

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**

October 5, 2016

FINAL AGENDA

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

PLEDGE OF ALLEGIANCE

ROLL CALL

1. Approval of revisions for "Bijou (formerly La Boutique)" located at 9521-41 E. Bay Harbor Drive, Lots 3 & 4 of Block 1. The developers are proposing several changes to the previously approved site plan dated December 3, 2013 and October 20, 2015. They are requesting approval to the revisions that have made to the parking garage/common floor area, the roof area, some of the elevations and the landscape to comply with the new conditions. Please see attached the approved and revised plans. (Item #1A)

** Staff Review:*

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

2. Approval of the minutes held on June 21, 2016 (Item #2A)

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

October 5, 2016

ITEM NUMBER: 1.

ITEM:

Approval of revisions for "Bijou (formerly La Boutique)" located at 9521-41 E. Bay Harbor Drive, Lots 3 & 4 of Block 1. The developers are proposing several changes to the previously approved site plan dated December 3, 2013 and October 20, 2015. They are requesting approval to the revisions that have made to the parking garage/common floor area, the roof area, some of the elevations and the landscape to comply with the new conditions. Please see attached the approved and revised plans. (Item #1A)

DESCRIPTION:

RECOMMENDED ACTION:

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

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez

ATTACHMENTS

1.	Staff Report	PZB Bijou Staff Report - Revisions - Sept 30 2016.pdf
2.	Site Plan & Elevations	BIJOURev9.30.16.pdf
3.	Narrative	BIJOUNarrative.pdf

**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: September 30th, 2016

Subject: Bijou (Formerly La Boutique)
9521-41 East Bay Harbor Drive
Proposed Revisions from PZ Board Approval
Bay Harbor Islands Acct. No. MB2015-207
MMPA Acct. No. 01-0702-0974

RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board review the most recent revised plans signed / dated by the architect May 25th, 2016 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-1 Multiple Family District

General Location: 9521-41 East Bay Harbor Drive

Legal Description: Lots 3 and 4 of Block 1, "Bay Harbor Island" Subdivision according to the plat thereof, as recorded in Plat Book 46, at Page 5 of the Public Records of Miami-Dade County.

PROJECT DESCRIPTION / HISTORY

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 Site Development Plan on December 3rd, 2013 subject to several conditions as noted in Resolution No. 1187. Since the original PZ Board approval, the property has changed ownership, as has the architect of record. On September 17th, 2015, MMPA / Town staff met with the new developers on September 17th, 2015 to discuss the requested revisions to the project. On October 20th, 2015, the Planning and Zoning Board approved the revised Site Development Plan subject to several conditions as noted in Resolution No. 2074. This 2-lot development included forty-one (41) DU, which required the developer to obtain 23 TDR units. Our records indicate that all 23 TDR units have been acquired (18 private / 5 town). Building Permit plans for this development have now been submitted to the Town. MMPA reviewed the plans and noted several proposed changes that would require Planning and Zoning Board approval.

Since the original and revised PZ Board approval, several proposed changes are requested that differ from the PZB approved plans. The building elevations and parking levels / common areas are requested to be changed. The requested changes do not appear to be related to any Building / Fire Code requirements. If plan refinements are simply "desired" by the developer that differ from the PZB approved plans, staff reviews each modification and determines if the changes require PZB re-approval. The PZB spends most of its review time on detailed exterior appearances, but also site design and interior layouts. It is expected that on occasion Building Codes / Fire Codes require certain plan refinements; however, if conflicts occur they are discussed and plan modifications / re-approvals may be necessary. The Miami-Dade County Fire Department does not attend / review / comment on site plan applications during DRC processing, as is common in most communities. This concurrent review would afford a project designer knowledge of preliminary Fire Department issues, such as fire staging areas, access into, out of and around buildings, etc. A standard Town condition is that if the M-D Fire Department requires any substantial site design changes, the Town will review the requested changes, and may require the re-approval of a revised Site Development Plan.

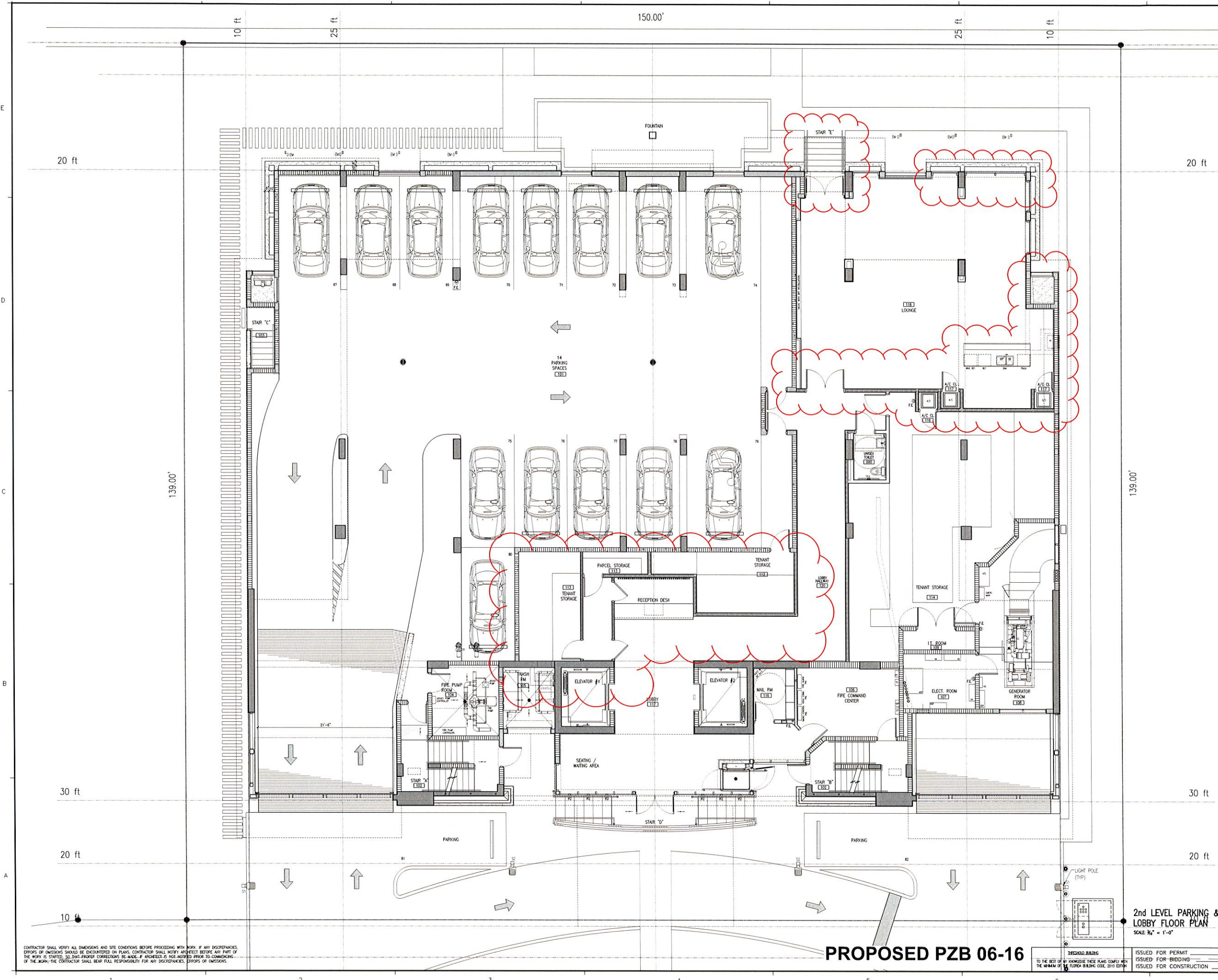
It should also be noted that Section 5-23.1(c) states as follows:

"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."

ALTERATIONS SOUGHT SINCE DEC. 2013 / OCT. 2015 P&Z BOARD APPROVAL

MMPA notes the following alterations from the 12/03/13 & 10/20/15 PZB approved plans:

- 1) The layout of the parking garage / common floor areas has changed slightly from the PZB approved plans. A few interior areas were shifted. Most notably, the exit staircase from the second level on the south side was removed and the second floor exterior staircase leading to the rear yard from the lounge has been altered. **PZB approval is being requested for the new revised design.**
- 2) The roof plan has changed slightly from the PZB approved plans. The rooftop layout / amenities are requested to be modified. **PZB approval is being requested for the new revised design.**
- 3) The building elevations have changed slightly from the PZB approved plans. The design at the Roof Level has changed slightly. The most noticeable changes are to the South Elevation (generator screening now shown at the garage levels) and to the East Elevation (reduction of windows on each side of the façade). The applicant is proposing to reduce the number / design of the windows due to the location (large windows in bathrooms / closets). **PZB approval is being requested for the new revised design.**
- 4) The landscape plans have been revised to comply with the 10/20/15 conditions of approval and show the proposed revisions due to the changes in exterior stair cases from the second level. MMPA is OK with the proposed changes as they are not substantial.



CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE ENCOUNTERED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED. SO THAT PROPER CORRECTIONS BE MADE. IF ARCHITECT IS NOT NOTIFIED PRIOR TO COMMENCING OF THE WORK, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.

PROPOSED PZB 06-16

2nd LEVEL PARKING & LOBBY FLOOR PLAN
SCALE: 3/8" = 1'-0"

ISSUED FOR PERMIT: 05/11/2015
ISSUED FOR BIDDING: 05/22/2015
ISSUED FOR CONSTRUCTION: 05/22/2015

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BIJOU

9521 EAST BAY HARBOR DRIVE BAY
HARBOR ISLAND, FLORIDA 33154

Project:

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& ASSOCIATES ARCHITECTS, P.A.**
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NCARB CERTIFICATE No. 42,136

Seal

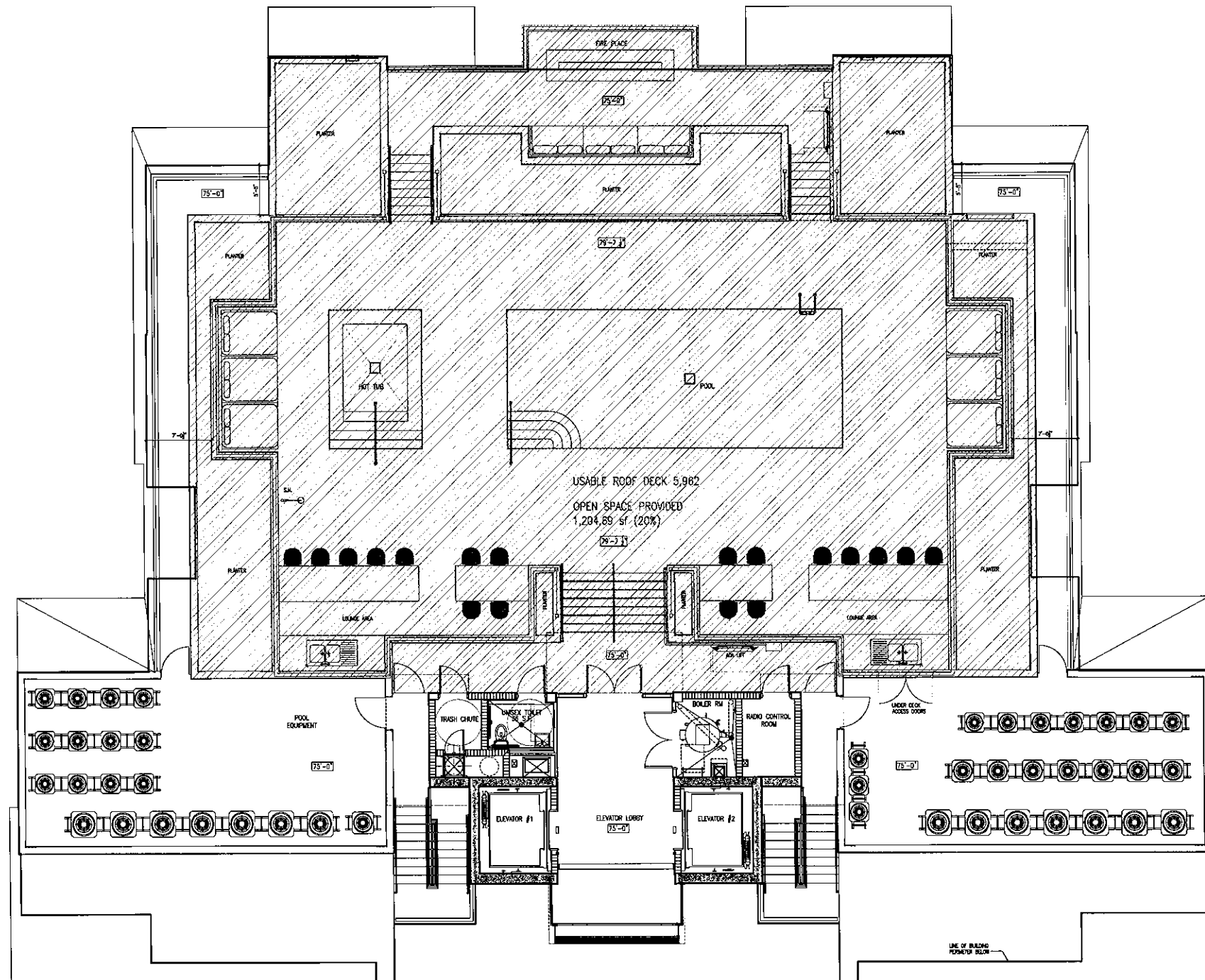
STATE OF FLORIDA
CHARLES H. BENSON
MAY 23 2016
AR0014022
REGISTERED ARCHITECT

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Revised:

21504	5/15/2015
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A-1.03



APPROVED PZB 10-15

ROOF LEVEL FLOOR PLAN
SCALE: 3/8" = 1'-0"



ROOF LEVEL
FLOOR PLAN

21406 08/04/2014

A-1.12

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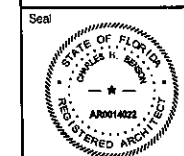
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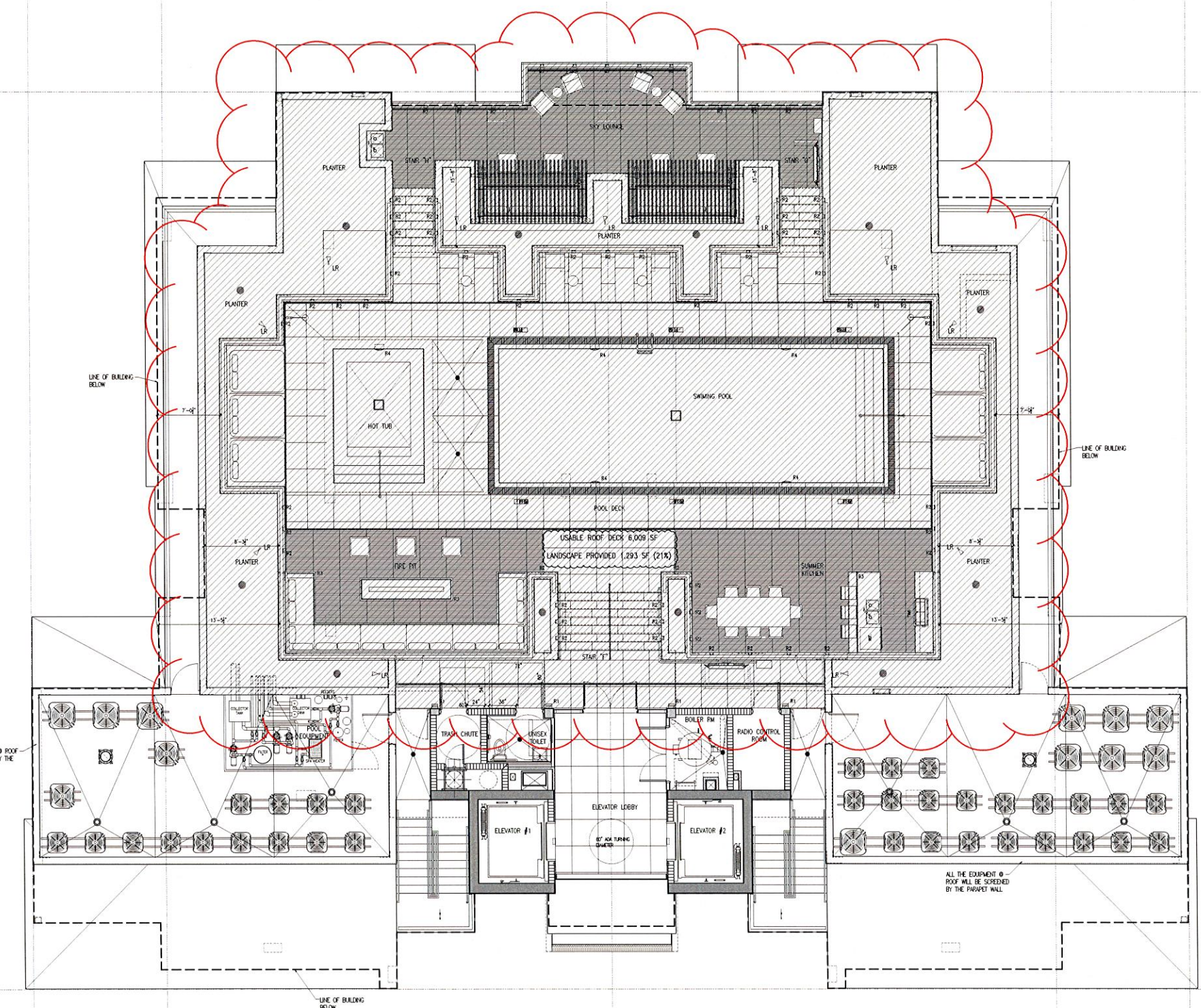


Revised:

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE ENCOUNTERED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED, SO THAT PROPER CORRECTIONS BE MADE. IF ARCHITECT IS NOT NOTIFIED PRIOR TO COMMENCEMENT OF THE WORK, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.

E
D
C
B
A

20 ft
10 ft
25 ft
20 ft
30 ft
20 ft
10 ft



ROOF LEVEL
FURNITURE PLAN
SCALE: 3/8" = 1'-0"

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PROPOSED PZB 06-16

ISSUED FOR PERMIT	05/11/2015
ISSUED FOR BIDDING	05/25/2015
ISSUED FOR CONSTRUCTION	

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MAY 25 2016
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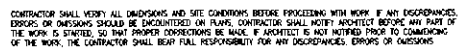
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Revised	

ROOF LEVEL PLAN

21504	5/15/2015
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A-1.12

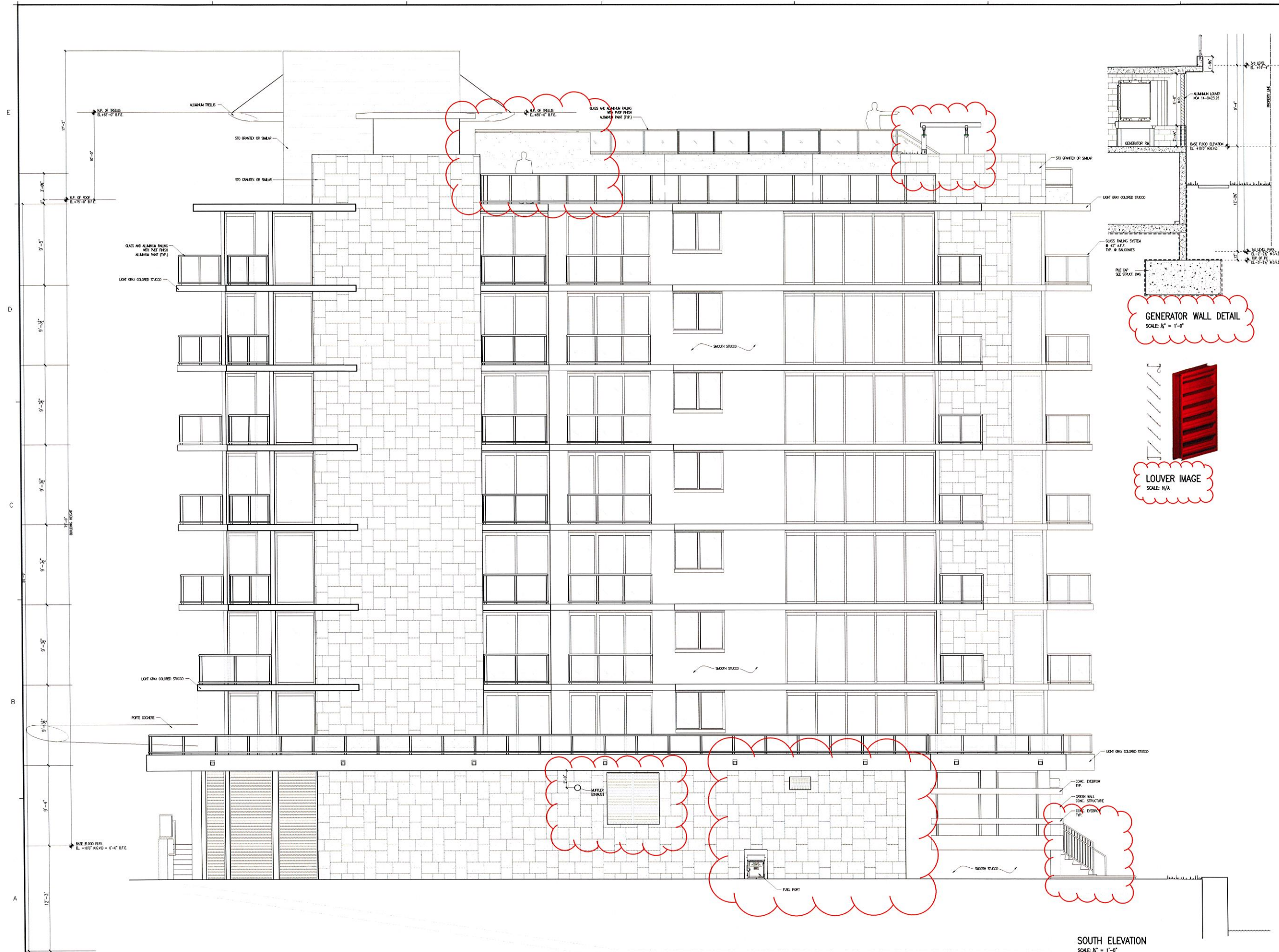


THRESHOLD BUILDING

TO THE BEST OF MY KNOWLEDGE, THESE PLANS COMPLY WITH
THE MINIMUM OF THE FLORIDA BUILDING CODE, 2010 EDITION.

ISSUED FOR PERMIT	05/11/2015
ISSUED FOR BIDDING	05/25/2015
ISSUED FOR CONSTRUCTION	

A-3.02



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

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PROPOSED PZB 06-16

21504	5/15/2015
ISSUED FOR PERMIT	05/11/2015
ISSUED FOR BIDDING	05/22/2015
ISSUED FOR CONSTRUCTION	

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BIJOU

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Seal

STATE OF FLORIDA
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AP0014022
REGISTERED ARCHITECT

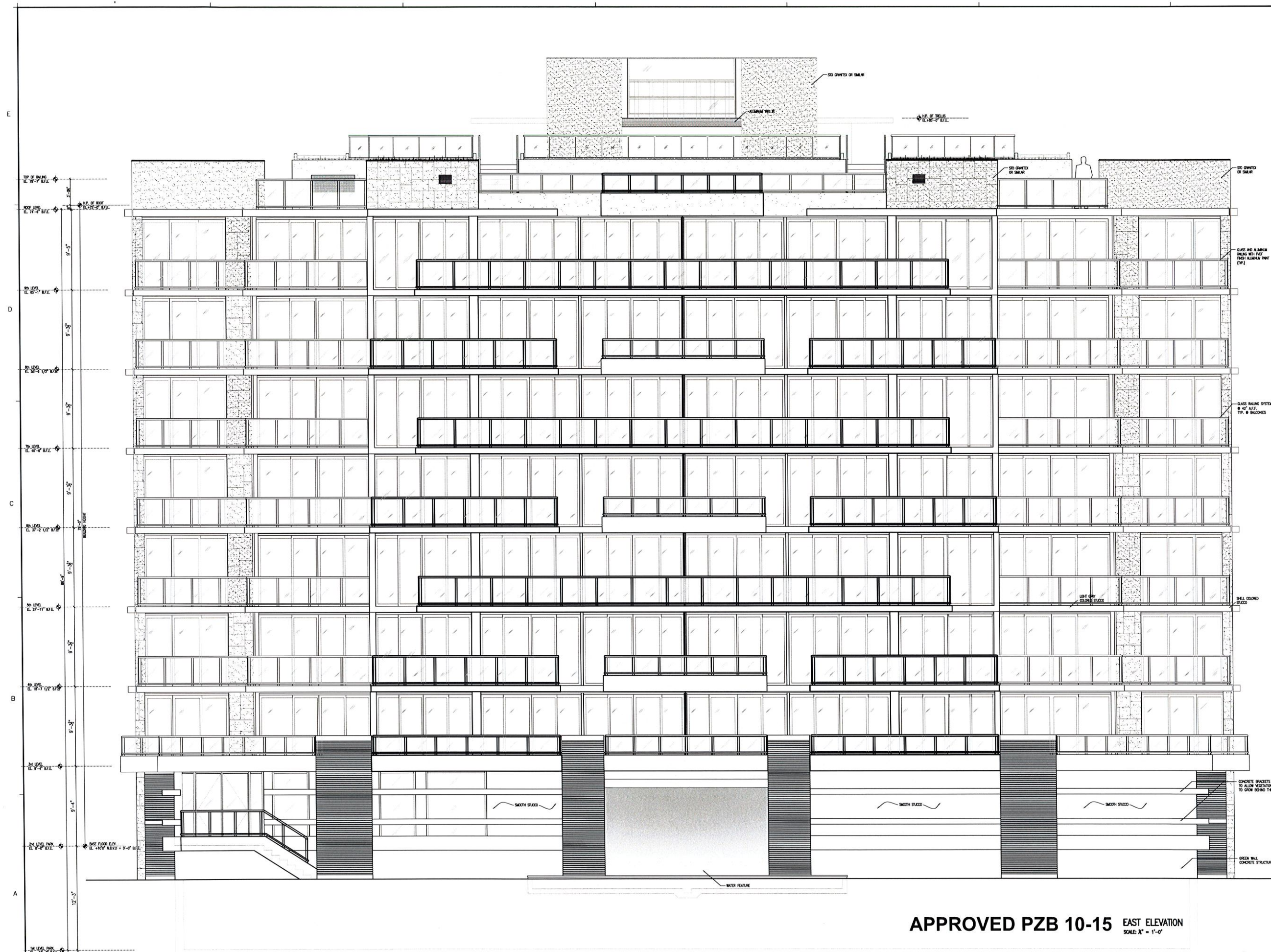
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Revised:

SOUTH ELEVATION

21504 5/15/2015

A-3.02



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NCARB CERTIFICATE No. 42,156

Seal

STATE OF FLORIDA
CHARLES H. BENSON
REGISTERED ARCHITECT
AR0014022

Revised:

21406	08/04/2014
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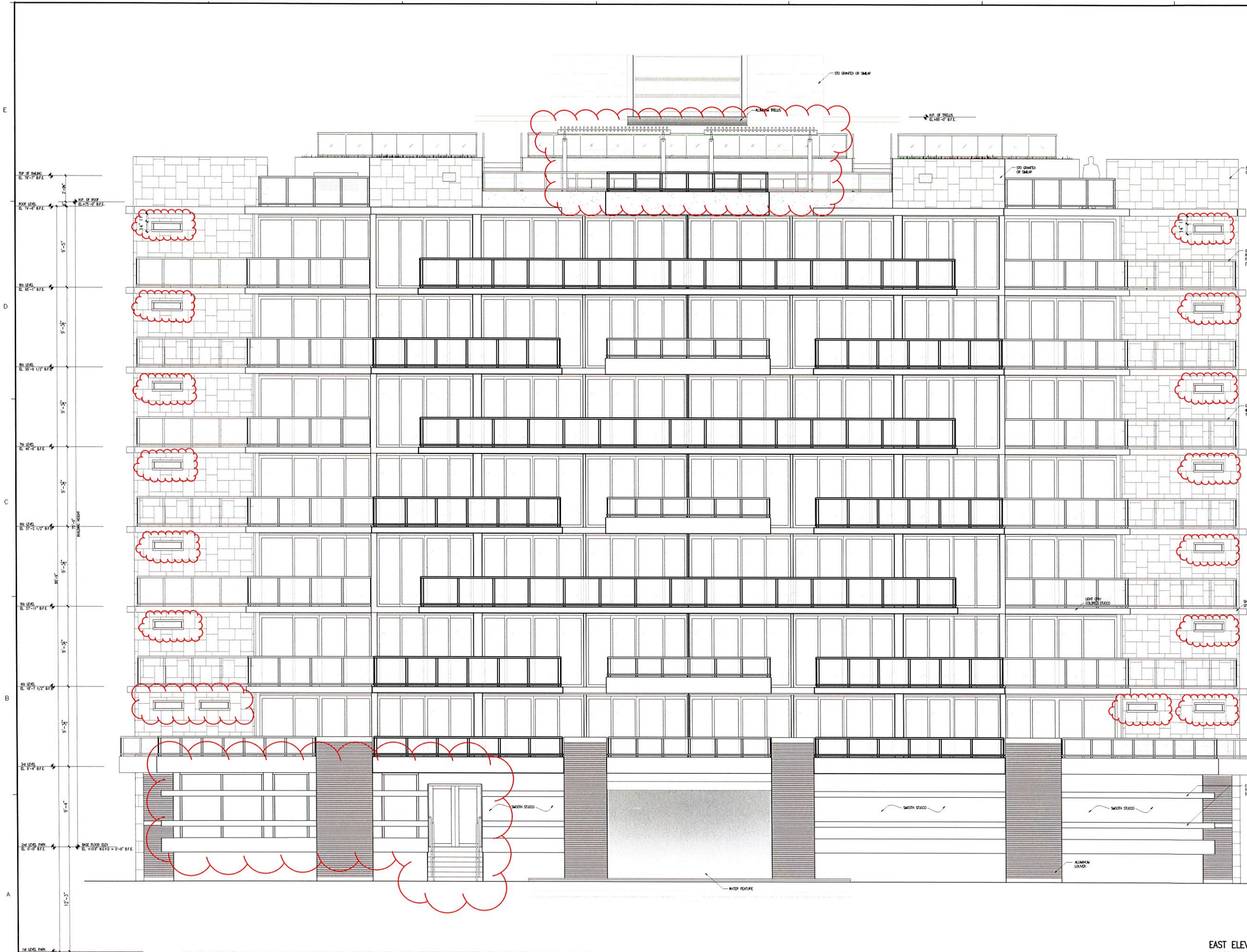
EAST ELEVATION

A-402

APPROVED PZB 10-15 EAST ELEVATION
SCALE: 1" = 1'-0"

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ISSUED FOR PERMIT
ISSUED FOR BIDDING
ISSUED FOR CONSTRUCTION



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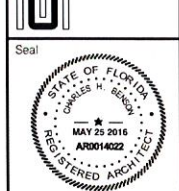
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NCARB CERTIFICATE No. 42136



Revised	

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

21504	5/15/2015
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A-3.03



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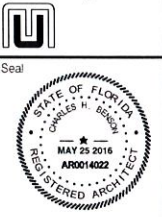
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NCARB CERTIFICATE No. 42,136



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Revised:

RENDER

21504 5/15/2015

R-1

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE ENCOUNTERED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED, SO THAT PROPER CORRECTIONS BE MADE. IF ARCHITECT IS NOT NOTIFIED PRIOR TO COMMENCING OF THE WORK, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.

PROPOSED PZB 06-16

RESUBMITTAL
TO THE BEST OF MY KNOWLEDGE THESE PLANS COMPLY WITH THE MINIMUM OF THE FLORIDA BUILDING CODE, 2010 EDITION

ISSUED FOR PERMIT 05/11/2015
ISSUED FOR BIDDING 05/25/2015
ISSUED FOR CONSTRUCTION



CLIENT
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HARBOR ISLAND, FLORIDA 33154

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& ASSOCIATES ARCHITECTS, P.A.**
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NCARB CERTIFICATE NO. 42,136



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Revised

RENDER

21504	5/15/2015
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R-2

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE ENCOUNTERED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED, SO THAT PROPER CORRECTIONS BE MADE. IF ARCHITECT IS NOT NOTIFIED PRIOR TO COMMENCING OF THE WORK, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.

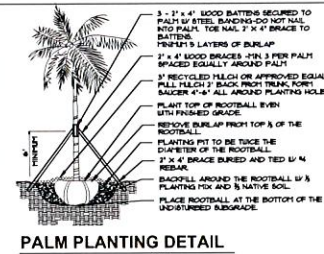
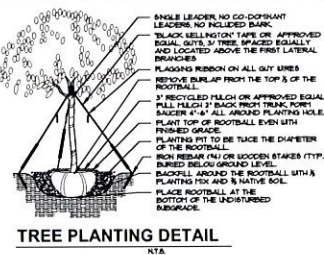
PROPOSED PZB 06-16

RESIDUAL BUILDING
TO THE BEST OF MY KNOWLEDGE THESE PLANS COMPLY WITH THE MINIMUM OF THE FLORIDA BUILDING CODE 2010 EDITION

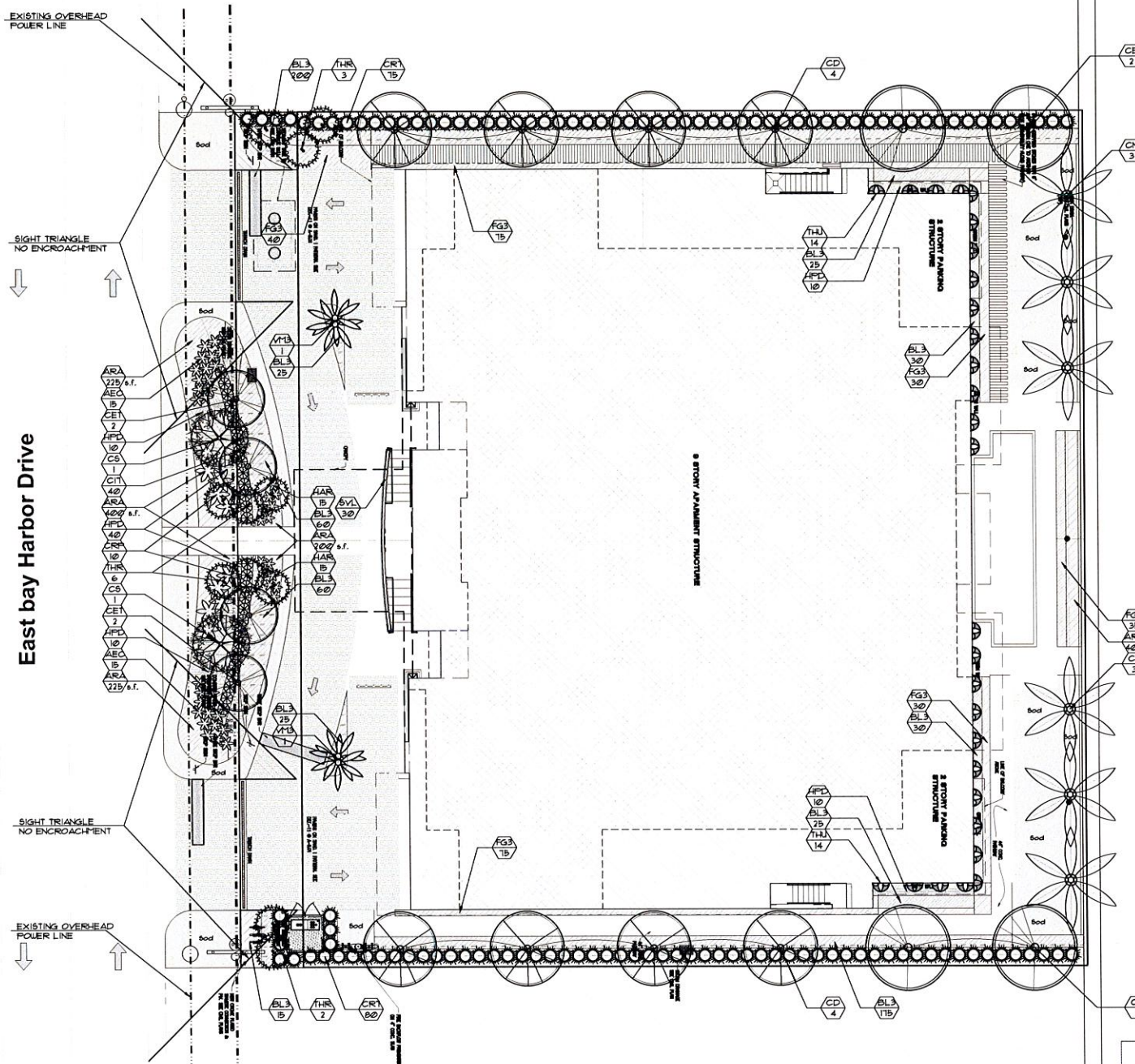
ISSUED FOR PERMIT 05/11/2015
ISSUED FOR BIDDING 05/25/2016
ISSUED FOR CONSTRUCTION

LANDSCAPE NOTES

1. ALL PLANT MATERIAL SHALL BE FLORIDA NO. 1 GRADE OR BETTER.
2. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE LOCATION OF AND AVOID AND PROTECT UTILITY LINES, BURIED CABLES, AND OTHER UTILITIES.
3. TREE, PALM, ACCENT AND BED LINES ARE TO BE LOCATED IN THE FIELD AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. ALL PLANTING SOIL SHALL BE 50:50 TOPSOIL:SAND MIX FREE OF CLAY, STONES, ROCKS, OR OTHER FOREIGN MATTER. THIS SPECIFICATION INCLUDES ALL BACKFILL FOR BEDS AND OTHER LANDSCAPE AREAS.
5. SODDED-LAWN AREAS:
a. 2" DEPTH PLANTING SOIL SPREAD IN PLACE - THROUGHOUT.
b. GROUNDCOVER PLANTING BEDS:
c. 6" DEPTH PLANTING SOIL SPREAD IN PLACE - THROUGHOUT.
d. SHRUB AND HEDGE PLANTING AREAS:
e. 12" DEPTH PLANTING SOIL SPREAD IN PLACE - THROUGHOUT.
f. TREES, PALMS, SPECIFIC PLANT MATERIAL:
g. 24" DEPTH PLANTING SOIL SPREAD IN PLACE OR TO THE DEPTH OF THE ROOTBALL OR CONTAINER WHICHEVER IS GREATEST.
h. LANDSCAPE ISLANDS AND BUILDING FOUNDATIONS:
i. EXCAVATE AND REMOVE ALL LITER, ROCKS, DEBRIS, ETC. TO A DEPTH OF 12" AND BACKFILL WITH 50:50 TOPSOIL:SAND MIX. BUILDING FOUNDATIONS SHALL BE THE SAME DEPTH TO A WIDTH OF 36" FROM THE BUILDING BASE.
6. THE SITE CONTRACTOR SHALL BE RESPONSIBLE TO BRING ALL GRADES TO WITHIN 2" OF FINAL GRADES. THIS SHALL INCLUDE A 2" APPLICATION OF 50:50 TOPSOIL:SAND MIX FOR ALL LANDSCAPE AND AREAS TO BE SODDED.
7. THE LANDSCAPE CONTRACTOR SHALL CALCULATE AND SUBMIT AN ITEMIZED PRICE FOR THE 2" APPLICATION OF 50:50 MIX FOR ALL SOD AREAS AS A REFERENCE IN THE CASE THAT THERE WOULD BE A DISCREPANCY BETWEEN SITE AND LANDSCAPE CONTRACTORS AND NOTIFY THE SITE CONTRACTOR OR PROJECT SUPERINTENDENT AS TO THIS DISCREPANCY. IT WILL THEN BE DETERMINED WHICH PARTY WILL PROVIDE THIS 2" TOPSOIL:SAND APPLICATION AND SUBSEQUENT PAYMENT.
8. OTHER PLANTING SOIL MIXES TO BE ADDED, I.E. FOR TREES, PALMS, SPECIFIC PLANTS, SHRUBS AND GROUNDCOVERS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR AND BE INCLUSIVE WITH THE LANDSCAPE BID.
9. CONTRACTOR SHALL COORDINATE WITH THE IRRIGATION CONTRACTOR AND LEAVE PROVISIONS FOR ALL, INCLUDING UNDERGROUND UTILITY LINE LOCATIONS DIAL, 8" NO OUTS AS REQUIRED BY LAW.
10. ALL PLANTING BEDS SHALL BE MULCHED TO A DEPTH OF 3" WITH AN APPROVED RECYCLED MULCH BY THE PRESIDING GOVERNING AGENCY. NO HEAVY METALS, I.E. ARSENIC, LEAD, ETC. ARE TO BE CONTAINED IN THE MULCH AND THE CONTRACTOR SHALL PROVIDE CERTIFICATION OR PROOF THAT THE MULCH IS FREE OF HEAVY METALS OR SIMILAR ENVIRONMENTAL CONTAMINANTS.
11. SOD SHALL BE ARGENTINE "BAHIA" OR ST. AUGUSTINE "FLORATAM" AS SHOWN ON THE PLANS. STRONGLY ROOTED, FREE FROM WEED, FUNGI, INSECTS AND DISEASE. CONTRACTOR SHALL SOD ALL AREAS AS INDICATED ON THE PLAN OR AS DIRECTED. PAYMENT SHALL BE DETERMINED BY THE TOTAL REQUIRED SODDED AREAS X THE UNIT PRICE SUBMITTED AND FIELD VERIFIED.
12. SOD SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AS DERIVED BY PDOT. SOD SHALL CARRY A 9-MONTH WARRANTY.
13. ALL TREES, PALMS, SHRUBS AND GROUNDCOVERS SHALL CARRY A ONE-YEAR WARRANTY FROM THE DATE OF FINAL ACCEPTANCE.
14. ALL TREES AND PALMS SHALL BE STAKED PER ACCEPTED STANDARDS BY THE FLORIDA NURSERY AND GROUERS LANDSCAPE ASSOCIATION (FNLGA). THERE SHALL BE ONE FINAL INSPECTION FOR APPROVAL BY THE PRESIDING GOVERNING AGENCY. CONTRACTOR SHALL INSURE THAT THE PLANS, DETAILS, SPECIFICATIONS AND NOTES HAVE BEEN ADHERED TO AND THAT THE LANDSCAPE AND IRRIGATION INSTALLATION IS COMPLIANT TO ALL ITEMS AS DIRECTED ON THE PLANS PRIOR TO SCHEDULING OF THE FINAL INSPECTION.
15. THE PLANT LIST IS INTENDED ONLY AS AN AID TO BIDDING. ANY DISCREPANCIES FOUND BETWEEN THE QUANTITIES ON THE PLAN AND PLANT LIST, THE QUANTITIES ON THE PLAN SHALL BE HELD VALID.
16. IRRIGATION SHALL PROVIDE FOR A 100% COVERAGE WITH A 100% OVERLAP. AUTOMATIC SYSTEM WITH RAIN POSTURE SENSOR ATTACHED TO CONTROLLER. ALL FLORIDA BUILDING CODE APPENDIX "F" IRRIGATION REQUIREMENTS SHALL BE STRICTLY ADHERED TO FOR INSTALLATION AND PREVALENT WATER MANAGEMENT DISTRICT RESTRICTIONS AND REGULATIONS SHALL BE IN COMPLIANCE FOR POST-INSTALLATION WATERING SCHEDULES.
17. EXISTING IRRIGATION SYSTEM (IF APPLICABLE) SHALL BE RETROFITTED TO COMPLY WITH THOSE SPECIFICATIONS AS OUTLINED ABOVE.
18. CONTRACTOR SHALL PROVIDE A WATER TRUCK DURING PLANTING TO PROPER WATERING IN DURING INSTALLATION AND WILL BE RESPONSIBLE FOR CONTINUAL WATERING UNTIL FINAL ACCEPTANCE BY THE OWNER.
19. ALL EXISTING TREES, PALMS AND PLANT MATERIAL TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION. CONTRACTOR SHALL INSTALL PROTECTIVE BARRIERS SUCH AS "TENA-X" PROTECTIVE FENCING OR AS SHOWN ON THE DETAILS TO BE INSTALLED AT THE BEGINNING OF THE PROJECT. BARRIERS SHALL BE LOCATED TO INCLUDE THE DRIPLINE OF THE TREES, PALMS AND PLANT MATERIAL WHERE POSSIBLE. THE CONTRACTOR SHALL TAKE EXTRA CAUTION TO PREVENT ANY DAMAGE TO THE TRUNK, BRANCHES, ROOTS, ROOT ZONE AREAS AND ADJACENT GRADES.
20. EXISTING TREES AND PALMS TO REMAIN SHALL BE TRIMMED PER ANSI-300 STANDARDS. SUPERVISION OF THE TRIMMING SHALL BE PERFORMED BY AN ISA-CERTIFIED ARBORIST.
21. ALL EXISTING TREES AND PALMS SHALL BE "LIFTED AND THINNED" TO PROVIDE FOR AN 8' MINIMUM CLEARANCE FOR SIDEWALKS AND PEDESTRIAN WALKWAYS AND A 14' MINIMUM CLEARANCE FOR ROADWAYS, DRIVEWAYS, AND ALL VEHICULAR USE AREAS.
22. REMOVAL OF ANY TREES OR PALMS WILL REQUIRE A WRITTEN "TREE REMOVAL PERMIT" FROM THE LOCAL GOVERNING AGENCY PRIOR TO REMOVAL.
23. ALL PLANTINGS IN NON-IRRIGATED AREAS, I.E. RIGHTS OF WAYS, SUIVLES, ETC. SHALL BE WATERED-N THOROUGHLY AND CONTINUED TO BE WATERED THROUGHOUT UNTIL C.O. ACCEPTANCE. COORDINATE WITH OWNER AND PROJECT MANAGER TO PROVIDE POST-C.O. WATERING TO INSURE PLANT ESTABLISHMENT FOR A MINIMUM OF ONE YEAR AFTER CERTIFICATE OF OCCUPANCY ACCEPTANCE.



East Bay Harbor Drive



SYLM	NATIVE	*	NAME	BOTANICAL NAME	SPECIFICATION
ALL PROPOSED TREES ARE NATIVE (TREES 100% NATIVE)					
TREES					
CET	YES	4	SILVER BUTTWOOD	Conocarpus erect 'sericeus'	12' x 6", multi tk.
CS	YES	2	ORANGE GELDER	Cordia sebestena	FG, 12' x 5", 2' cal.
CD	YES	8	PIGEON PLUM	Coccoloba diversifolia	16' x 1" spr, 3' cal.
CE	YES	4	GREEN BUTTWOOD	Conocarpus erectus	18' x 8" spr, 4' cal, 6' c.t.
PALMS					
CN		6	GREEN MALAYAN COCONUTS	Cocos nucifera	30' o.a., 12' c.t., full head
THR	YES	11	KEY THATCH PALMS	Thrinax morrisii	25 gal, 8' o.a., DBL TK, full
MTS		2	MONTGOMERY PALMS	Veitchia montgomeryana	TPL TK, FG, 14' o.a., full incl.
SHRUBS					
CI	YES	40	COCOPLUM	Chrysobalanus icaco	7 GAL, 30' x 24' full, 24' o.c.
CR		55	PITCH APPLE	Clusia rosea	7 GAL, 36" HL, 30' o.c., FTB.
HPD	YES	80	DIWARR FIREBUSH	Hamelia nodosa	3 gal, 18' x 18', 18' o.c.

SYLM	NATIVE	*	NAME	BOTANICAL NAME	SPECIFICATION
ACCENT PLANTS AND GROUNDCOVERS					
AEC	30		AECHMEA BROCKELIADS	Aechmea blanchetiana 'Orange'	3 gal, 18' x 18', BULLIS
HAR	25		AECHMEA 'LITTLE HARV'	Aechmea spp.	10" container, BULLIS
ARA	1450 s.f.		PERENNIAL PEANUT	Arachis glabrata 'EcoTurf'	SOLID SOD, price per s.f.
BL3	605		BLUEBERRY FLAX LILY	Dianella tasmanica	3 gal, 12' x 18', 18' o.c., full
FG3	265		'GREEN ISLAND' FICUS	Ficus 'Green Island'	3 gal, 18' x 18', 18' o.c., full
CRP	10		'QUEEN EMMA' CRINUM	Crinum augustum 'Queen Emma'	25 gal, 3'-4', full
SVL	265		SANSEVIERIA 'LAURENTII'	Sansevieria trifasciata	3 gal, 18' x 12', 18' o.c., full
THJ	20		BLUE SKY THUNDERBOLT	Thunbergia grandiflora	3 gal, 24' x 18', full, 2 leaders
SOD					
FL	1500 SF.		'FLORATAM' ST. AUGUSTINE	Stenotaphrum secundatum	SOLID SOD, price per s.f.
TOPSOIL:					
TOPSOIL:SAND MIX 50:50 TOPSOIL:SAND MIX SPREAD IN PLACE					
25 C.Y. TREES, PALMS, SHRUBS AND GROUNDCOVERS					
10 C.Y. AREA TO BE SODDED WITH A 2" DEPTH OF TOPSOIL SPREAD IN PLACE					
MULCHING:					
45 C.Y. "PINE BARK" MULCH 3" DEPTH, SPREAD IN PLACE, ATLAS FEAT AND SOIL					
PROVIDE SAMPLE FOR APPROVAL PRIOR TO INSTALLATION					
TOPSOIL, SOD AND MULCH QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR TO PROVIDE A UNIT PRICE PER UNIT AND WILL BE PAID ON THAT UNIT PRICE BASIS UPON FINAL INSPECTION AND APPROVAL.					



SCALE: 1" = 10'

SITE LANDSCAPE PLAN
APPROVED PZB 10-15

LA BOUTIQUE

Project:
ARCHITECT OF RECORD

CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
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T 305 532 6151
ARCHITECTURAL LICENSE No. AR 14022
NCARB CERTIFICATE No. 42,136



JAMES F. BOGASH
RLA # 000132

Revised

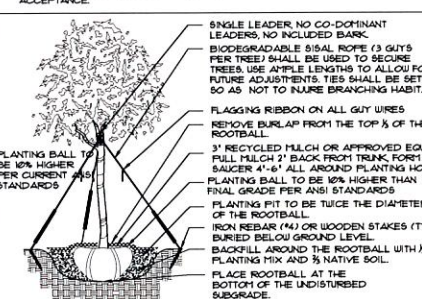
21406 08/04/2014

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ISSUED FOR PERMIT
ISSUED FOR BIDDING
ISSUED FOR CONSTRUCTION

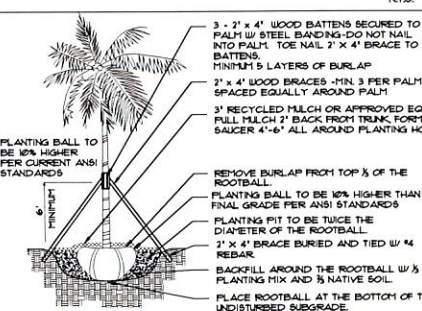
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- SODDED-LAWN AREAS**
 3" DEPTH PLANTING SOIL SPREAD IN PLACE - THROUGHOUT.
GROUNDCOVER PLANTING BEDS:
 4" DEPTH PLANTING SOIL SPREAD IN PLACE - THROUGHOUT.
SHRUB AND HEDGE PLANTING AREAS:
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TREES, PALMS, SPECIEN PLANT MATERIAL:
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- LANDSCAPE ISLANDS AND BUILDING FOUNDATIONS:**
 EXCAVATE AND REMOVE ALL LIMESTONE, ROCKS, DEBRIS, ETC. TO A DEPTH OF 12" AND BACKFILL W/ 50:50 TOPSOIL/SAND MIX. BUILDING FOUNDATIONS SHALL BE THE SAME DEPTH TO A WIDTH OF 36" FROM THE BUILDING BASE.
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 11. SOD SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AS DERIVED BY POST. A SOD SHALL CARRY A 5-MONTH WARRANTY.
 12. ALL TREES, PALMS, SHRUBS AND GROUNDCOVERS SHALL CARRY A ONE-YEAR WARRANTY FROM THE DATE OF FINAL ACCEPTANCE.
 13. ALL TREES AND PALMS SHALL BE STAKED PER ACCEPTED STANDARDS BY THE FLORIDA NURSERYMEN & GROWERS ASSOCIATION (FNGA). THERE SHALL BE ONE FINAL INSPECTION FOR APPROVAL BY THE PRESIDING GOVERNING AGENCY. CONTRACTOR SHALL INSURE THAT THE PLANS, DETAILS, SPECIFICATIONS AND NOTES HAVE BEEN ADHERED TO AND THAT THE LANDSCAPE AND IRRIGATION INSTALLATION IS COMPLIANT TO ALL ITEMS AS DIRECTED ON THE PLANS PRIOR TO SCHEDULING OF THE FINAL INSPECTION.
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 18. ALL EXISTING TREES, PALMS AND PLANT MATERIAL TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION. CONTRACTOR SHALL INSTALL PROTECTIVE BARRIERS SUCH AS 'TERRAZ' PROTECTIVE FENCING OR AS SHOWN ON THE DETAILS TO BE INSTALLED AT THE BEGINNING OF THE PROJECT. BARRIERS SHALL BE LOCATED TO INCLUDE THE DRIPLINE OF THE TREES, PALMS AND PLANT MATERIAL WHERE POSSIBLE. THE CONTRACTOR SHALL TAKE EXTRA CAUTION TO PREVENT ANY DAMAGE TO THE TRUNK, BRANCHES, ROOTS, ROOT ZONE AREAS AND ADJACENT GRADES.
 19. EXISTING TREES AND PALMS TO REMAIN SHALL BE TRIMMED PER ANSI-300 STANDARDS. SUPERVISION OF THE TRIMMING SHALL BE PERFORMED BY AN ISA-CERTIFIED ARBORIST.
 20. ALL EXISTING TREES AND PALMS SHALL BE 'LIFTED AND THINNED' TO PROVIDE FOR AN 8' MINIMUM CLEARANCE FOR SIDEWALKS AND PEDESTRIAN WALKWAYS AND A 14' MINIMUM CLEARANCE FOR ROADWAYS, DRIVEWAYS, AND ALL VEHICLE USE AREAS.
 21. REMOVAL OF ANY TREES OR PALMS WILL REQUIRE A WRITTEN 'TREE REMOVAL PERMIT' FROM THE LOCAL GOVERNING AGENCY PRIOR TO REMOVAL.
 22. ALL PLANTINGS IN NON-IRRIGATED AREAS, IE. RIGHTS OF WAY, SUELES, ETC. SHALL BE WATERED-IN THOROUGHLY AND CONTINUED TO BE WATERED THROUGHOUT UNTIL C.O. ACCEPTANCE. COORDINATE WITH OWNER AND PROJECT MANAGER TO PROVIDE POST C.O. WATERING TO INSURE PLANT ESTABLISHMENT FOR A MINIMUM OF ONE YEAR AFTER CERTIFICATE OF OCCUPANCY ACCEPTANCE.



TREE PLANTING DETAIL

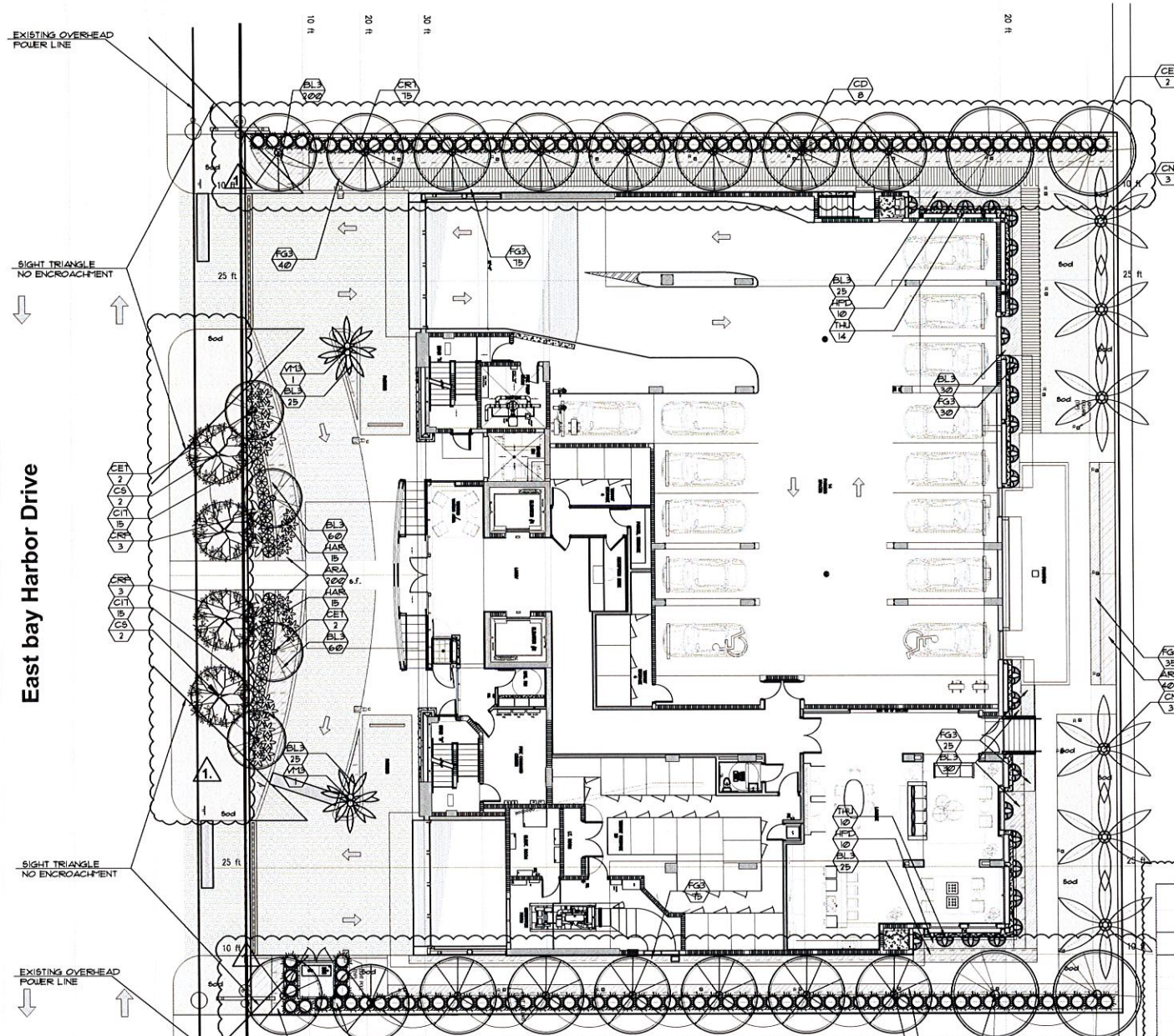
N.T.S.



PALM PLANTING DETAIL

N.T.S.

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PLANTLIST			
SYM.	NATIVE *	NAME	BOTANICAL NAME SPECIFICATION
ALL PROPOSED TREES ARE NATIVE (TREES 100% NATIVE)			
TREES			
CET	YES	4 SILVER BUTTWOOD	Conocarpus erect. 'sericeus' 12' x 6', multi tr.
CS	YES	4 ORANGE GEIGER	Cordia sebestena FG, 12' x 8', 3' cal.
CD	YES	16 PIGEON PLUM	Coccoloba diversifolia 16' x 1' spr. 3' cal.
CE	YES	4 GREEN BUTTWOOD	Conocarpus erectus 18' x 8' spr. 4' cal. 6' ct.
PALMS			
CN		6 GREEN MALAYAN COCONUTS	Cocos nucifera 30' o.c., 12' c.t., full head
YTB		2 MONTGOMERY PALMS	Verticillium montgomeryana TPL TK, FG, 14' o.c., full hd.
SHRUBS			
CIT	YES	80 COCCOLUBA	Coccoloba laevis 1 GAL, 30\"/>

PLANTLIST			
SYM.	NATIVE *	NAME	BOTANICAL NAME SPECIFICATION
ACCENT PLANTS AND GROUNDCOVERS			
HAR	25	AECHMEA 'LITTLE HARRY'	Aechmea spp. 10' container, BULLIS
ARA	600 s.f.	PERENNIAL PEANUT	Arachis glabrata EcoTurf SOLID SOD, price per s.f.
BL3	605	BLUEBERRY FLAX LILY	Dianella tasmanica 3 gal, 12\"/>

STREET TREE TABULATIONS

	REQUIRED	PROVIDED
EAST BAY HARBOR DRIVE	5	5
104 L.F., 1 TREE/25 L.F. = 5 TREES		4 CS + 1 CET
NOTE: IF OVERHEAD POWER LINES ARE BURIED PRIOR TO FINAL CERTIFICATE OF OCCUPANCY, EXISTING OVERHEAD FPL POWER LINE REQUIRES USE OF 8\"/>		

A WRITTEN TREE REMOVAL PERMIT IS REQUIRED FROM MIAMI-DADE COUNTY DEER FOR REMOVAL OR RELOCATION OF ANY TREES OR PALMS FROM THIS PROPERTY.

SEE LANDSCAPE PLANS FOR PROPOSED PLANTINGS, LANDSCAPE LEGEND, DETAILS, NOTES, ETC.

SITE LANDSCAPE PLAN

21504 5/15/2015

ISSUED FOR PERMIT 05/11/2015
 ISSUED FOR BIDDING 05/25/2015
 ISSUED FOR CONSTRUCTION 06/05/2015

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 PEMBROKE PINES, FL 33028
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BIJOU
 9521 EAST BAY HARBOR DRIVE BAY HARBOR ISLAND, FLORIDA 33154

Project:
CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
 interior architect
 1605 WASHINGTON AVE., 2ND FLOOR MIAMI BEACH, FLORIDA 33139
 T 305.532.6161 / F 305.532.6151
 ARCHITECTURAL LICENSE NO. 42,156
 NCARB CERTIFICATE NO. 42,156

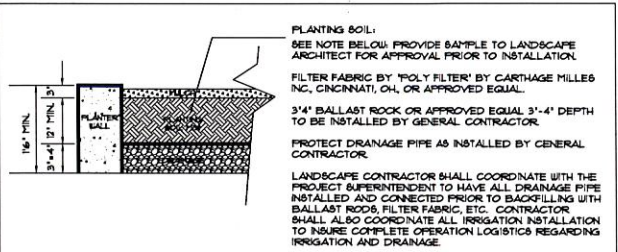
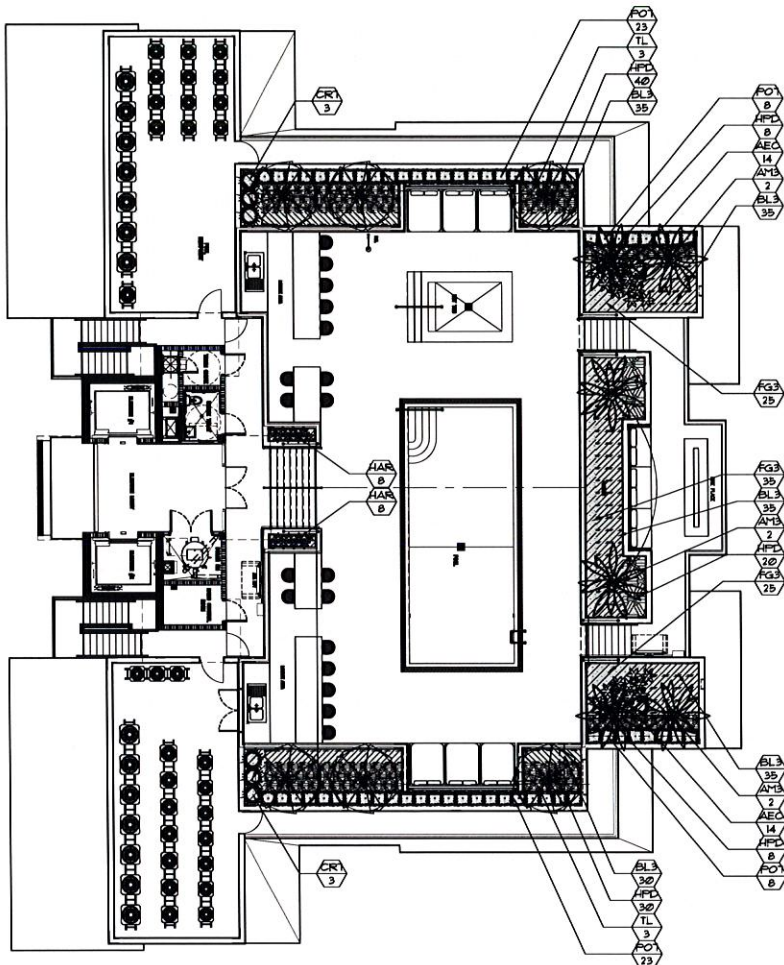
JAMES P. SOCASH
 R.L.A. # 000137

NOTES:
 1. SEE ARCHITECT'S CIVIL ENGINEER APPROVED IN THE FIELD FOR THE EXISTING OVERHEAD FPL POWER LINE TO BE REMOVED OR BURIED PRIOR TO THE COMMENCEMENT OF THE WORK.

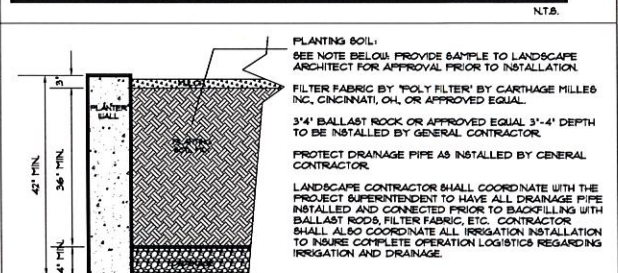
Revised:
 1. 06/07/16 Per City Staff comments on June 8, 2016.

PROPOSED PZB 06-16

L-1



TYPICAL LANDSCAPE PLANTER



TYPICAL LANDSCAPE PLANTER

THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE PLANTERS WITH AN APPROVED SOIL MIX. CONTRACTOR SHALL SUBMIT TO THE LANDSCAPE ARCHITECT A SOIL SAMPLE AND A SOIL MATERIAL RATIO CHART FOR APPROVAL PRIOR TO INSTALLATION OF THE SOIL. SOIL MIX SHALL BE A SPECIAL MIX TO PROVIDE POROSITY FOR DRAINAGE AND CONTAIN AMENDMENTS (PERLITE OR SIMILAR) TO REDUCE SOIL DENSITY AND WEIGHT. SOIL MIX SHALL BE AS PER ATLAS PEAT AND SOIL OR TOM WATERS INC. SOIL MIX OR AN APPROVED EQUAL TO CONTAIN EQUAL OR FORMULATED RATIOS OF THE FOLLOWING:
1. SILICA
2. SOIL
3. COMPOST
4. PERLITE
5. SHAVINGS
THE CONTRACTOR SHALL BE RESPONSIBLE TO FILL THE PLANTING MIX TO A DEPTH WHICH WILL BE 4" FROM THE TOP OF THE PLANTING WALL. SOIL & BALLAST ROCK QUANTITIES ARE APPROX. & WILL BE THE RESPONSIBILITY OF THE CONTRACTOR FOR FINAL GRADE AS PER THIS NOTE.

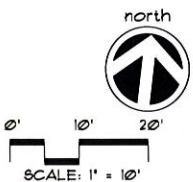
WALL IMPERMEABILIZATION DRAINS AND EYE HOOKS SHALL BE PREPARED & INSTALLED BY THE GENERAL CONTRACTOR.

THE LANDSCAPE AND IRRIGATION CONTRACTORS SHALL COORDINATE ALL WORK WITH THE PROJECT MANAGER AND ALL PERTINENT SUBCONTRACTORS TO INSURE A PROFESSIONAL EXPEDITIOUS PROCESS.

ALL PLANTING BEDS SHALL BE MULCHED WITH AN APPROVED RECYCLED MULCH, OR AN APPROVED EQUAL. SEE 'LANDSCAPE NOTES'.

THE CONTRACTOR SHALL SUBMIT PHOTOS FOR ALL SPECIFIED PLANT MATERIAL (ALL PALMS AND TREES) TO THE L.A. FOR APPROVAL PRIOR TO PLANTING.

ROOF LEVEL PLANTLIST				
SYTL	NATIVE	NAME	BOTANICAL NAME	SPECIFICATION
TREES				
TL	6	TREE LIGUSTRUM	Ligustrum Japonicum	FL, FANCY, 8' x 8' full crown
PALMS				
AM3	6	CHRISTMAS PALM	Adontidia merrillii	FG, 10' o.c., TPL, full head
SHRUBS				
CR7	6	PITCH APPLE	Chala rosea	1 GAL, 36" H, 30" ØC, FTB.
MPD	YES	106	DWARF FIREBUSH	Hamelia nodosa 3 gal, 18" x 18", 18" o.c.
PO7	62	PODOCARPUS HEDGE	Podocarpus spp.	1 gal, 36" x 24", full heavy
ACCENT PLANTS AND GROUNDCOVERS				
AEC	28	AECHMEA BROMELIADS	Aechmea blanchetiana 'Orange'	3 gal, 18" x 18", BULLIS
HAR	16	AECHMEA 'LITTLE HARV'	Aechmea spp.	18", container, BULLIS
BL3	135	BLUEBERRY FLAX LILY	Dianella tasmanica	3 gal, 12" x 18", 18" o.c., full
FG3	85	'GREEN ISLAND' FIGUS	Ficus 'Green Island'	3 gal, 18" x 18", 18" o.c., full
PDT	1	PODOCARPUS TOPIARY	Podocarpus sp.	18 gal, 5'-6' TOPIARY
SVL	65	BANSEVIERIA 'LAURENTII'	Bansevieria trifasciata	3 gal, 18" x 12", 18" o.c. full
TOPSOIL:				
170' c.y. 21000 MIX FOR PLANTING-PER ATLAS PEAT AND SOIL FOR PLANTERS				
* BASED UPON A 3' DEPTH FOR EACH PLANTER				
MULCHING:				
12 C.Y.-PINE BARK MULCH 3' DEPTH, 6" SPREAD IN PLACE, ATLAS PEAT AND SOIL				
PROVIDE SAMPLE FOR APPROVAL PRIOR TO INSTALLATION				
TOPSOIL, SOIL AND MULCH QUANTITIES SHOWN ARE APPROXIMATE, CONTRACTOR				
TO PROVIDE A UNIT PRICE PER UNIT AND WILL BE PAID ON THAT UNIT PRICE BASIS				
UPON FINAL INSPECTION AND APPROVAL				



ROOF LEVEL-POOL LANDSCAPE PLAN

A WRITTEN TREE REMOVAL PERMIT IS REQUIRED FROM MIAMI-DADE COUNTY DEER FOR REMOVAL OR RELOCATION OF ANY TREES OR PALMS FROM THIS PROPERTY.

SEE LANDSCAPE PLANS FOR PROPOSED PLANTINGS, LANDSCAPE LEGEND, DETAILS, NOTES, ETC.

APPROVED PZB 10-15

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE DISCOVERED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED, SO THAT PROPER CORRECTIONS BE MADE. IF ARCHITECT IS NOT NOTIFIED PRIOR TO COMMENCEMENT OF THE WORK, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.

CLIENT
JCG BAY HARBOR, LLC.
1001 BROOKLYN BAY DRIVE, SUITE 2110
MIAMI, FLORIDA 33131
T 305.740.1950

DESIGN ARCHITECT
REVUELTA ARCH. INTERN.
2550 SW 27th AVENUE, SUITE 110
MIAMI, FLORIDA 33133
T 305.590.5000 / F. 305.590.5040

CIVIL ENGINEERS
HOLLAND ENGINEERING, Inc.
3500 HOLLYWOOD BLVD
HOLLYWOOD, FL 33021
T 954.367.0311 / F. 954.361.0312

STRUCTURAL ENGINEERS
ARBAB ENGINEERING, Inc.
3390 NE 183 STREET, SUITE 101
NORTH MIAMI BEACH, FLORIDA 33161
T 305.540.3059 / F. 305.540.3073

M/E/P ENGINEERS
Florida Engineering Services
24 NW 1620 Street
NORTH MIAMI BEACH, FL 33169
T 305.653.1912

LANDSCAPE ARCHITECT
J.F.S. DESIGN Inc.
1831 NW 14TH TERR
PENSACOLA, FL 32503
T 904.441.1822 / F. 904.856.0142

BIJOU

9521 EAST BAY HARBOR DRIVE BAY
HARBOR ISLAND, FLORIDA 33154

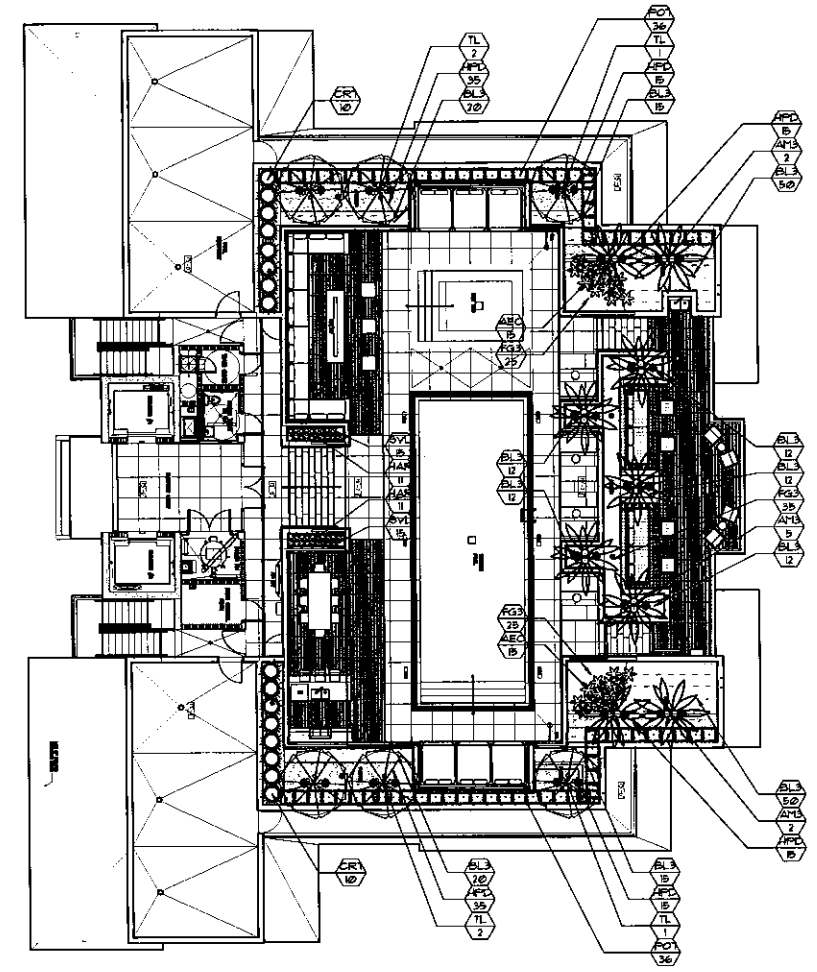
Project
ARCHITECT OF RECORD
**CHARLES H. BENSON
& ASSOCIATES ARCHITECTS, P.A.**
interiors planner architect
1665 WASHINGTON AVE., 2ND FLOOR MIAMI BEACH, FLORIDA 33139
T 305.532.6151 / F 305.532.6151
ARCHITECTURAL LICENSE No. AR 14022
NCARB CERTIFICATE No. 42,136

JAMES F. BOGASH
P.L.A. - 0000007

REVISION
06/07/16 Per City Staff
Comments on June 15,
2016.

21504 5/15/2015

L-2



TYPICAL LANDSCAPE PLANTER

NTS.

PLANTING SOIL:
SEE NOTE BELOW. PROVIDE SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.

FILTER FABRIC BY 'POLY FILTER' BY CARTHAGE MILLS INC., CINCINNATI, OH, OR APPROVED EQUAL.

3/4" BALLAST ROCK OR APPROVED EQUAL 3'-4" DEPTH TO BE INSTALLED BY GENERAL CONTRACTOR.

PROTECT DRAINAGE PIPE AS INSTALLED BY GENERAL CONTRACTOR.

LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE PROJECT SUPERINTENDENT TO HAVE ALL DRAINAGE PIPE INSTALLED AND CONNECTED PRIOR TO BACKFILLING WITH BALLAST ROCKS, FILTER FABRIC, ETC. CONTRACTOR SHALL ALSO COORDINATE ALL IRRIGATION INSTALLATION TO INSURE COMPLETE OPERATION LOGISTICS REGARDING IRRIGATION AND DRAINAGE.

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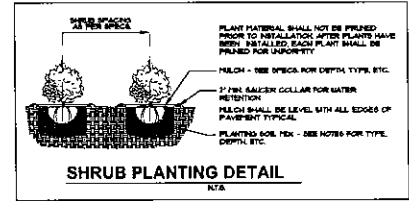
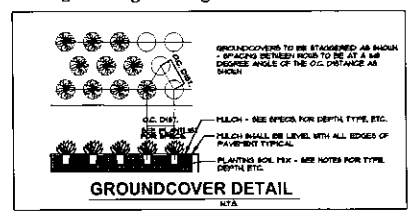
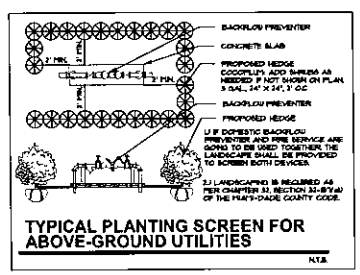
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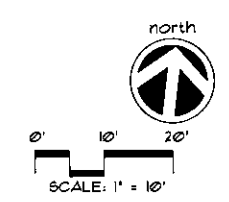
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TREES				
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SHRUBS				
CRT	20	PITCH APPLE	Cuscuta rosea	1 GAL., 36" H., 36" @C, FTB.
HPD	YES	DWARF FIREBURN	Hamelia nodosa	3 gal., 18" x 18", 18" o.c.
POI	12	PODOCARPUS HEDGE	Podocarpus spp.	1 gal., 36" x 24", full heavy
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BLD	230	BLUEBERRY FLAX LILY	Dianella laurifolia	3 gal., 18" x 18", 18" o.c., full
FGS	65	'GREEN ISLAND' FICUS	Ficus 'Green Island'	3 gal., 18" x 18", 18" o.c., full
SVL	30	SANSEVIERIA 'LAURENTI'	Sansevieria trifasciata	3 gal., 18" x 18", 18" o.c., full
TOPSOIL:				
70% c.y. '1000 MIX' FOR PLANTING PER ATLAS PEAT AND SOIL FOR PLANTERS				
1 BASED UPON A 3' DEPTH FOR EACH PLANTER				
MULCHING:				
2 CY. 1/4" 'PINE BARK' MULCH 3" DEPTH SPREAD IN PLACE, ATLAS PEAT AND SOIL				
PROVIDE SAMPLE FOR APPROVAL PRIOR TO INSTALLATION				
TOPSOIL, SOIL AND MULCH QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR TO PROVIDE A UNIT PRICE PER UNIT AND WILL BE PAID ON THAT UNIT PRICE BASIS UPON FINAL INSPECTION AND APPROVAL.				



ROOF LEVEL-POOL LANDSCAPE PLAN

ISSUED FOR PERMIT 06/11/2015
ISSUED FOR BIDDING 06/24/2015
ISSUED FOR CONSTRUCTION 06/24/2015

PROPOSED PZB 06-16

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE IDENTIFIED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED. SO THAT PROPER CORRECTIONS BE MADE. IF ARCHITECT IS NOT NOTIFIED PRIOR TO COMMENCING OF THE WORK, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.

**CHARLES H. BENSON & ASSOCIATES
ARCHITECTS P.A.**

1665 Washington Ave. 2nd Floor ▲ Miami Beach, FL 33139
PH: (305) 532-6161 ▲ Fax: (305) 532-6151

Town of Bay Harbor Islands
9665 W Bay Harbor Dr.
Bay Harbor Isles, FL 33154
Building Department

RE: 9521 East Bay Harbor Dr.
Harbor Island, FL 33154

BIJOU REVISION NARRATIVE

PZB Check Set Revisions: Architect Signed Plans May 25th, 2016

PZB Check Set Revisions Received by MMPA: June 30th, 2016

PZB Check Set Comments: July 12th, 2016

List of changes:

- Lounge 2nd Level Floor Plan: Stairs @ South was removed & East was relocated, Façade @ south and East, Interior Walls, Kitchen isle, a/c closets was modified
(See PROPOSED plans: Floor Plan A-1.12, South Elevation A-3.03, East Elevation A-3.03, Render R-2)
- Reception Desk & tenant storages 2nd Level Floor Plan modified
(See PROPOSED plans: Floor Plan A-1.03)
- Windows 3rd to 9th Level: Bathrooms and closet in all units @ East Elevations
(See PROPOSED plans: East Elevations A-3.03)
- Louver @ Generator Room 2nd Level Floor Plan & South Elevation
(See PROPOSED plans: Floor Plan A-1.03, South Elevation A-3.02)
- Roof: Trellis, Planters, Fire Pit, Summer Kitchen, Sky Lounge, Hot Tub, Swimming pool modified
(See PROPOSED plans: Floor Plan A-1.12, South Elevation A-3.02, East Elevation A-3.03, Render R-2)
- Gravity wall was removed. (See PROPOSED Plan: A-1.03)

AGENDA ITEM REPORT

October 5, 2016

ITEM NUMBER: 2.

ITEM:

Approval of the minutes held on June 21, 2016 (Item #2A)

DESCRIPTION:

RECOMMENDED ACTION:

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez

ATTACHMENTS

1.	Minutes 6.21.16	6-21-16 DRAFT.docx
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**MINUTES OF A PLANNING & ZONING BOARD MEETING
TOWN OF BAY HARBOR ISLANDS**

A Planning & Zoning Board Meeting was held Tuesday June 21, 2016 at 7:03 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 Oscar Sklar

Board Member Alan Bebchik
Board Member Thomas Telesco

QUASI-JUDICIAL PUBLIC HEARING

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

Item 1. Request for approval for a new multi-family dwelling for “Dolce Vita” located at 1085 94 Street, Lot 10 of Block 13. The developer is proposing to construct a new six (6) Townhome complex. On February 2, 2016, the Board discussed the project but deferred action on the application and advised the applicant to make several changes. The Developer has made the changes as requested.

Architect, Arturo Greco of Artic Design, came forward to address the Board. He reminded the Board that the applicant was before the Board in February and has addressed all of the Board comments. He explained that revised plans reflected the Board comments to reduce the entry to the minimum; the second trash holding area was re-arrange to provide additional parking; the corners of the building was opened and a sample board of the materials was provided for the Board to review.

There was a brief discussion from the Board on the air conditioning units screening; setbacks; landscaping; basement; ramp; slope; drainage system; parking grade and driveway.

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

1. Use sound attenuations panels for the air condition compressors.
2. Use the horizontal slats for fencing materials on the front façade.

Board Member Bebchik seconded the motion and it passed unanimously.

Item 2. Request for approval for a new multi-family dwelling for “Atlantis” located at 1170 103 Street, Lots 6-7 of Block 5. The developer is proposing to construct a new thirty (30) unit multi-family residential complex. On March 1, 2016, the Board discussed the project but deferred action on the application and advised the applicant to make several changes. The Developer has made the changes as requested.

Architect, Johnathan Glaser, 1842 Oakland Park Blvd., came forward to address the Board. He stated that the applicant has returned with the modified site plans to make the more efficient. He explained that the parking ramp was modified to a 2 way drive with access on the west side; the column on the

front façade was removed; on the roof, only the trellis to allow an open view at the terrace; modified the unit layouts to 6 units per floor; added parking garage ventilation with the addition of green mesh material; added 2 guest parking in the front of the building and also added a water feature in the lobby area.

There was a detailed discussion from the Board on the mechanical equipment below grade level; dead end on the common path; proposed materials; setbacks; zoning data on the plans did not match; mechanical room was below grade elevation; generator ventilation; pedestrian access to the lobby from the garage; handicap parking spaces; possible breezeway; trash enclosure area and railings.

Consensus was for the applicant to come back to the Board with modified plans to address the following:

1. The generator room need to be brought up to grade elevation
2. The fire room, grade elevation.
3. The dead end of the common path needs to be addressed.
4. Reduce the steep on the ramp for the second floor ramp.
5. Add ventilation on the second floor.
6. Review the railings; elevations and garage.

Item 3. Request for approval for a new multi-family dwelling for “Sophie by Alure” located at 1045 92 Street, Lots 13-14 of Block 15. The developers are proposing to construct a twenty-six (26) unit multi-family residential development. The proposed units range from 1,105 to 2,355 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. The building has 7 stories in height (5 floors of residential over 2 floors of parking / building lobby / common areas @ 65 feet above BFE. The developer will be required to obtain 8 Transfer of Development Rights (TDR).

Attorney, Steve Wernic of Akerman, LLP, came forward to address the Board. He was representing the applicant Oscar Costas. He explained that the applicant was proposing to construct a 26 unit multi-family residential project with an open atrium and breezeway on the interior.

Architects, Marcus Frankel & Ifhat Benayon, came forward to address the Board. They explained that the proposed project had passed all of the fire assessments to enrich the natural ventilation and complied with all of the Town requirements. He explained that the building offered larger units; 6 private roof gardens; fitness center; water elements; great views to an open atrium and a breezeway.

There was a brief discussion from the Board on the proposed materials; horizontal bands; 6 private gardens; generator; garage door material; atrium space; canopy; garage ventilation; parking spaces; balconies; setbacks; reduction of the ramp.

PUBLIC COMMENT

Paul Basile, 9240 W. Bay Harbor Drive, came forward to address the Board. He was in favor of the proposed project density, but was concerned with the landscaping on the roof top.

Frances Neuhut, 1060 Kane Concourse, came forward and requested a status on the TDR's for the reference project. Town Clerk Siegel responded that the previous owner lost \$60,000 in TDR money because the project expired.

David Nelson, 1050 93 St., came forward and was concerned the location of the air conditioning units. He suggested they be located on the roof top. Town Clerk Siegel stated that the Staff was working with the neighboring project, The Club on their ac units, and added that the Code was amended and the air conditioning units on the balconies were no longer allowed.

CLOSED PUBLIC COMMENT

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

1. Subject to the conditions listed on staff report provided by Town Planner, Michael Miller.
2. Ramp must be blended with the slope.
3. Must provide noise attenuation around the air conditioning compressors.
4. Add doors to the 7th floor master bathroom.

Board Member Telesco seconded the motion and it passed unanimously.

CONCLUSION OF QUASI-JUDICIAL PUBLIC HEARING

Item 4. Request for approval for a revision for "All Seasons Developers, LLC" located at 1150 100 Street, Lot 7 of Block 8. The developers are proposing to construct a new four (4) Townhouse Residential Complex. On May 3, 2016, the Board reviewed the requested changes but tabled the item as further information was requested prior to taking action. The Developer has made the changes as requested.

There was a brief discussion from the Board on the north and south elevations; windows aligned; walking closets; bathroom on the east side; the addition of glass materials; eyebrows and south façade.

ACTION: Board Member Telesco made a motion to approve the project revisions with the condition to move the sliding door left on the first, second and fourth floors, so the vertical lines form one vertical line for all floors. Board Member Bebchik seconded the motion and it passed unanimously.

Item 5. Request for approval for a revision for "KAI / Bay Harbor Residences" located at 9940 W. Bay Harbor Drive 16-18 of Block 3. The Developer has requested to modify some of the plans after the initial approval from Planning and Zoning. Several modifications have been requested for PZB re-approval.

Attorney, Steve Wernic, 98 SW 7 Street, came forward to address the Board. He stated that the Kai Project was two (2) months away from obtaining a Certificate of Occupancy. He explained that there the proposed revisions were normal changes that happen through the permitting process.

Architect, Alfonso Jurado, came forward to address the Board. He stated that the project was near completion and underwent changes. He explained that there were accessibility issues that needed to be

addressed with the roof deck. The configuration to the lobby was also changes and the canopy was reduced in size; added stairs to access the fire pump; added one parking space, that was not on the original approval; increase in landscaping and also revised the sign of the building, aluminum material with cement.

PUBLIC COMMENT

Frances Neuhut, 1060 Kane Concourse, came forward to address the Board. She asked for a status update on the TDR's on the development. Assistant Town Attorney Simone explained that the project reduced the amount of units from 60 to 54, so they would only receive a total of 28 TDR's. The Town would not allow for them to bank more than what the project need.

CLOSED PUBLIC COMMENT

ACTION: Board Member Telesco made a motion to approve the proposed revision to the Kai Project. Board Member Bebachik seconded the motion and it passed unanimously.

There being no further business to discuss meeting was adjourned at 9:51 p.m.

CHAIR

ATTEST

TOWN CLERK