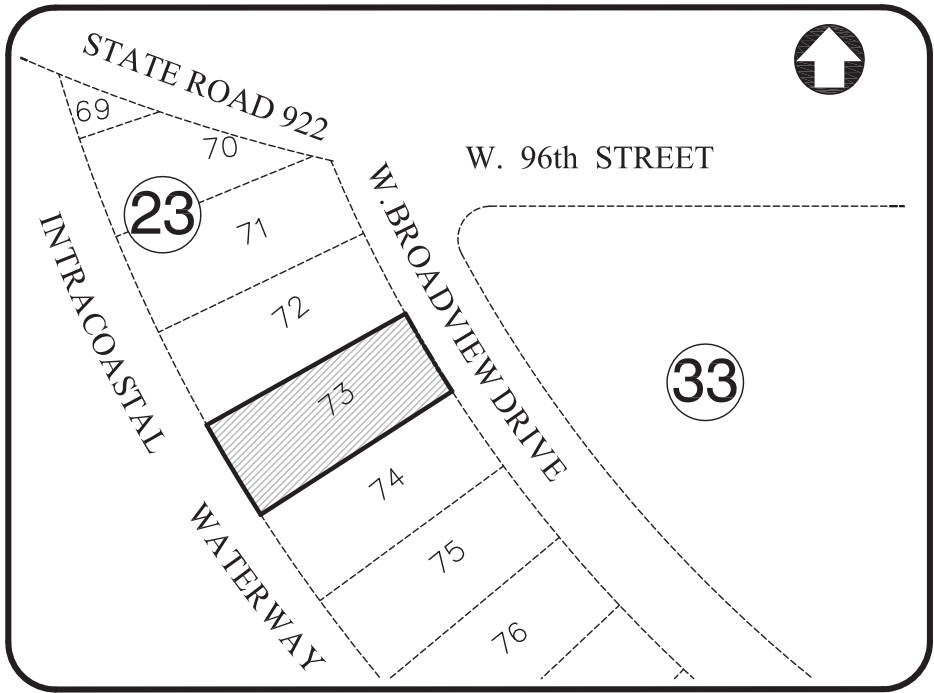


Abbreviations

A Arc  
FND Found  
U.E. Utility Easement  
IP Iron Pipe  
IR Rebar  
N&D Nail & Disc  
COL Column  
P.B. Plat Book  
Pg. Page  
ENC Encroachment  
R/W Right-of-Way  
CL Center Line  
CL Clear  
M Monument Line  
TBM Temporary Benchmark  
W/P Water Pump  
PWY Parkway  
M Measured  
R Record Plat  
C.S. Concrete slab

Legend

Unknown Manhole  
Electric Box  
Light Pole  
Property Corner  
Fire Hydrant  
Catch basin  
Water Meter  
Water Valve  
Utility Pole  
Concrete Light Pole  
Drain  
Control Valve  
Gasoline Valve  
Back Flood Preventer  
Chain Link Fence  
Wood Fence  
Metal Fence  
Overhead Utility line



LOCATION SKETCH  
NOT TO SCALE

SURVEYOR'S REPORT:

1. MAP OF BOUNDARY SURVEY, Fieldwork date of data acquisition: December 16th, 2019.

2. LEGAL DESCRIPTION:

Lot 73, Block 23, of BAY HARBOR ISLAND, according to the plat thereof as recorded in Plat Book 46, at Page 5, of the Public Records of Miami-Dade County, Florida.

3. AREA:

Containing 13,126 Square Feet or 0.30 Acres more or less by calculations.

4. ACCURACY:

The accuracy obtained by measurement and calculations of a closed geometric figure was found to exceed this requirement. Linear 1 foot in 7,500 feet.

5. DATA OF SOURCES:

HORIZONTAL CONTROL:

—The Legal Description was furnished by client.  
—North Arrow and Bearings refer to an assumed value of S57°43'22\"W, along the Southeasterly Subject Property as per Plat Book 46, Page 5, of the Public Records of Miami-Dade County, Florida.

VERTICAL CONTROL:

Elevations are referred to N.G.V.D. 1929.  
Benchmark used: Miami-Dade County Benchmark No. A-17, Elevation=7.67' (N.G.V.D. 1929) located @ Broad Causeway bridge near West end of Bay Harbour Island and Intracoastal Waterway.

6. FLOOD INFORMATION:

By scale determination this property is located in Flood Zone AE, Base Flood Elevation 8 feet, as per Federal Emergency Management Agency (FEMA), NFIP Community Name: Town of Bay Harbor Islands and Community Number 120637 Map/Panel Number 12086C0144, Suffix L, FIRM Panel Effective/Revised Date 09-11-2009.

7. LIMITATIONS:

No research was made for other instruments than the existing in the plat and provided by client.  
No determination was made as to how the site can be served with utilities.  
Fences and walls ownership by visual means only; legal ownership not determined.  
No underground utilities and/or structures (foundations) was located within or abutting the Subject property.

SURVEYOR'S CERTIFICATION:

I certify. This Map of Boundary Survey meets all applicable requirements of the Florida Minimum Technical Standards as contained Chapter 5J-17. Unless indicated to the contrary, the measured distance and directions shown on the Map of Boundary Survey are the same as the deed distances and directions. Not valid without the signature and the original raised seal of Florida Licensed Surveyor and Mapper. Additions or deletions to Map of Boundary Survey by other than signing party or parties is prohibited without written consent of the signing party or parties.



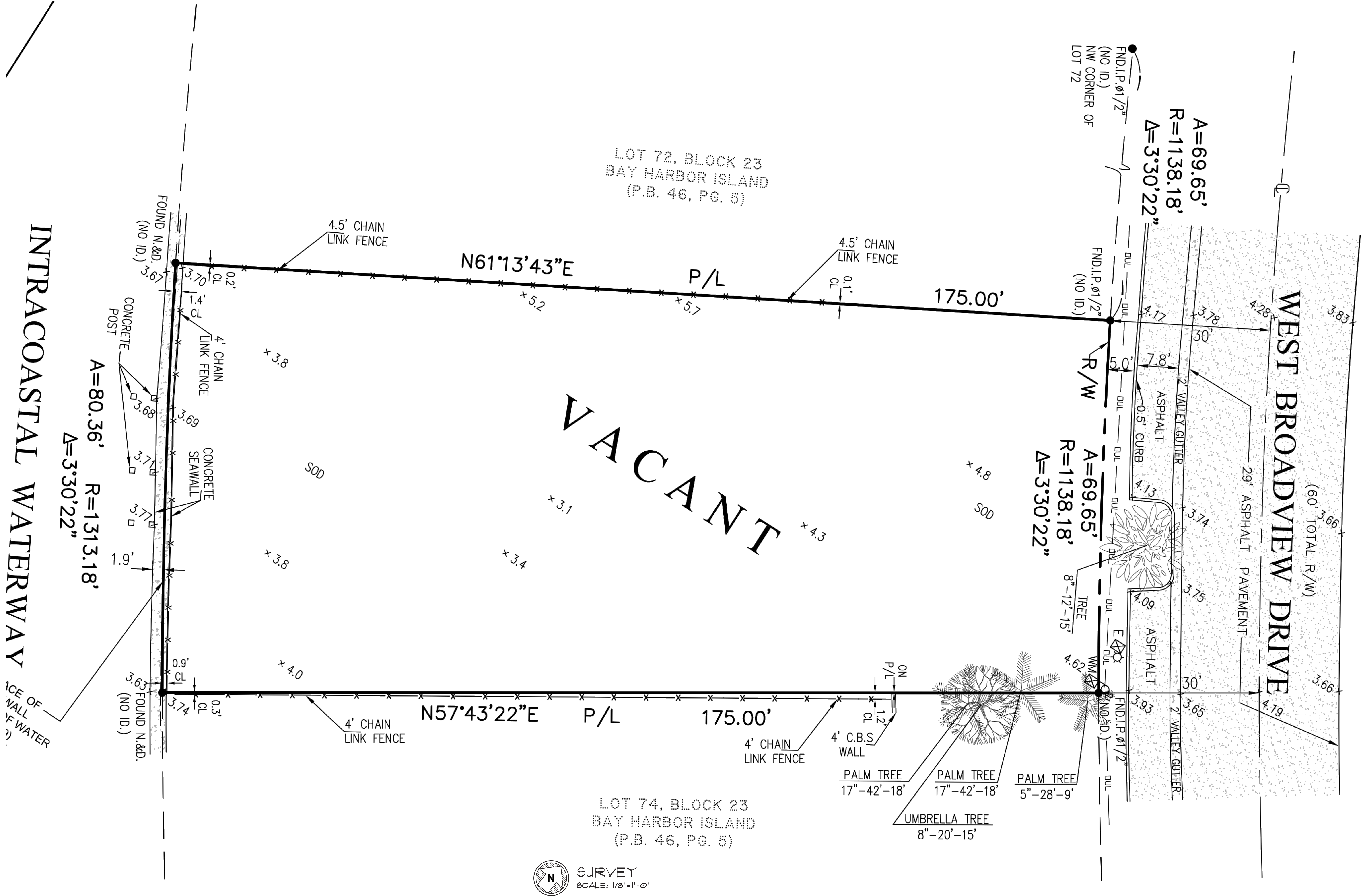
**FormTech**  
Land Surveying, Inc.  
State of Florida L.S.# 7980  
12209 S.W. 129th Court, Miami, Florida, 33186  
Ph: (786)429-3034 / (786)443-0285 / (786)443-0678  
www.formtechsurveyors.com email:info@formtechsurveyors.com

Seal:



Project # 18-12024  
Job # 19-12054













PHOTOGRAPH 1



PHOTOGRAPH 2



PHOTOGRAPH 3



PHOTOGRAPH 4



PHOTOGRAPH 5



PHOTOGRAPH 6



PHOTOGRAPH 7



PHOTOGRAPH 8



PHOTOGRAPH 9





PHOTOGRAPH 10



PHOTOGRAPH 11





SITE (9530 WEST BROADVIEW DRIVE)



RESIDENCE 1



RESIDENCE 2



PHOTOGRAP 3



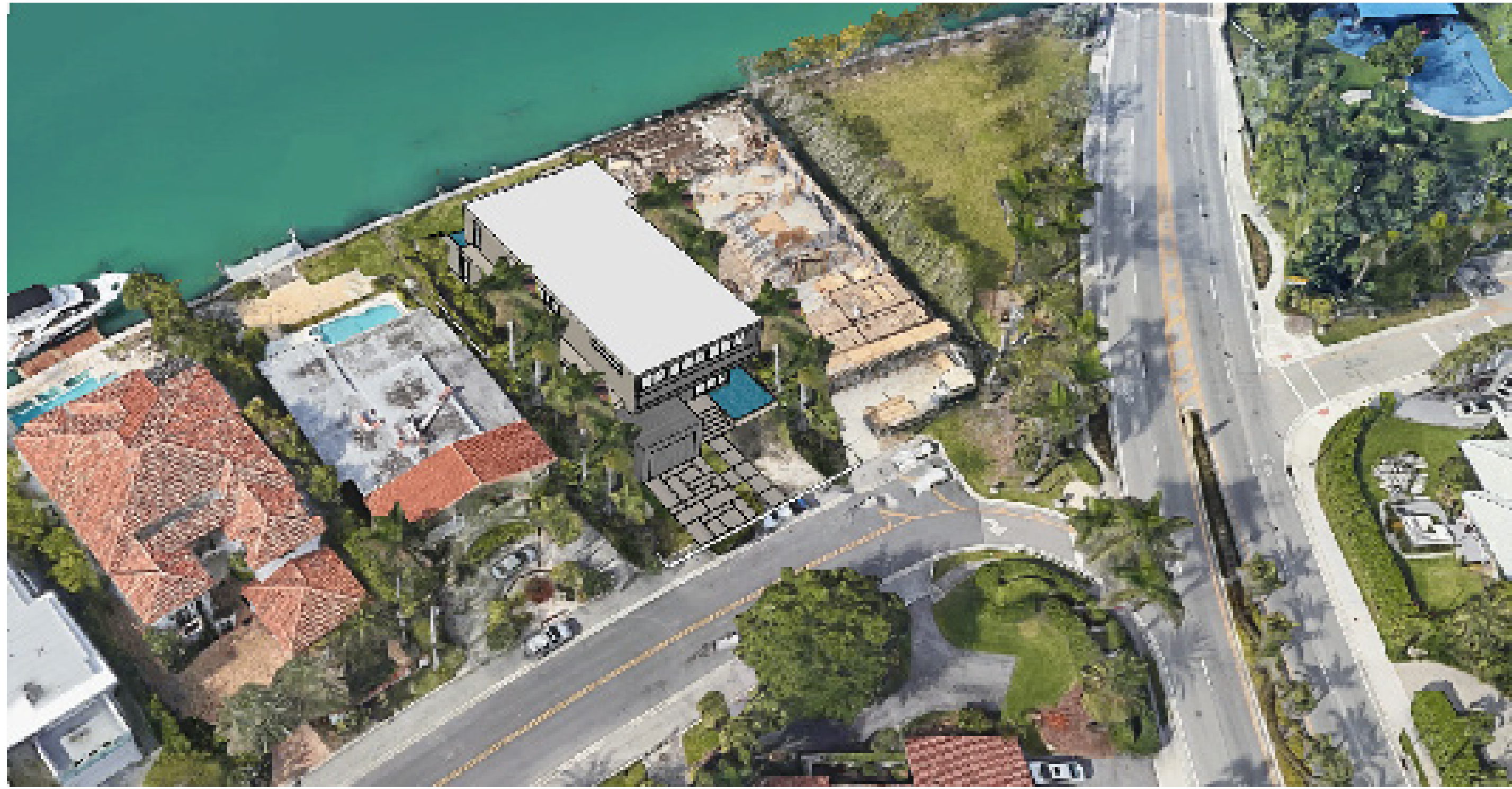
PHOTOGRAPH 4



PHOTOGRAPH 5 (STREET VIEW)







EAST (FRONT) AERIAL VIEW



NORTH (RIGHT) AERIAL VIEW



WEST (REAR) AERIAL VIEW

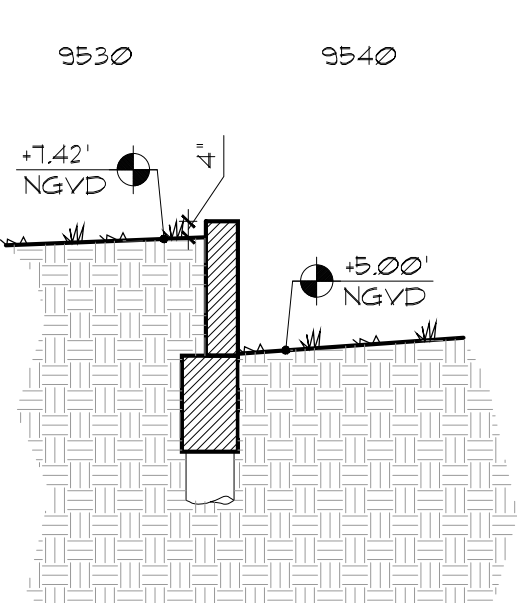


SOUTH (LEFT) AERIAL VIEW





LOCATION SKETCH  
SCALE: N.T.S.



RETAINING WALL DETAIL  
DETAIL A  
SCALE: 1/4" = 1'-0"

LEGAL DESCRIPTION:  
LOT 13 IN BLOCK 23 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

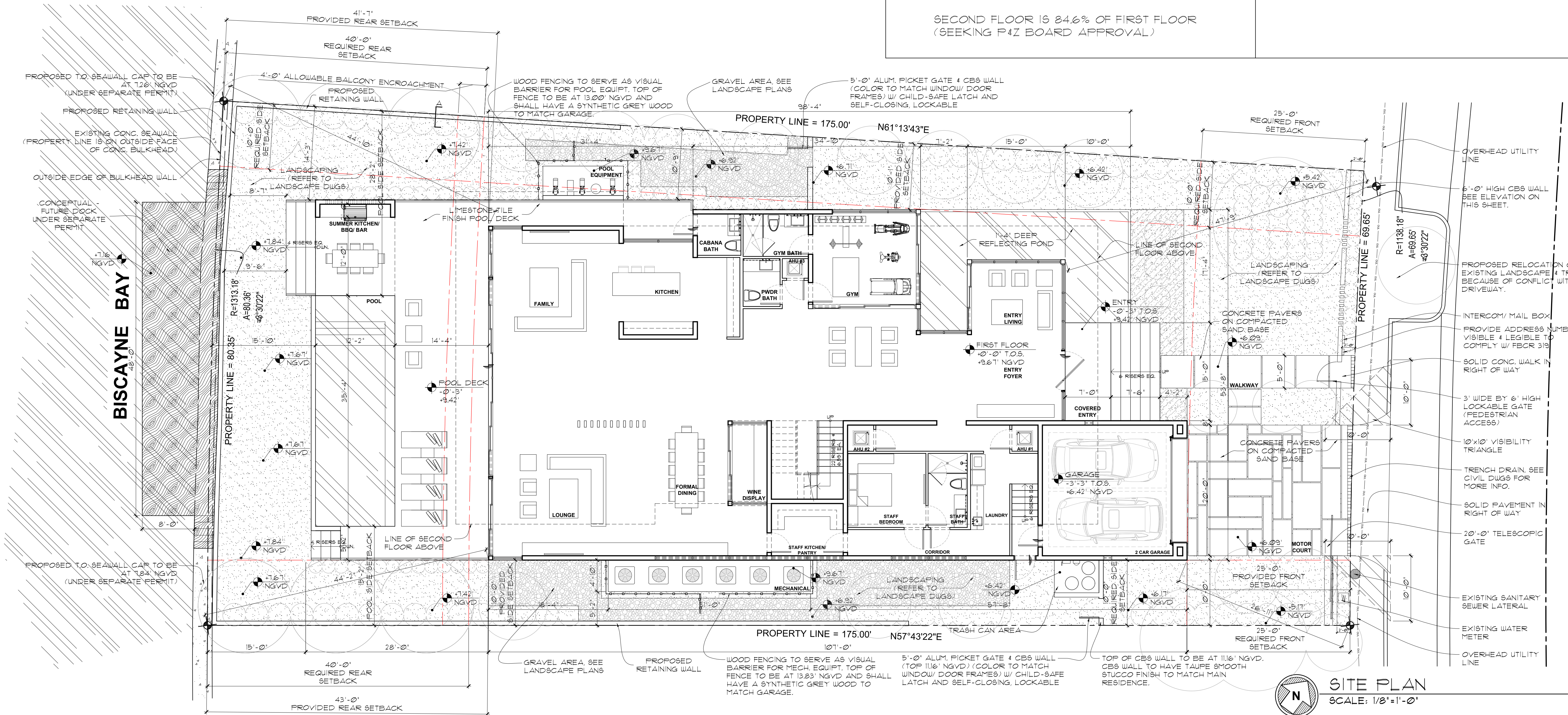
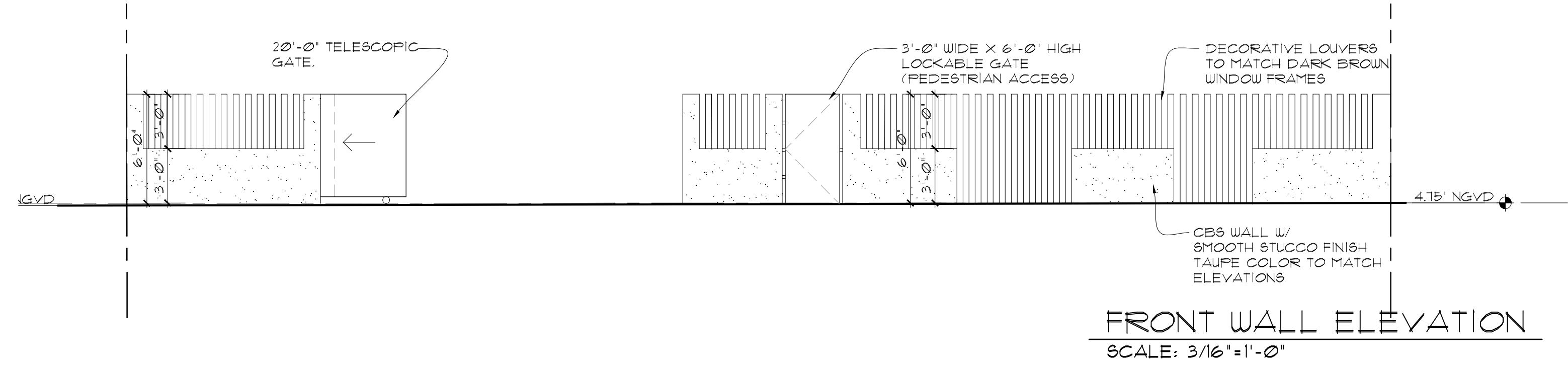
PROPERTY ADDRESS:  
9530 WEST BROADVIEW DRIVE, BAY HARBOR ISLAND 33154.

FRONT WALL CALCULATION PER SEC. 23-12 (22) (1) (5) (C) OF THE CODE OF TOWN OF BAY HARBOR ISLANDS NOT MORE THAN 15% OPAQUE ABOVE 3' LINE.  
TOTAL AREA ABOVE 3' 209.6  
15% OF 209.6 = MAX 31.4 (15'-3") CAN BE OPAQUE  
ACTUAL OPAQUE AREA: 69.5'  
OPAQUE WALLS: 22'-0"  
OPAQUE PART OF LOVERS: 46'-1"

CONCLUSION: WE ARE 81'-10" ABOVE THE REQUIRED OPAQUE AREA OF 1512'

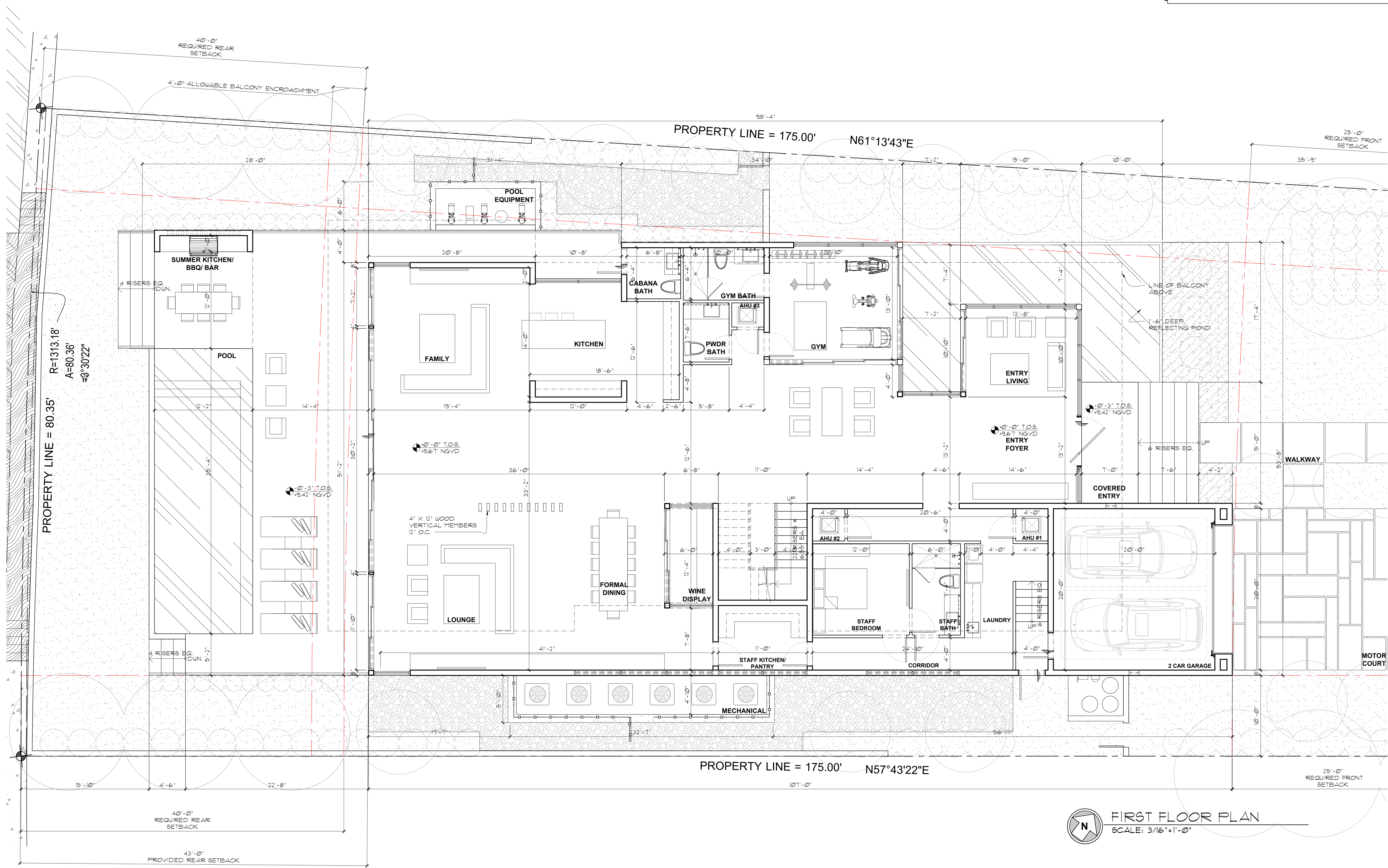
ZONING DATA:

|                                                                      |                                        |                                                   |                               |
|----------------------------------------------------------------------|----------------------------------------|---------------------------------------------------|-------------------------------|
| LAND USE:                                                            | RESIDENTIAL                            | ZONING:                                           | RD                            |
| LOT SIZE:                                                            | 13,126 SQ. FT.<br>(+/- .30ACRES)       | LOT WIDTH:                                        | 75'-0"                        |
| PERVIOUS (OPEN SPACE) AREA:                                          | 5,212.1 SQ. FT.<br>(40.2%)<br>40% MIN. | FLOOR AREA:<br>(INC. NON-A/C GARAGE)<br>PROPOSED: | 8,847.5 SQ. FT.               |
| IMPERVIOUS AREA:                                                     | 7,853.3 SQ. FT.<br>(59.8%)<br>60% MAX  | BUILDING HEIGHT:<br>PROPOSED:                     | 25'-0"                        |
| FRONT YARD PERVIOUS VS. IMP.<br>TOTAL:                               | 1,760.4 SQ. FT.<br>100%                | MAX ALLOWED:                                      | 25'-0"<br>(25' FROM FEMA BFE) |
| PERVIOUS AREA:                                                       | 1,107.2 SQ. FT.<br>(62.9%)<br>50% MIN  | SETBACKS:                                         |                               |
| IMPERVIOUS AREA:                                                     | 6,532 SQ. FT.<br>(37.1%)<br>50% MAX    | REQUIRED                                          | PROVIDED                      |
| PARKING SPACES PROVIDED:                                             | 4                                      | FRONT :                                           | 25'-0"                        |
| PARKING SPACES IN GARAGE:                                            | 2                                      | REAR :                                            | 41'-1"                        |
| PARKING SPACES IN DRIVEWAY:                                          | 2                                      | SIDE SETBACKS :                                   | 10'-0"                        |
| SQUARE FOOTAGE OF RESIDENCE:                                         |                                        | POOL / POOL DECK                                  |                               |
| TOTAL:                                                               | 8,847.5 SQ. FT.                        | SIDE 1:                                           | 10'-0"                        |
| FIRST FLOOR (A/C SPACE):                                             | 4,305.8 SQ. FT.                        | SIDE 2:                                           | 10'-0"                        |
| GARAGE (NON-A/C):                                                    | 487.1 SQ. FT.                          | REAR:                                             | 5'-0"                         |
| SECOND FLOOR (A/C SPACE):                                            | 4,054.6 SQ. FT.                        | EQUIPMENT:                                        | 5'-0"                         |
|                                                                      |                                        | SIDE:                                             | 5'-0"                         |
| SECOND FLOOR IS 84.6% OF FIRST FLOOR<br>(SEEKING P&Z BOARD APPROVAL) |                                        | WALKWAY WIDTH:                                    | 20'-0"                        |
|                                                                      |                                        | DRIVEWAY WIDTH:                                   | 20'-0"                        |



WEST BROADVIEW DRIVE



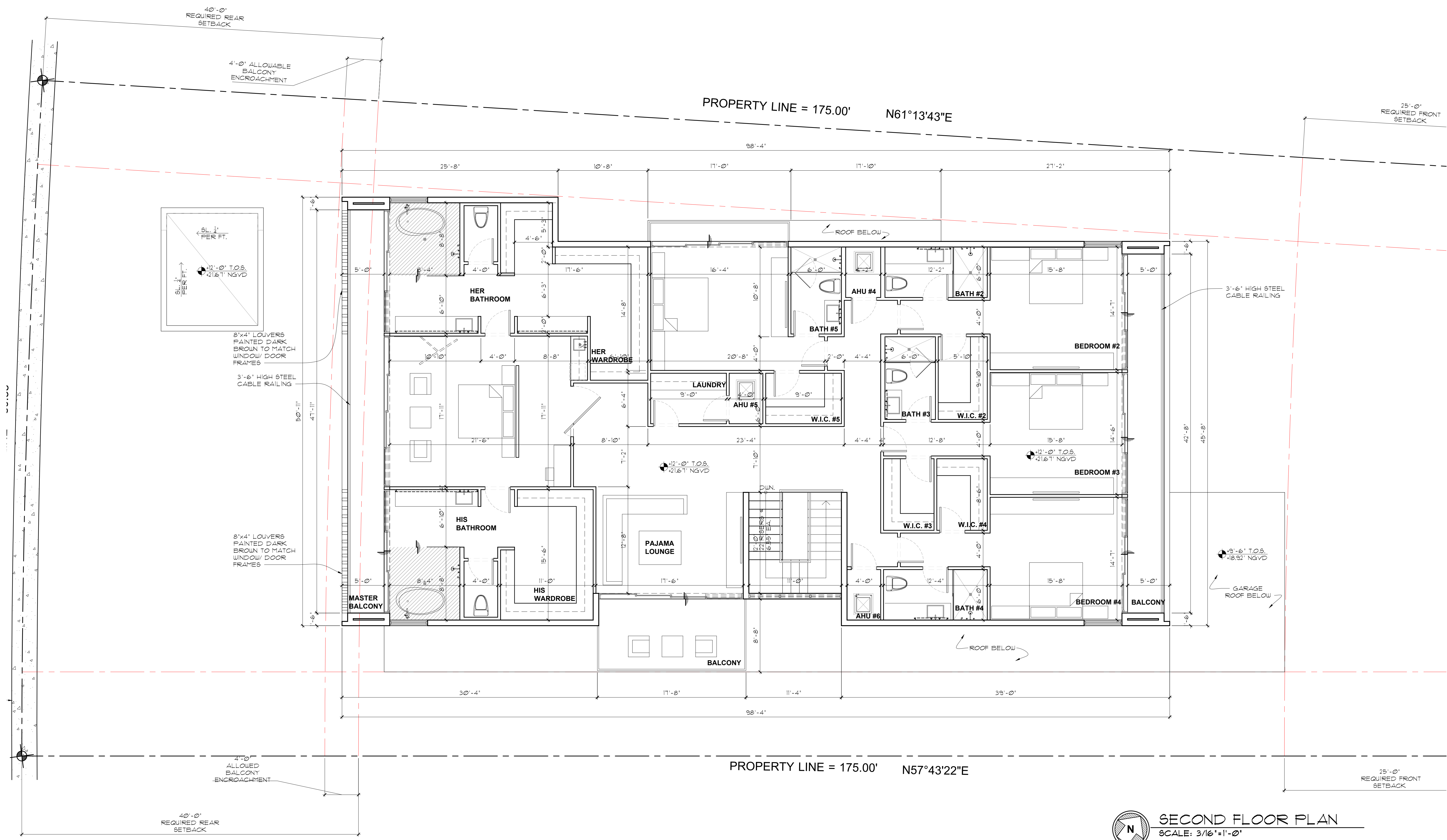


| AREA CALCULATIONS:                    |                 |
|---------------------------------------|-----------------|
| FIRST FLOOR AREA:                     | 4,192.9 SQ. FT. |
| A/C:                                  | 4,305.8 SQ. FT. |
| NON-A/C:                              | 481.1 SQ. FT.   |
| SECOND FLOOR AREA:                    | 4,054.6 SQ. FT. |
| SECOND FLOOR IS 84.6% OF FIRST FLOOR. |                 |
| SEEKING F4Z BOARD APPROVAL.           |                 |

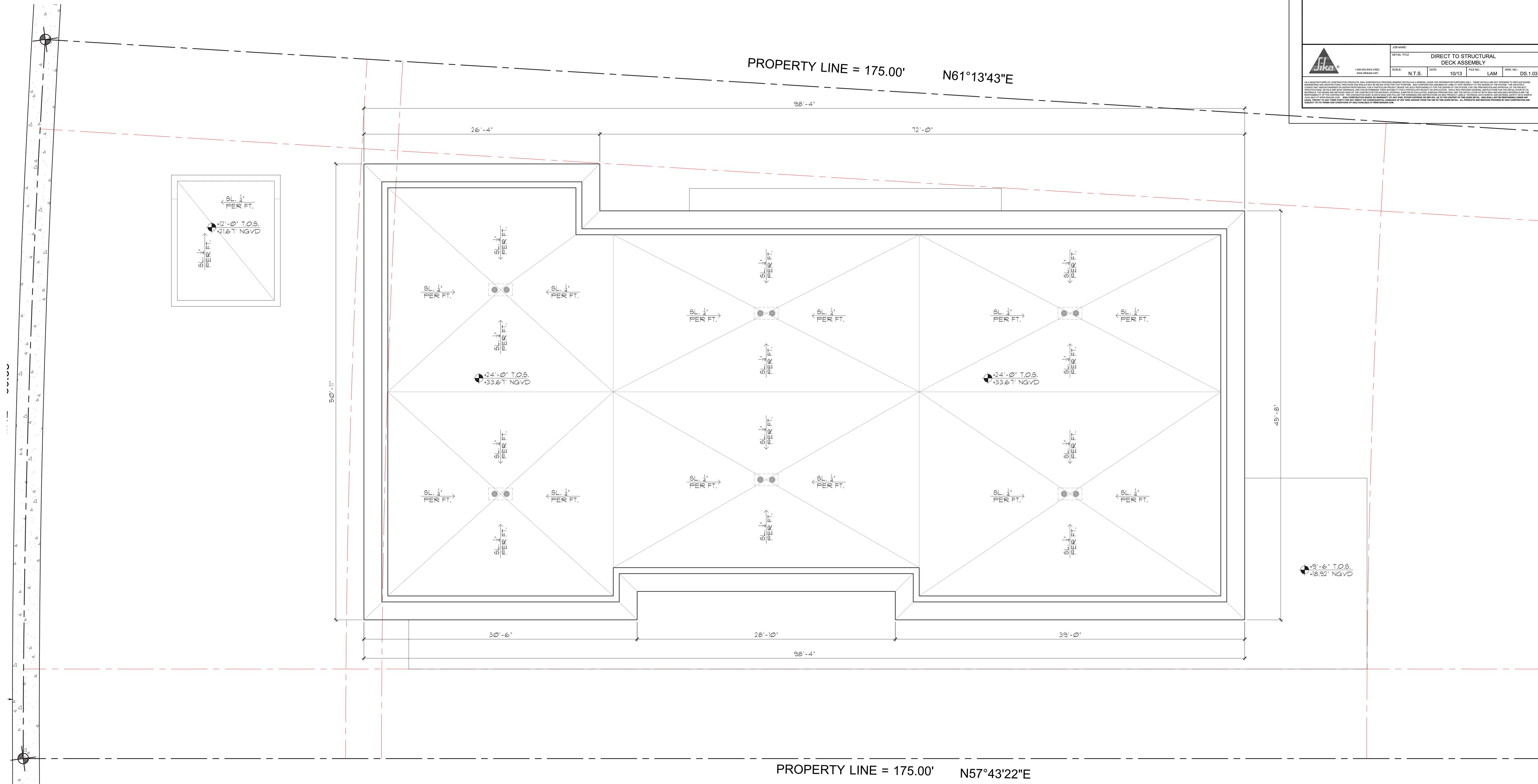
| FLOOD VENT CALCULATIONS:                                                                              |                 |
|-------------------------------------------------------------------------------------------------------|-----------------|
| FL#FL5822                                                                                             | Report no. 5022 |
| GARAGE = 4000 SQ. FT.                                                                                 |                 |
| FLOOD VENT REQUIRED = 400 SQ. INCHES                                                                  |                 |
| ENGINEERED FLOOD VENTS = BLOCK WALL                                                                   |                 |
| 'SMART' VENT MODEL "B40-B30" = 200 SQ. INCHES EA.                                                     |                 |
| 200 SQ. IN. X 2 VENTS = 400 SQ. INCHES                                                                |                 |
| FLOOD OPENINGS SHALL NOT BE LESS THAN 3 INCHES IN ANY DIRECTION IN THE PLANE OF THE WALL.             |                 |
| FLOOD OPENING COVERS SHALL ALLOW THE AUTOMATIC FLOW OF FLOODWATERS INTO AND OUT OF THE ENCLOSED AREA. |                 |
| ACTUAL VENT DIMENSIONS:                                                                               |                 |
| 134 SQ. IN. PER VENT, 134 SQ. IN. X 2 (VENTS) = 268 SQ. IN.                                           |                 |



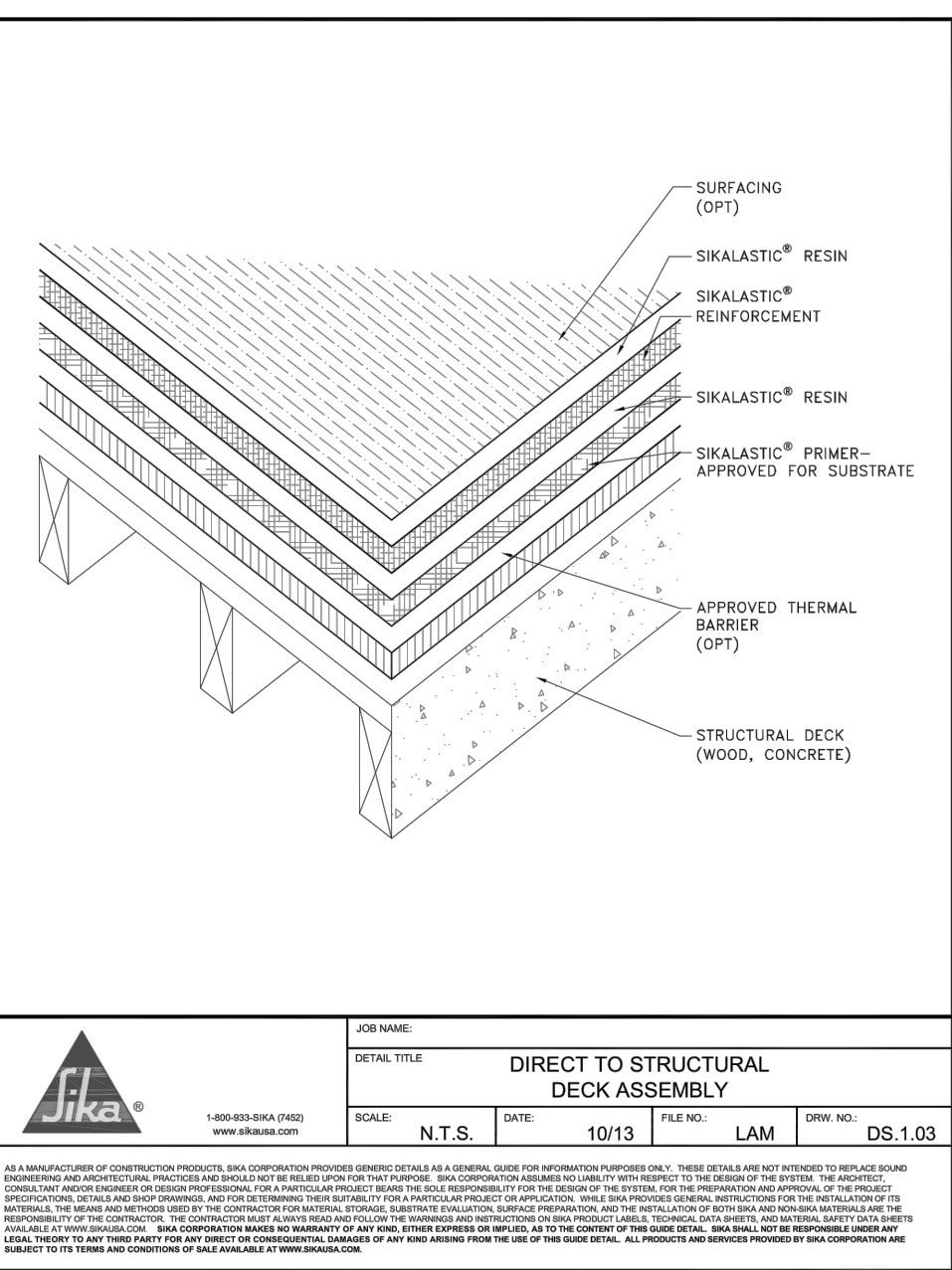
| AREA CALCULATIONS:                                                   |                 |
|----------------------------------------------------------------------|-----------------|
| FIRST FLOOR AREA:                                                    | 4,192.9 SQ. FT. |
| A/C:                                                                 | 4,305.8 SQ. FT. |
| NON-A/C:                                                             | 481.1 SQ. FT.   |
| SECOND FLOOR AREA:                                                   | 4,054.6 SQ. FT. |
| SECOND FLOOR IS 84.6% OF FIRST FLOOR.<br>SEEKING F&Z BOARD APPROVAL. |                 |







|                                       |                 |
|---------------------------------------|-----------------|
| AREA CALCULATIONS:                    |                 |
| FIRST FLOOR AREA:                     | 4,192.9 SQ. FT. |
| A/C:                                  | 4,305.0 SQ. FT. |
| NON-A/C:                              | 481.1 SQ. FT.   |
| SECOND FLOOR AREA:                    | 4,054.6 SQ. FT. |
| SECOND FLOOR IS 84.6% OF FIRST FLOOR. |                 |
| SEEKING F&Z BOARD APPROVAL.           |                 |



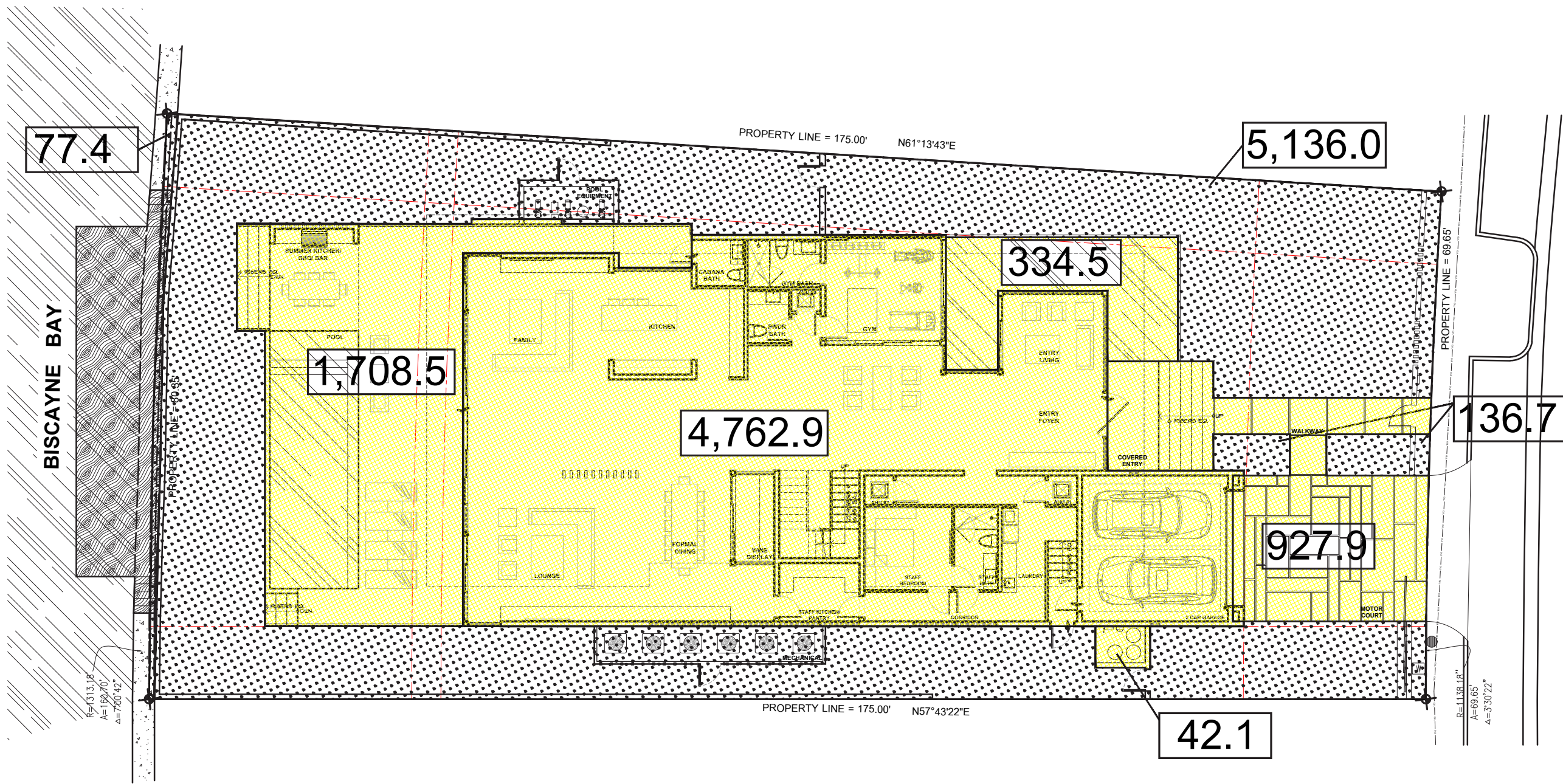
CHOEFF LEVY FISCHMAN  
ARCHITECTURE + DESIGN  
8425 Biscayne Blvd, suite 201  
Miami, Florida 33138  
(305) 434-8338  
(305) 892-5292  
www.clarchitects.com

NEW SINGLE FAMILY RESIDENCE  
9530 WEST BROADVIEW DRIVE  
BAY HARBOR ISLAND, FLORIDA 33154

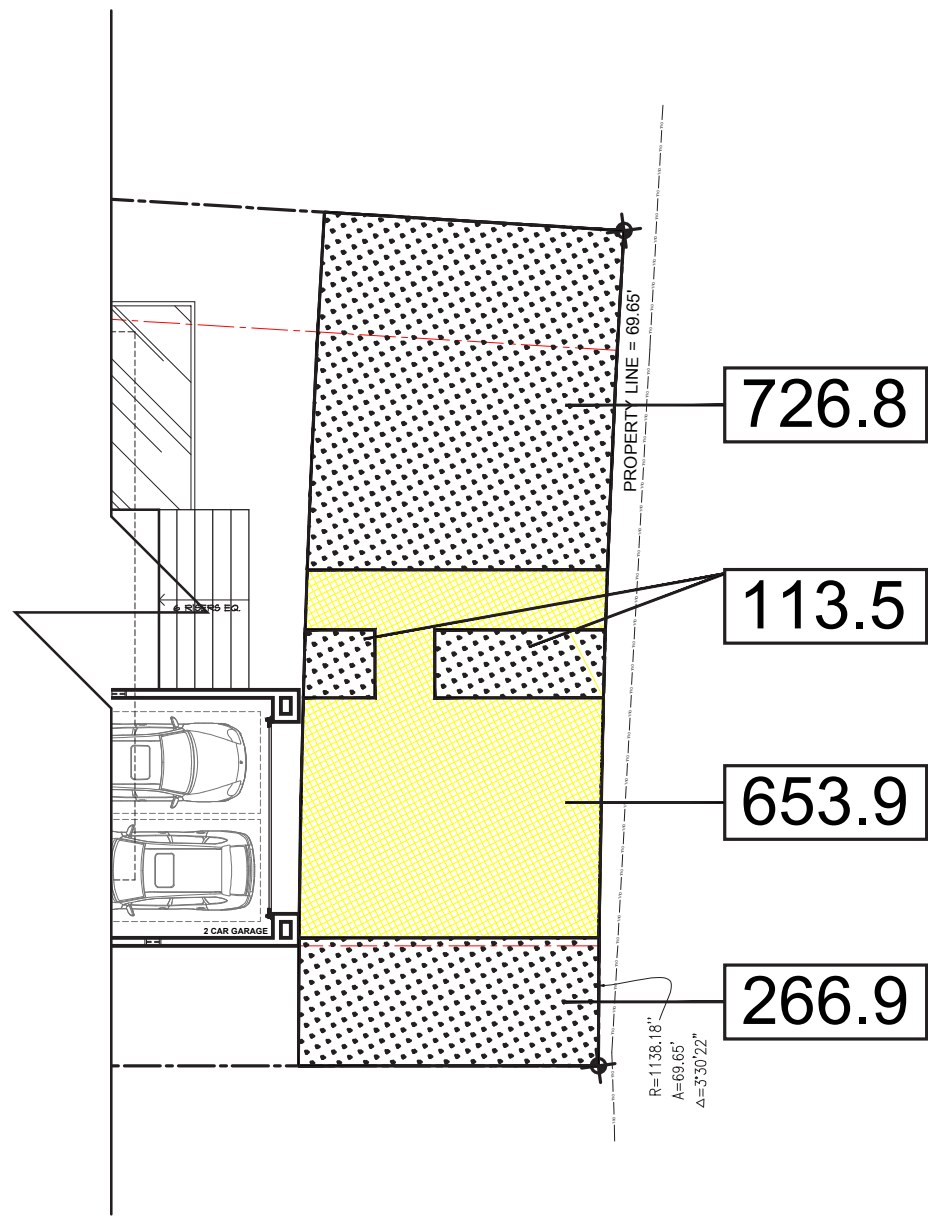
seal  
Ralph Choeff  
registered architect  
AR000000  
AA26003009  
comm no.  
1847  
date:  
12-06-2019  
revised:

sheet no.





1 PERVIOUS VS. IMPERVIOUS  
A-2.0 SCALE: 1/16" = 1'-0" N



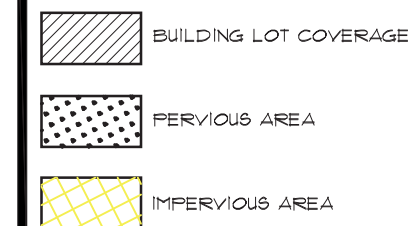
2 FRONT YARD PERVIOUS VS. IMPERVIOUS  
A-2.0 SCALE: 1/16" = 1'-0" N

| IMPERVIOUS AREA CALCULATIONS |                 |         |         |
|------------------------------|-----------------|---------|---------|
| TOTAL LOT SIZE               | 13,126 SQ. FT.  | 100%    |         |
| RESIDENCE FOOTPRINT:         | 4,762.9 SQ. FT. |         |         |
| WALKS & DRIVEWAY:            | 921.9 SQ. FT.   |         |         |
| POOL/ POOL DECK:             | 1,108.5 SQ. FT. |         |         |
| SEAWALL:                     | 71.4 SQ. FT.    |         |         |
| REFLECTING PONDS:            | 334.5 SQ. FT.   |         |         |
| TRASH AREA:                  | 42.1 SQ. FT.    |         |         |
| TOTAL:                       | 7,853.3 SQ. FT. | (59.8%) | 60% MAX |

| PERVIOUS AREA CALCULATIONS |                 |         |             |
|----------------------------|-----------------|---------|-------------|
| TOTAL LOT SIZE             | 13,126 SQ. FT.  | 100%    |             |
| GREENSPACE:                | 5,136.0 SQ. FT. |         |             |
| GREEN SPACE (DRIVEWAY):    | 136.1 SQ. FT.   |         |             |
| TOTAL:                     | 5,272.1 SQ. FT. | (40.2%) | 40% MINIMUM |

| FRONT YARD PERVIOUS VS IMPERVIOUS AREA CALCULATIONS |                 |         |             |
|-----------------------------------------------------|-----------------|---------|-------------|
| FRONT YARD AREA                                     | 1,760.4 SQ. FT. | 100%    |             |
| IMPERVIOUS:                                         | 653.2 SQ. FT.   |         |             |
| DRIVEWAY & PEDESTRIAN WALK:                         | 653.9 SQ. FT.   | (37.1%) | 50% MAXIMUM |
| PERVIOUS:                                           | 1,107.2 SQ. FT. |         |             |
| GREENSPACE:                                         |                 |         |             |
| TOTAL:                                              |                 | (62.9%) | 50% MINIMUM |

#### LEGEND:

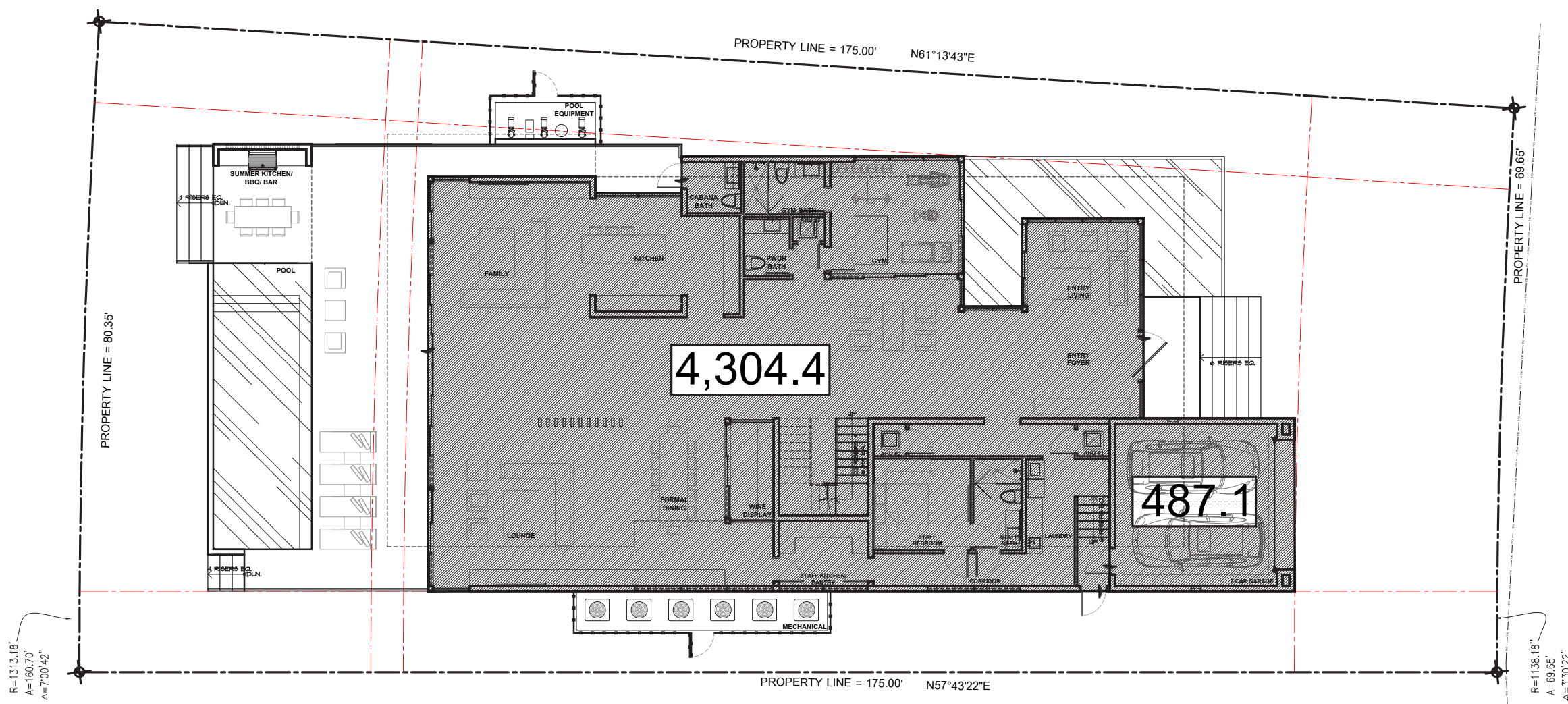


#### UNIT SIZE

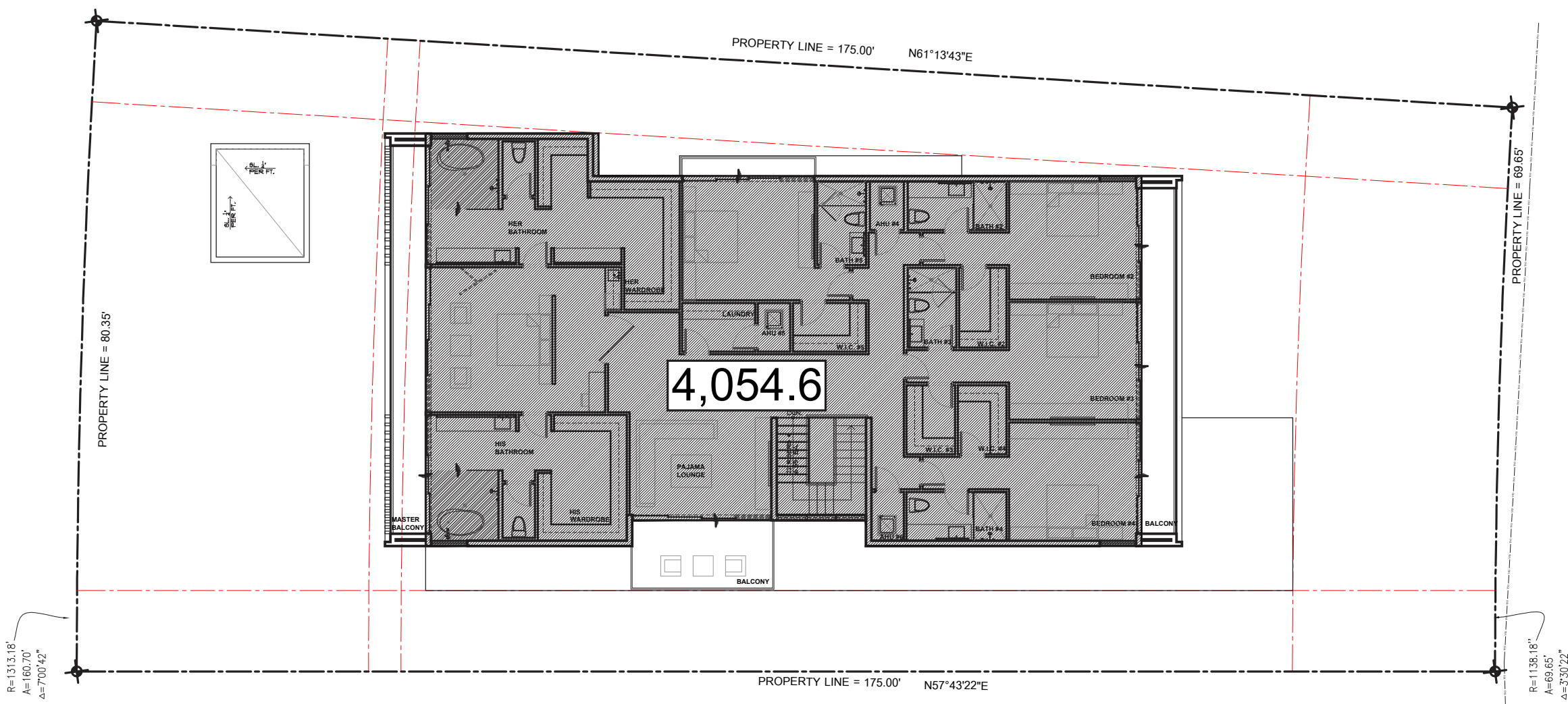
|                             |                 |      |
|-----------------------------|-----------------|------|
| TOTAL LOT SIZE              | 13,126 SQ. FT.  | 100% |
| FIRST FLOOR:                | 4,304.4 SQ. FT. |      |
| SECOND FLOOR:               | 4,054.6 SQ. FT. |      |
| TOTAL A/C SPACE :           | 8,359.0 SQ. FT. |      |
| GARAGE (NON-A/C SPACE):     | 487.1 SQ. FT.   |      |
| TOTAL A/C + NON-A/C SPACE : | 8,846.1 SQ. FT. |      |

#### SECOND/ FIRST FLOOR RATIO

|                            |                   |      |
|----------------------------|-------------------|------|
| TOTAL LOT SIZE             | 13,126 SQ. FT.    | 100% |
| FIRST FLOOR (INC. GARAGE)  | 4,792.5 SQ. FT.   |      |
| SECOND FLOOR:              | 4,054.6 SQ. FT.   |      |
| SECOND/ FIRST FLOOR RATIO: | 84.6%             |      |
|                            | MAX 80%           |      |
|                            | REQUIRES APPROVAL |      |

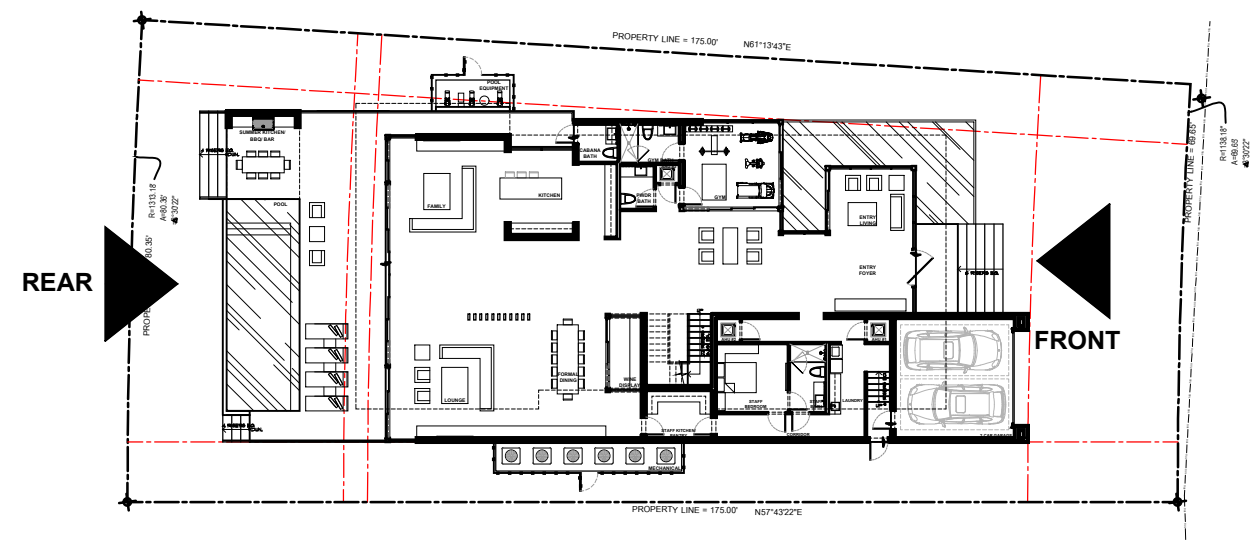


1 FIRST FLOOR PLAN  
A-0.5 SCALE: 1/16" = 1'-0" N



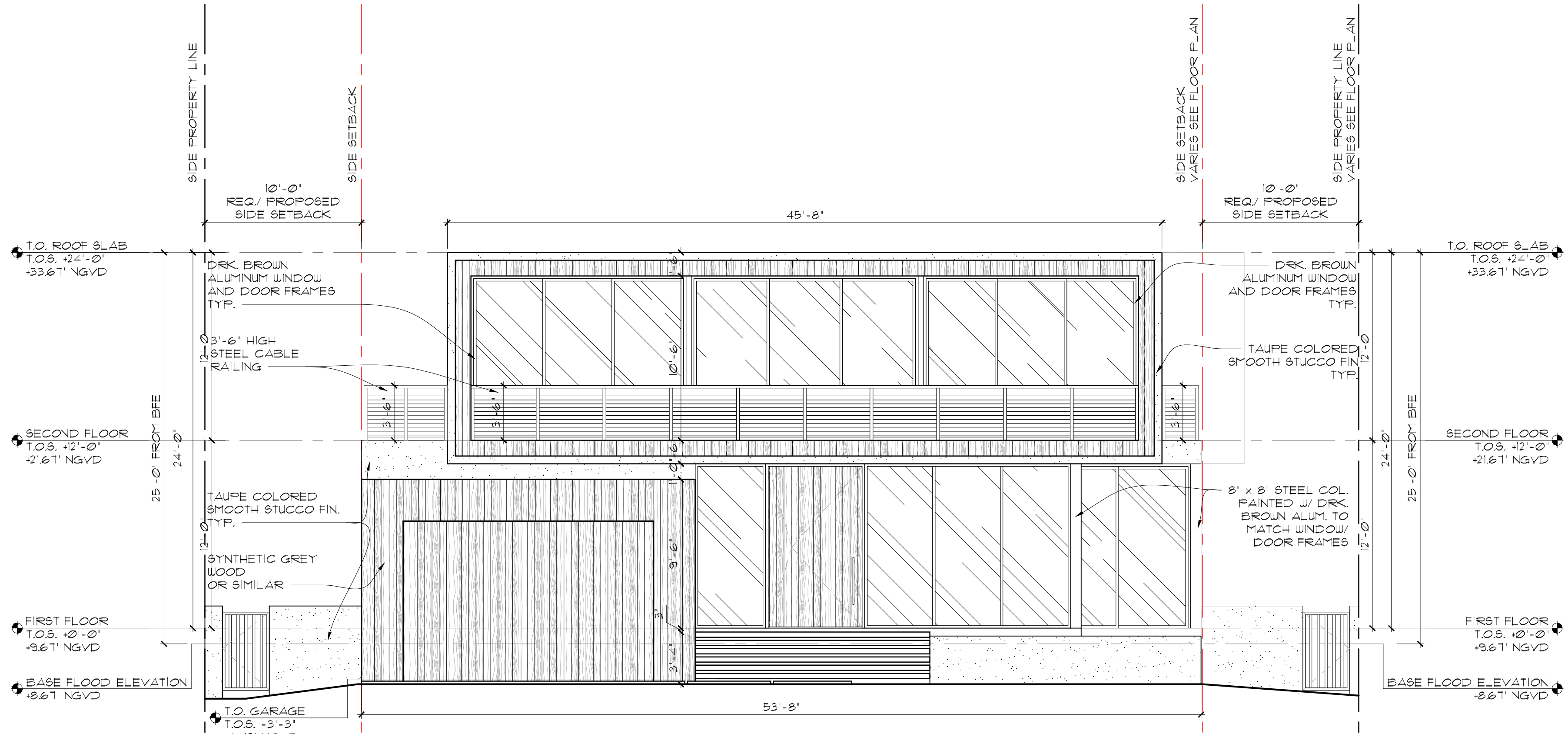
2 SECOND FLOOR PLAN  
A-0.5 SCALE: 1/16" = 1'-0" N





KEY MAP  
SCALE: 1/32"=1'-0"

| FRONT ELEVATION ARTICULATION CALCULATION PER SEC. 23-11 (A) (1) OF THE CODE OF TOWN OF BAY HARBOR ISLANDS                                                                                                                |                                                                                                                                                                                                                                                                        |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1ST FL. ELEVATION WALL LENGTH: 53'-8" - 50% = 26'-10" MIN.<br>TOTAL FRONT ELEV. ARTICULATION (WINDOWS, DOORS, MATERIALS)<br>WINDOWS: 24'-6"<br>DOORS: 6'-4"<br>MATERIAL CHANGE: 21'-4"<br>STEEL COLUMNS (PAINTED): 1'-4" | 2ND FL. FRONT ELEVATION WALL LENGTH = 45'-8" - 50% = 22'-10" MIN.<br>TOTAL FRONT ELEV. ARTICULATION (WINDOWS, DOORS, MATERIALS)<br>WINDOWS/ DOORS: 42'-0"<br>MATERIAL (SYNTHETIC GREY WOOD): 2'-0"<br>MATERIAL (TAUPE STUCCO): 1'-0"<br>STEEL COLUMNS (PAINTED): 0'-8" |
| TOTAL: 53'-8" - 100%. THIS THAN THE 26'-10" REQUIRED.                                                                                                                                                                    | TOTAL: 45'-8" - 100% THIS IS GREATER THAN THE 22'-10" REQ.                                                                                                                                                                                                             |

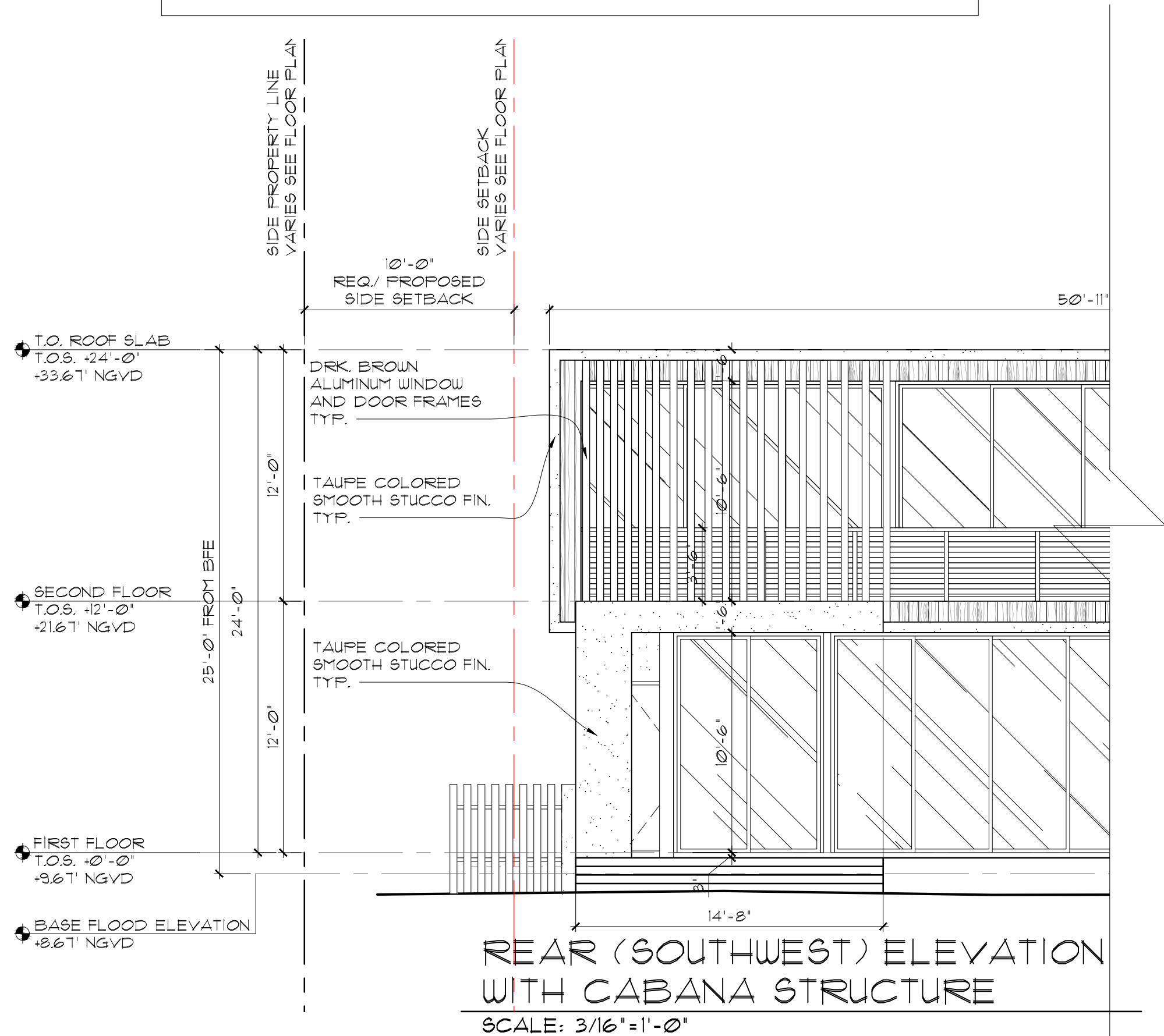


FRONT (NORTHEAST) ELEVATION  
SCALE: 3/16"=1'-0"

CABANA SIDE ELEV ARTICULATION CALCULATION PER SEC. 23-11 (A) (1) OF THE CODE OF TOWN OF BAY HARBOR ISLANDS

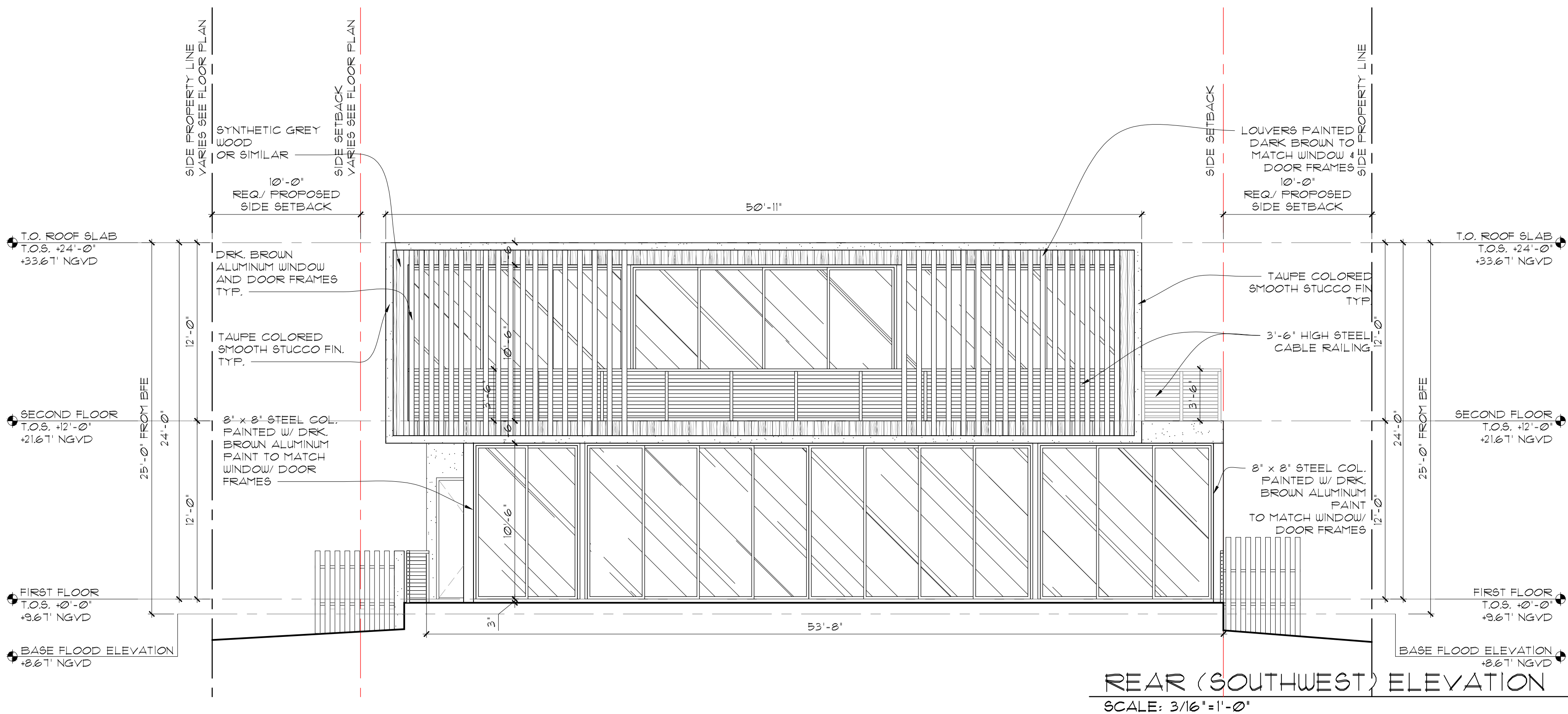
CABANA SIDE ELEVATION WALL LENGTH = 14'-8" - 50% = 7'-4" MIN.  
TOTAL SIDE ELEV ARTICULATION (OPEN, LOUVERS)  
OPEN: 12'-0"

TOTAL: 12'-0" - 82% THIS IS GREATER THAN THE 14'-8" REQUIRED



REAR (SOUTHWEST) ELEVATION  
WITH CABANA STRUCTURE  
SCALE: 3/16"=1'-0"

| REAR ELEVATION ARTICULATION CALCULATION PER SEC. 23-11 (A) (1) OF THE CODE OF TOWN OF BAY HARBOR ISLANDS                                                                                                |                                                                                                                                                                                                                                                                   |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1ST FL. REAR ELEVATION WALL LENGTH = 53'-8" - 50% = 26'-10" MIN.<br>TOTAL REAR ELEV ARTICULATION (WINDOWS, DOORS, MATERIALS)<br>WINDOWS/ DOORS: 48'-6"<br>STEEL COLUMN (PAINTED): 2'-0"<br>DOOR: 1'-10" | 2ND FL. REAR ELEVATION WALL LENGTH = 50'-11" - 50% = 25'-5 1/2" MIN.<br>TOTAL REAR ELEV ARTICULATION (WINDOWS, DOORS, MATERIALS)<br>WINDOWS/ DOORS: 41'-3"<br>MATERIAL (SYNTHETIC WOOD): 2'-0"<br>MATERIAL (TAUPE STUCCO): 1'-0"<br>STEEL COLUMN (PAINTED): 0'-8" |
| TOTAL: 52'-4" - 91% THIS IS GREATER THAN THE 26'-10" REQ.                                                                                                                                               | TOTAL: 50'-11" - 100% THIS IS GREATER THAN THE 25'-5 1/2" REQ.                                                                                                                                                                                                    |



REAR (SOUTHWEST) ELEVATION  
SCALE: 3/16"=1'-0"

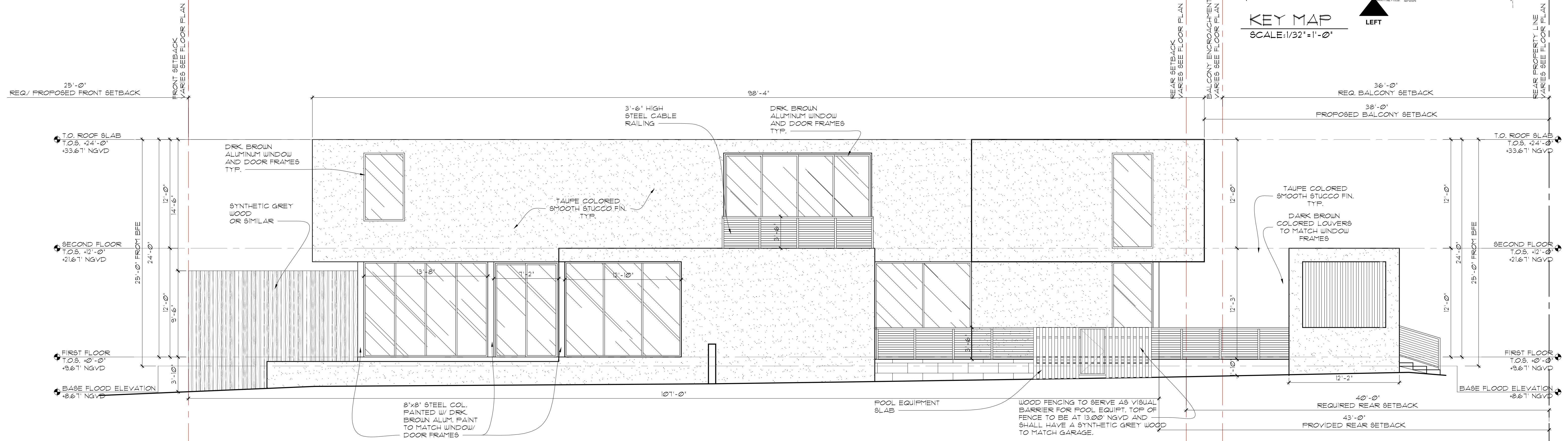
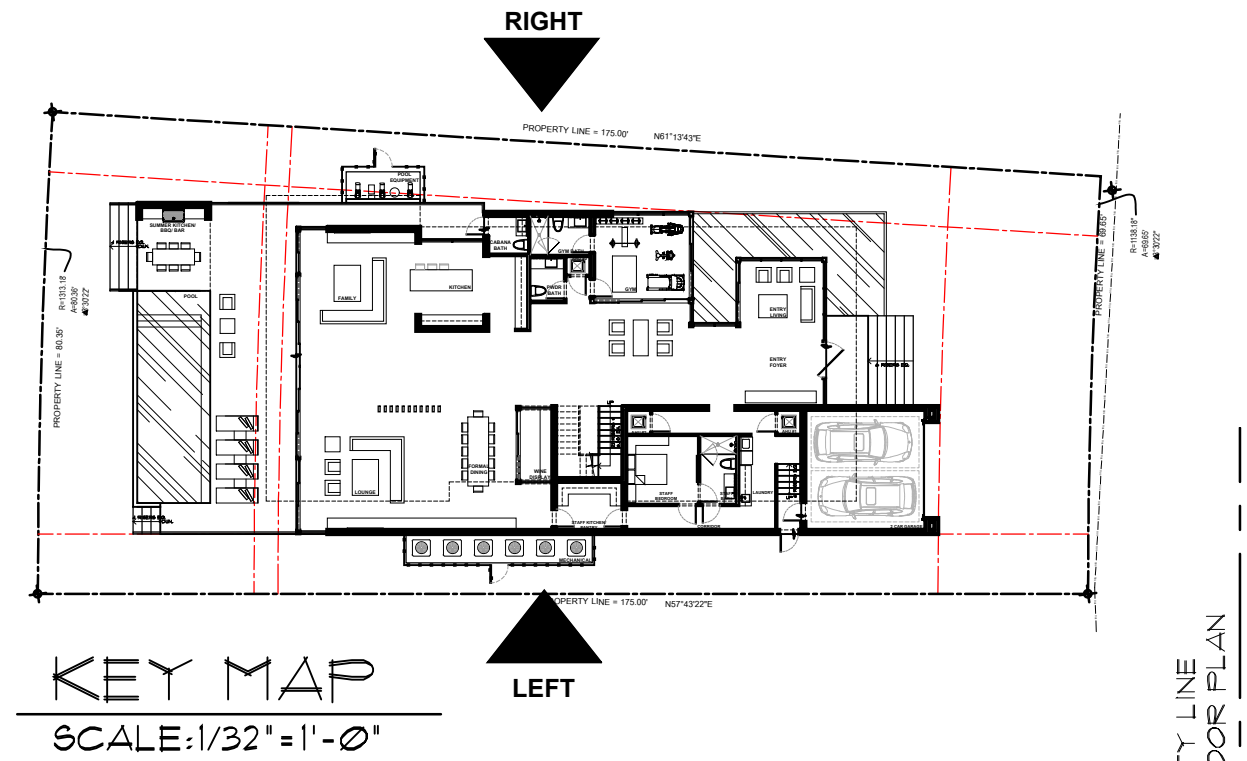


RIGHT ELEVATION ARTICULATION CALCULATION PER SEC. 23-11 (A) (1) OF THE CODE OF TOWN OF BAY HARBOR ISLANDS

|                                                                                                                                                                                                                       |                                                                                                                                                                                    |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1ST FL. RIGHT ELEVATION WALL LENGTH = 107'-0" - 50% = 53'-6" MIN.<br>TOTAL RIGHT ELEV ARTICULATION (WINDOWS, DOORS, MATERIALS)<br>WINDOWS/ DOORS: 48'-10"<br>STEEL COLUMN (PAINTED): 2'-8"<br>MATERIAL CHANGE: 18'-8" | 2ND FL. RIGHT ELEVATION WALL LENGTH = 98'-4" - 50% = 49'-2" MIN.<br>TOTAL RIGHT ELEVATION ARTICULATION (WINDOWS, DOORS, MATERIAL)<br>WINDOWS/ DOORS: 25'-4"<br>PLANE SHIFT: 25'-8" |
| TOTAL: 10'-2" - 66% THIS IS GREATER THAN THE 53'-6" REQ.                                                                                                                                                              |                                                                                                                                                                                    |

CABANA REAR ELEV ARTICULATION CALCULATION PER SEC. 23-11 (A) (1) OF THE CODE OF TOWN OF BAY HARBOR ISLANDS

|                                                                                                                              |
|------------------------------------------------------------------------------------------------------------------------------|
| CABANA REAR ELEVATION WALL LENGTH = 12'-2" - 50% = 6'-1" MIN.<br>TOTAL SIDE ELEV ARTICULATION (OPEN, LOUVERS)<br>OPEN: 9'-2" |
| TOTAL: 9'-2" - 15% THIS IS GREATER THAN THE 6'-1" REQUIRED                                                                   |



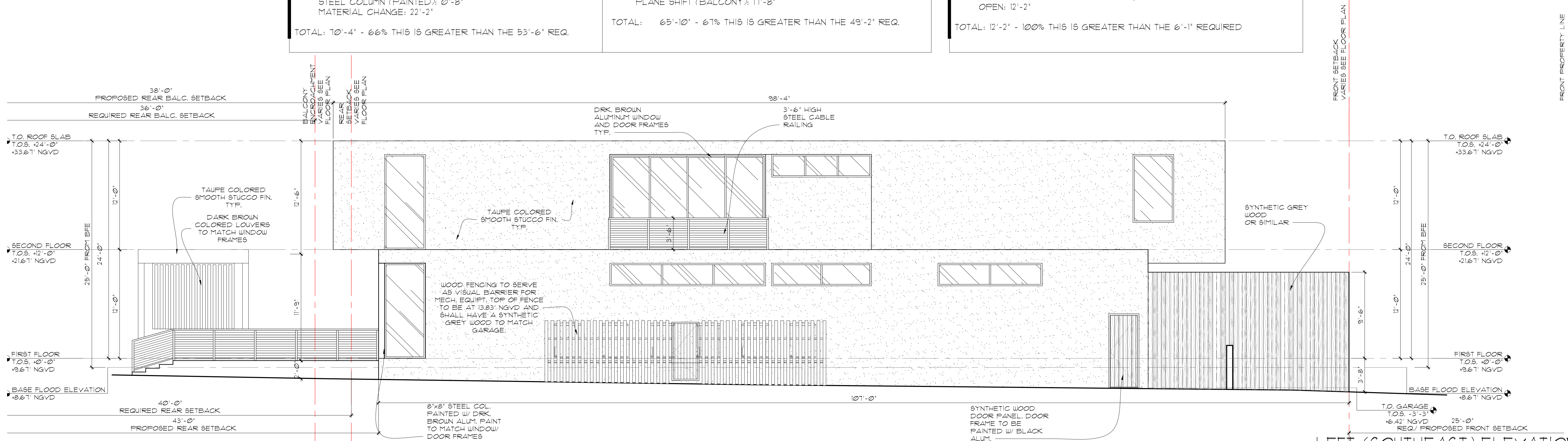
LEFT ELEVATION ARTICULATION CALCULATION PER SEC. 23-11 (A) (1) OF THE CODE OF TOWN OF BAY HARBOR ISLANDS

|                                                                                                                                                                                                                    |                                                                                                                                                                                            |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1ST FL. LEFT ELEVATION WALL LENGTH = 107'-0" - 50% = 53'-6" MIN.<br>TOTAL LEFT ELEV ARTICULATION (WINDOWS, DOORS, MATERIALS)<br>WINDOWS/ DOORS: 47'-6"<br>STEEL COLUMN (PAINTED): 0'-8"<br>MATERIAL CHANGE: 22'-2" | 2ND FL. LEFT ELEVATION WALL LENGTH = 98'-4" - 50% = 49'-2" MIN.<br>TOTAL LEFT ELEVATION ARTICULATION (WINDOWS, DOORS, MATERIAL)<br>WINDOWS/ DOORS: 48'-2"<br>PLANE SHIFT (BALCONY): 17'-8" |
| TOTAL: 10'-4" - 66% THIS IS GREATER THAN THE 53'-6" REQ.                                                                                                                                                           |                                                                                                                                                                                            |

CABANA FRONT ELEV ARTICULATION CALCULATION PER SEC. 23-11 (A) (1) OF THE CODE OF TOWN OF BAY HARBOR ISLANDS

|                                                                                                                                |
|--------------------------------------------------------------------------------------------------------------------------------|
| CABANA FRONT ELEVATION WALL LENGTH = 12'-2" - 50% = 6'-1" MIN.<br>TOTAL SIDE ELEV ARTICULATION (OPEN, LOUVERS)<br>OPEN: 12'-2" |
| TOTAL: 12'-2" - 100% THIS IS GREATER THAN THE 6'-1" REQUIRED                                                                   |

RIGHT (NORTHWEST) ELEVATION  
SCALE: 3/16"=1'-0"



LEFT (SOUTHEAST) ELEVATION  
SCALE: 3/16"=1'-0"





FRONT (NORTHEAST) ELEVATION  
SCALE: 3/16"=1'-0"



REAR (SOUTHWEST) ELEVATION  
SCALE: 3/16"=1'-0"





RIGHT (NORTHWEST) ELEVATION  
SCALE: 3/16"=1'-0"



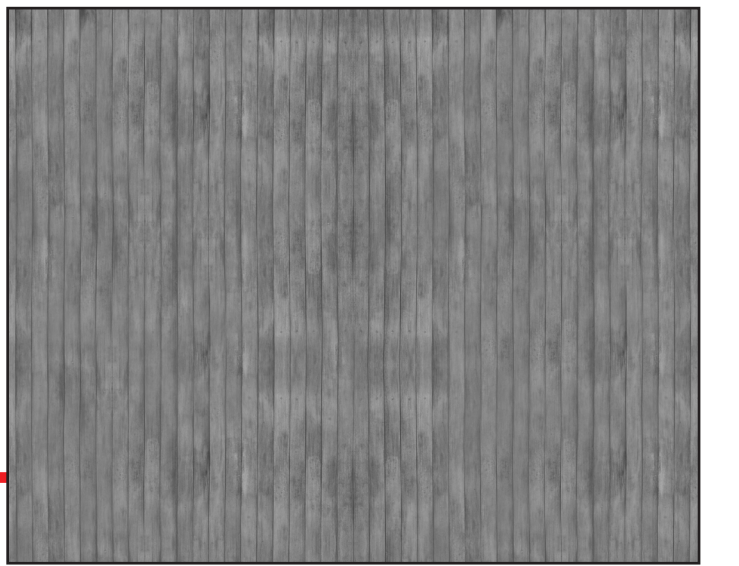
LEFT (SOUTHEAST) ELEVATION  
SCALE: 3/16"=1'-0"





FRONT RENDERING

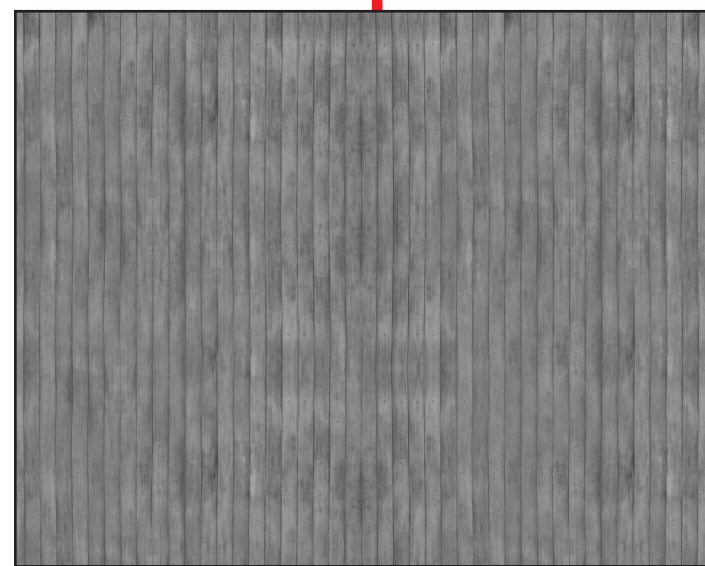




THIN VERTICAL GREY  
WOOD MEMBERS OR  
SIMILAR



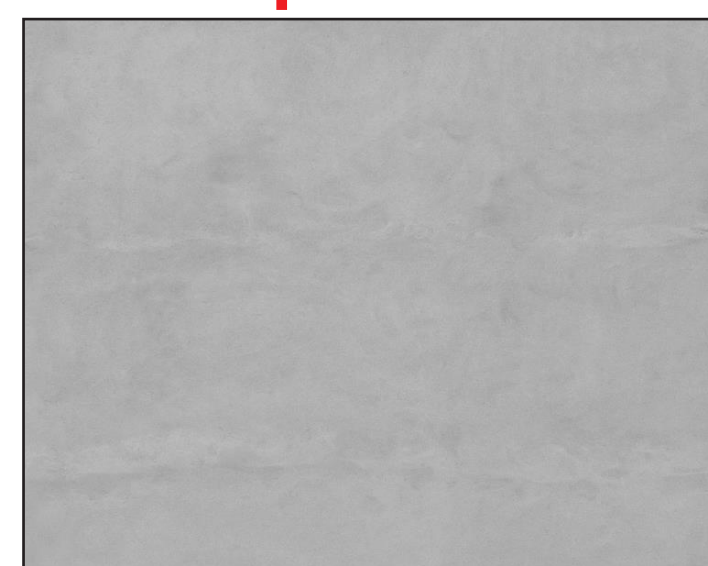
SMOOTH TAUPE  
COLORED STUCCO  
PAINT COLOR BENJAMIN  
MOORE CALM 2111-70



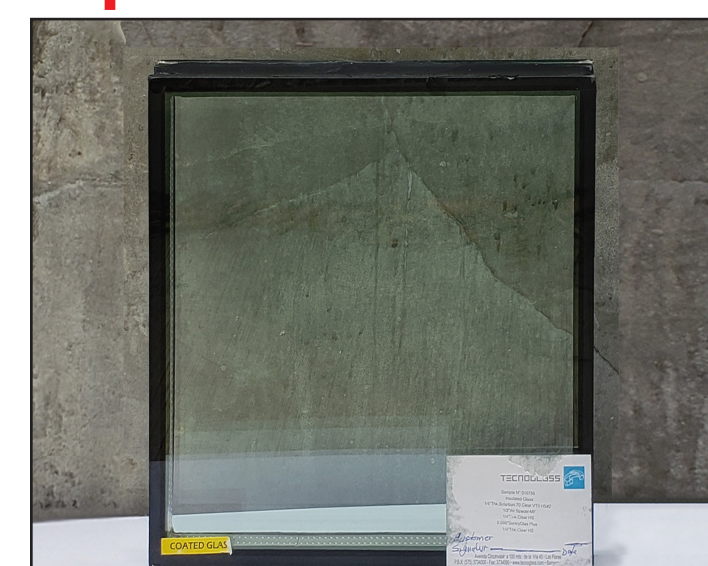
SYNTHETIC GREY WOOD  
OR SIMILAR PRODUCT



TAUPE COLORED  
SMOOTH STUCCO  
PAINT COLOR BENJAMIN  
MOORE CALM 2111-70



CONCRETE PAVERS ON  
COMPACTED SAND BASE



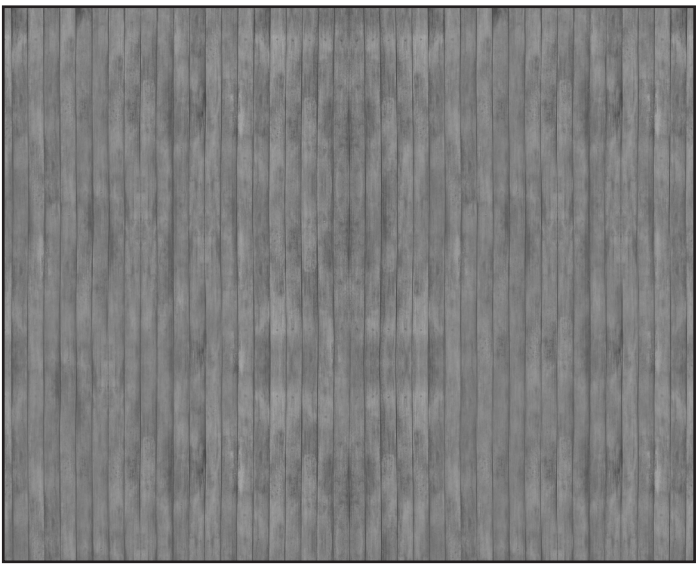
CLEAR LOW-E GLASS  
WINDOWS & DOORS



DARK BRONZE  
ALUMINUM DOOR/  
WINDOW FRAMES

## MATERIAL PALETTE - FRONT

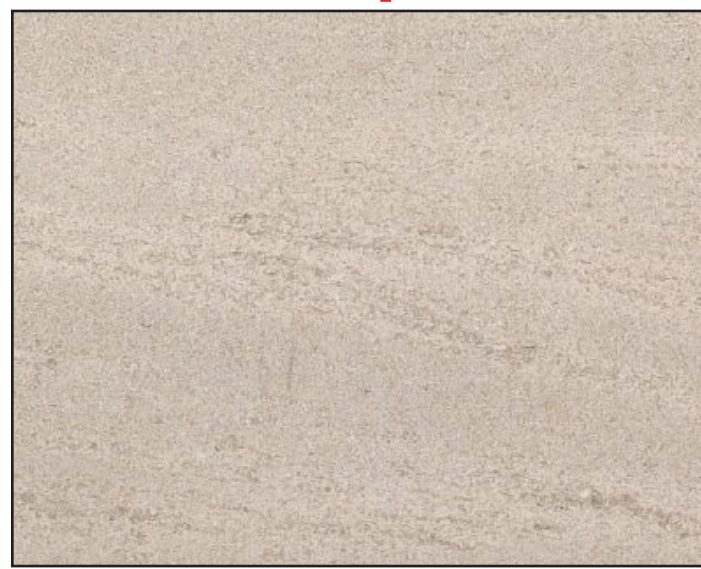




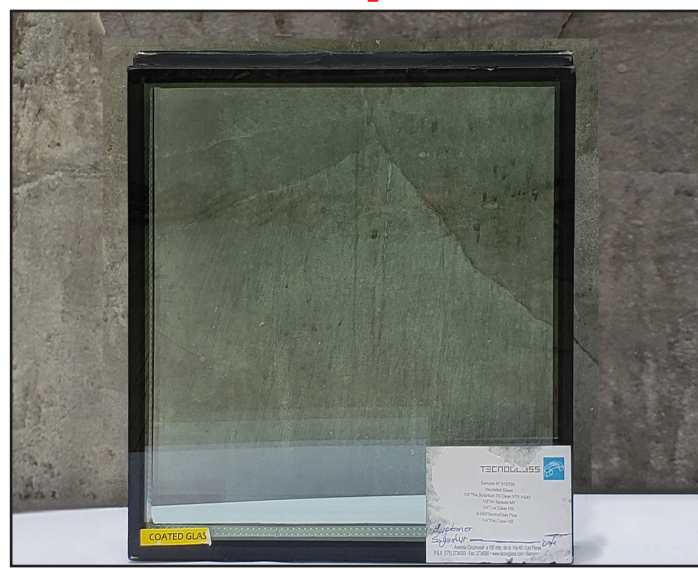
THIN VERTICAL GREY  
WOOD MEMBERS OR  
SIMILAR



SMOOTH TAUPE  
COLORED STUCCO  
PAINT COLOR BENJAMIN  
MOORE CALM 2111-70



LIMESTONE FOR POOL  
DECK

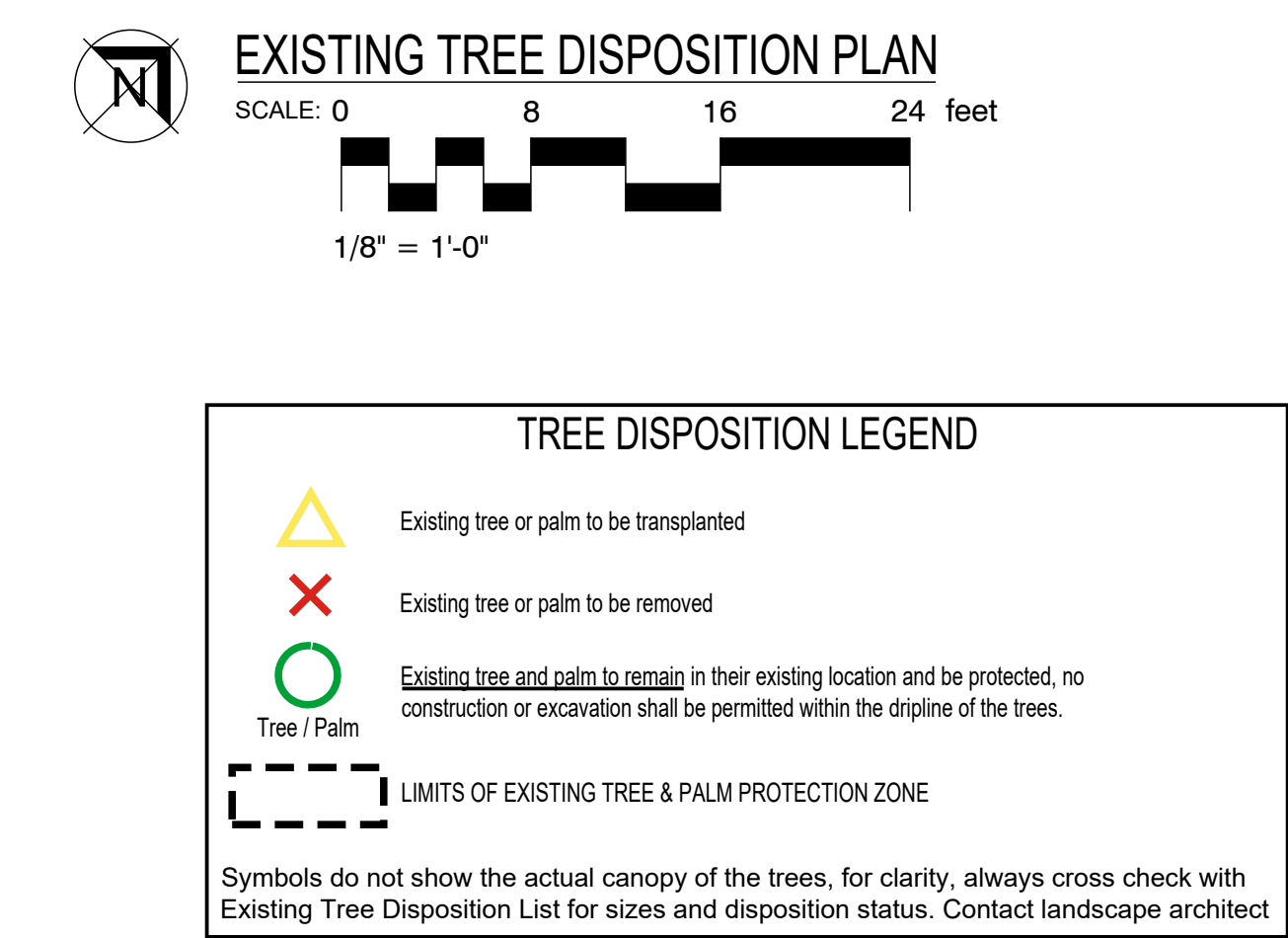
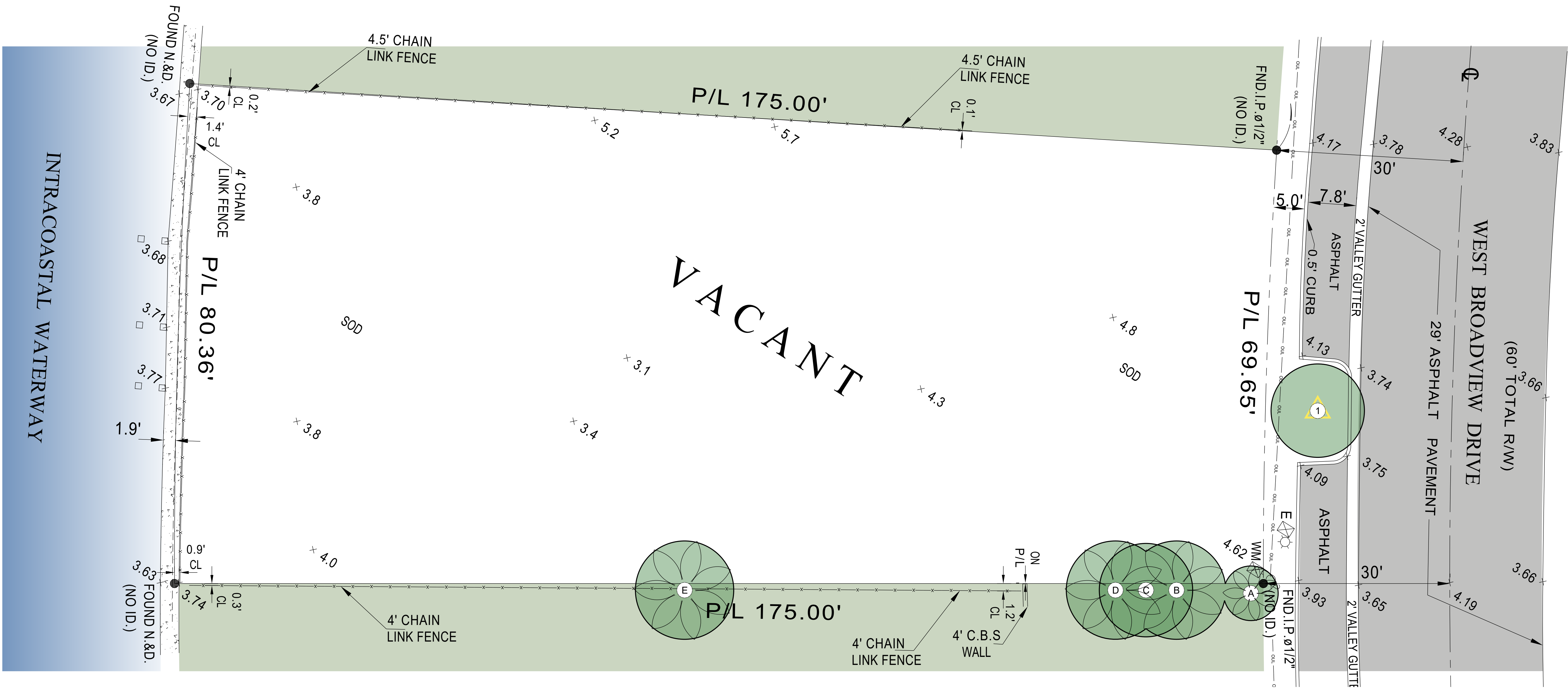


CLEAR LOW-E GLASS  
WINDOWS & DOORS

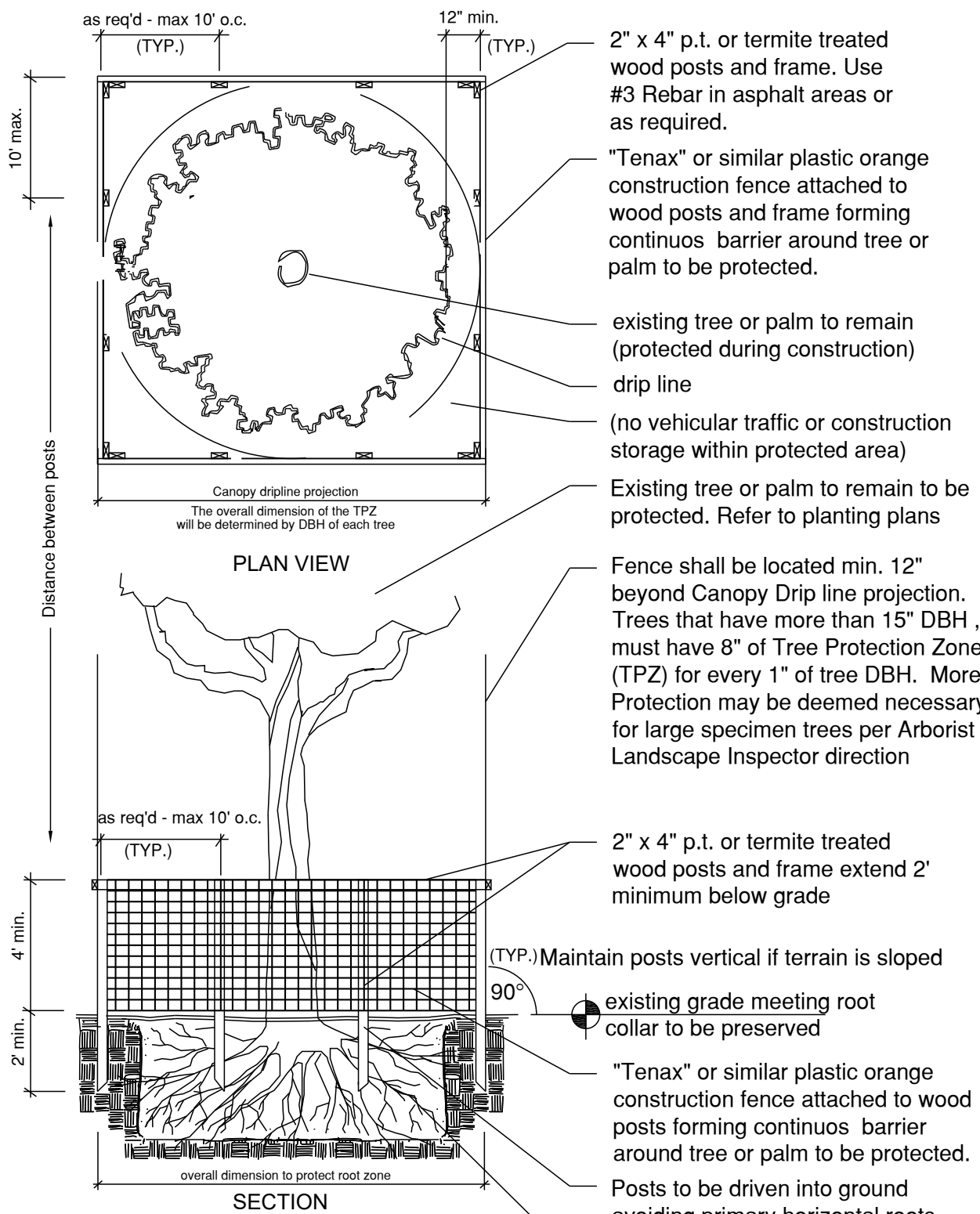


DARK BRONZE  
ALUMINUM DOOR/  
WINDOW FRAMES AND  
LOUVERS





| EXISTING TREE DISPOSITION CHART                                     |                        |                         |             |             |                    |                |             |             |                   |
|---------------------------------------------------------------------|------------------------|-------------------------|-------------|-------------|--------------------|----------------|-------------|-------------|-------------------|
| NUMBER                                                              | COMMON NAME            | BOTANICAL NAME          | HEIGHT (FT) | CANOPY (FT) | CALIPER DBH (INCH) | CANOPY (SQ.FT) | CANOPY LOSS | DISPOSITION | COMMENTS          |
| 1                                                                   | Brazil Beautyleaf      | Calophyllum brasiliense | 12          | 15          | 8                  | 177            |             | Transplant  | ROW Tree          |
| A                                                                   | Veitchia montgomeryana | Montgomery Palm         | 28          | 9           | 5                  | 64             |             | Remain      | Adjacent Property |
| B                                                                   | Royal Palm             | Roystonea regia         | 42          | 18          | 17                 | 254            |             | Remain      | Adjacent Property |
| C                                                                   | Umbrella Tree          | Schefflera actinophylla | 20          | 15          | 8                  | 177            |             | Remain      | Adjacent Property |
| D                                                                   | Royal Palm             | Roystonea regia         | 42          | 18          | 17                 | 254            |             | Remain      | Adjacent Property |
| E                                                                   | Royal Palm             | Roystonea regia         | 42          | 18          | 17                 | 254            |             | Remain      | Adjacent Property |
| TOTAL PROPOSED CANOPY LOSS (in square feet)                         |                        |                         |             |             |                    |                | 0           |             |                   |
| All Shrubs/Vegetation Not Shown On This Schedule Are To Be Removed. |                        |                         |             |             |                    |                |             |             |                   |



| TREE PROTECTION NOTES |                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|-----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.                    | Before beginning work, the Contractor is required to meet with the Landscape Architect at the site to review all work procedures, access routes, storage areas, and tree protection measures.                                                                                                                                                                                                                                          |
| 2.                    | The General Contractor is required to coordinate with the Landscape Architect to determine the amount of tree canopy or root zone that the General Contractor will be responsible for pruning. <u>THE TRIMMING SHALL BE AS PER ANSI A300 STANDARDS.</u>                                                                                                                                                                                |
| 3.                    | Fences shall be erected to protect trees to be preserved. Fences define a specific Tree Protection Zone (TPZ) for each tree or group of trees. Fences are to remain until all site work has been completed. Fences may not be relocated or removed without the written permission of the Landscape Architect. Refer to <u>TREE PROTECTION ZONE (TPZ) DETAIL.</u>                                                                       |
| 4.                    | Construction trailers, traffic and storage areas must remain outside fenced areas at all times.                                                                                                                                                                                                                                                                                                                                        |
| 5.                    | All underground utilities and drain or irrigation lines shall be routed outside the tree protection zone. If lines must traverse the protection area, they shall be tunneled or bored under the tree.                                                                                                                                                                                                                                  |
| 6.                    | No materials, equipment, spoil, or waste or washout water may be deposited, stored, or parked within the tree protection zone (fenced area).                                                                                                                                                                                                                                                                                           |
| 7.                    | Additional tree pruning required for clearance during construction must be performed by a ISA qualified arborist <u>AS PER ANSI A300 STANDARDS</u> , and not by construction personnel.                                                                                                                                                                                                                                                |
| 8.                    | Any herbicides placed under paving materials must be safe for use around trees and labeled for that use. Any pesticides used on site must be tree-safe and not easily transported by water.                                                                                                                                                                                                                                            |
| 9.                    | If injury should occur to any tree during construction, it should be evaluated as soon as possible by the Landscape Contractor and the Landscape Architect should be notified immediately.                                                                                                                                                                                                                                             |
| 10.                   | Any grading, construction, demolition, or other work that is expected to encounter tree roots must be monitored by the Landscape Contractor.                                                                                                                                                                                                                                                                                           |
| 11.                   | All trees shall be irrigated three times a week. Each irrigation procedure shall wet the soil within the tree protection zone, <u>2-3 GALLONS OF WATER PER INCH OF TRUNK CALIPER.</u>                                                                                                                                                                                                                                                  |
| 12.                   | All trees to remain on-site shall be fertilized three times per year using a granular 6-12-12 "Palm Special" product at standard rates. Fertilizer shall be broadcast on the ground beneath the canopy of each tree and watered in.                                                                                                                                                                                                    |
| 13.                   | Erosion control devices such as silt fencing, debris basins, and water diversion structures shall be installed to prevent site erosion and siltation situations and/or erosion within the tree protection zones.                                                                                                                                                                                                                       |
| 14.                   | Before grading, pad preparation, or excavation for foundations, footings, walls, or trenching near trees the trees shall be root pruned 12 inches outside the tree protection zone by cutting all roots cleanly to a depth of 36 inches. Roots shall be cut manually by digging a trench and cutting exposed roots with a saw, vibrating knife, rock saw, narrow trencher with sharp blades, or other approved root-pruning equipment. |
| 15.                   | Any roots damaged during grading or construction shall be exposed to sound tissue and cut cleanly with a saw.                                                                                                                                                                                                                                                                                                                          |
| 16.                   | If temporary haul or access roads must pass over the root area of trees to be retained, a road bed of 6 inches of mulch or gravel shall be created to protect the soil. The road bed material shall be replenished as necessary to maintain a 6-inch depth.                                                                                                                                                                            |
| 17.                   | Spoil from trenches, basements, or other excavations shall not be placed within the tree protection zone, either temporarily or permanently.                                                                                                                                                                                                                                                                                           |
| 18.                   | No burn piles or debris pits shall be placed within the tree protection zone. No ashes, debris, or garbage may be dumped or buried within the tree protection zone.                                                                                                                                                                                                                                                                    |
| 19.                   | Maintain fire-safe areas around fenced areas. Also, no heat sources, flames, ignition sources, or smoking is allowed near mulch or trees.                                                                                                                                                                                                                                                                                              |



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date:

12-06-2019

revised:

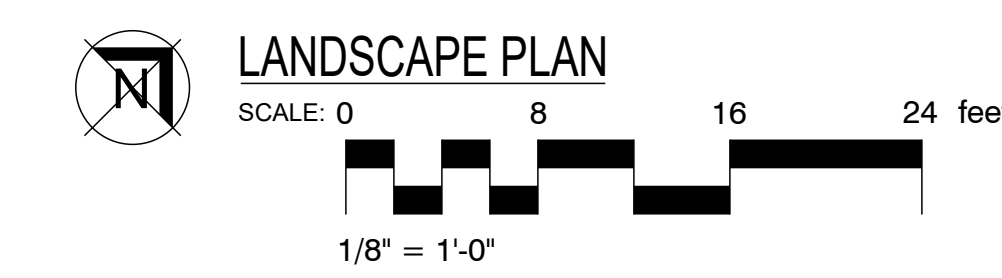
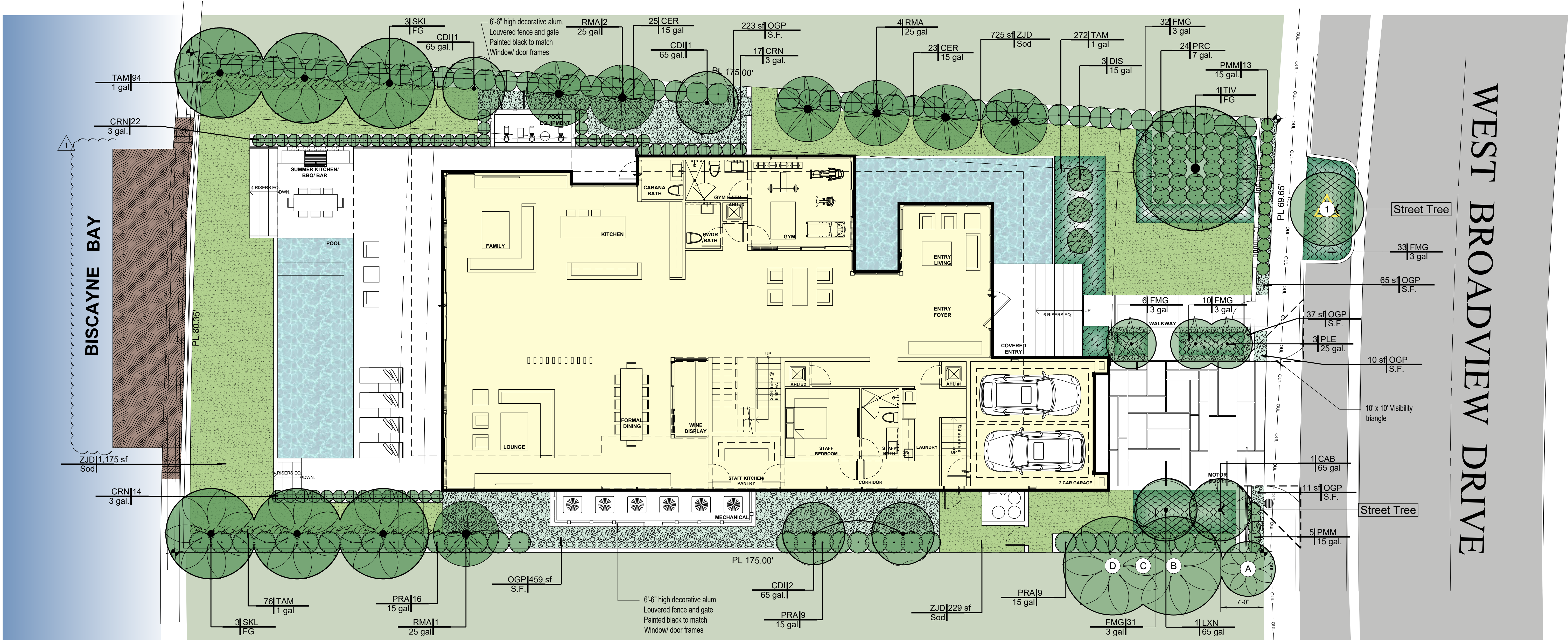
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| PLANT SCHEDULE |      |     |                                                                                                                    |                      |       |              |       |
|----------------|------|-----|--------------------------------------------------------------------------------------------------------------------|----------------------|-------|--------------|-------|
| PALMS          | CODE | QTY | BOTANICAL NAME                                                                                                     | COMMON NAME          | DBH   | HGT          | SRD   |
|                | PLE  | 3   | Ptychosperma elegans<br>Miami-Dade Landscape Manual - Single -                                                     | Alexander Palm       | 2.5"  | 10' - 12' OA | 8'    |
|                | SKL  | 6   | Satakentia liukuensis<br>Thick Shaft                                                                               | Satake Palm          | 8"    | 8' GW        |       |
| SHADE TREES    | CODE | QTY | BOTANICAL NAME                                                                                                     | COMMON NAME          | DBH   | HGT          | SRD   |
|                | CDI  | 4   | Coccoloba diversifolia<br>STD 4' CT - Florida Native -<br>Miami-Dade Landscape Manual -<br>Very Drought Tolerant   | Pigeon Plum          | 2.5"  | 12' OA       | 5'    |
|                | LXN  | 1   | Lagerstroemia x 'Natchez'<br>Drought Tolerant / Listed in the<br>Miami Dade Landscape Manual /<br>Standard - 4' CT | White Crape Myrtle   | 3"    | 12'-14' OA   | 6'-8' |
|                | TIV  | 1   | Terminalia ivorensis<br>Specimen / Character                                                                       | Ivory Coast almond   | 6"-8" | 30' OA       | 12'   |
| STREET TREES   | CODE | QTY | BOTANICAL NAME                                                                                                     | COMMON NAME          | DBH   | HGT          | SRD   |
|                | CAB  | 1   | Calophyllum brasiliense<br>Miami-Dade Landscape Manual                                                             | Brazilian Beautyleaf | 3"    | 12'-14' OA   | 6'-8' |

| SHRUBS        | CODE | QTY      | BOTANICAL NAME                                                         | COMMON NAME        | HEIGHT       | SPREAD      |
|---------------|------|----------|------------------------------------------------------------------------|--------------------|--------------|-------------|
|               | CRN  | 53       | Clusia rosea 'Nana'<br>Florida Native - Miami-Dade<br>Landscape Manual | Dwarf Pitch Apple  | 2'           | 1.5'        |
|               | CER  | 48       | Conocarpus erectus<br>Shrub Type - Florida Native                      | Green Buttonwood   | 6' OA        | 3'          |
|               | DIS  | 3        | Dioon spinulosum                                                       | Mexican Cycad      | 5'           |             |
|               | PRC  | 24       | Philodendron 'Rojo Congo'                                              | Red Congo          | 3'           | 2'          |
|               | PRA  | 34       | Pimenta racemosa<br>Florida Native - Drought Tolerant                  | Bay Rum            | 6' OA        | 3'          |
|               | PMM  | 18       | Podocarpus macrophyllus 'Maki'                                         | Japanese Yew       | 6' OA        | 3'-4'       |
|               | RMA  | 7        | Ravenala madagascariensis                                              | Traveler's Tree    | 10' - 12' OA | 8'          |
| SHRUB AREAS   | CODE | QTY      | BOTANICAL NAME                                                         | COMMON NAME        | HEIGHT       | SPREAD      |
|               | FMG  | 112      | Ficus microcarpa 'Green Island'                                        | Green Island Ficus |              |             |
| GROUND COVERS | CODE | QTY      | BOTANICAL NAME                                                         | COMMON NAME        | HEIGHT       | SPREAD      |
|               | OGP  | 804 sf   | Ocean Green Pebbles                                                    | Pebbles 1/2" - 1"  |              |             |
|               | TAM  | 442      | Trachelospermum asiaticum 'Minima'                                     | Asiatic Jasmine    | 0.5'         | 8" 10" o.c. |
|               | ZJD  | 2,129 sf | Zoysia japonica 'Diamond'<br>6" Sand beneath                           | Korean Grass       |              |             |

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                                 | 5           | N/A      |
| 2. Single-Family Waterfront Lot                                     | 6           | 6        |
| 3. Two-Family Lot                                                   | 5           | N/A      |
| 4. Number of Shade Trees in Front Yard                              | 2           | 2        |
| 5. Native Species Required - 50%                                    | 3           | 4        |
| 6. Drought Tolerant and Low Maintenance Species Require – 50%       | 3           | 4        |
| 7. Street Trees Required:<br>Linear street frontage 69.65' / 35 = 2 | 2           | 2        |
| B. Shrubs Required**                                                | Required    | Provided |
| 1. Single-Family Non-Waterfront Lot                                 | 50          | N/A      |
| 2. Single-Family Waterfront Lot                                     | 60          | 187      |
| 3. Two-Family Lot                                                   | 50          | N/A      |
| 4. Native Species Required - 30%                                    | 15 / 18     | 135      |
| 5. Drought Tolerant and Low Maintenance Species Require – 50%       | 25 / 30     | 34       |
| C. Maximum Lawn Area Allowed***<br>50% of Net Lot Area              | Required    | Provided |
|                                                                     | 6,564 (Max) | 2,129    |

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)

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date:  
12-06-2019  
revised:  
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Coordination 06-18-2020



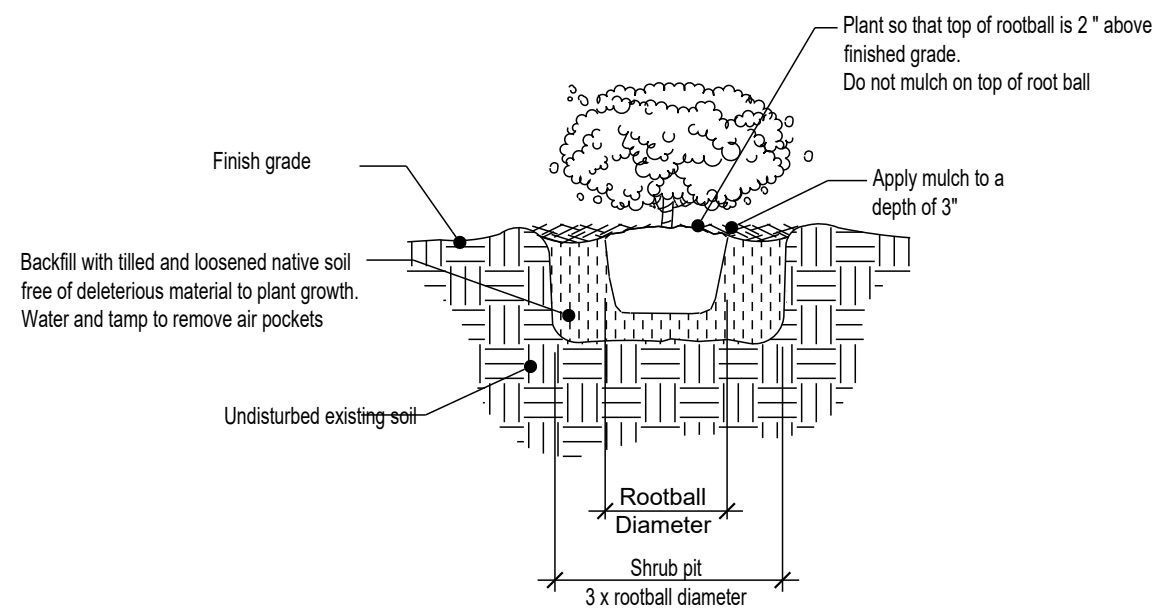
GENERAL NOTES

1. Landscape Contractor is responsible for verifying locations of all underground and overhead utilities and easements prior to commencing work. All Utility companies and/or the General Contractor shall be notified to verify utility locations prior to digging. Utility trenching is to be coordinated with the Landscape plans prior to beginning of project. The Owner or Landscape Architect shall not be responsible for damage to utility or irrigation lines.
2. Landscape Contractor shall examine the site and become familiar with conditions affecting the installation prior to submitting bids. Failure to do so shall not be considered cause for change orders.
3. Landscape Contractor is responsible for verifying all plant quantities prior to bidding and within (7) seven calendar days of receipt of these plans shall notify the Landscape Architect in writing of any and all discrepancies. In case of discrepancies planting plans shall take precedence over plant list.
4. No substitutions are to be made without prior consent of the Landscape Architect. Plant material supply is the responsibility of the Landscape Contractor, and he/she shall take steps to insure availability at time of planting.
5. All plant material shall meet or exceed the size on the plant list. In all cases meeting the height and the spread specifications shall take precedence over container size.
6. All planted areas to be outfitted with automatic irrigation system providing 100% coverage and 50% overlap. A rain sensor must be part of the irrigation system.
7. Landscape Contractor shall be responsible for providing temporary hand watering to all proposed & landscape areas, during construction.
8. The Landscape Contractor is responsible for coordinating tree and palm removals and transplants shown on the Tree/Palm Disposition Plan. The Landscape Contractor is to remove and discard from site existing unwanted trees, palms, shrubs, groundcovers, sod and weeds within landscape areas.
9. All permitting and fees to be the responsibility of the Contractor.

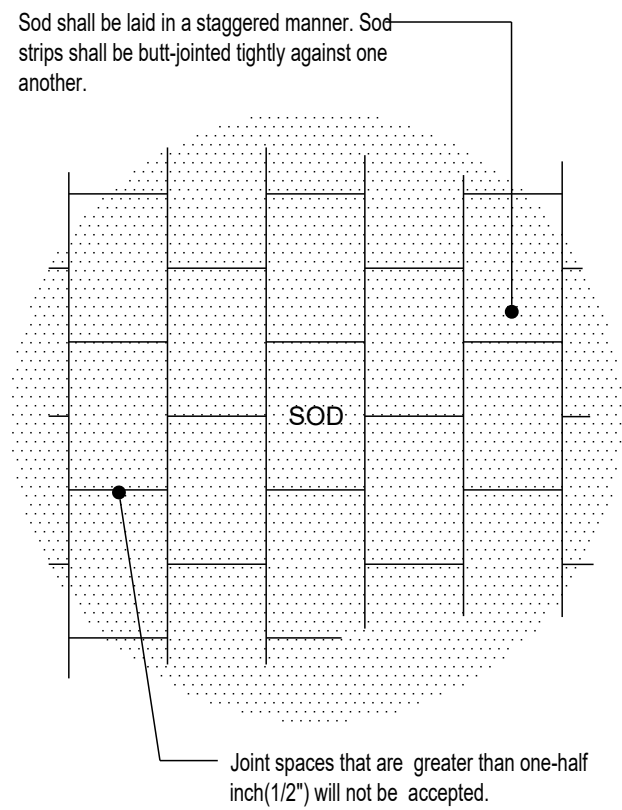
PLANTING NOTES

1. Landscape Contractor shall furnish and install all trees, palms, shrubs, groundcover, sod, planting soil, herbicide, preemergence herbicide, seed, and mulch. Landscape Contractor to provide Landscape Architect with at least 5 days notice prior to tree installation.
2. Landscape Contractor shall guarantee all plant material for a period of one year from the day of final acceptance by the Landscape Architect.
3. All plant material shall be Florida #1 or better, as defined in the Grades and Standards for Nursery Plants, Part I and II by the State of Florida Department of Agriculture.
4. Landscape Contractor is responsible for scheduling a nursery visit for Landscape Architect to approve all trees, palms and shrubs prior to delivery to the project site.
5. Landscape Contractor shall coordinate his work with that of the Irrigation and Landscape Lighting Contractor.
6. The Landscape Contractor shall treat planted areas with preemergence herbicide after weeds and grass have been removed. Landscape Contractor shall apply pre emergent herbicide per manufacturer's recommendation, wait period prior to planting as specified. Planting soil mix/backfill shall be clean and free of construction debris, weeds, rock and noxious pests and disease.
7. All soil mix in plant beds for ground covers, shrubs, palms and trees shall be as per details. All other areas shall be dressed with a minimum of 4" topsoil "if required".
8. All planting areas and planting pits shall be tested for sufficient percolation prior to final planting and irrigation installation to ensure proper drainage. Plant beds in parking lots and in areas compacted by heavy equipment shall be de-compacted so that drainage is not impeded.
9. All synthetic burlap, string, cords or wire baskets shall be removed before trees are planted, without breaking the soil ball. All synthetic tape shall be removed from branches and trunks prior to final acceptance. The top 1/3 of natural burlap shall be removed, after the tree is set in the planting hole and before the tree is backfilled. Landscape Contractor is to check for root defects including deep planting in the root ball and circling roots, trees with root problems will not be accepted.
10. Landscape Contractor is responsible for mulching all plant beds and planters with a minimum 3" layer of natural color Eucalyptus or Enviromulch immediately after planting. In no case shall Cypress mulch be used.
11. All Trees/Palms in sod areas are to receive a 48" diameter mulched saucer at the base of the trunk respectively.
12. Landscape Contractor shall guy and stake all trees and palms as per specifications and details. No nails, screws or wiring shall penetrate the outer surface of trees and palms. All guying and staking shall be removed twelve months after planting.
13. All palm and tree guy wires and bracing are to be flagged for visibility, for their duration. All unattended and unplanted tree pits shall be properly barricaded and flagged during construction.
14. All broken branches and clear trunk branches on street trees are to be pruned according to ANSI A - 300 Guidelines for Tree Pruning to min. 5' - 0" height clearance to the base of canopy.
15. Landscape Contractor shall fertilize plant material as needed to support optimum healthy plant growth. All fertilization shall be performed in compliance with the latest ANSI A300 (Part 2) Standards.
16. Stake all trees and palms for approval by Landscape Architect prior to installation.
17. Any sod areas damaged by construction are to be replaced with St. Augustine 'Floritam' sod.
18. All areas within limits of work not covered by walks, buildings, playground, and/or any other hardscape feature shall be sodded with St. Augustine 'Floritam' sod.
19. St. Augustine 'Floritam' - Contractor's responsibility to verify quantity.
20. Install rootbarrier as per manufacturer's recommendation on all large trees that are 6' or closer to any pavement or building, as shown on details page.
21. Root barrier shall be Vespro Inc. or approved equal.

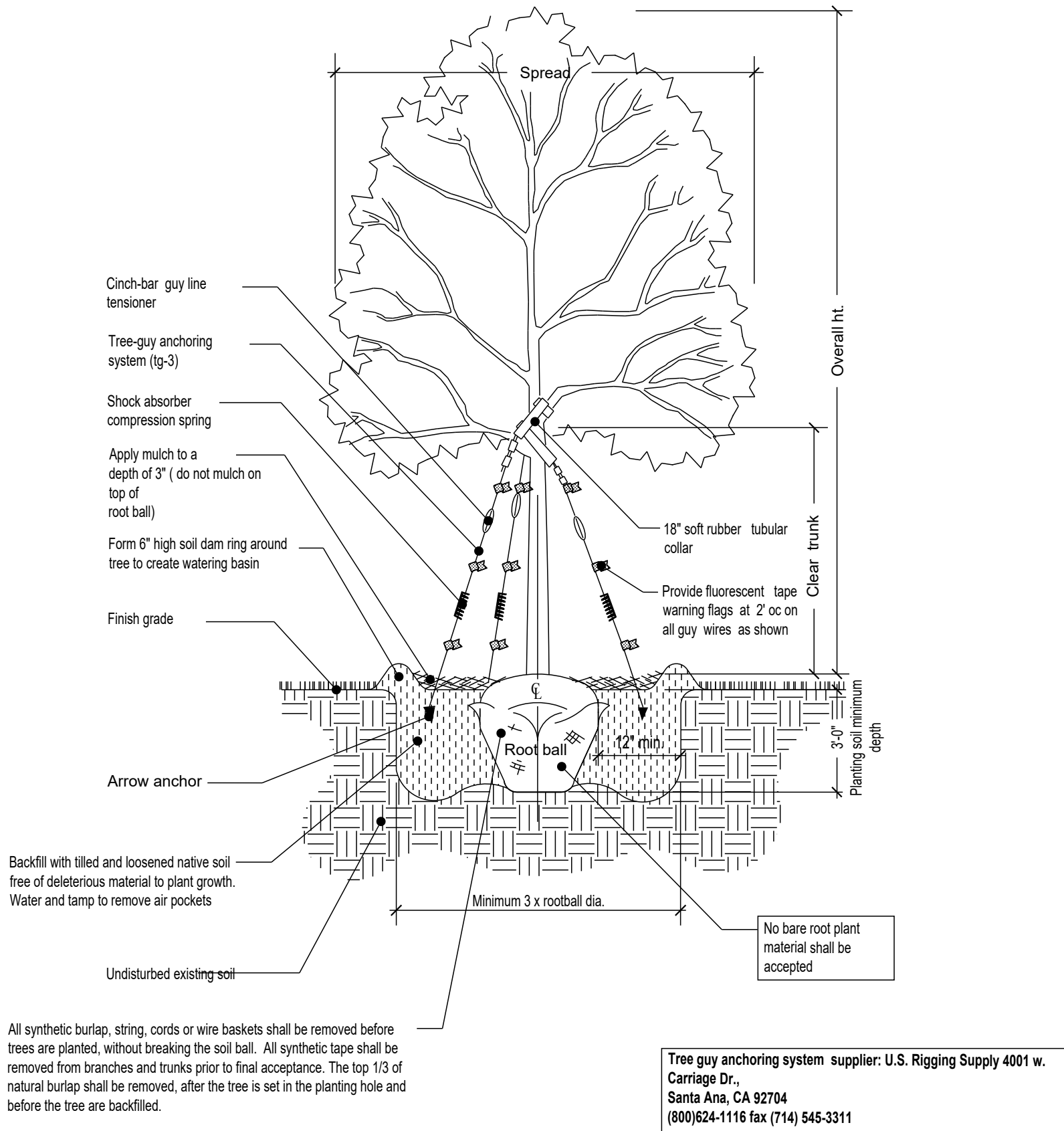
1 General Planting Notes  
SCALE: N.T.S.



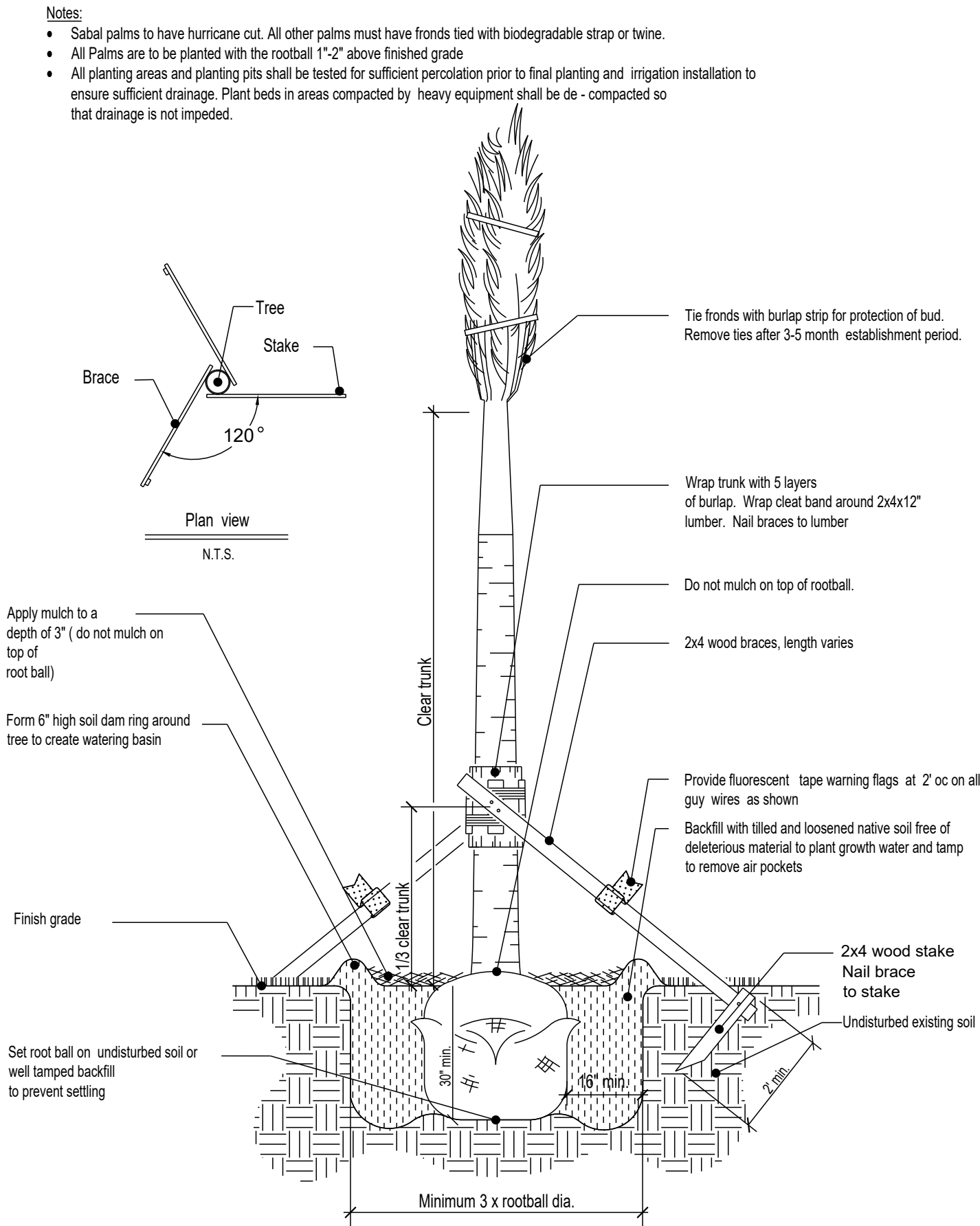
2 Shrubs Planting Detail  
SCALE: N.T.S.



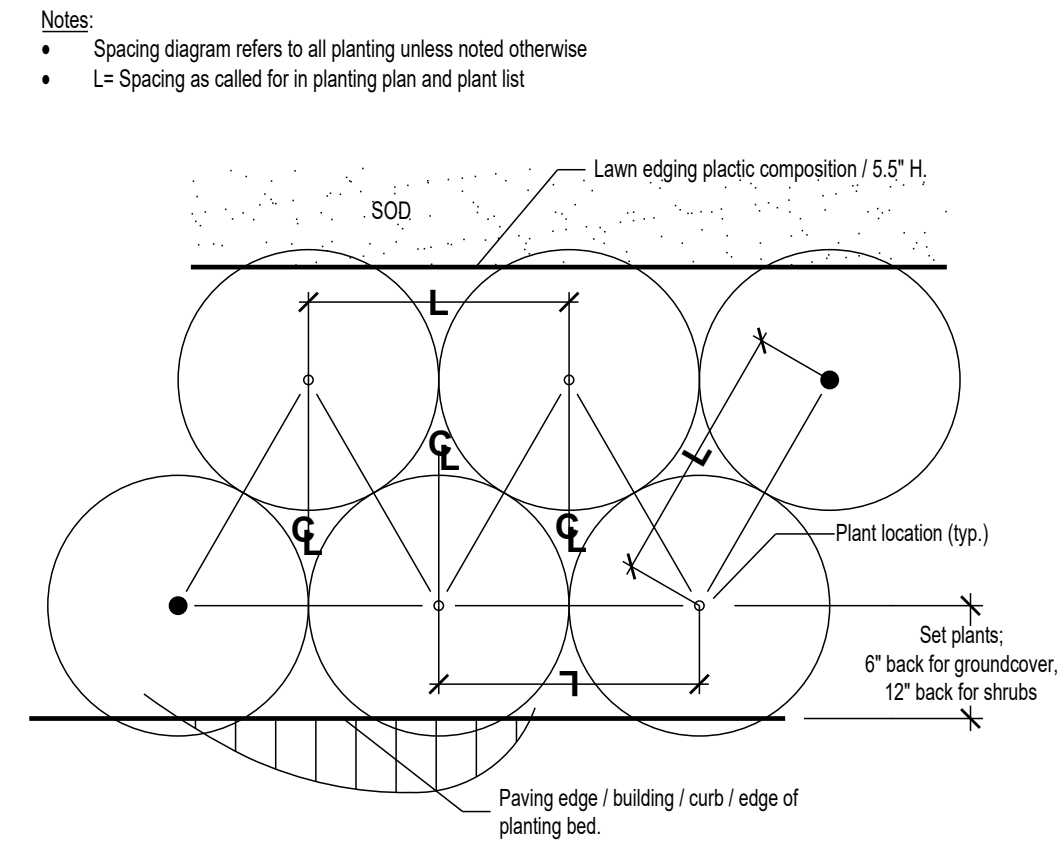
3 Sod Planting Detail  
SCALE: N.T.S.



4 Tree Planting Detail  
SCALE: N.T.S.

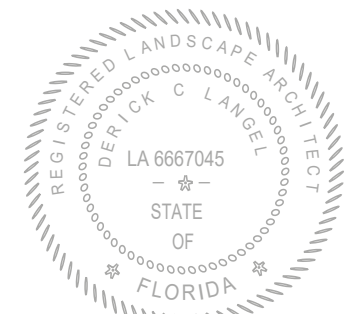


5 Palm Planting Detail  
SCALE: N.T.S.



6 Shrubs Planting Detail  
SCALE: N.T.S.

seal



DERICK LANGE (LA6667045)



Landscape (Architecture + Plant Information)  
4459 NW 97 CT, Doral, FL 33178  
(305) 303-7059 - www.alllandscapedata.net

comm no.

1847

date:

12-06-2019

revised:

sheet no.



## PALMS:



PLE - Alexander Palm



SKL - Satake Palm

## SHADE TREES:



CDI - Pigeon Plum



LXN - White Crape Myrtle



TIV - Ivory Coast almond



CAB - Brazilian Beautyleaf

## SHRUBS:



CRN - Dwarf Pitch Apple



CER - Green Buttonwood



DIS - Mexican Cycad



PRC - Rojo Congo Philodendron



PRA - Bay Rum



PMM - Japanese Yew

## SHRUBS:



RMA - Traveler's Tree



FMG - Green Island Ficus

## GROUND COVERS:



OGP - Ocean Green Pebbles



TAM - Asiatic Jasmine



ZJD - Korean Grass





FRONT ELEVATION (N.E.)  
SCALE: 0 5 10 16 feet  
3/16" = 1'-0"



SIDE ELEVATION (N.W.)  
SCALE: 0 5 10 16 feet  
3/16" = 1'-0"

seal



DERICK LANGE (LA6667045)  
ALL LANDSCAPE DATA INC  
Landscape (Architecture + Plant Information)  
4459 NW 97 CT, Doral, FL 33178  
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1 Coordination 06-18-2020

sheet no.





REAR ELEVATION (S.W.)  
SCALE: 0 5 10 16 feet  
3/16" = 1'-0"



SIDE ELEVATION (S.E.)  
SCALE: 0 5 10 16 feet  
3/16" = 1'-0"

seal



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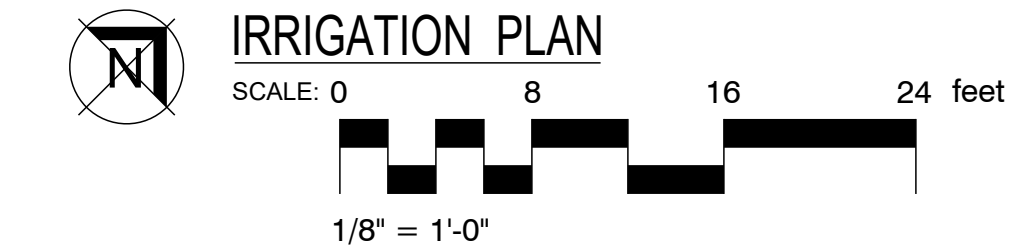
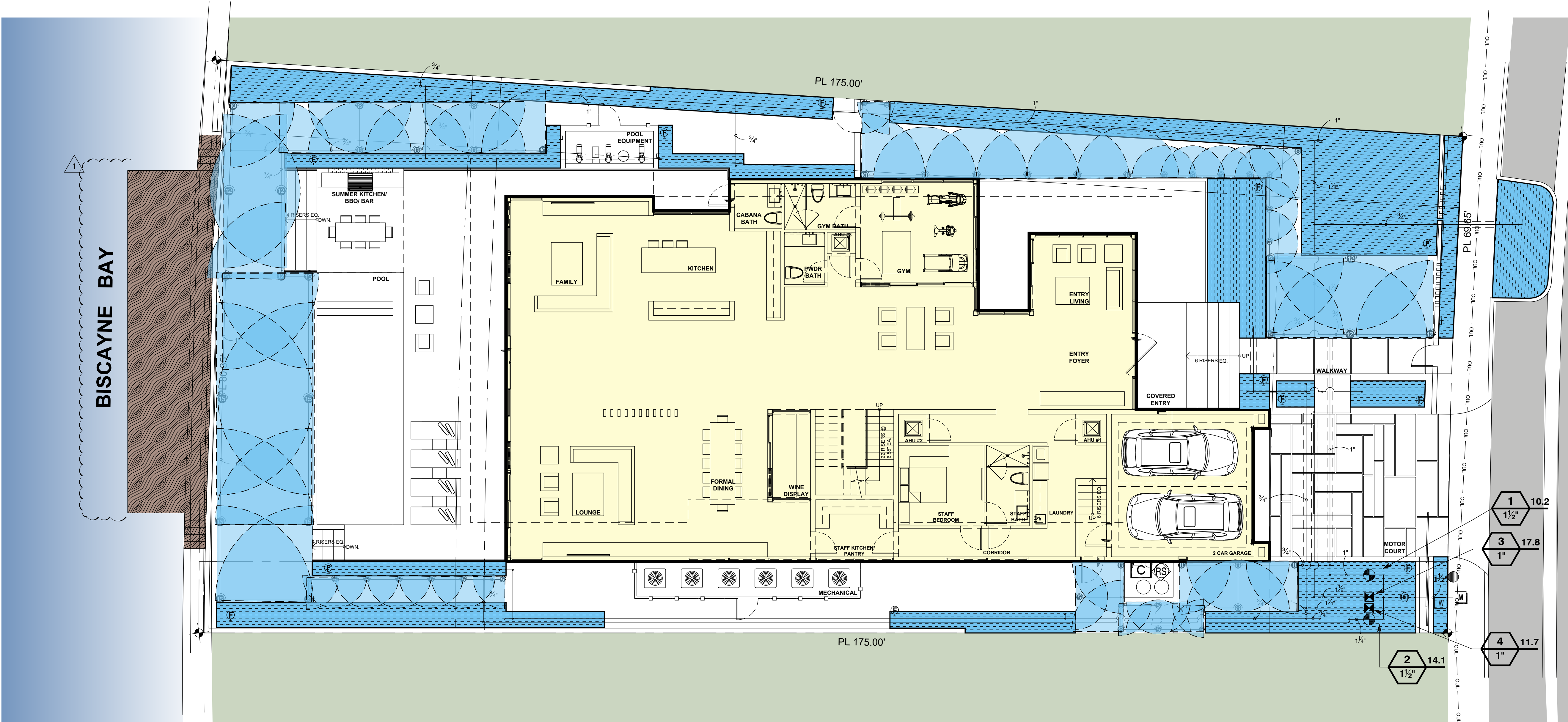
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**GENERAL**  
IRRIGATION SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES, CONTRACT DRAWINGS, CONTRACT SPECIFICATIONS, AND APPENDIX "F" OF THE FLORIDA BUILDING CODE.

THIS PLAN SHALL BE USED AS A GUIDE ONLY. IRRIGATION SHALL BE INSTALLED TO MATCH ON SITE CONDITIONS AND TO OVERCOME THE INHERENT INACCURACIES THAT RESULT WHEN DESIGNING FROM BASE PLANS.

SHALL BE INSTALLED TO MEET CODE REQUIREMENTS FOR CROSS CONNECTION CONTROL. A PRESSURE VACUUM BREAKER SHALL BE INSTALLED.

THIS IRRIGATION HAS BEEN DESIGNED AS A TYPICAL BLOCK VALVE TYPE USING TORO SPRINKLERS, IN-LINE VALVES AND CONTROL SYSTEM. A RAIN SENSOR SHALL BE INSTALLED TO CONSERVE WATER.

IRRIGATION SHALL BE INSTALLED AND MAINTAINED TO MINIMIZE UNDESIRABLE OVERTHROW ONTO PAVEMENT, SIDEWALKS, AND BUILDINGS.

CONTRACTOR SHALL VISIT THE SITE TO BECOME FAMILIAR WITH SITE CONDITIONS, AND SHALL REFER TO THE PLANS FOR ADDITIONAL INFORMATION.

TO ENSURE PROPER OPERATION, SOURCE SIZE, VALVE SIZES, ZONE CAPACITIES, AND SPRINKLER, PIPE AND WIRE SIZES, AND INSTALLATION NOTES AND DETAILS SHALL BE FOLLOWED AS SHOWN.

**PIPING**  
PIPE ROUTING IS SCHEMATIC ONLY AND SHALL BE ADJUSTED FOR ON SITE CONDITIONS.

PIPE SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES, SECTION "F" OF THE FLORIDA BUILDING CODE, AND PIPE MANUFACTURER'S INSTRUCTIONS.

PIPE ROUTED UNDER HARDSCAPED AREAS SHALL BE SLEEVED IN SCH 40 PVC. EACH SLEEVE SHALL BE: (1) BURIED TO A MINIMUM DEPTH OF 24", (2) TWO PIPE SIZES LARGER THAN CARRIER PIPE, AND (3) EXTENDED 3' BEYOND HARDSCAPED AREA ON EACH END. CONTRACTOR SHALL REFER TO LOCATION OF EXISTING SLEEVES.

PIPE INSTALLED ABOVE GRADE AT THE BACKFLOW PREVENTER SHALL BE SCH 40 GALVANIZED STEEL. ALL OTHER PIPE AND FITTINGS SHALL BE TYPE 1120 PVC. MAIN LINE AND FITTINGS SHALL BE SCH 40. LATERALS SIZED 3/4" SHALL BE SDR CLASS 200. LATERALS 1" AND LARGER SHALL BE SDR 26, CLASS 160.

PIPE SIZED TO LIMIT FLOW VELOCITIES TO 5 FEET/SECOND AND TO LIMIT FRICTION LOSS IN THE PIPING NETWORK.

PIPE SHALL BE INSTALLED AT SUFFICIENT DEPTH BELOW GROUND TO PROTECT IT FROM HAZARD SUCH AS VEHICULAR TRAFFIC OR ROUTINE OCCURRENCES WHICH OCCUR IN THE NORMAL USE AND MAINTENANCE OF THE PROPERTY. DEPTHS OF COVER SHALL MEET OR EXCEED SCS CODE 430-DD. REFER TO THE APPLICABLE DETAIL FOR ADDITIONAL INFORMATION.

A GATE VALVE SHALL BE INSTALLED FOR ISOLATION. THIS VALVE SHALL BE TO LINE SIZE AND INSTALLED IN A VALVE BOX. POROUS MATERIAL SHALL BE INSTALLED PER BOX TO PROMOTE DRAINAGE.

THE BACKFLOW PREVENTER SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES AND SHALL BE LOCATED TO BE CONCEALED FROM VIEW.

**SPRINKLERS**  
SPRINKLER LOCATIONS ARE SCHEMATIC ONLY AND SHALL BE ADJUSTED FOR LANDSCAPING, FENCES, SITE LIGHTING, PREVAILING WIND, MOUNDING, ETC., TO ENSURE PROPER COVERAGE WITH MINIMAL UNDESIRABLE OVERTHROW. A PRIME OBJECTIVE SHALL BE TO ELIMINATE OVERTHROW ONTO PAVEMENT, SIDEWALKS, AND THE RESIDENCE.

POP-UP TYPE LOCATED IN SOD, MULCH, AND GROUND COVERS SHALL BE INSTALLED ON FLEXIBLE SWING JOINTS CONSISTING OF THICKWALLED POLY PIPE AND 1/2" INSERT ELBOWS.

EACH SPRINKLER SHALL BE EQUIPPED WITH THE APPROPRIATE PRECISION SPRAY NOZZLE AND SHALL HAVE THE X-FLOW FEATURE.

ADJUSTMENT FEATURES OF SPRINKLERS SPECIFIED SHALL BE UTILIZED TO ENSURE PROPER COVERAGE WITH MINIMAL UNDESIRABLE OVERTHROW. LOW ANGLE, FLAT SPRAY, AND ADJUSTABLE ARC NOZZLES SHALL BE USED TO MINIMIZE OVERTHROW.

SPRINKLERS LOCATED ADJACENT TO HARDSCAPED AREAS SHALL BE INSTALLED AWAY FROM HARDSCAPED AREAS TO MINIMIZE OVERTHROW AND THE CHANCE OF DAMAGE BY VEHICLES, PEDESTRIANS, AND LAWN MAINTENANCE PERSONNEL. AS A GENERAL RULE, 6" POP-UP SPRAY HEADS SHALL BE INSTALLED IN 4", SHRUB HEADS AND 12" POP-UP SPRAY HEADS SHALL BE INSTALLED IN 12".

**CONTROL SYSTEM**  
CONTROLLER SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES AND MANUFACTURER'S INSTRUCTIONS. PROPER GROUNDING EQUIPMENT SHALL BE PROVIDED.

CONTROLLER LOCATION SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE. A 110 VAC ELECTRIC SOURCE IS REQUIRED.

CONTROL LINES FROM AUTOMATIC CONTROLLER TO IN-LINE AUTOMATIC VALVES SHALL BE #14 AWG DIRECT BURIAL UF TYPE WHICH SHALL BE: (1) INSTALLED IN ACCORDANCE WITH LOCAL CODES, (2) INSTALLED IN SCH 40 PVC WIRE CONDUIT, (3) BURIED TO A MINIMUM DEPTH OF 15", (4) COLORED CODED TO FACILITATE TROUBLESHOOTING, AND (5) SPliced MOSTLY AT VALVE LOCATIONS. SPLICES SHALL BE MADE WATERPROOF USING APPROVED METHODS. SPARE WIRES SHALL BE ROUTED FROM THE CONTROLLER IN ALL DIRECTIONS TO THE FARTHEST VALVES CONTROLLED.

AN INDIVIDUAL CONTROL WIRE SHALL BE ROUTED TO EACH VALVE AND VALVES WHICH OPERATE SIMULTANEOUSLY SHALL BE TIED TOGETHER AT THE CONTROLLER.

AUTOMATIC VALVE LOCATIONS ARE SCHEMATIC ONLY AND SHALL BE ADJUSTED FOR ON SITE CONDITIONS. EACH VALVE SHALL BE INSTALLED IN A VALVE BOX. A MINIMUM OF ONE CUBIC FOOT OF GRAVEL SHALL BE PROVIDED PER BOX TO PROMOTE DRAINAGE.

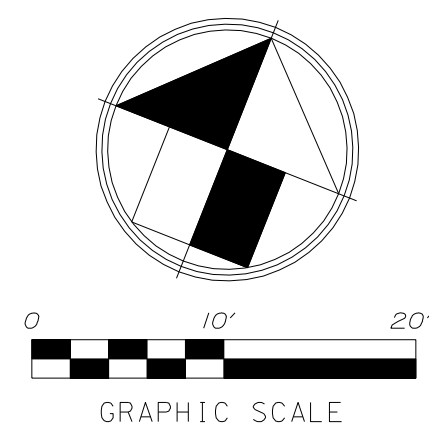
THE RAIN SENSOR SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

**TIMING AND PRECIPITATION**  
TIMING OF EACH STATION SHALL BE SET IN THE FIELD TO MATCH LOCAL REQUIREMENTS. REFER TO ZONE SUMMARY CHART FOR RECOMMENDED RUN TIMES TO APPLY 1.0 INCHES/WEEK.

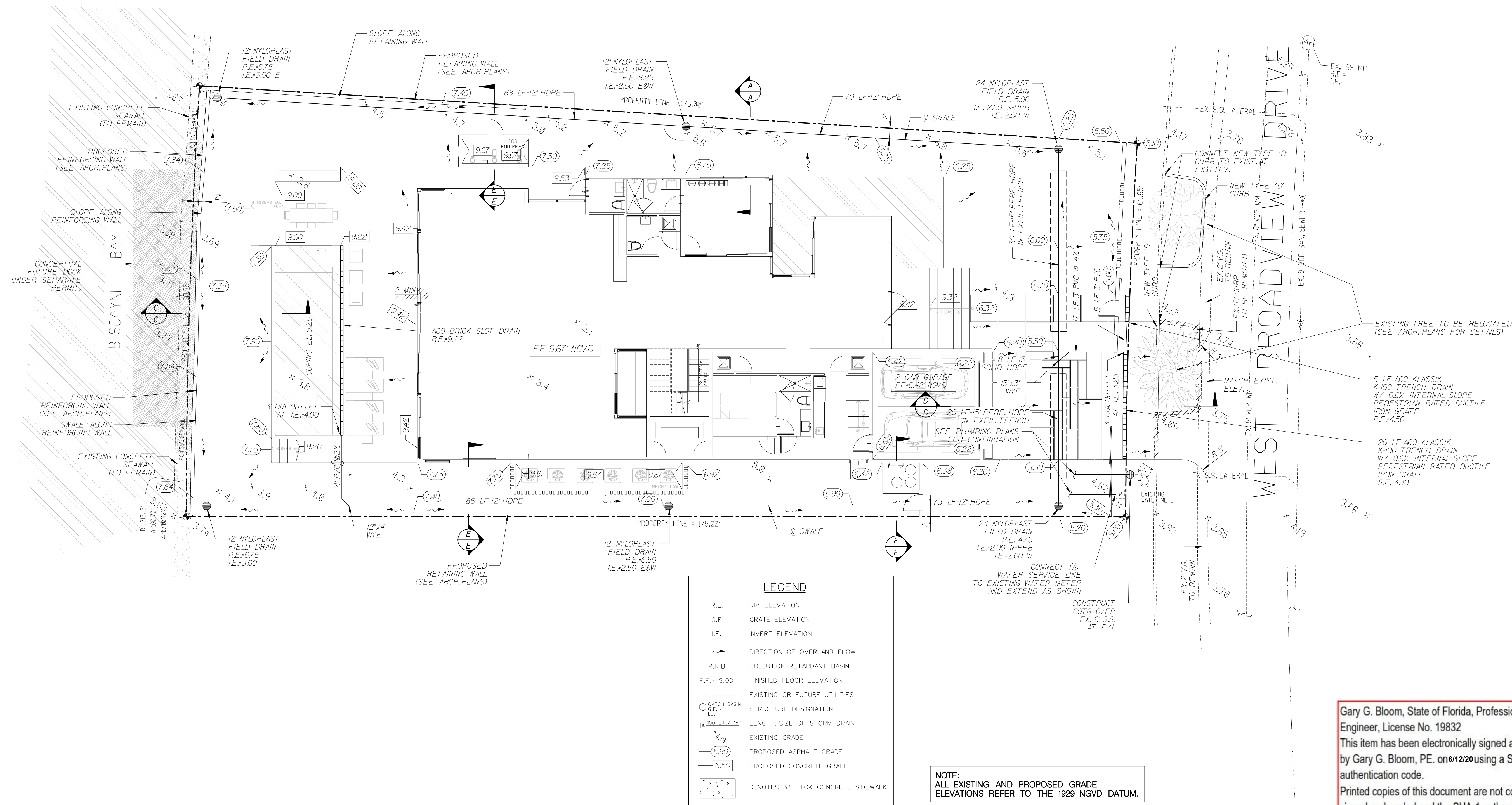








LOCATION SKETCH



NOTE:  
ALL EXISTING AND PROPOSED GRADE  
ELEVATIONS REFER TO THE 1929 NGVD DATUM.

|                                                                                                                                                                                                                              |                    |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| REVISIONS:                                                                                                                                                                                                                   |                    |
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| 8.                                                                                                                                                                                                                           |                    |
| CLIENT:                                                                                                                                                                                                                      |                    |
| Choeff + Levy P.A.<br>8425 Biscayne Blvd., Suite 201<br>Miami, Florida 33138<br>Phone: 305-434-8338                                                                                                                          |                    |
| PROJECT:                                                                                                                                                                                                                     |                    |
| Residence                                                                                                                                                                                                                    | FLORIDA            |
| 9530 W. Broadview Drive                                                                                                                                                                                                      | BAY HARBOR ISLANDS |
| TASK:                                                                                                                                                                                                                        |                    |
| CIVIL ENGINEERING PLAN                                                                                                                                                                                                       |                    |
| GGB Engineering, Inc.                                                                                                                                                                                                        |                    |
| CIVIL AND FORENSIC ENGINEERS • LAND PLANNERS<br>• CONSTRUCTION MANAGERS<br>FLORIDA REGISTRATION No. 818<br>2699 Stirling Road, Suite C-202<br>Fort Lauderdale, Florida 33312<br>Phone: (954) 986-9899<br>Fax: (954) 986-9855 |                    |
| DATE:                                                                                                                                                                                                                        | SCALE:             |
| 7/20/19                                                                                                                                                                                                                      | 1"=10'             |
| DESIGNED BY:                                                                                                                                                                                                                 | DRAWN BY:          |
| G.C.B.                                                                                                                                                                                                                       | M.M.               |
| PROJECT NO.                                                                                                                                                                                                                  |                    |
| 19-0715                                                                                                                                                                                                                      |                    |
| SHEET                                                                                                                                                                                                                        |                    |
| C-1                                                                                                                                                                                                                          |                    |
| GARY G. BLOOM<br>FLORIDA<br>PROFESSIONAL ENGINEER<br>No. 19832<br>STATE OF                                                                                                                                                   |                    |

Gary G. Bloom, State of Florida, Professional Engineer, License No. 19832  
This item has been electronically signed and sealed by Gary G. Bloom, PE. on 7/22/20 using a SHA-1 authentication code.  
Printed copies of this document are not considered signed and sealed and the SHA-1 authentication code must be verified on any electronic copies.



GENERAL :

ALL CONSTRUCTION, MATERIAL, INSTALLATION, AND TESTING SHALL BE IN ACCORDANCE WITH F.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION TOGETHER WITH THE COUNTY'S MINIMUM DESIGN STANDARDS AND SPECIFICATIONS AS APPLICABLE. IF F.D.O.T. MATERIAL IS SPECIFIED, IT SHALL IMPLY THAT THEIR CONSTRUCTION PROCEDURES SHALL BE FOLLOWED.

CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL PROTECT ALL UTILITIES AND OTHER PROPERTY AND SHALL BE RESPONSIBLE FOR ANY DAMAGES INCURRED DURING CONSTRUCTION AND SHALL REPAIR SAID DAMAGES AT HIS EXPENSE.

THE ENGINEER WILL HOLD A PRE-CONSTRUCTION MEETING PRIOR TO THE START OF ANY CONSTRUCTION AND INCLUDE A REPRESENTATIVE FROM THE RESPECTIVE ENGINEERING AND UTILITY DEPARTMENTS, THE CONTRACTOR, OWNER, AND OTHER APPLICABLE AGENCIES.

THE CONTRACTOR SHALL VERIFY ALL UNDERGROUND UTILITY LOCATIONS PRIOR TO CONSTRUCTION. THE LOCATIONS OF THE EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE ONLY; THE EXACT LOCATIONS SHALL BE DETERMINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. IN ADDITION, THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY IF "OTHER" UTILITIES (NOT SHOWN ON THE PLANS) EXIST WITHIN THE AREA OF CONSTRUCTION. SHOULD THERE BE "OTHER" UTILITIES, THE CONTRACTOR SHALL NOTIFY THE RESPECTIVE UTILITY OWNERS TO RESOLVE UTILITY CONFLICTS AND UTILITY ADJUSTMENTS, AS REQUIRED.

ALL DEVIATIONS FROM PLANS ARE TO BE APPROVED BY ENGINEER IN WRITING PRIOR TO CONSTRUCTION AND FOR ALL INSPECTIONS AND TESTING.

THE ENGINEER MUST BE GIVEN A MINIMUM 48 HOURS NOTICE PRIOR TO START OF CONSTRUCTION AND FOR ALL INSPECTIONS AND TESTING.

CONTRACTOR IS RESPONSIBLE TO PREPARE COMPLETE AS-BUILT PLANS WITH INFORMATION RELATIVE TO LOCATIONS AND ELEVATIONS OF VALVES, SERVICES, FITTINGS, LENGTHS OF PIPE, TOP OF WATER MAIN ELEVATIONS, AND THE LIKE SHALL BE ACCURATELY RECORDED AND SUBMITTED TO THE DESIGN ENGINEERING FIRM PRIOR TO FINAL ACCEPTANCE OF THE WORK. ALL INFORMATION SHALL BE TAKEN BY A REGISTERED LAND SURVEYOR AND SHOWN ON A SEALED AS-BUILT PLAN ALONG WITH AN AUTOCADD DISK.

THE CONTRACTOR SHALL BE RESPONSIBLE AT ALL TIMES THROUGHOUT THE DURATION OF CONSTRUCTION FOR THE PROTECTION OF EXISTING AND NEWLY INSTALLED UTILITIES AND IMPROVEMENTS FROM DAMAGES, DISRUPTION OF SERVICE, OR DESTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING SUCH MEASURES AS NECESSARY TO PROTECT THE HEALTH, SAFETY, AND WELFARE OF THOSE PERSONS HAVING ACCESS TO THE WORK SITE.

WALL REINFORCEMENT AND THICKNESS FOR PRECAST STRUCTURES SHALL BE IN ACCORDANCE WITH ASTM C478. MINIMUM WALL THICKNESS SHALL BE 8" AND MIN 6" BASE EXTENSION OUTSIDE OF MANHOLE WALL.

MORTAR USED TO SEAL THE PIPE INTO THE WALLS OF THE PRECAST STRUCTURES WILL BE NON-SHRINK GROUT AND WILL NOT CAUSE LEAKAGE IN OR OUT OF THE STRUCTURES. THE MAXIMUM OPENING THROUGH WALLS FOR PIPES SHALL BE THE MAXIMUM REQUIRED OUTSIDE DIAMETER PLUS 6".

ALL PIPE SHALL BE LAID IN A DRY TRENCH; ALL MUCK OR OTHER UNSTABLE MATERIAL ENCOUNTERED IN TRENCH BOTTOM SHALL BE REMOVED AND BACKFILLED WITH GRANULAR MATERIAL, COMPACTED TO 100% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99, METHOD "C".

SHOP DRAWINGS FOR ALL STRUCTURES AND MATERIALS TO BE USED ON THE PROJECT SHALL BE SUBMITTED TO THE DESIGN ENGINEER AND THE RESPECTIVE ENGINEER AND UTILITY DEPARTMENTS FOR APPROVAL PRIOR TO CONSTRUCTION OR INSTALLATION.

ALL ELEVATIONS REFER TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.

CONTRACTOR TO CONTACT SUNSHINE STATE ONE-CALL OFFICE (1-800-432-4770) AND ALL LOCAL UTILITY COMPANIES FOR UNDERGROUND UTILITY LOCATIONS PRIOR TO CONSTRUCTION.

EXISTING SECTION CORNERS AND OTHER LAND MARKERS OR MONUMENTS LOCATED WITHIN PROPOSED CONSTRUCTION ARE TO BE MAINTAINED BY THE CONTRACTOR AND / OR RESET AFTER CONSTRUCTION UNDER CERTIFICATION BY A REGISTERED SURVEYOR.

CONTRACTOR IS TO PREVENT INTRODUCTION OF DEBRIS OR DIRT INTO EXISTING STORM DRAIN AND / OR SANITARY SYSTEM AS A RESULT OF CONSTRUCTION ACTIVITIES. ALL LINES AND STRUCTURES SHALL BE CLEANED PRIOR TO FINAL INSPECTION AND ACCEPTANCE.

LOCATION OF DRAINAGE AND SANITARY SEWER STRUCTURES GOVERN, ADJUST PIPE LENGTHS AS REQUIRED.

THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" SHALL BE USED AS THE STANDARD FOR THE SIGNAGE AND PAVEMENT MARKING REQUIREMENTS OF THE PROJECT.

ALL UNDERGROUND UTILITY MAINS AND STRUCTURES FOR WATER, SEWER, GAS, IRRIGATION, DRAINAGE, TELEPHONE, POWER, CABLE TV, AND OTHERS MUST BE INSTALLED, INSPECTED, TESTED, AND APPROVED PRIOR TO ANY SUBGRADE CONSTRUCTION.

ALL CURB AND GUTTER SHALL HAVE A LIMEROCK FOUNDATION OR "PAD" OF AT LEAST FOUR INCHES (4") THICKNESS, COMPACTED TO 98% OF MAXIMUM DENSITY PER AASHTO (T-180).

THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING APPROPRIATE SAFETY PRECAUTIONS DURING EXCAVATION AND TRENCHING OPERATIONS AS REQUIRED BY THE "TRENCH SAFETY ACT" AND THE U.S.H.A. PART "P".

DRAINAGE :

CATCH BASINS / INLETS / JUNCTION BOXES SHALL NOT BE LOCATED IN RESIDENTIAL DRIVEWAYS.

DRAINAGE PIPES SHALL BE HDPE PIPE UNLESS OTHERWISE SPECIFIED ON PLANS.

PRIOR TO BACKFILLING THE DRAINAGE SYSTEM, THE CONTRACTOR SHALL NOTIFY THE GOVERNING AGENCIES FOR INSPECTION.

BOTTOM OF ALL INLETS SHALL BE 12" BELOW THE LOWEST INLET INVERT, UNLESS OTHERWISE SPECIFIED.

CORRUGATED ALUMINUM PIPE SHALL MEET THE REQUIREMENTS OF AASHTO M-196. CORRUGATED ALUMINUM PIPE SHALL BE FABRICATED WITH HELICAL CORRUGATIONS WITH A MINIMUM OF TWO ANNUAL CORRUGATIONS FORMED INTO EACH END TO ACCOMMODATE A COUPLING BAND. REFER TO TABLE "I", SECTION 945 FOR THICKNESS OF METAL FOR PIPE.

SEE LANDSCAPING PLANS FOR ADDITIONAL GRADING AND DRAINAGE INFORMATION FOR RECREATIONAL AMENITIES, POOL, POOL DECK, BERMING, ETC.

SITE PREPARATION SHALL BE PERFORMED IN ACCORDANCE WITH THE SOILS ENGINEER'S SUBSURFACE EXPLORATION AND RECOMMENDATION REPORT.

CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING AND PREPARATION OF ALL EXISTING STORM DRAINAGE PIPE AND INLETS FOR TESTING AS REQUIRED FOR NEW CONSTRUCTION. CONTRACTOR IS RESPONSIBLE TO COMPLETELY INSPECT EXISTING STORM DRAINAGE SYSTEM IN ADVANCE OF ANY WORK AND NOTIFY THE ENGINEER OF ANY DEFICIENCIES. SHOULD CONTRACTOR COMMENCE WORK WITHOUT FIRST INSPECTING THE EXISTING STORM DRAINAGE SYSTEM, THEN THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED REPAIRS.

CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY TURBIDITY SCREENS AT OUTFALL PIPES AND LAKE FROM TIME OF CONSTRUCTION COMMENCEMENT UNTIL FINAL PAVING AND DRAINAGE INSPECTION.

ALL RAMPS, WALKS, AND PEDESTRIAN PATHWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION" LATEST EDITION. IN THE CASE OF ANY CONFLICTS BETWEEN THESE PLANS AND CODE, THE CODE WILL GOVERN.

TEMPORARY AND PERMANENT FIRE DEPARTMENT ACCESS ROADS SHALL BE FREE OF CONSTRUCTION MATERIALS, VEHICLES, ETC. DURING CONSTRUCTION.

YARD DRAINAGE SYSTEM MATERIALS SHALL BE BY ADVANCED DRAINAGE SYSTEMS, INC. OR APPROVED EQUAL.

ALL EXISTING STORM DRAINAGE PIPING AND INLETS DESIGNATED FOR REMOVAL SHALL BE COMPLETELY REMOVED.

RESIDENTIAL PARCEL SIDEWALK TO BE CONSTRUCTED AT TIME OF BUILDING CONSTRUCTION, UNLESS OTHERWISE NOTED ON THE PLAN.

ALL LANDSCAPE ISLANDS TO BE CURBED, UNLESS OTHERWISE NOTED ON THE PLAN.

ALL ELEVATIONS REFER TO N.G.V.D.

CONTRACTOR TO REFER TO ARCHITECTURAL (PLUMBING) PLANS TO CONFIRM LOCATIONS AND ELEVATIONS OF BUILDING STORM / ROOF DRAINAGE CONNECTIONS.

EARTHWORK :

THE CONTRACTOR'S BID FOR EARTHWORK SHALL INCLUDE THE EXCAVATION, REMOVAL, AND DISPOSAL OF ALL MATERIALS, OF WHATEVER CHARACTER WITHIN THE LIMITS OF CONSTRUCTION. ALL TOPSOIL THAT IS SUITABLE FOR LANDSCAPING OR GRASSING OPERATIONS MAY BE STOCKPILED NEARBY FOR SUCH USE IF APPROVED BY OWNER. WHERE MUCK, ROCK, CLAY, OR OTHER MATERIAL WITHIN THE LIMITS OF CONSTRUCTION IS UNSUITABLE IN ITS ORIGINAL POSITION, THE CONTRACTOR SHALL EXCAVATE SUCH MATERIAL IN ITS ENTIRETY AND BACKFILL WITH SUITABLE MATERIAL WHICH SHALL BE COMPACTED IN PLACE TO CONFORM TO THE REQUIRED GRADES AND SECTIONS AS SHOWN ON THE PLANS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE UNSUITABLE MATERIAL PRESENT ON-SITE AND INCLUDE THE REMOVAL AND REPLACEMENT OF SAME IN HIS BID PRICE. THE CONTRACTOR SHALL MAKE HIS OWN ESTIMATE ON THE VOLUME OF MATERIAL ACTUALLY REQUIRED TO OBTAIN THE CROSS SECTIONS OR GRADES AS SHOWN ON THE PLANS.

IT IS THE CONTRACTORS RESPONSIBILITY TO PREPARE THE SITE IN ACCORDANCE WITH THE OWNERS GEOTECHNICAL REPORT FOR SUBSURFACE EXPLORATION AND RECOMMENDATIONS.

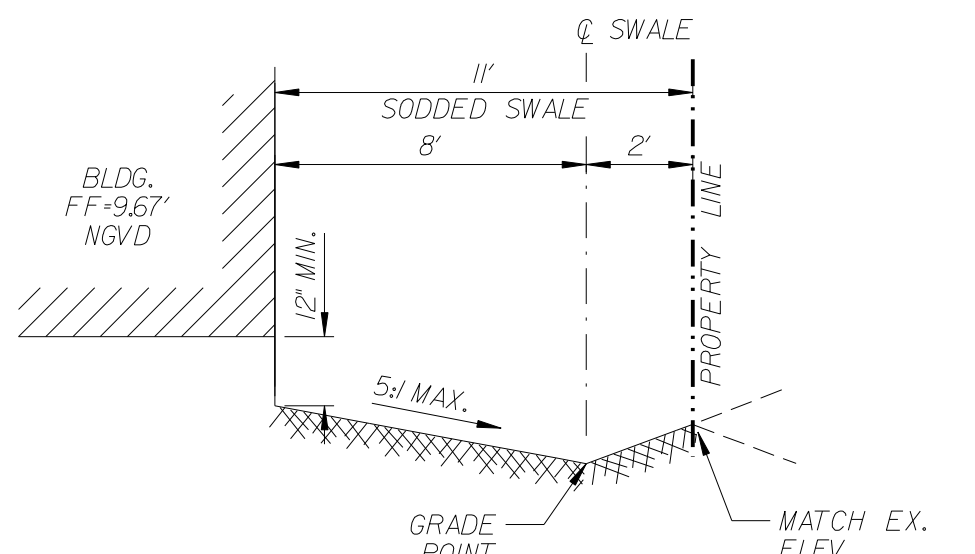
THE ENTIRE SITE SHALL BE COMPLETELY DEMUCKED BEFORE CONSTRUCTION BEGINS. NO MATERIAL OF CLASSES A-5, A-7, OR A-8 SHALL BE ALLOWED. ALL MATERIAL SUPPORTING THE ROADWAY AND SHOULDERS SHALL BE STABILIZED TO HAVE A MINIMUM LBR OF 40. SUBGRADES SHALL BE COMPACTED TO 100% OF MAXIMUM DENSITY PER AASHTO T-99 METHOD "C".

WHEREVER EXCAVATIONS FOR UTILITIES ARE MADE BELOW THE GRADES INDICATED ON THE PLANS, GRANULAR MATERIAL FREE OF ORGANIC OR OTHER DELETERIOUS MATERIAL SHALL BE USED TO RESTORE THE AREA TO THE PROPER GRADE, AND SHALL BE COMPACTED TO 100% OF MAXIMUM DENSITY PER AASHTO T-99 METHOD "C".

AREAS TO BE COMPACTED SHALL BE MOISTENED AND COMPACTED BY EITHER ROLLING, TAMPING, OR ANY OTHER METHOD APPROVED BY THE ENGINEER, IN ORDER TO OBTAIN THE DESIRED DENSITY. THE ENGINEER SHALL INSPECT ALL COMPACTED AREAS PRIOR TO FURTHER CONSTRUCTION OPERATIONS.

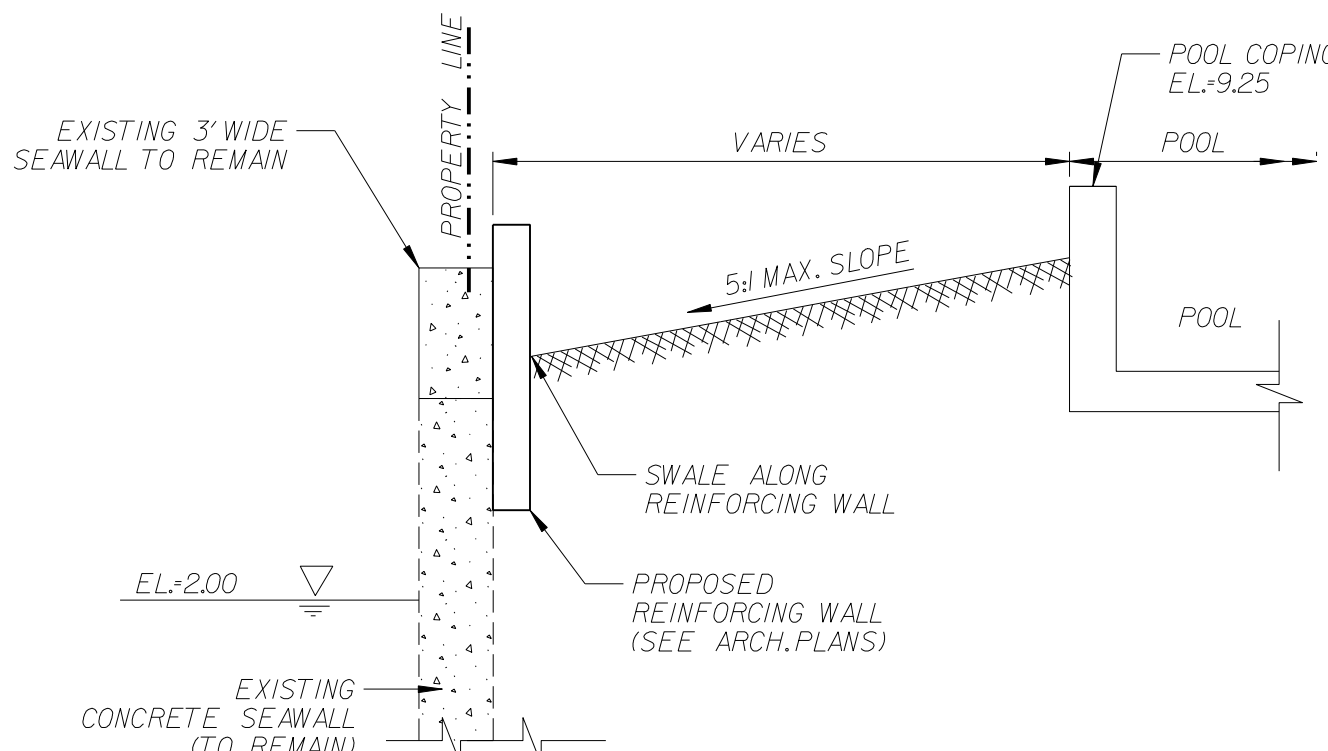
PRIOR TO BACKFILLING AROUND STRUCTURES, THE AREAS SHALL BE CLEAN OF ALL TRASH AND DEBRIS OF ANY DESCRIPTION, UNLESS DIRECTED BY THE ENGINEER TO BE LEFT IN PLACE, SUCH AS SHEETING AND BRACING. BACKFILL SHALL BE HAND TAMPED IN 12" COMPACTED LIFTS.

THE EXISTING ELEVATIONS SHOWN HEREON ARE FOR THE PURPOSE OF INDICATING THE GROUND ELEVATION ONLY AT THE POSITION SHOWN AND IN NO WAY SHOULD INDICATE ELEVATION AT ANY POINT OTHER THAN THAT SHOWN.



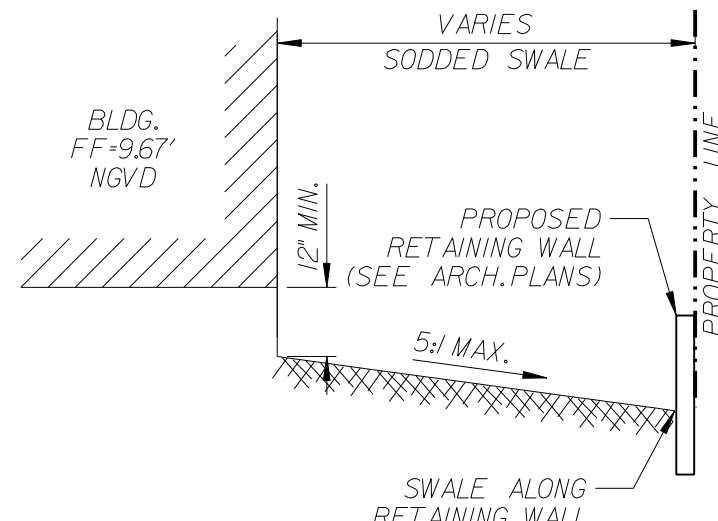
SECTION "A-A"

NTS



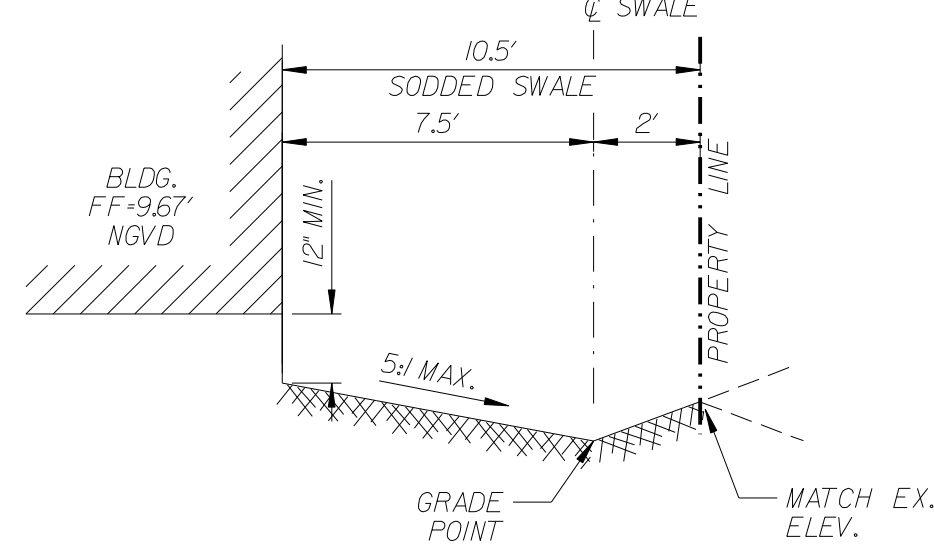
SECTION "C-C"

NTS



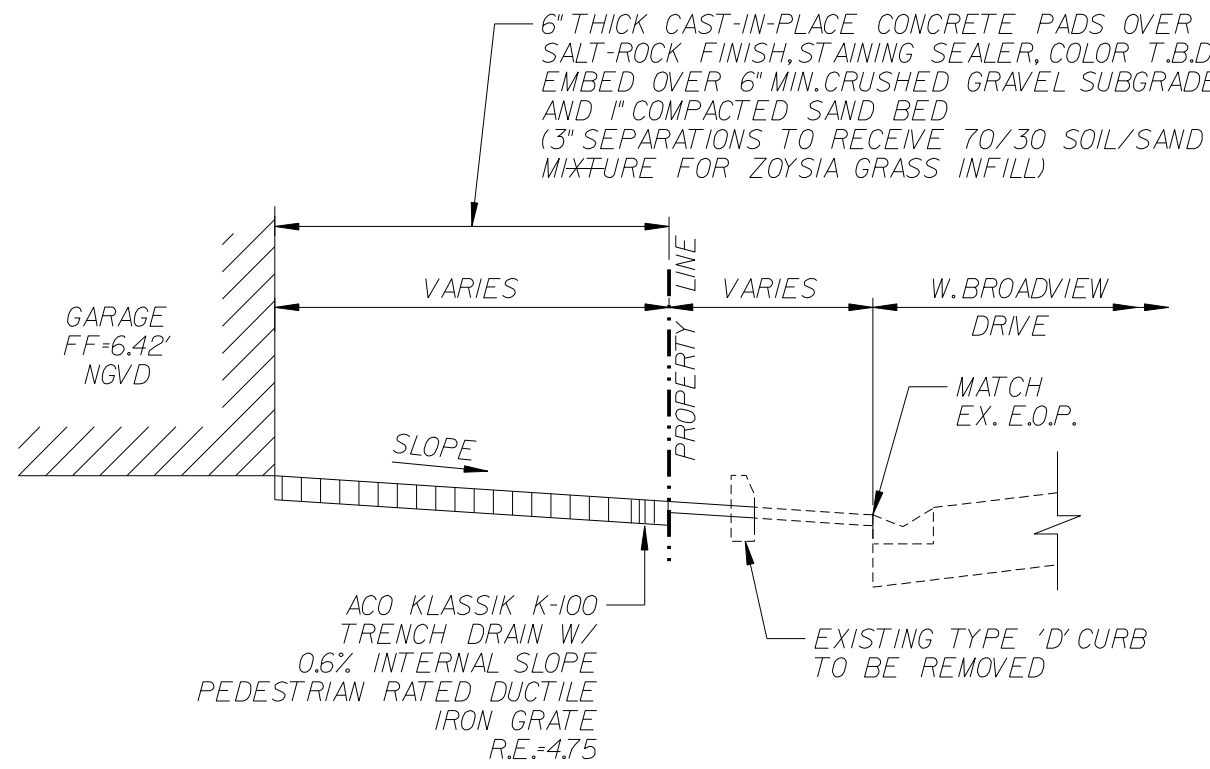
SECTION "E-E"

NTS



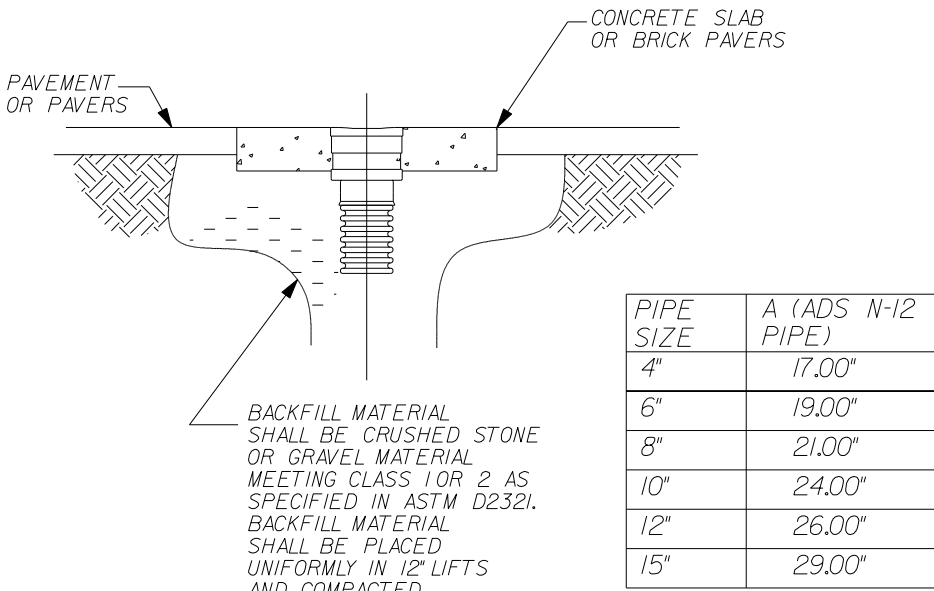
SECTION "B-B"

NTS



SECTION "D-D"

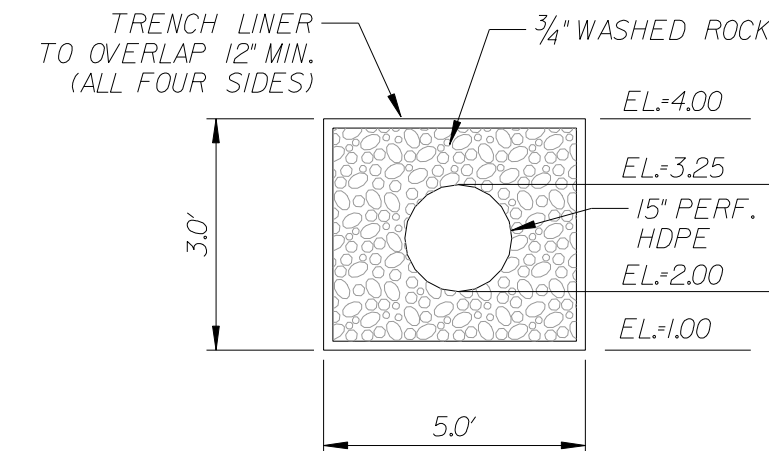
NTS



NYLOPLAST DRAIN

NOTE: PROPOSED DRAINS WITHIN LANDSCAPE AREAS DO NOT REQUIRE A CONCRETE COLLAR OR SLAB.

| PIPE SIZE | A (ADS N-12 PIPE) |
|-----------|-------------------|
| 4"        | 17.00"            |
| 6"        | 19.00"            |
| 8"        | 21.00"            |
| 10"       | 24.00"            |
| 12"       | 26.00"            |
| 15"       | 29.00"            |



EXFILTRATION TRENCH DETAIL

NTS

REVISIONS:

1  
2  
3  
4  
5  
6  
7  
8

CLIENT:

**Choeff + Levy P.A.**  
**8425 Biscayne Blvd., Suite 201**  
**Miami, Florida 33138**  
**Phone: 305-434-8338**

PROJECT:

**Residence Drive**  
**9530 W. Broadview Drive**  
**BAY HARBOR ISLANDS**

TASK:

**FLORIDA**  
**GENERAL NOTES AND**  
**CONSTRUCTION DETAILS**

**GGB Engineering, Inc.**  
CIVIL AND FORENSIC ENGINEERS • LAND PLANNERS  
• CONSTRUCTION MANAGERS  
FLORIDA REGISTRATION No. 818  
2699 Stirling Road, Suite C-202  
Fort Lauderdale, Florida 33312  
Phone: (954) 986-9899  
Fax: (954) 986-8655

DATE:

7/20/19

SCALE:

N.T.S.

DESIGNED BY:

G.C.B.

DRAWN BY:

M.M.

PROJECT NO.

19-0715

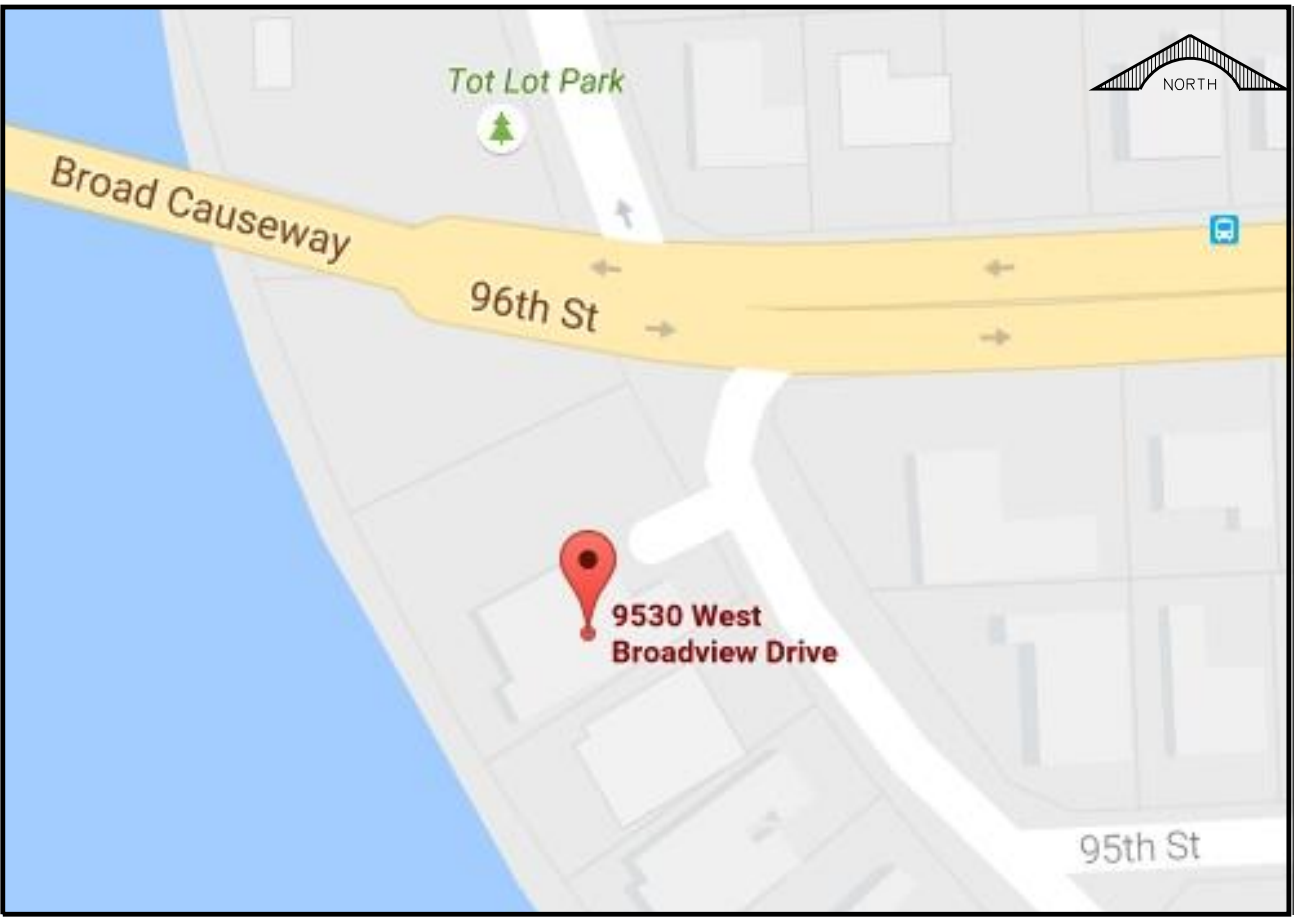
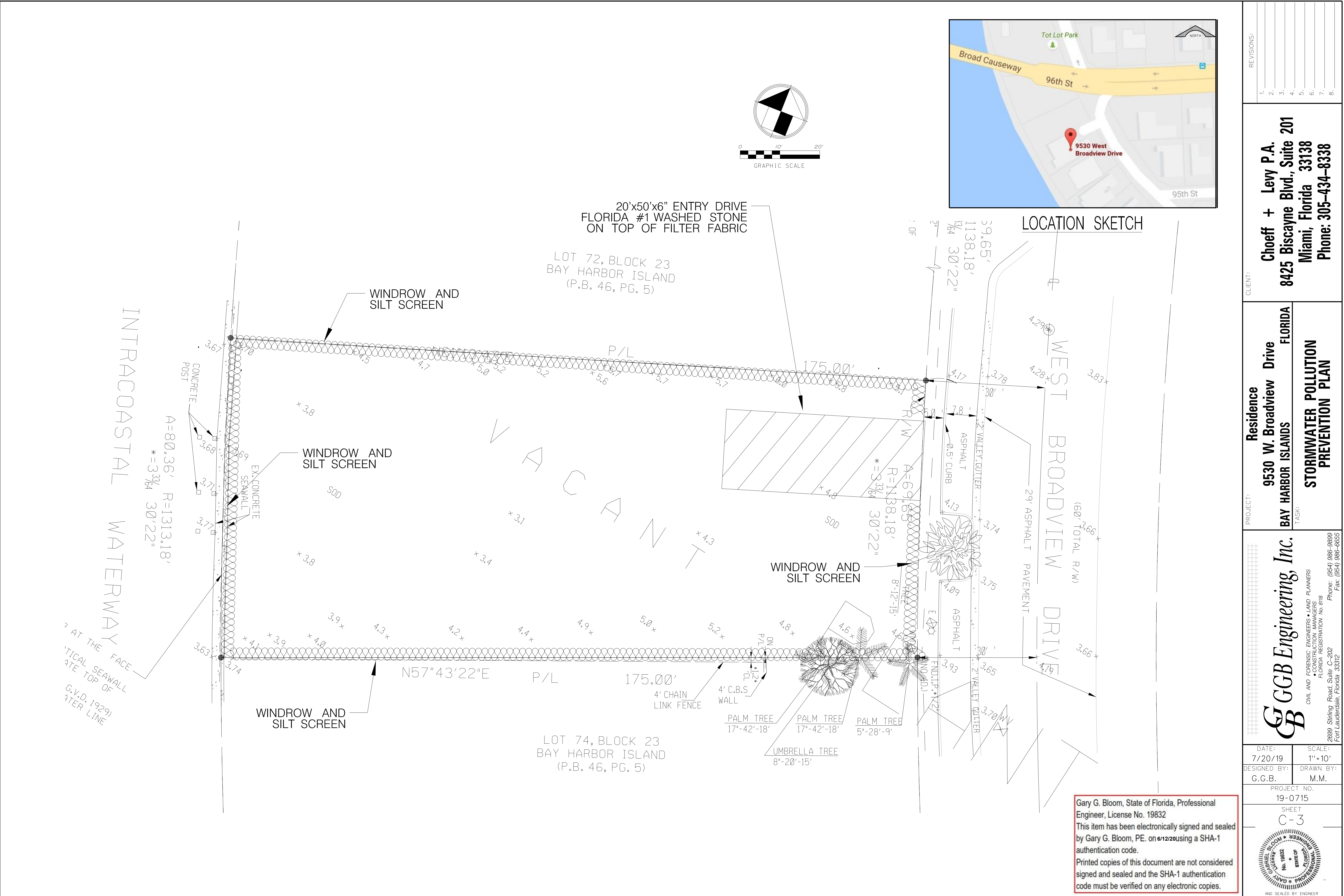
SHEET

C-2

GARY G. BLOOM  
FLORIDA PROFESSIONAL ENGINEER  
No. 19832

Gary G. Bloom, State of Florida, Professional Engineer, License No. 19832  
This item has been electronically signed and sealed by Gary G. Bloom, PE. on 7/12/20 using a SHA-1 authentication code.  
Printed copies of this document are not considered signed and sealed and the SHA-1 authentication code must be verified on any electronic copies.





|                                                                                                                                                                                                                                                       |                                               |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|
| REVISIONS:                                                                                                                                                                                                                                            |                                               |
| 1.                                                                                                                                                                                                                                                    |                                               |
| 2.                                                                                                                                                                                                                                                    |                                               |
| 3.                                                                                                                                                                                                                                                    |                                               |
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| 6.                                                                                                                                                                                                                                                    |                                               |
| 7.                                                                                                                                                                                                                                                    |                                               |
| 8.                                                                                                                                                                                                                                                    |                                               |
| CLIENT:                                                                                                                                                                                                                                               |                                               |
| Choeff + Levy P.A.<br>8425 Biscayne Blvd., Suite 201<br>Miami, Florida 33138<br>Phone: 305-434-8338                                                                                                                                                   |                                               |
| PROJECT:                                                                                                                                                                                                                                              |                                               |
| Residence Drive<br>9530 W. Broadview Drive<br>BAY HARBOR ISLANDS<br>FLORIDA                                                                                                                                                                           | TASK:<br>STORMWATER POLLUTION PREVENTION PLAN |
| GGB Engineering, Inc.<br>CIVIL AND FORENSIC ENGINEERS • LAND PLANNERS<br>• CONSTRUCTION MANAGERS<br>FLORIDA REGISTRATION NO. 818<br>2699 Stirling Road, Suite C-202<br>Fort Lauderdale, Florida 33312<br>Phone: (954) 986-9899<br>Fax: (954) 986-8655 |                                               |
| DATE:<br>7/20/19                                                                                                                                                                                                                                      | SCALE:<br>1"=10'                              |
| DESIGNED BY:<br>C.G.B.                                                                                                                                                                                                                                | DRAWN BY:<br>M.M.                             |
| PROJECT NO.<br>19-0715                                                                                                                                                                                                                                |                                               |
| SHEET<br>C-3                                                                                                                                                                                                                                          |                                               |
| AND SEALED BY ENGINEER                                                                                                                                                                                                                                |                                               |

Gary G. Bloom, State of Florida, Professional Engineer, License No. 19832  
This item has been electronically signed and sealed by Gary G. Bloom, PE, on 6/12/2019 using a SHA-1 authentication code.  
Printed copies of this document are not considered signed and sealed and the SHA-1 authentication code must be verified on any electronic copies.

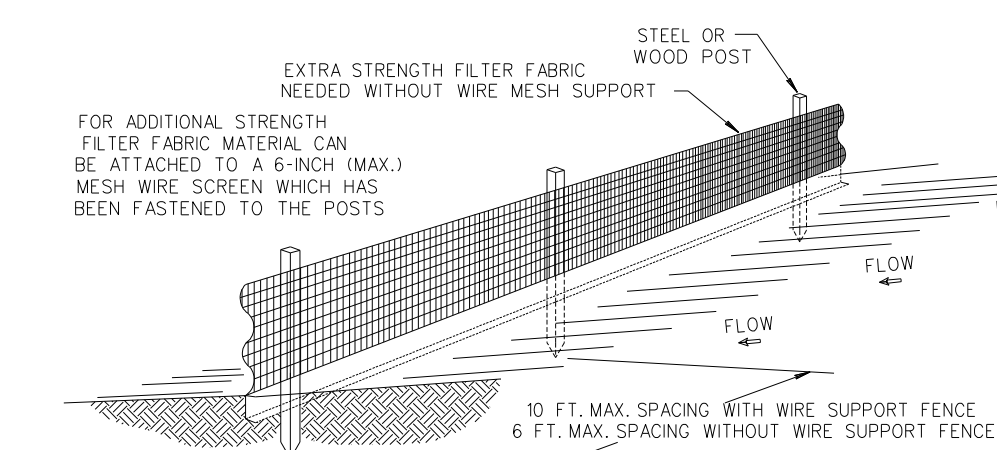




- |                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. Turbidity barriers are to be used in permanent bodies of water regardless of water depth.    | <p>Note:<br/>Turbidity barriers for flowing streams and tidal creeks may be either floating, or staked types or any combinations of types that will suit site conditions and meet erosion control and water quality requirements. The barrier type(s) will be at the Contractor's option unless otherwise specified in the plans. However, payment will be under the pay item(s) established in the plans for Floating Turbidity Barrier and/or</p> |
| 2. Number and spacing of anchors dependent on current velocities.                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 3. Deployment of barrier around pile locations may vary to accommodate construction operations. |                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 4. Navigation may require segmenting barrier during construction operations.                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 5. For additional information see Section 104 of the Standard Specifications.                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

TURBIDITY    BARRIER    APPLICATIONS

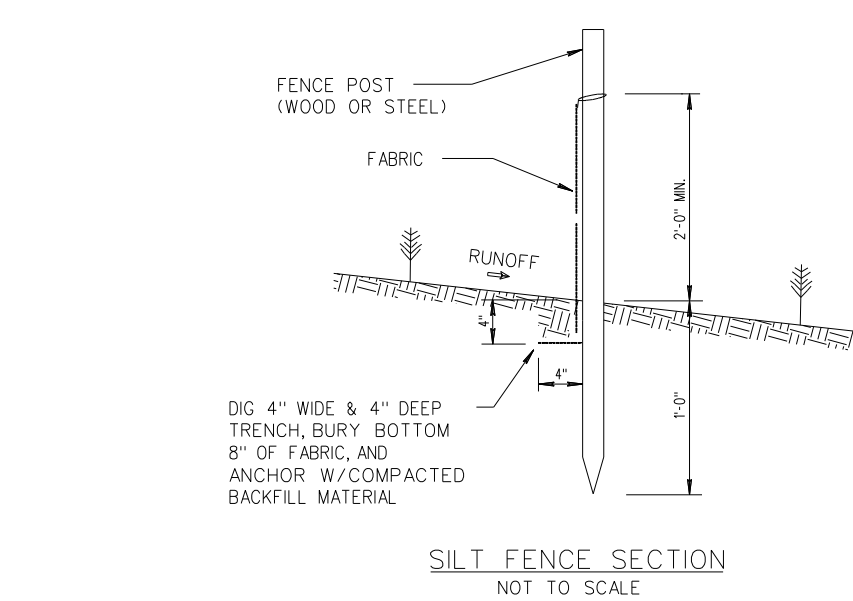
## TURBIDITY BARRIER DETAILS PER FDOT INDEX NO. 103



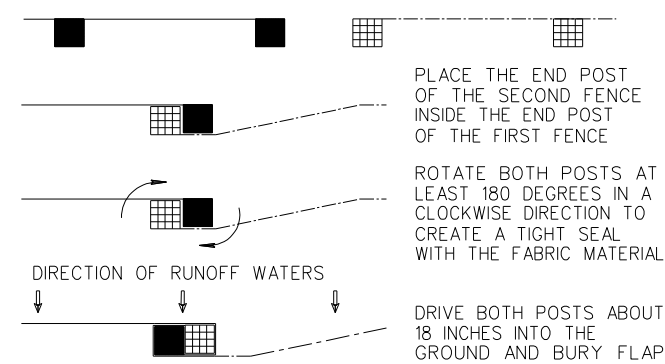
**NOTES:**

2. THE HEIGHT OF A SLOPE FENCE SHALL NOT EXCEED 36 INCHES (90 CM).
3. THE FENCE OF A SLOPE FENCE SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS.
4. POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET (3.0 M) APART AT THE BARRIER LOCATION AND A MAXIMUM OF 12 FEET (3.6 M) ON THE GRASSY SIDE OF THE BARRIER. THE MAXIMUM STRENGTH FENCE SHALL BE USED WITHOUT THE WIRE SUPPORT FENCE. POST SPACING SHALL NOT EXCEED 6 FEET (1.8 M).
5. THE BARRIER SHALL BE EXCAVATED APPROXIMATELY 4 INCHES (10 CM) WIDE AND 4 INCHES (10 CM) DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.
6. WHEN STANDARD STRENGTH FENCE FIBER IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE. THE WIRE MESH SHALL BE EXCAVATED TO A MINIMUM OF 4 INCHES (10 CM) DEEP AND SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES (5 CM) BUT SHALL NOT EXTEND MORE THAN 8 INCHES (20 CM) ABOVE THE ORIGINAL GROUND SURFACE.
7. WHEN STANDARD STRENGTH FENCE FIBER IS USED, THE FENCE SHALL BE FASTENED TO THE FENCE. THE FENCE SHALL NOT EXTEND MORE THAN 36 INCHES (90 CM) ABOVE THE ORIGINAL GROUND SURFACE.
8. THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE FIBER BARRIER.
9. ALL PROJECTS REQUIRE SUBMITTAL OF POLLUTION PREVENTION PLAN (PPP).
10. ALL PROJECTS YAC OR MORE MUST SUBMIT NOTICE OF INTENT (NOI) TO FPP.

SILT FENCE INSTALLATION DETAIL D 9.1a  
Sheet 1 of 2

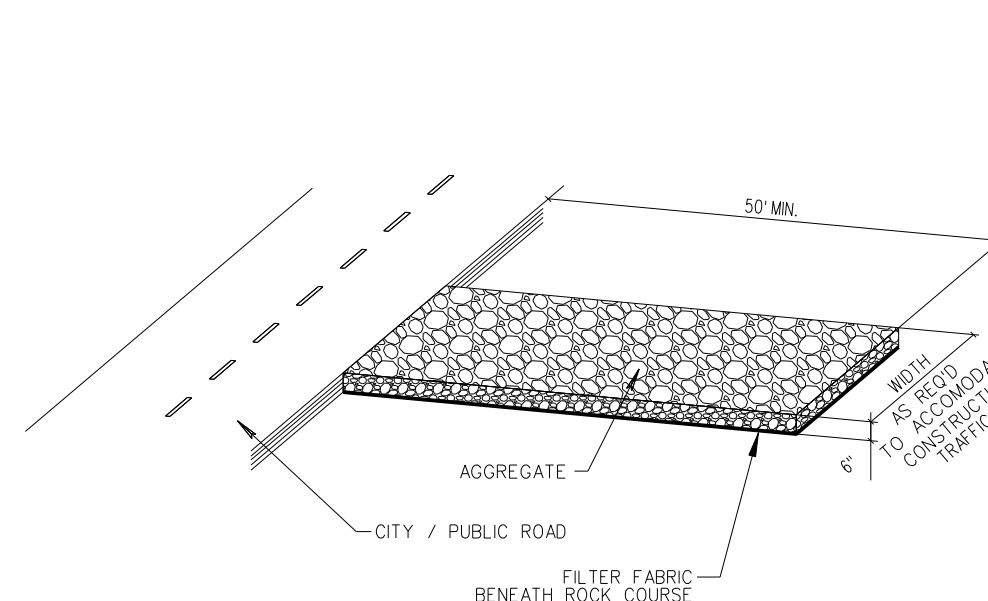


SILT FENCE SECTION  
NOT TO SCALE



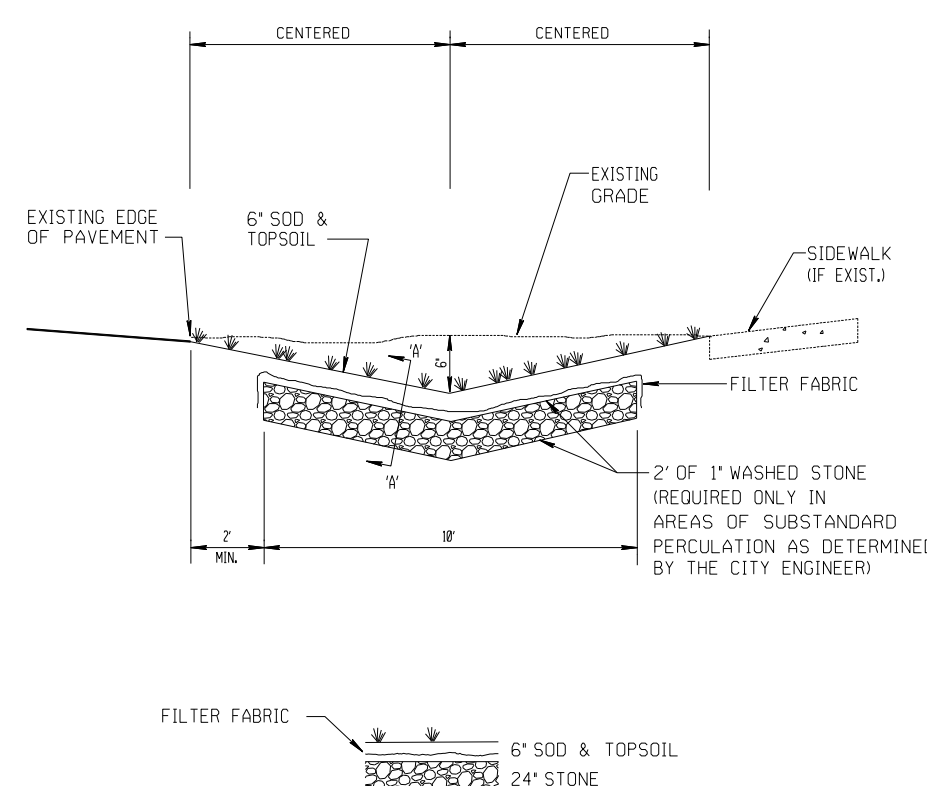
ATTACHING TWO SILT FENCES  
NOT TO SCALE

SILT FENCE INSTALLATION DETAIL D 9.1b  
Sheet 2 of 2



NOTE:  
A CONSTRUCTION ENTRANCE SHALL BE  
CONSTRUCTED AND CONTAIN AN AGGREGATE  
LAYER (FDOT AGGREGATE NO.1), AT LEAST  
6-INCHES THICK. IT MUST EXTEND TO THE  
WIDTH OF THE VEHICULAR INGRESS AND  
EGRESS AREA.

STABILIZED CONSTRUCTION ENTRANCE DETAIL D9.1C



NOTE:

1. CONTRACTOR TO REPLACE ALL IRRIGATION, TREES & SHRUBBERY  
IN SWALES DAMAGED DURING CONSTRUCTION.

SWALE REPLACEMENT DETAIL

PROJECT: \_\_\_\_\_

STORM WATER POLLUTION PREVENTION PLAN  
WETPON AND MAINTENANCE RECORD FORM  
SCENARIUM: \_\_\_\_\_

| 100TH OF SCENARIUM IN<br>BOOK | 50TH OF SCENARIUM IN<br>BOOK | AN ENVOYED OF<br>CONTAMINATION OF THE<br>ENVIRONMENT ? | CONTOUR OF DUTY/FROM<br>SCENARIUM BOOK |
|-------------------------------|------------------------------|--------------------------------------------------------|----------------------------------------|
|                               |                              |                                                        |                                        |
|                               |                              |                                                        |                                        |

MAINTENANCE REQUIRED FOR SCENARIUM BOOK: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

TO BE PERFORMED BY: \_\_\_\_\_ OR ON BEHALF: \_\_\_\_\_

OTHER CONTROLS

STABILIZED CONSTRUCTION ENTRANCE

| OVER WHICH<br>SCENARIUM GET<br>TRACKED IN TO<br>HOLD 2 | IS THE DRAIN<br>CLEAR AND IS IT<br>FILLED WITH<br>SCENARIUM | IS ALL TIE/UP<br>AND TWO<br>ENTRANCE TO<br>LEAVE THE SITE 2 | IS THE NECESSARY<br>READYNESS OF<br>EQUIPMENT<br>WORKING<br>IF APPLICABLE |
|--------------------------------------------------------|-------------------------------------------------------------|-------------------------------------------------------------|---------------------------------------------------------------------------|
|                                                        |                                                             |                                                             |                                                                           |

MAINTENANCE REQUIRED FOR STABILIZED CONSTRUCTION ENTRANCE: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

TO BE PERFORMED BY: \_\_\_\_\_ OR ON BEHALF: \_\_\_\_\_

PAGE 3 OF 4

NOTE TO CONTRACTOR:

THIS IS THE CONTRACTORS CERTIFICATION REQUIRED BY THE EPA'S NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES). STORM WATER POLLUTION PREVENTION PLAN FOR CONSTRUCTION SITES OVER 1 ACRES. THIS CERTIFICATION MUST BE COMPLETED WEEKLY AND AFTER EVERY RAINFALL EVENT OVER 0.25 INCHES. IT IS SUGGESTED THAT THIS SHEET BE REMOVED FROM THE PLAN SET AND DUPLICATED AS NEEDED BY THE CONTRACTOR.

[illegible]

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |                                                                                                                                                                                                                             |  |                                                                                                                                                                                                                                                                        |  |                                                                                                                                                                                                                                                                                                                                                                                                     |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <div style="display: flex; justify-content: space-between;"> <div> <div style="display: flex; align-items: center;"> <div style="width: 100px; height: 100px; border: 1px solid black; margin-right: 10px;"></div> <div> <p><b>GGB Engineering, Inc.</b></p> <p>CIVIL AND FORENSIC ENGINEERS • LAND PLANNERS<br/>• CONSTRUCTION MANAGERS<br/>FLORIDA REGISTRATION No. 6716</p> </div> </div> <div> <p>DATE: 7/20/19</p> <p>DESIGNED BY: G.C.B.</p> </div> </div> </div> |  | <div style="display: flex; justify-content: space-between;"> <div> <p><b>Residence</b></p> <p><b>9530 W. Broadview Drive</b></p> <p><b>BAY HARBOR ISLANDS FLORIDA</b></p> </div> <div> <p><b>PROJECT:</b></p> </div> </div> |  | <div style="display: flex; justify-content: space-between;"> <div> <p><b>Chooff + Levy P.A.</b></p> <p><b>8425 Biscayne Blvd., Suite 201</b></p> <p><b>Miami, Florida 33138</b></p> <p><b>Phone: 305-434-8338</b></p> </div> <div> <p><b>CLIENT:</b></p> </div> </div> |  | <div style="display: flex; justify-content: space-between;"> <div> <p><b>STORMWATER POLLUTION PREVENTION DETAILS AND NOTES</b></p> <p><b>TASK:</b></p> </div> <div> <p><b>REVISIONS:</b></p> <ol style="list-style-type: none"> <li>1. _____</li> <li>2. _____</li> <li>3. _____</li> <li>4. _____</li> <li>5. _____</li> <li>6. _____</li> <li>7. _____</li> <li>8. _____</li> </ol> </div> </div> |  |
| <div style="display: flex; justify-content: space-between;"> <div> <p>7/20/19</p> <p>G.C.B.</p> </div> <div> <p>N.T.S.</p> <p>M.M.</p> </div> </div>                                                                                                                                                                                                                                                                                                                    |  | <p>PROJECT NO. 19-0715</p> <p>SHEET C-4</p>                                                                                                                                                                                 |  | <div style="text-align: right;"> <p>Scale: 1"=20'</p> <p>2699 Stirling Road, Suite C-202<br/>Fort Lauderdale, Florida 33312</p> <p>Phone: (954) 966-9889<br/>Fax: (954) 966-6655</p> </div>                                                                            |  |                                                                                                                                                                                                                                                                                                                                                                                                     |  |
|                                                                                                                                                                                                                                                                                                                                                                                    |  |                                                                                                                                                                                                                             |  |                                                                                                                                                                                                                                                                        |  |                                                                                                                                                                                                                                                                                                                                                                                                     |  |



June 22<sup>th</sup>, 2020

To: Town of Bay Harbor Islands

Attention: Planning and Zoning Board

**Re: 9530 West Broadview Drive. Bay Harbor, FL**

Members of the Board,

I am writing this as it regards the zoning rule that mandates that the second floor of a residence cannot exceed 80% of the first-floor gross area. The code also states that this can be overturned at the Planning Board hearing if the second floor exceeds 80% of the first-floor area and the design has merit to do so. We are requesting that this code be overturned for this residence as our second floor is 84.6% of the first floor.

The residence as designed has the front and the rear staggered where the second floor cantilevers over the first floor and does not start at the end of the opposite end of the first floor, rather it starts staggered inward, thus forming a zig zag effect. The same thing occurs at the rear elevation of the residence. Furthermore, the front right side of the residence is all glass and inset, where the second floor of the residence cantilevers this, making it feel as if it is floating. To further make the entry more interesting, the entire glass living area which is recessed on the first floor, is surrounded by a reflecting pond on three sides. One of the reflecting ponds recesses into the first floor of the residence, thus taking up first floor square footage.

The intent of this code is to eliminate boring box like structures, and we feel we have more than accomplished this with this type of interesting design.

We have included a series of renderings to support this letter and reasoning.

Sincerely,

Ralph Choeff, President  
Choeff Levy Fischman PA



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

---

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

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

**Date:** June 23<sup>rd</sup>, 2020

**Subject:** Single-Family Residence – New Construction  
9530 West Broadview Drive  
Bay Harbor Islands Acct. No.: SPR19-000006  
MMPA Acct. No.: 01-0702-1094

---

**RECOMMENDED ACTION**

MMPA recommends the Planning & Zoning Board review the contents of this staff report, the latest revised Site Development Plans (dated 6/15/20) 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 9530 West Broadview Drive.

---

**GENERAL PROJECT INFORMATION**

**Land Use Designation:** L – Low Density Residential  
**Zoning District:** RD Single-Family District  
**General Location:** 9530 West Broadview Drive  
**Legal Description:** Lot 73, Block 23, of “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, Choeff Levy Fischman Architecture Design, as agent for the property owner, Bay Harbor Land 2019 LLC, has submitted an application to construct a new single-family residence on a waterfront lot located at 9530 West Broadview Drive. The lot is currently vacant as the former single-family home was demolished in anticipation of constructing a new home. On 8/20/19, the PZB approved a Site Development plan for a new 2-story / 7,756 square foot single-family residence on the site. According to the applicant the development of the site based on the

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previously approved plans will not occur. On 1/27/20 a new revised Site Development Plan application was submitted to the Town for a 2-story / 9,065 square foot single-family residence. The 1/27/20 application included a request for the PZB to essentially waive the Town's 2<sup>nd</sup> floor 80% volume rule for single-family homes. MMPA expressed opposition and issued two sets of review comments (last comments dated 2/18/20). The developer subsequently decided not to pursue the 1/27/20 plan and revise the plans. On 5/21/20 a new Site Development application was submitted to the Town which also included a statement that the previous 1/27/20 application is null and void. The latest Site Development application also proposes a 2-story home with approximately 8,360 square feet of A/C living space with a two-car garage and a pool / pool deck in the rear (water side) of the property. The residence will have six (6) bedrooms, eight (8) full bathrooms and two (2) half bathrooms. The overall height of the structure will be 25'-0" above the Base Flood Elevation (BFE). As with the previous home designs this new design is also a modern flat-roofed style home with outdoor recreation areas / pool / cabana bath / outdoor kitchen.

**Waiver Request for 2<sup>nd</sup> Floor Volume** - The applicant is requesting the PZB to allow a variation for an increase of the proposed 2<sup>nd</sup> story volume limitation as set forth in Sec. 23-11(A)(9), as the proposed 2<sup>nd</sup> story volume exceeds 80%. The proposed 2<sup>nd</sup> floor area is 4,054 square feet while the ground floor area is 4,793 square feet, which results in a 2<sup>nd</sup> floor volume of 84.6%. The Code allows the PZB to consider modifications to the 80% volume requirement in instances where enhanced architectural articulation and detailing is provided on the exterior of the house façade to break the massing of the structure. See the architect's justification letter dated June 22<sup>nd</sup>, 2020.

The proposed landscaping is extensive and exceeds both the Miami-Dade County Landscape Code and Town Supplemental Landscape Code requirements, including the use of native and drought tolerant plant materials. An existing landscape island within the right-of-way of W. Broadway Drive is proposed to be relocated to the northwest because of the location of a new proposed driveway. The existing Brazil Beauty Leaf (street tree) is being transplanted to the new landscape island. The existing lot is vacant without any existing trees.

## **PROJECT HISTORY**

See the above project review history. 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

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



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 / RECOMMENDATION / SITE PLAN COMMENTS**

The latest Site Development Plans submitted for the construction of a new single-family home located at 9530 West Broadview Drive 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 Choeff Levy Fischman Architectural Design latest revised plans dated June 15<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) This approval is subject to the PZB approving enhanced architectural articulation and detailing provided on the home facades to break up the massing of the structure in lieu of reducing the second story volume to 80% of the first floor pursuant to 23-11 (A)(9). If the PZB does not approve the requested waiver the plans must be revised to meet the normal Code requirements.



June 22<sup>th</sup>, 2020

To: Town of Bay Harbor Islands

Attention: Planning and Zoning Board

**Re: 9530 West Broadview Drive. Bay Harbor, FL**

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We have included a series of renderings to support this letter and reasoning.

Sincerely,

Ralph Choeff, President  
Choeff Levy Fischman PA