

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**

May 3, 2016

FINAL AGENDA

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

PLEDGE OF ALLEGIANCE

ROLL CALL

1. Request for approval for a revision for "1150 100 Street Townhouses" located at 1150 100 Street, Lot 7 of Block 8. On February 3, 2015, the Board approved the site development plan. The applicant has requested to modify some of the window placements. Enclosed please find the approved and revised elevations. (Item #1A)

** Staff Review:*

Design meets Town Code and was approved by the Michael J. Miller, AICP, Consultant Town Planner.

2. Request for approval for a revision for "Casa Verde (formerly Bay Harbor Gardens)" located at 1140-50 93 Street, Lots 4-5 of Block 17. On December 17, 2013, the Board approved the original site development plan. On January 20, 2015 the Board approved several changes requested by the Developer. The applicant has now requested to modify some of the window placements, garage screening and mechanical exhaust vents. Enclosed please find the approved and revised plans. (Item #2A)

** Staff Review:*

Design meets Town Code and was approved by Michael J. Miller, AICP, Consultant Town Planner.

3. Approval of the minutes held on January 19 and February 16, 2016 (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

May 3, 2016

ITEM NUMBER: 1.

ITEM:

Request for approval for a revision for "1150 100 Street Townhouses" located at 1150 100 Street, Lot 7 of Block 8. On February 3, 2015, the Board approved the site development plan. The applicant has requested to modify some of the window placements. Enclosed please find the approved and revised elevations. (Item #1A)

DESCRIPTION:

RECOMMENDED ACTION:

Design meets Town Code and was approved by the Michael J. Miller, AICP, Consultant Town Planner.

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez
 Ayanidys Martinez

ATTACHMENTS

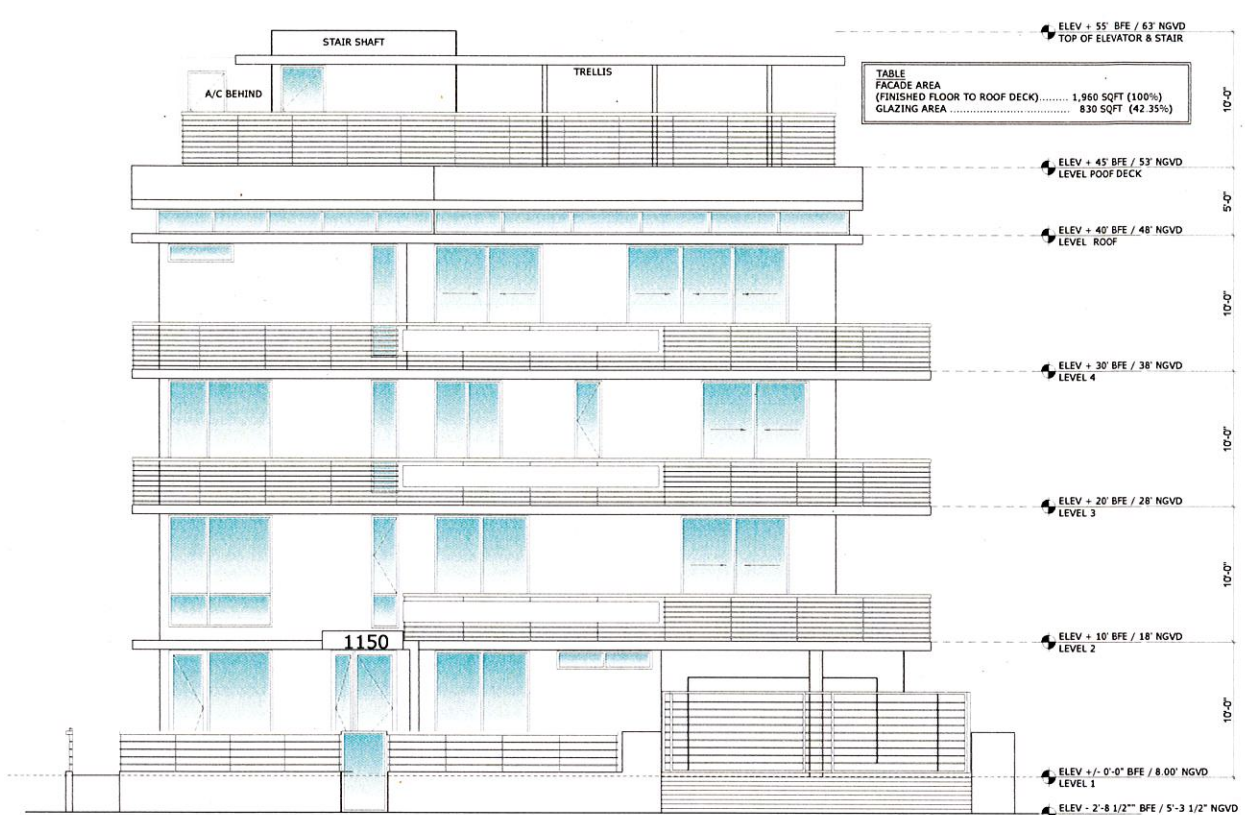
1.	Elevations	1150100StreetRevisions.pdf
2.	Staff Report	PZB Staff Report - Revisions - Apr 26 2016.pdf



NORTH ELEVATION - PZB APPROVAL 02/03/15

SCALE: NTS

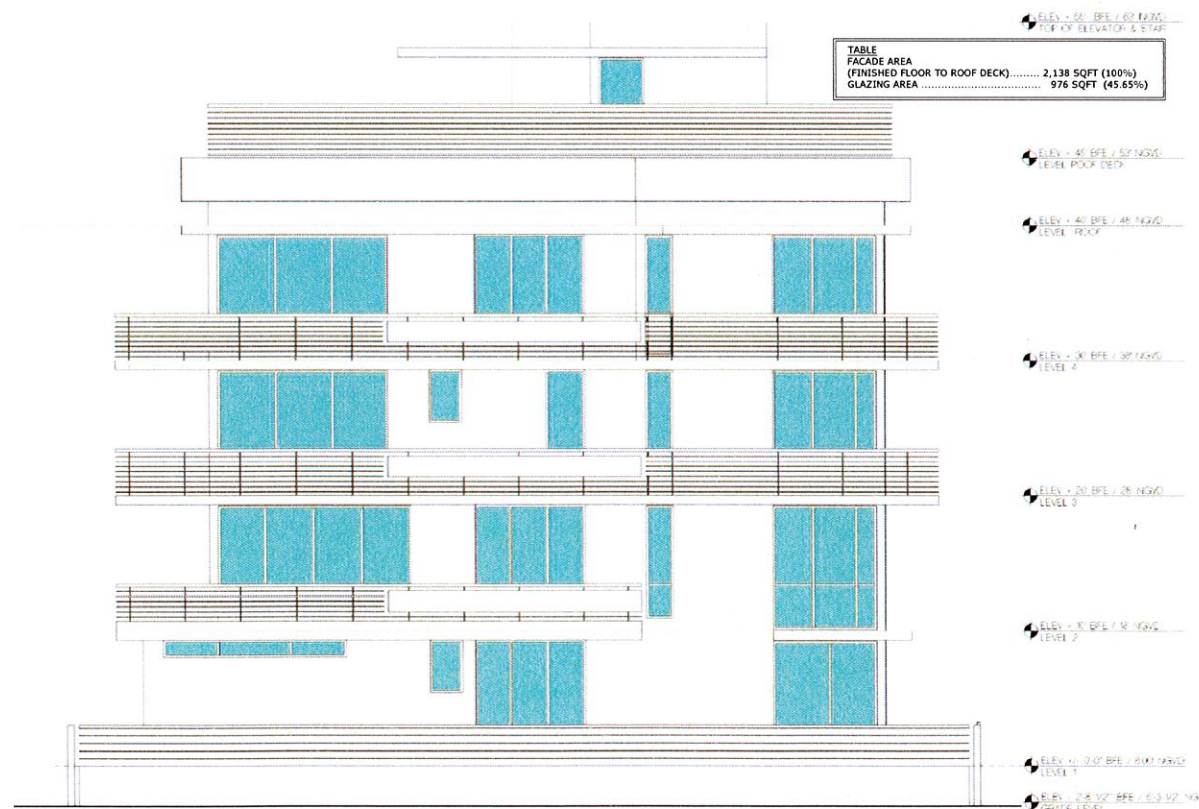
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A-1



PROPOSED NORTH ELEVATION

SCALE: NTS

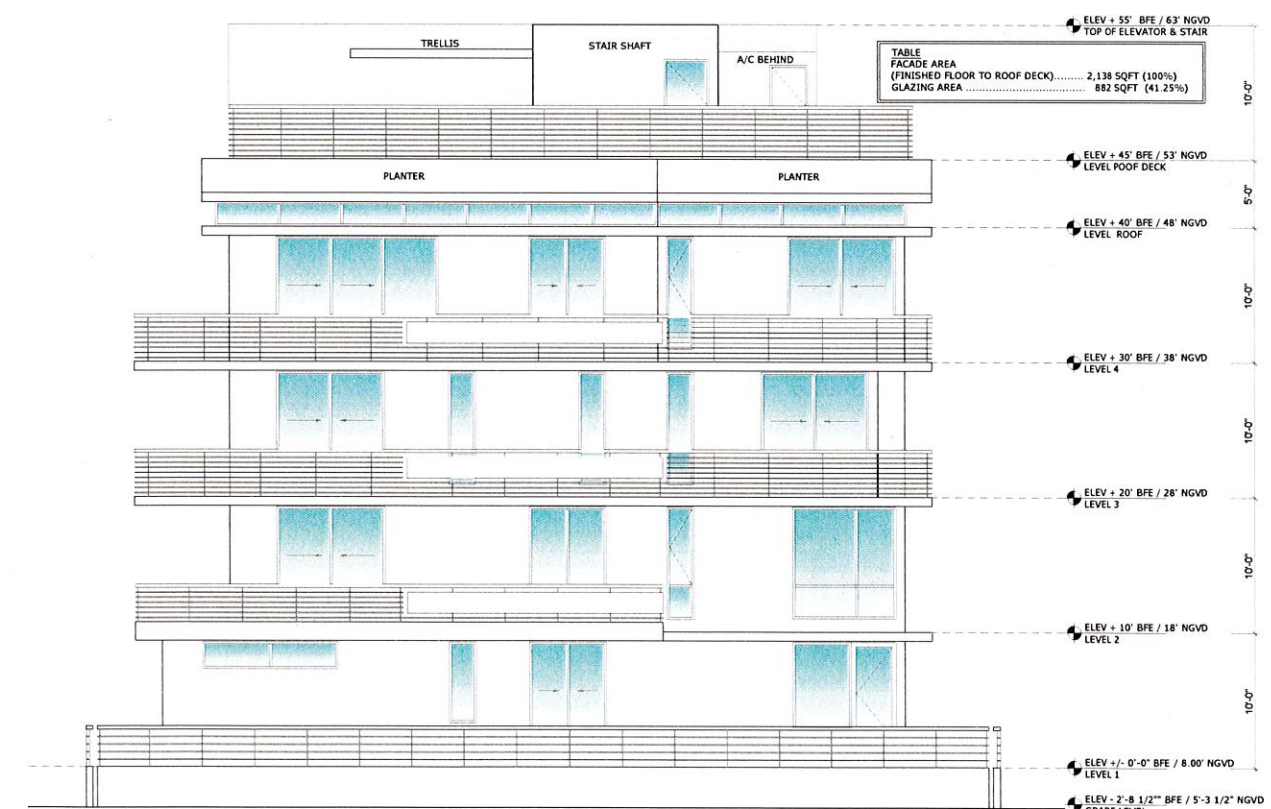
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A-1



SOUTH (REAR) ELEVATION - PZB APPROVAL 02/03/15

SCALE: NTS

3
A-1



PROPOSED SOUTH (REAR) ELEVATION

SCALE: NTS

4
A-1

REVISIONS		DATE
1		
2		
3		
4		
5		

ABE
AMERICAN
BUILDING
ENGINEERS

1842 East Oakland Park Blvd.
Fort Lauderdale, Florida 33306
Miami: 305.681.5563
Fort Lauderdale: 954.739.5099
Palm Beach: 561.243.3939

Certificate of Authorization # 4732

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PERMISSION.

DRAWINGS FOR:
ALL SEASONS
DEVELOPMENT LLC

ABE BORUJERDI, P.E.
P.E. 38553
PHONE: (954) 739-5099
APPROVED SEAL/SIGNATURE

BUILDING ELEVATION
1150 - 100 STREET
BAY HARBOR ISLANDS, FL 33154

PROJECT # 15.028

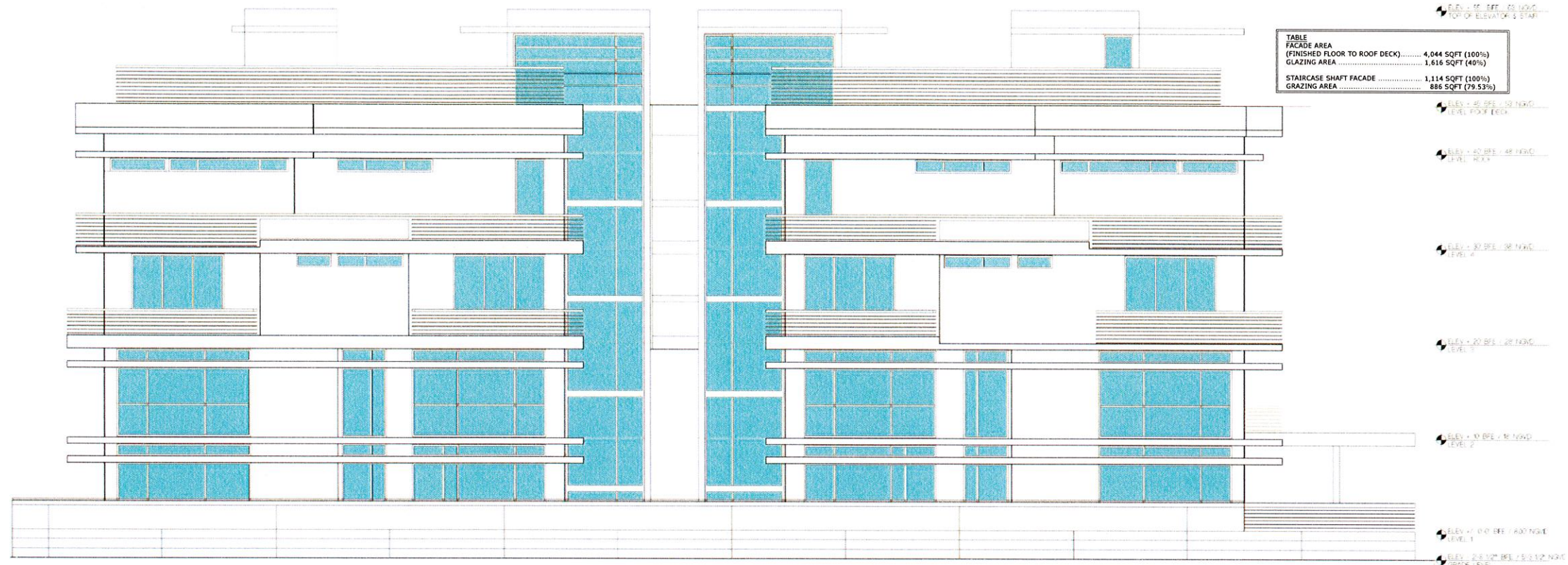
SHEET #

A-1

PRINT DATE 12/14/2015

MAY 03 2016





EAST ELEVATION - PZB APPROVAL 02/03/15

SCALE: NTS 1 A-2



PROPOSED EAST ELEVATION

SCALE: NTS 2 A-2

PERMIT ISSUE	
REVISIONS	DATE
1	/
2	/
3	/
4	/
5	/



AMERICAN
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BUILDING ELEVATION
1150 - 100 STREET
BAY HARBOR ISLANDS, FL 33154

PROJECT # 15.028

SHEET #

A-2

PRINT DATE 12/14/2015

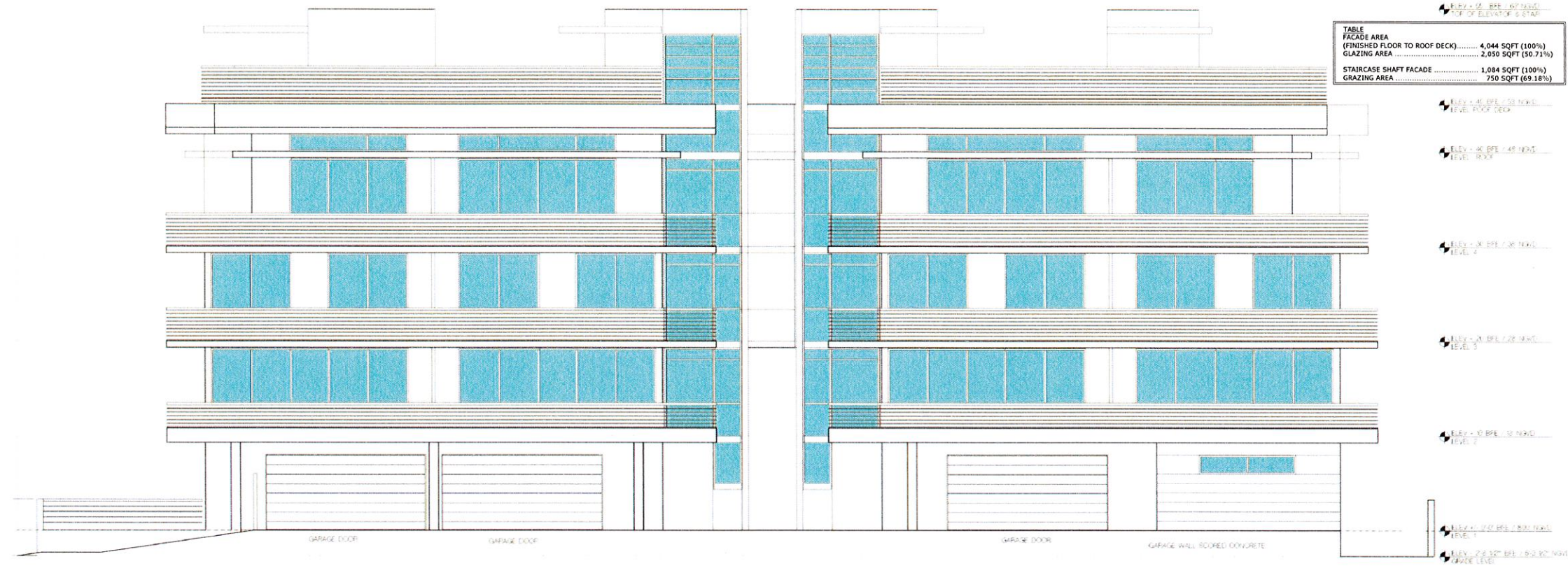


TABLE	
FACADE AREA (FINISHED FLOOR TO ROOF DECK)	4,044 SQFT (100%)
GLAZING AREA	2,050 SQFT (50.71%)
STAIRCASE SHAFT FACADE	1,084 SQFT (100%)
GRAZING AREA	750 SQFT (69.18%)

WEST ELEVATION - PZB APPROVAL 02/03/15

SCALE: NTS

1
A-3



TABLE	
FACADE AREA (FINISHED FLOOR TO ROOF DECK)	4,044 SQFT (100%)
GLAZING AREA	1,854 SQFT (45.84%)
STAIRCASE SHAFT FACADE	1,084 SQFT (100%)
GRAZING AREA	750 SQFT (69.18%)

PROPOSED WEST ELEVATION

SCALE: NTS

2
A-3

PERMIT ISSUE	
REVISIONS	DATE
1	/
2	/
3	/
4	/
5	/

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ALL SEASONS
DEVELOPMENT LLC

ABE BORUJERDI, P.E.
P.E. 38553
PHONE: (954) 739-5099
APPROVED SEAL/SIGNATURE

BUILDING ELEVATION
1150 - 100 STREET
BAY HARBOR ISLANDS, FL 33154

PROJECT # 15.028

SHEET #

A-3

PRINT DATE 12/14/2015

**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: April 26th, 2016

Subject: Site Development Plan Application
Request for Modifications to 2/3/15 PZB Approved Plans
1150 100th Street Townhouses – 4 DU Residential Complex
1150 100th Street
Bay Harbor Islands Acct. No. BP2015-467
MMPA Acct. No. 01-0702-1002

RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board review the recent revised plans (dated 4/22/16) and, if found acceptable, **APPROVE** the revised Site Development Plan application subject to the following:

- (1) The Board reviews / approves the applicant's request to make alterations to the previously approved design;
 - (2) Subject to any staff recommended conditions listed herein.
-

GENERAL PROJECT INFORMATION

Land Use Designation: MH – Medium-High Density Residential

Zoning District: RM-2 Multiple Family District

General Location: 1150 100th Street

Legal Description: Lot 7 of Block 8, "Bay Harbor Island" Subdivision according to the plat thereof, as recorded in Plat Book 46, at Page 5 of the Public Records of M-D County.

PROJECT DESCRIPTION / HISTORY

In late-2014 / early-2015 the Town reviewed / processed / approved a Site Development Plan for the above referenced land re-development project. The Planning and Zoning Board approved the Site Development Plan on February 3rd, 2015 with several conditions of approval. This single-lot development included four (4) DU on the approved plans, which did not required the developer to obtain any TDR units. The property will have five (5) TDR units upon redevelopment. The Town recently received and is currently reviewing the Building Permit plans for this development. Initial construction has not as yet commenced.

The applicant has requested to modify some of the plans after the initial approval by the PZB. The building elevations (window placements) are requested to be changed and do not appear to be related to any Building / Fire Code requirements. The PZB spends most of its review time on detailed exterior appearances. It is to be expected that on occasion Building Codes or Fire Codes require certain plan refinements; however, if conflicts occur they are to be discussed and plan modifications / re-approvals may be necessary. If the changes are deemed "substantial", the Code requires re-approval by the PZB.

It should also be noted that Section 5-23.1(c) states as follows:

"Subsequent to planning and zoning board approval, if the proposed structure or project is not constructed in accordance with the plan proposed and approved by the planning and zoning board, no certificate of occupancy shall be issued, and a fine may be levied against a real property owner in an amount not to exceed \$250.00 per day per unit for each day of continued violation. And in the event that a certificate of occupancy has been issued previously, it shall be revoked and no further occupancy shall be permitted until the proposed structure or project is brought into conformity with the plan approved by the planning and zoning board. Provided further, in the event that occupancy is not discontinued, then a fine shall be levied in the amount of \$250.00 per day per unit for each day of continued occupancy until the proposed structure or project is brought into conformity with the plan approved by the planning and zoning board."

APPLICANT'S REQUESTED MODIFICATIONS REQUIRING PZB APPROVAL

MMPA notes the following modifications requested for PZB re-approval:

Elevations – The applicant is requesting to alter the windows (size / location / quantity) on all of the elevations and several eyebrows at the first and second level, which differs from the approved PZB plans. It should also be noted that condition "G" of Resolution No. 2044 (PZB approval) required the applicant to increase the glazing on the master bathroom located on the 4th floor (East Elevation). It appears this was not addressed on the revised plans.

Condition "I" of Resolution No. 2044 stated that the wall surface on the fourth floor (above the eyebrow and below the roof) shall consist of glazed glass (of like material as the windows) or a metal panel. The applicant has met this condition.

**Town of Bay Harbor Islands
Planning and Zoning Board Staff Report
Site Development Plan Application
1150 100th Street Townhouses
April 26th, 2016
Page 3**

Condition "F" of Resolution No. 2044 stated that the entry canopy shall be lowered to just above the door or to the first eyebrow (that is presently shown below the entry canopy). The applicant has also met this condition.

SUGGESTED CONDITIONS OF APPROVAL

Following are suggested conditions of approval and/or comments on the latest plans dated April 22nd, 2016 submitted to the Town for consideration:

- 1) This approval is based on the revised Site Development Plans prepared by American Building Engineers dated April 22nd, 2016. Any substantial changes requested after the PZB approval may require a separate approval from staff and/or the Planning and Zoning Board, as specified in the Town Code.

AGENDA ITEM REPORT

May 3, 2016

ITEM NUMBER: 2.

ITEM:

Request for approval for a revision for "Casa Verde (formerly Bay Harbor Gardens)" located at 1140-50 93 Street, Lots 4-5 of Block 17. On December 17, 2013, the Board approved the original site development plan. On January 20, 2015 the Board approved several changes requested by the Developer. The applicant has now requested to modify some of the window placements, garage screening and mechanical exhaust vents. Enclosed please find the approved and revised plans. (Item #2A)

DESCRIPTION:

RECOMMENDED ACTION:

Design meets Town Code and was approved by Michael J. Miller, AICP, Consultant Town Planner.

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez
 Ayanidys Martinez

ATTACHMENTS

1.	Explanation of changes	Letter from Frankel.pdf
2.	Site Plans and Elevations	P Z REVISIONS - Casa Verde.pdf
3.	Staff Report	PZB Staff Report - Casa Verde.pdf

FRANKEL BENAYOUN ARCHITECTS, INC.

1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FL 33154

May 2, 2016

TOWN OF BAY HARBOR ISLANDS
BUILDING DEPARTMENT

RE: CASA VERDE at Bay Harbor Islands, a Condominium
1140 – 1150 93 STREET, Bay Harbor Islands
NARRATIVE OF P&Z SUBMITTAL REVISIONS

LEVEL 1:

- The building entry door, walkway & water features are slightly shifted towards East.
- Corrected graphics to show eyebrow corner column.
- The refuse door is relocated opening to the garage, instead of opening to the north façade.
- The North exit stair is been recessed 3'.
- The West storage & stair door, have been recessed.
- A trellis is added at the SW corner per condition of the P&Z Board approval of January 20, 2015.
- Two columns are added on the South wall.
- A stair exit door is added per MD Fire Dept. request.

LEVEL 2:

- The entry canopy is slightly shifted towards East.
- The Trellis Entry canopy above guest parking is showing 3 divisions.
- Ramp & generator room West wall have been reconfigured and show the structure.
- Added trellis at the SW corner per condition of the P&Z Board approval of January 20, 2015.
- Added columns at the South façade.

NORTH ELEVATION:

- The distance between the entry canopy column & the building it's been reduced.
- Number of building entry storefront panels is changed.
- The entry canopy is slightly shifted towards East.
- Refuse door it's been removed and stair door it's been recessed.
- Showing column by garage gate.
- Corrected graphics of NE balcony corners.
- Increasing the size of the corner columns next to glass doors.

- Uneven glass assemblies are changed to (2) panel glass assembly, in glass doors located above entry canopy & next to stair.
- Reduced width of the 5-panel glass assembly.
- Reduced height of the fabric mesh/metal panel shown in the center balconies.
- Added glass door at level 3, below typical center balconies.
- Added roof concrete trellis columns.
- Top of elevators & North stair parapets are brought to 20' above Roof deck.

WEST ELEVATION:

- Changed configuration of garage openings.
- Changed configuration of stair & storage doors per MD Fire Dept. request.
- A Trellis is added at the SW corner per condition of the P&Z Board approval of January 20, 2015.
- Corrected graphics to show eyebrow corner column.
- Glass assemblies of North side of the façade are shifted slightly south.
- Glass assemblies at the center of the façade are shifted slightly south.
- South Stair height is reduced to 10' above roof deck.
- Top of elevators & North stair parapets are brought to 20' above Roof deck.
- Two doors are added at the roof deck for new Fire communication & pool equipment rooms.
- Graphics of glass insert around North stair are corrected by adding color.

SOUTH ELEVATION

- Changed configuration of garage openings/fabric & metal panels.
- A Trellis is added at the SW corner per condition of the P&Z Board approval of January 20, 2015.
- Corrected graphics to show eyebrow & eyebrow corner column beyond.
- Added glass doors at the center bay of the façade.
- Graphics of roof volume projections are corrected.
- South Stair height is reduced to 10' above roof deck.
- Top of elevators & North stair parapets are brought to 20' above Roof deck.

EAST ELEVATION

- Changed configuration of garage openings.
- Building entry storefront is changed, reflecting changes to level-2 Fire Pump access per Fire Department request.
- Corrected graphics to show eyebrow corner column.
- Units South glass doors are slightly shifted towards North.
- Separation between Unit's glass doors at the center bay, are increased.
- Unit's glass door assemblies of 7-panel, located at the North side, are changed for two assemblies: one of two-panel glass door & one of 5-panel glass door.
- Graphics of roof volume projections are corrected.
- South Stair height is reduced to 10' above roof deck.

- Top of elevators & North stair parapets are brought to 20' above Roof deck.

METAL PANEL DETAILS SHEET

Provided garage metal panel details.

SAMPLE BOARD SHEET

Provided sample board sheet.

Prepared by,
FRANKEL BENAYOUN ARCHITECTS, INC.

Ifhat Benayoun Fishman, VP

CASA VERDE at Bay Harbor Islands, a Condominium

[FORMERLY BAY HARBOR GARDENS]

1140-1150 93RD STREET, BAY HARBOR ISLANDS, FLORIDA 33154

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A-2.01A	NORTH [FRONT] COLOR ELEVATION
A-2.02	WEST ELEVATION COMPARISON
A-2.02A	WEST [SIDE] COLOR ELEVATION
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A-3.00	METAL PANEL DETAILS
A-4.00	PRESENTATION BOARD



OWNER / DEVELOPER:
Furmanos, LLC / SobelCo

2385 NW EXECUTIVE CENTER DRIVE SUITE 440
BOCA RATON, Florida 33431
P H : (5 6 1) 9 9 4 . 3 4 3 4
F A X : (5 6 1) X X X . X X X X

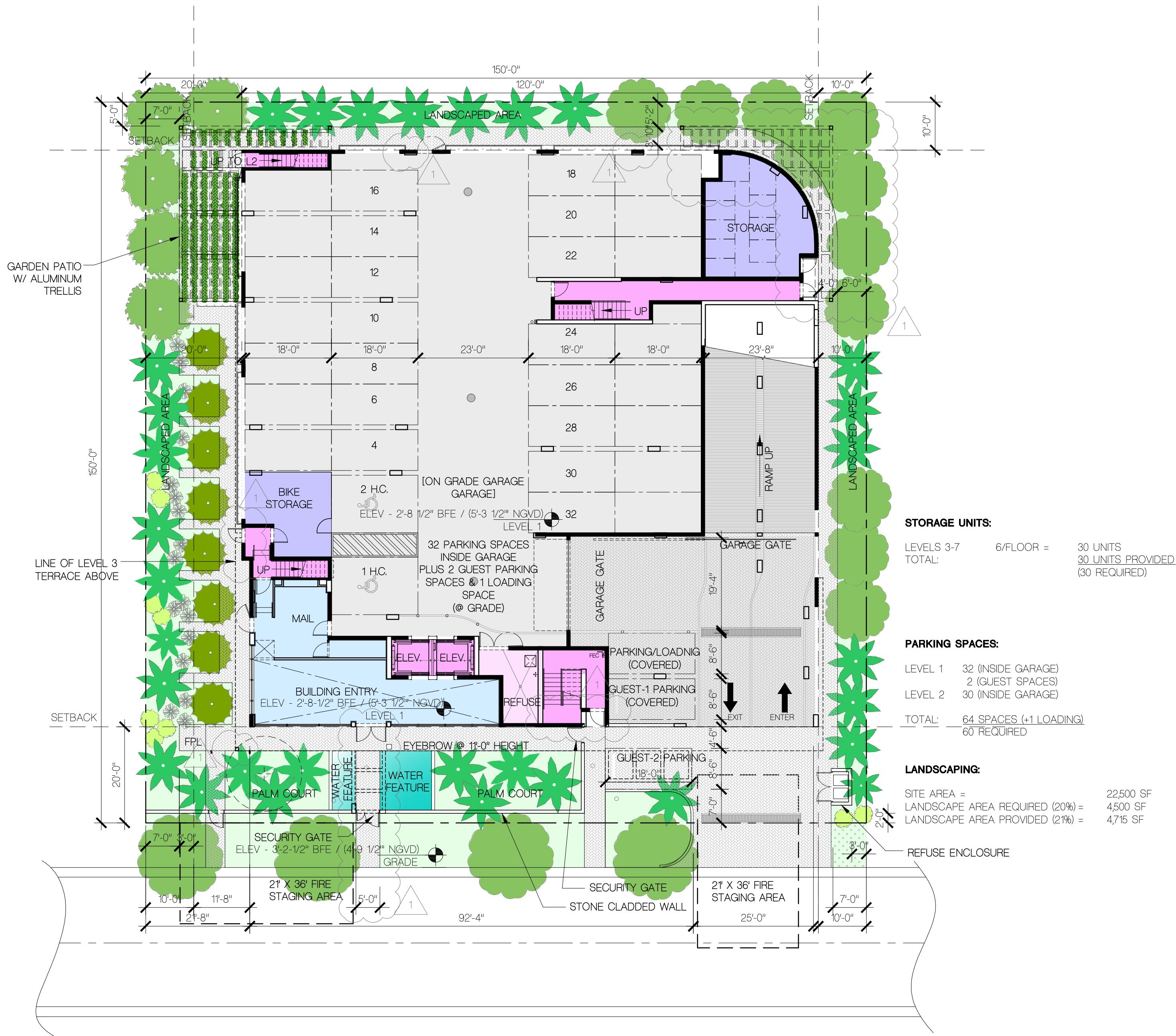
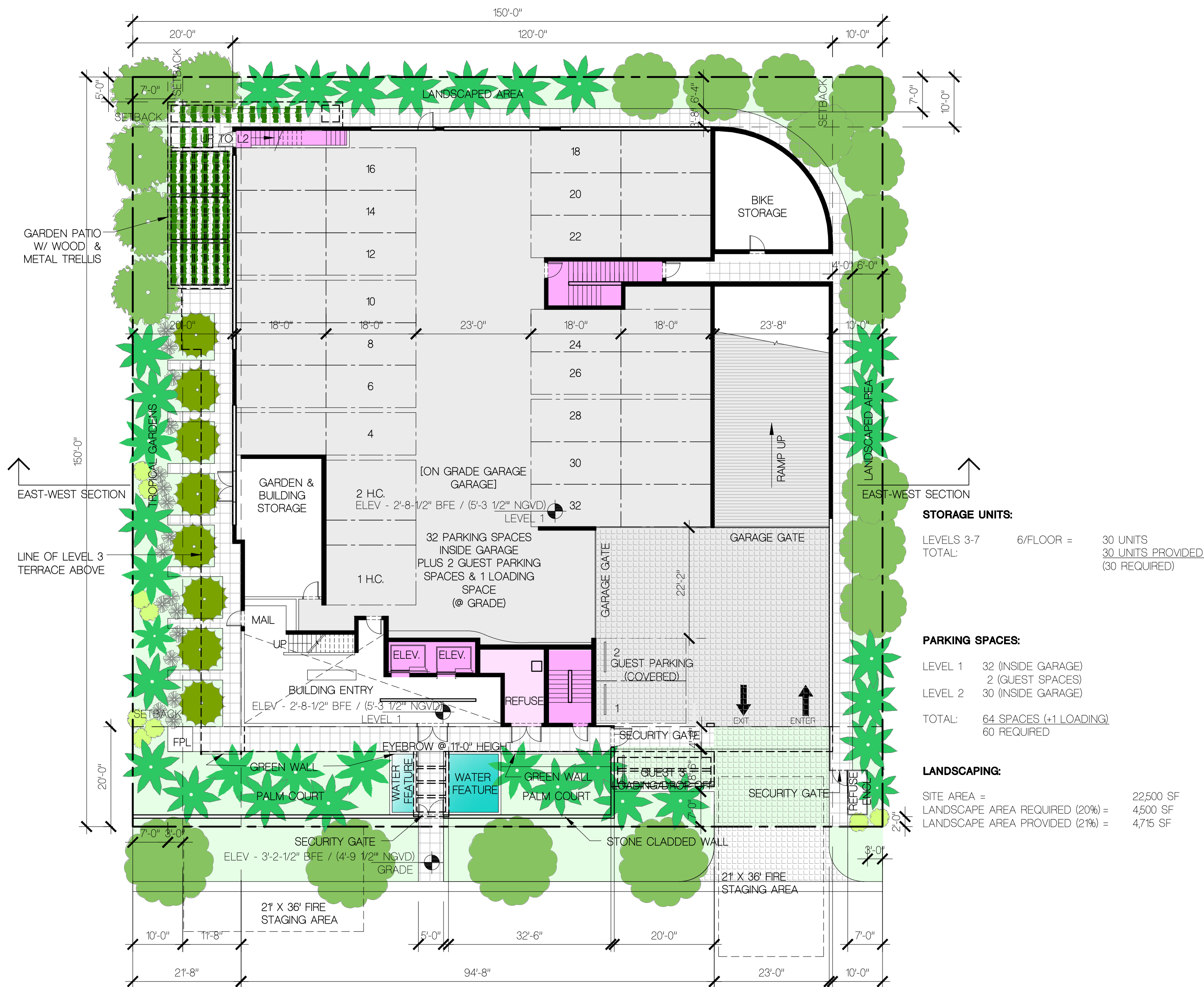
ARCHITECT:
FRANKEL BENAYOUN
ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494
MARKUS A. FRANKEL, LICENSE NO. AR0007143
IFHAT BENAYOUN FISHMAN, LICENSE NO. AR0017273
1177 KANE CONCOURSE, SUITE 120, BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868.3665 FAX:(305) 868.3650
E-MAIL: INFO@FRANKELBENAYOUN.COM

TRAFFIC ENGINEER:
TRAFTECH ENGINEERING
8400 N University Dr
Tamarac, Florida,33321
P H : (X X X) X X X . X X X X
F A X : (X X X) X X X . X X X X

LANDSCAPE ARCHITECT:
SAVINO MILLER DESIGN STUDIO
12345 N.E. 6th Avenue
North Miami, Florida 33161
P H : (3 0 5) 8 9 5 . 9 0 8 2
F A X : (3 0 5) 8 9 5 . 9 0 8 3

CIVIL ENGINEER:
HOLLAND ENGINEERING
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Hollywood, Florida,33020
P H : (9 5 4) 3 6 7 . 0 3 7 1
F A X : (3 0 5) 3 6 7 . 0 3 7 2



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civil engineers
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HOLLYWOOD, FL 33021
(954)367-0371 (954)367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

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LANDSCAPE ARCHITECTURE | URBAN DESIGN | ARCHITECTURE

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E-MAIL: eduardo@jgpgroup.com
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JOSE G. PUIG JR. FLORIDA P.E. # 49148
HECTOR M. BLASCO FLORIDA P.E. # 56115

CASA VERDE at Bay Harbor Islands
A CONDOMINIUM
[FORMERLY BAY HARBOR GARDENS]
1140 - 1150 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE

NO.	REVISION	DATE	BY
1	P & Z REV.	04.14.16	IBF

DRAWING TITLE:
LEVEL 1 FLOOR PLAN
SCALE: DATE: APRIL 14, 2016
SHEET NUMBER:
A-1.01
P&Z SUBMITTAL PROPOSED REVISIONS

9565 HARDING AVENUE
SURFSIDE, FLORIDA 33154
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**CASA VERDE at Bay Harbor Islands
A CONDOMINIUM
[FORMERLY BAY HARBOR GARDENS]
1140 - 1150 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154**

1000

DATE			
NO. A	REVISION	DATE	BY

DRAWING TITLE:			

LEVEL 1 FLOOR PLAN

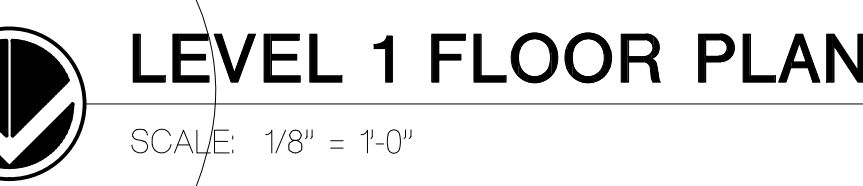
FLOOR PLAN

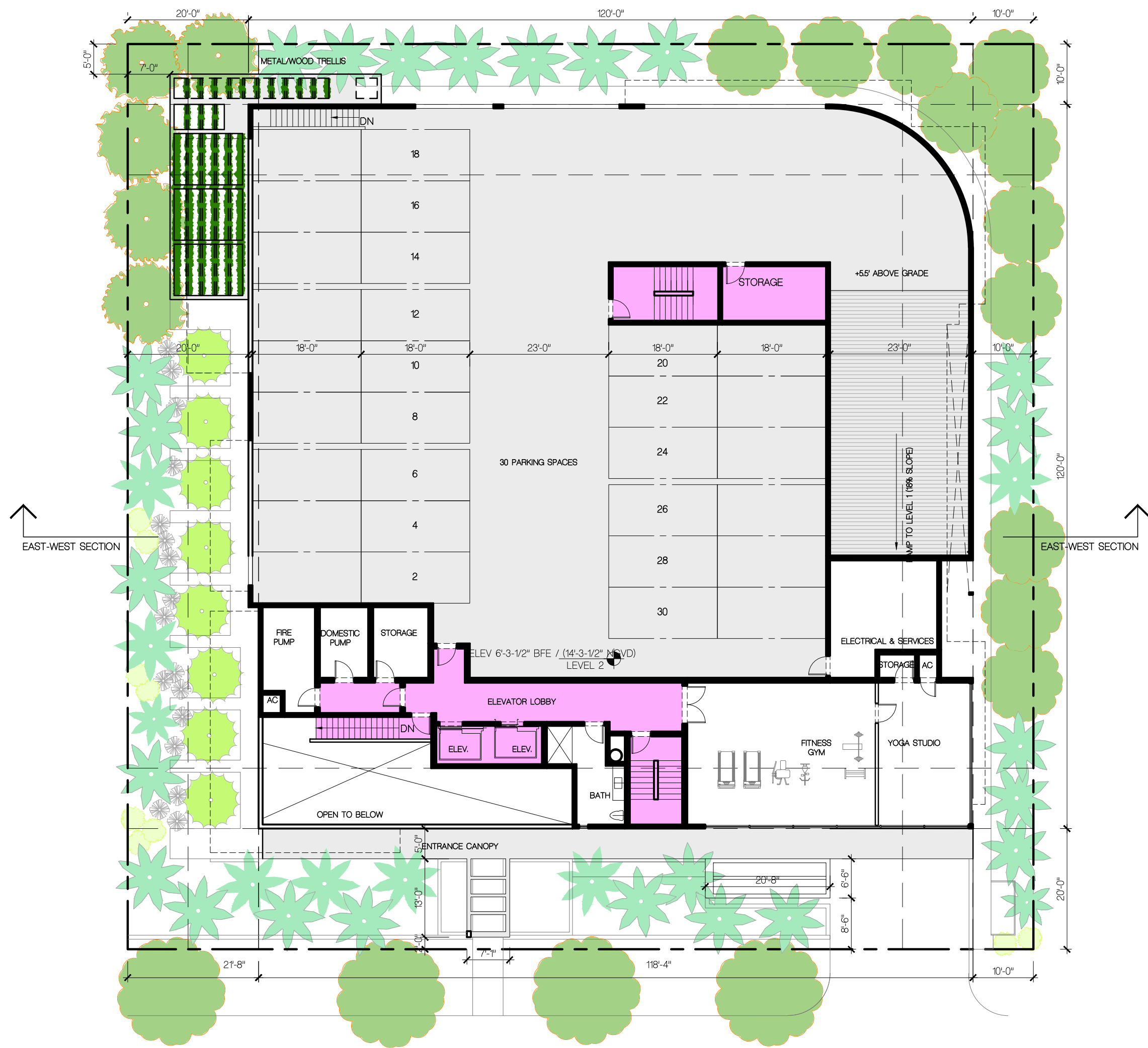
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SHEET NUMBER: **A 101A**

A-1.01A

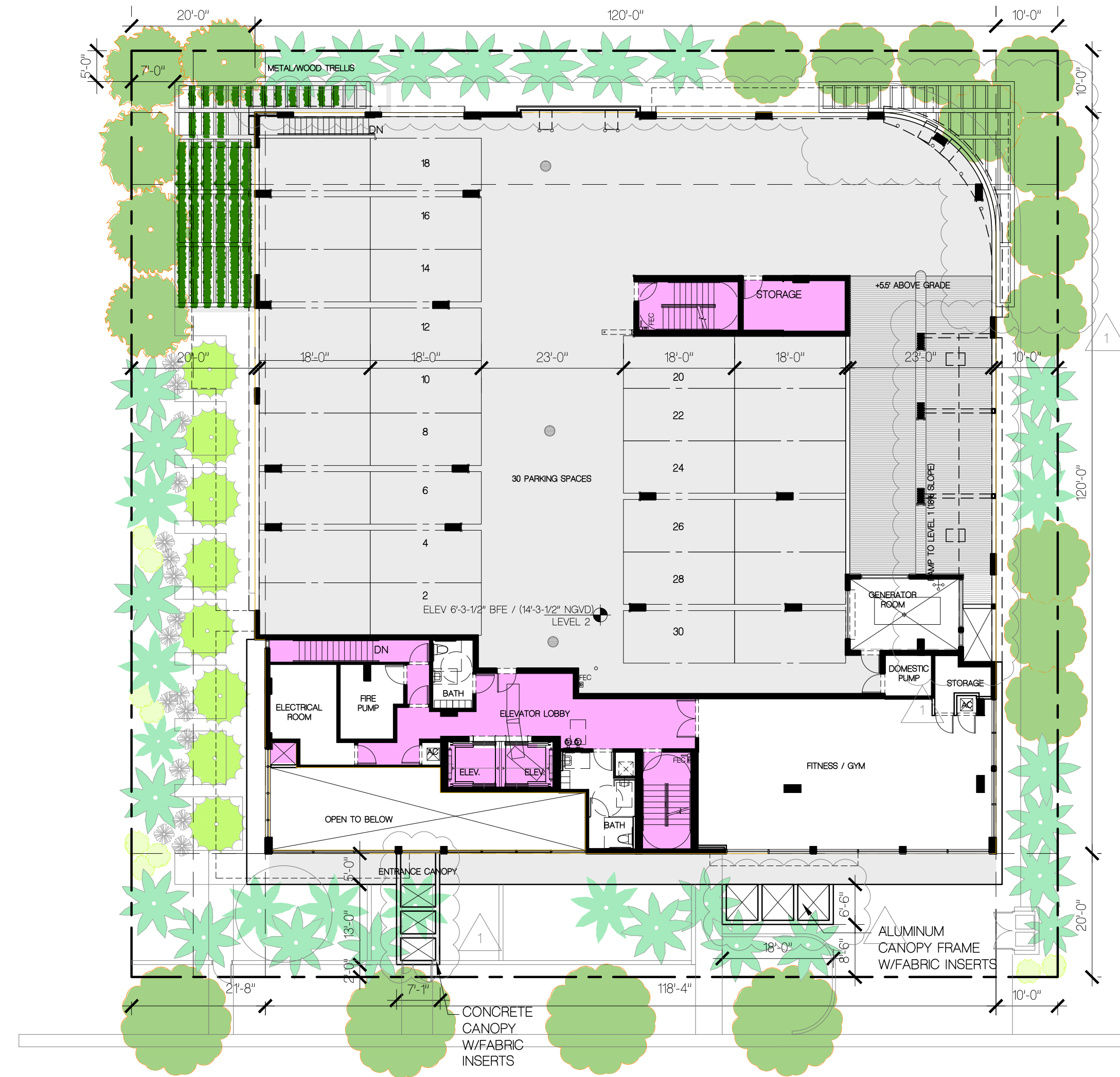
	P&Z SUBMITTAL	PROPOSED REVISIONS
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LEVEL 2 FLOOR PLAN - P&Z BOARD APPROVED - JAN. 20, 2015

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



LEVEL 1 FLOOR PLAN - P&Z BOARD REVISIONS - APRIL 14, 2016

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

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ARCHITECTS PLANNERS INTERIOR DESIGN

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Reg. no. 41831

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NO.	REVISION	DATE	BY
1	P & Z REV.	04.14.16	IBF

DRAWING TITLE:

LEVEL 2
FLOOR PLAN

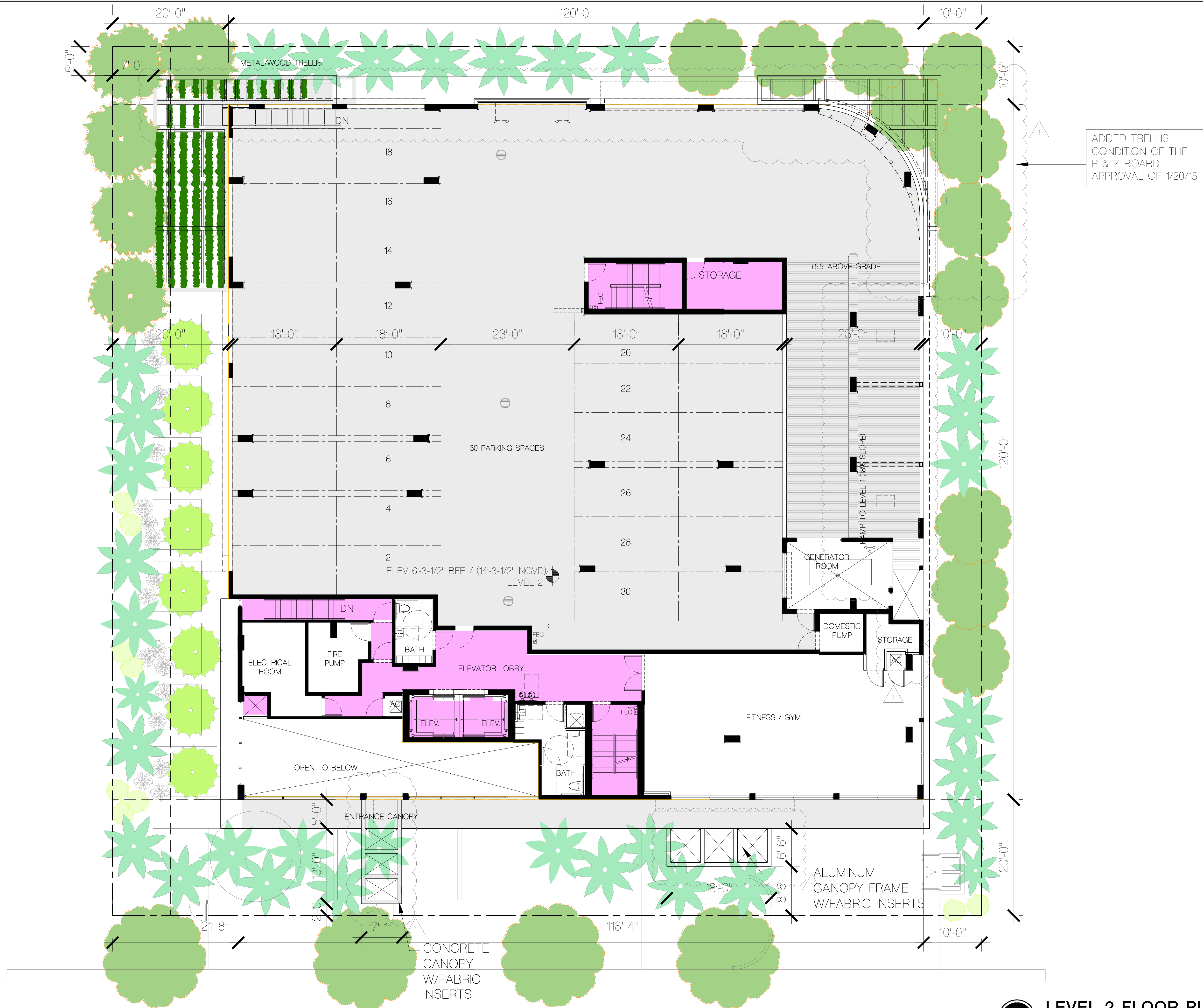
SCALE:

DATE: APRIL 14, 2016

SHEET NUMBER:

A-102

P&Z SUBMITTAL
PROPOSED REVISIONS



LEVEL 2 FLOOR PLAN

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

FRANKEL BENAYOUN ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-C001494
MARKUS A. FRANKEL, LICENSE NO. AR0007143
IPHAY BENAYOUN FISHMAN, LICENSE NO. AR0017273
1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868.3650 FAX: (305) 868.3650
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER
Furmanos, LLC
9565 HARDING AVENUE
SURFIDE, FLORIDA 33154
(786) 620-6491

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civil engineers
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HOLLYWOOD, FL - 33021
(954)367-0371 - (954)367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCH.
savinomiller
DESIGN STUDIO
LANDSCAPE ARCHITECTURE | URBAN DESIGN | ARCHITECTURE

STRUCTURAL ENGR.
ARBAB ENGINEERING, INC.
CONSULTING ENGINEERS
3363 NE 163 STREET, SUITE 701
NORTH MIAMI BEACH, FLORIDA 33160
PHONE NO. (305) 940-3888 FAX NO. (305) 940-3273
EB NUMBER: 0007488 PE NO. 35460

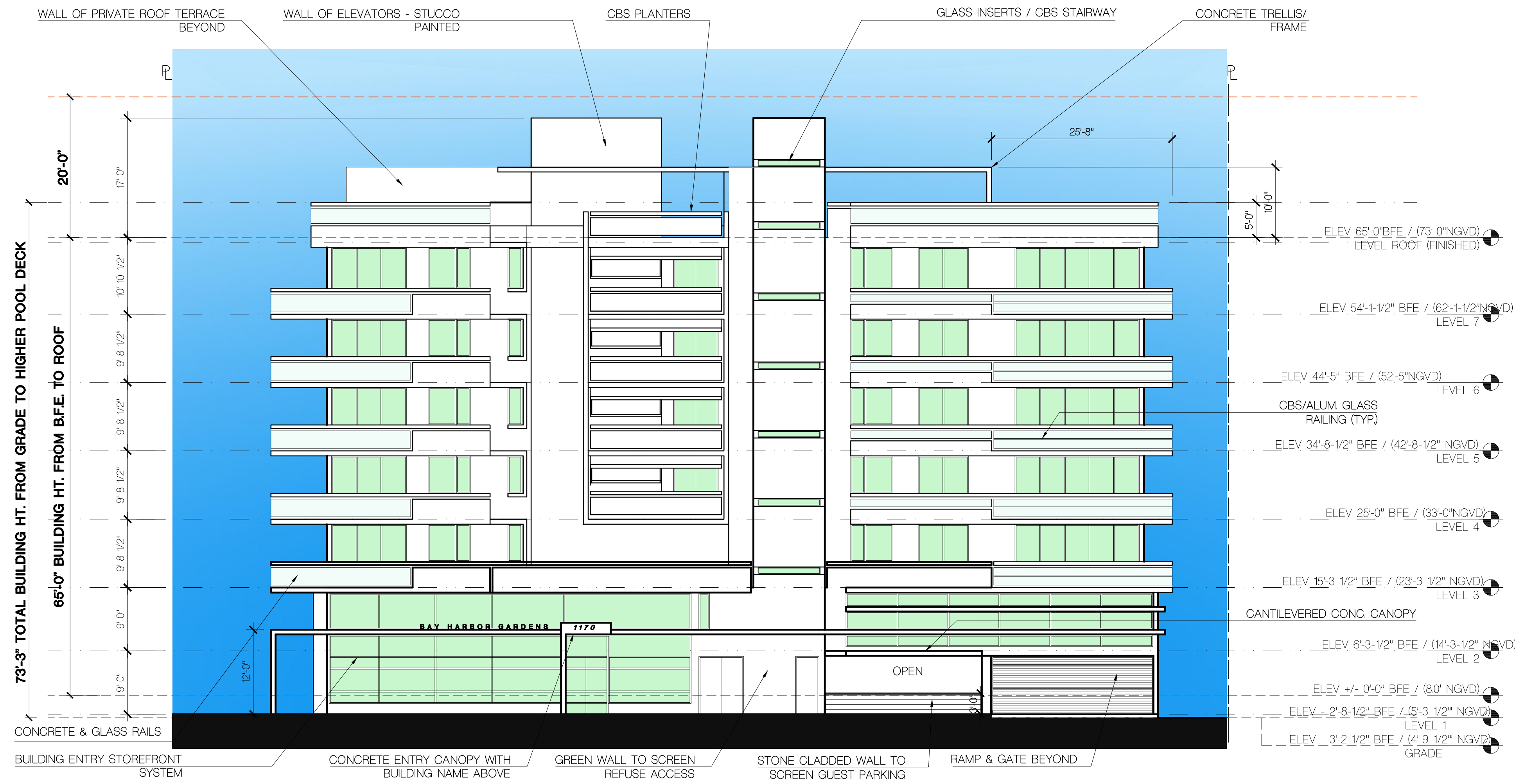
MEP ENGR.
J G P ENGINEERING GROUP P.A.
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(305) 438-9292 FAX (305) 438-9272
E-MAIL: eduardo@jgpgeng.org
JOSE G. PUIG SR. FLORIDA P.E. # 47817
JOSE G. PUIG JR. FLORIDA P.E. # 49148
HECTOR M. BLASCO FLORIDA P.E. # 56115

CASA VERDE at Bay Harbor Islands
A CONDOMINIUM
[FORMERLY BAY HARBOR GARDENS]
1140 - 1150 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE

DATE		DATE	
NO.	REVISION	DATE	BY
1	P & Z REV.	04.14.16	IBF

DRAWING TITLE:
LEVEL 2 FLOOR PLAN
SCALE: - DATE: APRIL 14, 2016
SHEET NUMBER:
A-102A
P&Z SUBMITTAL PROPOSED REVISIONS



NORTH ELEVATION - P&Z BOARD APPROVED - JAN. 20, 2015



NORTH ELEVATION - P&Z BOARD REVISIONS - APRIL 14, 2016

FRANKEL BENAYOUN ARCHITECTS INC.
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SIGNATURE

DATE		DATE	
NO	REVISION	DATE	BY
1	P & Z REV.	04.14.16	IBF

DRAWING TITLE:
FRONT ELEVATION
SCALE: 3/32"=1'-0" DATE: APRIL 14, 2016
SHEET NUMBER:
A-2.01
P&Z SUBMITTAL
PROPOSED REVISIONS

5/2/2016 12:32 PM



NORTH ELEVATION

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

ELEVATION / SECTION LEGEND

- 1 5/8" SMOOTH STUCCO OVER MASONRY WALL AND/OR CONCRETE SURFACE. PAINTED WHITE. SMOOTH FINISH. G.C. TO ENSURE STRUCTURAL SHELL IS BUILT PLUMB & WITH TOLERANCES ACCEPTABLE FOR APPLICATION OF SMOOTH STUCCO
- 2 1/4" STUCCO REVEAL
- 3 STUCCO WITH 1/4" SCORE LINES
- 4 CONCRETE CANOPY. STUCCO FINISH
- 5 CONCRETE COLUMN. STUCCO FINISH
- 6 CONCRETE EYEBROW, SLOPE OUT 1/8" MIN.
- 7 GLASS/ALUMINUM GUARDRAIL AT BALCONIES. PROVIDE GLASS SAMPLES PRIOR TO ORDERING & PROCEEDING WITH WORK.

- 8 GLASS ALUM. GUARDRAIL AT BALCONIES, WITH 2 HORIZONTAL PANELS.
- 9 CBS PARAPET WITH ALUMINUM CAP RAILING AT BALCONIES AND ROOF.
- 10 CONCRETE CURB/ ALUMINUM CAP/ GLASS GUARDRAIL AT BALCONIES AND ROOF. PROVIDE GLASS SAMPLES PRIOR TO ORDERING & PROCEEDING WITH WORK.
- 11 ALUMINUM LOUVER GUARDRAIL TO REJECT 4" DIA. OBJECT, ALUMINUM FRAME WITH 1/2" ALUMINUM SLATS
- 12 CBS GUARDRAIL / PARAPET. 5/8" STUCCO FINISH BOTH SIDES. PAINTED WHITE.
- 13 CONCRETE PLANTER. SEE DETAIL 8 AT SHEET A-503.
- 14 CONCRETE PLANTER. SEE DETAIL 7 AT SHEET A-503
- 15 PAINTED ALUMINUM SCREEN WITH FABRIC MESH. SEE DETAILS

- 16 PERFORATED METAL PANEL SCREEN. SEE DETAILS
- 17 REMOTE CONTROL ACTIVATED GARAGE DOORS
- 18 SPANDREL GLASS TILE INSERT. SEE DETAIL 7 AT SHEET A-509
- 19 STONE CLADDING
- 20 ALUM. LOUVER WITH BLANK OFF PLATE BETWEEN PROPELLERS
- 21 GARAGE CONCRETE COLUMN SEALED & PAINTED
- 22 CONCRETE SLAB, SEE STRUCTURAL DRAWINGS
- 23 REINFORCED 8" C.M.U. WALL, REFER TO STRUCTURAL DRAWING
- 24 ALUMINUM TRELLIS.
- 25

- 26 STEEL COLUMN WITH ALUMINUM CLADDING TO MATCH GLASS ASSEMBLY & FINISH.
- 27 CONCRETE VEHICULAR IMPACT RESISTANT BARRIER.
- 28 OVERFLOW SCUPPER.
- 29 6" W. X 3" HT. SCUPPER
- 30 CONCRETE FIN
- 31 DENSGLASS/HEAVY GAGE STEEL STUD/SKIM COAT FINISH EXTERIOR DROP CEILING.
- 32 CONTRACTOR TO PROVIDE AND INSTALL SAFETY SIGNS AND OSHA SAFETY ANCHORS. "CAUTION PERSONAL PROTECTIVE EQUIPMENT REQUIRED BEYOND THIS POINT".

- 33 MODIFIED BITUMEN ROOFING SYSTEM PER MCWC RECOMMENDATIONS/SPECS. SLOPED TO DRAIN/SCUPPERS 1/4" : 12".
- 34 WATER PROOFING MEMBRANE (SKALASTIC 710-715) WHITE FINISH TERMINATE 8" MIN. ALONG THE VERTICAL WALL.

GENERAL NOTES:

- ALL EXTERIOR WALLS SHALL HAVE 5/8" SMOOTH STUCCO FINISH. G.C. TO ENSURE STRUCTURAL SHELL IS BUILT PLUMB & WITH TOLERANCES ACCEPTABLE FOR APPLICATION OF SMOOTH STUCCO.
- ALL STUCCO WALLS SHALL BE PAINTED WHITE.
- FOR WATERPROOFING PRODUCTS & APPLICATIONS REFER TO MIAMI CURTAIN WALL CONSULTANTS CORP. SPECS BOOK.
- SEE METAL PANEL SCREEN DETAILS @ SHEET A-5.10 & METAL PANEL ELEVATIONS @ SHEET A-5.11

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ARCHITECTS PLANNERS INTERIOR DESIGN

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STRUCTURAL ENGR.

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CONSULTING ENGINEERS

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EB NUMBER: 0007488 PE NO. 35460

MEP ENGR.

J G P ENGINEERING GROUP P.A.
M T W T F S R I D A 189 00007788

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CASA VERDE at Bay Harbor Islands
A CONDOMINIUM
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SIGNATURE

DATE

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1	P & Z REV.	04.14.16	IBF

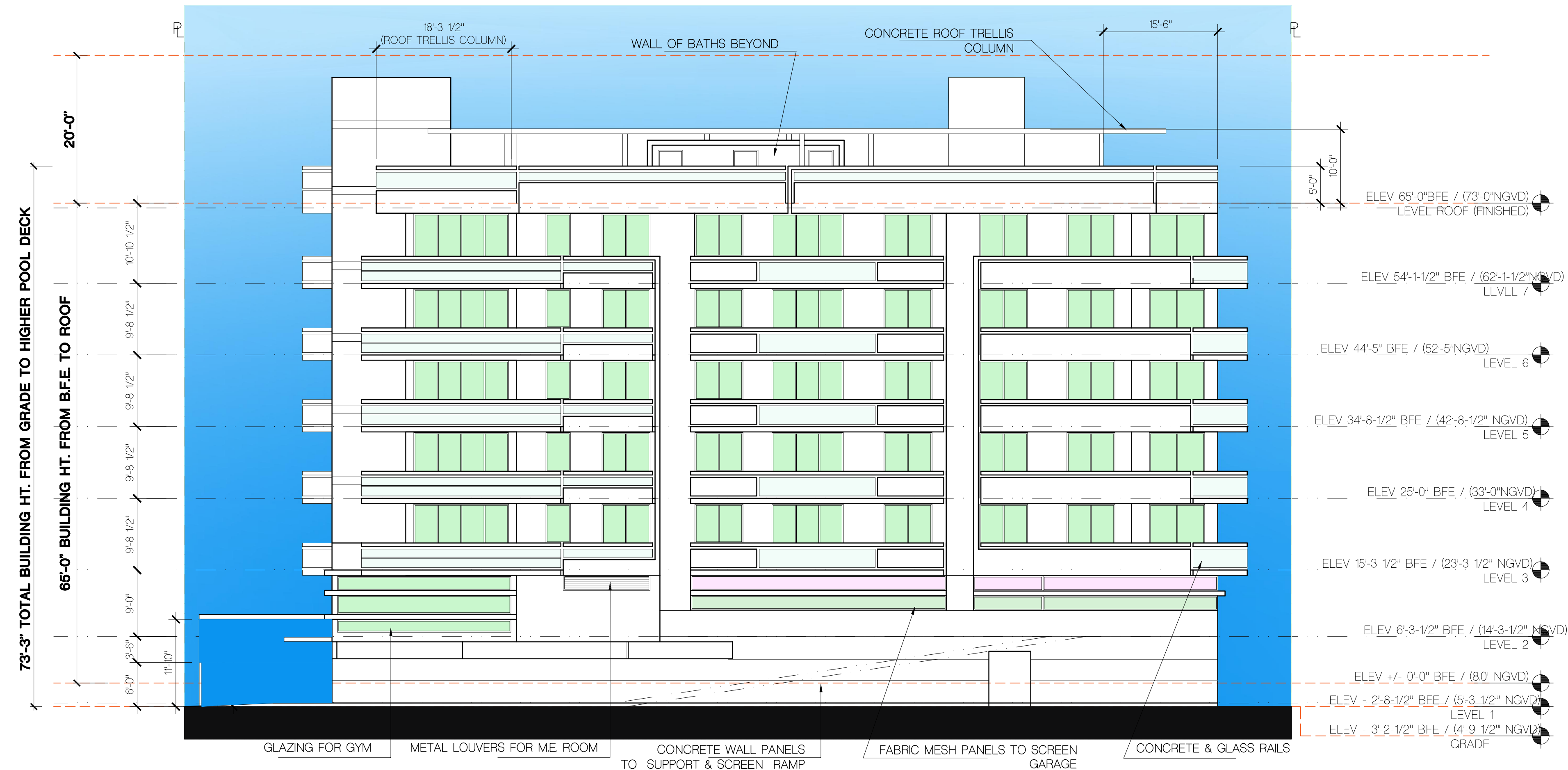
DRAWING TITLE:

**NORTH [FRONT]
COLOR ELEVATION**

SCALE: 1/8" = 1'-0" DATE: APRIL 14, 2016
SHEET NUMBER:

A-2.01A

**P&Z SUBMITTAL
PROPOSED REVISIONS**



WEST ELEVATION - P&Z BOARD APPROVED - JAN. 20, 2015



WEST ELEVATION - P&Z BOARD REVISIONS - APRIL 14, 2016

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ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494

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Reg. no. 41831

LANDSCAPE ARCH:



STRUCTURAL ENG:



MEP ENG:



CASA VERDE at Bay Harbor Islands
A CONDOMINIUM
[FORMERLY BAY HARBOR GARDENS]

SIGNATURE

DATE _____

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DRAWING TITLE:	

WEST
ELEVATION

SCALE: 3/32"=1'-0" DATE: APRIL 14, 2016

A-2.02

P&Z SUBMITTAL
PROPOSED REVISIONS

1/2/2016 12:33 PM

5/2/2016 12:33 PM



WEST ELEVATION

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

ELEVATION / SECTION LEGEND

- [1] 5/8" SMOOTH STUCCO OVER MASONRY WALL AND/OR CONCRETE SURFACE. PAINTED WHITE. SMOOTH FINISH. G.C. TO ENSURE STRUCTURAL SHELL IS BUILT PLUMB & WITH TOLERANCES ACCEPTABLE FOR APPLICATION OF SMOOTH STUCCO
- [2] 1/4" STUCCO REVEAL
- [3] STUCCO WITH 1/4" SCORE LINES
- [4] CONCRETE CANOPY. STUCCO FINISH.
- [5] CONCRETE COLUMN. STUCCO FINISH
- [6] CONCRETE EYEBROW, SLOPE OUT 1/8" MIN.
- [7] GLASS/ALUMINUM GUARDRAIL AT BALCONIES. PROVIDE GLASS SAMPLES PRIOR TO ORDERING & PROCEEDING WITH WORK.

- [8] GLASS ALUM. GUARDRAIL AT BALCONIES, WITH 2 HORIZONTAL PANELS.
- [9] CBS PARAPET WITH ALUMINUM CAP RAILING AT BALCONIES AND ROOF.
- [10] CONCRETE CURB/ ALUMINUM CAP/ GLASS GUARDRAIL AT BALCONIES AND ROOF. PROVIDE GLASS SAMPLES PRIOR TO ORDERING & PROCEEDING WITH WORK.
- [11] ALUMINUM LOUVER GUARDRAIL TO REJECT 4" DIA. OBJECT, ALUMINUM FRAME WITH 1/2" ALUMINUM SLATS
- [12] CBS GUARDRAIL / PARAPET. 5/8" STUCCO FINISH BOTH SIDES. PAINTED WHITE.
- [13] CONCRETE PLANTER. SEE DETAIL 8 AT SHEET A-503.
- [14] CONCRETE PLANTER. SEE DETAIL 7 AT SHEET A-503
- [15] PAINTED ALUMINUM SCREEN WITH FABRIC MESH. SEE DETAILS

- [16] PERFORATED METAL PANEL SCREEN. SEE DETAILS
- [17] REMOTE CONTROL ACTIVATED GARAGE DOORS
- [18] SPANDREL GLASS TILE INSERT. SEE DETAIL 7 AT SHEET A-509
- [19] STONE CLADDING
- [20] ALUM. LOUVER WITH BLANK OFF PLATE BETWEEN PROPELLERS
- [21] GARAGE CONCRETE COLUMN SEALED & PAINTED
- [22] CONCRETE SLAB, SEE STRUCTURAL DRAWINGS
- [23] REINFORCED 8" CMU WALL, REFER TO STRUCTURAL DRAWING
- [24] ALUMINUM TRELLIS.
- [25]

- [26] STEEL COLUMN WITH ALUMINUM CLADDING TO MATCH GLASS ASSEMBLY & FINISH.
- [27] CONCRETE VEHICULAR IMPACT RESISTANT BARRIER.
- [28] OVERFLOW SCUPPER.
- [29] 6" W. X 3" HT. SCUPPER
- [30] CONCRETE FIN
- [31] DENSGLASS/HEAVY GAGE STEEL STUD/SKIM COAT FINISH EXTERIOR DROP CEILING.
- [32] CONTRACTOR TO PROVIDE AND INSTALL SAFETY SIGNS AND OSHA SAFETY ANCHORS. *CAUTION PERSONAL PROTECTIVE EQUIPMENT REQUIRED BEYOND THIS POINT*.

- [33] MODIFIED BITUMEN ROOFING SYSTEM PER MCWC RECOMMENDATIONS/SPECS. SLOPED TO DRAIN/SCUPPERS 1/4" : 12".
- [34] WATER PROOFING MEMBRANE (SICALASTIC 710-715) WHITE FINISH TERMINATE 8" MIN. ALONG THE VERTICAL WALL.

GENERAL NOTES.

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- SEE METAL PANEL SCREEN DETAILS @ SHEET A-510 & METAL PANEL ELEVATIONS @ SHEET A-511

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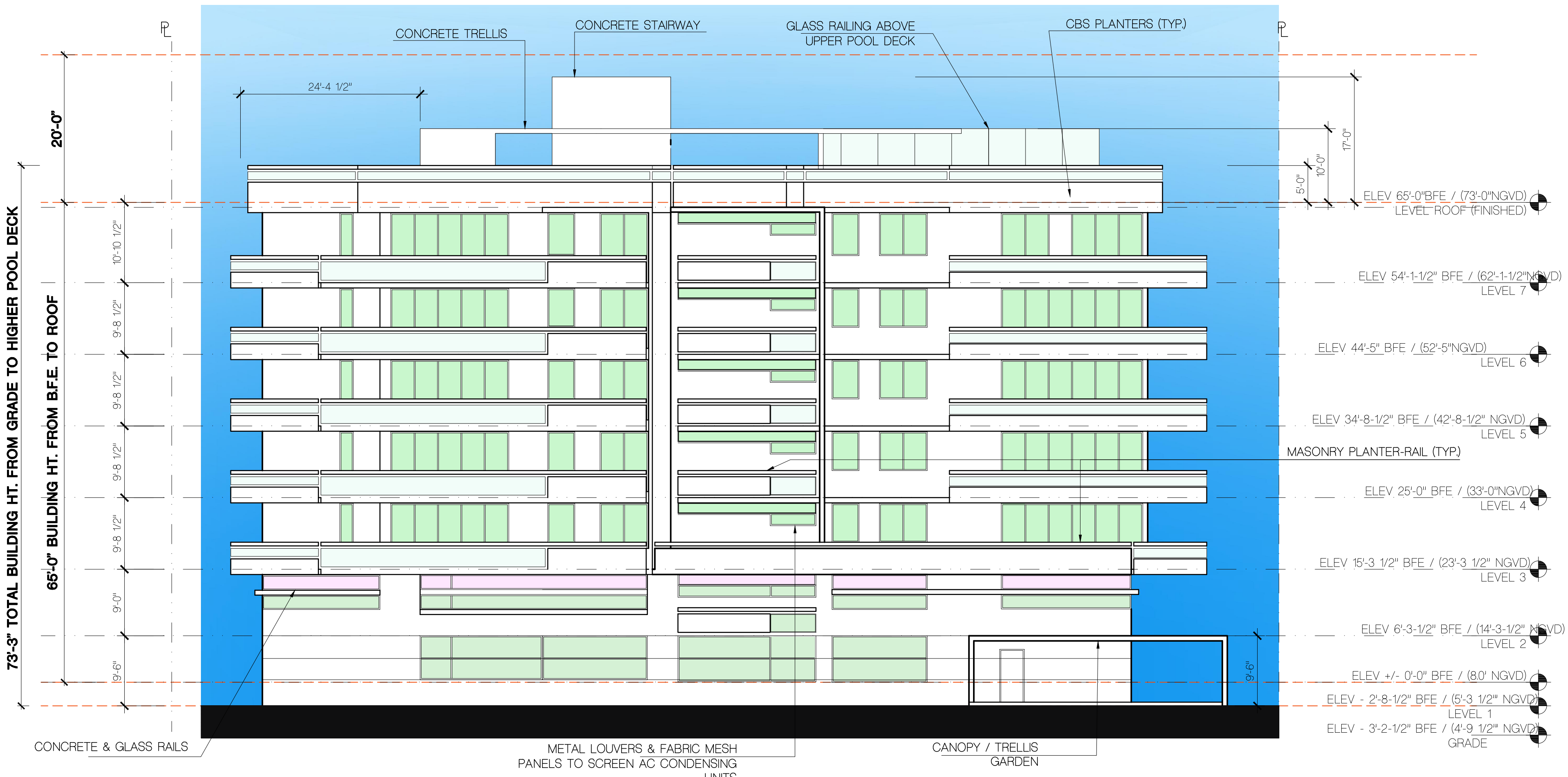
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SIGNATURE

NO	REVISION	DATE	BY
1	P & Z REV.	04.14.16	IBF

DRAWING TITLE
WEST [SIDE]
COLOR ELEVATION
SCALE: - DATE: APRIL 14, 2016
SHEET NUMBER
A-2.02A
P&Z SUBMITTAL
PROPOSED REVISIONS



SOUTH ELEVATION - P&Z BOARD APPROVED - JAN. 20, 2015



SOUTH ELEVATION - P&Z BOARD REVISIONS - APRIL 14, 2016

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SIGNATURE

NO.	REVISION	DATE	BY
1	P & Z REV.	04.14.16	IBF

DRAWING TITLE:
SOUTH ELEVATION
SCALE: 3/32"=1'-0" DATE: APRIL 14, 2016
SHEET NUMBER:
A-203
P&Z SUBMITTAL
PROPOSED REVISIONS

5/2/2016 12:33 PM



SOUTH ELEVATION

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

ELEVATION / SECTION LEGEND

- 1 5/8" SMOOTH STUCCO OVER MASONRY WALL AND/OR CONCRETE SURFACE. PAINTED WHITE. SMOOTH FINISH. G.C. TO ENSURE STRUCTURAL SHELL IS BUILT PLUMB & WITH TOLERANCES ACCEPTABLE FOR APPLICATION OF SMOOTH STUCCO
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LICENSE NO. AA-C001494

MARKUS A. FRANKEL,
LICENSE NO. AR0007143
IPHAT BENAYOUN FISHMAN,
LICENSE NO. AR0017273

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E-MAIL: INFO@FRANKELBENAYOUN.COM

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Furmanos, LLC

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(786) 620-6491

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SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCH.

savinomiller
DESIGN STUDIO

LANDSCAPE ARCHITECTURE | URBAN DESIGN | ARCHITECTURE

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EB NUMBER: 0007488 PE NO. 35460

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JOSE G. PUIG JR. FLORIDA P.E. # 49148
HECTOR M. BLASCO FLORIDA P.E. # 56115

CASA VERDE at Bay Harbor Islands
A CONDOMINIUM
[FORMERLY BAY HARBOR GARDENS]

1140 - 1150 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE

NO.	REVISION	DATE	BY
1	P & Z REV.	04.14.16	IBF

DRAWING TITLE

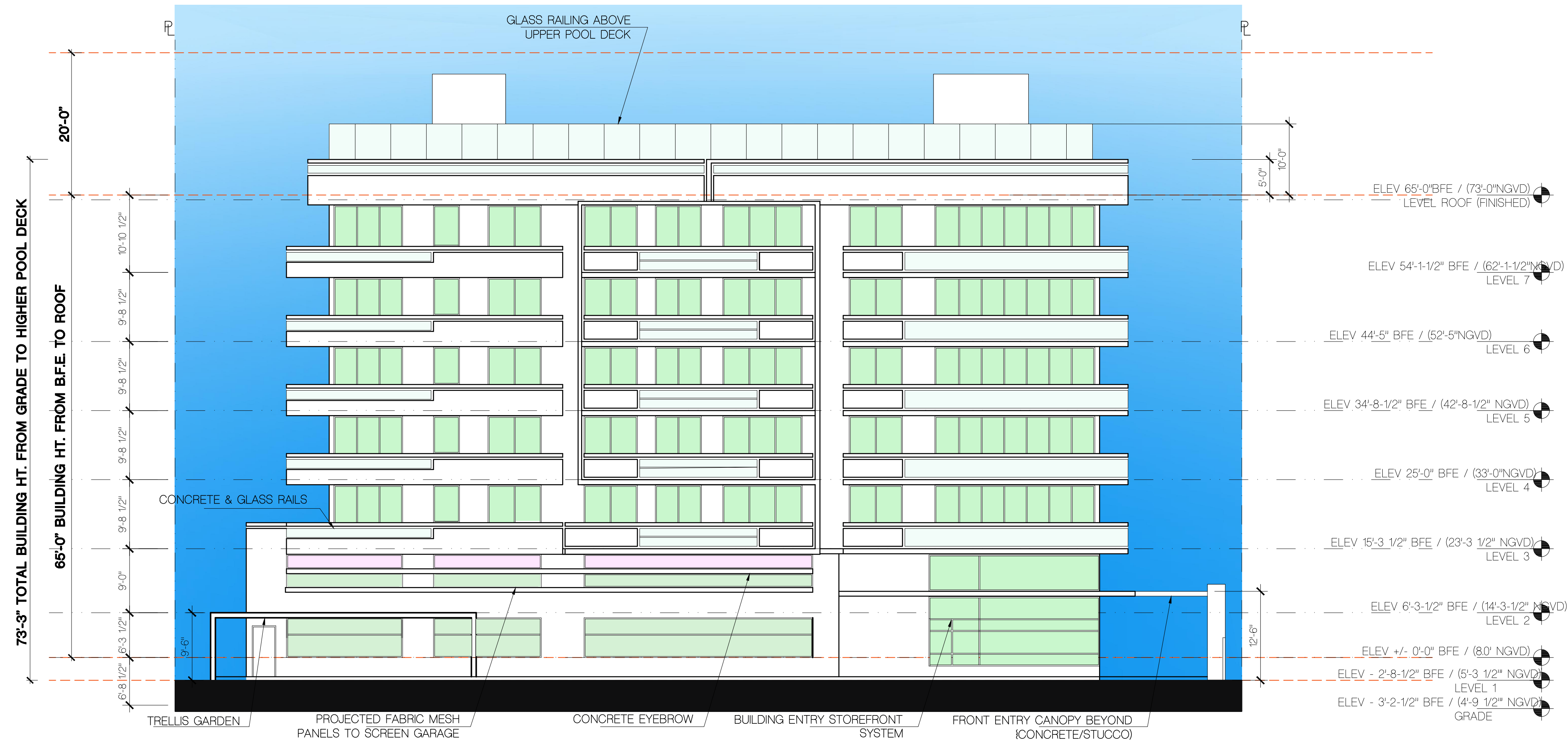
**SOUTH [REAR]
COLOR ELEVATION**

SCALE: - DATE: APRIL 14, 2016

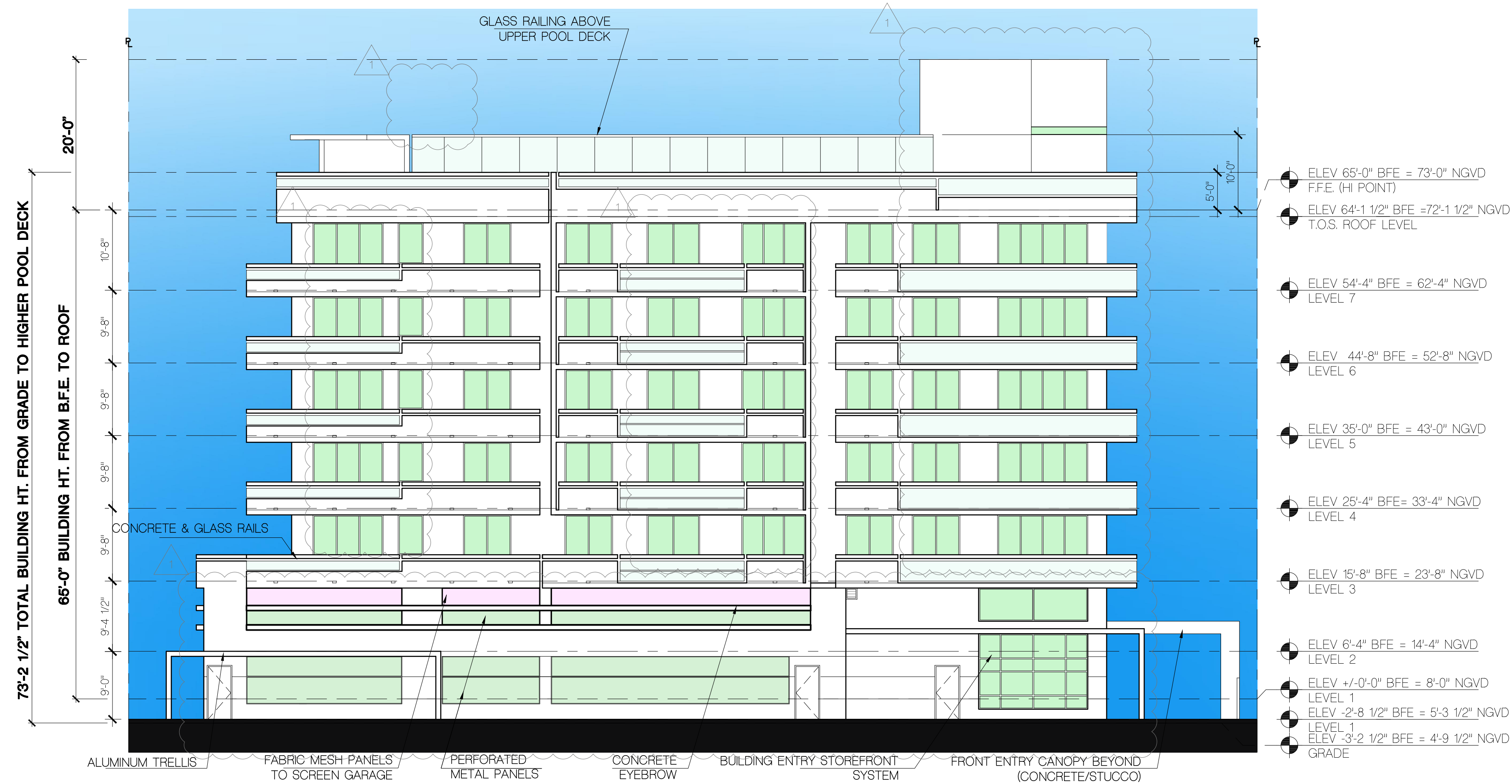
SHEET NUMBER

A-2.03A

**P&Z SUBMITTAL
PROPOSED REVISIONS**



EAST ELEVATION - P&Z BOARD APPROBED - JAN. 20, 2015



EAST ELEVATION - P&Z BOARD REVISIONS - APRIL 14, 2016

FRANKEL BENAYOUN ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN
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SIGNATURE

NO	REVISION	DATE	BY
1	P & Z REV.	04.14.16	IBF

DRAWING TITLE:
EAST ELEVATION
SCALE: 3/32"=1'-0" DATE: APRIL 14, 2016
SHEET NUMBER:
A-2.04
P&Z SUBMITTAL PROPOSED REVISIONS

5/2/2016 12:33 PM



EAST ELEVATION

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

ELEVATION / SECTION LEGEND

- 1 5/8" SMOOTH STUCCO OVER MASONRY WALL AND/OR CONCRETE SURFACE. PAINTED WHITE. SMOOTH FINISH. G.C. TO ENSURE STRUCTURAL SHELL IS BUILT PLUMB & WITH TOLERANCES ACCEPTABLE FOR APPLICATION OF SMOOTH STUCCO
- 2 1/4" STUCCO REVEAL
- 3 STUCCO WITH 1/4" SCORE LINES
- 4 CONCRETE CANOPY. STUCCO FINISH
- 5 CONCRETE COLUMN. STUCCO FINISH
- 6 CONCRETE EYEBROW, SLOPE OUT 1/8" MIN.
- 7 GLASS/ALUMINUM GUARDRAIL AT BALCONIES. PROVIDE GLASS SAMPLES PRIOR TO ORDERING & PROCEEDING WITH WORK.

- 8 GLASS ALUM. GUARDRAIL AT BALCONIES, WITH 2 HORIZONTAL PANELS.
- 9 CBS PARAPET WITH ALUMINUM CAP RAILING AT BALCONIES AND ROOF.
- 10 CONCRETE CURB/ ALUMINUM CAP/ GLASS GUARDRAIL AT BALCONIES AND ROOF. PROVIDE GLASS SAMPLES PRIOR TO ORDERING & PROCEEDING WITH WORK.
- 11 ALUMINUM LOUVER GUARDRAIL TO REJECT 4" DIA. OBJECT, ALUMINUM FRAME WITH 1/2" ALUMINUM SLATS
- 12 CBS GUARDRAIL / PARAPET. 5/8" STUCCO FINISH BOTH SIDES. PAINTED WHITE.
- 13 CONCRETE PLANTER. SEE DETAIL 8 AT SHEET A-503.
- 14 CONCRETE PLANTER. SEE DETAIL 7 AT SHEET A-503
- 15 PAINTED ALUMINUM SCREEN WITH FABRIC MESH. SEE DETAILS

- 16 PERFORATED METAL PANEL SCREEN. SEE DETAILS
- 17 REMOTE CONTROL ACTIVATED GARAGE DOORS
- 18 SPANDREL GLASS TILE INSERT. SEE DETAIL 7 AT SHEET A-509
- 19 STONE CLADDING
- 20 ALUM. LOUVER WITH BLANK OFF PLATE BETWEEN PROPELLERS
- 21 GARAGE CONCRETE COLUMN SEALED & PAINTED
- 22 CONCRETE SLAB, SEE STRUCTURAL DRAWINGS
- 23 REINFORCED 8" CMU WALL, REFER TO STRUCTURAL DRAWING
- 24 ALUMINUM TRELLIS.
- 25

- 26 STEEL COLUMN WITH ALUMINUM CLADDING TO MATCH GLASS ASSEMBLY & FINISH
- 27 CONCRETE VEHICULAR IMPACT RESISTANT BARRIER
- 28 OVERFLOW SCUPPER
- 29 6" W. X 3" HT. SCUPPER
- 30 CONCRETE FIN
- 31 DENSGLASS/HEAVY GAGE STEEL STUD/SKIM COAT FINISH EXTERIOR DROP CEILING
- 32 CONTRACTOR TO PROVIDE AND INSTALL SAFETY SIGNS AND OSHA SAFETY ANCHORS. *CAUTION PERSONAL PROTECTIVE EQUIPMENT REQUIRED BEYOND THIS POINT*.

- 33 MODIFIED BITUMEN ROOFING SYSTEM PER MCWC RECOMMENDATIONS/SPECS. SLOPED TO DRAIN/SCUPPERS 1/4" : 12".
- 34 WATER PROOFING MEMBRANE (SICALASTIC 710-715) WHITE FINISH TERMINATE 8" MIN. ALONG THE VERTICAL WALL.

GENERAL NOTES:

- ALL EXTERIOR WALLS SHALL HAVE 5/8" SMOOTH STUCCO FINISH. G.C. TO ENSURE STRUCTURAL SHELL IS BUILT PLUMB & WITH TOLERANCES ACCEPTABLE FOR APPLICATION OF SMOOTH STUCCO.
- ALL STUCCO WALLS SHALL BE PAINTED WHITE.
- FOR WATERPROOFING PRODUCTS & APPLICATIONS REFER TO MIAMI CURTAIN WALL CONSULTANTS CORP. SPECS BOOK.
- SEE METAL PANEL SCREEN DETAILS @ SHEET A-510 & METAL PANEL ELEVATIONS @ SHEET A-511

FRANKEL BENAYOUN ARCHITECTS INC.

ARCHITECTS PLANNERS INTERIOR DESIGN

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PHAY BENAYOUN FISHMAN

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CASA VERDE at Bay Harbor Islands A CONDOMINIUM [FORMERLY BAY HARBOR GARDENS]

1140 - 1150 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE

DATE

NO

1

P & Z REV.

DATE

04.14.16

BY

IBF

DRAWING TITLE:

EAST [SIDE] COLOR ELEVATION

SCALE:

DATE:

APRIL 14, 2016

SHEET NUMBER:

A-2.04A

P&Z SUBMITTAL
PROPOSED REVISIONS



9565 HARDING AVENUE
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SUSAN C. HOLLAND, PE
Reg. no. 41831

savinomiller
DESIGN STUDIO

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1140 - 1150 93RD STREET
 BAY HARBOR ISLANDS, FLORIDA 33154

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

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

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

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



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



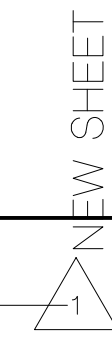
SCALE : $3/4" = 1'-0"$



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



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



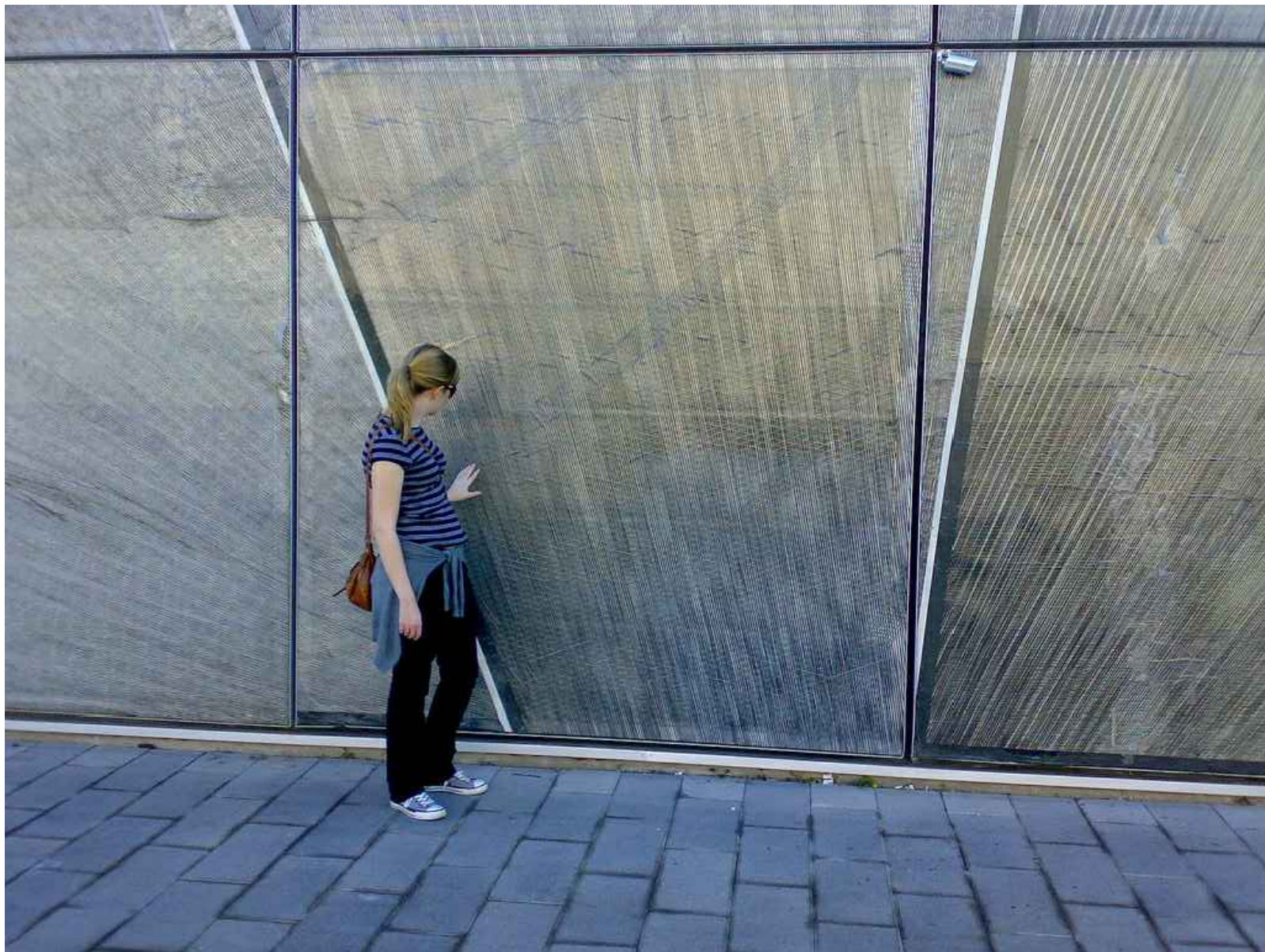
SCALE : $3/4" = 1'-0"$



RENDERING - STREET VIEW FROM NORTHEAST



METAL SCREEN



FABRIC SCREEN
LUNA ROSA BUILDING BY RENZO PIANO



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ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

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BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE			
DATE			
NO.	REVISION	DATE	BY
1	P & Z REV.	04.14.16	IBF

DRAWING TITLE:	
SAMPLE BOARD	
SCALE:	DATE: APRIL 14, 2016
SHEET NUMBER:	A-4.00
P&Z SUBMITTAL PROPOSED REVISIONS	

**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: April 26th, 2016

Subject: Casa Verde (formerly Bay Harbor Gardens) – 30 DU MFR Complex
Request for Modifications to 12/17/13 – 1/20/15 PZB Approved Plans
1140-50 93rd Street
Bay Harbor Islands Acct. No. MB2013-160
MMPA Acct. No. 01-0702-0976

RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board review the most recent revised plans (dated 4/18/16) and, if found acceptable, **APPROVE** the proposed Site Development Plan application subject to the following:

- (1) The Board reviews / approves the applicant's request to make alterations to the previously approved design;
 - (2) Subject to any staff recommended conditions listed herein.
-

GENERAL PROJECT INFORMATION

Land Use Designation: MH – Medium-High Density Residential

Zoning District: RM-2 Multiple Family District

General Location: 1140-50 93rd Street

Legal Description: Lots 4 and 5, all in Block 17, "Bay Harbor Island" Subdivision according to the plat thereof, as recorded in Plat Book 46, at Page 5 of the Public Records of M-D County.

PROJECT DESCRIPTION / HISTORY

In late 2013 the Town reviewed / processed / approved a Site Development Plan for the above referenced land re-development project. The Planning and Zoning Board approved the original Site Development Plan on December 17th, 2013. In September 2014, the developer indicated that several changes were desired and submitted revised plans with the Town. The Town reviewed the changes and the Planning and Zoning Board approved the desired changes subject to several conditions on January 20th, 2015. This two-lot development now includes thirty (30) DU (previously 34) on the approved plans, which requires the developer to obtain twelve (12) TDR units. The Town recently received and is currently reviewing the Building Permit plans for this development. Initial construction has not yet commenced.

The applicant has requested to modify some of the plans after approval by the PZB. The building elevations (window placements / garage screening / mechanical exhaust vents) are requested to be modified. The PZB spends most of its review time on detailed exterior appearances. It is to be expected that on occasion Building Codes or Fire Codes require certain plan refinements; however, if conflicts occur they are to be discussed and plan modifications / re-approvals may be necessary. If the changes are deemed "substantial", the Code requires re-approval by the PZB.

It should also be noted that Section 5-23.1(c) states as follows:

"Subsequent to planning and zoning board approval, if the proposed structure or project is not constructed in accordance with the plan proposed and approved by the planning and zoning board, no certificate of occupancy shall be issued, and a fine may be levied against a real property owner in an amount not to exceed \$250.00 per day per unit for each day of continued violation. And in the event that a certificate of occupancy has been issued previously, it shall be revoked and no further occupancy shall be permitted until the proposed structure or project is brought into conformity with the plan approved by the planning and zoning board. Provided further, in the event that occupancy is not discontinued, then a fine shall be levied in the amount of \$250.00 per day per unit for each day of continued occupancy until the proposed structure or project is brought into conformity with the plan approved by the planning and zoning board."

APPLICANT'S REQUESTED MODIFICATIONS REQUIRING PZB APPROVAL

MMPA notes the following modifications requested for PZB re-approval:

Elevations – The applicant is requesting to alter the windows (size / location / quantity) on the South and East Elevations, which differs from the PZB approved plans. The applicant is also requesting to make some changes to the garage (ventilation openings / screening).

The developer is proposing that the upper course of garage screening material (pink area on the plans) have perforated metal panels while the lower courses of screening (majority of screening) would be a fabric mesh (not detailed). The Town Code requires all parking garages to be

completely closed-in on side / rear property lines that abut residential development, unless the PZB approved otherwise at the time of Site Development Plan review. MMPA has expressed concern to the applicant as to the durability, attractiveness and effectiveness (noise / light / odors) of a fabric mesh material over time. The applicant has indicated that they have used this material in other projects outside of the Town and claims it holds up well over time.

SUGGESTED CONDITIONS OF APPROVAL

Following are suggested conditions of approval and/or comments on the latest plans dated April 18th, 2016 submitted to the Town for consideration:

- 1) This approval is based on the revised Site Development Plans prepared by Frankel Benayoun Architects, Inc. dated April 18th, 2016. Any substantial changes requested after the PZB approval may require a separate approval from staff and/or the Planning and Zoning Board, as specified in the Town Code.

AGENDA ITEM REPORT

May 3, 2016

ITEM NUMBER: 3.

ITEM: Approval of the minutes held on January 19 and February 16, 2016 (Item #3)

DESCRIPTION:

RECOMMENDED ACTION:

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez
 Ayanidys Martinez

ATTACHMENTS

1.	Minutes 1-19-16	1-19-16 DRAFT pnz.pdf
2.	Minutes 2.16.16	2-16-16 DRAFT.docx

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

A Planning & Zoning Board Meeting was held Tuesday, January 19, 2016 at 7:00 p.m. in the Council Chambers. The meeting was opened with the Pledge of Allegiance. Upon roll call, the following Board Members responded:

Vice Chair Jerome Gavcovich

Board Member Jed Frankel

Board Member Roberto Gambach

Board Member Oscar Sklar

Board Member Thomas Telesco

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

Architect, Daniel Gomez, 3277 NE 112 Street, came forward and represented the project to the Board. He explained that the homeowners were experiencing some problems with noise and privacy on Kane Concourse. They are proposing to construct a new two story single family home; four (4) bedrooms; five (5) bathrooms and playroom. He stated the proposed home was a classic and traditional home. He also provided the Board with a sample board of the materials and elevations.

There was a brief discussion from the Board on the proposed materials, privacy wall; screening for the emergency generator; landscaping plan; narrow driveway approach and windows.

Architect Gomez, agreed to adjust 8 inches on the driveway approach.

ACTION: Board Member Telesco made a motion to approve the project. Board Member Sklar seconded the motion and it passed unanimously.

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

Architect Dean Kotzen, came forward to address the Board. He explained that the applicant was proposing an addition of two (2) bedrooms to the existing home; raising the garage to flood level; new

driveway with brick pavers and roof renovations. He also added that the new improvements were to update the existing home.

There was a brief discussion from the Board on the administrative variance that was approved for the setbacks; windows; landscaping plan; driveway material; roof resurfacing and the cover patio.

ACTION: Board Member Frankel made a motion to approve the proposed renovations. Board Member Telesco seconded the motion and it passed unanimously.

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

Architect, Ralph Choeff, came forward and presented the proposed project to the Board. He explained that the homeowners were proposing to construct a modern home with five (5) bedrooms; five (5) bathrooms, an office, a theater and a gym. He explained the proposed materials; setbacks; indoor / outdoor living areas and floor plans.

There was a detailed discussion from the Board on the home design; proposed materials; garage; parking area; driveway dimensions and the landscaping plan.

ACTION: Board Member Sklar made a motion to approve the proposed home with the condition the driveway be reduced to 20 feet in width. Board Member Frankel seconded the motion and it passed unanimously.

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

Town Clerk Siegel stated that Staff can come back with a study on the lot coverage for single family homes and Multi-Family properties.

There was a brief discussion from the Board on the front yard area; width of the driveways; total lot coverage; other communities code on lot coverage.

PUBLIC COMMENT

Frances Neuhut, 9920 W. Broadview Drive, felt that the Board should not be discussing the topic and was opposed to a Code amendment on the lot coverage.

CLOSED PUBLIC COMMENT

Consensus was for Staff to provide more research on the subject matter and would discuss the topic further on the next meeting.

There being no further business to discuss meeting was adjourned at 8:31 p.m.

CHAIR

ATTEST

TOWN CLERK

**MINUTES OF A PLANNING & ZONING BOARD MEETING
TOWN OF BAY HARBOR ISLANDS**

A Planning & Zoning Board Meeting was held Tuesday February 16, 2016 at 7:00 p.m. in the Council Chambers. The meeting was opened with the Pledge of Allegiance. Upon roll call, the following Board Members responded:

Chair Steven Hurwitz

Vice Chair Jerome Gavcovich

Board Member Jaime Schapiro

Board Member Oscar Sklar

Board Member Thomas Telesco

QUASI-JUDICIAL PUBLIC HEARING

Town Attorney Simone swore in all the individuals speaking at the Public Hearing.

Item 1. Request for approval for a new multi-family dwelling for "AKUA" located at 9740-60 W. Bay Harbor Drive, Lots 25-26 of Block 3. The developers are proposing to construct a thirty (30) dwelling unit mid rise residential development. The proposed units range from 953 to 1,950 sq. ft. of a/c plus balconies, etc. The proposed design incorporates one square shaped building positioned on top of a two-story parking garage structure that is at grade. The building has 7 stories in height (5 floors of residential over two floors of parking garage, common areas, building lobby @ max. 65 feet above BFE. The developer will be required to obtain 12 Transfer of Development Rights (TDR).

Architects Marcus Frankel and Ifhat Benayon, came forward and presented the new development to the Board. He explained the applicant was proposing to develop a 7 story building, 30 unit multifamily development over 2 floors of parking garage. The project would include 62 parking spaces; 8 boat docks; 9 private roof gardens; an active roof top with a sun terrace, circular spas and pool. He provided the Board with renderings, elevations and landscaping plan. He stated that the developers were committed to providing enhanced architectural elements to create contemporary design, with Mimo features.

There was a brief discussion from the Board on the roof top amenities; landscaping plan; parking garage; proposed materials; common areas; façade; vertical beams; suggested to organize so the balconies lined up with the planes; privacy screening on the balconies; and the exhaust fans for the parking garage.

PUBLIC COMMENT

John Corral, 9660 W. Bay Harbor Drive, came forward to address the Board and stated that he owned 2 units and only had 2 guest parking spaces. He felt that was not enough guests parking and urged the Board to recommend an amendment to the Code. He also stated that garage generator would blow into the neighboring property, he suggested a condition to add louvers on the side of the parking garage generator.

CLOSED PUBLIC COMMENT

There was a brief discussion from the Board on the exhaust fans; setbacks; driveways width; irrigation; separate the walkway from building; horizontal breaks to the waterfront façade; balconies support; frame the vertical screen to connect on the balconies.

ACTION: Board Member Telesco made a motion to approve the project with the following conditions:

1. Balconies frame to be angle horizontally to match the North side of the building.
2. Vertical screen on the south side will be concrete.
3. Driveways will be reduced by 4 feet to add landscaping in the front of the development.
4. Width of the building will be 119.11 feet.
5. Exhaust fans will be located inside the garage.
6. Subject to Town Planner Michal Miller conditions.

Board Member Sklar seconded the motion and it passed 4-1, with Chair Hurwitz opposed.

CONCLUSION OF QUASI-JUDICIAL PUBLIC HEARING

At this time Board Member Schapiro left the meeting.

Item 2. Request for approval for a new single family home for "Yoram Izhak" located at 1351 98 Street, Lot 10 of Block 36. On January 20, 2015, October 20, 2015 and January 5, 2016 the Board denied the project. The owner has made revisions to his plan. They are proposing to construct a new single family on a dry lot. The proposed single story family home has approximately 3,204 square feet of a/c living space with a two car garage, a pool and pool deck in the rear of the property.

Architect, Latuf Corvin, came forward to address the Board. He stated that the project was enhanced with the Board suggestions from the last meeting. He explained the plans were revised to reflect the window on the front of the home to be angle with the arch; steps on the side yard were addressed and

steps on the back patio to the yard were extended. He added that the architectural design remain the same and provided an update tree survey.

There was a brief discussion from the Board on the code for BBQ's on the side setback; type of trees to be used on the property; and elevations.

ACTION: Vice Chair Gavcovich made a motion to approve the home with the following conditions:

1. Window on the front of the home should be center to the plans.
2. Move the gumbo limbo tree into the lot, and away from the powerlines.
3. Remove the BBQ from the side setbacks.

Board Member Sklar seconded the motion and it passed 3-1, with Board Member Telesco opposed.

There being no further business to discuss meeting was adjourned at 8:34 p.m.

CHAIR

ATTEST

TOWN CLERK