

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.

**MEETING OF THE
PLANNING AND ZONING BOARD
QUASI-JUDICIAL PUBLIC HEARING**

April 5, 2017

AGENDA

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

PLEDGE OF ALLEGIANCE

ROLL CALL

1. Request for approval for a new multi-family dwelling for "Capriccio" located at 9880-9900 W. Bay Harbor Drive, Lots 19-20 of Block 3. On February 21, 2017 the Board discussed but deferred action on the application and advised the applicant to make several changes. The applicant has attempted to address all of the P&Z requests. The developers are proposing to construct a thirty (30) dwelling unit mid rise residential development. The proposed units range from 1,540 to 2,474 sq. ft. of a/c space plus balconies. The proposed design incorporates one square shaped building positioned on top of a 12 foot tall (interior span) one-story parking garage. The proposed building is 7 stories in height (6 floors of residential over one floor of parking / common areas @ 65 feet above BFE. The developer will be required to obtain 12 Transfer of Development Rights (TDR). Enclosed please find the site plan and elevations. (Item #1A)

** Staff Review:* Design meets Town Code and was approved by the Development Review Committee pending the approval of 12 Transfer of Development Rights.

PUBLIC COMMENT - for the purpose of hearing any public comment with respect to an application for site plan approval at 9880-9900 W. Bay Harbor Drive.

CONCLUSION OF QUASI-JUDICIAL PUBLIC HEARING

2. Request for approval for a new single family home for "1230 99 Street LLC" at 1230 99 Street, Lot 3 of Block 28. The owners are proposing to construct a two story single family residence on an interior lot. The home has approximately 5,248 square feet of living space with a two-car garage. The residence will have four (4) bedrooms, five (5) full bathrooms, One (1) half bath and an office. Enclosed please find the site plan, elevations and landscape plan. (Item 2A)

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

3. Request for approval for renovations for "Scott Evan" located at 1231 101 Street, Lot 15 of Block 25. The owner is proposing to renovate the existing single family residence on an interior lot. The proposed home has approximately 3,272 of a/c living space. The applicant is proposing exterior façade changes, several exterior terraces, a gazebo, new driveway and a structure identified as a "portico" (design is essentially a carport / not a permitted use). Enclosed please find the site plan, elevations and landscape plan. (Item 3A)

** Staff Review:* Design meets Town Code and was partially approved by Michael Miller Planning Associates Representative, Mr. Scott Marks, Community Planner. MMPA recommends the P&Z Board to deny the currently designed "carport" in the front yard setbacks area, which is not listed as a permitted use.

4. Approval of the minutes held on December 20, 2016. (Item #4)

ADJOURNMENT: Approximately 8:00 p.m.

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

April 5, 2017

ITEM NUMBER: 1.

ITEM: Request for approval for a new multi-family dwelling for “Capriccio” located at 9880-9900 W. Bay Harbor Drive, Lots 19-20 of Block 3. On February 21, 2017 the Board discussed but deferred action on the application and advised the applicant to make several changes. The applicant has attempted to address all of the P&Z requests. The developers are proposing to construct a thirty (30) dwelling unit mid rise residential development. The proposed units range from 1,540 to 2,474 sq. ft. of a/c space plus balconies. The proposed design incorporates one square shaped building positioned on top of a 12 foot tall (interior span) one-story parking garage. The proposed building is 7 stories in height (6 floors of residential over one floor of parking / common areas @ 65 feet above BFE. The developer will be required to obtain 12 Transfer of Development Rights (TDR). Enclosed please find the site plan and elevations. (Item #1A)

DESCRIPTION:

for the purpose of hearing any public comment with respect to an application for site plan approval at 9880-9900 W. Bay Harbor Drive.

RECOMMENDED ACTION:

Design meets Town Code and was approved by the Development Review Committee pending the approval of 12 Transfer of Development Rights.

FINANCIAL ANALYSIS:

BUDGET IMPACT:

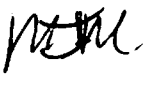
Submitted By: Ayanidys Martinez

ATTACHMENTS

1.	Staff Report	BHI PZB Staff Report Capriccio MFR Mar 29 2017.pdf
2.	Site Plan & Elevations	CAPRICCIOREV.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: March 29th, 2017

Subject: Site Development Plan Application – 2nd Review
Capriccio - 30 DU Multi-Family Residential Complex
9880-9900 W. Bay Harbor Drive
Bay Harbor Islands Acct. No. MB2016-142
MMPA Acct. No. 01-0702-1044

RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board review the most recent revised plans dated March 14th, 2017 and, if found acceptable, **APPROVE** the proposed Site Development Plan application as is, or with any modifications deemed appropriate, subject to the following:

- (1) The Board finds the proposed increased density (18 Base DU / 12 TDR Units = 30 DU) "fits" within the building envelope without alterations or variances;
 - (2) The Board reviews / approves the applicant's request to provide a 7.5-foot front yard setback for the guest parking spaces (Sec. 23-24(d)(2));
 - (3) The Board reviews / approves the proposed covered pedestrian walkways (Sec. 23-12(15)(e)(vii));
 - (4) The Board reviews / approves the proposed parking garage screening in lieu of completely closing in the parking garage (Section 23-24(d)(4));
 - (5) The Board reviews / approves the applicant's request to provide a few larger (deeper) balconies than specified in Section 23-15(a)(v);
 - (6) Subject to any staff recommended conditions listed herein.
-

PROJECT REVIEW HISTORY

In August 2016, the Town's DRC staff reviewed this project as a conceptual pre-application submittal. In October 2016, the Town received a formal Site Development Plan application for the above referenced property. The Town's DRC met several times and recommended approval of the application, subject to the architect making a few minor revisions discussed at the meetings, and submitting a plan revision check-set to staff for final sign-off prior to scheduling the matter for Planning and Zoning Board meeting. The PZB check-set was submitted / signed-off by staff.

On February 21st, 2017, the Planning and Zoning Board discussed this project but deferred action on the application, advising the applicant to make several changes. Since that time, the Town has received several revised sets of plans that have attempted to address the previous PZB design comments.

GENERAL PROJECT INFORMATION

Land Use Designation:	MH – Medium-High Density Residential
Zoning District:	RM-1 Multiple Family District
General Location:	9880-9900 W. Bay Harbor Drive
Legal Description:	Lots 19 & 20 of Block 3, "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

The project architect, Gustavo J. Ramos, as agent for the property owner, Sea Moon Inc., has submitted a Site Development Plan application to allow for the construction of a thirty (30) dwelling unit mid-rise residential development located at 9880-9900 W. Bay Harbor Drive. The proposed dwelling units range from 1,540 to 2,474 square feet of A/C space plus balconies, etc.

The proposed site design incorporates one (1) square-shaped building on top of a 12-foot tall (interior span) one-story parking garage. The building floors above the parking garage form a single enclosed structure. Two (2) main driveway connection to W. Bay Harbor Drive are proposed that are 23-feet in width. The driveways provide access to the ground level parking garage as well as two (2) guest spaces in the front yard area (one near each driveway). A Fire Department staging area is shown on the plans near the southern driveway.

On the building rooftop is a proposed recreational facility with a swimming pool, sun-deck area, and restrooms. The proposed new building is 7-stories in height; six (6) floors of residential use over one (1) floor of parking / common areas @ 65-feet above BFE.

The survey indicates that Lot 19 is currently developed with a three-story residential complex known as the 9900 Cooperative. Our records indicate that six (6) DU currently exist on Lot 19. The survey also indicates that Lot 20 is currently developed with a two-story apartment complex. Our records indicate that seven (7) DU currently exist on Lot 20. **Therefore, upon redevelopment, the site would have a net increase of seventeen (17) DU.** The survey indicates that both lots are full lots and it does not appear that either lot has ever deeded the

front 11-feet to the Town for on-street roadway swale parking as others had done. Therefore, the total lot area is 22,500 square feet / 0.517 acres in size. This would allow a maximum of eighteen (18) dwelling units on the property at the maximum allowable base density (34 DUA). **The proposal is to build thirty (30) dwelling units (58 DUA) which would require the developer to acquire twelve (12) TDR units.**

The adjoining / nearby sites currently include the 7-story KAI residential complex (under construction) @ 54 DU / 69.8 DUA to the immediate north. To the west across the Bay Harbor Waterway is the Town's west island which consists of single-family homes. To the immediate south is the 7-story Guildford House Condominium complex @ 72 DU / 70 DUA. To the east across W. Bay Harbor Drive is the 2-story Arias Condominium complex @ 8 DU / 15.5 DUA and the 2-story Covenant Manor Condominium complex @ 6 DU / 23.1 DUA. This area of the Town is predominated by a mixture of low-rise residential complexes (1-3 stories) and mid-rise residential complexes (5-7 stories). The Town's 2002 Community Vision Master Plan identifies this area for mid-rise residential complexes (7+/- stories). Therefore, the proposed development is deemed generally consistent with the Town's future vision for this area.

BACKGROUND INFORMATION

Bay Harbor Islands completed major amendments to the Town's adopted Comprehensive Plan and Land Development Regulations (LDRs) in the last decade. The former RE zoned lands located on waterfront lots were rezoned into the RM-1 District, while interior (non-waterfront lots) are zoned RM-2. The Town also adopted numerous other modifications to many other code provisions that affect yard encroachments, parking lot designs, building height limits and exceptions, building design standards, landscaping and other provisions.

COMPREHENSIVE PLAN / ZONING

Comprehensive Plan – The property has a Future Land Use Map (FLUM) designation of "Medium-High Density Residential". The maximum allowable base density is 34 DUA. Additional dwelling units may be acquired to increase the base density if approved by the Town Council. The developer is seeking to build thirty (30) DU; therefore, twelve (12) TDR units are required.

Land Development Regulations / Zoning Code – The property has a Zoning classification of RM-1 Multiple Family Zoning District. The maximum building height allowed in this area is 65 feet (measured from BFE to top of main roof deck). The proposed use of the property is consistent with this zoning classification.

PLATTING

The site will not require re-platting, as the site is currently platted as described above. A Unity-of-Title document must be submitted / approved by the Town to legally tie the two lots together.

RIGHT-OF-WAY, OFF-STREET PARKING AND ACCESS DESCRIPTION

As stated above, the Site Development Plan depicts access to the site from two (2) main driveway connection to W. Bay Harbor Drive. The southern driveway is a one-way inbound driveway that is 23-feet in width and provides access to the parking garage and a guest space in the front yard area. The northern driveway is a one-way outbound driveway that is 23-feet in width and provides access from the garage to the street as well as a second guest space in the front yard area. Based on 30 DU the Code requires at least sixty (60) parking spaces - which the plan exceeds. Sixty-two (62) parking spaces are provided (6 standard and 56 through vertical lifts). As this project is a two-lot development and TDR units are being requested, two guest spaces are required; the plans provide two (2) guest spaces / drop-off area in the front yard.

A Fire Department staging area is shown on the plans near the southern driveway. Any changes required by the Fire Department subsequent to the Town's site plan approval may cause the plans to be re-submitted to the DRC / PZB.

BUILDING DESIGN / BUILDING LENGTH / BREEZEWAY

The building design is modern with decorative vertical and horizontal design elements and abundant use of glass, creating architectural articulation on the all of the building facades. The parking garage is not completely closed-in visually. The use of architectural glass block is proposed on the plans; therefore, some means of mechanical ventilation will be required. Therefore, vehicle noise and odors will be contained; however, in evening hours some lighting will be visible through the glass block. Abundant landscaping is proposed to screen these areas.

The building does not exceed one hundred twenty (120) feet in length; therefore, no "breezeway" is required. Despite this the architect has attempted to undulate the exterior building facades.

PLANNING AND ZONING BOARD REQUESTED CHANGES

On February 21st, 2017 the Planning and Zoning Board discussed but deferred action on the application and advised the applicant to make several changes. The applicant has attempted to address all of the PZB requests. Below are the requested changes:

1. *Provide a trash pathway from interior to exterior.*

The applicant has revised the plans to convert a previous DU storage unit inside the parking garage into a corridor to the south side yard area providing access to the dumpster.

2. *Provide more articulation in the front of the building near ground level.*

The applicant has created a horizontal terrace element to accent the front of the building. Additionally, the applicant has provided taller hedges around the ground floor exterior of the garage. The PZB needs to decide if the changes / shrubs are acceptable.

3. *Provide further stair (front / rear) details.*

The applicant has provided additional renderings of the front and rear stairs to show greater detail. Both staircases cascade from the 1st Level to the ground in the setback areas.

4. *The Board had concerns that the garage ramps were too steep.*

The applicant has provided a section of the garage ramp detail in the plans (Sheet A-2).

SUGGESTED CONDITIONS OF APPROVAL / SITE PLAN COMMENTS

Following are suggested conditions of approval and/or comments on the latest revised plans dated March 14th, 2017 submitted to the Town for consideration:

- 1) This approval is based on the Site Development Plans prepared by Gustavo J. Ramos, dated March 14th, 2017. 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.
- 2) This approval is subject to the Town Council granting the developer / property owner the ability to allocate twelve (12) additional TDR dwelling units to the site from either the Town or private property owners. If the number of DU requested is not approved by the Town the development approval shall be deemed null and void and must be re-designed.
- 3) A Unity of Title document acceptable to the Town Attorney is necessary to legally tie the two (2) lots together. This must be accomplished prior to the issuance of building permits.
- 4) Payment of all required Town impact fees prior to issuance of building permits.
- 5) Coordinate with the Miami-Dade County School Board staff through the Town's Building Department staff to address any public school concurrency deficiencies at public schools that serve the Town. If impact fees / mitigation is required, an agreement / mitigation must be finalized prior to the issuance of building permits.
- 6) Changes required by the Miami-Dade County Fire Department, Building Codes or owner / architect refinements subsequent to the Town's site plan approval may cause the plans to be resubmitted to the DRC / PZB in accordance with Section 5-23.1(c).
- 7) Guest parking spaces in front yard areas must be setback a minimum of 10-feet from the front property line (Sec. 23-24(d)(2)). However, the Town may allow a landscape strip width reductions (min. 7 feet) during the site plan review. The applicant is requesting a 7.5 feet setback. MMPA is OK with this request. Specific Planning and Zoning Board approval is required.
- 8) Per Sec. 23-12(15)(e)(vii), covered pedestrian walkways are permitted for apartment buildings (no design criteria / only PZB approval). MMPA feels the proposed covering over the lobby entrance is somewhat large. The Town has generally preferred a softer green streetscape appearance. Specific Planning and Zoning Board approval is required.

- 9) The PZ Board must determine if the above grade parking garage is adequately screened from adjoining sites in accordance with Section 23-24(d)(4). This section of the Code requires parking garages to be completely closed-in and/or all openings adequately screened as required by the Planning and Zoning Board to protect adjoining sites from noise / light. Specific Planning and Zoning Board approval is required.
- 10) Some of the balconies are deeper than the Code allows. Per Section 23-12(15)(a)(v), balconies in the front (street) yard may encroach 4 feet into the setback with a maximum depth of 6 feet, balconies in the side yards may encroach 2 feet into the setback with a maximum depth of 8 feet, and balconies in the rear (water) yard may encroach 6 feet into the setback with a maximum depth of 8 feet. The Code allows for balconies to be deeper (not further yard encroachment) if approved by the Town during site plan review. The applicant meets the setback requirement but seeks balcony depths up to 9'-0" for some of the units. Specific Planning and Zoning Board approval is required.

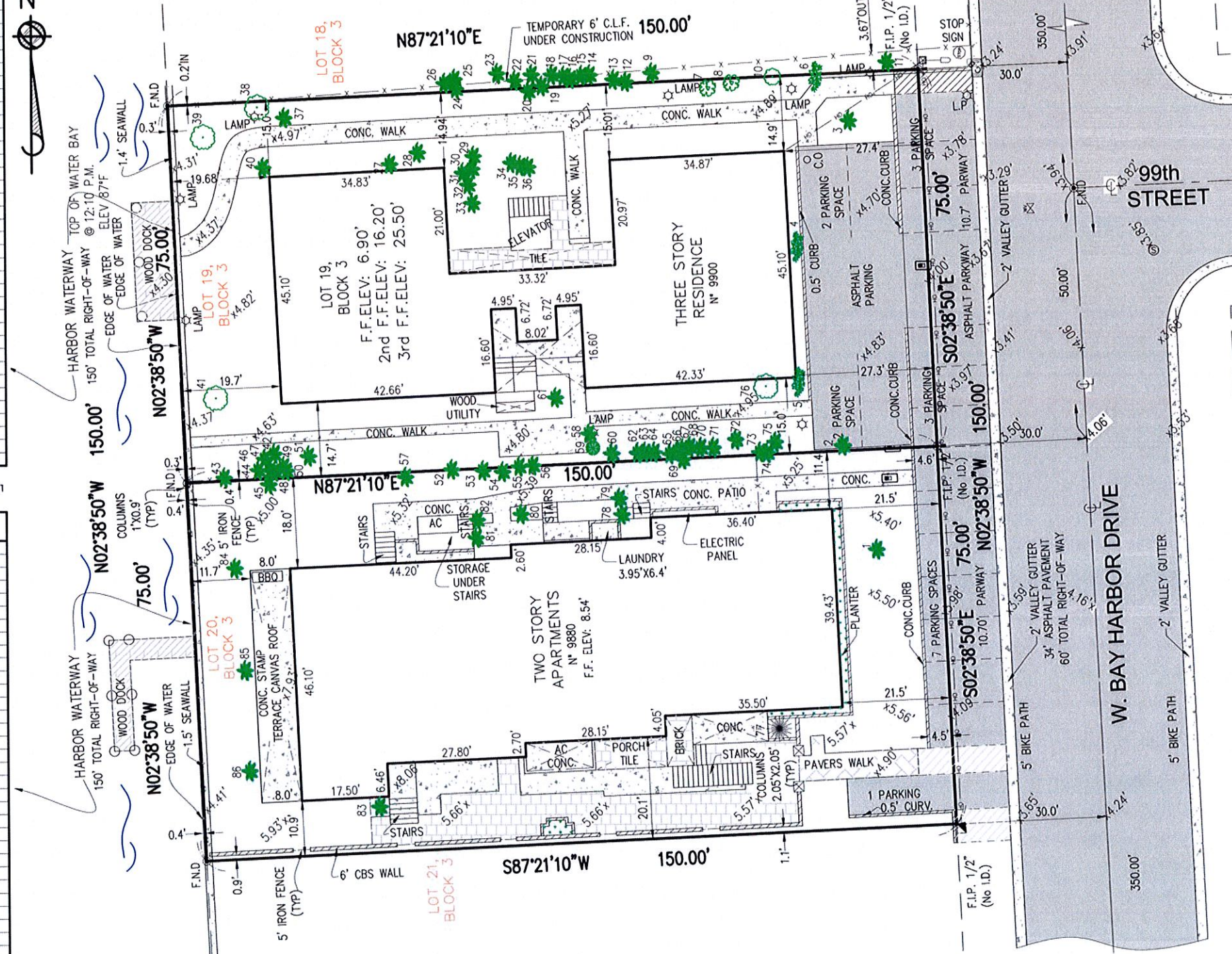
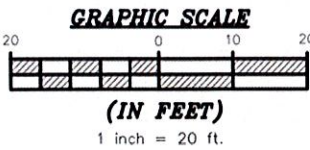
BOUNDARY AND TREE SURVEY

No.	TREE NAME	DIAMETER (feet)	HEIGHT (feet)	SPREAD (feet)
1	PALM	1.3	5	12
2	PALM	1.4	3	11
3	PALM	0.4	25	5
4	BUSH 4	0.5	10	3
5	BUSH 4	0.6	10	3
6	BUSH 3	0.8	13	4
7	COCONUT	2	22	22
8	COCONUT	1.8	6	12
9	PALM	1	27	15
10	TREE	0.7	6	8
11	PALM	0.6	8	9
12	PALM	1.3	6	5
13	PALM	1.3	10	5
14	PALM	0.4	22	5
15	PALM	0.5	26	7
16	PALM	0.5	26	7
17	PALM	0.45	25	6
18	PALM	0.45	27	7
19	PALM	0.4	28	5
20	PALM	0.5	30	6
21	PALM	0.5	29	6
22	PALM	0.4	29	6
23	PALM	0.5	28	6
24	PALM	0.5	27	5
25	PALM	0.5	24	5
26	PALM	0.4	16	5
27	PALM	0.5	9	5
28	PALM	0.4	11	5
29	PALM	0.4	12	5
30	PALM	0.6	32	7
31	PALM	0.4	11	6
32	PALM	0.45	23	7
33	PALM	0.4	13	5
34	PALM	0.4	30	6
35	PALM	0.5	30	6
36	PALM	0.5	30	6
37	PALM	0.4	6	5
38	FRUIT TREE	3.5	25	25
39	FRUIT TREE	2.2	33	30
40	PALM	0.5	9	6
41	FRUIT TREE	1.5	26	25
42	FRUIT TREE	2.9	36	17
43	PALM	0.5	13	6

** TREE LOCATION & DIMENSION ARE APPROXIMATE.
** FOR PROPER AND SCIENTIFIC TREE NAME AN ARBORIST SHOULD BE CONTACTED.

No.	TREE NAME	DIAMETER (feet)	HEIGHT (feet)	SPREAD (feet)
44	PALM	0.45	22	6
45	PALM	0.5	27	7
46	PALM	0.4	22	6
47	PALM	0.4	11	6
48	PALM	0.4	11	6
49	PALM	0.4	24	6
50	PALM	0.4	22	6
51	PALM	0.4	20	6
52	PALM	0.5	13	6
53	PALM	0.5	23	6
54	PALM	0.5	12	6
55	PALM	0.4	8	7
56	PALM	0.4	8	6
57	AVOCADO	4.0	9	14
58	PALM	0.4	23	6
59	AVOCADO	0.5	20	15
60	PALM	0.4	11	6
61	8 BUSH PALM	0.4	11	6
62	PALM	0.4	11	6
63	PALM	0.4	22	6
64	PALM	0.4	21	6
65	PALM	0.5	26	7
66	PALM	0.5	18	7
67	PALM	0.5	18	7
68	PALM	0.5	19	6
69	PALM	0.5	21	6
70	PALM	0.4	12	6
71	PALM	0.5	11	6
72	PALM	0.4	12	6
73	PALM	0.4	8	6
74	PALM	0.5	24	6
75	PALM	0.5	28	6
76	TREE	0.4	10	5
77	PINE	0.8	11	6
78	PALM	0.4	12	6
79	PALM	0.4	12	6
80	PALM	1.9	20	15
81	PALM	0.4	15	6
82	PALM	0.4	15	6
83	PALM	0.6	16	7
84	3 PALMS	0.6	14	7
85	PALM	0.4	16	5
86	PALM	0.8	25	7

** TREE LOCATION & DIMENSION ARE APPROXIMATE.
** FOR PROPER AND SCIENTIFIC TREE NAME AN ARBORIST SHOULD BE CONTACTED.



ABBREVIATIONS AND LEGEND

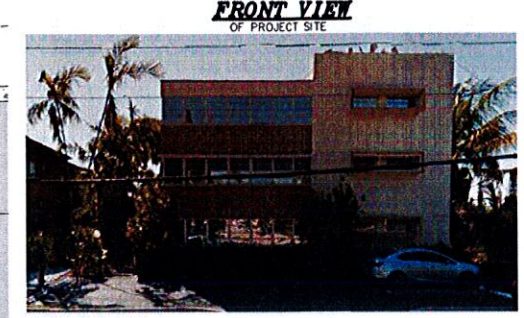
A	ARC
A/C	AIR CONDITIONER
B.M.	BENCHMARK
B.R.	BEARING
(C)	CALCULATED
C.C.	CONCRETE CURB OR VALLEYED GUTTER
C.G.	CURB & GUTTER
CH	CHORD
CHRG	CHORD BEARING
C.M.E.	CANAL MAINTENANCE EASEMENT
C.N.A.	CORNER NOT ACCESSIBLE
CONC.	CONCRETE
Δ	DELTA
D.E.	DRAINAGE EASEMENT
E.O.P.	EDGE OF PAVEMENT
F.C.	FENCE CORNER
F.O.H.	FOUND HOLE
F.E.	FENCE ENDS
F.F.E.	FINISHED FLOOR ELEVATION

F.I.P./F.I.R.	FOUND IRON PIPE/ROD
F.N.	FOUND NAIL
F.N.D.	FOUND NAIL AND DISC
F.P.K.N.	FOUND PARKER KALON NAIL
G.A.R.	GARAGE
I.D.	SURVEYOR'S IDENTIFICATION
L	LENGTH
L.A.E.	LIMITED ACCESS EASEMENT
L.M.E.	LAKE MAINTENANCE EASEMENT
(M)	MEASURED
O/S	OFFSET
(P)	PLATTED
P.C.	POINT OF CURVATURE
P.C.C.	POINT OF COMPOUND CURVATURE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.R.C.	POINT OF REVERSE CURVATURE
P.R.M.	PERMANENT REFERENCE MONUMENT
P.T.	POINT OF TANGENCY

R	RADIUS
(R)	RECORD
R/W	RIGHT-OF-WAY
R.E.E.	ROOF ENCROACHMENT EASEMENT
S.I.R./S.I.P.	SET 1/2" IRON ROD/PIPE
S.N.D.	SET NAIL AND DISC
TAN	TANGENT
(TYP.)	TYPICAL
U.E.	UTILITY EASEMENT
W.E.	WATER'S EDGE
OH	OVERHEAD WIRE LINE
W.F.	WOOD FENCE
X	CHAIN LINK FENCE
AL	IRON/ALUMINUM FENCE
M	MONUMENT LINE
C	CENTERLINE
P	PROPERTY LINE

⊖	AIR CONDITIONER
⊙	BELLSOUTH BOX
⊞	CABLE BOX
⊞	CATCH BASIN
⊞	CONTROL VALVE BOX
⊞	ELECTRIC BOX
⊞	ELECTRIC METER
⊞	ELECTRIC SERVICE BOX
⊞	EXISTING ELEVATIONS
⊞	FIRE HYDRANT

⊞	FLORIDA POWER & LIGHT BOX
⊞	HANDICAP SPACE
⊞	INLET
⊞	LIGHT POLE
⊞	METAL LIGHT POLE
⊞	SANITARY MANHOLE
⊞	SATELLITE DISH
⊞	WATER METER
⊞	WATER VALVE
⊞	WOOD POLE



CERTIFY TO:
A) SEA MOON, INC., a FLORIDA CORPORATION
B) FINLEY & BOLOGNA INTERNATIONAL
C) OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

FOLIO NO.:
13-2227-001-0670 & 13-2227-091-0001

LEGAL DESCRIPTION
Lots 19 & 20, Block 3 of "BAY HARBOR ISLAND" according to the Plat thereof, as recorded in Plat Book 46 Page 5, of the public records of MIAMI-DADE COUNTY, FLORIDA.

FLOOD ELEVATION INFORMATION
This property appears to be located in Flood Zone AE Base Flood Elevation 8.00' as per Federal Emergency Management Agency (FEMA) Community-Panel Number 1700N of BAY HARBOR ISLAND/120637, 12086 C Map No. 0144 Suffix L, Effective Date: September 11, 2009.

BENCH MARK:
Elevations shown are based on the national geodetic vertical datum of 1929. Miami-Dade Engineering Division Benchmarks. Benchmark: R-243 Elevation: 6.59' Locator: 2225W

SURVEYOR'S NOTES:
1) The above captioned property was surveyed and based on the above legal description.
2) Foundations and/or footings that may cross the boundary line of the parcel herein described are not shown. Underground utilities are not depicted hereon.
3) The lands shown hereon were not adstracted for easement or other recorded encumbrances not shown on the plat and the same if any may not be shown on this section.
4) Wall ties are to face to the wall.
5) Ownership subject to opinion of the Title.
6) Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
7) Elevations shown hereon are based on a closed level loop using third order procedures and are relative to the National Geodetic Vertical Datum 1929.
8) Survey map and report copies thereof are not valid without the signature and raised seal of the Florida Licensed Surveyor.
9) Ownership of fences are unknown.
10) This survey has been prepared for the exclusive use of entities named hereon this Certification does not extend to any unnamed party or parties.

SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY SURVEY OF THE ABOVE DESCRIBED PROPERTY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED UNDER MY DIRECTION, ALSO THAT THERE ARE NO VISIBLE ENCROACHMENTS UNLESS SHOWN, AND THIS SURVEY MEETS THE STANDARDS OF PRACTICE SET BY THE FLORIDA BOARD OF LAND SURVEYORS, AS SET FORTH IN CHAPTER 472.027 (F.S.) AND CHAPTER 472.028 (F.S.) OF THE FLORIDA ADMINISTRATIVE CODE. THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.

NOTE: NOT VALID UNLESS SIGNED AND SEALED
Professional Surveyor Seal for William Herryman, No. 2804, State of Florida, License No. LAQD2804.

FINLEY & BOLOGNA INTERNATIONAL
ATTORNEYS AT LAW

OLD REPUBLIC
NATIONAL TITLE INSURANCE COMPANY

RECORD OF REVISION		UPDATE AND TREE LOCATION (TABLE)	
NO.	DATE	NO.	DATE
1	11/19/2016	1	11/19/2016

TYPE OF PROJECT: BOUNDARY SURVEY

PROJECT LOCATION: 9980 & 9900 W BAY HARBOR DRIVE

CITY, STATE & ZIP CODE: BAY HARBOR ISLAND, FLORIDA 33154

NOTES:

SCALE: 1" = 20'

DATE: 10/21/2015

DRAWN BY: CORDOVA

CHECKED BY: GORDON

PROJECT NO.: 9980BAYHAR

SHEET NO.: 1

SHEETS: 1



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SEAL	GUSTAVO J. RAMOS ARCH.		AR 8715
ARCHITECTURE / PLANNING / INTERIORS		PHONE 305 595 4847	
GUSTAVO J. RAMOS		10305 NW 41st ST # 113, MIAMI, FL	
DATE	01/05/17		
SCALE	AS NOTED		
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DRAWING #	A-0.5		
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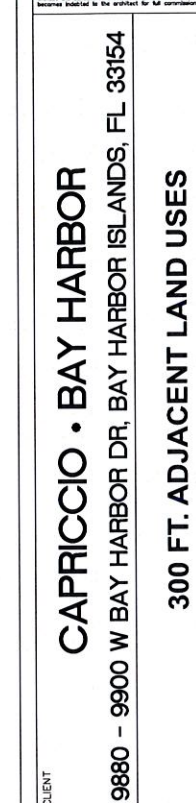
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ARCHITECTURE / PLANNING / INTERIORS
GUSTAVO J. RAMOS
10005 NW 4th. ST # 113, MIAMI, FL
PHONE 305 598 4847

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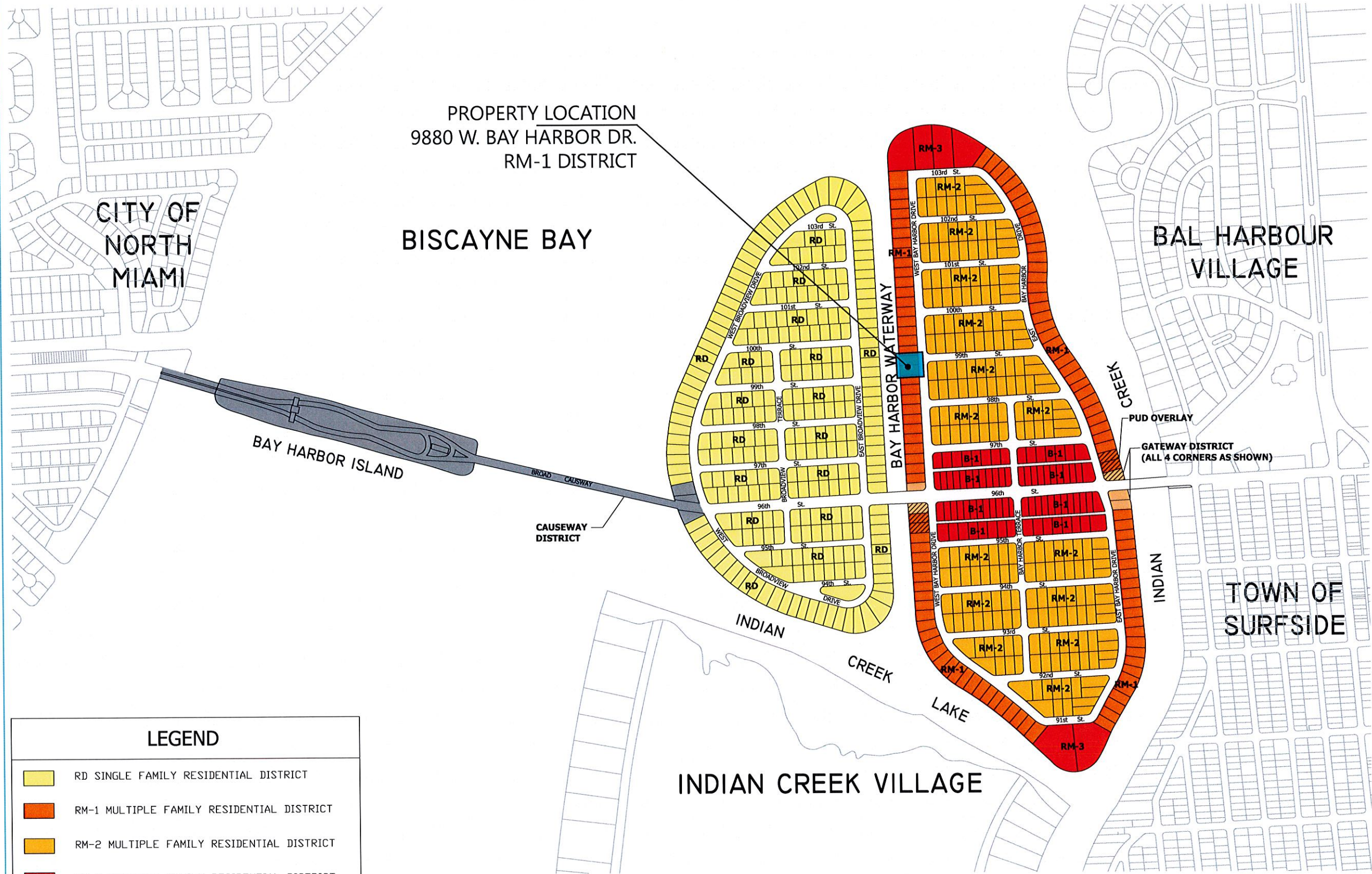
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ARCHITECTURE / PLANNING / INTERIORS



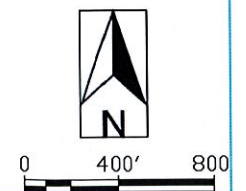
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LEGEND

- RD SINGLE FAMILY RESIDENTIAL DISTRICT
- RM-1 MULTIPLE FAMILY RESIDENTIAL DISTRICT
- RM-2 MULTIPLE FAMILY RESIDENTIAL DISTRICT
- RM-3 MULTIPLE FAMILY RESIDENTIAL DISTRICT
- B-1 BUSINESS DISTRICT
- CAUSEWAY DISTRICT
- GATEWAY DISTRICT
- PUD OVERLAY DISTRICT



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ZONING DISTRICT MAP

GUSTAVO J. RAMOS ARCH. AR 8715

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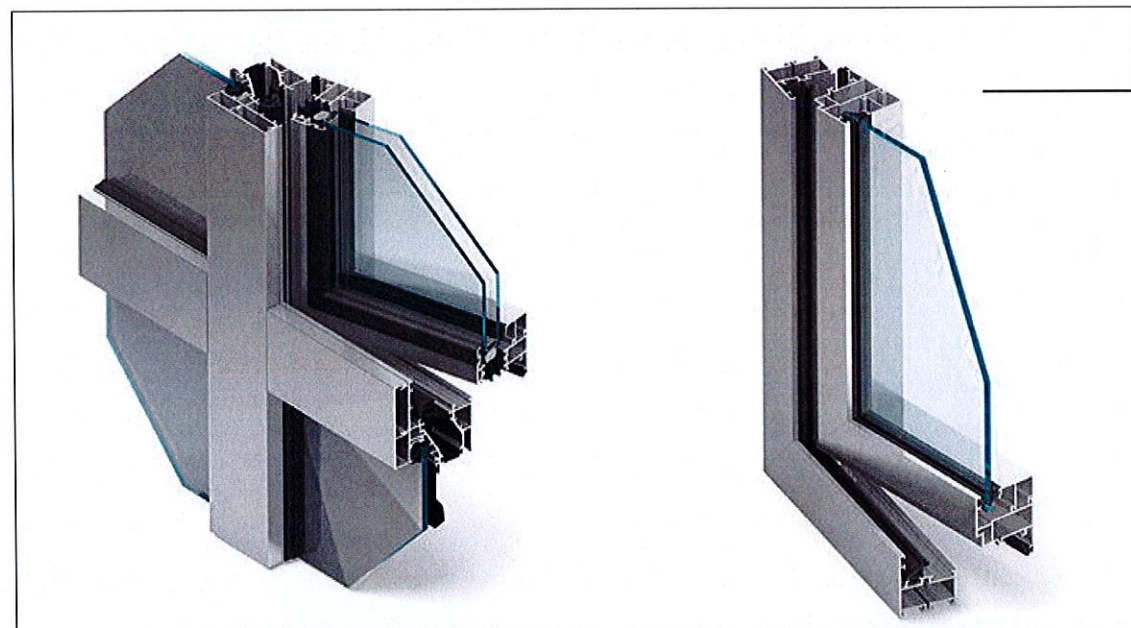
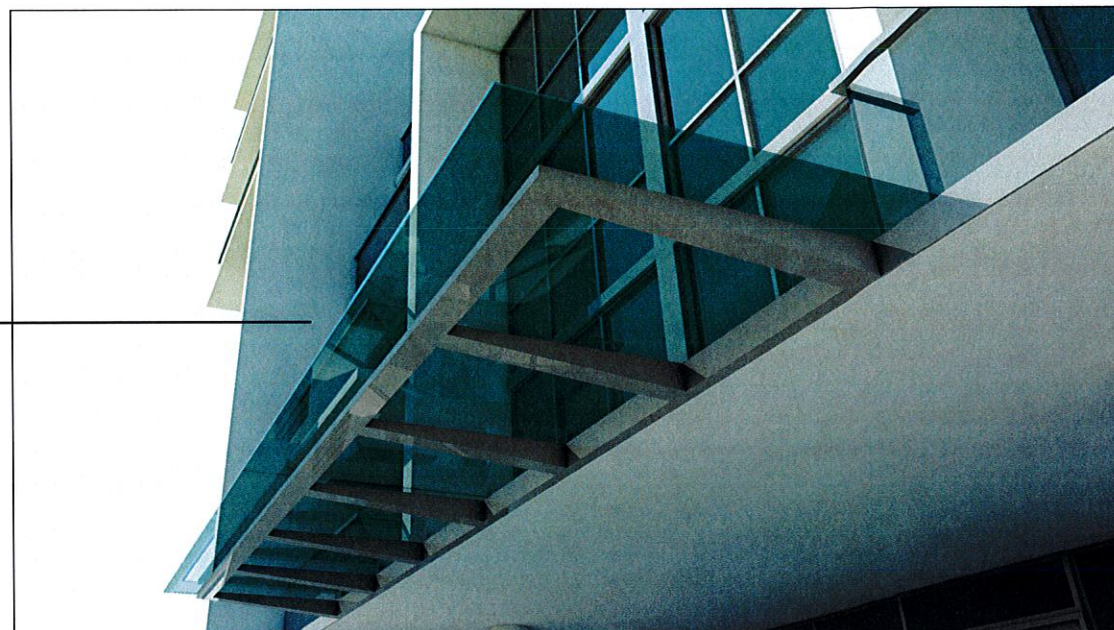
PHONE 305 599 4947

10305 SW 41st ST # 113, MIAMI, FL



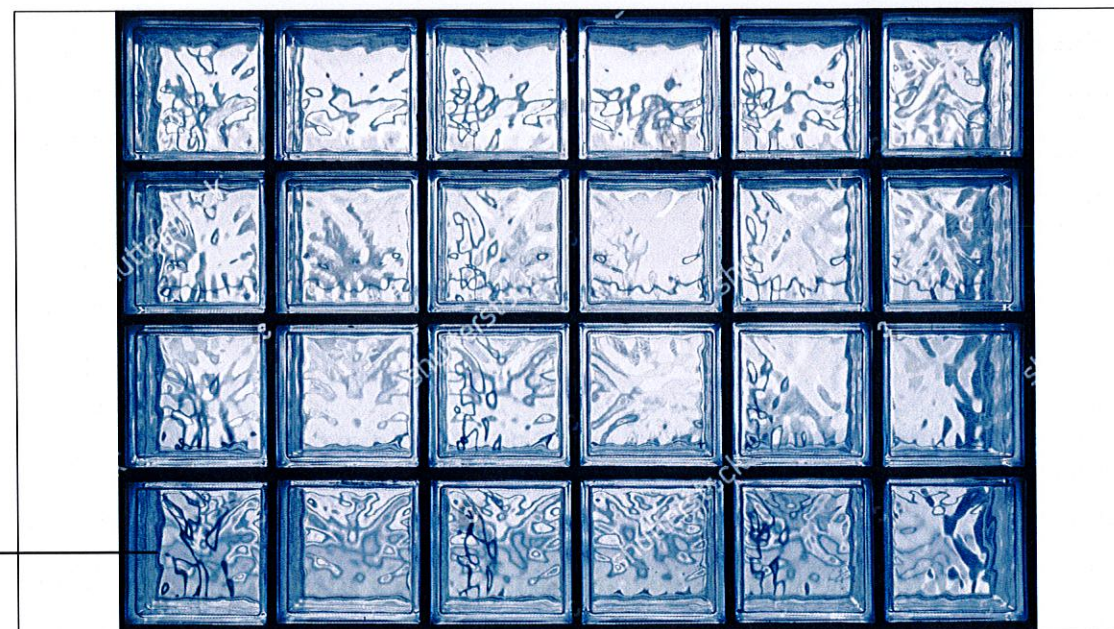
WHITE SMOOTH STUCCO FINISHES.

GLASS CANOPY MOUNTED
IN ALUMINUM BRACKETS
AND NEOPRENE GASKET.
NOTE: MATCH ALUMINUM
BRACKETS W/ WINDOW
FINISH.



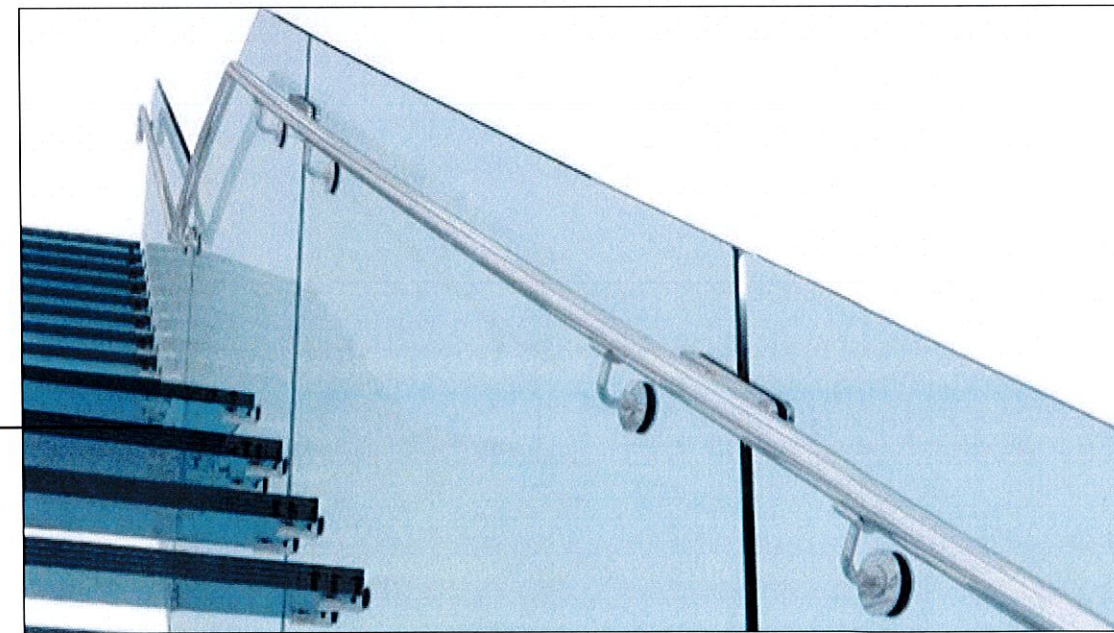
WINDOW AND DOORS IN
ALUMINUM AND TINTED
IMPACT SAFETY GLASS.
NOTE: MATCH ALL BRAKE
METALS WITH WINDOW
FINISH.

1-1/2 HR. FIRE RATED
GLASS BLOCK.



42" HEIGHT CLEAR SAFETY GLASS AND STAINLESS STEEL GUARDRAILS FOR BALCONIES AND TERRACES.

42" HEIGHT CLEAR SAFETY
GLASS AND 36" HEIGHT
STAINLESS STEEL HAND-
RAILS FOR EXTERIOR
STAIRS.

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ZONING DISTRICT MAP

1

1

ARCHITECTURE / PLANNING / INTERIORS

GUSTAVO J. RAMOS



DATE	01/05/17
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SCALE AS NOTED

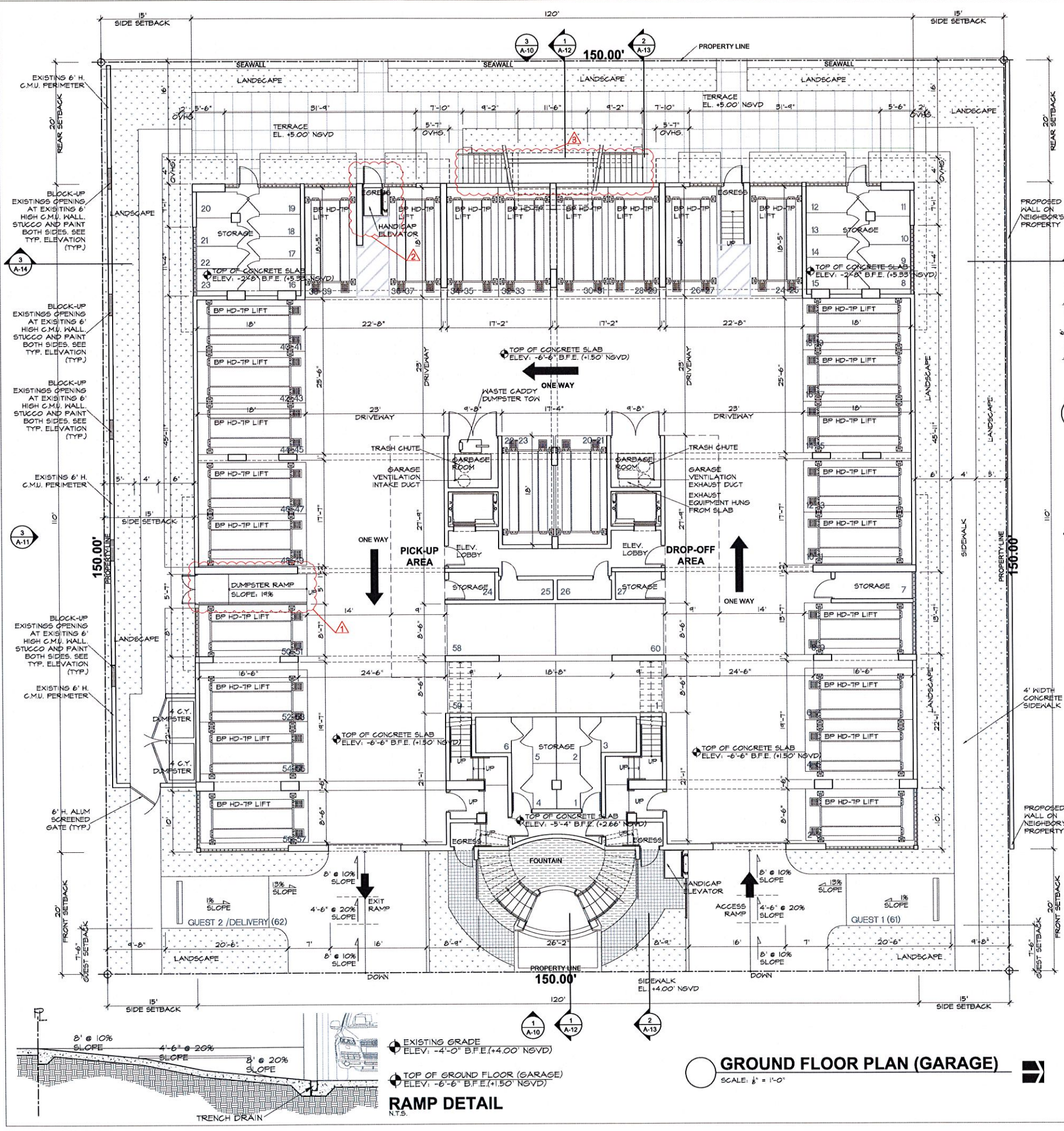
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AB & DAV &

DRAWING 1

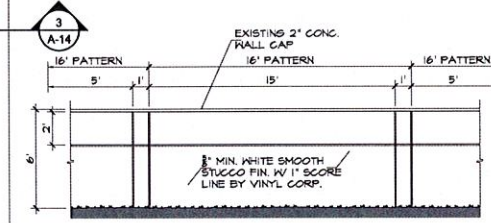
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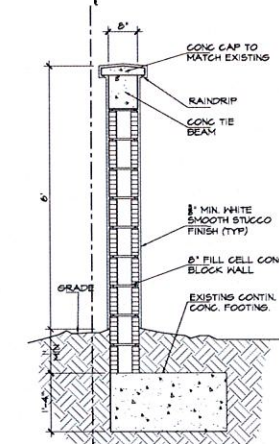




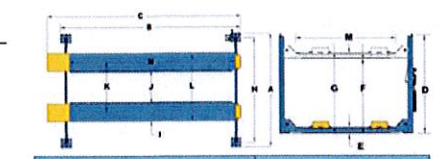
PAVERS DETAIL



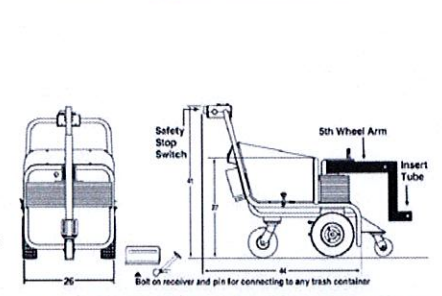
PROPOSED SCORING PATTERN IN EXISTING 6" HIGH PERIMETER C.M.U. WALL ELEVATION DETAIL



BLOCK-UP PERIMETER WALL DETAIL



MODEL	HD-7P
Style	Short Runway / Narrow / High Lift
Lifting Capacity*	7,000 Lbs. / 3175 Kg.
*Max Capacity / Front Axle	3,500 Lbs. / 1588 Kg.
*Max Capacity / Rear Axle	3,500 Lbs. / 1588 Kg.
A - Overall Width	99 3/4" / 2534 mm.
B - Outside Length	174" / 4420 mm.
C - Overall Length	189" / 4802 mm.
D - Height of Columns	100" / 2540 mm.
E - Min. Runway Height	4 1/2" / 114 mm.
F - Max. Rise	82" / 2083 mm.
G - Max. Lifting Height	86 1/2" / 2197 mm.
H - Width Between Posts	89 3/4" / 2280 mm.
I - Runway Width	19" / 483 mm.
J - Width Between Runways (*) NARROW	37 1/2" / 952 mm.
K - Width Between Runways (*) WIDE	N/A
L - Runway Centerline (*) NARROW	56 1/2" / 1435 mm.
M - Runway Centerline (*) WIDE	N/A
N - Outside Edge of Runways (*) NARROW	75 1/2" / 1918 mm.
O - Outside Edge of Runways (*) WIDE	N/A
P - Drive-Thru Clearance	76 1/2" / 1943 mm.
Q - Length of Runways	164" / 4166 mm.
R - Min. Wheelbase @ Rated Capacity	115" / 2921 mm.
S - Min. Wheelbase @ 75% Capacity	100" / 2540 mm.
T - Min. Wheelbase @ 50% Capacity	85" / 2159 mm.
U - Min. Wheelbase @ 25% Capacity	70" / 1778 mm.
Locking Positions	15
Lock Spacing	Every 4" / 102 mm.
Lifting Time	35 Seconds
Standard Motor (*)	220 VAC / 60 Hz, 1 Ph.



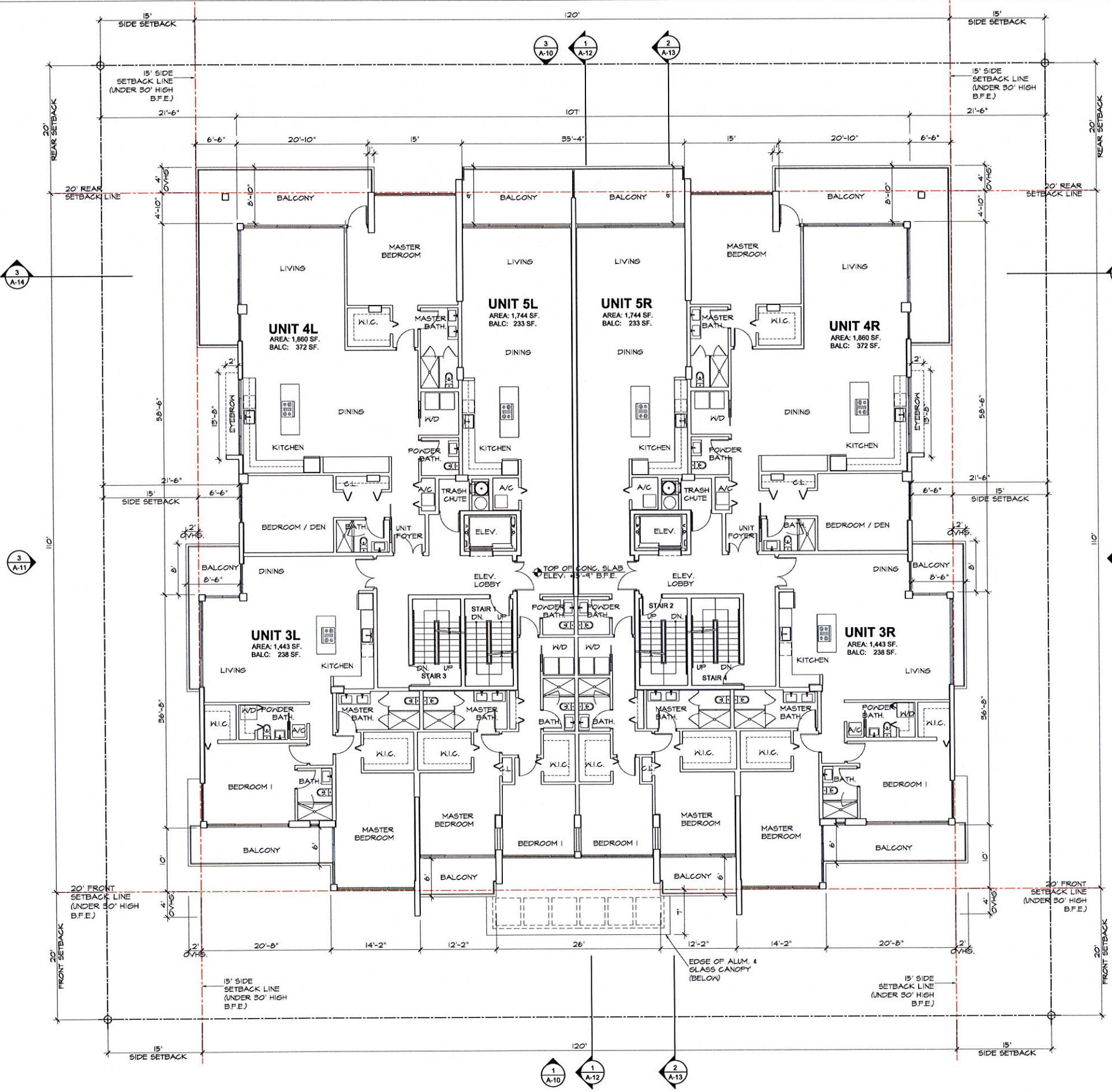
WASTE CADDY DUMPSTER TOW

GENERAL NOTES:

- ALL WORK SHALL BE IN ACCORDANCE WITH FLORIDA BUILDING CODE 2014.
- BASE FLOOD ELEV. +0'-0" (B.F.E.) = +8.00' NSVD
- TOP OF GROUND FLOOR SLAB ELEVATION ON GARAGE -6'-6" = +1.50' NSVD.
- ALL CONSTRUCTION MATERIAL BELOW BASE FLOOD ELEVATION SHALL BE FLOOD-DAMAGE-RESISTANT MATERIAL.
- ALL ELECTRICAL EQUIPMENTS & OUTLETS TO BE AT MIN. ELEV. +8.00' NSVD + 1.00'.

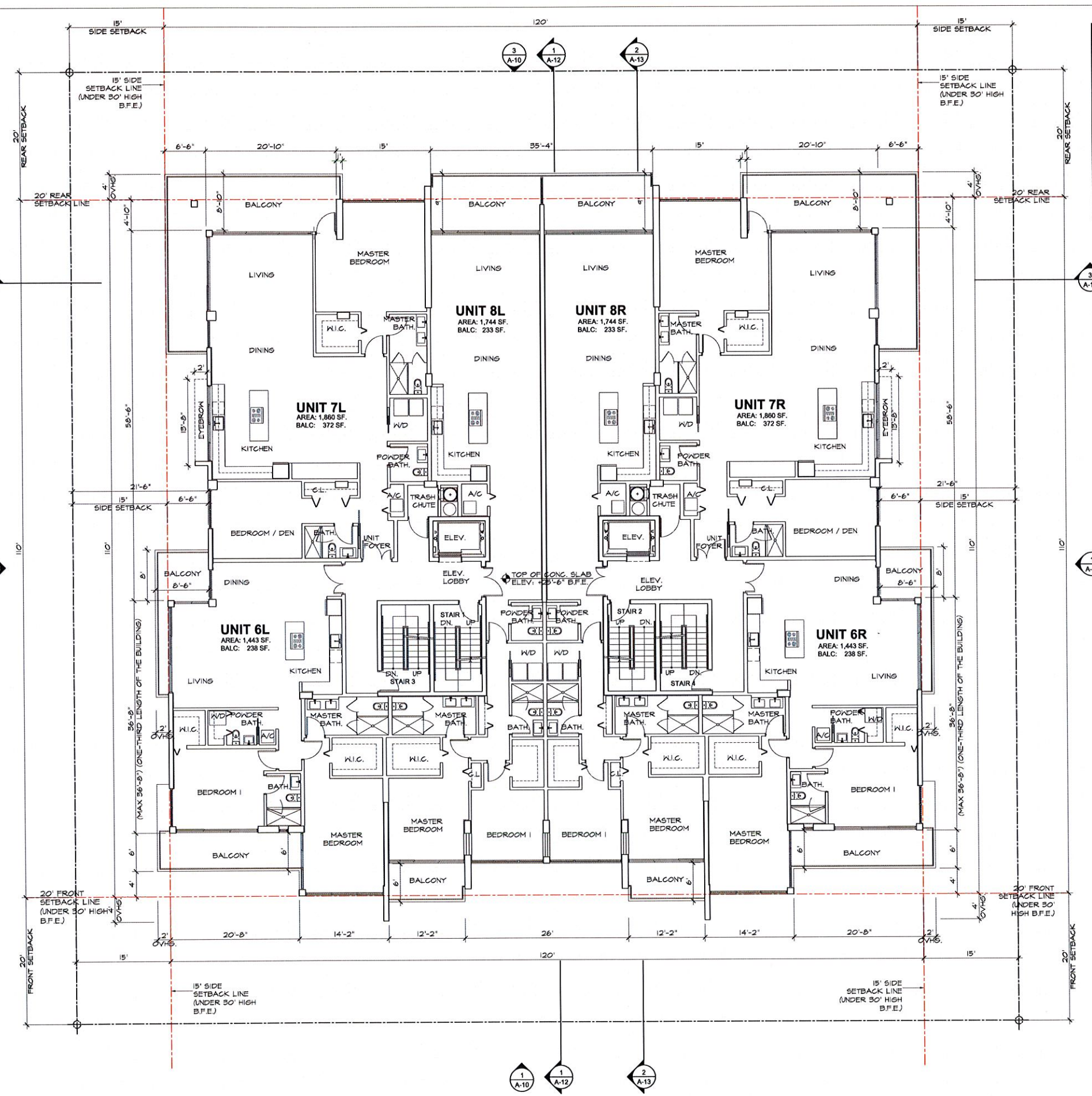
FLOOR	UNIT NUMBER	NUMBER OF BEDROOMS	NUMBER OF BATHS	UNIT AREA (S.F.)	BALCONY AREA (S.F.)
3rd	3R	2	2.5	1,443	238
	3L	2	2.5	1,443	238
	4R	2	2.5	1,860	372
	4L	2	2.5	1,860	372
	5R	2	2.5	1,744	233
	5L	2	2.5	1,744	233

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THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

- GENERAL NOTES:**
- ALL WORK SHALL BE IN ACCORDANCE WITH FLORIDA BUILDING CODE 2014.
 - BASE FLOOD ELEV. +0'-0" (B.F.E.) = +8.00' NSVD
 - TOP OF GROUND FLOOR SLAB ELEVATION ON GARAGE -6'-6" = +1.50' NSVD.
 - ALL CONSTRUCTION MATERIAL BELOW BASE FLOOD ELEVATION SHALL BE FLOOD-DAMAGE-RESISTANT MATERIAL.
 - ALL ELECTRICAL EQUIPMENTS & OUTLETS TO BE AT MIN. ELEV. +8.00' NSVD + 1.00'.



FLOOR	UNIT NUMBER	NUMBER OF BEDROOMS	NUMBER OF BATHS	UNIT AREA (S.F.)	BALCONY AREA (S.F.)
4th	6R	2	2.5	1,443	238
	6L	2	2.5	1,443	238
	7R	2	2.5	1,860	372
	7L	2	2.5	1,860	372
	8R	2	2.5	1,744	233
	8L	2	2.5	1,744	233

FOURTH FLOOR PLAN
SCALE: 1/8" = 1'-0"

- GENERAL NOTES:**
- ALL WORK SHALL BE IN ACCORDANCE WITH FLORIDA BUILDING CODE 2014.
 - BASE FLOOD ELEV. +0'-0" (B.F.E.) = +8.00' NGVD
 - TOP OF GROUND FLOOR SLAB ELEVATION ON GARAGE -6'-6" = +1.50' NGVD.
 - ALL CONSTRUCTION MATERIAL BELOW BASE FLOOD ELEVATION SHALL BE FLOOD-DAMAGE-RESISTANT MATERIAL.
 - ALL ELECTRICAL EQUIPMENTS & OUTLETS TO BE AT MIN. ELEV. +8.00' NGVD + 1.00'.

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SCALE

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DRAWING #

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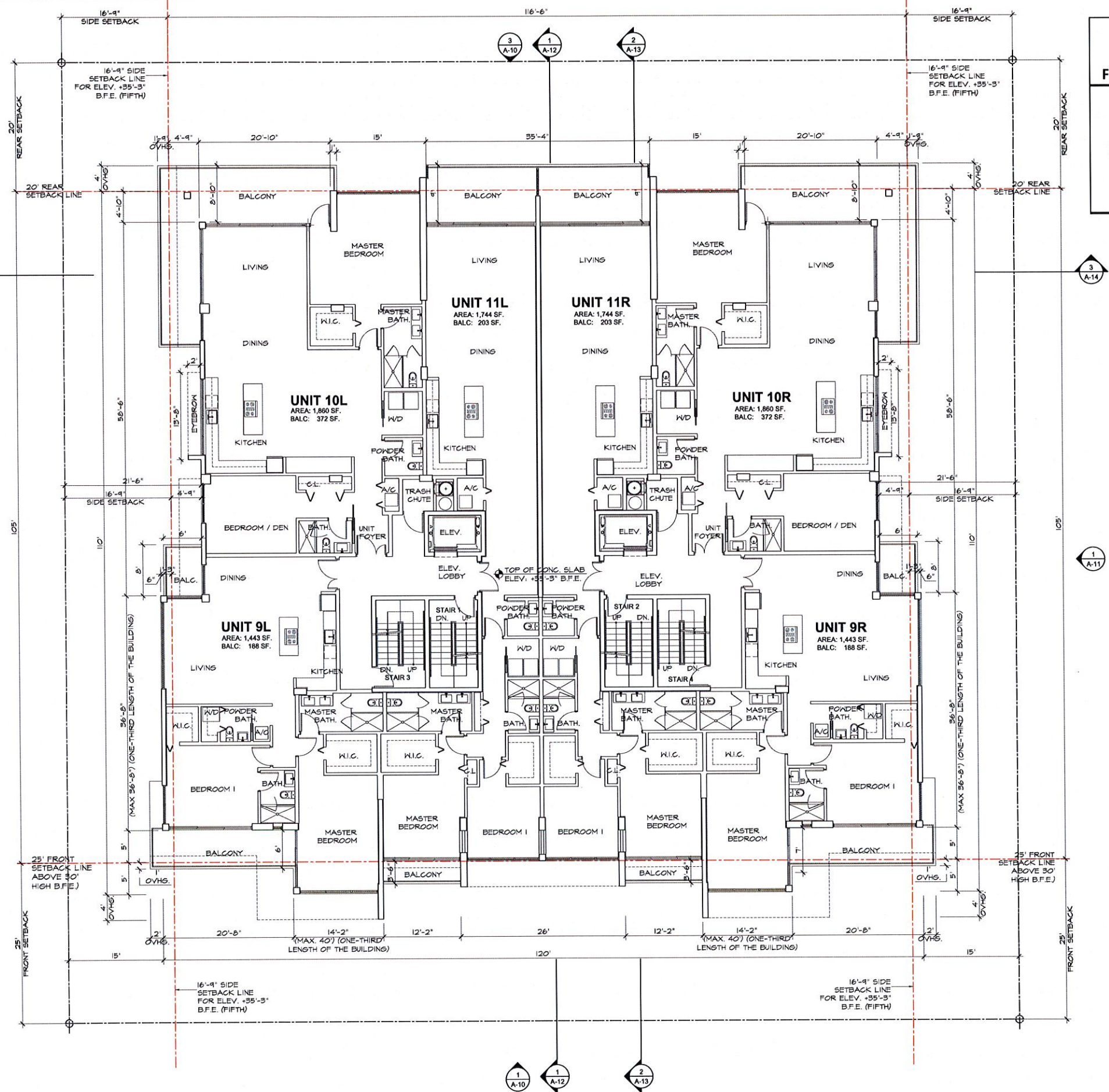
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FOURTH FLOOR PLAN

GUSTAVO J. RAMOS ARCH.

AR 8715

10305 NW 41st ST # 113, MIAMI, FL



FIFTH FLOOR PLAN
SCALE: 1/8" = 1'-0"

FLOOR	UNIT NUMBER	NUMBER OF BEDROOMS	NUMBER OF BATHS	UNIT AREA (S.F.)	BALCONY AREA (S.F.)
5th	9R	2	2.5	1,540	188
	9L	2	2.5	1,540	188
	10R	2	2.5	1,860	372
	10L	2	2.5	1,860	372
	11R	2	2.5	1,744	203
	11L	2	2.5	1,744	203

- GENERAL NOTES:**
- ALL WORK SHALL BE IN ACCORDANCE WITH FLORIDA BUILDING CODE 2014.
 - BASE FLOOD ELEV. +0'-0" (B.F.E.) = +8.00' NGVD
 - TOP OF GROUND FLOOR SLAB ELEVATION ON GARAGE -6'-6" = +1.50' NGVD.
 - ALL CONSTRUCTION MATERIAL BELOW BASE FLOOD ELEVATION SHALL BE FLOOD-DAMAGE-RESISTANT MATERIAL.
 - ALL ELECTRICAL EQUIPMENTS & OUTLETS TO BE AT MIN. ELEV. +8.00' NGVD +1.00'.

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GUSTAVO J. RAMOS ARCH. AR 8715

ARCHITECTURE / PLANNING / INTERIORS
PHONE 305 999 4847

GUSTAVO J. RAMOS
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DATE

03/13/17

SCALE

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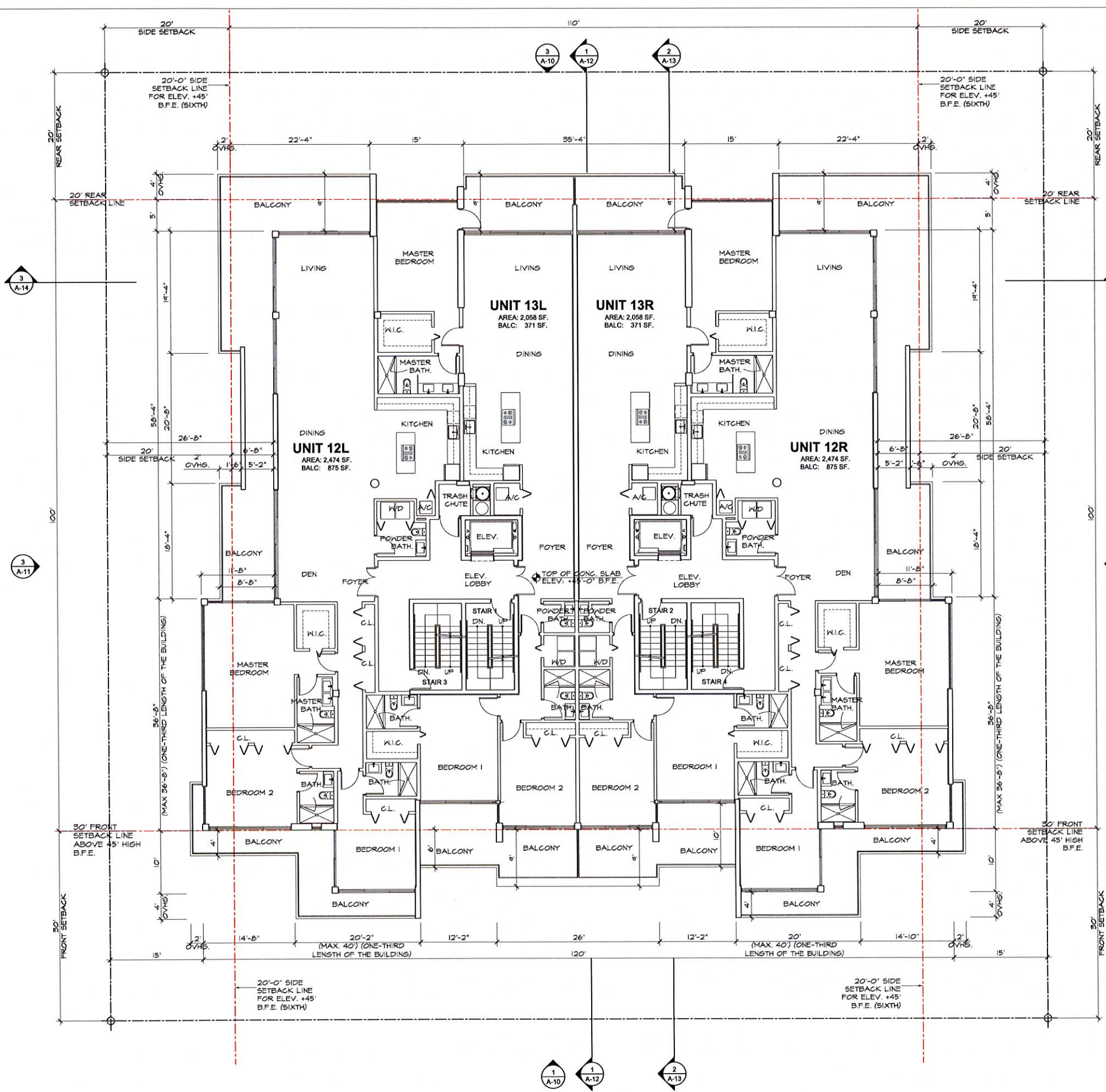
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SHEET OF

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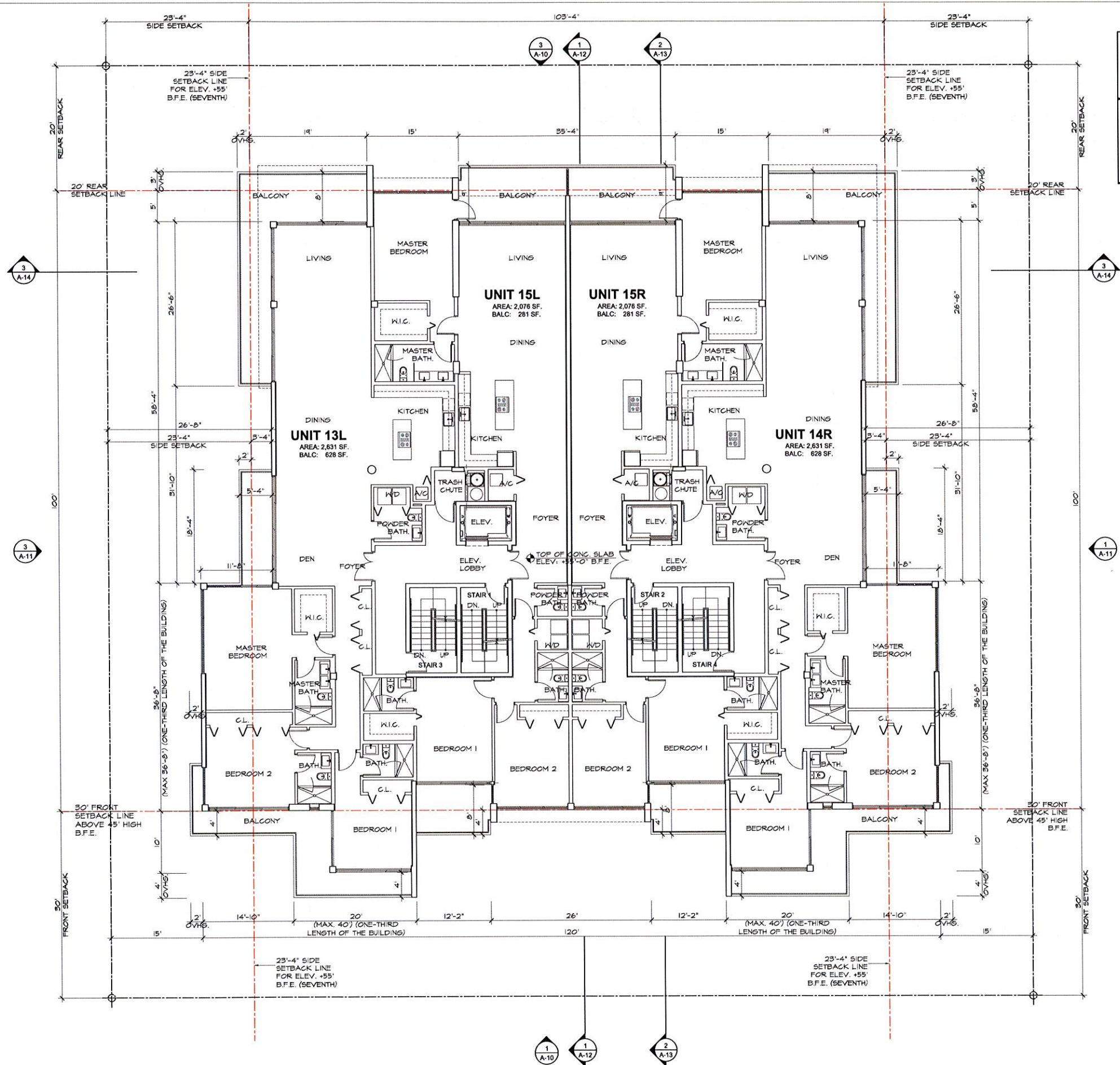
FLOOR	UNIT NUMBER	NUMBER OF		UNIT AREA (S.F.)	BALCONY AREA (S.F.)
		BEDROOMS	BATHS		
6th	12R	3	3.5	2,474	875
	12L	3	3.5	2,474	875
	13R	3	3.5	2,089	371
	13L	3	3.5	2,089	371

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SIXTH FLOOR PLAN
SCALE: 1/8" = 1'-0"

- GENERAL NOTES:**
- ALL WORK SHALL BE IN ACCORDANCE WITH FLORIDA BUILDING CODE 2014.
 - BASE FLOOD ELEV. +0'-0" (B.F.E.) = +8.00' NGVD
 - TOP OF GROUND FLOOR SLAB ELEVATION ON GARAGE -6'-6" = +1.50' NGVD.
 - ALL CONSTRUCTION MATERIAL BELOW BASE FLOOD ELEVATION SHALL BE FLOOD-DAMAGE-RESISTANT MATERIAL.
 - ALL ELECTRICAL EQUIPMENTS & OUTLETS TO BE AT MIN. ELEV. +8.00' NGVD + 1.00'.



	NUMBER OF		NUMBER OF	UNIT AREA	BALCONY AREA
FLOOR	UNIT NUMBER	BEDROOMS	BATHS	(S.F.)	(S.F.)
7th	14R	3	3.5	2,474	628
	14L	3	3.5	2,474	628
	15R	3	3.5	2,089	371
	15L	3	3.5	2,089	371

SEVENTH FLOOR PLAN
SCALE: 1/8" = 1'-0"

GENERAL NOTES:

- ALL WORK SHALL BE IN ACCORDANCE WITH FLORIDA BUILDING CODE 2014.
- BASE FLOOD ELEV. +0'-0" (B.F.E.) = +8.00' NGVD
- TOP OF GROUND FLOOR SLAB ELEVATION ON GARAGE -6'-6" = +1.50' NGVD.
- ALL CONSTRUCTION MATERIAL BELOW BASE FLOOD ELEVATION SHALL BE FLOOD-DAMAGE-RESISTANT MATERIAL.
- ALL ELECTRICAL EQUIPMENTS & OUTLETS TO BE AT MIN. ELEV. +8.00' NGVD + 1.00'.

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PHONE 305 599 4947
10305 NW 41st ST # 113, MIAMI, FL

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03/13/17

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SEVENTH FLOOR PLAN

GUSTAVO J. RAMOS ARCH.

AR 8715

10305 NW 41st ST # 113, MIAMI, FL

GUSTAVO J. RAMOS

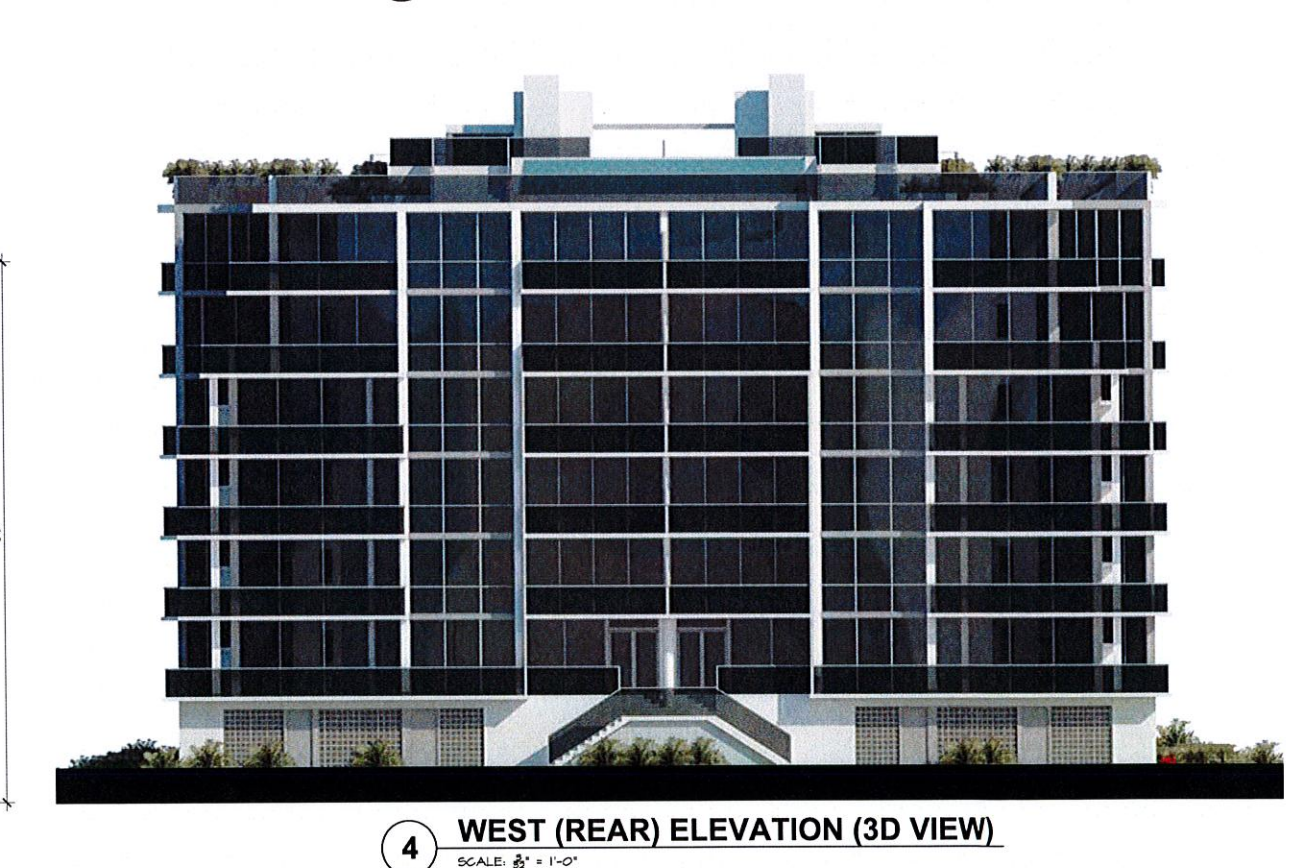


1. ALL WORK SHALL BE IN ACCORDANCE WITH FLORIDA BUILDING CODE 2014.
2. BASE FLOOD ELEV. +0'-0" (B.F.E.) = +8.00' NSVD
3. TOP OF GROUND FLOOR SLAB ELEVATION ON GARAGE -6'-6" = +1.50' NSVD.
4. ALL CONSTRUCTION MATERIAL BELOW BASE FLOOD ELEVATION SHALL BE FLOOD-DAMAGE-RESISTANT MATERIAL.
5. ALL ELECTRICAL EQUIPMENTS & OUTLETS TO BE AT MIN. ELEV. +8.00' NSVD + 1.00'.

DATE	03/13/17
SCALE	AS NOTED
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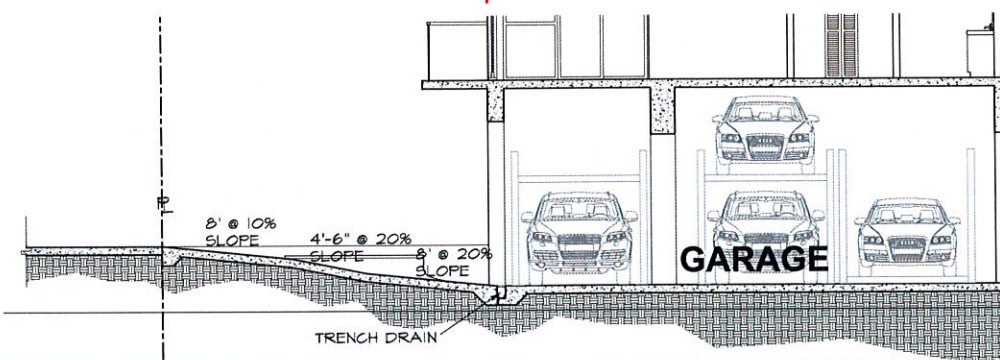
2 EAST (FRONT) ELEVATION (3D VIEW)
SCALE: $\frac{3}{8}" = 1'-0"$



4 WEST (REAR) ELEVATION (3D VIEW)
SCALE: $\frac{3}{8}" = 1'-0"$

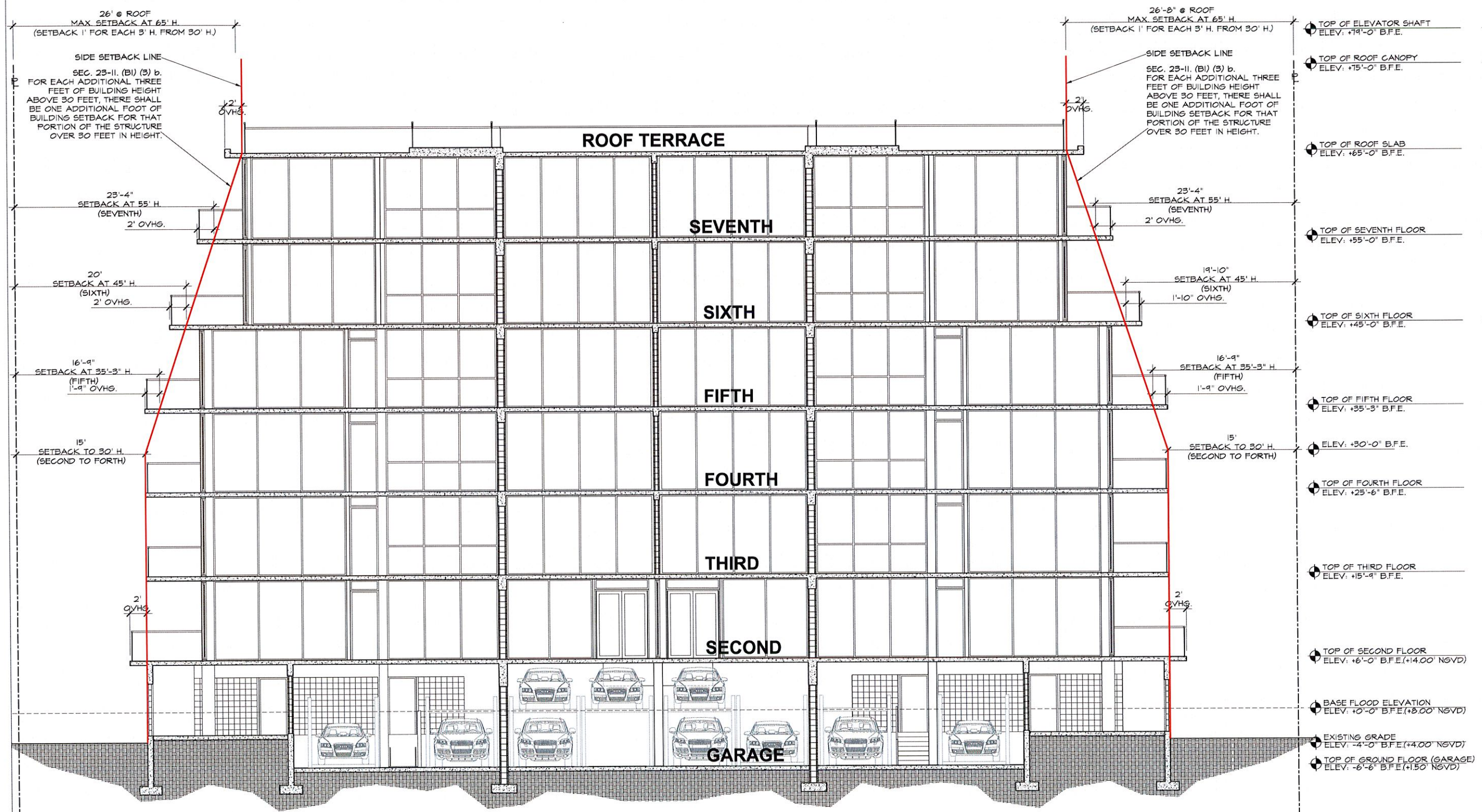






1 SECTION 2
SCALE: 3/16" = 1'-0"

[illegible]



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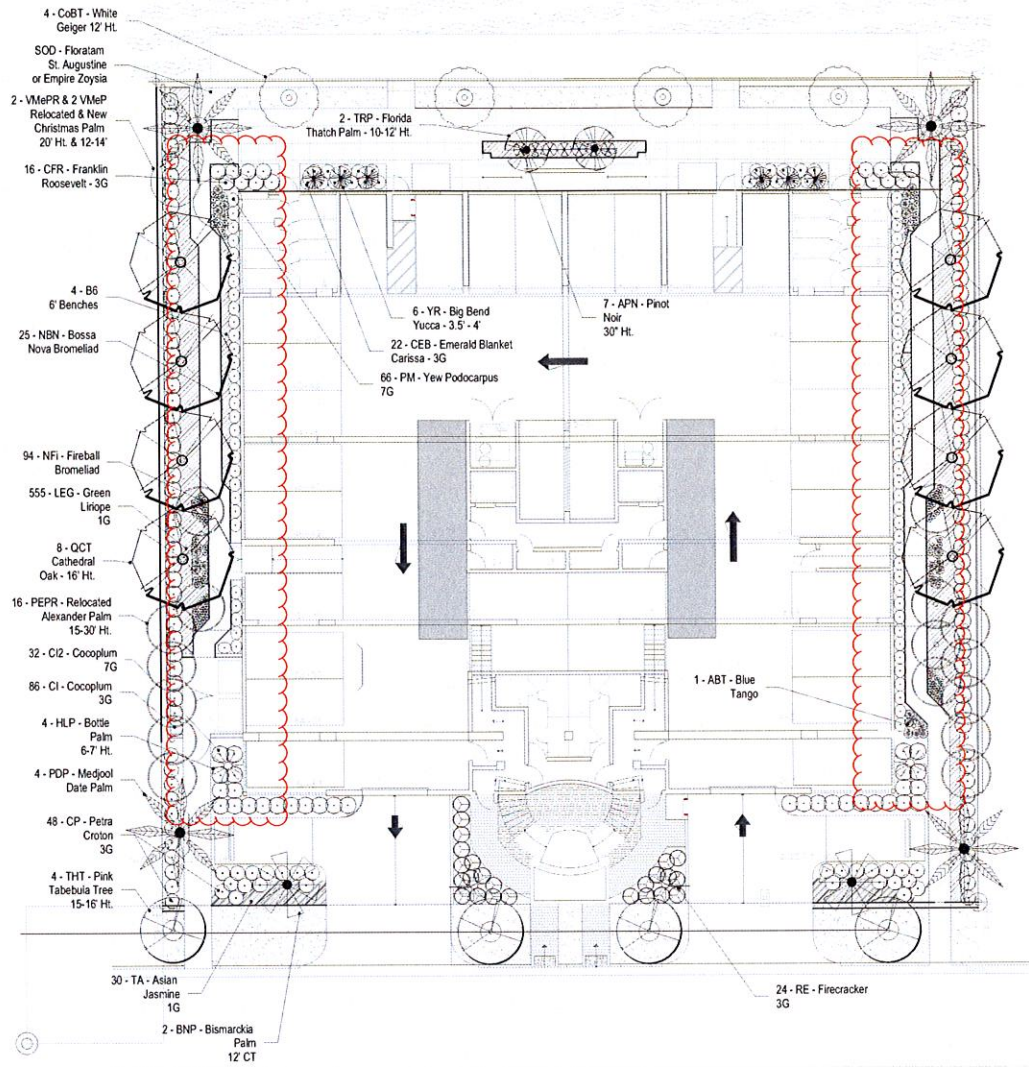
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3 SECTION 3

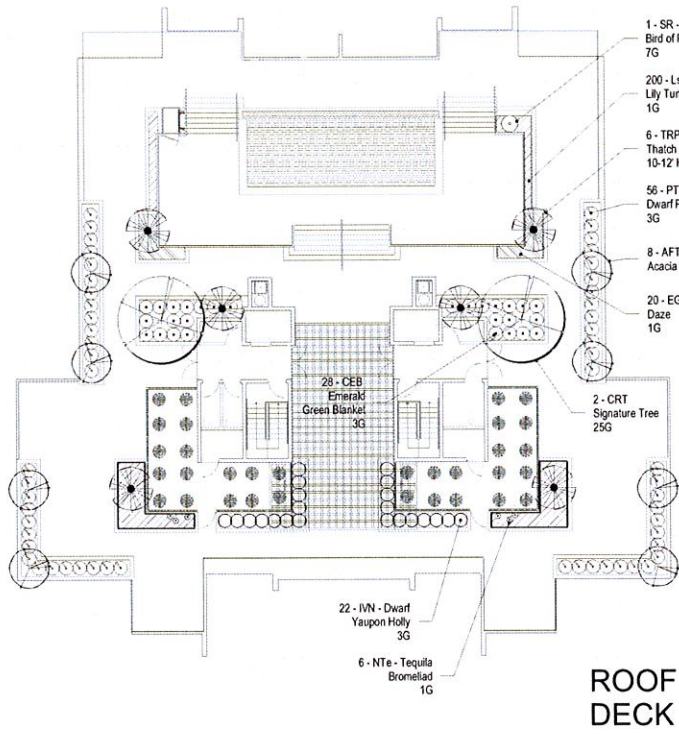
PRELIMINARY
LANDSCAPE PLAN
SCALE: 1" = 16'



GROUND
LEVEL



BAY HARBOR ISLANDS PLANT LIST														
L Key	New	Existing	Botanical Name	Common Name	Native Yes	Native No	Caliper	Height Installed	Height Maturity	Canopy	Quantity	Container	Drought Tol.	
TREES														
AFT	X		Acacia farnesiana	Sweet Acacia	X			12'	15-20'		8	25 Gallon	High	
CEST	X		Conocarpus erectus 'Sericeus'	Silver Buttonwood	X		2 1/2"	12'	20'	20'	0	30 Gallon	High	
CoBT	X		Cordia boissieri	White Geiger		X	2 1/2"	12'	20'		4	30 Gallon	High	
CRT	X		Clusia rosea	Signature Tree		X		12'	30'	30'	2	25 Gallon	High	
ICT	X		Ilex cassine	Dahoon Holly	X		3"	12'-14'	30'		0	45 Gallon	High	
QCT	X		Quercus 'Cathedral'	Cathedral Oak	X		4"	16-18', 4-5 CT	50'	# installed	8	100 Gallon	High	
THT	X		Tabebuia heterophylla	Pink Tabebuia		X	2 1/2" - 4"	15-16'	50'		4	45 Gallon	High	
PALMS														
BNP	X		Bismarckia nobilis 'Silver Select'	Bismarckia Palm		X		12' CT	30'		2	Field Grown	High	
HLP	X		Hyophorbe lagenicaulis	Bottle Palm		X			6-7'		4	15 Gallon	High	
PDP	X		Phoenix dactylifera 'Medjool'	Medjool Date Palm		X		18' CT	70'		4	Field Grown	High	
PEPR		X	Pythosperma elegans	Alexander Palm		X		18'	25'		16	Field Grown	High	
TRP	X		Thrinax radiata	Florida Thatch Palm	X			10'	20'		8	Field Grown	High	
VMcP	X		Adonis merrillii	Christmas Palm		X		12-14'	25'		2	Field Grown	High	
VMcPR		X	Adonis merrillii	Christmas Palm		X		20'	25'		2	NA	High	
SHRUBS														
L Key	New	Existing	Botanical Name	Common Name	Native Yes	Native No	Size				Quantity	Container	Drought Tol.	
ABT	X		Aechmea 'Blue Tango'	Blue Tango Bromeliad		X	Full				13	3 Gallon	High	
APN	X		Aechmea 'Pinot Noir'	Pinot Noir Bromeliad		X	30"x32"				7	9" Pot	High	
CEB	X		Carissa 'Emerald Blanket'	Emerald Blanket Carissa		X	12"x14"				50	3 Gallon	High	
CFR	X		Codiaeum 'Franklin Roosevelt'	Franklin Roosevelt Croton		X	24" Full				16	3 Gallon	High	
CI	X		Chromolaena icaco	Cocoplum	X		24"x20"				86	3 Gallon	Medium	
CI2	X		Chromolaena icaco	Cocoplum		X	3-4' Ht.				32	3 Gallon	Medium	
CP	X		Codiaeum 'Petra'	Petra Croton		X	18" x 18", Full				48	3 Gallon	High	
IVN	X		Ilex vomitoria 'Nana'	Dw. Yaupon Holly	X		12"x12"				22	3 Gallon	High	
PM	X		Podocarpus macrophyllus 'Mak'	Yew Podocarpus	X		42-48"x22"				66	7 Gallon	Medium	
PTW	X		Pittosporum tobira 'Wheeler's Dwarf'	Wheeler's Dwarf Pittosporum		X	12"x14"				56	3 Gallon	Medium	
RE	X		Ruellia equisetifomis	Firecracker		X	20"x20", Full				24	3 Gallon	High	
SR	X		Strelitzia reginae	Orange Bird of Paradise		X	3' Ht. 3PP				1	7 Gallon	High	
YR	X		Yucca rostrata	Big Bend Yucca		X	3.5' - 4'				6	7 Gallon	High	
GROUND COVER														
EG	X		Evolvulus glomeratus	Blue Daze		X	Full				20	1 Gallon		
LEG	X		Liriope 'Evergreen Giant'	Green Liriope		X	Full				555	1 Gallon		
Lsp	X		Liriope spicata	Creeping Lilyturf		X	Full				250	1 Gallon		
NBN	X		Neoregelia 'Bossa Nova'	Bossa Nova Bromeliad		X	12"x20" Full				25	9" Pot		
NFI	X		Neoregelia 'Fireball'	Fireball Bromeliad		X	12" x 12" Full				94	6" Pot		
NTe	X		Neoregelia 'Tequila'	Tequila Bromeliad		X	Full				32	1 Gallon		
TA	X		Trachelospermum asiaticum	Asian Jasmine		X	Full				30	1 Gallon		
ASSOCIATED MATERIALS														
	X		4 6' Urbanscape Butler Benches									4	1 Gallon	



Town of Bay Harbor Islands, Florida
Landscape Requirements Legend (Worksheet)

Multi-Family Residential / Townhouses Sites (RM-1, RM-2, RM-3)
Town Landscape Code (Sec. 24-16) & Miami-Dade Landscape Code (Chapter 18A)

Site Address 9880 and 9900 W. Bay Harbor Dr. Legal Description Lots 19 & 20, Blk 3, PB 46, PG 5

Net Lot Area 52 Acres / 22,500 SF

I. Open Space Requirements

1. Net Lot Area = 22,500 SF x 20% = 4,500 SF 20% / 4,500 SF 22.7% 5,115 SF (BHI - Sec. 23-11)

2. Maximum Lawn Area Allowed (MDC - Sec. 18A-6(A)(5))
a. Req. Open Space 4,500 SF x 60% = 2,700 SF 60% Max / 2,700 SF 17 %/ 761 SF

II. Shade Trees

A. Required

1. 28 shade trees/acre: 28 x 52 acres = 1,456 15 21 (Min. 12" in height / 4" clearwood / 3 1/2" caliper) (Palm trees substituted at a 3:1 ratio; max 25% of required shade trees) (MDC - Sec. 18A-6(C)(3)) and BHI Sec. 24-16

2. Native Species Required - 50% Min. # of shade trees req. 15 x 50% = 8 8 13 (BHI - Sec. 24-16(a)(2))

3. Drought Tolerant and Low Maintenance Species Required - 50% Min. # of shade trees req. 15 x 50% = 8 8 21 (MDC - Sec. 18A-6(C)(1)(i))

B. Tree Species

1. Number of shade trees required (from Sec. 18(A)(1) above) 15 21

2. Number of shade tree species required (BHI - Sec. 24-16(a)(2)) 4 10

*See Following Table.

Number of Tree Species based on Quantity	
1-5 required shade trees	2 shade tree species
6-10 required shade trees	3 shade tree species
11-15 required shade trees	4 shade tree species
16-20 required shade trees	5 shade tree species
21-30 required shade trees	6 shade tree species
31 or more required shade trees	7 shade tree species

C. Tree Heights

1. Number of Stories of building 7

2. Number of shade tree required 15 (from Sec. 18(A)(1) above)

3. Shade tree heights required: 12 ft. - 25 % or 4 shade trees
14-16 ft. - % or shade trees
16-18 ft. - 50 % or 8 shade trees
18-20 ft. - 25 % or 4 shade trees

Size of Tree Species in Relationship to Building Height			
No. of Stories	Min. Shade Tree Height (ft.)	Min. Spread (ft.)	Palm Height (ft.)
1-2	12	5	14-18
3	50% min. req.	5	14-18
	50% 14-16	6	16-22
4	50% min. req.	5	14-18
	25% 14-16	6	16-22
	25% 16-18	7	22-28
5 plus	25% min. req.	5	14-18
	50% 16-18	7	22-28
	25% 16-20	8	22-28

BHI - Sec. 24-16(a)(2)

III. Street Trees

1. 1 Street Trees @ 1:35' 5 6 Width of Lot: 150 / 35' = 150 (Street tree species determined by Street Tree Master Plan) (Street trees do not count toward required on site shade trees) (BHI - Sec. 24-16(a)(2)(a))

IV. Shrubs Required

1. 10 Shrubs required per shade tree 150 424 (Min. 24" in height / visual screen min. 36" in height / max 24" on center) (BHI - Sec. 24-16(a)(2)(d))

2. Native Species Required - 30% Min. 45 156 (BHI - Sec. 18A-6(D)(1)(a))

3. Drought Tolerant and Low Maintenance Species Required - 50% Min. 75 188 (MDC - Sec. 18A-6(D)(1)(i))

V. Buffers (If Applicable)

(BHI - Sec. 24-16)

1. Parking Lot from ROW

2. Dissimilar Uses

VI. Parking Lot Landscaping (If applicable)

1. 10 SF / Parking Space 10 x Spaces = SF (MDC - Sec. 18A-6(j))

2. Shade Trees Required (MDC - Sec. 18A-6(j))

3. Shrubs Required (MDC - Sec. 18A-6(i))

VII. Right Tree Right Place

(BHI - Sec. 24-16(a)(2)(f))

1. Number of trees near power lines (See attached FPL guidelines) 6

VIII. Florida Friendly Landscaping

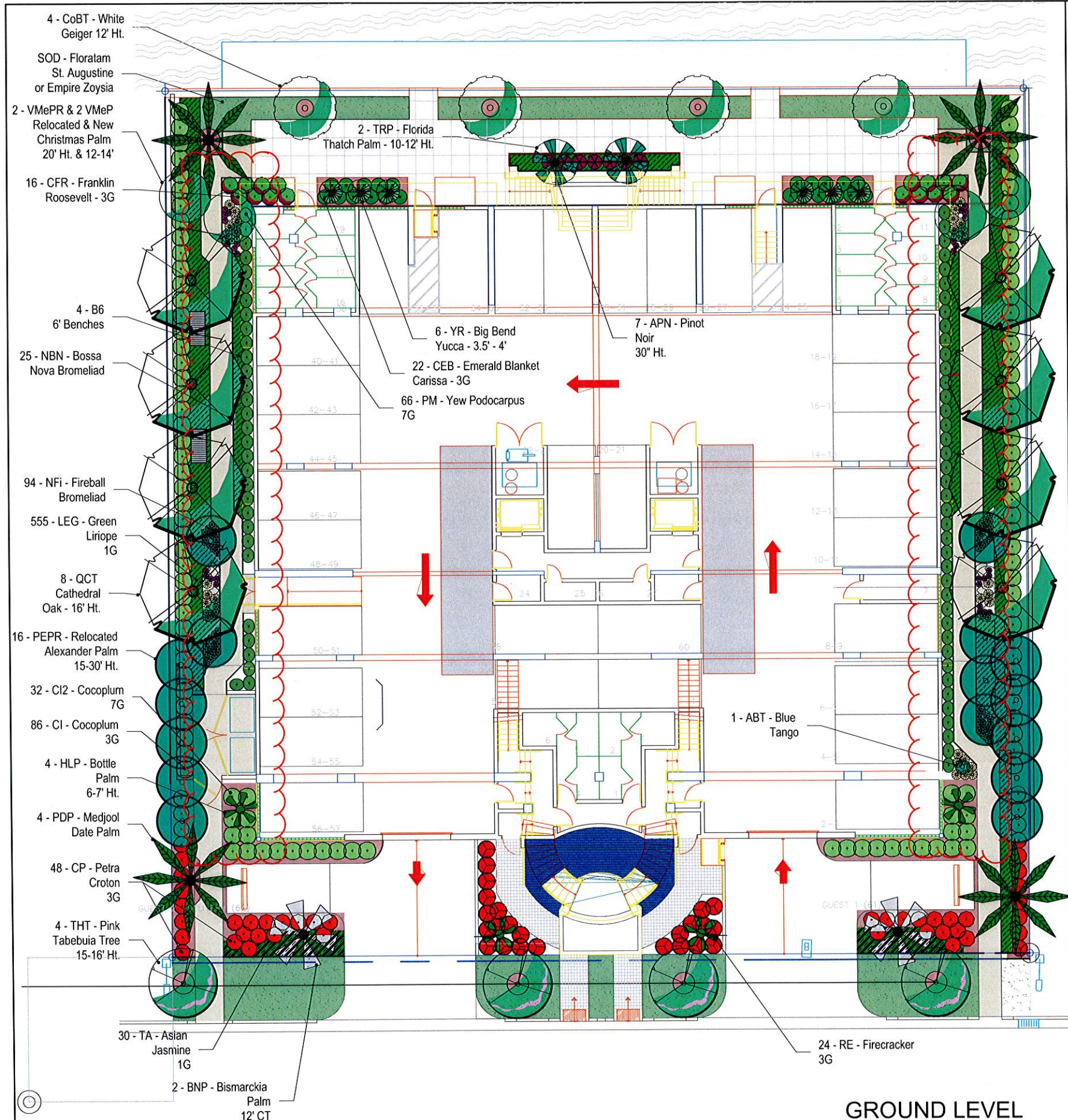
(MDC - Sec. 18A-2(A))

All landscaping shall promote Florida Friendly landscaping principles through the use of drought-tolerant plant species, grouping of plant material by water requirements, the use of irrigation systems that conserve the use of potable and non-potable water supplies and restrictions on the amount of lawn areas. Florida Friendly landscape principles also promote planting the right place in the right place and the appropriate fertilization and mulching.

CAPRICCIO * BAY HARBOR
9880 - 9900 W. Bay Harbor Dr; Bay Harbor Islands, FL
LANDSCAPE PLAN

SEAL
LANDSCAPE ARCHITECTURE
Landscape & Environmental Planning
Broward 0646169-2006 Name Date: 2020/10/03
Scott F. Nietzel
R.L.A. 11385

DATE 03-01-17
PROJECT NO. GJR-16-14
DRAWN SFN
DRAWING # L1
1 SHEET OF 1

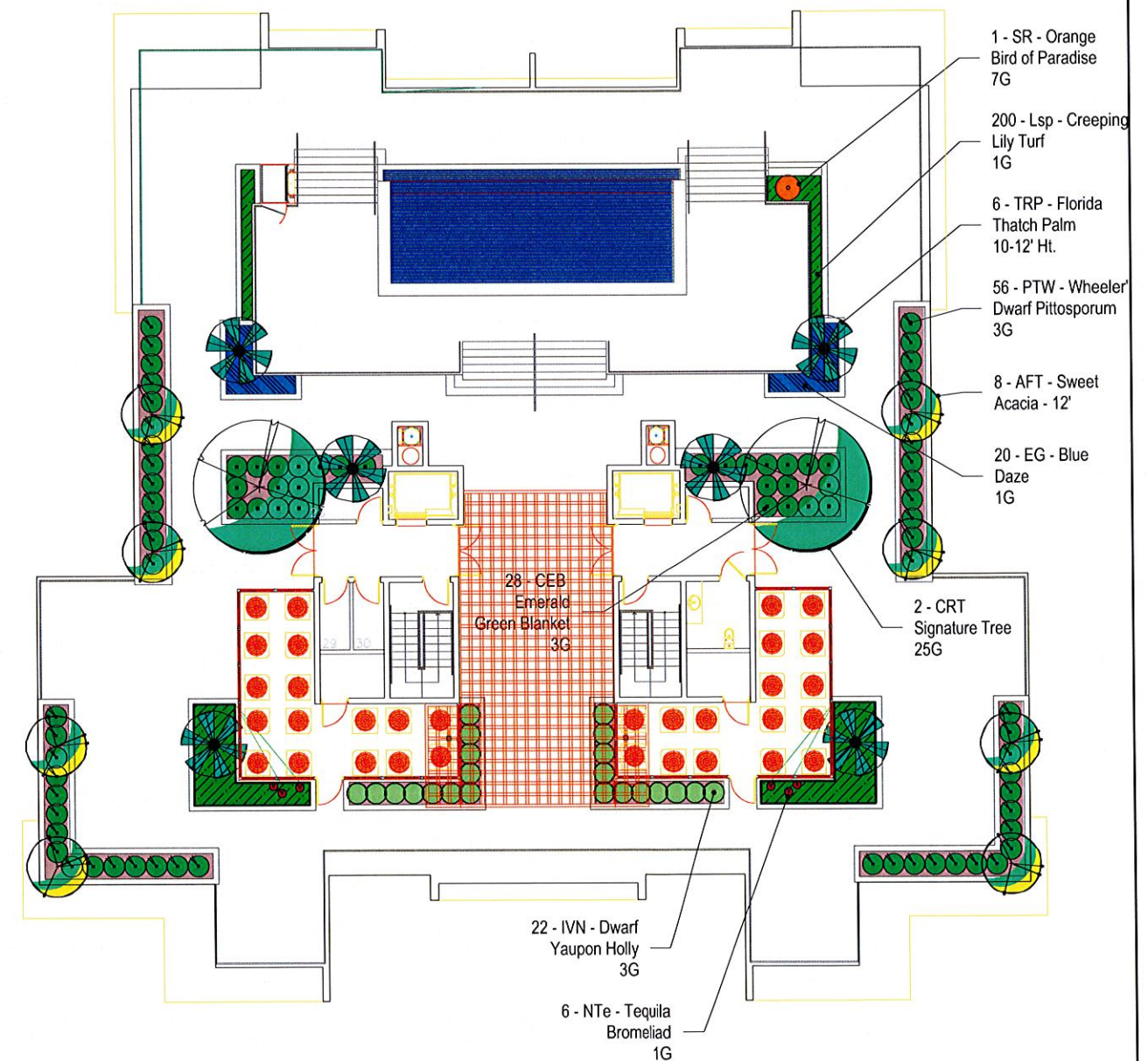


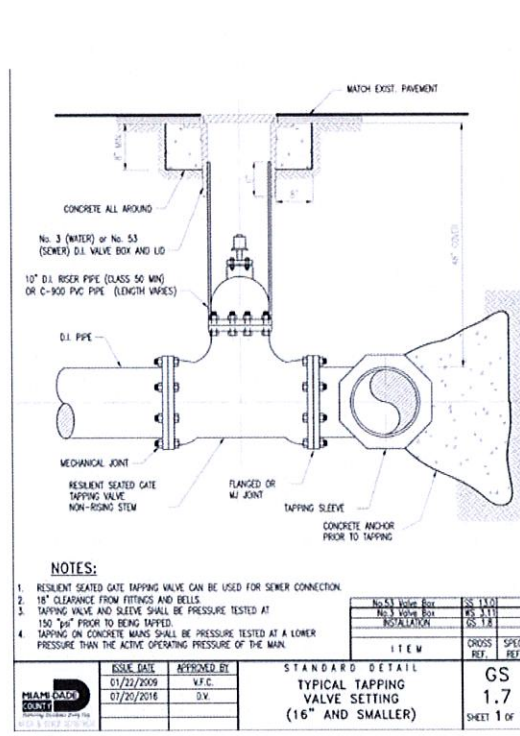
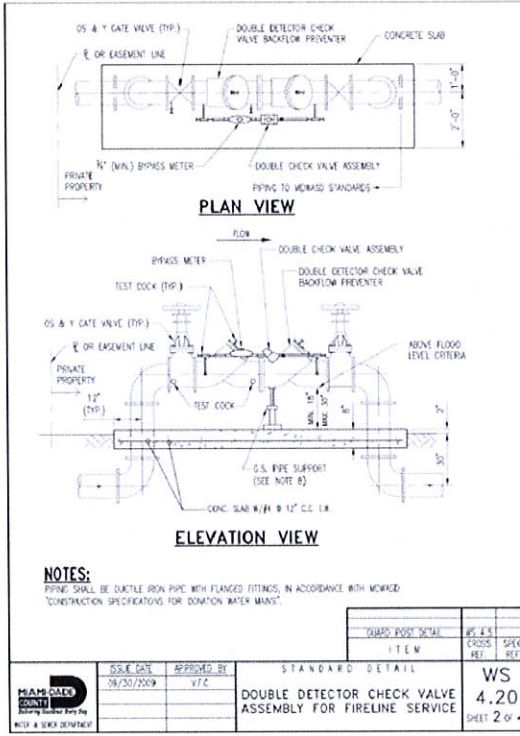
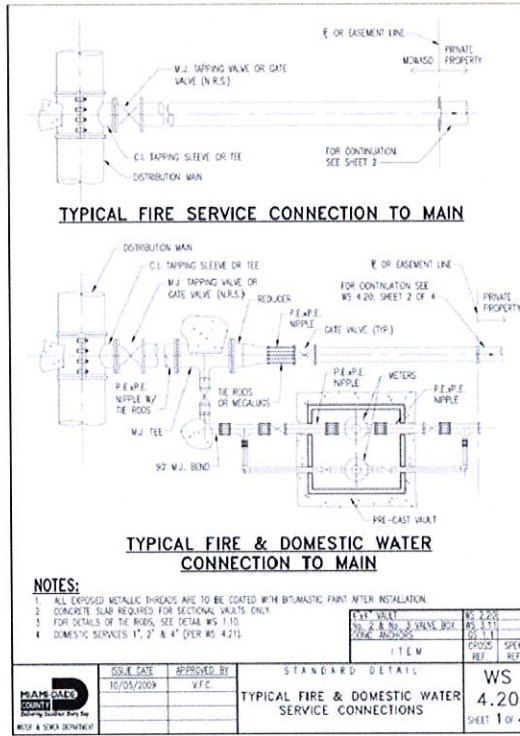
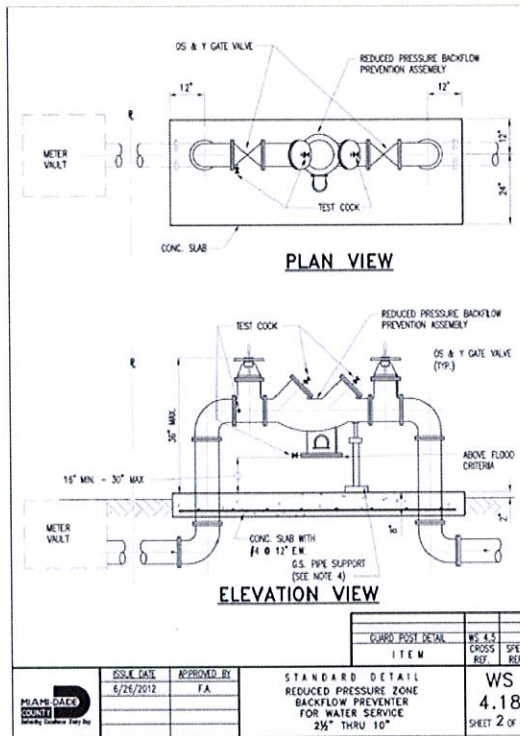
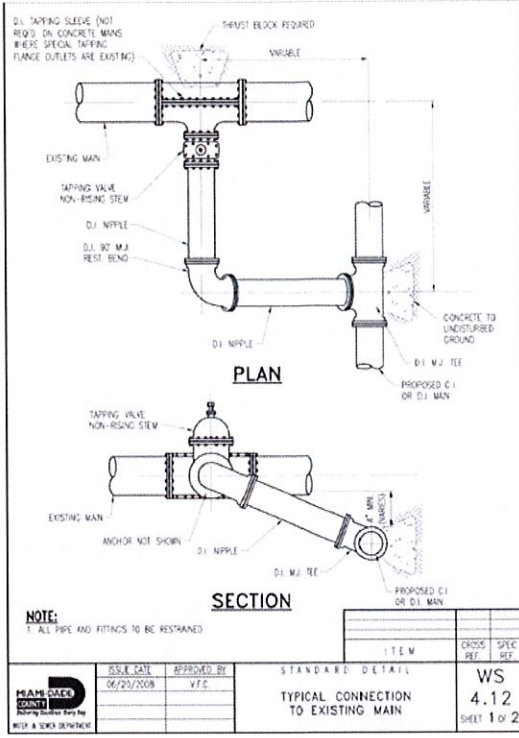
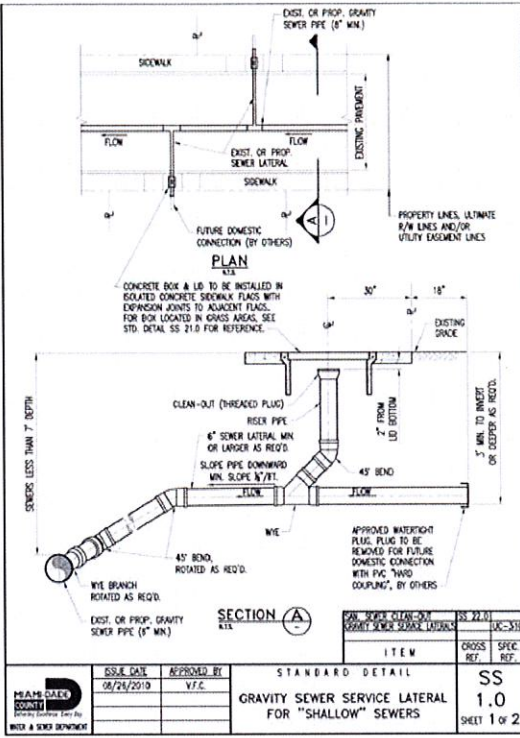
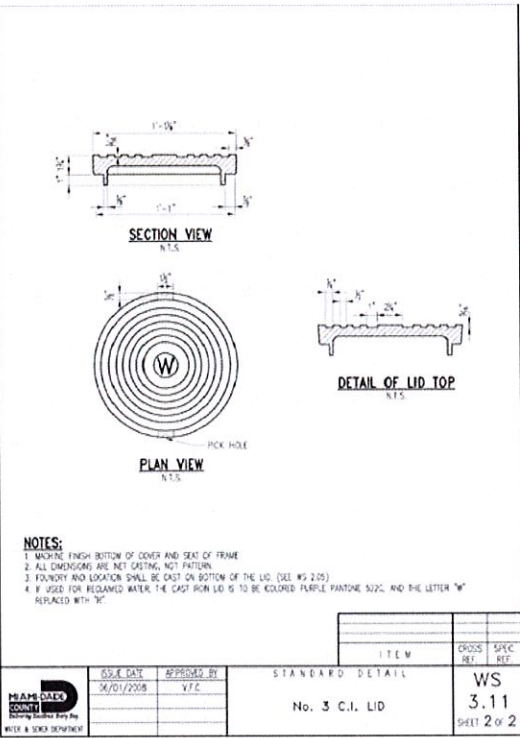
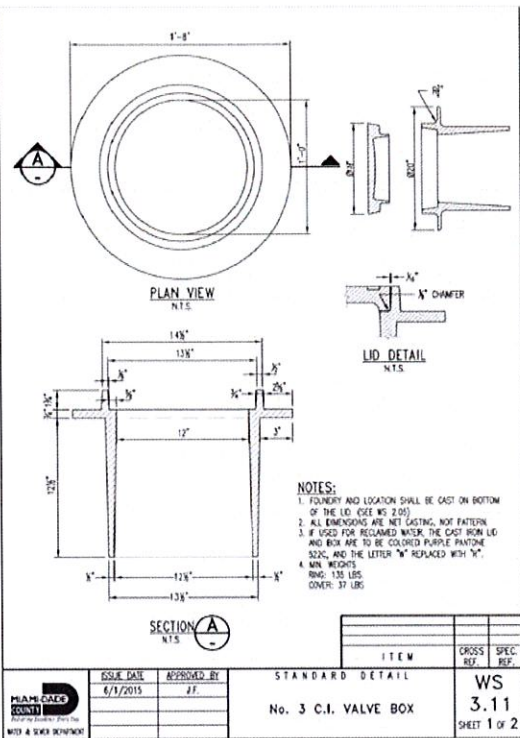
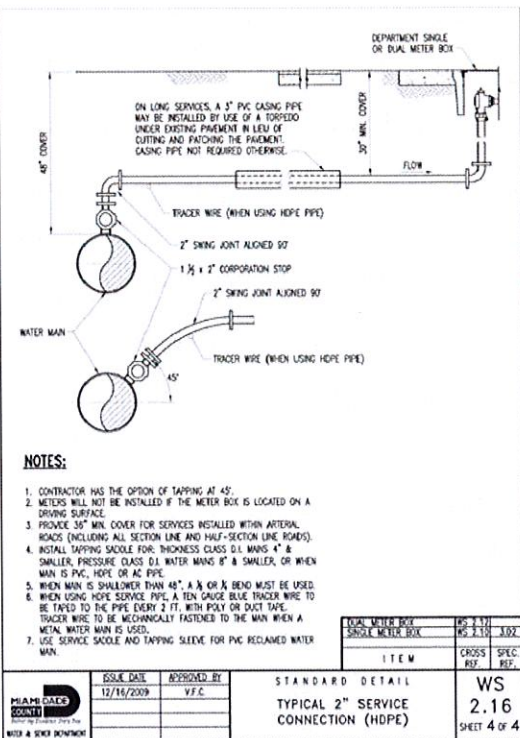
CAPRICCIO * BAY HARBOR

9880 - 9900 W. Bay Harbor Drive
Bay Harbor Islands, FL

PRELIMINARY LANDSCAPE PLAN

SCALE: 1" = 20'





TOWN OF BAY HARBOR ISLANDS, FLORIDA

Project name: "Capriccio"
Location: 9880-9900 W. Bay Harbor Dr., Bay Harbor Islands
General Project Description: 30 unit / 7 story apartment Bldg.
Site square feet / acreage: 22,500 s.f. or .516 acres
The following (LOS) standards are used to analyze the infrastructure impacts of each residential development:

(1) Potable water / 200 gals. Per capita, per day
Existing bldgs. (11) 2bdrms. + (2) 1bdrms. = 24 occupants
New Proposed Bldg. (22) 2bdrms. + (8) 3bdrms = 68 occupants
Total Net occupants: 68 - 24 = 44 net. Occupants
Potable water consumption: 200 gals. X 44 occ. = 8,800 gals. Per day

(2) Sanitary Sewer / 156 gals. Per capita, per day
Existing bldgs. (11) 2bdrms. + (2) 1bdrms. = 24 occupants
New Proposed Bldg. (22) 2bdrms. + (8) 3bdrms = 68 occupants
Total Net occupants: 68 - 24 = 44 net. Occupants
Sanitary sewer usage: 156 gals. X 44 occ. = 6,864 gals. Per day

(3) Solid Waste / .632 tons per capita, per year
Existing bldgs. (11) 2bdrms. + (2) 1bdrms. = 24 occupants
New Proposed Bldg. (22) 2bdrms. + (8) 3bdrms = 68 occupants
Total Net occupants: 68 - 24 = 44 net. Occupants
Solid Waste usage: .632 tons X 44 occ. = 27.8 tons per year

(4) Drainage
French Drain Calcs. submitted

(5) Local streets (ITE)
Proposed units = 30 units x 5.81 trips/day = 174.3 trips/day
(174.3 trips/day - 30 units x .52 trips pmph) = 158.1 trips
Existing units = 13 units x 5.81 trips/day = 75.53 trips/day
(75.53 trips/day - 13 units x .52 trips pmph) = 68.77 trips
Net increase = 17 units x 5.81 trips/day = 98.77 trips/day
98.77 trips/day - 17 units x .52 trips pmph) = 89.93 trips

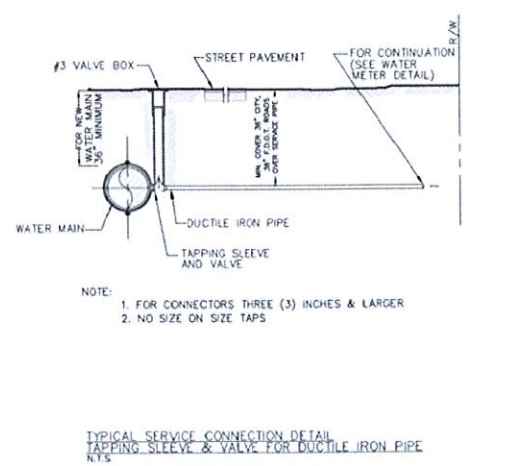
Recreation Facilities:
The total population net increase is estimated at:
30 units x 2.17 persons/unit = 68 persons

- 1 tennis court for every 4,000 persons, 12-60 years old
- 1 lighted baseball field for every 6,000 persons, 10-40 years old
- 1 tot lot for every 5,000 persons, 3-12 years old.

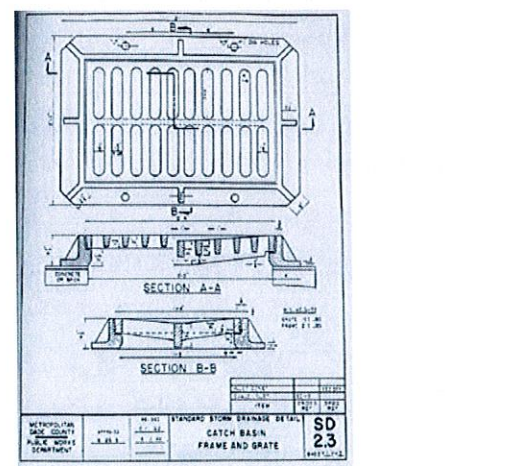
The proposed development is not anticipated to create significant impacts on the Town's current park system. Any recreation impacts that may occur will be mitigated By impact fee paid by the developer.

Public schools Facilities:
To be submitted by developer.

PRELIMINARY PLANS.
NOT FOR CONSTRUCTION



AMANZI - ABOVE GROUND WATER METER AND ACCESSORIES (32"Hx4.7"W)



99TH STREET

SHEET OF

AGENDA ITEM REPORT

April 5, 2017

ITEM NUMBER: 2.

ITEM: Request for approval for a new single family home for "1230 99 Street LLC" at 1230 99 Street, Lot 3 of Block 28. The owners are proposing to construct a two story single family residence on an interior lot. The home has approximately 5,248 square feet of living space with a two-car garage. The residence will have four (4) bedrooms, five (5) full bathrooms, One (1) half bath and an office. Enclosed please find the site plan, elevations and landscape plan. (Item 2A)

DESCRIPTION:

RECOMMENDED ACTION:

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

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez

ATTACHMENTS

1.	Site Plan & Elevation	3_16_2017_1230 99th Street_Bikoff House_ PZB Set_#5.pdf
2.	Landscape Plan	1230 99 Street - PZB Landscape Revision 2 Submittal - 02.27.17 sm.pdf
3.	Staff Report	1230 99th Street - PZB Staff Report Mar 29 2017.pdf

PRIVATE RESIDENCE

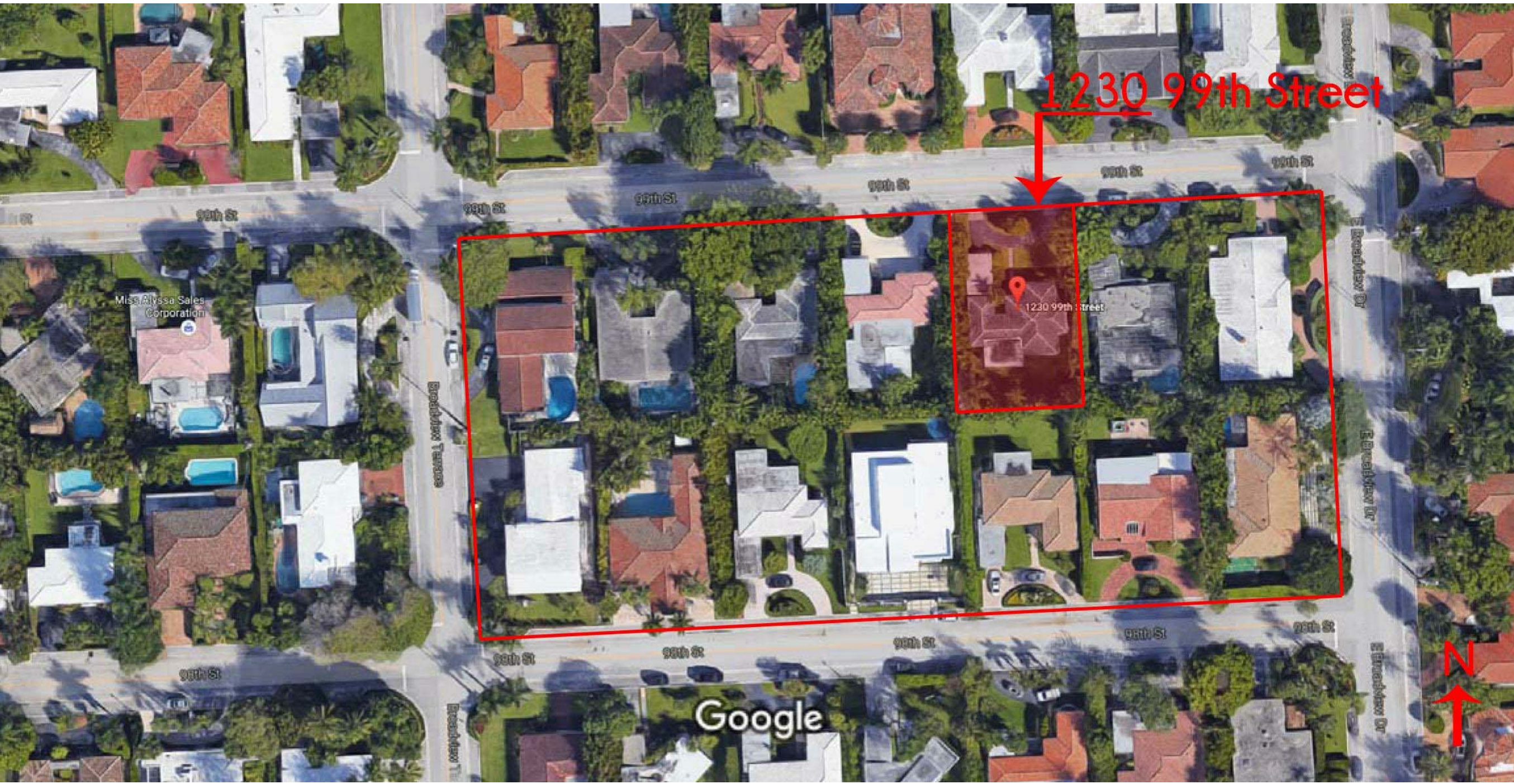
1230 99th STREET
BAY HARBOR ISLANDS, FL 33154

PZB SUBMISSION SET

SCOPE OF WORK

- CONSTRUCTION OF A NEW TWO STORY SINGLE FAMILY HOME.

Drawing Index	
Sheet Number	Sheet Name
PZB-00	COVER SHEET
PZB-01	SITE SURVEY
PZB-02	ZONING MAP & DIAGRAM
PZB-03	SITE PLAN
PZB-04	SETBACK DIAGRAM
PZB-05	SITE & CONTEXT IMAGES
PZB-06	LEVEL 1
PZB-07	LEVEL 2
PZB-08	ROOF PLAN
PZB-09	EAST & WEST ELEVATION
PZB-10	NORTH & SOUTH ELEVATION
PZB-11	RENDERING & VIEWS
PZB-12	RENDERING & VIEWS
PZB-13	CONSTRUCTION DETAILS
PZB-14	MATERIALS SHEET



OWNER	ARCHITECT	LANDSCAPE ARCHITECT	BUILDER / CONTRACTOR	MEP ENGINEER	STRUCTURAL ENGINEER
Mr. & Mrs. MAXWELL BIKOFF	HARRY MUNOZ R.A. #12033 HLSARCHITECTS@COMCAST.NET	CHRISTOPHER CAWLEY, RLA, ASLA Christopher Crawley Landscape Architecture LLC T 305.979.1585 Florida LC 26000460	BENJAMINS GROUP 25 SE 2nd Ave, Suite 1005 T 305.846.9486	MILTON CUBAS P.E. MILTON CUBAS P.E. INC. C. A. # 27267 S.I # 6999901 FL. Reg. P.E #51902 1302 NE 125th STREET. NORTH MIAMI, FL 333161 T 305.891.4174 F 305.891.4175	MILTON CUBAS P.E. MILTON CUBAS P.E. INC. C. A. # 27267 S.I # 6999901 FL. Reg. P.E #51902 1302 NE 125th STREET. NORTH MIAMI, FL 333161 T 305.891.4174 F 305.891.4175

Revisions	By

H.L.S.
design associates
architects designers planners inc.
10710 N.W. 80th Circle
Parkland FL 33076
954-572-9777

1230 99th Street
1230 99th Street, Bay Harbor islands, FL 33154
Mr. & Mrs. Maxwell Bikoff

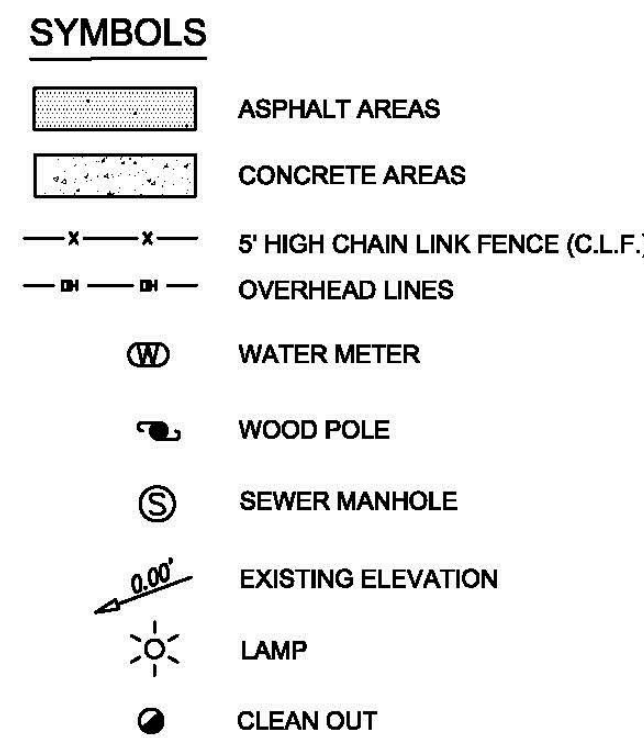
COVER SHEET

Date	Issue Date
Scale	BG-1230
Drawn	Author
Job	
Sheet	PZB-00
Of	Sheets

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0 10 20 40

1 INCH = 20 ft.



TREE CHART				
No	COMMON NAME	DIAMETER (feet)	HEIGHT (feet)	SPREAD (feet)
①	PALM	1.5'	40.0'	15.0'
②	PALMS CLUSTERS	12.0'	25.0'	20.0'
③	TREE	2.0'	10.0'	8.0'
④	PALM	1.0'	12.0'	8.0'
⑤	PALM	1.0'	8.0'	8.0'
⑥	PALM	1.0'	20.0'	12.0'
⑦	TREE	2.0'	15.0'	10.0'
⑧	PALM & FICUS CLUSTER	6.0'	20.0'	15.0'
⑨	PALM	2.5'	35.0'	15.0'
⑩	PALM	1.0'	20.0'	13.0'
⑪	TREE	1.0'	20.0'	10.0'
⑫	TREE	1.0'	15.0'	10.0'
⑬	FICUS	1.5'	25.0'	20.0'
⑭	FICUS	1.5'	25.0'	15.0'
⑮	PALM & FICUS CLUSTER	6.0'	20.0'	10.0'
⑯	TREE	2.0'	25.0'	30.0'
⑰	PALMS CLUSTER	6.0'	20.0'	15.0'
⑱	PALM & FICUS CLUSTER	6.0'	20.0'	15.0'

- 1)-TREE LOCATION & DIMENSIONS ARE APPROXIMATE
- 2)-FOR PROPER AND SCIENTIFIC TREE NAME
AN ARBORIST SHOULD BE CONTACTED
- 3)-SURVEYOR NOT RESPONSIBLE FOR TREE NAMES
INDICATED IN THIS CHART
- 4)-TREE TRUNK DIAMETER TAKEN AT ± 4.5 FEET ABOVE GROUND LEVEL

NOT TO SCALE

Diagram illustrating the layout of the subject property (shaded area) within a larger lot. The lot is bounded by Broadview-Terrace Drive on the left and right, and 99th Street on the top and bottom. The lot is divided into 14 numbered blocks (1 through 14). The shaded area is block 3, which is located in the top row, between blocks 4 and 2. A circle with the number 28 is located between blocks 5 and 4. A line points from the shaded block 3 to the text "Shaded area is the subject property".

1230 99th STREET, LLC.

Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.

No.	REVISIONS	JOB Nº: 07-2016-148
		FIELD CREW : EDMUND
		DRAWN : A.A.
		CHECKED: G.C.
		FIELD DATE : 08/04/2016
		DATE : 08/09/2016
r.		SHEET 1 of 1

Revisions	By
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H.L.S.
architects • designers
10710 N.W. 80th, Circle
Parkland, FL 33076
954-572-9777
design associates inc.
planners

1230 99th Street, Bay Harbor islands, FL 33154
Mr. & Mrs. Maxwell Bikoff

SITE SURVEY

Date	Issue Date
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Scale BC 1230

Sub BG-1230

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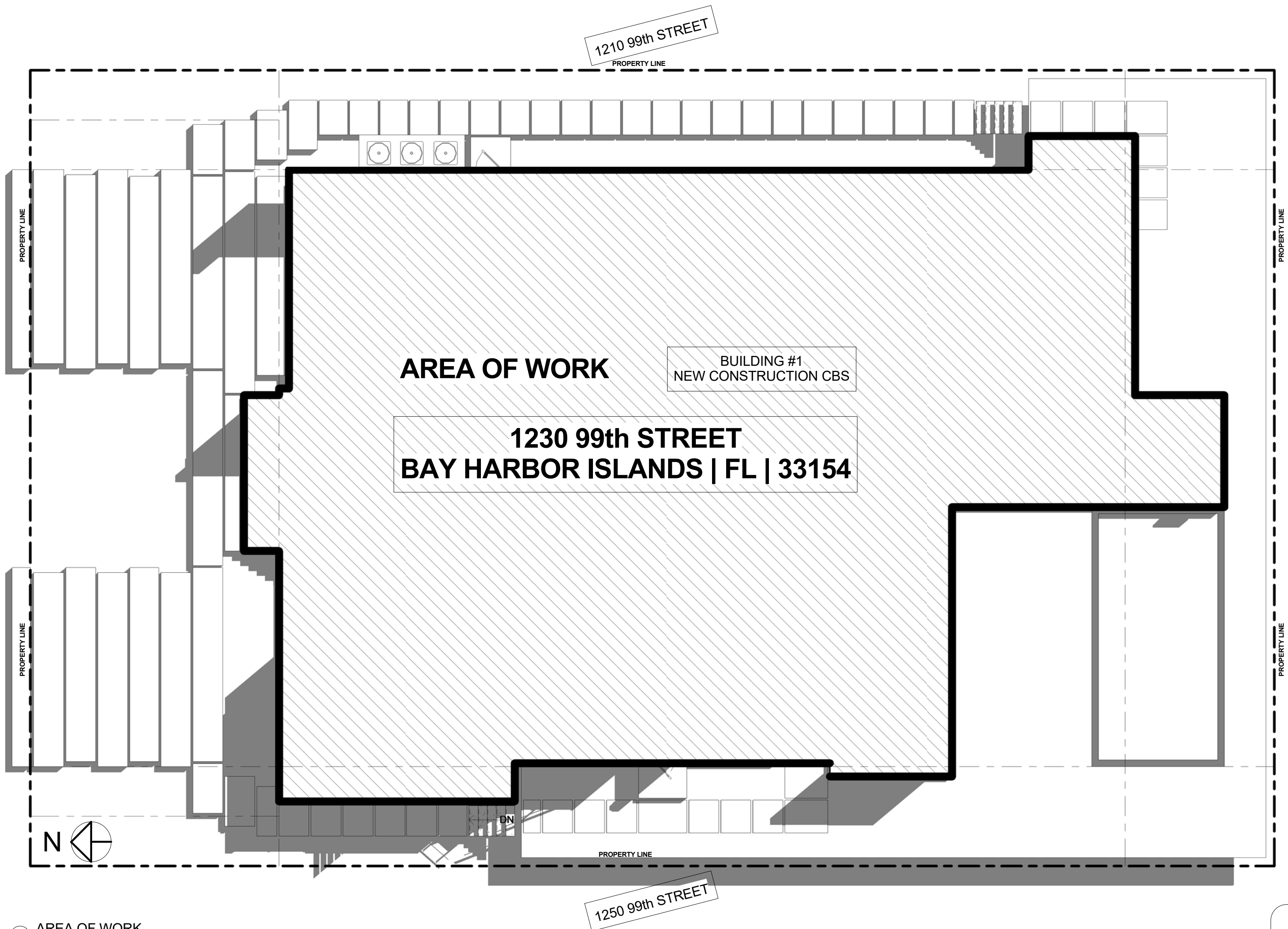
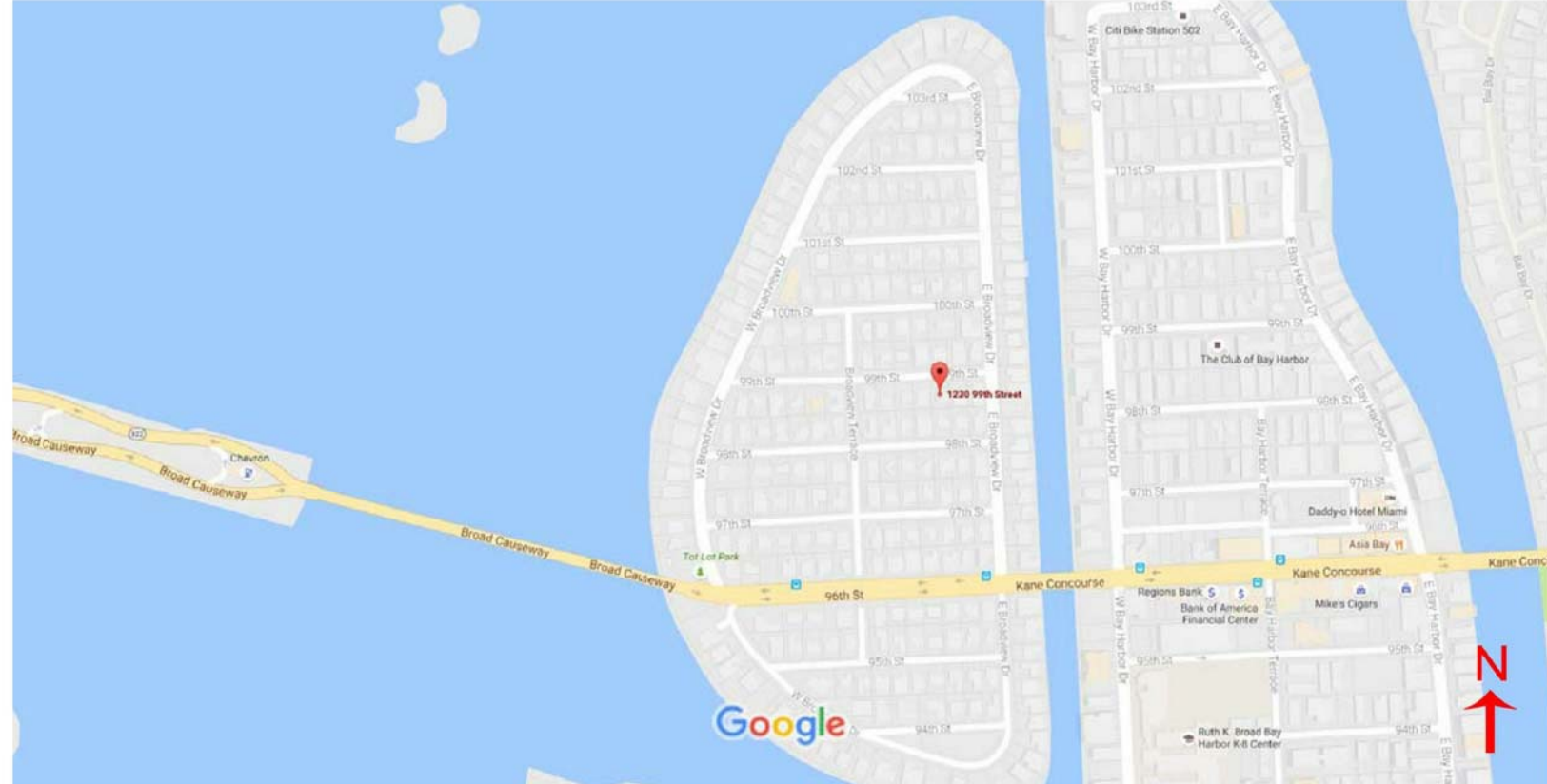
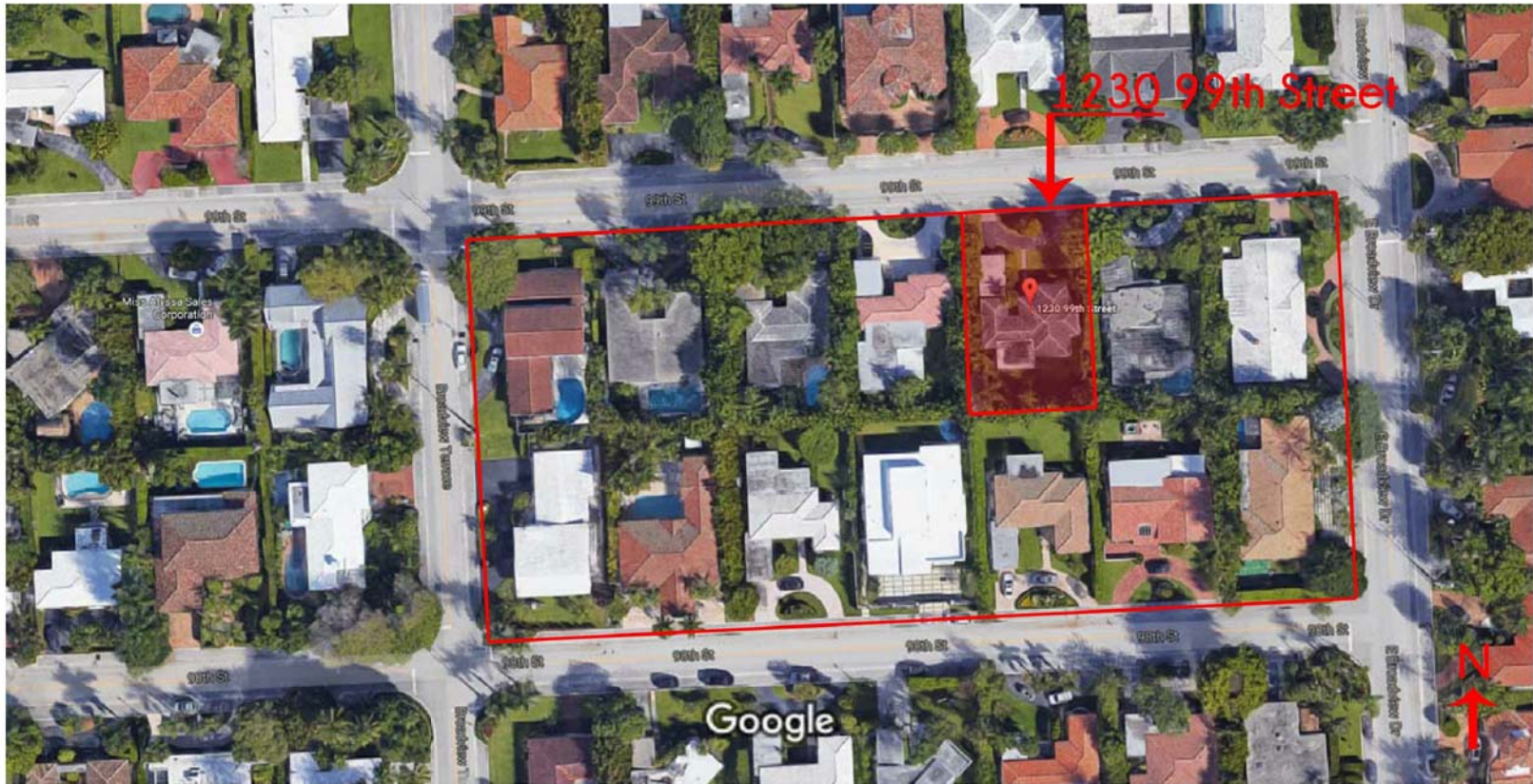
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Of Sheets

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GENERAL SITE INFORMATION

PROPERTY ADDRESS:	1230 99TH STREET, BAY HARBOR ISLANDS, FLORIDA 33154
FOLIO #:	13-22-27-001-5430
YEAR BUILT:	N/A
LEGAL DESCRIPTION:	LOT 3, BLOCK 28, OF SUBDIVISION BAY HARBOR ISLAND,, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA
ZONING DISTRICT:	RD - SINGLE FAMILY
BASE FLOOD ELEVATION:	+ 8.00" N.G.V.D.
GRADE VALUE:	+ 5.00" N.G.V.D.
ADJUSTED GRADE	+ 6.50" N.G.V.D.
LOT AREA	10,000 SQ FT
LOT WIDTH	80 FT
LOT DEPTH	125 FT
MUNICIPALITY	BAY HARBOR ISLANDS
USE DISTRICT:	RD - SINGLE FAMILY
NO EXISITNG BUILDING ON SITE	
ALL EXISTING STRUCTURES HAVE BEEN PREVIOUSLY DEMOLISHED.	
SCOPE OF THE WORK: EXISTING BUILDING WAS DEMOLISHED NEW CONSTRUCTION CBS NEW POOL AND POOL DECK NEW LANDSCAPING AND HARDSCAPING	
GOVERNING CODES: FLORIDA FIRE PREVENTION CODE EXISTING 2010 FLORIDA BUILDING CODE EXISTING 2010 BAY HARBOR ISLANDS CODE & ORDINANCES 2009 NATIONAL ELECTRIC CODE 2010 FBC MECHANICAL 2010 FBC PLUMBING	



1 AREA OF WORK
1/8" = 1'-0"

HARRY MUNOZ RA#2033
Email: hmunoz@compas.net

Seal

AAC 001185

1230 99th Street
1230 99th Street, Bay Harbor islands, FL 33154
Mr. & Mrs. Maxwell Bikoff

ZONING
MAP &
DIAGRAM

Date Issue Date

Scale BG-1230

Drawn Author

Job 1/8" = 1'-0"

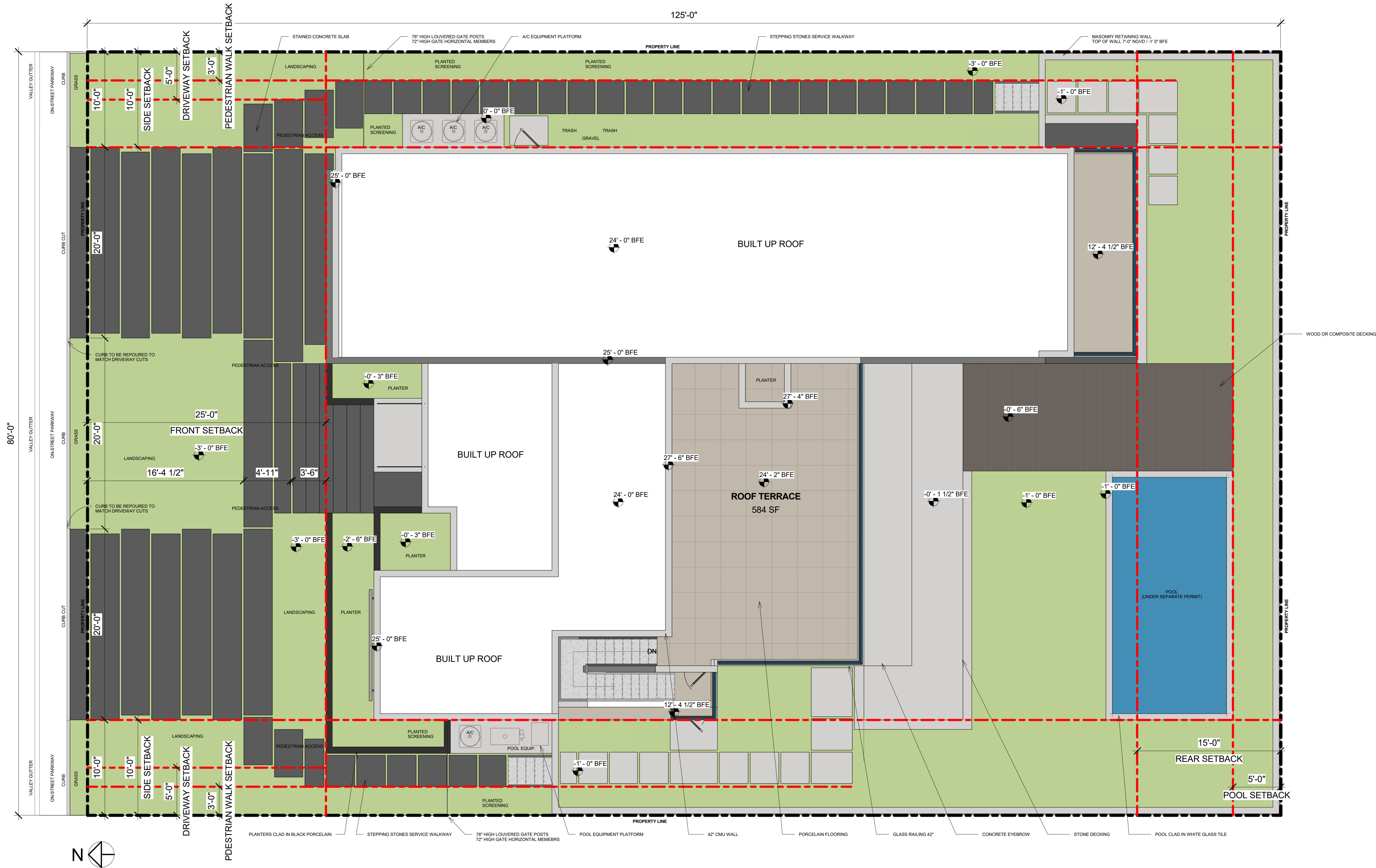
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PZB-02

Revisions By

J.F. H.L.S. design associates inc. architects designers planners 10710 N.W. 80th Circle Parkland, FL 33076 954-572-9777



1 Site Plan
3/16" = 1'-0"

1230 99th Street
1230 99th Street, Bay Harbor Islands, FL 33154
Mr. & Mrs. Maxwell Bikoff

SITE PLAN

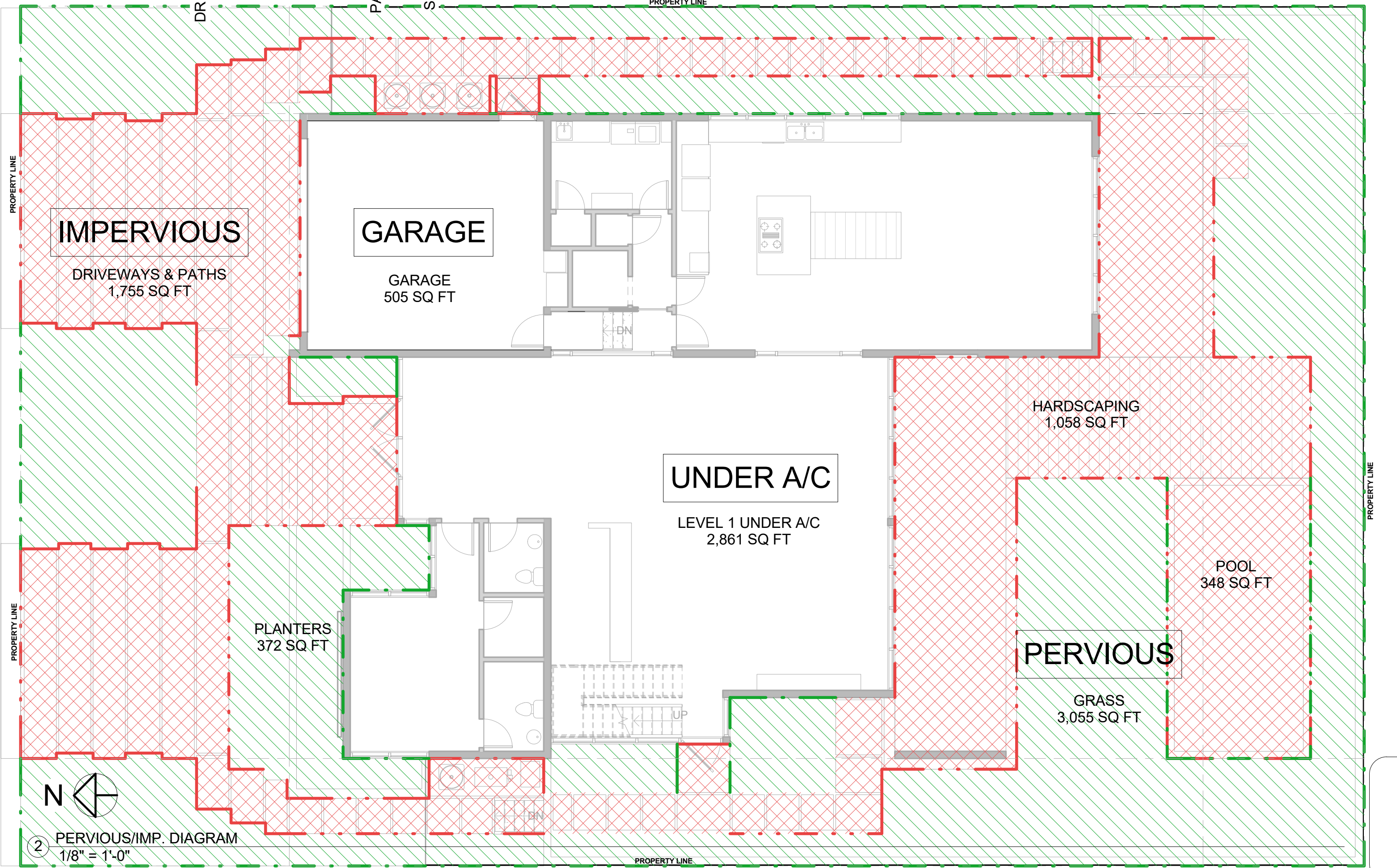
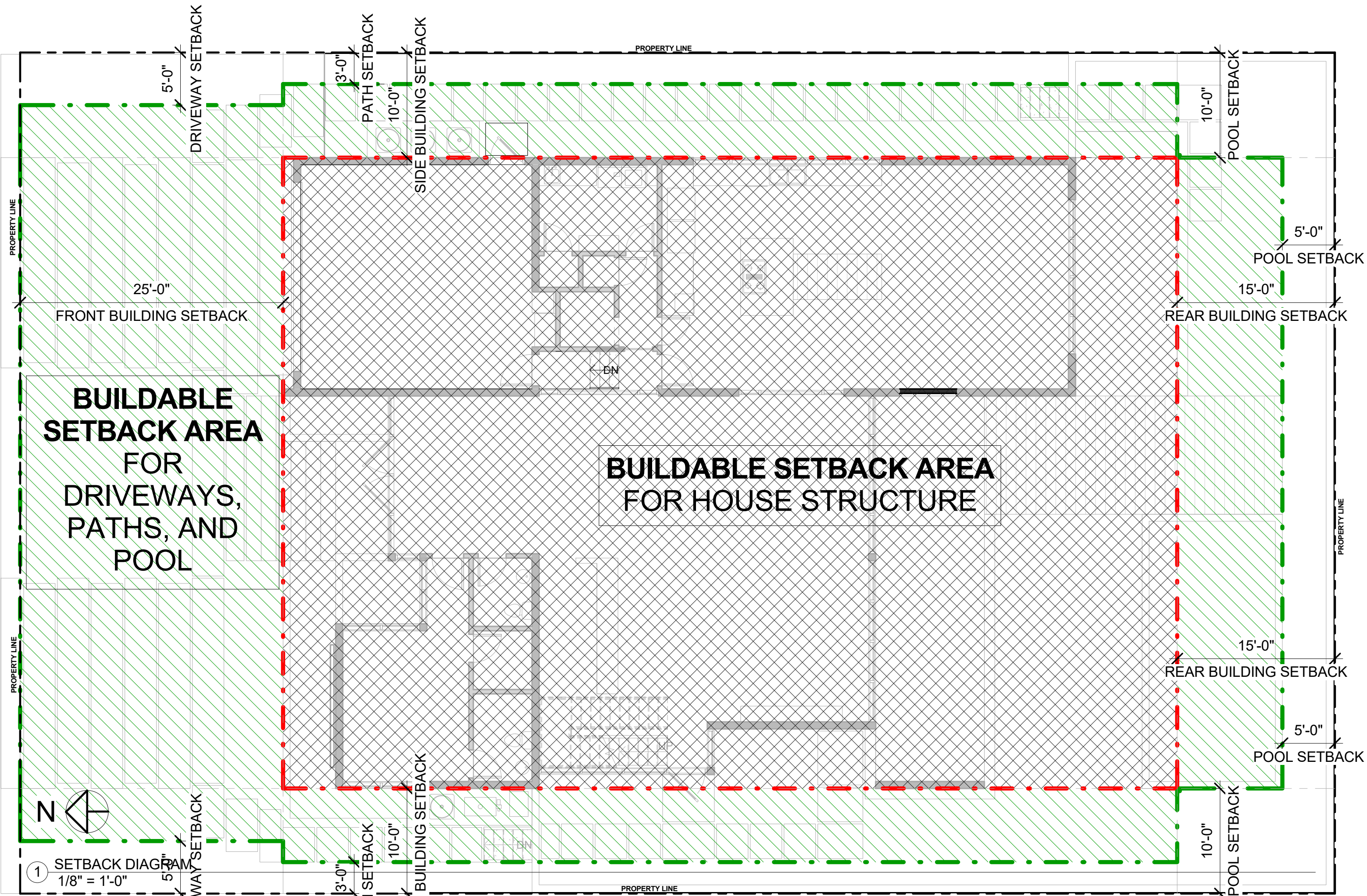
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Drawn	Author
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Sheet	PZB-03
Of	Sheets

JF H.L.S.
design associates
architects designers planners inc.
10710 N.W. 80th Circle
Parkland, FL 33076
954-572-9777

Revisions	By

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AAC 001185

SETBACK INFORMATION		
RD - SINGLE FAMILY (BAY HARBOR)		
SETBACK	REQUIRED	PROVIDED
LOT COVERAGE	N/A	4,443 SQ FT
MINIMUM UNIT SIZE	1,500 SQ FT	5,248 SQ FT
MAXIMUM UNIT SIZE	N/A	5,248 SQ FT
MAXIMUM BUILDING HEIGHT	25' ABOVE BFE	25' ABOVE BFE
MAXIMUM NUMBER OF STORIES	2 1/2	2
SETBACKS		
FRONT YARD	25' FROM PROPERTY LINE	26'
SIDE YARD	10' FROM PROPERTY LINE	10'
REAR YARD	15' FROM PROPERTY LINE	24' 8"
DRIVEWAYS	GREATER THAN 5' FROM SIDE YARD PROPERTY LINE GREATER THAN 18' IN WIDTH FOR STRAIGHT DRIVEWAYS GREATER THAN 12' FOR ROUND	10' & 10' 20' & 20'
SWIMMING POOLS		
REAR SETBACK	5' FROM REAR PROPERTY LINE	5'
SIDE SETBACK	5' FROM SIDE YARD PROPERTY LINE	10'
ACCESSORY BUILDINGS		
SETBACKS	5' FROM SIDE PROPERTY LINE	N/A
PERVIOUS VS IMPERVIOUS		
AREA	PERVIOUS	IMPERVIOUS
DRIVEWAYS AND PATHS	0	1,755 SQ FT
HARDSCAPING	0	1058 SQ FT
GRASS	3,055 SQ FT	0
WATER (POOLS)	0	348 SQ FT
PLANTERS	372 SQ FT	0
TOTAL PERVIOUS VS IMPERVIOUS:	3,427 SQ FT	3,161 SQ FT
AREA UNDER AC		
AREA UNDER AC	LEVEL 1: 2,861 SQ FT	LEVEL 2: 2,387 SQ FT
TOTAL AC:		5,248 SQ FT
GARAGE		505 SQ FT



Revisions	By

JFHLS
design associates
architects designers planners inc.
10710 N.W. 80th Circle
Parkland, FL 33076
954-572-9777

1230 99th Street
1230 99th Street, Bay Harbor Islands, FL 33154
Mr. & Mrs. Maxwell Bikoff

SETBACK DIAGRAM

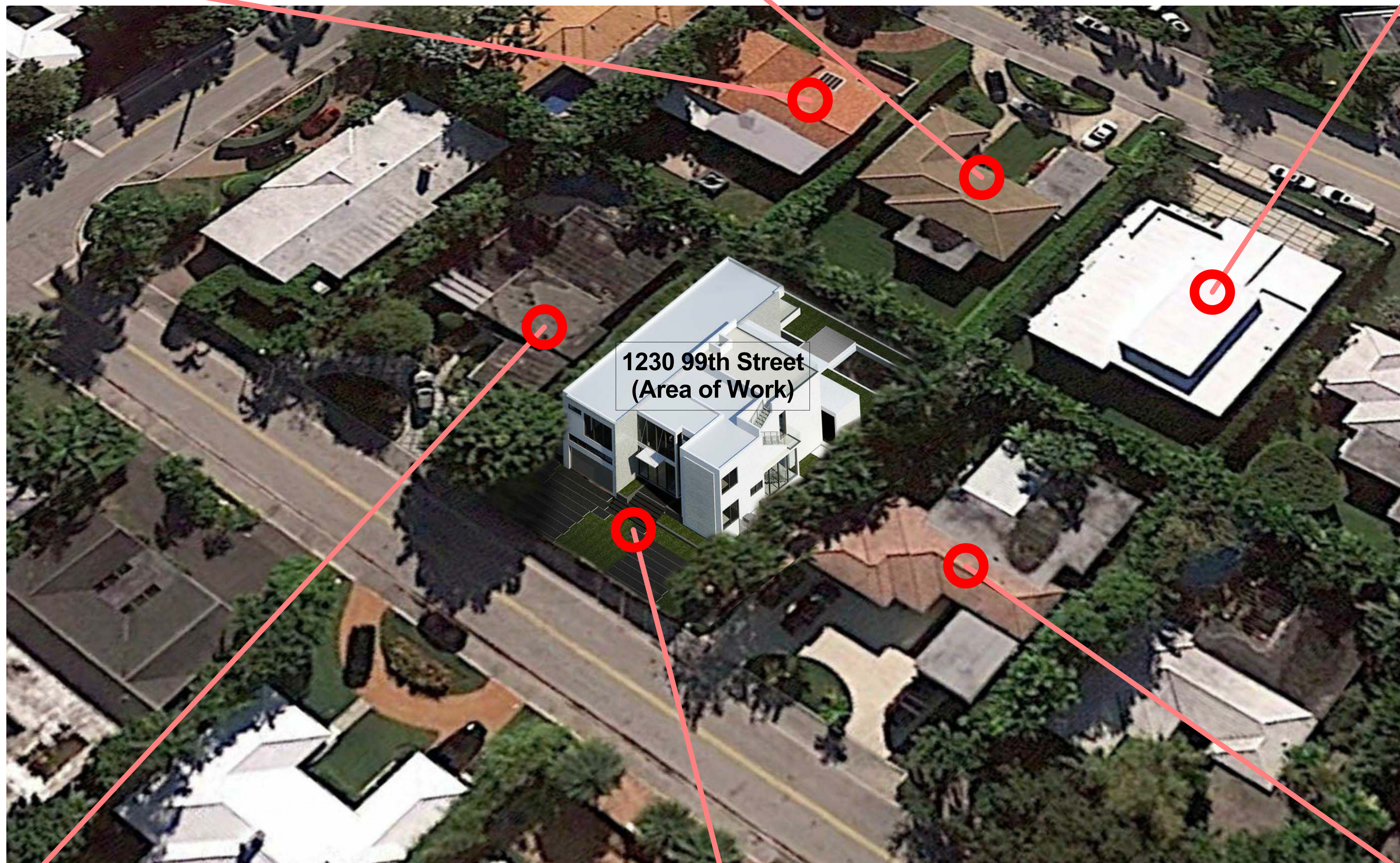
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Drawn	Author
Job	1/8" = 1'-0"
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Of Sheets

HARRY MUNOZ RA #2033
Email: hmunoz@jfhls.com

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10710 N.W. 80th Circle

Parkland FL 33076

954-572-9777

1230 99th Street

1230 99th Street, Bay Harbor islands, FL 33154

Mr. & Mrs. Maxwell Bikoff

SITE & CONTEXT IMAGES

Date Issue Date

Scale BG-1230

Drawn Author

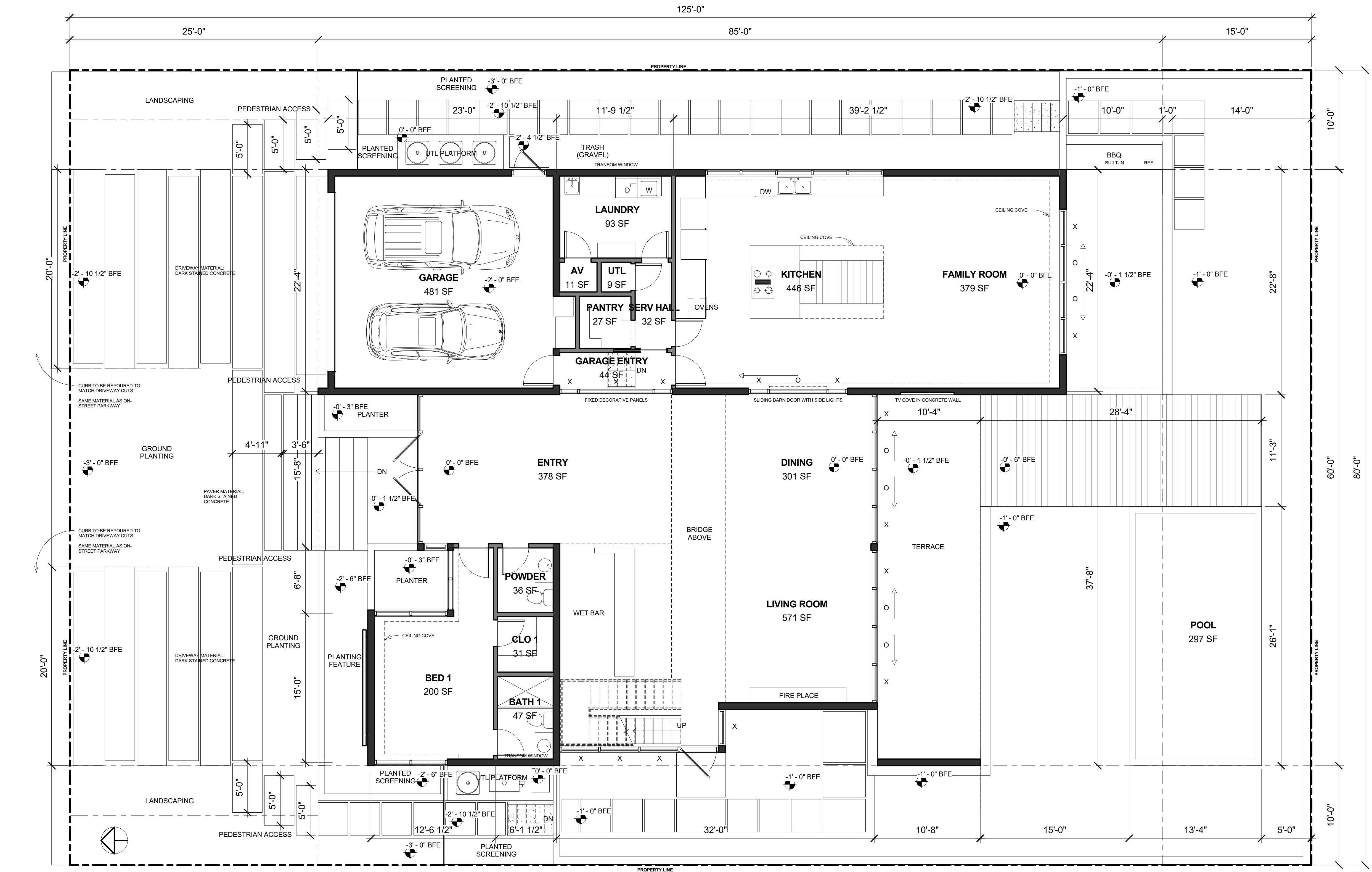
Job

Sheet

PZB-05

Of Sheets

AAC 001185



1 LEVEL 1
3/16" = 1'-0"

HARRY MUNOZ RA #2033
Email: hmunoz@compas.net

Seal

AAC 001185

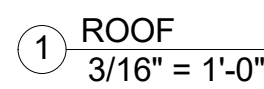
Revisions	By

JFH.L.S.
design associates
architects designers planners inc.
10710 N.W. 80th Circle
Parkland, FL 33076
954-572-9777

1230 99th Street
1230 99th Street, Bay Harbor Islands, FL 33154
Mr. & Mrs. Maxwell Bikoff

LEVEL 1

Date	Issue Date
Scale	BG-1230
Drawn	Author
Job	3/16" = 1'-0"
Sheet	PZB-06
Of	Sheets



Seal

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1230 99th Street, Bay Harbor islands, FL 33154
Mr. & Mrs. Maxwell Bikoff

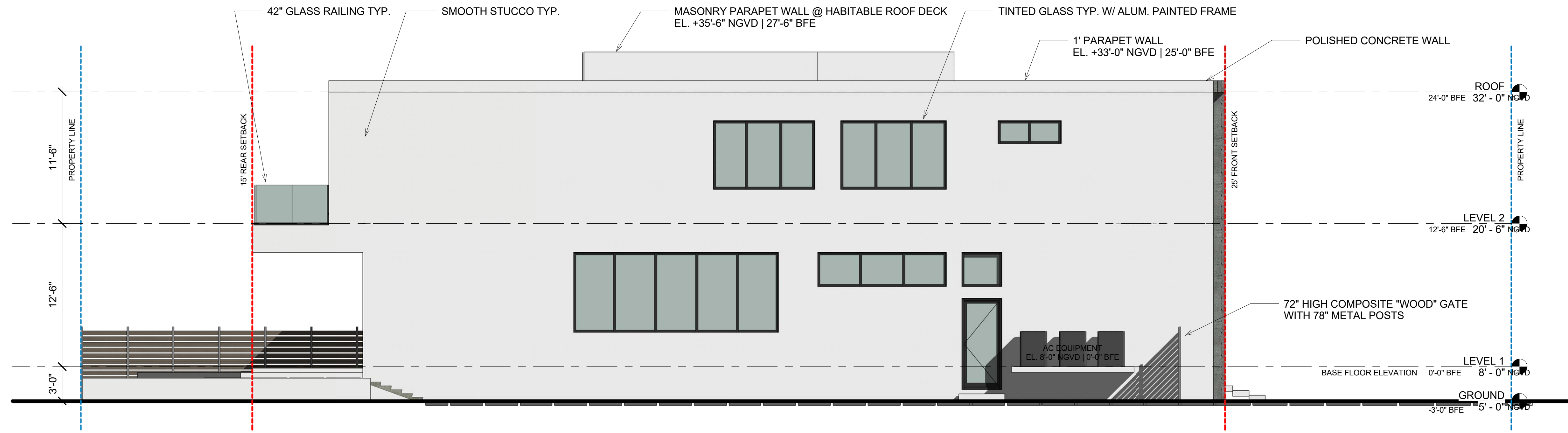
ROOF PLAN

Date	Issue Date
Scale	BG-1230
Drawn	Author
Job	3/16" = 1'-0"

Sheet
PZB-08

J.F. H.L.S.
architects designers
10710 N.W. 80th Circle
Paraland FL 33076 954-572-9777
design associates inc.,
planners

[illegible]



① East
3/16" = 1'-0"



② West
3/16" = 1'-0"

HARRY MUNOZ RA #2033
Email: hmunoz@comcast.net

Seal

AAC 001185

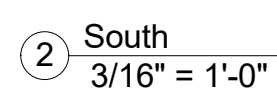
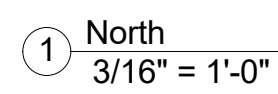
1230 99th Street
1230 99th Street, Bay Harbor Islands, FL 33154
Mr. & Mrs. Maxwell Bikoff

EAST &
WEST
ELEVATION

Date	Issue Date
Scale	BG-1230
Drawn	Author
Job	3/16" = 1'-0"
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Of	Sheets

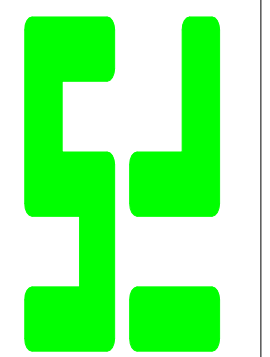
JFH H.L.S.
design associates inc.
architects designers planners
10710 N.W. 80th Circle
Parkland, FL 33076
954-572-9777

Revisions By



H.L.S.
architects • designers • planners
10710 N.W. 90th, Circle
Par Kland, FL 33076 954-572-9777

design associates, inc.



1230 99th Street
Street, Bay Harbor islands, FL 33154
Mr. & Mrs. Maxwell Bikoff

NORTH &
SOUTH
ELEVATION

Date	Issue Date
Scale	BG-1230
Drawn	Author
Job	3/16" = 1'-0"
Sheet	PZB-10
Of Sheets	

HARRY MUNOZ R.A.#12033
Email: hsmarchitects@comcast.net

Seal

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HARRY MUNOZ R.A.#12033
Email: hisarchitects@comcast.net

Seal
AAC 001183

1230 99th Street
1230 99th Street, Bay Harbor islands, FL 33154
Mr. & Mrs. Maxwell Bikoff

RENDERING & VIEWS

Date	Issue Date
Scale	BG-1230
Drawn	Author
Job	
Sheet	
PZB-11	
Of	Sheets

H.L.S.
architect % designer % planner % inc.
10710 N.W. 80th, Circle
Parkland FL 33076 954-572-9777
design associates

[illegible]



HARRY MUNOZ RA #2033
Email: hmunozra@gmail.net

Seal

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Revisions	By

JF H.L.S.
design associates inc.
architects designers planners
10710 N.W. 80th Circle
Parkland, FL 33076
954-572-9777

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1230 99th Street, Bay Harbor islands, FL 33154
Mr. & Mrs. Maxwell Bikoff

RENDERING
& VIEWS

Date Issue Date

Scale BG-1230

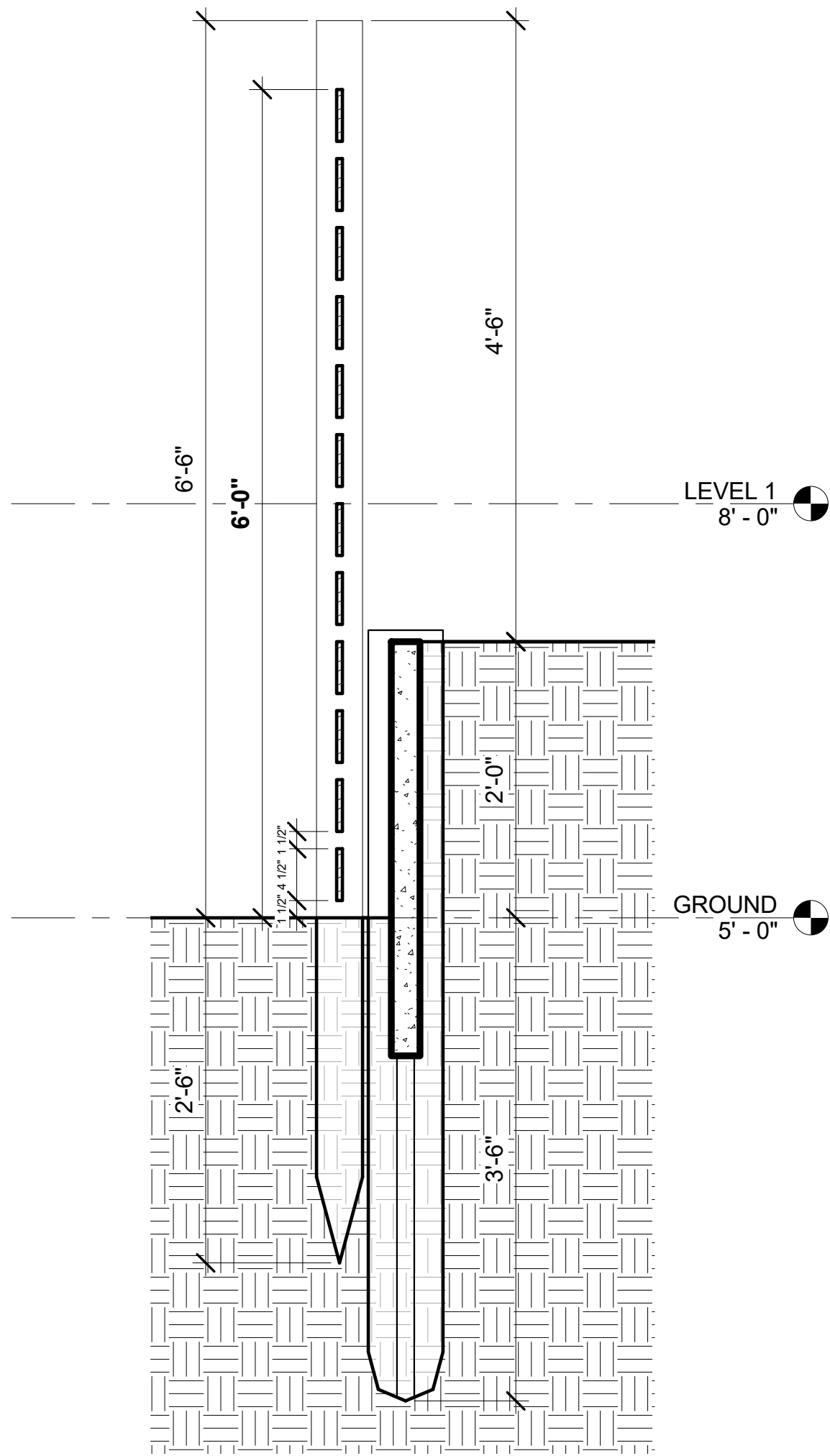
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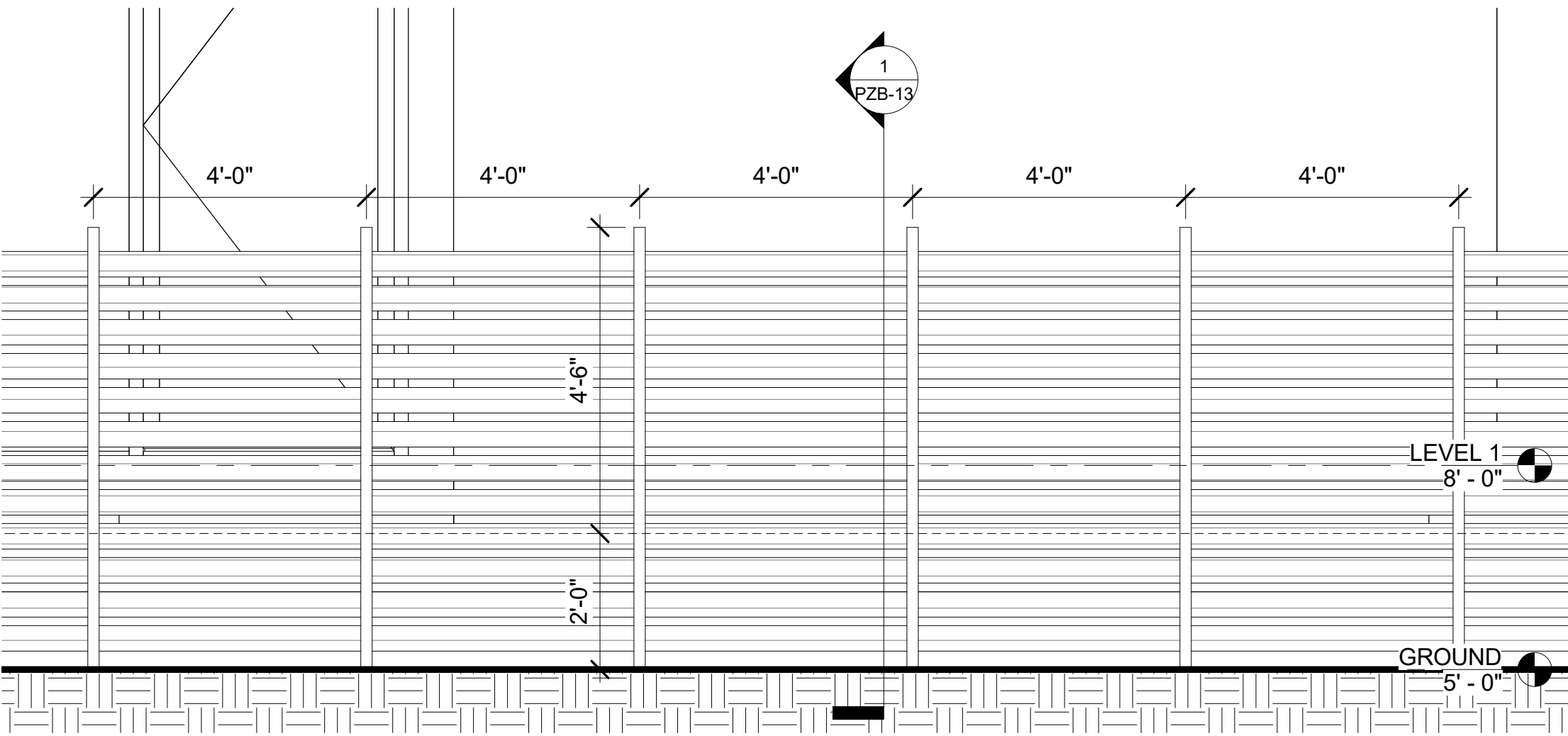
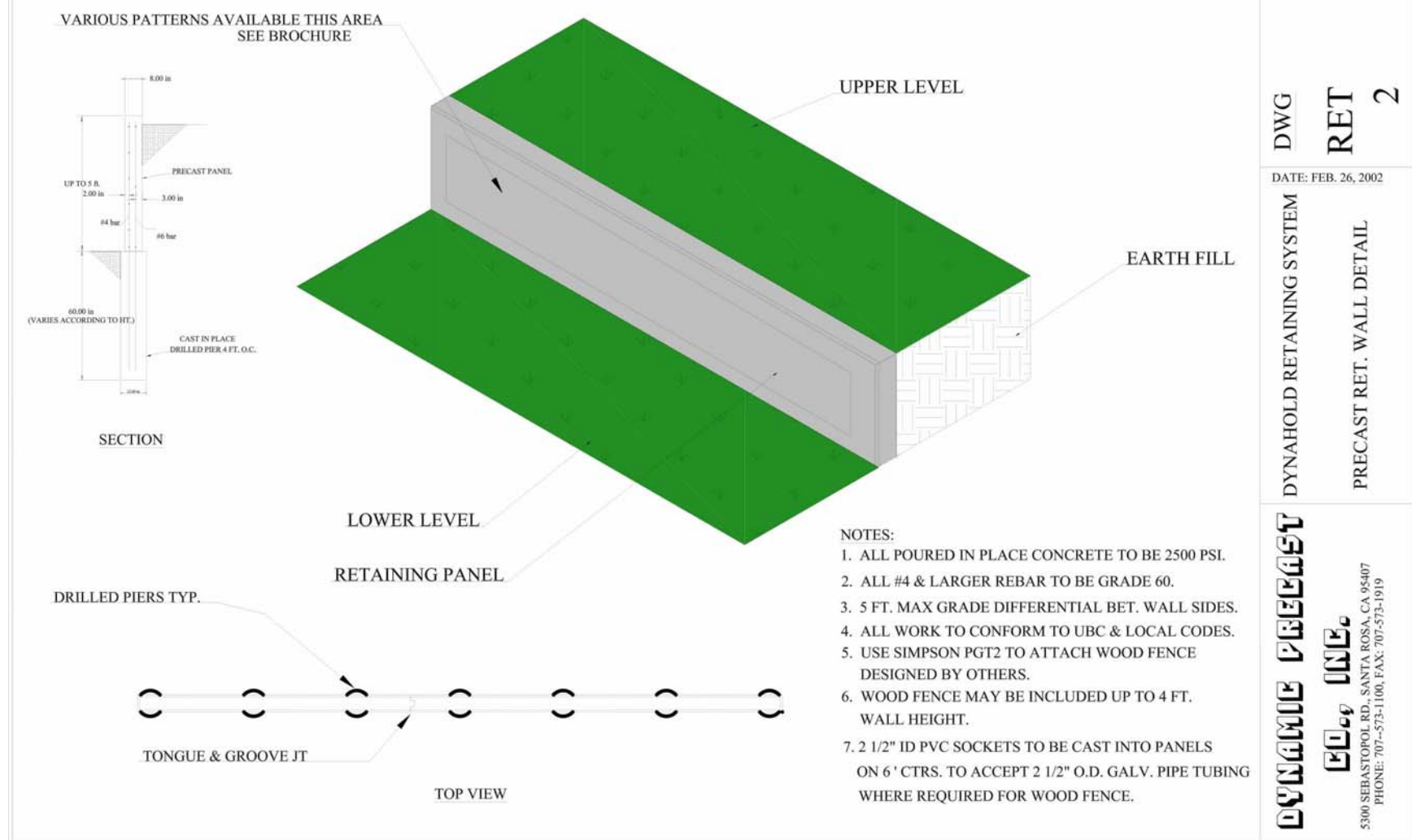
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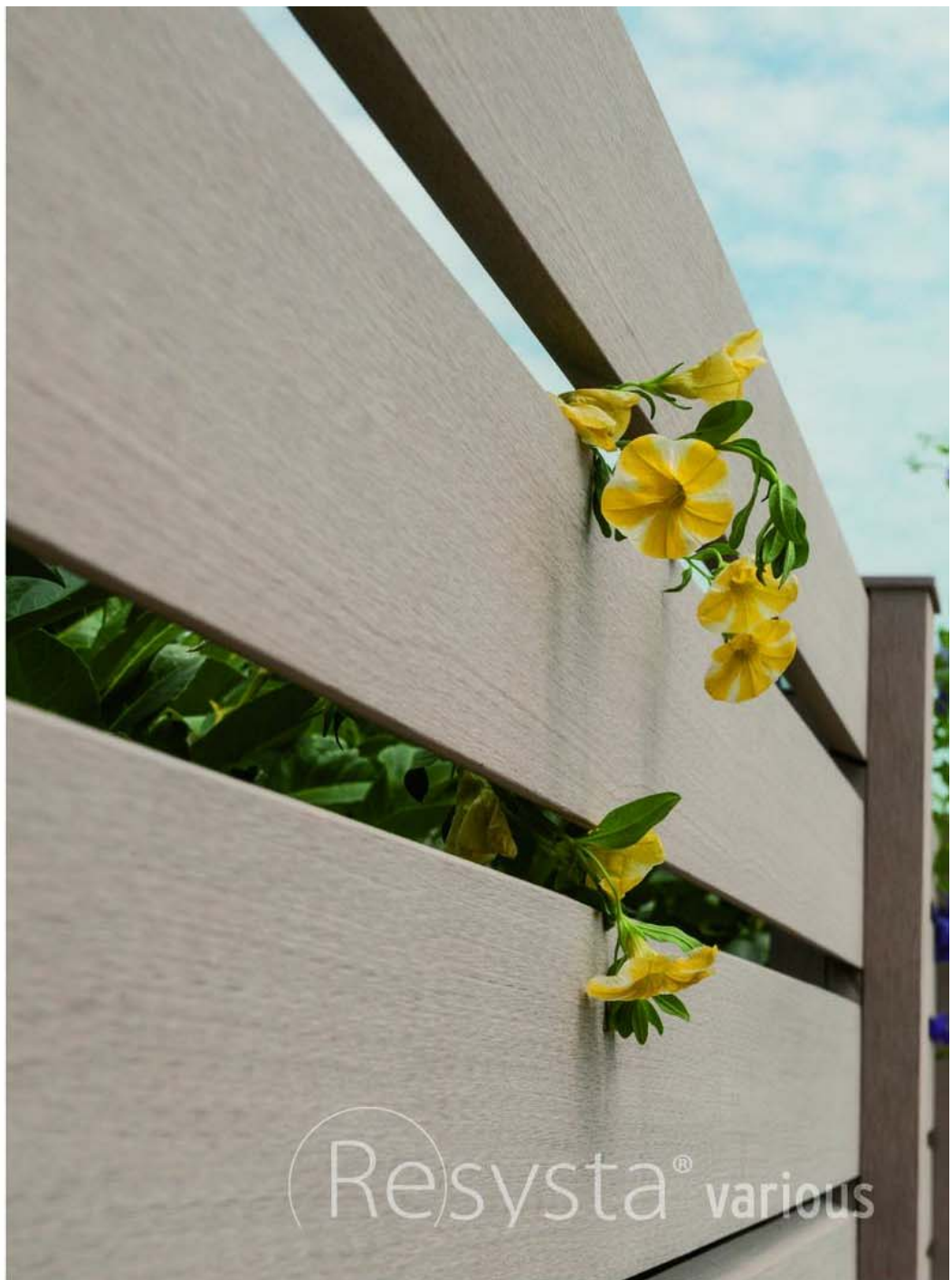
PZB-12



1 FENCE & RETAINING WALL SECTION
1" = 1'-0"



2 FENCE ELEVATION
1/2" = 1'-0"



Fence, near Munich, Germany, 2013



Fence, Germany, 2013



Fence, Germany, 2013



HARRY MUNOZ RA #2033
Email: hmunoz@compas.net

CONSTRUCTION
DETAILS

Date	Issue Date
Scale	BG-1230
Drawn	Author
Job	As indicated
Sheet	

PZB-13

AAC 001185

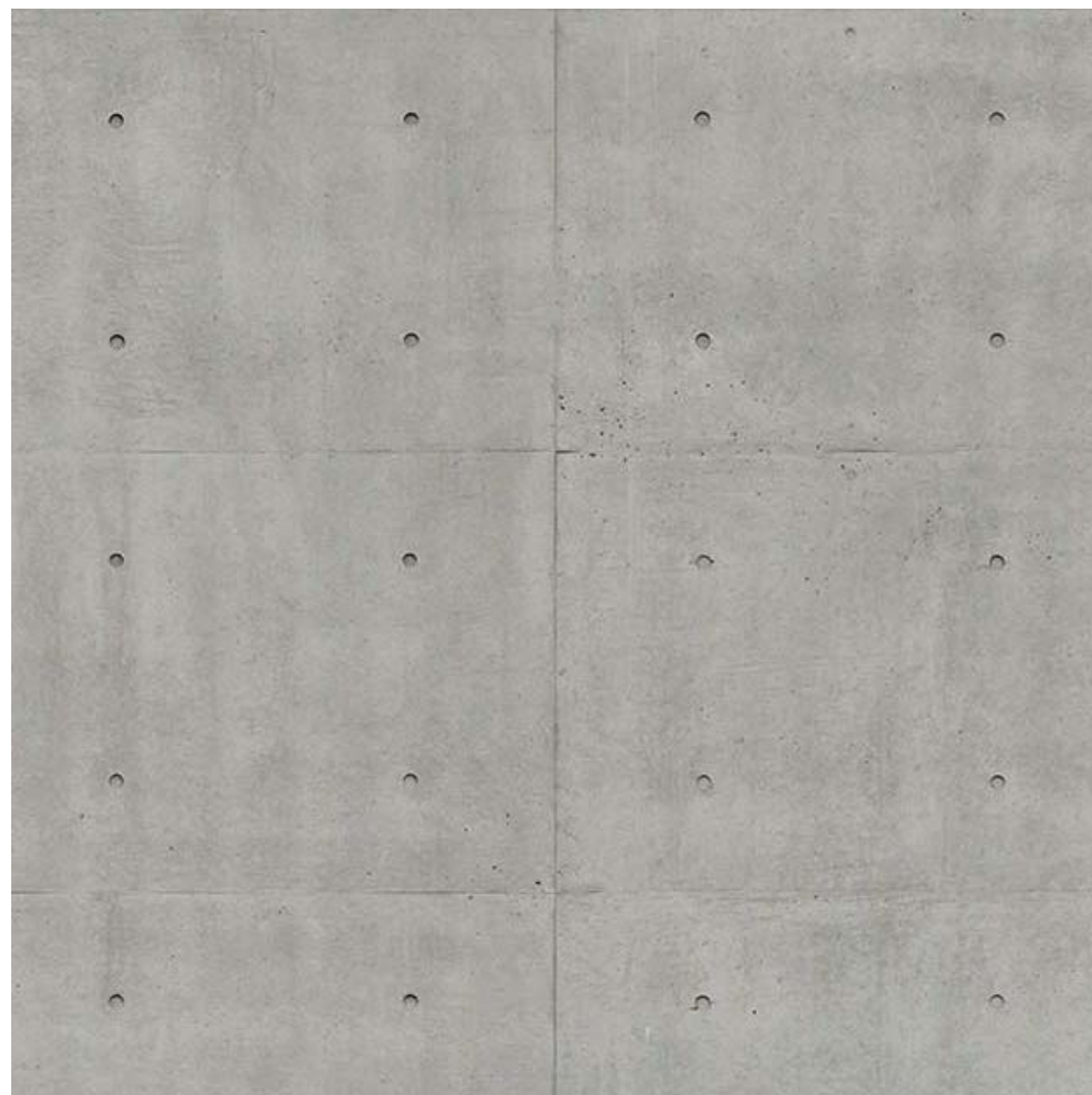
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architects designers planners
10710 N.W. 80th Circle
Parkland FL 33076
954-572-9777

1230 99th Street
1230 99th Street, Bay Harbor Islands, FL 33154
Mr. & Mrs. Maxwell Bikoff

PREDOMINANT MATERIALS:

WHITE STUCCO:

SMOOTH WHITE STUCCO WALLS TO BE IMPLIMENTED ON ALL EXTERIOR WALLS, OVERHANGS, EYEBROWS, PEDISTALS, AND COLUMNS.



POLISHED CONCRETE:

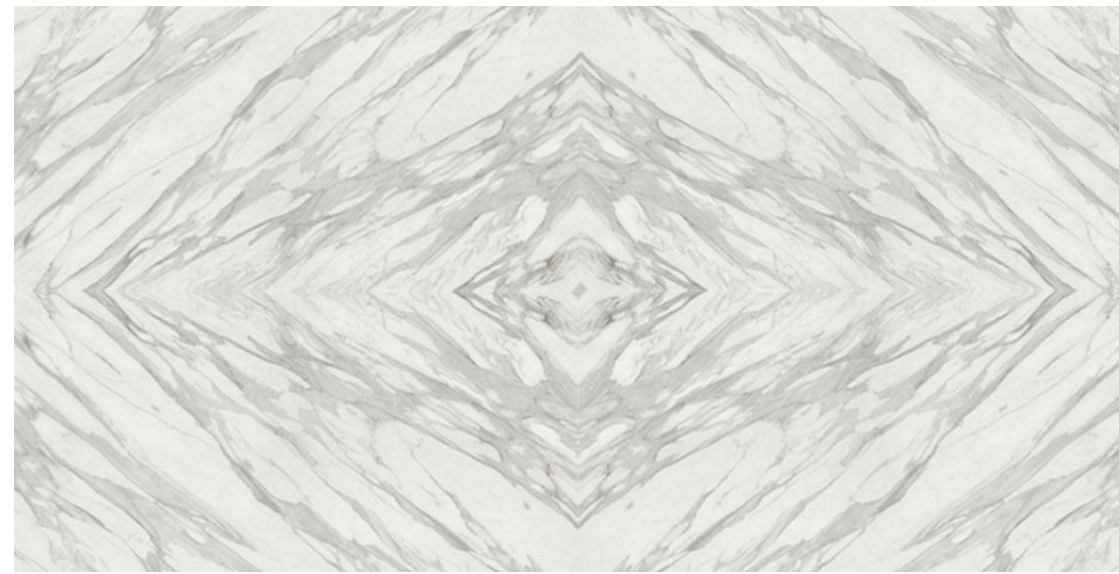
THE POLISHED CONCRETE WALL RUNS THE LENGTH OF THE CONSTRUCTION. POLISHED CONCRETE WALL TO SHOW FORMWORK SHEET IMPRINT AND ANCHOR HOLES. FINISHED TO A MATTE LOOK AND FEEL.



STAINED CONCRETE:

THE CONCRETE DRIVEWAY WILL BE TREATED WITH A DARK GREY STAIN AND SMOOTH POLISHED FINISH.

ACCENT MATERIALS:



NEOLITH BOOKMATCH PORCELAIN:

THE NEOLITH PORCELAIN SLABS WILL BE USED AS AN ACCENT WALL ON THE EXTERIOR OF THE DWELLING. BACKLIT WITH A CONTINUOUS LED STRIP



TRAVERTINE:

TRAVERTINE TILE TO BE USED ON THE ROOF DECK AS WELL AS OTHER EXTERIOR FLOORING APPLICATIONS.



MEDIUM BROWN RESYSTA:

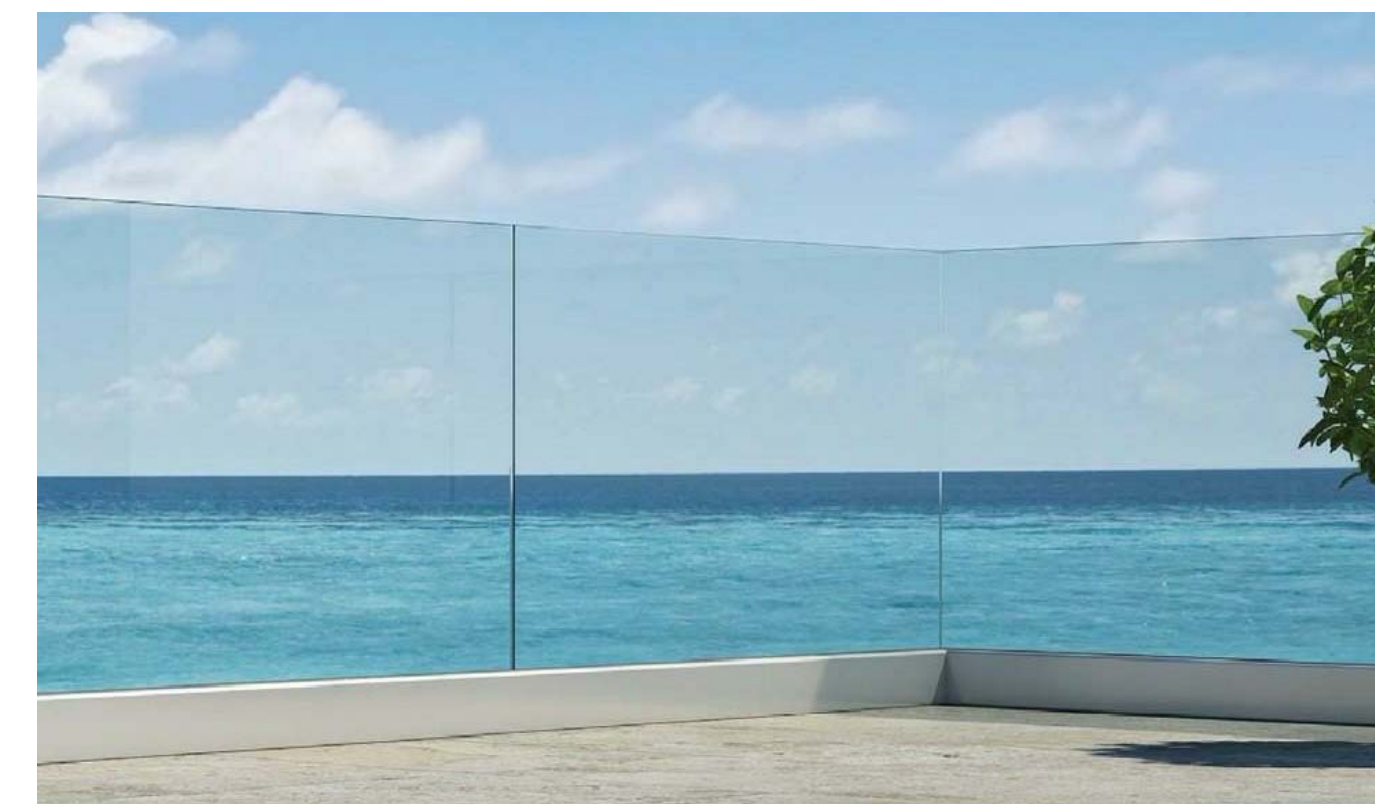
THE RESYSTA PLANKS WILL BE USED AS ACCENTS INSIDE AND OUTSIDE THE DWELLING. THE GARAGE DOOR AND MAIN FRONT DOOR WILL BE CLAD IN THIS MATERIAL.



DARK GREY TILE:

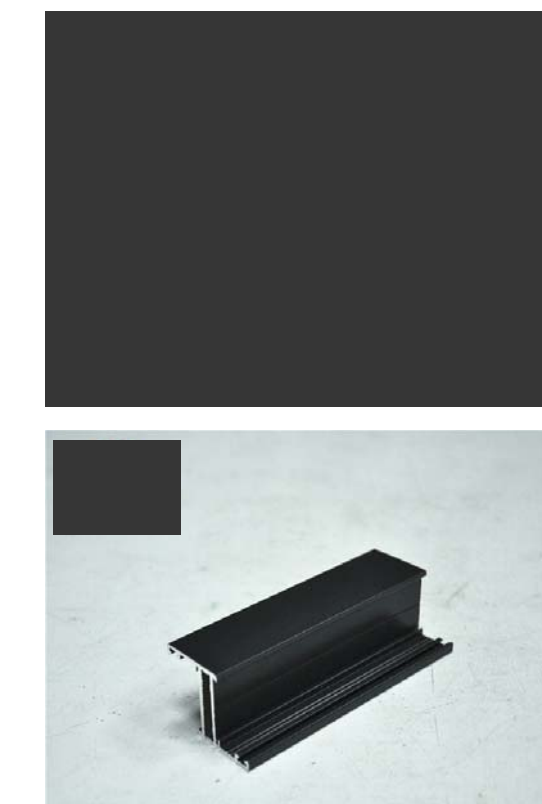
DARK GREY STONE TILE TO CLAD EXTERIOR BUILT-IN PLANTERS.

GLASS & FRAMES:



FRAMELESS GLASS RAILINGS:

FRAMELESS GLASS RAILING TO BE IMPLEMENTED ON ALL EXTERIOR
BALCONIES. ALUMINUM SHOE TO BE IMBEDDED IN THE CONCRETE
SLAB, RENDERING IT INVISIBLE.



FRAMES:

GUNMETAL GREY EXTERIOR WINDOW
AND DOOR FRAMES FROM WINDOOR.

Seal

AAC 001185

HARRY MUNOZ R.A.#12033
Email: h1sarchitects@comcast.net

MATERIALS
SHEET

Date	Issue Date
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Scale	BG-1230
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Drawn	Author
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Job

Sheet

P/B-14

01 Sheets

5 **H.L.S.**
architects • designers • planners • inc.
10710 N.W. 80th Circle
Parkland FL 33076
954-572-9777
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1230 99th Street
1230 99th Street, Bay Harbor Islands, FL 33154
Mr. & Mrs. Maxwell Bikoff



BAY HARBOR ISLANDS PNZ LANDSCAPE SUBMITTAL -11.21.2016

NEW RESIDENCE | 1230 99th Street| BAY HARBOUR ISLANDS, FLORIDA

CLIENT / PROPERTY INFORMATION

Mr. and Mrs. Maxwell Bikoff
PROPERTY ADDRESS
1230 99th Street
Bay Harbour Islands, Florida 33154

EXISTING VEGETATION SUMMARY

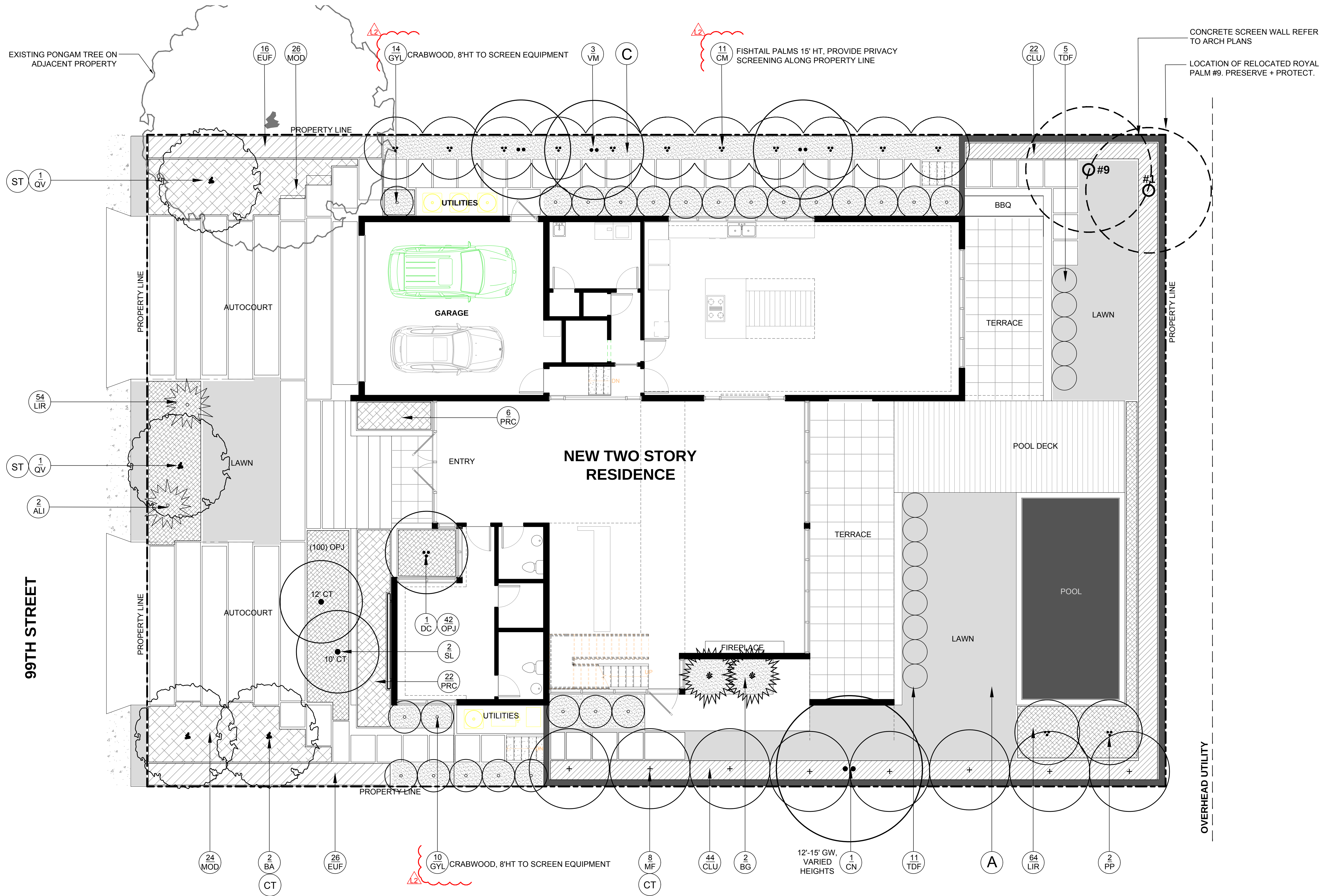
The existing vegetation on site is comprised of mainly trees and palms, which are located along the perimeter of the property. We intend to keep two specimen royal palms on site which will be preserved + protected during construction. There are two ficus bejamina located on property that are in conflict with the site design, and are marked to be removed. Proper mitigation will be provided for these two trees, as they are over 18" dbh. All other vegetation under 18" dbh located within the property bounds is marked to be removed. Please note that the pygmy date palm (#4), ficus benjamina (#11) and the pongam tree (#16) are located outside of the property line, and therefor will remain untouched.

SCOPE OF WORK

- Preservation of existing vegetation and landscape
- New landscape design to complement new architecture

INDEX OF SHEETS

- L-0 Landscape Cover Page + Sheet Index
- L-1 Landscape Plan
- L-2 Landscape Notes + Details
- L-3 Front + Rear Elevations
- L-4 Side Elevations
- L-5 Existing Tree Survey + Disposition Plan

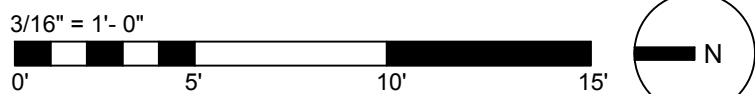


REV L2 - PZB COMMENTS DATED 02.27.17

1. EQUIPMENT ON THE EASTERN PROPERTY HAS BEEN SCREENED ON ALL SIDES BY 8' HEIGHT CRABWOOD SHRUBS AND 15' HEIGHT FISHTAIL PALMS (FULL TO BASE) ALONG PROPERTY LINE.

2. SPANISH STOPPER ON THE WESTERN PROPERTY LINE HAS BEEN REMOVED AND 8' HEIGHT CRABWOOD SHRUBS HAVE BEEN PROVIDED TO SCREEN EQUIPMENT ON ALL SIDES.

PLANTING PLAN



LANDSCAPE NOTES

1. ALL PLANT MATERIAL SHALL BE FLORIDA GRADE NO. 1 OR BETTER.

2. CONTRACTOR SHALL BECOME FAMILIAR WITH THE LOCATION OF, AVOID, AND PROTECT ALL UTILITY LINES, BURIED CABLES, AND OTHER UTILITIES.

3. TREE, PALM, ACCENT AND BED LINES ARE TO BE LOCATED IN THE FIELD AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

ANY CHANGES TO R.O.W. (RIGHT OF WAY) MATERIAL IN REGARDS TO PLACEMENT OF SPECIES SHALL REQUIRE THE APPROVAL AND CONSULTATION OF THE CITY URBAN FORESTER AND OR CITY STAFF.

4. ALL PLANTING SOIL SHALL BE 50:50 TOPSOIL:SAND MIX, FREE OF CLAY, STONES, ROCKS, OR OTHER FOREIGN MATTER. THIS SPECIFICATION INCLUDES ALL BACKFILL FOR BERMS AND OTHER LANDSCAPE AREAS.

CARE SHALL BE TAKEN TO AVOID PLACEMENT OF CONSTRUCTION FILL, GRAVEL, AND OR DEBRIS OVER THE ROOTBALLS OF INSTALLED OR EXISTING TREES AND OR PALMS ON SITE.

SODDED-LAWN AREAS
2" DEPTH PLANTING SOIL SPREAD IN PLACE- THROUGHOUT.

GROUNDCOVER PLANTING BEDS:
6" DEPTH PLANTING SOIL SPREAD IN PLACE- THROUGHOUT.

SHRUB AND HEDGE PLANTING AREAS:
12" DEPTH PLANTING SOIL SPREAD IN PLACE- THROUGHOUT.

TREES, PALMS, SPECIMEN PLANT MATERIAL LOCATIONS:
REMOVE ALL LIMEROCK PRESENT TO A DEPTH OF AT LEAST 30" BEFORE PLACING NEW PLANTING SOIL. APPLY NEW CLEAN PLANTING SOIL IN PLANTING AREA AS REQUIRED

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.

5. 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. OTHER PLANTING SOIL MIXES TO BE ADDED, I.E. FOR TREES, PALMS, SPECIMEN PLANTS, SHRUBS AND GROUNDCOVERS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR AND BE INCLUSIVE WITH THE LANDSCAPE BID.

6. ALL EXISTING TREE + PALM INFORMATION THAT HAS BEEN PROVIDED ON THIS PLAN FOLLOWS THE MIAMI DADE COUNTY E.R.M. TREE PERMITTING GUIDELINES. ANY TREES or PALMS CONSIDERED INVASIVE OR THAT FALLS UNDER THE TREE PERMIT EXEMPTION / PROHIBITED SPECIES LIST 24-94 (4) MAY NOT BE SHOWN FOR CLARITY PURPOSES. ANY DISCREPANCIES IF NOTED UPON FURTHER FIELD INSPECTION SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT.

7. IRRIGATION SHALL PROVIDE FOR A 100% COVERAGE WITH 50% OVERLAP MINIMUM AND BE PROVIDED BY A FULLY AUTOMATIC IRRIGATION SYSTEM W/ RAIN MOISTURE SENSOR ATTACHED TO CONTROLLER. ALL FLORIDA BUILDING CODE APPENDIX "F" IRRIGATION REQUIREMENTS SHALL BE STRICTLY ADHERED TO FOR INSTALLATION AND PREVAILING WATER MANAGEMENT DISTRICT RESTRICTIONS AND REGULATIONS SHALL BE IN COMPLIANCE FOR POST-INSTALLATION WATERING SCHEDULES. CONTRACTOR SHALL COORDINATE WITH THE IRRIGATION CONTRACTOR AND LEAVE PROVISIONS FOR ALL SLEEVING AND DRIPPING. ALL UNDERGROUND UTILITIES TO BE LOCATED BY DIALING 811 AS REQUIRED BY LAW.

8. ALL PLANTING BEDS SHALL BE MULCHED TO A DEPTH OF 2" WITH A SMALL GRAY GRANITE AGGREGATE or APPROVED ORGANIC MULCH FREE FROM WEEDS AND PESTS. NO 'CYPRESS MULCH' OR 'RED DYED MULCH' TO BE ACCEPTED. KEEP MULCH 6" AWAY FROM TREE OR PALM TRUNKS AS PER INDUSTRY RECOMMENDATIONS.

9. SOD SHALL BE 'EMPIRE TURF' ZOYSIA GRASS IN ALL LAWN AREAS AS SHOWN ON THE PLANS. SOD SHALL BE STRONGLY ROOTED, FREE FROM WEED, FUNGUS, INSECTS AND DISEASE. CONTRACTOR SHALL SOD ALL AREAS AS INDICATED ON THE PLANS OR AS DIRECTED. PAYMENT SHALL BE DETERMINED BY THE TOTAL MEASURED SODDED AREAS X THE UNIT PRICE SUBMITTED AND FIELD VERIFIED. SOD SHALL CARRY A 5-MONTH WARRANTY.

10. ALL TREES, PALMS, SHRUBS AND GROUNDCOVERS, AND SOD / LAWN SHALL CARRY A ONE-YEAR WARRANTY FROM THE DATE OF FINAL ACCEPTANCE.

11. ALL TREES AND PALMS SHALL BE STAKED PER ACCEPTED STANDARDS BY THE FLORIDA NURSERYMEN & GROWERS LANDSCAPE ASSOCIATION (FNGLA) AND ANSI A-300 (PART 6-2012 TREE, SHRUB, AND OTHER WOODY PLANT MANAGEMENT STANDARD PRACTICES (PLANTING AND TRANSPLANTING)). CONTRACTOR SHALL ENSURE 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.

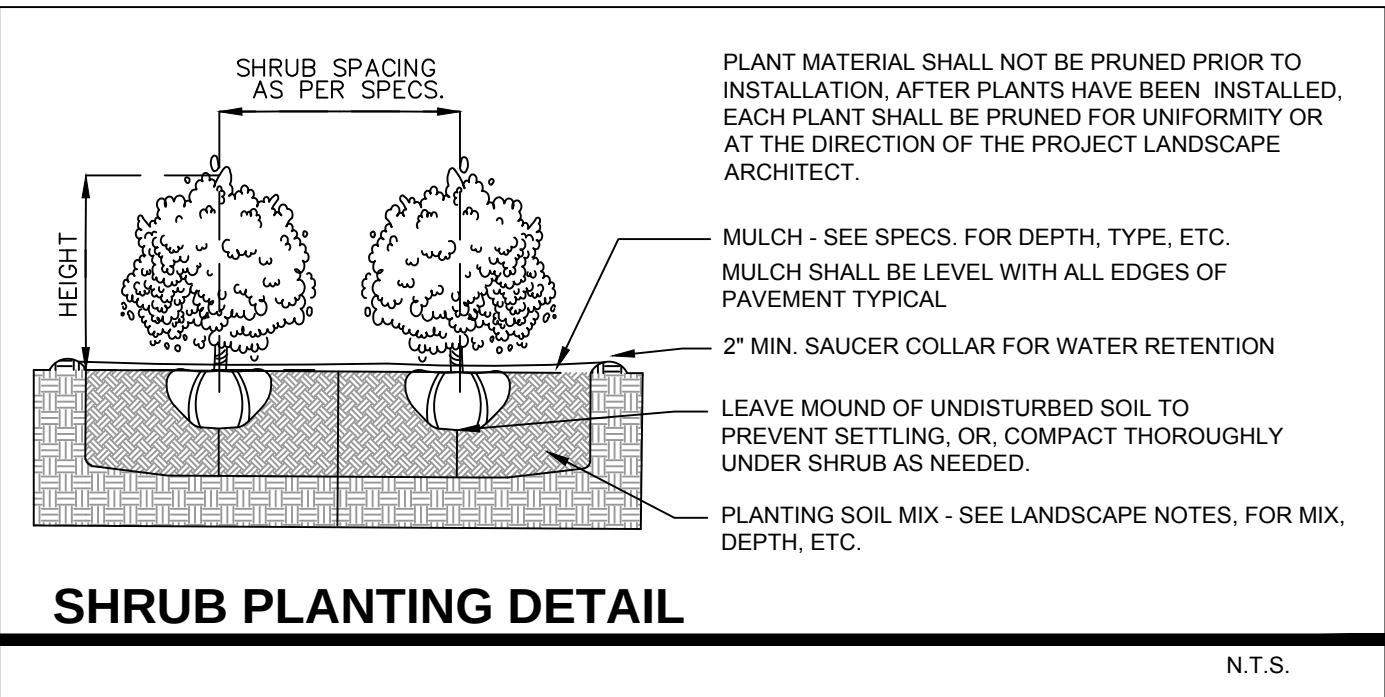
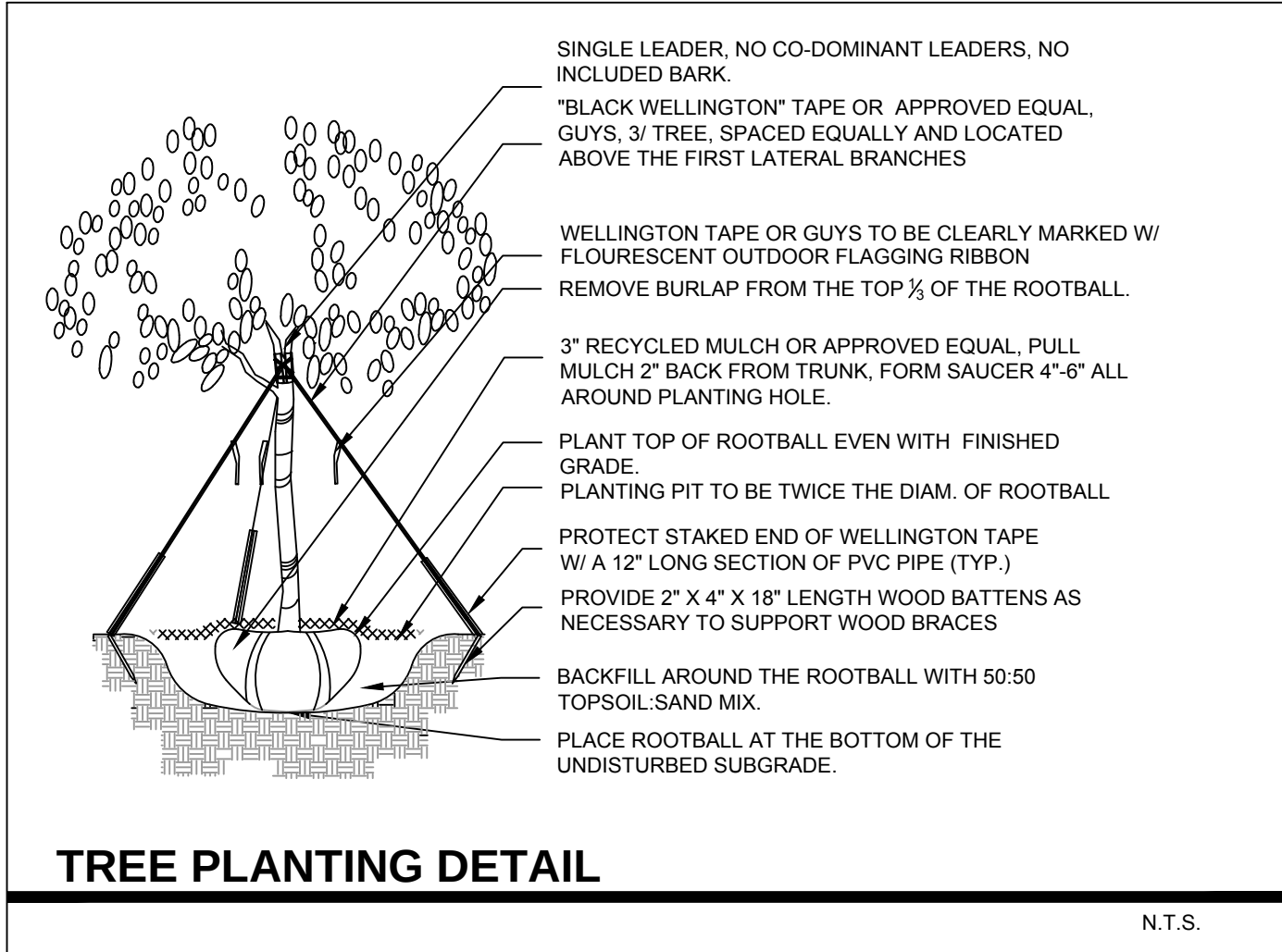
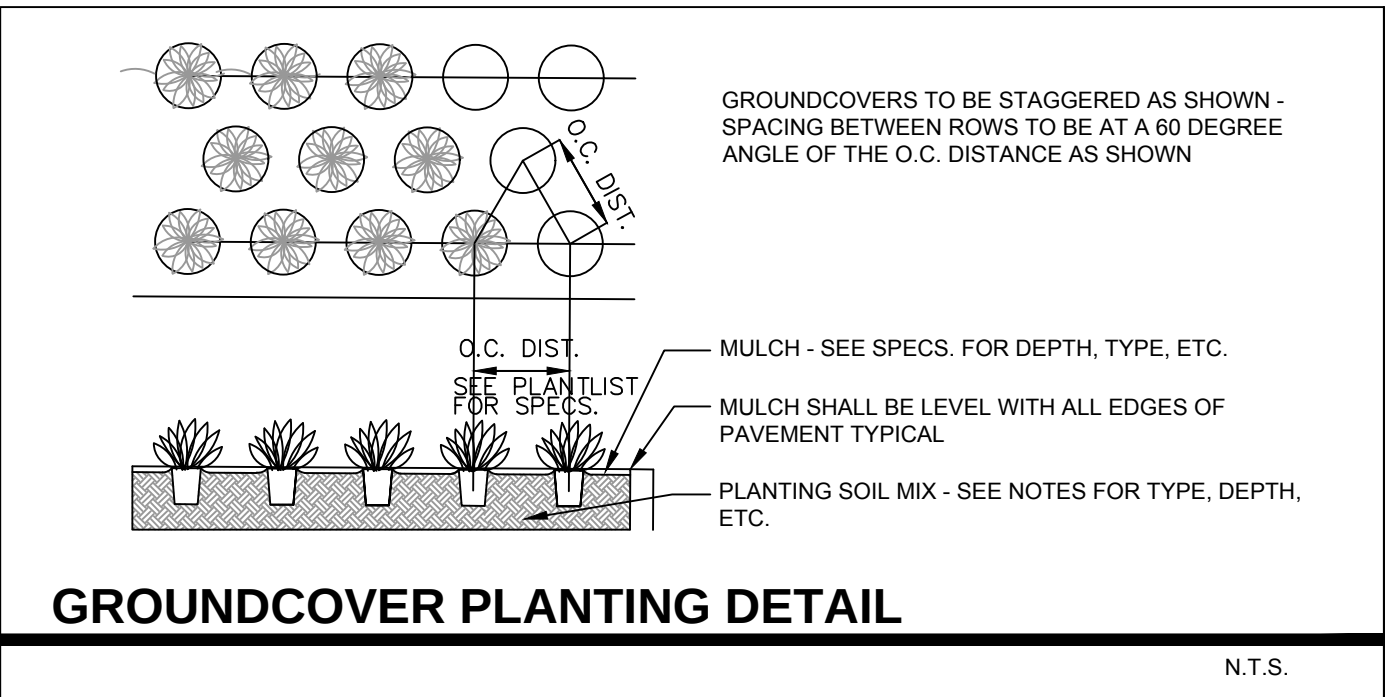
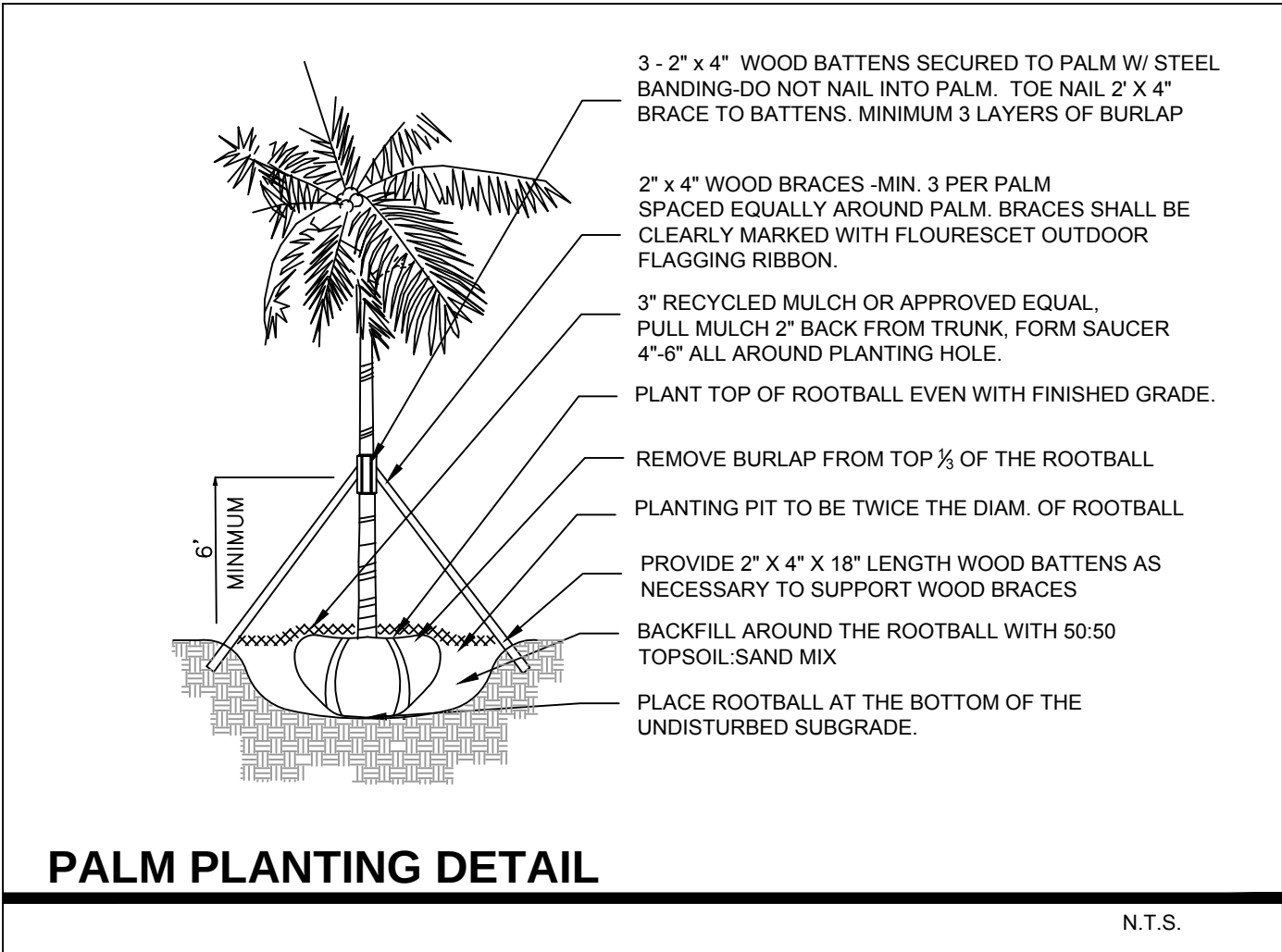
CONTRACTOR SHALL REMOVE ALL STAKES, POLES, WELLINGTON TAPE AND OR BRACING MATERIALS FROM ALL PALMS, TREES AND SHRUBS WITHIN 1 YEAR OF INSTALLATION.

12. 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.

13. IF NECESSARY, CONTRACTOR SHALL PROVIDE A WATER TRUCK DURING PLANTING TO ENSURE PROPER WATERING-IN DURING INSTALLATION AND CONTRACTOR WILL BE RESPONSIBLE FOR CONTINUAL WATERING UNTIL FINAL ACCEPTANCE BY THE OWNER.

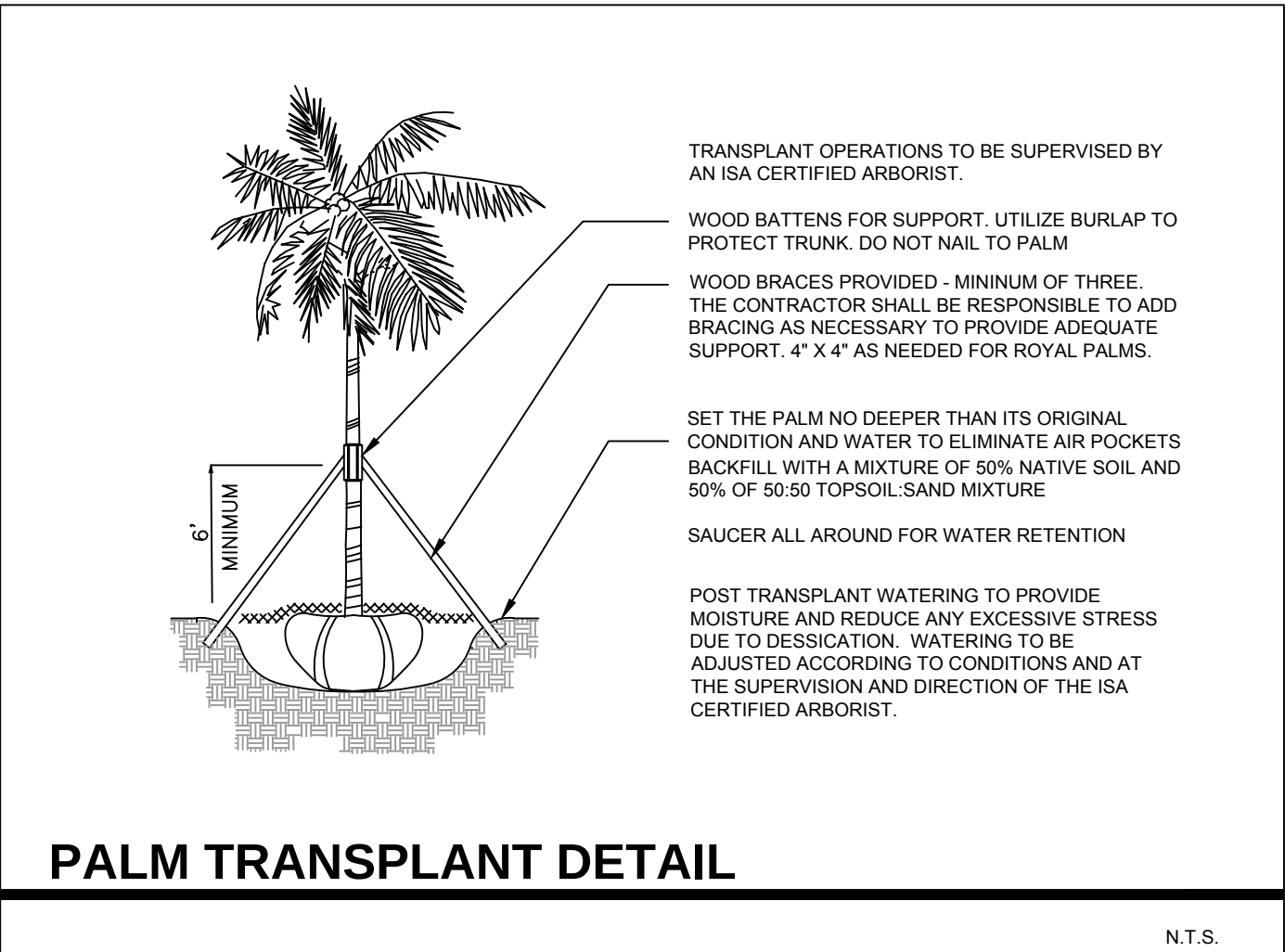
A MINIMUM OF 6 MONTHS OF SUPPLEMENTAL HAND OR AUTOMATIC IRRIGATION SYSTEM WATERING SHALL BE REQUIRED TO AID IN NEW TREE OR PALM ESTABLISHMENT.

14. FERTILIZATION: ONE COMPLETE APPLICATION OF GRANULAR FERTILIZER SHALL BE APPLIED PRIOR TO FINAL ACCEPTANCE AND APPROVAL BY THE LANDSCAPE ARCHITECT. FERTILIZER SHALL BE OSMACOTE OR APPROVAL EQUAL.



PLANT LIST - 1230 99th St					
SYM.	NATIVE	QTY.	COMMON NAME	BOTANICAL NAME	HT. X SPR. & SPECIFICATION
TREES					
BA	NO	2	VERAWOOD	Bulnesia arborea	100 gallon, 14-16' height x 10' spread, 3.5" caliper
MF	YES	8	SIMPSON STOPPER	Myrcianthes fragrens	65 gallon, 12' height x 6-8' spread, 3" caliper, single
QV	YES	2	LIVE OAK TREES	Quercus virginiana	100 gallon, 15' height x 10' spread, 6' clear trunk, 3.5" caliper
PALMS + BAMBOO					
BG	NO	2	SLENDER WEAVERS BAMBOO	Bambusa textilis gracilis	15 gallon , 15' height, full
CM	NO	11	FISHTAIL PALM	Caryota mitis	45 gallon, 15' height min, full to base
CN	NO	1	'GR. MALAYAN' COCONUT PALM	Cocos nucifera 'Green Malayan'	Field grown, full heads, trunks and grey wood as shown on plan. Florida Fancy
DC	NO	1	CABADA PALM	Dypsis cabadae	45 gallon, 12' height min., full to base
PP	NO	2	PYGMY DATE PALM	Phoenix roebellini	5-6' overall height, full, multi
RX	NO	5	LADY PALM	Rhapis excelsa	15 gallon, 5' overall height, full
SL	NO	2	TEDDY BEAR PALM	Satakentia ilukiensis	Field grown, full heads, clear trunk as noted on plan
VM	NO	3	MONTGOMERY PALM	Veitchia montgomeryana	Field grown, 25' overall height, double, full heads
SHRUBS + GRASSES					
CLU	NO	66	SMALL LEAF CLUSIA	Clusia guttifera	15 gallon, 3.5-4' height, full, space 30" on center
EUF	YES	42	SPANISH STOPPER	Eugenia foetida	15 gallon, full, 5-6' height, space 24" on center
GYL	YES	24	CRABWOOD	Gymnanthes lucida	25 gallon, full, 8' height, space 36" on center
TDF	YES	20	DWARF FAKAHATCHEE GRASS	Tripsacum floridana	3 gallon, full, 36" on center
GROUND COVERS + ACCENTS					
ALI	NO	2	BROMELIAD 'IMPERIALIS'	Alcantarea imperialis	7 gallon, 18" height x 18" spread, full
LIR	NO	118	LILYTURF	Liriope muscari	3 gallon, full, 18" on center
MOD	NO	50	SWISS CHEESE PLANT	Monstera deliciosa	3 gallon, 36" height x 36" spread, full, 30" on center
OPJ	YES	192	MONDO GRASS	Ophiopogon japonicus	1 gallon, full, 12" on center
PRC	NO	28	PHILODENDRON 'ROJO CONGO'	Same	3 gallon, full, space 24" o.c.
SOD, AGGREGATE, & MULCH					
LAWN	EMPIRE ZOYSIA GRASS - OVER 2" TOPSOIL BED, SEE PLANTING SPECS.				
MLC	SHREDDED / MINI PINEBARK CLOSE UP AREAS, REGULAR PINEBARK LARGE BEDS - NO CYPRESS MULCH OR RED DYED MULCH				
DGA	3/8" - 1/2" DECOMPOSED GRANITE AGGREGATE OR STONE TO BE SELECTED, INSTALL OVER FILTER FABRIC				

TOWN OF BAY HARBOR ISLAND NOTES:
1. THIS LANDSCAPE PLAN MEETS + EXCEEDS THE LANDSCAPE CODE REQUIREMENTS OF THE TOWN OF BAY HARBOR ISLANDS AS STIPULATED IN THE LANDSCAPE CODE REQUIREMENTS. (SEC. 24-16)
2. EXISTING SITE CONDITIONS HAVE BEEN FIELD VERIFIED BY LANDSCAPE ARCHITECT.
3. ALL LANDSCAPE AREAS TO BE 100% COVERED BY A FULLY AUTOMATIC IRRIGATION SYSTEM WITH RAIN SENSOR. CONTRACTOR TO PROVIDE SHOP DRAWING OF MODIFIED IRRIGATION SYSTEM TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.



- LANDSCAPE PLAN LEGEND**
- (A) 'EMPIRE TURF' ZOYSIA GRASS - OVER 2" TOPSOIL BED, SEE PLANTING SPECS
 - (B) PINEBARK MULCH
 - (C) CAST IN PLACE CONCRETE PAVER
 - (ST) STREET TREE
 - (CT) CODE TREE

MD ERM CANOPY MITIGATION NOTES

THE CANOPY MITIGATION OF 491 SF AS REQUIRED BY THE PERMIT HAS BEEN MET AND EXCEEDED. A TOTAL 7,300 SF CANOPY REPLACEMENT HAS BEEN PROVIDED.

CANOPY MITIGATION SUMMARY

- (2) VERAWOOD TREES: 1,000 SF (Shade Tree I @ 500 SF each)
- (8) NATIVE SIMPSON STOPPER TREES: 4,000 SF (Shade Tree I @ 500 SF each)
- (2) COCONUT PALMS: 600 SF (Palm Tree I @ 300 SF each)
- (2) TEDDY BEAR PALMS: 600 SF (Palm Tree I @ 300 SF each)
- (3) MONTGOMERY PALMS: 900 SF (Palm Tree I @ 300 SF each)
- (2) PYGMY DATE PALMS: 200 SF (Palm Tree II @ 100 SF each)

Town of Bay Harbor Islands Landscape Code (Sec. 24-16) Requirements Legend		
Residential - Single-Family and Two-Family Home Sites		
A. Shade Trees Required*		
1. Single-Family Non-Waterfront Lot	Required 5	Provided 10
2. Single-Family Waterfront Lot	6	n/a
3. Two-Family Lot	5	n/a
4. Number of Shade Trees in Front Yard	2	2
5. Native Species Required - 50%	3	8
6. Drought Tolerant and Low Maintenance Species Require – 50%	3	8
B. Shrubs Required**		
1. Single-Family Non-Waterfront Lot	50	120
2. Single-Family Waterfront Lot	60	n/a
3. Two-Family Lot	50	n/a
4. Native Species Required - 30%	15 / 18	54
5. Drought Tolerant and Low Maintenance Species Require – 50%	25 / 30	54
C. Maximum Lawn Area Allowed*** 50% of Net Lot Area		
	(Max)	12%
Notes * Required Shade Trees at time of planting must be a minimum of: 12 feet in overall height; have 4 feet of clear wood before branching; and have a 2 1/2 inch caliper. Palm Trees can be substituted at a 3:1 ratio (except approved larger varieties) to a maximum of 25% of the required trees ** Required Shrubs at time of planting must be a minimum of 24 inches in overall height; if used as a visual screen must be a minimum of 36 inches in overall height. *** Miami-Dade County Landscape Ordinance Sec. 18A-5 (A)(5)		



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



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

FRONT + REAR ELEVATIONS



EAST SIDE ELEVATION
SCALE: 3/16= 1'0"



WEST SIDE ELEVATION
SCALE: 3/16= 1'0"

SIDE ELEVATIONS

BAY HARBOR ISLANDS PNZ LANDSCAPE SUBMITTAL -11.11.2016

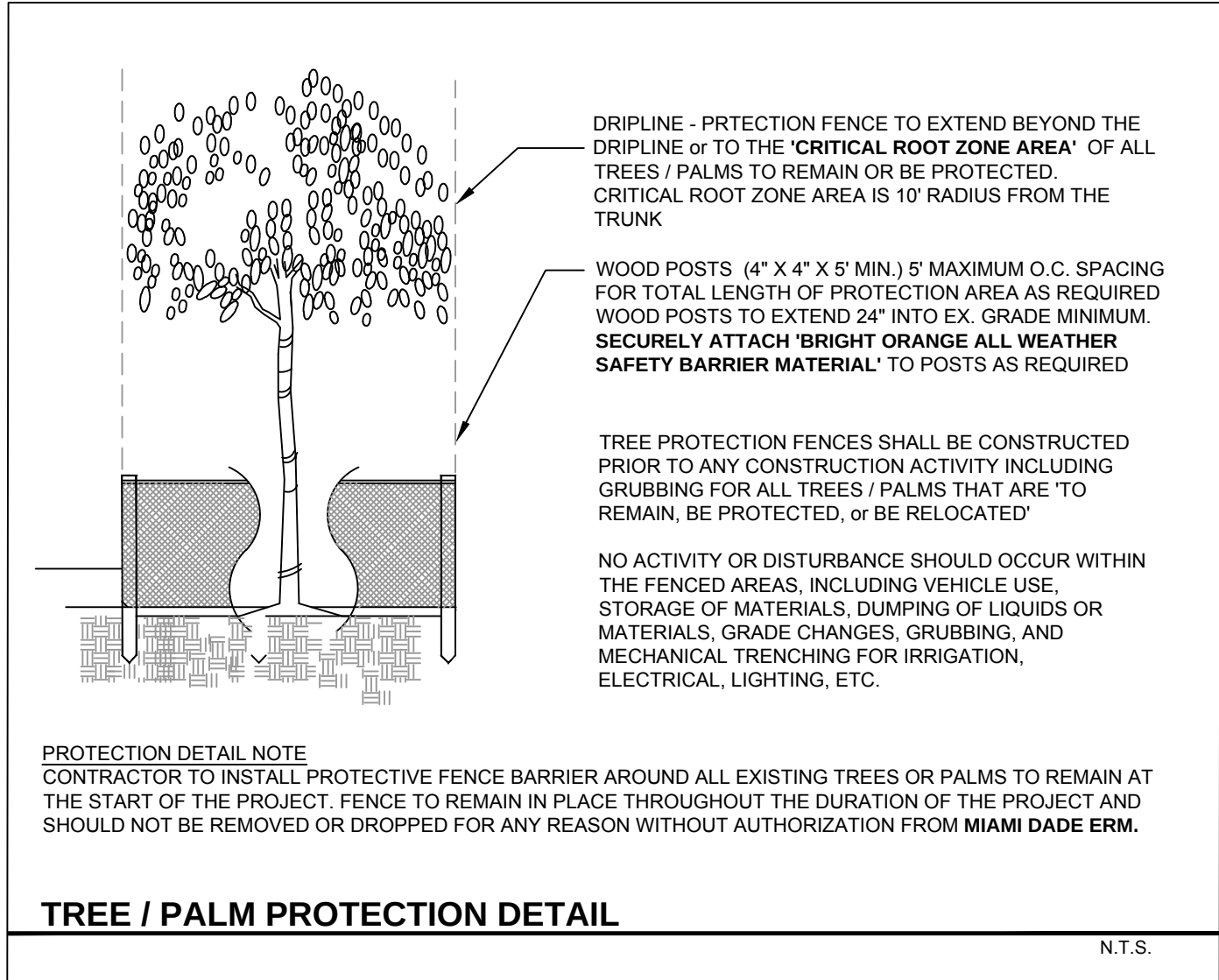
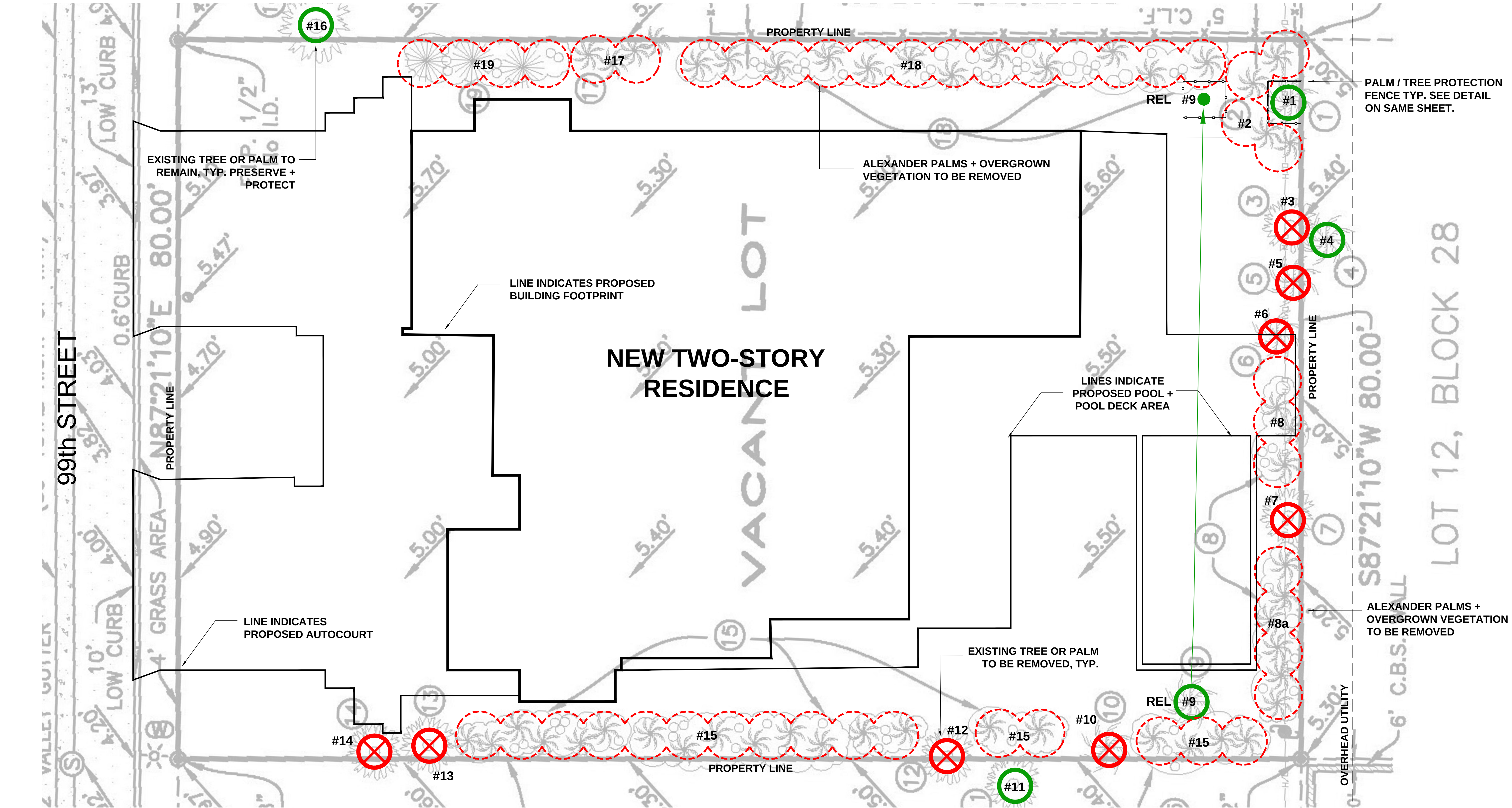
NEW RESIDENCE
1230 98th Street, Bay Harbour Islands, FL 33154
PLANNING + ZONING FIRST SUBMITTAL - AUGUST 22, 2016

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

CHRISTOPHER CAWLEY, P.L.A.
FLORIDA LICENSE # 00000000

DATE
11.21.2016
REVISION
Rev 1 - 02.03.17
Rev 2 - 02.27.17

SHEET NO.
L-4



MIAMI DADE ERM - EXISTING TREE INVENTORY & DISPOSITION CHART								
NUMBER	COMMON NAME	BOTANICAL NAME	HT. X SPREAD	D.B.H.	CONDITION	ACTION	CANOPY LOSS	COMMENTS
#1	ROYAL PALM	Roystonea elata	+/- 40' X 15'	18"	GOOD	REMAIN	0 SF	PRESERVE + PROTECT
#2	ALEXANDER PALM CLUSTER	Pythosperma elegans	+/- 25' X 20'	12"	FAIR	REMOVE	0 SF	OBSTRUCTING OVERHEAD POWER LINES
#3	UNKNOWN TREE	Unknown Tree	+/- 10' X 8'	24"	DEAD	REMOVE	0 SF	DEAD SPECIMEN. NO MITIGATION REQUIRED.
#4	PYGMY DATE PALM	Phoenix roebellini	+/- 12' X 8'	12"	FAIR	REMAIN	0 SF	NOT ON PROPERTY. TO REMAIN.
#5	CHINESE FAN PALM	Livistonia chinensis	+/- 8' X 8'	12"	FAIR	REMOVE	0 SF	OBSTRUCTING OVERHEAD POWER LINES
#6	CHINESE FAN PALM	Livistonia chinensis	+/- 20' X 12'	12"	FAIR	REMOVE	0 SF	OBSTRUCTING OVERHEAD POWER LINES
#7	DRACEANA	Dracaena marginata 'Bicolor'	+/- 15' X 10'	24"	FAIR	REMOVE	0 SF	NOT A TREE. NO MITIGATION REQUIRED.
#8	ALEXANDER PALM CLUSTER	Pythosperma elegans	+/- 20' X 5'	6"	FAIR	REMOVE	0 SF	OBSTRUCTING OVERHEAD POWER LINES
#8a	ALEXANDER PALM CLUSTER	Pythosperma elegans	+/- 20' X 10'	6"	FAIR	REMOVE	0 SF	IN CONFLICT WITH SITE DESIGN.
#9	ROYAL PALM	Roystonea elata	+/- 35' X 15'	30"	GOOD	RELOCATE	0 SF	SEE PROPOSED LOCATION ON SH. L-1 PRESERVE + PROTECT
#10	CHINESE FAN PALM	Livistonia chinensis	+/- 20' X 13'	12"	GOOD	REMOVE	0 SF	IN CONFLICT WITH SITE DESIGN.
#11	FICUS BENJAMINA	Ficus Benjamina	+/- 20' X 10'	12"	FAIR	REMAIN	0 SF	NOT ON PROPERTY. TO REMAIN.
#12	FICUS BENJAMINA	Ficus Benjamina	+/- 15' X 10'	12"	POOR	REMOVE	0 SF	DAMAGED.
#13	FICUS BENJAMINA	Ficus Benjamina	+/- 25' X 20'	18"	FAIR	REMOVE	314 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#14	FICUS BENJAMINA	Ficus Benjamina	+/- 25' X 15'	18"	FAIR	REMOVE	177 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#15	ALEXANDER PALM CLUSTER	Pythosperma elegans	+/- 20' X 10'	6"	FAIR	REMOVE	0 SF	IN CONFLICT WITH SITE DESIGN.
#16	PONGAM TREE	Millettia pinnata	+/- 25' X 30'	24"	GOOD	REMAIN	0 SF	NOT ON PROPERTY. TO REMAIN.
#17	ALEXANDER PALM CLUSTER	Pythosperma elegans	+/- 20' X 15'	6"	FAIR	REMOVE	0 SF	IN CONFLICT WITH SITE DESIGN.
#18	ALEXANDER PALM CLUSTER	Pythosperma elegans	+/- 20' X 15'	6"	FAIR	REMOVE	0 SF	IN CONFLICT WITH SITE DESIGN.
#19	ALEXANDER PALM CLUSTER	Pythosperma elegans	+/- 20' X 15'	6"	FAIR	REMOVE	0 SF	IN CONFLICT WITH SITE DESIGN.
TOTAL CANOPY LOSS = 491 SF TOTAL MITIGATION PROVIDED = ---- SF								

EXISTING TREE SURVEY LEGEND

TREE or PALM TO BE REMOVED. SEE CHART L-1b.

TREE or PALM TO REMAIN. PRESERVE + PROTECT

RELOCATED TREE or PALM

TREE or PALM PROTECTION FENCE

TREE INVENTORY + DISPOSITION PLAN NOTES

1. EXISTING TREE, PALM, AND VEGETATION INFORMATION AS INDICATED HAS BEEN PREPARED AS AN OVERLAY ON THE SURVEY PREPARED BY GARY B. CASTEL SURVEYING, INC 08-09-2016.

2. A WRITTEN TREE REMOVAL PERMIT IS REQUIRED BY MIAMI DADE ERM PRIOR TO REMOVING ANY TREES OR PALMS AS NOTED IN THESE PLANS

3. ALL EXISTING TREE + PALM INFORMATION THAT HAS BEEN PROVIDED ON THIS PLAN FOLLOWS THE MIAMI DADE COUNTY E.R.M. TREE PERMITTING GUIDELINES. ANY TREES or PALMS CONSIDERED INVASIVE OR THAT FALLS UNDER THE TREE PERMIT EXEMPTION / PROHIBITED SPECIES LIST 24-94 (4) MAY NOT BE SHOWN FOR CLARITY PURPOSES. ANY DISCREPANCIES IF NOTED UPON FURTHER FIELD INSPECTION SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT.

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

To: Planning and Zoning Board
Town of Bay Harbor Islands

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

Date: March 29th, 2017

Subject: Proposed Single-Family Residence
1230 99th Street
Bay Harbor Islands Acct. No.: MB2017-57
MMPA Acct. No.: 01-0702-1051

RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board review the contents of this staff report, the latest revised site plan and architectural plans (dated 3/27/17) and if felt to be acceptable, **APPROVE** the plans as submitted or with modifications as deemed appropriate and/or with conditions, to allow for the construction of a new single-family home located at 1230 99th Street.

GENERAL PROJECT INFORMATION

Land Use Designation: L – Low Density Residential
Zoning District: RD Single-Family District
General Location: 1230 99th Street
Legal Description: Lot 3 of Block 28, "Bay Harbor Island" according to the plat thereof, as recorded in Plat Book 46, at Page 5 of the Public Records of Miami-Dade County.

PROJECT DESCRIPTION

The project architect, Harry Munoz, as agent for the property owner, 1230 99th Street LLC (according to MDC PA website), has submitted an application for the construction of a new single-family residence on an interior lot located at 1230 99th Street. The two-story home will have approximately 5,248 square feet of A/C living space with a two-car garage. The residence will have four (4) bedrooms, five (5) full bathrooms, one (1) half bathroom and an office. The overall

height of the structure will be 24'-0" above Base Flood Elevation (BFE), which is under the maximum height permitted in the RD Single-Family District. The applicant is proposing two driveway connections to 99th Street. Extensive landscaping is existing / proposed that meets the Miami-Dade County Landscape Code and Town Supplemental Landscape Code requirements, including the use of native and drought tolerant plant materials.

The Town's current Street Tree Master Plan identifies the tree species for this area of the Town as Live Oak along 99th Street. The applicant is providing two (2) Live Oak trees along the front of the site.

The survey indicates the site is currently vacant; however the Historical Structure Survey for the Town of Bay Harbor Islands lists the demolished structure as a Ranch design that was built in 1955 (FMSF No. DA10328).

PROJECT HISTORY

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

COMPREHENSIVE PLAN / ZONING

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

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

PLATTING

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

SUMMARY / SITE PLAN COMMENTS

The latest site plan and architectural plans submitted for the construction of a new single-family home located at 1230 99th Street meet or exceed all Town Land Development and Landscape Code requirements. The applicant previously submitted plans that were reviewed and commented on by MMPA and all previous comments and issues have been addressed by the current plans.

It should be noted that the finished grade in the rear of the property is being requested to be raised. Per Sec. 23-12(12) of the Town's Code, BFE (8'-0" in this area) is the maximum height allowed for finished grades within the Town. The applicant is requesting to raise the lot to 7'-0" in elevation, which is 1'-0" below the maximum permitted. Raising the lot will make the finished grades at the adjoining lots unequal. Section 23-12(12) also states that all finished grades at adjoining lots shall be equal unless the Planning and Zoning Board approves a retaining wall system. Therefore, Planning and Zoning Board approval is required for the retaining wall system proposed.

The following conditions of approval are recommended:

- 1) This approval is based on the plans prepared by Harry Munoz, dated March 27th, 2017 with any modifications required by the PZ Board. All modifications to the above plans shall be reviewed by Town staff and may require re-approval by the PZB if felt to be substantial.
- 2) The finished grade in the rear of the property is being requested to be raised. Per Sec. 23-12(12) of the Town's Code, BFE (8'-0" in this area) is the maximum height allowed for finished grades within the Town. The applicant is requesting to raise the lot to 7'-0" in elevation, which is 1'-0" below the maximum permitted. Raising the lot will make the finished grades at the adjoining lots unequal. Section 23-12(12) also states that all finished grades at adjoining lots shall be equal unless the Planning and Zoning Board approves a retaining wall system. Specific Planning and Zoning Board approval is required for the retaining wall system proposed.

AGENDA ITEM REPORT

April 5, 2017

ITEM NUMBER: 3.

ITEM: Request for approval for renovations for "Scott Evan" located at 1231 101 Street, Lot 15 of Block 25. The owner is proposing to renovate the existing single family residence on an interior lot. The proposed home has approximately 3,272 of a/c living space. The applicant is proposing exterior façade changes, several exterior terraces, a gazebo, new driveway and a structure identified as a "portico" (design is essentially a carport / not a permitted use). Enclosed please find the site plan, elevations and landscape plan. (Item 3A)

DESCRIPTION:

RECOMMENDED ACTION:

Design meets Town Code and was partially approved by Michael Miller Planning Associates Representative, Mr. Scott Marks, Community Planner. MMPA recommends the P&Z Board to deny the currently designed "carport" in the front yard setbacks area, which is not listed as a permitted use.

FINANCIAL ANALYSIS:

BUDGET IMPACT:

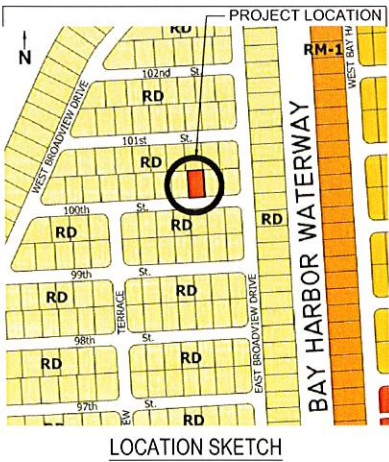
Submitted By: Ayanidys Martinez

ATTACHMENTS

1.	Site Plan & Elevations	1231.101StP&Z.pdf
2.	Staff Report	BHI PZB Staff Report 1231 101 Street SFR Mar 29 2017.pdf

EVANS RESIDENCE

1231 101st Street, Bay Harbor Islands, FL. 33154



PROJECT TEAM

ARCHITECT

Jerome Gavcovich, LLC
P.O. BOX 402332
Miami Beach, FL 33140
T: 305 318 0670
F: 305 866 8792

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

THE 2014 FLORIDA BUILDING CODE - RESIDENTIAL IS THE BASED CODE FOR DESIGN

SCOPE OF WORK:
RENOVATION OF INTERIOR SPACES, CONSTRUCTION OF NEW OUTDOOR KITCHEN ATTACHED TO MAIN STRUCTURE, CONSTRUCTION OF NEW GAZEBO AT NORTHWEST OF PROPERTY, CONSTRUCTION OF NEW PORCH, NEW TRELLIS AT EAST SIDE, AND NEW ENCLOSED GARDEN AT SOUTHWEST CORNER

MUNICIPALITY:
ZONING DESIGNATION:
OCCUPANCY CLASSIFICATION:
LOT AREA:
FLOOD ELEVATION:

TOWN OF BAY HARBOR ISLANDS
RD
R-3
10,000 SF
AE (+8.00 NGVD)

DRAWING INDEX

ARCHITECTURAL

C
A0.00
A0.01
A0.02
A0.03
A0.10
A0.20
A1.00
A2.00
A2.01
A3.00
A4.00
A4.01
A4.02
A4.03
A4.04

COVER SHEET
SURVEY
CONTEXT PHOTOS
EXISTING PHOTOS
EXISTING FLOOR PLAN
EXISTING ROOF PLAN
EXISTING ELEVATIONS
PROPOSED DEMO FLOOR PLAN
SITE PLAN
PROPOSED FLOOR PLAN
PROPOSED ROOF PLAN
PROPOSED ELEVATIONS
RENDERINGS
RENDERINGS
VIGNETTES
VIGNETTES
VIGNETTES

PROJECT DATA

AREAS(SEE A2.00 FOR DIAGRAMS)

IMPERVIOUS AREA: 7,083 SF
PERVIOUS AREA: 2,917 SF

A/C AREA: 3,272 SF

SETBACKS:
MAIN HOUSE
FRONT(NORTH):
REAR(SOUTH):
INTERIOR SIDE(EAST):
INTERIOR SIDE(WEST):
ACCESSORY:
GAZEBO
REAR:
INTERIOR SIDE:
BUILDING HEIGHTS
MAIN HOUSE
ACCESSORY:

ALLOWED
25'-0"
15'-0"
10'-0"
10'-0"
5'-0"
5'-0"
2 STORIES
(25' ABOVE BFE)
ALLOWED
25' ABOVE BFE

PROVIDED
25'-2"(EXISTING)
28'-10"(EXISTING)
10'-0"(EXISTING)
10'-2"
5'-0"
5'-0"
1 STORY(EXISTING)
±12'-5 1/2"
(10' SLOPED ROOF)
9'-6"

Revisions

No.	Date	Description

16-110

DATE: 09/01/16
DRAWN BY: JO
CHECKED BY: JG
SCALE: AS NOTED

SHEET: COVER

PROJECT: EVANS RESIDENCE
1231 101ST STREET
BAY HARBOR ISLANDS, FL 33154

DESIGN CONSULTANT

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JEROME GAVCOVICH, LLC
ARCHITECTURE
1231 101ST STREET
BAY HARBOR ISLANDS, FL 33154
TEL: 305 318 0670
FAX: 305 866 8792
WWW.JEROME-GAVCOVICH.COM

CAD ©

SKETCH OF BOUNDARY SURVEY

SCALE: 1" = 20'

TREE CHART

No.	NAME	DIAMETER	SPAN	HEIGHT
1	FICUS TREE	1.5'	20'	20'
2	AVOCADO TREE	1.15'	20'	20'
3	PINE TREE	2'	12'	30'
4	CHRISTMAS PALM	0.4'	10'	22'
5	CHRISTMAS PALM	0.5'	10'	22'
6	FICUS TREE	0.7'	12'	18'

PROJECT SITE

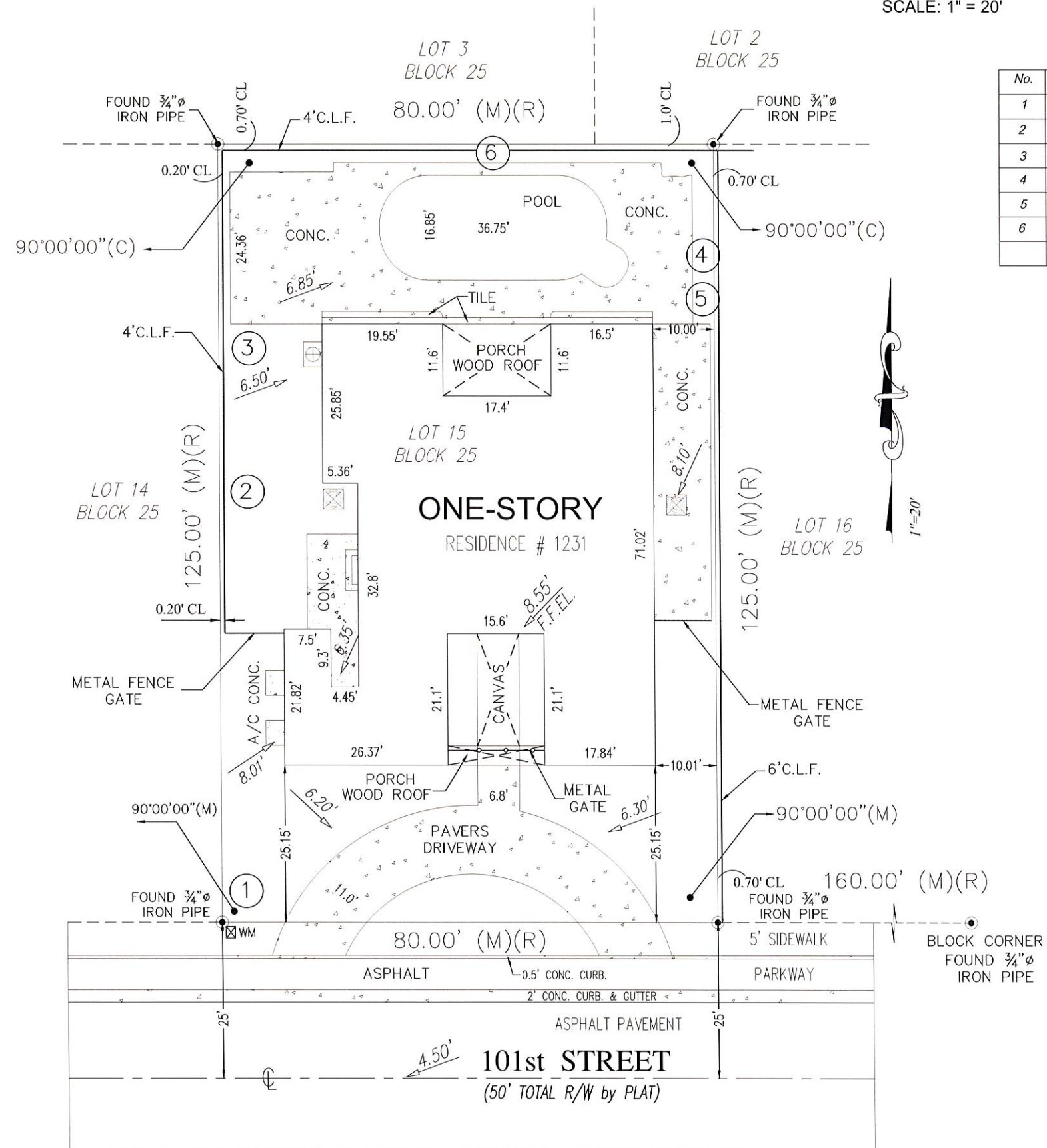


SYMBOLS

- | | |
|---|---------------------------|
|  | AIR CONDITIONER |
|  | POOL PUMP |
|  M/H | MANHOLE |
|  C/B | CATCH BASIN |
|  WM | WATER METER |
|  WPP | WOOD POLE |
|  | EXISTING ELEVATION |
|  | COVERED AREA |
|  | CHAIN LINK FENCE (C.L.F.) |
|  | METAL FENCE (M.F.) |
|  | WOOD FENCE (W.F.) |

LEGEND

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





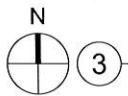
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Scale: NTS



2 EXISTING PHOTOS - FACING SOUTH

Scale: NTS



3 KEYPLAN

Scale: NTS

Revisions	
No.	Date

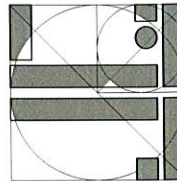
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Checked By	JG
Scale	AS NOTED

CONTEXT PHOTOS	
EVANS RESIDENCE 1231 101ST STREET BAY HARBOR ISLANDS, FL 33154	

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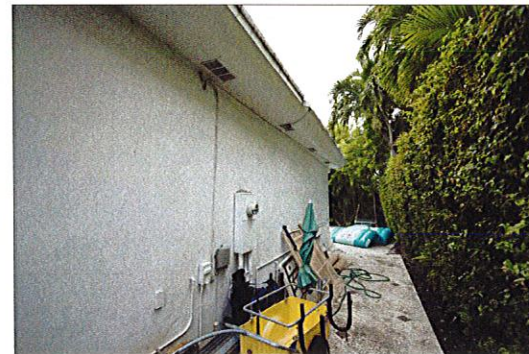
JEROME GAVCOVICH, LLC
ARCHITECTURE
11400 N.W. 11th Street, Suite 100
Miami, FL 33150
Phone: (305) 555-1234
Fax: (305) 555-5678
Email: jgavcovich@jgavcovich.com



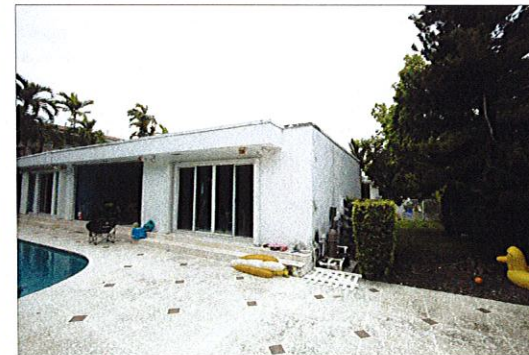
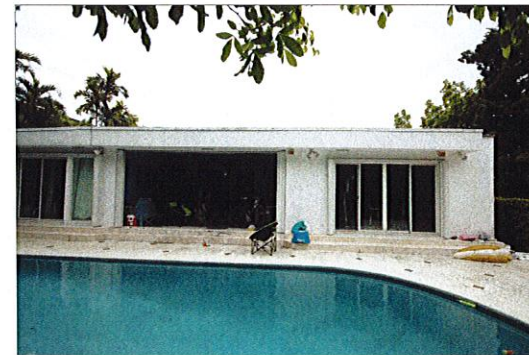
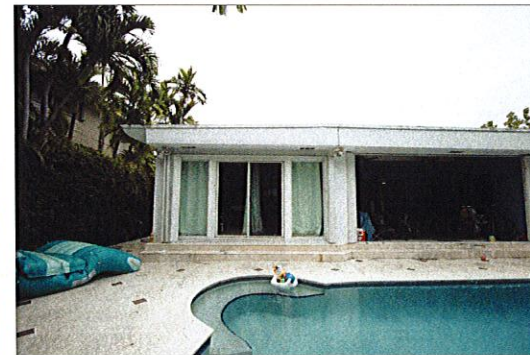
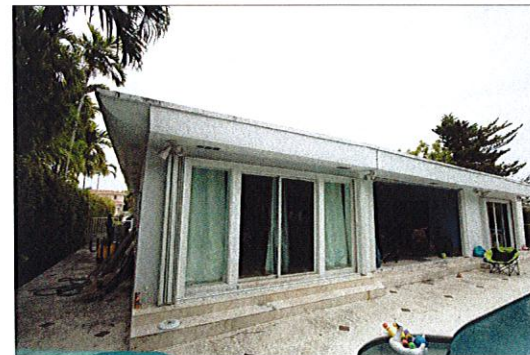
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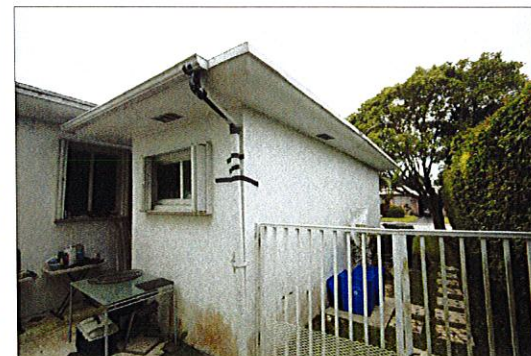
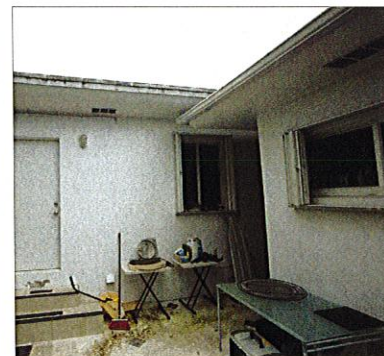
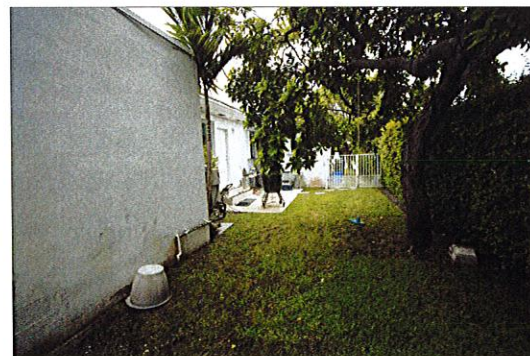
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2 EXISTING SIDE(EAST)



3 EXISTING REAR(NORTH)



4 EXISTING SIDE(WEST)

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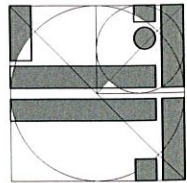
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Checked By	JG
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EXISTING PHOTOS	
EVANS RESIDENCE 1231 101ST STREET BAY HARBOR ISLANDS, FL 33154	

DESIGN CONSULTANT	
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JEROME GAVCOVICH, LLC ARCHITECTURE	
1100 N. 10TH AVE., SUITE 100 MIAMI, FL 33136 TEL: 305.555.1000 WWW.JGARCHITECTURE.COM	



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EXISTING FLOOR PLAN

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

Revisions		
No.	Date	Description

16-110		09/01/16
		JO
		JG
		AS NOTED

16-110

EXISTING FLOOR PLAN

EVANS RESIDENCE

13501 S. BAYVIEW BLVD.

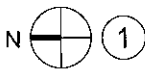
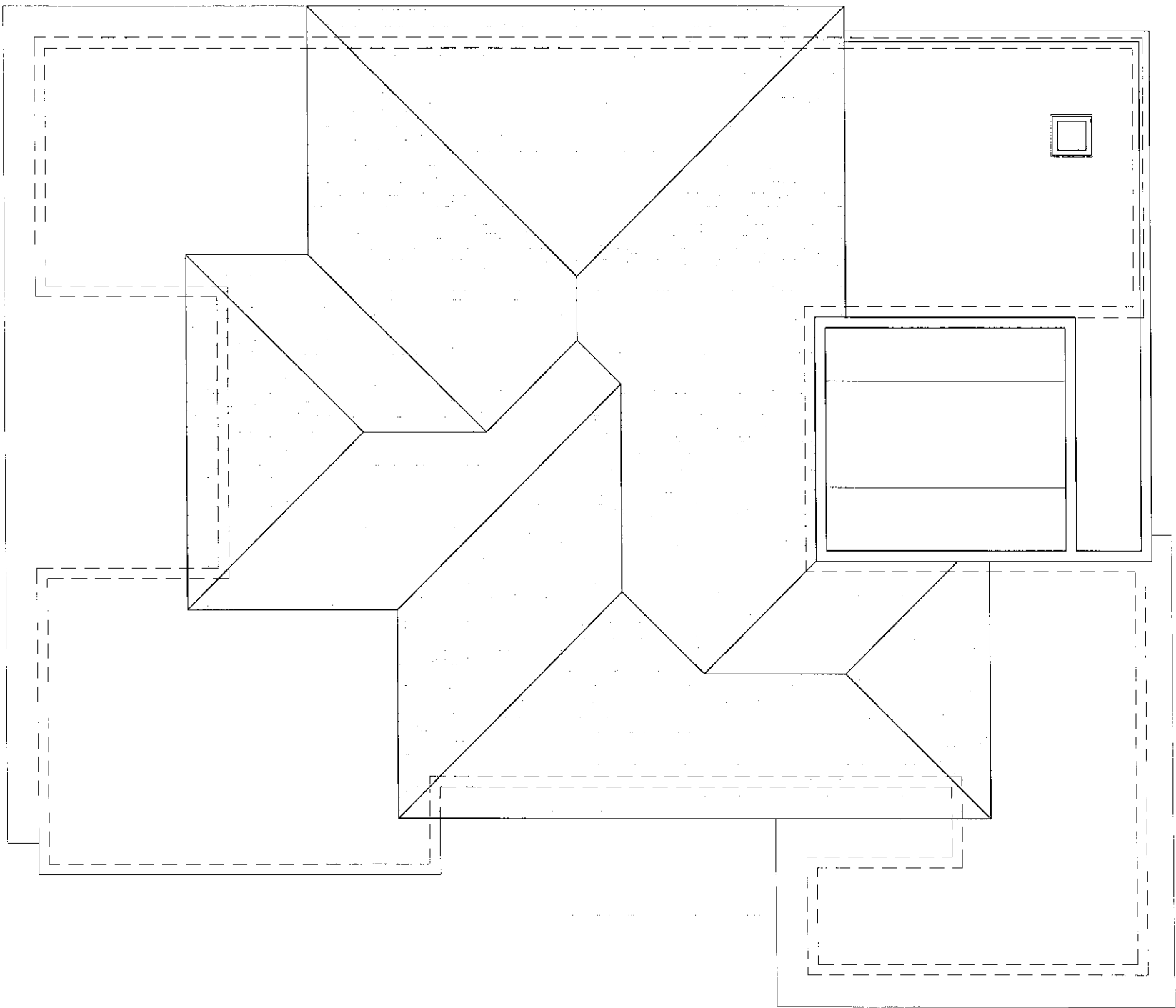
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DESIGNED BY JAVIER

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ARCHITECTURE





EXISTING ROOF PLAN

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



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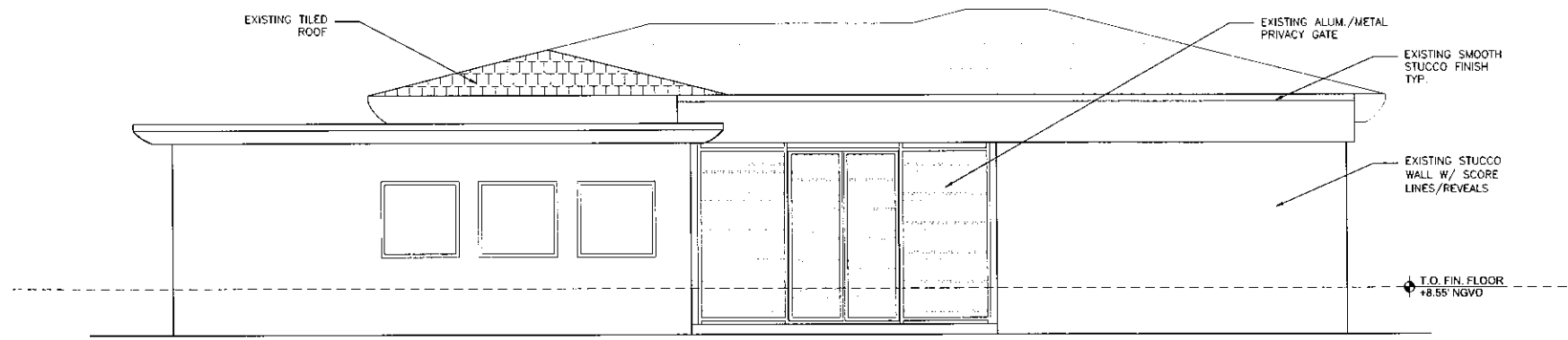
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PROJECT: EXISTING ROOF PLAN

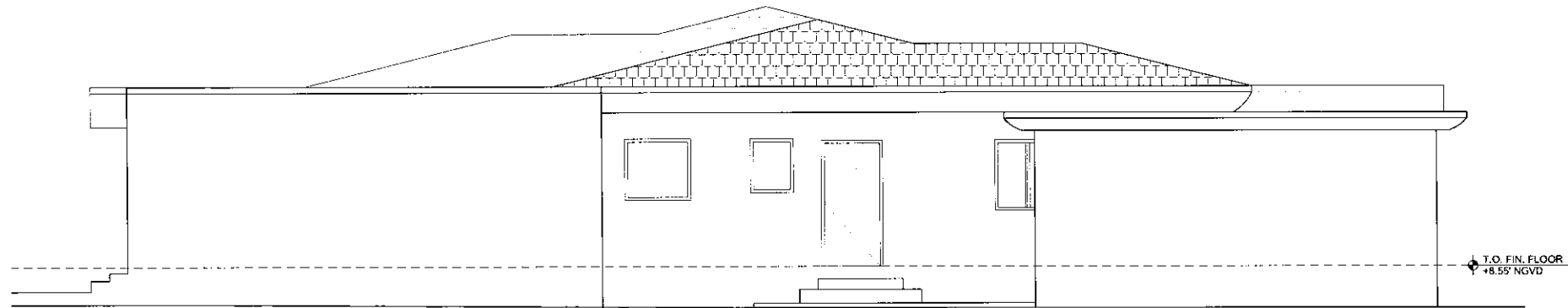
PROJECT: EVANS RESIDENCE
1231 101 ST STREET
BAY HARBOR ISLANDS, FL 33154

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Checked by	JG
Scale	AS NOTED

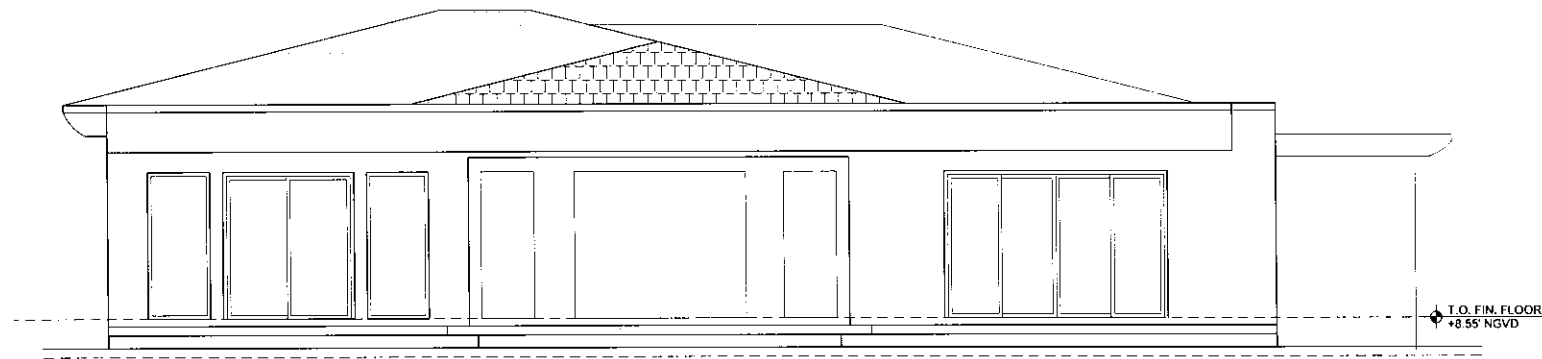
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No.	Date	Description



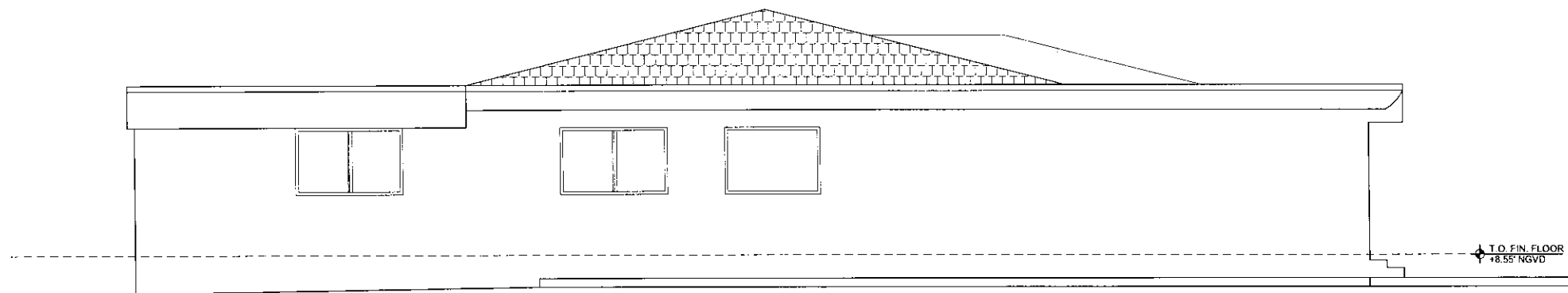
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2 EXISTING SIDE ELEVATION (WEST)
Scale: 1/4" = 1'-0"



3 EXISTING REAR ELEVATION (NORTH)
Scale: 1/4" = 1'-0"



4 EXISTING SIDE ELEVATION (EAST)
Scale: 1/4" = 1'-0"

Revisions	
No.	Description

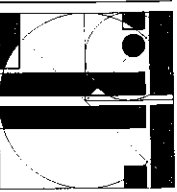
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Date	09/07/16
Drawn By	JO
Checked By	JG
Scale	AS NOTED

EXISTING ELEVATIONS	
EVANS RESIDENCE	
1231 101ST STREET	
BAY HARBOR ISLANDS, FL 33154	

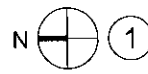
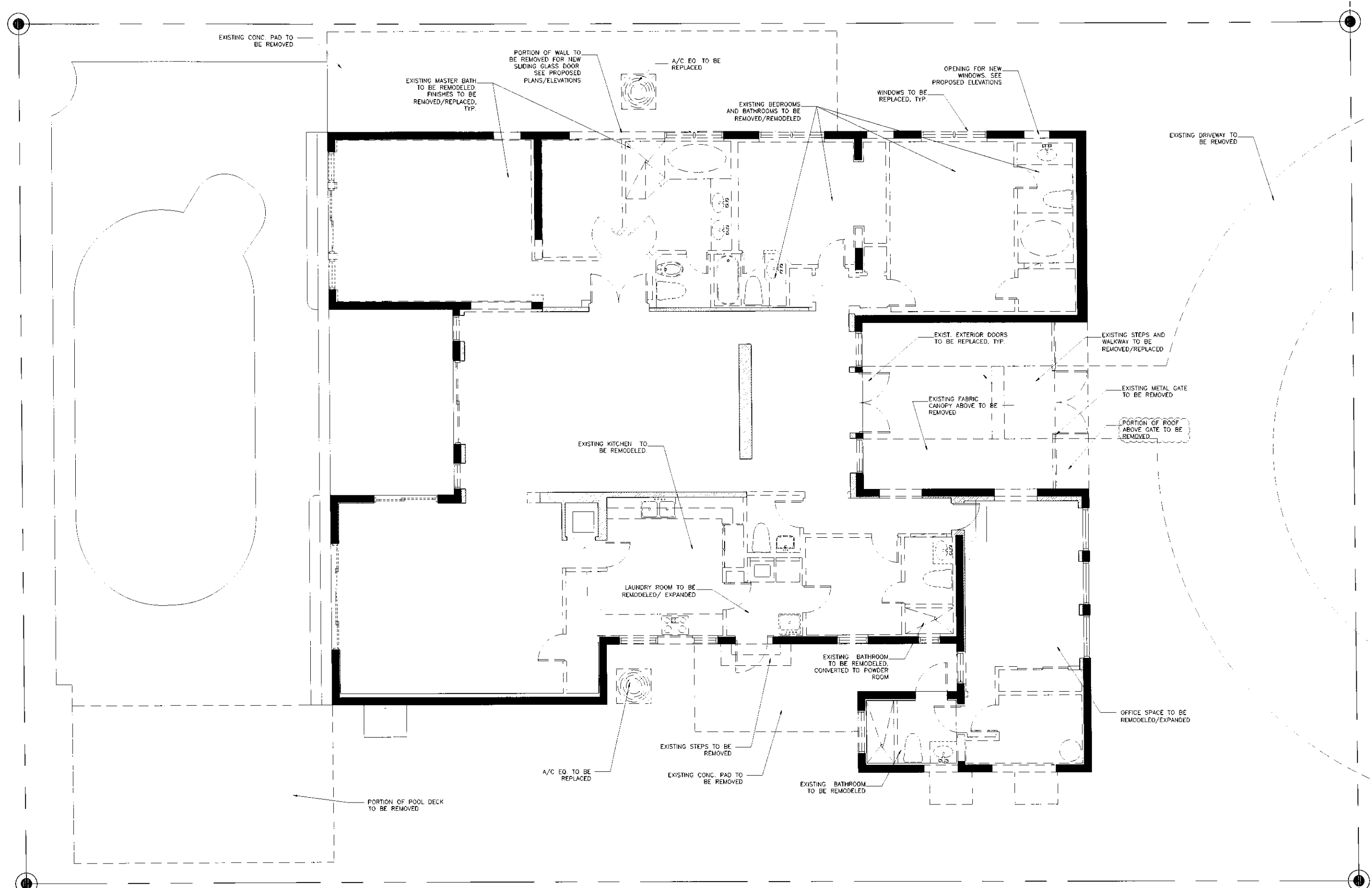
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JEROME GAVCOVICH, LLC ARCHITECTURE



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DEMO FLOOR PLAN

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

Revisions	
No.	Description

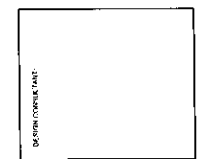
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Date	09/01/16
Drawn By	JG
Checked By	JG
Scale	AS NOTED

PROJECT

DEMO FLOOR PLAN

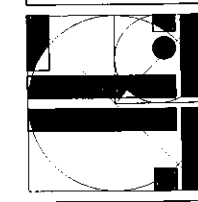
PROJECT

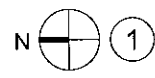
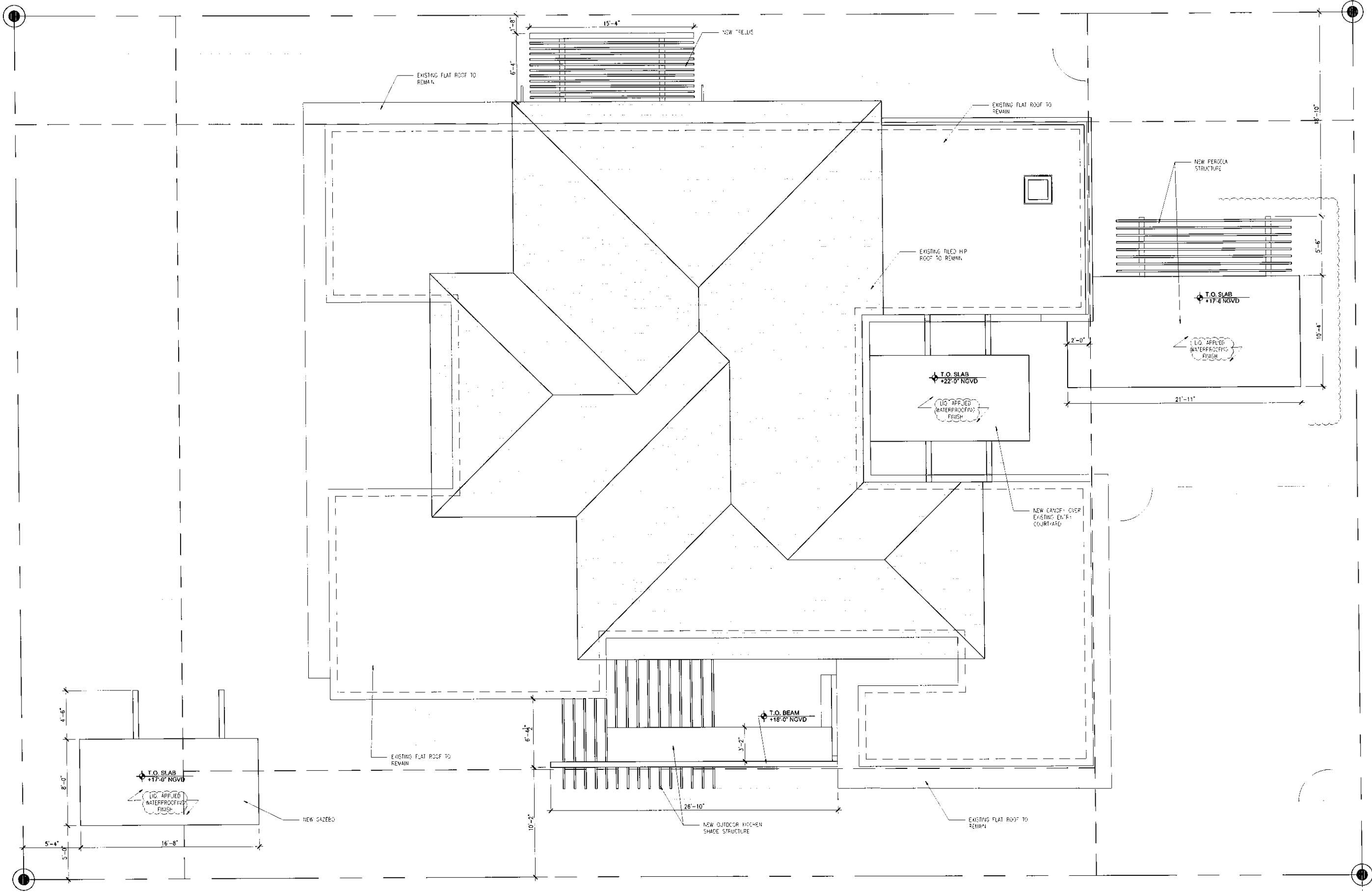
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1231 101ST STREET
BAY HARBOR ISLANDS, FL 33154



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JEROME GAVCOVICH, LLC
ARCHITECTURE





PROPOSED ROOF PLAN

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

Revisions	
No.	Description

Job Number 16-110	
Date 09/07/16	Drawn by JO
Checked by JG	Scale AS NOTED

PROJECT

PROPOSED ROOF PLAN

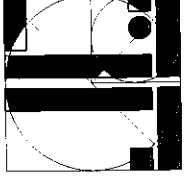
PROJECT

EVANS RESIDENCE
1231 101ST STREET
BAY HARBOR ISLANDS, FL 33154

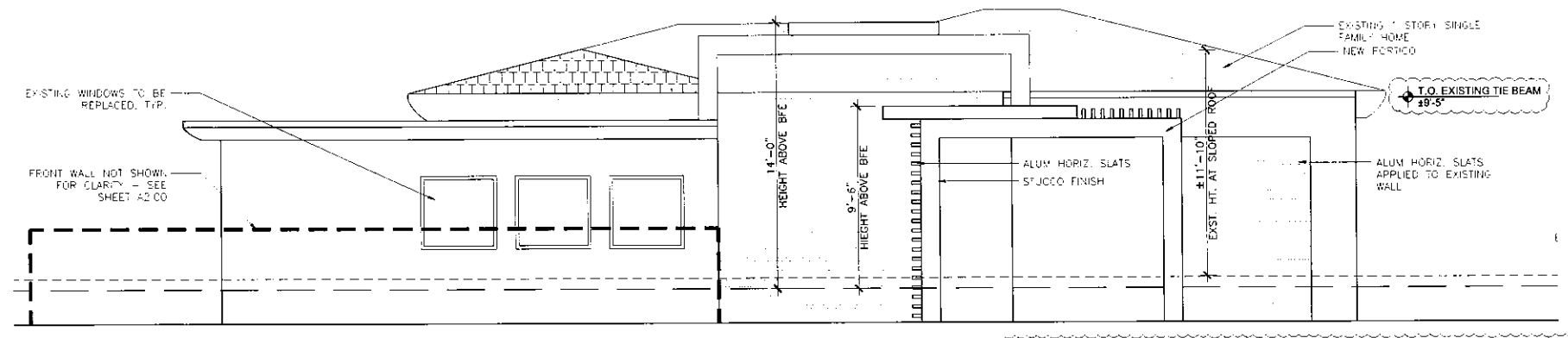
OWNER/CONSULTANT

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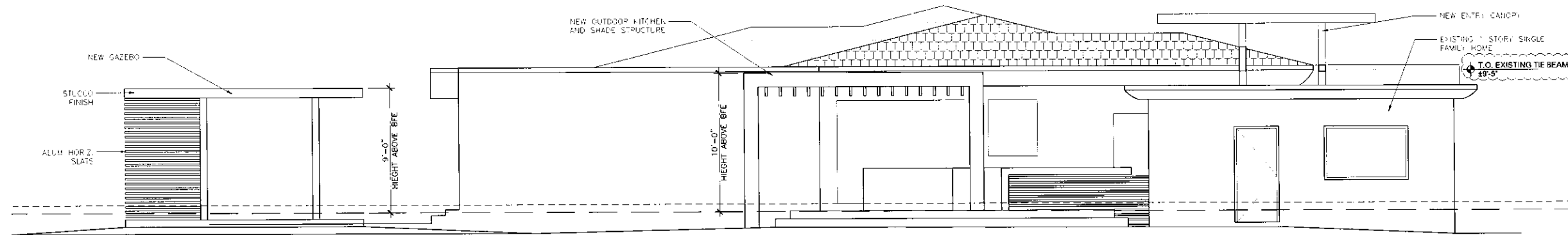
JEROME GAVCOVICH, LLC
ARCHITECTURE



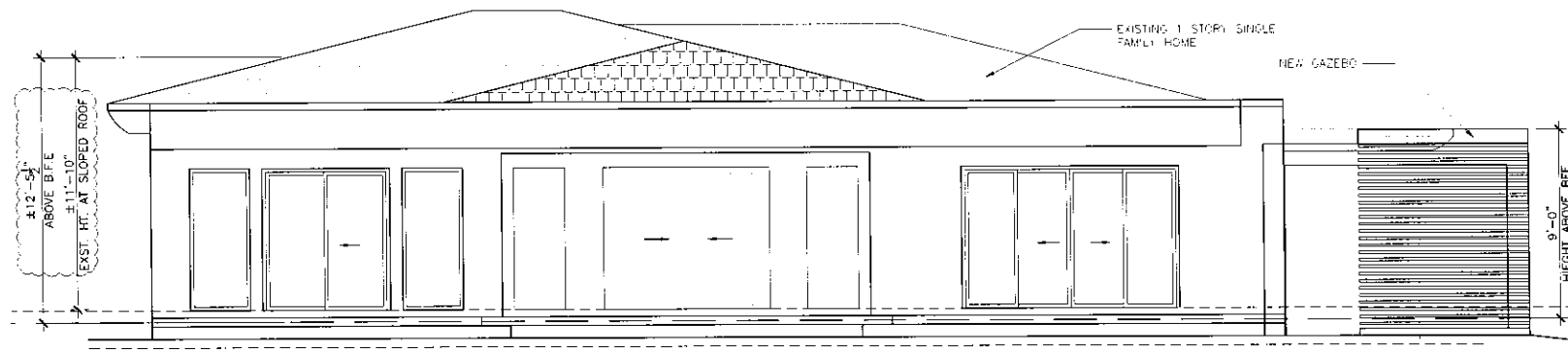
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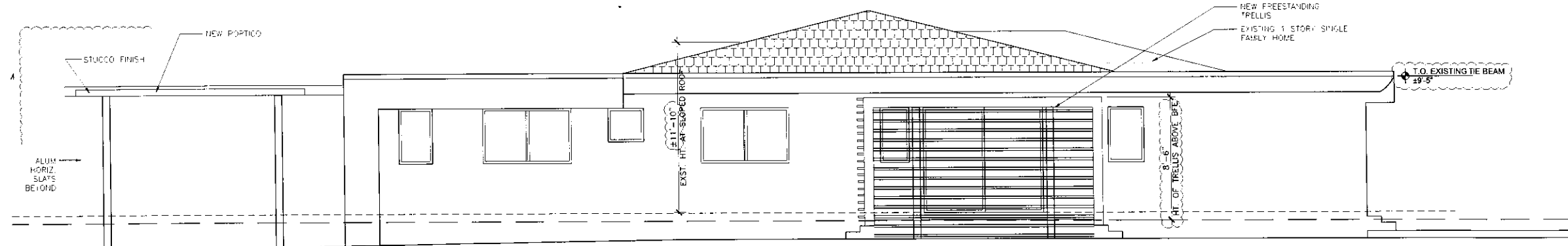
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② PROPOSED SIDE ELEVATION (WEST)
Scale: 1/4" = 1'-0"



③ PROPOSED REAR ELEVATION (NORTH)
Scale: 1/4" = 1'-0"



④ PROPOSED SIDE ELEVATION (EAST)
Scale: 1/4" = 1'-0"

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No.	Description

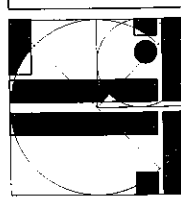
16-110	
Date	09/01/16
Drawn By	JO
Checked By	JG
Scale	AS NOTED

PROPOSED ELEVATIONS	
EVANS RESIDENCE	
1231 101ST STREET	
BAY HARBOR ISLANDS, FL 33154	

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JEROME GAVCOVICH, LLC ARCHITECTURE



A3.00



1 FRONT VIEW - PORTICO
Scale: NTS



1 REAR VIEW
Scale: NTS

Revisions		
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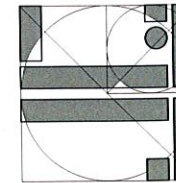
Job Number 16-110		Date 09/01/16	
Date	Drawn By JO	Checked By JG	Scale AS NOTED

SHEET	RENDERINGS	
	EVANS RESIDENCE 1231 101ST STREET BAY HARBOR ISLANDS, FL 33154	
PROJECT		

DESIGN CONSULTANT

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JEROME GAVCOVICH, LLC
ARCHITECTURE
JEROME GAVCOVICH, LLC
1231 101ST STREET
BAY HARBOR ISLANDS, FL 33154
TEL: 305.555.1234
WWW.JEROMEARCHITECTURE.COM



Sheet
A4.00
DATE



1 FRONT VIEW - PORTICO Scale: NTS



2 FRONT VIEW - PORTICO Scale: NTS

16-110

Job Number

09/01/16

Date

JO

Drawn By

JG

Checked By

AS NOTED

Scale

Revisions

No.

Date

Description

RENDERINGS

SHEET

EVANS RESIDENCE

1231 101ST STREET

BAY HARBOR ISLANDS, FL 33154

PROJECT

DESIGN CONSULTANT

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ARCHITECTURE

1231 101ST STREET

BAY HARBOR ISLANDS, FL 33154

TEL: 305.555.1234

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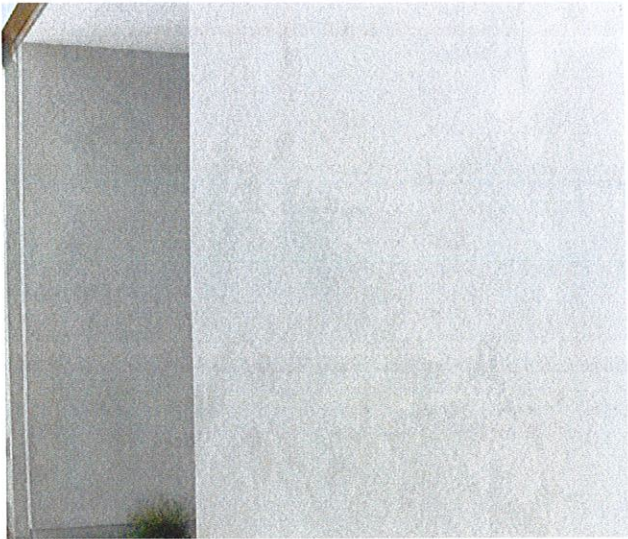
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CAD ID



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1 SMOOTH STUCCO FINISH

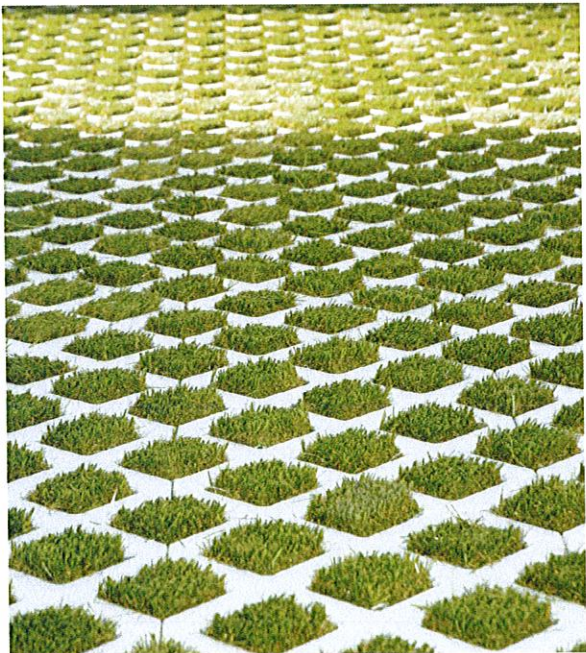
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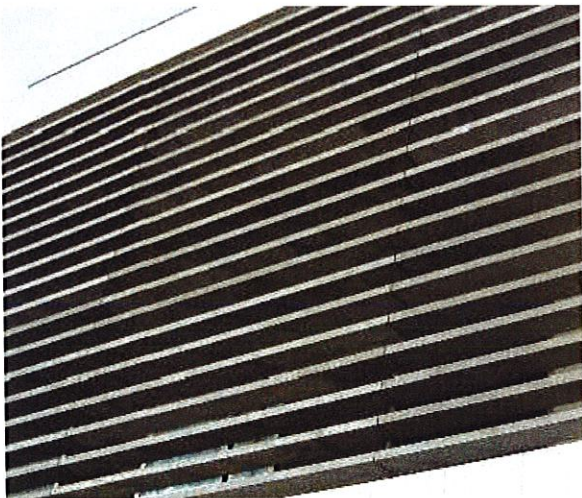
2 LIMESTONE STONE PAVERS

Scale: NTS



3 TURFBLOCK W/ SYNTH. TURF INSERTS

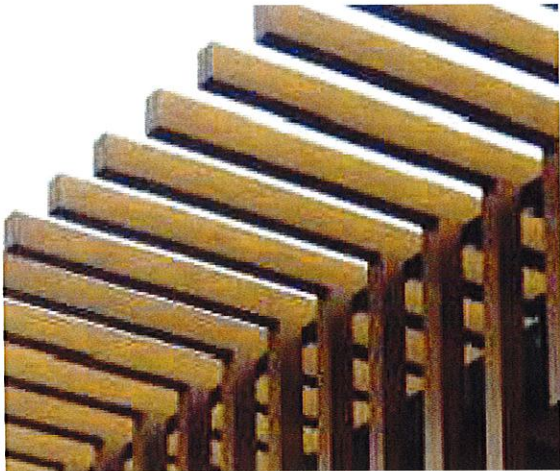
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COLOR: BROWN

3 DECORATIVE HORIZ. ALUM. BOX SLATS

Scale: NTS



Revisions		
No.	Date	Description

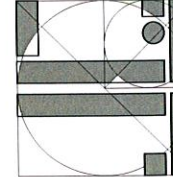
16-110		09/01/16	
Date	Drawn By	JO	JO
Checked By	Scale	JG	AS NOTED

MATERIALS	
EVANS RESIDENCE 1231 101ST STREET BAY HARBOR ISLANDS, FL 33154	

DESIGNER/OWNER NAME:

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JEROME GAVCOVICH, LLC ARCHITECTURE 3000 10th Ave S, Suite 100 Tampa, FL 33606 Phone: 813.281.1111 Fax: 813.281.1112 www.jeromegavovich.com
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A5.00

**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: March 29th, 2017

Subject: Evans Residence – Renovation
1231 101st Street
Bay Harbor Islands Acct. No.: MB2017-16
MMPA Acct. No.: 01-0702-1050

RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board review the contents of this staff report, the latest revised site plan and architectural plans (dated 03/27/17) and if felt to be acceptable, **APPROVE** the plans as submitted or with modifications as deemed appropriate and/or with conditions, to allow for the renovation to an existing single-family home located at 1231 101st Street.

However, MMPA recommends the PZ Board **DENY** the application as currently designed, as the design essentially includes a “carport” in the front yard setback area, which is not listed as a permitted use. A “portico” is permitted (they are calling the structure a portico), but the Code states such structures may be used “only to protect vehicular driveways at the main entrance of hotels, apartment buildings and single-family residences”. The structure simply covers 2 parking spaces, and in our opinion, is not located at the main entrance to the home.

GENERAL PROJECT INFORMATION

Land Use Designation: L – Low Density Residential
Zoning District: RD Single-Family District
General Location: 1231 101st Street
Legal Description: Lot 15 of Block 25, “Bay Harbor Island” according to the plat thereof, as recorded in Plat Book 46, at Page 5 of the Public Records of Miami-Dade County.

PROJECT DESCRIPTION

The project architect, Jerome Gavcovich, as agent for the property owner, Scott L. Evans, has submitted an application for the renovation of an existing single-family residence on an interior lot located at 1231 101st Street. The proposed existing single-story home has approximately 3,272 square feet of A/C living space. The applicant is proposing interior renovations, exterior façade changes, several exterior terraces, a gazebo, a new driveway, and a structure identified as a "portico" (design is essentially a carport / not a permitted use). The applicant is proposing one driveway connection to 101st Street.

The applicant is not proposing to increase the gross square footage of the existing home; as such, landscape plans are not required, as the site is not required to upgrade the landscaping to meet current day standards (Sec. 24-16).

The Historical Structure Survey for the Town of Bay Harbor Islands lists the existing structure as a Masonry Vernacular design with Post-Modern design accents that was built in 1956 (FMSF No. DA10358). The proposed new home will be a modern design.

PROJECT HISTORY

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

COMPREHENSIVE PLAN / ZONING

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

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

PLATTING

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

SUMMARY / SITE PLAN COMMENTS

The latest site plan and architectural plans submitted for the proposed new single-family home located at 1231 101st Street meet or exceed all Town Land Development Code requirements, if the Board finds the "portico" structure complies with Town Code Section 23-12(e)(vi). MMPA recommends the Board **DENY** the "portico" request, as the design is essentially a "carport" in the front yard setback area, which is not listed as a permitted use. A "portico" is permitted (they are calling the structure a portico), but the Code states such structures may be used **"only to protect vehicular driveways at the main entrance of hotels, apartment buildings and single-family residences"**. Section 23-12(e)(vi) of the Town Code requires "porticos" to "give the appearance of being an integral part of the original construction of the main structure to which it is attached and its architectural style, as well as materials, must be such that will compliment, enhance, and blend with the main structure. Such porticos shall at no time be enclosed or transformed into anything other than for the protection of vehicular driveways". MMPA believes the Town's urban design objective for the single-family areas is for front yard areas to be mostly open, uniform in streetscape appearance (25-foot setback for structures), and landscaped, especially close to the roadways. As designed the closest point of the structure will be 5'-3" from the front property line. A "portico" requires specific PZB approval per Sec. 23-12(15)(e)(vi). Following is a direct quote from the Town Code:

"Porticos shall be defined as a structure consisting of a roof supported from above or below or cantilevered, **only for the protection of vehicular driveways**, at the main entrance of hotels, apartment buildings, and single family residences. The portico shall give the appearance of being an integral part of the original structure to which it is attached and its architectural style, as well as materials, must be such that will complement, enhance, and blend with that of the main structure. Such porticos shall at no time be enclosed or transformed into anything **other than for the protection of vehicular driveways**"

There are specific setback and size limitations of such structures, that the plan does meet. The PZB must determine if the proposed "portico" structure meets the intent of the Code. The Town Code defines "porticos" as a structure to cover a vehicular drop-off area near the main entrance. MMPA believes this structure is simply a "carport" which we feel is not listed as a permitted use. MMPA does not believe this structure meets the intent of the Code. The Board does not have the ability to "interpret" Zoning Code provisions. The PZB should discuss this and if necessary request the Town Council to clarify the issue and possibly modify the Code. The Town Attorney will be requested to review this matter and provide their opinion at the meeting.

It should also be noted that the fence within the front yard setback requires PZB approval. Per Sec. 23-12(22)(i)(5), walls within the front (street side) setback may not exceed 3-feet solid above grade unless the PZB approves otherwise for specific sites based on creative and compatible design solutions. This section states also states that no more than 75 percent of any overall wall or fence within the front yard setback may be opaque. The applicant has provided calculations on the plans showing that the fence complies with the maximum opaque percentage permitted. The applicant is requesting PZB approval for the front wall design.

It should be noted that the proposed plans show a gazebo structure in the rear of the property. Per Section 23-12(15)(e)(iii), certain open, airy and decorative structures such as gazebos may project into the rear and side yard setback areas to a point no closer than five feet from the lot line subject to written approval by the Planning and Zoning Board. The applicant is requesting Planning and Zoning Board approval for the cabana structure per Sec. 23-12(15)(e)(iii).

The applicant previously submitted plans that were reviewed and commented on by MMPA and all previous comments and issues have been addressed by the current plans.

The following conditions of approval are recommended:

- 1) This approval is based on the plans prepared by Jarome Gavcovich, dated March 27th, 2017 with any modifications required by the PZ Board. All modifications to the above plans shall be reviewed by Town staff and may require re-approval by the PZB if felt to be substantial.
- 2) The "portico" structure requires PZB approval per Sec. 23-12(15)(e)(vi). The Planning and Zoning Board must find that the proposed "portico" structure meets the intent / design criteria of the Code. MMPA does not support this requested approval, as we feel it is a carport.
- 3) The fence within the front yard setback requires PZB approval. Per Sec. 23-12(22)(i)(5), walls within the front (street side) setback may not exceed 3-feet solid above grade unless the PZB approves otherwise for specific sites based on creative and compatible design solutions. This section states also states that no more than 75 percent of any overall wall or fence within the front yard setback may be opaque; the applicant has provided calculations on the plans showing that the fence complies with the maximum opaque percentage permitted. Specific Planning and Zoning Board approval is required for the fence proposed in the front yard setback.
- 4) The gazebo structure in the rear of the property requires PZB approval. Per Section 23-12(15)(e)(iii), certain open, airy and decorative structures such as gazebos may project into the rear and side yard setback areas to a point no closer than five feet from the lot line subject to written approval by the Planning and Zoning Board. Specific Planning and Zoning Board approval is required for the gazebo structure.

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

A meeting of the Planning & Zoning Board was held on December 20, 2016 at 7:00 p.m. in the Council Chambers. Upon roll call the following Board Members responded:

Chair Steven Hurwitz

Vice Chair Jerome Gavcovich

Board Member Alan Bebachik

Board Member Robert Saland

Board Member Oscar Sklar

Board Member Thomas Telesco

Item 1 Request for approval for a reroof for “Sheila Slotnick” located at 9961 E. Broadview Drive, Lot 16 of Block 23. The owner is requesting approval for the new roof material they have chosen. The new proposed roof material per town code section 5-18 requires approval from the Board. The existing roof has wood shake shingles and the new proposed material will consist of asphalt shingles. If the owner would go for a tile roof system it would greatly increase the weight on this mansard structure and possibly require additional bracing member and new sheathing if the existing structure would even support this additional weight. Enclosed please find pictures of the house, existing roof material, information on the new material and sample of the color and style. (Item #1A)

Town Manager Wasson stated that the homeowner was out of Town and unavailable to attend the meeting. The applicant was seeking the Board approval to replace the existing roof wood shakes shingles to asphalt shingles.

Representative for the applicant, James Obenour from Obenour Roofing, came forward to address the Board. He explained that the homeowner was seeking to replace the existing roof to a decorative asphalt shingles.

There was a detailed discussion from the Board on the cost estimated for the existing wood shake shingles versus the proposed asphalt shingles; Code requirements for roofing materials; color of the proposed material; costs savings and list of approved materials per code.

PUBLIC COMMENT

Frances Nuehut, 9920 W. Broadview Drive, came forward to address the Board. She was opposed to the proposed material.

CLOSED PUBLIC COMMENT

Town Manager Wasson clarified that all of the residents have the right to ask for the Board approval on any product not listed in the Code.

ACTION: Board Member Telesco made a motion to deny the proposed asphalt shingle material, but would grant the applicant approval to install a standing metal roof. Vice Chair Gavcovich seconded the motion and it passed unanimously.

There being no further business to discuss meeting was adjourned at 9:45 p.m.

CHAIR

ATTEST

TOWN CLERK