

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

August 3, 2021

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 "Matthew Rosenblatt" located at 9520 West Broadview Drive, Lot 74 of Block 23. The owner is proposing to construct a new two story single family home. The existing 4,099 sq. ft. single-story home (built in 1949) will be demolished and replaced with a new two-story 8,216 sq. ft. home. The residence will have 5 bedrooms, 8 full baths, 2 half bath and a 2 car garage. Enclosed please find the site plan and elevations. Item #1

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

2. Request for approval for a new single family home for "Patrick & Michelle Maloy" located at 10161 East Broadview Drive, Lot 24 of Block 23. The owners are proposing to construct a new two story single family home. The existing 3,504 sq. ft. single-story home (built in 1950) will be demolished and replaced with a new two-story 6,553 sq. ft. home. The residence will have 5 bedrooms, 4 baths, 2 half bath and a 2 car garage. Enclosed please find the site plan and elevations. Item #2

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

3. Approval of the minutes held on November 17, 2020, December 15, 2020 and May 18, 2021. (Item #3)

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

August 3, 2021

ITEM NUMBER: 1.

ITEM: Request for approval for a new single family home for "Matthew Rosenblatt" located at 9520 West Broadview Drive, Lot 74 of Block 23. The owner is proposing to construct a new two story single family home. The existing 4,099 sq. ft. single-story home (built in 1949) will be demolished and replaced with a new two-story 8,216 sq. ft. home. The residence will have 5 bedrooms, 8 full baths, 2 half bath and a 2 car garage. Enclosed please find the site plan and elevations. Item #1

DESCRIPTION:

RECOMMENDED ACTION:

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

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez
 Ayanidys Martinez

ATTACHMENTS

1. BHI 9520 WBVD SFR PZB Staff Report July 26 2021
2. Rosenblatt DD 7.28
3. C-1 - Rev 1
4. C-2 - Rev 1
5. RUNOFF CALCULATION ROSENBLATT - Rev 1
6. Rosenblatt 2021-7-19 L2-min
7. Rosenblatt 2021-7-19 L3-min
8. Rosenblatt 2021-7-19 L4-min
9. Rosenblatt landscape Rev 2 07-20-21-min
10. 68259 - 9520 W BROADVIEW - MIAMI signed

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

To: Planning and Zoning Board
Town of Bay Harbor Islands

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

Date: July 26th, 2021

Subject: Single-Family Residence – New Construction
9520 West Broadview Drive
Bay Harbor Islands Acct. No.: SPR21-000011
MMPA Acct. No.: 01-0702-1110

RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board (PZB) review the contents of this staff report, the latest revised Site Development Plans (Signed 7/21/21 / Recd. by Town 7/24/21) 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 9520 West Broadview Drive.

GENERAL PROJECT INFORMATION

Land Use Designation: L – Low Density Residential
Zoning District: RD Single-Family District
General Location: 9520 West Broadview Drive
Legal Description: Lot 74 of Block 23, "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, Stephanie De Halfen at SDH Studio, as agent for the property owner, Matthew Rosenblatt, has submitted an application for a new single-family home on a waterfront lot (Biscayne Bay) located at 9520 West Broadview Drive. The existing 4,099 sq. ft. single-story home built originally in 1949 will be demolished & replaced with a new two-story 8,216 sq. ft. home that has 5 BR / 8 full baths / 2 half baths and a two (2) car garage.

The home's architectural style can be described as "South Florida 2020 Modern" with a flat roof, abundant windows, exterior stone cladding and smooth stucco finishes. The 2nd floor covers portions of the 1st floor (80%) which breaks up the massing, as well as the required façade articulations. The house façade elevations have numerous windows / details / undulations for required enhanced articulation. The project incorporates a future swimming pool, spa and decking in the rear yard facing Biscayne Bay. A free-standing gazebo (190+/- sq. ft. / 9' tall) is also proposed in the rear yard next to the pool area. The PZB may approve gazebos on waterfront lots subject to the setbacks listed in accordance with Sec. 23-12(15)(e)(iii). 40.1% of the site is proposed to be pervious open space (40% min. required for 2-story homes). A retaining wall (decorative block) is proposed along portions of the north and south property lines with black vinyl-clad chain-link fencing on top of the wall. The height of the proposed flat roof deck is 24' above Base Flood Elevation (BFE), which complies with the 25' maximum height permitted in the RD Single-Family District. There are a few existing trees (mostly palms) on the site – one of which (55' tall Royal Palm) and a mature Sea Grape (39' tall) will be retained. Additional lot shade trees will be added to meet the minimum Code requirements (6 shade trees / max. 25% palms). Finally, new Street trees will be planted per the Master Street Tree Plan (Beauty Leaf trees normally required) but Crape Myrtle trees must be planted due to the FPL lines @ 12' min.). The proposed site landscaping meets the minimum Miami-Dade County Landscape Code and Town Supplemental Landscape Code requirements, including the use of native and drought tolerant plant materials.

PROJECT HISTORY

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

COMPREHENSIVE PLAN / ZONING

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

Land Development Regulations / Zoning Code –The property has a Zoning Classification of RD Single Family Zoning District. The proposed use and density of the property is consistent with this zoning classification. The following Zoning and Planning sections of the Code apply to this proposal: Section 23-3 (Use Regulations RD Single-Family District), Section 23-9 (Minimum Size of Living Units), Section 23-10 (Minimum Size of Building Lot), Section 23-11(A) (Land Development Regulations RD Single-Family Area) and Section 23-12 (Land Development Regulations General 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 9520 West Broadview Drive now meet or exceed all Town Land Development and Landscape Code requirements, or conditions are included to address any final issues. The applicant submitted plans that were reviewed and commented on by MMPA and all previous comments and issues have been addressed by the current plans.

The following conditions of approval are recommended:

- 1) This approval is based on the Site Development Plans prepared by Stephanie De Halfen at SDH Studio, last updated / signed July 21st, 2021, with any modifications required by the PZ Board. Any future modifications to the above plans shall be reviewed by Town staff / MMPA and may require re-approval by the PZB if felt to be substantial.
- 2) Per Town Code Section 23-12(12) the approval of the proposed retaining walls is conditioned upon the PZ Board approving the design. If the PZB does not approve the retaining wall system, the site design shall be redesigned accordingly to accommodate uses / drainage.
- 3) Per Town Code Section 23-12(15)(e)(iii) the approval of the proposed gazebo is conditioned upon the PZ Board approving the structure. If the PZB does not approve the gazebo, the site design shall be redesigned accordingly.



ROSENBLATT RESIDENCE

9520 WEST BROADVIEW DR, BAY HARBOR ISLANDS, FL 33154-1926

ARCHITECTURE

- A-000 COVER PAGE
- A-001 GENERAL NOTES
- A-003 SITE PHOTOS
- A-004 SITE PHOTOS
- A-005 SITE PHOTOS
- A-006 SIDE ELEVATION RENDERINGS
- A-100 SITE PLAN
- A-100.1 SITE PLAN DETAILS
- A-101 FIRST FLOOR PLAN
- A-102 SECOND FLOOR
- A-103 ROOF PLAN
- A-200 ELEVATIONS
- A-201 ELEVATIONS
- A-202 ELEVATION DIAGRAMS
- A-203 ELEVATION DIAGRAMS
- A-300 SECTIONS

LANDSCAPE

- L-1 LANDSCAPING PLAN
- L-2 LANDSCAPING NOTES
- TD-1 TREE DISPOSITION PLAN

DRAINAGE

- C-1 STORM DRAINAGE PLAN
- C-2 DETAILS

SDH_STUDIO
ARCHITECTURE+DESIGN

AA26002883

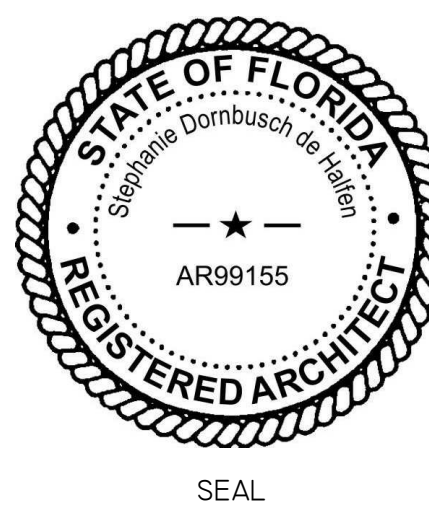
18200 NE 19TH AVE, SUITE 100
NORTH MIAMI BEACH, FL 33162
(305) 501 5013
INFO@SDHSTUDIO.COM

STEPHANIE D. DE HALFEN
ARCHITECT P.A.
ARCH.REG.#99155

ROSENBLATT

9520 WEST BROADVIEW DR,
BAY HARBOR ISLANDS, FL
33154-1926

ROSENBLATT



NOTES/COMMENTS

REVISIONS / SUBMISSIONS

I PZ BOARD 07/08/2021

COVER PAGE

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED
WORK OF SDH STUDIO, AND MAY NOT BE REPRODUCED,
USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN
CONSENT OF SDH STUDIO.

DRAWN BY: SDH
CHECKED BY: RB
INITIAL DRAWING RELEASE DATE: 6/24/2021

A-000

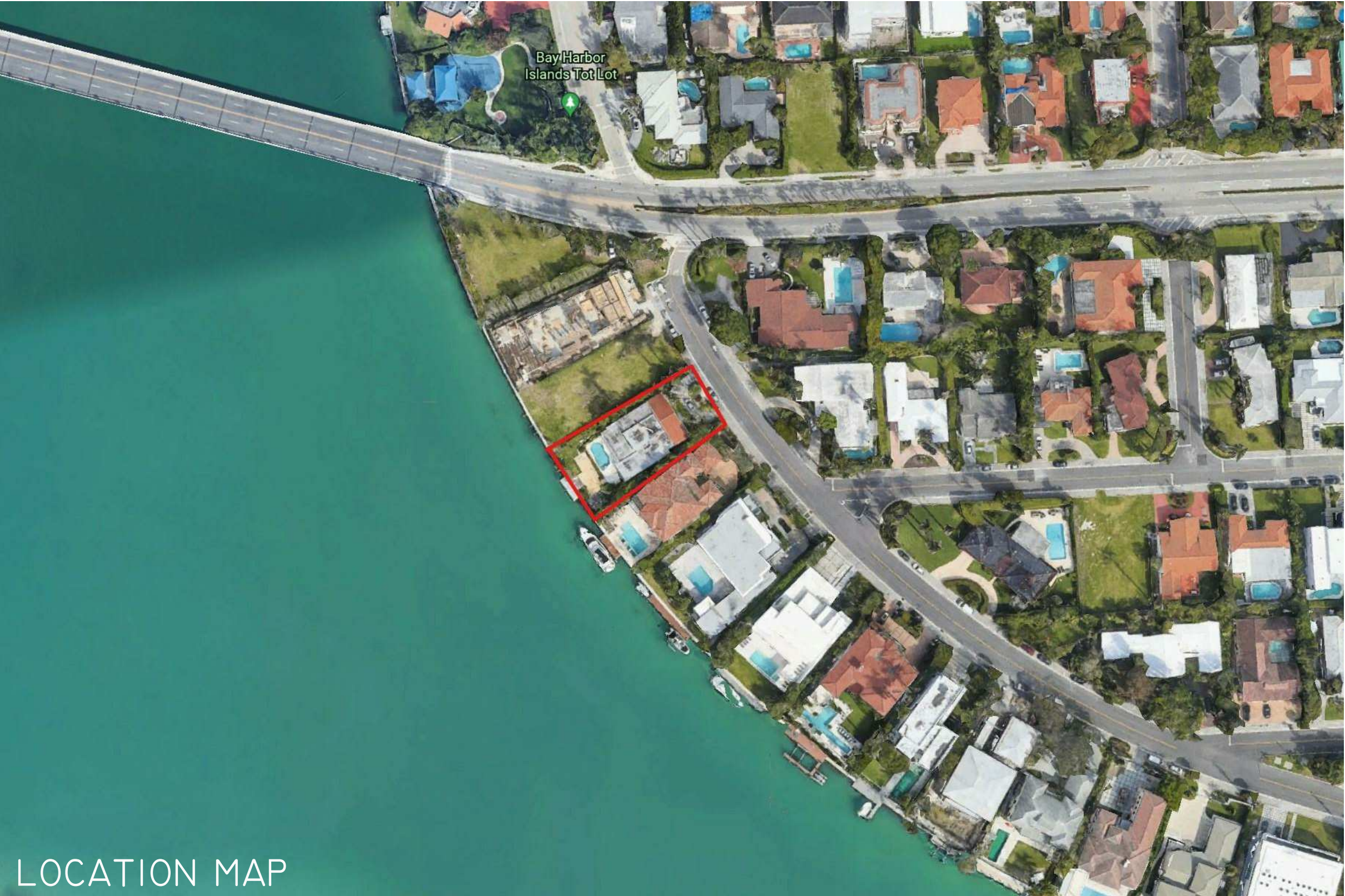
LANDSCAPE

6200 S.W. 80TH ST MIAMI, FL 33143
(305) 528 4001

ARCHITECTURE

SDH_STUDIO
ARCHITECTURE+DESIGN

18901 NE 29TH AVE. SUITE 101 AVENTURA, FL 33180
305 501 5013
WWW.SDHSTUDIO.COM



LOCATION MAP

9520 W BROADVIEW DR, BAY HARBOR ISLANDS, FL 33154-1926

ABBREVIATIONS

A	ANCHOR	HT	HEIGHT
AC	AIR CONDIONING	HORIZ	HORIZONTAL
ACoust	ACOUSTICAL	HB	HOSE BIBB
ACP	ACOUSTICAL CEILING PANEL	ID	INTERIOR DIMENSION
AFF	ABOVE FINISH FLOOR	INSUL	INSULATION
AHJ	AIR HANDLE UNIT	INTERM	INTERMEDIATE
ALUM	ALUMINUM	JAN	JANITOR
ANOD	ANODIZE	MANUF	MANUFACTURER
BD	BOARD	MAT	MATERIAL
BFF	BELOW FINISH FLOOR	MAX	MAXIMUM
BLK'G	BLOCKING	MIN	MINIMUM
BLK	BLOCK	MTL	METAL
CEM	CEMENT	NIC	NOT IN CONTRACT
CER	CERAMIC	NEOPR	NEOPRENE
CFV	CONTRACTOR FIELD VERIFY	OD	OUTSIDE DIMENSION
CJ	CONTROL JOINT	OC	ON CENTER
CLG	CEILING	OS	OVERFLOW SCUPPERS
COL	COLUMN	PTN	PARTITION
CONC	CONCRETE	PJ	PANEL JOINT
CONT	CONTINUOUS	PL	PLATE
COVER'G	COVERING	LP	LIGHT POLE
DGL	DOUBLE	PLYWD	PLAYWOOD
DIM	DIMENSION	PNL	PANEL
DTL/DTLS	DETAILS	PLAM	PLASTIC LAMINATE
DW	DISH WASHER	PT	PRESSURE TREATED
EAL	EACH	REINF	REINFORCING
ETEC	ELECTRICAL	REQ'D	REQUIRED
EL	ELEVATION	RM	ROOM
ELEV	ELEVATOR	RD	ROOF DRAIN
EXH	EXHAUST	SHEET	SHEET
EXIST	EXISTING	SCH	SCHEDULE
EXP	EXPANSION	SS	STAINLESS STEEL
EXT	EXTERIOR	STL	STEEL
FD	FLOOR DRAIN	STD	STANDARD
FE	FIRE EXTINGUISHER	SECTION	SECTION
FIRE EXT CAB	FIRE EXTINGUISHER CABINET	SIM	SIMILAR
FOIC	FURNISHED BY OWNER, INSTALED BY CONTRACTOR	SPEC'S	SPECIFICATIONS
	FLOURECENT	STR	STRUCTURAL
	FIN	SC	SOLID CORE WOOD
FIN	FINISH	FMH	TELEPHONE
GA	GAUGE	TEMP	TEMPERED
GWB	GYPSUM WALL BOARD	TOS	TOP OF SLAB
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		

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 THOSE 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 AND 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., IF APPLICABLE.
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 ELEVATIONS 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 6 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, IF APPLICABLE

- 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 ARE 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 IIC-3,IIC-4,IIC-5. GARAGE OR STORAGE (SFHA,OSHA(IIC-5-F)- 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.

STAIRS NOTES

1. CLEAR WIDTH OF SPIRAL STAIR IS AT LEAST 26".
2. THE HEIGHT OF RISER IS NOT MORE THAN 7.75".
3. HEADROOM IS AT LEAST 6'-8".
4. TREADS SHOULD HAVE A MIN. DEPTH OF 10".
5. ALL TREAD ARE IDENTICAL.
6. MANUFACTURED STAIRS: ALL SHOP DRAWINGS 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.

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 SHAKED 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 OR 1"x3" FURRING STRIPS 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 JOIST END TO END COLUMNS WITH 1/2" DIA. x 6" ANCHOR BOLTS @24" O.C. FOR OVERHEAD DOOR RAIL, NOT MORE THAN 6" TOP & BOTTOM.
5. PROVIDE 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/ FBC 2017. AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20" WIDE X 24" 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

TERMITE PROTECTION

R318.1 TERMITE PROTECTION.

TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, 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. SEE SECTION 202. REGISTERED TERMITICIDE. UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT, 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.II. TILE IMPERVIOUS FINISH UP TO 80" A.F.F.

2. BATHTUB & SHOWER FLOORS & WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS & IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NO LESS THAN 6 FEET (1829 MM) ABOVE THE FLOOR. R307.2
- 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 4" SPHERE
- 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.
- GUARDRAIL RESISTANT TO 400# LAT PENDUL IMPACT GLASS GUARDRAILS TO HAVE KINETIC ENERGY IMPACT LOADING AS PER ANSI Z97.1- FBC2020 I618.4.6.3

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 FOR RAILINGS. RAILS SHALL REJECT A 4" DIAMETER SPHERE SHALL BE 42" HIGH MIN. GUARDRAIL RESISTANT TO 400# LAT PENDUL IMPACT (BY OTHERS)

2. ALL WINDOWS AND DOORS IMPACT RESISTANT, BY SEPARATE PERMIT W/ 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.

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 DWELLING 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 DBA AT 10 FT. 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 HOUSE DURING NORMAL HOUSEHOLD ACTIVITIES

THE ALARM SHALL BE EQUIPPED WITH 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 WINDOWS FACING THE POOL ON FLOOR ABOVE THE FIRST STORY SCREENED OR PROTECTED PASS-THROUGH KITCHEN WINDOWS OR HIGHER W/ A COUNTER BENEATH

SEPARATE ALARMS ARE NOT REQUIRED FOR EACH DOOR OR WINDOW IF SENSORS WIRED TO A CENTRAL SOUND WHEN CONTACT IS BROKEN AT ANY OPENING.

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 WHICH IS APPROVED BY THE AUTHORITY HAVING JURISDICTION.

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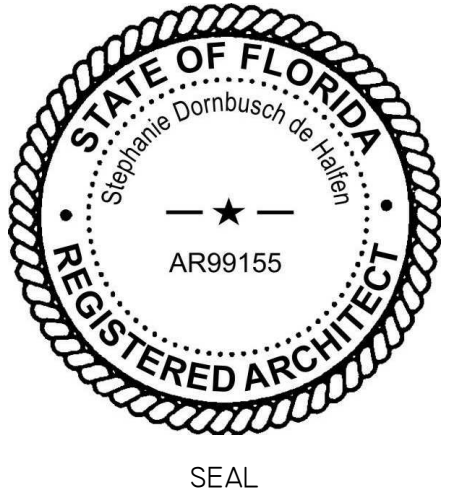
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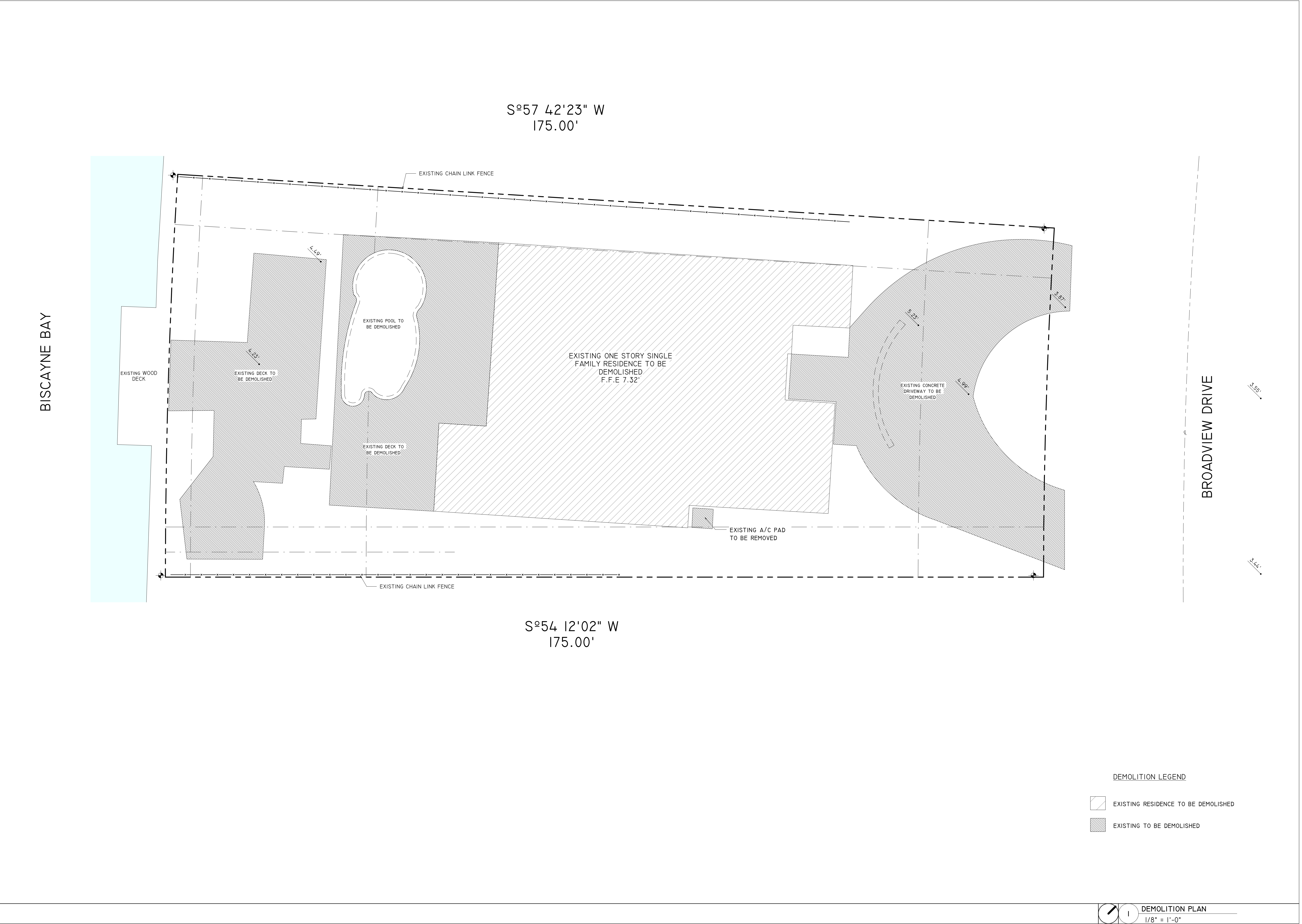
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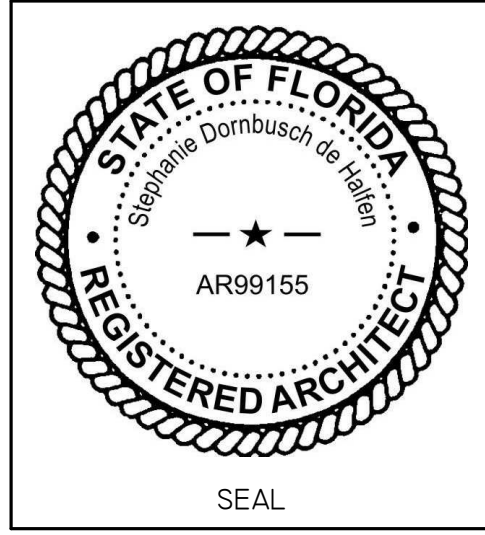
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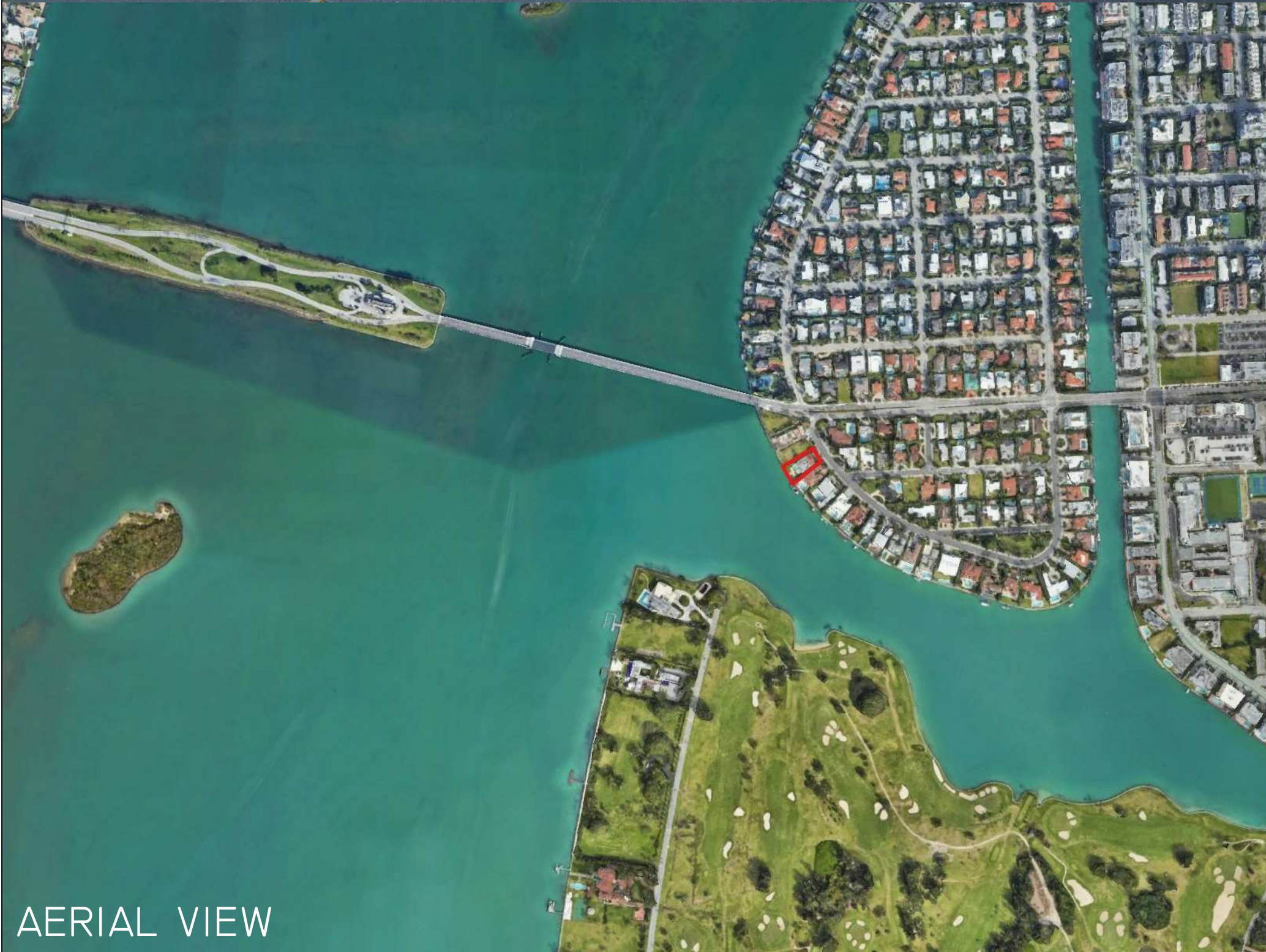
HOUSE TO THE EAST



EXISTING HOUSE



HOUSE TO THE WEST



AERIAL VIEW



HOUSE TO THE NORTH



EXISTING HOUSE



AERIAL VIEW



VIEW FROM HOUSE

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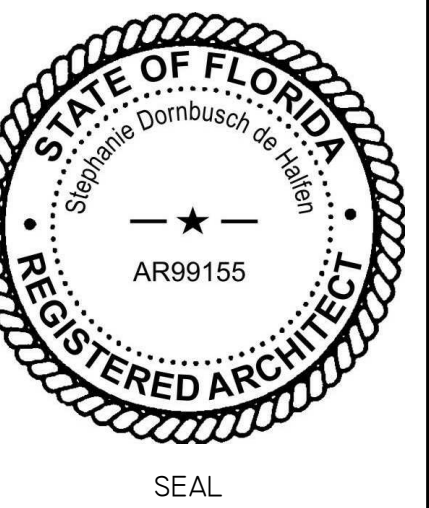
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EXISTING HOUSE



EXISTING HOUSE



EXISTING HOUSE



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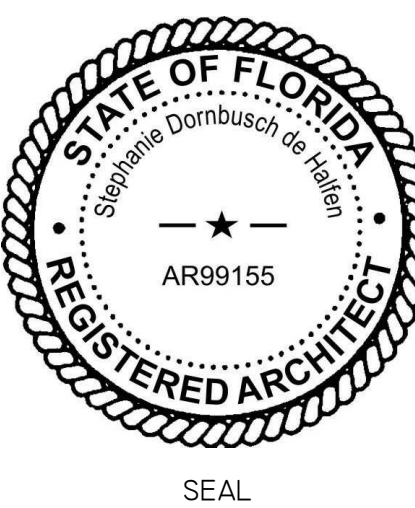
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NORTH EAST ELEVATION RENDERING



SOUTH EAST ELEVATION RENDERING

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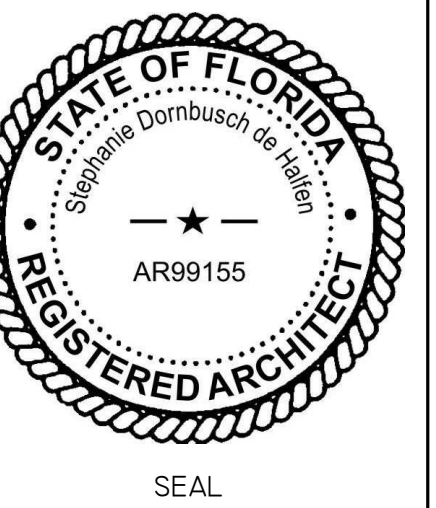
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INSIDE ELEVATION RENDERINGS

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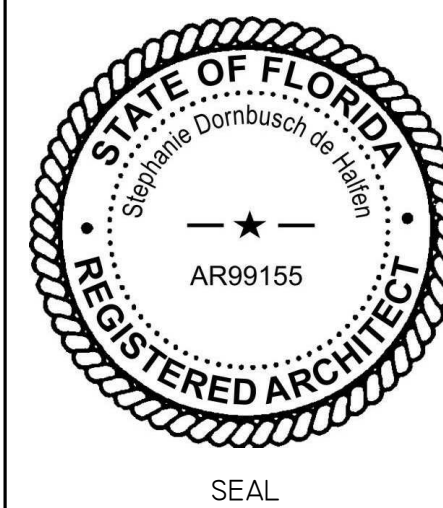
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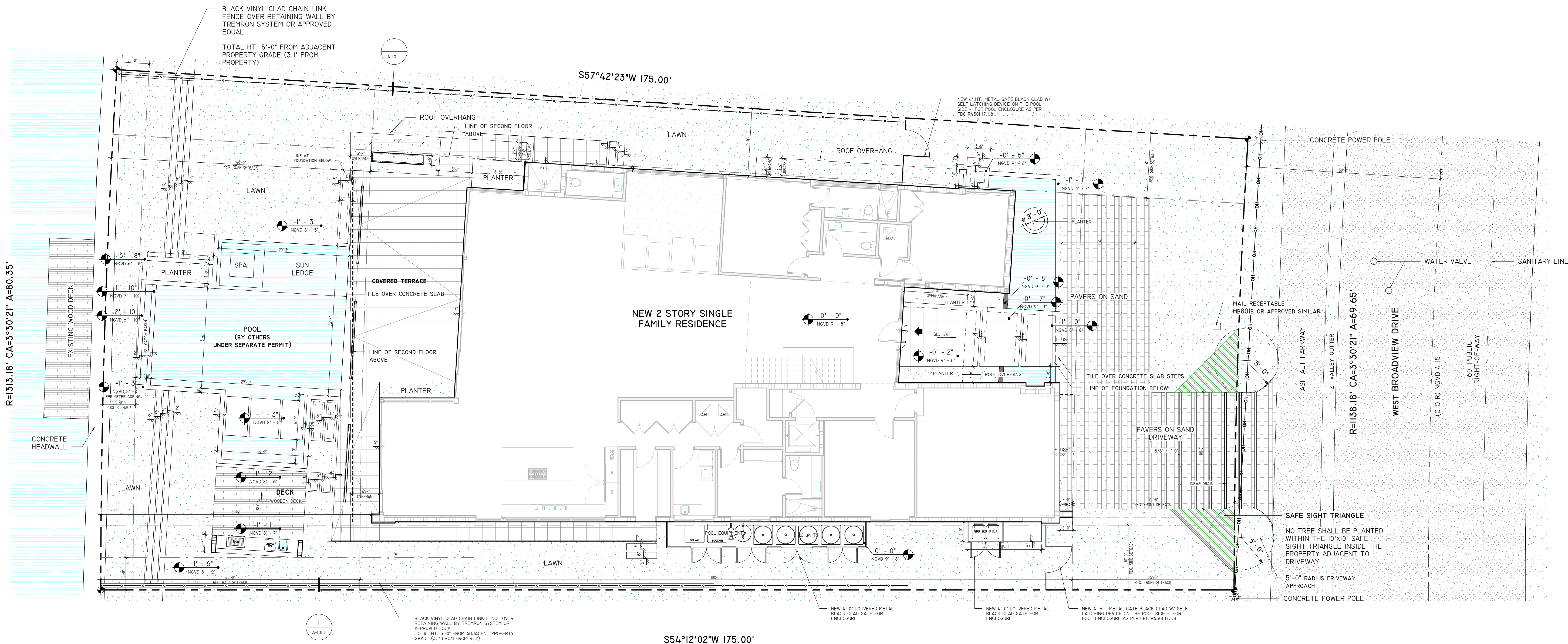
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SITE PLAN

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

APPLICABLE CODES

FLORIDA BUILDING CODE 2020 EDITION
FLORIDA RESIDENTIAL CODE 2020
NATIONAL ELECTRICAL CODE 2020
FLORIDA PLUMBING CODE 2020
FLORIDA MECHANICAL CODE 2020
FLORIDA ENERGY CODE 2020

SCOPE OF WORK

1. NEW 2 STORY SINGLE FAMILY RESIDENCE

OCCUPANCY TYPE R-3
OCCUPANCY LOAD 200 GROSS
CONSTRUCTION TYPE TYPE IIB

AREA TALLY

LOT AREA	13,125 SF 0.30 ACRES
A/C GROUND FL	4,565 SF
A/C SECOND FL	3,651 SF
A/C TOTAL	8,216 SF
FIRST FL GROSS AREA	4,565.4 SF
SECOND FL GROSS AREA	3,651 SF
ENTRY	342 SF
TERRACES	1750 SF
GARAGE	471 SF
PARKING SPACES	2
POOL	697 SF
WALKWAY	198 SQF
DRIVEWAY	1413 SQF

ZONING INFORMATION

BAY HARBOR ISLANDS CHAPTER 23 - ZONING DISTRICT REQUIREMENTS SECTION 23-11 RD - RESIDENTIAL DISTRICT (LOW DENSITY RESIDENTIAL)		
BUILDING SET BACK	REQUIRED	PROVIDED
FRONT SETBACK	25'-0"	25'-0"
REAR SETBACK	40'-0"	40'-0"
SIDES SETBACK	10' - 0"	10' - 0"
POOL SETBACK	5' - 0"	10'-6"
HEIGHT LIMITATION	25' - 0" FROM BASE FLOOD ELEV.	25' - 0"
LOT OCCUPATION		
PERVIOUS AREA	40% - 5,250 SF (MINIMUM)	5,251.5 SF = 40.1%
IMPERVIOUS AREA	60% - 7875 SF (MAXIMUM)	7,873.5 SF = 59.9%
50% MIN. FRONT YARD OPEN SPACE	1761 SF - TOTAL FRONT YARD AREA 50%(MINIMUM) = 880.5 SF	1,079 SF = 61.2%
FIRST FLOOR GROSS AREA	SECOND FLOOR < 80% OF FIRST FLOOR GROSS AREA	4565.44 x 80% = 3652.3 3651 SF < 3652.3 SF

SITE DESCRIPTION

LEGAL DESCRIPTION

ADDRESS: 9520 WEST BROADVIEW DR, BAY HARBOR ISLANDS, FL 33154-1926

LOT: 74 BLOCK: 23 PLAT BOOK: 46 PAGE: 5

HIGHEST CROWN OF ROAD ELEVATION: 4' - 2"

FLOOD ZONE: AE

AVERAGE OF CROW OF ROAD ELEVATION: 4' - 1"

BASE FLOOD: 8.67' PROPOSED FEMA ELEVATION

ALL SITE INFORMATION WAS TAKEN FROM THE ATTACHED CERTIFIED SURVEY, OR A CERTIFIED PREPARED BY:

SURVEYOR'S NAME: PULICE LAND SURVEYOR PLS LIC.: 3870 FIELD WORK DATE: 02/26/2021

PROPOSED	LOWEST FLOOR ELEVATION	GARAGE/STORAGE ELEV.	ADJACENT GRADE ELEV.
MINIMUM	9' - 8" NGVD	8' - 8" 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 OR COMPLETION (IIC3-3D3)



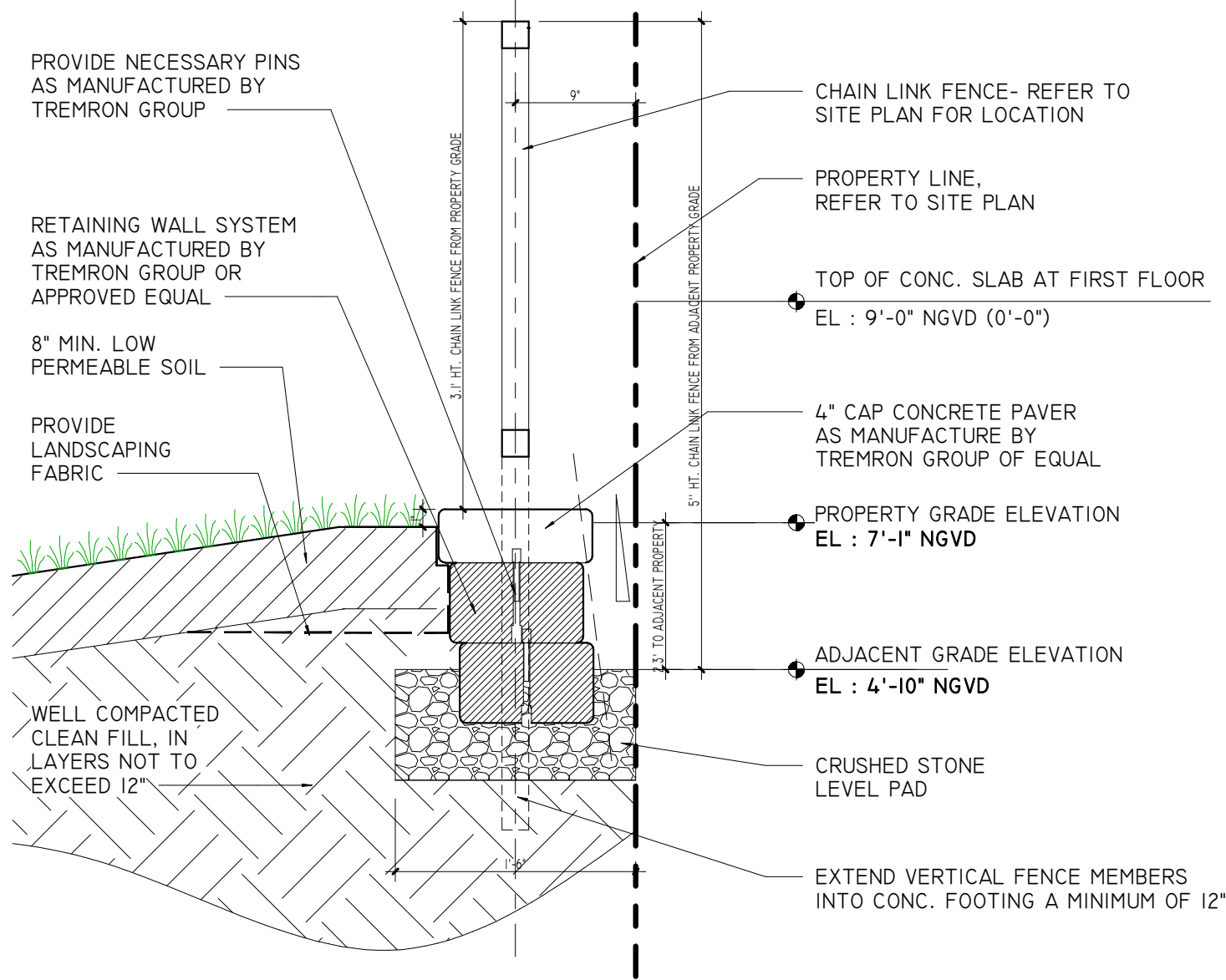
- V. GRIGIO SANDBLASTED FOR FRONT AND BACK FACADE DETAILS
- BRONZE ALUMINUM FRAMING FOR STOREFRONTS
- WOOD CLADDING FOR DETAILS AND ROOF
- SMOOTH STUCCO - BENJAMIN MOORE SUPER WHITE PAINT

4 PROPOSED MATERIALS
1/2" = 1'-0"

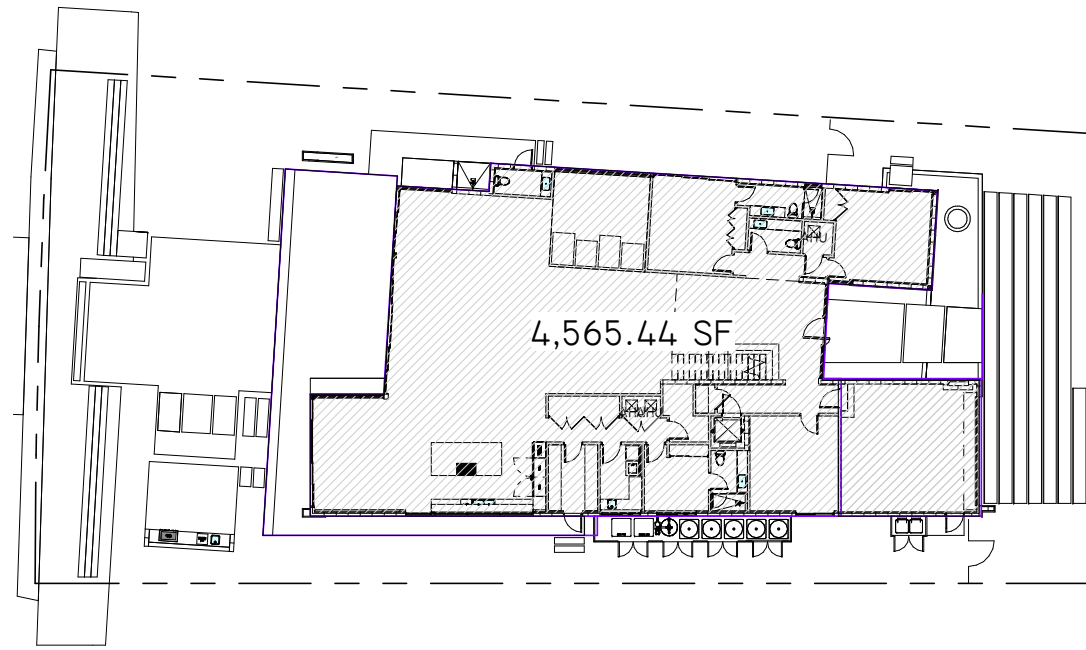


NOTE: FENCE TO COMPLY WITH THE MIN. REQUIREMENTS SPECIFIED IN F.B.C TABLE 2224.

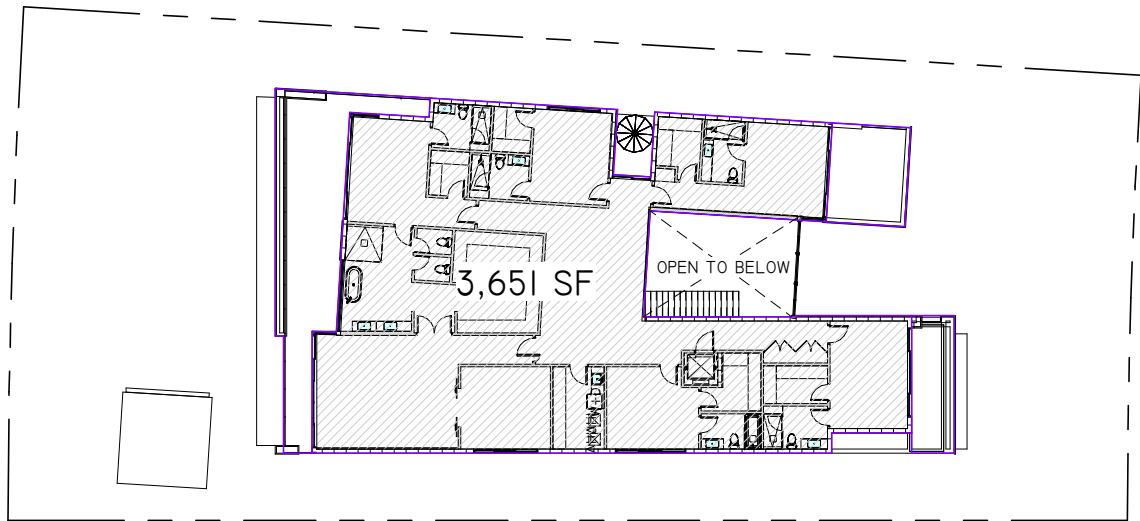
NOTE: FENCE TO COMPLY WITH F.B.C 454.2.17.1.6/F.B.C-R.4501.17.1.6. MAX SIZE SHALL BE A 2 1/4" SQUARE UNLESS THE FENCE IS PROVIDED WITH SLATS FASTENED AT THE TOP OR BOTTOM WHICH REDUCE THE OPENINGS TO NO MORE THAN 1 3/4".



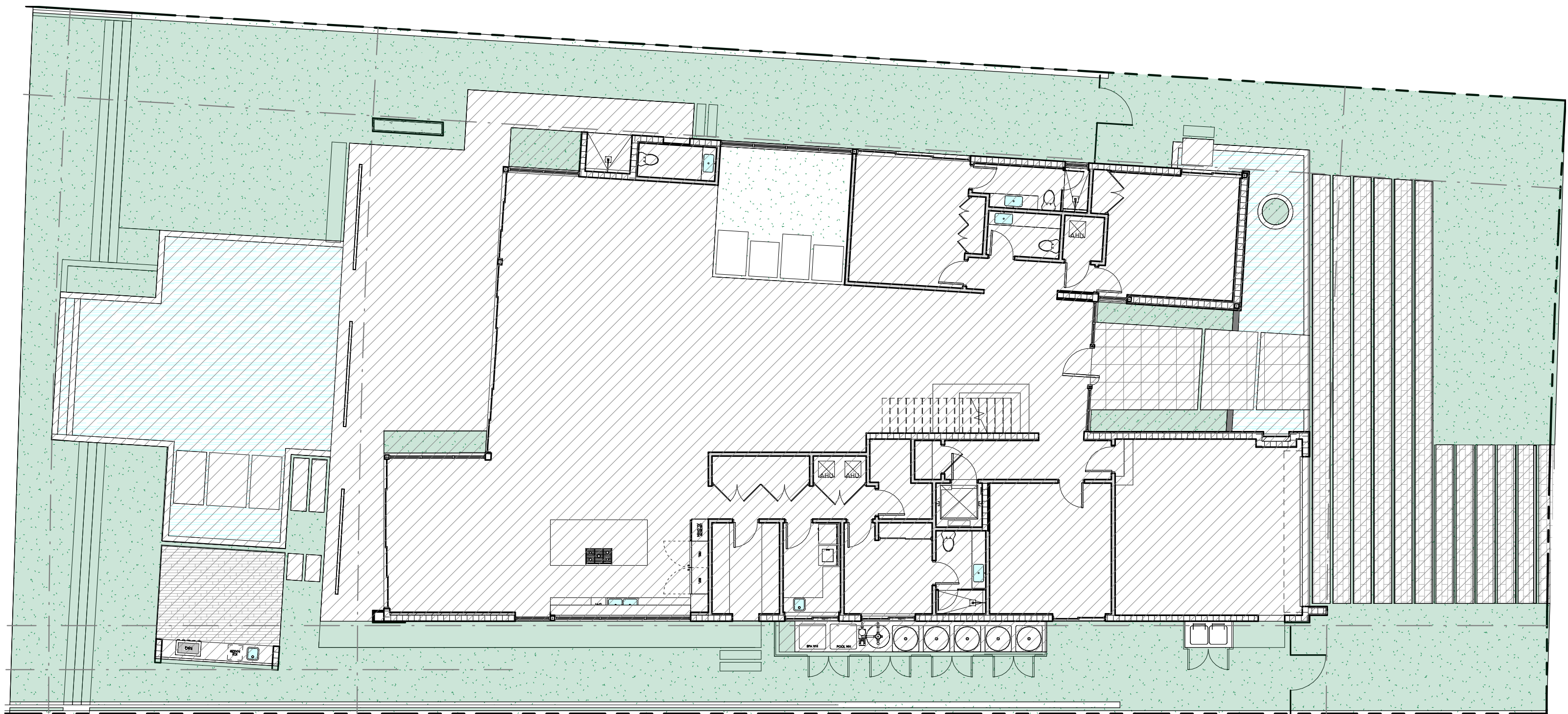
1 RETAINING WALL
1" = 1'-0"



5 1ST FLOOR AREA DIAGRAM
1" = 30'-0"

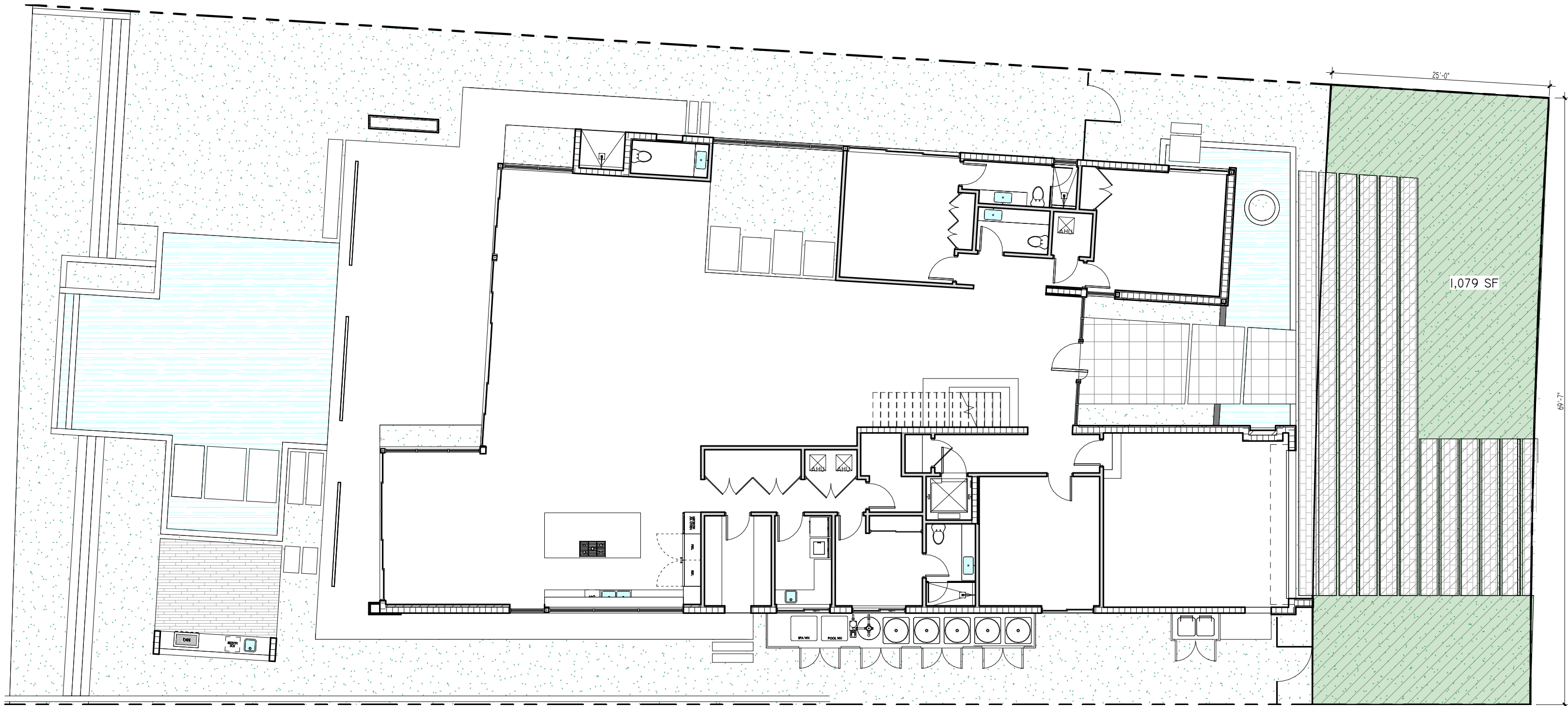


6 2ND FLOOR AREA DIAGRAM
1" = 30'-0"



2 PERVIOUS AND IMPERVIOUS AREA
3/32" = 1'-0"

PERVIOUS AREA	40% - 5,250 SF (MINIMUM)	5,251.5 SF = 40.1%
IMPERVIOUS AREA	60% - 7,875 SF (MAXIMUM)	7,873.5 SF = 59.9%



3 OPEN YARD
3/32" = 1'-0"

50% MIN. REQUIRED FRONT YARD OPEN SPACE = 880.5 SF	OPEN SPACE PROVIDED - 1,079 SF = 61.2%
TOTAL FRONT YARD AREA	1761 SF - TOTAL FRONT YARD AREA

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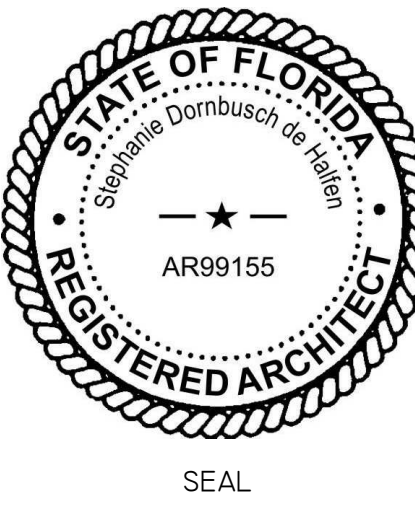
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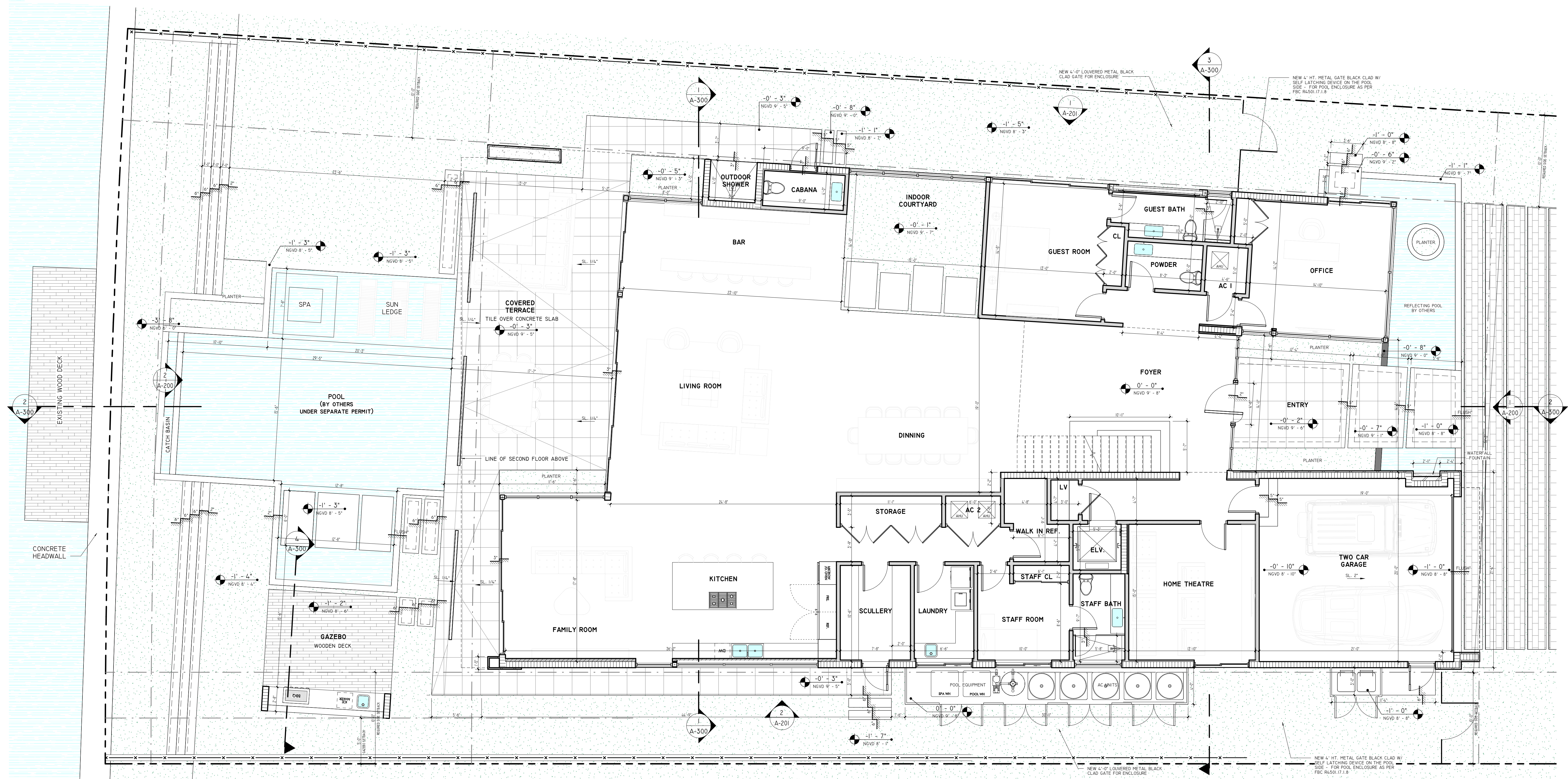
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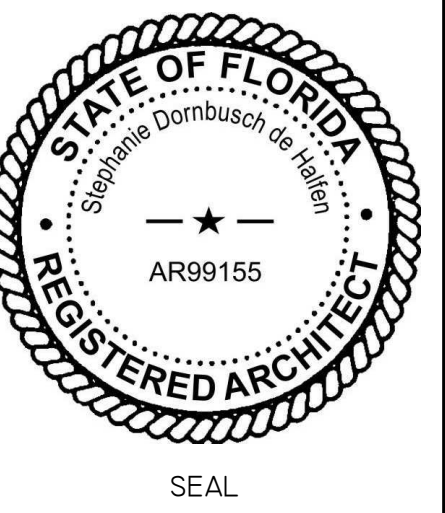
WALL LEGEND

- 3 5/8" - 25 GA. MTL. STUDS @ 16" O.C. 5/8" GYP. BD. EA. SIDE. PROVIDE 5/8" DUROCK BOARD AT WET AREAS AND "MOISTURE RESISTANT GREENBOARD AT AREAS SUBJECT TO MOISTURE (BATHROOMS.).
- 6" - 25 GA. MTL. STUDS @ 16" O.C. 5/8" GYP. BD. EA. SIDE. PROVIDE 5/8" DUROCK BOARD AT WET AREAS AND "MOISTURE RESISTANT GREENBOARD AT AREAS SUBJECT TO MOISTURE (BATHROOMS.).
- NEW 8" C.M.U. WALL - SEE STRUCTURAL DWGS. FOR SPECIFICATIONS
- NEW 8" POUR-IN-PLACE CONCRETE WALL - SEE STRUCTURAL DWGS. FOR SPECIFICATIONS
- NEW 8" C.M.U. WALL W/ - 2"x2" P.T. WD OR 1 1/2" MTL FURRING @ 24" O.C. & R-7.8 INSULATION SEE STRUCTURAL DWGS. FOR SPECIFICATIONS

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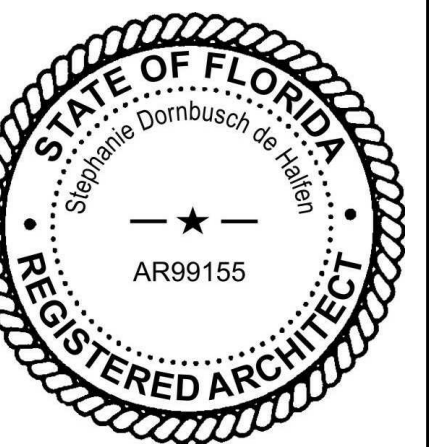
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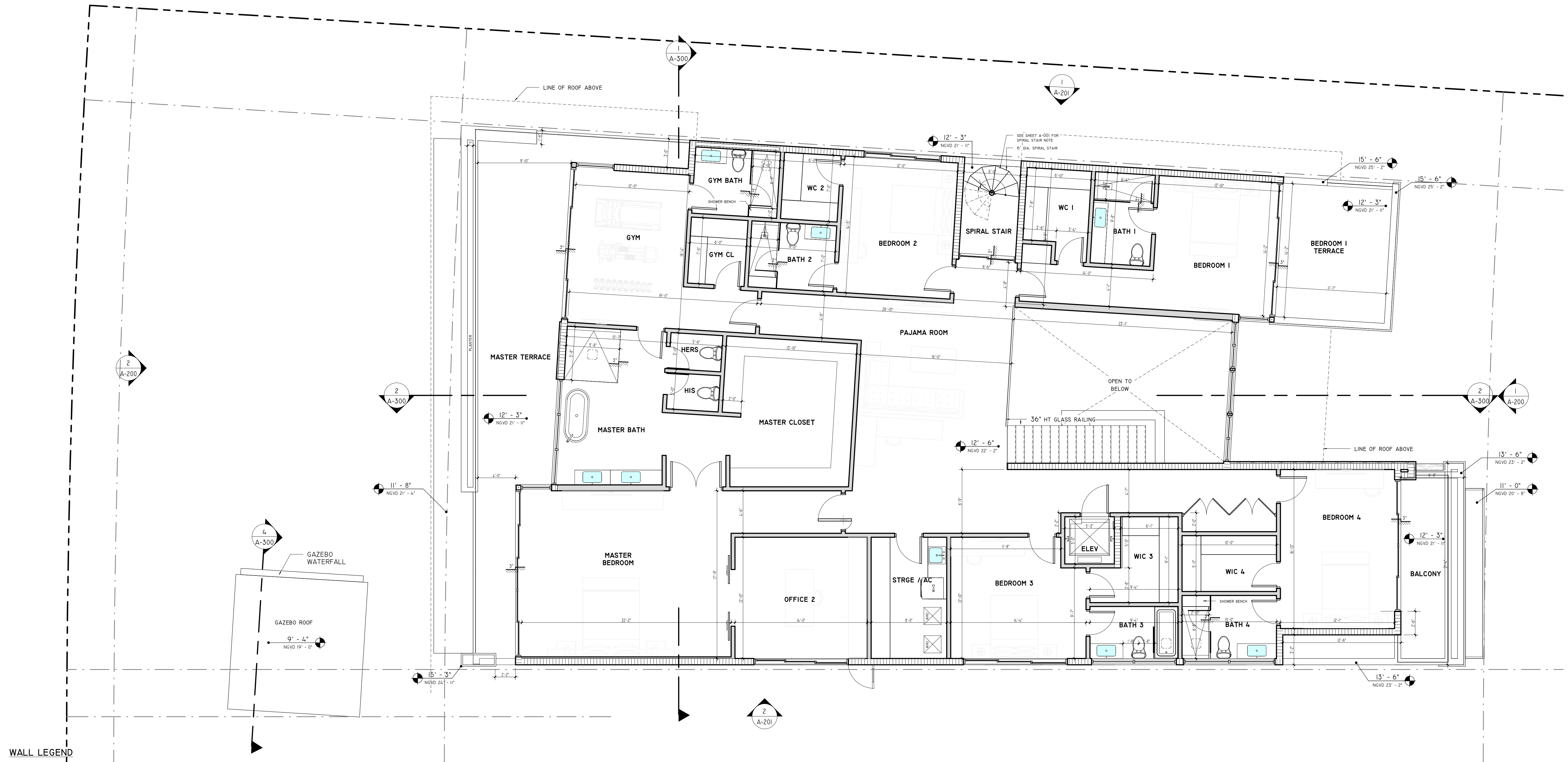
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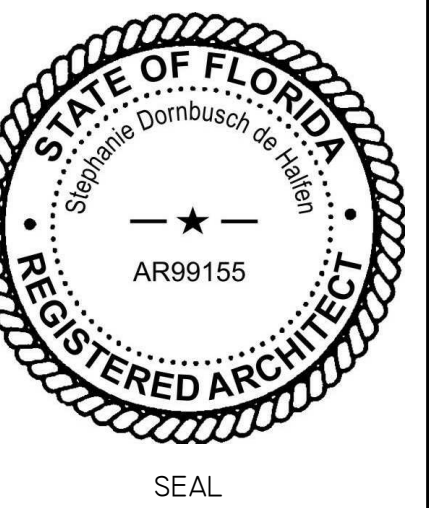
WALL LEGEND

- 3 5/8" - 25 GA. MTL. STUDS @ 16" O.C. 5/8" GYP. BD. EA. SIDE. PROVIDE 5/8" DUROCK BOARD AT WET AREAS AND *MOISTURE RESISTANT GREENBOARD AT AREAS SUBJECT TO MOISTURE (BATHROOMS.).
- 6" - 25 GA. MTL. STUDS @ 16" O.C. 5/8" GYP. BD. EA. SIDE. PROVIDE 5/8" DUROCK BOARD AT WET AREAS AND *MOISTURE RESISTANT GREENBOARD AT AREAS SUBJECT TO MOISTURE (BATHROOMS.).
- NEW 8" C.M.U. WALL - SEE STRUCTURAL DWGS. FOR SPECIFICATIONS
- NEW 8" POUR-IN-PLACE CONCRETE WALL - SEE STRUCTURAL DWGS. FOR SPECIFICATIONS
- NEW 8" C.M.U WALL W/ - 2"x2" P.T. WD OR 1 1/2" MTL FURRING @ 24" O.C. & R-7.8 INSULATION SEE STRUCTURAL DWGS. FOR SPECIFICATIONS

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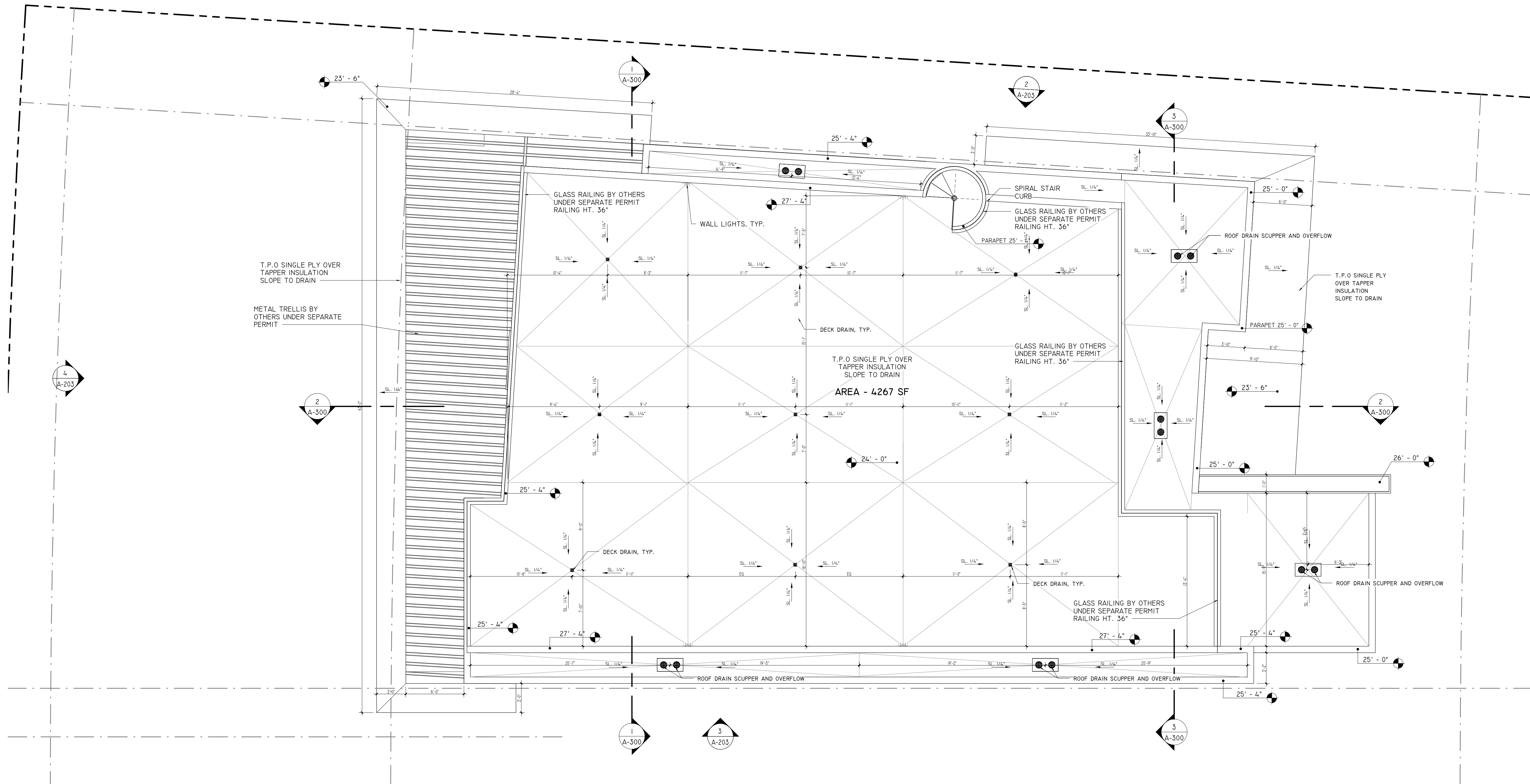
NOTES/COMMENTS

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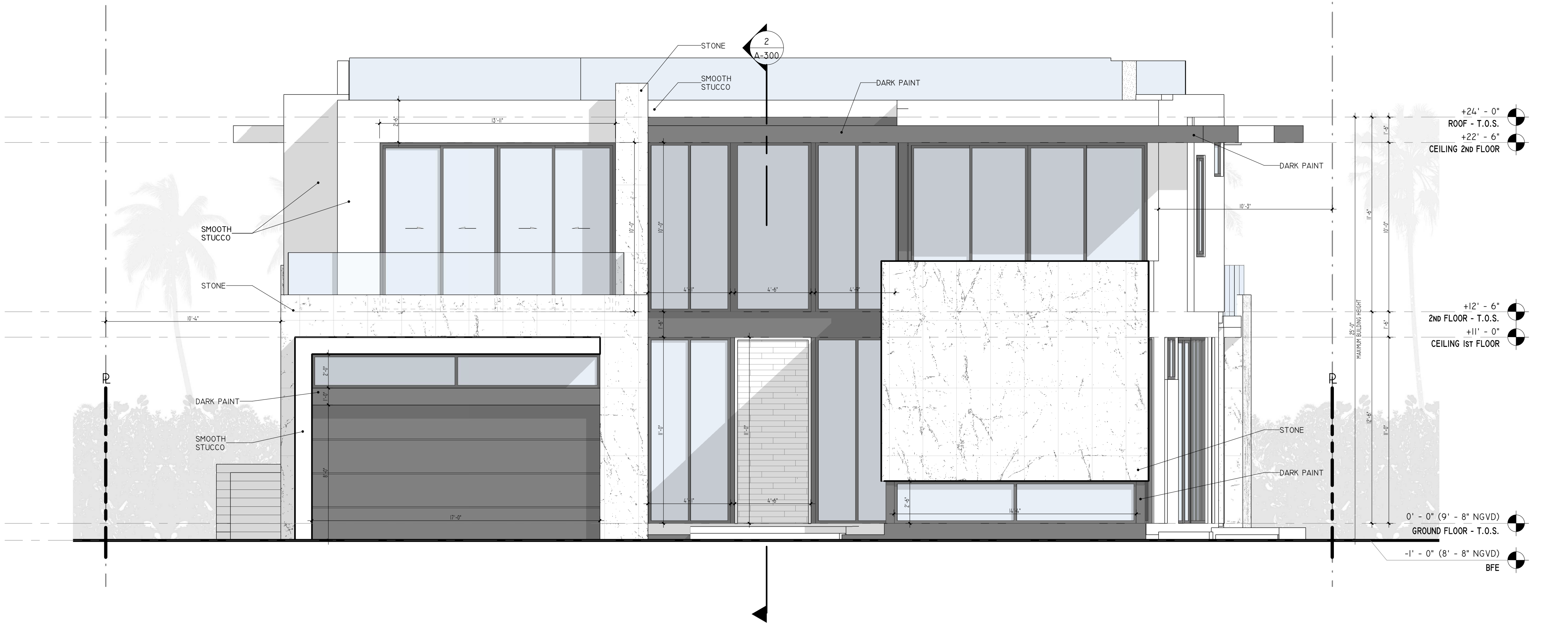
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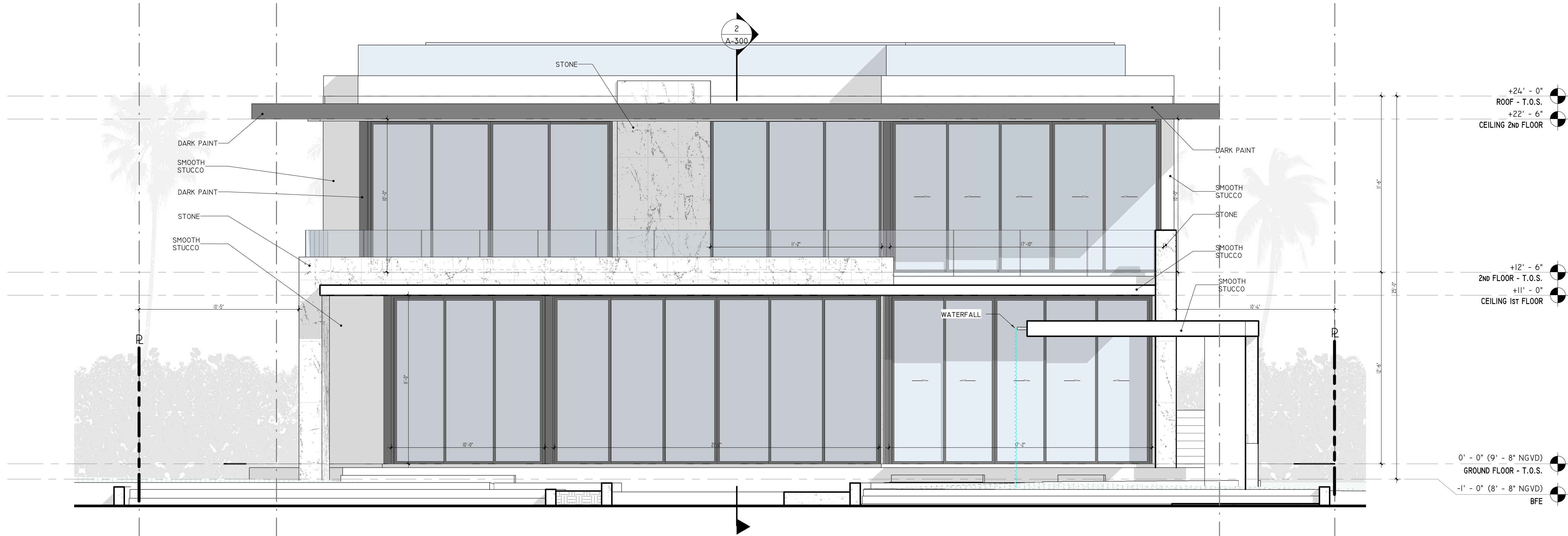
A-103



FINISH MATERIALS	
MATERIAL: NAME	MATERIAL: DESCRIPTION
SMOOTH STUCCO	BENJAMIN MOORE, SUPER WHITE
STONE	(T.B.D.)
ALUMINUM	DARK BRONZE



1 EAST
1/4" = 1'-0"



2 WEST
1/4" = 1'-0"

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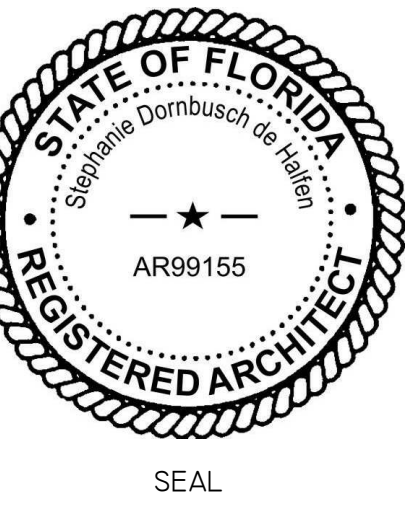
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1 PZ BOARD 07/08/2021

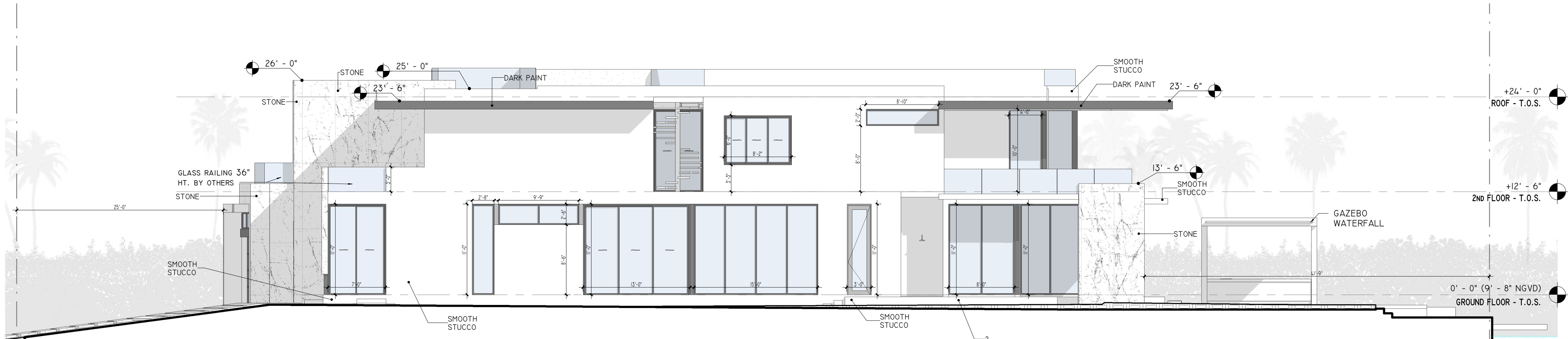
ELEVATIONS

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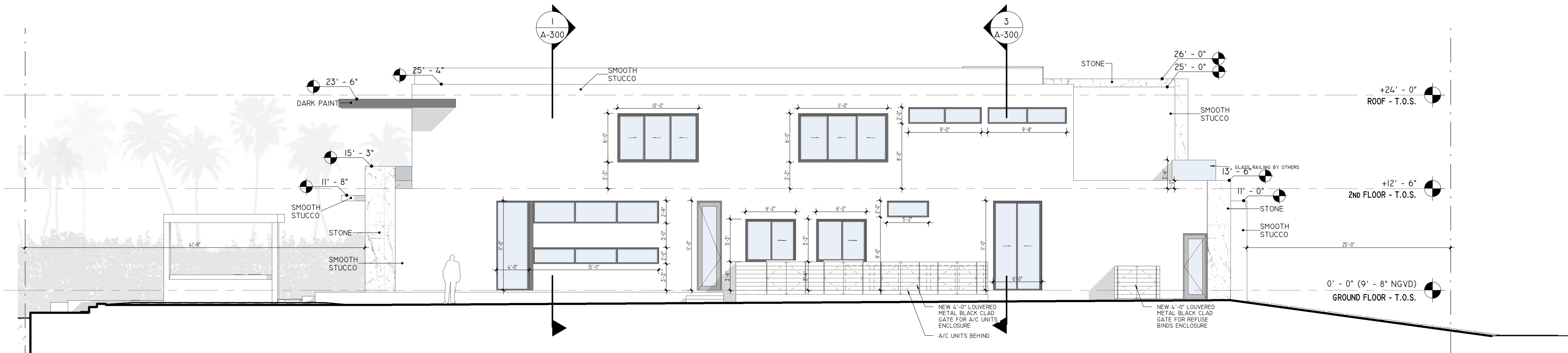
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CHECKED BY: RB
INITIAL DRAWING DATE: 6/24/2021
RELEASE DATE:

A-200

FINISH MATERIALS	
MATERIAL: NAME	MATERIAL: DESCRIPTION
SMOOTH STUCCO	BENJAMIN MOORE, SUPER WHITE
STONE	(T.B.D.)
ALUMINUM	DARK BRONZE



1 NORTH
1/8" = 1'-0"



2 SOUTH
1/8" = 1'-0"

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ARCHITECTURE+DESIGN

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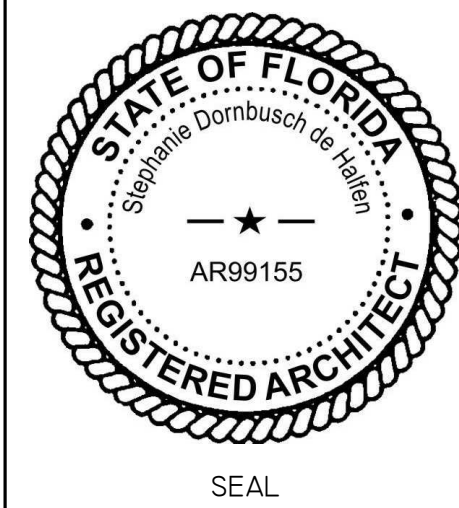
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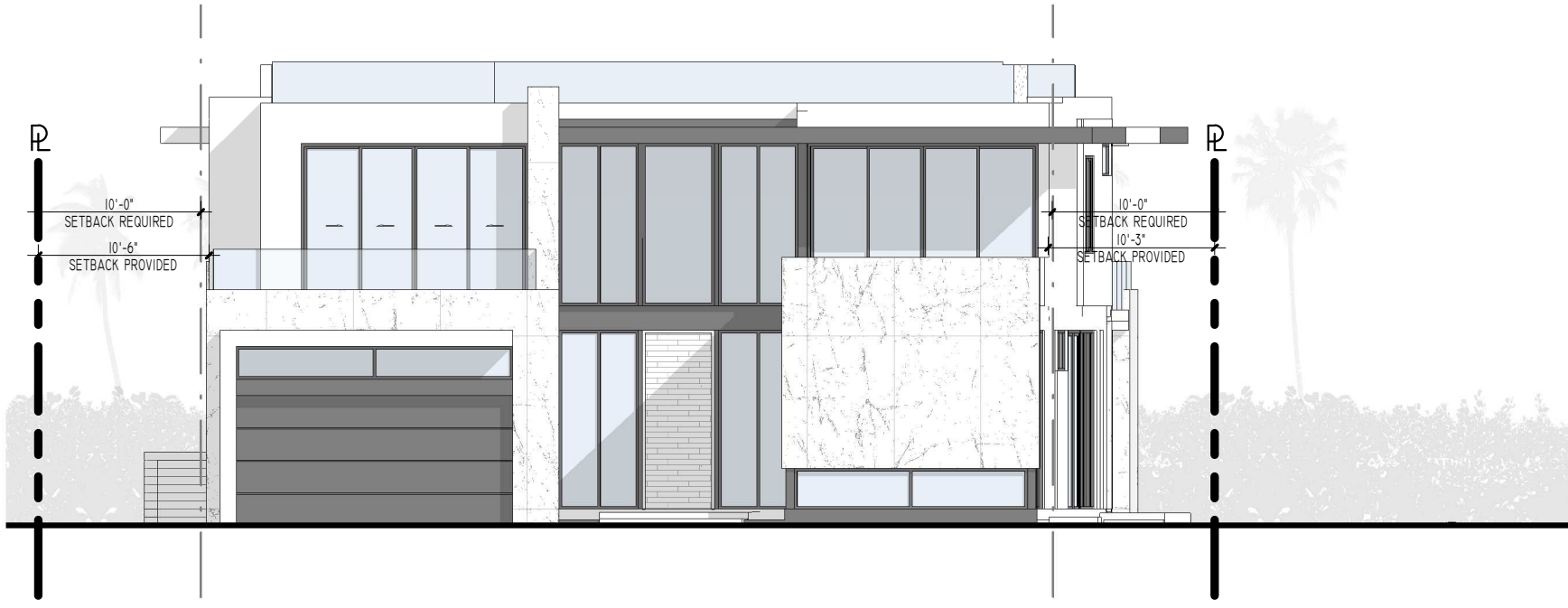
1 PZ BOARD 07/08/2021

ELEVATIONS

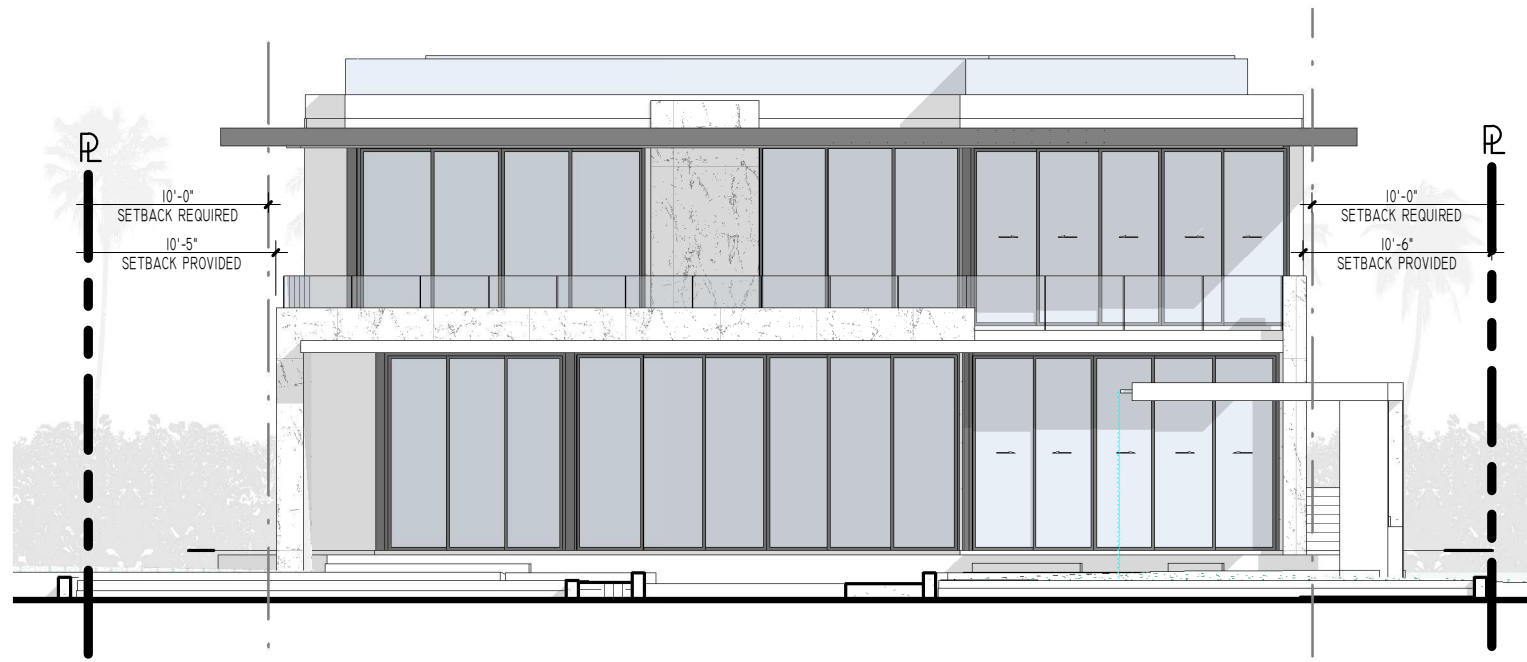
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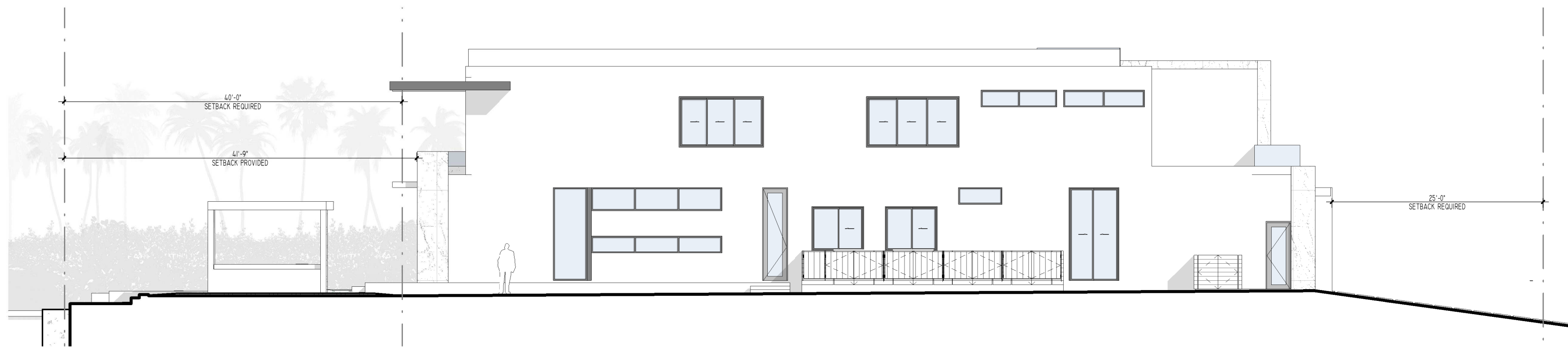
1 EAST ELEVATION SETBACK DIAGRAM
3/32" = 1'-0"



4 WEST ELEVATION SETBACK DIAGRAM
3/32" = 1'-0"



2 NORTH ELEVATION SETBACK DIAGRAM
3/32" = 1'-0"



3 SOUTH ELEVATION SETBACK DIAGRAMS
3/32" = 1'-0"

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ARCHITECTURE + DESIGN

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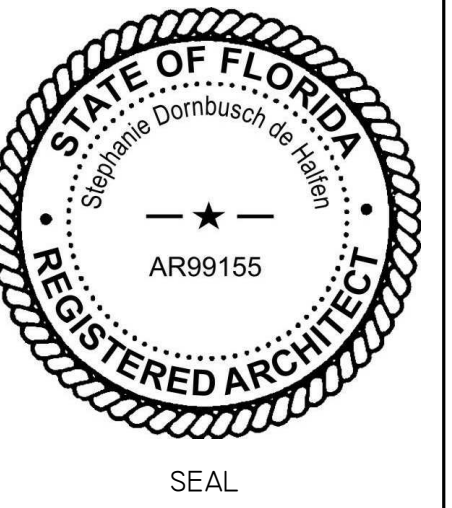
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ELEVATION DIAGRAMS

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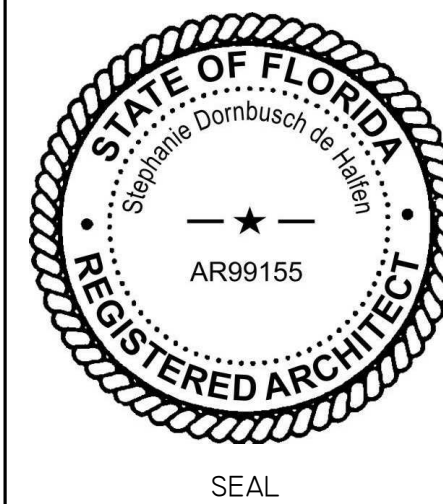
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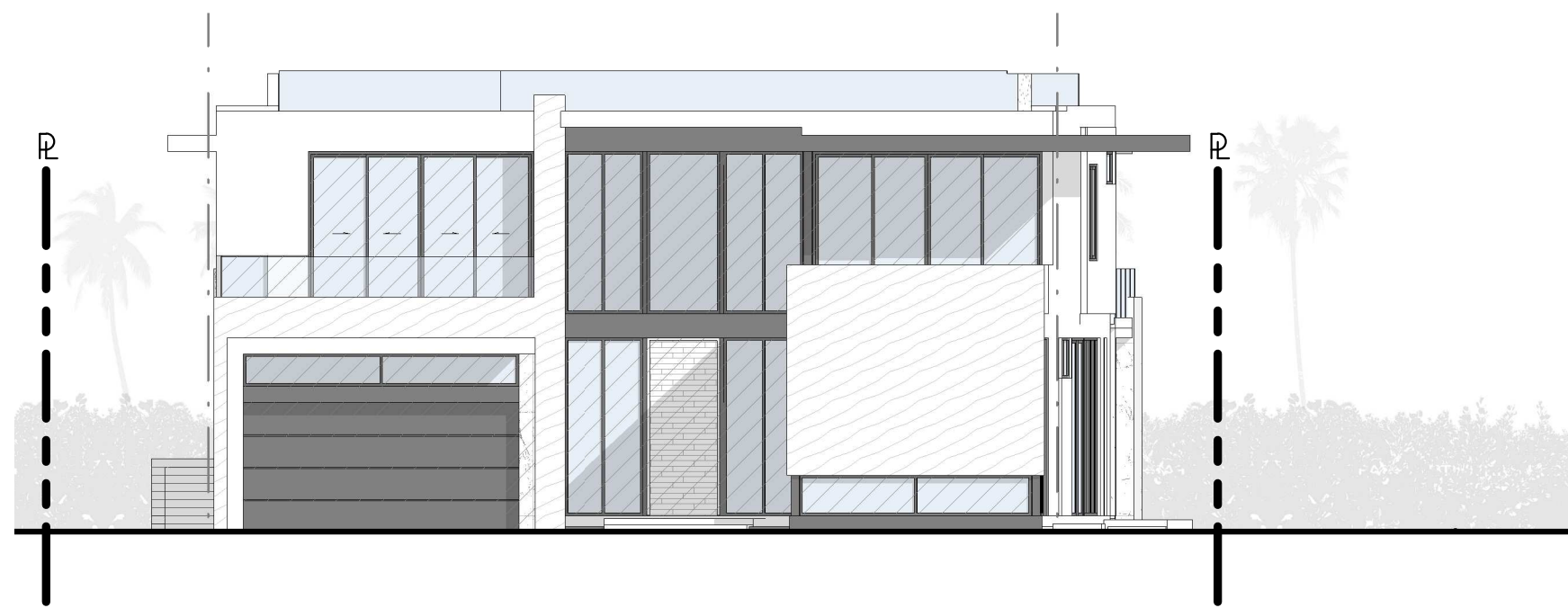
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ELEVATION DIAGRAMS

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ARCHITECTURAL EMBELLISHMENTS
TOTAL AREA OF ELEVATION: 1,350 SF

- ARCHITECTURAL "EMBELLISHMENTS" - RELIEFS
PROVIDED: 0 SF
- ARCHITECTURAL "EMBELLISHMENTS" - FACADE OPENINGS
PROVIDED: 792.22 SF
 $792.22 \times 100\% = 79222 / 1350 = 58.68\%$
- ARCHITECTURAL "EMBELLISHMENTS" - STONE
PROVIDED : 336.17 SF
 $336.17 \times 100\% = 33617 / 1350 = 24.9\%$
- SMOOTH STUCCO
PROVIDED : 166.45 SF
 $166.45 \times 100\% = 16645 / 1350 = 12.32\%$
- MTL ALUMINIUM CLAD
PROVIDED : 93.47 SF
 $93.47 \times 100\% = 9347 / 1350 = 6.9\%$

ARCHITECTURAL EMBELLISHMENTS
TOTAL AREA OF ELEVATION: 2,821 SF

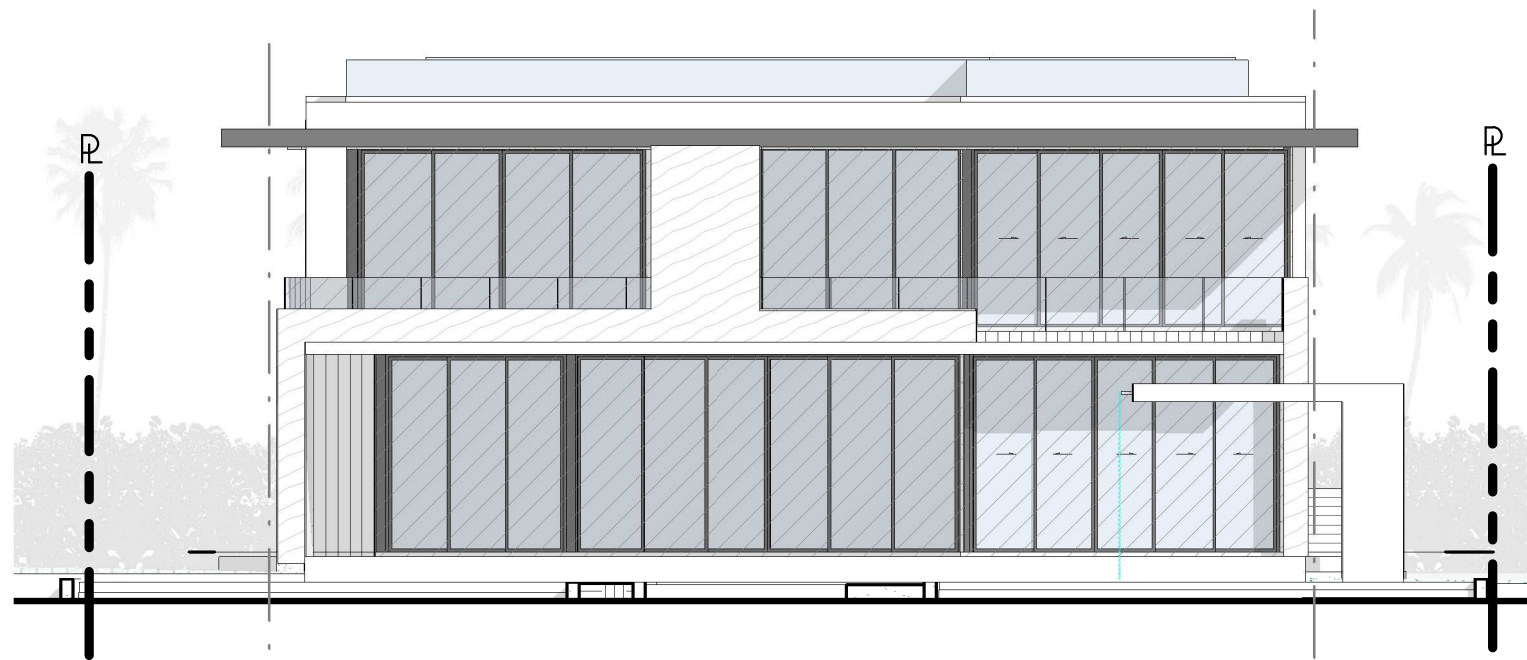
- ARCHITECTURAL "EMBELLISHMENTS" - RELIEFS
PROVIDED: 130.46 SF
 $130.46 \times 100\% = 13046 / 2821 = 4.6\%$
- ARCHITECTURAL "EMBELLISHMENTS" - FACADE OPENINGS
PROVIDED: 890.29 SF
 $890.29 \times 100\% = 89029 / 2821 = 31.5\%$
- ARCHITECTURAL "EMBELLISHMENTS" - STONE
PROVIDED : 430.19 SF
 $430.19 \times 100\% = 43019 / 2821 = 15.24\%$
- SMOOTH STUCCO
PROVIDED : 1,262 SF
 $1262 \times 100\% = 126200 / 2821 = 44.73\%$
- MTL ALUMINIUM CLAD
PROVIDED : 64 SF
 $64 \times 100\% = 6400 / 2821 = 2.26\%$

1 EAST ELEVATION DIAGRAM

3/32" = 1'-0"

2 NORTH ELEVATION DIAGRAM

3/32" = 1'-0"

ARCHITECTURAL EMBELLISHMENTS
TOTAL AREA OF ELEVATION: 1,556 SF

- ARCHITECTURAL "EMBELLISHMENTS" - RELIEFS
PROVIDED: 54 SF
 $54 \times 100\% = 5400 / 1556 = 3.47\%$
- ARCHITECTURAL "EMBELLISHMENTS" - FACADE OPENINGS
PROVIDED: 1,014 SF
 $1014 \times 100\% = 101400 / 1556 = 65.16\%$
- ARCHITECTURAL "EMBELLISHMENTS" - STONE
PROVIDED : 175 SF
 $175 \times 100\% = 17500 / 1556 = 11.24\%$
- SMOOTH STUCCO
PROVIDED : 264 SF
 $264 \times 100\% = 26400 / 1556 = 16.96\%$
- MTL ALUMINIUM CLAD
PROVIDED : 64 SF
 $64 \times 100\% = 6400 / 1556 = 4.11\%$

4 WEST ELEVATION DIAGRAM

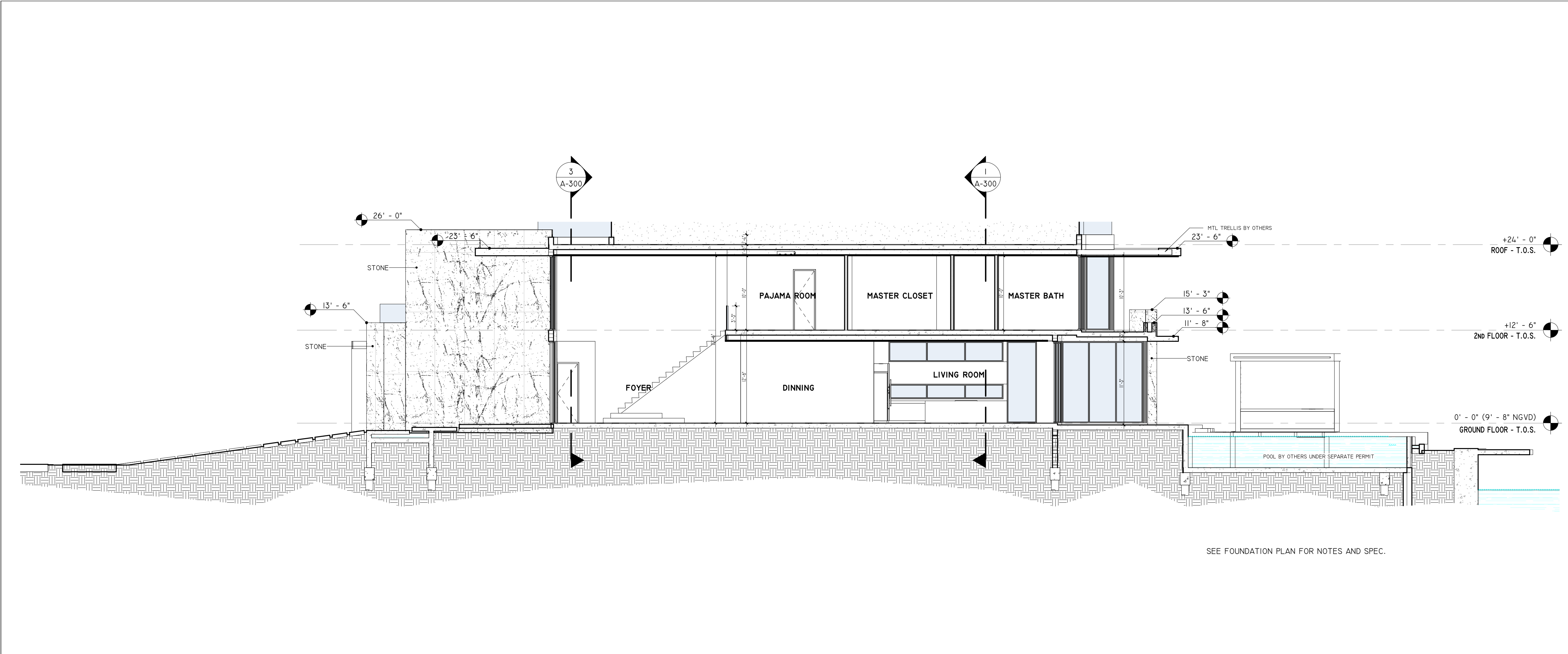
3/32" = 1'-0"

ARCHITECTURAL EMBELLISHMENTS
TOTAL AREA OF ELEVATION: 2,764 SF

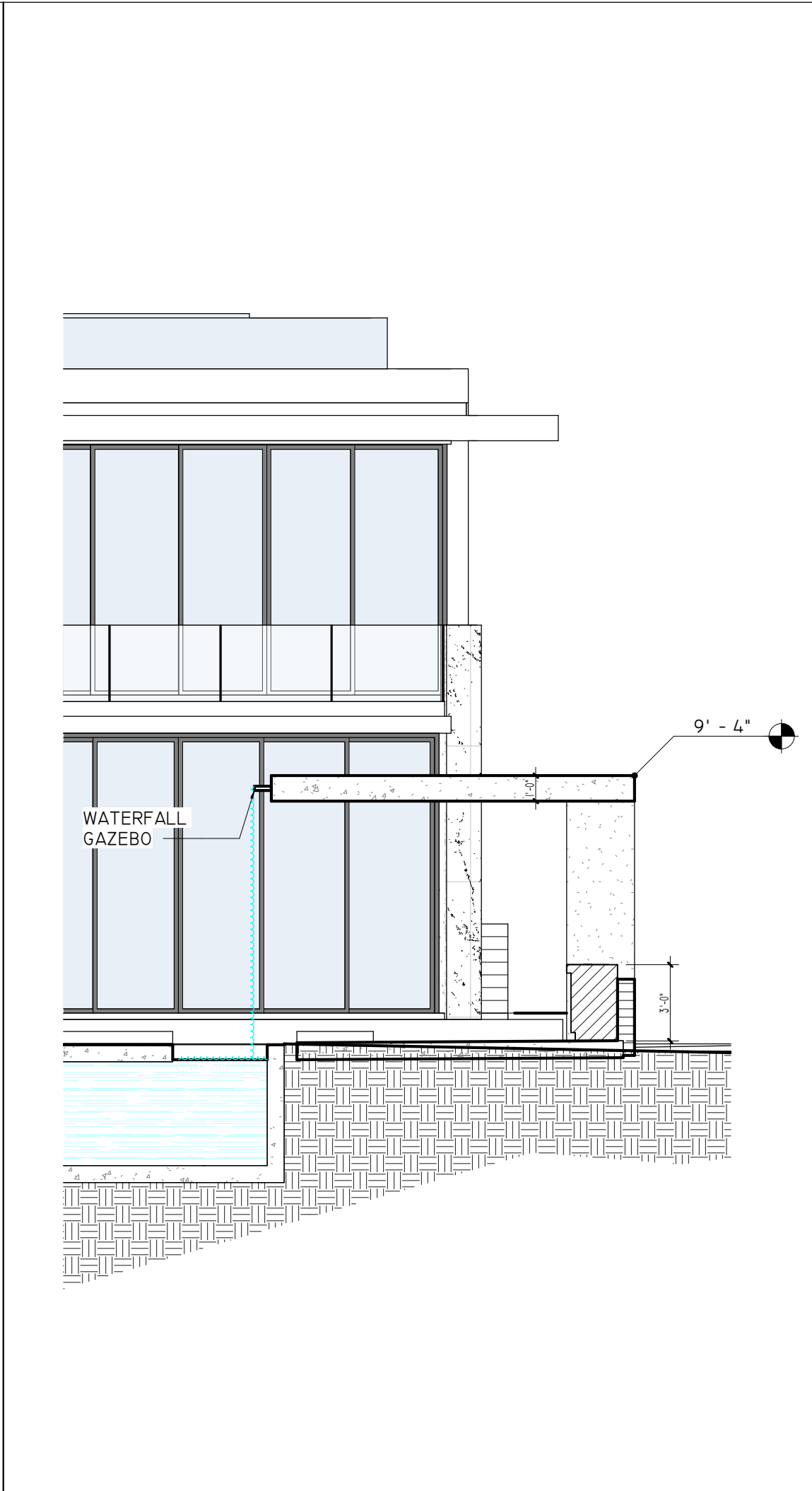
- ARCHITECTURAL "EMBELLISHMENTS" - RELIEFS
PROVIDED: 222 SF
 $222 \times 100\% = 22200 / 2764 = 8.03\%$
- ARCHITECTURAL "EMBELLISHMENTS" - FACADE OPENINGS
PROVIDED: 501 SF
 $501 \times 100\% = 50100 / 2764 = 18.12\%$
- ARCHITECTURAL "EMBELLISHMENTS" - STONE
PROVIDED : 135 SF
 $135 \times 100\% = 13500 / 2764 = 4.88\%$
- SMOOTH STUCCO
PROVIDED : 1,885 SF
 $1885 \times 100\% = 188500 / 2764 = 68.19\%$
- MTL ALUMINIUM CLAD
PROVIDED : 15 SF
 $15 \times 100\% = 1500 / 2764 = 0.54\%$

3 SOUTH ELEVATION DIAGRAMS

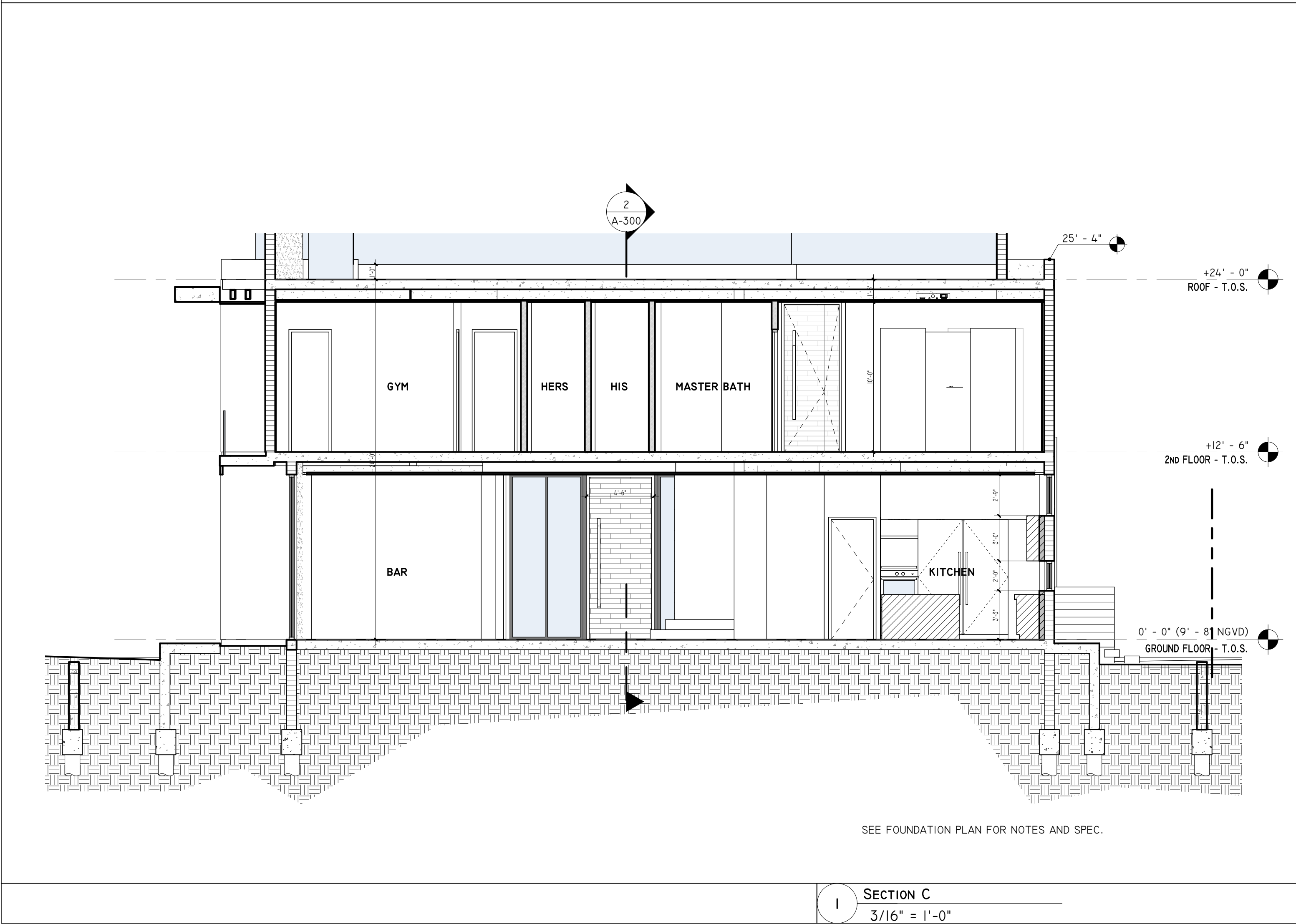
3/32" = 1'-0"



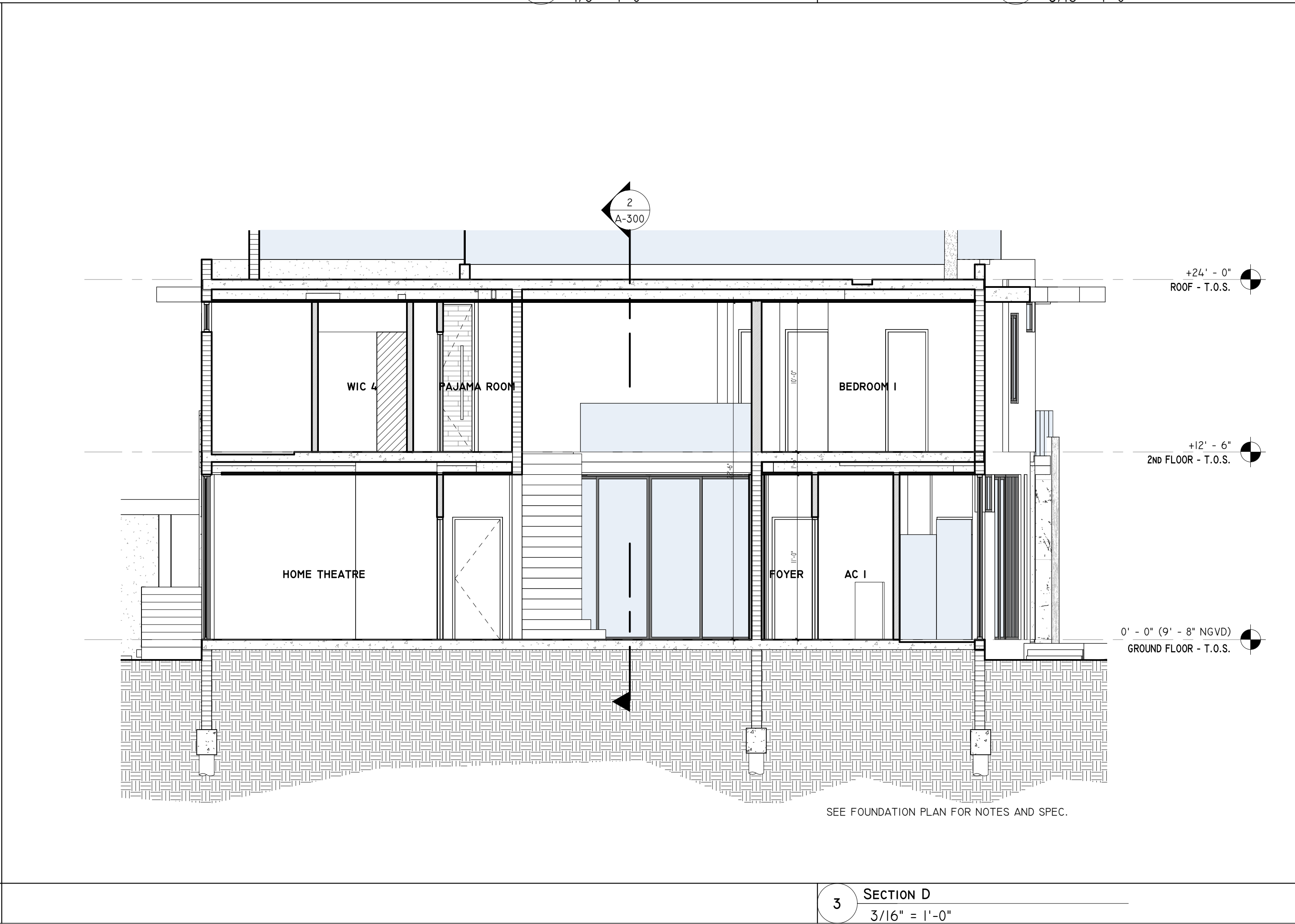
2 SECTION B
1/8" = 1'-0"



4 SECTION A
3/16" = 1'-0"



1 SECTION C
3/16" = 1'-0"



3 SECTION D
3/16" = 1'-0"

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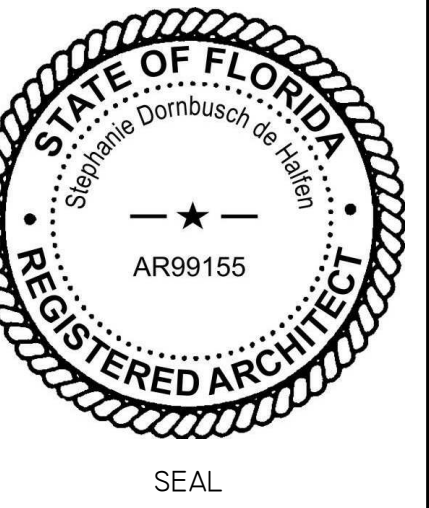
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NOTES/COMMENTS

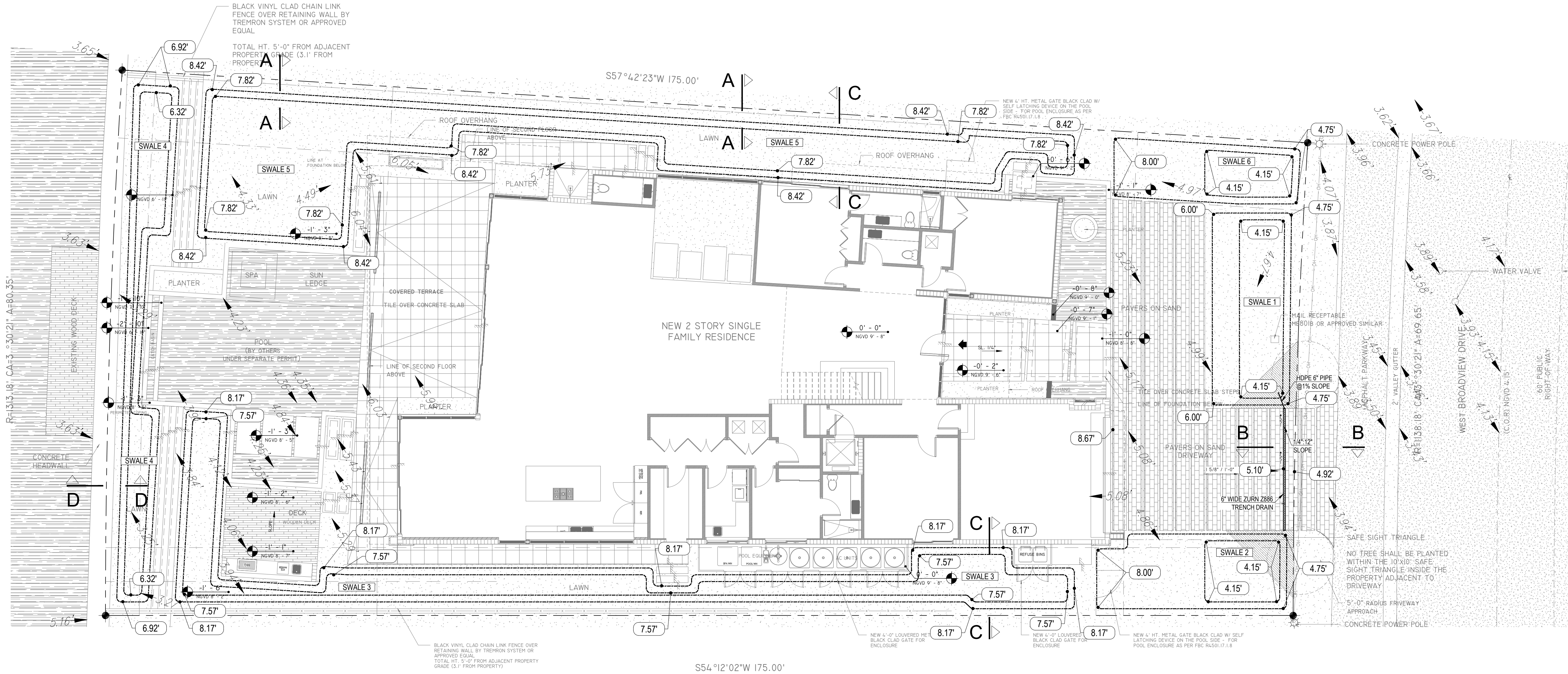
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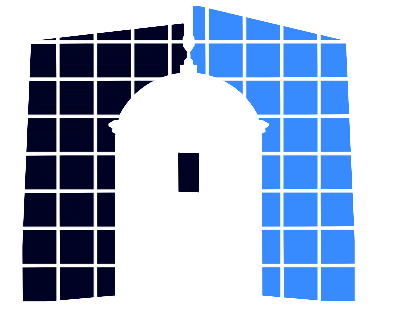
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Ganem
Osorio

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by Alioskar
Ganem Osorio
Date: 2021.07.22
11:32:05 -04'00'

STORM DRAINAGE PLAN
1/8" = 1'-0"

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ROSA BALSERA
ARCHITECT P.A.
ARCH. REG.# 96706



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15805 BISCAYNE BLVD, SUITE 210
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TEL: (786) 916-6546
alioskar@ganemce.com

CONSULTING ENGINEER



ALIOSKAR GANEM P.E.
FL. LIC. No. 74745

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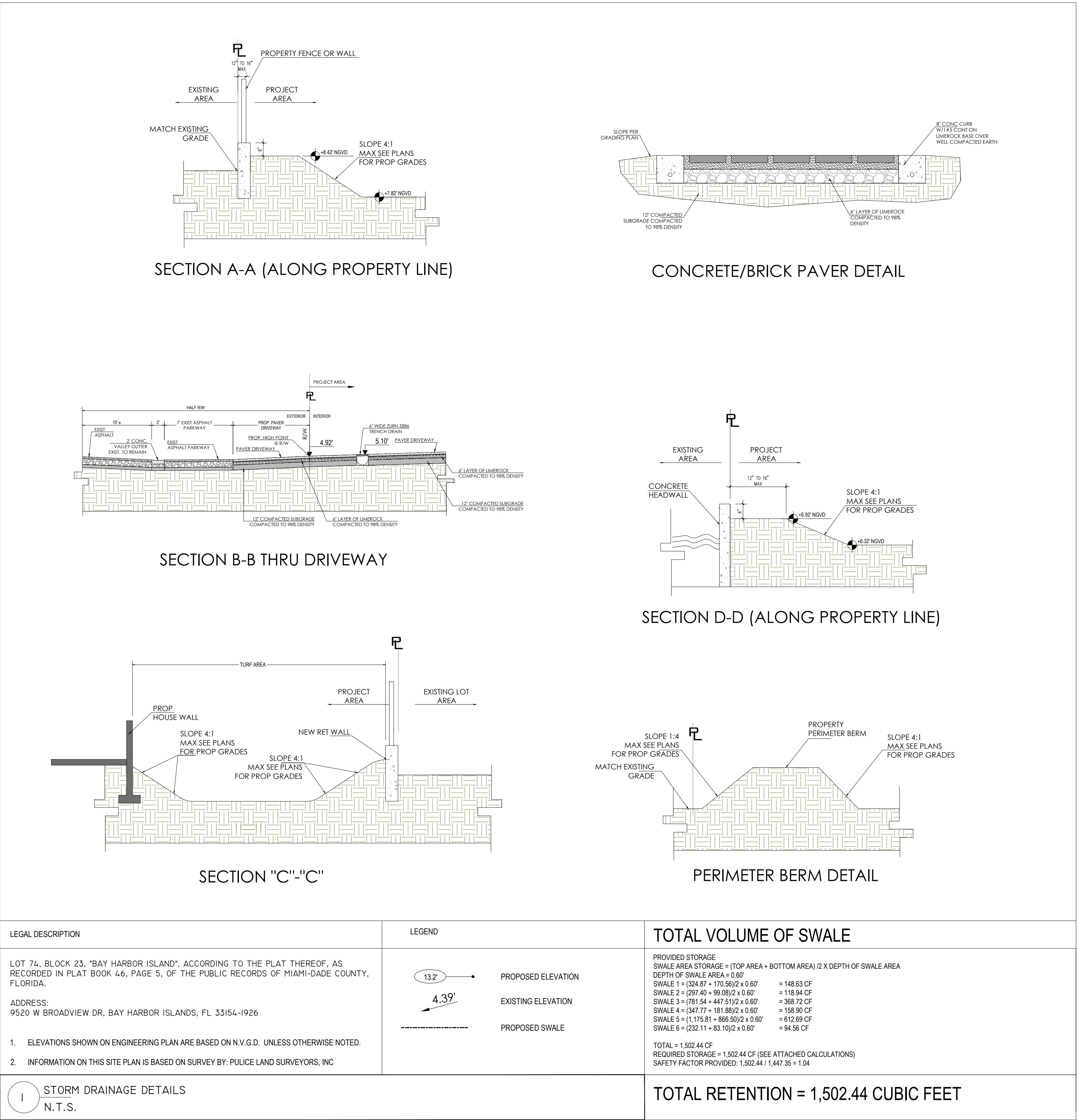
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FIRST FLOOR PLAN

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RP
AG
ISSUE DATE

C-2

PROPOSED LAND USED :

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IMPERVIOUS AREA

Building 7873.50 sf
 Paver/Conc./Asphalt 0.00 sf
 Pool & Pond 0.0 sf

Total Impervious Area: 7873.5 sf

PERVIOUS AREA

Green Areas: 5251.50 sf
 Permeable Decks: 0.00 sf
 Permeable Paver 0.00 sf

Total pervious Area: 5251.5 sf

TOTAL AREA : 13125.0 sf

STORAGE REQUIRED

AVERAGE ELEVATION OF PERVIOUS AREA =

7.20 ft NGVD

AVERAGE WATER TABLE ELEVATION =

2.00 ft NGVD

Determine an S_1 value from the table below:

Distance between ground water table and average elevation of pervious areas.	S_1
1 foot	0.45 inches
2 feet	1.88 inches
3 feet	4.95 inches
4 feet	8.18 inches
>4 feet	8.18 inches

DISTANCE FROM GROUND TO WATER TABLE = 5.20 ft

$S_1 = 8.18$ ft

DETERMINE S AS : $S = (AP/A) \times S_1 = S = 3.27$ in

RUNOFF DEPTH $R = \frac{(P - 0.2 \times S)^2}{(P + 0.8 \times S)} = 1.32$ in

RAINFALL DURING 5 YEAR/1 HR STORM $P = 3.50$ in

VOLUME OF RUNOFF = $V = \frac{A \times R}{12} = 1447.35$ ft³ = **0.033 Ac Ft.**

**Alioskar
Ganem
Osorio**

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by Alioskar
Ganem Osorio
Date: 2021.07.22
11:28:57 -04'00'



VOLUME TREATMENT REQUIRED =

0.033 Ac Ft.

= 0.399 ac in



Philodendron 'Burle-Marx'
(Burle Marx)



Philodendron giganteum
(Giant Philodendron)



Ficus microcarpa
(Green Island Ficus)



Rhaps excelsa
(Lady Palm)



Cocos nucifera 'Green Malayan'
(Green Malayan Coconut Palm)



Iagerstroemia indica
(Crepe Myrtle -Catawba)



Beaucarnea recurvata
(Ponytail palm)



Conocarpus erectus var. sericeus
(Silver Button wood)



Calathea zebrina
(Zebra Plant)



Liriope muscari
(Lily turf)



Ruellia brittoniana
(Mexican Petunia)



Ptychosperma elegans
(Alexander Palm)



Cycas revoluta
(King Sagu Palm)



Stenotaphrum Secundatum 'Floratam'
(St. Augustine)



Clusia rosea
(Pitch Apple/ Autograph Tree)

Planting Schedule					
	Id	Qty	Common Name	Latin Name	Scheduled Size
Groundcover					
	PB	36	Burle Marx	Philodendron 'Burle-Marx'	36" HT. X 36" SPR. 7 GAL. /FULL / FF / AS SHOWN
	CZ	58	Calathea-zebrina-zebra-plant-	Calathea zebrina	12" HT X 12" SPR. / 3 GAL / FULL / 12" OC
	LM	400	Lily turf	Liriope muscari	12" HT X 12" SPR. / 3 GALLON / FULL
	RB	40	Mexican Petunia	Ruellia brittoniana	24" HT. X 18" SPR. / 3GAL / FULL/12"OC
Palms-Cycads					
	PE	6	Alexander Palm	Ptychosperma elegans	8'- 10' O.A. HT / F.G. / FULL SINGLE/ STRAIGHT TRUNKS
	CN	2	Green Malayan Coconut Palm	Cocos nucifera 'Green Malayan'	8' C.T THICK TRUNK, FG, BB, FF, / STRAIGHT TRUNK
	CRS	3	King Sagu Palm	Cycas revoluta	36" HT. X 36" SPR. 15 GAL / SPECIMEN
Perennials					
Shrubs					
	PG	5	Giant Philodendron	Philodendron giganteum	2' HT. X 2' SPR. / FULL/ 2' O.C
	FM	12	Green Island Ficus	Ficus microcarpa	18" HT. X 18" SPR. / 3GAL / FULL / 18" O.C
	RE1	12	Laday Palm	Rhaps excelsa	36" HT. x 24" SPR. / FULL/ 2.5' O.C.
	CR-1	94	Pitch Apple/ Autograph Tree	Clusia rosea	48" HT. X 24" SPR. / 15 GAL/ FULL/ 24" O.C.
Trees					
	LI	3	Crepe Myrtle -Catawba	Iagerstroemia indica	14'-16' HT X 8' SPR 2.5"CAL. FG, BB, FF/ 7' CLR TRUNK / SINGLE MAIN
	BR	1	Pony Tail Palm	Beaucarnea recurvata	14' HT. X 5' SPR.
	CES	4	Silver Button wood	Conocarpus erectus var. sericeus	14'-16' HT X 8' SPR 2.5"CAL. FG, BB, FF/ 7' CLR TRUNK / SINGLE MAIN
	LAWN	AS REQ.	STENOTAPHRUM SECUNDATUM 'FLORATAM' /ST. AUGUSTINE		

TOPOGRAPHIC

landscape architecture & design

TOPO_GRAPHIC LLC

LAF 666653

941-564-5016

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design consultants + project management

www.ecopacheco.com

(904)915-8608

juan@ecopacheco.com

Project:

9520 Residence

Landscape Plans

Design Review Board

9520 W BROADVIEW DR. BAY HARBOR ISLAND FL 33154

REVISIONS:

SEAL

REGISTERED LANDSCAPE ARCHITECT

MANUEL C. ALONSO

LAF666653

6/19/2021

FLORIDA

Drawing Title: Plant andTree Pictures

Date: 6/19/2021

Drawn By:

Sheet No.: 3

L-2

3 of 4



1 **Front Elevation**
Scale: 1/4" = 1'-0"



2 **Back Elevation**
Scale: 1/4" = 1'-0"

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www.ecopacheco.com
(305) 515-6026
juan@ecopacheco.com

9520 Residence
Landscape Plans
Design Review Board

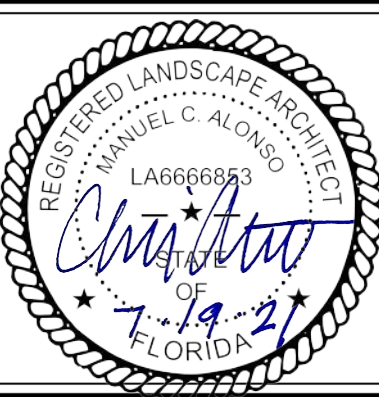
9520 W BROADVIEW DR, BAY HARBOR ISLAND FL 33154

Project:

REVISIONS:

1 7/16/2021 TAKE OUT 2ND DRIVE

SEAL



Drawing Title: Elevations
Date: 6/19/2021
Drawn By:

Sheet No.: 4

L-3

4 of 5



1 South Elevation
Scale: 1/8" = 1'-0"



2 North elevation
Scale: 1/8" = 1'-0"

TOPO
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landscape architecture & design

TOPO_GRAPHIC LLC
LAF 666653
941-954-5016
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9520 Residence
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9520 W BROADVIEW DR, BAY HARBOR ISLAND FL 33154

Project:

REVISIONS:

1 7/16/2021 TAKE OUT 2ND DRIVE

SEAL

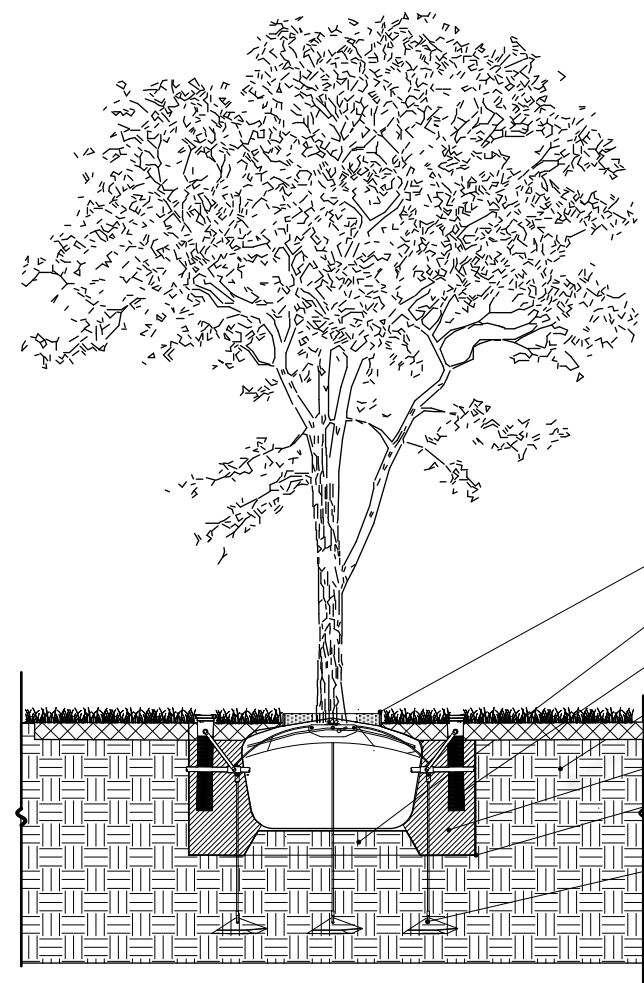


Drawing Title: Elevations
Date: 6/19/2021
Drawn By:

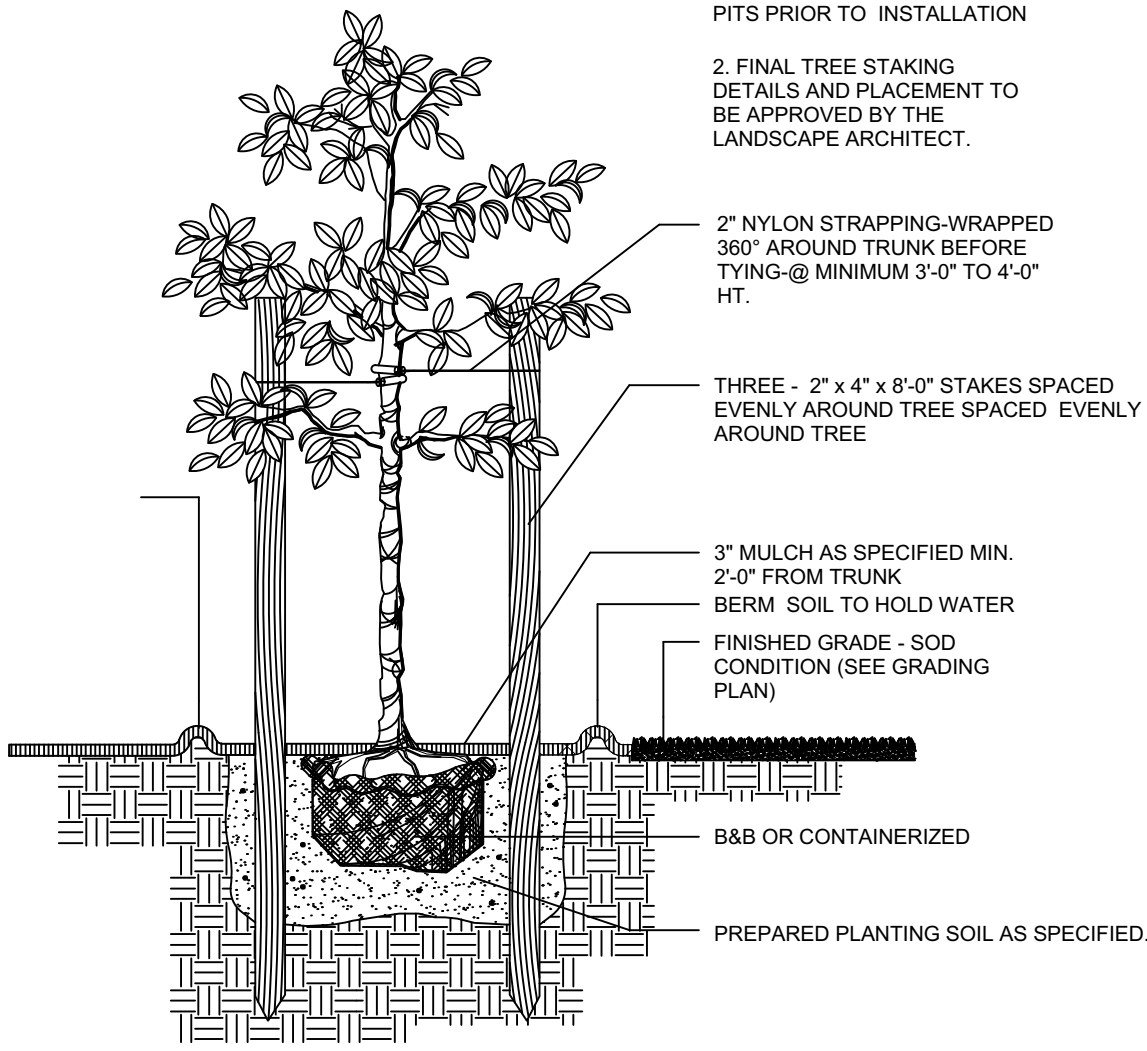
Sheet No.: 5

L-4

5 of 5



1 LARGE TREE
Scale: nts



2 SMALL TREE DETAIL
Scale: NTS

NOTE
1. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION

2. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY THE LANDSCAPE ARCHITECT.

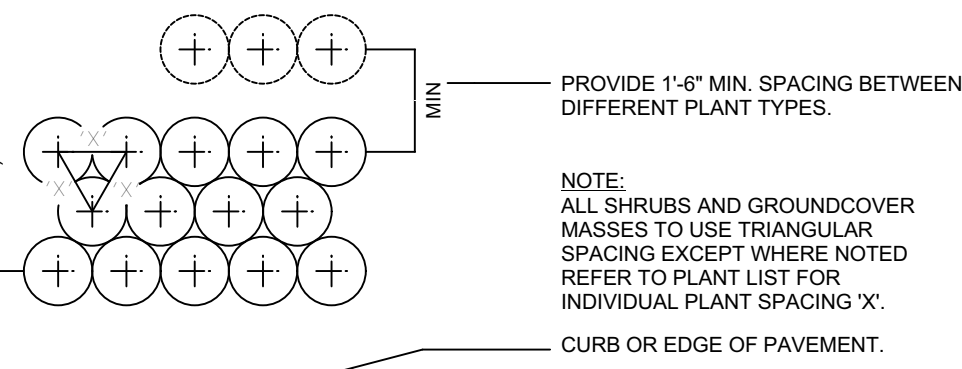
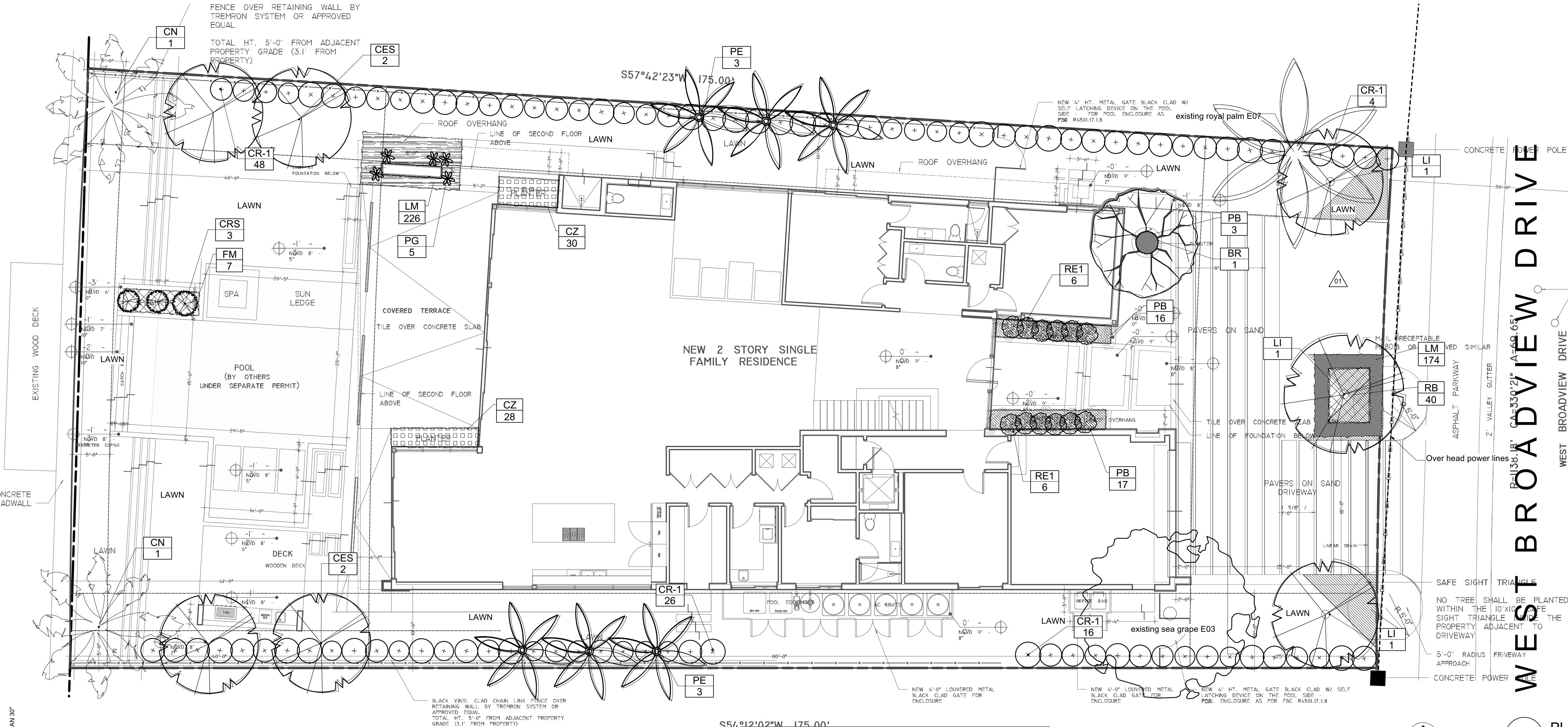
- ### Landscape Notes
- Non Cypress variety mulch shall extend under all trees, shrubs and ground cover beds to the closest hard edge or sod border, in a minimum of 3' depth.
 - All plants shall meet the minimum standard of Florida No. 1 or better as specified in Grade and Standards for Nursery Plants as published by the Division of Plant Industry, Florida Department of Agriculture, latest edition.
 - All shrubs to be planted a minimum of 24" and ground covers a minimum of 12" from the edge of walks, building walls, pond's edge, etc.... Ixora Nora Grant and Rapiholesia Indica to be planted 30" from edge of walkways.
 - All trees and palms over 8' in height shall be braced to prevent lateral movement for a period of six months from the date of planting. Either wood braces as shown in the planting detail, or the wire and turnbuckle method shall be used. No nails, screws, metal straps or wires are to be used directly against the trees or palms trunks.
 - All palms except for species such as Cocos, Acoelorrhaphe, Rapis, and other multitrunk palms, shall have straight trunks, free of scars, decay or any damage caused by digging, transport or planting handling of the same.
 - All work by the Landscape Contractor shall be performed in a professional and sound manner in accordance with established standards of landscape installation practices and workmanship.
 - Landscape Contractor is responsible for verifying plant quantities prior to bidding. Quantities shown in the plans may vary due to actual site scale, job conditions etc.. Landscape Architect assumes no responsibility for the actual plant count necessary for the successful completion of the work. This preliminary plan shall not be used for bidding purposes. Bidding shall be based on final working drawings.
 - Landscape Contractor and his subcontractors shall be licensed and insured as required by the municipality, county, state or any other governmental agency requiring a license or insurance in order for the Landscape Contractor to perform his work.
 - All work shall conform to Miami-Dade County's landscape ordinance Chapter 18-A, Ordinance #98-13, and any other municipal landscape ordinance in effect at the project's location.
 - Street trees, if part of this contract and shall conform to Miami-Dade County's or municipal requirements.
 - Landscape Contractor is required to procure and obtain any necessary permits applicable for the successful completion of this project, including tree removal permits, if applicable.
 - Landscape material shall not be allowed to grow in such a manner as to impede streetfront triangle of visibility to property owner or neighbors, so as to materially impede vision between a height of 3 feet and 8 feet.
 - Landscape contractor shall call Sunshine State One Call Center of Florida at 1-800-432-4770 (Toll Free) 48 hours before digging.
 - Landscape contractor is responsible for inspecting the site and physically observing all the site conditions prior to 15.
 - Any excess soil, landscape materials and debris from the landscape contractor's work shall be removed from the site immediately upon completion of his work.
 - Should landscape contractor find any discrepancies, unavailability of material or any question regarding the adherence to this plan no decision shall be taken without specific consultation with the landscape architect, including substitutions when required.

Planting Schedule

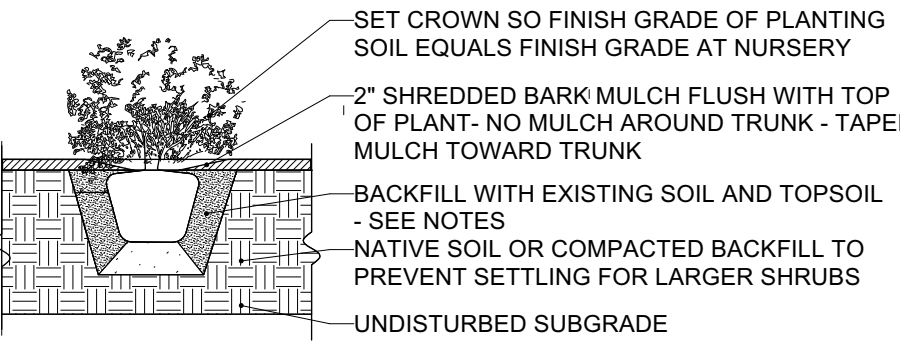
	Id	Qty	Common Name	Latin Name	Scheduled Size
Groundcover	PB	36	Burle Marx	Philodendron 'Burle-Marx'	36" HT. X 36" SPR. / FULL / FF / AS SHOWN
	CZ	58	Calathea-zebrina-zebra-plant-	Calathea zebrina	12" HT X 12" SPR. / 3 GAL / FULL / 12" OC
	LM	400	Lily turf	Liriope muscari	12" HT X 12" SPR. / 3 GALLON / FULL
	RB	40	Mexican Petunia	Ruellia brittoniana	24" HT. X 18" SPR. / 3GAL / FULL/12"OC
Palms-Cycads	PE	6	Alexander Palm	Ptychosperma elegans	8' - 10' O.A. HT / F.G. / FULL SINGLE/ STRAIGHT TRUNKS
	CN	2	Green Malayan Coconut Palm	Cocos nucifera 'Green Malayan'	8' C.T THICK TRUNK, FG, BB, FF. / STRAIGHT TRUNK
	CRS	3	King Sagu Palm	Cycas revoluta	36" HT. X 36" SPR. 15 GAL / SPECIMEN
Perennials					
Shrubs	PG	5	Giant Philodendron	Philodendron giganteum	2' HT. X 2' SPR. / FULL / 2' O.C
	FM	7	Green Island Ficus	Ficus microcarpa	18" HT. X 18" SPR. / 3GAL / FULL / 18" O.C
	RE1	12	Ladaya Palm	Rhapis excelsa	36" HT. x 24" SPR. / FULL / 2.5' O.C.
	CR-1	94	Pitch Apple/ Autograph Tree	Clusia rosea	48" HT. X 24" SPR. / 15 GAL FULL/ 24" O.C.
Trees	LI	3	Crepe Myrtle -Catawba	lagerstroemia indica	14'-16" HT X 8" SPR 2.5"CAL. FG, BB, FF / 7' CLR TRUNK / SINGLE MAIN LEADER
	BR	1	Pony Tail Palm	Beaucarnea recurvata	14' HT, X 5' SPR.
	CES	4	Silver Button wood	Conocarpus erectus var. sericeus	14'-16" HT X 8" SPR 2.5"CAL. FG, BB, FF / 7' CLR TRUNK / SINGLE MAIN LEADER
	LAWN	AS REQ.	STENOTAPHRUM SECUNDATUM 'FLORATAM' /ST. AUGUSTINE		

BISCAYNE BAY

R=1313.18' CA=330.21' A=80.35°



4 TYPICAL PLANT SPACING
Scale: NTS



5 SHRUB PLANTING
Scale: NTS

S54°12'02"W 175.00'			
Town of Bay Harbor Islands de (Sec. 24-16) Requirements Legend Residential - Single-Family and Two-Family Home Sites			
Residential - Single-Family and Two-Family Home		Required	Provided
1. Single-Family Non-Waterfront Lot		5	7
2. Single-Family Waterfront Lot		6	7
3. Two-Family Lot		5	7
4. Number of Shade Trees in Front Yard		2	1
5. Native Species Required - 50%		3	4
6. Drought Tolerant and Low		3	6
B. Shrubs Required**			
1. Single-Family Non-Waterfront Lot		50	
2. Single-Family Waterfront Lot		60	231
3. Two-Family Lot		50	
4. Native Species Required - 30%		15 / 18	140
5. Drought Tolerant and Low		25 / 30	223
C. Maximum Lawn Area Allowed			
C. Maximum Lawn Area Allowed***			
50% of Net Lot Area		13,125 SF	6,562 SF
			2885 sq ft (Max)
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 1 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			

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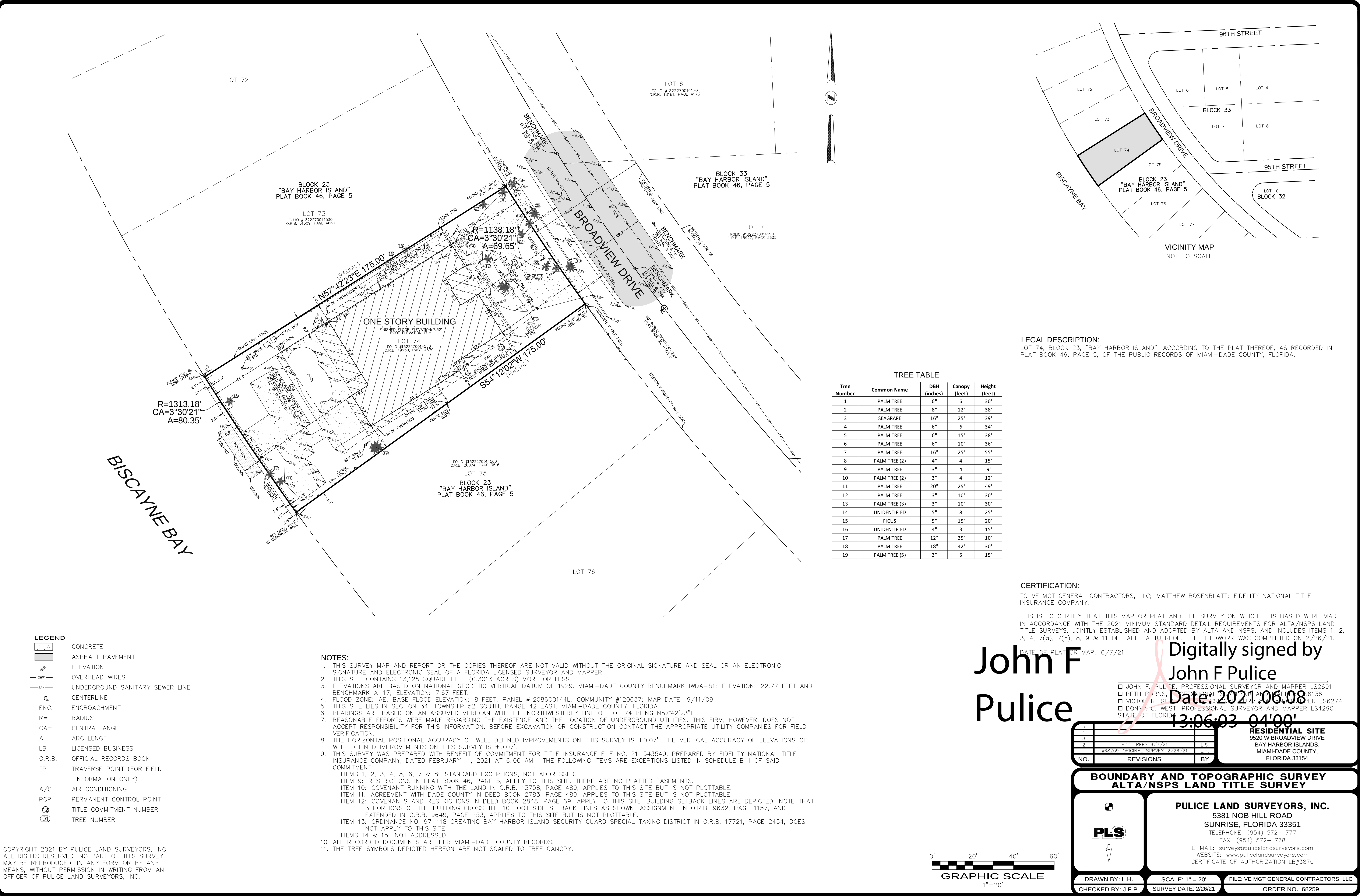
REVISIONS:
1 7/16/2021 TAKE OVER 2ND DRIVE



Drawing Title: Planting Plan
Date: 6/19/2021
Drawn By:

Sheet No.: 1

L-1



AGENDA ITEM REPORT

August 3, 2021

ITEM NUMBER: 2.

ITEM: Request for approval for a new single family home for "Patrick & Michelle Maloy" located at 10161 East Broadview Drive, Lot 24 of Block 23. The owners are proposing to construct a new two story single family home. The existing 3,504 sq. ft. single-story home (built in 1950) will be demolished and replace with a new two-story 6,553 sq. ft. home. The residence will have 5 bedrooms, 4 baths, 2 half bath and a 2 car garage. Enclosed please find the site plan and elevations. Item #2

DESCRIPTION:

RECOMMENDED ACTION:

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

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez
 Ayanidys Martinez

ATTACHMENTS

1. 210727 Waiver Request Letter
2. BHI 10161 EBVD New SFR PZB Staff Report July 28 2021
3. Maloy Residence - P&Z Set

July 27, 2021

Mr. Michael Miller
Town Planner
Town of Bay Harbor Islands
9655 Bay Harbor Terrace
Bay Harbor Islands, Florida 33154

Subject: 10161 EAST BROADVIEW DRIVE
BAY HARBOR ISLANDS, FLORIDA

This letter is to request a waiver by the Planning & Zoning Board, as permitted, of the requirement of Code Section 23-11(A)(9), which stipulates that the second story of a 2-story house shall not exceed 80% of the first (ground) floor area.

The design of proposed subject project has a second story that is 96.63% of the first floor.

We request a waiver by Planning & Zoning Board of this requirement based on the fact that the proposed design meets the intent of this code section to reduce overall massing. The code states as follows: "The Planning and Zoning Board may allow modifications to this requirement in instances where enhanced architectural articulation and detailing is provided on the exterior house façades to break the massing of the structure."

We believe the waiver is justified, as it meets the intent of the code.

The design provides enhanced articulation on all four facades. Further, and most important, the design of the house is such that the massing has been significantly broken up and is compatible with the neighborhood. The overall size of the house is significantly smaller than permitted by the Code. The maximum enclosed building area allowed by code for this lot would be 9,900 square feet (5,500 square feet at first floor and 4,400 square feet at second floor (80% of 1st floor)). The proposed house is 5,253 square feet including the garage. That (floor area ratio) is less than 50% of the lot area. The Town of Bay Harbor does not restrict floor area ratio, but less than 50% if below even the strictest municipalities in the area.

The intent of the code was to limit the size and massiveness of the house. We have done that with the overall design and the length (depth) of the house, which is well short of the required rear setback and the additional step back of the front façade in both horizontal and vertical planes. Even the exterior covered terraces at the rear do not come close to the required setbacks.

Please note that if the first floor of the house would have been made larger towards the front & rear, which is permitted by the Code, we could have easily achieved the requirement of this code section as described above, but that would have only made the overall house larger and negatively affected the perceived mass.

Therefore, we respectfully request approval of the waiver of Code Section 23-11(A)(9) by the Planning & Zoning Board.

Sincerely,



Jerome Gajovich
Architect

TAG Architecture LLC
Post Office Box 402332
Miami Beach, Florida 33140
305.866.8792
305.318.0670

**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: July 28th, 2021

Subject: Single-Family Residence – New Construction
10161 East Broadview Drive
Bay Harbor Islands Acct. No.: SPR21-000010
MMPA Acct. No.: 01-0702-1109

RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board (PZB) review the contents of this staff report, the latest revised Site Development Plans (dated July 27th, 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 10161 East Broadview Drive. It is noted a **waiver** is being requested for the proposed 2nd floor volume (96.63% vs. 80%).

GENERAL PROJECT INFORMATION

Land Use Designation: L – Low Density Residential
Zoning District: RD Single-Family District
General Location: 10161 East Broadview Drive
Legal Description: Lot 24 of Block 23, "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, Jerome Gavcovich at TAG Architecture, as agent for the property owners, Patrick & Michelle Maloy, has submitted an application for a new single-family home on a waterfront lot (Bay Harbor Waterway) located at 10161 East Broadview Drive. The existing 3,504 sq. ft. two-story home built originally in 1950 will be demolished & replaced with a new two-story 6,553 sq. ft. home that has 5 BR / 4 full baths / 2 half baths and a two (2) car garage.

The home's architectural style can be described as "South Florida 2020 Modern" with a flat roof, abundant windows, smooth stucco finishes, score lines, IPE wood finishes, attached aluminum screen panels and other details. The ground floor total area (sq. ft.) is quite modest compared to other recent homes at 2,746 sq. ft. (typical 3,500 – 4,500 sq. ft.). Of special note is the proposed 2nd floor volume covers more than the 80% volume specified in Sec. 23-11(A)(9). While about 2,200 sq. ft. would be normally allowed for the 2nd floor based on the 1st floor area, about 2,626 sq. ft. is being requested (96.63%). The Code section allows the PZB to consider alternatives based on upgraded design and enhanced articulation – it is up to the PZB to decide if that is done. The architect has provided a justification letter for the 80% waiver and alternative design. The exterior building facades include abundant articulation including building offsets and projections, varying surfaces, and applied materials changes. It is noted that significantly more than the 50% minimum articulation is provided. The project incorporates a future swimming pool, spa and decking in the rear yard facing the Bay Harbor Waterway. A large outdoor dining area is shown. In addition to typical mechanical equipment, an emergency power generator (EPG) is shown, all screened by wood fencing and supplemental landscaping. A decorative concrete circular driveway is shown with linear separations filled with stone. As shown 40.49% of the site is proposed to be pervious open space (40% min. required for 2-story homes). A section of retaining wall is proposed in the rear south lot area (not along property line) adjoining the raised pool / deck area. The yard areas adjoining the lot lines are generally at grade with drainage facilities shown and landscaping, much of which is existing and will be preserved (mostly palms at perimeter). The survey shows that the adjoining homesites (north / south) have existing chain-link fencing along portions of their lot lines. New fencing is proposed to secure the rear lot areas and meet Code requirements for child-proofing access to the pool. The height of the proposed flat roof deck is 24' above Base Flood Elevation (BFE), which complies with the 25' maximum height permitted in the RD Single-Family District. There are numerous existing trees (mostly palms) on the site. The Tree Disposition Plans shows a large number of the existing palm trees along the edges of the site will be retained. Additional lot shade trees will be added to meet the minimum Code requirements (6 shade trees / max. 25% palms). Finally, new Street trees will be planted per the Master Street Tree Plan (Glaucous Cassia) which meet the FPL "right tree / right place" criteria. The proposed site landscaping meets the minimum Miami-Dade County and Town Supplemental Landscape Code requirements, including the use of native and drought tolerant plant materials.

Second Floor Alternative Design / Waiver to 80% Criteria - The proposed 2nd floor volume covers much more than the normal 80% of the 1st floor gross floor area limit as set forth in Sec. 23-11(A)(9). The applicant has submitted a waiver request and provided a justification letter. Following is the applicable Code section:

(9) Second story building area restrictions. For residences designed as two-story structures, the second story shall not exceed 80 percent of the first (ground) floor gross floor area inside exterior walls (air-conditioned/non-air-conditioned areas). The reduced secondary story percentage listed herein may be applied to the first floor, if approved by the Planning and Zoning Board. Notwithstanding the above, the Planning and Zoning Board may allow modifications to this requirement in instances where enhanced architectural articulation and detailing is provided on the exterior house façades to break the massing of the structure.

The overall house size (6,553 sq. ft.) and particularly the ground floor total area (sq. ft.) is quite modest compared to other recent homes at 2,746 sq. ft. (typical 3,500 – 4,500 sq. ft. on grade level). The applicant's justification letter states the maximum total theoretical allowable square feet is 9,900 sq. ft. with 5,500 sq. ft. on the ground level and up to 4,400 sq. ft. on the 2nd level at the 80% limit. The applicant's letter states the proposed house will be 5,253 sq. ft. including the garage (the plans note there is 5,372 sq. ft.). While about 2,200 sq. ft. would be normally allowed for the 2nd floor based on the 1st floor gross area, about 2,626 sq. ft. is being requested (96.63%). The applicant makes comparisons to the typical Floor Area Ratios (FAR) in other communities (BHI does not use FAR bulk limits). The applicant states he believes the intent of the Town's regulations is to govern building massing which they feel the design achieves. An argument is presented that due to the limited overall house size, larger setbacks, higher than required façade articulation, and vertical and horizontal plane enhancements this compensates for the desired 2nd floor massing. The Code section allows the PZB to consider alternatives based on upgraded design and enhanced articulation – it is up to the PZB to decide if that is done. MMPA notes the exterior building facades include abundant articulation including building offsets and projections, varying surfaces, and applied materials changes. Significantly more than the 50% articulation is provided.

PROJECT HISTORY

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

COMPREHENSIVE PLAN / ZONING

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

Land Development Regulations / Zoning Code –The property has a Zoning Classification of RD Single Family Zoning District. The proposed use and density of the property is consistent with this zoning classification. The following Zoning and Planning sections of the Code apply to this proposal: Section 23-3 (Use Regulations RD Single-Family District), Section 23-9 (Minimum Size of Living Units), Section 23-10 (Minimum Size of Building Lot), Section 23-11(A) (Land Development Regulations RD Single-Family Area) and Section 23-12 (Land Development Regulations General 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 10161 East Broadview Drive now meet or exceed all Town Land Development and Landscape Code requirements, or conditions are included to address any final issues. The applicant submitted plans that were reviewed and commented on by MMPA and all previous comments and issues have been addressed by the current plans.

The following conditions of approval are recommended:

- 1) This approval is based on the Site Development Plans prepared by Jerome Gavcovich at TAG Architecture, last updated July 27th, 2021, with any modifications required by the PZ Board. Any future modifications to the above plans shall be reviewed by Town staff / MMPA and may require re-approval by the PZB if felt to be substantial.
- 2) Per Town Code Section 23-11(A)(9) this approval is based on the PZ Board approving a 2nd floor building volume exceeding 80% as allowed by written request. The applicant has provided a justification letter for this alternative design. The requested 2nd floor volume is 95.63% of the 1st level. If the PZ Board does not approve this alternative design request or any waiver less than the 80% criteria, the plans cannot be approved as submitted. If the PZB does not approve the alternative design, the site design shall be redesigned accordingly.
- 3) Per Town Code Section 23-12(12) the approval of the proposed retaining wall is conditioned upon the PZ Board approving the design. If the PZB does not approve the retaining wall system, the site design shall be redesigned accordingly to accommodate uses / drainage.

MALOY RESIDENCE

10161 EAST BROADVIEW DRIVE, BAY HARBOR ISLANDS FLORIDA 33154.

6 / 22 / 21 - P&Z SET



PROJECT TEAM

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TAG ARCHITECTURE LLC
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Miami Beach, FL
T: 305 318 0670
F: 305 866 8792

SURVEYOR
GUNTER GROUP, INC.
9350 S.W. 22nd Terr
Miami, FL 33165
T: 305 220 0073

LANDSCAPE ARCHITECT
JFS DESIGN INC
1833 NW 140TH TER
Pembroke Pines, FL 33028
T: 954 447 1852
F: 954 442 8225

TO THE BEST OF THE ARCHITECTS' KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THE FBC, 109.3.6.4.4 AND CHAPTER 633, FLORIDA STATUTES.

THE 2017 FLORIDA BUILDING CODE, 7TH EDITION RESIDENTIAL, IS THE BASED CODE FOR DESIGN

SCOPE OF WORK:
NEW CONSTRUCTION OF A SINGLE FAMILY, TWO-STORY RESIDENCE

MUNICIPALITY: TOWN OF BAY HARBOR ISLANDS
ZONING SUBDIVISION: RD SINGLE FAMILY DISTRICT
OCCUPANCY CLASSIFICATION: R-3 (AS PER SEC 310.5 OF THE FBC 2020)

DRAWING INDEX

LANDSCAPE

- ILL-1 ILLUSTRATIVE SITE PLAN
- ILL-2 LANDSCAPE PLANT PALETTE
- L-1 LANDSCAPE PLAN
- L-2 LANDSCAPE NOTES, DETAILS & SPECS
- L-E-1 LANDSCAPE ELEVATIONS
- L-E-2 LANDSCAPE ELEVATIONS
- TD-1 TREE DISPOSITION PLAN
- TD-2 TREE RELOCATION SPECS

ARCHITECTURAL

- A-0.00 COVER SHEET
- A-0.01 SITE PHOTOS
- A-0.02 ADJACENT PROPERTIES PHOTOS
- A-0.03 SURVEY
- A-1.00 SITE PLAN
- A-1.01 ZONING DIAGRAMS
- A-1.02 ZONING DIAGRAMS-ELEVATIONS
- A-2.00 GROUND FLOOR PLAN
- A-2.01 LEVEL 2 FLOOR PLAN
- A-2.02 ROOF LEVEL FLOOR PLAN
- A-3.00 ELEVATIONS
- A-3.01 ELEVATIONS
- A-3.02 COLORED ELEVATIONS
- A-3.03 COLORED ELEVATIONS
- A-4.00 SECTION
- A-5.00 FRONT RENDERING
- A-5.01 REAR RENDERING
- A-5.02 AERIAL RENDERING
- A-5.10 MATERIAL ELEVATIONS
- A-5.11 MATERIAL ELEVATIONS



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PO Box 402332
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JEROME GAVCOVICH
AR #0016294

INTERIOR DESIGNER

COVER & INDEX OF DRAWINGS

MALOY RESIDENCE
10161 EAST BROADVIEW DRIVE, BAY HARBOR ISLANDS
FLORIDA 33154.

SHEET TITLE:

PROJECT:

PROJECT NO. : 21-278

DRAWN BY: MD

CHECKED BY: JG

DATE: 06-07-21

07-09-21 P&Z DEPT COMMENTS

REV. DATE DESCRIPTION

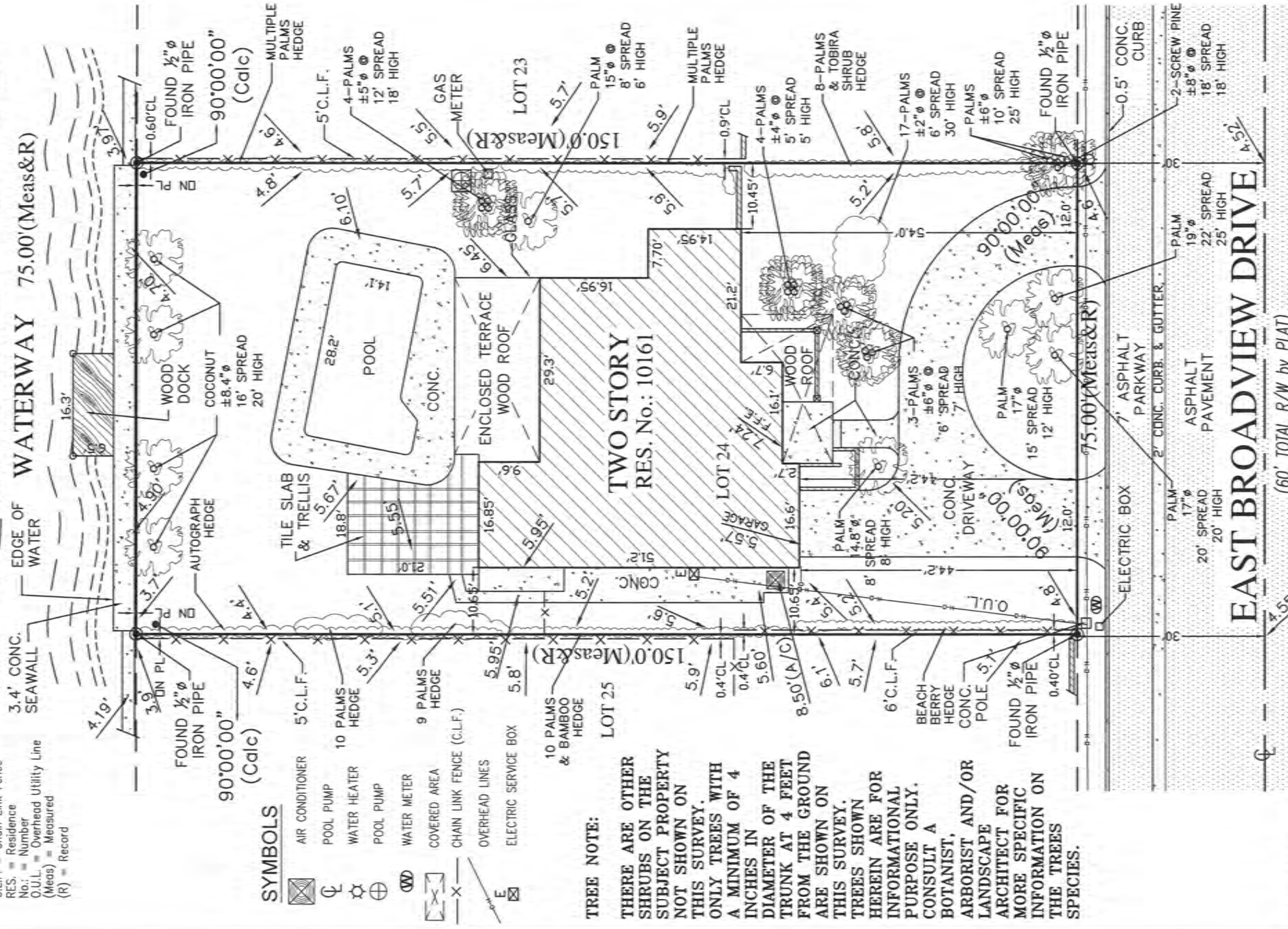
SHEET

A-0.00

PREPARED BY:

N/W = Right of Way
F.F.E. = Finish Floor Elevation
C.L.F. = Chain Link Fence
RES. = Residence
No. = Number
O.U.L. = Overhead Utility Line
(Meas) = Measured
(R) = Record

(Calc.) = Calculated
CL = Clear
A/C = Air Condition
CONC. = Concrete
 Δ = Delta
R/W = Right of Way
F.F.E. = Finish Floor
C.L.F. = Chain Link
RES. = Residence
No. = Number
O.U.L. = Overhead Line
(Meas) = Measured
(R) = Record



THERE ARE OTHER SHRUBS ON THE SUBJECT PROPERTY NOT SHOWN ON THIS SURVEY. ONLY TREES WITH A MINIMUM OF 4 INCHES IN DIAMETER OF THE TRUNK AT 4 FEET FROM THE GROUND ARE SHOWN ON THIS SURVEY. TREES SHOWN HEREIN ARE FOR INFORMATIONAL PURPOSE ONLY. CONSULT A BOTANIST, ARBORIST AND/OR LANDSCAPE ARCHITECT FOR MORE SPECIFIC INFORMATION ON THE TREES SPECIES.

EAST BROADVIEW DRIVE
25 HIGH

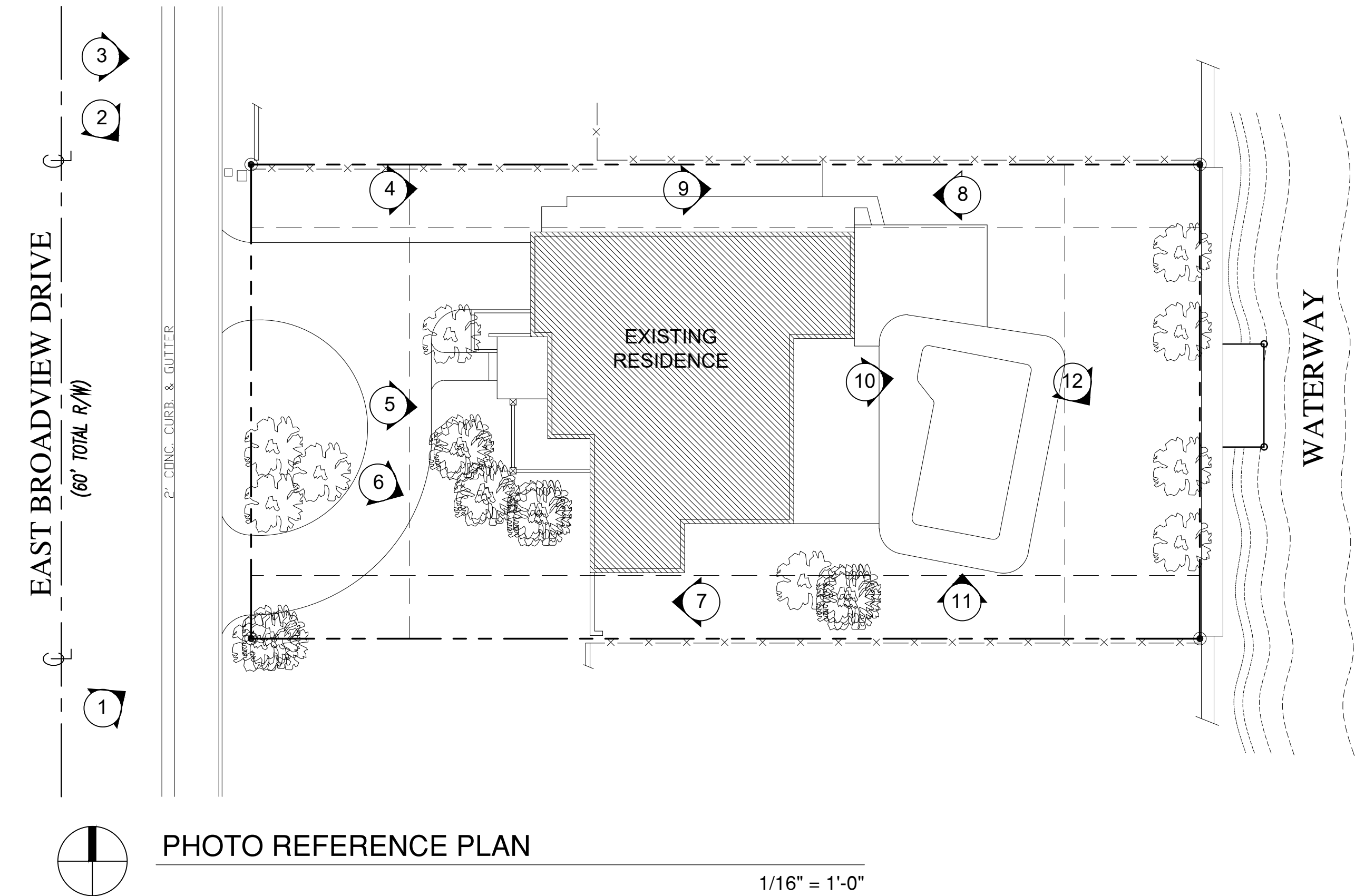
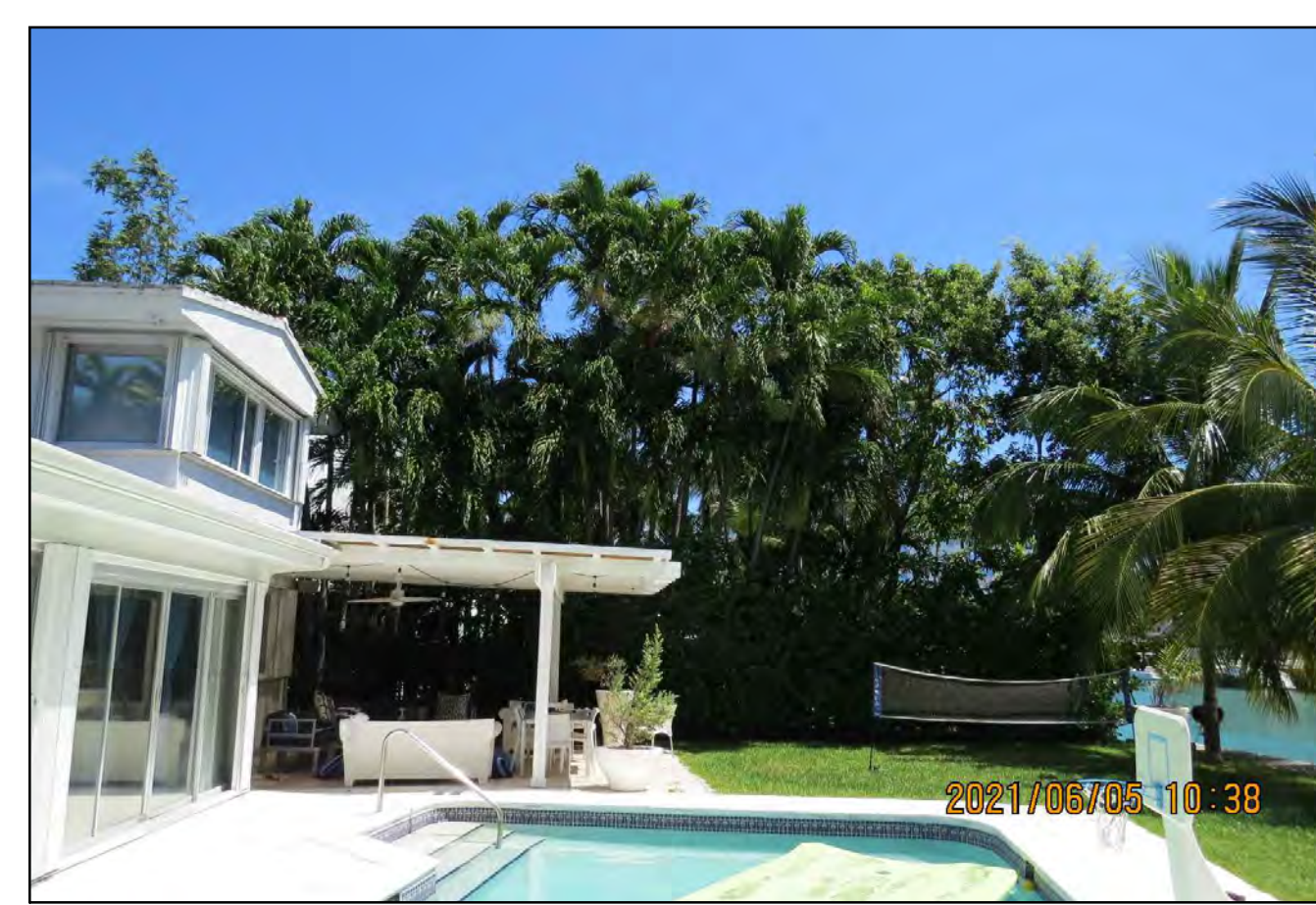
(60' TOTAL R/W by PLAT)

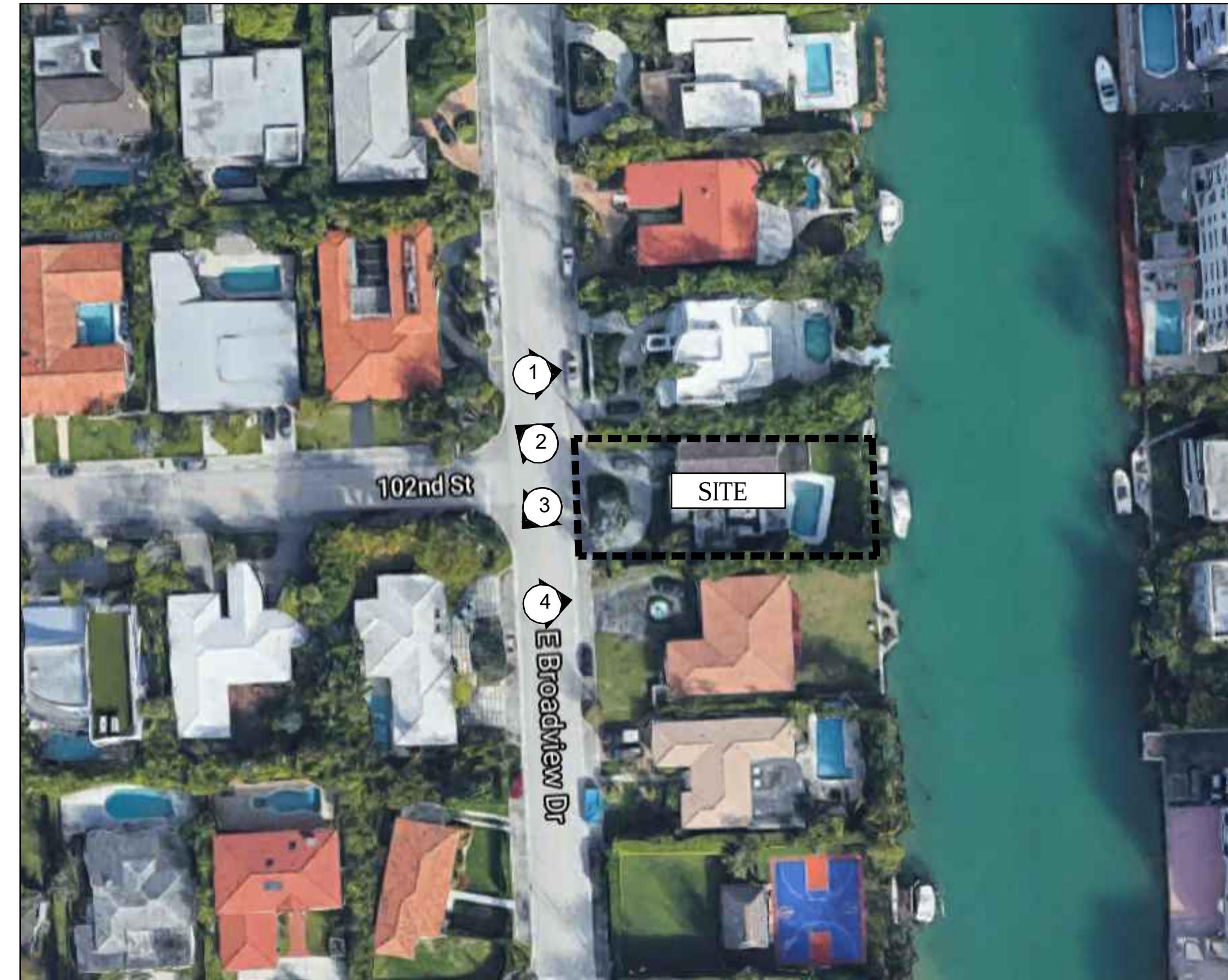
UP-DATE: 02-23-2018 UP-DATE: 07-22-2021 NOT VALID WITHOUT SHEET 1 OF 2 (SHEET 1 OF 2 CONTAINS LOCATION MAP AND SURVEYORS NOTES)

Patrick R. Maloy & Michelle Maloy
10161 East Broadview Drive
Bay Harbor Island, Florida 33154.

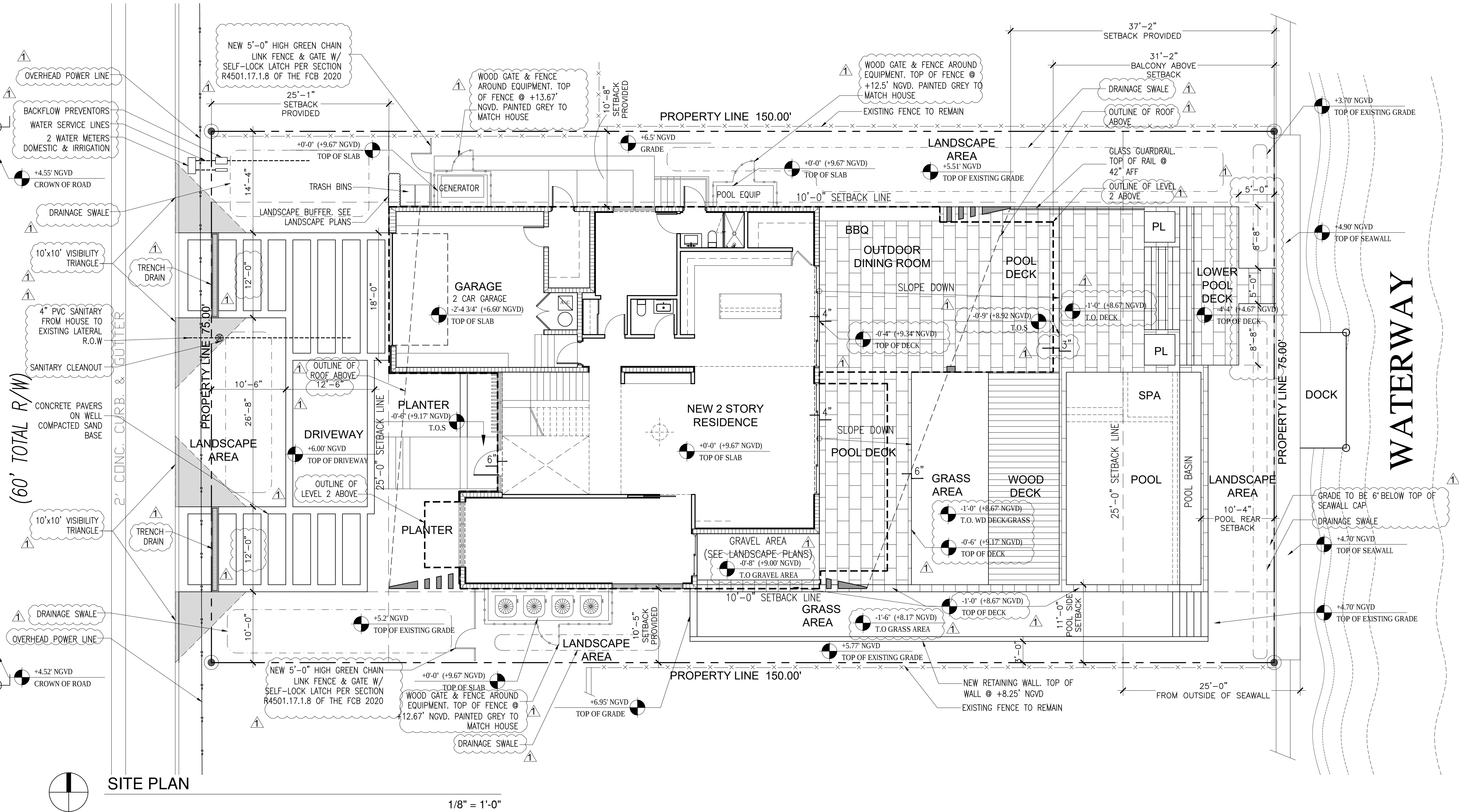
JOB No.:	SKETCH No.:
00-14373	13186

DATE:	SCALE:	SHEET:
02-12-2018	1"=20'	2 OF 2





EAST BROADVIEW DRIVE



LOCATION MAP

N.T.S

SITE / PROJECT DATA

ZONING DATA

PROPERTY ADDRESS: 10161 EAST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FLORIDA 33154
ZONING DISTRICT: RD SINGLE FAMILY RESIDENTIAL DISTRICT
OCCUPANCY CLASSIFICATION: R-3 (AS PER SEC 310.5 OF THE FBC 2020)
CONSTRUCTION TYPE: VB (AS PER TABLE 503 OF THE FBC 2020)
LEGAL DESCRIPTION: LOT 24, IN BLOCK 23, OF BAY HARBOR ISLAND; ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, AT PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LOT OCCUPATION	REQUIRED	PROVIDED
LOT AREA:	11,250 SF (0.26 ACRES)	75'-0"
LOT WIDTH:	75'-0"	150'-0"
LOT DEPTH:		

OPEN SPACE	REQUIRED	PROVIDED
OPEN SPACE (PERVIOUS AREA)	40% (4,500 SQFT)	40.49% (4,555 SQFT) SEE A-1.01

IMPERVIOUS AREA (SEE A-1.01)	REQUIRED	PROVIDED
FRONT YARD GREEN AREA (PERVIOUS AREA)	1,875 SQFT FRONT YARD AREA 50% (938 SQFT)	950 SQFT (50.66%) SEE A-1.01

STORM DRAINAGE NOTE:
-PROVIDE SWALES AT PERIMETER OF SITE AS SHOWN TO CONTAIN ALL STORMWATER ON SITE FOR 10-YEAR STORM, AS REQUIRED.
-RETAINING WALL TO BE PROVIDED AT SOUTH SIDE OF PROPERTY AS SHOWN.
-TRENCH DRAIN AT DRIVEWAY PROVIDED TO CONTAIN DRIVEWAY RUNOFF

BUILDING SETBACKS	REQUIRED	PROVIDED
FRONT	25'-0" MIN	25'-1"
SIDES	10'-0" MIN	10'-8" (NORTH) 10'-5" (SOUTH)
REAR	25'-0" FROM OUTSIDE OF BULKHEAD WALL	31'-2"
BUILDING HEIGHT	REQUIRED	PROVIDED
PRINCIPAL BUILDING	24' FLAT ROOF MAX ABOVE B.F.E. +1 27' SLOPED ROOF	25'-0"
MAX # OF STORIES	2 STORIES MAX	2
PARKING SPACES	2	2

FLOOD INFORMATION

CLASSIFICATION OF STRUCTURES FOR FLOOD RESISTANT DESIGN AND CONSTRUCTION : CATEGORY II AS PER ASCE TABLE 1-1

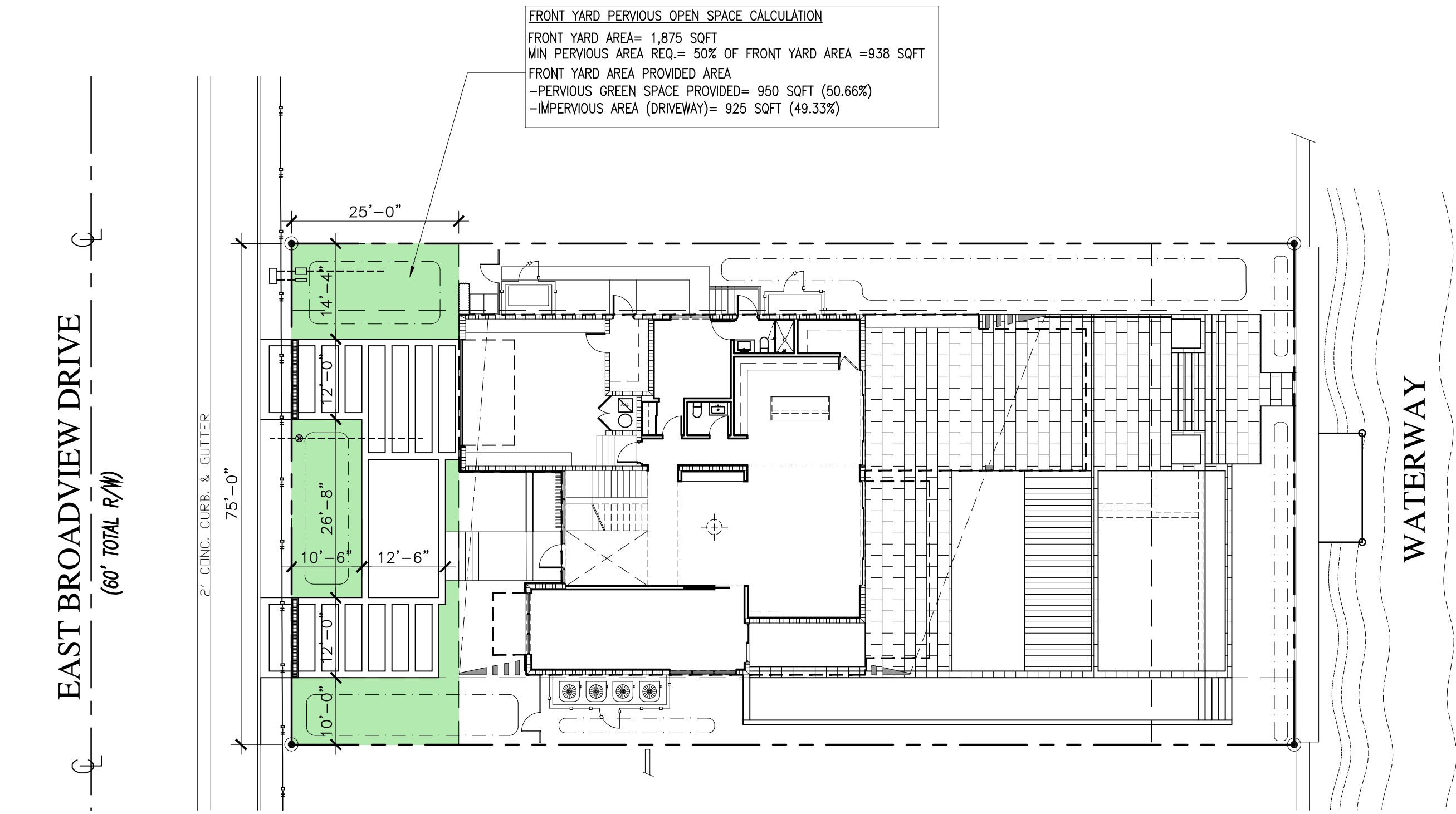
A) FLOOD ELEVATION:	AE 8.00
B) BASE FLOOD ELEVATION (B.F.E)	+8.67' NGVD (AS ESTABLISHED BY CITY OF BAY HARBOR)
C) DESIGNED FLOOD ELEVATION (D.F.E = B.F.E + 1.00)	+9.67' NGVD
D) LOWEST FLOOR ELEVATION:	GARAGE = +6.60' N.G.V.D HOUSE = +9.67' NGVD
E) LOWEST ADJACENT GRADE ELEVATION:	+5.51' NGVD
F) HIGHEST ADJACENT GRADE ELEVATION:	+6.50' NGVD
G) LOWEST ELEV. OF EQUIPMENT SERVICING BLDG:	+8.67' NGVD
H) CROWN OF ROAD ELEVATION:	+4.55' NGVD
I) FIRM MAP NUMBER:	09-11-2009

BUILDING AREA CALCULATIONS

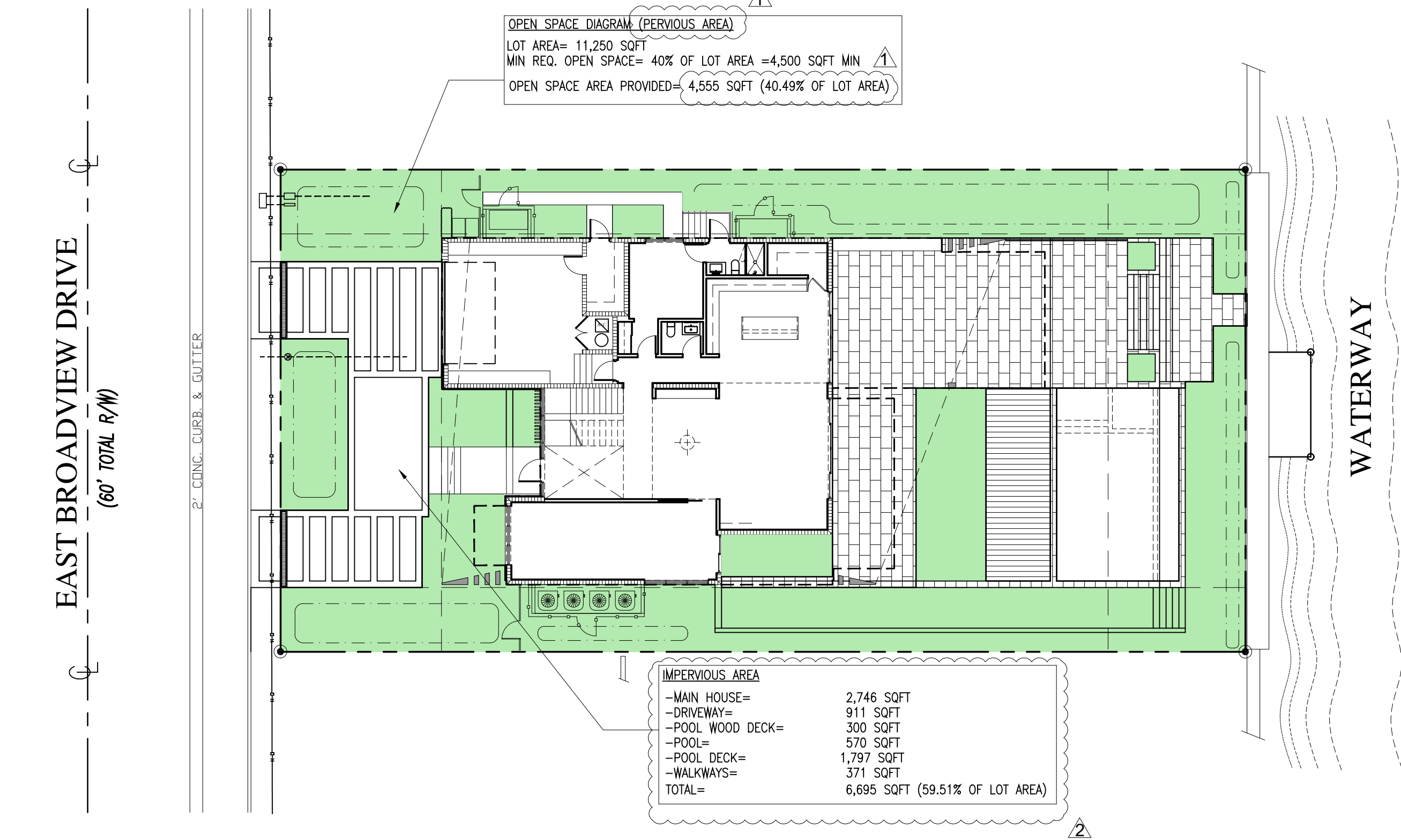
GROUND FLOOR A/C AREA=	2,089 SQFT
GROUND FLOOR NON A/C AREA=	119 SQFT
GARAGE=	538 SQFT
SECOND FLOOR A/C AREA=	2,626 SQFT
SECOND FLOOR BALCONIES=	1,181 SQFT

TOTAL A/C AREA=	4,715 SQFT
TOTAL BUILDING AREA=	6,553 SQFT TOTAL

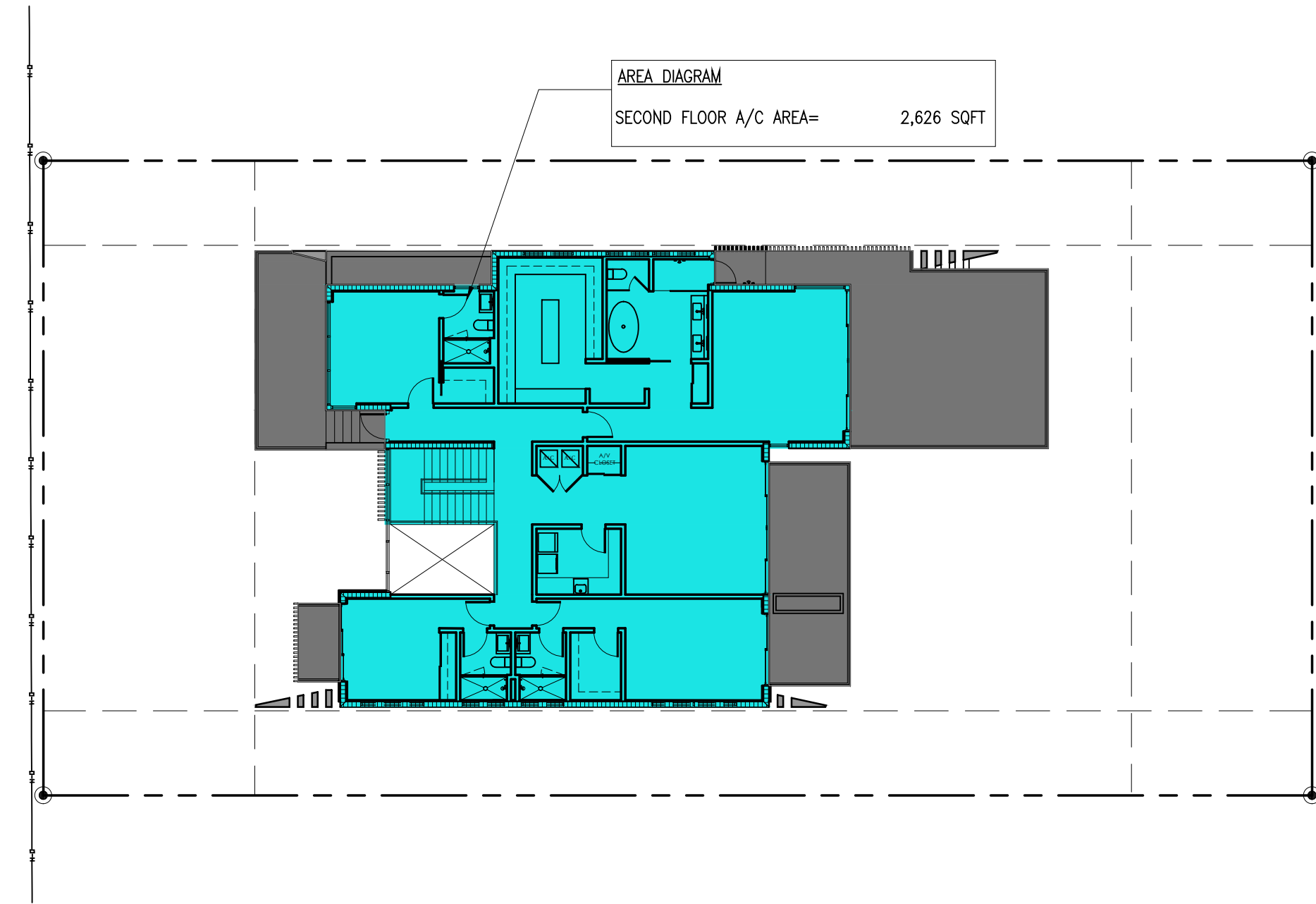
SECOND / FIRST FLOOR RATIO	
GROUND FLOOR TOTAL AREA= (INCLUDING NON A/C AREA)	2,746 SQFT
SECOND FLOOR A/C AREA=	2,626 SQFT
AREA RATIO=	
MAX ALLOWED 80%	
2,626 SQFT / 2,746 SQFT=	95.63%
SECOND LEVEL / GROUND LEVEL	



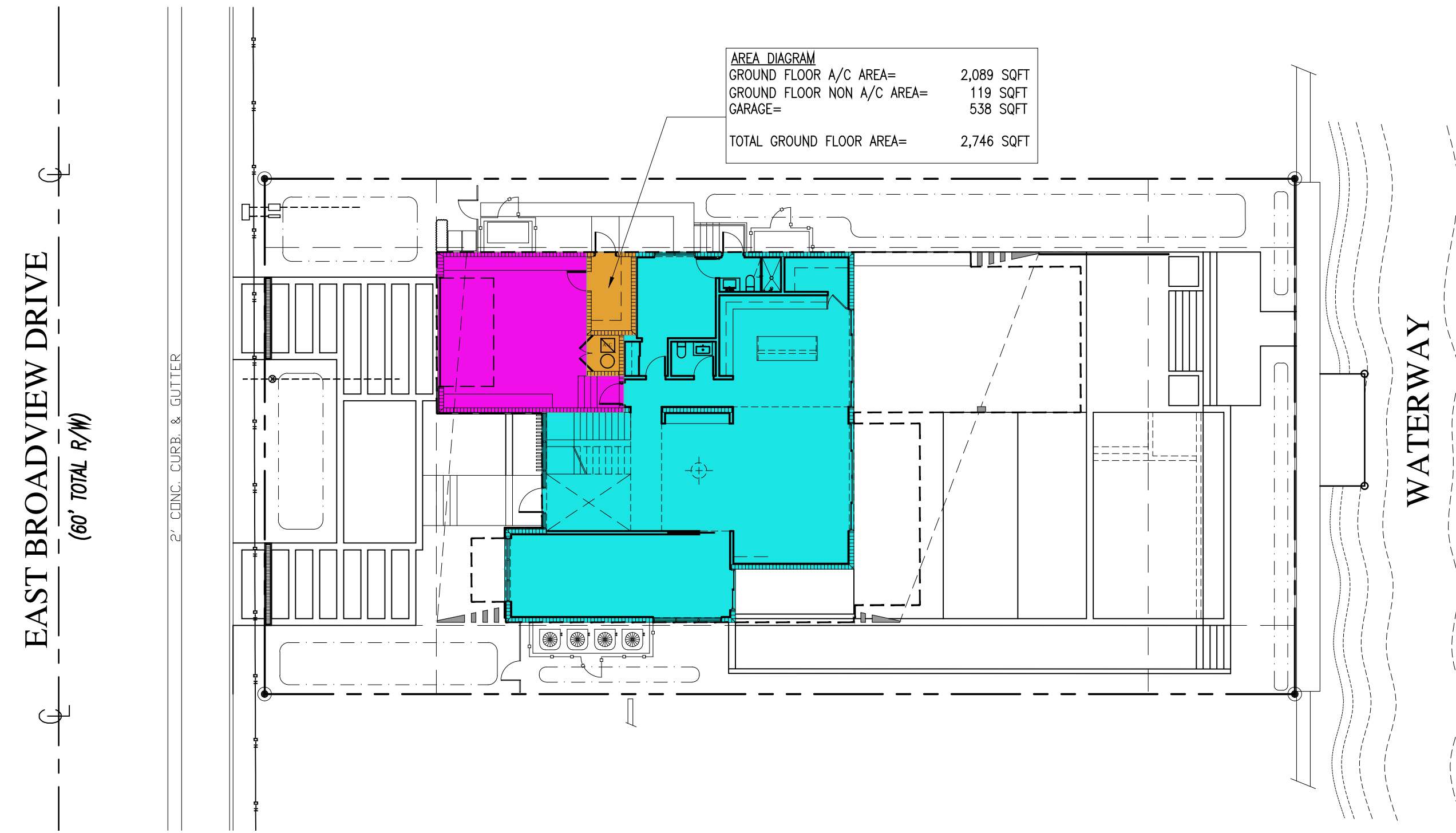
FRONT YARD PERVIOUS AREA DIAGRAM
1/16" = 1'-0"



OPEN SPACE -PERVIOUS & IMPERVIOUS AREA DIAGRAM
1/16" = 1'-0"



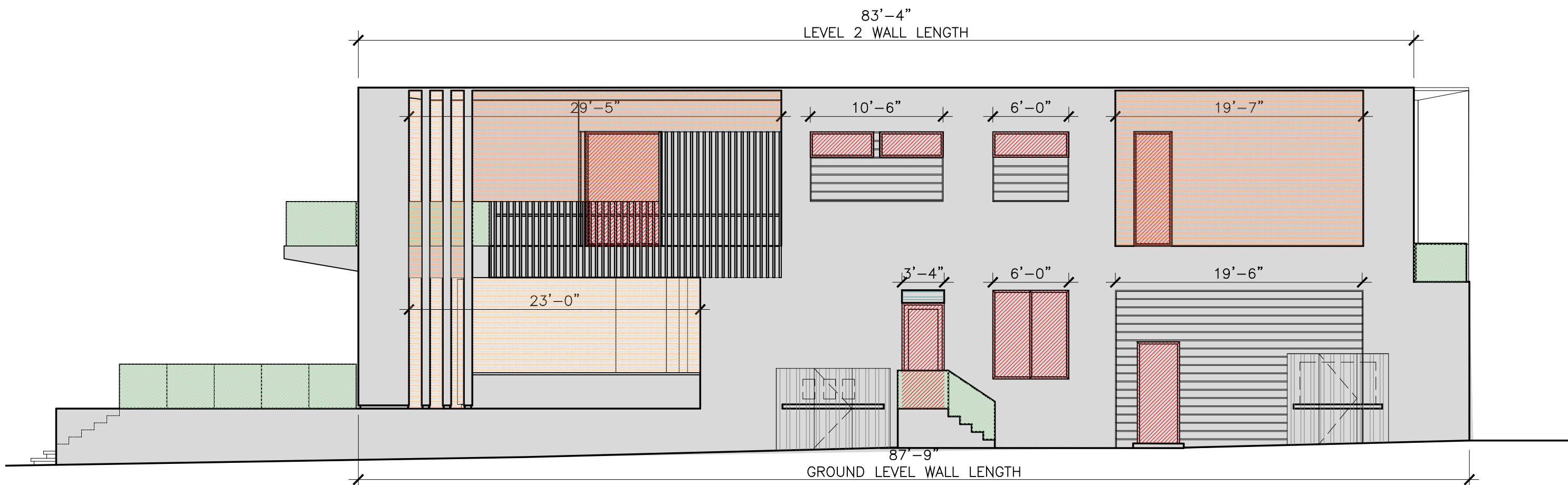
UNIT SIZE DIAGRAM- LEVEL 2
1/16" = 1'-0"



UNIT SIZE DIAGRAM- LEVEL 1
1/16" = 1'-0"

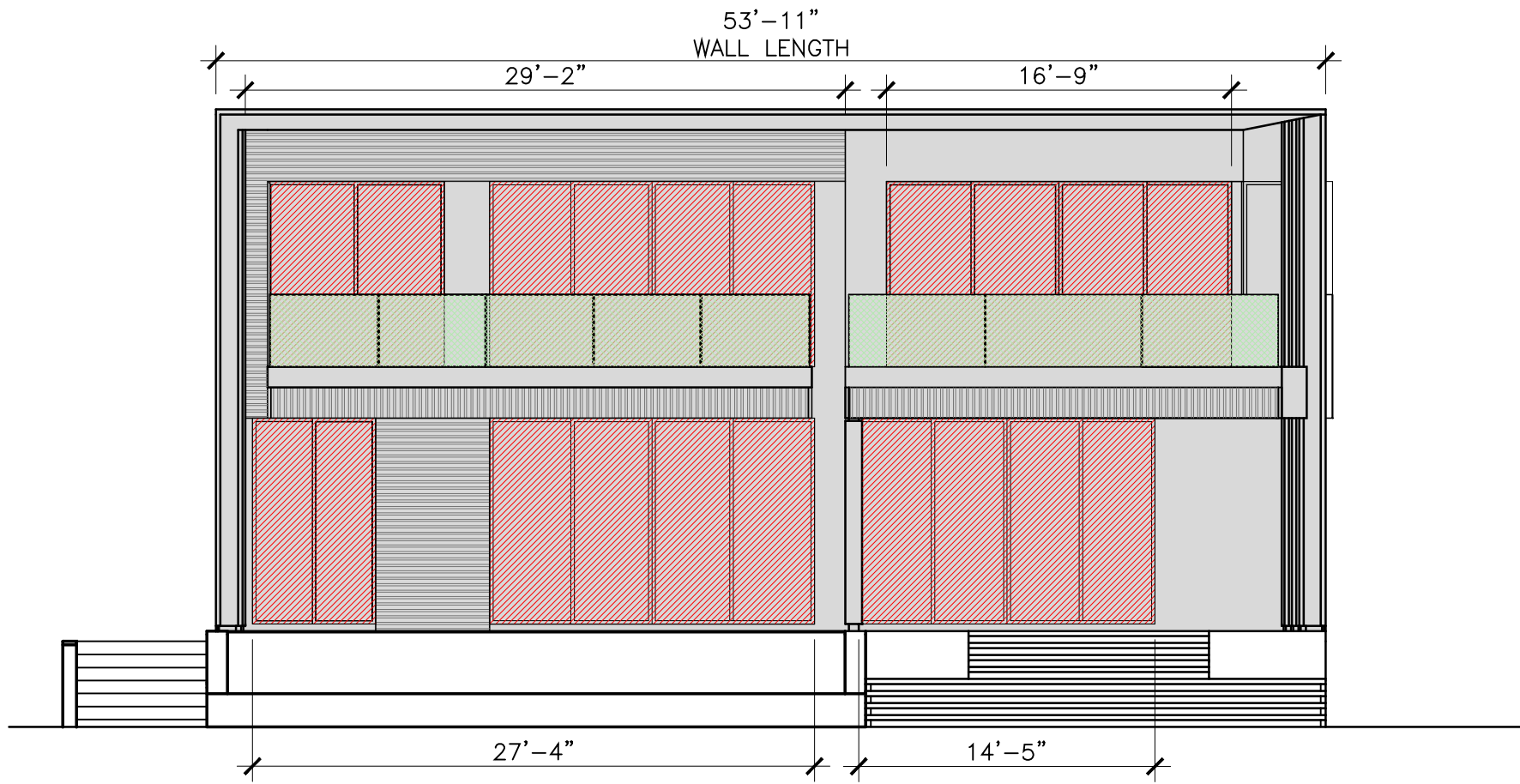
BUILDING AREA	
GROUND FLOOR A/C AREA=	2,089 SQFT
GROUND FLOOR NON A/C AREA=	119 SQFT
GARAGE=	538 SQFT
SECOND FLOOR A/C AREA=	2,626 SQFT
TOTAL A/C AREA=	4,715 SQFT
TOTAL BUILDING AREA= (INCLUDING NON A/C AREA)	5,372 SQFT TOTAL

SECOND/ FIRST FLOOR RATIO	
GROUND FLOOR TOTAL AREA= (INCLUDING NON A/C AREA)	2,746 SQFT
SECOND FLOOR A/C AREA=	2,626 SQFT
AREA RATIO= MAX ALLOWED 80%	
2,626 SQFT / 2,746 SQFT=	95.63%
SECOND LEVEL / GROUND LEVEL	



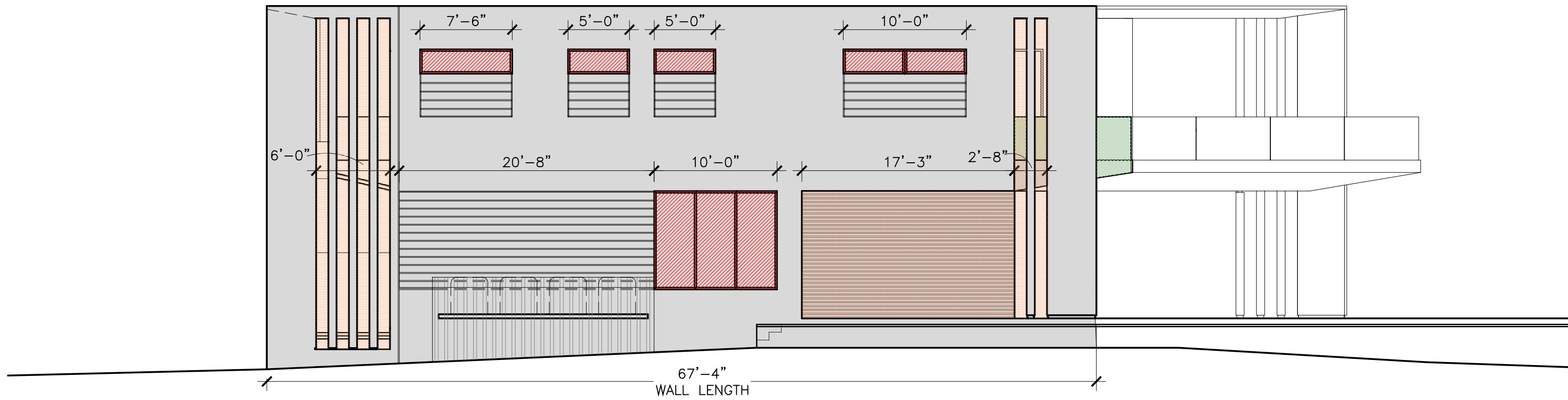
NORTH ELEVATION

1/8" = 1'-0"



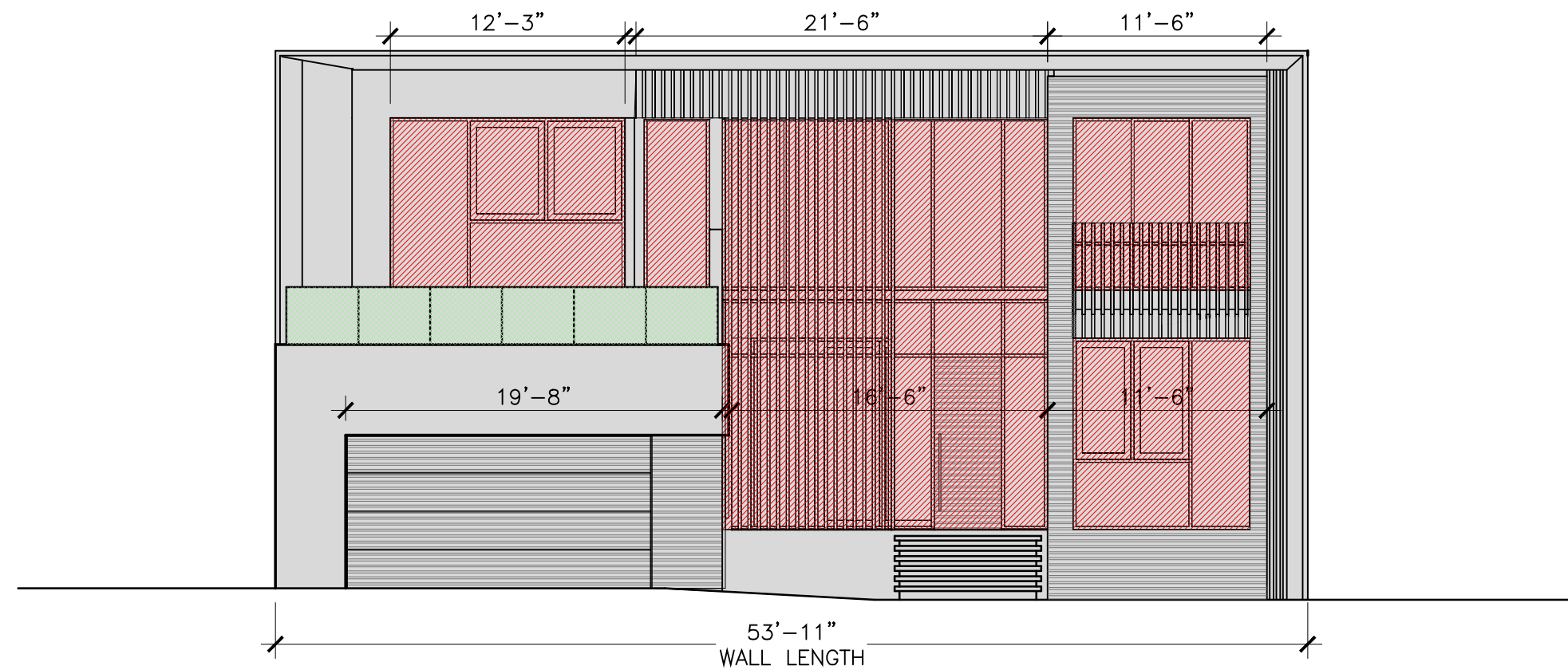
EAST ELEVATION

1/4" = 1'-0"



SOUTH ELEVATION

1/4" = 1'-0"



WEST ELEVATION

1/4" = 1'-0"

BUILDING ARTICULATION CALCULATIONS- NORTH ELEVATION
PER SEC. 23-11 (A) (7) OF THE TOWN OF BAY HARBOR ISLANDS ZONING CODE

GROUND LEVEL WALL LENGTH=	87'-9"
REQUIRED ARTICULATION =	50% MIN =43'-10½"
ARTICULATIONS LENGTH PROVIDED=	55'-2"
LEVEL 2 WALL LENGTH=	83'-4"
REQUIRED ARTICULATION =	50% MIN =41'-8"
ARTICULATIONS LENGTH PROVIDED=	65'-6"

NORTH FACADE AREA BREAKDOWN (SQFT)

TOTAL FACADE AREA= 2,525 SQFT (100%)

EMBELLISHMENTS	
-WINDOWS/DOORS=	207 SQFT
-GLASS RAILINGS=	137 SQFT
-WOOD SLATS FINISH=	N/A
-ALUMINUM SCREENS =	192 SQFT
-RECESSED AREAS & OPENINGS=	610 SQFT
-STUCCO SCORING=	268 SQFT
-TOTAL EMBELLISHMENTS=	1,414 SQFT (56%)

BUILDING ARTICULATION CALCULATIONS- EAST ELEVATION
PER SEC. 23-11 (A) (7) OF THE TOWN OF BAY HARBOR ISLANDS ZONING CODE

GROUND LEVEL WALL LENGTH=	53'-11"
REQUIRED ARTICULATION =	50% MIN =27'-0"
ARTICULATIONS LENGTH PROVIDED=	41'-9"
(WINDOWS + MATERIAL CHANGE)	

LEVEL 2 WALL LENGTH=	53'-11"
REQUIRED ARTICULATION =	50% MIN =27'-0"
ARTICULATIONS LENGTH PROVIDED=	45'-11"
(WINDOWS + MATERIAL CHANGE)	

EAST FACADE AREA BREAKDOWN (SQFT)

TOTAL FACADE AREA= 1,365 SQFT (100%)

EMBELLISHMENTS	
-WINDOWS/DOORS=	729 SQFT
-GLASS RAILINGS=	165 SQFT
-WOOD SLATS FINISH=	213 SQFT
-ALUMINUM SCREENS =	N/A
-TOTAL EMBELLISHMENTS=	1,107 SQFT (81.09%)

BUILDING ARTICULATION CALCULATIONS- SOUTH ELEVATION
PER SEC. 23-11 (A) (7) OF THE TOWN OF BAY HARBOR ISLANDS ZONING CODE

GROUND LEVEL WALL LENGTH=	67'-4"
REQUIRED ARTICULATION =	50% MIN =33'-8"
ARTICULATIONS LENGTH PROVIDED=	56'-7"

LEVEL 2 WALL LENGTH=	67'-48"
REQUIRED ARTICULATION =	50% MIN =33'-8"
ARTICULATIONS LENGTH PROVIDED=	36'-2"

TOTAL FACADE AREA= 1,759 SQFT (100%)

EMBELLISHMENTS	
-WINDOWS/DOORS=	135 SQFT
-GLASS RAILINGS=	20 SQFT
-WOOD SLATS FINISH=	178 SQFT
-ALUMINUM SCREENS =	N/A
-RECESSED AREAS & OPENINGS=	334 SQFT
-STUCCO SCORING=	258 SQFT
-TOTAL EMBELLISHMENTS=	925 SQFT (52.59%)

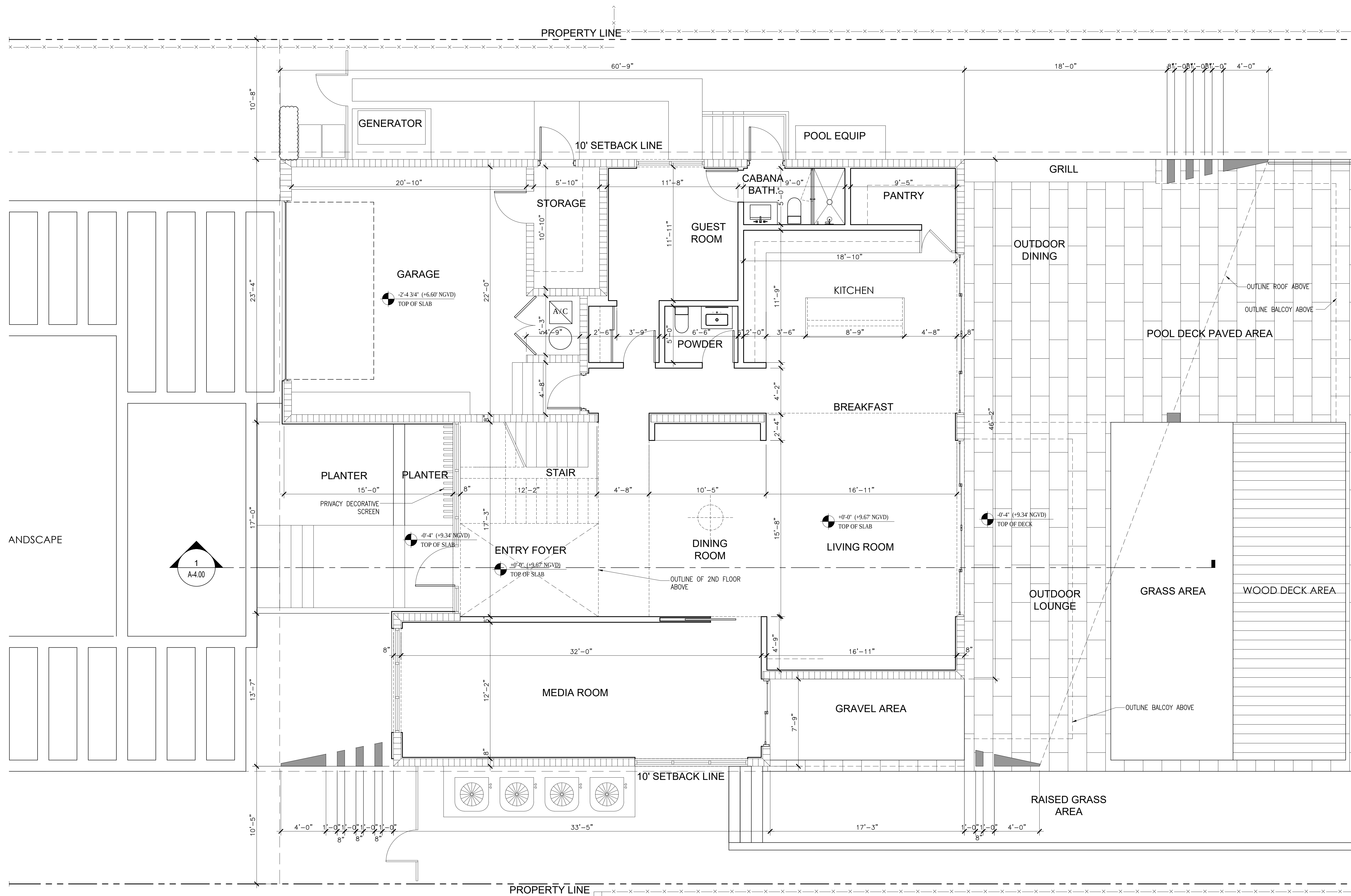
BUILDING ARTICULATION CALCULATIONS- WEST ELEVATION
PER SEC. 23-11 (A) (7) OF THE TOWN OF BAY HARBOR ISLANDS ZONING CODE

GROUND LEVEL WALL LENGTH=	53'-11"
REQUIRED ARTICULATION =	50% MIN =27'-0"
ARTICULATIONS LENGTH PROVIDED=	47'-8"

LEVEL 2 WALL LENGTH=	53'-11"
REQUIRED ARTICULATION =	50% MIN =27'-0"
ARTICULATIONS LENGTH PROVIDED=	45'-3"

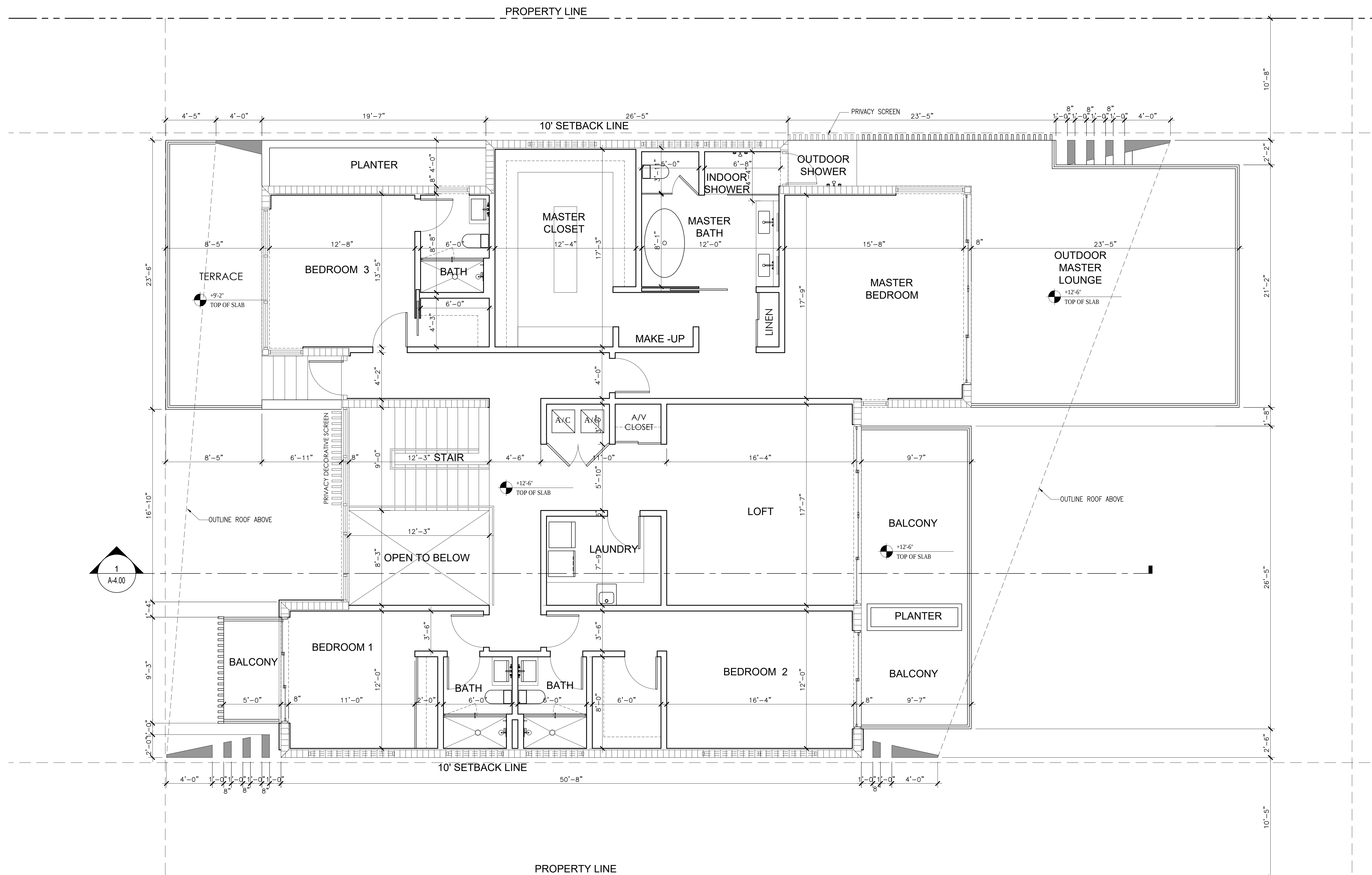
TOTAL FACADE AREA= 1,530 SQFT (100%)

EMBELLISHMENTS	
-WINDOWS/DOORS=	677 SQFT
-GLASS RAILINGS=	68 SQFT
-WOOD SLATS FINISH=	270 SQFT
-ALUMINUM SCREENS =	300
-TOTAL EMBELLISHMENTS=	1,315 SQFT (85.95%)



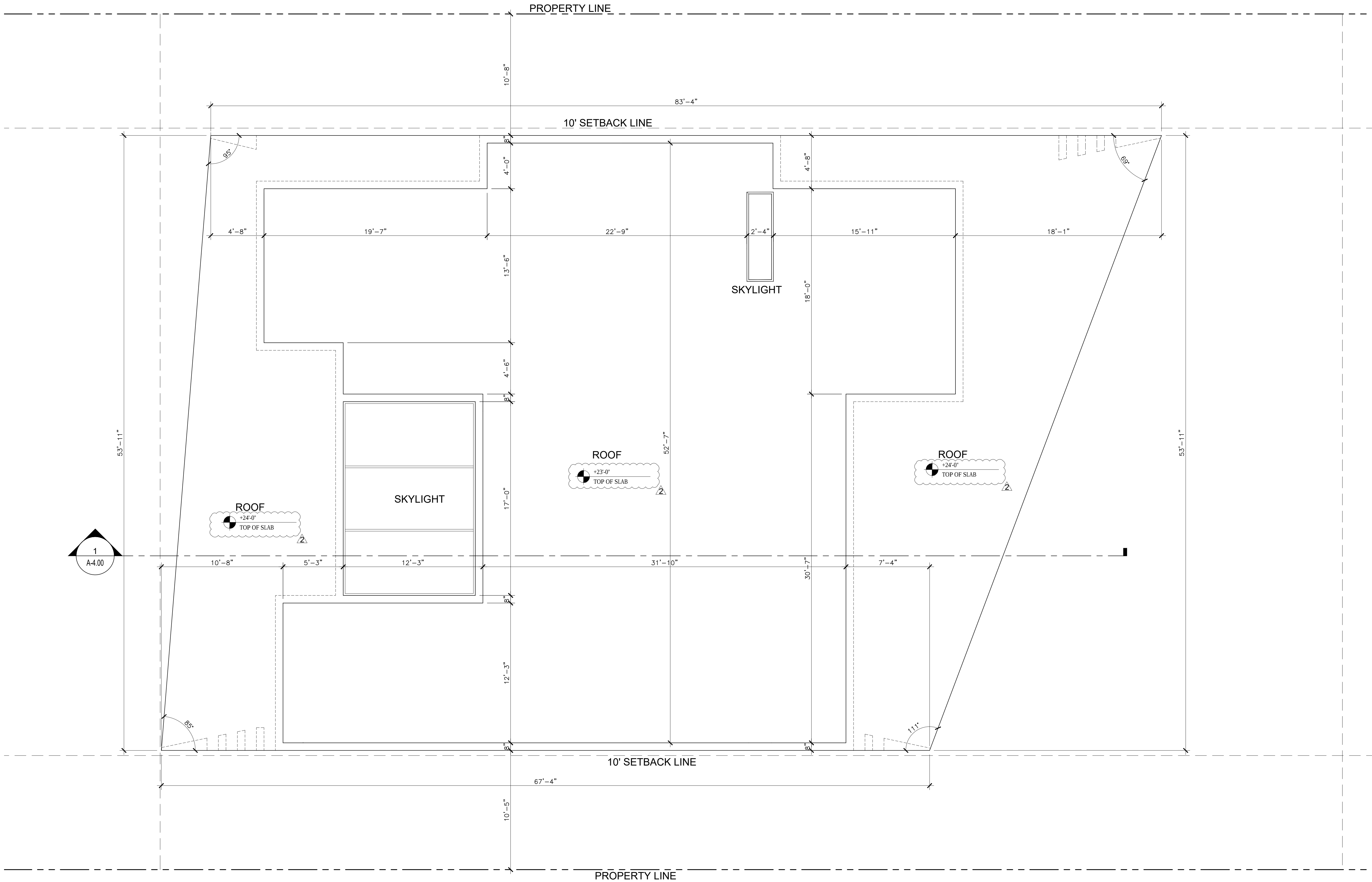
GROUND LEVEL FLOOR PLAN

1/4" = 1'-0"



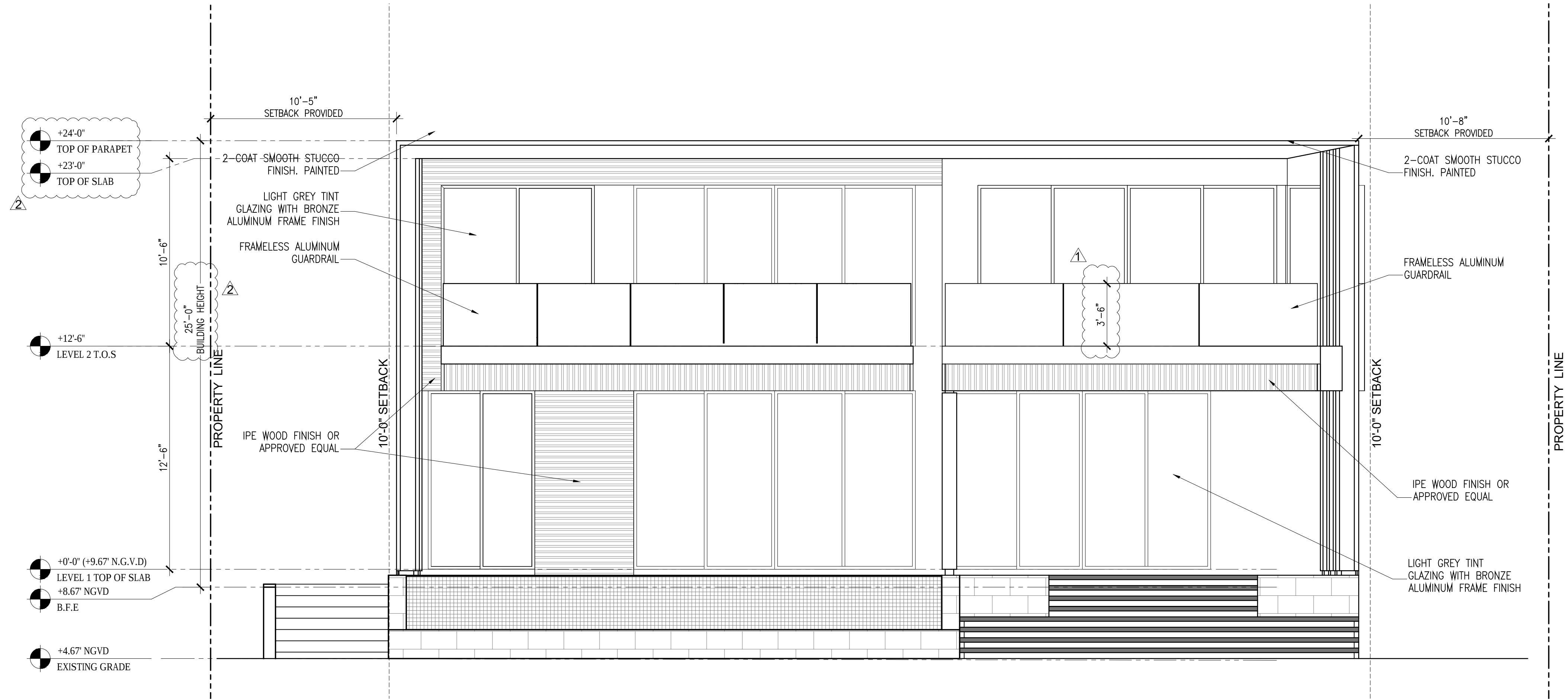
LEVEL 2 FLOOR PLAN

1/4" = 1'-0"



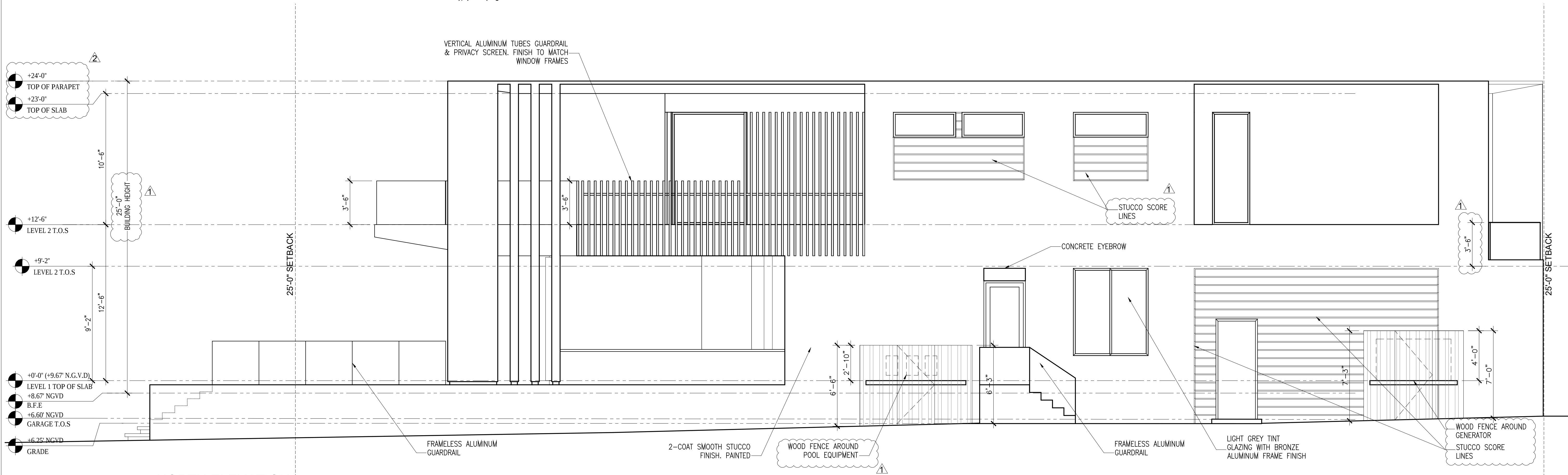
ROOF LEVEL FLOOR PLAN

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



EAST ELEVATION

1/4" = 1'-0"



NORTH ELEVATION

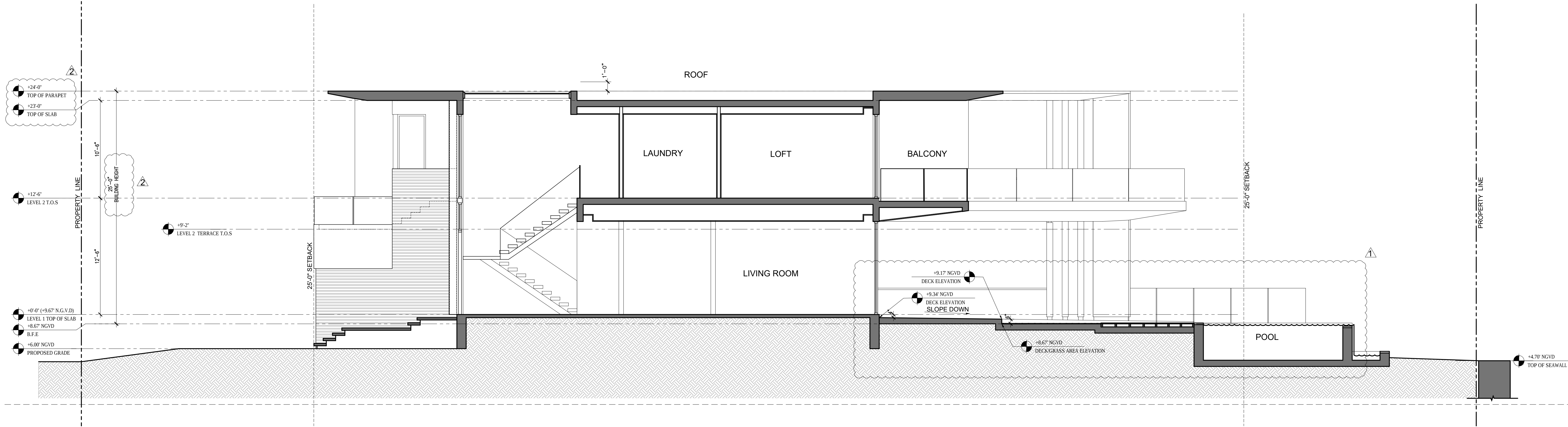
1/4" = 1'-0"



SOUTH ELEVATION



WEST ELEVATION



SECTION 1

3/16" = 1'-0"

SHEET TITLE:

PROJECT:

PROJECT NO. : 21-278

DRAWN BY: MD

CHECKED BY: JG

DATE: 06-07-21

07-09-21 P&Z DEPT COMMENTS

07-27-21 P&Z DEPT COMMENTS

REV. DATE DESCRIPTION

SHEET

A-4.00





△



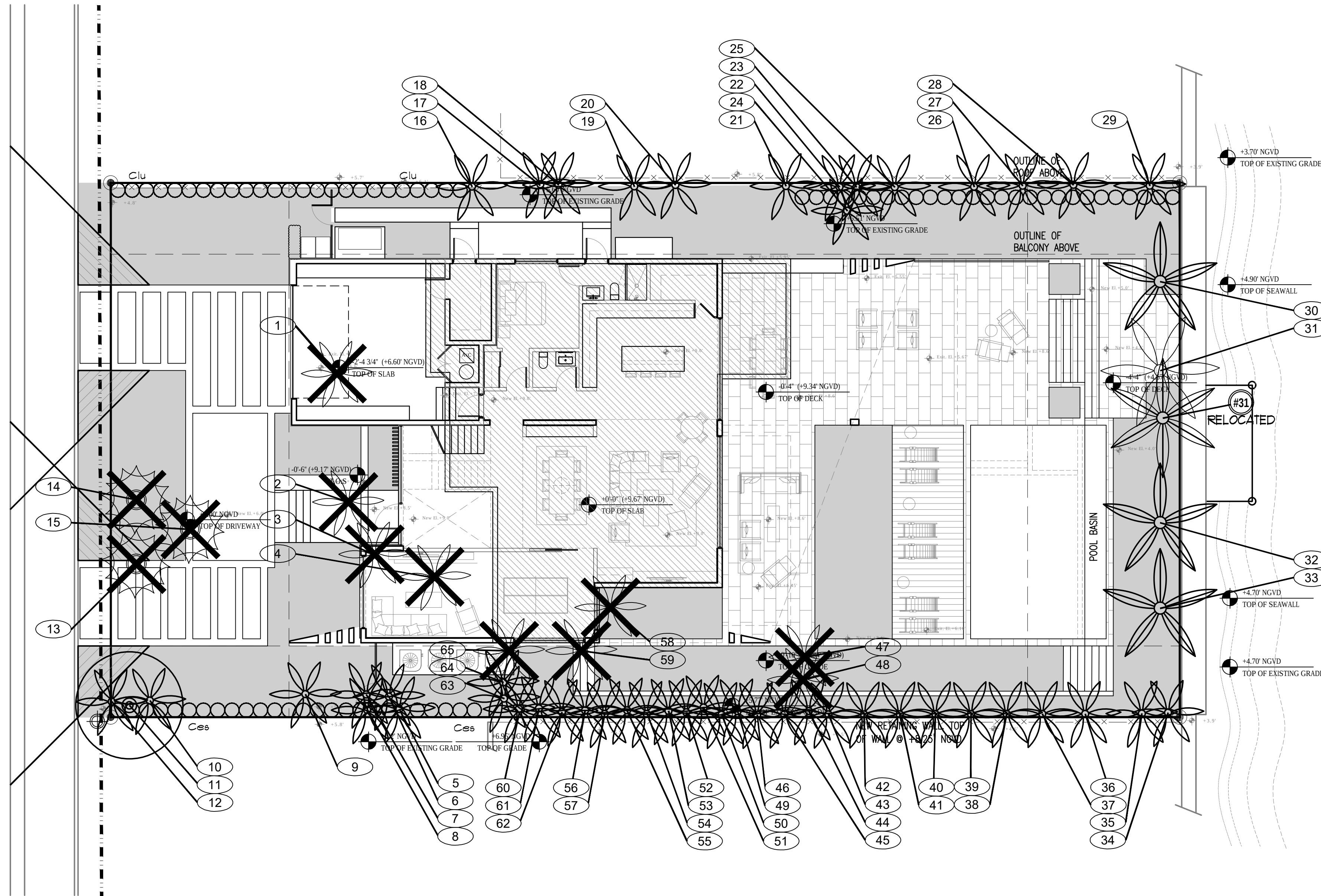
△



△

E. BROADVIEW DR.

(60' TOTAL R/W)

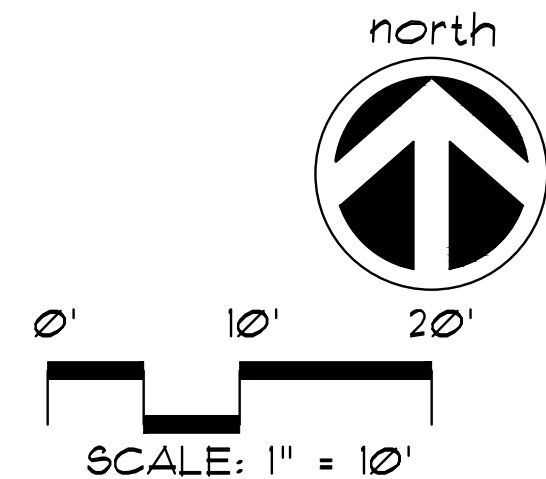


21-19-MALOY PRIVATE RESIDENCE, 10161 E. BROADVIEW DR., BAY HARBOR ISLANDS, FL. 33154

6/15/2021 FOLIO: 13-2227-001-4130

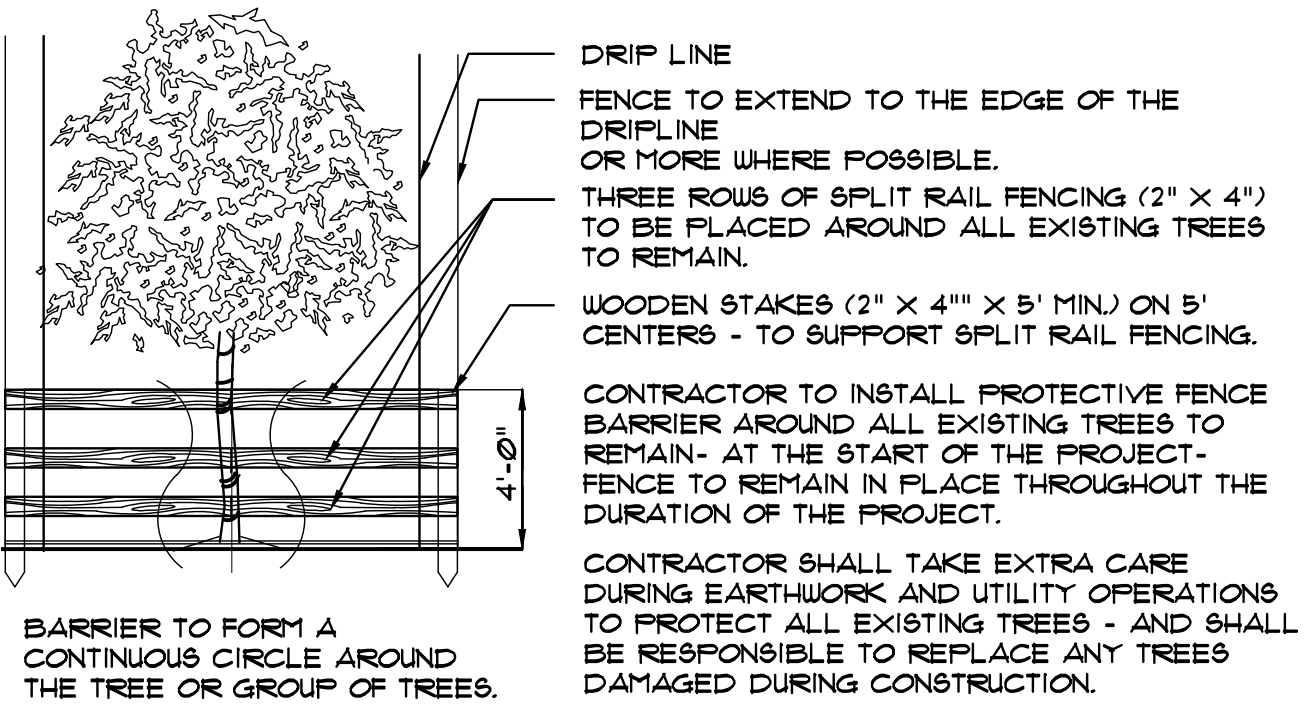
TREE NUM	SYM	COMMON NAME	BOTANICAL NAME	HEIGHT	SPREAD	DBH	STATUS	CANOP	CANOP LOSS	REMARKS
						INCHES				
1	BOT	BOTTLE PALM	<i>Hyophorbe lagenicaulis</i>	8	6	14	REMOVE	28	28	
2	PR3	PYGMY DATE PALM	<i>Phoenix roebelinii</i>	6	8	4.4,4	REMOVE	50	50	
3	AM5	CHRISTMAS PALM	<i>Adonidia merrillii</i>	18	12	5.5,5.4,3	REMOVE	113	113	
4	PE5	ALEXANDER PALM	<i>Ptychosperma elegans</i>	18	12	5.5,5.5,5	REMOVE	113	113	
5	PE2	ALEXANDER PALM	<i>Ptychosperma elegans</i>	18	10	5,5	REMAIN	79		
6	PE3	ALEXANDER PALM	<i>Ptychosperma elegans</i>	18	10	5,5	REMAIN	79		
7	PE4	ALEXANDER PALM	<i>Ptychosperma elegans</i>	18	10	5,5	REMAIN	79		
8	PE5	ALEXANDER PALM	<i>Ptychosperma elegans</i>	18	10	5,5	REMAIN	79		
9	PE	ALEXANDER PALM	<i>Ptychosperma elegans</i>	22	6	4	REMAIN	28		
10	AM	CHRISTMAS PALM	<i>Adonidia merrillii</i>	18	8	4	REMAIN	50		
11	PAN	SCREW PINE	<i>Pandanus utilis</i>	15	12	6,6,6	REMAIN	113		
12	AM	CHRISTMAS PALM	<i>Adonidia merrillii</i>	16	8	5	REMAIN	50		
13	BIS	BISMARCK PALM	<i>Bismarkia nobilis</i>	22	15	18	REMOVE	177	177	
14	BIS	BISMARCK PALM	<i>Bismarkia nobilis</i>	18	15	17	REMOVE	177	177	
15	BIS	BISMARCK PALM	<i>Bismarkia nobilis</i>	14	15	19	REMOVE	177	177	
16	AM2	CHRISTMAS PALM	<i>Adonidia merrillii</i>	24	12	5,5	REMAIN	113		
17	AM	CHRISTMAS PALM	<i>Adonidia merrillii</i>	20	8	3	REMAIN	50		
18	AM	CHRISTMAS PALM	<i>Adonidia merrillii</i>	18	8	5	REMAIN	50		
19	AM2	CHRISTMAS PALM	<i>Adonidia merrillii</i>	18	10	5,5	REMAIN	79		
20	AM2	CHRISTMAS PALM	<i>Adonidia merrillii</i>	18	10	5,5	REMAIN	79		
21	AM5	CHRISTMAS PALM	<i>Adonidia merrillii</i>	22	12	6,6,6,5,3	REMAIN	113		
22	AM	CHRISTMAS PALM	<i>Adonidia merrillii</i>	18	12	5	REMAIN	113		
23	AM	CHRISTMAS PALM	<i>Adonidia merrillii</i>	18	12	5	REMAIN	113		
24	AM	CHRISTMAS PALM	<i>Adonidia merrillii</i>	18	12	5	REMAIN	113		
25	AM2	CHRISTMAS PALM	<i>Adonidia merrillii</i>	18	12	5,5	REMAIN	113		
26	AM4	CHRISTMAS PALM	<i>Adonidia merrillii</i>	22	10	4,4,4,4	REMAIN	79		
27	AM3	CHRISTMAS PALM	<i>Adonidia merrillii</i>	18	12	5,5,4	REMAIN	113		
28	AM	CHRISTMAS PALM	<i>Adonidia merrillii</i>	12	8	4	REMAIN	50		
29	AM	CHRISTMAS PALM	<i>Adonidia merrillii</i>	12	8	4	REMAIN	50		
30	CN	COCONUT PALM	<i>Cocos nucifera</i>	18	15	5	REMAIN	177		
31	CN	COCONUT PALM	<i>Cocos nucifera</i>	18	15	5	RELOCATE	177		
32	CN	COCONUT PALM	<i>Cocos nucifera</i>	18	15	5	REMAIN	177		
33	CN	COCONUT PALM	<i>Cocos nucifera</i>	18	15	5	REMAIN	177		

34	AM3	CHRISTMAS PALM	<i>Adonidia merrillii</i>	16	15	5,5,5	REMAIN	177		
35	AM4	CHRISTMAS PALM	<i>Adonidia merrillii</i>	16	15	4,4,4,4	REMAIN	177		
36	AM3	CHRISTMAS PALM	<i>Adonidia merrillii</i>	16	15	5,5,4	REMAIN	177		
37	AM3	CHRISTMAS PALM	<i>Adonidia merrillii</i>	16	15	5,5,4	REMAIN	177		
38	AM3	CHRISTMAS PALM	<i>Adonidia merrillii</i>	16	15	5,5,4	REMAIN	177		
39	AM3	CHRISTMAS PALM	<i>Adonidia merrillii</i>	16	15	5,5,4	REMAIN	177		
40	AM3	CHRISTMAS PALM	<i>Adonidia merrillii</i>	16	15	5,5,4	REMAIN	177		
41	AM3	CHRISTMAS PALM	<i>Adonidia merrillii</i>	16	15	5,5,4	REMAIN	177		
42	AM3	CHRISTMAS PALM	<i>Adonidia merrillii</i>	16	15	5,5,4	REMAIN	177		
43	AM3	CHRISTMAS PALM	<i>Adonidia merrillii</i>	16	15	5,5,4	REMAIN	177		
44	AM3	CHRISTMAS PALM	<i>Adonidia merrillii</i>	16	15	5,5,4	REMAIN	177		
45	AM3	CHRISTMAS PALM	<i>Adonidia merrillii</i>	16	15	5,5,4	REMAIN	177		
46	AM3	CHRISTMAS PALM	<i>Adonidia merrillii</i>	16	15	5,5,4	REMAIN	177		
47	AM3	CHRISTMAS PALM	<i>Adonidia merrillii</i>	16	15	5,5,4	REMOVE	177	177	
48	SP	SABAL PALM	<i>Sabal palmetto</i>	10	10	15	REMOVE	79	79	
49	PE4	ALEXANDER PALM	<i>Ptychosperma elegans</i>	18	12	5,5,5,5	REMAIN	113		
50	PE4	ALEXANDER PALM	<i>Ptychosperma elegans</i>	18	12	5,5,5,5	REMAIN	113		
51	PE4	ALEXANDER PALM	<i>Ptychosperma elegans</i>	18	12	5,5,5,5	REMAIN	113		
52	PE4	ALEXANDER PALM	<i>Ptychosperma elegans</i>	18	12	5,5,5,5	REMAIN	113		
53	PE4	ALEXANDER PALM	<i>Ptychosperma elegans</i>	18	12	5,5,5,5	REMAIN	113		
54	PE4	ALEXANDER PALM	<i>Ptychosperma elegans</i>	18	12	5,5,5,5	REMAIN	113		
55	PE4	ALEXANDER PALM	<i>Ptychosperma elegans</i>	18	12	5,5,5,5	REMAIN	113		
56	PE4	ALEXANDER PALM	<i>Ptychosperma elegans</i>	18	12	5,5,5,5	REMAIN	113		
57	PE4	ALEXANDER PALM	<i>Ptychosperma elegans</i>	18	12	5,5,5,5	REMAIN	113		
58	PE2	ALEXANDER PALM	<i>Ptychosperma elegans</i>	8	5	3	REMOVE	20	20	
59	PE2	ALEXANDER PALM	<i>Ptychosperma elegans</i>	8	5	3	REMOVE	20	20	
60	AM2	CHRISTMAS PALM	<i>Adonidia merrillii</i>	18	12	4,4	REMAIN	113		
61	AM2	CHRISTMAS PALM	<i>Adonidia merrillii</i>	18	12	4,4	REMAIN	113		
62	AM2	CHRISTMAS PALM	<i>Adonidia merrillii</i>	18	12	4,4	REMAIN	113		
63	AM2	CHRISTMAS PALM	<i>Adonidia merrillii</i>	18	12	4,4	REMAIN	113		
64	AM2	CHRISTMAS PALM	<i>Adonidia merrillii</i>	18	12	4,4	REMAIN	113		
65	AM2	CHRISTMAS PALM	<i>Adonidia merrillii</i>	18	12	4,4	REMAIN	113		
TOTALS								7,620	1,103	
FIELD INVENTORY CONDUCTED BY JFS DESIGN INC. ON JUNE 5, 2021										



TREE DISPOSITION PLAN

TREE PROTECTION DETAIL



NOTES:

- SEE SHEET L-1 FOR PROPOSED TREE AND PALM LOCATIONS.
- THE CONTRACTOR SHALL REMOVE ALL TREES AND HEDGES AS PER PLANS AND AS APPROVED BY THE LOCAL GOVERNING AGENCIES (MIAMI-DADE CO. DP&R). TREE, PALM AND HEDGE MATERIAL SHALL INCLUDE ALL TRUNKS, STUMPS AND ROOTS. ALL EXCESS DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROVED SITE. ALL HOLES AND DEPRESSIONS SHALL BE BACKFILLED WITH CLEAN, APPROVED BACKFILL.
- 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.
- ALL INVASIVE EXOTIC VEGETATION AND ANY ANY OTHER PLANTS LISTED AS CATEGORY 1, 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.
- ALL TREES AND PALMS TO BE RELOCATED SHALL BE ROOT PRUNED AND CANOPY PRUNED ACCORDING TO ALL ACCEPTED STANDARDS AS DEFINED BY THE NATIONAL ARBORIST ASSOCIATION, AND ALL PRE AND POST-TRANSPLANT OPERATIONS SHALL BE COORDINATED WITH UTMOST CARE TO MINIMIZE DAMAGE AND TRANSPLANT SHOCK. WATERING-IN AND WATERING SCHEDULES SHALL BE SUBMITTED TO THE PROJECT MANAGER FOR REVIEW AND APPROVAL PRIOR TO RELOCATION.
- ALL TREES AND PALMS TO BE RELOCATED SHALL BE STAKED AND BRACED TO INSURE STABILITY AND MINIMIZE ROOT DAMAGE DURING THE PLANT ROOT RECOVERY PERIOD.
- CONTRACTOR SHALL VERIFY WITH THE PROJECT SUPERINTENDENT THE PROPOSED LANDSCAPE AREAS PRIOR TO TREE AND PALM RELOCATION TO INSURE PROPER RELOCATION AND MINIMIZE ANY FIELD DISCREPANCIES WITH RESPECT TO PROPOSED PAVING, BUILDINGS, AMENITIES, ABOVE AND BELOW GROUND UTILITIES AND LIMITS OF PROPERTY.
- CONTRACTOR SHALL ESTABLISH AN IRRIGATION SYSTEM TO PROVIDE FOR PRE AND POST-TRANSPLANT IRRIGATION SCHEDULING. TREE AND PALM FERTILIZATION SHALL BE ESTABLISHED CONCURRENTLY WITH IRRIGATION PRE AND POST-FERTILIZATION, THIS PROCEDURE SHALL BE CONDUCTED TO OPTIMIZE PLANT ESTABLISHMENT.
- CONTRACTOR SHALL COORDINATE WITH THE PROJECT SUPERINTENDENT TO PLANT ALL RELOCATED TREES AND PALMS AT THE FINAL GRADE OF SITE.
- SEE "ROOT PRUNING DETAIL" AND "TREE TRANSPLANT DETAIL" AS SHOWN ON THE PLANS.

A WRITTEN TREE REMOVAL PERMIT IS REQUIRED FROM MIAMI-DADE COUNTY DERM PRIOR TO REMOVAL OF ANY TREES OR PALMS FROM THE SITE.

SEE SHEET TD-2 FOR RELOCATION DETAILS, NOTES, ETC.

SEE LANDSCAPE PLANS FOR LANDSCAPE LEGEND, PLANTLIST, NOTES, DETAILS, SPECIFICATIONS, ETC.

SEE IRRIGATION PLANS FOR IRRIGATION DESIGN, LAYOUT, DETAILS, NOTES, ETC.



PLANTLIST

PLANTLIST

10161 EAST BROADVIEW DRIVE
BAY HARBOR ISLANDS, FL. 33154
SEC. 24-16. Minimum landscape standar

A WRITTEN TREE REMOVAL PERMIT IS REQUIRED FROM MIAMI-DADE COUNTY DERM PRIOR TO REMOVAL OF ANY TREES OR PALMS FROM THE SITE.

SEE LANDSCAPE PLANS FOR LANDSCAPE
LEGEND, PLANTLIST, NOTES, DETAILS,
SPECIFICATIONS, ETC.

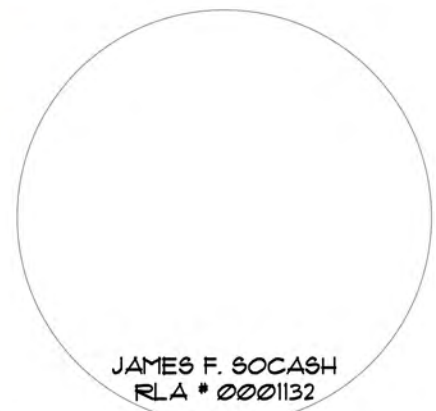
SEE IRRIGATION PLANS FOR IRRIGATION DESIGN,
LAYOUT, DETAILS, NOTES, ETC.

LANDSCAPE PLAN



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2021

EROME GAVCOVICH
AR #0016294



MALOY RESIDENCE
10161 E. BROADVIEW DR., BAY HARBOR ISLANDS, FL. 33154



LANDSCAPE ELEVATIONS

SHEET TITLE:

PROJECT.

MALOT RESIDENCE
10161 EAST BROADVIEW DRIVE, BAY HARBOR ISLANDS
FLORIDA 33154.

PROJECT NO. : 21-278

DRAWN BY: MD

CHECKED BY: JG

DATE: 06-07-21

7/16/21	Per Town Sta
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•	Comments.

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DATE	DESCRIPTION
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REV.	DATE	DESCRIPTION
SHEET		

151

L-E-

AGENDA ITEM REPORT

August 3, 2021

ITEM NUMBER: 3.

ITEM: Approval of the minutes held on November 17, 2020, December 15, 2020 and May 18, 2021. (Item #3)

DESCRIPTION:

RECOMMENDED ACTION:

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez

ATTACHMENTS

1. 05.18.2021 PZ DRAFT
2. 11.17.2020 PZ DRAFT-6-30-2021 (1)
3. 12.15.2020 PZ DRAFT

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

A Planning & Zoning Board Hybrid Meeting was held Tuesday, May 18, 2021, at 6:26 p.m. 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 Janet Adler

Board Member Alan Bebchik

Board Member Oscar Sklar (Virtual)

Board Member Wesley Kean was absent.

1. Request for approval for a new single-family home for "Michael Gad" located at 10130 West Broadview Drive, Lots 45-46 of Block 23. The owner is proposing to construct a new two-story single-family home. The existing 3,723 sq. ft. single-story home (built in 1951) will be demolished and replace with a new two-story 9,158 sq. ft. home. The residence will have 7 bedrooms, 8 full baths, 1 half bath and a 3-car garage. Enclosed please find the site plan and elevations.

Board Member Gavcovich disclosed that two years ago he worked as a consultant for the architect for this project, on a different project; and he inquired as to whether there was a conflict. Town Attorney Geller asked Mr. Gavcovich if he has a current working relationship with the architect or had a financial stake in the outcome of the project before the Board. Mr. Gavcovich answered No; and Town Attorney Geller opined that a conflict did not exist.

Architect Daniel Sorogon, Florida Architectural Services, Inc, 34 N.W. 168th Street, North Miami Beach, Florida, 33169, came forward and commented that he had made the corrections requested by the Town Planner.

There was detailed discussion by the Board and the Architect on the following:

- Privacy around the sauna.
- Proposed materials of glass railings, white stucco complimented with 3-D precast tile in diamond shape texture in front of the garage and to the right of the house with a grill in front of a huge window made of aluminum tubes of silver, bronze, and aluminum.
- Garage door with aluminum wood strips with an aluminum trellis on the top
- Bronze window front and glass railing in the same 3-D precast cement tiles in the back.
- Occupancy of the house by the owner.
- Garage door finish.

- Suggested idea to place the window facing the garden and slide the a/c units and pool equipment to the east so, they don't block the garden.
- The house not fitting into the neighborhood and the community.
- Articulation for design and elements of the project.
- The project is designed very commercially, repetitive, and uninteresting in the angles.
- The design too big and too strong.
- The corner of the garage doors does not fit with the rest of the materials and colors. Suggested idea that it matches like screening of the beam.
- Idea that garage door may work better unifying the whole concept of dark front glass.
- The rendering exaggerates the angles that project an additional two (2) feet beyond the main wall of the building. Suggested idea to soften the angles to make them less acute-vertical.
- Suggested idea to lose the angle closest to the garage on the frame on the right side of the front facade and on the gate on the front property line.
- The design seems like a rectangular garage with added elements that are not very soft and are not integrated into the actual structure of the home-similar situation on the top right.
- The design seems like a rectangular house with a theme that is not integrated or softened in the materials and angles; the materials should not be in white; they blend better with the rest of the grills-popping out too much.
- Proposed picket fence with hedge in the front; bronze color gate.
- Simplifying the view of the staggered driveway.
- Issue with overall concept of the project; the color of the doors and three frames on the three doors-one frame matches better with the design of the overall house with separation between the three doors; the color could blend in with the rest of the house.
- The elements around the doors of the garage contradicts with the angles on the facade and should be simplified.
- Idea to delete the angle on the front main facade on the second floor and at least one of the frames on the gates.
- The trellis on the top of the roof looks like a commercial covering for a car; the elements have too much conflicting angles; and give the feeling like they are not integrated into the house.
- Looking at garage from a front perspective, it appears like a rectangular box with angles drawn on top, not integrated.
- The house seeming a little over designed.
- Idea to add foliage in front of the garage. (Plan Sheet L201).

- Suggestion for architect to start by looking at the rear elevation, where the cabana structure angle is softer and the element is interesting, but too much and too heavy on the rest of house.
- Idea that the garage would look much better if the area of the elevation that sticks out (Plan Sheet A9) was deleted.
- Removing the frames on the front gate; removing the height of the trellis canopy over the garage; and incorporating planters into the architecture.

The architect will review the Board's comments and resubmit the request.

2. Request for approval for a new single-family home for “Bentzi Itzkowitz & Stacie Chavin” located at 1251 100 Street, Lot 18 of Block 26. The owners are proposing to construct a new two-story single-family home with 5,620 square feet under ac. The new home's architectural style can be described as "new modern" but with exterior stone/other cladding. The new residence will have 5 bedrooms, 5 full baths and 2 half baths.

Architect Karelia Salamonga, 8463 S.W. 133rd Place, Miami, Florida, came forward and explained the proposed project for a two-story single-family residence that will be occupied by the owner. She explained the proposal for a very open spaced residence with a two-story garage; high ceilings for natural lighting; first floor with double high ceilings in the dining room to create a lot of light; a courtyard on the west side of the house; high above-ground ceilings on the sides for privacy; and windows on the front and back of the house for natural lighting. She further described the materials to consist of natural gray travertine stone for first floor, gray/white stucco on the second floor, and a walnut color for the louvres. In addition, there will be a pool, a firepit, and three bedrooms, plus a master bedroom. The concept is of a tropical design and will have habitable balconies with access to the bedrooms.

There was discussion from the Board regarding the type of landscaping at the rear of the property. Architect Salamonga explained the use of Clusia hedges and cuygana palms that will grow up to 20 feet to cover the hedges. It was mentioned that consideration should be given to the height of the palms to prevent them from going into the powerlines. There was further discussion on a proposed four (4) foot retaining wall in the rear of the yard; flood elevation at 9.67' to meet the new FEMA regulations; adding a taller door or something above the garage to break up the space to address the scale issue; and adding one foot of height on the entrance and into the room to offset the front façade on the second floor from the garage.

Board Member Gavcovich made a motion to approve the request with the following conditions:

1. The garage (sidewall) exterior wall be shifted in from 8 feet minimum.
2. The garage door be made slightly taller, and the front window of the guess bedroom be about 12 inches wider to make a 7-foot opening towards the garage door.

Board Member Bebachik seconded the motion, and it passed unanimously.

3. Approval of the minutes of the Board meetings held on March 2, 2021, and March 16, 2021.

ACTION: Board Member Bebachik made a motion to approve the Minutes as submitted. Board Member Gavcovich seconded the motion, and it passed unanimously.

ADJOURNMENT

There being no further business to discuss the meeting was adjourned at 7:46 p.m.

CHAIR

ATTEST

TOWN CLE

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

A Virtual Meeting of the Planning & Zoning Board Meeting was held Tuesday, November 17, 2020 at 7:00 P.M. using video telephone communication through the zoom platform. Upon roll call, the following Board Members responded:

Chair Steven Hurwitz
Board Member Janet Adler
Board Member Jed Frankel
Board Member Oscar Sklar

Vice Chair Jerome Gavcovich
Board Member Alan Bechik
Board Member Wesley Kean

1. Administration of oath of office to the newly appointed Board Members. (The oath of office will be administered by Deputy Town Clerk, Alba L. Chang).

Deputy Town Clerk, Alba L. Chang, administered the Oath of Office to Jed Frankel, Jerome Gavcovich, Steven Hurwitz, Oscar Sklar, and Janet Adler.

2. Election of a Chair by the Board Members.

ACTION: Board Member Oscar Sklar nominated Steven Hurwitz as Chair of the Planning & Zoning Board. Board Member Jerome Gavcovich seconded the nomination.

Mr. Hurwitz asked if any other member was interested in serving as Chair of the Board. There was no other nomination.

The motion to appoint Steven Hurwitz as Chair of the Planning & Zoning Board passed by a unanimous vote.

3. Election of a Vice Chair by the Board Members.

ACTION: Board Member Gavcovich nominated Board Member Frankel as Vice Chair of the Planning & Zoning Board. Board Member Sklar seconded the motion, and it passed by a unanimous vote.

4. Request for approval for a new single-family home for "1330 BH, LLC" located at 1330 98 Street, Lot 3 of Block 35. The owner is proposing to construct a new two-story single-family home. The proposed two-story home has approximately 6,844 square feet of a/c living. The residence will have 5 bedrooms, 6 full baths and one-half bathrooms. Enclosed please find the site plan and elevations. (Item #1)

Owner's representative, Architect Stephanie D. de Halfen, SDH Studio Architectures Design, 96 Golden Beach Drive, Golden Beach, Florida, 33160 presented the project for a two-story new single-family home to the Board. She described the plans with a tropical modern design approach to blend with the community, avoiding maximizing of square footage, front façade that incorporates green, natural materials, single-story car garage, large, covered terrace in the rear, pool, retaining wall, four bedrooms with family room, and landscaping with lush greenery in the front of the property.

Town Planner Michael Miller requested that Condition #2 be removed, since the matter of the landscape plans matching the site plans had been corrected.

PUBLIC COMMENT

Francis Neuhut, of 1660 Kane Concourse, expressed concerns with flooding and questioned whether there was enough open space for the house.

PUBLIC COMMENT CLOSED

Board Member Frankel expressed concern with the neighboring properties regarding the grades and retaining wall. He asked how the retaining wall would be set up and what will be seen from the neighbors' sides.

Ms. D. de Halfen explained that the retaining wall is placed to contain all the water on the lot, so it does not go to the neighboring properties. She stated that the neighbors will see the nice side of the wall. She also noted that the house must be raised according to the Base Flood Elevation, which means the grade will go up, and the neighbors' properties will be protected with the retaining wall.

Board Member Frankel asked if the materials for the retaining wall will match the neighboring property. Ms. D. de Halfen responded that it is difficult to match the neighbor's property with the side of the retaining wall, but they will see the nicer side of the wall, which would have hedging.

Chair Hurwitz asked about the location of the retaining wall. Ms. D. de Halfen pointed out the location of the retaining wall on the property with a small portion to the west of the property, along the entire south of the property, and along half of the east side of the property.

Chair Hurwitz asked about the grade from the neighbor's side. Ms. D. de Halfen stated that the two-foot retaining wall, will be built right up to the property line; and there will be a chain link fence with hedging in front of it, which will be placed on top of the retaining wall.

Board Member Bebchik asked any thought was given to using different paver materials that blends in with the grass. Ms. D. de Halfen stated that those types of pavers look great, if the grass is maintained correctly; but most people do not like them because they are very unstable; which causes people to trip on them.

Board Member Bebchik expressed concern with the wrap around window on top of the garage, which looks like a large closet from the inside, which will appear as wood right outside of the window. Ms. D. de Halfen explained that the cabinets of the closet are eight feet high with the window; and the cabinets will not be visible from outside.

Board Member Bebchik asked about maintenance of the drainage system and the type of plants in the planters on the railings. Ms. D. de Halfen stated that the Town requires drainage plans; they have a very thorough drainage plan that should work well with the planting; and irrigation will be in the planters.

Wesley Kean commended Ms. D. de Halfen for contextualizing the design proposal with the neighborhood. He asked if the roof soffit is metal. Ms. D. de Halfen responded that the bottom of the eave should be wood as well.

Board Member Kean asked about the reason for the garage door being made of metal instead of wood. Ms. D. de Halfen stated that wood garage doors require a lot of maintenance; and property owners have a difficult time maintaining them, which result in them eventually looking degraded at the bottom.

Board Member Kean referred to the way the wood on the soffit comes through the windows, and he suggested the feature be continued, in areas where possible. He concurred with comments to remove the east driveway, by eliminating or reducing some of the exculpation trenches. He suggested that the gutters come down on the side of the home in strategic locations, rather than just coming down or being visible on the front façade.

Chair Hurwitz suggested that the left driveway be removed and that the driveway on the right be made larger, so that it is less symmetrical with more green space.

Ms. D. de Halfen agreed to modify the driveway to be 20' wide.

Board Member Sklar concurred with eliminating the second driveway. He favored the combination of the standard roof with a more modern approach that blends very nicely, giving the house a warm feeling and relationship to the neighborhood.

Board Member Gavcovich stated that the tropical modern concept and design style fitted nicely in the neighborhood, as opposed to other houses with more modern massing. He appreciated the fact that the second floor stepped back over the garage; and that the garage being one floor, leaves a lot of open space on the west side, adjacent to the one-story house. He stated that the pool does not quite fit in its current location, as it seems to be shoved in the smallest rear yard. He suggested moving it towards the west and make it more a part of the covered terrace.

Ms. D. de Halfen explained the reason for the location of the pool to provide more open space. She stated that if the pool were to be pushed towards the east, the space that remained on the west would be very small, in an area where it is hard to have access. She stated that the pool was pushed that way to allow for family activities; and the pool seems like a water feature from the family room.

Board Member Gavcovich suggested that the pool should be stepped back from being so close to the setback line, as they are allowed a 15' setback and they have 21'. He felt that the pool being crammed into the area and would not be successful in the area that it is located. He stated that the house could get pulled back a little bit from the family room and be moved away from the pool. He concurred with deleting the narrower driveway on the east side and make the one on the right wider to 20 feet. He suggested that the catch basin on the civil drawings that seem to be falling underneath two trees at the front corners of the house be adjusted and some of the catch basins or trenches be eliminated.

ACTION: Board Member Bechchik made a motion to approve the request with the following conditions:

1. Eliminate the east driveway with the connecting pavers.
2. Modification of the west driveway to be 20 feet wide.
3. That Condition #2 in the Staff Report be removed.

Board Member Sklar seconded the motion, and it passed by a unanimous vote.

In reference to the public comment about flooding and open space, Town Planner Miller pointed out that the two-story homes require at least 40 percent of the lot as open space, and this project exceeds that amount.

There being no further business to discuss meeting was adjourned at 7:22 P.M.

CHAIR

ATTEST

TOWN CLERK

DRAFT

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

A Planning & Zoning Board Virtual Meeting was held Tuesday, December 15, 2020, at 6:04 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 Janet Adler

Board Member Alan Bebchik

Board Member Wesley Kean

Board Member Oscar Sklar

Board Member Jed Frankel

Vice Chair Jed Frankel was absent.

1. Request for approval for a new multifamily dwelling for "Driftwood" located at 9955 East Bay Harbor Drive, Lots 1921 of Block 4. The property owner, Congress Driftwood, LLC, has submitted a new site development plan to construct a twenty-six (26) dwelling unit mid-rise residential development. The proposed units range from 2,170 sq. ft. to 3,355 sq. ft. The proposed design incorporates one rectangular shaped 7 story building at 75 ft above BFE on top of a grade level under building parking garage / exterior parking area. No TDR units are being sought in this design. Enclosed please find the site plan and elevations. (Item #1A) * Staff Review: Design meets Town Code and was approved by the Development Review Committee. PUBLIC COMMENT for the purpose of hearing any public comment with respect to an application for site plan approval at 9955 East Bay Harbor Drive.

Matthew Amster, Bercow Radell Fernandez Larkin & Tapanes, 200 S. Biscayne Boulevard, #300, Miami, Florida, 33131 addressed the Board on behalf of the owner and applicant. He described the seven-story proposed building with ground floor and rooftop amenities over a one-level surfaced parking. He stated that the density of 26 units is as of right and no TDR's are required. Fifty-five (55) parking spaces are proposed AND 52 is required by the Town Code, some of which are in tandem arrangement. Two (2) tandem parking spaces will be assigned to individual units for their two-story parking space requirement.

Bernardo Fort-Brescia, Architectonica, 2900 Oak Avenue, Miami, Florida, 33233 described the design and location of the proposed building on the property.

Mr. Amster reported that the project satisfies all the criteria for Site Plan approval; it meets and complies with the minimum standard in the Town's Land Development Regulations; no variances are being requested; and the design, height, and massing are compatible with the surrounding area. He requested approval of the Site Plan, the tandem parking, the alternative breezeway, and the slight deviation in the width of the landscape strip at the front; and he agreed with the conditions recommended by staff.

PUBLIC COMMENT

Frances Neuhut, 1060 Kane Concourse, asked if the applicant was planning to repair the seawall and comply with the new height requirement. She questioned the type of materials being used; and asked if use of tandem parking requires the Town Council's approval. She expressed her disapproval to power poles along the street. She inquired as to whether there are provisions for public access to the bay.

Damian Rattagan, 9901 E. Bay Harbor Drive, asked about the start and duration of the construction.

Mr. Amster stated that construction is expected to start the latter part of 2021.

Mr. Fort-Brescia, project architect, stated that they will utilize Two Roads Development, who provides quality buildings to its customers.

Chair Hurtwitz asked if the request for tandem parking is properly before the Planning & Zoning Board, or if the Town Council's approval was required. Town Planner Michael Miller responded that the Board has the authority to approve the request.

Town Planner Miller explained the Town's setback requirements and noted that this proposed project has a significant lot line to provide a wider view between the buildings.

CLOSED PUBLIC COMMENT

Town Planner Miller explained the Town's requirement for developers to bury the powerlines. As per FPL, burying the lines cannot be done on an individual lots because of interference for short bearing; therefore, an adjustment was made to ensure that small conduits are installed for when the powerlines are buried. The Town hired an engineering firm to inspect and analyze the conditions of seawalls; and the property owners are being notified to correct any deficiencies, according to the engineer's report.

Chair Hurwitz asked if developers pay into a fund to ensure there is enough money, if there is an opportunity in the future to work with FPL to bury the lines, should there be stretches of land long enough. Mr. Miller explained that the Town Council did not require a dollar per linear foot to be satisfied-the solution was to install the conduits. Town Attorney Simone stated that the Town Council wanted to require an amount, but it was unlawful to do so.

Board Member Gavcovich asked if the developer had made a commitment to raise the seawall to the new minimum height; and he suggested that developers should be required to do so.

Mr. Amster stated that the property owner, Taylor Collins, has indicated that the seawall will be replaced.

PUBLIC COMMENT

Deidre Conley, 10180 West Bay Harbor Drive, suggested the Town invest in providing public access to the bay for activities like kayaking.

Chair Hurwitz responded that the Town negotiated with developers to provide bay access from one of the waterfronts lots on the west side of the island.

PUBLIC COMMENT CLOSED

Discussion ensued among the Board Members:

- The combination of adopting some of the natural massing into the site, as well as some of the asymmetry in the façade work would make it more contextual.
- Reduction of the massing- interruption of the slab edge treatment that runs around from the west portion of the façade and connects to the eastern portion of the façade would further the idea of breaking down larger mass into smaller elements.
- At the ground level, there does not seem to be a lot of public space for residents. In the tandem parking areas at ground level, the parking pavement could be deconstructed into the landscape more directly. Looking at Site Plan it appears the tandem parking extends beyond the building envelope. As it projects beyond, it deconstructs and becomes almost part of the garden and further diffuses the delineation between parking and landscaping.
- Make the façade look less solid.
- Explore softening the corner, particularly the front corner, by wrapping the window.
- Explore making the hedge along the rear of the garage less rigid-not establishing a hardline between the landscape to the rear.
- Explore placing the Clusia hedges on the sides following the angle of the property line to avoid the rigid line between the parking and the landscaping, instead of the hedges being on both sides.
- Six-foot high Clusia hedges will be installed at six feet and maintained at eight feet. There will be multiple levels of plantings with the Clusia hedges serving as a backdrop for the other two or three layers in front of them.
- Explore softening both corners and interior.
- Explore softening the front façade with some sort of glass.
- Explore lighting up the staircase.

Mr. Amster noted that the applicant has agreed to wrap the corners of the building with glass and add some glass to the stairs.

- More articulation in the center portion of the front façade, rather than a blank wall all the way-full width and full height.

- Possibility of stepping back to certain extent by turning the stairway perpendicular to the street and create some stepping back and glaze stairways or have them open. To have a better breezeway alternative, there should be more articulation in that area.
- The glass would not allow for clear view all the way to the back on the ground floor.
- Building not feeling very transparent on the ground floor from the front to the back.
- Adding glass on the corners.
- Adding details in front of the breezeway.
- Reconfiguring the staircase.
- Using habitable portion of the building to ease some of the mass.
- Consideration of flaring out one of the wings on the side to follow the property line on the side.

The following architectural modifications to the Site Plans were suggested:

1. At the ground level, allow better views through the building.
2. Open the window area at the rear and provide reduced landscaping behind them, at both drive isles.
3. Add glazing or other articulation along the front of the center of the building to further break up that recessed portion of the building.
4. Wrap the windows in the corner units along the balcony.
5. Provide pavers for the exposed parking on the side, at the ground level.
6. Realign Clusia hedges towards the side property lines.

Mr. Amster stated that the applicant agrees with the suggested ideas listed above (1-6).

No action was taken by the Board. The applicant will consider the suggested modifications and resubmit for Site Plan approval.

Item 2. Approval of the following Meeting Minutes:

1. **May 5, 2020**
2. **June 16, 2020, c. July 21, 2020.**

ACTION: Board Member Bebachik made a motion to approve the Minutes. Board Member Sklar seconded the motion, and it passed by a unanimous vote.

There being no further business to discuss meeting was adjourned at 7:22 P.M.

CHAIR

ATTEST

TOWN CLERK

