

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**

March 2, 2021

FINAL AGENDA

SPECIAL NOTICE - VIRTUAL MEETING

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

Zoom Link: <https://zoom.us/j/91200731931>

Meeting ID: 912 0073 1931

To request to speak during Public Comment, please utilize the “raise your hand” Zoom feature on your electronic device. You will be recognized at the direction of the Zoom Meeting Host.

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

US Toll Free Number: 877 853 5247 or 888 788 0099

US: 1 301 715 8592 or 1 312 626 6799

Meeting ID: 912 0073 1931

Participant ID: Press the # key

To request to speak: Dial *9 on your telephone device to activate the “Raise your Hand” feature on the zoom platform.

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

CALL TO ORDER: Set for 6:00 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

1. Request for approval for a new single family home for "1260 95 Street Associates, LLC" located at 1260 95 Street, Lot 5 of Block 32. On September 1, 2020 the Board identified several concerns and deferred the project. The property owner, has resubmitted revised plans addressing the comments. The new proposed two single family home has approximately 5,846 square feet of a/c living space. The residence will have 5 bedrooms and 4 1/2 baths. Enclosed please find the site plan and elevations. (Item #1)

** Staff Review:* Design meets Town Code and was approved by Michael Miller Planning Associates Representative, Mr. Edward Ploski, AICP.

2. Approval of the following meeting minutes:
 - a. May 5, 2020
 - b. September 1, 2020
 - c. October 6, 2020.

ADJOURNMENT

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

AGENDA ITEM REPORT

March 2, 2021

ITEM NUMBER: 1.

ITEM: Request for approval for a new single family home for "1260 95 Street Associates, LLC" located at 1260 95 Street, Lot 5 of Block 32. On September 1, 2020 the Board identified several concerns and deferred the project. The property owner, has resubmitted revised plans addressing the comments. The new proposed two single family home has approximately 5,846 square feet of a/c living space. The residence will have 5 bedrooms and 4 1/2 baths. Enclosed please find the site plan and elevations. (Item #1)

DESCRIPTION:

RECOMMENDED ACTION:

Design meets Town Code and was approved by Michael Miller Planning Associates Representative, Mr. Edward Ploski, AICP.

FINANCIAL ANALYSIS:

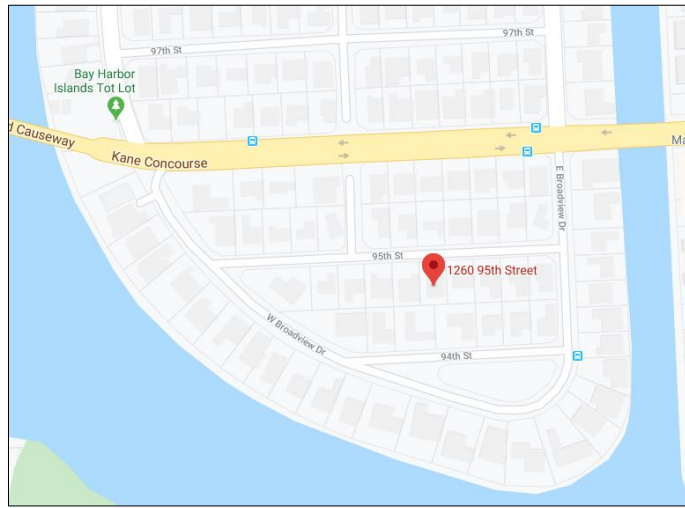
BUDGET IMPACT:

Submitted By: Ayanidys Martinez
 Ayanidys Martinez

ATTACHMENTS

1. 1260.95 Street PZB Set 2.16.2021
2. BHI PZB Staff Report 1260 95 St SFR Rev Feb 15 2021
3. PZB LETTER 1260 95 Street

1260 95th STREET, BAY HARBOR ISLAND, FL 33154



MAZA HOLDINGS MAXWERKS DESIGN GROUP		MM	By
		Zone	
		PZB RE-SUBMITTAL	Revision Notes
		Date	
		No.	A
		BHI PZB REVIEW	Issue Notes
		Date	8/19/20
		No.	A
Designed By	Date	6/26/20	MAZA HOLDINGS/ MAXWERKS DESIGNS 1233 102ND STREET BAY HARBOR, FL 33154 MANUEL SIQUES P.E.
Drawn By	Revision	2/4/21	
Checked By	Project ID	1260 95th STREET	
Reviewed By	Drawing Code		
Submitted By	CAD File Name		
Project Manager	Plot Date		MAX MOUSSALLY
Project Title	RESIDENCE 1260 95th Street Bay Harbor Island FL, 33154		
Sheet Title	COVER PAGE		
Scale	NONE		
Sheet No.	A 0.00 of 0		

DRAWINGS SET LIST

ARCHITECTURAL	
A 0.00	FRONT COVER PAGE
A 1.00	GENERAL NOTES
A 1.01	SITE PLAN & ZONING NOTES
A 1.02	ZONING DIAGRAMS
A 1.03	SURVEY & BOUNDARIES
A 2.01	FIRST FLOOR PLAN
A 2.02	SECOND FLOOR PLAN
A 2.03	ROOF PLAN
A 3.01	NORTH & WEST ELEVATIONS
A 3.02	WEST & SOUTH ELEVATIONS
A 3.03	RENDERINGS & AERIAL FRONT
A 3.04	AERIAL VIEWS
A 3.05	MATERIALS & COLORS
A 3.06	SITE IMAGES
A 4.00	DISPOSITION & LANDSCAPE NOTES
A 4.01	LANDSCAPE PLAN
A 4.02	NORTH & WEST ELEVATIONS
A 4.03	EAST & SOUTH ELEVATIONS
A 4.04	LANDSCAPE PLANT IMAGES
A 4.05	
STRUCTURAL	
S 01	
S 02	
S 03	
S 04	
S 05	
S 06	
S 07	
S 08	
ELECTRICAL	
E00	
E00	
E00	
E00	
E	
E	
E	
E	
E	
MECHANICAL	
M00	
M00	
LANDSCAPE	
A 4.00	DISPOSITION PLAN & LANDSCAPE PLAN
A 4.01	LANDSCAPE PLAN
A 4.02	NORTH & WEST ELEVATIONS
A 4.03	EAST & SOUTH ELEVATIONS
A 4.04	LANDSCAPE PLANT IMAGES
INTERIORS	

ALL DRAWINGS, DESIGNS AND
WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE THE
ORIGINAL AND UNPUBLISHED
WORK AND INTELLECTUAL
PROPERTY OF MAZA HOLDINGS
AND MAY NOT BE USED, COPIED,
DISCLOSED OR DUPLICATED
WITHOUT THE EXPRESS WRITTEN
CONSENT OF MAX MOUSSALLY OF
MAZA HOLDINGS.

GENERAL NOTES

1. CONTRACTOR SHALL COMPLY WITH THE LATEST APPLICABLE LOCAL, STATE AND FEDERAL BUILDING CODES, LAWS, REGULATIONS AND ORDINANCES.
2. ALL MATERIALS AND EQUIPMENT UTILIZED IN THIS PROJECT SHALL BE UTILIZED AND INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
3. ALL WORK PERFORMED IN RELATIONSHIP TO THESE DOCUMENTS SHALL CONFORM TO STANDARDS PUBLISHED BY RECOGNIZED PROFESSIONAL AND INDUSTRY ORGANIZATIONS.
4. CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR VISITING THE SITE PRIOR TO BIDDING AND FAMILIARIZING THEMSELVES WITH ALL EXISTING CONDITIONS AFFECTING THE WORK, INCLUDING BUT NOT LIMITED TO PRIVATE AND PUBLIC UTILITIES, ON AND OFF SITE AREAS, ACCESS ROADS, AND OTHER SUPPORT FACILITIES.
5. CONTRACTOR TO CAP, REMOVE, RELOCATE OR RE-ROUTE AS NECESSARY ALL ELECTRICAL, WATER, GAS OR ANY OTHER UTILITY LINES ENCOUNTERED DURING CONSTRUCTION.
6. CONTRACTOR MUST NOTIFY ARCHITECT/ENG. IMMEDIATELY OF ANY UNEXPECTED OR DISCOVERED CONDITIONS WHICH VARY FROM THESE KNOWN. ANY DISCREPANCIES WITH THE DRAWINGS AND/OR CONTRACT DOCUMENTS, ANY ERRORS AND OMISSIONS ON THE DRAWINGS AND/OR THE FIELD PRIOR TO BIDDING, BEFORE PROCEEDING WITH WORK AND/OR SHOP FABRICATION.
7. CONTRACTOR SHALL NOTIFY ARCHITECT/ENG. FOR CLARIFICATION PRIOR TO BIDDING OF ANY DISCREPANCIES BETWEEN ARCHITECTURAL, MECHANICAL AND ELECTRICAL, LANDSCAPE AND CIVIL DRAWINGS. ANY DISCREPANCIES DISCUSSED AFTER BIDDING SHALL BE INTERPRETED BY THE ARCHITECT BASED ON THE USE OF THE MOST EXPENSIVE METHOD OR FINISH.
8. CONTRACTOR TO OBTAIN WRITTEN APPROVAL FROM THE ARCHITECT/ENG. PRIOR TO ANY CHANGES OR DEVIATIONS FROM CONTRACT DOCUMENTS.
9. UNDER NO CIRCUMSTANCES SHALL ASSUMPTIONS BY THE CONTRACTOR BE CONSIDERED THE DESIGN INTENT NOR THE APPROVAL OF ARCHITECT OR ENGINEER WITHOUT THEIR WRITTEN APPROVAL.
10. CONTRACTOR SHALL PREPARE AND MAINTAIN ALL CONSTRUCTION AND SURROUNDING AREAS KEEPING THEM FREE OF DEBRIS, HAZARDOUS EQUIPMENT OR MATERIALS.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND/OR THE REPLACEMENT OF ANY MATERIALS, FINISHES OR EQUIPMENT DAMAGED DURING CONSTRUCTION OR CLEAN-UP. CONSTRUCTION PERSONNEL SHALL BE CONFINED TO THE LIMITS OF THE CONSTRUCTION AREA. ALL OSHA REGULATIONS FOR CONSTRUCTION AREAS SHALL BE STRICTLY FOLLOWED AND ENFORCED BY THE CONTRACTOR.
12. DRAWINGS ARE NOT TO BE SCALED. DIMENSIONS TO BE FOLLOWED.
13. ALL DIMENSIONS ARE BASED ON NOMINAL SIZES OF MEMBERS AND ARE GIVEN TO THE OUTER FACE OF SUCH MEMBERS, NOT TO FACE OF FINISH MATERIAL UNLESS OTHERWISE NOTED ON DRAWINGS.
14. THE CONTRACTOR SHALL BE AWARE THAT SPECIFIC FIRE RATED SEPARATION, WITHIN THE BUILDING'S CONSTRUCTION AS REQUIRED BY CODE. THE USE OF SPECIFIC MATERIALS AND COMBINATIONS OF MATERIALS WITHIN FIRE RATED ASSEMBLIES AS CALLED FOR ON THE DRAWINGS AND SPECIFICATIONS ARE FOR THE PURPOSE OF ACHIEVING THOSE REQUIRED FIRE SEPARATIONS. IF SUBSTITUTIONS ARE REQUESTED BY THE CONTRACTOR OR SUBCONTRACTORS, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT CHANGES IN MATERIALS REQUESTED FROM THOSE MATERIALS DRAWN OR SPECIFIED, DOES NOT IN ANY WAY EFFECT OR LESSEN THE REQUIRED FIRE RATED CONSTRUCTION OR ASSEMBLY.
15. WHERE CMU IS INDICATED TO HAVE A SPECIFIC HOURLY FIRE RATING, THIS SHALL BE TAKEN AS THE MINIMUM ALLOWED.
16. ALL WOOD FRAMING, INCLUDING PLYWOOD, WHICH IS CONCEALED WITHIN WALLS OR CEILINGS OR USED FOR SUPPORT OF WALLS OR CEILINGS SHALL BE FIRE RETARDANT.
17. ALL PIPING SHALL BE SLEEVED THROUGH SLABS. CONTRACTOR TO FULLY SEAL SPACE AROUND PIPES WITH A U.L. APPROVED FIRE RESISTIVE "THERMAFIBER" GLASS FIBER SAFING INSULATION AS MANUFACTURED BY U.S. GYPSUM CO. COMPLYING WITH ASTM E-119 OR APPROVED SIMILAR OR AS DETAILED ON DRAWINGS. PROTRUSIONS THROUGH FIRE RATED WALLS SHALL BE PROTECTED AS TO MAINTAIN THE FIRE RATING OF SAID WALL.
18. ALL SHAFTS, SHALL BE 1-HOUR RATED WITHOUT EXCEPTION. U.L. DESIGN NO. U-465 OR APPROVED SIMILAR AND SHALL CONTINUE AS SUCH TO UNDERSIDE OF ROOF DECKING.
19. ALL SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT AND/OR ENGINEER FOR REVIEW PRIOR TO FABRICATION.
20. ALL SHOP DRAWINGS DIMENSIONS SHALL BE FIELD VERIFIED AND SHALL BEAR THE REVIEW STAMP, DATE AND SIGNATURE OF THE CONTRACTOR BEFORE SUBMITTAL TO THE ARCHITECT AND/OR ENGINEER.
21. SHOP DRAWING SUBMITTALS SHALL CONSIST OF 1 SET OF REPRODUCIBLE COPIES AND TWO SETS OF BLUE PRINTS.
22. REFER TO CIVIL ENGINEERING DRAWINGS FOR SITE DETAILS, PAVING, CURBING, WHEEL STOPS, ETC.
23. REFER TO LANDSCAPE DRAWINGS FOR ALL PLANTING AND INSTALLATION DETAILS.
24. CONTRACTOR TO FURNISH AND INSTALL ALL METAL AND WOOD BLOCKING REQUIRED FOR WALL MOUNTED OR BRACED FIXTURES, MILLWORK OR 'BY OTHER' ITEMS DESCRIBED IN THE CONTRACT DOCUMENTS.
25. IN ADDITION TO WALL TYPES SHOWN ON PLANS, THE CONTRACTOR SHALL REFER TO THE ROOM FINISH SCHEDULE, INTERIOR ELEVATION AND DETAILS FOR ADDITIONAL INFORMATION REGARDING FINISHES.
26. CONTRACTOR SHALL COORDINATE THE LOCATION OF ALL ACCESS PANELS WITH MECHANICAL AND ELECTRICAL CONTRACTORS SO AS TO ALLOW FOR PROPER EQUIPMENT ACCESSIBILITY AND MAINTENANCE. NOTIFY ARCHITECT/ENG. AS TO SAID LOCATIONS PRIOR TO THEIR INSTALLATION TO AVOID CONFLICTS WITH INTERIOR FINISH MATERIALS AND DESIGN INTENT.
27. CONTRACTOR TO PROVIDE ACCESS PANELS FOR ALL A/C FIRE DAMPERS. COORDINATE LOCATIONS WITH ARCHITECT/ENG.
28. CONTRACTOR SHALL PAINT ALL VISIBLE SURFACES OF FACTORY PRIMED OR FACTORY PAINT FINISHED EQUIPMENT, A/C GRILLS OR REGISTERS, COVERS, ETC. UNLESS SPECIFICALLY NOTED OTHERWISE. VERIFY AND COORDINATE COLORS WITH ARCHITECT.
29. BEFORE INSTALLATION, THE CONTRACTOR SHALL COORDINATE THE EXACT MOUNTING LOCATION OF ALL SWITCHES, WALL RECEPTACLES, PLUGS, THERMOSTATS AND OTHER WALL MOUNTED FIXTURES WITH THE ARCHITECT/ENG. UNLESS NOTED ON PLANS.
30. ALL INTERIOR AND EXTERIOR JOINTS BETWEEN DISSIMILAR MATERIALS, PLANES OR FINISHES SHALL RECEIVE A BEAD OF CAULKING TO MATCH COLOR OF ADJACENT SURFACE.
31. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL DEBRIS AND FOR PROPERLY CLEANING ALL AREAS PRIOR TO FINAL ACCEPTANCE BY THE OWNER, INCLUDING BUT NOT LIMITED TO WINDOWS, STOREFRONT, FLOORS, CONSTRUCTION MATERIAL FROM THE SITE AND SHALL ALSO BE RESPONSIBLE WALLS, DOORS, ETC. CONTRACTOR SHALL PROVIDE ITS OWN TRASH CONTAINER AT A LOCATION SELECTED BY THE OWNER.
32. UPON COMPLETION OF THIS PROJECT, THE CONTRACTOR SHALL GIVE THE OWNER A COMPLETE SET OF RECORD DRAWINGS ("AS BUILT") ALONG WITH THE WRITTEN GUARANTEES, AND ALL OPERATION AND MAINTENANCE MANUALS OF ALL EQUIPMENT AND FINISHES INSTALLED.
33. NO EXISTING FACILITY SHALL BE OCCUPIED DURING REMODELING OR RENOVATION UNLESS ALL EXISTING EXITS AND ANY EXISTING FIRE PROTECTION ARE CONTINUOUSLY MAINTAINED OR, IN LIEU THEREOF, OTHER ALTERNATE MEASURES ARE TAKEN WHICH PROVIDE EQUIVALENT SAFETY CONDITIONS.
34. CONTRACTOR IS RESPONSIBLE FOR INCLUDING IN HIS BID, LABOR AND MATERIAL COSTS FOR ANY CHANGE OR ALTERATION OF ADJACENT AREAS TO BE DISTURBED DURING DEMOLITION OR CONSTRUCTION. THIS INCLUDES BUT IS NOT LIMITED TO PAVING AND LANDSCAPING OF THE PROPOSED STAGING AREA TO INSURE PROPER DRAINAGE AND TO RETURN THEM TO THEIR ORIGINAL EXISTING CONDITION.
35. ALL SLABS ON GRADE, INTERIOR AND EXTERIOR, TO BE ON 10 MIL. POLYETHYLENE VAPOR BARRIER WITHOUT EXCEPTION.
36. IF THE NORMAL WORK FLOW OF AN AREA MUST BE INTERRUPTED IN ORDER TO PROCEED WITH THE SCHEDULE, PROPER NOTICE MUST BE GIVEN TO THE OWNER IN ADVANCE, AND PERMISSION BE OBTAINED PRIOR TO THE OWNER IN ADVANCE, AND PERMISSION BE OBTAINED PRIOR TO COMMENCEMENT OF SUCH WORK.
37. CONTRACTOR SHALL BE RESPONSIBLE FOR PAINTING STRIPES, NUMBERS AND/OR LABELING OF EACH PARKING STALL. OWNER SHALL SUPPLY CONTRACTOR WITH DESIRED SEQUENCE.
38. CONTRACTOR SHALL AVOID INTERFERENCE WITH THE NORMAL WORK FLOW AND PROPER FUNCTIONING OF ALL AREAS WITHIN THE BUILDING. CONTRACTOR SHALL COORDINATE WITH OWNER'S SECURITY PROGRAM METHODS TO AVOID UNAUTHORIZED ENTRY, VANDALISM AND THEFT.
39. CONTRACTOR SHALL BE REQUIRED TO CONTINUOUSLY MAINTAIN ALL NECESSARY UTILITIES TO THE OCCUPIED FACILITIES DURING CONSTRUCTION. TEMPORARY PROVISIONS SHALL BE MADE.

RAIN WATER NOTES

ALL RAIN WATER SHALL BE RETAINED WITHIN PROPERTY LIMITS. FOR DETAILS REFER TO DRAINAGE PLAN

O.S.F.H. -(OUTSIDE SPECIAL FLOOD HAZARD) ALL ELECTRICAL AND MECHANICAL EQUIPMENT MUST BE LOCATED AT OR ABOVE THE REQUIRED LOWEST FLOOR ELEVATION.

S.F.H. -(SPECIAL FLOOD HAZARD) ALL ELECTRICAL AND MECHANICAL EQUIPMENT MUST BE LOCATED AT OR ABOVE THE BASE FLOOD ELEVATION OR REQUIRED LOWEST FLOOR ELEVATION WHICH EVER IS HIGHER.

LOWEST FLOOR - Shall mean the lowest floor of the lowest enclosed area(including basement).An unfinished or flood resistant enclosure.usable for parking of vehicles, building access or storage in an area other than a basement area,is not considered a building's lowest floor;provided that such enclosure is not built as to render the structure in violation of the applicable non-elevation design requirements in sections 11c-3,11c-4,11c-5.

GARAGE OR STORAGE (SFHA,OSHA)(11c-5-1)- Fully enclosed areas below the base elevations shall be design to preclude finished living space except allowable uses i.e.parking,limited storage and building access and shall be design to allow for the entry and exit of flood-waters to automatically equalize hydrostatic flood forces on exterior walls.

Design for complying with this requirement must be either certified by a professional engineer or architect and meet the following criteria:

(1) Provide a minimum of two(2) openings having a total net area of no less than one (1) square inch for every square foot of enclosed area size.Bottom of all opening shall be no more higher than one(1) foot above grade.

(2) The interior portion of such enclosed area shall NOT be partitioned or finish into separate rooms or air conditioned.

TERMITE PROTECTION:

PER FBC 1816.1.7 -TERMITE PROTECTION - PRIOR TO BUILDING FINAL INSPECTION A 'CERTIFICATE OF COMPLIANCE' SHALL BE ISSUED TO THE 'BUILDING DEPARTMENT' BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT:

"THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUB-TERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

STAIRS NOTE

1. CLEAR WIDTH OF SPIRAL STAIR IS AT LEAST 26".
2. THE HEIGHT OF RISER IS NOT MORE THAN 9.5".
3. HEADROOM IS AT LEAST 6'-8".
4. TREAD HAVE A MIN. DEPTH OF 7.5" AT A POINT 12" FROM THE NARROWER EDGE.
5. ALL TREAD ARE IDENTICAL.
6. THE OCCUPANT LOAD SERVED IS NOT MORE THAN 5.

GARAGE NOTES

1. PROVIDE 1 LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON 1"x3" FURRING STRIP @16" O.C. 5D CEMENT-COATED OR RING SHACKED NAILS 6" O.C. PAPER TAPE EMBEDDED IN CEMENTITIOUS COMPOUND OVER JOINTS AND EXPOSED NAILS HEADS COVERED WITH COMPOUND AND PRODUCT APPROVED INSULATION OF FIBERGLASS OR MINERAL WOOL BATS,OR BLOWN-IN FIBERGLASS,MINERAL WOOL OR CELLULOSIC INSULATION HAVING A MINIMUM INSULATION VALUE OF R-11 AS PER F.B.C.
2. PROVIDE 1 LAYER OF 5/8" TYPE "X" GYPSUM BOARD APPLIED VERTICALLY OR HORIZONTALLY ON 2"x4" WOOD STUDS NAILED WITH 6D COOLER NAILS 7" O.C. WITH END JOINTS ON NAILING MEMBERS. PROVIDE 3-1/2" BATT INSULATION WITHIN FRAME AS PER F.B.C
3. PROVIDE SIGN @ GARAGE DOOR "DANGER DO NOT OPERATE ENGINES WITH" DOOR CLOSED.
- CARBON MONOXIDE EMISSION IS LETHAL, 1/2" MIN. LETTERS REQUIRED AS PER F.B.C 4. PROVIDE 2"x6" P.T. WOOD JAMB BOLTED TO CONC. COLUMN WITH 1/2" dia. x 6" ANCHOR BOLTS @24" O.C. FOR OVERHEAD DOOR RAIL, NOT MORE THAN 6" TOP & BOTTOM.
5. PROVIDE 510 SQ IN OF SCREENED VENTILATION IN GARAGE. VENTS AREA TO BE WITHIN 12" OF FIN. FLOOR.
6. RESIDENCE TO GARAGE DOOR TO BE PROVIDED WITH AUTO CLOSURE AND TO BE 1 HOUR FIRE RATED AS PER F.B.C.
7. ALL CONSTRUCTION MATERIAL BELOW BASE FLOOD ELEVATION 7.00' NGVD MUST BE FLOOD-RESISTANT MATERIAL AS PER FEMA TECHNICAL BULLETIN NFIP-ACCEPTABLE/CLASS-4

MEAN OF ESCAPE NOTE

ALL EGRESS WINDOWS TO COMPLY W/ F.B.C. AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20" WIDEX24" HIGH AND 5.7 S.Q FT. IN AREA THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" OFF THE FLOOR, THE MODE OF OPERATION MUST NOT REQUIRE THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT TO MAKE AVAILABLE THE REQUIRED CLEAR OPENING, AND NO PART OF THE OPERATION MECHANISM SHALL BE PLACED HIGHER THAN 54" ABOVE THE FINISHED FLOOR EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET EVERY BATHROOM DOOR SHALL BE DESIGNED TO ALLOW OPENING FROM THE OUTSIDE DURING AN EMERGENCY WHEN LOCKED

NOTE AS PER FBC R4409.13.5

R4409.13.5 TERMITE PROTECTION.

ALL BUILDINGS SHALL HAVE A PRE-CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES. THE RULES AND LAWS AS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES SHALL BE DEEMED AS APPROVED WITH RESPECT TO PRE CONSTRUCTION SOIL TREATMENT FOR PROTECTION AGAINST SUBTERRANEAN TERMITES. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT:"THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

NOTE AS PER FBC

BATHROOMS SHALL HAVE A MINIMUM CEILING HEIGHT OF 6 FEET 8 INCHES (2036 MM) OVER THE FIXTURE AND AT THE FRONT CLEARANCE AREA FOR FIXTURES.

A SHOWER OR TUB EQUIPPED WITH A SHOWERHEAD SHALL HAVE A MINIMUM CEILING HEIGHT OF 6 FEET 8 INCHES (2036 MM) ABOVE A MINIMUM AREA 30 INCHES (762 MM) BY 30 INCHES (762 MM) AT THE SHOWERHEAD.

DOORS, BATH AND SHOWER ENCLOSURES, AND SLIDING GLASS DOORS CONTAINING GLAZING MATERIAL GREATER THAN 9 SQUARE FEET (0.84 M2) IN SURFACE AREA SHALL BE CLASSIFIED AS CATEGORY II GLAZING PRODUCTS.

FLOOR PLAN NOTES

1. SHOWER ENCLOSURE SAFETY GLASS CAT.2 TILE IMPERVIOUS FINISH UP TO 80" A.F.F.
2. SHOWER / TUB SHALL HAVE FLOOR /WALLS TO 6" OF NON-ABSORV. FINISH R307.2 FBC. BACKING BOARD FOR CERAMIC TILE TO BE CEMENT FIBER, OR GLASS MAT. R702.4.2
3. FAIR HOUSING BACKING TYP. TOILET, TUB & SHOWERS
4. RAILS SHALL REJECT A 4" DIAMETER SPHERE SHALL BE 42" HIGH MIN. THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM ELEMENT OF A GUARDRAIL SHALL REJECT A 6" SPHERE (BY OTHERS)
- REQUIRED SHOP DRAWINGS TO BE SUBMITTED AND APPROVED BY CITY OF BAY HARBOR
- ALL SHOP DRAWING SHALL BE SUBMITTED TO ARCHITECT AND/OR ENGINEER FOR REVIEW PRIOR TO FABRICATION UNDER SEPARATE PERMITS G.C TO PROVIDE ALL NECESSARY SHOP DRAWINGS AND CALCULATIONS.
- REQUIRED SHOP DRAWINGS TO 400# LAT PEDUL IMPACT GLASS GUARDRAILS TO HAVE KINETIC ENERGY IMPACT LOADING AS PER ANSI Z97.1-1984 USING..R4403.7.3.6.3 FBC
5. WINDOWS, EXT. DOORS AND SHUTTERS W/ PRODUCT APPROVAL SHOP DRAWINGS WILL BE PROVIDED. SEE ELEVATIONS PLANS FOR F.G. DIMENSIONS.

ELEVATION NOTES

1. G.C TO PROVIDE ALL NECESSARY SHOP DRAWINGS AND CALCULATIONS. RAILS SHALL REJECT A 4" DIAMETER SPHERE SHALL BE 42" HIGH MIN. GUARDRAIL RESISTANT TO 400# LAT PEDUL IMPACT (BY OTHERS)
2. ALL WINDOWS AND DOORS IMPACT RESISTANT, BY SEPARATED PERMIT W/ PRODUCT APPROVAL PRODUCT APPROVAL FOR ALL WINDOWS AND DOORS ARE REQUIRED TO BE REVIEWED AND SIGNED APPROVED BY THE DESIGNER OF RECORD
3. ALL WINDOWS AND DOORS, GARAGE DOOR, FENCES, HANDRAILS, STAIR, SPIRAL STAIR UNDER SEPARATED PERMIT IS REQUIRED BY THE CITY
4. THE WINDOW INFORMATION CAN BE FOUND IN THE WINDOW SCHEDULE ON SHEET A-500
5. ALL WINDOWS WILL BE TINTED

POOL BARRIER; ALARM NOTES

WHERE A WALL OF A DOWELING SERVES AS PART OF THE BARRIER, ONE OF THE FOLLOWING SHALL APPLY: REQUIREMENTS RELATING TO POOL SAFETY FEATURES:

ALL DOORS AND WINDOWS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL SHALL BE EQUIPPED WITH AN EXIT ALARM. COMPLYING W/ UL 2017 THAT HAS A MINIMUM SOUND PRESSURE RATING OF 85 dB A AT 10 FT AND IS EITHER HARD-WIRED OR THE PLUG-IN TYPE. THE EXIT ALARM SHALL PRODUCE A CONTINUOUS AUDIBLE WARNING WHEN THE DOOR AND ITS SCREEN ARE OPENED AND BE CAPABLE OF BEING HEARD THROUGHOUT THE NORMAL HOUSEHOLD ACTIVITIES THE ALARM SHALL BE EQUIPPED W/ A MANUAL MEANS TO TEMPORARY DEACTIVATE THE ALARM FOR A SINGLE OPENING. SUCH DEACTIVATION SHALL LAST NOT MORE THAN 15 SECOND. THE DEACTIVATION SWITCH SHALL BE LOCATED AT LEAST 54 IN ABOVE THRESHOLD OF THE DOOR SCREENED OR PROTECTED WINDOWS HAVING A BOTTOM SILL HEIGHT OF 48" OR MORE MEASURED FROM THE INTERIOR FINISHED FLOOR AT THE POOL ACCESS LEVEL MEANS FACING THE POOL ON FLOOR ABOVE THE FIRST STORY SCREENED OR PROTECTED PASS-THROUGH KITCHEN WINDOWS OR HIGHER W/ A COUNTER BENEATH.

ALL DOORS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL SHALL BE EQUIPPED WITH A SELF CLOSING, SELF LATCHING DEVICE W/ POSITIVE MECHANICAL LATCHING/ LOCKING INSTALLED A MINIMUM OF 54" ABOVE THE THRESHOLD W/ IS APPROVED BY THE AUTHORITY HAVING JURISDICTION.



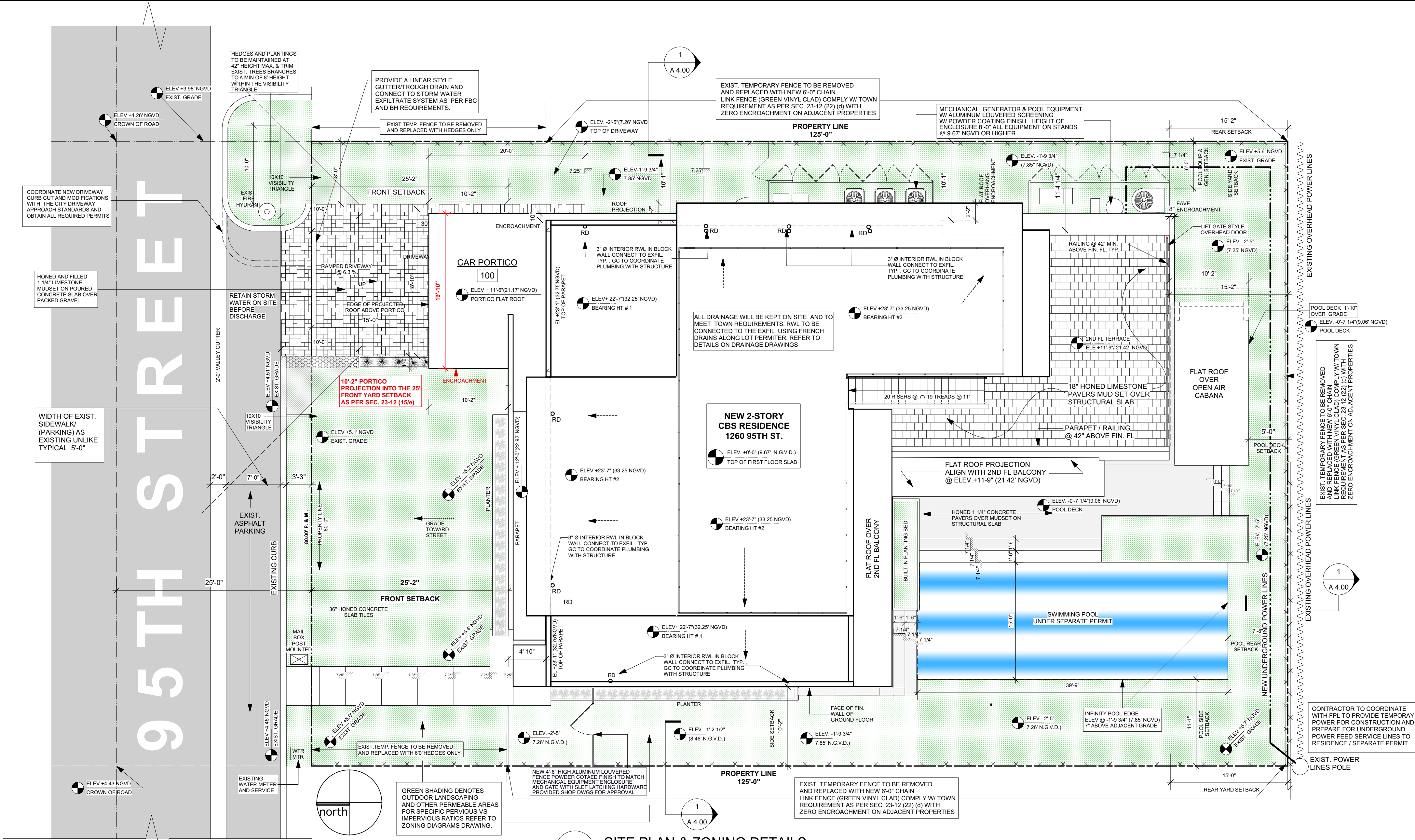
ABBREVIATIONS

A	ANCHOR	HT	HEIGHT
A/C	AIR CONDITIONING	HORIZ	HORIZONTAL
ACOUST	ACOUSTICAL	H.B.	HOSE BIBB
ACP	ACOUSTICAL CEILING PANEL	I.D.	INTERIOR DIMENSION
A.F.F.	ABOVE FINISH FLOOR	INSUL	INSULATION
AL OR ALUM	ALUMINUM	INTERM	INTERMEDIATE
ANOD.	ANODIZE	JANITOR	JANITOR
BD	BOARD	MANUF.	MANUFACTURER
B.F.F.	BELOW FINISH FLOOR	MAT	MATERIAL
BLKG	BLOCKING	MAX	MAXIMUM
BLK	BLOCK	MIN	MINIMUM
CEM	CEMENT	MTL	METAL
CER	CERAMIC	NIC	NOT IN CONTRACT
C.F.V.	CONTRACTOR FIELD VERIFY	NEOPR	NEOPRENE
C.J.	CONTROL JOINT	O.D.	OUTSIDE DIMENSION
CLG	CEILING	O.C.	ON CENTER
COL	COLUMN	O.S.	OVERFLOW SCUPPERS
CL	CLOSET	PTN	PARTITION
CONC	CONCRETE	PJ	PANEL JOINT
CONT	CONTINUOUS	PL	PLATE
COVER'G	COVERING	L.P.	LIGHT POLE
DBL	DOUBLE	PLYWD	PLYWOOD
DIM	DIMENSION	PNL	PANEL
DTL/DTLS	DETAILS	PLAM	PLASTIC LAMINATE
DW	DISH WASHER	P.T.	PRESSURE TREATED
E.A.	EACH	REINF.	REINFORCING
ELECT/ELEC	ELECTRICAL	RECD	REQUIRED
EL	ELEVATION	RM	ROOM
ELEV.	ELEVATOR	R.D.	ROOF DRAIN
EXH	EXHAUST	SHT	SHEET
EXIST.	EXISTING	SCH	SCHEDULE
EXP.	EXPANSION	S.S.	STAINLESS STEEL
EXT.	EXTERIOR	STL	STEEL
F.D.	FLOOR DRAIN	STD.	STANDARD
F.E.	FIRE EXTINGUISHER	SECT	SECTION
FIRE EXT. CAB.	FIRE EXTINGUISHER CABINET	SIM	SIMILAR
F.O.I.C.	FURNISHED BY OWNER,	SPEC'S	SPECIFICATIONS
FLUOR	FLUORESCENT	STR	STRUCTURAL
FIN.	FINISH	SC	SOLID CORE WOOD
GA	GAUGE	PH.	TELEPHONE
GWB	GYPSUM WALL BOARD	TEMP	TEMPERED
GYP. BD.	GYPSUM BOARD	VCT	VINYL COMPOSITION TILE
GALV.	GALVANIZED	VERT	VERTICAL
GS	GALVANIZED STEEL	VEST.	VESTIBULE
GL	GLASS	WH	WATER HEATER
HM	HOLLOW METAL		

SYMBOL LEGEND			
	CENTER LINE		MATERIAL TAG
	PROPERTY LINE		PRINCIPAL ENTRY
	WINDOWS TAG		SLOPE TAG
	DOOR TAG		WATER METER
	DATUM FLOOR ELEV.		POLE
	BREAKLINE		PLUMBING TAG
	GRID BUBBLE TAG		REVISION TAG
	LEVEL HEAD CIRCLE		CHANGE OF ELEV.
	SECTION MARK		NORTH ARROW
	CALLOUT HEAD TAG		Room name AREA ROOM TAG
	BUILDING ELEV. TAG		INTERIOR ELEV. TAG
	View Name 1/8" = 1'-0"		VIEW TITLE

ALL DRAWINGS, DESIGNS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK AND INTELLECTUAL PROPERTY OF MAZA HOLDINGS AND MAY NOT BE USED, COPIED, DISCLOSED OR DUPLICATED WITHOUT THE EXPRESS WRITTEN CONSENT OF MAX MOUSSALLY OF MAZA HOLDINGS.

		MM	By		
		Zone			
		Revision Notes			
		PZB RE-SUBMIT			
		Date	2/4/21		
		No.	A		
		Issue Notes	BHI PZB REVIEW		
		Date	8/19/20		
		No.	A		
Designed By	Date 6/26/20	Drawn By	Newton		
Checked By	2/4/21	Project ID	1260 95th STREET		
Reviewed By		Drawing Code			
Submitted By		CAD File Name			
Project Manager		Plot Date			
MAX MOUSSALLY					
Design Firm	MAZA HOLDINGS/ MAXWERKS' DESIGNS	Project Title	RESIDENCE 1260 95th Street Bay Harbor Island FL, 33154		
Comment	1233 102ND STREET, BAY HARBOR, FL 33154	Sheet Title	GENERAL NOTES		
Scale		1/4" = 1'-0"			
Sheet No.		A 1.00			
		of			
		0			



1 SITE PLAN & ZONING DETAILS
Scale: 1/8" = 1'-0"



BLACK & GRAY PEA GRAVEL



WOOD FINISH ALUMINUM SCREEN



TEXTURED STUCCO COLOR & FINISH
COLOR : BEHR BLOOMING JASMINE



STACKED LEDGE STONE VENEER



HONED CONCRETE WALL SLAB TILES



HONED CONCRETE DECK SLAB TILES



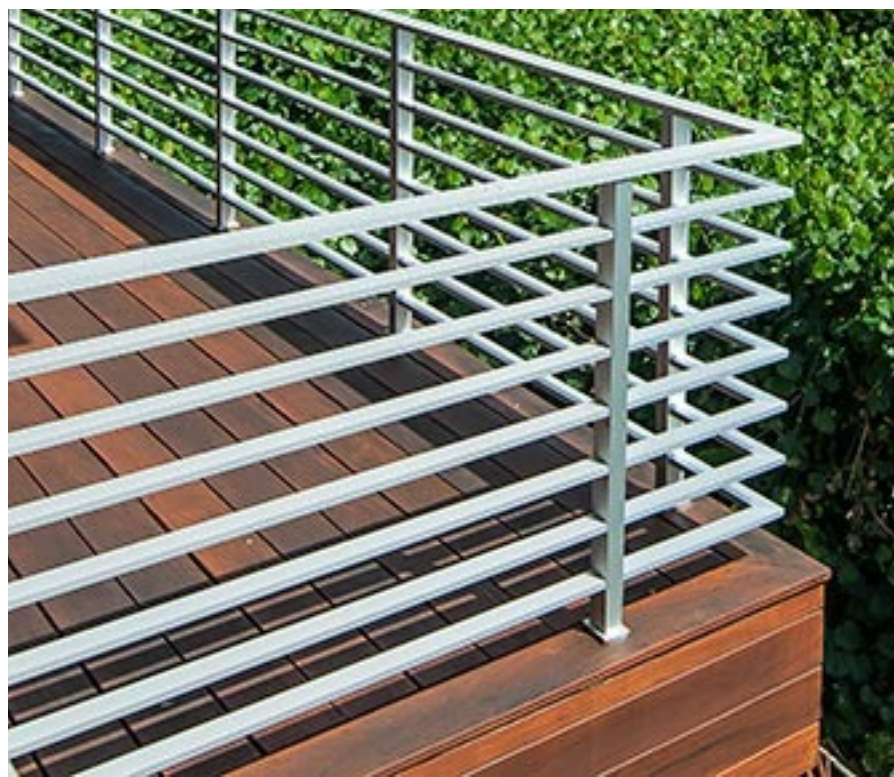
HONED LIMESTONE DRIVEWAY PAVERS



STEPPED GRADING IN GRASS



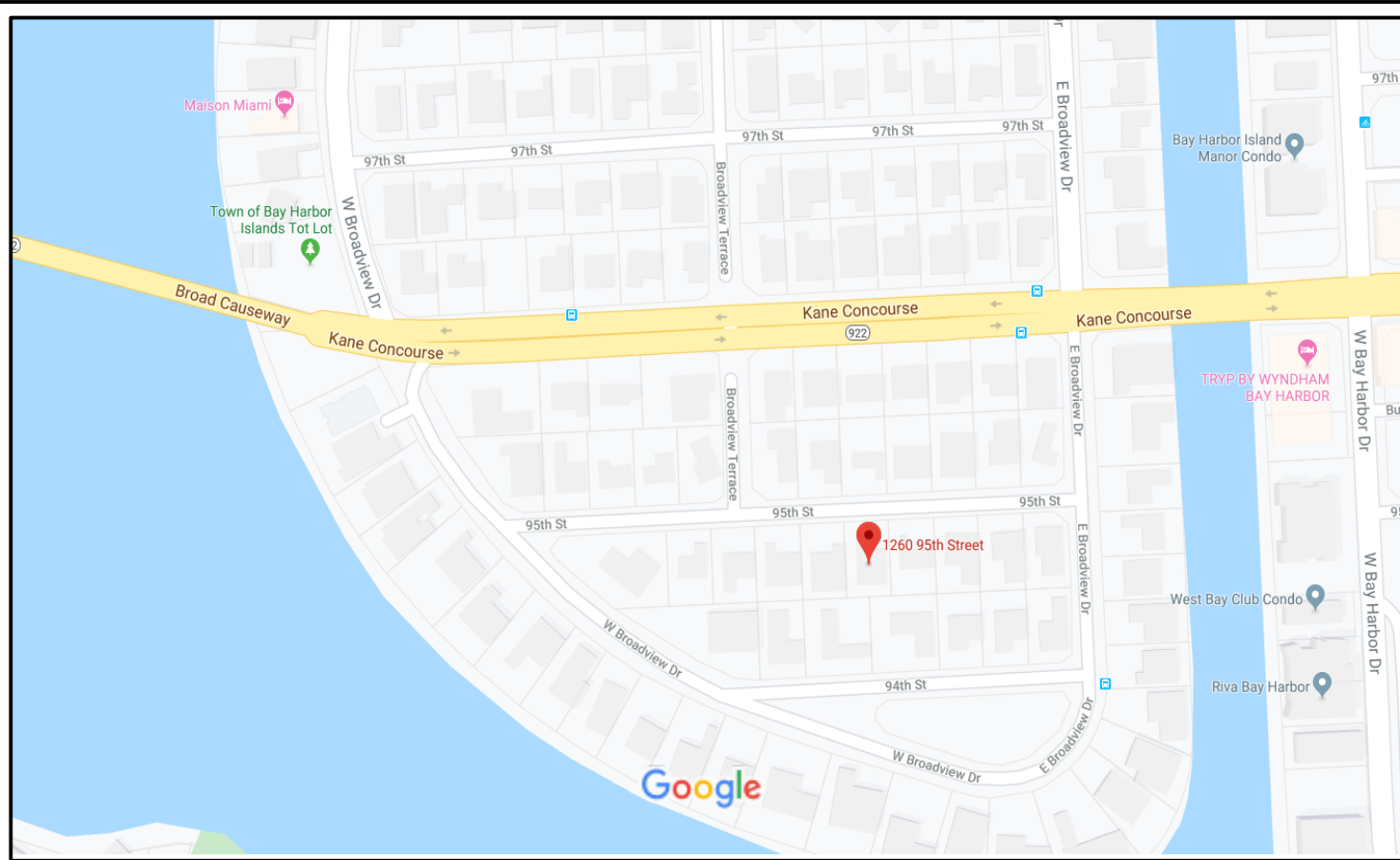
ALUMINUM SCREEN FOR MECH. & POOL EQUIPMENT



STAINLESS STEEL RAILING FOR ROOF AND 2ND FL BALCONY



PROPOSED MAILBOX ON POST IN FRONT OF HOUSE



LEGAL DESCRIPTION :
ADDRESS : 1301 99TH STREET , BAY HARBOR ISLAND, FL 331545
LOT : #5 BLOCK # 32 PLAT BOOK 46 PAGE 5
SCOPE OF WORK : NEW CONSTRUCTION TWO STORY SINGLE FAMILY RESIDENCE/ INTERIOR LOT

FLOOD LEGEND
NEW RESIDENTIAL CONSTRUCTION.
ADDRESS : 1260 95TH STREET , BAY HARBOR ISLAND , FL 33154
LOT : #5 BLOCK # 32 PLAT BOOK 46 PAGE 5
FLOOD ZONE : AE BASE FLOOD ELEVATION B.F.E = 8'-0" NGVD
FLOOD ZONE : AE FEMA FLOOD ELEVATION B.F.E = 8.67' NGVD (BASED ON TOWN OF BH)
PANEL NUMBER: 12086CD144L DATE OF MAP 9/11/2009 COMMUNITY NUMBER 120637
HIGHEST CROWN OF ROAD 4.43 NGVD AS PER ATTACHED SURVEY DATED 3/18/2020 BY BELLO & BELLO LIC# LS6169
AVERAGE ADJACENT GRADE 4.23 NGVD
FIRST FLOOR FIN. ELEVATION 9.67' NGVD
- ALL ELECTRICAL, MECHANICAL AND PLUMBING EQUIPMENT TO BE PLACED @ 9.07' NGVD (OR HIGHER) ABOVE B.F.E. OF 8'-0" NGVD
- ALL DRAINAGE TO BE KEPT AND CONTAINED ON SITE USING A PERIMETER FRENCH DRAIN EXFILTRAION (GRADING & DRAINAGE PLAN TO BE PROVIDED . SITE TO BE GRADED ACCORDINGLY AND IN A MANNER AS TO PREVENT ANY FLOODING OF ADJACENT PROPERTIES. ALL WORK TO MEET MIAMI DADE PUBLIC WORKS TOWN DRAINAGE DESIGN REQUIREMENTS .

ZONING INFORMATION		
CITY OF BAY HARBOR ISLAND CHAPTER 23-ZONING DISTRICT ZONING DISTRICT - RD SINGLE FAMILY RESIDENTIAL (NON WATERFRONT - WEST ISLAND)		
BUILDING SET BACK	REQUIRED	PROVIDED
FRONT SET BACK	25' - 0"	25' - 0"
REAR SET BACK	15' - 0"	15' - 0"
SIDES SET BACK	10' - 0"	10' - 0"
POOL SET BACKS	10' SIDE YARD / 5' REAR	11' SIDE YARD / 7'-8" REAR
HEIGHT LIMITATION	25' - 0" ABOVE BFE (8'-0" NGVD)	25' - 0" ABOVE B.F.E. (32.97' NGVD)
ELEVATION PROPOSED FOR THE 1ST FLOOR FINISH FLOOR 9.67' NGVD		
AS BUILT ELEVATION SURVEY IS REQUIRED BEFORE MAKING ANY INSPECTION ABOVE LOWEST FLOOR AND		
AS BUILT ELEVATION CERTIFICATE IS REQUIRED BEFORE ISSUANCE OF CERTIFICATE OF OCCUPANCY (11C3-3D3)		
PORTICO PROJECTION INTO THE 25' FRONT YARD SETBACK AS PER SEC. 23-12 (15a)		

SQUARE FOOTAGES CALCULATIONS		
	PROVIDED	REQUIRED
TOTAL LOT AREA	10,000 SQ.FT. (0.229 ACRE) < 1/3 ACRE	-----
GROUND FLOOR AREA A/C	3345.94 SQ.FT. 33.8%	
GROUND FLOOR AREA NON A/C	----- SQ.FT.	
SECOND FLOOR AREA	2494.59 SQ.FT. (74.55 % OF GROUND FL) (80 % MAX. OF GROUND FL) = 2677.71 SQ.FT.	
A/C TOTAL	5840.53 SQ.FT.	
TERRACES	1133.71 SF. 44.4%	
BALCONIES	839.41 SQ.FT.	
DRIVEWAY	684.22 SQ.FT.	
WALKWAY	196.86 SQ.FT.	
POOL	590.35 SQ.FT.	
TOTAL COVERAGE HARDSCAPE	5951.08 SQ.FT. 59.51% OF TOTAL LOT	
PARKING SPACES	2	2
PERVIOUS AREA	4048.92 SQ.FT. (40.48% OF TOTAL LOT)	(40% MIN. OF TOTAL LOT AREA) = 4000 SQ.FT.
PERVIOUS AREA (FRONT YARD)	1386.28 SQ.FT. (69.31% OF FRONT YARD)	(50% OF FRONT YARD) = 1000 SQ.FT.
IMPERVIOUS AREA TOTAL	5951.08 SQ.FT. (59.51% OF TOTAL LOT)	-----

APPLICABLE CODES	
FLORIDA BUILDING CODE 2010 EDITION	
FLORIDA ELECTRICAL CODE (LATEST EDITION)	
FLORIDA PLUMBING CODE (LATEST EDITION)	
FLORIDA MECHANICAL CODE(LATEST EDITION)	
STATE OF FLORIDA ENERGY EFFICIENCY CODE	

ALL DRAWINGS, DESIGNS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED PROPERTY OF MAZA HOLDINGS AND MAY NOT BE USED, COPIED, DISCLOSED OR DUPLICATED WITHOUT THE EXPRESS WRITTEN CONSENT OF MAX MOUSSALLY OF MAZA HOLDINGS.

MAZA HOLDINGS
MAXWERKS
DESIGN & BUILD

MM
MM
MM

2/4/21
PZB REVIEW
CABANA TRELLIS

12/21/20
PORTICO CABANA REVISIONS

12/14/20
Revision Notes

C
2/4/21
PZB REVIEW
CABANA TRELLIS

B
12/21/20
PORTICO CABANA REVISIONS

A
12/14/20
Revision Notes

8/19/20
BHI PZB REVIEW

A
8/19/20
Revision Notes

4/28/20
Revision
12/14/20

12/14/20
Project ID
1260 95th STREET

12/14/20
Drawing Code

12/14/20
CAD File Name

12/14/20
Plot Date

MAZA HOLDINGS/
MAXWERKS DESIGNS
1233 102ND STREET
BAY HARBOR, FL 33154

MANUEL SIQUES P.E.

RESIDENCE
1260 95th Street
Bay Harbor Island
FL, 33154

SITE PLAN & ZONING
NOTES & INFORMATION

AS SHOWN

A 1.01

0



Scale: 1/16" = 1'-0"

TOTAL 5951.08 SQ.FT.



Scale: 1/16" = 1'-0"

REQUIRED: MAINTAIN 80% MAX. OF FIRST FLOOR AREA

(74.55 % OF 1ST. FL.)



Scale: 1/16" = 1'-0"

TOTAL LOT 10,000 SQ.FT.

40.48 % OF LOT AREA
(EXCEEDS MIN. REQ'D)



Scale: 1/16" = 1'-0"

SECOND FLOOR A/C 2494.59 SQ.FT.

2494.59 SQ.FT.

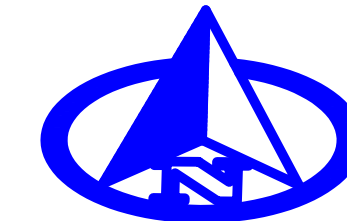
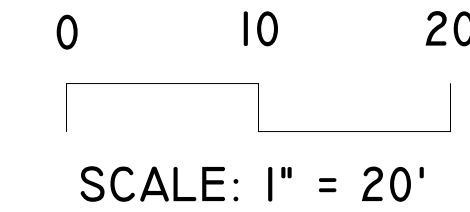
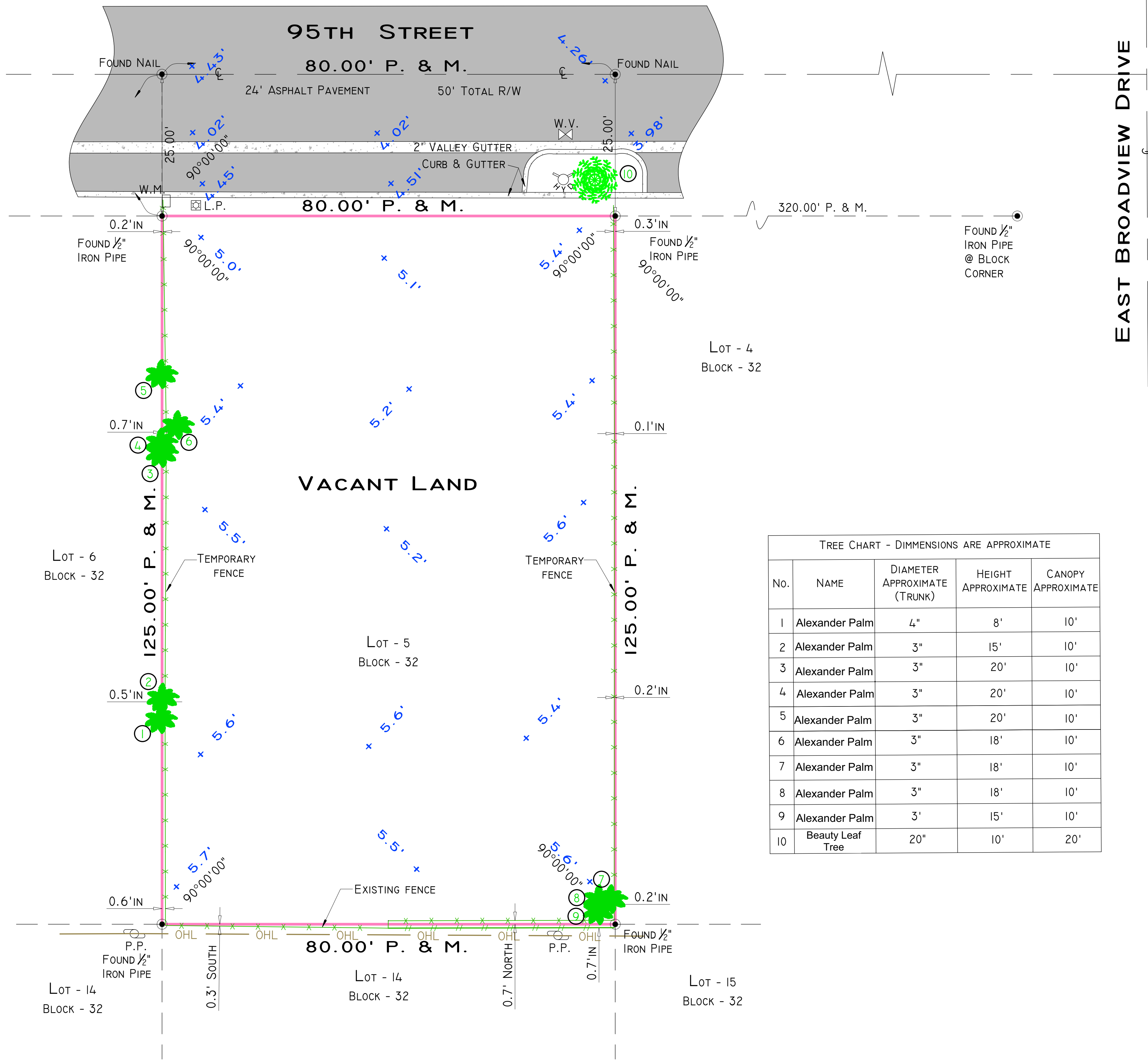
Scale: 1/16" = 1'-0"

REQUIRED: PERVIOUS = 50% MIN. OF FRONT YARD

69.31 % OF FRONT YARD
(EXCEEDS MIN. REQ'D)

ALTHOUGH THE OVERALL WIDTH OF THE PORTICO OVERHANG IS PROPOSED IN TWO DIFFERENT VERSIONS, DUE TO THE FACT THAT THE PORTICO HAS NO BEARING ON THE INFORMATION PROVIDED THROUGH THE DIAGRAMS HEREIN, ONLY ONE ALTERNATE IS SHOWN ON THESE DIAGRAMS .

ALL DRAWINGS, DESIGNS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK AND INTELLECTUAL PROPERTY OF MAZA HOLDINGS AND MAY NOT BE USED, COPIED, DISCLOSED OR DUPLICATED WITHOUT THE EXPRESS WRITTEN CONSENT OF MAX MOUSSALLY OF MAZA HOLDINGS .



EAST BROADVIEW DRIVE

LEGAL DESCRIPTION:

Lot 5, Block 32, **BAY HARBOR ISLAND**, according to the map thereof, as recorded in Plat Book 46, Page 5 of the Public Records of Miami-Dade County, Florida.

SURVEYOR'S REPORT AND GENERAL NOTES

(Not valid without the attached Survey Map)

1. Legal Description has been furnished by the client.
2. References to "Deed", "Record" or "Plat" refer to documents and instruments of record as part of the pertinent information used for this survey work. Measured distances, directions and angles along boundary lines are in consistency with corresponding values from records, unless otherwise shown.
3. These lands are subject to additional restrictions of record that were not furnished to the undersigning registered surveyor. A title search has not been performed by the surveyor.
4. North arrow direction is based on an assumed Meridian. Bearings are based on an assumed meridian on a well-established line, said line is being noted as BR on the Survey Map.
5. Only above ground improvements are shown herein. Foundations, underground features and utilities have not been located.
6. Survey markers found in the field have no identification unless otherwise shown. Any survey marker set by our company is labeled LB 7262 or PSM 6169.
7. Fence ownership has not been determined. Distances from existing fences to boundary lines are approximate. Fence/walls width and conditions must be considered to determine true location. Lands located beyond perimeter fences might or might not be being used by adjoining. Adjoining parcels have not been investigated.
8. This Survey Map is intended to be displayed at the scale shown hereon. Data is expressed in U.S. Survey Foot.
9. This Survey Map is being prepared for the use of the party/parties that it is certified to and does not extend to any unnamed individual, entity or assignee.
10. **FLOODPLAIN INFORMATION:** As scaled from Federal Insurance Rate Map (FIRM) of Community No. 120637 (Town of bay Harbor Islands), Panel 0144, Suffix L, revised on Sept 11th, 2009, this real property falls in Zone "AE" with Base Flood Elevation 8 feet (NGVD 1929)
11. **HORIZONTAL ACCURACY:** Accuracy obtained thru measurements and calculations meets and exceeds the minimum horizontal feature accuracy for a Suburban area being equal to 1 foot in 7, 500 feet.

I HEREBY CERTIFY TO:

VSD Investment LLC

That this Survey conforms to the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in applicable provisions of chapter 5J-17, Florida administrative code pursuant to Section 472.027 Florida Statutes. This Survey is accurate and correct to the best of my knowledge and belief.

Odalys C. Bello-Iznaga
Professional Surveyor and Mapper LS6169 · State of Florida
Field Work Date: 03/18/2020

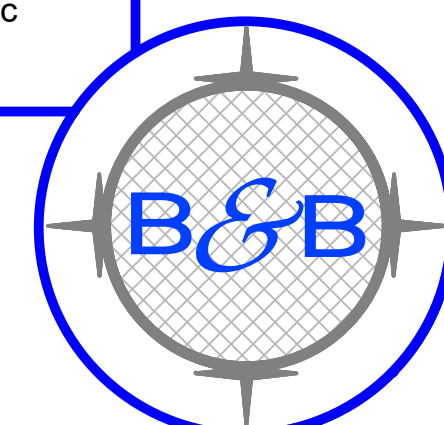
Additions and deletions to this Survey Map are prohibited. This Survey Map and Report are not valid without the signature and original raised seal or without the authenticated electronic signature and seal of the undersigning Florida licensed Surveyor and Mapper.

MAP OF BOUNDARY SURVEY

Property Address:
1260 95 Street, Bay Harbor Island, Florida 33160

Project No. 20560

Page 1 of 1



BELLO & BELLO LAND SURVEYING

12230 SW 131 AVENUE · SUITE 201 · MIAMI FL 33186
Phone: 305.251.9606 · Fax: 305.251.6057 · LB#7262
e-mail: info@belloland.com · www.bellolandsurveying.com

RESIDENCE
1260 95th Street
Bay Harbor Island
FL, 33154

BOUNDARY SURVEY

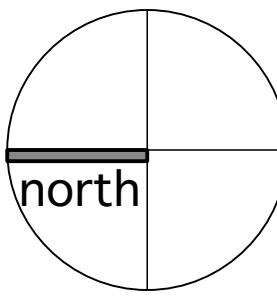
Scale 1/4" = 1'-0"

A 1.03

0

ALL DRAWINGS, DESIGNS AND WRITTEN MATERIAL, APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK AND INTELLECTUAL PROPERTY OF MAZA HOLDINGS AND MAY NOT BE USED, COPIED, DISCLOSED OR DUPLICATED WITHOUT THE EXPRESS WRITTEN CONSENT OF MAX MOUSSALLY OF MAZA HOLDINGS.

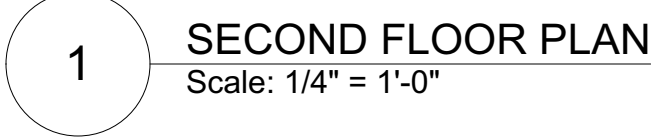
MAZA HOLDINGS MAX WERKS DESIGN BUILD		MM	By
		Zone	
		PZB-RE-SUBMITTAL	Revision Notes
		A	2/4/21
		No.	Date
		BHI PZB REVIEW	Issue Notes
		A	8/19/20
		No.	Date
Designed By	Date	6/26/20	
Drawn By	Revision	2/4/21	
Checked By	Project ID		
Reviewed By	Drawing Code		
Submitted By	CAD File Name		
Project Manager	Plot Date		
MAX MOUSSALLY			
MAZA HOLDINGS/ MAXWERKS DESIGNS 1233 102ND STREET BAY HARBOR, FL 33154		MANUEL SIQUES P.E.	
Project Title		Consultant	
Sheet Title		BOUNDARY SURVEY	
Scale		1/4" = 1'-0"	
Sheet No.		A 1.03	
		0	

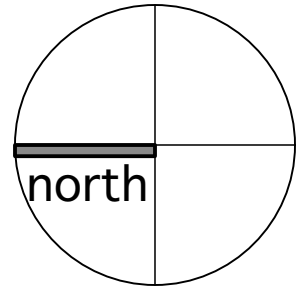


PROPERTY LINE

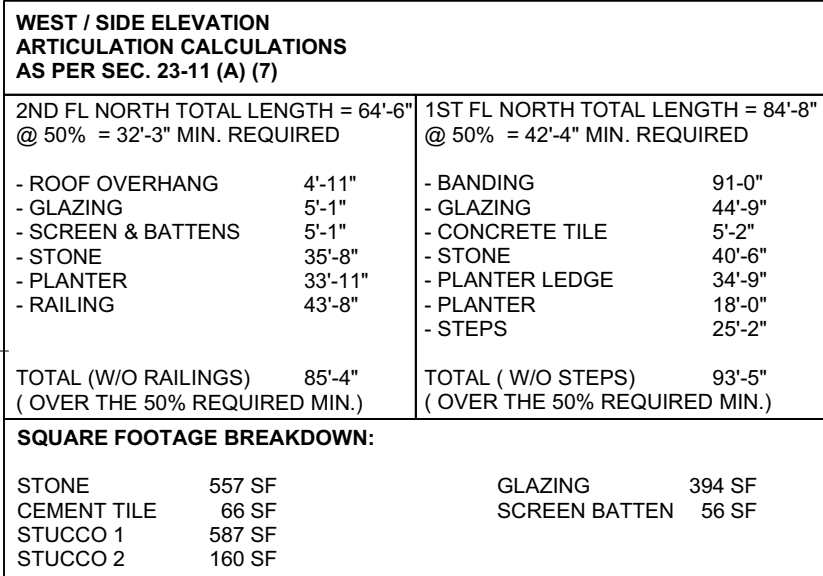
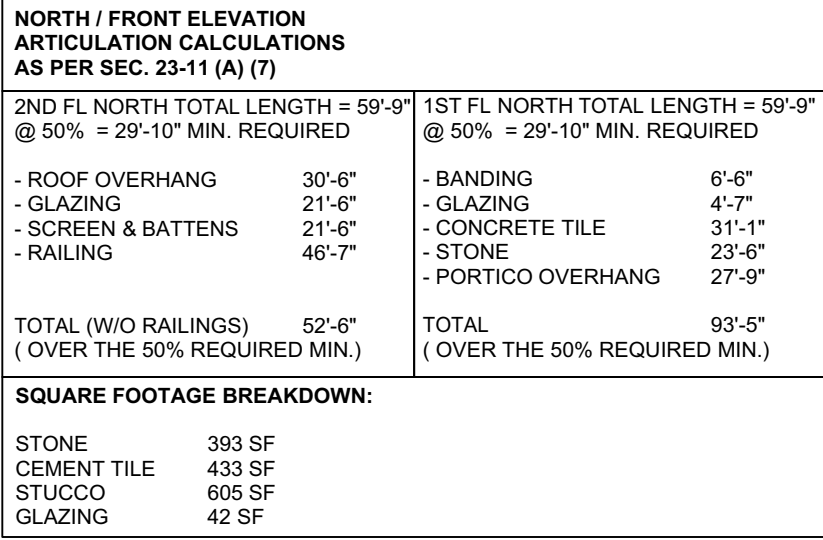
ALL DRAWINGS, DESIGNS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK AND INTELLECTUAL PROPERTY OF MAZA HOLDINGS AND MAY NOT BE USED, COPIED, DISCLOSED OR DUPLICATED WITHOUT THE EXPRESS WRITTEN CONSENT OF MAX MOUSSALLY OF MAZA HOLDINGS .

[illegible]

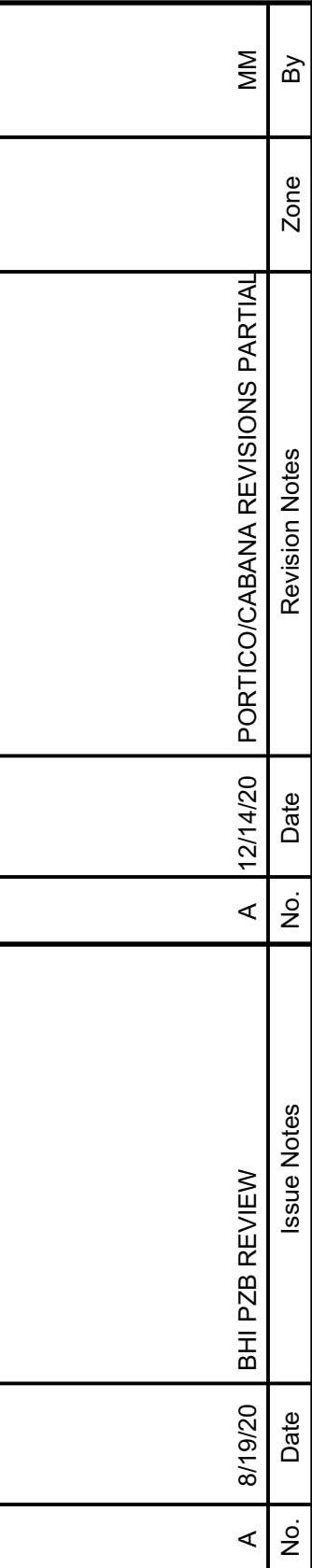
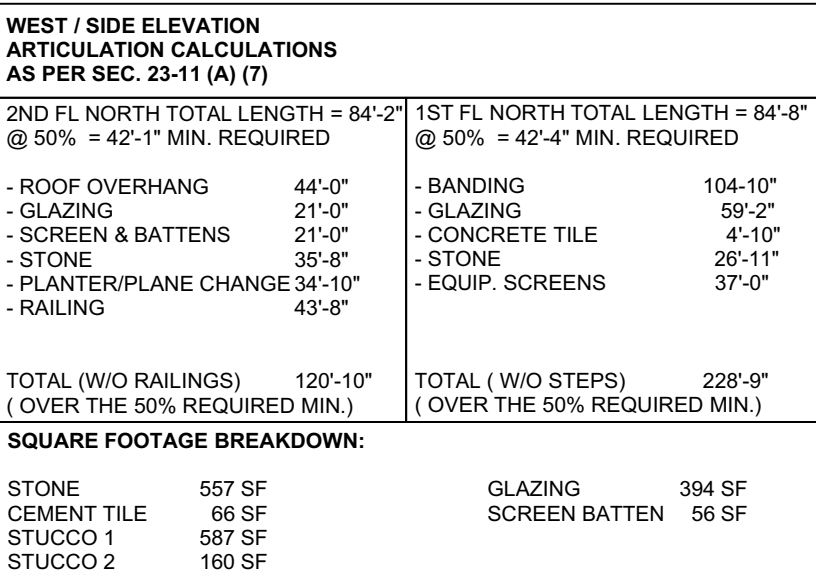
[illegible]



ALL DRAWINGS, DESIGNS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK AND INTELLECTUAL PROPERTY OF MAZA HOLDINGS AND MAY NOT BE USED, COPIED, DISCLOSED OR DUPLICATED WITHOUT THE EXPRESS WRITTEN CONSENT OF MAX MOUSSALLY OF MAZA HOLDINGS .



ALL DRAWINGS, DESIGNS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK AND INTELLECTUAL PROPERTY OF MAZA HOLDINGS AND MAY NOT BE USED, COPIED, DISCLOSED OR DUPLICATED WITHOUT THE EXPRESS WRITTEN CONSENT OF MAX MOUSSALLY OF MAZA HOLDINGS.



Drawn By		Revision	12/14/20
Checked By		Project ID	1260 95th STREET
Reviewed By		Drawing Code	
Submitted By		CADD File Name	
Project Manager	MAX MOUSSALLY		

MAXWERKS DESIGNS
1233 102ND STREET
BAY HARBOR, FL 33154

MANUEL SIQUES P.E.
Consultant

RECEIVED
1260 95th Street
Bay Harbor Island
FL, 33154

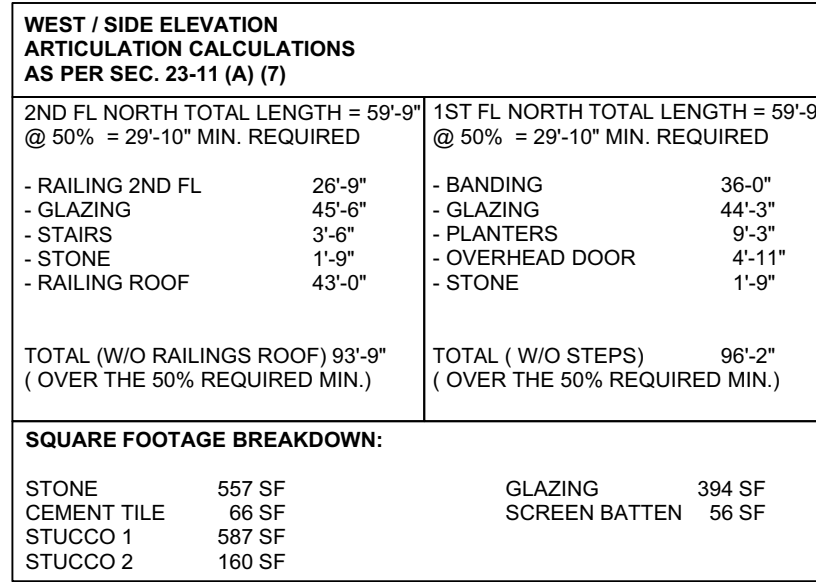
Sheet Title

EAST / SIDE & SOUTH / REAR
ELEVATIONS

$1/4'' = 1'-0''$

of

0



ALL DRAWINGS, DESIGNS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK AND INTELLECTUAL PROPERTY OF MAZA HOLDINGS AND MAY NOT BE USED, COPIED, DISCLOSED OR DUPLICATED WITHOUT THE EXPRESS WRITTEN CONSENT OF MAX MOUSSALLY OF MAZA HOLDINGS .



NORTH WEST VIEW



NORTH EAST VIEW



NORTH AERIAL VIEW



SOUTH REAR VIEW

		MM		By
		Zone		
		PZB RE-SUBMITTAL		Revision Notes
		A		Date
		BHI PZB REVIEW		Issue Notes
		A		Date
				No.
Date		6/28/20		
Revision		2/4/21		
Project ID		1280 95th STREET		
Drawing Code				
Submitted By		MAX MOUSSALLY		
Project Manager				
Design Firm		MAZA HOLDINGS/ MAXWERKS DESIGNS		
Client		MANUEL SIQUES P.E.		
Project Title		RESIDENCE 1280 95th Street Bay Harbor Island FL, 33154		
Sheet Title		RENDERINGS ALTERNATES		
Scale		NONE		
Sheet No.		A 3.03		
		of		
		0		

ALL DRAWINGS, DESIGNS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK AND INTELLECTUAL PROPERTY OF MAZA HOLDINGS AND MAY NOT BE USED, COPIED, DISCLOSED OR DUPLICATED WITHOUT THE EXPRESS WRITTEN CONSENT OF MAX MOUSSALLY OF MAZA HOLDINGS.



NORTH EAST AERIAL VIEW



NORTH WEST AERIAL VIEW



NORTH AERIAL VIEW



SOUTH AERIAL VIEW

ALL DRAWINGS, DESIGNS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK AND INTELLECTUAL PROPERTY OF MAZA HOLDINGS AND MAY NOT BE USED, COPIED, DISCLOSED OR DUPLICATED WITHOUT THE EXPRESS WRITTEN CONSENT OF MAX MOUSSALLY OF MAZA HOLDINGS.

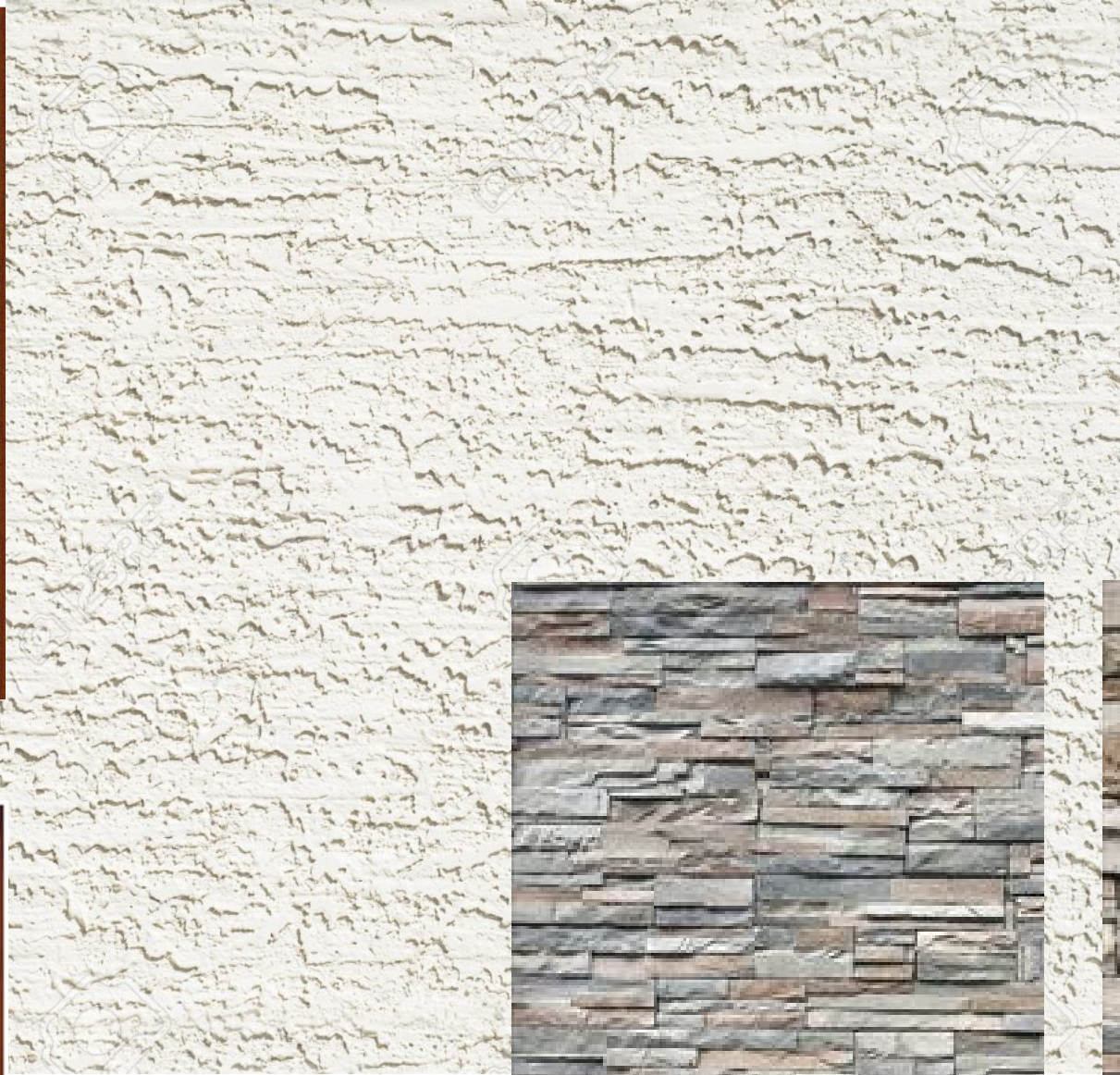
		MM		By
				Zone
		PZB RE-SUBMITTAL		Revision Notes
		A		Date
		BHI PZB REVIEW		Issue Notes
		A		Date
				No.
Date		6/26/20		
Revision		2/4/21		
Project ID		1260 95th STREET		
Created By				
Reviewed By				
Submitted By				
Project Manager		MAX MOUSSALLY		
Design Firm		MAZA HOLDINGS/ MAXWERKS DESIGNS		
Project Title		RESIDENCE 1260 95th Street Bay Harbor Island FL, 33154		
Sheet Title		AERIAL VIEWS		
Scale		NONE		
Sheet No.		A 3.04		
		of		
		0		



WOOD FINISH (A)
ALUMINUM SCREEN



WOOD FINISH (B)
ALUMINUM SCREEN



TEXTURED STUCCO



STACKED LEDGE STONE
VENEER ALTERNATE 1



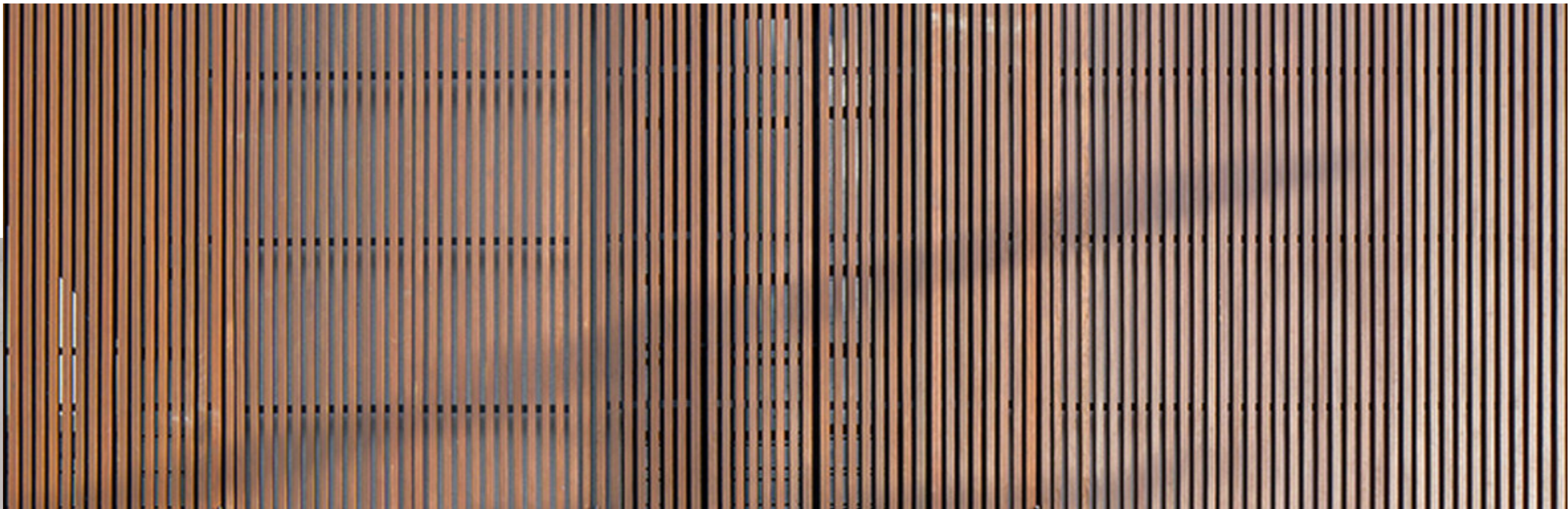
STACKED LEDGE STONE
VENEER ALTERNATE 2



STACKED LEDGE STONE VENEER



CONCRETE / CEMENT EXTERIOR WALL SLAB VENEER



EXAMPLE OF WOOD SCREEN OVER GLASS PANELS



1 2 6 0 9 5 t h S T R E E T , B A Y H A R B O R I S L A N D , F L 3 3 1 5 4

ALL DRAWINGS, DESIGNS AND
WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE THE
ORIGINAL AND UNPUBLISHED
PROPERTY OF MAZA HOLDINGS
AND MAY NOT BE USED, COPIED,
DISCLOSED OR DUPLICATED
WITHOUT THE EXPRESS WRITTEN
CONSENT OF MAX MOUSSALLY OF
MAZA HOLDINGS .

		MM		By
				Zone
		P2B RE-SUBMITTAL		Revision Notes
		A		Date
		BHI P2B REVIEW		Issue Notes
		A		Date
		8/19/20		Date
		A		No.
		6/26/20		Date
		2/4/21		Revision
		1260 95th STREET		Project ID
				Drawing Code
				CAD File Name
				Plot Date
		MAX MOUSSALLY		Project Manager
		MAZA HOLDINGS/ MAXWERKS DESIGNS		Design Firm
		1233 102ND STREET BAY HARBOR, FL 33154		Project Address
		MANUEL SIQUES P.E.		Consultant
		RESIDENCE 1260 95th Street Bay Harbor Island FL, 33154		Project Title
		MATERIALS IMAGES COLORS & TEXTURES		Sheet Title
		NONE		Scale
		A 3.05		Sheet No.
		of		
		0		



PROPERTY DIRECTLY TO THE NORTH



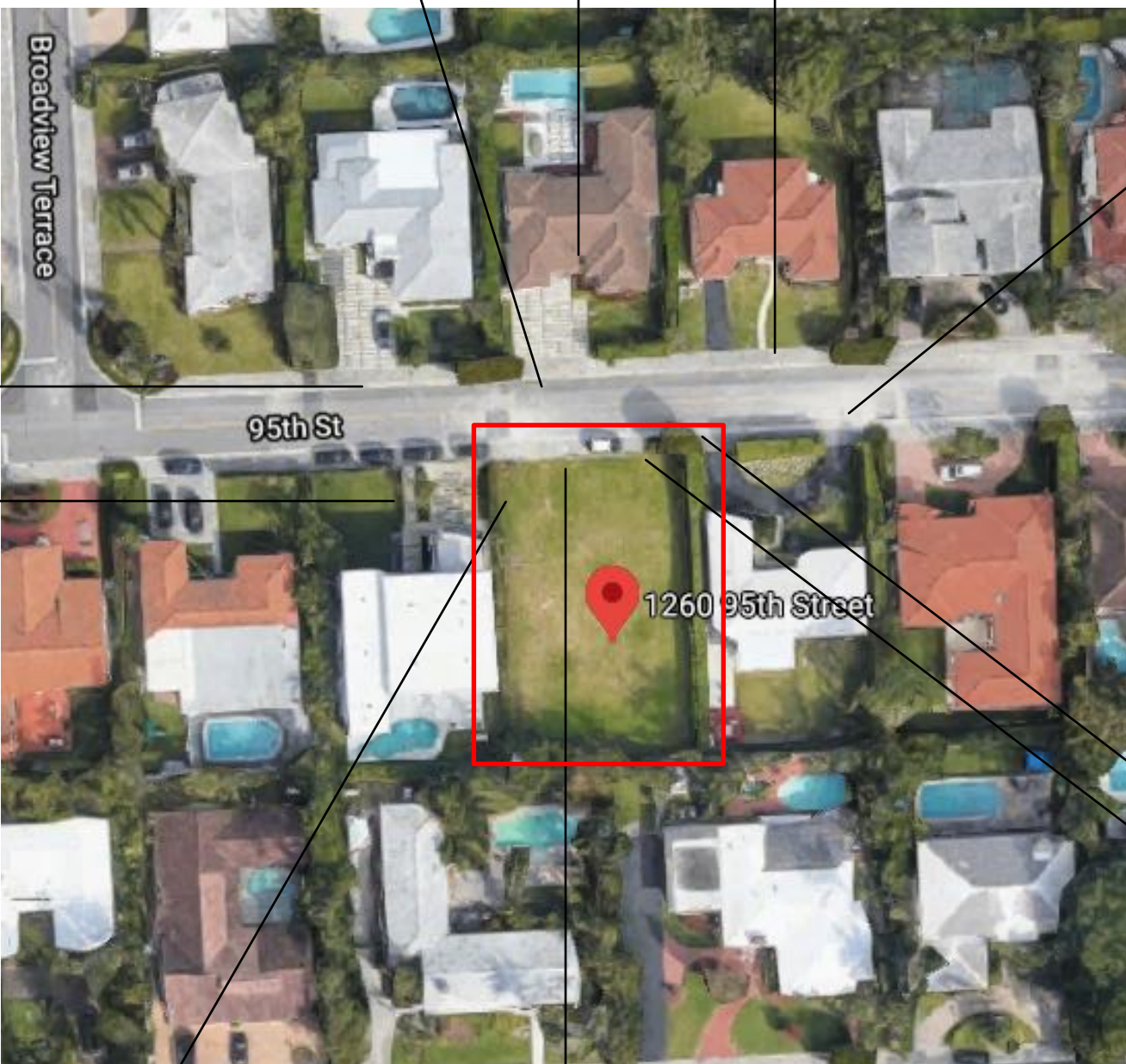
PROPERTY DIRECTLY TO THE NORTH



PROPERTY TO THE NORTH EAST



PROPERTY TO THE NORTH WEST



PROPERTY DIRECTLY TO THE EAST



EXISTING RESIDENCE DIRECTLY TO THE WEST



PROPERTY DIRECTLY TO THE EAST



EXISTING RESIDENCE DIRECTLY TO THE WEST



EXISTING VACANT LOT OF PROPERTY

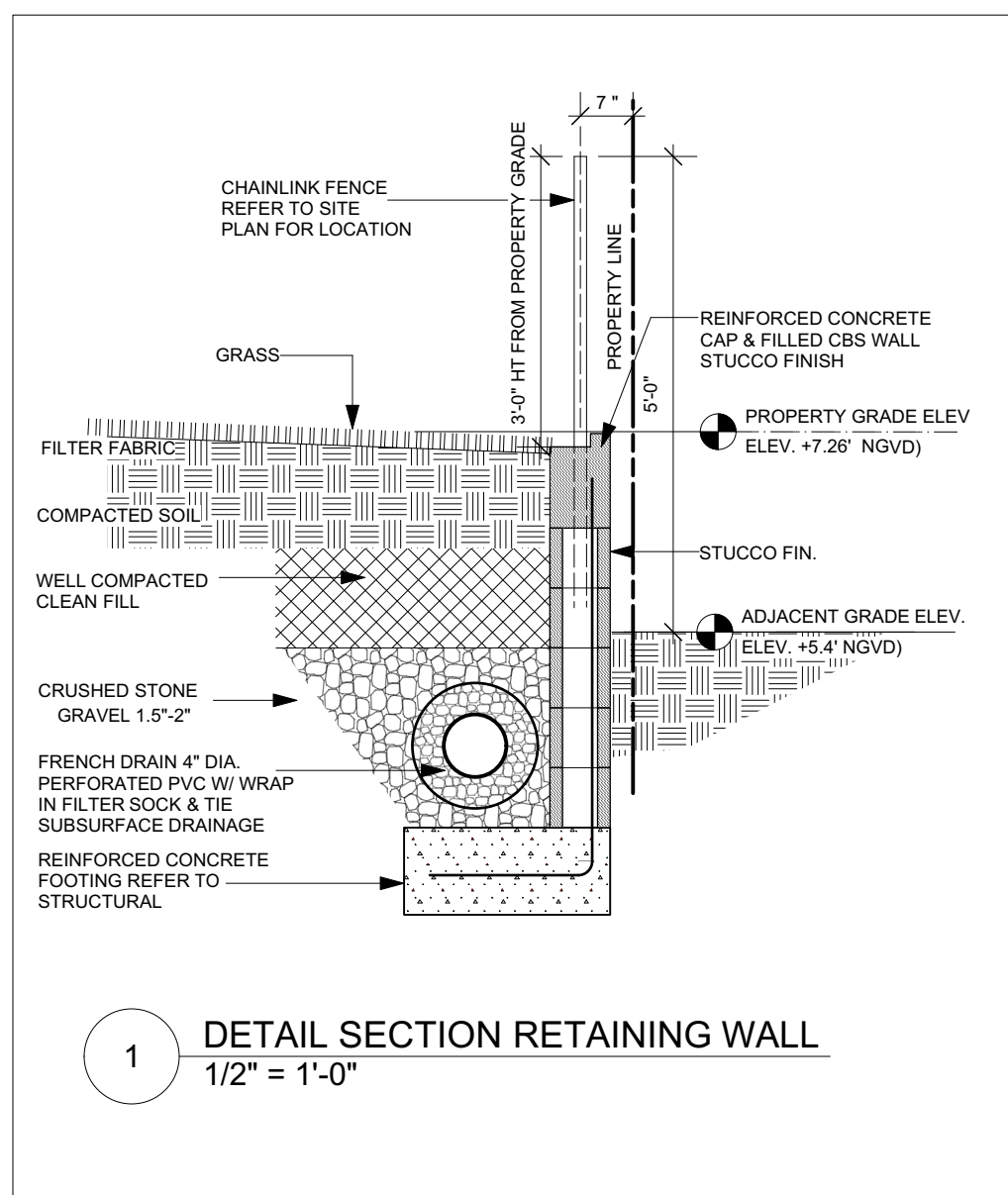
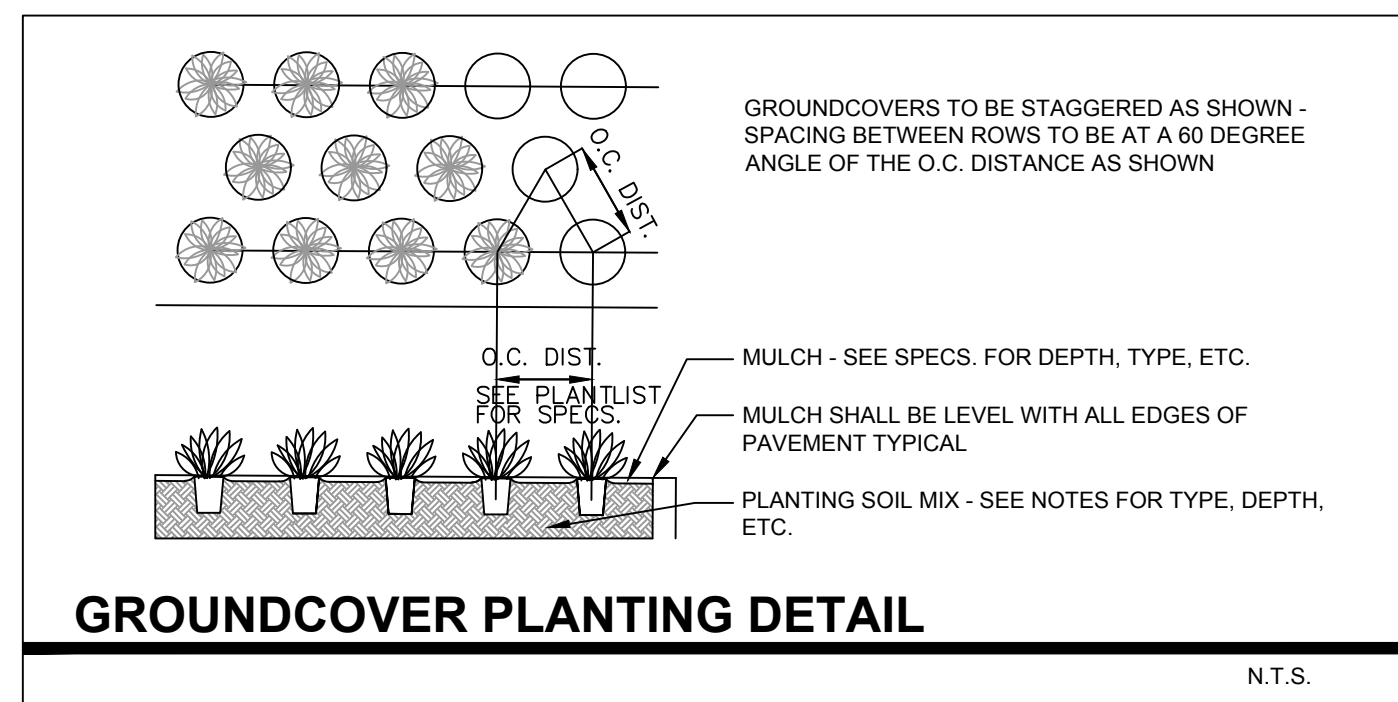
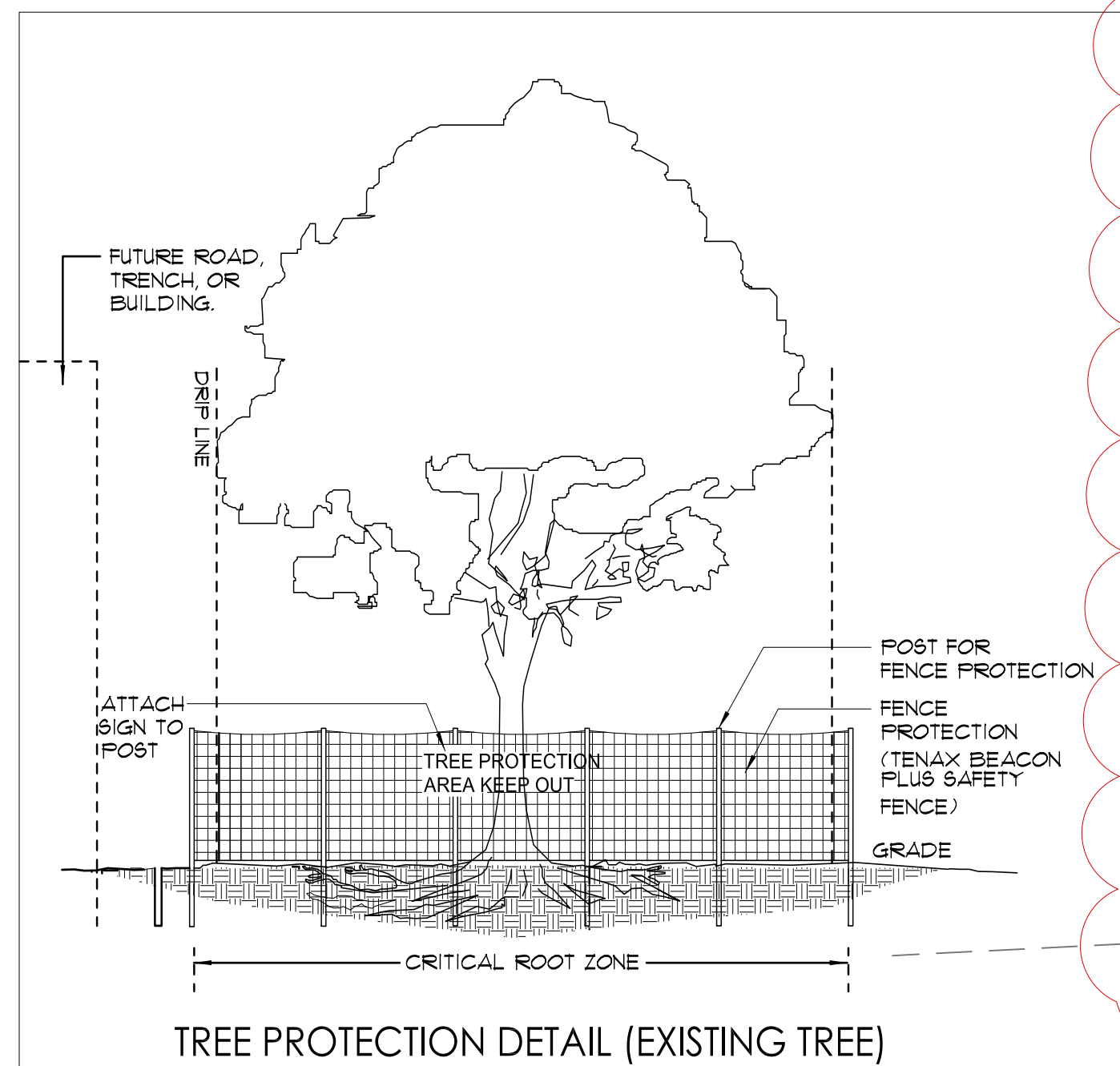
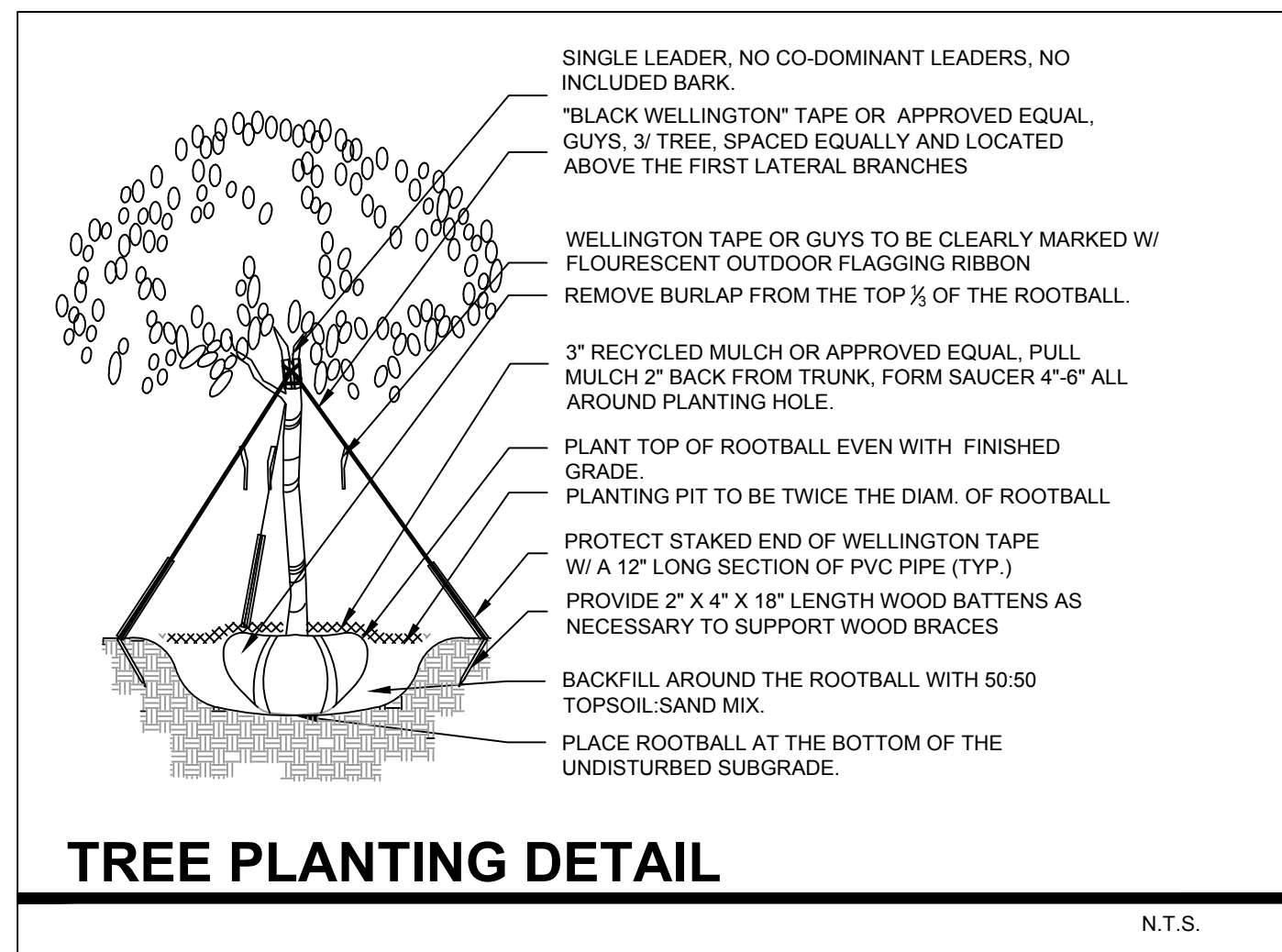
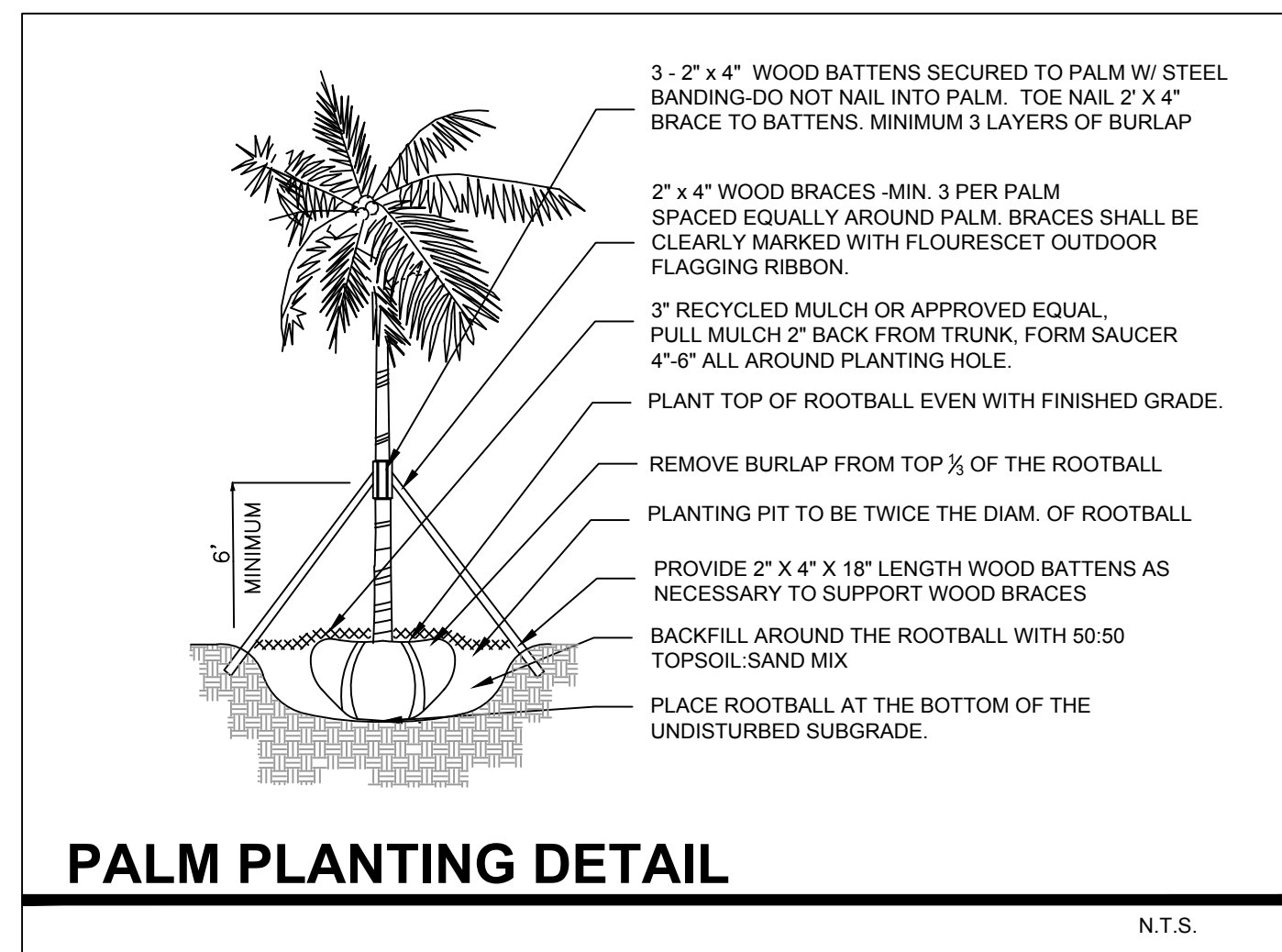


EAST SIDE OF PROPERTY

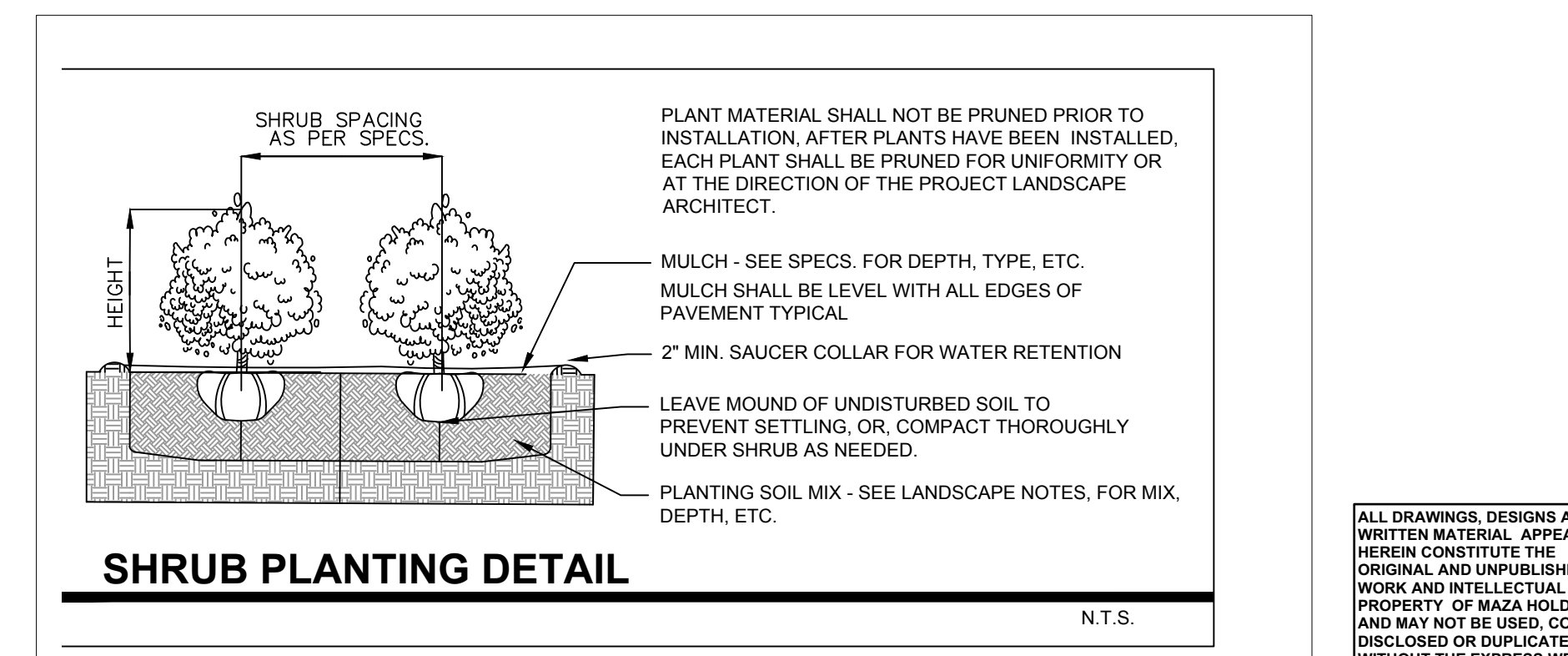
ALL DRAWINGS, DESIGNS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK AND INTELLECTUAL PROPERTY OF MAZA HOLDINGS AND MAY NOT BE USED, COPIED, DISCLOSED OR DUPLICATED WITHOUT THE EXPRESS WRITTEN CONSENT OF MAX MOUSSALLY OF MAZA HOLDINGS.

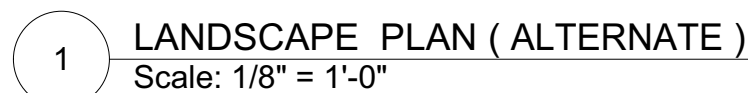
		MM		By
				Zone
		PZB RE-SUBMITTAL		Revision Notes
		A		Date
		BHI PZB REVIEW		Issue Notes
		A		Date
6/26/20		2/4/21		
Designed By		Drawn By		
Checked By		Project ID		
Reviewed By		Drawing Code		
Submitted By		CAD File Name		
Project Manager		Plot Date		
MAX MOUSSALLY				
MAZA HOLDINGS/ MAXWERKS DESIGNS 1233 102ND STREET BAY HARBOR, FL 33154				
MANUEL SIQUES P.E.				
RESIDENCE 1260 95th Street Bay Harbor Island FL, 33154				
CURRENT SITE PICTURES AND SURROUNDINGS				
Project Title				
Scale		NONE		
Sheet No.		A 3.06		
		of		
		0		

TOWN OF BAY HARBOR ISLANDS LANDSCAPE CODE (SEC. 24-16) REQUIREMENTS			NOTES
RESIDENTIAL - SINGLE FAMILY & TWO FAMILY HOME SITES			
A- SHADE TREES REQUIRED	REQUIRED	PROVIDED	
1- SINGLE FAMILY NON WATERFRONT LOT	5	9	**REQUIRED SHADE TREES AT TIME OF PLANTING MUST BE MINIMUM OF 15 FEET ON OVERALL HEIGHT. MIN. 6 FEET OF CLEAR WOOD BEFORE BRANCHING AND HAVE A 2 1/2 INCH CALIPER. PALM TREES CAN BE SUBMITTED AT A 3:1 RATIO (EXCEPT APPROVED LARGER VARIETIES) TO A MAXIMUM OF 25% OF THE REQUIRED TREES.
2- SINGLE FAMILY WATERFRONT LOT	6	N/A	
3- NUMBER OF SHADE TREES IN FRONT YARD	2	4	
4- NATIVE SPECIES REQUIRED (50%)	3	3	
5- DROUGHT TOLERANT LOW MAINTENANCE REQ (50%)	3	3	**REQUIRED SHRUBS AT TIME OF PLANTING MUST BE MINIMUM OF 24 INCHES IN OVERALL HEIGHT IF USED AS A VISUAL SCREEN MUST BE A MINIMUM OF 36 INCHES IN OVERALL HEIGHT .
B- SHRUBS REQUIRED			
1- SINGLE FAMILY NON WATERFRONT LOT	50	220	*** MIAMI -DADE COUNTY LANDSCAPE ORDINANCE SEC. 18A-5 (A) (5).
2- SINGLE FAMILY WATERFRONT LOT	60	N/A	
3- NATIVE SPECIES REQUIRED (50%)	15/18	40	
4- DROUGHT TOLERANT LOW MAINTENANCE REQ (50%)	25/30	50	
C- MAXIMUM LAWN ALLOWED	50% OF LOT = 5000 S.F.	1810 S.F.	LANDSCAPE PLAN MEETS & EXCEEDS THE LANDSCAPE CODE REQUIREMENTS OF THE TOWN OF BAY HARBOR ISLANDS AS STIPULATED IN THE LANDSCAPE CODE REQUIREMENTS (SEC. 24-16)

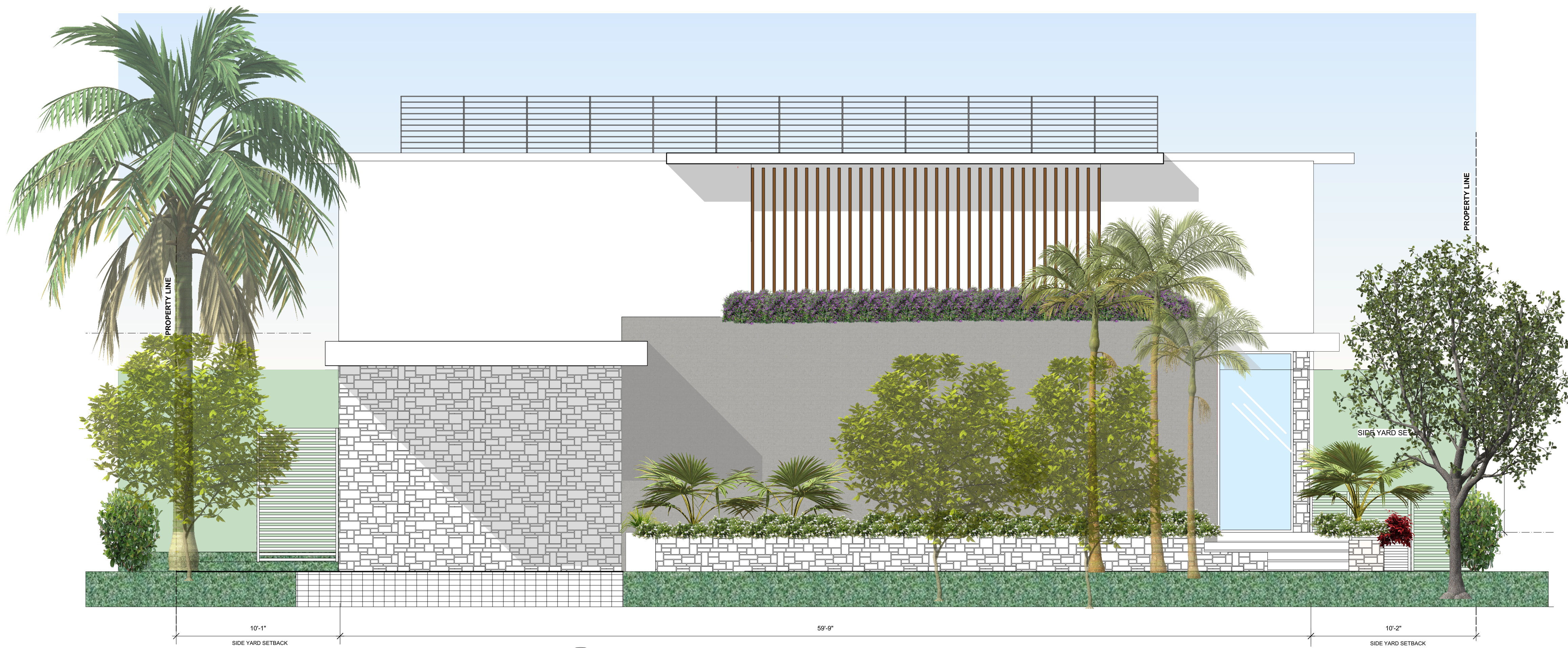


TREES / SHRUBS DIMENSIONS AND LOCATIONS ARE APPROXIMATE						
KEY	QTY.	BOTANICAL / COMMON NAME	DESCRIPTION / REMARKS	NATIVE	NEW	EXIST
RP	1	ROYSTONEA REGIA / ROYAL PALM	24'- 26" OA HT. 10' CT.	YES	NEW	
AP	8	PTYCHOSPERMA ELEGANS / ALEXANDER PALM	15'- 18" OA HT. 10' CT. 3'-4" CAL. (EXIST RELOCATED)	YES	EXIST	
SB	2	CONOCOPUS SERICEUS / SILVER BUTTONWOOD	12'-14' OA HT. 4' CT. 3" CAL.	YES	NEW	
QL	1	BURSEA SIMARBU / GUMBO LIMBO	16'-18' OA HT. 5 CT. 4" CAL.	YES	NEW	
BL	6	CALOPHYLLUM INOPHYLLUM / BEAUTY LEAF TREE	15'-18' OA HT. 5' CT. 3'-4" CAL.	NO	NEW	
BL	1	CALOPHYLLUM INOPHYLLUM / BEAUTY LEAF TREE	15'-18' OA HT. 5' CT. 3'-4" CAL (EXIST TO REMAIN)	NO	EXIST.	
9 TREES & 9 PALMS / 2 = 4 TREES						
CL	120	CLUSIA GUTTIFERA / SMALL LEAF CLUSIA	5'-6' HT. 2.5' SPR 2.5' OC.	YES	NEW	
GR	16	GARDENIA AUGUSTA / GARDENIA MIAMI SUPREME /	24" HT. 18" SPR	YES	NEW	
CP	10	CHAMAEDORA CATARACTARUM / CAT PALM	36" HT. 48" SPR	NO	NEW	
BC	12	CASSIA CHAPMANII / BAHAMA CASSIA	24" HT. 18" SPR	YES	NEW	
LP	12	LANTANA DEPRESSA / LANTANA PINELANDS	18" HT. 24" SPR	YES	NEW	
130 SHRUBS PROVIDED SHRUBS , 40 NATIVE						
AJ	60	TRACHELOSPERMUM AISIATICUM / AISIATIC JASMINE SHRUB	24" HT. 24" SPR	NO	NEW	
BX	32	CARISSA MACROCAROPA EMERALD BLANKET / BOXWOOD CARISSA	24" HT. 18" SPR	NO	NEW	
RB	26	RUELLIA 'PURPLE' / RUELLIA BRITANNONIA SHOWERS	24" HT. 18" SPR	NO	NEW	
BD	4	BROMELIAD IMPERIALIS / IMPERIAL BROMELIAD	24" HT. 24" SPR	NO	NEW	

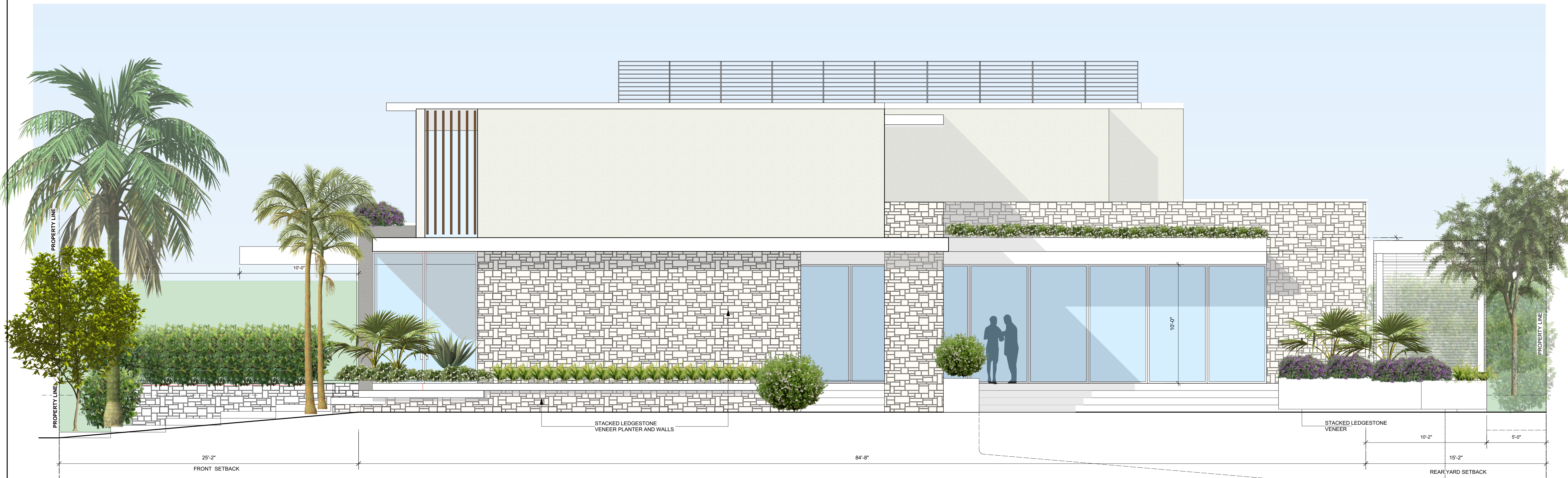
[illegible]



ALL DRAWINGS, DESIGNS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK AND INTELLECTUAL PROPERTY OF MAZA HOLDINGS AND MAY NOT BE USED, COPIED, DISCLOSED OR DUPLICATED WITHOUT THE EXPRESS WRITTEN CONSENT OF MAX MOUSSALLY OF MAZA HOLDINGS .



1 NORTH / FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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

ALL DRAWINGS, DESIGNS AND
WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE THE
ORIGINAL AND UNPUBLISHED
WORK AND INTELLECTUAL
PROPERTY OF MAZA HOLDINGS
AND MAY NOT BE USED, COPIED,
DISCLOSED OR REPRODUCED
WITHOUT THE EXPRESS WRITTEN
CONSENT OF MAX MOUSSALLY OF
MAZA HOLDINGS.



MM By
Zone

PZB RE-SUBMITTAL
Revision Notes

A 2/4/21
Date

BHI PZB REVIEW
Issue Notes

A 8/19/20
Date

A No.

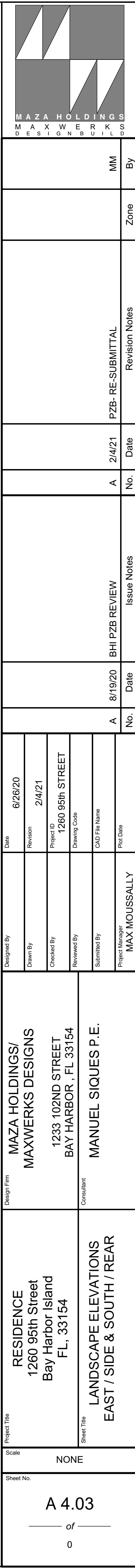
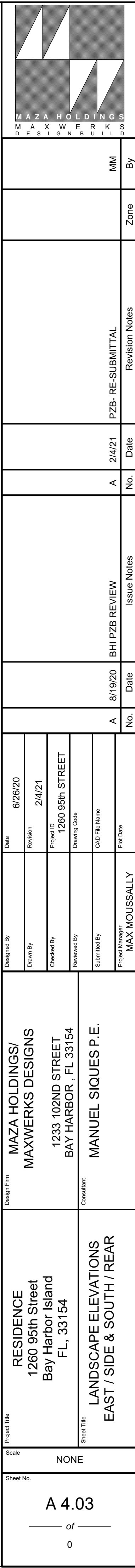
Design Firm	MAZA HOLDINGS/ MAXWERKS DESIGNS
Design By	MAX MOUSSALLY
Drawn By	
Check By	
Revised By	
Submitted By	
Project Manager	
Client Name	
Project Name	
Project Address	
Project City	
Project State	
Project Zip	
Project Phone	
Project Email	
Project Website	
Project Social Media	
Project Other	

MAZA HOLDINGS/
MAXWERKS DESIGNS
1233 102ND STREET
BAY HARBOR, FL 33154
MANUEL SIQUES P.E.

RESIDENCE
1260 95th Street
Bay Harbor Island
FL, 33154
LANDSCAPE ELEVATIONS
NORTH / FRONT & WEST / SIDE

NONE

A 4.02
of
0





GUMBO LIMBO/BURSEA SIMARU



ROYAL PALM/ROYSTONEA REGIA



SILVER BUTTONWOO/CONOCPUS SERICEUS



BEAUTY LEAF TREE/CALOPHYLLUM INOHVLLUM



ALEXANDER PALM/PTYCHOSPERMA ELEGAINS



CAT PALM/ CHAMAEDORA CATARACTARUM



SMALL LEAF CLUSIA/CLUSIA GUTTIFERA



RUELLIA PURPLE/RUELLIA BRITTONIANA SHOWERS



LANTANA PINELAND/LANTANA DEPRESSA



ASIATIC JASMINE /TRACHELOSPERMUM AISATICUM



IMPERIAL BROMELIAD/BROMELIAD IMPERIALIS

TREES / SHRUBS & PLANTS LEGEND					
NEW TREES AND SHRUBS DIMENSIONS AND LOCATIONS ARE APPROXIMATE					
KEY	QTY.	BOTANICAL / COMMON NAME	DESCRIPTION / REMARKS	NATIVE	NEW/EXIST.
RP	1	ROYSTONEA REGIA / ROYAL PALM	24'- 26' " OA HT. 10' CT.	YES	NEW
AP	8	PTYCHOSPERMA ELEGAINS / ALEXANDER PALM	15'- 18' " OA HT. 10' CT. 3'-4" CAL.	YES	EXIST.
SB	2	CONOCOPUS SERICEUS / SILVER BUTTONWOOD	12'-14' " OA HT. 4' CT. 3" CAL.	YES	NEW
GL	1	BURSEA SIMARBU / GUMBO LIMBO	16'-18' " OA HT. 5 CT. 4" CAL.	YES	NEW
BL	6	CALOPHYLLUM INOPHYLLUM / BEAUTY LEAF TREE	15'-18' " OA HT. 5' CT. 3"-4" CAL.	NO	NEW
BL	1	CALOPHYLLUM INOPHYLLUM / BEAUTY LEAF TREE	15'-18' " OA HT. 5' CT. 3"-4" CAL.	NO	EXIST.
9 TREES & 9 PALMS / 2 = 4 TREES					
CL	120	CLUSIA GUTTIFERA / SMALL LEAF CLUSIA	5'-6' HT. 2.5' SPR 2.5' OC.	YES	NEW
GR	16	GARDENIA AUGUSTA / GARDENIA MIAMI SUPREME /	24" HT. 18" SPR	YES	NEW
CP	10	CHAMAEDORA CATARACTARUM / CAT PALM	36" HT. 48" SPR	NO	NEW
BC	12	CASSIA CHAPMANII / BAHAMA CASSIA	24" HT. 18" SPR	YES	NEW
LP	12	LANTANA DEPRESSA / LANTANA PINELANDS	18" HT. 24" SPR	YES	NEW
130 SHRUBS PROVIDED SHRUBS , 40 NATIVE					
AJ	60	TRACHELOSPERMUM AISIATICUM / AISIATIC JASMINE SHRUB	24" HT. 24" SPR	NO	NEW
BX	32	CARISSA MACROCAROPA EMERALD BLANKET / BOXWOOD CARISSA	24" HT. 18" SPR	NO	NEW
RB	26	RUELLIA "PURPLE" / RUELLIA BRITTANIA SHOWERS	24" HT. 18" SPR	NO	NEW
BD	4	BROMELIAD IMPERIALIS / IMPERIAL BROMELIAD	24" HT. 24" SPR	NO	NEW



CARISSA BOXWOOD/CARISSA MACROCAROPA EMERALD BLANKET



BAHAMA CASSIA/CASSIA CHAPMANII



GARDENIA MIAMI SUPREME/GARDENIA AUGUSTA

ALL DRAWINGS, DESIGNS AND WRITTEN MATERIAL, APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK AND INTELLECTUAL PROPERTY OF MAZA HOLDINGS AND MAY NOT BE USED, COPIED, DISCLOSED OR DUPLICATED WITHOUT THE EXPRESS WRITTEN CONSENT OF MAX MOUSSALLY OF MAZA HOLDINGS.

MAZA HOLDINGS MAXWERKS DESIGNS		RESIDENCE 1260 95th Street Bay Harbor Island FL, 33154		MAZA HOLDINGS/ MAXWERKS DESIGNS		Designed By		Date		6/26/20	
						Drawn By		Revision		2/4/21	
						Checked By		Project ID		1233 102ND STREET, BAY HARBOR, FL 33154	
						Reviewed By		Drawing Code			
						Submitted By		CAD File Name			
						Project Manager		Plot Date			
						MAX MOUSSALLY		A		8/19/20	
								No.		Date	
										Issue Notes	
								No.		Date	
										BHI PZB REVIEW	
										Revision Notes	
										PZB REVIEW	
										Zone	
										By	
										MM	
										MAZA HOLDINGS DESIGN & CONSTRUCTION	

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

To: Planning and Zoning Board
Town of Bay Harbor Islands

From: Michael J. Miller, AICP 
Consultant Town Planner

Date: February 15th, 2021

Subject: Single-Family Residence – New Construction
1260 95th Street (Revised per 9/01/20 PZB Comments)
Bay Harbor Islands Acct. No.: SPR19-000004
MMPA Acct. No.: 01-0702-1095

RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board review the contents of this staff report, the latest revised Site Development Plans (dated February 4th, 2021) and if felt to be acceptable, **APPROVE** the plans as submitted or with modifications as deemed appropriate and/or with conditions, to allow for the construction of a new single-family home located at 1260 95th Street.

GENERAL PROJECT INFORMATION

Land Use Designation: L – Low Density Residential
Zoning District: RD Single-Family District
General Location: 1260 95th Street
Legal Description: Lot 5 of Block 32, "Bay Harbor Island" according to the plat thereof, as recorded in Plat Book 46, at Page 5 of the Public Records of Miami-Dade County.

PROJECT DESCRIPTION / HISTORY

Max Moussally of Maza Holdings / Maxwerks Designs, as applicant / agent for the property owner, 1260 95th Street Associates, LLC initially submitted an application for a new single-family residence on an interior dry lot located at 1260 95th Street. The lot is currently vacant but was formerly occupied by a home built in 1956 according to the Town's Historic Structure Survey (Masonry Vernacular / Art Deco Features). The proposed new two-story / 5,840 sq. ft. home will have 5 bedrooms / 4½ baths. The new home's architectural style can be described as "modern".

**Town of Bay Harbor Islands
Planning and Zoning Board Staff Report
Single-Family Residence – New Construction
1260 95th Street (Revised per 9/01/20 PZB Comments)
February 15th, 2021
Page 2**

The original 1956 house constructed on the site was demolished several years ago in anticipation of redevelopment. In February of 2015, the Town's Planning & Zoning Board (PZB) approved a new house design for the site; however, building permits were not filed within the required timeframe so that approval expired. The site changed ownership in July of 2017. In March of 2020, the applicant submitted an initial set of plans that were reviewed by MMPA / Town staff for consistency with the Town Code requirements. Several revised sets of plans were submitted and reviewed (June 2020 / August 2020). Comments were given to the applicant each time. A question concerning a proposed "portico / carport" design arose. It was decided to forward the application to the PZB for consideration as was done on similar applications in the past. On August 20th, 2020 MMPA issued our customary PZB staff report noting the "portico / carport" issue and other remaining issues. On September 1st, 2020, the PZB met and discussed the project design in great detail. The PZB voted unanimously (6-0) to defer action and instructed the applicant to restudy / redesign the house to address their specific design issues. On September 4th, 2020 MMPA prepared a list of the PZB issues and forwarded that to the applicant. During the fall of 2020 various discussions occurred between the applicant / his attorney, and Town staff (administrative / legal / MMPA). Revised plans were submitted and conceptually approved by MMPA on January 12th, 2021 as meeting minimum Code requirements and addressing the PZB comments. On February 4th, 2021, the applicant formally resubmitted revised plans / a narrative addressing the September 2020 PZB comments. MMPA believes the revised plans comply with minimum Code requirements and appear to address the PZB issues. It is now up to the PZB to re-review the project design and decide if the project is acceptable.

The 2nd floor covers portions of the first floor (74.6%) which breaks up the 2nd floor massing. In the rear yard a future swimming pool, pool deck, and open lawn areas are shown. A freestanding open cabana structure is now depicted in the rear yard which is allowed per Sec. 23-12(15)(e)iii. The height of the proposed highest flat roof is 24'-7" above Base Flood Elevation (BFE), which complies with the 25' maximum height permitted in the RD Single-Family District. The proposed home does not include a garage (Code does not require a garage – but at least 2 exterior parking spaces are required). The design proposes a so-called "portico" cover over a portion of the driveway near the revised home entry. This design element was discussed at length with the applicant by the Town's administrative staff, Town Attorney and MMPA, as questions have arisen in past home designs on "porticos vs. carports" and legal opinions / PZB actions have occurred on various designs. It was agreed the "portico" could remain if reconfigured and downsized to meet the Code limitations (19.98' max. width). The PZB also had design concerns with the initial portico design and requested modifications. There is now a direct connection corridor from the "portico" to the front door as required.

The site has four (4) existing Alexander Palms on the site along the side property lines. These palms are proposed to be relocated within the site and additional trees / shrubs added to meet Landscape Code requirements. Two (2) new Beauty Leaf Street trees will be added in the front yard to meet the requirements for Street Trees (M-D Chapter 18B). The landscaping design meets the minimum Miami-Dade County Landscape Code (Ch. 18A) and Town Supplemental Landscape Code (Sec. 24-16) requirements, including the use of native and drought tolerant plant materials.

As related to the proposed “portico” feature, Sec. 23-12 (15) (e) vi. of the Town Code requires the PZ Board to consider the following Town Code requirements in their approval of such structures:

vi. Porticos shall be defined as a structure consisting of a roof supported from above or below or cantilevered, only for the protection of vehicular driveways, at the main entrance of hotels, apartment buildings, and single-family residences. The portico shall give the appearance of being an integral part of the original structure to which it is attached and its architectural style, as well as materials, must be such that will complement, enhance, and blend with that of the main structure. Such porticos shall at no time be enclosed or transformed into anything other than for the protection of vehicular driveways. Porticos shall be permitted on the West Island to extend into setback areas which abut on a street, provided the projection shall not exceed 20 feet into the setback area, and the width shall not exceed 33.33 percent of the front footage of the building to which the portico is attached. Porticos shall be permitted on the East Island to extend out from the building wall for a distance not to exceed 20 feet, and the width shall not exceed 25 feet. For the purpose of measuring the maximum allowable width of a portico with ground-mounted support columns, the maximum width shall be measured from the inside edge of any such support columns. Provided however, no portico shall be constructed into property dedicated to the town for parking purposes. The construction of porticos shall be subject to prior approval of the planning and zoning board as provide in [section 5-23.1](#) of the Town Code.

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 Town Code apply to this proposal: Section 23-3 (Use Regulations RD Single-Family District), Section 23-9 (Minimum Size of Living Units), Section 23-10 (Minimum Size of Building Lot), Section 23-11(A) (Land Development Regulations RD Single-Family Area) and Section 23-12 (Land Development Regulations General Provisions). In addition, the Town has separate regulations for landscaping, building material regulations, and other items.

PLATTING

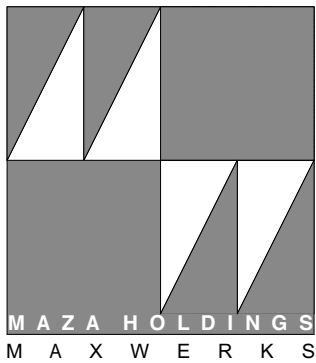
The site will not require re-platting, as the site is currently platted as described above under the legal description (single lot).

SUMMARY / SITE PLAN COMMENTS

The latest Site Development Plans submitted for the construction of a new single-family home located at 1260 95th Street meets or exceeds all minimum Town Land Development and Landscape Code requirements, or conditions are included to address any final issues. The PZB reviewed the initial application on September 1st, 2020 but deferred action and provided comments to the applicant to address their design concerns. The applicant submitted revised plans to the Town that were reviewed and commented on by staff / MMPA, and all previous comments and issues have been addressed by the current plans.

The following conditions of approval is recommended:

- 1) This approval is based on the latest revised plans prepared by Maza Holdings / Maxwerks Designs, dated received by the Town on February 4th, 2021 with any modifications required by the Planning & Zoning Board (PZB). Any future modifications to the above plans shall be reviewed by Town staff / MMPA and may require re-approval by the PZB if felt to be substantial.
- 2) As related to the proposed “portico”, per Town Code Sec. 23-12(15) (e) vi., the PZB must consider the applicable Code provisions and specifically approve such features. The Town’s staff believed the feature would comply with the Code if the original design was reconfigured and downsized to meet the Code limitations. The Town Code allowance is a maximum width of 19.98’. MMPA finds the latest revised design (Feb. 4th, 2021) complies with that width requirement and location near the entry to the residence. The proposed feature also complies with allowable extension into front yard setback – max. 20’ allowed / 10’ proposed).



1233 102nd ST.
BAY HARBOR
FL 33154
3053186902
MAX@MAXWERKS.COM

The Planning and Zoning Board
C/O the building department of the town of Bay Harbor

2/4/2021

In response to the comments and

- The total overhang width of the "Portico" cantilevered roof has been reduced in width to be at the 33.33% of the total width of the elevation of the house , which now meets the code requirement .
- In order to achieve the above , and yet retain the relationship of the connection between the Portico , and the Front wall (The cement Tile wall) covering the " Gallery/ staircase) ,it was best to retain the driveway at its original location while relocating the main entry to the house to the other side (West) , while retaining the other entry as a secondary entry/ access to the driveway.
- The area to the south of the Family room has been articulated and m morphed into an " Open Cabana with a flat roof separated from the main structure of the house meeting the parameter of the " Cabana "as per the town code.
- A detail of the " French Drain/ Retaining wall " as previously described verbally , has been added to the "Trees Disposition/ Landscaping details " sheet # A-4.00 to be implemented lot perimeter on the south, east and west side.

As always , I am happy to address any further comments or questions . I look forward to meeting you again at the upcoming PZB meeting.

Best regards,

Max Moussally

AGENDA ITEM REPORT

March 2, 2021

ITEM NUMBER: 2.

ITEM:

Approval of the following meeting minutes:

- a. May 5, 2020
- b. September 1, 2020
- c. October 6, 2020.

DESCRIPTION:

RECOMMENDED ACTION:

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez
 Ayanidys Martinez

ATTACHMENTS

- 1. 05.05.20 PZB DRAFT
- 2. 09.01.2020
- 3. 10.6.20 PZB DRAFT

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

A Planning & Zoning Board Virtual Meeting was held Tuesday, May 5, 2020 at 5:00 p.m. via the Zoom platform. The meeting was opened with the Pledge of Allegiance. Upon roll call, the following Board Members responded:

Chair Steven Hurwitz

Vice Chair Jerome Gavcovich

Board Member Jed Frankel

Board Member Roger Santana

Board Member Oscar Sklar

Item 1. Request for approval for a new single-family home for “Yalin Izkah” located at 10110 East Broadview Drive, Lot 17 of Block 25. On March 3, 2020, the Board deferred the project. The architect has submitted revisions based on comments from the hearing. The owner is proposing to construct a new two-story single-family home. The proposed two-story home has approximately 5,986 square feet of a/c living. The residence will have 4 bedrooms, 5 1/2 baths and a two-car garage. Enclosed please find the site plan and elevations. (Item #1)

Architect Deborah DeLeon came forward and presented the re-design request for a new single-family home to be located at 10110 East Broadview Drive. The owners proposed to construct a residence with four bedroom and five and half bathrooms and a two-car garage.

The following comments were addressed by the design team as requested by the Board.

- Reduction of mass in the front area.
- Front Tower
- Additional landscaping
- Front balcony was setback and the addition of a trellis.

There was a brief discussion on the comments from the Board relating to the fence; landscaping abutting the neighboring wall; proposed materials; floor plan; garage door; landscaping plan; location of the emergency generator; location of the air condition units the front entrance balcony and the trellis over the garage.

ACTION: Vice Chair Gavcovich made a motion to approve the proposed single-family home with the following conditions:

1. The rafters located near the trellis on the west side be cut back 5 feet.
2. Landscaping – Hedge be planted along the west property line at the trellis a minimum of 8 feet tall. To be measure from the raise grade.
3. The planting material on the north side near the mechanical area be podocarpus and shall be planted on a minimum of 5 feet tall.
4. Trellis over the garage be lower to approximately the center of the beam of the top of the garage.
5. Other conditions as listed on Town Planner staff report.
6. Re-study the Addition of 2 columns / pillars on East Broadview Drive.

Board Member Frankel seconded the motion and it passed unanimously.

There being no further business to discuss meeting was adjourned at 6:25 p.m.

CHAIR

ATTEST

DEPUTY TOWN CLERK

DRAFT

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

A Planning & Zoning Board Virtual Meeting was held Tuesday, September 1, 2020 at 5:08 p.m. via the Zoom platform. The meeting was opened with the Pledge of Allegiance. Upon roll call, the following Board Members responded:

Chair Steven Hurwitz

Vice Chair Jerome Gavcovich

Board Member Alan Bebachik

Board Member Jed Frankel

Board Member Wesley Kean

Board Member Oscar Sklar

Item 1. Request for approval for a new single-family home for “1260 95 Street Associates, LLC” located at 1260 95 Street, Lot 5 of Block 32. The owner is proposing to construct a new two-story single-family home. The proposed two-story home has approximately 5,846 square feet of a/c living. The residence will have 5 bedrooms, 4 1/2 baths. Enclosed please find the site plan and elevations. (Item #1)

Architect Max Mousally of Maza Holdings/Maxwerks Design explained the proposed project to construct a new two-story single-family residence; and addressed the following:

- Portico cover for cars over the driveway as opposed to standard two-car garage
- Double entrances/corner windows
- 80% achieved
- Huge open terrace from master bedroom, to be landscaped
- Flat roof utilized as deck, no more than 40% of total square foot usage
- Material of wood imitation aluminum, two different stucco textures, red stone, and series of different finishes of concrete, custom made finish of slab that create terrace on first and second floors
- Elevation as per code, 9'-8", counting on raising side elevations creating need for retaining wall on all sides
- Limestone, concrete slabs that are tiled, ledgestone, stucco, and wood
- First floor typical L shaped
- Presentation of two different alternatives for portico
- Double kitchen
- 40'x15' pool
- Second floor, double height ceilings
- 3 bedrooms/master
- Alternate 1 portico, instead of protruding into the front-yard 20 feet as accepted by Code, recess ledge wall an extra five feet, allowing only five feet into 10' front setback as opposed to the 20'. Code mandate overall width of portico cover be limited to 19'-8".
- Code requires portico to be integrated into house design.

PUBLIC COMMENT

There was no Public Comments.

Board Member Bebchik asked about the status of the home; if it would be a spec home or it would be for sale.

Mr. Mousally responded that he builds home for himself.

Board Member Alan Bebchik:

- Liked the diversity of the design with use of low square footage, and not maximizing the entire area for square footage, appreciate has open spaces and landscaping.
- Suggested placement of the refrigerator towards the wall to create an openness concept
- Preference for the longer version of the portico

Chair Steven Hurwitz:

- Given the size and scale of the home, the longer version that protrudes more towards the façade fits better with the massing and scale of the home.
- Code requires portico to be integrated into house design.

Board Member Oscar Sklar:

- Liked the overall concept, but the front wall when it turns, and it's solid, seems a little more forbidding than it would be just free standing
- Liked the original cantilever, and believes it works better.
- Do not like the railing on the roof; don't think it blends with the rest of the design.
- Very interesting approach, with a concept that is carried through very well, but don't think are well conceived.
- From the sides and back, railing should be more recessed. There should be some other treatment that would be a little more in keeping with the design of the house.
- In general, liked the house, liked interest of all the details that have been provided; not sure about the screening of the windows in the front as it contrasts with the wall, but a good job has been done on.

Chair Steven Hurwitz:

- Like the modern look, and materials are very pretty
- Can experience this house and see a lot of light
- Recessing railings more in certain locations or use of different materials
- The canopy is pleasing the way it is anchored into the building in its wider original form. Liked that it also covers the walkway.
- The whole experience in front of the house is very different and unique.

Interim Town Manager Marlene Siegel informed the Board that the wider option of the portico was against code. The applicant was advised that it exceeds the required code allowance, and could only be approved through a variance request, which the Board was not authorized to do. They would have to seek approval from the council.

Town Planner Michal Miller explained the definition of a portico, according to the Town code as a smaller structure in the front, that could only take up a third of the width of the building area, which is just below 20 feet in this case. The plans for the portico that met the requirement of the code were presented and signed off by the Town Planner, which was the only option the Board is to consider, as there is no alternative plan. A variance would be required for the broader portico, and the applicant would have to prove a hardship. He suggested notching the wider canopy back so that it meets four feet allowance for entrances. He further responded to comments about a retaining wall around the perimeter of the site that was not shown on the plans. He advised the Board that if such a fence is proposed, it must be shown on the plans and the design must be approved by the Board. The plans being reviewed show grade with a chain link fence.

Mr. Mousally stated that he was contemplating the retaining wall, but a decision has not yet been made.

Town Planner Miller discussed retaining walls as they pertain to FEMA flood elevation requirements in the Building Code, to raise the flood elevation level.

Chair Steven Hurwitz advised the applicant that he would be required to come back to the Board for approval if he envisioned a retaining wall on the property.

Mr. Mousally stated that the retaining wall, covered with grass, is to accommodate for the difference in level and grade between the property and the adjacent properties. He was not looking at anything that would protrude above grade. He stated that the grading on the Grading Plans submitted shows quite a bit of elevation in the front compared to the sides and back. And only details of how to accommodate for the difference in grade is missing from the drawings.

Mr. Mousally responded that he drew the plans with both options for the portico to give the Board the opportunity to see and judge for themselves.

Chair Steven Hurwitz advised that the Board does not have the authority to approve the wider width portico.

Mr. Mousally questioned a waiver that was recently approved by the Board concerning the 80 percent rule of the second floor.

Chair Steven Hurwitz explained that the Town Code allows the Board to approve exceptions for certain architectural features.

Board Member Wesley Kean:

- Beautiful idea to use the series of materials in walls and planes both vertically and horizontally to kind of layer into the spaces to form the architecture, rather than use of “boxes”.
- The Board has a responsibility as to address how these homes and houses have a relationship to the community. Felt this could be achieved with slight modifications, but as currently presented, the project turns its back on the community, because of the big planes of wall that are opaque.
- The grey concrete wall goes hand in hand with planning ideas.
- Lifting the wall off the ground and setting it on like a clear story idea.
- Second floor window is great.
- Certain things can be done to bring the house in relationship with the street and the neighborhood.
- If there is a way to pick an aluminum color that could only be achieved with an aluminum like material.
- The stair could be tuck in nicely against the wall to allow the entry to not be interrupted by having an immediate stair above when walking in
- There is a stair with solid wall that kind of divides the master bedroom from the pool entrance.

There was discussion regarding a variance for the larger portico.

Mr. Mousally stated that he did not want the variance to be an obstacle that would prevent the project from being built. He believed the wider width portico yields a better result, and it integrates that portico with the house, as per code and what it mandates; far more than a floating canopy that meets the code.

Interim Town Manager Siegel mentioned that she, the town attorney, and the town planner met with the applicant and explained why the portico did not meet code. He was advised of the appropriate way to seek a variance if it was his desire. However, he did not want to be stopped from coming to the Board and presenting the rest of the project. He agreed at the time to submit what met the code. She reiterated that the Board does not have the option to approve something that doesn't meet the code.

Mr. Mousally will discuss the matter with his attorney to see if they would be applying for the variance. He asked if the request has to come back to the Board if they decided to go with a reduced version.

Chair Steven Hurwitz advised that the Board can only consider the reduced version.

Town Planner Miller clarified that the reduced version of the portico was the only matter before the Board.

Discussion continued about taking the wider canopy and notching out the corner or adding a square that covers the door.

Vice Chair Jerome Gavcovich

- Liked idea for corners of mass wrapping that window around, particularly more on the front door side, where the circulation goes through the house north south; that would be successful, and something that would work well.
- Don't think the solution of the portico at the 19'-8" is successful, as it doesn't look right.
- Would not be in favor of approving the project as is.
- It makes a huge difference by notching or locking into the darker gray mass.
- Cantilever beam that wraps around back toward the rear of the family room doesn't seem to work very well. It looks like it is missing something or looks like there is no purpose to it. Liked the idea of projecting out because it breaks up the façade some. Suggested fill with trellis or something, as it looks very strange the way it is.
- There is a note in the drawing for cable rail, but there are detail drawings that show horizontal aluminum pickets. The cable rail looks better, because it is much lighter than the heavier design of horizontal pickets.

Board Member Jed Frankel asked what measures were there to keep the water on the property from running off onto neighboring properties, with there being no retaining wall.

Mr. Mousally explained that the difference between the property and the adjacent one would be governed by a small retaining wall to contain the soil between the properties. The grade between the two properties underneath it, the entire property would have a French drain all the way around. He clarified that he will not be considering anything above grade that is visible; as the retaining wall would only hold the soil between one and the adjacent ones. He added that there is approximately 24'-28' between the two properties after the grading is properly done. He stated that there would have to be a retaining wall.

Board Member Jed Frankel asked if there was a way to access bedroom #3/bathroom on the first floor from the kitchen and the laundry room.

Vice Chair Jerome Gavcovich advised the applicant of a possible issue with the egress window on the front bedroom, second floor plan, because the window swings in, and the batons would prevent using them.

Vice Chair Jerome Gavcovich stated that he didn't like the reduced patio, as it needs to be enhanced.

Chair Steven Hurwitz clarified the Board's concerns with the project:

- The cantilever needs to be resolved, with the applicant either deciding to apply to the Town Council for a variance or come back to the Board with something that meets code.
- The master balcony extension in the back, where the applicant spoke about filling in the area or doing something with it; the front façade whether changing the corner windows, wrapping around or not, or considering clear story or not.
- Resolving the grade issue if the applicant decides to come back with the retaining wall.

Board Member Wesley Kean stated that his suggestion for clear story was one idea. He spoke of the importance of enhancing the relationship to the street.

Discussion ensued regarding relocation of the proposed portico. It was suggested moving the pedestrian five-foot walkway to the other side separating the driveway completely, which would mandate the entrance being on a different side of the house.

Mr. Mousally stated that he might consider that option.

Town Planner Miller advised that based on the code's definition of a portico as a structure over the entry into the house where people drop off people, the portico would not fit that definition if the entrance was moved someplace else; since it would no longer be an entry.

Mr. Mousally expressed his disagreement with the definition of the portico. He stated that the code did not specify there had to be a main entrance for the portico. There was discussion about having two entrances to the house. He stated that there is nothing in the code, as he interprets it, stating the portico must be over the main entry of the house; and nothing precludes having two entries to the house.

Town Planner Miller will obtain a legal opinion from the Town Attorney regarding the concept of using different entries.

There being no further business to discuss the meeting was adjourned at 7:09 p.m.

CHAIR

ATTEST

DEPUTY TOWN CLERK

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

A Planning & Zoning Board Virtual Meeting was held Tuesday, October 6, 2020 at 5:02 p.m. via the Zoom platform. The meeting was opened with the Pledge of Allegiance. Upon roll call, the following Board Members responded:

Chair Steven Hurwitz
Board Member Alan Bebchik
Board Member Oscar Sklar

Vice Chair Jerome Gavcovich
Board Member Jed Frankel

Board Member Wesley Kean was absent.

Item Request for approval for garage conversion for Yearit Izkah located at 1360 98 Street, Lot 5 of Block 35. The owner is proposing to delete an existing two car garage and convert the area into an a/c habitable area (bedroom / study / other) at the existing single-family residence. Enclosed please find the site plan and elevation.

Meir Fellig, Century Builders & Restoration, Inc., General Contractor, and owner's representative presented the proposed project to convert an existing two-car garage on the right side of the house into a new/study/bedroom to accommodate the family. He explained that the project complied with the requirements for the driveway; had enough parking spaces on the existing driveway; removal of pavers to meet the 50% greenery requirement; and design of the home with a new square window that will match the existing square window.

Discussion ensued regarding the following:

The windows will be identical to the one on the left with the same finish, same size, same manufacturer.

Three (3) on-site parking spaces, two (2) required by Code.

Existing fence will not infringe upon the required parking.

A small modification to the driveway to meet the required 50% greenery, with enough space for three (3) cars on the property.

Raising the floor elevation to match existing.

Adding a buffer to soften the connection between the new wall and the driveway.

Code requirement for two (2) feet of landscaping.

Making it a condition of approval on the Building Permit for two (2) square feet minimum landscaping. with matching landscaping on both sides.

Incorporating a three (3) foot landscaping buffer in front of both windows.

PUBLIC COMMENT

There was no public comment

ACTION: Board Member Oscar Sklar made a motion to approve the request subject to the following conditions:

1. Provision of a three-foot landscape strip between the existing garage and the existing driveway.
2. That the landscape strip be provided with some planting in addition to just grass sod similar to what is on the other side of the driveway.
3. Leaving the driveway as it exists, if the corner does not need to be cut to get to the minimum green pervious area.

Board Member Bebachik seconded the motion and it passed unanimously.

It was the consensus of the Board to hold meetings at 6:00 p.m., instead of 7:00 P.M.

Interim Town Manager Siegel mentioned ongoing discussions to hold in-person meetings. The Board Members requested that the council be informed of their concerns with having in-person meetings.

Town Manager Siegel informed the Board that she will be retiring on February 22nd, 2021.

New Town Manager Maria Lasday was introduced to the Board.

There being no further business to discuss meeting was adjourned at 5:21 p.m.

CHAIR

ATTEST

DEPUTY TOWN CLERK