

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**

January 19, 2016

FINAL AGENDA

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

PLEDGE OF ALLEGIANCE

ROLL CALL

1. Request for approval for a new single family home for "Rafael and Rebeca Kravec" located at 9555 Broadview Terrace, Lot 7 of Block 31. The owners are proposing to construct a new two story single family home. The home will have approximately 3,578 square feet of a/c living space with a two car garage, pool and pool deck. The residence will have four bedrooms, five full bathrooms and a playroom. Enclosed please find the site plan, elevations and landscape plan. (Item #1A)
** Staff Review:* Design meets Town Code and was approved by Michael Miller Planning Associates Representative, Mr. Scott Marks, Community Planner.
2. Request for approval for an addition and renovation for "Esther Ashkenazi" located at 9951 Broadview Terrace, Lot 7 of Block 27. The owner is proposing to enclose the existing garage and convert it into a bedroom. The home will have approximately 3,161 square feet of a/c living space. The residence will have five bedrooms, four full bathrooms and an office. Enclosed please find the site plan, elevations and landscape plan. (Item #2A)
** Staff Review:* Design meets Town Code and was approved by Michael Miller Planning Associates Representative, Mr. Scott Marks, Community Planner.
3. Request for approval for a new single family home for "Fiori Advisors Corp" located at 9737 W. Broadview Drive, Lots 6&7 of Block 35. The owners are proposing to construct a new two story single family home. The home will have approximately 8,173 square feet of a/c living space with a three car garage, separate motor court, pool and pool deck. The residence will have five bedrooms, five full bathrooms, two half bathrooms, an office, a theater and a gym. Enclosed please find the site plan, elevations and landscape plan. (Item #3A)
** Staff Review:* Design meets Town Code and was approved by Michael Miller Planning Associates Representative, Mr. Scott Marks, Community Planner.

4. Discussion requested by Vice Chairman, Jerome Gavcovich regarding amending the code to regulate lot coverage for the single family residential (RD) district.

ADJOURNMENT

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

AGENDA ITEM REPORT

January 19, 2016

ITEM NUMBER: 1.

ITEM: Request for approval for a new single family home for "Rafael and Rebeca Kravec" located at 9555 Broadview Terrace, Lot 7 of Block 31. The owners are proposing to construct a new two story single family home. The home will have approximately 3,578 square feet of a/c living space with a two car garage, pool and pool deck. The residence will have four bedrooms, five full bathrooms and a playroom. Enclosed please find the site plan, elevations and landscape plan. (Item #1A)

DESCRIPTION:

Request for approval for a new single family home for "Rafael and Rebeca Kravec" located at 9555 Broadview Terrace, Lot 7 of Block 31. The owners are proposing to construct a new two story single family home. The home will have approximately 3,578 square feet of a/c living space with a two car garage, pool and pool deck. The residence will have four bedrooms, five full bathrooms and a playroom. Enclosed please find the site plan, elevations and landscape plan. (Item #1A)

RECOMMENDED ACTION:

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

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez

ATTACHMENTS

1.	Site Plan & elevations	9555BVTSitePlans.pdf
2.	Photos	9555Photos.pdf
3.	Staff Report	9555 BVT SFR - PZB Staff Report Jan 14 2016.pdf

KRAVEC RESIDENCE

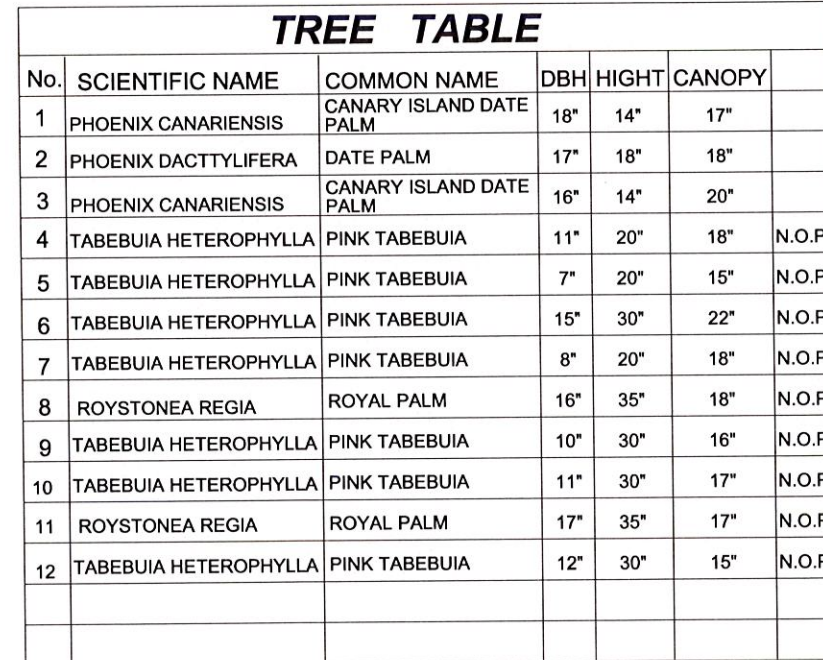
9555 BROADVIEW TERRACE
AT BAY HARBOR ISLANDS, FL 33154

PLANNING & ZONING BOARD
PRESENTATION
AUGUST 14TH, 2015

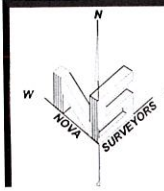
DRAWING INDEX

NUMBER	DESCRIPTION
	Photographic Records
	Land Survey by Nova Surveyors Inc.
A 0.0	Cover sheet & project data
A 0.1	Proposed site plan
A 1.0	Proposed first floor
A 1.1	Proposed second floor
A 1.2	Proposed roof plan
A 2.0	Proposed elevations
A 2.1	Proposed elevations
A 2.2	Proposed elevations
A 2.3	Proposed elevations
A 2.4	Proposed renderings
TD - 1	Tree disposition plan
L - 1	Planting plan (COLOR)
	Image Board
L - 1	Planting plan
L - 2	Planting details
L - 3	Landscape Specifications
L - 4	North and West elevations
L - 5	South and East elevations
L - 6	West Street elevation
L - 7	North Street elevation

LOCATION SKETCH SCALE=:N.T.S.



W.S. = WOOD SHED.
 W = WEST.
 CL = CENTER LINE.
 CA = CENTRAL ANGLE.
 A = ANGLE.
 = WOOD SHED.
 = CHAIN LINK FENCE.
 = C.B.S. WALL. (C.B.W.).
 0.00 = EXISTING ELEVATIONS
 0.00 = PROPOSED ELEVATIONS
 = TRAFFIC FLOW



KRAVEC RESIDENCE

9555 BROADVIEW TERRACE
AT BAY HARBOR ISLANDS, FL 33154

PLANNING & ZONING BOARD PRESENTATION AUGUST 24TH, 2015

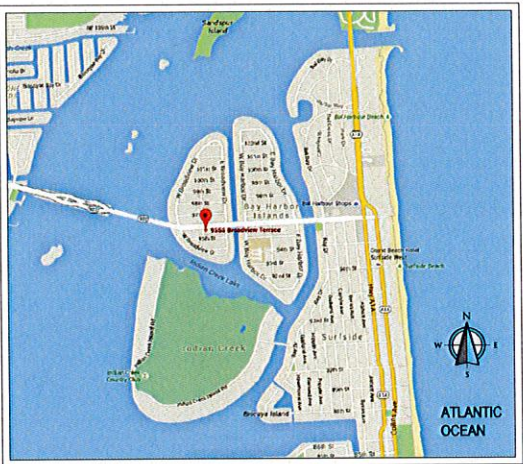
PROJECT DATA

DESCRIPTION: NEW HOUSE
4 BEDROOMS, 5 BATHROOMS, 1 HALF
ADJUSTED SQUARE FOOTAGE: 4,070

SCOPE OF WORK

DEMOLITION OF AN EXISTING ONE STORY HOUSE
AND THE CONSTRUCTION OF A NEW TWO STORY
HOUSE, POOL AND PERIMETER WALLS.

LOCATION MAP (N.T.S.)



APPLICABLE CODES

1. FLORIDA BUILDING CODE, EXISTING 2014 EDITION
2. CITY OF BAY HARBOR ISLANDS CODE OF ORDINANCES
3. NATIONAL ELECTRIC CODE, NFPA 70 2008 EDITION
4. FLORIDA FIRE PREVENTION CODE 2010, BASED ON NFPA 1, UNIFORM FIRE CODE AND NFPA 101, LIFE SAFETY CODE (2009 EDITIONS)
5. ANY OTHER CODE & ORDINANCE ENFORCED BY THE BUILDING SECTION OF THE CITY OF BAY HARBOR ISLANDS

LEGAL DESCRIPTION

FOLIO: 13-2227-001-5890
26-27-34-35 52 42
BAY HARBOR ISLAND PB 46-5
LOT 7 BLK 31
LOT SIZE 80.000 X 125
OR 16330-1341 0494 4
COC 25183-2375 12 2006 1

SYMBOL LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	Existing elevation change		Interior door tag
	Spot elevation		Exterior window and door tag
	Room name & number		Equipment tag
	Key reference number		Wall type tag
	Detail number / sheet number		Stair direction symbol
	Elevation number / sheet number		Interior elevation tag
	Section number / sheet number		North arrow tag
	Center line		Section cut symbol

DRAWING INDEX

NUMBER	DESCRIPTION	SCALE
A 0.0	Cover sheet & project data	N.T.S.
A 0.1	Proposed site plan	1/8" = 1'-0"
A 1.0	Proposed first floor	1/4" = 1'-0"
A 1.1	Proposed second floor	1/4" = 1'-0"
A 1.2	Proposed roof plan	1/4" = 1'-0"
A 2.0	Proposed elevations	1/4" = 1'-0"
A 2.1	Proposed elevations	1/4" = 1'-0"
A 2.2	Proposed elevations	1/4" = 1'-0"
A 2.3	Proposed elevations	1/4" = 1'-0"
A 2.4	Proposed renderings	N.T.S.

ZONING LEGEND

CITY OF BAY HARBOR ISLANDS		
ZONING DISTRICT: (RD) SINGLE FAMILY RESIDENTIAL DISTRICT		
LOT AREA = 9,866 SF AS PER OFFICE OF THE PROPERTY APPRAISER		
FLOOD DATA		
FIRM ZONE: AE BASE FLOOD ELEVATION: 8.0		
	MAIN HOUSE FLOOR ELEV.	GARAGE FLOOR ELEV.
REQUIRED	8' - 0" N.G.V.D.	N / A
PROPOSED	8' - 6" N.G.V.D.	8' - 0" N.G.V.D.

BUILDING HEIGHT

CITY OF BAY HARBOR ISLANDS		
	MAXIMUM BUILDING HEIGHT	No. STORIES
ALLOWED	25' - 0" ABOVE BASE FLOOD ELEVATION 30' - 0" WITH ADDITIONAL SETBACKS ABOVE B.F.E. REFER TO: SEC. 23-11 (6) b. BAY HARBOR ZONING REGULATIONS	2 & 1/2
PROPOSED	30' - 0" WITH ADDITIONAL SETBACKS ABOVE B.F.E	2
SEE BUILDING ELEVATIONS FOR HEIGHT RESTRICTION DIAGRAMS (A2.0 & A2.1)		

BUILDING SETBACKS

CITY OF BAY HARBOR ISLANDS					
		FRONT (F)	REAR (R)	KANE C. (N)	SIDE (S)
PRINCIPAL BUILDING	ALLOWED	25'-0"	10'-0"	40'-0"	10'-0"
	PROPOSED	25'-0"	10'-0"	40'-0"	10'-0"
POOL	ALLOWED	20'-0"	NOT ALLOWED	5'-0"	NOT ALLOWED
	PROPOSED	N / A	N / A	10'-0"	N / A

BUILDING AREA CALCULATIONS

AIR CONDITIONED AREAS		SQ. FT.	LOT COVER.
FIRST FLOOR	*	1,944	20%
SECOND FLOOR	(N/A)	1,634	N/A
NON AIR CONDITIONED AREAS			
GARAGE	*	492	5%
EXTERIOR AREAS			
COVERED NORTH TERRACE LOGGIA	*	165	2%
COVERED ENTRANCE	*	70	1%
DRIVEWAY, EQUIP. SLABS, POOLDECK & WALKWAYS	*	1,737	18%
POOL	*	316	3%
GROUND CALCULATIONS			
PERVIOUS	*	4,724	48%
IMPERVIOUS		5,142	52%
TOTAL		9,866	100%

SITE INFORMATION IS BASED ON THE LAND SURVEY BY NOVA SURVEYORS INC.



DANIEL GOMEZ ARCHITECTURE INC.
3377 NE 212 Street, Aventura, FL 33180
Dgomez@danielgomezarch.com
Phone: 305.776.1024

Client:
Rafael Kravec
9555 Broadview Terr., Bay Harbor FL

Architect of Record
Daniel Gomez Architecture Inc.
Phone: 305.776.1024

Structural Engineer:

MEP Engineer:

PLANNING AND ZONING BOARD
PRESENTATION

9555 BROADVIEW TERRACE
BAY HARBOR, FL 33154

DATE: 8.24.15

REVISIONS
1. BLDG. COMMENTS
10.23.15

BY
DG

DRAWN BY: DG REV. BY: DG

JOB NUMBER: 1407

SCALE: AS SHOWN

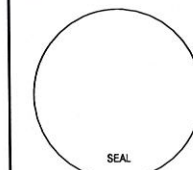
SHEET DESCRIPTION:

COVER SHEET
& PROJECT DATA

SHEET NUMBER:

A 0.0

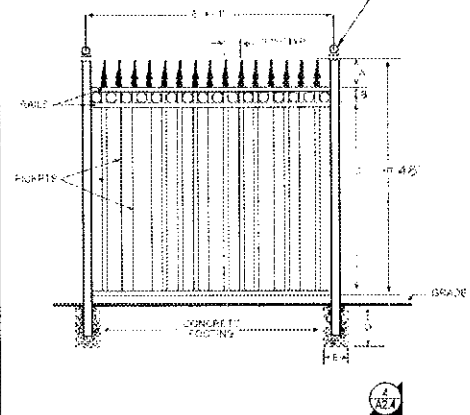
DANIEL GOMEZ - LIC. AR95319





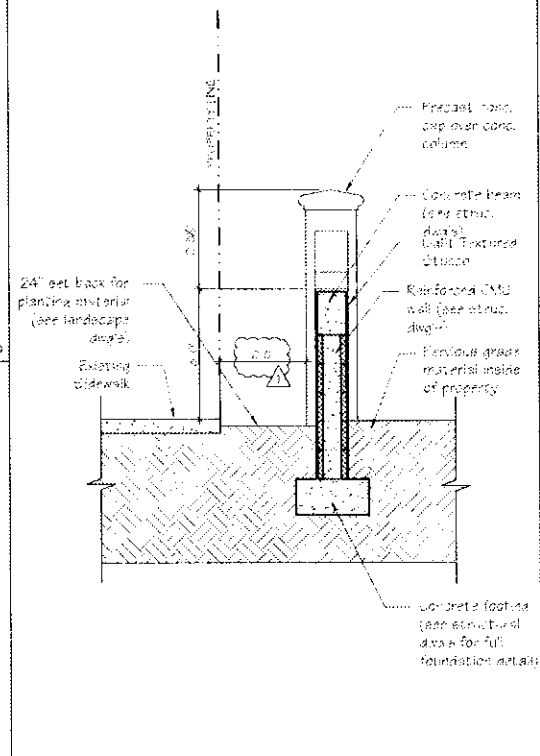
POOL ALUMINUM FENCE:

- Provide "rigid" aluminum fence or approved equal
- Style: Camelot Resort
- Color: Black
- Gates that provide access to swimming pools must open outward away from the pool and be self-closing and equipped with a self-latching latching device. The release mechanism of which must be located on the pool side of the gate and so placed no lower than 54 inches above the floor.

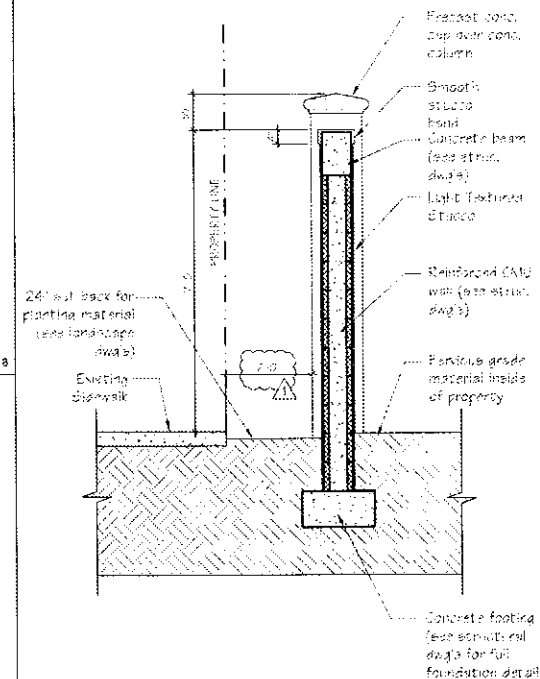


4 FENCE DETAIL

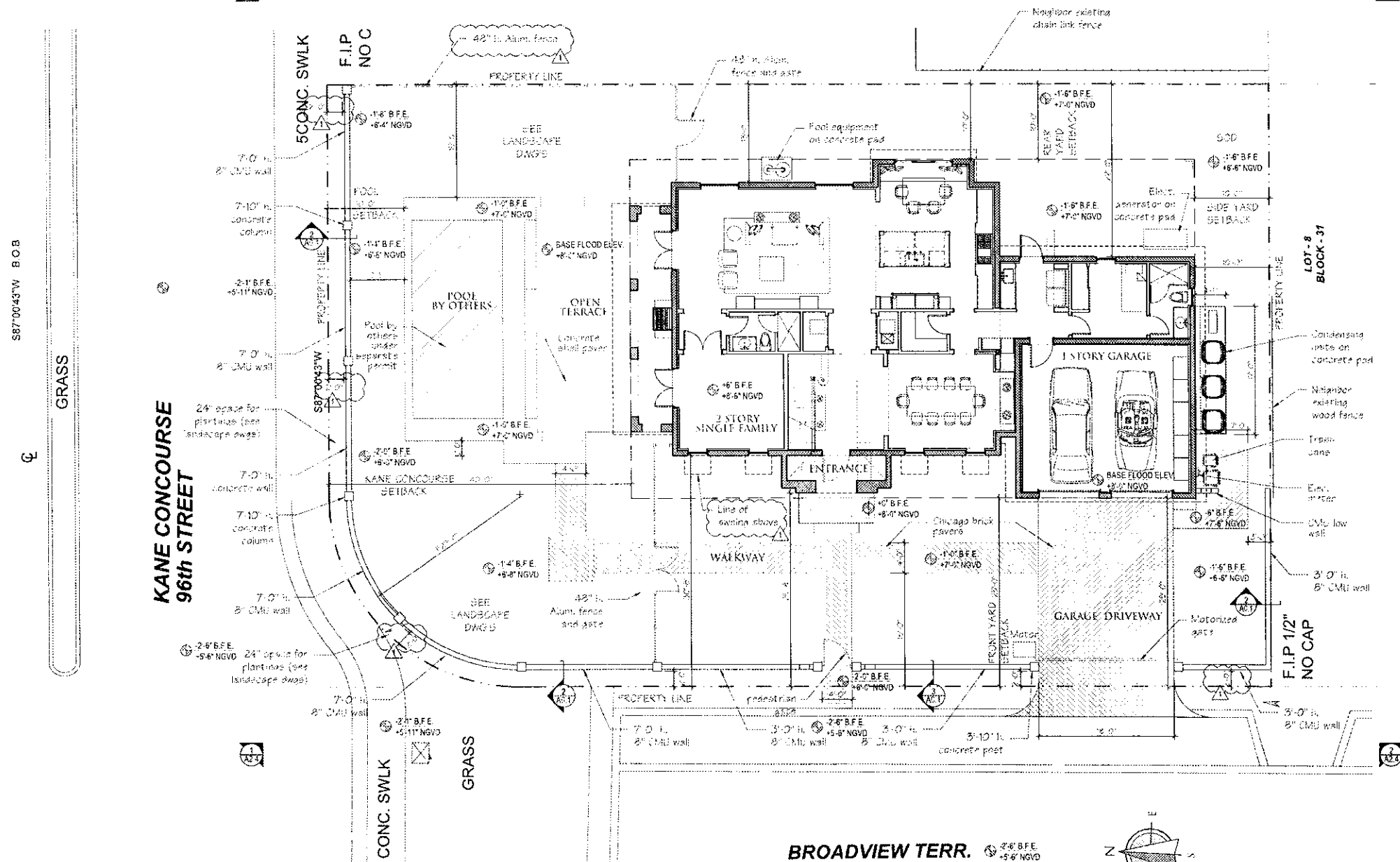
SCALE 1/2" = 1'-0"



3 WALL DETAIL 2
SCALE 1/2" = 1'-0"



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



1 PROPOSED SITE PLAN



DANIEL GOMEZ ARCHITECTURE INC.
12701 NE 21st Street, Aventura, FL 33140
Tel: 305.776.1024
Fax: 305.776.1021

Client
Rafael Kruco
9555 Broadview Terr., Bay Harbor Fl.

Architect of Record
Daniel Gomez Architecture Inc.
Phone: 305.776.1024

Structural Engineer

MEF Springs

b PLANNING AND ZONING BOARD PRESENTATION

9555 BROADVIEW TERRACE
BAY HARBOR, FL 33154

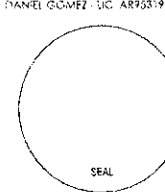
DATE		8.24.15
REVISIONS	BY	
1. BLDG. COMMENTS		
10.23.15		DC

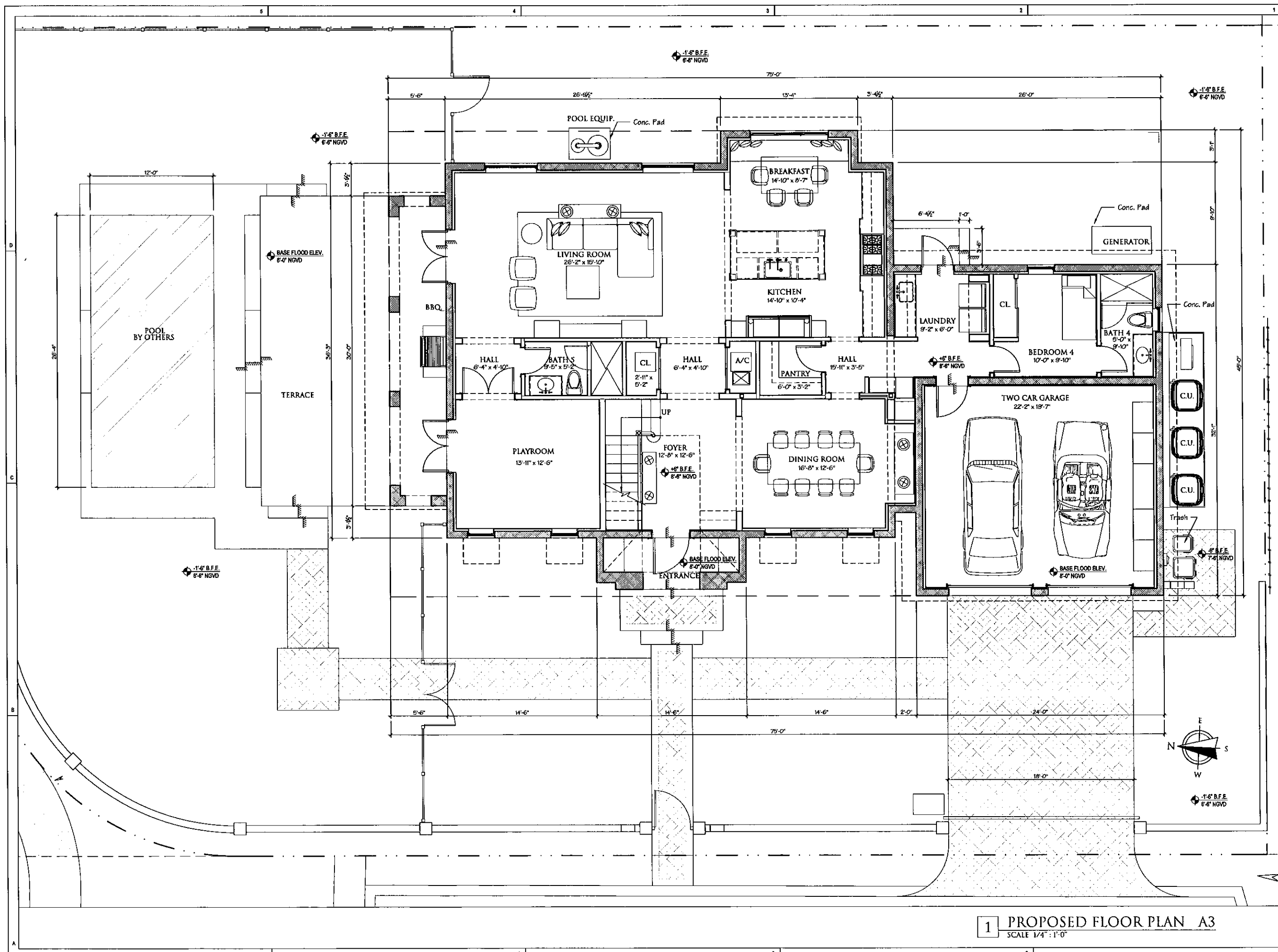
DRAWN BY DG	REV BY DG
JOB NUMBER 1407	
SCALE AS SHOWN	

SHEET DESCRIPTION
PROPOSED
SITE PLAN

Success: 104BE2

A 0.1





DANIEL GOMEZ ARCHITECTURE INC.
3277 NE 212 Street, Aventura, FL 33186
dgomez@dgoarch.com
Phone: 305.776.1024

Client:
Rafael Krovac
9555 Broadview Terr., Bay Harbor FL

Architect of Record
Daniel Gomez Architecture Inc.
Phone: 305.776.1024

Structural Engineer:

MEP Engineer:

PLANNING AND ZONING BOARD
PRESENTATION

9555 BROADVIEW TERRACE
BAY HARBOR, FL 33154

DATE:	8.24.15
REVISIONS	BY

DRAWN BY: DG REV. BY: DG
JOB NUMBER: 1407
SCALE: AS SHOWN
SHEET DESCRIPTION:
**PROPOSED
FIRST FLOOR**
SHEET NUMBER:
A 1.0

DANIEL GOMEZ - LIC. AR95319

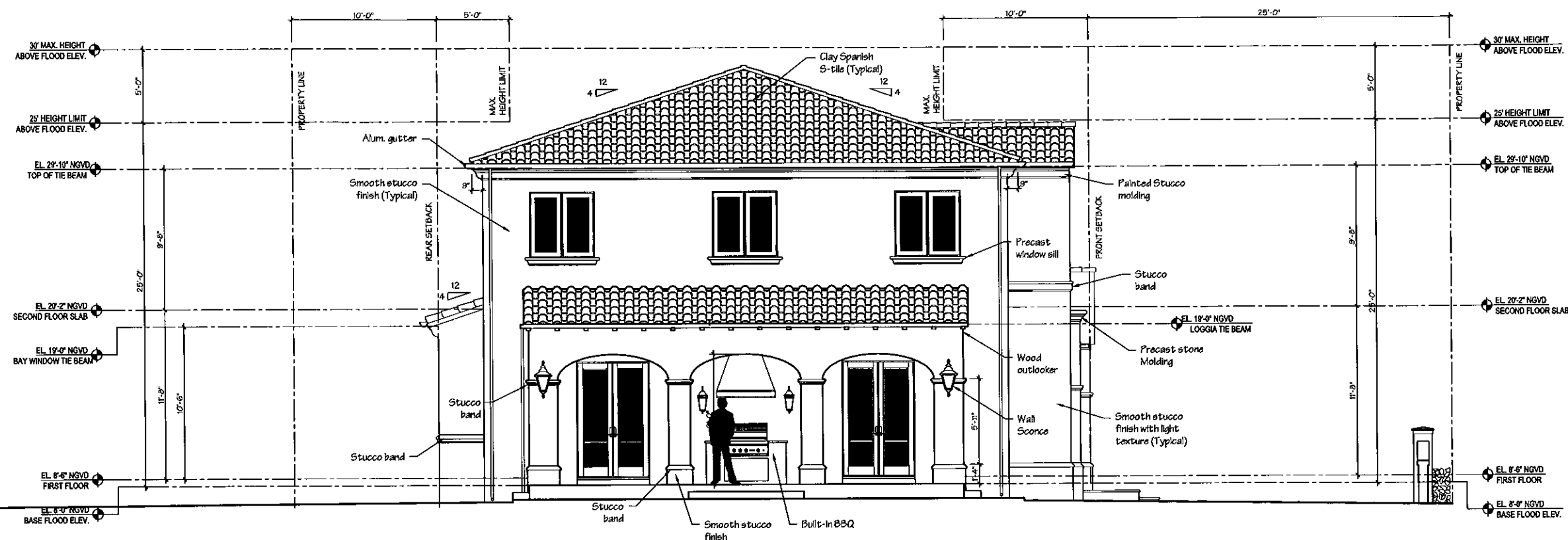
SEAL

1 PROPOSED FLOOR PLAN A3
SCALE 1/4" = 1'-0"

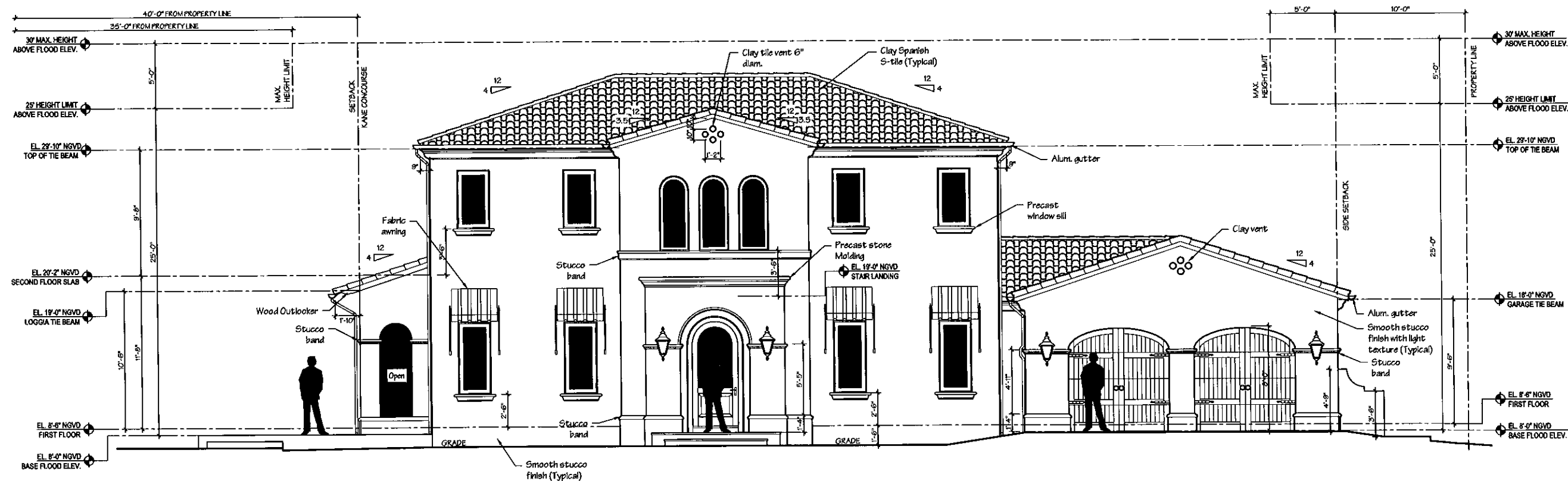


D	PLANNING AND ZONING BOARD PRESENTATION
---	---

9555 BROADVIEW TERRACE
BAY HARBOR, FL 33154



2 PROPOSED NORTH ELEVATION
SCALE 1/4" : 1'-0"



1 PROPOSED WEST ELEVATION
SCALE 1/4" = 1'-0"





DANIEL GOMEZ ARCHITECTURE INC.
3277 NE 212 Street, Aventura, FL 33180
Dgomez@dgarchitecture.com
Phone: 305.776.1024

Client:
Rafael Kraviec
9555 Broadview Terr., Bay Harbor FL

Architect of Record
Daniel Gomez Architecture Inc.
Phone: 305.776.1024

Structural Engineer:

MEP Engineer:

PLANNING AND ZONING BOARD
PRESENTATION

9555 BROADVIEW TERRACE
BAY HARBOR, FL 33154

DATE: 8.24.15

REVISIONS

BY

DRAWN BY: DG REV. BY: DG

JOB NUMBER: 1407

SCALE: AS SHOWN

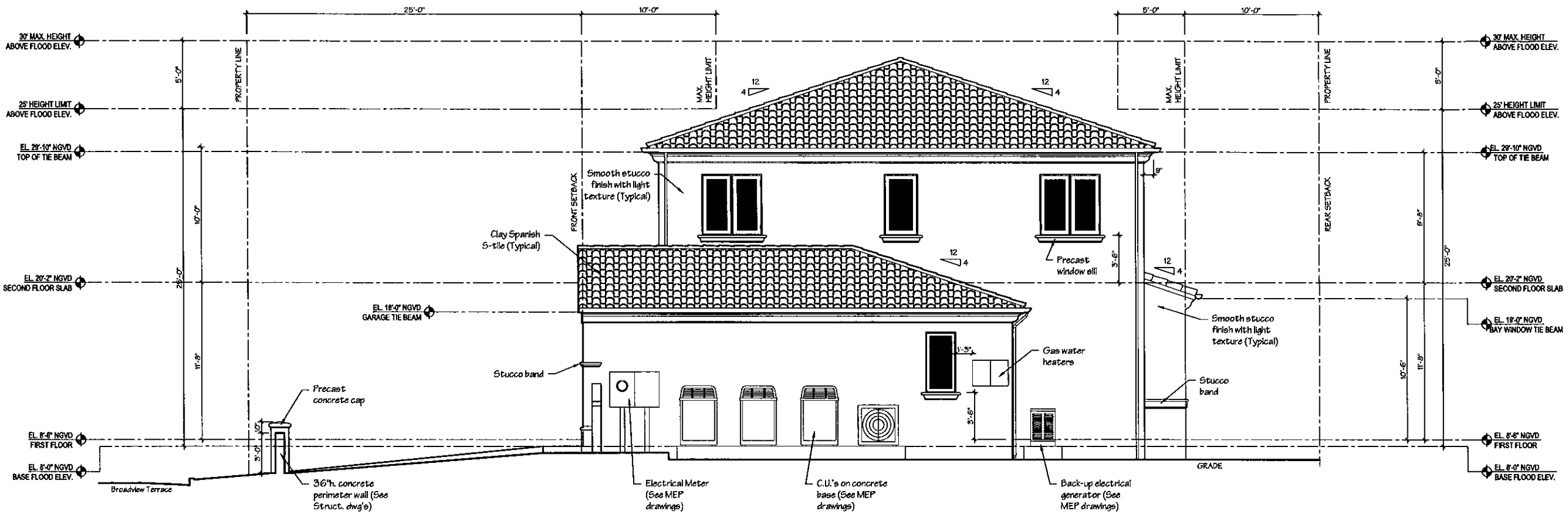
SHEET DESCRIPTION:

PROPOSED ELEVATIONS

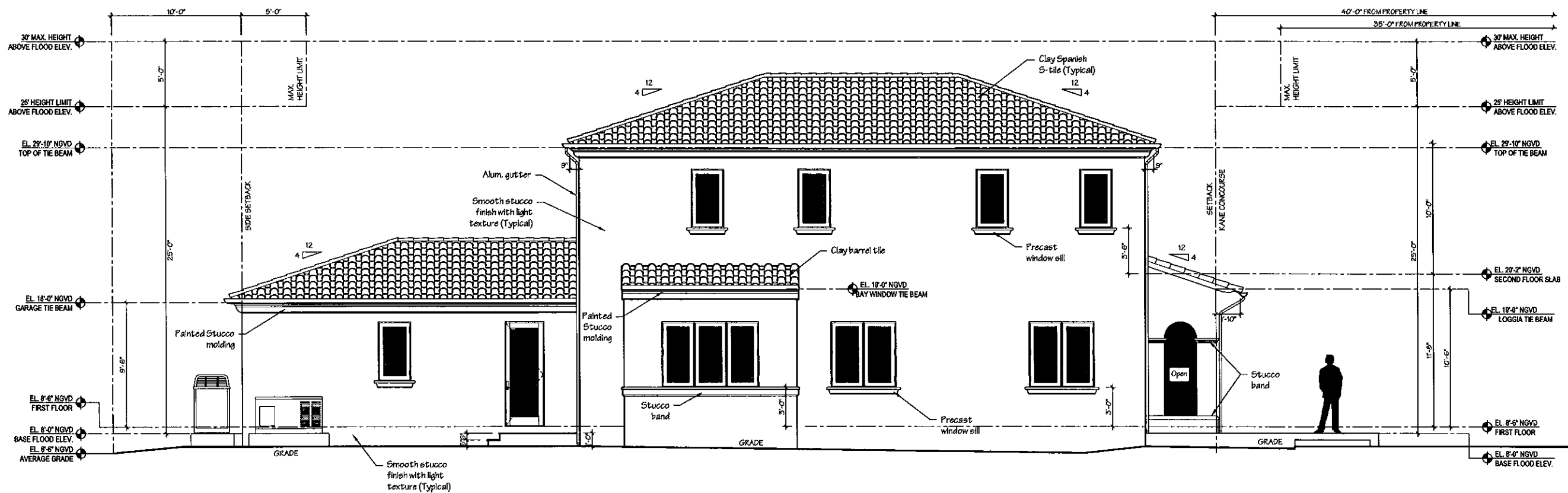
SHEET NUMBER:

A2.1

DANIEL GOMEZ - U.C. AR95319



2 PROPOSED SOUTH ELEVATION
SCALE 1/4" = 1'-0"



1 PROPOSED EAST ELEVATION
SCALE 1/4" = 1'-0"



ARCHITECTURE

DANIEL GOMEZ ARCHITECTURE INC.
3277 NE 212 Street, Aventura, FL 33180
Dgomez@dgarchitecture.com
Phone: 305.776.1024

Client:
Rafael Kovacs
9555 Broadview Terr., Bay Harbor FL

Architect of Record:
Daniel Gomez Architecture Inc.
Phone: 305.776.1024

Structural Engineer:

MEP Engineer:

PLANNING AND ZONING BOARD
PRESENTATION

9555 BROADVIEW TERRACE

BAY HARBOR, FL 33154

DATE: 8.24.15

REVISIONS	BY
1. BLDG. COMMENTS 10.23.15	DG

DRAWN BY: DG REV. BY: DG

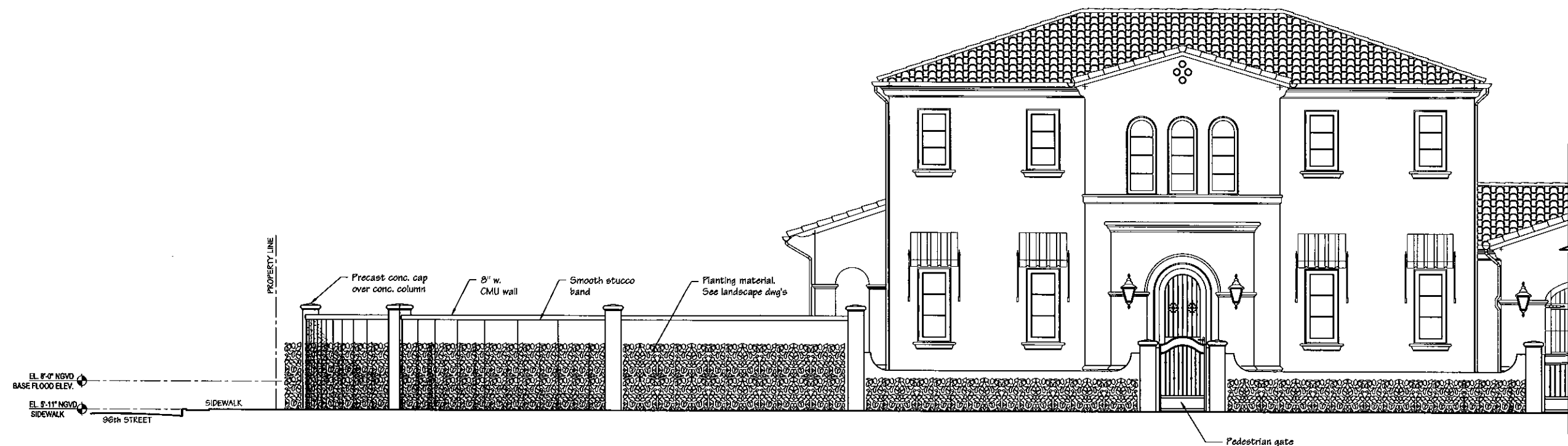
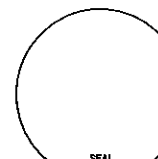
JOB NUMBER: 1407

SCALE: AS SHOWN

SHEET DESCRIPTION:
PROPOSED ELEVATIONS

SHEET NUMBER:
A 2.2

DANIEL GOMEZ - LIC. AR95319



2 PROPOSED WEST ELEVATION
SCALE 1/4" = 1'-0"



1 PROPOSED WEST ELEVATION
SCALE 1/4" = 1'-0"



ARCHITECTURE

DANIEL GOMEZ ARCHITECTURE INC.
3077 HE 212 Street, Aventura, FL 33180
Dgomez@dgarch.com
Phone: 305.776.1024

Client:
Rafael Kraviec
9555 Broadview Terr., Bay Harbor Fl.

Architect of Record
Daniel Gomez Architecture Inc.
Phone: 305.776.1024

Structural Engineer:

MEP Engineer:

PLANNING AND ZONING BOARD
PRESENTATION

9555 BROADVIEW TERRACE

BAY HARBOR, FL 33154

DATE: 8.24.15

REVISIONS	BY
1. BLDG. COMMENTS 10.23.15	DG

DRAWN BY: DG REV. BY: DG

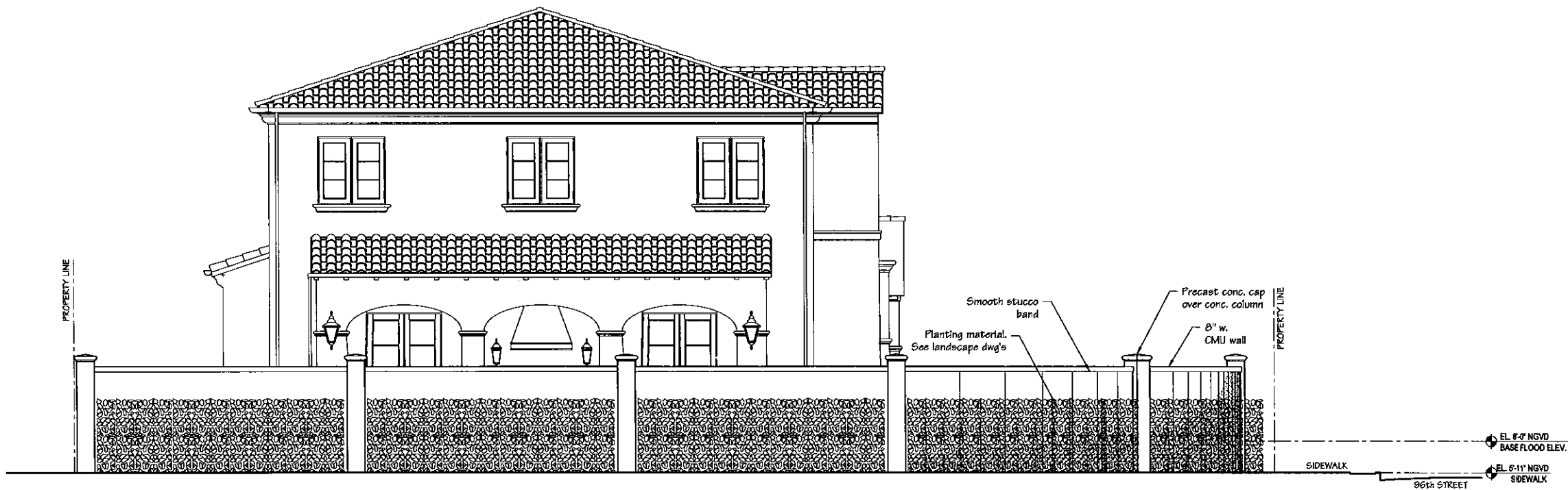
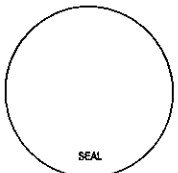
JOB NUMBER: 1407

SCALE: AS SHOWN

SHEET DESCRIPTION:
PROPOSED ELEVATIONS

SHEET NUMBER:
A 2.3

DANIEL GOMEZ - LIC. AR95319



1 PROPOSED NORTH ELEVATION
SCALE 1/4" = 1'-0"



4 PROPOSED RENDERINGS
SCALE 1/4" : 1'-0"



2 PROPOSED RENDERINGS
SCALE 1/4" : 1'-0"



3 PROPOSED RENDERINGS
SCALE 1/4" : 1'-0"



1 PROPOSED RENDERINGS
SCALE 1/4" : 1'-0"



DANIEL GOMEZ ARCHITECTURE INC.
3277 NE 212 Street, Aventura, FL 33180
Dgomez@dgomearch.com
Phone: 305.776.1024

Client:
Rafael Kraviec
9555 Broadview Terr., Bay Harbor FL

Architect of Record
Daniel Gomez Architecture Inc.
Phone: 305.776.1024

Structural Engineer:

MEP Engineer:

PLANNING AND ZONING BOARD
PRESENTATION

9555 BROADVIEW TERRACE
BAY HARBOR, FL 33154

DATE :	8.24.15
REVISIONS	BY

DRAWN BY : DG REV. BY : DG

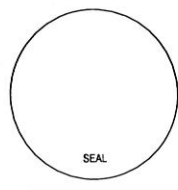
JOB NUMBER : 1407

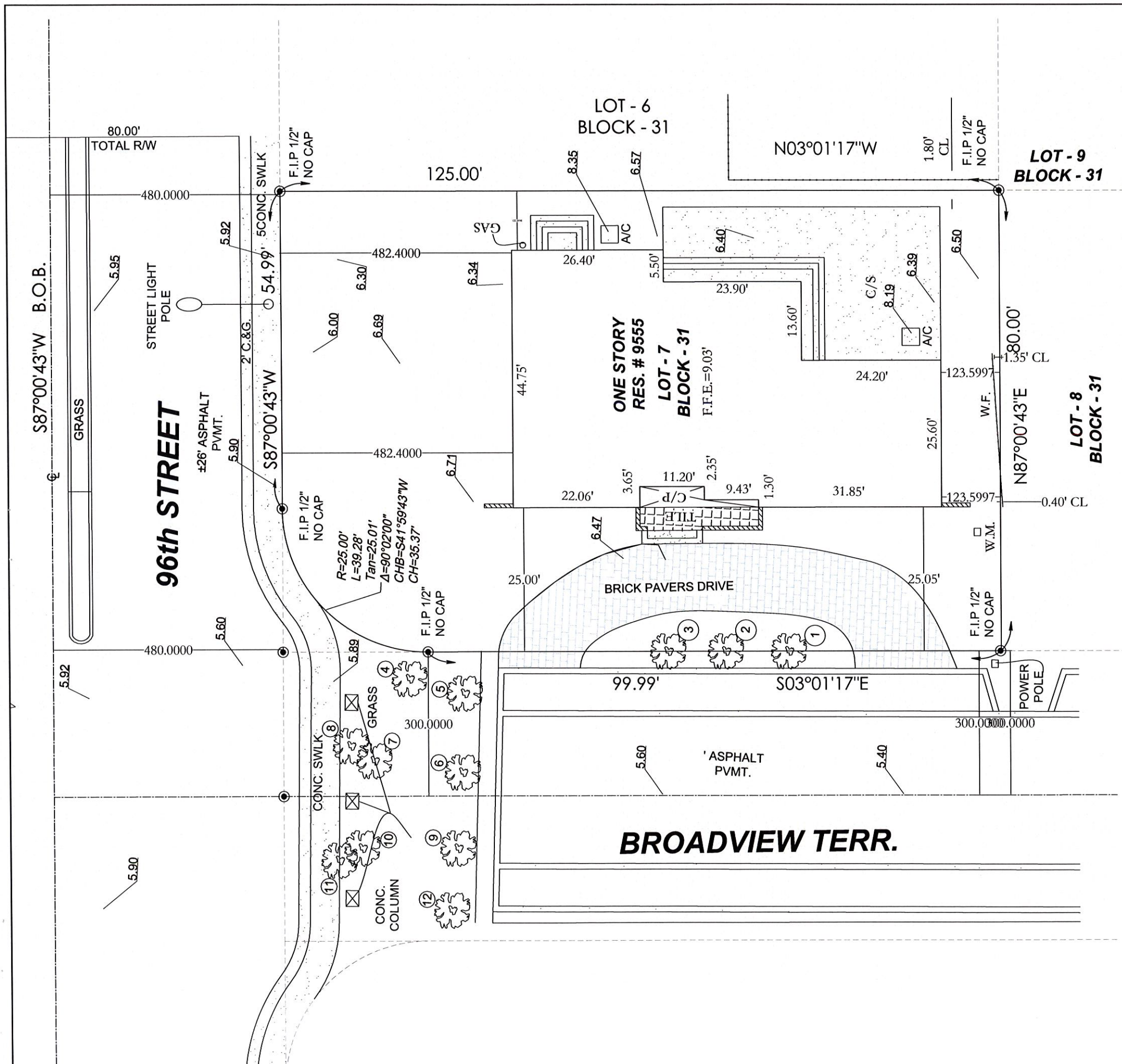
SCALE : AS SHOWN

SHEET DESCRIPTION :
**PROPOSED
RENDERINGS**

SHEET NUMBER :
A 2.4

DANIEL GOMEZ - LIC. AR95319





Terrace Miami Beach					
Scientific name	Common name	DBH	Height	Canopy	Disposition
1 Phoenix canariensis	Canary Island date palm	18"	14'	17'	Remove
2 Phoenix dactylifera	Date palm	17"	18'	18'	Remove
3 Phoenix canariensis	Canary Island date palm	16"	14'	20'	Remove
4 Tabebuia heterophylla	Pink tabebuia	11"	20'	18'	Remain
5 Tabebuia heterophylla	Pink tabebuia	7"	20'	15'	Remain
6 Tabebuia heterophylla	Pink tabebuia	15"	30'	22'	Remain
7 Tabebuia heterophylla	Pink tabebuia	8"	20'	18'	Remain
8 Roystonea regia	Royal palm	16"	35'	18'	Remain
9 Tabebuia heterophylla	Pink tabebuia	10"	30'	16'	Remain
10 Tabebuia heterophylla	Pink tabebuia	11"	30'	17'	Remain
11 Roystonea regia	Royal palm	17"	35'	17'	Remain
12 Tabebuia heterophylla	Pink tabebuia	12"	30'	15'	Remain

NOP Indicates NOT ON PROPERTY

MITIGATION CALCULATIONS
Total SQ FT Canopy Removed = 560 SQ FT

MITIGATION REQUIRED
Shade Tree 1 12' OA Hgt. 500 SQ FT Or
Shade Tree 2 8' OA Hgt. 300 SQ FT. Or
Palm 1 10' OA Hgt. 300 SQ Ft. Or
Palm 2 3' OA Hgt. 100 SQ Ft. Or
Small Tree 6' OA Hgt. 200 SQ Ft.

MITIGATION PROVIDED
(2) Palms 1 @ 18' OA Hgt. 300 600
(4) Palms 1 @ 14' OA Hgt. 300 1,200
(3) Palms 2 @ 7' OA Hgt. 100 300

Total SQ Ft Provided 2,100

LEWIS Aqûi
LANDSCAPE + ARCHITECTURAL DESIGN, LLC
7408 B SW 48th STREET
MIAMI, FL 33155
PHONE: (305) 661-1855
FAX: (305) 661-1865

GOLDENBERG RESIDENCE
9555 BROADVIEW TERRACE
BAY HARBOR, 33154 FLORIDA

CONFIDENTIALITY NOTICE:
The drawings, specifications and other documents prepared by the landscape architect are instruments of his service and are copyrighted. The drawings and information contained within are property of Lewis Aqûi Landscape + Architectural Design, LLC. This plan may not be reproduced without written permission.

SHEET TITLE
TREE DISPOSITION PLAN

DATE
09.09.15

DESIGN
LA

DRAWN
IP

SCALE
1/8" = 1'-0"

REVISIONS
Review Comments 10.08.2015
Review Comments 11.18.2015

SEAL
LEWIS E. AQÛI
RLA # 666-7140

TD - 1 1

GOLDENBERG RESIDENCE
 9555 BROADVIEW TERRACE
 BAY HARBOR, 33154 FLORIDA

CONFIDENTIALITY NOTICE:
 The drawings, specifications and other documents prepared by the landscape architect are instruments of his service and are copyrighted. The drawings and information contained within are property of Lewis Aquí Landscape Architectural Design, LLC. This plan may not be reproduced without written permission.

SHEET TITLE
PLANTING PLAN

DATE
 08.21.15

DESIGN
 LA

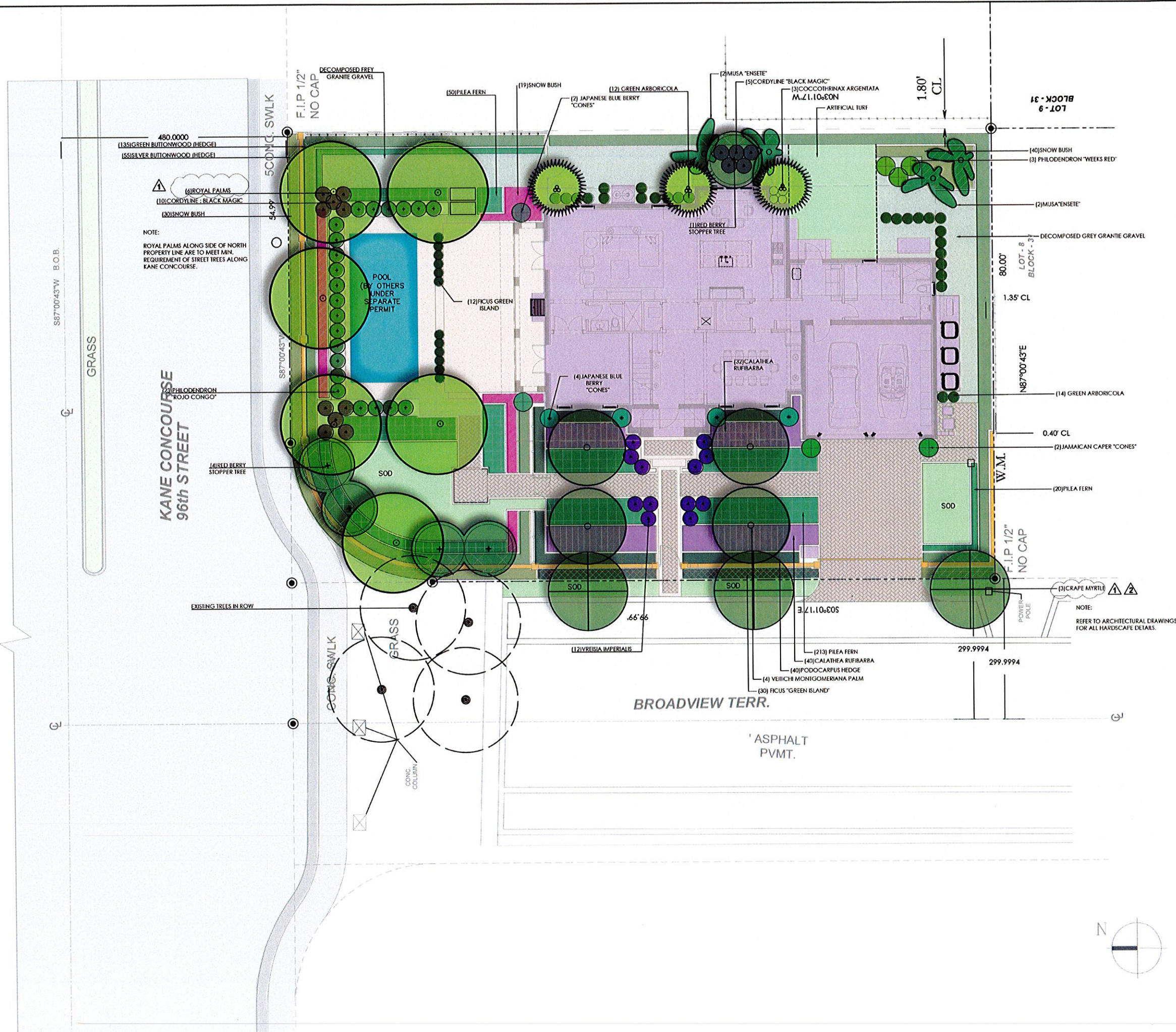
DRAWN
 AP

SCALE
 1/8" = 1'-0"

REVISIONS
 1 Review Comments 10.08.2015
 2 Review Comments 11.18.2015

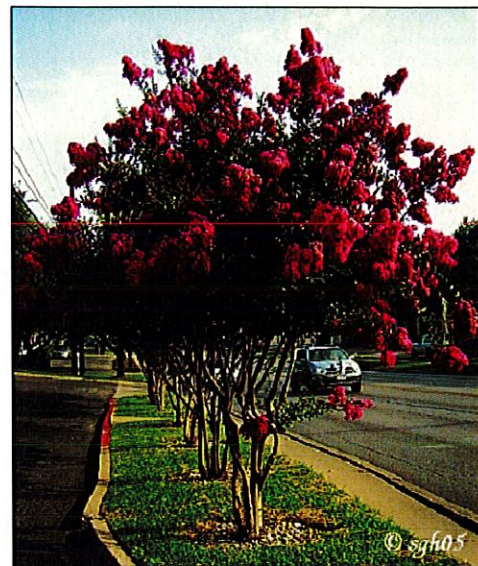
SEAL

LEWIS E. AQUÍ
 RLA # 666-7140

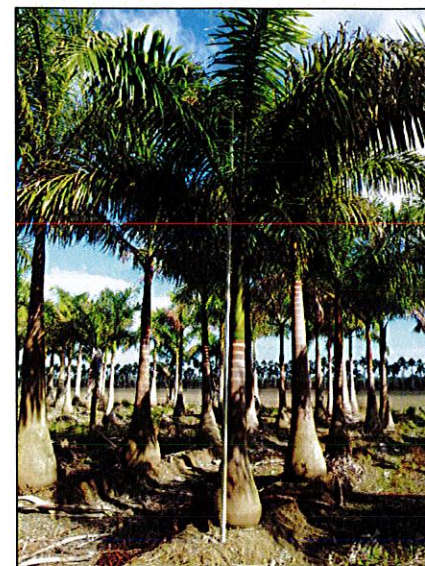




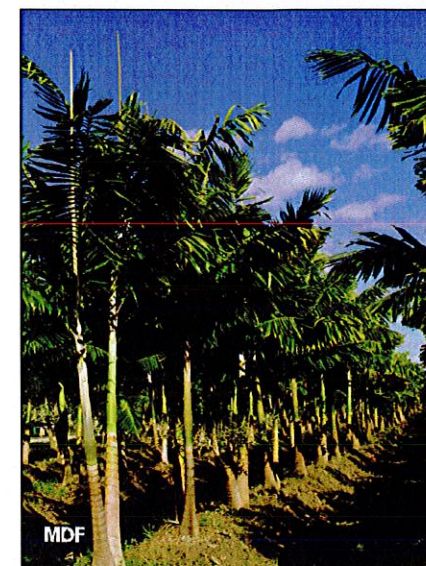
REDBERRY STOPPER



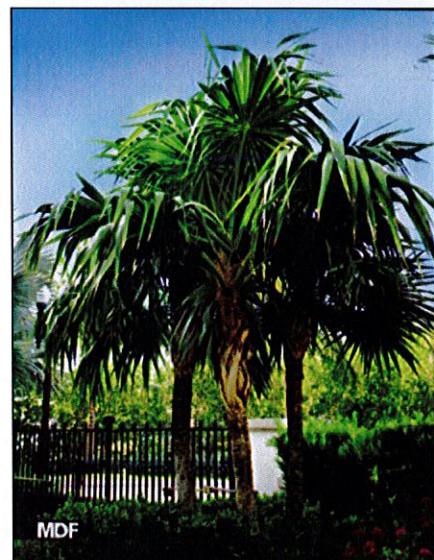
GRAPE MYRTLE TREE



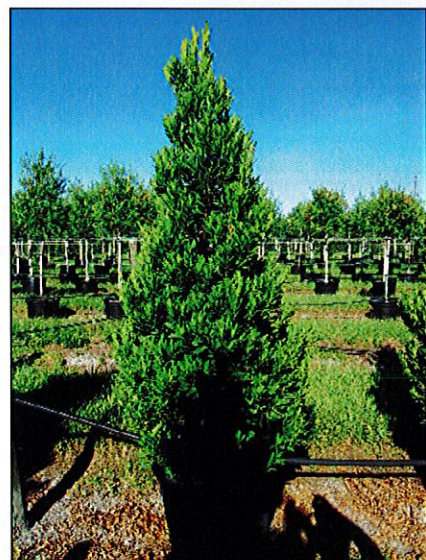
ROYAL PALM



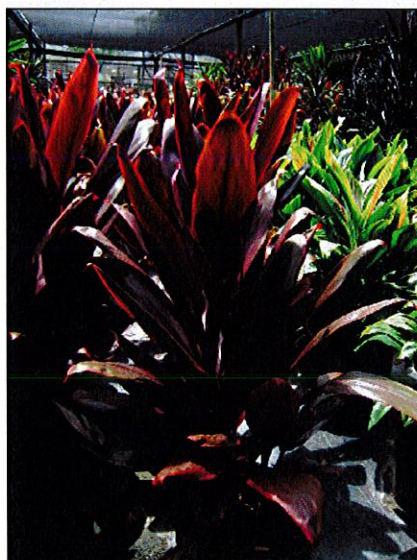
VEITCHII MONTGOMERIANA



COCCOTHRINAX ARGENTATA



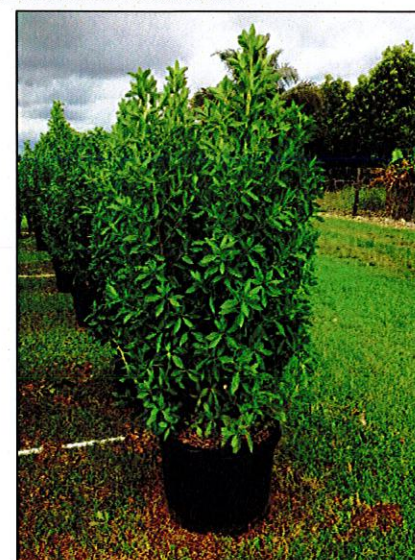
JAPANESE BLUEBERRY



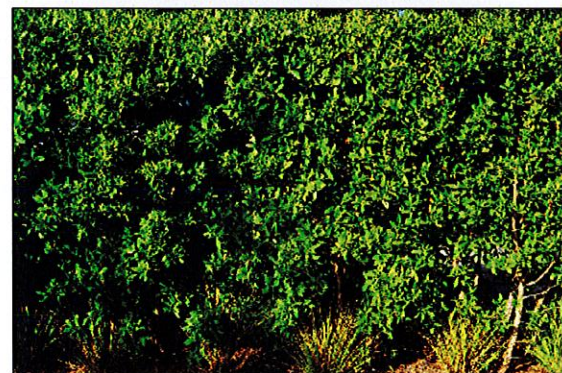
CORDYLINE BLACK MAGIC



MUSA ENSETE



GREEN BUTTONWOOD



GREEN BUTTONWOOD HEDGE



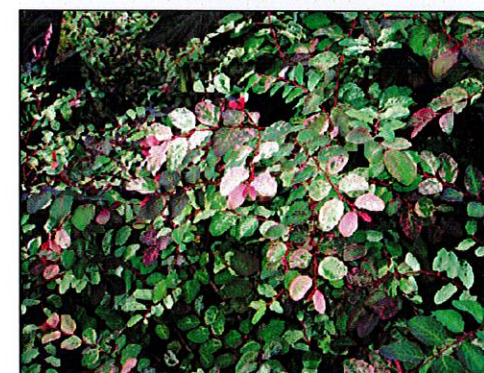
SILVER BUTTONWOOD



JAMAICAN CAPER



PHILODENDRON RED CONGO



SNOW BUSH



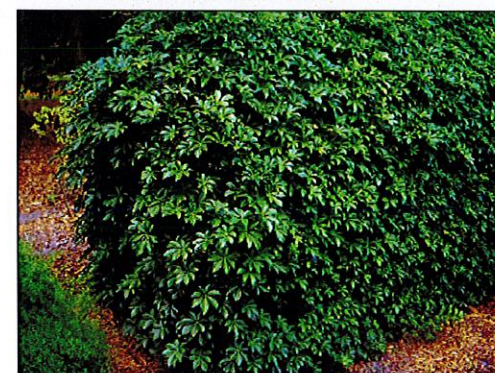
CALATHEA RUFIBARBA



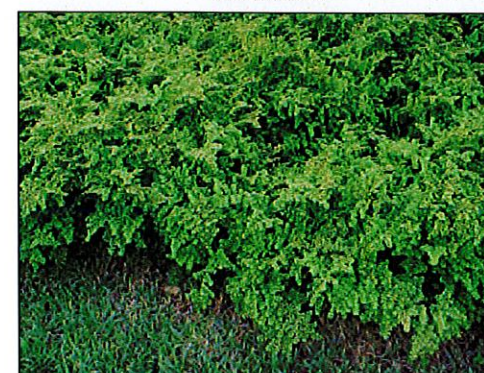
VREISIA IMPERIALIS



FICUS GREEN ISLAND



GREEN ARBORICOLA



PILEA FERN



LEWIS AQUIL
LANDSCAPE + ARCHITECTURAL DESIGN, LLC
LC 26000479
7408 B SW 48 STREET
MIAMI, FL 33155
PHONE: (305) 661-1865
FAX: (305) 661-1865

GOLDENBERG RESIDENCE
9555 BROADVIEW TERRACE
BAY HARBOR, 33154 FLORIDA

CONFIDENTIALITY NOTICE:
The drawings, specifications and other documents prepared by the landscape architect are instruments of his service and are copyrighted. The drawings and information contained within are property of Lewis Aquil Landscape Architectural Design, LLC. This plan may not be reproduced without written permission.

SHEET TITLE

IMAGE BOARD

DATE
08.04.15

DESIGN
LA

DRAWN
IP

SCALE

REVISIONS

SEAL

LEWIS E. AQUIL
RLA # 666-7140

SHEET OF



LEWIS AQUIL
LANDSCAPE + ARCHITECTURAL DESIGN, LLC
LC 26000479
7408 B SW 48TH STREET
MIAMI, FL 33155
PHONE: (305) 661-1855
FAX: (305) 661-1865

GOLDENBERG RESIDENCE
9555 BROADVIEW TERRACE
BAY HARBOR, 33154 FLORIDA

CONFIDENTIALITY NOTICE:
The drawings, specifications and other documents prepared by the landscape architect are instruments of his service and are copyrighted. The drawings and information contained within are property of Lewis Aquil Landscape Architectural Design, LLC. This plan may not be reproduced without written permission.

SHEET TITLE

PLANTING PLAN

DATE
08.21.15

DESIGN
LA

DRAWN
AP

SCALE
1/8" = 1'-0"

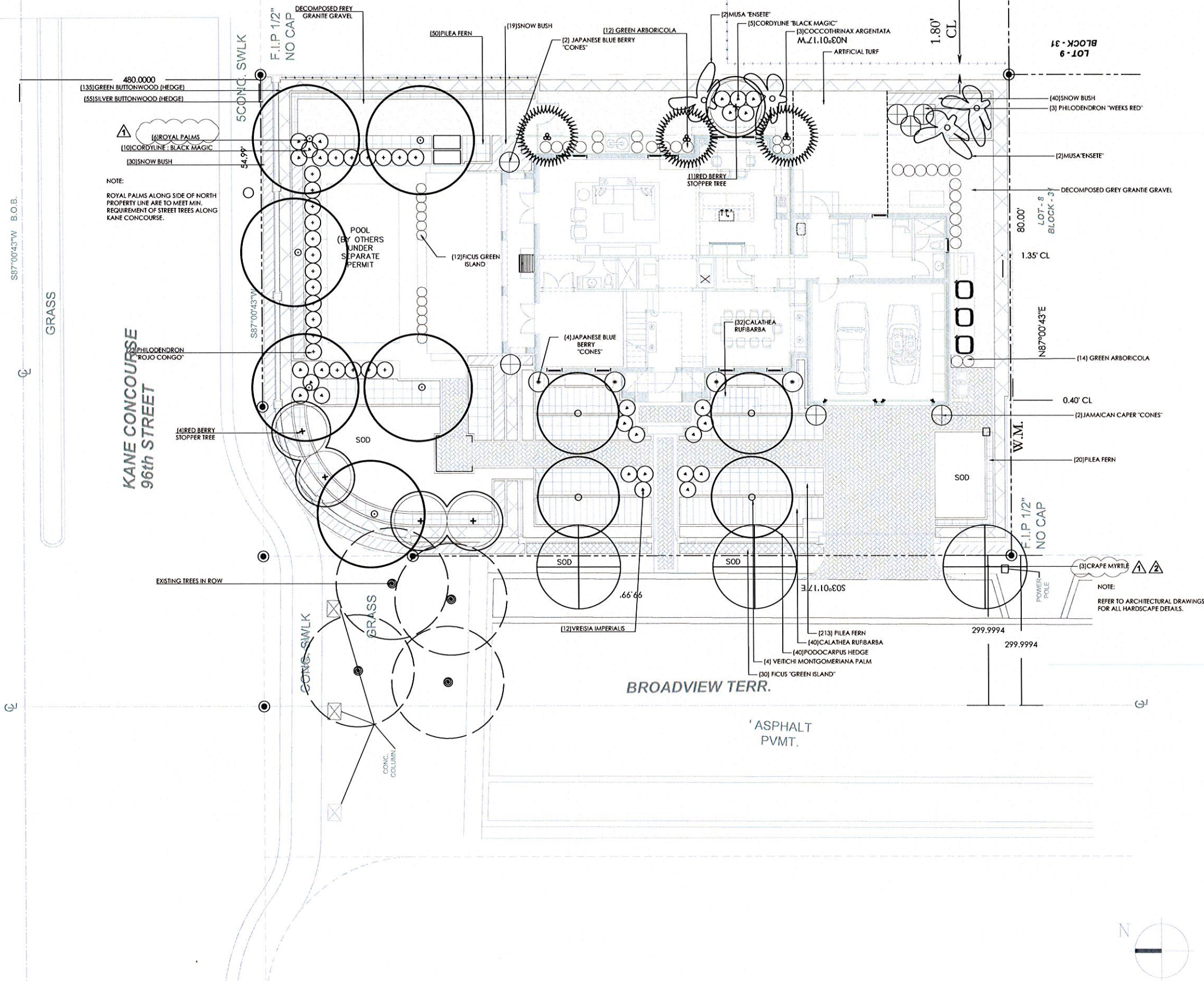
REVISIONS
1. Review Comments
10.08.2015
2. Review Comments
11.18.2015

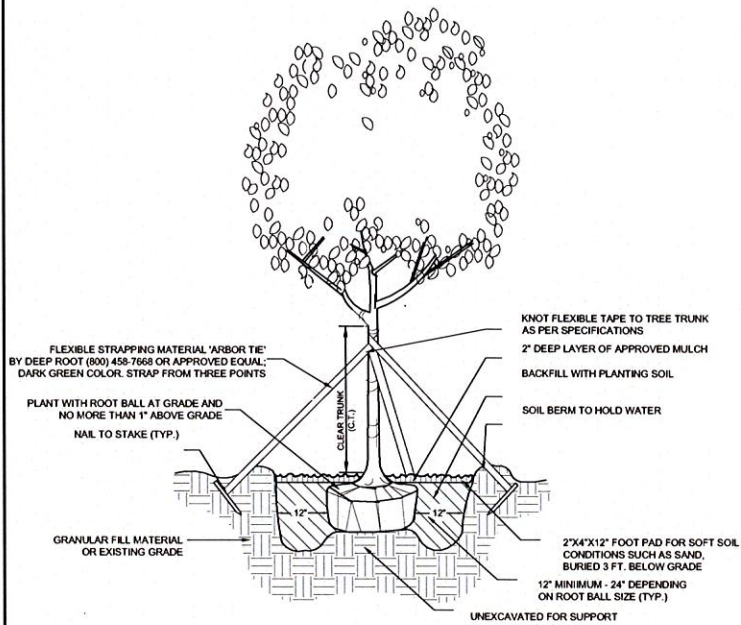
SEAL

LEWIS E. AQUIL
RLA # 666-7140

L - 1
SHEET

7
OF





TREE PLANTING & GUYING DETAIL

N.T.S.

PLANT LIST GOLDENBERG RESIDENCE

NEW / EXISTING	QTY	BOTANICAL NAME	COMMON NAME	INSTALLED HT. / SPEC.	CALIPER INSTALLED (DBH)	HEIGHT AT MATURITY	CANOPY DIAMETER AT MATURITY	NATIVE
NEW	6	Royaltonia regia	Royal Palm	F.G. 18" OA Hgt. Matched	12"	25-30'	15'	Yes
NEW	3	Coccothrinax argentea	Florida Silver Thatch Palm	F.G. 7' OA Hgt.	4"	15-20'	10'	Yes
NEW	5	Eugenia coriaria	Redberry Stopper	45 gal. - 12" HT. 64 Spr. 4 C.T. Min.	2 1/2"	15-20'	10'	Yes
NEW	4	Veitchia merrilliana	Montgomery Palm	F.G. 12-14" OA Hgt.	4"	25'	15'	No
NEW	3	Lagerstroemia indica	Cape Myrtle	45 gal. - 12" HT. 64 Spr. 4 C.T. Min.	2 1/2"	20'	15'	No

NEW	QTY	BOTANICAL NAME	COMMON NAME	INSTALLED HT. / SPEC.	CALIPER INSTALLED (DBH)	HEIGHT AT MATURITY	CANOPY DIAMETER AT MATURITY	NATIVE
NEW	135	Conocarpus erectus	Green Buttonwood	Full to base. Bush. Full. Grade #1.	N/A	Keep at 8-9' Hedge	N/A	Yes
NEW	55	Conocarpus erectus "Sericocarpus"	Shrub Buttonwood	30 gal. Heavy. 8' HT. 3' Spr.	N/A	Keep at 36" Hedge	N/A	Yes
NEW	15	Cordyline "Black Magic"	Same	15 gal. Bush Full to base 9' Hgt.	N/A	6'	N/A	No
NEW	23	Philodendron "Rio Congo"	Same	7 gal. Full	N/A	36"	N/A	No
NEW	89	Bryonia disticha	Snow Bush	3 gal. Full	N/A	4'	N/A	No
NEW	283	Pilea microphylla	Azalea Fern	gal. Full/Heavy	N/A	12"	N/A	No
NEW	6	Eleocharis decipiens	Japanese Blueberry	30 gal. Column. 10' Hgt. x 2-3' Spr.	2"	Keep at 12" OA Hgt.	N/A	No
NEW	18	Schefflera arborescens	Green Arborvitae	Full to base. Grade #1.	N/A	Keep at 36" Hedge	N/A	No
NEW	4	Musa Ensete	Same	15 gal.	N/A	7'	N/A	No
NEW	4	Philodendron "Weeks Red"	Same	7 gal.	N/A	36"	N/A	No
NEW	42	Ficus microcarpa	Ficus Green Island	7 gal. Bush Full to base	N/A	Keep at 18" Hgt.	N/A	No
NEW	72	Calathea rufibarba	Same	3 gal. Full	N/A	18-24"	N/A	No
NEW	12	Vriesea imperialis	Same	Red Only. 10" Pots	N/A	36"	N/A	No
NEW	40	Podocarpus macrophyllus "Maki"	Podocarpus "Maki"	3 gal. Bush. Full. Dark Green. 3' Hgt.	N/A	Keep at 48" Hgt.	N/A	No
NEW	2	Capparis cynophallophora	Jamaican Caper	Cone 15 gal. Full. 4-5' Hgt.	N/A	Keep at 5'	N/A	Yes

NEW	QTY	BOTANICAL NAME	COMMON NAME	INSTALLED HT. / SPEC.	CALIPER INSTALLED (DBH)	HEIGHT AT MATURITY	CANOPY DIAMETER AT MATURITY	NATIVE
TBD	CYD	6020 Planting Soil - 4" Depth						
TBD	CYD	Shredded Pinebark Mulch - 2" Depth						
TBD	SF	Soil - "Zoya" "Empire"						
TBD	CYD	Decomposed Gray Granite Gravel						

Contractor shall perform his own quantity take off. Plan supersedes plant list.
All plant material must be Florida Grade #1 or better.
No substitution shall be made on quantities, sizes or species without approval from Landscape Architect.
Any discrepancies should be called to the attention of LA.
All work shall be in compliance with ANSI Z133.1 and other industry safety standards. Any questions or concerns regarding the specifications should be immediately addressed in writing to the landscape architect of record or the owner's representative. Without such questions or concerns it is assumed and accepted that the landscape contractor have a full and complete understanding of all standards which may affect your performance in the execution of these specifications.
The landscape contractor is responsible for the selection of plant material that fits the grade specified in this document.
All plant material is subject to the specifications of Florida's Grades and Standards, Revised unless otherwise noted. Compliance with ANSI A300, part 6 and other relevant ANSI A300 standards shall be adhered to in the strictest sense of the standard language.

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

SHADE TREES REQUIRED

Residential-Single Family Home	Required	Provided
Non-Waterfront	5	5

Number of Shade Trees in front yard	2	4
-------------------------------------	---	---

Native Species Required 50 %	3	5
------------------------------	---	---

Drought Tolerant and Low Maintenance Species Require	3	5
--	---	---

SHRUBS REQUIRED

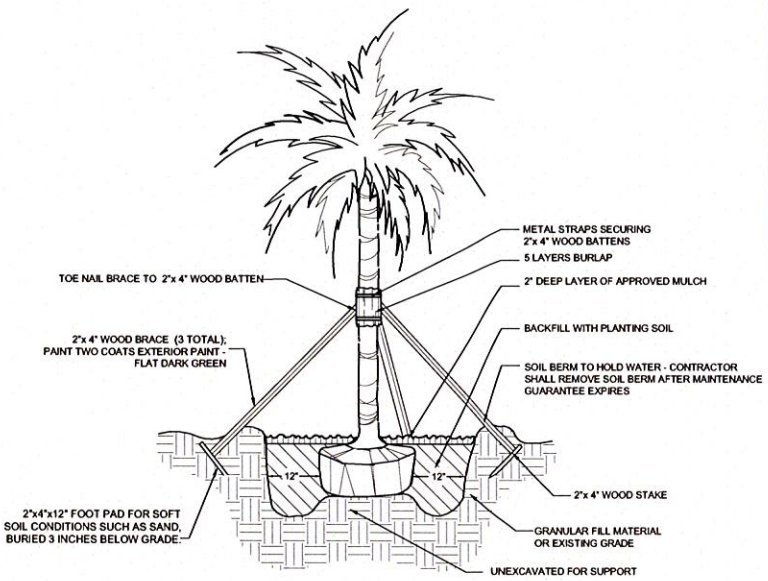
Residential-Single Family Home	Required	Provided
Non-Waterfront	50 (24" Hgt)	230 (24" Hgt)

Native Species Required 30%	15	192
-----------------------------	----	-----

Drought Tolerant and Low Maintenance Species Required	25	192
---	----	-----

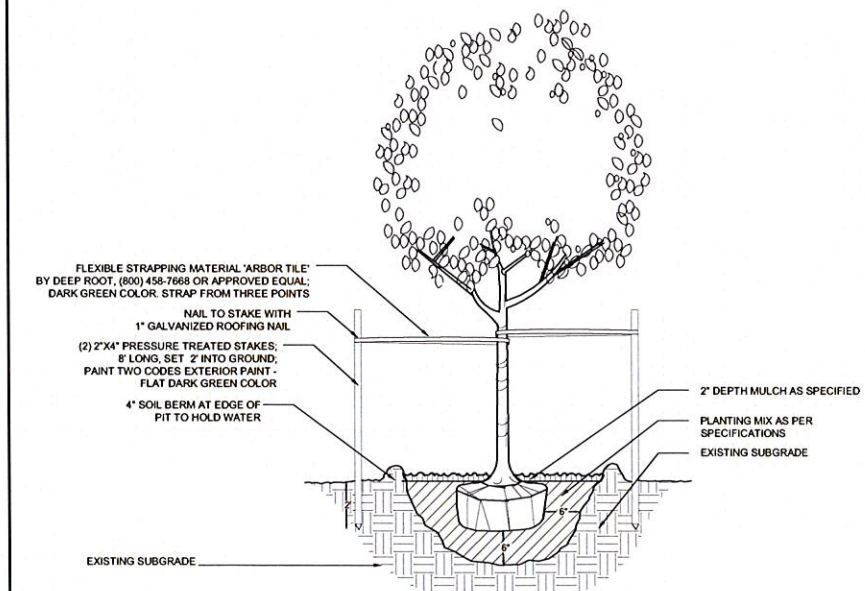
MAXIMUM LAWN AREA

50% of Net Lot Area	Allowed	Provided
Max.	1605 SF	508



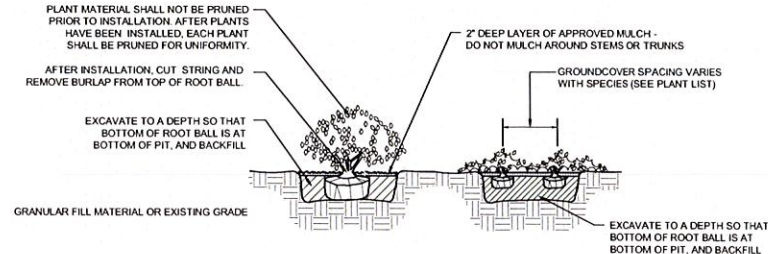
PALM PLANTING DETAIL

N.T.S.



SPECIMEN TREE GUYING DETAIL

N.T.S.



SHRUB & GROUND COVER PLANTING DETAIL

N.T.S.



LEWIS AQUIL
LANDSCAPE + ARCHITECTURAL DESIGN, LLC
LC 26000479
7408 B SW 48TH STREET
MIAMI, FL 33155
PHONE: (305) 661-1855
FAX: (305) 661-1865

GOLDENBERG RESIDENCE
9555 BROADVIEW TERRACE
BAY HARBOR, 33154 FLORIDA

CONFIDENTIALITY NOTICE:
The drawings, specifications and other documents prepared by the landscape architect are instruments of his service and are copyrighted. The drawings and information contained within are property of Lewis Aquil Landscape + Architectural Design, LLC. This plan may not be reproduced without written permission.

SHEET TITLE	PLANTING DETAILS
DATE	08.21.15
DESIGN	LA
DRAWN	IP
SCALE	AS SHOWN
REVISIONS	1. Review Comments 10.08.2015 2. Review Comments 11.18.2015 3. Review Comments 12.15.2015
SEAL	
LEWIS E. AQUIL RLA # 666-7140	
L - 2	7

LANDSCAPE SPECIFICATIONS

1.00 GENERAL

1.01 The Contractor is reminded that the General Conditions and / or Special Conditions of this contract govern the work of this section of the Specifications whether attached hereto or not. Subcontractors undertaking to perform work under this Section shall be made fully aware of these documents and of their responsibilities and obligations thereunder. In the event of any discrepancies between the drawings and specifications and the following 'Scope of Work', the latter shall prevail.

2.00 SCOPE OF WORK

2.01 The work of this Section shall include all labor, materials, equipment, appliances, and accessories necessary for the complete performance of all excavation, grading, planting and backfill work in accordance with these Specifications and the Contract Drawing. Without restricting the generality of the foregoing, the items listed below and similar items shown on the Contract Drawings shall constitute the work of this Section:
A. Finish grading and final site preparation of all areas to be landscaped.
B. Furnishing and incorporating fertilizer and other soil amendments.
C. Furnishing plant materials and grass materials and installing same.
D. Furnishing and placing 'Planting Mixture' and other miscellaneous items to complete the work.
E. Replacement of unsatisfactory plant material.
F. Clean-up.

3.00 SITE PREPARATION and SITE SITEWARDSHIP FOR SUSTAINABLE SITES

3.01 The Contractor shall provide finish grading and final preparation of all areas to be landscaped to within 6" of finish grade. This will require raking and pulverizing of all areas in order to crumble dirt, clogs and / or debris. The Landscape Contractor shall be responsible for finish grading, which is the top 6" of the site.

3.02 The Contractor must perform the following preventative measures for erosion controls during construction:
Stockpile and Protect disturbed Topsoil from erosion;
Control the path and velocity of runoff with silt fencing or equivalent;
Protect sewer inlets, streams, and lakes with straw bales or silt fencing;
Provide swales to divert surface water from hillsides, use tiers, erosion blankets, compost blankets, etc. on sloped areas.

3.03 Contractor must minimize disturbed area of site where site is not previously developed by following tree / plant protection plan and enforcing 'No Disturbance Zones' quarantined by use of Construction tape or Fencing.
When site is previously developed, Contractor must enforce Tree / Plant protection Plan and use Hay bales, silt fencing, etc. for erosion controls.

3.04 All Landscaping must be 24" from finish wall of structures for pest control measures.

4.00 MATERIALS

4.01 Plant materials shall be furnished by the Landscape Contractor and as indicated on the plans. All plant materials shall meet or exceed the following standards.

A. Plant species and sizes shall conform with plant list. Nomenclature shall conform to Standardized plant names, in accordance with the latest edition of the Florida Department of Agriculture's Grades and Standards for Nursery Plants.

B. All plants shall be nursery grown or as stipulated herein and shall comply with all required inspections, grading standards and plant regulations as set forth in the Florida Department of Agriculture 'Grades and Standards for Nursery Plants', including revisions. Ensure that plant materials are shipped with tags stating the botanical and common name of the plant.

C. The minimum grade for all trees, palms, shrubs, and groundcovers shall be Florida No. 1 and shall meet or exceed the size and quality standards of the American Association of Nursery Stock, sponsored by the American Association of Nurserymen, latest addition, unless otherwise indicated and all plants shall be sound, healthy and vigorous, well-branched and densely foliated when in leaf. They shall have healthy, well developed root systems and shall be free of disease and insect pests, eggs or larvae. Florida Fancy material shall be provided where plant list specifies 'specimen'.

D. The determining measurements for trees shall be the height and spread, and shall be measured from the top of the plant to the root crown, not to include the immediate terminal growth. Their width shall be measured across the normal spread of the branches. Both measurements shall be made with the plants in their normal position.

E. Plants larger in size than those specified may be used with approval of the Landscape Architect. If the use of the larger plants is approved, the ball of earth or spread of roots shall be increased proportionately.

F. Container grown plants the same quality as balled and burlapped plants may be substituted in lieu thereof. Plants grown in containers shall be delivered and remain in the containers in a shady location until planted. Plants in containers shall be watered prior to transportation and shall be kept moist until planted. The container must be removed prior to planting, with care as not to injure the roots.

G. Grass materials shall consist of the following:

1. Sod: Solid sod shall be as indicated on the drawings. Sod must be strongly rooted and free of pernicious weeds. Mow to a height not to exceed 1 1/2" before lifting. Lifts shall have a uniform thickness of 1 inch to 1 1/2 inches. Sod containing nutgrass, lippia water sedge, dollar weed, or other common turfweed species (if applicable), will not be accepted.
2. Sodding installation :
 - a) Sodding shall be done as soon as practical following finish grading. Ground shall be covered with a 4" blanket of soil using specified 60/40 top soil mixture where necessary to create a 4" soil blanket. The day before sod installation, the contractor shall rake 50# Milorganite per 1000 sf of area to receive sod. Ground shall be leveled with the back of a rake and sod laid with joints closely butted so that no voids are visible, keeping surface of sod flush with the adjoining seeded areas and or pavements. Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod strips; do not overlap. Hand tamp to ensure contact with subgrade, and water thoroughly with a fine spray immediately after laying.

b) After sod is in place, it shall be top dressed with sufficient sharp, clean 60% sand/40% muck soil mix to fill all voids remaining and thoroughly watered to wash the top dressing into the sodded surface.

c) All sod areas shall then be rolled using a vibrating #1500 sod roller. The contractor shall apply a preemergent herbicide to all sodded areas.

d) It is the Landscape Contractor's responsibility to keep new sod properly watered until completion of the contract. All watering shall meet specifications according to 'Grades and Standards' Section 983.

H. Substitutions in plant species or size will be made only with prior written permission of the Landscape Architect.

I. If, in the opinion of the Landscape Architect, materials and /or work do not conform with the plans and specifications, it may be rejected and upon rejection, must be removed immediately from the site by the Contractor and replaced.

J. The Contractor shall be responsible for the certification and inspection of plant material that may be required by local, state, or federal authorities and shall bear the cost of the same, if any.

4.02 Materials used to install the job shall meet or exceed the following standards:

A. Planting soil mix to be used for 4" soil blankets and backfilling around trees shall be: similar to the existing soil in PH, texture, permeability and other characteristics. The use of structural soil is required in paved sites to provide adequate soil volumes for tree roots under pavement.

B. Fertilizers: Fertilizer shall be delivered mixed as specified in standard bags, sealed, and showing weight by analysis and name of manufacturer. Fertilizer shall be stored in weatherproof storage and in such a manner that its effectiveness will not be impaired.

C. Mulch: Mulch shall be shredded melaleuca, Grade B, clean, bright, and free of weeds, moss, sticks, and other debris. Install at 3" deep.

D. Water: All water required for the execution of the work shall be supplied at the site by the Owner.

5.00 INSTALLATION

5.01 The Planting operations used to install the job shall meet or exceed the following standards:

A. Excavation of Plant Pits: Plant pit excavations shall be roughly cylindrical in shape, with their side approximately vertical. Pit shall be excavated so that bottom of pit is same depth as root ball. Plants shall be centered in the hole, with the trunk location as shown in the plans. Holes for balled and burlapped plants shall be large enough to allow 12" minimum (depending on root ball size) of back fill around the sides of the root ball, and 12" of back fill beneath the root ball. In all cases the diameter of the plant hole shall be twice the diameter of the root ball. Where excess material has been excavated from the plant hole, the excavated material may be used to backfill to the proper level. Mix existing excavated material in 50% / 50% ratio with new planting soil mix. The Contractor, in excavation for plantings shall take care not to damage underground utilities or other sub-surface obstructions, and shall be held liable for their repair, if damaged.

B. Setting Plants: All trees shall be set so, that when settled, the top of the root ball will be flush with the surrounding area of the finish grade or slightly above finish grade. Each plant shall be planted in planting soil mix in the center of the pit. Shrubs shall be set flush with the surrounding finish grade of the planting area. The back fill shall be made with prepared planting in mixture as specified herein and shall be firmly rodded and watered, so that no air-pockets remain. The quantity of water applied immediately upon planting shall be sufficient to thoroughly moisten all of the backfilled earth. Plants shall be kept in a moistened condition the duration of the planting.

C. Staking and Guying: All trees shall be staked or guyed as shown in the details and according to the following specifications.

1. Use wide plastic, rubber or other flexible strapping materials to support the tree to stakes or ground anchors that will give as the tree moves in any direction up to 30 degrees. Use strapping material 'Arbor Tie' by Deep Root (800) 458-7668 dark green color, or approved equal. Do not use rope or wire through a hose. Use guy chords, hose or any other thin bracing or anchorage material which has a minimum 12" [300 mm] length of high visibility flagging tape secured to guys, midway between the tree and stakes for safety.

2. Stake trees larger than 1" [25 mm] diameter and smaller than 2" [50 mm] diameter with a 2" by 2" [50 by 50 mm] stake, set at least 2' [0/6 m] in ground and extending to the crown of the plant. Firmly fasten the plant to the stake with flexible strapping materials as noted above.

3. TREES OF 2 TO 3 1/2" [50 MM TO 90 MM] CALIPER: Stake all trees, other than palm trees, larger than 2" [50 mm] caliper and smaller than 3 1/2" [90 mm] caliper with two 2" by 4" [50 by 100 mm] stakes, 8' [2.4 m] long, set 2' [0.6 m] in the ground. Place the tree midway between the stakes and hold it firmly in place by flexible strapping materials as noted above.

4.LARGE TREES: Guy all trees, other than palm trees, larger than 3 1/2" [90 mm] caliper, from at least three points, with flexible strapping materials as noted above. Anchor flexible strapping to 2" by 4" by 24" [50 by 100 by 600 mm] stakes, driven into the ground such that the top of the stake is at least 3" [75 mm] below the finished ground.

5.SPECIAL REQUIREMENTS FOR PALM TREES: Brace palms which are to be staked with three 2" by 4" [50 by 100 mm] wood braces, toe-nailed to cleats which are securely banded at two points to the palm, at a point one third the height of the trunk. Pad the trunk with five layers of burlap under the cleats. Place braces approximately 120 degrees apart and secure them underground by 2" by 4" by 12" [50 by 100 by 300 mm] stake pads. Paint wood flat dark green exterior paint, two coats.

6.TREE PROTECTION AND ROOT BARRIERS: Install tree barriers when called for in the Contract Documents or by the Landscape Architect to protect existing trees from damage during project construction. Place barricades at the drip line of the tree foliage or as far from the base of the tree trunk as possible. Barricades shall be able to withstand bumps by heavy equipment and trucks. Maintain barricades in good condition. When called for in the Contract Documents, install root barriers or fabrics in accordance with the details shown.

D.Pruning: All broken or damaged roots or branches shall be cut smoothly and the tops of all trees shall be pruned in a manner complying with standard horticultural practice. At the time pruning is completed, all remaining wood shall be alive.

E. Mulching: Within one week after planting, mulch material, consisting of shredded Eucalyptus or Pinebark shall be uniformly applied to a minimum loose thickness of 2 inches, over the entire area of the backfilled hole or bed. The mulch shall be maintained continuously in place until the time of final inspection, and must be a minimum of 2 inches thick to be accepted. Mulch shall not be placed against stems or trunks.

F.Fertilizing: Feeding of all trees and specimen shrubs shall be done with slow release, 'Woodace' Briquettes, 17 gram, tablet fertilizer, analysis 14-3-3, as per manufacturer's instructions. Fertilizing shall not occur until after flush of new growth.

6.00 MAINTENANCE

6.01 Maintenance shall include watering, weeding, mowing, fertilizing,treating, mulching, trimming,removal or replacement of dead or diseased plants and removal of refuse and debris on a regular basis so as to continue a healthy growing condition and present a neat and well-kept appearance at all times.

6.02 Shade trees shall be maintained at a minimum canopy diameter of thirty (30) feet in accordance with the American National Standards Institute, A-300 standards or similar accepted standards as published.

6.03 A landscape sight triangle shall be provided and visibility maintained as per local code requirements.

6.04 Plant material which block visibility shall be removed by the property owner or maintained so as to allow clear visibility of oncoming traffic.(pending public works department approval)

6.05 Landscaping shall be inspected periodically by the department to insure proper maintenance. The owner, tenant or other agent shall be notified in writing, of any areas which are not being properly maintained and shall provide corrective action within thirty (30) calendar days from the time of notification.

7.00 GUARANTEE

7.01 The Landscape Contractor shall guarantee and maintain all new field grown trees for a period of one year, and all field grown palms for a period of one year. All containerized trees, palms, shrubs and groundcovers for a period of 90 days, and all sod for a period of 90 days. The Landscape Contractor shall replace at the direction of the Landscape Architect all trees , shrubs, or groundcovers deemed by the Landscape Architect to be unacceptable, due to death or damage; acts of God, Owner negligence and vandalism excepted.

7.02 New material used to replace material unacceptable to the Landscape Architect, shall be guaranteed for similar period from date of installation

8.00 FINAL INSPECTION AND ACCEPTANCE

8.01 The Landscape Contractor shall advise the Landscape Architect in writing at the end of the guarantee period that the project is ready for final inspection. Only upon notification to the Landscape Architect by the Landscape Contractor in writing and subsequent inspection attended by the Landscape Contractor shall the requirements of the guarantee be met.

9.00 CLEAN-UP

9.01 Upon completion of all work under this section, and intermittently as required, the Landscape Contractor shall clear the site of all debris, superfluous material and all equipment to the satisfaction of the Landscape Architect

10.00 All plant material is subject to the specifications of Florida's Grades and Standards, Revised unless otherwise noted. Compliance with ANSI A300, part 5, 6 & 8 and other relevant ANSI A300 standards shall be adhered to in the strictest sense of the standard language. All work shall be in compliance with ANSI Z133.1 and other industry safety standards. Any questions or concerns regarding the specifications should be immediately addressed in writing to the landscape architect of record or the owner's representative. Without such questions or concerns it is assumed and accepted that the landscape contractor has a full and complete understanding of all standards which may affect the performance in the execution of these specifications. Landscape contractor is responsible for the selection of plant material that fits the grade specified in this document. The plant material shall be considered accepted by the landscape contractor at the exact time of installation.

All plant material shall be Grade #1 or better.

Landscape contractor shall perform his own quantity take off. Plan supersedes plant list.

Any discrepancy should be called to the attention of LA

No substitution on specie on size or quantity can be made without approval from LA

11.00 End



LEWIS AQUÍ
LANDSCAPE + ARCHITECTURAL DESIGN, LLC
LC 2600479
7408 B SW 48th STREET
MIAMI, FL 33155
PHONE: (305) 661-1855
FAX: (305) 661-1865

GOLDENBERG RESIDENCE
9555 BROADVIEW TERRACE
BAY HARBOR, 33154 FLORIDA

CONFIDENTIALITY NOTICE:
The drawings, specifications and other documents prepared by the landscape architect are instruments of his service and are copyrighted. The drawings and information contained within are property of Lewis Aquí Landscape+ Architectural Design, LLC. This plan may not be reproduced without written permission.

SHEET TITLE	
LANDSCAPE SPECIFICATION	
DATE	08. 21. 15
DESIGN	LA
DRAWN	IP
SCALE	N/A
REVISIONS	
SEAL	
LEWIS E. AQUÍ RLA # 666-7140	
L - 3	7
SHEET	OF



LEWIS AQÛI

LANDSCAPE + ARCHITECTURAL DESIGN, LLC

LC 26000479

7408 B SW 46TH STREET

MIAMI, FL 33155

PHONE: (305) 661-1855

FAX: (305) 661-1865

GOLDBERG RESIDENCE
9555 BROADVIEW TERRACE
BAY HARBOR, 33154 FLORIDA

CONFIDENTIALITY NOTICE:
The drawings, specifications and other documents prepared by the landscape architect are instruments of his service and are copyrighted. The drawings and information contained within are property of Lewis Aqûi Landscape + Architectural Design, LLC. This plan may not be reproduced without written permission.

SHEET TITLE

NORTH AND WEST ELEVATIONS

DATE

8.21.15

DESIGN

LA

DRAWN

IP

SCALE

1/4" = 1'-0"

REVISIONS

1. Review comments

10.08.2015

2. Review comments

12.02.2015

SEAL

LEWIS E. AQÛI

RLA # 666-7140

L - 4

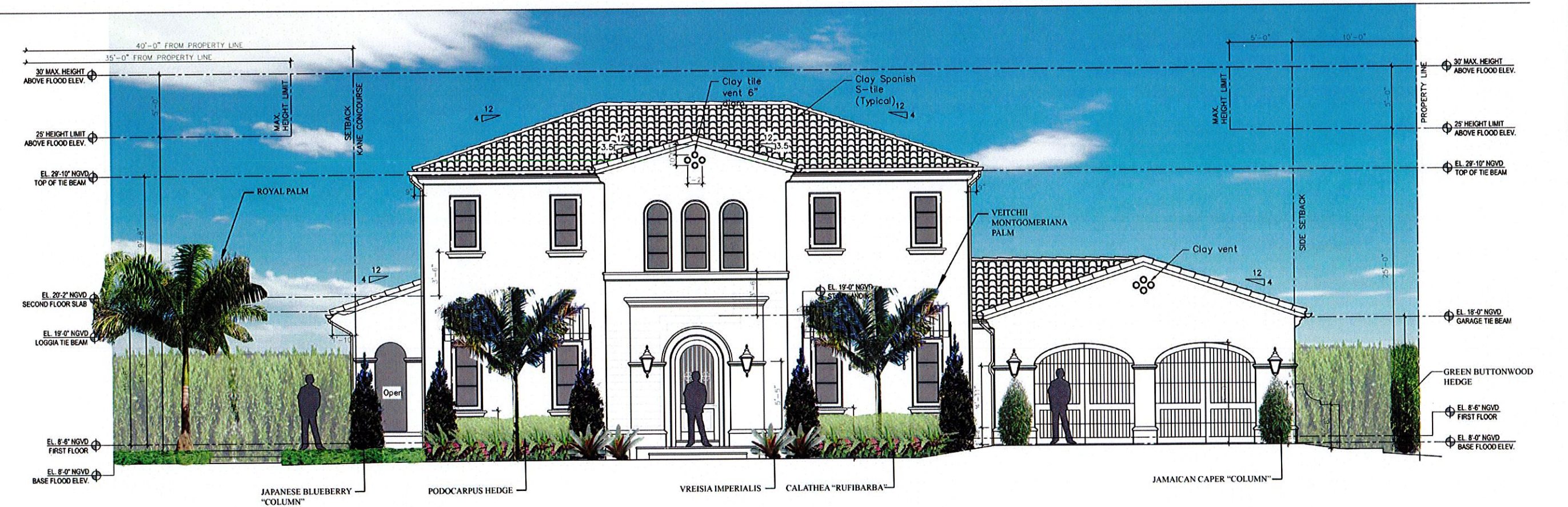
7

SHEET

OF



2 PROPOSED NORTH ELEVATION
SCALE 1/4" : 1'-0"



1 PROPOSED WEST ELEVATION
SCALE 1/4" : 1'-0"

SCHEMATIC DESIGN - NOT FOR CONSTRUCTION



LEWIS AQUÍ
LANDSCAPE + ARCHITECTURAL DESIGN, LLC
LC 26000479
7408 B SW 48TH STREET
MIAMI, FL 33155
PHONE: (305) 661-1855
FAX: (305) 661-1865

GOLDENBERG RESIDENCE
9555 BROADVIEW TERRACE
BAY HARBOR, 33154 FLORIDA

CONFIDENTIALITY NOTICE:
The drawings, specifications and other documents prepared by the landscape architect are instruments of his service and are copyrighted. The drawings and information contained within are property of Lewis Aqul Landscape + Architectural Design, LLC. This plan may not be reproduced without written permission.

SHEET TITLE

SOUTH AND EAST ELEVATIONS

DATE
8.21.15

DESIGN
LA

DRAWN
IP

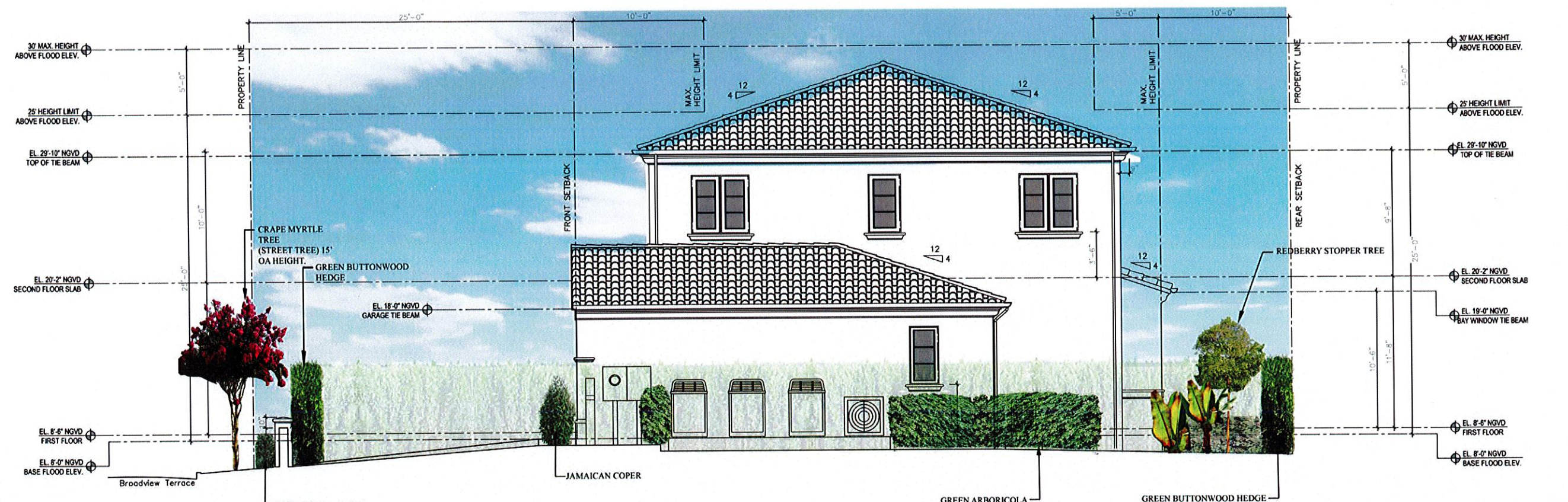
SCALE
1/4" = 1'-0"

REVISIONS
1 Review comments 10.08.2015
2 Review comments 12.02.2015

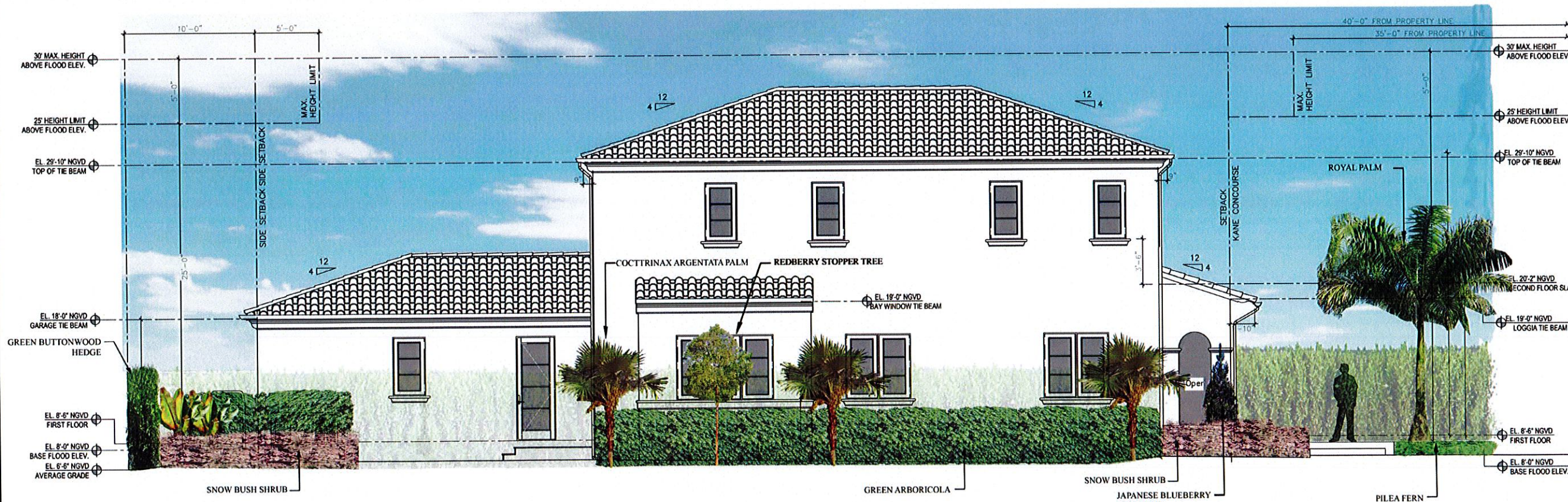
SEAL

LEWIS E. AQUÍ
RLA # 666-7140

L - 5 **7**
SHEET OF



2 PROPOSED SOUTH ELEVATION
SCALE 1/4" : 1'-0"



1 PROPOSED EAST ELEVATION
SCALE 1/4" : 1'-0"

SCHEMATIC DESIGN - NOT FOR CONSTRUCTION



LEWIS AQUILINO

LANDSCAPE + ARCHITECTURAL DESIGN, LLC
LG 26500478
7408 B SW 48TH STREET
MIAMI, FL 33155
PHONE: (305) 661-1855
FAX: (305) 661-1865

GOLDENBERG RESIDENCE
9555 BROADVIEW TERRACE
BAY HARBOR, 33154 FLORIDA

CONFIDENTIALITY NOTICE:
The drawings, specifications and other documents prepared by the landscape architect are instruments of his service and are copyrighted. The drawings and information contained within are property of Lewis Aquilino Landscape + Architectural Design, LLC. This plan may not be reproduced without written permission.

SHEET TITLE

WEST STREET ELEVATIONS

DATE
8.21.15

DESIGN
LA

DRAWN
IP

SCALE
1/4" = 1'-0"

REVISIONS
1 Review comments 10.08.2015
2 Review comments 12.02.2015

SEAL

LEWIS E. AQUILINO
RLA # 666-7140

L - 6

7

SHEET OF



2 PROPOSED WEST ELEVATION
SCALE 1/4" : 1'-0"



1 PROPOSED WEST ELEVATION
SCALE 1/4" : 1'-0"



LEWIS AQUÍ

LANDSCAPE + ARCHITECTURAL DESIGN, LLC

LC 26200479

7408 B SW 48TH STREET

MIAMI, FL 33155

PHONE: (305) 661-1855

FAX: (305) 661-1865

GOLDENBERG RESIDENCE
9555 BROADVIEW TERRACE
BAY HARBOR, 33154 FLORIDA

CONFIDENTIALITY NOTICE:
The drawings, specifications and other documents prepared by the landscape architect are instruments of his service and are copyrighted. The drawings and information contained within are property of Lewis Aquí Landscape + Architectural Design, LLC. This plan may not be reproduced without written permission.

SHEET TITLE

NORTH STREET ELEVATIONS

DATE
8.21.15

DESIGN
LA

DRAWN
IP

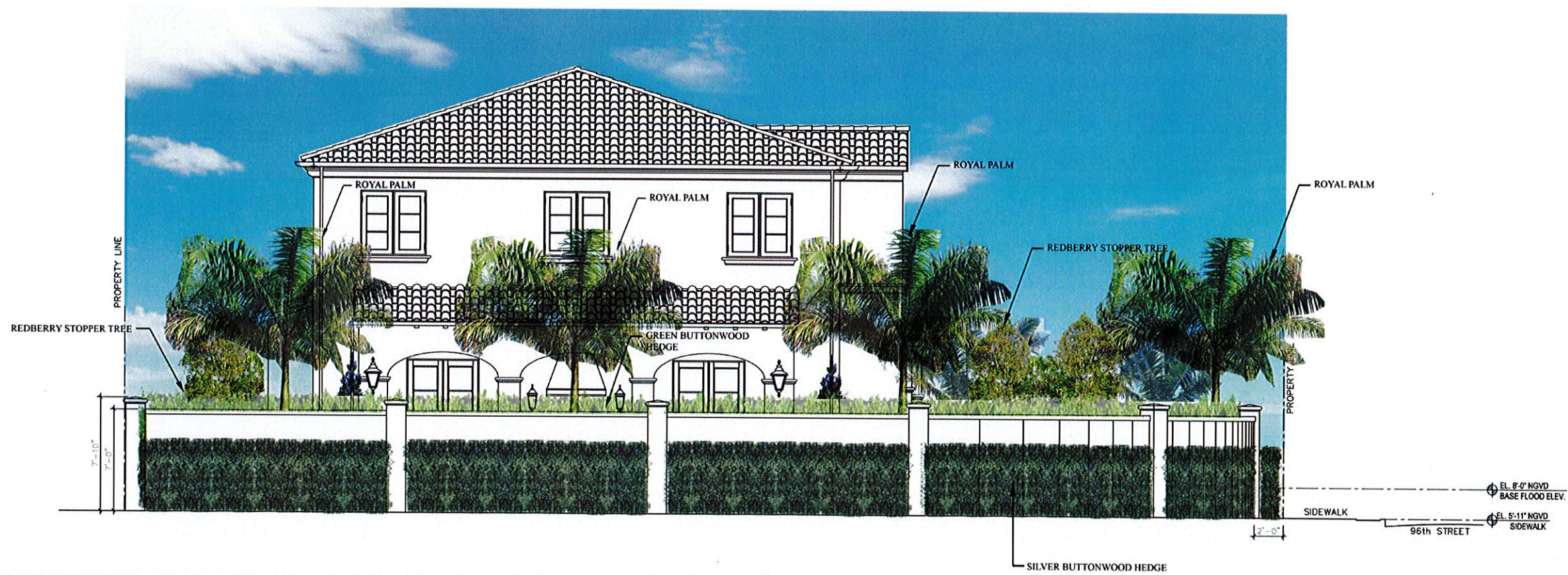
SCALE
1/4" = 1'-0"

- REVISIONS
- 1. Review comments 10.08.2015
 - 2. Review comments 12.02.2015

SEAL

LEWIS E. AQUÍ
RLA # 666-7140

L - 7
SHEET OF



1 PROPOSED NORTH ELEVATION
SCALE 1/4" : 1'-0"

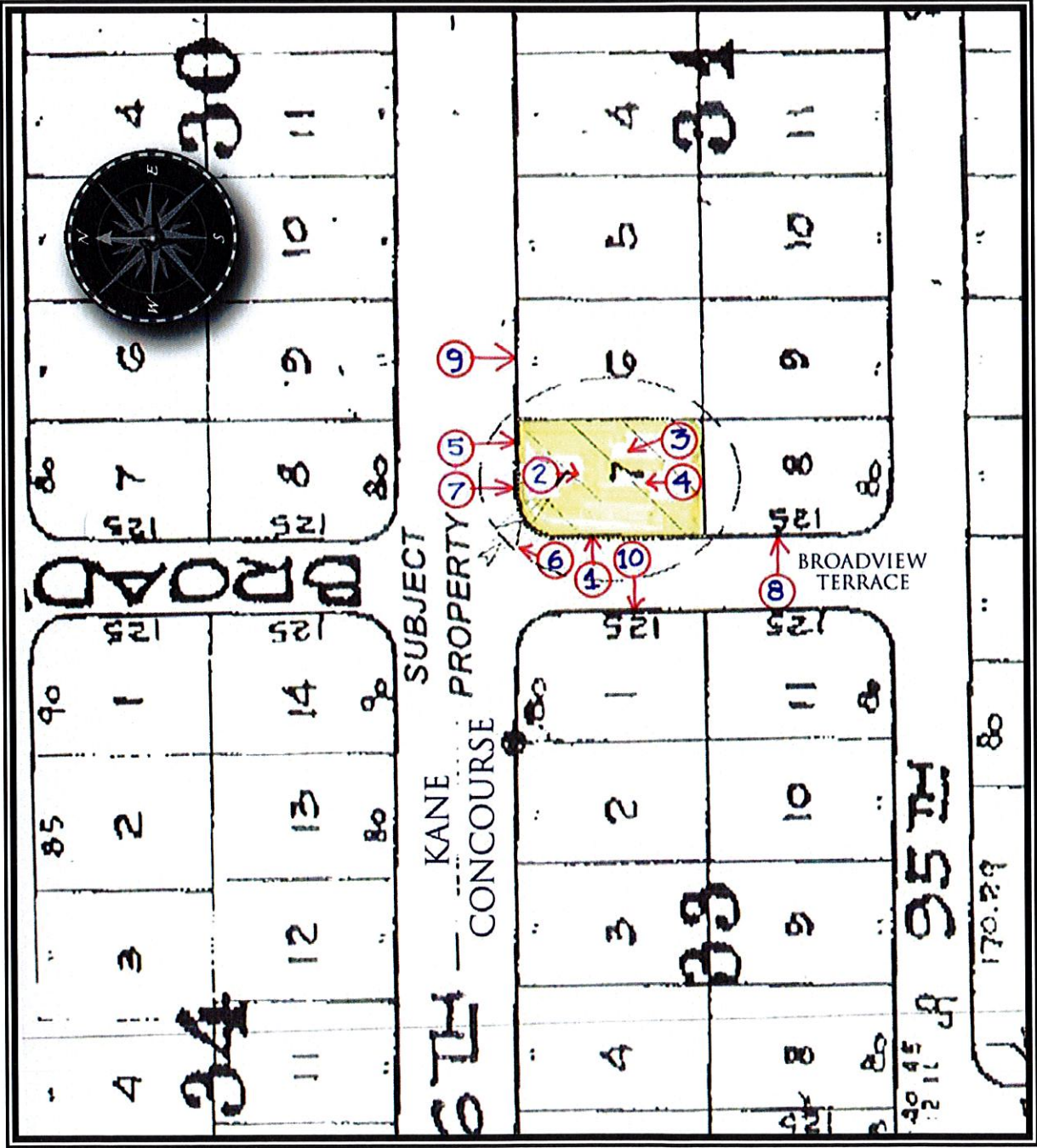
9555 BROADVIEW TERRACE
BAY HARBOR ISLANDS, FL 33154

PLANNING AND ZONING BOARD
TOWN OF BAY HARBOR ISLANDS

Photographic Records

6.24.15

LOCATION SKETCH
AND PICTURE NUMBERING



PICTURES OF 9555 Broadview Terrace (LOT 7)



FRONT YARD (WEST) #1



SIDE YARD (NORTH - KANE CONCOURSE) #2



REAR YARD (EAST) #3



SIDE YARD (SOUTH) #4



SIDE YARD / STREET VIEW (NORTH - KANE CONCOURSE) #5



PUBLIC PEDESTRIAN WALKWAY #6



KANE CONCOURSE AUTOMOBILE AND PEDESTRIAN TRAFFIC #7



PICTURES OF 9525 Broadview Terrace (LOT 8 ADJACENT) #8



PICTURES OF 1270 Kane Concourse (LOT 6 ADJACENT) #9



PICTURES OF 9550 Broadview Terrace (LOT 1 ACROSS THE STREET) #10

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

To: Planning and Zoning Board
Town of Bay Harbor Islands

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

Date: January 14th, 2016

Subject: Proposed Single-Family Residence
9555 Broadview Terrace
Bay Harbor Islands Acct. No.: MB2015-164
MMPA Acct. No.: 01-0702-1026

RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board review the contents of this staff report, the latest revised site plan and architectural plans (dated 01/08/16) 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 house located at 9555 Broadview Terrace.

GENERAL PROJECT INFORMATION

Land Use Designation: L – Low Density Residential
Zoning District: RD Single-Family District
General Location: 9555 Broadview Terrace
Legal Description: Lot 7 of Block 31, "Bay Harbor Island" according to the plat thereof, as recorded in Plat Book 46, at Page 5 of the Public Records of Miami-Dade County.

PROJECT DESCRIPTION

The project architect, Daniel Gomez Architecture Inc., as agent for the property owner, Rafael Kravec, has submitted an application for the construction of a new single-family residence on a non-waterfront lot located at 9555 Broadview Terrace. The proposed two-story home will have approximately 3,578 square feet of A/C living space with a two-car garage and a pool and pool deck on the side of the property. The residence will have four (4) bedrooms, five (5) full

bathrooms, and a playroom. The overall height of the structure will be 29'-0" above Base Flood Elevation (BFE), which is below the maximum 30'-0" allowed within the RD Single-Family District with additional setbacks. The applicant is proposing one (1) driveway connection to Broadview Terrace. Extensive landscaping is proposed that meets the Miami-Dade County Landscape Code and Town Supplemental Landscape Code requirements, including the use of native and drought tolerant plant materials.

The current draft of the Street Tree Master Plan identifies the tree species for this area of the Town as Royal Palm along 96th Street and Grape Myrtle under power lines along Broadview Terrace.

The Historical Structure Survey for the Town of Bay Harbor Islands does not list the existing structure as it was not 50-years old at the time the survey was completed. The existing structure is to be demolished and the new single-family home will be a Spanish / Mediterranean design.

PROJECT HISTORY

The applicant submitted an initial set and several revised sets of plans that were reviewed by MMPA for consistency with the Town Code requirements. Comments were given to the applicant each time and the current submitted plans are reflective of all requested changes.

COMPREHENSIVE PLAN / ZONING

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

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

PLATTING

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

SUMMARY / SITE PLAN COMMENTS

The latest site plan and architectural plans submitted for the construction of a new single-family home located at 9555 Broadview Terrace meet or exceed all minimum Town Land Development and Landscape Code requirements. The applicant previously submitted several sets of plans that were

**Town of Bay Harbor Islands
Planning and Zoning Board Staff Report
Proposed Single-Family Residence
9555 Broadview Terrace
January 14th, 2016
Page 3**

reviewed and commented on by MMPA, and all previous comments and issues have been addressed by the current plans.

It should be noted that the fence height along the north side of the property (along Kane Concourse) is proposed at 7'-0" in height with columns that are 7'-10" in height. The proposed fence will screen the pool so that it will not be visible from the street. Per Sec. 23-12(22)(b) of the Town's Code, the maximum height of privacy walls or fences abutting Kane Concourse may be 7'-0" above grade with decorative columns not to exceed one foot above the height of the wall or fence. Additionally, Sec. 23-12(22)(i)(5) states that walls within the front (street side) setback may not exceed 3-feet solid above grade unless the PZB approves otherwise for specific sites based on creative and compatible design solutions and location issues. It should also be noted that per Sec. 23-12(15)(g)(vii), all pools abutting a street shall be screened from the street by a wall or fence so that the pool cannot be seen from the street. The wall will be setback 2-feet from the property line and will be screened by a Snow Bush hedge that will be 4-feet tall at time of planting.

The following conditions of approval are recommended:

- 1) This approval is based on the plans prepared by Daniel Gomez Architecture Inc. dated January 8th, 2016 with any modifications required by the PZ Board. All modifications to the above plans shall be reviewed by Town staff and may require re-approval by the PZB if felt to be substantial.

AGENDA ITEM REPORT

January 19, 2016

ITEM NUMBER: 2.

ITEM: Request for approval for an addition and renovation for "Esther Ashkenazi" located at 9951 Broadview Terrace, Lot 7 of Block 27. The owner is proposing to enclose the existing garage and convert it into a bedroom. The home will have approximately 3,161 square feet of a/c living space. The residence will have five bedrooms, four full bathrooms and an office. Enclosed please find the site plan, elevations and landscape plan. (Item #2A)

DESCRIPTION:

Request for approval for an addition and renovation for "Esther Ashkenazi" located at 9951 Broadview Terrace, Lot 7 of Block 27. The owner is proposing to enclose the existing garage and convert it into a bedroom. The home will have approximately 3,161 square feet of a/c living space. The residence will have five bedrooms, four full bathrooms and an office. Enclosed please find the site plan, elevations and landscape plan. (Item #2A)

RECOMMENDED ACTION:

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

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez

ATTACHMENTS

1.	Site Plan & Elevations	9951BrdvSitePlans.pdf
2.	Staff Report	9951 BVT SFR - PZB Staff Report Jan 14 2016.pdf

ADDITIONS AND RENOVATIONS TO:

EXISTING RESIDENCE

9951 BROADVIEW TERRACE
BAY HARBOR ISLANDS, FLORIDA 33154

SCOPE OF WORK

1. SELECTIVE DEMOLITION

2. EXTEND COVERED ENTRY

3. ADDITION (382 S.F.)

4. CONVERT EXISTING GARAGE (574 S.F.) TO INTERIOR SPACE

5. NEW COVERED (REAR) PATIO

6. INTERIOR RENOVATIONS

7. SITE IMPROVEMENTS

8. REPLACE ALL EXISTING WINDOWS & EXTERIOR DOORS
WITH IMPACT WINDOWS & IMPACT EXTERIOR DOORS

PROJECT DATA

FOLIO NUMBER:13-2227-001-5330

LEGAL DESCRIPTIONLOT 7, BLOCK 27, OF BAY HARBOR ISLAND,
ACCORDING TO THE PLAT THEREOF, AS
RECORDED IN PLAT BOOK 46, PAGE 5, OF THE
PUBLIC RECORDS, MIAMI-DADE COUNTY, FLORIDA

ZONING CLASSIFICATIONRD

SITE SQUARE FOOTAGE9,865 S.F.

SETBACKS

	FRONT WEST	SIDE NORTH	SIDE EAST	REAR SOUTH
REQUIRED	25'	25'	10'	15'
EXISTING	25.51'	26.76'	10.35'	14.21'
PROVIDED	25'	MATCH	MATCH	MATCH

SQ. FOOTAGE

EXISTING	AC = 2,205	GARAGE = 574	2,779 S.F.
ADDITION	AC		382 S.F.
TOTAL SQ. FOOTAGE	AC = 2,779	ADDITION = 382	3,161 S.F.

FLOOD ZONE: AE

BASE FLOOD ELEVATION +8.0' N.G.V.D.

BASED ON SURVEY & ELEVATION CERTIFICATE BY
HADONNE CORP. DATED 1.20.11

PERVIOUS/ IMPERVIOUS

HOUSE 3,173 S.F. + PAVING 1,586 S.F. / SITE 9,865 S.F.	48% PERVIOUS
--	-----------------

BUILDING HEIGHT

MAX HEIGHT - 2.5 STORIES, 25' ABOVE B.F.E.	1 STORY
HEIGHT - TO HIGHEST POINT OF ROOF	14'-1"

DRAWING INDEX

ARCHITECTURAL

PHOTO-1	CONTEXT PHOTOS - ADJACENT PROPERTIES
PHOTO-2	CONTEXT PHOTOS - 9951
AS-1	EXISTING/ PROPOSED SITE & ROOF PLAN
D-1	DEMOLITION PLANS & ELEVATION
EX-1	EXISTING FLOOR PLAN
A-1	PROPOSED FLOOR PLAN
A-2	EXISTING & PROPOSED ELEVATIONS
A-3	RENDERINGS

LANDSCAPE

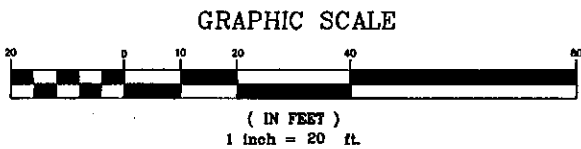
TD-1	TREE DISPOSITION PLAN
L-1	LANDSCAPE PLAN
L-2	LANDSCAPE NOTES & DETAILS

LOCATION OF HOUSE

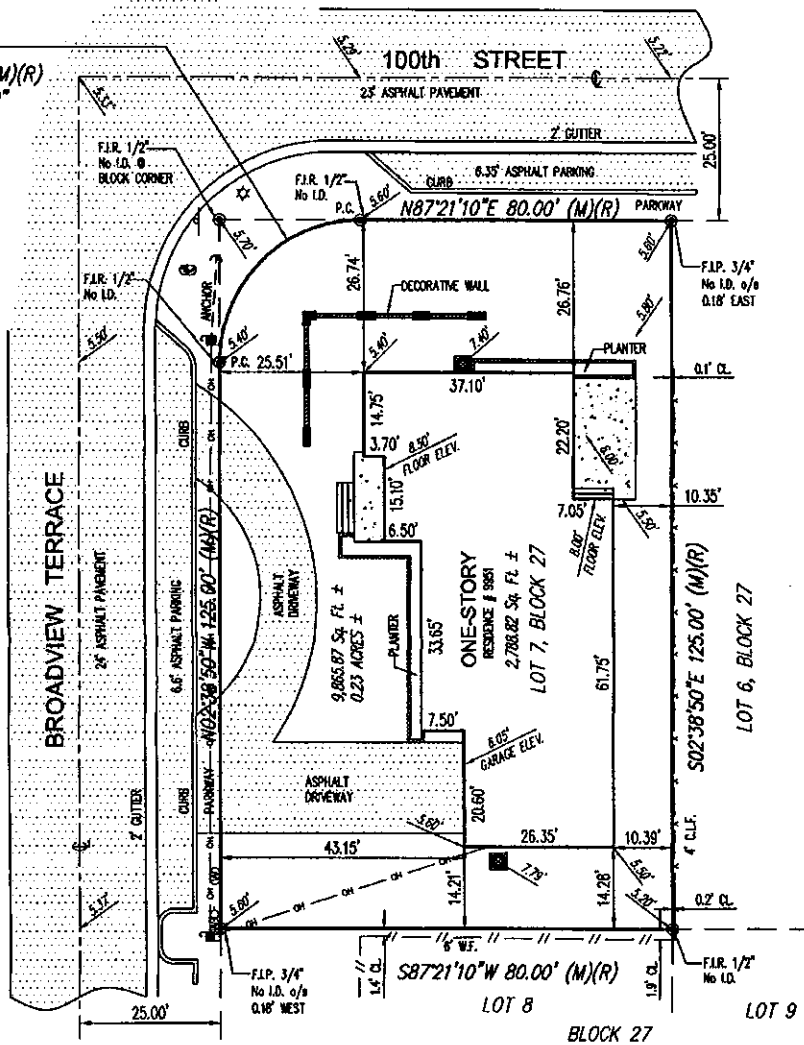
LOCATION MAP



SKETCH OF BOUNDARY SURVEY



$R=25.00'$
 $L=39.27' (M)(R)$
 $\Delta=90^{\circ}00'00''$



PROPERTY ADDRESS:
9951 Broadview Terrace
Bay Harbor, Florida 33154-1140

LEGAL DESCRIPTION:
Lot 7, Block 27, of "BAY HARBOR ISLAND", according to the map or plat thereof
as recorded in Plat Book 46, Page 5, Public Records of Miami-Dade County, Florida.

FOLIO NUMBER: 13 2227 001 5330 (Miami-Dade County Public Records/Property Appraiser's Office)

SURVEYOR'S NOTES:
All distances as shown are based on the US Survey foot.

The National Flood Insurance Rate Map for Florida, Community Panel No. 120637 (Town of Bay Harbor Islands) 12086 C, 0144 L, FIRM Date 09/11/2009 and Revised with an effective date of 09/11/2009, published by the United States Department of Housing and Urban Development, delineates the herein described parcel of land to be situated within the Special Flood Hazard Area designated by the Federal Emergency Management Agency (FEMA). Subject property lies within Flood Hazard Zone "AE"; Base Flood Elevation 8.00 feet. The Base Flood Elevation "AE" 8', refers to the NGVD (1929) Datum.

Elevations as shown on this survey drawing are referred to the National Geodetic Vertical Datum, 1929 (NGVD). Elevations are based on a Miami-Dade County Bench Mark R-243, located at the NW corner of the bridge over the Bay Harbor Waterway along 96th Street / Kane Concourse. Elevation 6.61 feet (NGVD, 1929)

Bearings are based/referred to an assumed meridian as shown on Plat Book 46, Page 5.

CERTIFIED TO:
Esther Ashkenazi

- GENERAL SURVEYOR'S NOTES:
- 1)-This survey was conducted for the purpose of a "Boundary Survey" only and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other entity.
 - 2)-The accuracy obtained by measurements and calculations on this survey, meets and exceeds the Minimum Technical Standards requirements for a suburban area (1 foot in 7,500 feet) as specified in Chapter 5J-17, Florida Administrative Code.
 - 3)-This Survey does not reflect or determine ownership.
 - 4)-Legal Description subject to any dedications, limitations, retractions reservations or easements of record.
 - 5)-Examination of the Abstract of Title will have to be made to determine recorded instruments, if any affecting the property; search of Public Records not performed by this office.
 - 6)-No effort was made by this office to locate any underground utilities and/or structures within or abutting the subject property.
 - 7)-This Survey has been prepared for the exclusive use the entities named hereon only and certifications hereon do not extend to any unnamed parties.
 - 8)-This Survey was prepared for a Mortgage Transaction only; not to be used for design and/or construction purposes without the consent of this office.
 - 9)-Utility facilities within Utility Easements not noted as violations.
 - 10)-Driveways or portions thereof within Roadways not noted as violations or encroachments.
 - 11)-Foundations and/or footings underneath the ground surface that may cross beyond the boundary lines of the herein described parcel are not shown.
 - 12)-Fence ownership determined by visual means only (if any); Legal ownership not determined.
 - 13)-No search records was made by this firm beside the record plat; therefore we do not imply or accept responsibility for any Easement, Dedication or Limitation for which information was not furnished.
 - 14)-Contact the appropriate authorities prior to any design work on the hereon-described parcel for Building and Zoning Information.
 - 15)-In some instances graphic representations have been exaggerated to more clearly illustrate the relationship between physical improvements and/or lot lines. In all cases dimensions shall control the location of the improvements over scaled positions.
 - 16)-The dimensions and directions shown hereon are in substantial agreement with record and calculated values unless otherwise noted.
 - 17)-Obstructed corners are witnessed by improvements

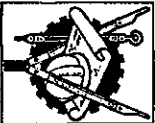
This is to certify to the above named firm and or persons that the "SKETCH OF BOUNDARY SURVEY" of the herein described property is true and correct to the best of my knowledge and belief as recently surveyed under my direction, also there are no visible encroachments other than those shown. Owner or his representative furnished the legal description contained herein. Other recorded instruments may affect this property. Surveyor has not examined the abstract of title. Locations of utilities on or adjacent to the property were not secured unless specifically requested by owner. I further certify that this map or plat meets the Minimum Technical Standard Requirements, adopted by the Board of Professional Surveyors and Mappers, pursuant to Chapter 472.027 Florida Statutes, as set forth in Chapter 5J-17, Florida Administrative Code, under Sections 5J-17.051 and 5J-17.052 and is a "BOUNDARY SURVEY" as defined in Section 5J-17.050.

JORGE L. CABRERA

[Signature]

Professional Surveyor & Mapper, # 6487
State of Florida

This drawing is the property of Jorge L. Cabrera Professional Surveyor & Mapper Reproductions of this drawing are not valid unless Signed and embossed with the surveyor's seal.



JORGE L. CABRERA
Professional Surveyor and Mapper
State of Florida
PLS/PSM License No. 6487
2852 S.W. 149th Place, Miami, Florida 33185
Phone: (305) 302-2522 Fax: (305) 207-9537

Date	Description
06/10/2015	REVISIONS / ELEVATIONS / NEW NOTES
06/10/2015	1

Prepared for:
Esther Ashkenazi

CHECKED BY: JLG.
DRAWN BY: ELF.
FIELD DATE: 06/05/2015
DATE: 06/10/2015
SCALE: 1" = 20'
JOB No. 15-3023
Sketch No. 3753

SHEET:
1 OF 1

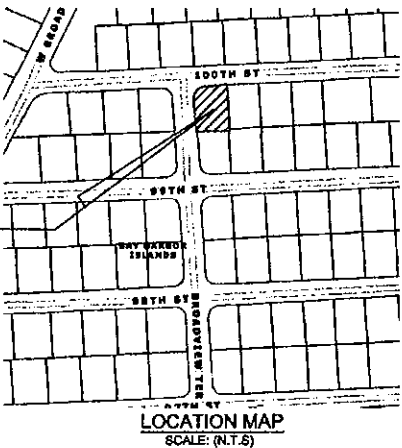
LEGEND

(C) = Calculated
CL = Clear
CL = Center Line
CONC. = Concrete
 Δ = Delta
ENC. = Encroachment
F.F.E.L. = Finish Floor Elevation
F.I.P. = Found Iron Pipe
F.I.R. = Found Iron Rod
F.N. = Found Nail
F.N&D. = Found Nail & Disc
I.D. = Identification
L = Length
(M) = Measured
NGVD = National Geodetic Vertical Datum
O/L = On Line
(P) = Plot
P.C. = Point of Curvature
P.B. = Plat Book
PG. = Page
R = Radius
(R) = Record
U.E. = Utility Easement

SYMBOLS

AIR CONDITIONER
 POOL PUMP
 STOP SIGN
 CABLE TV
 CATCH BASIN
 WATER METER
 CONCRETE POLE
 WOOD POLE
 EXISTING ELEVATION (NGVD)
 UTILITY POLE
 LIGHT POLE
 ELECTRIC BOX
 COVERED AREA
 CHAIN LINK FENCE (CLF.)
 METAL FENCE (M.F.)
 OVERHEAD LINES
 PLASTIC FENCE (P.F.)
 WOOD FENCE (W.F.)
 WIRE FENCE (W.R.F.)

PROJECT SITE



LOCATION MAP
SCALE: (N.T.S.)



CONTEXT MAP



1 - 1301 99th STREET



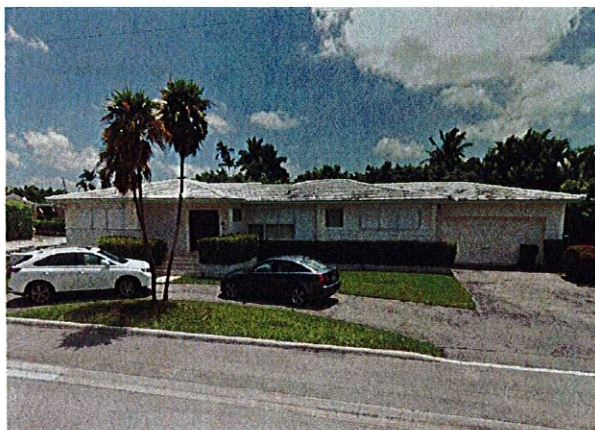
2 - 9950 BROADVIEW TERRACE



3 - 1301 100th STREET



4 - 1281 100th STREET



W - 9951 BROADVIEW TERRACE



N - 9951 BROADVIEW TERRACE



5 - 9911 BROADVIEW TERRACE



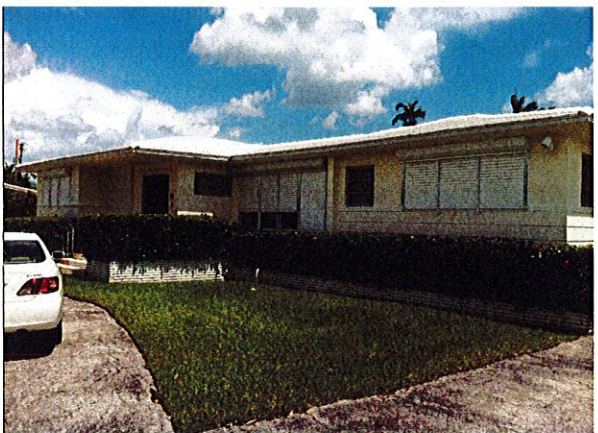
6 - 1270 100th STREET



CONTEXT MAP - 9951 BROADVIEW TERRACE



W - FRONT



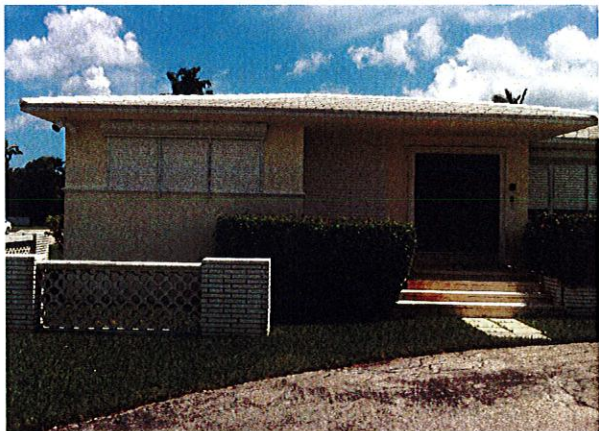
SW - FRONT



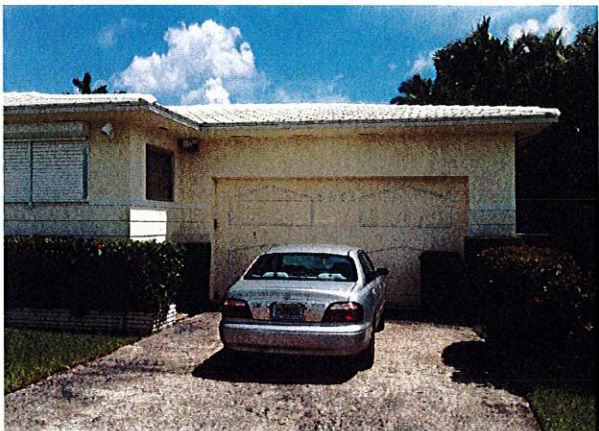
N - SIDE STREET



NE - SIDE STREET



ENLARGED ENTRY



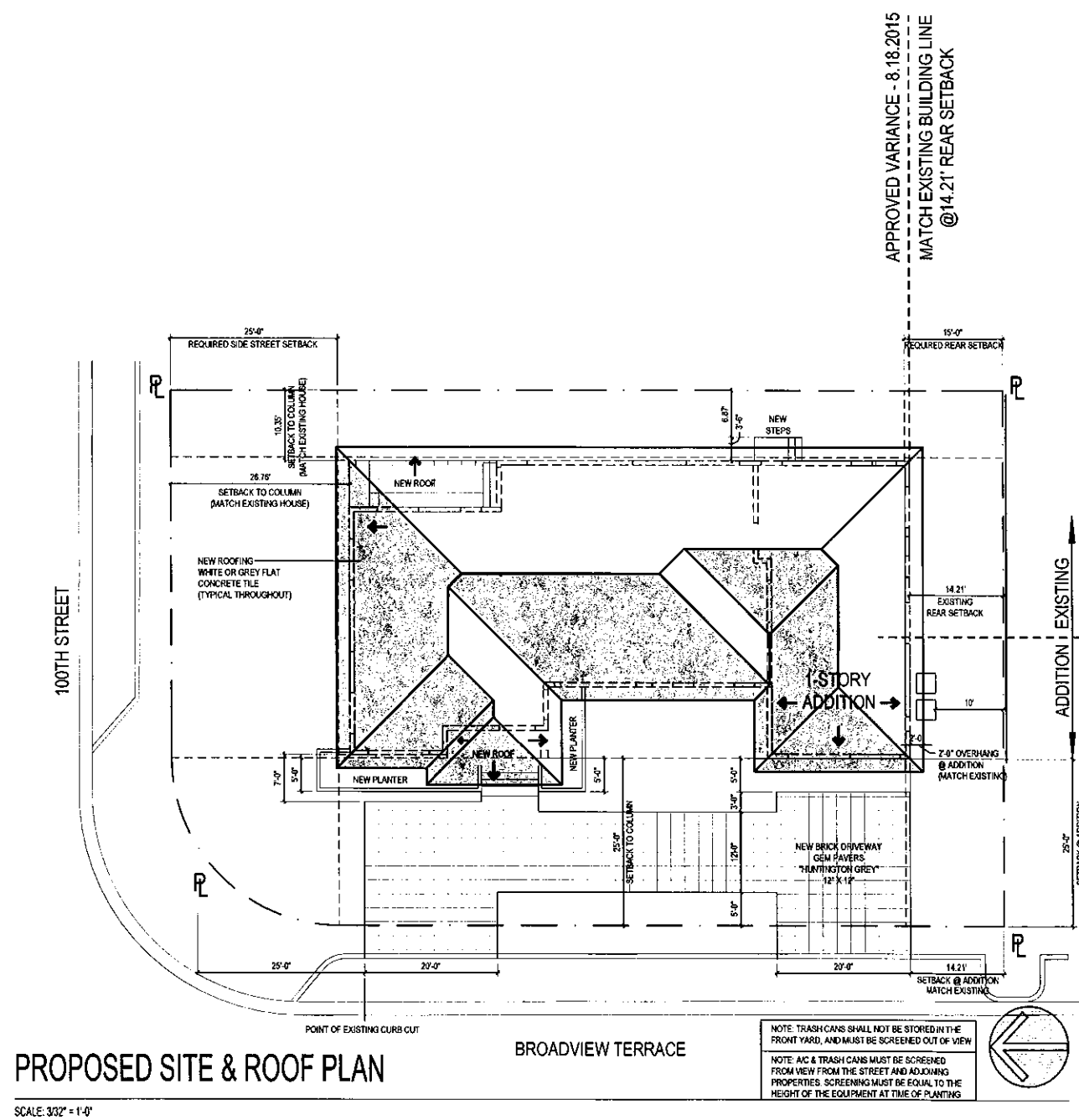
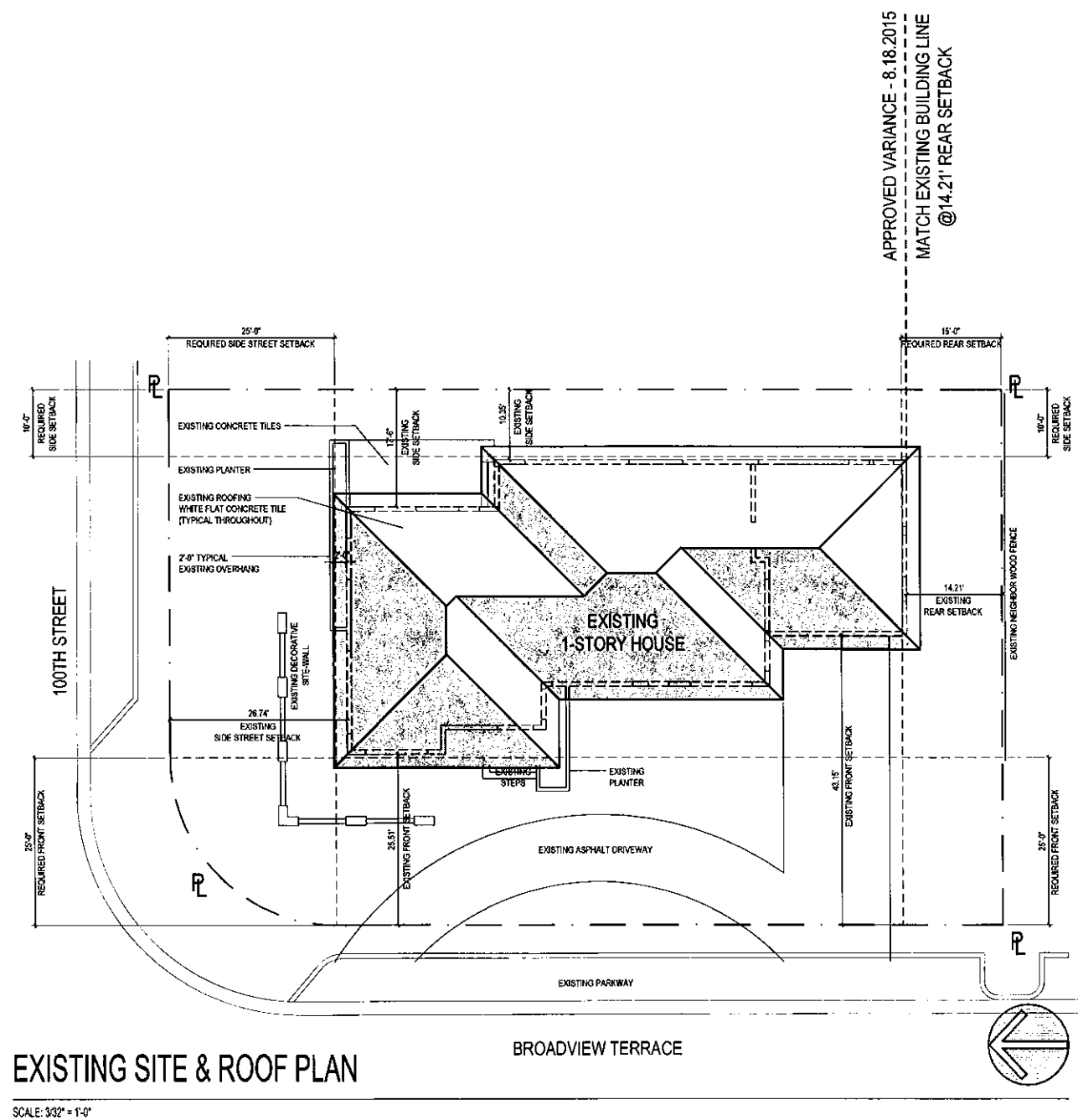
ENLARGED GARAGE



S - SIDE INTERIOR



SE - REAR



WALL LEGEND

----- EXISTING TO BE REMOVED
===== EXISTING MASONRY WALL TO REMAIN
===== EXISTING INTERIOR WALL TO REMAIN

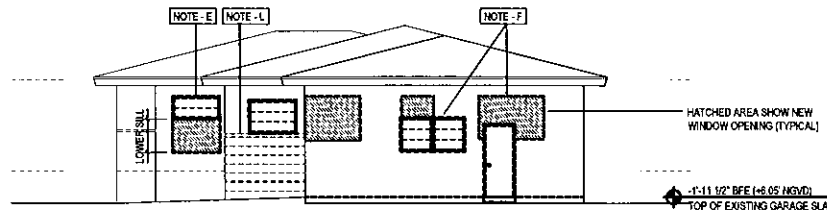
NOTE: DOLD DASHED LINE DENOTES "TO BE REMOVED".
REPAIR, PATCH, REFINISH AS NECESSARY

NOTE: SHORING/BRACING OF EXISTING ROOF & WALLS
(AS REQUIRED) - RESPONSIBILITY OF CONTRACTOR

NOTE: PRIOR TO REMOVAL OF ANY INTERIOR PARTITIONS/
COLUMNS - INVESTIGATE ROOF BEARING
CONDITIONS - REPORT ANY DISCOVERIES/
DISCREPANCIES FOR ACTION

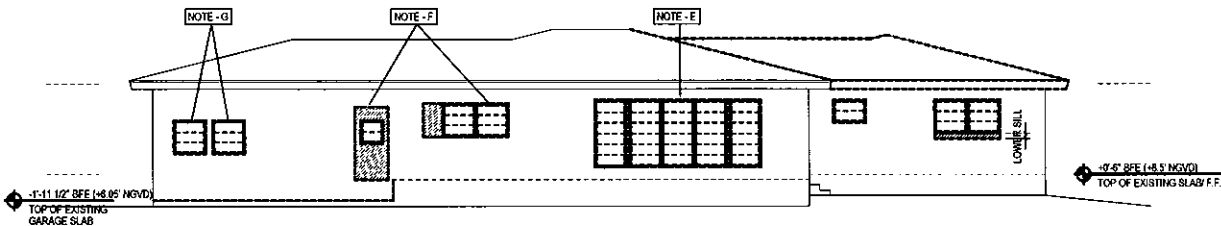
KEYED NOTES

- A EXISTING DRIVEWAY TO BE REMOVED/RECONFIGURED (SEE AS-1)
MATERIAL TO BE SELECTED BY OWNER
- B EXISTING SITEWALL TO BE REMOVED
- C EXISTING PLANTER TO BE REMOVED
- D EXISTING STEPS TO BE REMOVED OR RECONFIGURED (AS
NECESSARY) FOR NEW LAYOUT
- E EXISTING WINDOW DOOR TO BE REMOVED FOR NEW IMPACT
WINDOW DOOR (TYP. ALL)
- F EXISTING WINDOW DOOR & PORTION OF ADJACENT WALL TO BE
REMOVED/RECONFIGURED FOR NEW IMPACT WINDOW DOOR
- G EXISTING WINDOW DOOR TO BE REMOVED & BLOCKED-UP
- H PORTION OF EXISTING EXTERIOR WALL
TO BE REMOVED FOR NEW WINDOW DOOR
- I EXISTING INTERIOR PARTITION TO BE REMOVED FOR NEW LAYOUT.
REPAIR/PATCH/REFINISH AS NECESSARY (TYP)
- J EXISTING KITCHEN CABINETRY, APPLIANCES AND ALL RELATED TO BE
REMOVED FOR NEW - COORDINATE SALVAGE WITH OWNER
- K EXISTING INTERIOR DOOR & HARDWARE TO BE REMOVED/REPLACED
WITH NEW
- L REMOVE DECORATIVE STUCCO BANDS, FOR SMOOTH STUCCO
(PAINTED) FINISH
- M EXISTING PANEL TO BE REPLACED/RELOCATED (SEE ELEC)
- N PREPARE PORTIONS OF EXISTING ROOF FOR NEW PIGGY-BACK
TRUSSES - NEW ROOF SEE AS-1
- O EXISTING AHU TO BE RELOCATED OR REMOVED FOR NEW - TBD
- P EXISTING WATER HEATER TO BE REMOVED FOR NEW GAS TANKLESS
WH IN NEW LOCATION



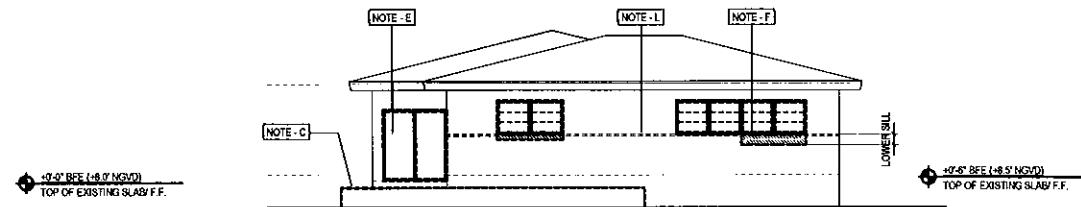
EXISTING SOUTH (SIDE) ELEVATION

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



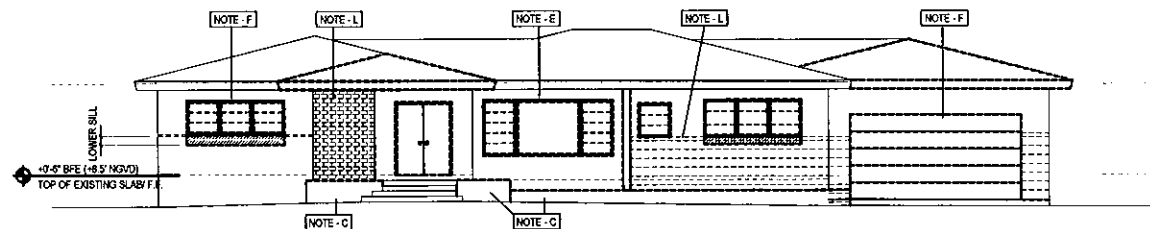
EXISTING EAST (REAR) ELEVATION

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



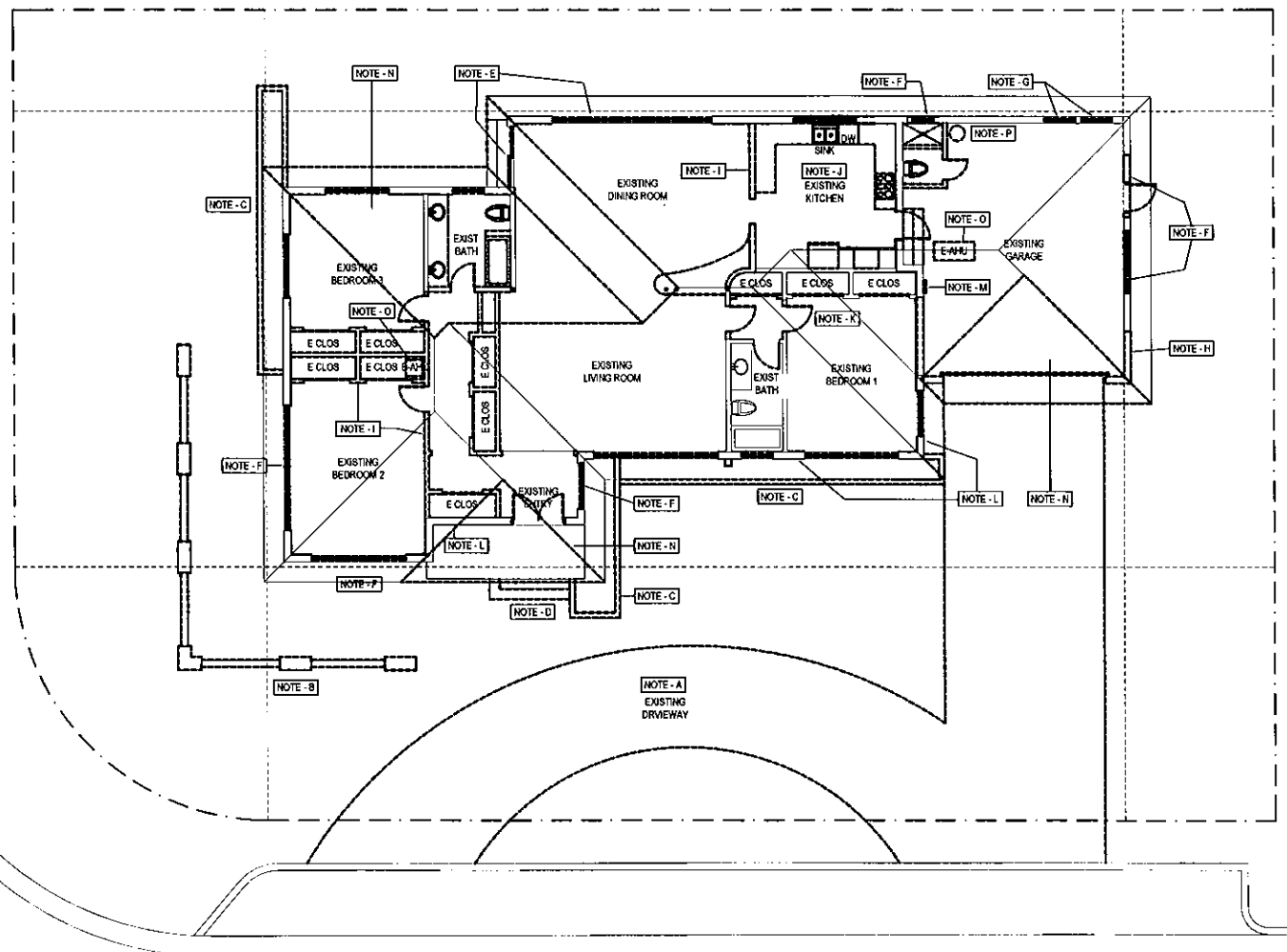
EXISTING NORTH (SIDE) ELEVATION

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



EXISTING WEST (FRONT) ELEVATION

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



DEMOLITION PLAN

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

RENOVATIONS TO:
EXISTING RESIDENCE PLANNING & ZONING SUBMITTAL

9801 BROADVIEW TERRACE
BAY HARBOR ISLANDS, FLORIDA 33154

DEMOLITION
PLANS & ELEVATIONS

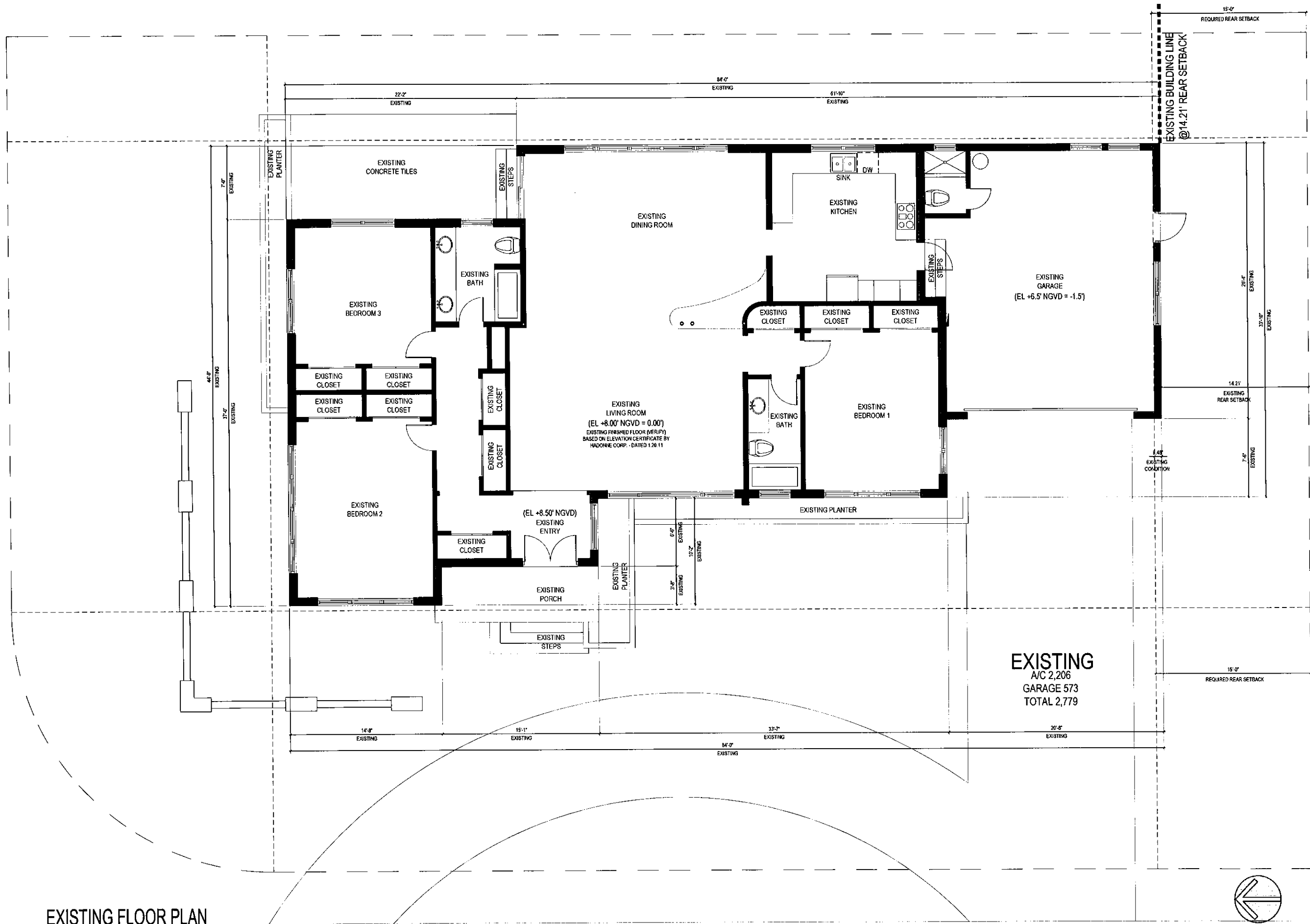
D-1

EXISTING RESIDENCE

3951 BROADVIEW TERRACE
BAY HARBOR ISLANDS, FLORIDA 33154

EXISTING
FLOOR PLAN

EX-1



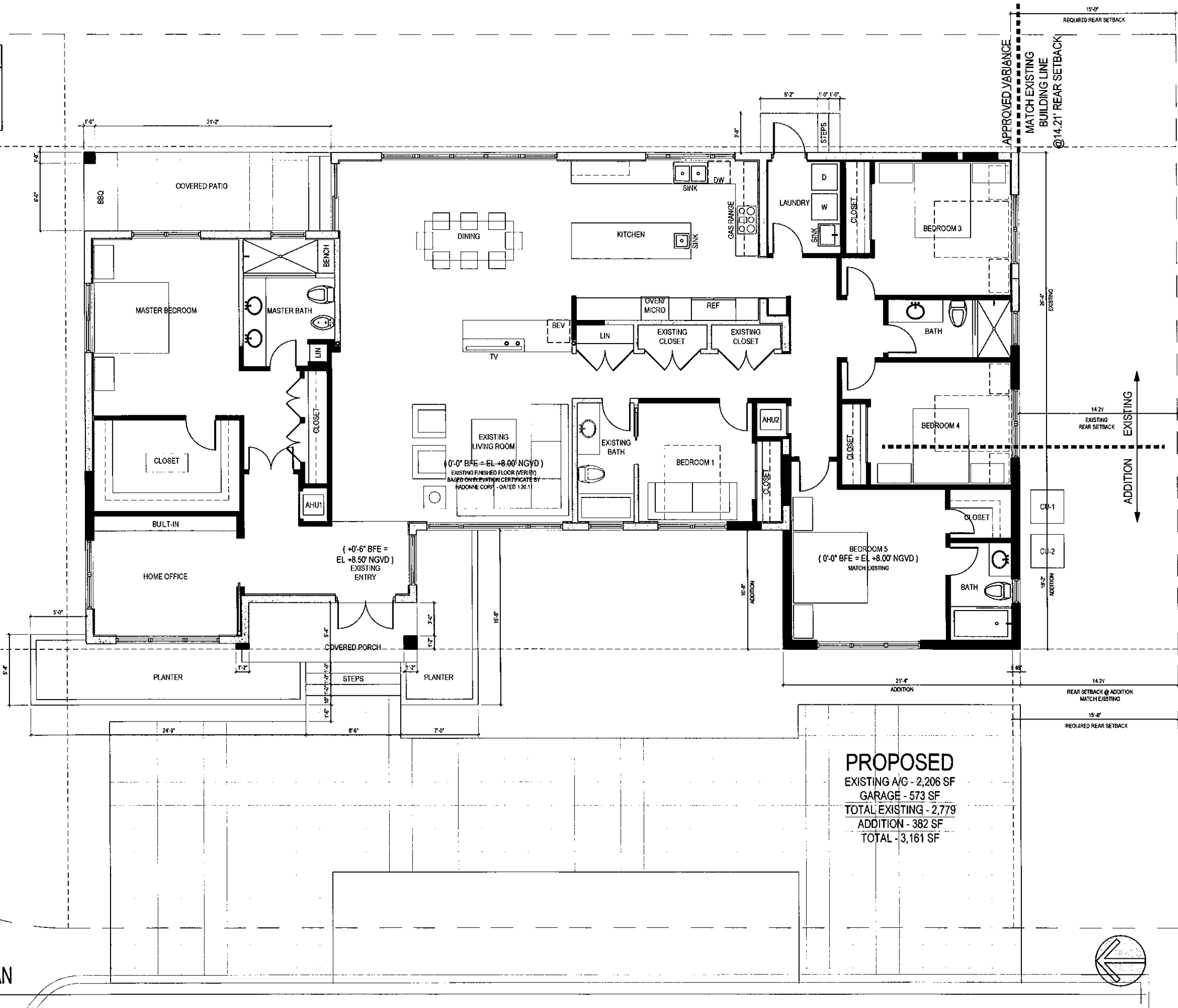
EXISTING FLOOR PLAN

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

WALL LEGEND

NEW WALL
EXISTING WALL

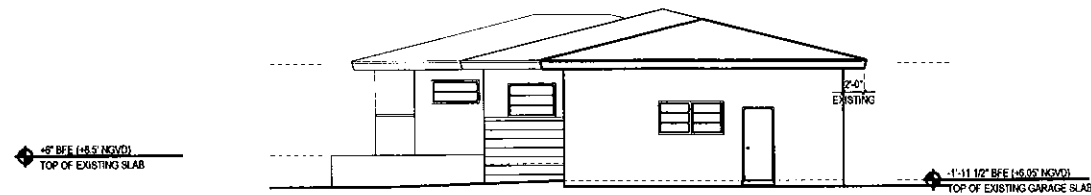
NOTE: LIGHT SHADED AREA INDICATES RAISED CONVERTED GARAGE FLOOR (573 S.F.) + ADDITION (382 S.F.)



PROPOSED FLOOR PLAN

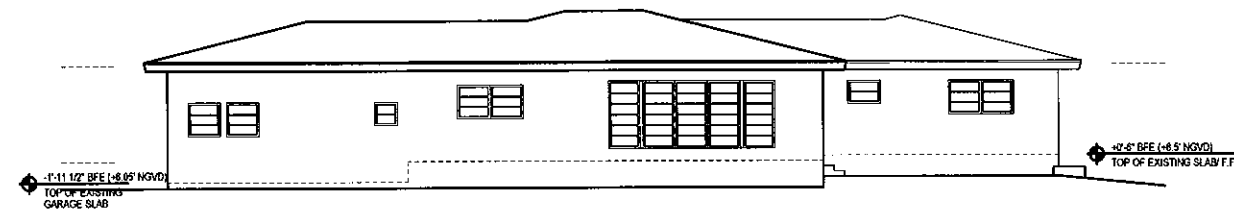
SCALE: 1/4" = 1'-0"

- NOTE: PAINT ENTIRE HOUSE & ADDITION - BENJAMIN MOORE "AMERICAN WHITE" 2112-70
- NOTE: ALL NEW WINDOWS & EXTERIOR DOORS TO BE IMPACT WINDOWS/DOORS - ANODIZED ALUMINUM FRAMES + LIGHT GREY TINT
- NOTE: NEW ROOFING - FLAT CONCRETE TILE - WHITE OR GREY
- NOTE: NEW DRIVEWAY & REAR COVERED PATIO - GEM PAVERS HUNTINGTON GREY 12" X 12"



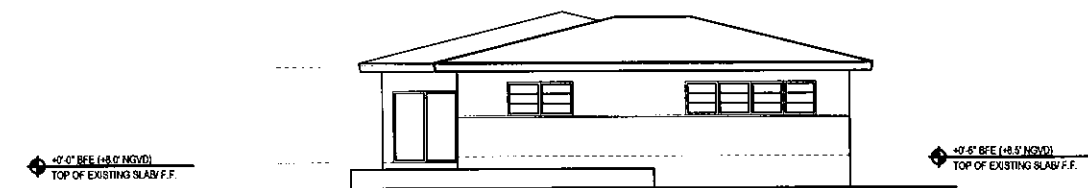
EXISTING SOUTH (SIDE) ELEVATION

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



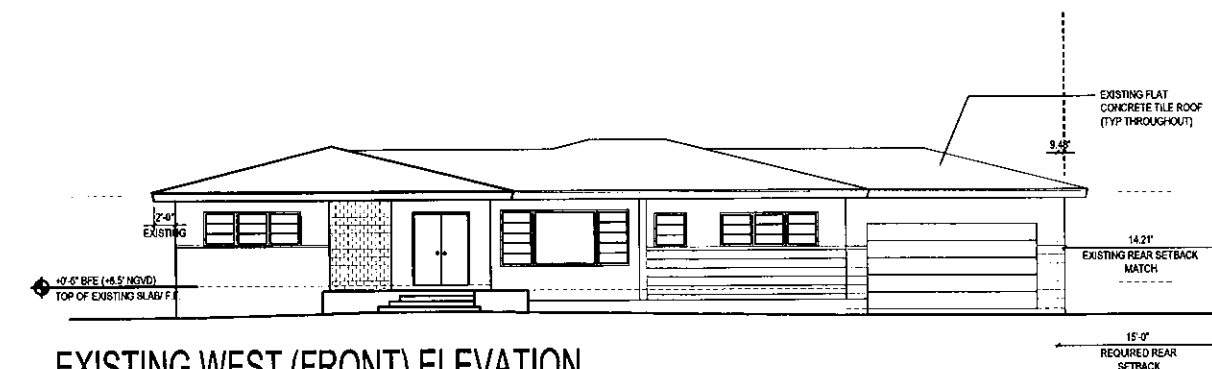
EXISTING EAST (REAR) ELEVATION

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



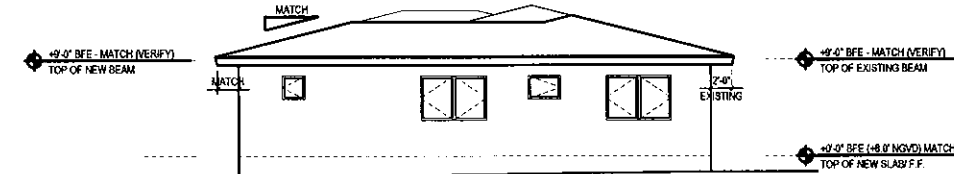
EXISTING NORTH (SIDE) ELEVATION

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



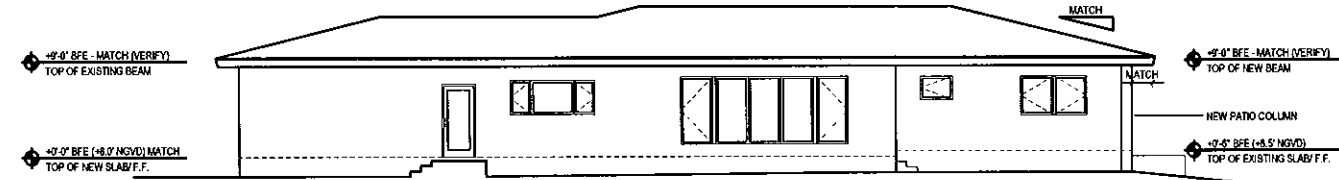
EXISTING WEST (FRONT) ELEVATION

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



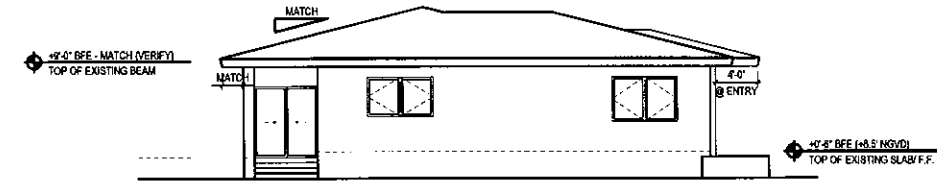
SOUTH (SIDE) ELEVATION

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



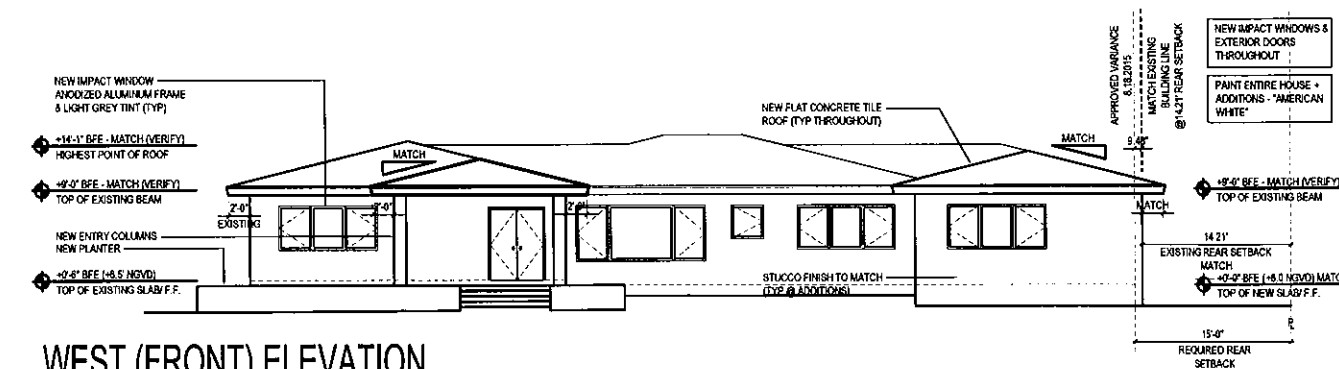
EAST (REAR) ELEVATION

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



NORTH (SIDE) ELEVATION

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



WEST (FRONT) ELEVATION

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



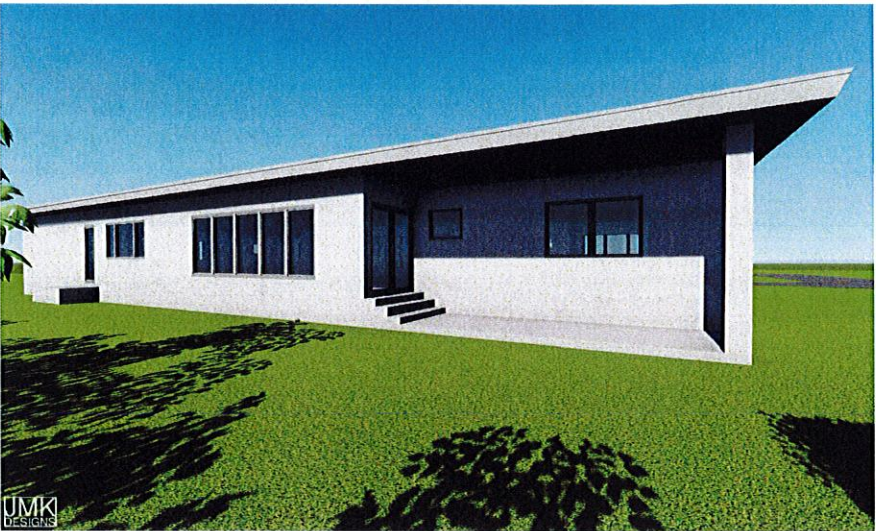
RENDERING - N.W.

SCALE: NTS



RENDERING - S.W.

SCALE: NTS



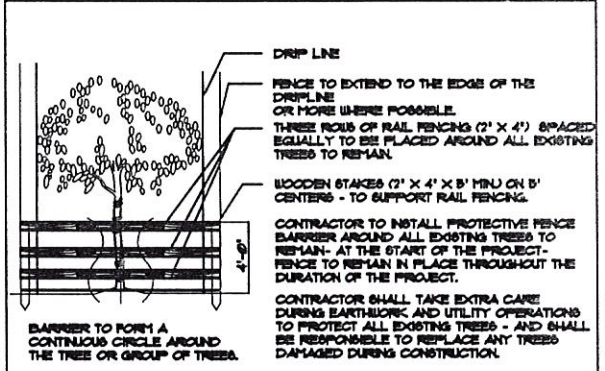
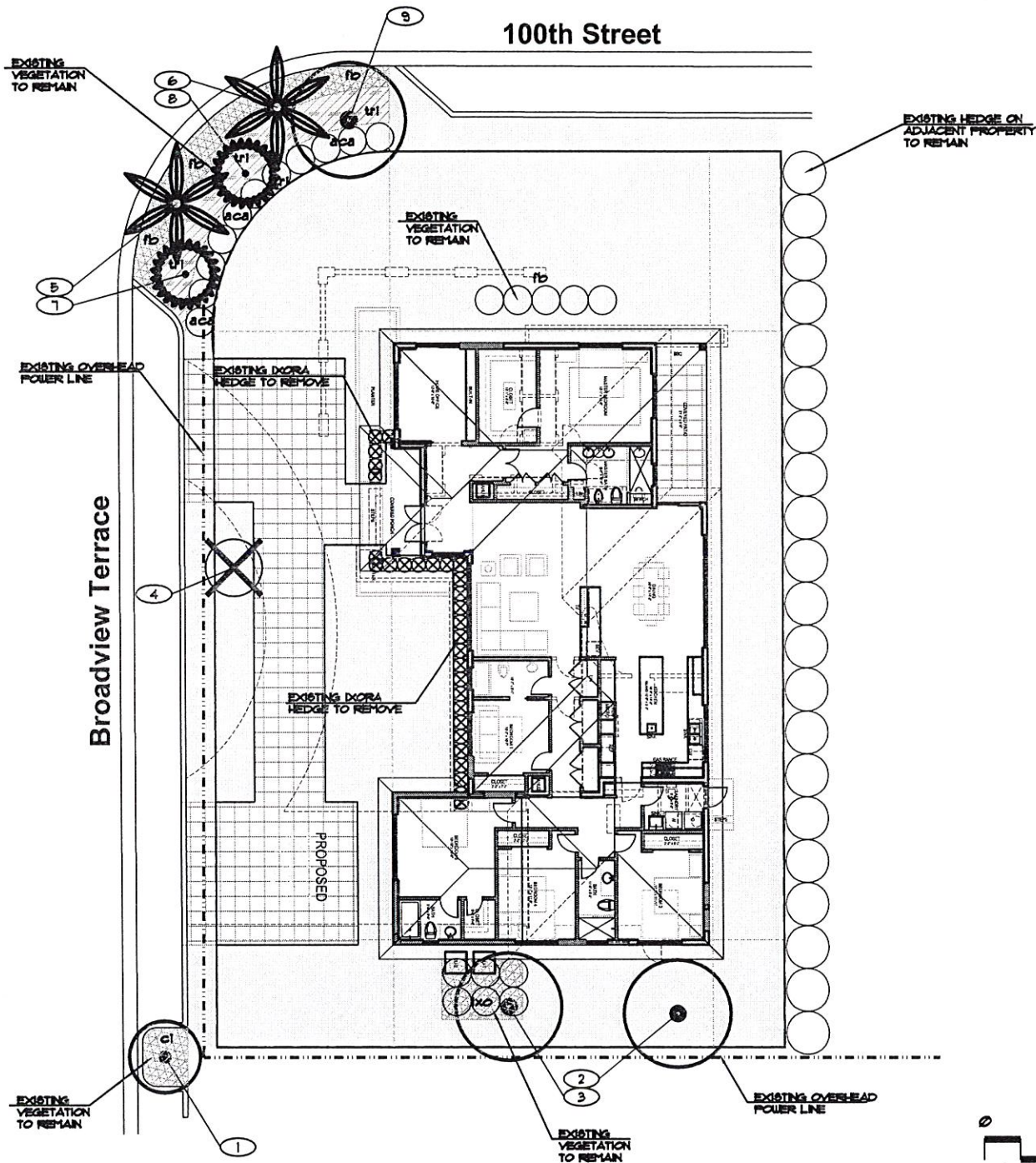
RENDERING - REAR

SCALE: NTS



RENDERING - FRONT

SCALE: NTS



TREE PROTECTION DETAIL

NOTES:

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

A WRITTEN TREE REMOVAL PERMIT IS REQUIRED FROM MIAMI-DADE CO. DRIER PRIOR TO REMOVAL OF ANY TREES FROM THIS SITE. SEE LANDSCAPE PLANS FOR PROPOSED PLANTINGS, LANDSCAPE LEGEND, PLANTLIST, DETAILS, ETC.

9951 BROADVIEW TERRACE, BAY HARBOR ISLANDS, FL. 33154						
APPROX QUANTITY	SYM	COMMON NAME	BOTANICAL NAME	HEIGHT/SPREAD	DBH	STATUS
EXISTING VEGETATION - ADDITIONAL TO TREES AND PALMS						
10	dx	XORA HEDGE	Xora "Mora Grand"	4		REMAIN
25	dx	XORA HEDGE	Xora "Mora Grand"	3		REMAIN
5	fb	FIGUS HEDGE	Ficus banyana	5		REMAIN
20	bc	ACALYPH	Acalypha wilkesiana	4		REMAIN
25	tr	TRINETTE ARBOR COLA	Sonneratia arborescens "Tinetto"	2.5		REMAIN
45	fb	GREEN ISLAND FIGUS	Ficus "Green Island"	2		REMAIN
5	c	COCOPALM	Coryphobactris leuco	2		REMAIN

9951 BROADVIEW TERRACE, BAY HARBOR ISLANDS, FL. 33154											
TREE NUM	SYM	COMMON NAME	BOTANICAL NAME	HEIGHT/SPREAD	DBH	STATUS	CANOPY LOSS	CANOPY LOSS	DBH LOSS	PALM LOSS	REMARKS
1	B4	YELLOW/VERA WOOD	Bumelia arborea	12	10	4	REMAIN	75			STREET TREE
2	M	MANGO	Mangifera indica	15	15	4	REMAIN	177			
3	P4	AVOCADO	Persea americana	12	15	4	REMAIN	177			
4	TF3	FLORIDA TATCH PALM	Thrinax parviflora	20	8	3.3.3	REMOVE	50	50		
5	RE	ROYAL PALM	Royal palm	24	20	14	REMAIN	314			STREET TREE
6	RE	ROYAL PALM	Royal palm	24	20	14	REMAIN	314			STREET TREE
7	RA	INDIAN HAVTHORNE	Rapidochloa indica	10	10	4	REMAIN	75			STREET TREE
8	RA	INDIAN HAVTHORNE	Rapidochloa indica	10	10	4	REMAIN	75			STREET TREE
9	QV	LINE OAK	Quercus virginiana	15	15	5	REMAIN	201			STREET TREE
TOTALS							1,465	50			

FIELD SURVEY AND MEASUREMENT PERFORMED ON SEPTEMBER 22, 2015. CALCULATIONS ARE APPROXIMATE PER FIELD OBSERVATION AND INVENTORY.

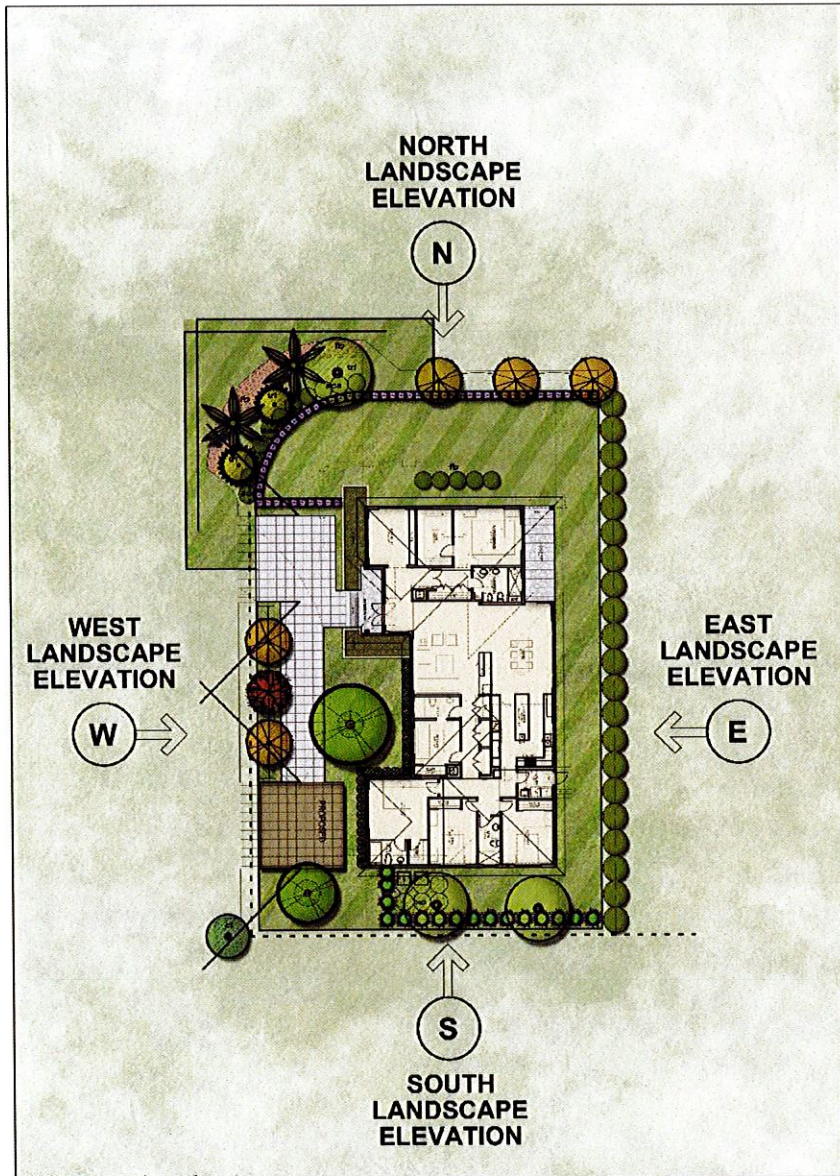
TREE DISPOSITION PLAN

ADDITIONS AND RENOVATIONS TO: EXISTING RESIDENCE ADMINISTRATIVE VARIANCE 9155 BROADVIEW TERRACE BAY HARBOR ISLANDS, FL 33154

ADMINISTRATIVE VARIANCE Seal Signature of James P. Bocan

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF LEVIN KOTZEN ARCHITECTS, LLC. & MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT EXPRESS WRITTEN CONSENT OF LEVIN KOTZEN ARCHITECTS, LLC (c)2015

Project Number Date Sheet Title



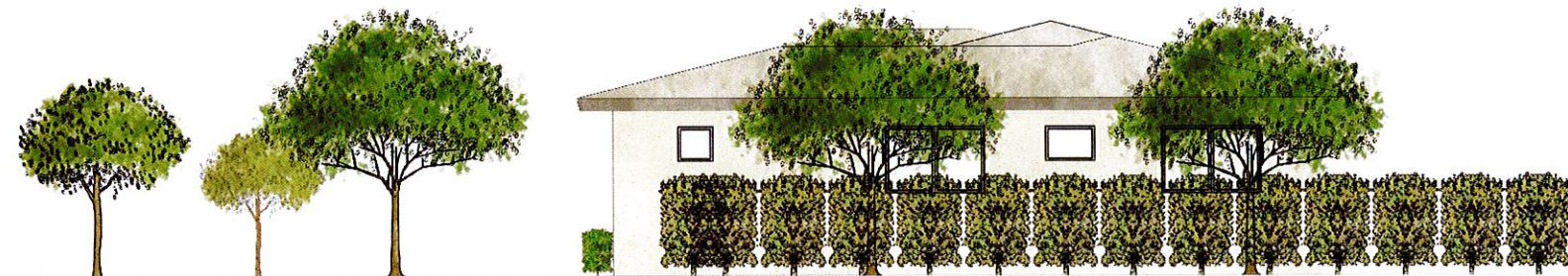
PLAN

SCALE: 1" = 20'



NORTH LANDSCAPE ELEVATION

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



SOUTH LANDSCAPE ELEVATION

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

**ADDITIONS AND RENOVATIONS TO:
EXISTING RESIDENCE
ADMINISTRATIVE VARIANCE**
9155 BROADVIEW TERRACE
BAY HARBOR ISLANDS, FL 33154

ADMINISTRATIVE VARIANCE
Seal

[Signature]
JAMES E. BOGUSH
P.L.A. # 0001157

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF LEVIN KOTZEN ARCHITECTS, LLC, & MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT EXPRESS WRITTEN CONSENT OF LEVIN KOTZEN ARCHITECTS, LLC (c)2015

Revised 12-21-2015
1. For City Staff Comments

Project Number

Date

Sheet Title

Sheet Number

L-E-1



**ADDITIONS AND RENOVATIONS TO:
EXISTING RESIDENCE
ADMINISTRATIVE VARIANCE**
9155 BROADVIEW TERRACE
BAY HARBOR ISLANDS, FL 33154

ADMINISTRATIVE VARIANCE
Seal

[Signature]
JAMES P. SOCCASA
R.L.A. # 0200187

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF LEVIN KOTZEN ARCHITECTS, LLC, & MAY NOT BE REPRODUCED, USED, OR DISCLOSED WITHOUT EXPRESS WRITTEN CONSENT OF LEVIN KOTZEN ARCHITECTS, LLC (c)2015

Revised: 2-21-2019
1. For City Staff Comments

Project Number

Date

Sheet Title

Sheet Number

L-E-2

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

To: Planning and Zoning Board
Town of Bay Harbor Islands

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

Date: January 14th, 2016

Subject: Proposed Single-Family Residence
9951 Broadview Terrace
Bay Harbor Islands Acct. No.: MB2015-103
MMPA Acct. No.: 01-0702-1017

RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board review the contents of this staff report, the latest revised site plan and architectural plans (dated 01/11/16) 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 house located at 9951 Broadview Terrace.

GENERAL PROJECT INFORMATION

Land Use Designation: L – Low Density Residential
Zoning District: RD Single-Family District
General Location: 9951 Broadview Terrace
Legal Description: Lot 7 of Block 27, "Bay Harbor Island" according to the plat thereof, as recorded in Plat Book 46, at Page 5 of the Public Records of Miami-Dade County.

PROJECT DESCRIPTION

The project architect, Dean Kotzen Architect, as agent for the property owner, Esther Ashkenazi, has submitted an application for the addition and renovation to an existing single-family residence on a non-waterfront lot located at 9951 Broadview Terrace. The proposed single-story home will have approximately 3,161 square feet of A/C living space. The existing garage is proposed to be enclosed and converted into a bedroom as well as other additions to the home. The residence

**Town of Bay Harbor Islands
Planning and Zoning Board Staff Report
Proposed Single-Family Residence
9951 Broadview Terrace
January 14th, 2016
Page 2**

will have five (5) bedrooms, four (4) full bathrooms, and an office. The overall height of the structure will be 14'-1" above Base Flood Elevation (BFE), which is below the maximum allowed within the RD Single-Family District. The applicant is proposing two (2) driveway connections to Broadview Terrace. Extensive landscaping is proposed that meets the Miami-Dade County Landscape Code and Town Supplemental Landscape Code requirements, including the use of native and drought tolerant plant materials.

The current draft of the Street Tree Master Plan identifies the tree species for this area of the Town as Live Oak along 100th Street and Glaucous Cassia under power lines along Broadview Terrace.

The Historical Structure Survey for the Town of Bay Harbor Islands lists the existing structure as a Ranch design that was built in 1956 (FMSF No. DA10347). The renovated single-family home will be a similar Ranch design as most of the existing walls are to remain.

PROJECT HISTORY

The applicant submitted an initial set and several revised sets of plans that were reviewed by MMPA for consistency with the Town Code requirements. Comments were given to the applicant each time and the current submitted plans are reflective of all requested changes.

During the initial review, the survey indicated that the south wall of the existing home had an encroachment of +/- 9 inches into the 15-foot setback. The house was built in 1956 and it is assumed that the accuracy of measurements was not the same as it is today. Often the footer is measured correctly but the vertical block / stucco extends out. Since the home is pre-existing, the existing southern wall is allowed to remain. The applicant is proposing to add a one-story addition that will follow the existing non-conforming setback. On August 18th, 2015, the Town granted an Administrative Variance to allow the proposed new addition to follow the existing non-conforming setback.

COMPREHENSIVE PLAN / ZONING

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

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

PLATTING

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

SUMMARY / SITE PLAN COMMENTS

The latest site plan and architectural plans submitted for the construction of a new single-family home located at 9951 Broadview Terrace meet or exceed all Town Land Development and Landscape Code requirements. The applicant previously submitted plans that were reviewed and commented on by MMPA and all previous comments and issues have been addressed by the current plans.

The following conditions of approval are recommended:

- 1) This approval is based on the plans prepared by Dean Kotzen Architect dated January 11th, 2016 with any modifications required by the PZ Board. All modifications to the above plans shall be reviewed by Town staff and may require re-approval by the PZB if felt to be substantial.

AGENDA ITEM REPORT

January 19, 2016

ITEM NUMBER: 3.

ITEM:

Request for approval for a new single family home for "Fiori Advisors Corp" located at 9737 W. Broadview Drive, Lots 6&7 of Block 35. The owners are proposing to construct a new two story single family home. The home will have approximately 8,173 square feet of a/c living space with a three car garage, separate motor court, pool and pool deck. The residence will have five bedrooms, five full bathrooms, two half bathrooms, an office, a theater and a gym. Enclosed please find the site plan, elevations and landscape plan. (Item #3A)

DESCRIPTION:

RECOMMENDED ACTION:

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

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez

ATTACHMENTS

1.	Site Plan & Elevations	9737wbrdvdr.pdf
2.	Staff Report	9737 WBVD SFR - PZB Staff Report Jan 15 2016.pdf

NEW RESIDENCE FOR:

DECEMBER 17, 2015
PZB - FOURTH SUBMISSION

9131 W. BROADVIEW DRIVE

BAY HARBOR ISLANDS, FLORIDA



CLIENT
MR. & MRS. GUERRERO
9131 BROADVIEW DR.
BAY HARBOR ISLANDS, FL. 33154

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

LANDSCAPE ARCHITECTURE
MGRM, CHRISTOPHER CAWLEY LANDSCAPE
ARCHITECTURE LLC
780 NE 19th STREET SUITE 1106
MIAMI, FL 33138
(305) 919-1585
LC 26000460

STRUCTURAL ENGINEER
QUALITY STRUCTURAL DESIGN, P.E.
429 LENOX AVE. SUITE 5W09
MIAMI BEACH, FL 33139
(786) 419-2853

CIVIL ENGINEER
TERRA CIVIL ENGINEERING
4011 W. FLAGLER STREET STE. 404
MIAMI, FL 33134
(305) 499-5010

M.E.P. ENGINEER
LAUREDO ENGINEERING CO.
1941 SW 10th AVENUE
MIAMI, FL 33145
(305) 445-9125

NEW RESIDENCE
9131 WEST BROADVIEW DRIVE
BAY HARBOR ISLANDS, FL 33154.

seal

Ralph Choffey
registered architect
AR0009679

comm no.
1519

date:
09/24/15

revised:
12-17-2015
PZB REVISIONS

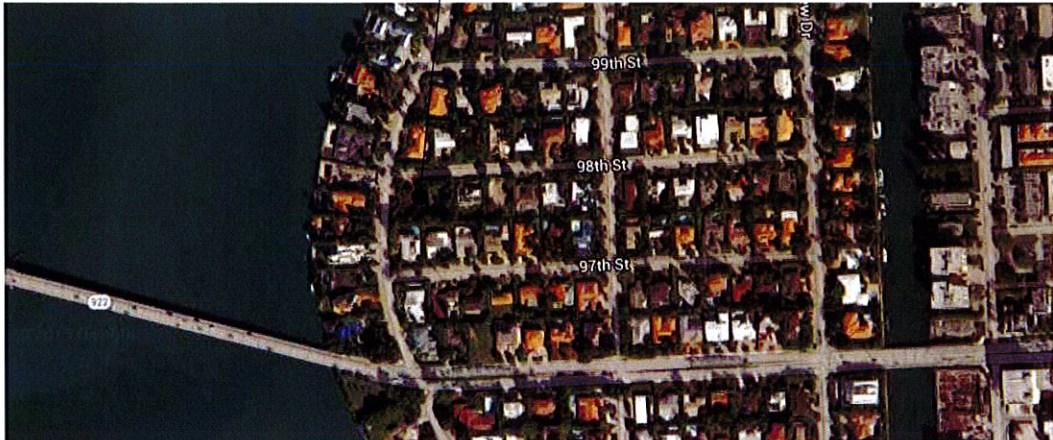
sheet no.
A-0.0

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

NEW RESIDENCE FOR:

9737 W. BROADVIEW DRIVE,

BAY HARBOR ISLANDS, FLORIDA 33154



INDEX OF DRAWINGS

A-0.0	COVER
A-0.1	INDEX OF DRAWINGS / LOCATION MAP
A-0.2	GENERAL NOTES
A-1.0	PROPOSED SITE PLAN
A-0.4	PROPOSED CALCULATIONS

CONTEXT

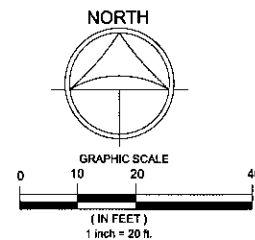
EXISTING IMAGES
ADJOINING PROPERTY IMAGES
FRONT RENDERING
REAR RENDERING
SIDE RENDERING (EAST)
SIDE RENDERING (WEST)
MATERIAL BOARD

ARCHITECTURAL

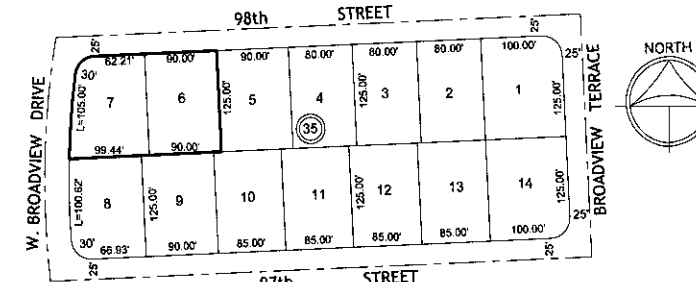
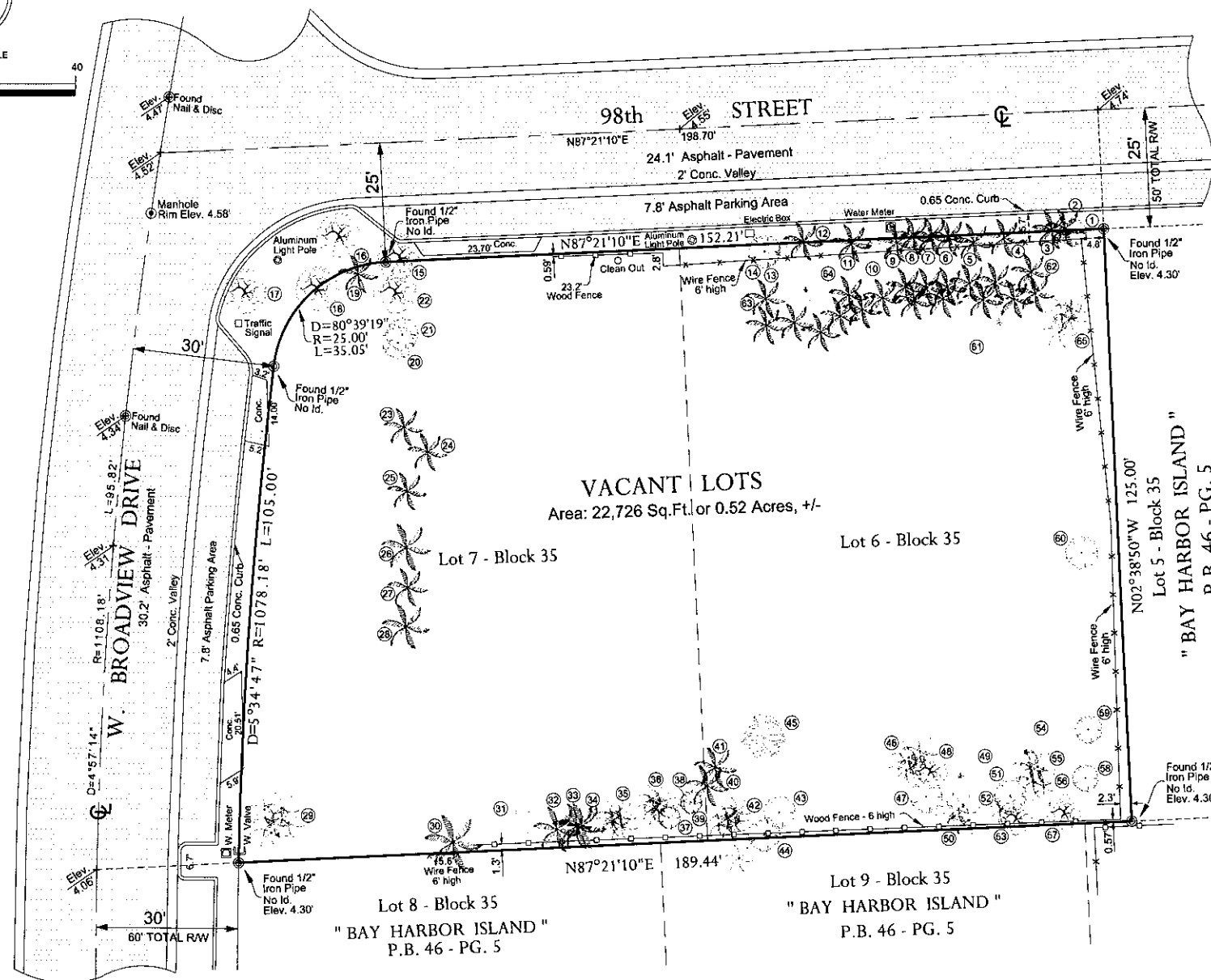
A-1.1	GROUND FLOOR PLAN
A-1.2	SECOND FLOOR PLAN
A-1.3	ROOF PLAN
A-3.1	FRONT & REAR EXTERIOR ELEVATIONS
A-3.2	SIDE EXTERIOR ELEVATIONS

LANDSCAPE

L-1	LANDSCAPE PLAN
L-2	LANDSCAPE NOTES + DETAILS
L-3	EXISTING TREE INVENTORY + DISPOSITION CHART
L-4	SIDE ELEVATIONS
L-5	FRONT & BACK ELEVATIONS



BOUNDARY & TREE SURVEY



LOCATION MAP
N.T.S.

TREE TABULATION				
No.	NAME	TRUNK (Diameter)	CANOPY (Diameter)	HEIGHT
1	COPERNICIA BAYLEYANA	1.0'	8'	20'
2	ARCHONTOPHOENIX ALEXANDRAE	0.30'	8'	15'
3	ARCHONTOPHOENIX ALEXANDRAE	0.40'	12'	18'
4	ARCHONTOPHOENIX ALEXANDRAE	0.30'	8'	15'
5	ARCHONTOPHOENIX ALEXANDRAE	0.30'	8'	15'
6	ARCHONTOPHOENIX ALEXANDRAE	0.30'	8'	15'
7	ARCHONTOPHOENIX ALEXANDRAE	0.30'	8'	15'
8	ARCHONTOPHOENIX ALEXANDRAE	0.30'	8'	15'
9	ARCHONTOPHOENIX ALEXANDRAE	0.30'	8'	15'
10	LIVISTONA CHINENSIS	0.35'	10'	16'
11	ARCHONTOPHOENIX ALEXANDRAE	0.35'	10'	16'
12	ARCHONTOPHOENIX ALEXANDRAE	0.30'	8'	15'
13	LIVISTONA CHINENSIS	0.35'	10'	16'
14	COPERNICIA BAYLEYANA	0.30'	8'	12'
15	ROYSTONIA REGIA	0.75'	12'	22'
16	ROYSTONIA REGIA	1.10'	13'	24'
17	ROYSTONIA REGIA	1.70'	14'	30'
18	ROYSTONIA REGIA	0.75'	10'	22'
19	ARCHONTOPHOENIX ALEXANDRAE	0.60'	10'	20'
20	LIVISTONA CHINENSIS	0.75'	10'	22'
21	LIVISTONA CHINENSIS	0.50'	10'	25'
22	LIVISTONA CHINENSIS	0.70'	8'	12'
23	SYAGRUS ROMANZOFFIANA	0.65'	10'	25'
24	SYAGRUS ROMANZOFFIANA	0.60'	8'	22'
25	SYAGRUS ROMANZOFFIANA	0.40'	8'	20'
26	SYAGRUS ROMANZOFFIANA	0.50'	8'	20'
27	SYAGRUS ROMANZOFFIANA	0.60'	10'	22'
28	SYAGRUS ROMANZOFFIANA	0.55'	8'	18'
29	ARCHONTOPHOENIX ALEXANDRAE (GROUP 3)	0.15-0.25'	4'	10'-14'
30	ARCHONTOPHOENIX ALEXANDRAE	0.50'	16'	25'
31	AVOCADO	1.0'	18'	35'
32	ARCHONTOPHOENIX ALEXANDRAE	0.25'	16'	18'
33	ARCHONTOPHOENIX ALEXANDRAE	0.30'	16'	18'
34	ARCHONTOPHOENIX ALEXANDRAE	0.30'	16'	18'
35	ARCHONTOPHOENIX ALEXANDRAE (GROUP 7)	0.15-0.30'	6'-8'	10'-16'
36	ARCHONTOPHOENIX ALEXANDRAE (GROUP 10)	0.15-0.30'	6'-8'	10'-16'
37	MELALEUCA	1.80'	20'	45'
38	ARCHONTOPHOENIX ALEXANDRAE	0.30'	6'	18'
39	MELALEUCA	1.4'	18'	40'
40	ARCHONTOPHOENIX ALEXANDRAE	0.40'	6'	10'
41	ARCHONTOPHOENIX ALEXANDRAE	0.40'	8'	20'
42	ARCHONTOPHOENIX ALEXANDRAE (GROUP 10)	0.20-0.30'	8'	10'
43	COPERNICIA BAYLEYANA	1.0'	8'	25'
44	COPERNICIA BAYLEYANA	1.0'	8'	20'
45	MANGOE TREE	1.4'	15'	45'
46	ARCHONTOPHOENIX ALEXANDRAE (GROUP 7)	0.15-0.25'	8'	16'-18'
47	COPERNICIA BAYLEYANA	0.90'	8'	20'
48	ROYSTONIA REGIA	1.1'	14'	50'
49	COCOS NUCIFERA	0.45'	12'	20'
50	ARCHONTOPHOENIX ALEXANDRAE (GROUP 5)	0.20-0.40'	10'	14'-20'
51	COPERNICIA BAYLEYANA	0.85'	8'	20'
52	ARCHONTOPHOENIX ALEXANDRAE	0.45'	10'	22'
53	ROYSTONIA REGIA	0.80'	6'	15'
54	COCOS NUCIFERA	0.45'	10'	20'
55	ARCHONTOPHOENIX ALEXANDRAE	0.35'	8'	10'
56	ARCHONTOPHOENIX ALEXANDRAE	0.45'	8'	16'
57	ROYSTONIA REGIA	1.0'	12'	40'
58	MELALEUCA	3.0'	20'	30'
59	MELALEUCA	2.80'	20'	30'
60	MELALEUCA	1.70'	20'	30'
61	COCOS NUCIFERA	0.70'	12'	26'
62	ARCHONTOPHOENIX ALEXANDRAE (GROUP START)	0.20-0.40'	8'	14'-20'
63	ARCHONTOPHOENIX ALEXANDRAE (GROUP END)	0.20-0.40'	8'	14'-20'
64	COCOLOBA UVIFERA	1.2'	15'	25'
65	PAURTOTIS PALM (GROUP 5)	0.15-0.20'	8'	20'

SURVEYOR'S CERTIFICATE:

I hereby certify that this survey meets the minimum technical standards as set forth by the Florida Board of Surveyors and Mappers in Chapter 61G17-6 Florida Administrative Code, pursuant to section 472.027, Florida Statutes. And is true and correct to the best of my knowledge and belief.

NOT VALID UNLESS SEALED AND EMBOSSED WITH SURVEYOR'S SEAL

Date of field work: 09-19-2015

Karl F. Kuhn
Professional Surveyor # 5953
State of Florida.

LEGAL DESCRIPTION:

FOLIO: 13-2227-011-6430
Lots 6 and 7, Block 35, "BAY HARBOR ISLAND",
according to the plat thereof, as recorded in Plat Book 46, at
Page 5, of the Public Records of Miami-Dade County,
Florida.

CERTIFIED TO:

FIORI ADVISORS, CORP
DECO CONTRACTORS, INC.
CITY OF BAY HARBOR ISLANDS ZONING DEPARTMENT BUILDING

PROPERTY ADDRESS:

9737 W. Broadview Drive,
Bay Harbor Islands, Florida 33154

SURVEYOR'S NOTES:

- The above captioned Property was surveyed and described based on the above Legal Description: Provided by Client.
- All bearings and distances shown hereon are recorded and measured unless otherwise shown.
- The lands shown hereon were not abstracted for easements or other recorded encumbrances not shown on the plat and the same, if any may not be shown on this section.
- Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown (UNDERGROWN)
- Elevations are based on the National Geodetic Vertical Datum 1929.
- Fence ties are to be the center line of the fence.
- Wall ties are to face of the wall.
- Ownership subject to opinion of the Title.
- Underground utilities are not depicted hereon.
- Benchmark : A-17 Elevation= 7.67'

LEGEND		TYP	DESCRIPTION
A	ARC	TYP	TYPICAL
B.M.	BENCHMARK	R	RADIUS
B.O.B.	BASE OF BENCH	FD	FOUND
BR	BEARING	HD	HYDRANT
CC	CATCH BASIN	(N)	MEASURED
CD	CONCRETE BLOCK STRUCTURE	POB	POINT OF BEGINNING
CH	CHORD	FM	FOUND MILE
CL	CHORD LINE	PC	POINT OF CURVATURE
CL	CONCRETE	PT	TANGENCY POINT
CL	CLEARANCE	PRC	POINT OF REVERSE CURVATURE
CL	CONCRETE	POC	POINT OF COMPOUND CURVATURE
CL	UTILITY POLE	SR	POINT OF COMMENCEMENT
CL	NAIL AND DISC	SR	SET IRON ROD
CL	FINISHED FLOOR ELEVATION	(R)	RECORDED
CL	CENTRAL ANGLE	WM	WATER METER
CL	DRILL HOLE	WV	WATER VALVE
CL	MANGOE	N	NAIL
CL	OVERHEAD UTILITY LINES	OS	OFFSET
CL	ELEVATION	OS	OFFSET
CL	ELECTRIC METER	CH	CHORD BEARING
CL	ELECTRIC MAN HOLE	BR	BEARING
CL	ELECTRIC TRANSFORMER	DME	DRAINAGE EASEMENT
CL	ENCROACHMENT	LME	LAKE MAINTENANCE EASEMENT
CL	SET IRON PIPE	UME	UTILITY EASEMENT
CL	FOUND IRON PIPE	UE	UTILITY EASEMENT
CL	FOUND IRON ROD	RES	RESIDENCE
CL	CHAIN LINK FENCE	OL	OVERHEAD LINE



KARL F. KUHN

Professional Land Surveyor

1382 N.E. 178th Street,
North Miami Beach,
Florida 33162.

TEL: (786) 306-5348
kuhnkarl@comcast.net

RECORD OF REVISIONS:
DESCRIPTION

DATE

DATE OF FIRM:
09-11-2009

PANEL NUMBER: 0144

COMMUNITY NUMBER: 120637

SHEET 1

SCALE: 1"=20'

BASE FLOOD ELEVATION: 8.0'

FIRM ZONE: AE

OF 1

SCALE: 1"=20'

BASE FLOOD ELEVATION: 8.0'

DATE: 09-21-2015

OF 1

A-0.2

TERMITE PROTECTION NOTE

TERMITE PROTECTION SHALL BE PROVIDED BY FLORIDA REGISTERED TERMITE PROTECTORS OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION.

SOIL SHALL BE TERMITE TREATED PRIOR TO CONSTRUCTION.

CONTRACTOR SHALL POST A WEATHER RESISTANT JOB BOARD TO RECEIVE DUPLICATE TREATMENT CERTIFICATES & SHALL DISPLAY PRODUCT USED, IDENTITY OF APPLICATOR, TIME & DATE OF TREATMENT, SITE LOCATION, AREA TREATED, CHEMICAL USED, PERCENT CONCENTRATION & NUMBER OF GALLONS USED.

INTERIOR WALL CONSTRUCTION

1. PROVIDE FULL THICK SOUND BATT INSULATION AT ALL 4" INTERIOR PARTITIONS (NO EXCEPTIONS).
2. INT. NON-LOAD BEARING PARTITIONS SHALL BE FRAMED W/ 1 1/2" x 3 1/2" MTL. STUDS @ 16" O.C. & FACED W/ 1/2" GWS EACH SIDE.

RAILING NOTE:

1. ALL RAILINGS SHALL BE 3'-6" HIGH W/ STEEL BAR OR WROUGHT IRON PAINTED BLACK COLOR. RAILING SHALL BE SPACED TO RESIST 4" DIA. SPHERE & BOTTOM RAIL TO RESIST 2" DIA. SPHERE (11Y, THRU-OUT).

2. HANDRAILS SHALL BE CONSTRUCTED FOR A CONCENTRATED LOAD OF 100 LB. APPLIED AT ANY POINT IN ANY DIRECTION. SHOP DRAWINGS TO BE PROVIDED BY HANDRAIL MANUFACTURER (UNDER SEPARATE PERMIT).

FLOOD RESISTANT MATERIAL NOTE:

ALL OUTDOOR MATERIALS & CABINETRY BELOW BASE FLOOD ELEVATION TO BE CONSTRUCTED & FINISHED WITH FLOOD RESISTANT MATERIALS.

WET AREA NOTE:

PROVIDE DUROCK CEMENT BOARD FOR ALL WET AREAS SUCH AS SHOWERS, TUBS, ETC. THIS IS A TYPICAL THRU-OUT.

TERMITE PROTECTION NOTE:

TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITE PROTECTORS INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION.

SEPARATE PERMIT NOTE:

POOL, WINDOWS, DOORS, STAIR RAILS, AND GARAGE DOORS WILL BE UNDER SEPARATE PERMIT.

OUTDOOR KITCHEN NOTE:

OUTDOOR KITCHEN FLOOR OR CABINETS AND APPLIANCES WILL BE ELEVATED 6" OR ABOVE B.F.E. + 8.00' NGVD.

GENERAL NOTE:

CONTRACTOR SHALL FIELD VERIFY PRIOR TO CONSTRUCTION THAT ALL SETBACKS ARE MET PER SITE PLAN AND THAT RESIDENCE AND ITS APPURTENANCES SIT ON SITE EXACTLY AS PER THIS SITE PLAN. ANY AND ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

EXTERIOR WINDOWS & FRENCH DOORS NOTE:

ALL EXTERIOR WINDOWS & FRENCH DOORS SHALL BE NEW IMPACT RESISTANT TYPE W/ ESP ALUMIN. MAHOAGNY WOOD COLORED FRAME (NO GRAY) & CLEAR IMPACT RESISTANT GLASS.
ALL WINDOWS & DOORS SHALL BE MIAMI-DADE PRODUCT APPROVED.

APPLICABLE CODE NOTE:

APPLICABLE CODE: FBC RESIDENTIAL 2010. ALL PLANS AND CALCULATIONS HAVE BEEN PREPARED IN COMPLIANCE WITH FBC RESIDENTIAL 2010.

ELEVATION NOTE:

ALL ELEVATIONS SHOWN REFER TO THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) (1989), UNLESS OTHERWISE INDICATED ON DRAWINGS.

VAPOR RETARDANT BARRIER:

A 6 MIL. POLYETHYLENE OR APPROVED VAPOR RETARDER SHALL BE PLACED BETWEEN THE CONCRETE FLOOR SLAB AND THE BASE COURSE OR THE PREPARED SUB GRADE WHERE NO BASE COURSE EXISTS.

EXTERIOR WALL CONSTRUCTION

8" CONC. BLOCK W/STUCCO ON EXTERIOR & 1/2" GWS ON 3/4" METAL H-HAT FURRING @ 16" O.C. ON INTERIOR. PROVIDE (R15.0) AL-FOIL INSULATION.

FLOOD ELEVATION NOTE:

ALL ELECTRICAL MECHANICAL & PLUMBING EQUIPMENT IS TO BE ABOVE BASE FLOOD ELEVATION (+8.00' NGVD). ALL CONSTRUCTION & FINISH MATERIALS BELOW BASE FLOOD ELEVATION ARE TO BE FLOOD RESISTANT.

CIVIL ENGINEER NOTE:

SEE CIVIL DWGS FOR PAVING, GRADING, DRAINAGE UTILITIES AND SURFACE WATER POLLUTION PREVENTION PLAN, CALC'S.

MINIMUM FLOOD ELEVATION NOTE:

PER SURVEY - ZONED-AE MINIMUM BASE FLOOD ELEVATION = +8.00' NGVD

DRAINAGE NOTE

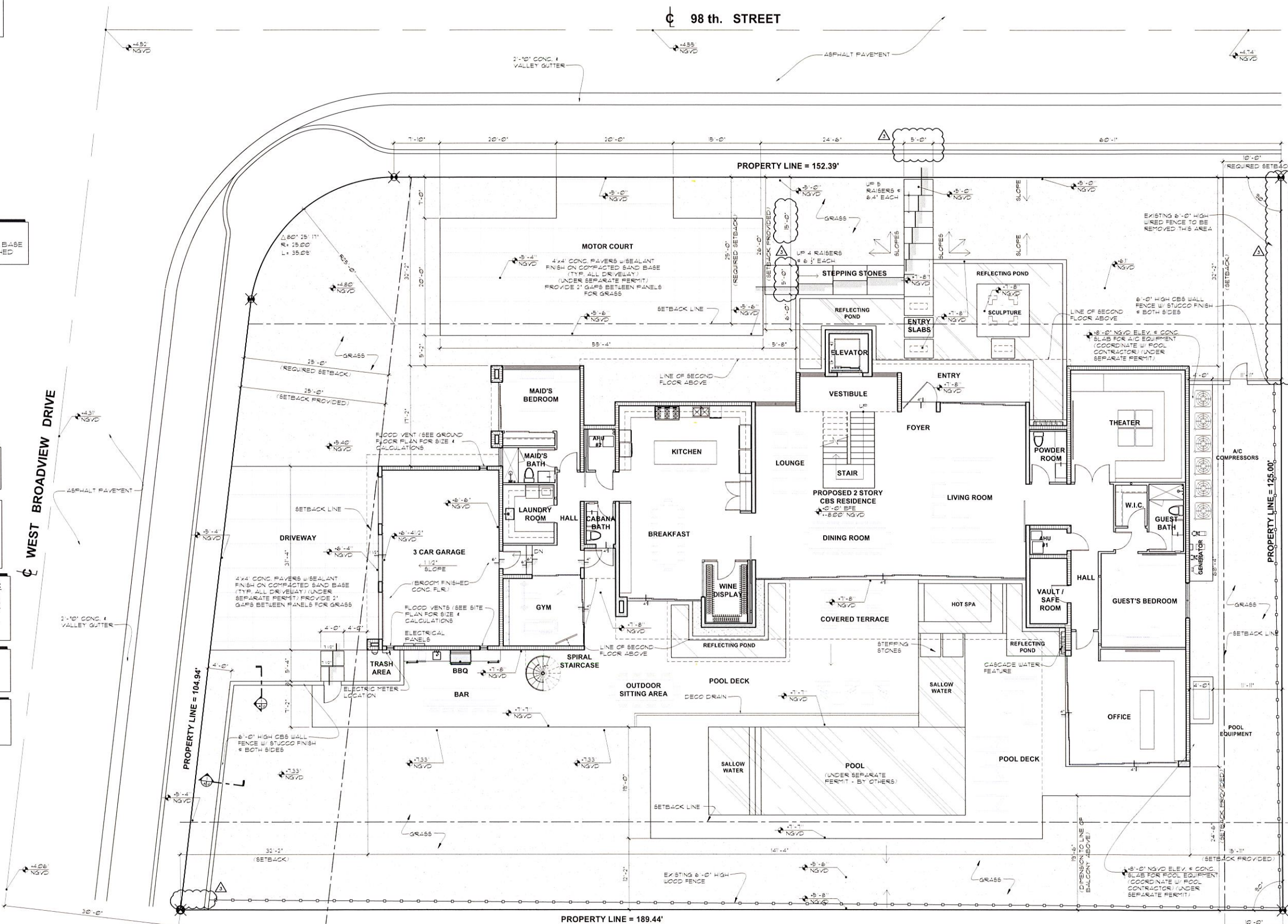
ALL DRAINAGE SHALL BE CONTAINED ON PROPERTY AND SHALL NOT DRAIN ONTO NEIGHBORING PROPERTY. SEE CIVIL FOR DRAINAGE PLAN.

SLOPE GRADE AWAY FROM NEW CONSTRUCTION

LEGAL DESCRIPTION

LOT 6 AND 7, BLOCK 35, BAY HARBOR ISLAND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46, PAGE 5 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY ADDRESS:
9131 WEST BROADVIEW DRIVE, BAY HARBOR, FLORIDA.



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

CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN

8425 Biscayne Blvd, suite 201
Miami, Florida 33138
www.choefflevy.com
(305) 434-8338
(305) 892-5292

NEW RESIDENCE
9737 WEST BROADVIEW DRIVE
BAY HARBOR ISLANDS, FL 33154.

seal

Ralph Choeff
registered architect
AR0009679

comm no.
1519

date:
09/24/15

revised:
12-17-2015
PZB REVISIONS

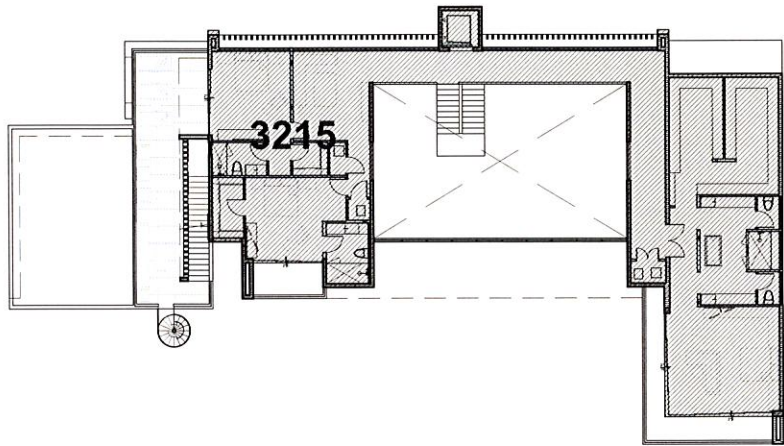
sheet no.

A-1.0

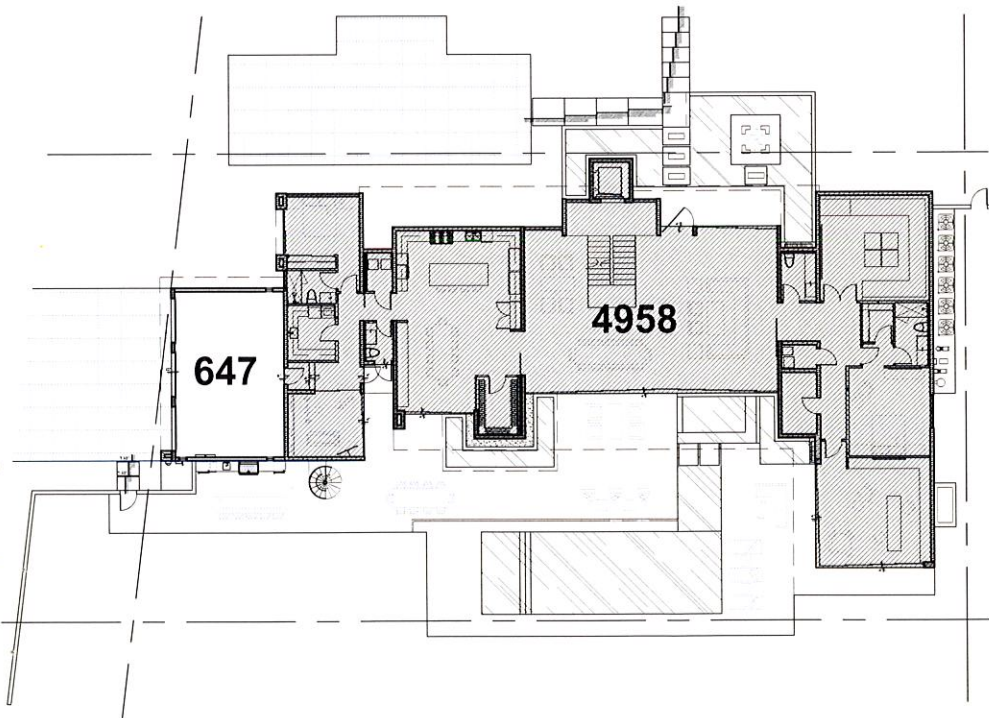
PROPOSED BUILDING DATA	
MAIN HOUSE:	
FIRST FLOOR (AC)	4958 S. F.
SECOND FLOOR (AC)	3215 S. F.
TOTAL (AC):	8173 S. F. (36.0%)
GARAGE (NON AC)	647 S. F.
TOTAL (NON AC):	647 S. F. (2.9%)
TOTAL BUILDING AREA (AC + NON AC):	8820 S. F. (38.8%)

PROPOSED SITE DATA	
EXISTING LOT SIZE:	22,726 S. F. (100%)
PERVIOUS AREA:	
POOL & REFLECTING PONDS	1755 S. F.
LANDSCAPING	9949 S. F.
TOTAL PERVIOUS AREA:	11,704 S. F. (51.5%)
IMPERVIOUS AREA:	
DECK & PAVERS	3323 S. F.
DRIVEWAY PAVERS	2094 S. F.
BUILDING	5605 S. F.
TOTAL IMPERVIOUS AREA:	11,022 S. F. (48.5%)

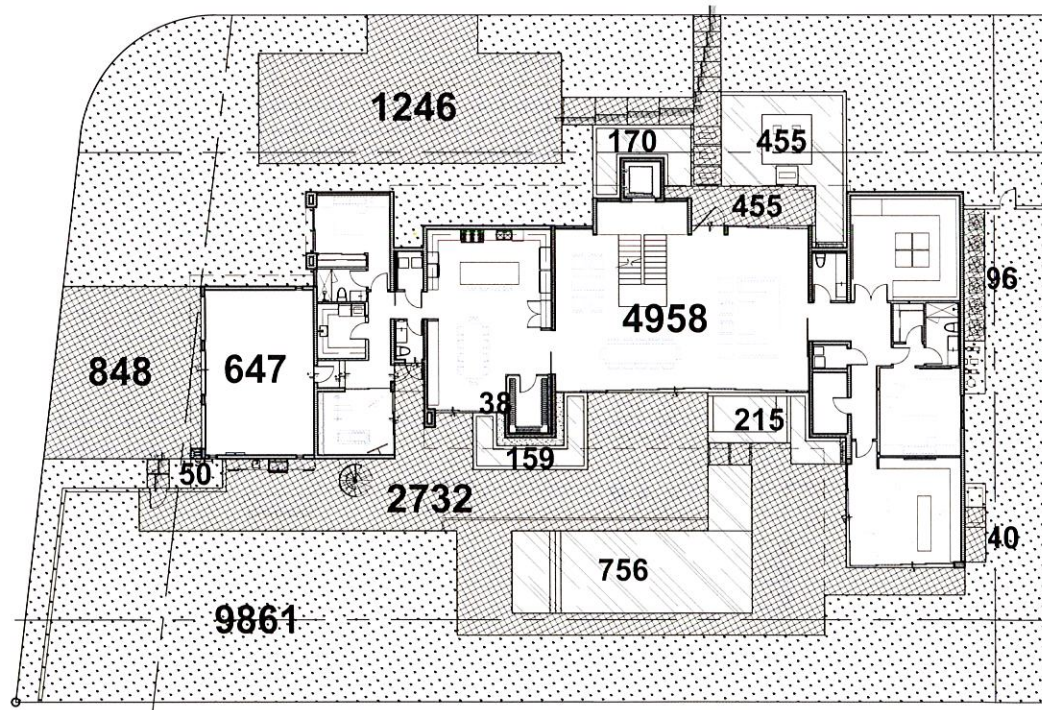
ZONING DATA		REQUIRED / ALLOWED	PROVIDED
CLASSIFICATION:		RD	
FLOOD ZONE:		AE	
MIN. FLOOD ELEVATION:		+8.00' N.G.V.D.	+8.00' N.G.V.D.
LOT AREA:		22,726 S. F. (100%)	22,726 S. F. (100%)
MAX. BUILDING HEIGHT:		25'-0" ABOVE BFE.	25'-0" ABOVE BFE.
FRONT SETBACK:		25'-0"	25'-0"
REAR SETBACK:		15'-0"	24'-6"
SIDE SETBACKS:		10'-0"	15'-11"



1
A-B4
PROPOSED
SECOND FLOOR AREA
SCALE 1/8" = 1'-0"



2
A-B4
PROPOSED
FIRST FLOOR AREA
SCALE 1/8" = 1'-0"



3
A-B4
PROPOSED PERVIOUS
VS. IMPERVIOUS AREA
SCALE 1/8" = 1'-0"



Photo A



Photo B



Photo C



Photo D

9737 W. Broadview Dr. - EXISTING CONDITIONS



Residence ①



Residence ②



Residence ③



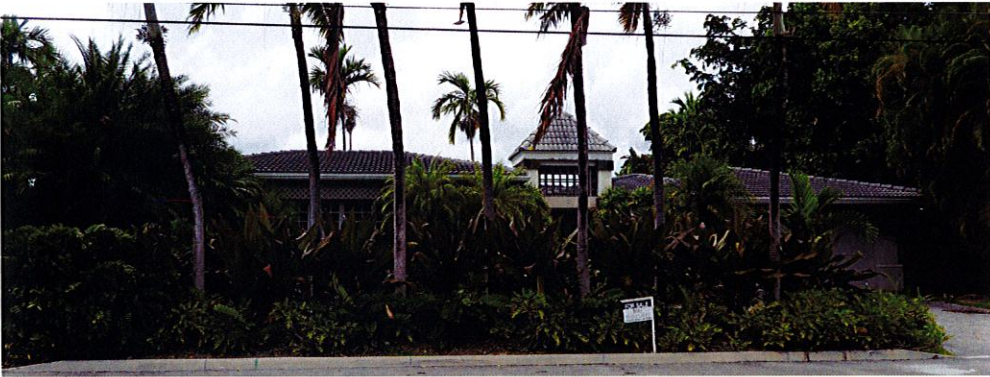
Subject Property [9737 W. Broadview Dr.]



Residence ④



Residence ⑤



Residence ⑥



Residence ⑦



Residence ⑧



Residence ⑨

Aerial Images





Front View (North)



Rear View (South)



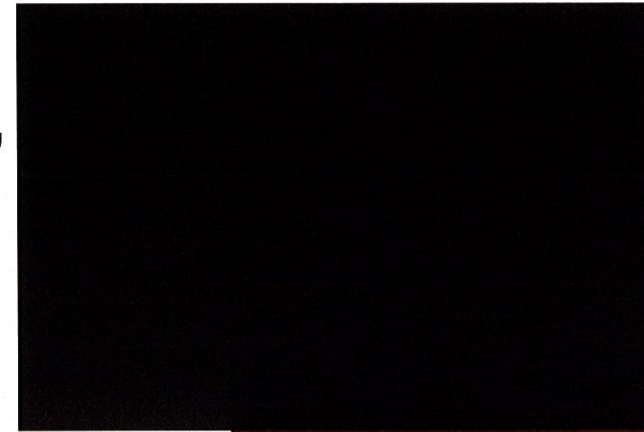
Side View (West)



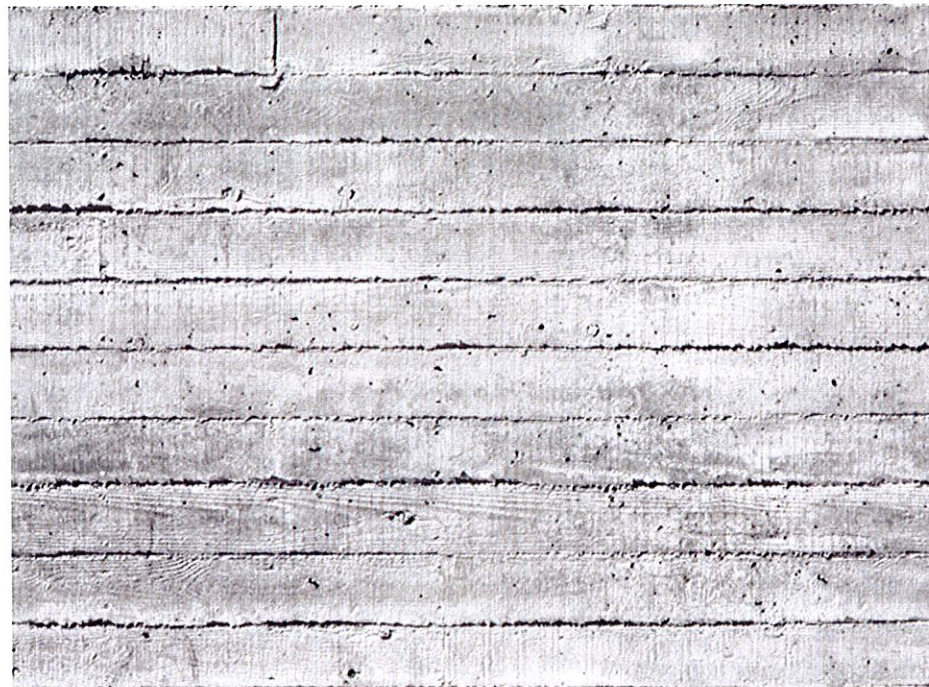
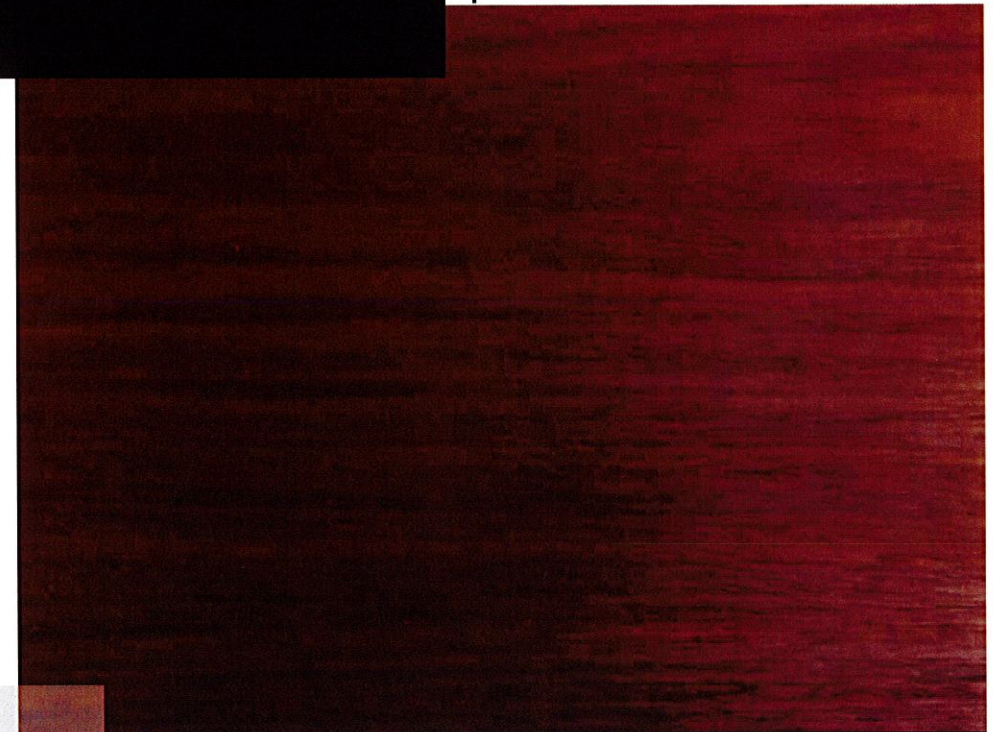
Side View (East)

Benjamin Moore "China White"

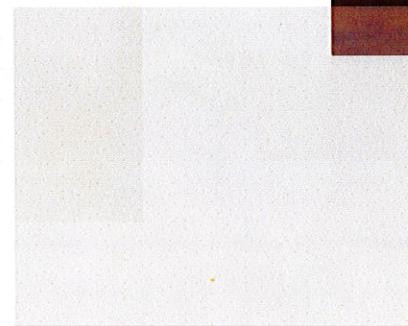
Bronze Aluminum



Ipe Wood



Board Form
Concrete



Clear Impact Resistant Glass

Material Samples

* or similar product

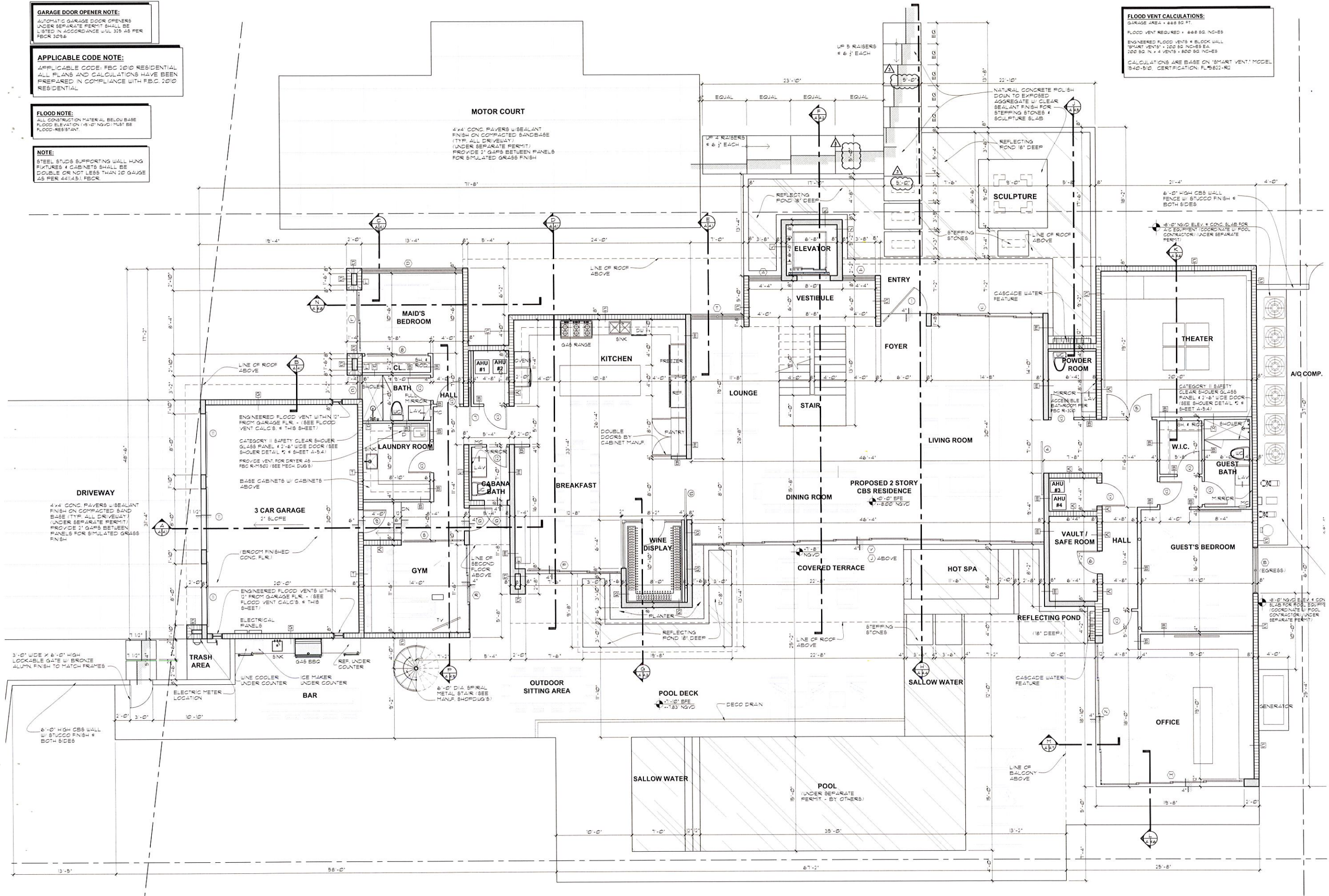
GARAGE DOOR OPENER NOTE:
AUTOMATIC GARAGE DOOR OPENERS
UNDER SEPARATE PERMIT SHALL BE
LISTED IN ACCORDANCE W/UL 325 AS PER
FBC 309.6

APPLICABLE CODE NOTE:
APPLICABLE CODE: FBC 2010 RESIDENTIAL
ALL PLANS AND CALCULATIONS HAVE BEEN
PREPARED IN COMPLIANCE WITH FBC 2010
RESIDENTIAL

FLOOD NOTE:
ALL CONSTRUCTION MATERIAL BELOW BASE
FLOOD ELEVATION (14'-0" NGVD) MUST BE
FLOOD-RESISTANT.

NOTE:
STEEL STUDS SUPPORTING WALL HUNG
FIXTURES & CABINETS SHALL BE
DOUBLE OR NOT LESS THAN 20 GAUGE
AS PER 441.4.5.1 FBC.

FLOOD VENT CALCULATIONS:
GARAGE AREA = 688 SQ. FT.
FLOOD VENT REQUIRED = 688 SQ. INCHES
ENGINEERED FLOOD VENTS = BLOCK WALL
'SMART VENT' 100 SQ. INCHES EA.
200 SQ. IN. x 4 VENTS = 800 SQ. INCHES
CALCULATIONS ARE BASED ON 'SMART VENT' MODEL
1540-B10. CERTIFICATION: FL-9822-R2



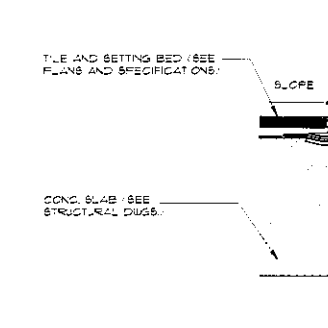
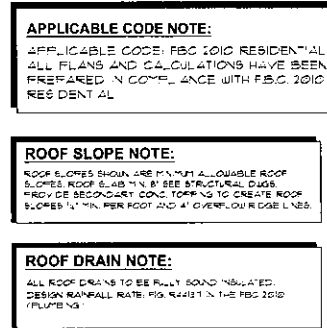
CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN
8425 Biscayne Blvd. suite 201
Miami, Florida 33138
www.choefflevy.com
(305) 434-4338
(305) 852-5292

NEW RESIDENCE
9737 WEST BROADVIEW DRIVE
BAY HARBOR ISLANDS, FL 33154.

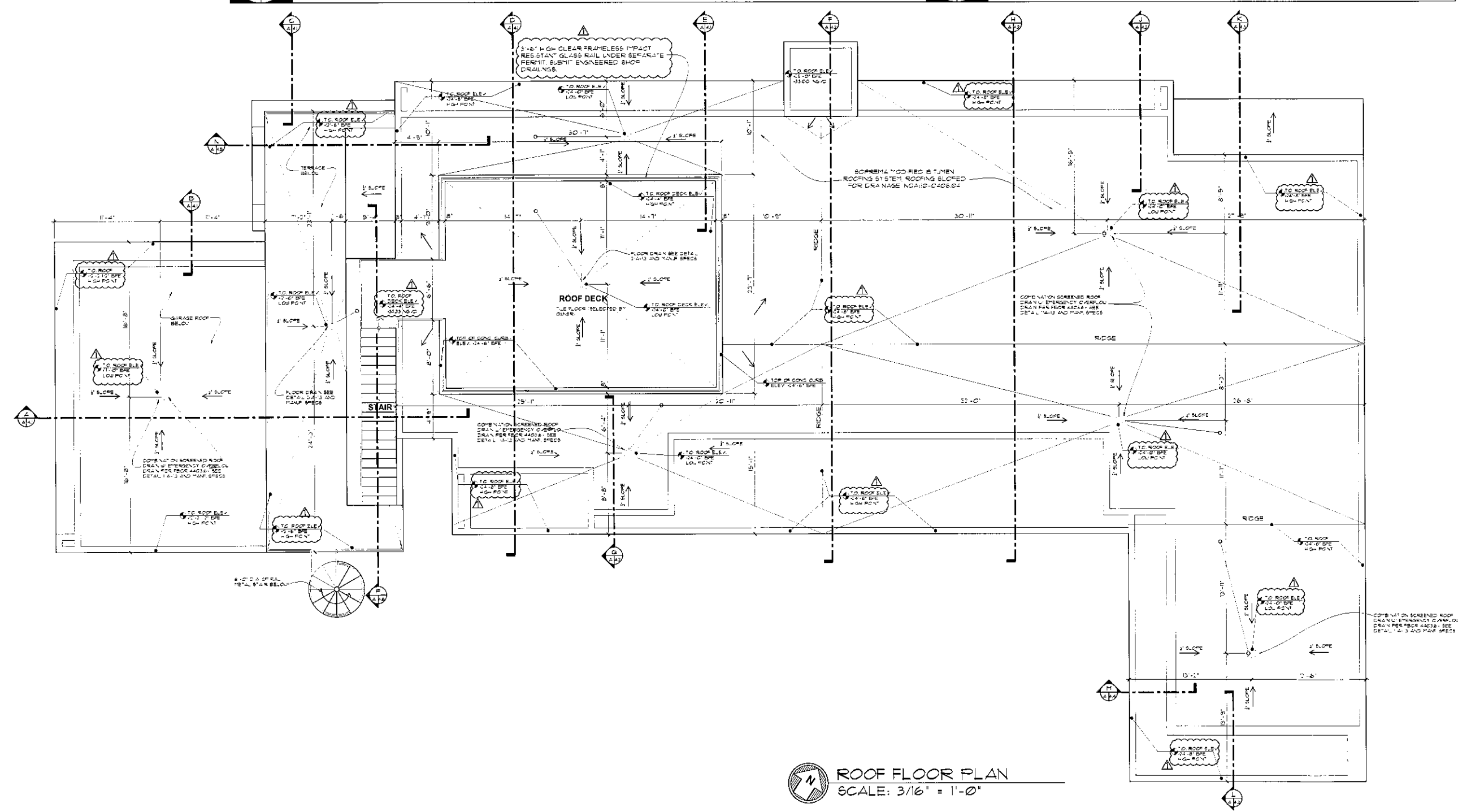
seal
Ralph Choeff
registered architect
AR0009679
comm no.
1519
date:
09/24/15
revised:
12-17-2015
PZB REVISIONS

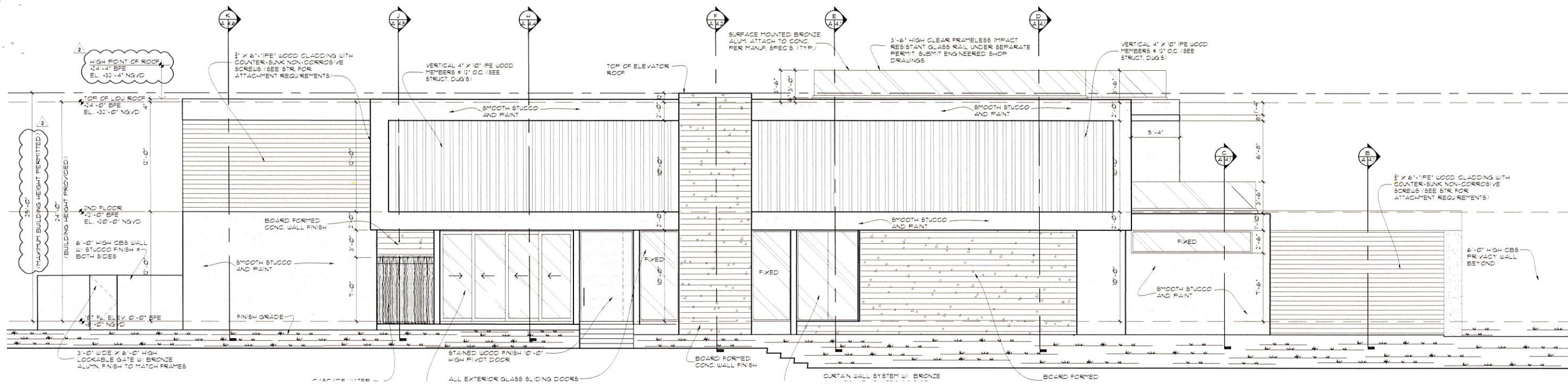
sheet no.
A-1.1

 **GROUND FLOOR PLAN**
SCALE: 3/16" = 1'-0"

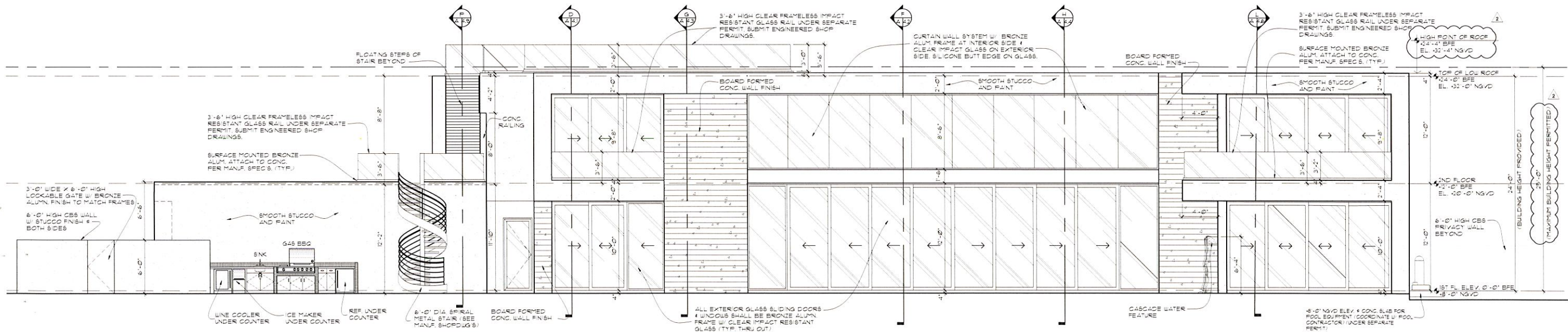


2
A 1.3 TYP. FLOOR DRAIN DETAIL
SCALE: 1 1/2" = 1'-0"





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



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

APPLICABLE CODE NOTE:
APPLICABLE CODE: FBC 2010 RESIDENTIAL
ALL PLANS AND CALCULATIONS HAVE BEEN
PREPARED IN COMPLIANCE WITH FBC 2010
RESIDENTIAL

(i) 305.434.8338
(f) 305.892.5292

www.choefflevy.com

8425 Biscayne Blvd, suite 201
Miami, Florida 33138

NEW RESIDENCE
9737 WEST BROADVIEW DRIVE
BAY HARBOR ISLANDS, FL 33154.

Ralph Choeff
registered architect
AR0009679

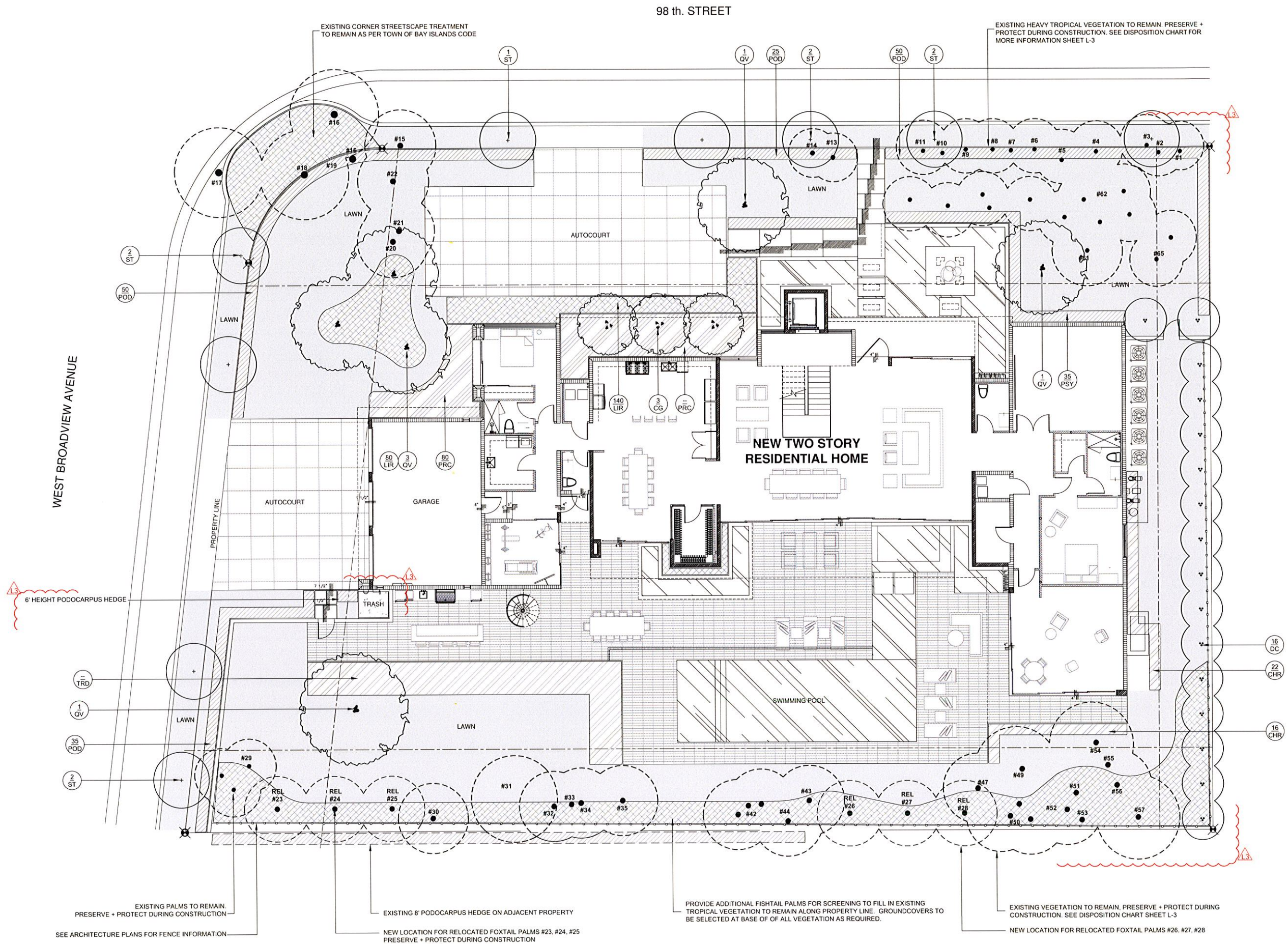
date:
09/24/15

revised:

sheet no.

A-3.2





LANDSCAPE NOTES

1. ALL PLANT MATERIAL SHALL BE FLORIDA GRADE NO. 1 OR BETTER.
2. CONTRACTOR SHALL BECOME FAMILIAR WITH THE LOCATION OF, AVOID, AND PROTECT ALL UTILITY LINES, BURIED CABLES, AND OTHER UTILITIES.
3. TREE, PALM, ACCENT AND BED LINES ARE TO BE LOCATED IN THE FIELD AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. ALL PLANTING SOIL SHALL BE 50:50 TOPSOIL:SAND MIX, FREE OF CLAY, STONES, ROCKS, OR OTHER FOREIGN MATTER. THIS SPECIFICATION INCLUDES ALL BACKFILL FOR BERMS AND OTHER LANDSCAPE AREAS.
5. THE SITE CONTRACTOR SHALL BE RESPONSIBLE TO BRING ALL GRADES TO WITHIN 2" OF FINAL GRADES. THIS SHALL INCLUDE A 2" APPLICATION OF 50:50 TOPSOIL:SAND MIX FOR ALL LANDSCAPE AND AREAS TO BE SODDED.

6. ALL PLANTING BEDS SHALL BE MULCHED TO A DEPTH OF 2" WITH A SMALL GRAY GRANITE AGGREGATE FREE FROM WEEDS AND PESTS. NO 'CYPRESS MULCH' OR 'RED DYED MULCH' TO BE ACCEPTED. KEEP MULCH 3" AWAY FROM TREE OR PALM TRUNKS AS PER INDUSTRY RECOMMENDATIONS.
7. SOD SHALL BE 'EMPIRE TURF' ZOYSIA GRASS IN ALL LAWN AREAS AS SHOWN ON THE PLANS. SOD SHALL BE STRONGLY ROOTED, FREE FROM WEED, FUNGUS, INSECTS AND DISEASE. CONTRACTOR SHALL SOD ALL AREAS AS INDICATED ON THE PLANS OR AS DIRECTED. PAYMENT SHALL BE DETERMINED BY THE TOTAL MEASURED SODDED AREAS X THE UNIT PRICE SUBMITTED AND FIELD VERIFIED. SOD SHALL CARRY A 5-MONTH WARRANTY.
8. ALL TREES, PALMS, SHRUBS AND GROUNDCOVERS, AND SOD / LAWN SHALL CARRY A ONE-YEAR WARRANTY FROM THE DATE OF FINAL ACCEPTANCE.
9. IRRIGATION SHALL PROVIDE FOR A 100% COVERAGE WITH 50% OVERLAP MINIMUM AND BE PROVIDED BY A FULLY AUTOMATIC IRRIGATION SYSTEM W/ RAIN MOISTURE SENSOR ATTACHED TO CONTROLLER. ALL FLORIDA BUILDING CODE APPENDIX "F" IRRIGATION REQUIREMENTS SHALL BE STRICTLY ADHERED TO FOR INSTALLATION AND PREVAILING WATER MANAGEMENT DISTRICT RESTRICTIONS AND REGULATIONS SHALL BE IN COMPLIANCE FOR POST-INSTALLATION WATERING SCHEDULES.

REV L1 - P+Z COMMENTS DATED 10.08.15

LANDSCAPE DETAILS NOTES

1. CONTRACTOR SHALL REMOVE ALL STAKES, POLES, WELLINGTON TAPE AND / OR BRACING MATERIALS FROM ALL PALMS, TREES, AND SHRUBS, WITHIN (1) YEAR OF INSTALLATION. THIS NOTE IS APPLICABLE TO ALL PLANTING DETAILS ON THIS SHEET.
2. EXISTING SITE CONDITIONS HAVE BEEN FIELD VERIFIED BY LANDSCAPE ARCHITECT.
3. ALL LANDSCAPE AREAS TO BE 100% COVERED BY A FULLY AUTOMATIC IRRIGATION SYSTEM WITH RAIN SENSOR. CONTRACTOR TO PROVIDE SHOP DRAWING OF MODIFIED IRRIGATION SYSTEM TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.
4. SHEETS L-1 thru L-5 TO BE UTILIZED FOR LANDSCAPE AND IRRIGATION PURPOSES ONLY. ALL SITE IMPROVEMENTS INCLUDING GRADING AND DRAINAGE TO BE BY OTHERS. REFER TO ARCHITECTURE AND ENGINEERING PLANS FOR ALL ADDITIONAL INFORMATION.

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	10	10 (9 Shade Trees ± 3 Palms)
2. Single-Family Waterfront Lot		N/A
3. Two-Family Lot		N/A
4. Number of Shade Trees in Front Yard	4	6
5. Native Species Required - 50%	5	6
6. Drought Tolerant and Low Maintenance Species Require - 50%	5	9

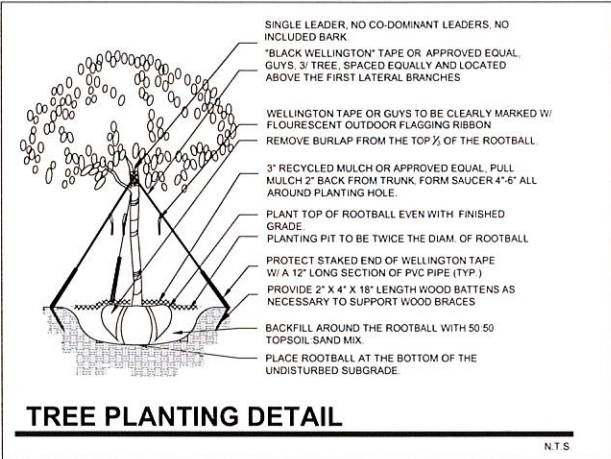
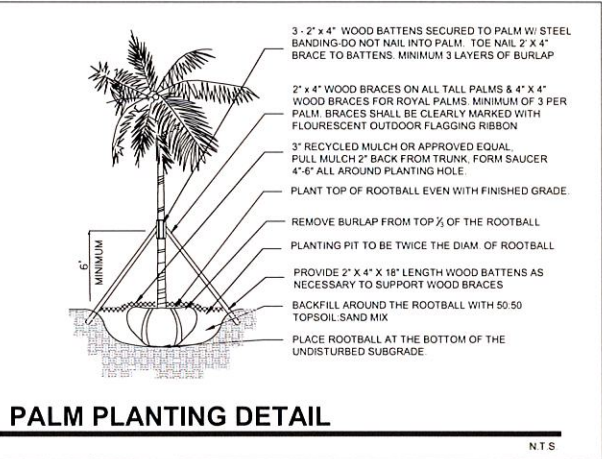
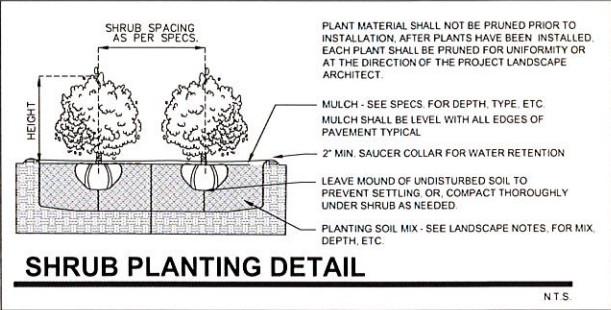
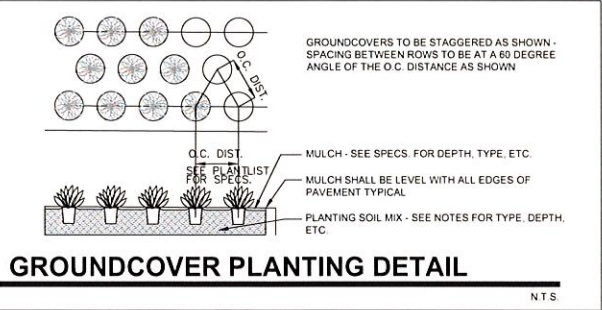
B. Shrubs Required**

1. Single-Family Non-Waterfront Lot	100	268
2. Single-Family Waterfront Lot		N/A
3. Two-Family Lot		N/A
4. Native Species Required - 30%	30	73
5. Drought Tolerant and Low Maintenance Species Require - 50%	50	73

C. Maximum Lawn Area Allowed***

50% of Net Lot Area	22,649 SF / 50% = 11,324.5 SF	5,957 SF
---------------------	-------------------------------	----------

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. 16A-6 (b)(5)



PLANTLIST - 9420 WEST BROADVIEW DRIVE

KEY	NATIVE	QTY.	COMMON NAME	BOTANICAL NAME	HEIGHT, SPECIFICATION, & NOTES
TREES					
CG	NO	3	BRIDAL VEIL TREES	Caesalpinia granadillo	18" height minimum, 6" c.t., standard form, 4" dbh, equal to "Treeworld Wholesale"
QV	YES	6	LIVE OAK TREES	Quercus virginiana	15' height minimum, 6" c.t., standard form, 4" dbh, equal to "Treeworld Wholesale"
ST	TBD	9	PER BAY HARBOR MASTER PLAN	Per Bay Harbor Master Plan	Per Bay Harbor Master Plan
PALMS					
DC	NO	16	CABADA PALMS	Dypsis cabada	14" height minimum, full to base, plant to fully screen A/C units and pool equipment.
SHRUBS					
CHR	YES	38	COCOPALM 'HORIZONTAL'	Chrysobalanus icaco 'horizontal'	3 gallon, 36" height x 36" spread, 30" on center
POD	NO	195	PODOCARPUS	Podocarpus macrophyllus	20 gallon, 6' height, full to base, space as necessary to create a consistent row planting
PSY	YES	35	DWARF BAHAMA COFFEE	Psychotria ligustrifolia	3 gallon, 24" height x 24" spread, 30" on center
TROPICALS + GROUNDCOVERS					
CMA	NO	AS REQ	CARISSA 'EMERALD BLANKET'	Carrissa mac. 'Emerald Blanket'	1 gallon, full, space 18" on center
LIR	YES	120	BIG BLUE LILY TURF	Liriope muscari	3 gallon, 12" x 18", full, space 18" on center or as necessary to look lush + full
OPJ	YES	AS REQ	MONDO GRASS	Ophiopogon japonicus	3 gallon, 12" x 18", full, space 18" on center or as necessary to look lush + full
PRC	NO	AS REQ	PHILODENDRON 'ROJO CONGO'	Same	3 gallon, 18" x 18", full, space 18" on center or as necessary to look lush + full
TRD	YES	AS REQ	FAKAHATCHEE	Tripsacum dactyloides	3 gallon, 12" x 18", full, space 18" on center or as necessary to look lush + full
SOD, AGGREGATE, & MULCH					
SOD	'EMPIRE TURF' ZOYSIA OR LAWN TO BE SELECTED + APPROVED - OVER 2" TOPSOIL BED, SEE PLANTING SPECS.				
MLC	DARK COLORED SHREDDED ORGANIC MULCH, (NO CYPRESS MULCH OR DYED MULCH), 3" MINIMUM DEPTH				

REV L1 - P+Z COMMENTS DATED 10.08.15

1. An Existing Tree Survey and Disposition Chart indicating height, spread, dbh, to 'Remain', 'Relocate' or to be 'Removed' has been provided. See Sheet L-3
2. The Landscape Requirement Legend has been updated has been corrected. See Sheet L-2.

seal

comm no.

1519

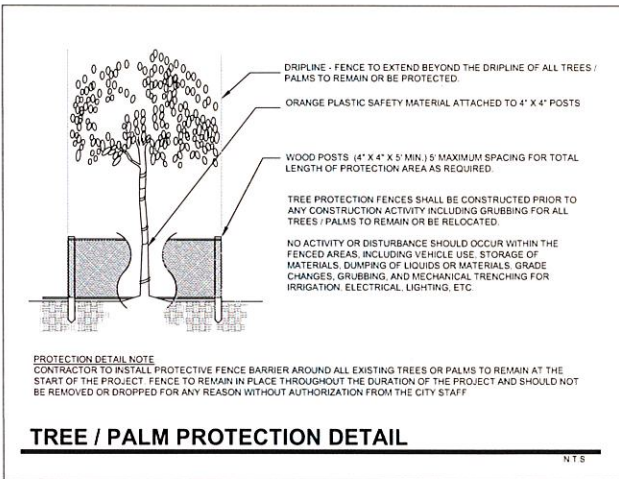
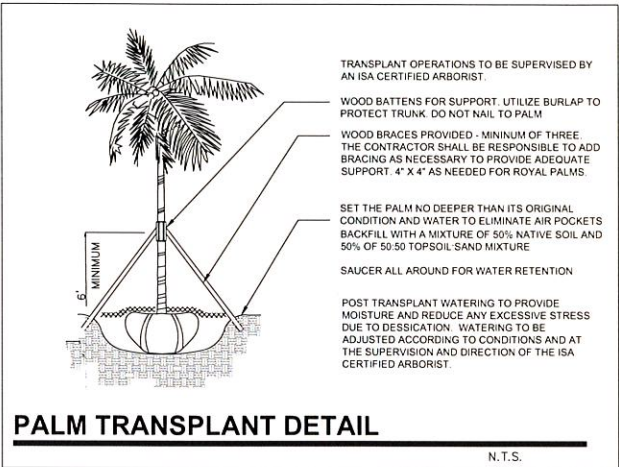
date:

09/17/15

revised:

P+Z Comments
10.08.15

sheet no.



TREE INVENTORY + DISPOSITION PLAN NOTES

1. EXISTING TREE, PALM, AND VEGETATION INFORMATION AS INDICATED HAS BEEN PREPARED AS AN OVERLAY ON THE SITE SURVEY PREPARED BY KARL F. KUHN DATED 09.19.2015

2. A TREE PERMIT IS REQUIRED BY MIAMI DADE E.R.M. ONLY FOR SPECIMEN TREES OR PALMS w/ A DBH OF 18" OR GREATER. ONLY SEA GRAPE TREE # 64 REQUIRES A PERMIT FOR REMOVAL FROM THIS SITE.

3. EXISTING SITE CONDITIONS HAVE BEEN FIELD VERIFIED BY THE LANDSCAPE ARCHITECT. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT.

EXISTING TREE INVENTORY & DISPOSITION CHART - MIAMI DADE E.R.M.									
NUMBER	COMMON NAME	BOTANICAL NAME	HT. X SPREAD	D.B.H.	CONDITION	ACTION	CANOPY LOSS	COMMENTS	
#57	Royal Palm	Roystonea regia	+/- 40' x 12'	+/- 12"	GOOD	REMAIN	0 SF	PRESERVE + PROTECT DURING CONSTRUCTION	
#58	Maleuca Tree	Maleuca quinquenervia	+/- 30' x 20'	+/- 36"	FAIR	REMOVE	N/A	PROHIBITED SPECIES NO MITIGATION REQUIRED	
#59	Maleuca Tree	Maleuca quinquenervia	+/- 30' x 20'	+/- 36"	FAIR	REMOVE	N/A	PROHIBITED SPECIES NO MITIGATION REQUIRED	
#60	Maleuca Tree	Maleuca quinquenervia	+/- 30' x 20'	+/- 36"	FAIR	REMOVE	N/A	PROHIBITED SPECIES NO MITIGATION REQUIRED	
#61	Coconut Palm	Cocos nucifera	+/- 25' x 12'	+/- 8"	GOOD	REMAIN	0 SF	PRESERVE + PROTECT DURING CONSTRUCTION	
#62	Alexander Palm (Group Start)	Pythosperma elegans	+/- 20' x 8'	+/- 4"	GOOD	REMAIN	0 SF	PRESERVE + PROTECT DURING CONSTRUCTION	
#63	Alexander Palm (Group End)	Pythosperma elegans	+/- 25' x 15'	+/- 14"	FAIR	REMOVE	177 SF	CONFLICT w/ NEW DESIGN	
#64	Seagrape Tree	Coccoloba uvifera	+/- 25' x 15'	+/- 24"	FAIR	REMOVE	177 SF	CONFLICT w/ NEW DESIGN	
#65	Fan Palm	Caryota mitis	+/- 20' x 8'	+/- 3"	FAIR	REMAIN	0 SF	PRESERVE + PROTECT DURING CONSTRUCTION	

REV L1 - P+Z COMMENTS DATED 10.08.15

1. An Existing Tree Survey and Disposition Chart indicating height, spread, dbh, to Remain, 'Relocate' or to be 'Removed' has been provided. See Sheet L-3

2. The Landscape Requirement Legend has been updated has been corrected. See Sheet L-2

EXISTING TREE INVENTORY & DISPOSITION CHART - MIAMI DADE E.R.M.									
NUMBER	COMMON NAME	BOTANICAL NAME	HT. X SPREAD	D.B.H.	CONDITION	ACTION	CANOPY LOSS	COMMENTS	
#29	Alexander Palm (Group 3)	Pythosperma elegans	+/- 14' x 4'	+/- 4"	FAIR	REMAIN	0 SF	PRESERVE + PROTECT DURING CONSTRUCTION	
#30	Fan Palm	Caryota mitis	+/- 25' x 16'	+/- 6"	FAIR	REMAIN	0 SF	PRESERVE + PROTECT DURING CONSTRUCTION	
#31	Avocado Tree	Persea americana	+/- 35' x 16'	+/- 12"	FAIR	REMAIN	0 SF	PRESERVE + PROTECT DURING CONSTRUCTION	
#32	Alexander Palm	Pythosperma elegans	+/- 18' x 8'	+/- 3"	FAIR	REMAIN	0 SF	PRESERVE + PROTECT DURING CONSTRUCTION	
#33	Alexander Palm	Pythosperma elegans	+/- 18' x 8'	+/- 3"	FAIR	REMAIN	0 SF	PRESERVE + PROTECT DURING CONSTRUCTION	
#34	Alexander Palm	Pythosperma elegans	+/- 18' x 8'	+/- 3"	FAIR	REMAIN	0 SF	PRESERVE + PROTECT DURING CONSTRUCTION	
#35	Alexander Palm (Group 1)	Pythosperma elegans	+/- 16' x 8'	+/- 3"	FAIR	REMAIN	0 SF	PRESERVE + PROTECT DURING CONSTRUCTION	
#36	Alexander Palm (Group 10)	Pythosperma elegans	+/- 16' x 8'	+/- 3"	FAIR	REMOVE	130 SF	CONFLICT w/ NEW DESIGN	
#37	Maleuca Tree	Maleuca quinquenervia	+/- 45' x 20'	+/- 15"	FAIR	REMOVE	N/A	PROHIBITED SPECIES NO MITIGATION REQUIRED	
#38	Alexander Palm	Pythosperma elegans	+/- 18' x 8'	+/- 3"	FAIR	REMAIN	13 SF	CONFLICT w/ NEW DESIGN	
#39	Maleuca Tree	Maleuca quinquenervia	+/- 40' x 18'	+/- 15"	FAIR	REMOVE	N/A	PROHIBITED SPECIES NO MITIGATION REQUIRED	
#40	Alexander Palm	Pythosperma elegans	+/- 10' x 6'	+/- 5"	FAIR	REMOVE	13 SF	CONFLICT w/ NEW DESIGN	
#41	Alexander Palm	Pythosperma elegans	+/- 20' x 8'	+/- 5"	FAIR	REMOVE	13 SF	CONFLICT w/ NEW DESIGN	
#42	Alexander Palm (Group 10)	Pythosperma elegans	+/- 10' x 8'	+/- 3"	GOOD	REMAIN	0 SF	PRESERVE + PROTECT DURING CONSTRUCTION	
#43	Chinese Fan Palm	Livistona chinensis	+/- 15' x 6'	+/- 12"	GOOD	REMAIN	0 SF	PRESERVE + PROTECT DURING CONSTRUCTION	
#44	Chinese Fan Palm	Livistona chinensis	+/- 20' x 8'	+/- 12"	GOOD	REMAIN	0 SF	PRESERVE + PROTECT DURING CONSTRUCTION	
#45	Mango Tree	Mangifera indica	+/- 45' x 15'	+/- 16"	FAIR	REMOVE	177 x 21 = 354 SF	CONFLICT w/ NEW DESIGN	
#46	Alexander Palm (Group 7)	Pythosperma elegans	+/- 18' x 8'	+/- 3"	FAIR	REMOVE	91 SF	CONFLICT w/ NEW DESIGN	
#47	Sabal Palm	Sabal palmetto	+/- 20' x 8'	+/- 11"	GOOD	REMAIN	0 SF	PRESERVE + PROTECT DURING CONSTRUCTION	
#48	Royal Palm	Roystonea regia	+/- 50' x 14'	+/- 14"	FAIR	REMOVE	154 SF	CONFLICT w/ NEW DESIGN	
#49	Coconut Palm	Cocos nucifera	+/- 20' x 12'	+/- 6"	GOOD	REMAIN	0 SF	PRESERVE + PROTECT DURING CONSTRUCTION	
#50	Alexander Palm (Group 1)	Pythosperma elegans	+/- 20' x 10'	+/- 4"	GOOD	REMAIN	0 SF	PRESERVE + PROTECT DURING CONSTRUCTION	
#51	Chinese Fan Palm	Livistona chinensis	+/- 20' x 8'	+/- 8"	GOOD	REMAIN	0 SF	PRESERVE + PROTECT DURING CONSTRUCTION	
#52	Alexander Palm	Pythosperma elegans	+/- 22' x 10'	+/- 5"	GOOD	REMAIN	0 SF	PRESERVE + PROTECT DURING CONSTRUCTION	
#53	Royal Palm	Roystonea regia	+/- 15' x 6'	+/- 10"	GOOD	REMAIN	0 SF	PRESERVE + PROTECT DURING CONSTRUCTION	
#54	Coconut Palm	Cocos nucifera	+/- 20' x 10'	+/- 5"	GOOD	REMAIN	0 SF	PRESERVE + PROTECT DURING CONSTRUCTION	
#55	Alexander Palm	Pythosperma elegans	+/- 10' x 8'	+/- 4"	GOOD	REMAIN	0 SF	PRESERVE + PROTECT DURING CONSTRUCTION	
#56	Alexander Palm	Pythosperma elegans	+/- 16' x 8'	+/- 5"	GOOD	REMAIN	0 SF	PRESERVE + PROTECT DURING CONSTRUCTION	

EXISTING TREE INVENTORY & DISPOSITION CHART - MIAMI DADE E.R.M.									
NUMBER	COMMON NAME	BOTANICAL NAME	HT. X SPREAD	D.B.H.	CONDITION	ACTION	CANOPY LOSS	COMMENTS	
#1	Sabal Palm	Sabal palmetto	+/- 20' x 8'	+/- 12"	GOOD	REMAIN	0 SF	PRESERVE + PROTECT DURING CONSTRUCTION	
#2	Alexander Palm	Pythosperma elegans	+/- 15' x 8'	+/- 4"	GOOD	REMAIN	0 SF	PRESERVE + PROTECT DURING CONSTRUCTION	
#3	Alexander Palm	Pythosperma elegans	+/- 18' x 12'	+/- 5"	GOOD	REMAIN	0 SF	PRESERVE + PROTECT DURING CONSTRUCTION	
#4	Alexander Palm	Pythosperma elegans	+/- 15' x 8'	+/- 4"	GOOD	REMAIN	0 SF	PRESERVE + PROTECT DURING CONSTRUCTION	
#5	Alexander Palm	Pythosperma elegans	+/- 15' x 8'	+/- 4"	GOOD	REMAIN	0 SF	PRESERVE + PROTECT DURING CONSTRUCTION	
#6	Alexander Palm	Pythosperma elegans	+/- 15' x 8'	+/- 4"	GOOD	REMAIN	0 SF	PRESERVE + PROTECT DURING CONSTRUCTION	
#7	Alexander Palm	Pythosperma elegans	+/- 15' x 8'	+/- 4"	GOOD	REMAIN	0 SF	PRESERVE + PROTECT DURING CONSTRUCTION	
#8	Alexander Palm	Pythosperma elegans	+/- 15' x 8'	+/- 4"	GOOD	REMAIN	0 SF	NICE PALM! PROVIDE TROPICAL FLAIR. PROTECT	
#9	Alexander Palm	Pythosperma elegans	+/- 15' x 8'	+/- 4"	GOOD	REMAIN	0 SF	PRESERVE + PROTECT DURING CONSTRUCTION	
#10	Chinese Fan Palm	Livistona chinensis	+/- 16' x 10'	+/- 5"	GOOD	REMAIN	0 SF	PRESERVE + PROTECT DURING CONSTRUCTION	
#11	Alexander Palm	Pythosperma elegans	+/- 16' x 10'	+/- 5"	GOOD	REMAIN	0 SF	PRESERVE + PROTECT DURING CONSTRUCTION	
#12	Alexander Palm	Pythosperma elegans	+/- 15' x 8'	+/- 5"	GOOD	REMOVE	13 SF	CONFLICT w/ NEW DESIGN	
#13	Chinese Fan Palm	Livistona chinensis	+/- 16' x 10'	+/- 5"	GOOD	REMAIN	0 SF	PRESERVE + PROTECT DURING CONSTRUCTION	
#14	Barely Palm	Coccothrinax	+/- 12' x 8'	+/- 5"	GOOD	REMAIN	0 SF	PRESERVE + PROTECT DURING CONSTRUCTION	
#15	Royal Palm	Roystonea regia	+/- 22' x 12'	+/- 9"	GOOD	REMAIN	0 SF	PRESERVE + PROTECT DURING CONSTRUCTION	
#16	Royal Palm	Roystonea regia	+/- 24' x 14'	+/- 13"	GOOD	REMAIN	0 SF	PRESERVE + PROTECT DURING CONSTRUCTION	
#17	Royal Palm	Roystonea regia	+/- 30' x 14'	+/- 18"	GOOD	REMAIN	0 SF	PRESERVE + PROTECT DURING CONSTRUCTION	
#18	Focal Palm	Wodyetia bifurcata	+/- 22' x 10'	+/- 9"	GOOD	REMAIN	0 SF	PRESERVE + PROTECT DURING CONSTRUCTION	
#19	Alexander Palm	Pythosperma elegans	+/- 20' x 10'	+/- 6"	GOOD	REMAIN	0 SF	PRESERVE + PROTECT DURING CONSTRUCTION	
#20	Sabal Palm	Sabal palmetto	+/- 22' x 10'	+/- 9"	GOOD	REMAIN	0 SF	PRESERVE + PROTECT DURING CONSTRUCTION	
#21	Sabal Palm	Sabal palmetto	+/- 25' x 10'	+/- 6"	GOOD	REMAIN	0 SF	PRESERVE + PROTECT DURING CONSTRUCTION	
#22	Focal Palm	Wodyetia bifurcata	+/- 12' x 8'	+/- 8"	GOOD	REMAIN	0 SF	PRESERVE + PROTECT DURING CONSTRUCTION	
#23	Focal Palm	Wodyetia bifurcata	+/- 25' x 10'	+/- 8"	GOOD	RELOCATE	0 SF	CONFLICT w/ NEW DESIGN	
#24	Focal Palm	Wodyetia bifurcata	+/- 22' x 8'	+/- 7"	GOOD	RELOCATE	0 SF	CONFLICT w/ NEW DESIGN	
#25	Focal Palm	Wodyetia bifurcata	+/- 20' x 8'	+/- 5"	GOOD	RELOCATE	0 SF	CONFLICT w/ NEW DESIGN	
#26	Focal Palm	Wodyetia bifurcata	+/- 20' x 8'	+/- 6"	GOOD	RELOCATE	0 SF	CONFLICT w/ NEW DESIGN	
#27	Focal Palm	Wodyetia bifurcata	+/- 22' x 10'	+/- 7"	GOOD	RELOCATE	0 SF	CONFLICT w/ NEW DESIGN	
#28	Focal Palm	Wodyetia bifurcata	+/- 18' x 8'	+/- 6"	GOOD	RELOCATE	0 SF	CONFLICT w/ NEW DESIGN	



EXISTING TREE INVENTORY + DISPOSITION CHART

CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN

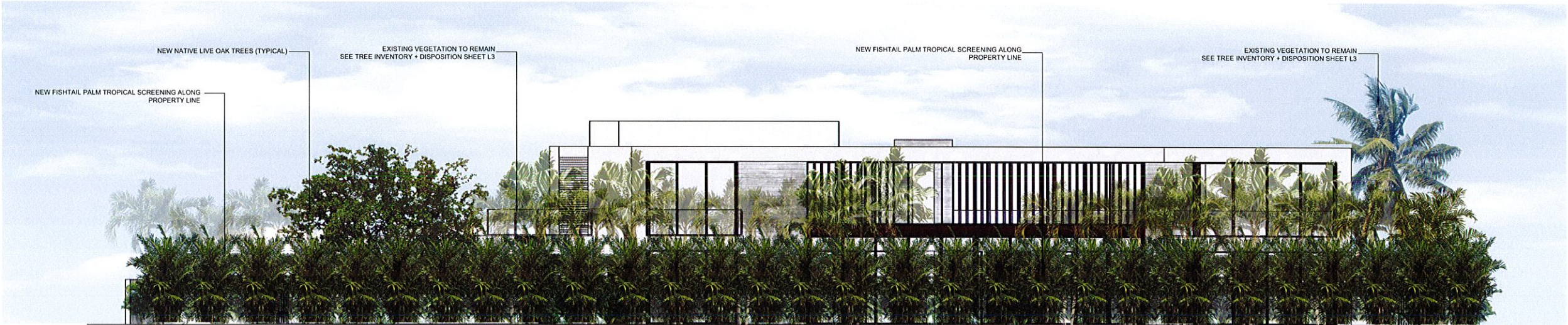
CHRISTOPHER CAWLEY | CC
LANDSCAPE ARCHITECTURE LLC | LA

NEW RESIDENCE
9737 WEST BROADVIEW DRIVE
BAY HARBOR ISLAND, FL 33138

1519
date: 09/17/15
revised: 10.08.15
sheet no.



LEFT SIDE (NORTH) ELEVATION



(RIGHT SIDE) SOUTH ELEVATION

SIDES ELEVATIONS (N.T.S.)

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

CHRISTOPHER CAWLEY | CC
LANDSCAPE ARCHITECTURE LLC | LA
Florida Landscape Architecture Business, LC 26000460
780 NE 69th Street | Suite 1106 | Miami, FL 33138
T 305-979-1585 | www.christophercawley.com

NEW RESIDENCE
9737 WEST BROADVIEW DRIVE
BAY HARBOR FLORIDA

seal

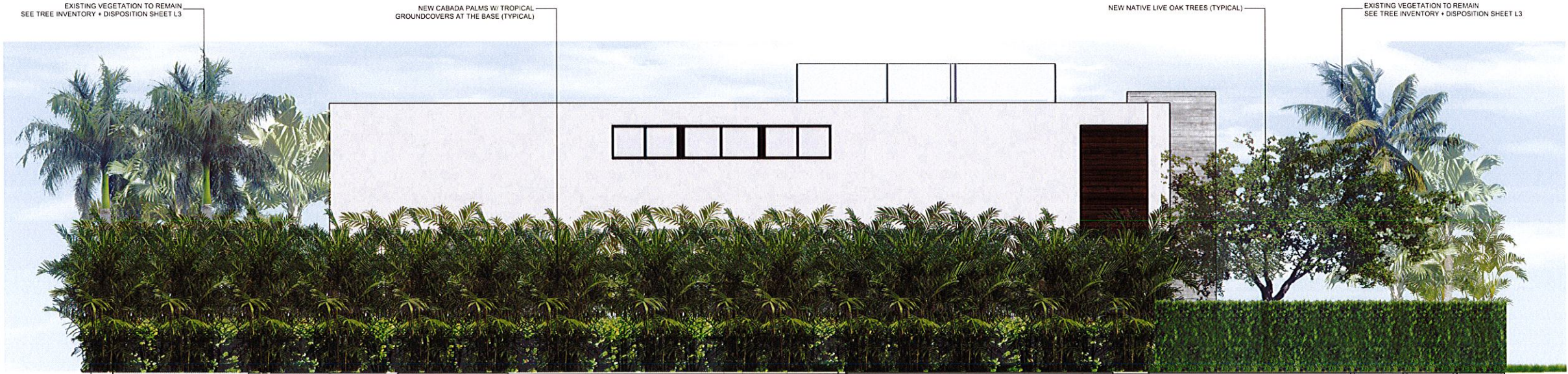
comm no.
1519
date:
09/17/15
revised:
P+Z Comments
10.08.15

sheet no.

L-4



(FRONT) WEST ELEVATION



(BACK) EAST ELEVATION

FRONT + BACK ELEVATIONS (N.T.S.)

CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN
(t) 305.434.8338
(f) 305.892.5292
www.choefflevy.com

CHRISTOPHER CAWLEY | CC
LANDSCAPE ARCHITECTURE LLC | LA
Florida Landscape Architecture Business, LC 26000460
780 NE 69th Street | Suite 1106 | Miami, FL 33138
T 305.979.1585 | www.christophercawley.com

NEW RESIDENCE
9737 WEST BROADVIEW DRIVE
BAY HARBOR FLORIDA

seal

CHRISTOPHER CAWLEY, RLA
Florida License LA 6666786
comm no.
1519
date:
09/17/15
revised:
P+Z Comments
10.08.15

sheet no.

L-5

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

To: Planning and Zoning Board
Town of Bay Harbor Islands

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

Date: January 15th, 2016

Subject: Proposed Single-Family Residence
9737 W. Broadview Drive
Bay Harbor Islands Acct. No.: MB2015-165
MMPA Acct. No.: 01-0702-1027

RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board review the contents of this staff report, the latest revised site plan and architectural plans (dated 12/17/15) and if felt to be acceptable, **APPROVE** the plans as submitted or with modifications as deemed appropriate and/or with conditions, to allow for the construction of a new single-family house located at 9737 W. Broadview Drive.

GENERAL PROJECT INFORMATION

Land Use Designation: L – Low Density Residential
Zoning District: RD Single-Family District
General Location: 9737 W. Broadview Drive
Legal Description: Lots 6 & 7 of Block 35, "Bay Harbor Island" according to the plat thereof, as recorded in Plat Book 46, at Page 5 of the Public Records of Miami-Dade County.

PROJECT DESCRIPTION

The project architect, Choeff Levy Fischman Architecture & Design, as agent for the property owner, Fiori Advisors Corp, has submitted an application for the construction of a new single-family residence on two (2) non-waterfront lots located at 9737 W. Broadview Drive. The proposed two-story home will have approximately 8,173 square feet of A/C living space with a three-car garage, separate motor court and a pool and pool deck in the rear of the property. The

residence will have five (5) bedrooms, five (5) full bathrooms, two (2) half bathrooms, an office, a theater and a gym. The overall height of the structure will be 24'-8" above Base Flood Elevation (BFE), which is below the maximum height allowed within the RD Single-Family District. The applicant is proposing a driveway connection to W. Broadview Drive which provides access to the garage and a separate driveway connection to 98th Street which provides access to the separate motor court. Extensive landscaping is proposed that meets the Miami-Dade County Landscape Code and Town Supplemental Landscape Code requirements, including the use of native and drought tolerant plant materials.

The current draft of the Street Tree Master Plan identifies the tree species for this area of the Town as Glaucous Cassia along W. Broadview Drive and Live Oak along 98th Street.

The existing structure has been demolished; however, the Historical Structure Survey for the Town of Bay Harbor Islands lists the demolished structure as a Masonry Vernacular design that was built in 1953 (FMSF No. DA10432). The new single-family home will be a Modern design with extensive wooden accents.

PROJECT HISTORY

The applicant submitted an initial set and several revised sets of plans that were reviewed by MMPA for consistency with the Town Code requirements. Comments were given to the applicant each time and the current submitted plans are reflective of all requested changes.

COMPREHENSIVE PLAN / ZONING

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

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

PLATTING

The site will not require re-platting, as the site is currently platted as described above under the legal description. According to the Miami-Dade County Property Appraisers website, it appears a Unity of Title currently exists to legally tie the two lots together.

SUMMARY / SITE PLAN COMMENTS

The latest site plan and architectural plans submitted for the construction of a new single-family home located at 9737 W. Broadview Drive meet or exceed all Town Land Development and Landscape Code requirements. The applicant previously submitted plans that were reviewed and commented on by MMPA and all previous comments and issues have been addressed by the current plans.

It should be noted that the height of the wall along the west side of the property (along W. Broadview Drive) is proposed at 6'-0" in height. The proposed wall will screen the pool so that it will not be visible from the street. Per Sec. 23-12(22)(i)(5) walls / fences within the front (street side) setback may not exceed 3-feet solid above grade unless the PZB approves otherwise for specific sites based on creative and compatible design solutions and location issues. It should also be noted that per Sec. 23-12(15)(g)(vii), all pools abutting a street shall be screened from the street by a wall or fence so that the pool cannot be seen from the street. The wall will be setback 4-feet from the property line and will be screened by a Podocarpus hedge that will be 6-feet tall at time of planting.

It should also be noted that on Monday January 11th, 2016 the Town Council adopted an ordinance that amended the single-family driveway regulations. The revised regulations (Sec. 5-19.2(f)(1)) limit the maximum driveway width for straight driveways to 20-feet unless otherwise approved by the Town Manager or the Planning and Zoning Board based on architectural and aesthetic characteristics of a particular location. Specific PZB approval is required for the width of the western driveway. If the PZB does not approve the width of the western driveway, it must be reduced to a maximum of 20-feet in width.

The following conditions of approval are recommended:

- 1) This approval is based on the plans prepared by Choeff Levy Fischman Architecture & Design dated December 17th, 2015 with any modifications required by the PZ Board. All modifications to the above plans shall be reviewed by Town staff and may require re-approval by the PZB if felt to be substantial.
- 2) The western driveway is wider than permitted by the Town Code. Per Section 5-19.2(f)(1)), the maximum width for straight driveways is 20-feet unless the PZB approves otherwise based on architectural and aesthetic characteristics of a particular location. Specific Planning and Zoning Board approval is required for the width of the western driveway as currently proposed.

AGENDA ITEM REPORT

January 19, 2016

ITEM NUMBER: 4.

ITEM: Discussion requested by Vice Chairman, Jerome Gavcovich regarding amending the code to regulate lot coverage for the single family residential (RD) district.

DESCRIPTION:

Discussion requested by Vice Chairman, Jerome Gavcovich regarding amending the code to regulate lot coverage for the single family residential (RE) district.

RECOMMENDED ACTION:

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez

ATTACHMENTS