

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 do not turn off your cell phone or pager and it rings, you will be asked to leave the council chambers.

**TOWN OF BAY HARBOR ISLANDS
MORRIS N. BROAD COMMUNITY CENTER
1175 95TH STREET
BAY HARBOR ISLANDS, FL 33154**

DESIGN REVIEW BOARD

**February 13, 2024
7:00 PM**

FINAL AGENDA

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

PLEDGE OF ALLEGIANCE:

ROLL CALL:

1. Request for approval of a roof material for “Jacobo Minski” located at 9700 East Broadview Drive, Lot 14 of Block 29. The owner is proposing to replace his existing "S" barrel concrete tile with a Standing Seam Metal Roof (medium bronze color) on their existing single-family home. Enclosed please find a letter from the contractor, pictures and a sample of the roof. (Item #1)

** Staff Review:* The design meets the Town Code and was approved by Michael Miller Planning Associates.

2. Request for approval for exterior modification for a multifamily building “BAY HARBOR 1080 PARTNERS LLC” located at 1060 95 Street, Lot 7 of Block 13. The owners have submitted an application to allow for exterior building / landscaping renovations deemed substantial for an existing 9 unit, two-story garden apartment type complex. Enclosed please find the elevations and site plan. (Item #2)

** Staff Review:* The design meets the Town Code and was approved by Michael Miller Planning Associates.

3. Approval of the minutes of the meeting held on January 16, 2024. (Item #3)

ADJOURNMENT:

Pursuant to Florida Statutes 286.0105, the Town hereby advises the public that should any person decide to appeal any decision of the Design Review 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

February 13, 2024

ITEM NUMBER: 1.

ITEM: Request for approval of a roof material for “Jacobso Minski” located at 9700 East Broadview Drive, Lot 14 of Block 29. The owner is proposing to replace his existing "S" barrel concrete tile with a Standing Seam Metal Roof (medium bronze color) on their existing single-family home. Enclosed please find a letter from the contractor, pictures and a sample of the roof. (Item #1)

DESCRIPTION:

RECOMMENDED ACTION:

The design meets the Town Code and was approved by Michael Miller Planning Associates.

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez
 Ayanidys Martinez

ATTACHMENTS

1.	BHI 9700 EBVD SFR Re-Roof DRB Staff Report Jan 31 2024
2.	SPR24-000003 Application
3.	BHI 9700 EBVD SFR Existing Appearance Photo Jan 31 2024
4.	SPR24-000003 DRB Set 2.6.2024

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

To: Design Review Board (DRB)
Town of Bay Harbor Islands

From: Michael J. Miller, AICP 
Consultant Town Planner

Date: January 31st, 2024

Subject: Single-Family Residence – Re-Roof
Request for Alternative Roof Material (Standing Seam Metal Roof)
9700 East Broadview Drive
Bay Harbor Islands Acct. No.: SPR24-000003
MMPA Acct. No.: 01-0702-1184

RECOMMENDED ACTIONS / BOARD ALTERNATIVES

MMPA recommends the Design Review Board (DRB) review the contents of this staff report, the owner's contractor letter requesting DRB approval to install a Standing Seam Metal Roof (medium bronze color) on their existing single-family home instead of replacing it with the same roof material (Barrel "S" Concrete Tile – Off-White / Light Grey color) that was apparently approved by the Town when the home was built / updated over the years, and the pictures & illustrations provided (recd. Jan. 25th, 2024), and if felt to be acceptable, **APPROVE** the request as submitted or with modifications, as deemed appropriate and/or with conditions, to allow for the installation of a Standing Seam Metal Roof at an existing waterfront single-family home located at 9700 East Broadview Drive. If the DRB chooses to **DENY** the request, unless otherwise approved on appeal by the Town Council, the owner's must use a listed roof material set forth in Town Code Section 5-18.

GENERAL PROJECT INFORMATION

Land Use Designation:	L – Low Density Residential
Zoning District:	RD Single-Family District
General Location:	9700 East Broadview Drive
Legal Description:	Lots 14 of Block 29, "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 BACKGROUND / DESCRIPTION / ANALYSIS

In December 2023 the Town received a Building Permit application (B23-000668) from a Roofing Contractor (ACP Home Armour) seeking to re-roof the above referenced existing house with a Standing Seam Metal Roof. The existing roofing material is Barrel "S" Concrete Tile – Off-White / Light Grey color, that was apparently approved by the Town and installed when the home was built or a subsequent re-roof. MMPA & other Town staff reviewed the building permit application and MMPA denied it from a zoning compliance perspective, as Town Code Section 5-18 includes a listing of specific permissible roofing materials that does not include metal roofing, unless the Design Review Board (DRB) reviews & approves it. This Code section was created in 1983 with the only modification made in 1995. Typically, when the Town receives a building permit application for a new / re-roof, if the requested roofing material complies with Section 5-18, the Town staff can administratively approve a building permit per Resolution #1077 adopted by the Town Council in 2008 when a separate free-standing "Board" (PZB / DRB) was created to review & approved certain land development applications. Following are the current Code provisions:

Sec. 5-18. - Required materials in roof and mansard fascia construction; approval of design review board.

(a) All roofs and mansard fascia construction shall be constructed with fire-resisting or noncombustible material and shall be of one of the following materials only, except as provided in paragraph (b) below:

- (1) Clay tile;
- (2) White concrete tile;
- (3) Solid-colored cement tile, which color is impregnated with the same color intensity throughout;
- (4) Thick butt variegated slate;
- (5) Other materials which may be approved by the design review board.

(b) All roofs having an incline of less than two and one-half inches per foot shall be constructed of built-up roofing material and gravel.

(c) Flat roofs which are not visible from the street or from adjacent property by a person standing at ground level, may be constructed of modified bitumen, aluminum coat built-up, or any other water-proofing membrane application provided said application has all required product approvals.

(d) All reconstructed roofs and mansard fascia construction, alteration or repair shall require the approval of the planning board as being harmonious with other buildings in the proximity thereof.

(Ord. No. 409, §§ 1, 2, 7-11-83; Ord. No. 567, § 1, 3-13-95)

**Town of Bay Harbor Islands
Design Review Board (DRB) Staff Report
Single-Family Home @ 9700 East Broadview Drive
Request for Alternative Roof Material (Standing Seam Metal Roof)
January 31st, 2024
Page 3**

In addition, Town Code Section 5-23.1(c), which sets forth the Town's land development project approval procedures, states that once a project is approved, if the project is not built in "substantial conformity" with the approved plans, specified enforcement actions are listed to ensure compliance. When the Design Review Board (DRB) (or previous Town entities that approved projects) review land development applications, building elevation illustrations / proposed exterior colors & exterior materials - including roofing designs - are required to be submitted. The Town's project approvals reference a specific set of design plans to avoid uncertainty as to what was approved. At the time of building permit review, the DRB plans are compared to the building permit plans. It is expected that some minor refinements will occur, provided the design remains in "substantial conformity" with the approved DRB plans. Town staff attempts to work with owners / contractors to accommodate such refinements at the time of building permit review and/or subsequent desired changes during actual construction and must make administrative determinations as to what is "major / minor" changes and what is in "substantial conformity". If a desired project modification is deemed "major" the DRB must re-review / re-approve the request. This original Code section was created in 1980 with modifications made in 2001 and 2021.

Sec. 5-23.1. - Architectural and aesthetic review of plans; failure to comply with plans as agreed.

Purpose. The purpose of this section is to promote compatibility and cohesiveness in architectural design while preserving, to the extent deemed appropriate, the town's historic architectural and neighborhood character, providing a framework for new and redevelopment reviews that respond to the existing context of the built environment and open spaces. The design review board shall review and evaluate applications as to whether the design of the new or redevelopment and/or improvements within the town are compatible with existing development, are of cohesive architectural character, provide sufficient buffering of uses from public property and rights-of-way and adjacent properties, and are consistent with all codes and/or supplemental design criteria, and meeting protocols approved by the town council by ordinance, resolution or other action and kept on file with the town clerk. The purpose and duties set forth above are meant to be compliant with F.S. § 163.3202 relative to single-family and two-family development reviews and approvals.

- (a) The design review board shall examine, approve, approve with conditions, or disapprove the site development plans prior to the issuance of a building permit in any matter subject to its jurisdiction after consideration of whether the following criteria are complied with: ...
- (b) If the above criteria are met, the application shall be approved. Conditions may be applied when the proposed building or structure does not comply with the above criteria and shall be such as to bring said structure or project into conformity. If any application is disapproved, the design review board shall detail in its findings the criterion or criteria that are not met. The action taken by the board shall be reduced to writing, signed by the chairman, and a copy thereof made available to the applicant upon request. Any action taken by the design review board may be appealed to the town council, whose decision on appeal shall be final. If the town council approves a land development application after consideration by the design review board (Gateway sites / B-1 Business District building height / RM-3 building

**Town of Bay Harbor Islands
Design Review Board (DRB) Staff Report
Single-Family Home @ 9700 East Broadview Drive
Request for Alternative Roof Material (Standing Seam Metal Roof)
January 31st, 2024
Page 4**

height/appeals/other), the action of the town council shall take precedence over the actions of the board.

- (c) Subsequent to design review board approval, if the proposed structure or project is not constructed in substantial conformity with the plan proposed and approved by the design review board, no certificate of occupancy shall be issued, and a fine may be levied against a real property owner in an amount not to exceed \$250.00 per day per unit for each day of continued violation. And in the event that a certificate of occupancy has been issued previously, it shall be subject to revocation and no further occupancy shall be permitted until the proposed structure or project is brought into substantial conformity with the plan approved by the design review board. Provided further, in the event that occupancy is not discontinued, then a fine shall be levied in amount of up to \$250.00 per day per unit for each day of continued occupancy until the proposed structure or project is brought into substantial conformity with the plan approved by the design review board. **The town manager, or their designee(s), may approve minor modifications to final working plans and building permit plans that do not significantly alter the original design in order to meet building or fire code requirements, or other project refinements, provided the modifications do not conflict with any conditions of approval imposed by the design review board or town council, and are otherwise in substantial conformity with the approved plans.**

According to the Miami-Dade County Property Appraiser's website, the original 1-story / 2,768 sq. ft. house was constructed in 1955 with one sq. ft. addition (450 sq. ft.) / modifications made over the years now totaling about 3,218 sq. ft., a swimming pool & decking, boat dock, fencing, etc.

According to the Town's 2006 Historic Structure Survey, the home is described as having a Masonry Vernacular (Ranch) architectural style. The house has multiple sloped roof areas over the southern portion of the house with a flat roof over the northern portion of the house. The DRB must judge if a Standing Seam Metal Roof would be architecturally compatible with this house, as well as long-term maintenance and precedence.

Our research reveals that there are several (20+/-) existing single-family homes in the Town with Standing Seam Metal Roofs. It is unknown if each home with a metal roof obtained DRB (PZB) approval or if Town staff administratively approved them, despite the Code language. On occasion Bldg. Dept. staff / other Town staff are not fully understanding of a community's entire Land Development Code Regulations. We believe the DRB / PZB has approved 8+/- to date.

Most higher quality communities require similar roof materials (concrete) and prohibit somewhat "cheaper" looking or higher maintenance materials such as asphalt shingles or cedar shakes. These materials do not stand up as well in high wind coastal areas and in areas with high heat / humidity. Metal roofs can be attractive but typically also may have maintenance problems. Installation and product / paint application typically dictates the degree of success or failure. In high heat / humidity areas some paint applications often blister or peel. However, some metal materials (copper) can be attractive and relatively maintenance free. In its natural bronze state, copper looks good and even after it weathers to a green patina color. Metal roofs can experience more frequent failure as panels can lift if not installed properly. It should be mentioned that cement roof tiles can also fail and fly off, but the weight of the tiles and method of attachment typically resists failure in very high winds.

SUMMARY / RECOMMENDATION

The Town has long standing Code provisions that require the DRB to review & approve roofing materials other than those listed in the Code (concrete / clay / slate). This may not have been understood by previous Town staff. It is entirely up to the DRB to decide if this is acceptable. The DRB should review the existing house architecture style and roof material, and determine if a Standing Seam Metal roof is appropriate and compatible for this home.



TOWN OF BAY HARBOR ISLANDS
PLANNING AND ZONING APPLICATION

(NEW SUBMITTAL)

TO ENSURE EFFICIENT PROCESSING OF YOUR APPLICATION, PLEASE
MAKE SURE THIS FORM IS FILLED OUT COMPLETELY.

PROCESS NUMBER B23-000668 (SPR24-000003) 1/25/2024 am

APPLICANT INFORMATION (IF DIFFERENT THAN PROPERTY OWNER)

Name ANTONIO CORREAL Contact Number 954-495-4227
Address 1905 NW 18TH ST
City POMPANO BEACH State FL Email Address PERMITS@ACPHOMEARMOUR.COM

OWNER / PROPERTY INFORMATION

Name JACOBO MINSKI Address 9700 E BROADVIEW DR
Folio# 13-2227-001-5680 Lot 14 Block 29

DESCRIPTION OF PROPOSED USE / REQUEST

DRB APPROVAL FOR METAL ROOF DARK BRONZE

PLEASE READ AND SIGN BELOW

I hereby attest that the information on this application form is, to the best of my knowledge, true and accurate. I understand that my plans must be reviewed and approved by staff prior to being placed on the agenda.

Date: 01/24/2024 Signature of Applicant: *Antonio Correal*

I hereby grant permission for members of the Town of Bay Harbor Islands Planning and Zoning Board, Town Council, and Town Staff to enter the above described property (or as described in the attached) for the purposes of gathering information related to this application/request/proposal.

Date: 01/24/2024 Signature of Owner: *Jacobo Minski*

I hereby agree to reimburse the Town of Bay Harbor Islands for all professional planning and legal fees that are incurred on behalf of the Town while reviewing and/or considering this application. These fees include reviews by the Town's planner of record and zoning attorney. The Town may also require reviews from other outside professional services. The Town of Bay Harbor Islands will provide an itemized bill of professional costs incurred while reviewing and/or considering this application. Building permits and/or final occupancy permits will not be issued until the itemized bill is paid in full to the Town of Bay Harbor Islands.

Date: 01/24/2024 Signature of Applicant: *Antonio Correal*

NOTE: If any application is disapproved, the Planning and Zoning Board shall detail in its findings the criterion or criteria that are not met. The action taken by the Board shall be reduced to writing, signed by the Chairman, and a copy thereof made available to the applicant upon request. Any action taken by the Planning and Zoning Board may be appealed to the Town Council, whose decision on appeal shall be final.

Owner / Applicant given copy of Planning and Zoning Checklist (☒) Yes (☐) No

G Approved _____ G Denied _____



Bay Harbor Islands
Existing House Appearance
9700 E. Broadview Drive



Permit #
B23-000668

January 24, 2024

Michael J. Miller, AICP
Town of Bay Harbor Islands

RE: Jacobo Minski
9700 E Broadview Dr,
Bay Harbour Islands, FL 33154

Dear Sirs:

Attached you will find a photograph of the above property with an "S" shaped clay tile roof and a photograph illustrating the proposed metal standing seam roof. The color selected is a Medium Bronze color. Please see the attached color card and brochure.

The homeowners have selected a metal standing seam roof over the existing tile roof for several reasons. First, the metal roof system is much more durable than the clay tile roof currently on the home. Second, every year homeowners have to remove and replace broken tiles due to debris flying from the nearby landscape. Clay tile roofing needs to be pressure cleaned periodically (annually), which leads to more broken tiles. Finally, metal roofs can withstand much higher uplift pressures than tile roofs, are more durable, require less maintenance, and are more contemporary and in keeping with the home.

Once the roof is replaced, the homeowners will paint the house a light color to accentuate the roof and make the house look like a new home. We sincerely hope approval is granted so we can install the new roof for the homeowners as soon as possible.

Thank you

Antonio Correal
CGC-1532074 - CCC-1333775
President/ Owner

ACP HOME ARMOUR LLC
P: (954) 495-4227
1905 Nw 18th St, Pompano Beach fl 33069



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COLONIAL RED



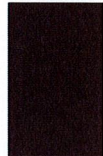
BURGUNDY



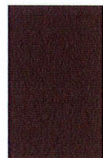
SLATE BLUE



DARK BRONZE



MANSARD BROWN



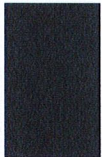
MEDIUM BRONZE



BANSHEE BLACK



MATTE BLACK



CHARCOAL GRAY



ALMOND



BUCKSKIN



SIERRA TAN



PATINA GREEN



SANDSTONE



SLATE GRAY



HARTFORD GREEN



EVERGREEN



AGED COPPER



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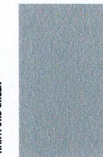
SOLAR WHITE



TROPICAL PATINA



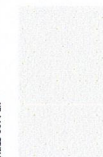
HEALDICK GREEN



DOVE GRAY



REGAL WHITE



SILVER METALLIC



PRE-WEATHERED

Premium Coatings



REGAL RED



REGAL BLUE



CHAMPAGNE METALLIC



COPPER METALLIC



SILVER METALLIC



PRE-WEATHERED

DELUXE COLLECTION

INFINITE COLLECTION



ECLIPSE



MILLENNIUM BLUE



COSMIC DUSK



CELESTIAL BRONZE

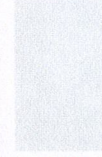


VINTAGE COPPER



VINTAGE STEEL

VINTAGE COLLECTION



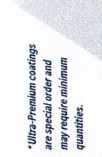
VINTAGE GALVALUME



VINTAGE COPPER



VINTAGE STEEL



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On-screen representation may vary from actual color. To confirm color choice, always order a metal sample prior to placing order.

before (existing) 9700 E Broadview Dr, Bay Harbor Islands FL 33154



After (proposed) 9700 E Broadview Dr, Bay Harbor Islands FI 33154







AGENDA ITEM REPORT

February 13, 2024

ITEM NUMBER: 2.

ITEM: Request for approval for exterior modification for a multifamily building “BAY HARBOR 1080 PARTNERS LLC” located at 1060 95 Street, Lot 7 of Block 13. The owners have submitted an application to allow for exterior building / landscaping renovations deemed substantial for an existing 9 unit, two-story garden apartment type complex. Enclosed please find the elevations and site plan. (Item #2)

DESCRIPTION:

RECOMMENDED ACTION:

The design meets the Town Code and was approved by Michael Miller Planning Associates.

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez
 Ayanidys Martinez

ATTACHMENTS

1.	BHI 1060 95 St MFR Reno DRB Staff Report Dec 18 2023
2.	1060 95 Street DRB Set 1.16.2024

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

To: Design Review Design (DRB)
Town of Bay Harbor Islands

From: Michael J. Miller, AICP 
Consultant Town Planner

Date: December 18th, 2023

Subject: Site Development Plan Application – Exterior Renovations
Existing Multi-Family Residential Complex (9 DU)
1060 95th Street
Bay Harbor Islands Acct. No. SPR23-000027
MMPA Acct. No. 01-0702- 1171

RECOMMENDED ACTION

MMPA recommends the Design Review Board (DRB) review this staff report and the most recent revised plans received November 14th, 2023, and if found acceptable, **APPROVE** the proposed Site Development Plan application as is, or with modifications as deemed appropriate by the DRB.

GENERAL PROJECT INFORMATION

Land Use Designation: MH – Medium-High Density Residential
Zoning District: RM-2 Multiple Family District
General Location: 1060 95th Street
Legal Description: Lot 7, Block 13, "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, Victor R. Vega Sanabria / Florida Building Plans, as agent for the property owner (Bay Harbor 1080 Partners, LLC / Avi Dashi Principal) has submitted a Site Development Plan application to allow for exterior building / landscaping renovations deemed "substantial" by the Town staff to an existing 9-unit / 2-story garden apartment type complex located at 1060 95th Street. The property is zoned RM-2 Multiple Family Residential District.

**Town of Bay Harbor Islands
Design Review Board (DRB) Staff Report
Site Development Plan Application – Exterior Renovations
1060 95th Street Multifamily Residential Complex (9 DU)
December 18th, 2023
Page 2**

According to the M-D County Property Appraiser's website information, the building was originally constructed in 1948; however, the Town's 2006 Historic Structure Survey indicates the complex was built in 1954. The Town's Historic Structure Survey identifies the architectural style as Masonry Vernacular (some MiMo features). It appears from the plans that all of the DU are 1-bedroom / 1-bathroom units. The plans also show several proposed interior renovations (Existing / Proposed Walls). A small 115 sq. ft. addition is also proposed at the southeast corner of the building and three (3) additional small additions (100+/- sq. ft. total) along the west side of the building (closets). There does not appear to be a true floor plan of the existing DU layouts but there is a demolition plan for each floor indicating the existing DU configuration to compare to the proposed DU layout submitted. There is no table with the individual DU information listed such as BR / Bath mix or square footage. However, based on the living area square footage shown (600+/- sq. ft.), none of the DU appear to meet the minimum DU size requirement of today. Per Sec. 23-9 the minimum DU sizes today are 750 sq. ft. (studio) / 900 sq. ft. 1-BR / 1,150 sq. ft. 2-BR). As was common for most earlier land developments in the Town, there are no on-site parking spaces at all, and the quantity of adjoining "street" parking spaces is only 9 (1 space per DU vs. 2 spaces required today = 18 spaces). In the early years of the Town there was no Zoning Code (initially adopted in 1957) with land development criteria, only the developer's Deed Restrictions that had minimal standards. Therefore, this site is deemed legal non-conforming as to DU sizes, parking, and several other current day criteria.

Following are the modifications noted to the exterior elements of the building:

1. Modification the exterior façade and finish materials
2. All windows and doors are to be replaced by impact, keeping the same openings. A few of those openings will be blocked.
3. All exterior doors are rotten and will be replaced by impact doors keeping the same openings.
4. All parking areas are to be repaired, maintaining the same quantity and location.
5. Existing railings are damaged and are not compliant with current Code. All railings will be replaced.

According to Town Council Resolution No. 1077 adopted in October 2008, Sec. 1(e) states:

"The Planning and Zoning Board (now the DRB) shall review and approve revisions to plans previously approved by the Board for **changes in materials and/or colors that affect the overall aesthetic look.** (Structural changes: **location, reduction or addition of doors, windows, roof design changes (pitch), and architectural features (railings, balconies, columns, or any other accent feature**".

The accompanying a Town Manager memo from 2008 it states the Town's staff can administratively approve a number of common building permits, including interior work, door and window replacements, provided they do not change the building appearance (size / shape / quantity). Based on the applicant's desired modifications, staff collectively determined the

Design Review Board (DRB) is required to review this application due to the extent of the renovations, new building additions, and changes to the exterior façade appearance. As stated previously most of the complex's window replacement would not require the DRB's review / approval, but they intend on blocking-in several windows. This complex is in poor condition and numerous improvements are planned and desired.

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. Based on the lot size (11,250 sq. ft.) a maximum of 9 DU can be built on this site – and 9 DU now exists. No additional dwelling units are being requested in this application, nor would they be allowed without acquiring TDRs and the extreme parking limitations). Therefore, the use and density are compliant with the Town's Comprehensive Plan FLUM.

Land Development Regulations / Zoning Code –The property has a Zoning classification of RM-2 Multiple Family Zoning District. The maximum allowable base density is 34 DUA. Based on the lot size (11,250 sq. ft.) a maximum of 9 DU can be built on this site – and 9 DU now exists. No additional units are requested; therefore, the use and density are compliant with the Town's zoning classification and regulations.

PLATTING

The site will not require re-platting, as the site is currently platted as described above (1 lot). The subject site is comprised of Lot 7 of Block 13.

RIGHT-OF-WAY AND ACCESS DESCRIPTION

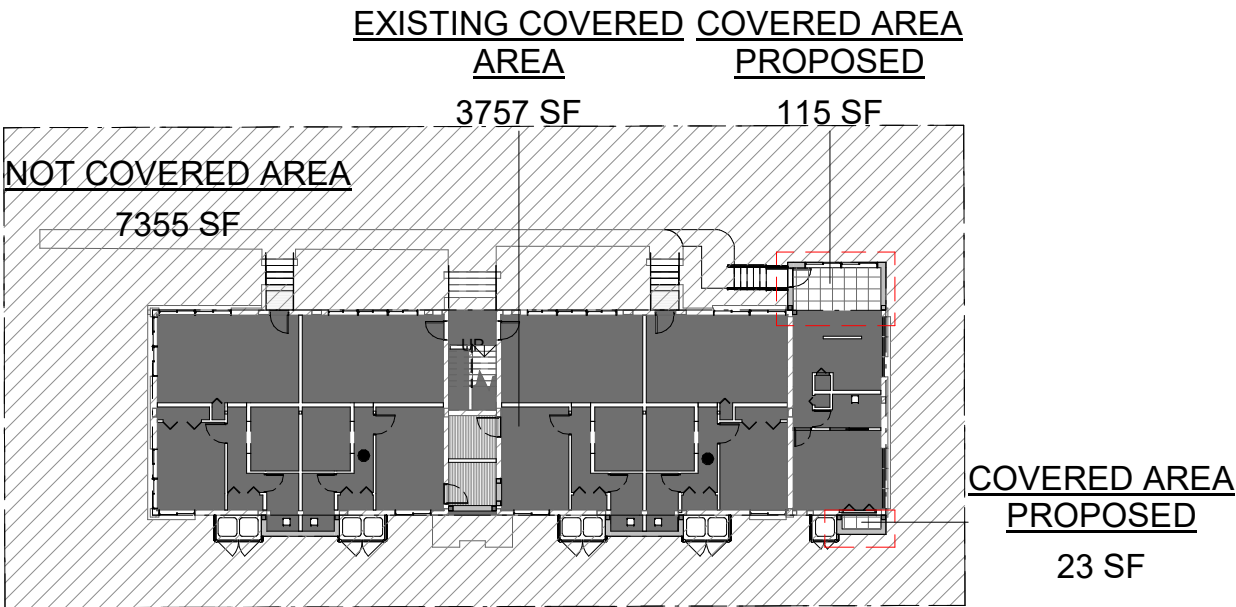
The site will continue to use the existing non-conforming nine (9) perpendicular off-street parking spaces located in front of the property connecting to 95th Street.

SUGGESTED CONDITIONS OF APPROVAL

Following are our suggested conditions of approval based on the most recent revised plans dated November 14th, 2023, submitted to the Town for consideration:

1. This approval is based on the Site Development Plans prepared by Victor R. Vega Sanabria / Florida Building Plans, as agent for the property owner (Bay Harbor 1080 Partners, LLC / Avi Dashi Principal), dated November 14th, 2023, as well as any required modifications required by the Design Review Board (DRB). Any substantial changes desired after the DRB's approval may require separate approvals from the Town staff and/or DRB as specified by the Code.

LOT COVERAGE



Lot coverage

 COVERED AREA PROPOSED

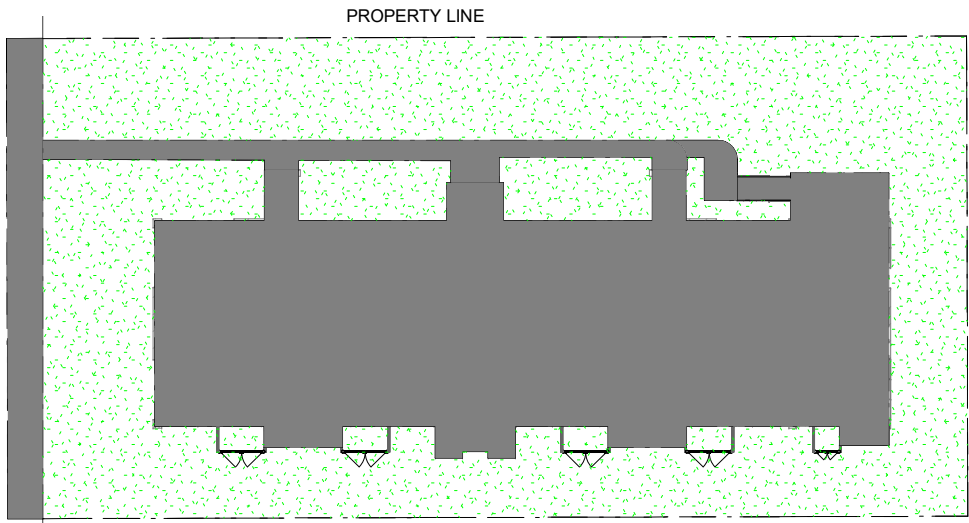
 NOT COVERED AREA

 EXISTING COVERED AREA

LOT COVERAGE CALCULATIONS

EXISTING LOT SIZE:	11.250 ft ²
EXISTING LOT COVERAGE:	3.757 ft ²
NEW ADDITION L.C:	138 ft ²
NEW TOTAL LOT COVERAGE:	3.895 ft ²

PERVIOUS VS IMPERVIOUS



Proposed Pervious/Impervious areas legend

 IMPERVIOUS

 PERVIOUS

(Existing Pervious/Impervious) DRB 1		
LOT AREA: 11250 SF		
Name	Area	%
IMPERVIOUS	4742 SF	42.15%
PERVIOUS	6508 SF	57.85%
11250 SF		
(Proposed Pervious/Impervious) DRB 1		
LOT AREA: 11250 SF		
Name	Area	%
IMPERVIOUS	4932 SF	44%
PERVIOUS	6318 SF	56%
11250 SF		



1060 Bay Harbor

address: 1060 95TH ST BAY
HARBOR, FL 33154

Revision
Number
53
D.Impervious/Pervious area calculations is square footage / Percentage.

Revision

Date
09-14-2023

Issued For:

Issued By: DRB

Date: 07/25/23

Title: LOT COVERAGE AND PERVIOUS PLAN

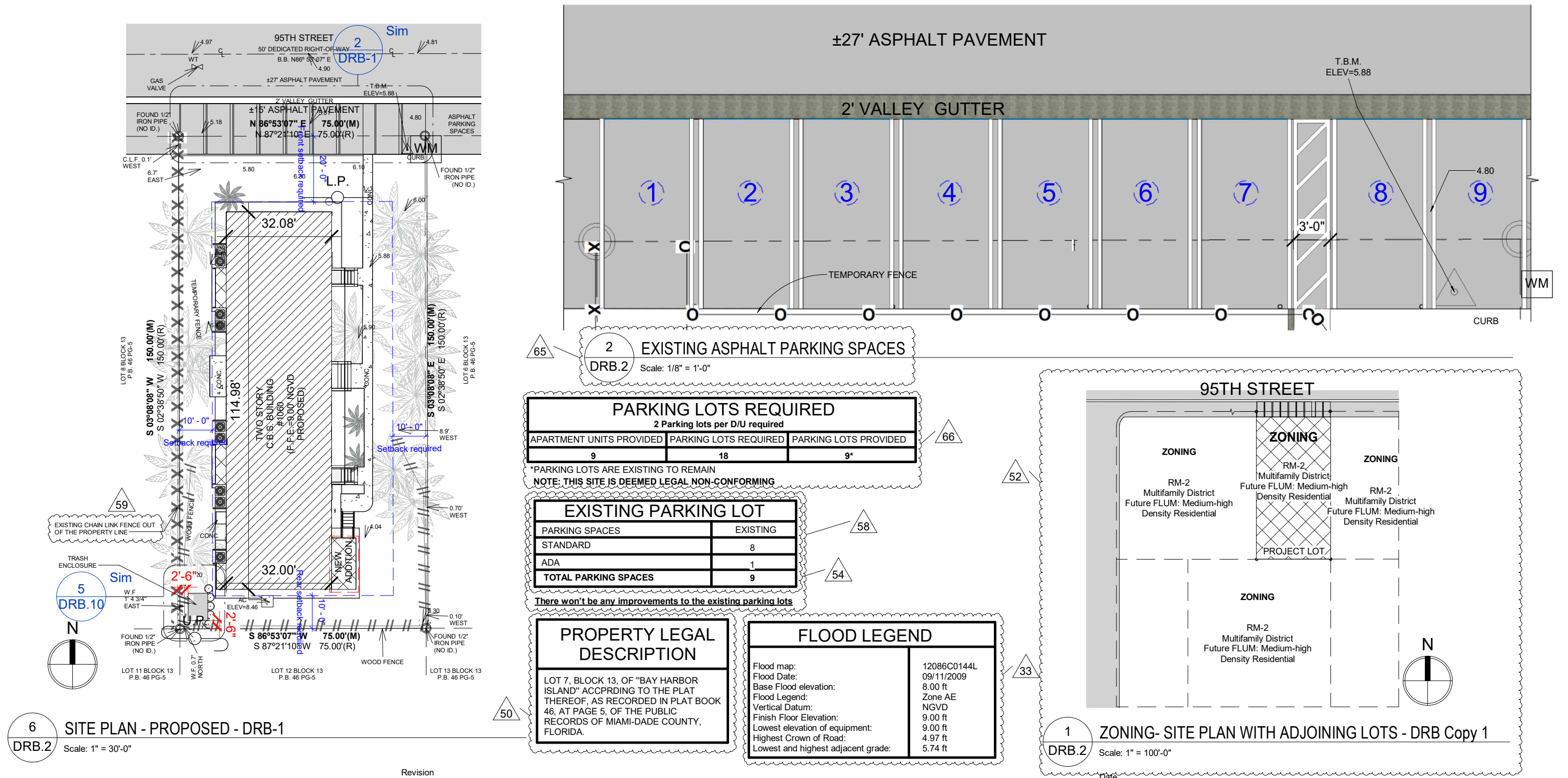
Drawn By: Author

Checked: Checker

Project #: Project Number

Dwg: DRB.1

SITE PLAN W/ EXISTING PARKING SPACES



1060 Bay Harbor

address: 1060 95TH ST BAY
HARBOR, FL 33154

- | Revision Number | Revision |
|-----------------|--|
| 33 | 2. SHOW A COMPLETE FLOOD LEGEND (FINISHED FLOOR ELEVATION, LOWEST ELEVATION OF EQUIPMENT, FLOOD ZONE, PANEL NUMBER, BASE FLOOD ELEVATION, HIGHEST CROWN OF ROAD, LOWEST AND HIGHEST ADJACENT GRADE, ETC) AS PER FBC 107.3.5. |
| 50 | A. Legal description of the property |
| 52 | C. The applicable Zoning District Classification (RM-2) and comprehensive Plan FLUM designation (Medium-high Density Residential) are not on the plans, nor do the plans reflect the existing uses, Zoning or complain designations for adjoining properties as required by Sec. 5-20. |
| 54 | E. Number of parking spaces required and provided. |
| 58 | 8. What if any are the improvements to the existing parking spaces? |
| 59 | 9. What is the height/color/material of the fence along the west property line? who owns it ? |
| 65 | 1. The site will continue to use the existing nine (9) perpendicular off/street parking spaces in front of the property connecting the 95th street. |
| 66 | A. Number of parking spaces required and provided. Not provided with submittal |

09-13-2023

09-14-2023

09-14-2023

09-14-2023

09-14-2023

09-14-2023
09.14.2023

10-23-2023

Issued For:

Issued By: DRB

Date: 07/25/23

Title:

EXISTING PARKING SPACES

Drawn By: Author

Checked: Checker

Project #: Project Number

Dwg:

DRB.2

AERIAL REPRESENTATIONS

AERIAL CONTEXT VIEWS



Revision
Number

AERIAL FRONT VIEWS



Revision

AERIAL REAR VIEWS



Date



1060 Bay Harbor

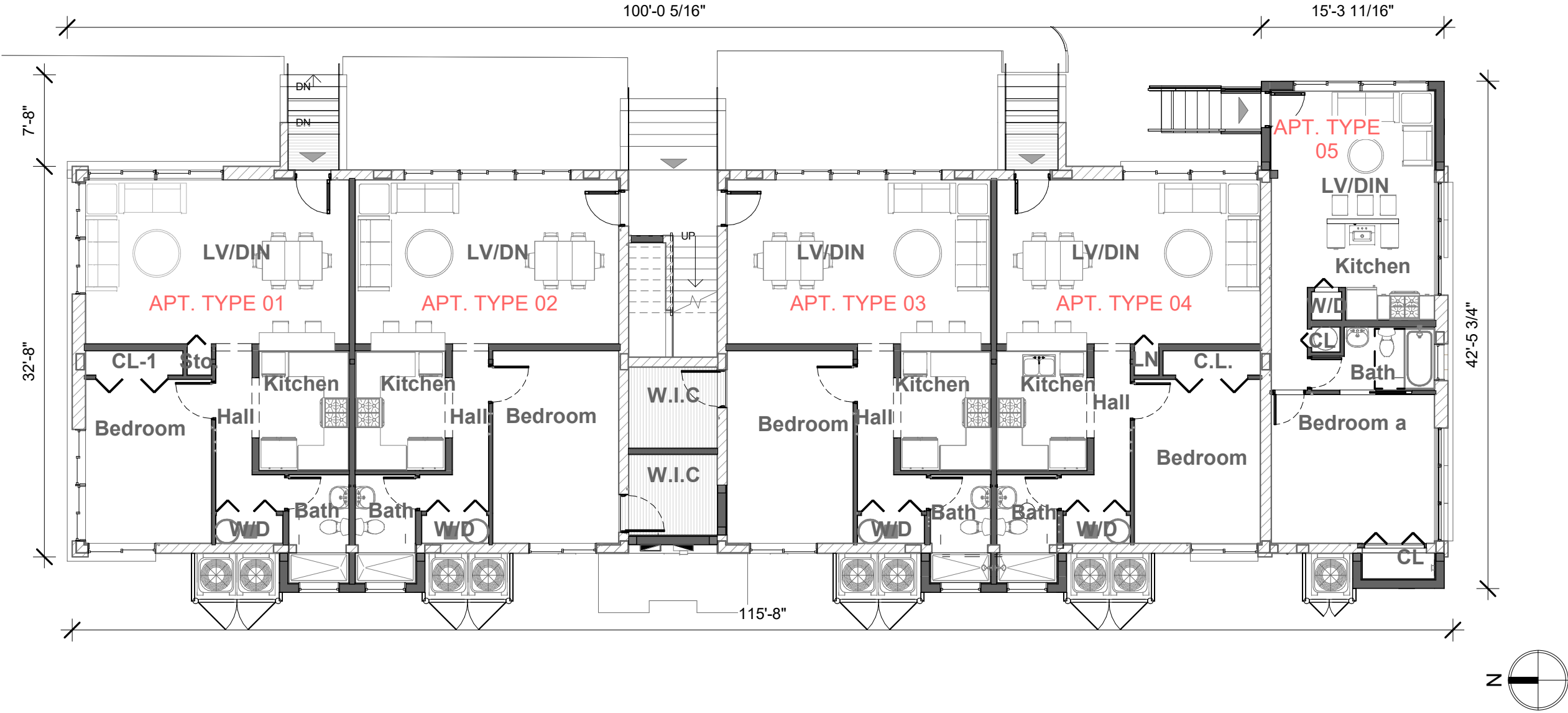
address: 1060 95TH ST BAY
HARBOR, FL 33154

Issued For: _____ Drawn By: Author
Issued By: _____ Checked: Checker
Date: 07/25/23 Project #: Project Number
Title: _____ Dwg: _____

**AERIAL
REPRESENTATIONS**

DRB.3

GENERAL 1ST FLOOR



WALL PHASES:

- INDICATES EXISTING WALL - PHASE
- INDICATES WALL PROPOSED - PHASE



1060 Bay Harbor

address: 1060 95TH ST BAY
HARBOR, FL 33154

Revision
Number

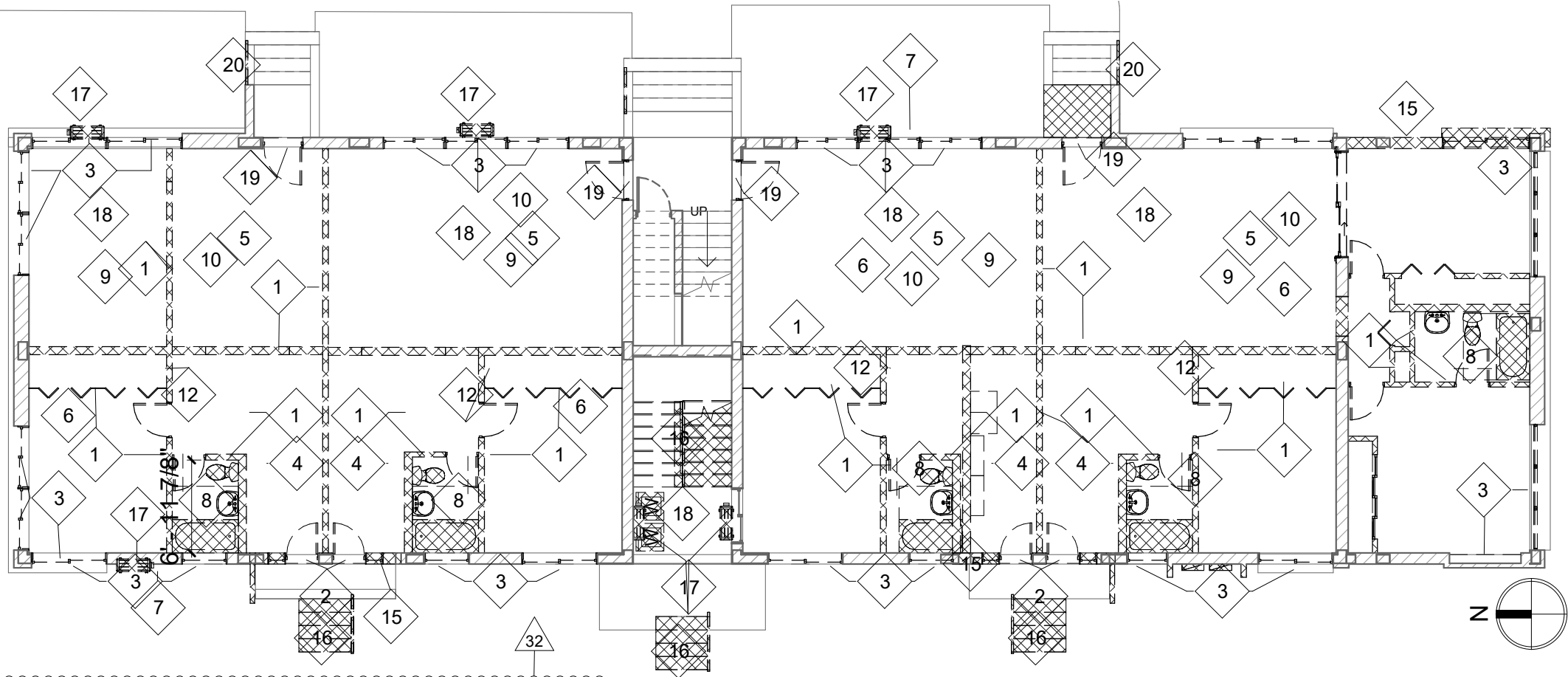
Revision

Date

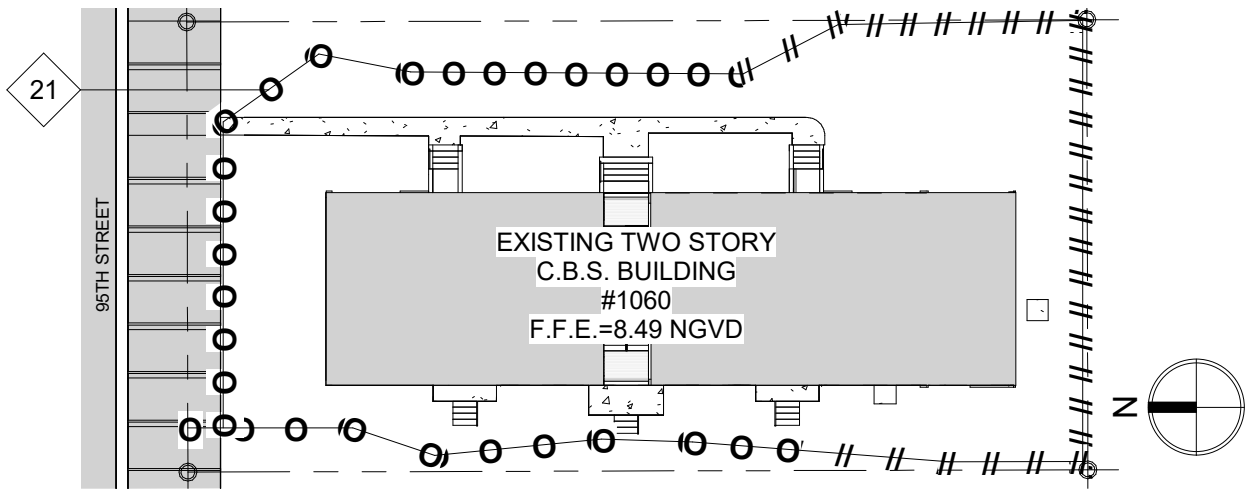
Issued For: _____ Drawn By: Author
Issued By: _____ Checked: Checker
Date: 07/25/23 Project #: Project Number
Title: _____ Dwg: _____

GENERAL 1ST FLOOR
PROPOSED

DRB.4



1 (01) - 1ST FLOOR -EXISTING/ DEMOLITION PLAN-DRB-1
DRB.4.1 Scale: 3/32" = 1'-0"



2 SITE PLAN - EXISTING - DRB-1
DRB.4.1 Scale: 1/32" = 1'-0"

DEMOLITION NOTES -...	
MKD	Description
1	Existing wall to be demolished
2	Existing door to be replaced
3	Existing windows to replaced
4	Existing Kitchen cabinets, fixtures and accessories to be removed and replaced
5	Existing ceiling finish to be replaced
6	Existing interior floor finish to be replaced
7	A/C Wall enclosure
8	Existing plumbing fixture to be replaced
9	Replace all insulation (R30) at ceiling
10	Contractor will check for any damage of drywall and if necessary replace according to code.
11	Flooring to be replaced on same elevation. If contractor find any damage in the flooring structural system repairs according to code
12	Remove all electrical outlet, Lighting & Switches and install new ones.
13	Existing roof to be replaced on same elevation.
14	Existing Railing to replaced
15	Existing exterior wall to be demolished
16	Existing stairs to be demolished
17	Exterior air condition unit to be removed
18	Flooring to be replaced & Elevated to 9.00' NGVD to comply with code. If contractor find any damage in the flooring system repairs according to code
19	Existing 1st floor door to be replaced and elevated to 9.00' NGVD
20	Existing stairs to be demolished and re-built
21	Temporary fence to be demolished
22	Existing door to be demolished



1060 Bay Harbor

address: 1060 95TH ST BAY
HARBOR, FL 33154

Revision
Number

32
57

1. PLANS APPEAR TO INDICATE THAT ADDITIONS ARE BEING PROPOSED. PLEASE PROVIDE AND EXISTING AND PROPOSED PLAN.
7.What is the purpose of the temporary fence? Is this simply to secure the site at present?

Revision

Date

09-13-2023
09-14-2023

Issued For:

Issued By: DRB

Date: 09/27/23

Title:

GENERAL 1ST FLOOR
EXISTING

Drawn By: Author

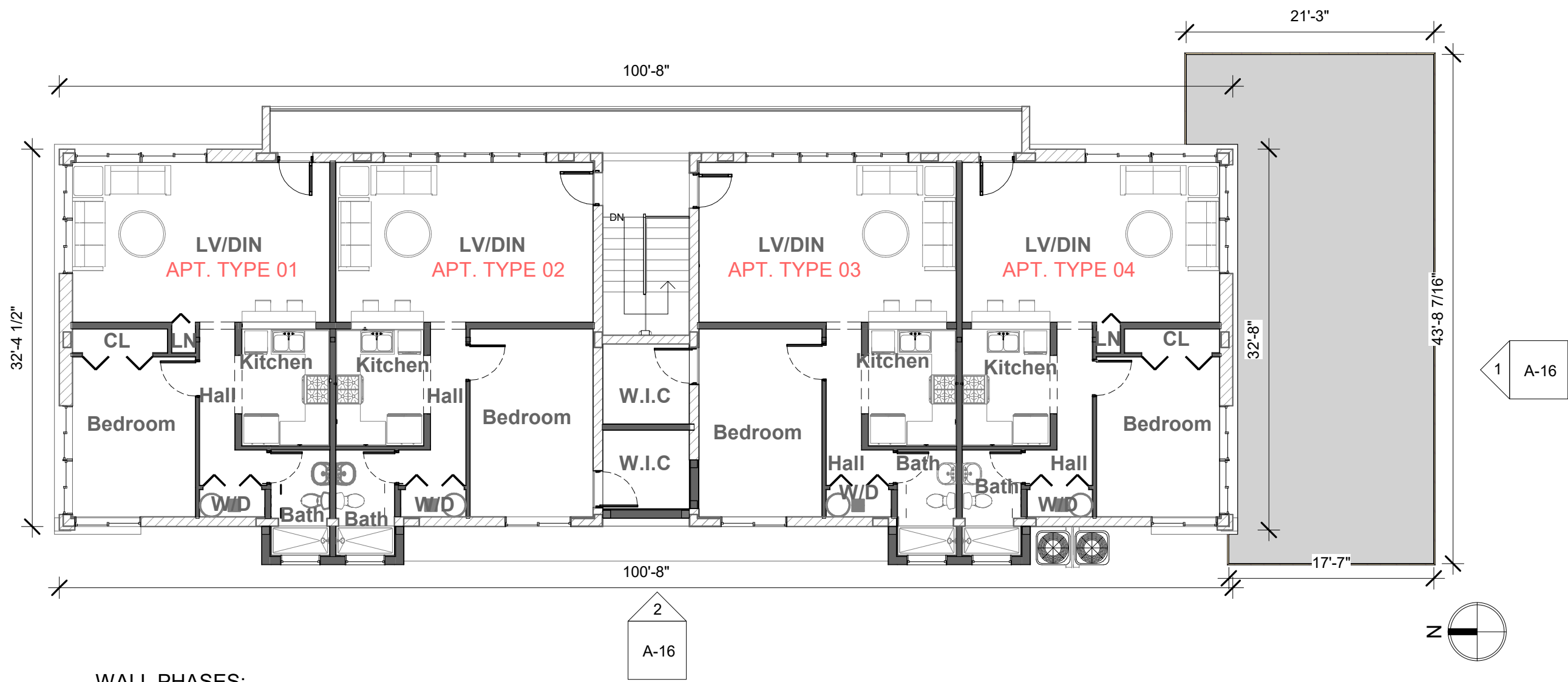
Checked: Checker

Project #: Project Number

Dwg:

DRB.4.1

GENERAL 2ND FLOOR



WALL PHASES:

- INDICATES EXISTING WALL - PHASE
- INDICATES WALL PROPOSED - PHASE



1060 Bay Harbor

address: 1060 95TH ST BAY
HARBOR, FL 33154

Revision
Number

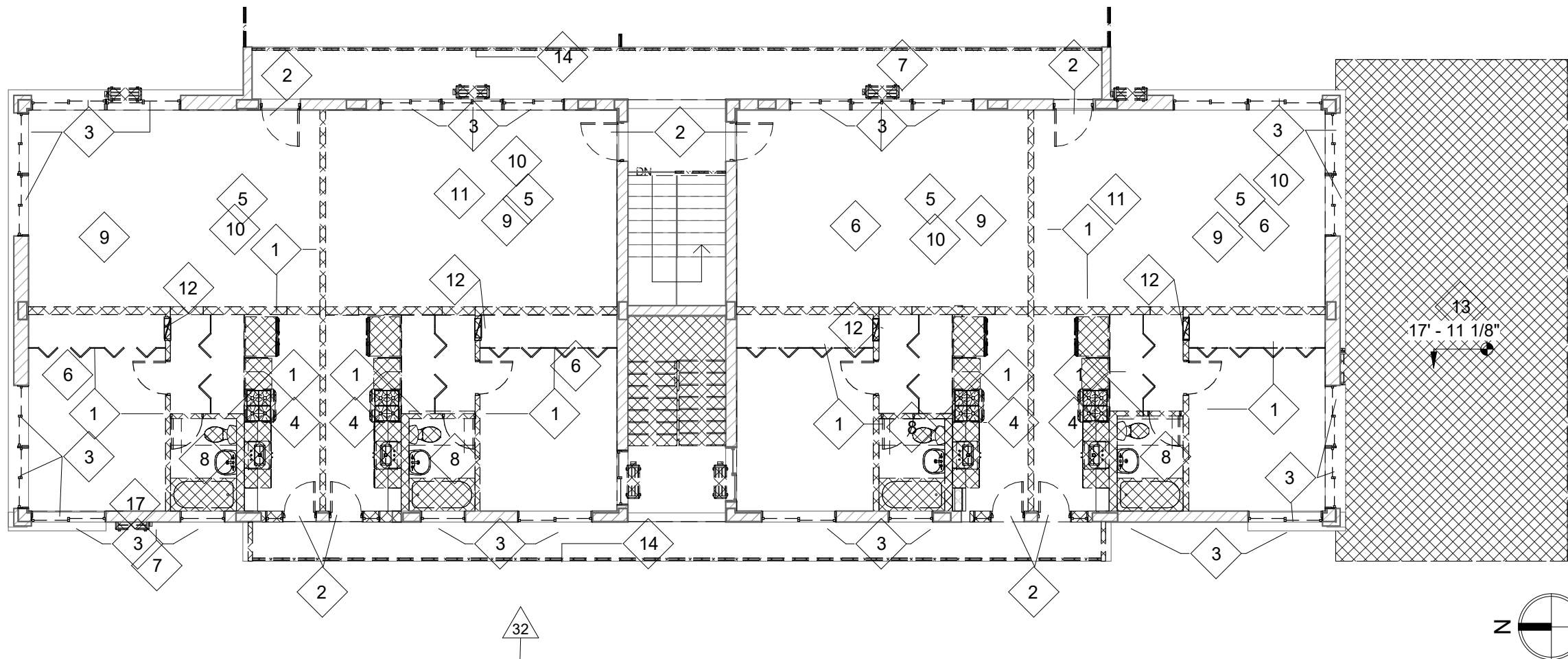
Revision

Date

Issued For: _____ Drawn By: Author
Issued By: _____ Checked: Checker
Date: 07/26/23 Project #: Project Number
Title: _____ Dwg: _____

GENERAL 2ND FLOOR
PROPOSED

DRB.5



1 (02) - 2ND FLOOR -EXISTING/ DEMOLITION PLAN-DRB-1
DRB.5.1 Scale: 1" = 10'-0"

DEMOLITION NOTES ...

MKD	Description
1	Existing wall to be demolished
2	Existing door to be replaced
3	Existing windows to be replaced
4	Existing Kitchen cabinets, fixtures and accessories to be removed and replaced
5	Existing ceiling finish to be replaced
6	Existing interior floor finish to be replaced
7	A/C Wall enclosure
8	Existing plumbing fixture to be replaced
9	Replace all insulation (R30) at ceiling
10	Contractor will check for any damage of drywall and if necessary replace according to code.
11	Flooring to be replaced on same elevation. If contractor find any damage in the flooring structural system repairs according to code
12	Remove all electrical outlet, Lighting & Switches and install new ones.
13	Existing roof to be replaced on same elevation.
14	Existing Railing to be replaced
15	Existing exterior wall to be demolished
16	Existing stairs to be demolished
17	Exterior air condition unit to be removed
18	Flooring to be replaced & Elevated to 9.00' NGVD to comply with code. If contractor find any damage in the flooring system repairs according to code
19	Existing 1st floor door to be replaced and elevated to 9.00' NGVD
20	Existing stairs to be demolished and re-built
21	Temporary fence to be demolished
22	Existing door to be demolished



1060 Bay Harbor

address: 1060 95TH ST BAY
HARBOR, FL 33154

Revision
Number

32

1. PLANS APPEAR TO INDICATE THAT ADDITIONS ARE BEING PROPOSED. PLEASE PROVIDE AND EXISTING AND PROPOSED PLAN.

Revision

Date

09-13-2023

Issued For:

Issued By:

Date: 09/27/23

Title:

GENERAL 2ND FLOOR
EXISTING

Drawn By: Author

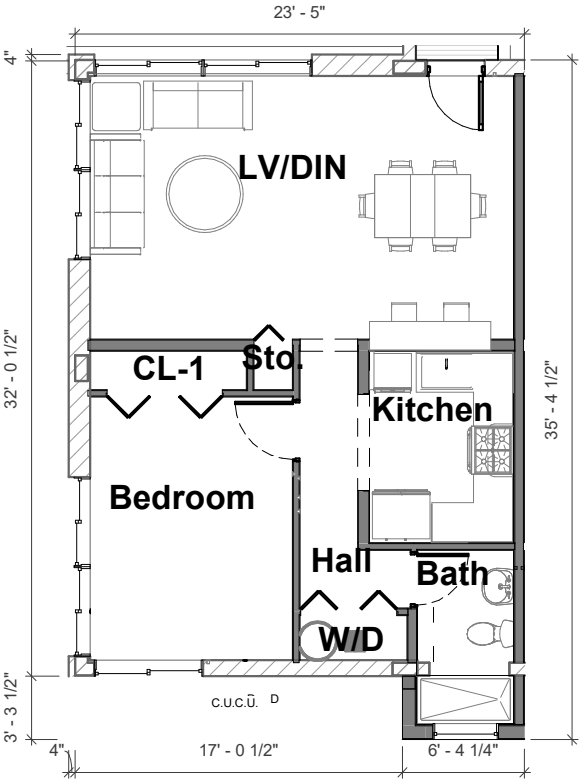
Checked: Checker

Project #: Project Number

Dwg:

DRB.5.1

TYP. APARTMENT 1

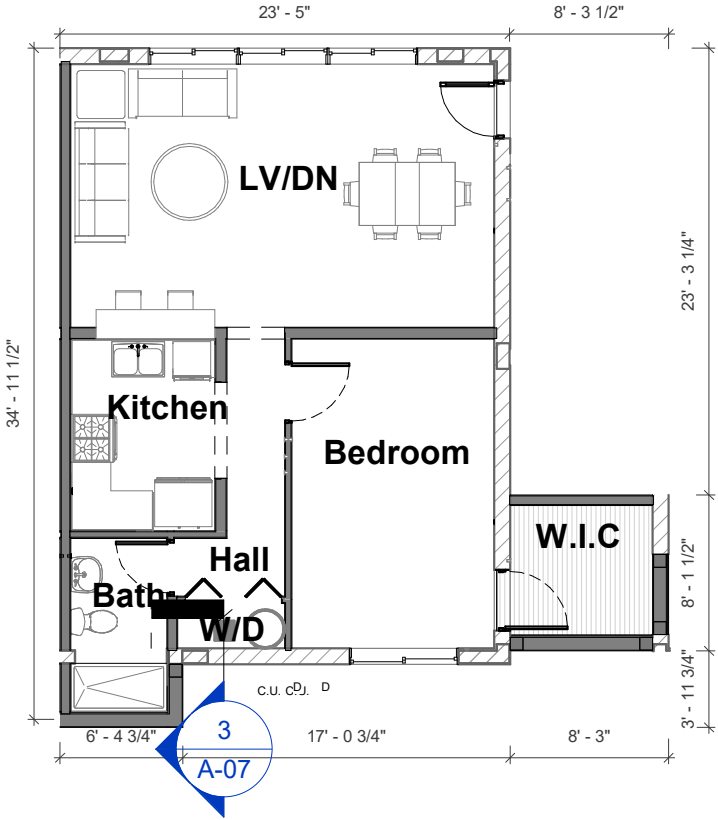


APT TYPE. 1	
Name	Area
W/D	13 SF
CL-1	16 SF
Bath	45 SF
Hall	48 SF
Kitchen	75 SF
Bedroom	144 SF
LV/DIN	302 SF
Grand total: 7	643 SF

Total # of bedrooms: 01
Total # of bathrooms: 01

TOTAL UNIT SF = 643 SF

TYP. APARTMENT 2

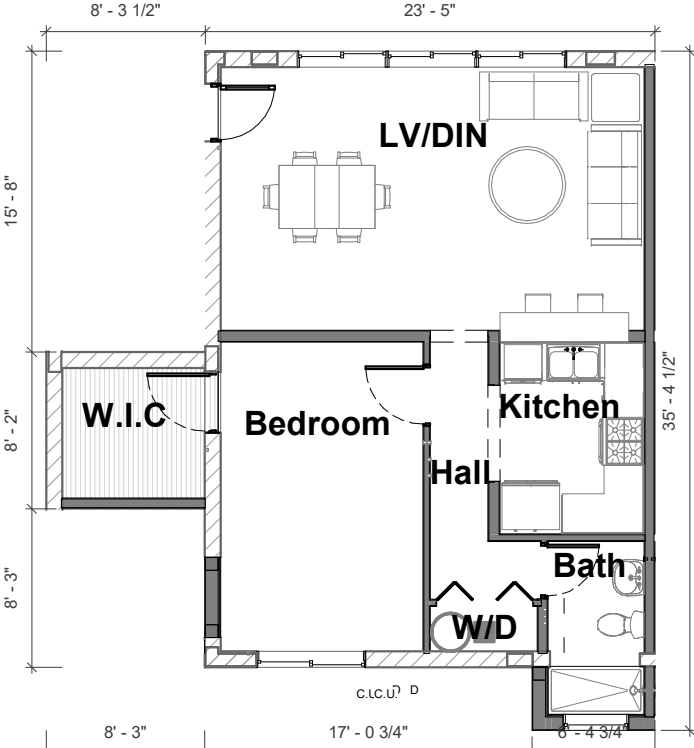


APT TYPE. 2	
Name	Area
W/D	13 SF
Bath	45 SF
Hall	48 SF
W.I.C	50 SF
Kitchen	75 SF
Bedroom	169 SF
LV/DIN	302 SF
Grand total: 7	703 SF

Total # of bedrooms: 01
Total # of bathrooms: 01

TOTAL UNIT SF = 703 SF

TYP. APARTMENT 3



APT TYPE. 3	
Name	Area
W/D	13 SF
Bath	45 SF
Hall	48 SF
W.I.C	50 SF
Kitchen	75 SF
Bedroom	169 SF
LV/DIN	302 SF
Grand total: 7	703 SF

Total # of bedrooms: 01
Total # of bathrooms: 01

TOTAL UNIT SF = 703 SF

WALL PHASES:

- INDICATES EXISTING WALL - PHASE
- INDICATES WALL PROPOSED - PHASE



1060 Bay Harbor

address: 1060 95TH ST BAY
HARBOR, FL 33154

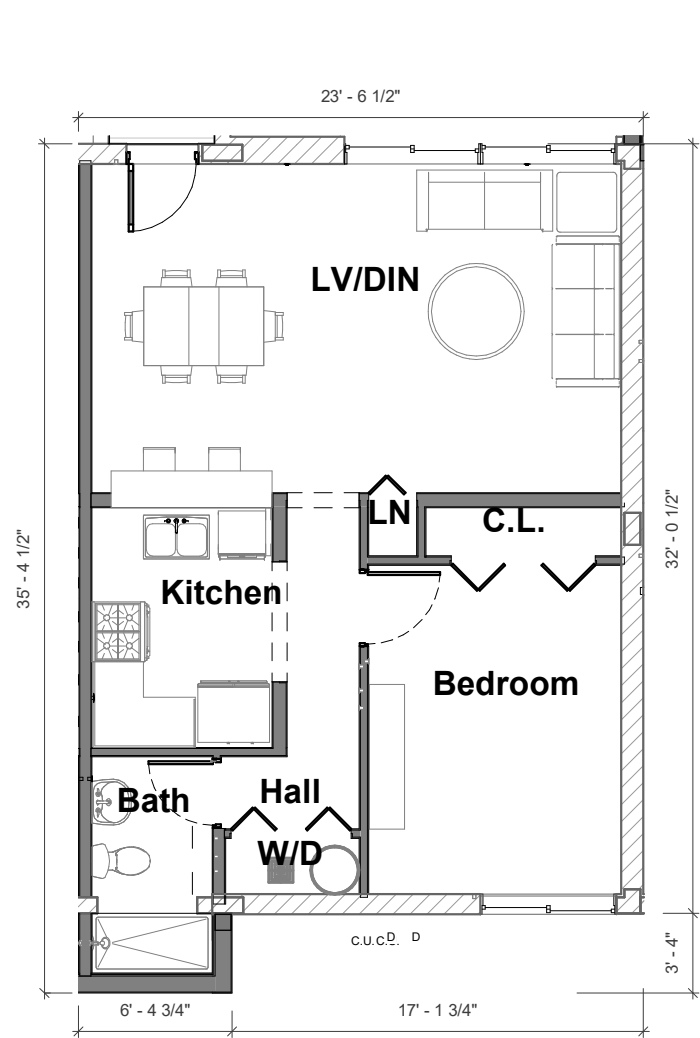
Revision Number	Revision
51	B.Provide a table listing each DU noting the number of bedrooms / bathrooms / square footage/

Date
09-14-2023

Issued For: _____
Issued By: DRB
Date: 07/26/23
Title: TYP. FLOOR PLANS
Drawn By: Author
Checked: Checker
Project #: Project Number
Dwg:

DRB.6

TYP. APARTMENT 4

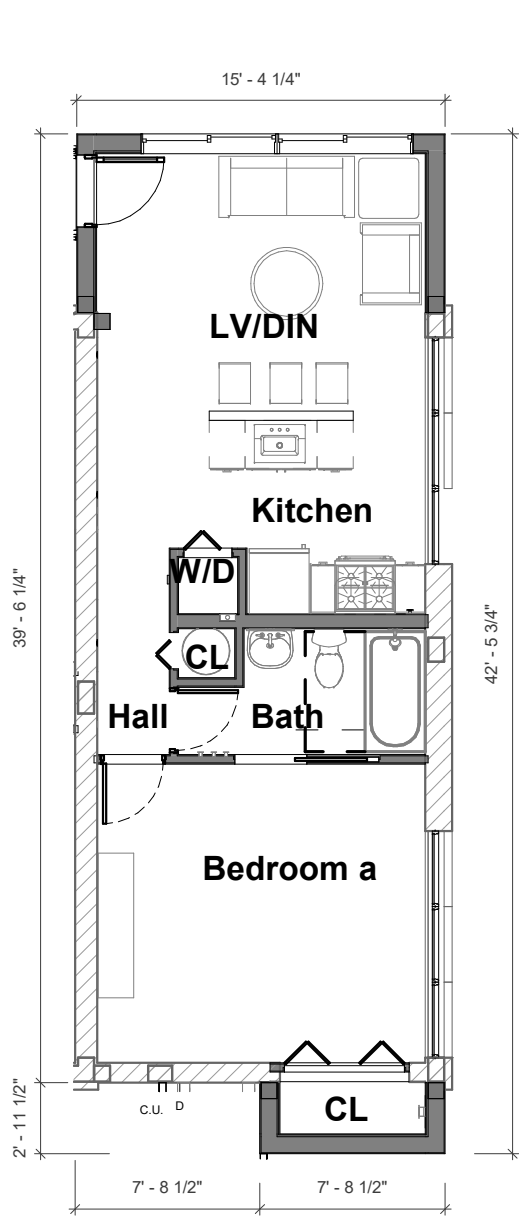


APT TYPE. 4	
Name	Area
LN	4 SF
W/D	13 SF
C.L.	16 SF
Bath	45 SF
Hall	48 SF
Kitchen	75 SF
Bedroom	144 SF
LV/DIN	302 SF
Grand total: 8	647 SF
Total # of bedrooms: 01	
Total # of bathrooms: 01	
TOTAL UNIT SF = 647 SF	

WALL PHASES:

- INDICATES EXISTING WALL - PHASE
- INDICATES WALL PROPOSED - PHASE

TYP. APARTMENT 5



APT TYPE. 5	
Name	Area
CL	5 SF
W/D	6 SF
CL	15 SF
Hall	26 SF
Kitchen	39 SF
Bath	47 SF
Bedroom a	170 SF
LV/DIN	203 SF
Grand total: 8	511 SF
Total # of bedrooms: 01	
Total # of bathrooms: 01	
TOTAL UNIT SF = 511 SF	



1060 Bay Harbor

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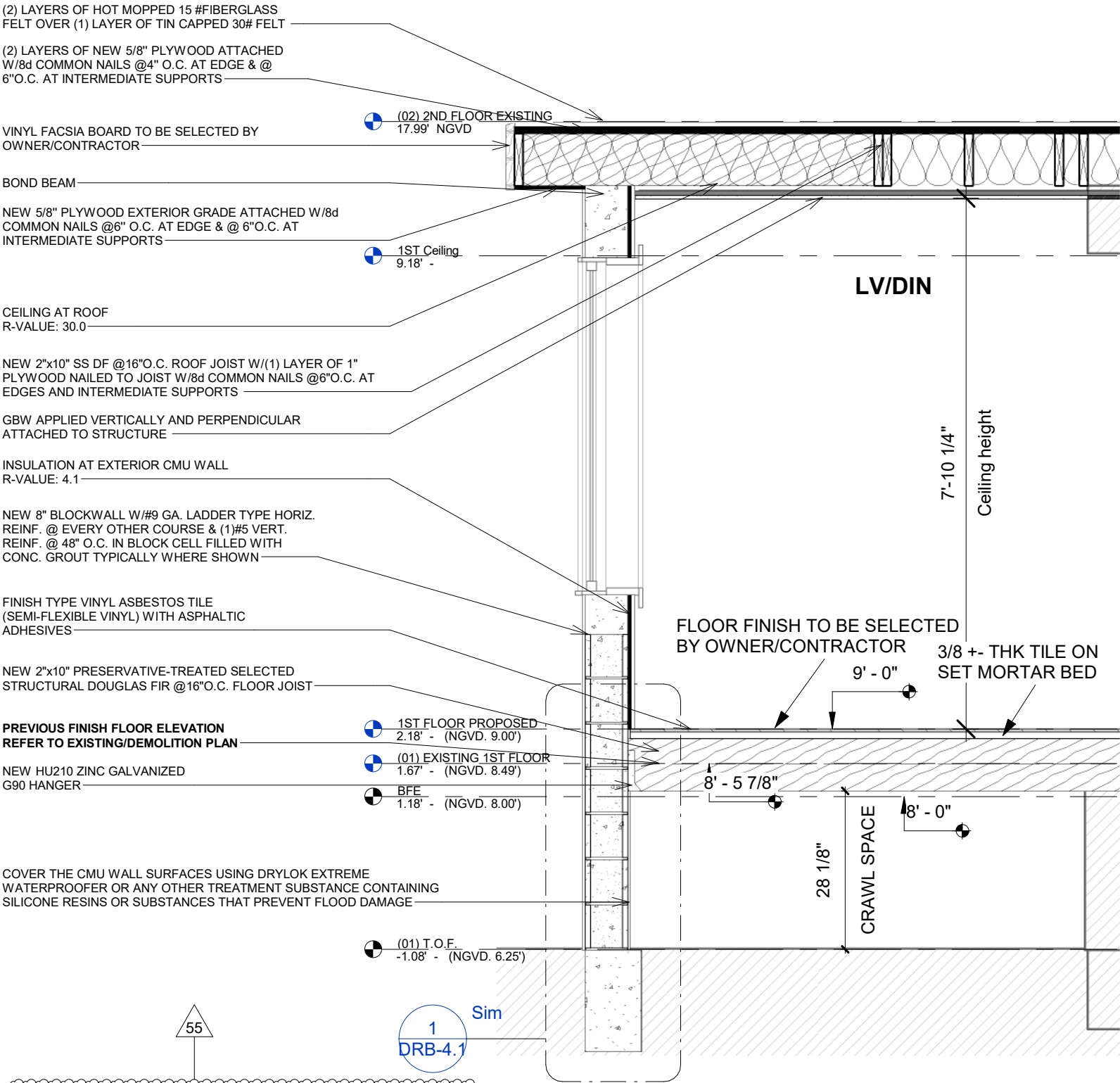
Revision Number 51 B.Provide a table listing each DU noting the number of bedrooms / bathrooms / square footage/

Date 09-14-2023

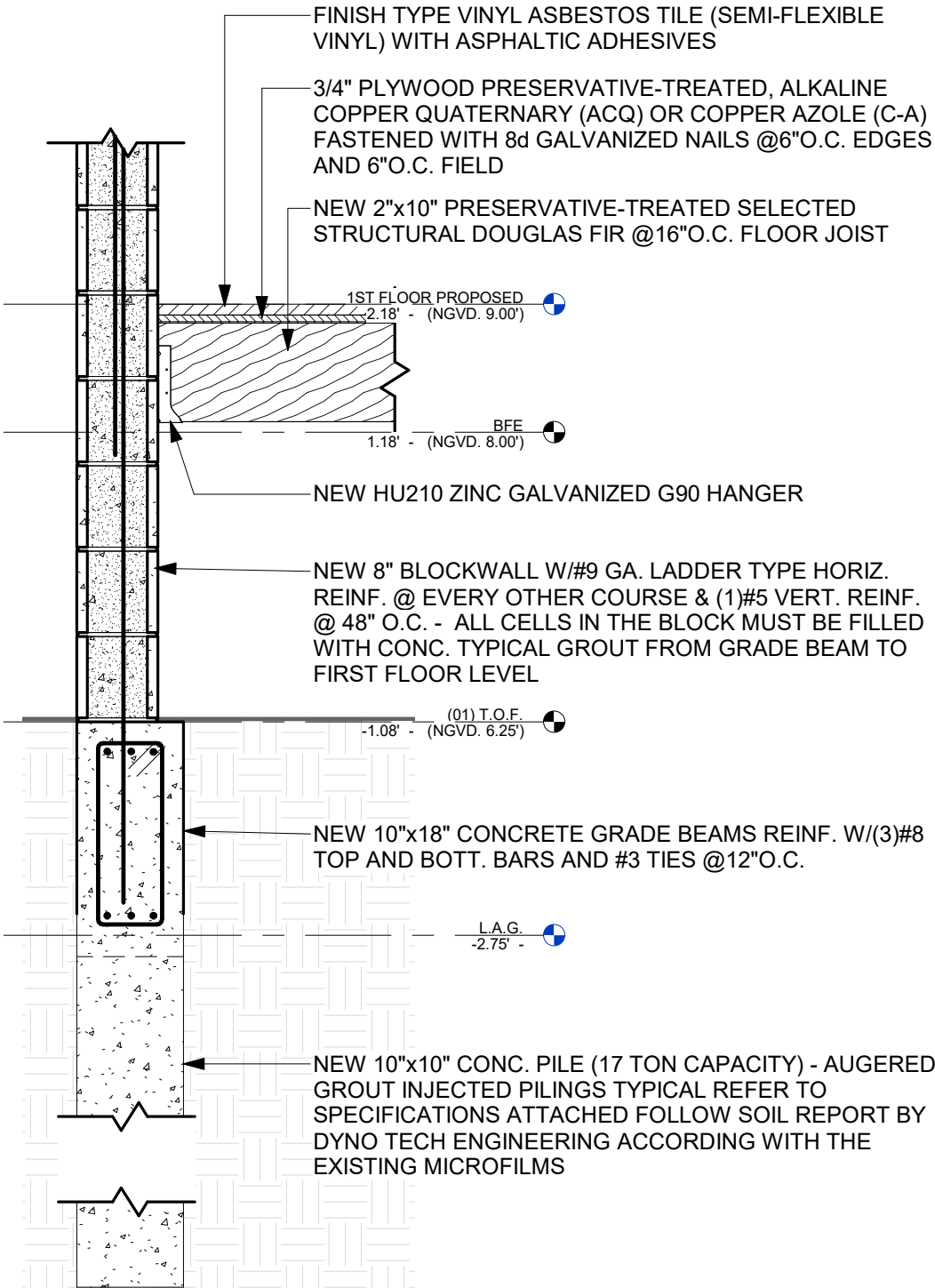
Issued For: Drawn By: Author
Issued By: DRB Checked: Checker
Date: 09/27/23 Project #: Project Number
Title: Dwg:

TYP FLOOR PLANS-B

DRB.6.1



1 Wall section - Proposed addition - DRB
DRB.6.2 Scale: 1/2" = 1'-0"



2 NEW CONCRETE PILE DETAIL-DRB 1
DRB.6.2 Scale: 3/4" = 1'-0"



1060 Bay Harbor

address: 1060 95TH ST BAY
HARBOR, FL 33154

Revision Number 55 5. Provide details on proposed 115 Square foot addition covered area.

Revision

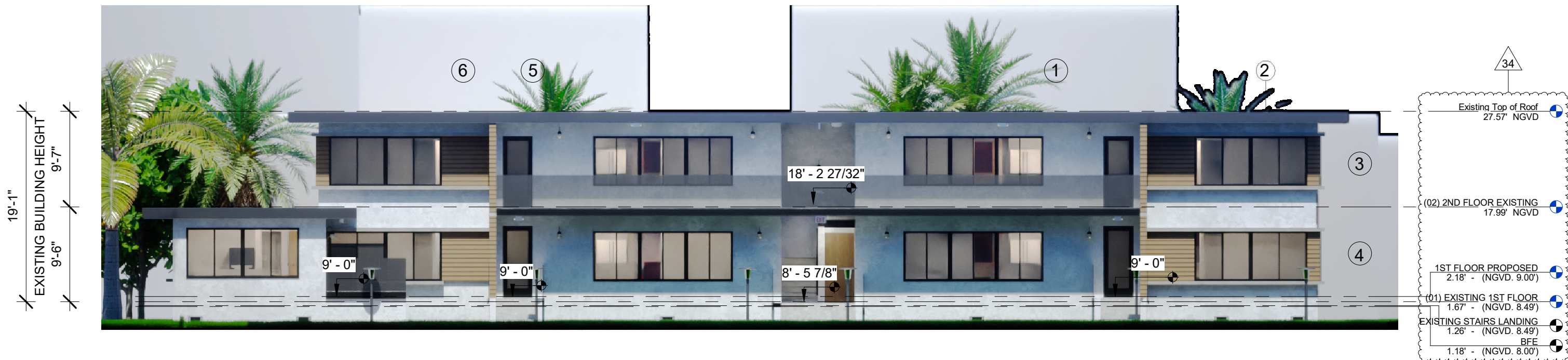
Date 09-14-2023

Issued For: _____ Drawn By: Author
Issued By: DRB _____ Checked: Checker
Date: 10/02/23 _____ Project #: Project Number
Title: _____ Dwg: _____

WALL SECTION

DRB.6.2

EAST ELEVATION



NORTH ELEVATION



1060 Bay Harbor

address: 1060 95TH ST BAY
HARBOR, FL 33154

Revision
Number

34

60

3. SHOW ALL PROPOSED ELEVATIONS (INCLUDING FINISHED FLOOR AND EQUIPMENT SERVICING THE BUILDING, GARAGE FFE, ETC). SHALL COMPLY WITH THE REQUIREMENTS IN ASCE 24,FEMA AND FBC. -ADDITIONAL COMMENTS MAY BE PENDING AFTER REVIEW OF THE REQUESTED DOCUMENTS AS LISTED ABOVE.
10. While pictures have been provided the code normally requires colored building elevations for all 4 sides of the building. Since there are minimal exterior changes perhaps a better representation would suffice due to the expense of renderings.

Revision

Date

09-13-2023

09-14-2023

Issued For:

Issued By: DRB

Date: 07/26/23

Title:

ELEVATIONS

Drawn By: Author

Checked: Checker

Project #: Project Number

Dwg:

DRB.7

WEST ELEVATION



Existing Top of Roof	27.57' NGVD
(02) 2ND FLOOR EXISTING	17.99' NGVD
1ST FLOOR PROPOSED	2.18' - (NGVD. 9.00')
(01) EXISTING 1ST FLOOR	1.67' - (NGVD. 8.49')
EXISTING STAIRS LANDING	1.26' - (NGVD. 8.49')
BFE	
1.18' - (NGVD. 8.00')	

SOUTH ELEVATION



Existing Top of Roof	27.57' NGVD
(02) 2ND FLOOR EXISTING	17.99' NGVD
1ST FLOOR PROPOSED	2.18' - (NGVD. 9.00')
(01) EXISTING 1ST FLOOR	1.67' - (NGVD. 8.49')
EXISTING STAIRS LANDING	1.26' - (NGVD. 8.49')
BFE	
1.18' - (NGVD. 8.00')	



1060 Bay Harbor

address: 1060 95TH ST BAY
HARBOR, FL 33154

Revision
Number

34

60

3. SHOW ALL PROPOSED ELEVATIONS (INCLUDING FINISHED FLOOR AND EQUIPMENT SERVICING THE BUILDING, GARAGE FFE, ETC). SHALL COMPLY WITH THE REQUIREMENTS IN ASCE 24,FEMA AND FBC. -ADDITIONAL COMMENTS MAY BE PENDING AFTER REVIEW OF THE REQUESTED DOCUMENTS AS LISTED ABOVE.

10. While pictures have been provided the code normally requires colored building elevations for all 4 sides of the building. Since there are minimal exterior changes perhaps a better representation would suffice due to the expense of renderings.

Revision

Date

09-13-2023

09-14-2023

Issued For:

Issued By: DRB

Date: 07/26/23

Title:

ELEVATIONS B

Drawn By: Author

Checked: Checker

Project #: Project Number

Dwg:

DRB.8

ELEVATIONS - RENDERERS

56

MATERIALS



NW-ELEVATION



NE-ELEVATION



SE-ELEVATION



SW-ELEVATION

1 ROOF
PVC Roof membrane

2 WINDOW
Aluminum/PVC frame

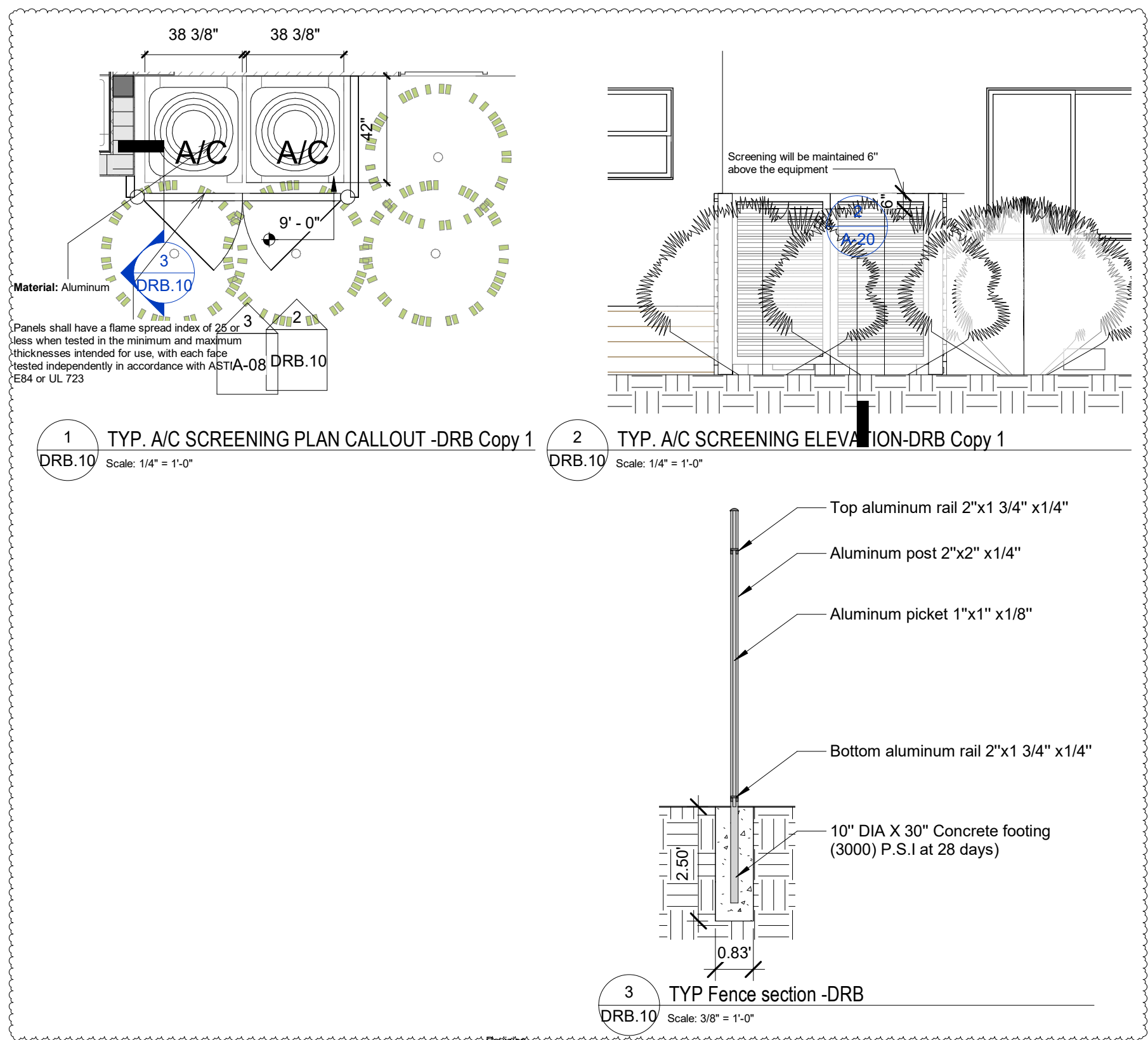
3 CORNICE
Concrete finish

4 WINDOW
Glass

5 WALL
Smooth Stucco

5 WALL
Wood siding finish

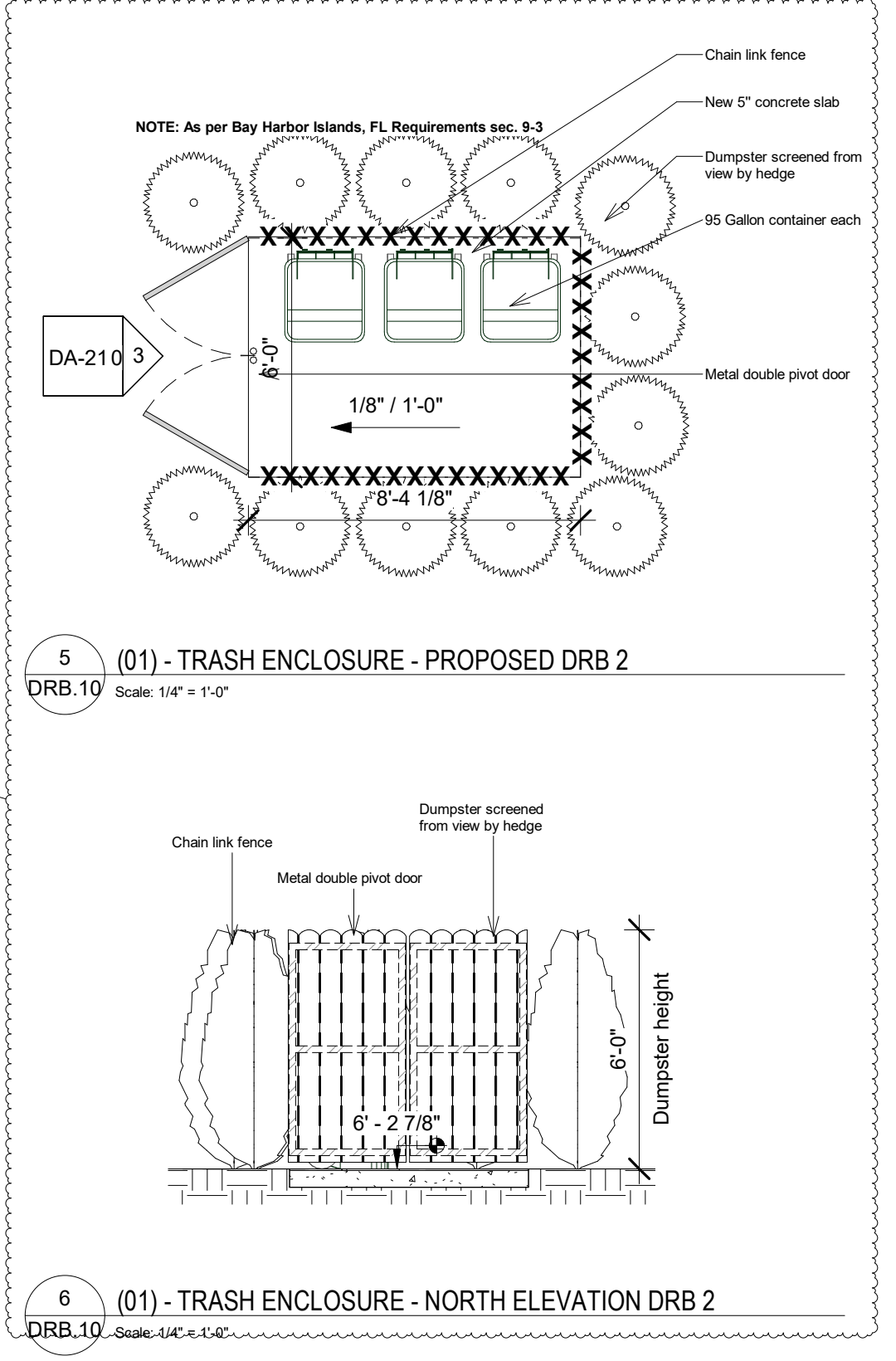
	Product category	Description	FL Approval #	Comments
1.	Roof cover	Thermoplastic (PVC and KEE/ PVC) single ply roof membranes	FL 14318-R19	VersiFlex™ PVC (polyvinyl chloride) and KEE (ketone ethylene ester) single-ply membranes
2.	Window frame	Aluminum material	FL 163-R8 & FL 153-R7.	
2.1	Window frame	PVC Vynil impact	FL 224-R20 & FL 4093 R-10.	
3.	Facade Cornice	Polished concrete	Do not require a Florida Product Approval Number	
4.	Window glass	Glass Category II	--	Glass type according to window size
5.	Walls finish	Smooth Stucco Finish (Traditional)	Do not require a Florida Product Approval Number	Comply with ASTM C 932
6.	Panel walls	NewTechWood European Siding System		Composite Belgian Board Siding Sample Board in Brazilian Ipe UH58-16-IP-S
7.	Doors	Metal & Glass	FL 4031-R10 & FL 6336 R8.	



1 TYP. A/C SCREENING PLAN CALLOUT -DRB Copy 1
DRB.10 Scale: 1/4" = 1'-0"

2 TYP. A/C SCREENING ELEVATION-DRB Copy 1
DRB.10 Scale: 1/4" = 1'-0"

3 TYP Fence section -DRB
DRB.10 Scale: 3/8" = 1'-0"



5 (01) - TRASH ENCLOSURE - PROPOSED DRB 2
DRB.10 Scale: 1/4" = 1'-0"

6 (01) - TRASH ENCLOSURE - NORTH ELEVATION DRB 2
DRB.10 Scale: 1/4" = 1'-0"



1060 Bay Harbor

address: 1060 95TH ST BAY
HARBOR, FL 33154

Revision Number	Revision	Date
49	3.The new A/C units appear to be elevated to meet FEMA / FBC requirements, however, they need to be screed. The code requires a physical barrier (Fence/wall) with supplemental landscaping. (Landscaping alone is not sufficient). Call out type of proposed screening including material, color and height.	09-14-2023
62	12.Provide information on existing/proposed trash and garage disposal storage system including the proposed required screening.	09-14-2023

Issued For: _____
Issued By: DRB
Date: 09/27/23
Title: _____
Drawn By: Author
Checked: Checker
Project #: Project Number
Dwg: _____

CALLOUT DETAILS

DRB.10

GLASS IN RAILINGS SHALL COMPLY WITH FBC B, SEC 2407

ALUMINUM GUARDRAIL

3/4" LAMINATED TEMPERED GLASS AND CATEGORY II SAFETY GLAZING

GUARD HEIGHT AS PER FBC B 2020, SEC 1015.3

SURFACE MOUNT BASE SHOE

(02) 2ND FLOOR EXISTING
17.99' NGVD

1 TYP GUARDRAIL - SECTION DRB

DRB.11 Scale: 1/4" = 1'-0"

GLASS IN RAILINGS SHALL COMPLY WITH FBC B, SEC 2407

GUARD HEIGHT AS PER FBC B 2020, SEC 1015.3

ALUMINUM GUARDRAIL

3/4" LAMINATED TEMPERED GLASS AND CATEGORY II SAFETY GLAZING
SURFACE MOUNT BASE SHOE

HANDRAIL HEIGHT AS PER FBC B 2020, SEC 1014

1ST FLOOR PROPOSED
2.18' - (NGVD. 9.00')

BFE
1.18' - (NGVD. 8.00')

EXISTING WALL TO REMAIN

(01) T.O.F.
-1.08' - (NGVD. 6.25')

EXISTING CONCRETE STAIRS TO REMAIN

3 TYP RAILING ON EXISTING STAIRS - SECTION - DRB 1

DRB.11 Scale: 1/4" = 1'-0"

GLASS IN RAILINGS SHALL COMPLY WITH FBC B, SEC 2407

GUARD HEIGHT AS PER FBC B 2020, SEC 1015.3

ALUMINUM GUARDRAIL

3/4" LAMINATED TEMPERED GLASS AND CATEGORY II SAFETY GLAZING

SURFACE MOUNT BASE SHOE

HANDRAIL HEIGHT AS PER FBC B 12" 2020, SEC 1014

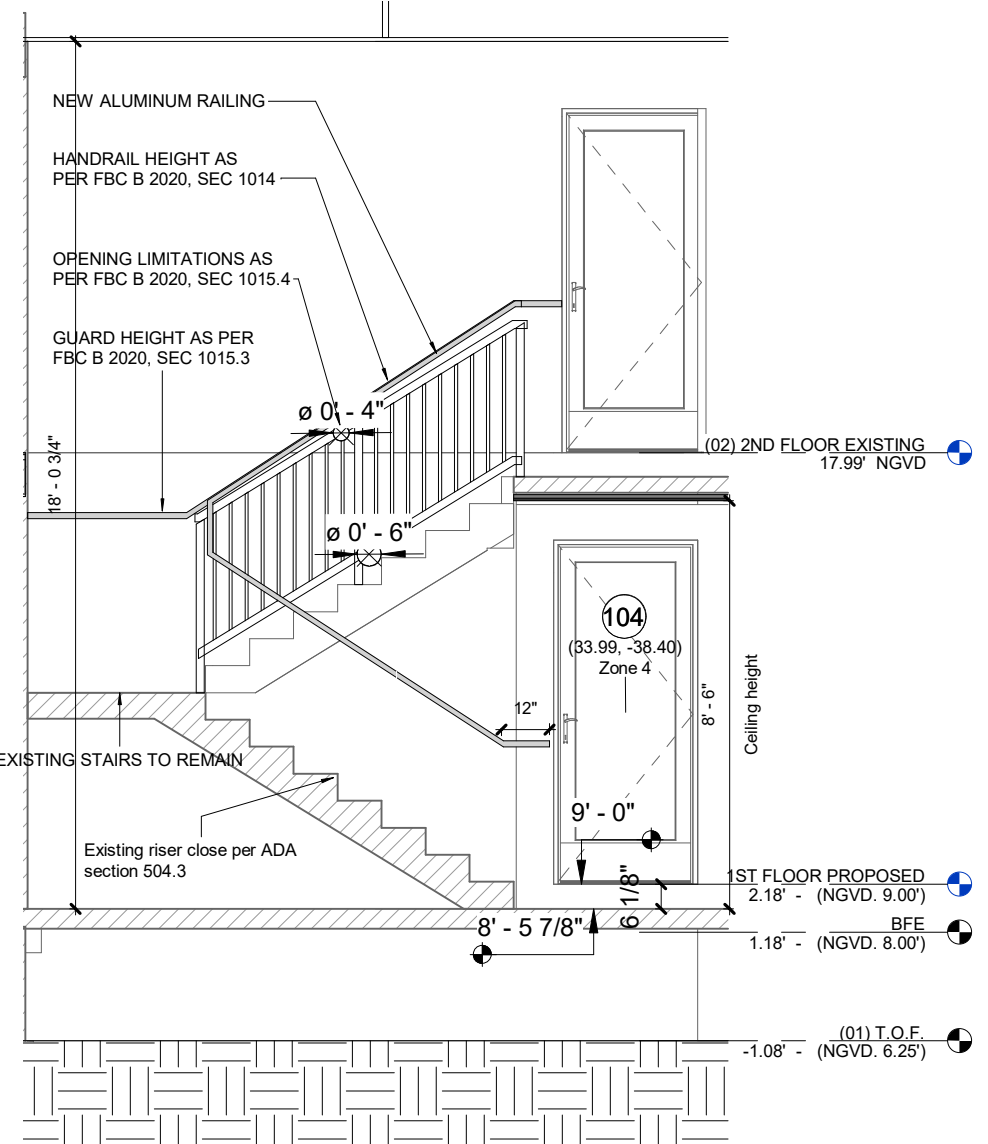
FCB A Sec 505.10

5' - 8 7/8"

Riser close per ADA section 504.3

4 TYP RAILING ON PROPOSED STAIRS - SECTION - DRB 1

DRB.11 Scale: 1/4" = 1'-0"



TYP RAILING ON EXISTING INTERIOR STAIRS - SECTION - DRB

2 1
DRB.11 Scale: 1/4" = 1'-0"

Revision
Number

48

2. Provide height of the proposed railings and color and materials.

Revision

Date

09-14-2023



1060 Bay Harbor

address: 1060 95TH ST BAY
HARBOR, FL 33154

Issued For:

Drawn By: Author

Issued By: DRB

Checked: Checker

Date: 10/10/23

Project #: Project Number

Title:

Dwg:

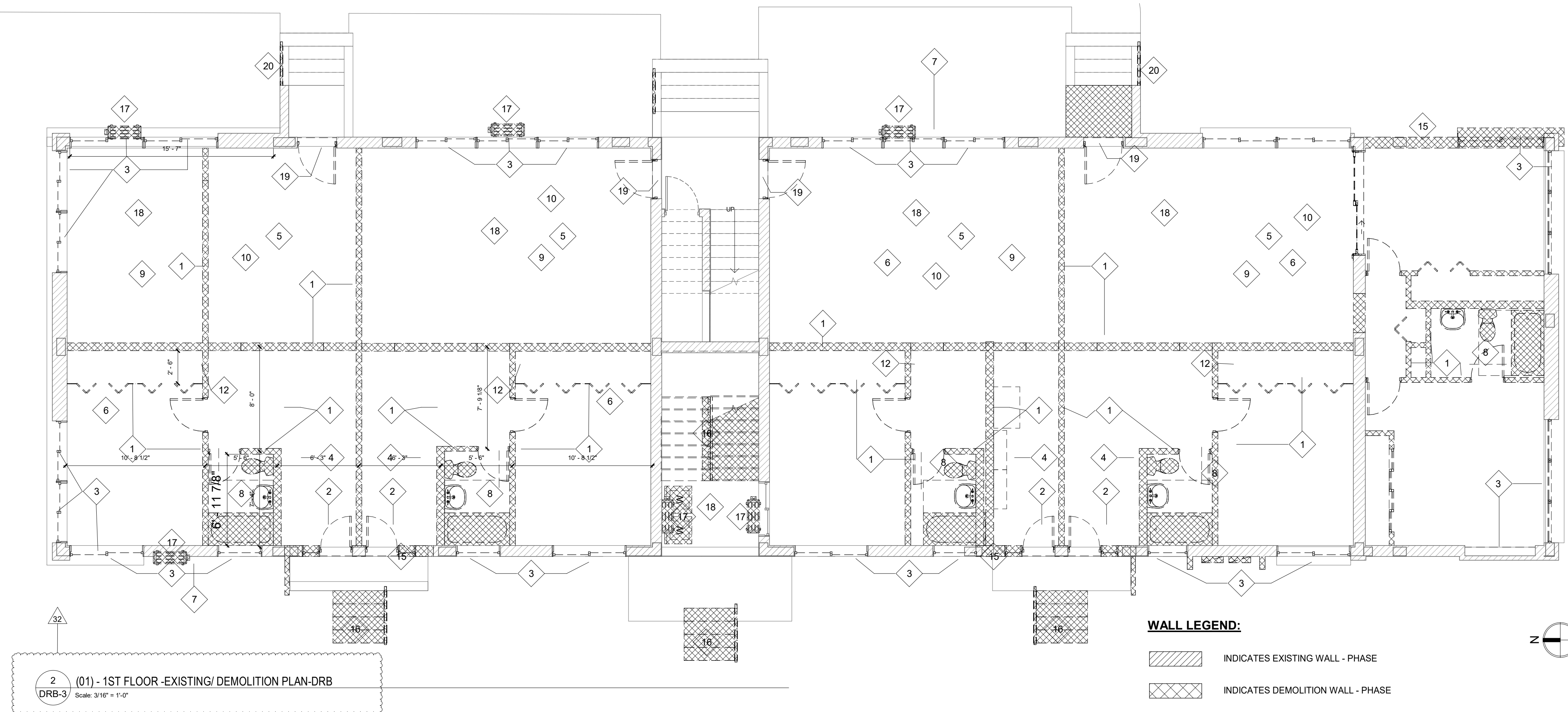
RAILING DETAILS DRB

DRB.11

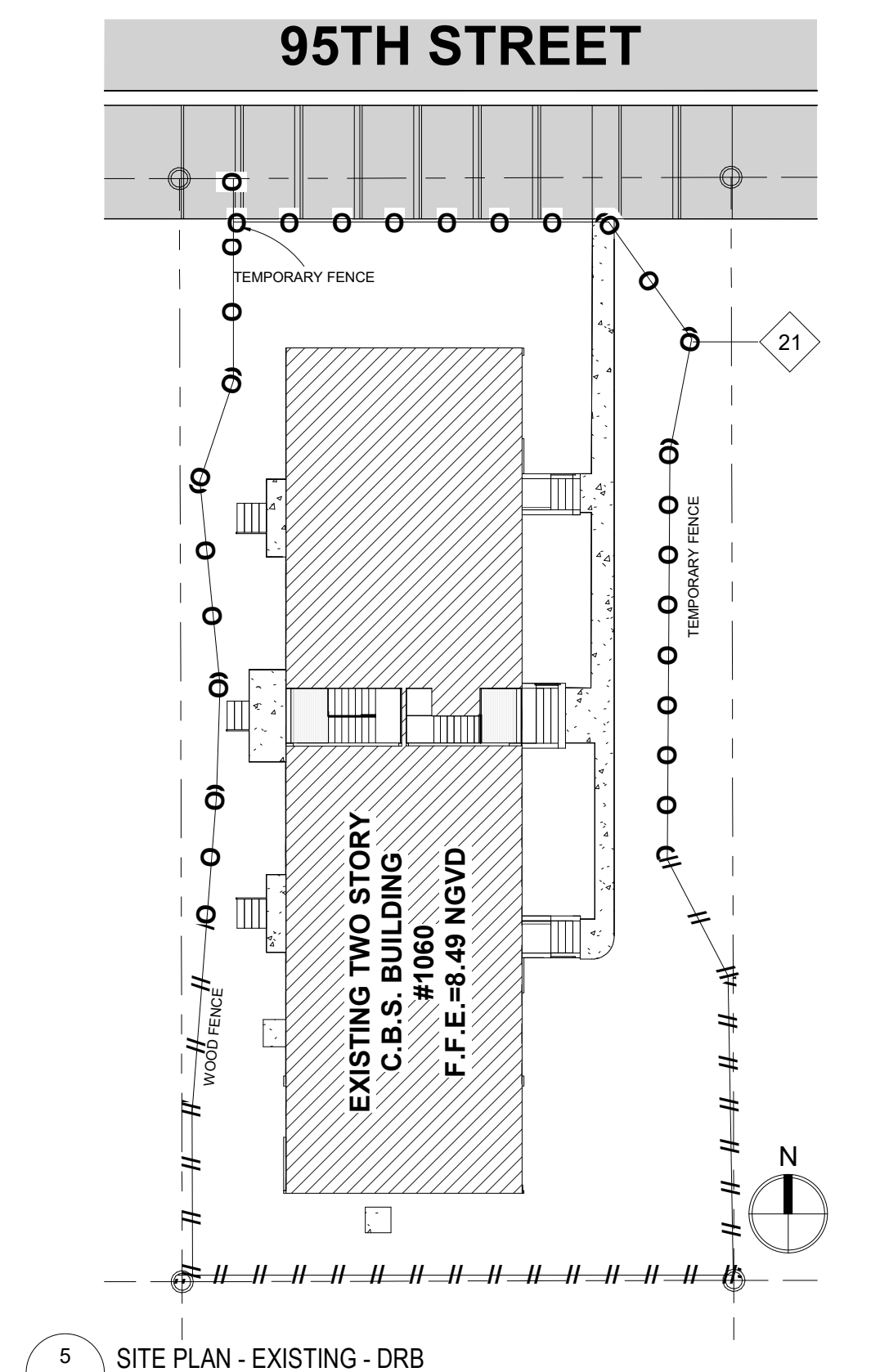
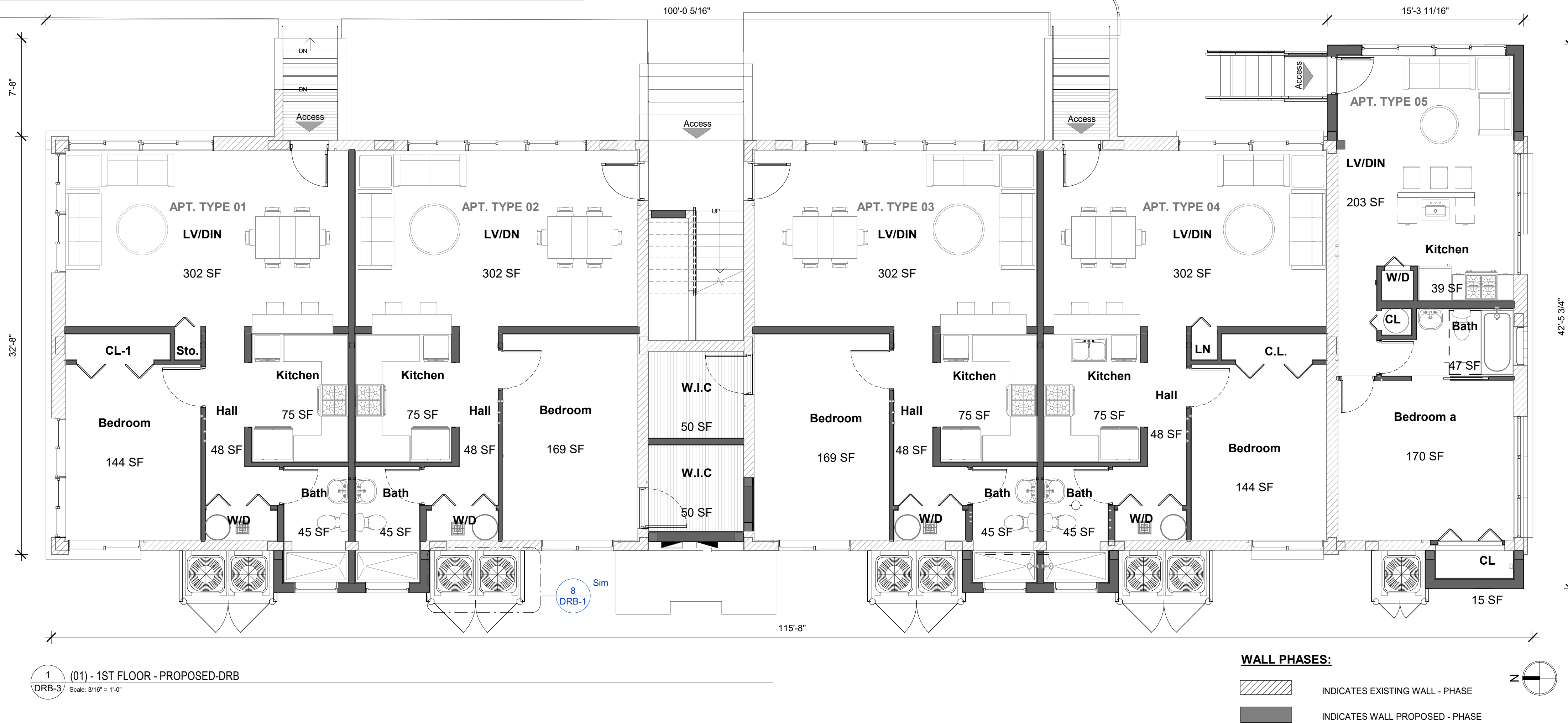


DRWG. NO. **DRB-0** Permit Process

EXISTING/DEMOLITION GENERAL 1ST FLOOR



GENERAL 1ST FLOOR PROPOSED



5 SITE PLAN - EXISTING - DRB
DRB-3 Scale: 3/64" = 1'-0"

DEMOLITION NOTES - DRB 1	
MKD	Description
1	Existing wall to be demolished
2	Existing door to be replaced
3	Existing windows to replaced
4	Existing Kitchen cabinets, fixtures and accessories to be removed and replaced
5	Existing ceiling finish to be replaced
6	Existing interior floor finish to be replaced
7	A/C Wall enclosure
8	Existing plumbing fixture to be replaced
9	Replace all insulation (R30) at ceiling
10	Contractor will check for any damage of drywall and if necessary replace according to code.
11	Flooring to be replaced on same elevation. If contractor find any damage in the flooring structural system repairs according to code
12	Remove all electrical outlet, Lighting & Switches and install new ones.
13	Existing roof to be replaced on same elevation.
14	Existing Railing to replaced
15	Existing exterior wall to be demolished
16	Existing stairs to be demolished
17	Exterior air condition unit to be removed
18	Flooring to be replaced & Elevated to 9.00' NGVD to comply with code. If contractor find any damage in the flooring system repairs according to code
19	Existing 1st floor door to be replaced and elevated to 9.00' NGVD
20	Existing stairs to be demolished and re-built
21	Temporary fence to be demolished
22	Existing door to be demolished



**FLORIDA
BUILDING PLANS**

345 W 75TH PL, HIALEAH, FL 33014

☎ (305) 424-9223 E. atoro@onlinebuildingplans.com

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FBC 107.2.1. Scope of Work -

1. Reconvert to original approved version of each unit at the property

LINE BUILDING PLANS CORP.
AA 26003924
345 W 75TH PL, HIALEAH
FL. 33014

ARCHITECT OF RECORD
R. VEGA SANABRIA, AR 97719

ANDRO D. GONZALEZ PAGAN
PROFESSIONAL ENGINEER
PE 74126

Adam Anderson

1060 Bay Harbor

address: 1060 95TH ST BAY HARBOR, FL 33154

EXISTING AND PROPOSED
1ST FLOOR

ALL APPLICABLE PERMITS MUST BE OBTAINED PRIOR TO THE COMMENCEMENT OF THE CONSTRUCTION,
THESE PLANS ARE NOT FOR CONSTRUCTION UNTIL APPROVED BY THE PERMITS ENTITIES

Project Number:	Project Number
Date:	Issue Date
Drawn By:	Author
Checked By:	Checker
Scale:	As indicated
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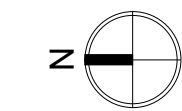
DRWNG. NO.

DRB-3 Permit Process

	INDICATES EXISTING WALL - PHASE
	INDICATES DEMOLITION WALL - PHASE
	INDICATES TEMPORARY WALL - PHASE

MKD	Description
1	Existing wall to be demolished
2	Existing door to be replaced
3	Existing windows to be replaced
4	Existing Kitchen cabinets, fixtures and accessories to be removed and replaced
5	Existing ceiling finish to be replaced
6	Existing interior floor finish to be replaced
7	A/C Wall enclosure
8	Existing plumbing fixture to be replaced
9	Replace all insulation (R30) at ceiling
10	Contractor will check for any damage of drywall and if necessary replace according to code.
11	Flooring to be replaced on same elevation. If contractor find any damage in the flooring structural system repairs according to code
12	Remove all electrical outlet, Lighting & Switches and install new ones.
13	Existing roof to be replaced on same elevation.
14	Existing Railing to be replaced
15	Existing exterior wall to be demolished
16	Existing stairs to be demolished
17	Exterior air condition unit to be removed
18	Flooring to be replaced & Elevated to 9.00' NGVD to comply with code. If contractor find any damage in the flooring system repairs according to code
19	Existing 1st floor door to be replaced and elevated to 9.00' NGVD
20	Existing stairs to be demolished and re-built
21	Temporary fence to be demolished
22	Existing door to be demolished

—



3
DRB-8
Sim

100'-8"

32'-4 1/2"

APT. TYPE 01
LV/DIN
302 SF
CL
LN
Bedroom
144 SF
Hall
48 SF
Kitchen
75 SF
Bath
45 SF
W/D

APT. TYPE 02
LV/DIN
302 SF
Bedroom
169 SF
Hall
48 SF
Kitchen
75 SF
Bath
45 SF
W/D

51 SF
W.I.C.
50 SF

APT. TYPE 03
LV/DIN
302 SF
Bedroom
169 SF
Hall
48 SF
Kitchen
75 SF
Bath
45 SF
W/D

APT. TYPE 04
LV/DIN
302 SF
LN
CL
Bedroom
144 SF
Hall
48 SF
Kitchen
75 SF
Bath
45 SF
W/D

17'-7"

 INDICATES EXISTING WALL - PHASE
 INDICATES WALL PROPOSED - PHASE



A diagram showing a circle with a horizontal line segment passing through its center. The line segment is labeled with the letter 'z' on the left side.

[illegible]

FBC 107.2.1. Scope of Work -

1. Reconvert to original approved version of each unit at the property

ALEJANDRO D. GONZALEZ PAGAN
PROFESSIONAL ENGINEER
PE 74126

EXISTING AND PROPOSED
2ND FLOOR

Project Number:	Project Number
Date:	Issue Date
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DRB-3.1

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302 SF

LV/DIN

CL-1

Sto.

Bedroom

Hall

Kitchen

Bath

W/D

23'-4 7/8"

35'-4 1/2"

17'-0 5/8"

6'-4 1/4"

48 SF

75 SF

45 SF

144 SF

CU D CU D

APT. TYPE. 1

Name	Area
W/D	13 SF
CL-1	16 SF
Bath	45 SF
Hall	48 SF
Kitchen	75 SF
Bedroom	144 SF
L/V/DIN	302 SF
Grand total: 7	643 SF

Total # of bedrooms: 01
Total # of bathrooms: 01

TOTAL UNIT SF = 643 SF

Overall Dimensions:
 Total Width: 23'-4 7/8"
 Total Depth: 34'-11 1/2"

Room Details:
 - **Living Room (LV/DN):** 302 SF
 - **Dining Room:** 169 SF
 - **Kitchen:** 75 SF
 - **Hall:** 48 SF
 - **Bath:** 45 SF
 - **W.I.C. (Walk-In Closet):** 50 SF

Other Features:
 - 2 Car Garage
 - Front Porch
 - Back Porch
 - Stairs (UP/DN)
 - W.D. (Washing/Drying) area
 - C.U. (Closet Utility) area

Room Dimensions:
 - Living Room: 6'-4 3/4" x 17'-0 5/8"
 - Dining Room: 8'-3" x 17'-0 5/8"
 - Kitchen: 6'-4 3/4" x 8'-5/16"
 - Bath: 6'-4 3/4" x 8'-5/16"
 - W.I.C.: 8'-3 1/2" x 8'-1 1/2"

APT. TYPE 2

Name	Area
W/D	13 SF
Bath	45 SF
Hall	48 SF
W.I.C	50 SF
Kitchen	75 SF
Bedroom	169 SF
LV/DIN	302 SF
Grand total: 7	703 SF

Total # of bedrooms: 01
Total # of bathrooms: 01

TOTAL UNIT SF = 703 SF

INDICATES EXISTING WALL - PHASE 1

INDICATES WALL PROPOSED - PHASE 2

This floor plan shows a 302 SF apartment unit. The layout includes a Living/Dining area (LV/DIN) with a sofa, coffee table, and a round rug. The Kitchen (75 SF) features a double sink, stove, and refrigerator. The Bedroom (144 SF) has a large bed and a closet. The Bath (45 SF) includes a toilet, sink, and shower. A Hall (48 SF) connects the rooms and contains a linen closet (LN), a closet (C.L.), and a washer/dryer (W/D) area. The unit has a front entrance and a rear entrance. Dimensions are provided for the overall unit and individual rooms.

Overall Dimensions: 23'-6 3/8" (width) x 35'-4 1/2" (depth).

Room Details:

- LV/DIN (Living/Dining):** 302 SF total area. Includes a sofa, coffee table, and a round rug.
- Kitchen:** 75 SF. Includes a double sink, stove, and refrigerator.
- Bedroom:** 144 SF. Includes a large bed and a closet.
- Bath:** 45 SF. Includes a toilet, sink, and shower.
- Hall:** 48 SF. Includes a linen closet (LN), a closet (C.L.), and a washer/dryer (W/D) area.

Other Features: Front entrance, rear entrance, and a small closet (CLO) near the rear entrance.

APT TYPE. 3	
Name	Area
W/ID	13 SF
Bath	45 SF
Hall	48 SF
W.I.C.	50 SF
Kitchen	75 SF
Bedroom	169 SF
L.V./DIN	302 SF
Grand total: 7	703 SF

Total # of bedrooms: 01
Total # of bathrooms: 01

TOTAL UNIT SF = 703 SF

Unit 302
1,000 SF

Living/Dining (LV/DIN)
302 SF

Kitchen
75 SF

Bedroom
169 SF

Hall
48 SF

Bath
45 SF

W.I.C.
50 SF

W/D

Dimensions:
8'-3 1/2" (top), 23'-4 7/8" (top right), 15'-8" (left), 8'-2" (left), 8'-3 1/8" (left), 8'-3" (bottom left), 17'-0 5/8" (bottom), 6'-4 3/4" (bottom right)

51	
APT TYPE. 4	
Name	Area
LN	4 SF
W/D	13 SF
C.L.	16 SF
Bath	48 SF
Hall	45 SF
Kitchen	75 SF
Bedroom	144 SF
LV/DIN	302 SF
Grand total: 8	647 SF
Total # of bedrooms: 01 Total # of bathrooms: 01 TOTAL UNIT SF = 647 SF	

[illegible]

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1. Reconvert to original approved version of each unit at the property

ONLINE BUILDING PLANS CORP.
AA 26003924
345 W 75TH PL, HIALEAH
FL 33014

ARCHITECT OF RECORD
CTOR R. VEGA SANABRIA, AR 97719

ARCHITECT OF RECORD
VICTOR R. VEGA SANABRIA, AR 97719

Page 10 of 10

ALEJANDRO D. GONZALEZ PAGAN
PROFESSIONAL ENGINEER
PE 74126

address: 1060 95TH ST BAY HARBOR, FL 33154

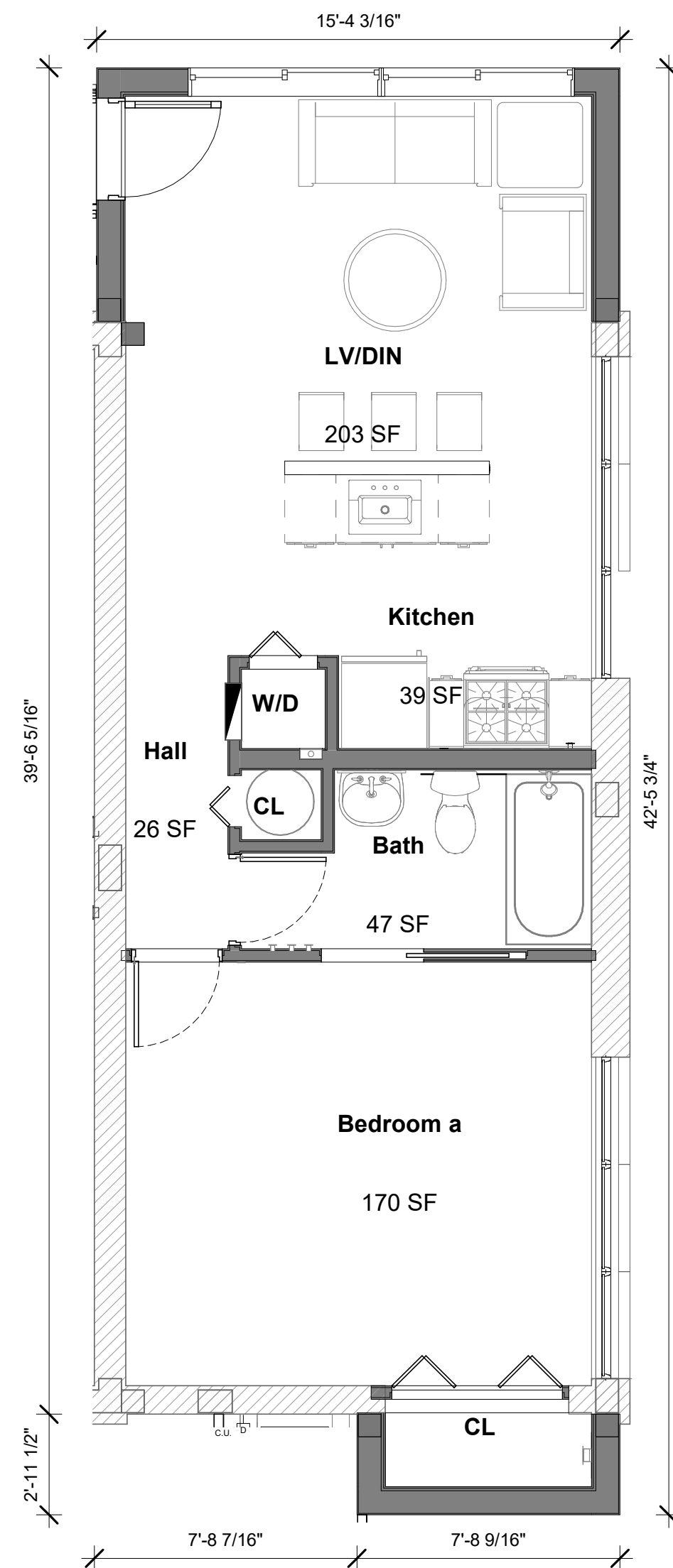
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DRWB-4 Permit Process

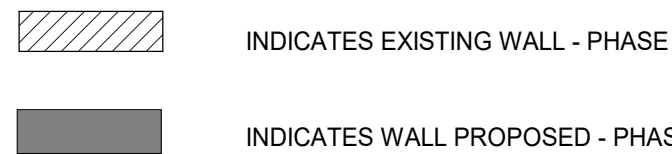
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APT TYPE 05

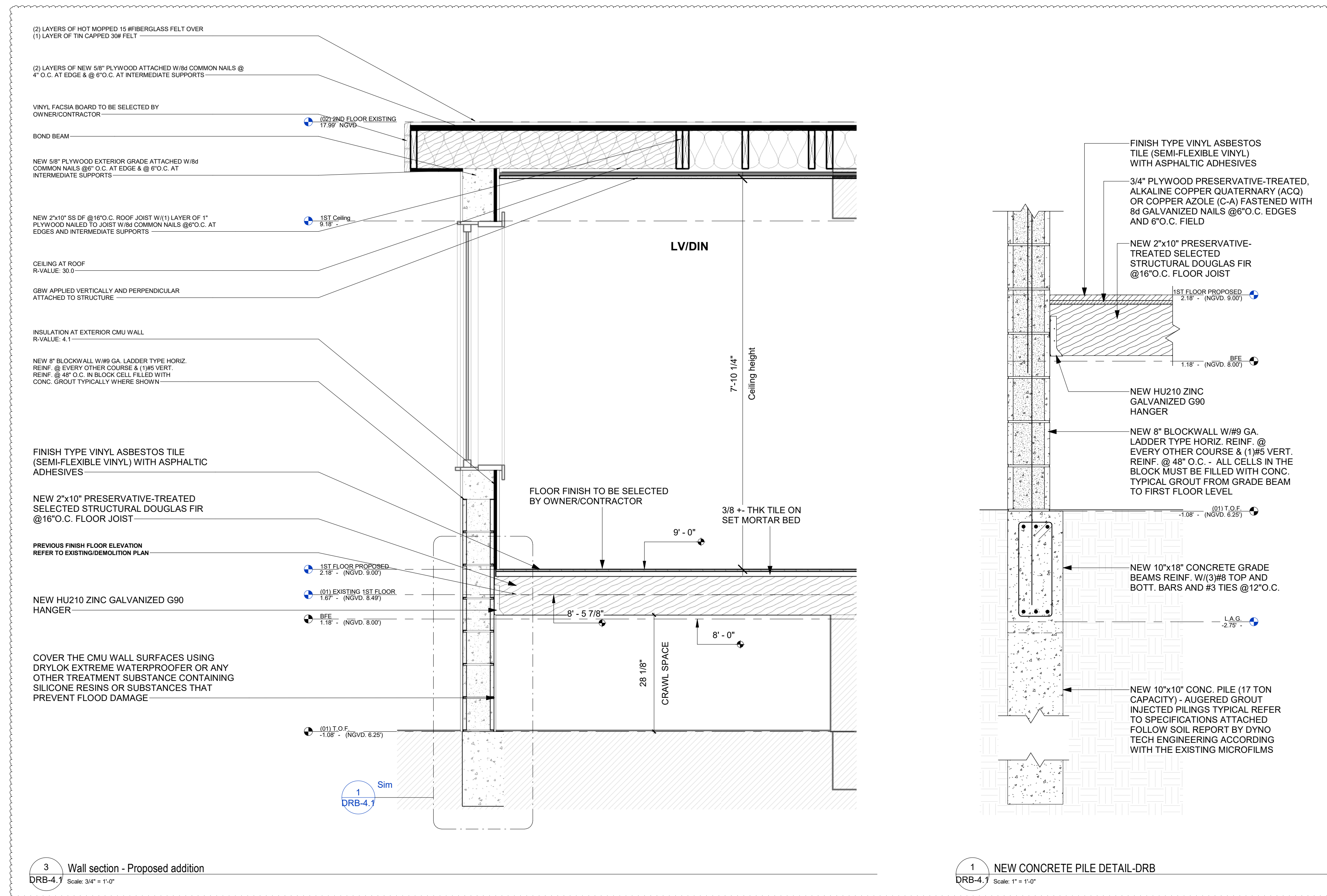


2 (01) - APT. TYPE 05 Copy 1
DRB-4.1 Scale: 1/4" = 1'-0"

WALL PHASES:



APT TYPE. 5	
Name	Area
CL	5 SF
W/D	6 SF
CL	15 SF
Hall	26 SF
Kitchen	39 SF
Bath	47 SF
Bedroom a	170 SF
LV/DIN	203 SF
Grand total: 8	511 SF
Total # of bedrooms: 01	
Total # of bathrooms: 01	
TOTAL UNIT SF = 511 SF	

[illegible]

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FBC 107.2.1. Scope of Work -

1. Reconvert to original approved version of each unit at the property

ONLINE BUILDING PLANS CORP.
AA 28003924
345 W 75TH PL, HIALEAH
FL 33014

ARCHITECT OF RECORD
CTOR R. VEGA SANABRIA, AR 97719

ARCHITECT OF RECORD
CTOR R. VEGA SANABRIA, AR 97719

5/01/2024 2:37:47 p. m

ALEJANDRO D. GONZALEZ PAGAN
PROFESSIONAL ENGINEER
PE 74126

Adam Anderson

1060 Bay Harbor

address: 1060 95TH ST BAY HARBOR, FL 33154

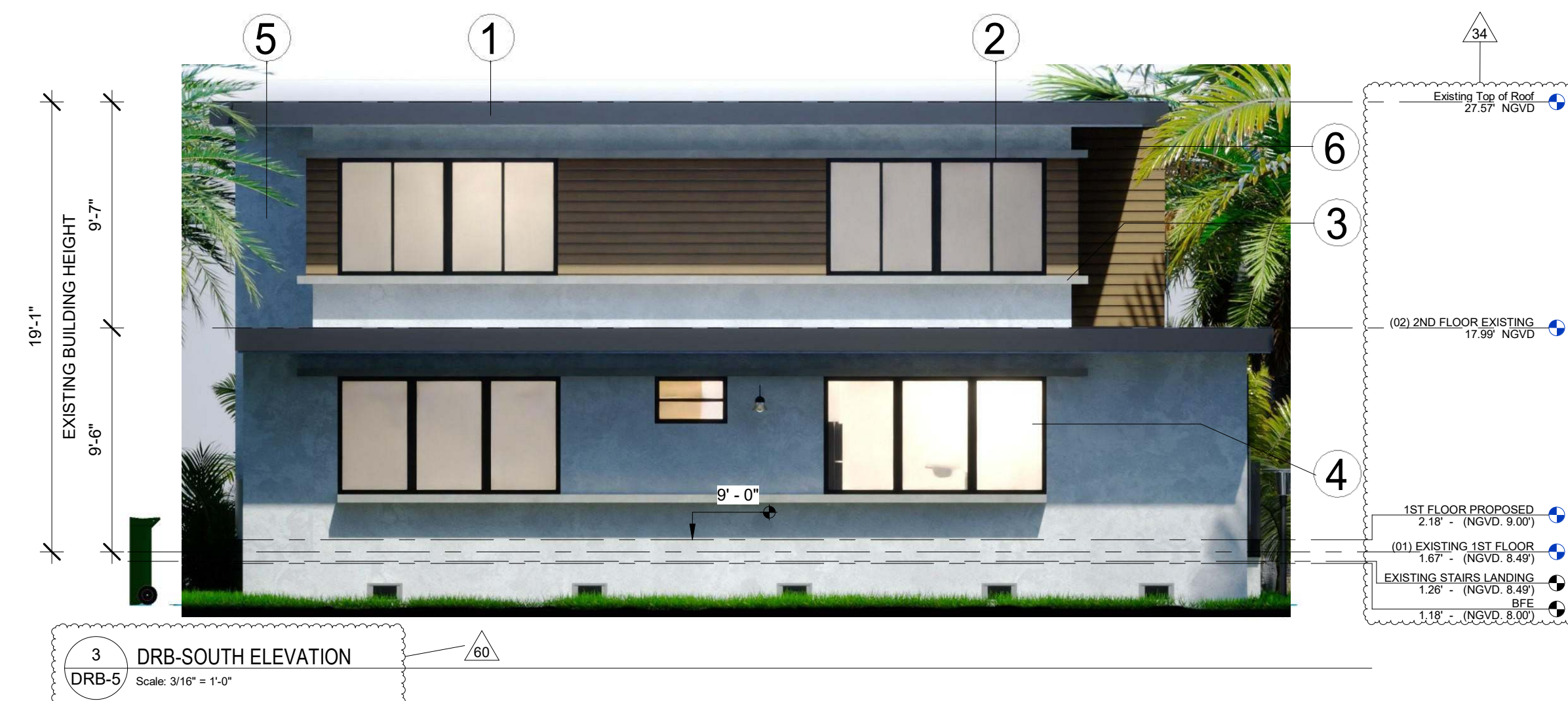
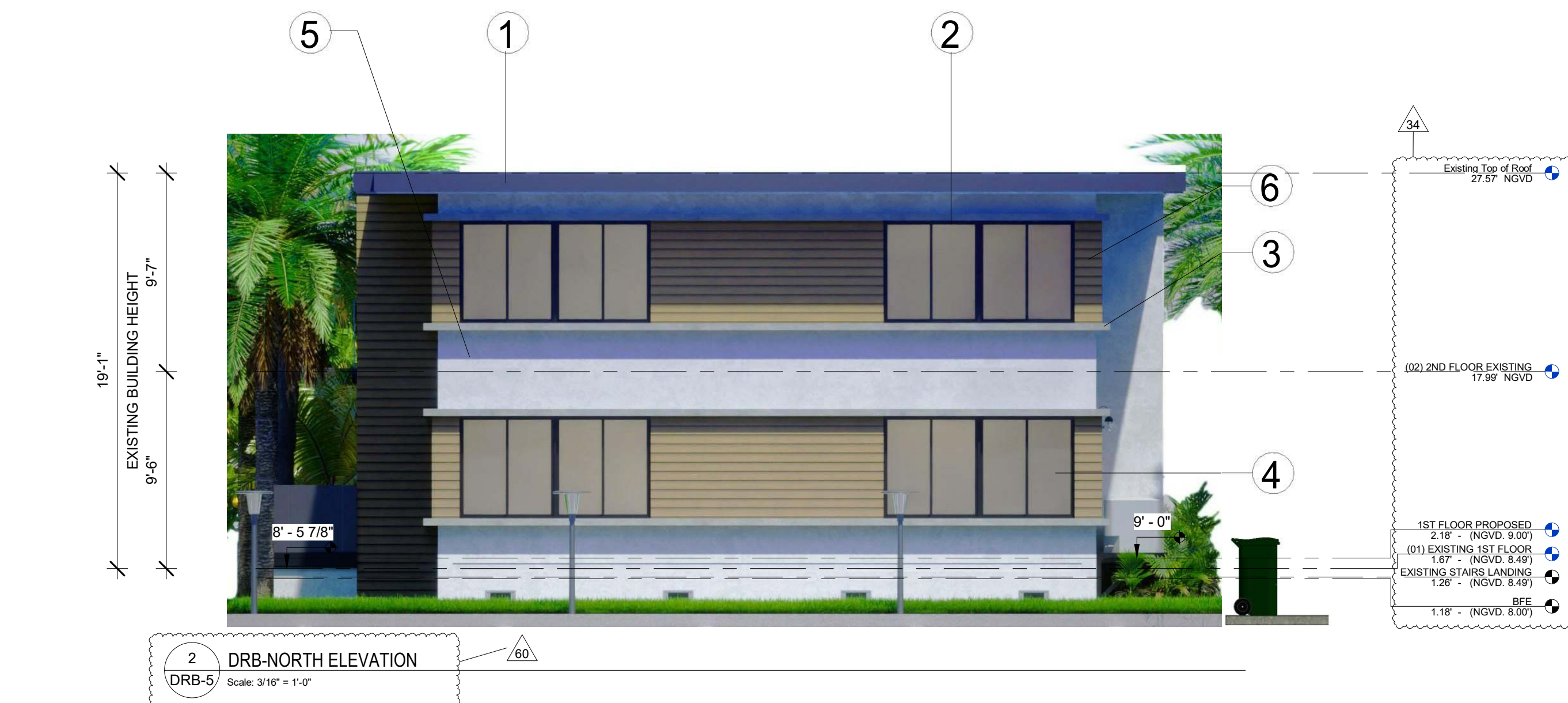
TYP. FLOOR PLANS-B

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DRAWING NO. **DRB-4.1** Permit Process

PROJECT ELEVATIONS

[illegible]

Adam Anderson	
1060 Bay Harbor	
address: 1060 95TH ST BAY HARBOR, FL 33154	
ELEVATIONS	
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Project Number:	Project Number
Date:	Issue Date
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5/01/2024 2:38:47 p. m.	
DRWG. NO. DRB-5 Permit Process	

56



Colors to be selected by owner/contractor



ONLINE BUILDING PLANS CORP.
AA 26003924
345 W 75TH PL. HIALEAH
FL. 33014

ARCHITECT OF RECORD
VICTOR R. VEGA SANABRIA, AR 97719

5/01/2024 2:38:47 p. m.

ALEJANDRO D. GONZALEZ PAGAN
PROFESSIONAL ENGINEER
PE 74126

Adam Anderson

1060 Bay Harbor

address: 1060 95TH ST BAY HARBOR, FL 33154

RENDERINGS & MATERIALS

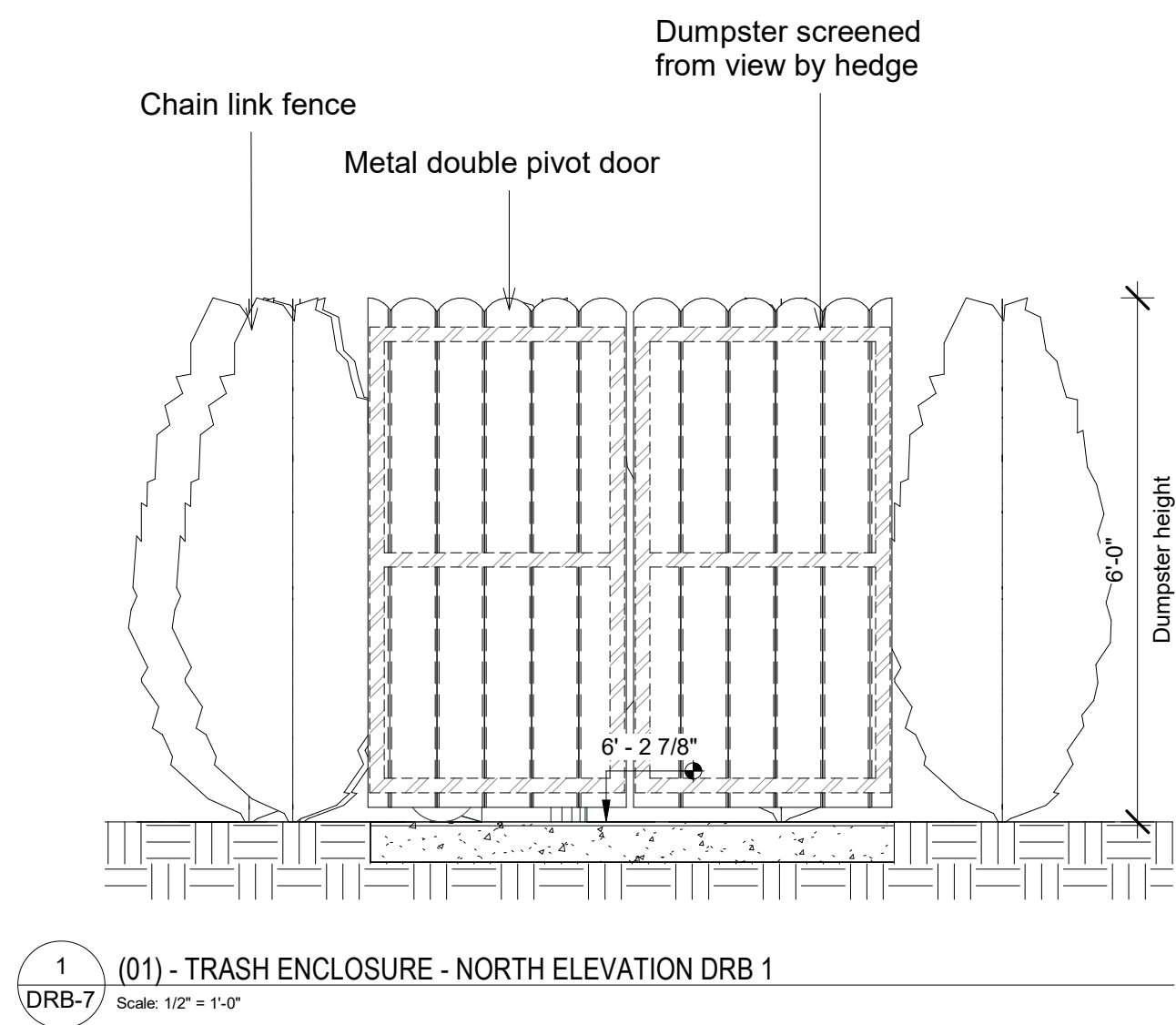
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DRWNG. N

DRB-6 Permit Process

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FBC 107.2.1. Scope of Work -

1. Reconvert to original approved version of each unit at the property.

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AA 26003924
345 W 75TH PL, HIALEAH
FL 33014

ARCHITECT OF RECORD
VICTOR R. VEGA SANABRIA, AR 97719

ARCHITECT OF RECORD
VICTOR R. VEGA SANABRIA, AR 97719

ALEJANDRO D. GONZALEZ PAGAN
PROFESSIONAL ENGINEER
PE 74126

Adam Anderson

1060 Bay Harbor

address: 1060 95TH ST BAY HARBOR, FL 33154

GARBAGE DISPOSAL

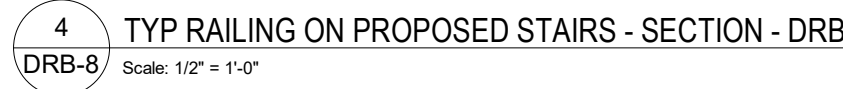
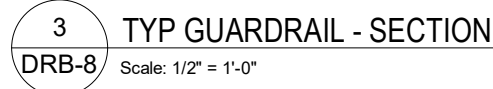
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DRWNG. N

DRB-7

Permit Process



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FBC 107.2.1. Scope of Work -

1. Reconvert to original approved version of each unit at the property

ONLINE BUILDING PLANS CORP.
AA 26003924
345 W 75TH PL, HIALEAH
FL 33014

ARCHITECT OF RECORD
VICTOR R. VEGA SANABRIA, AR 97719

ALEJANDRO D. GONZALEZ PAGAN
PROFESSIONAL ENGINEER
PE 74126

Adam Anderson

1060 Bay Harbor

address: 1060 95TH ST BAY HARBOR, FL 33154

RAILING DETAILS DRB

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Project Number:	Project Number
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Scale:	1/2" = 1'-0"
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DRWNG. N

DRB-8 Permit Process

July, 2023

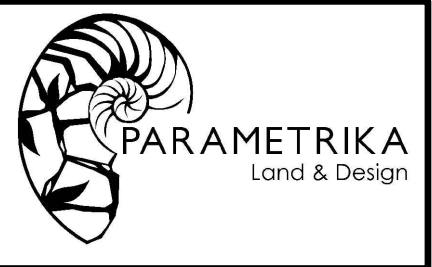
Landscape set

1060 95th St
Residential
1060 95th St, Bay Harbor Islands, FL 33154

DRAWING INDEX

Sheet No.	Sheet Title
L-101	TREE DISPOSITION
L-102	LANDSCAPE PLAN
L-103	LANDSCAPE DETAILS AND NOTES
L-104	PLANT MATERIAL

PARAMETRIKA LAND & DESIGN
Gabriela Albomoz
Valeria Quintanilla LA6667640



1060 95th St
1060 95th St
Bay Harbor Islands, FL 33154

☐
☐

SHEET TITLE
Cover sheet

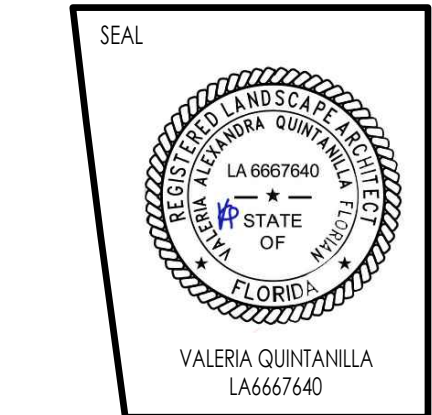
ISSUE DATE
07/26/2023

REVISION
July 2023

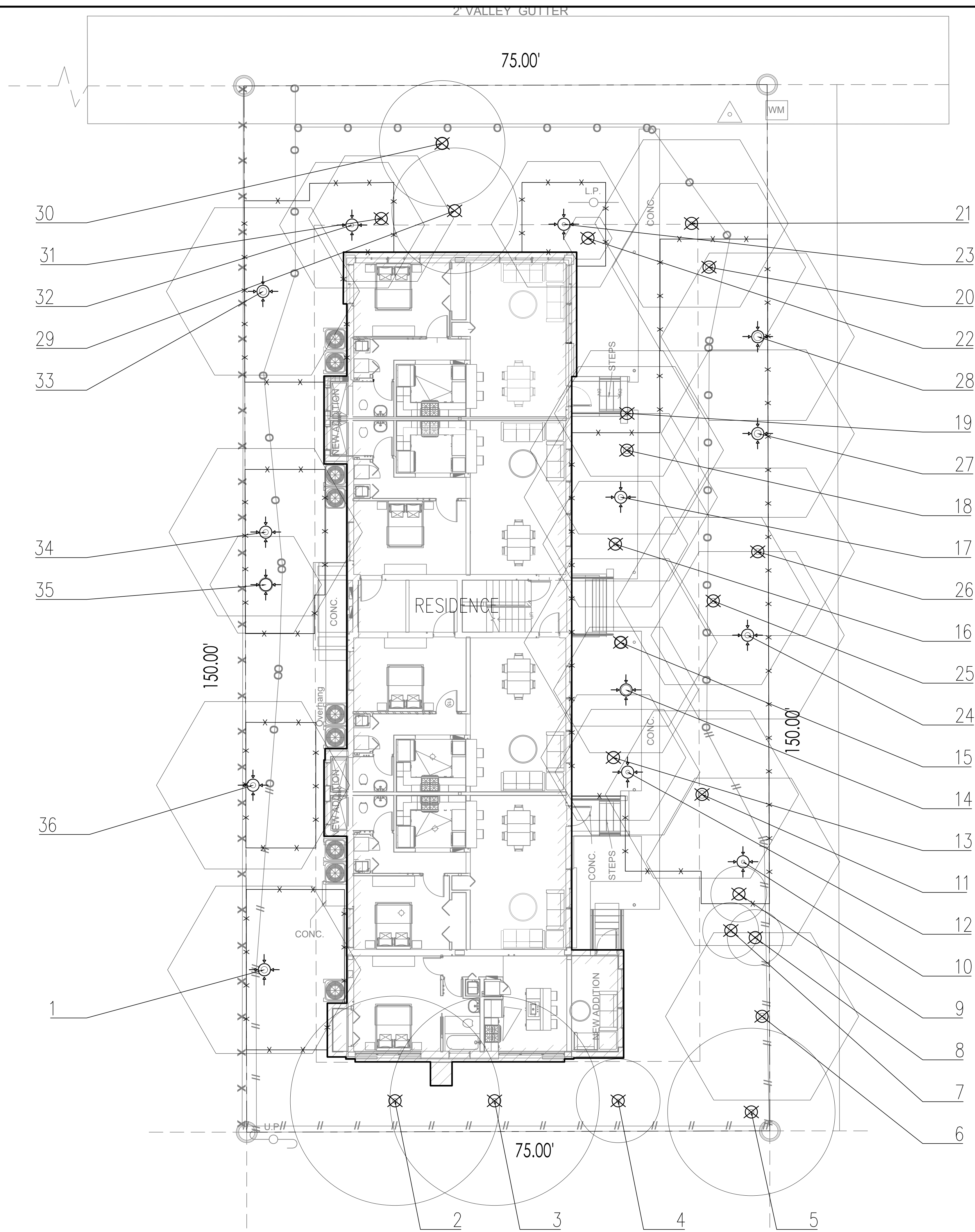
DESIGN
GA

DRAWN
TY

SCALE
N/A



SHEET NUMBER



EXISTING TREES & PALMS									
Number	Common name	Botanical Name	Height (')	DBH (")	Spread (')	Category	Disposition	Condition	Mitigation
1	Coconut palm	Cocos nucifera	50	11.5	24	Property tree	To remain	Good	N/A
2	Avocado	Persea americana		7.5	30	Property tree	To remove	Co-canopy, above head power lines, poor structure	N/A
3	Avocado	Persea americana		8	30	Property tree	To remove	Co-canopy, above head power lines	N/A
4	Mango	Mangifera indica		6.25	12	Property tree	To remove	Co-canopy, above head power lines	N/A
5	Avocado	Persea americana		8.75	24	Property tree	To remove	Above head power lines, previous hatrack pruning	N/A
6	Coconut palm	Cocos nucifera	20	11	24	Property tree	To remove	Hole in trunk	N/A
7	Norfolk Island pine	Araucaria heterophylla		3	8	Property tree	To remove	Good	N/A
8	Norfolk Island pine	Araucaria heterophylla		3	8	Property tree	To remove	Good	N/A
9	Norfolk Island pine	Araucaria heterophylla		3	8	Property tree	To remove	Good	N/A
10	Coconut palm	Cocos nucifera	15	6	24	Property tree	To remain	Good	
11	Coconut palm	Cocos nucifera	28	11	24	Property tree	To remove	Good	
12	Christmas Palm	A donidia Merrill	20	6.5	18	Property tree	To remain	Good	
13	Montgomery Palm	Veitchia arecina	9	3.75	18	Property tree	To remove	Good	
14	Christmas Palm	A donidia Merrill	21	16.5	18	Property tree	To remain	Good	
15	Royal Palm	Roystonea regia	40	18.5	24	Property tree	To remove	Good	
16	Christmas Palm	A donidia Merrill	20	6.25	18	Property tree	To remove	Good	
17	Chinese fan palm	Livistona chinensis	30	9.5	24	Property tree	To remain	Good	
18	Coconut palm	Cocos nucifera	30	11.5	24	Property tree	To remove	Good	
19	Christmas Palm	A donidia Merrill	20	6.5	24	Property tree	To remain	Good	
20	Coconut palm	Cocos nucifera	30	12	24	Property tree	To remove	Good	
21	Coconut palm	Cocos nucifera	15	6	24	Property tree	To remove	Hole in trunk	N/A
22	White bird of paradise	Strelitzia reginae	4	4	6	Property tree	To remove	To small	N/A
23	Christmas Palm	A donidia Merrill	15	6	18	Property tree	To remain	Good	
24	Coconut palm	Cocos nucifera	20	9.5	24	Property tree	To remain	Good	
25	Coconut palm	Cocos nucifera	25	9	24	Property tree	To remove	Good	
26	Coconut palm	Cocos nucifera	27	10	24	Property tree	To remove	Good	
27	Coconut palm	Cocos nucifera	30	12	24	Property tree	To remain	Good	
28	Sabal Palm	Sabal palmetto	18	14	24	Property tree	To remain	Good	
29	Norfolk Island pine	Araucaria heterophylla		20	18	Property tree	To remove	Good	N/A
30	Norfolk Island pine	Araucaria heterophylla		19	18	Property tree	To remove	Good	N/A
31	Christmas Palm	A donidia Merrill	18	5.5	18	Property tree	To remain	Good	N/A
32	Christmas Palm	A donidia Merrill	18	6	18	Property tree	To remain	Good	
33	Coconut palm	Cocos nucifera	40	13	24	Property tree	To remain	Good	
34	Coconut palm	Cocos nucifera	40	9	24	Property tree	To remain	Good	
35	Coconut palm	Cocos nucifera	40	7	24	Property tree	To remain	Good	
36	Coconut palm	Cocos nucifera	40	9	24	Property tree	To remain	Good	
TOTAL DBH REMOVED									-
TOTAL PALMS REMOVED									-

LEGEND

TO RELOCATE

TO REMOVE

TO REMAIN

ANSI TREE PROTECTION ZONE
(FOR EVERY INCH (") OF TRUNK DIA. THERE WILL BE 1' (FT.) OF DISTANCE OUT FROM THE TRUNK)

0'5'10'20'30'

GRAPHIC SCALE

N

↑

PARAMETRIKA LAND & DESIGN
Gabriela Albornoz
Valeria Quintanilla LA6667640

1060 95th St
1060 95TH STREET
BAY HARBOR ISLAND, FL 33154

SHEET TITLE

Tree Disposition Plan

ISSUE DATE

07/26/2023

REVISION

July 2023

DESIGN

GA

DRAWN

TY

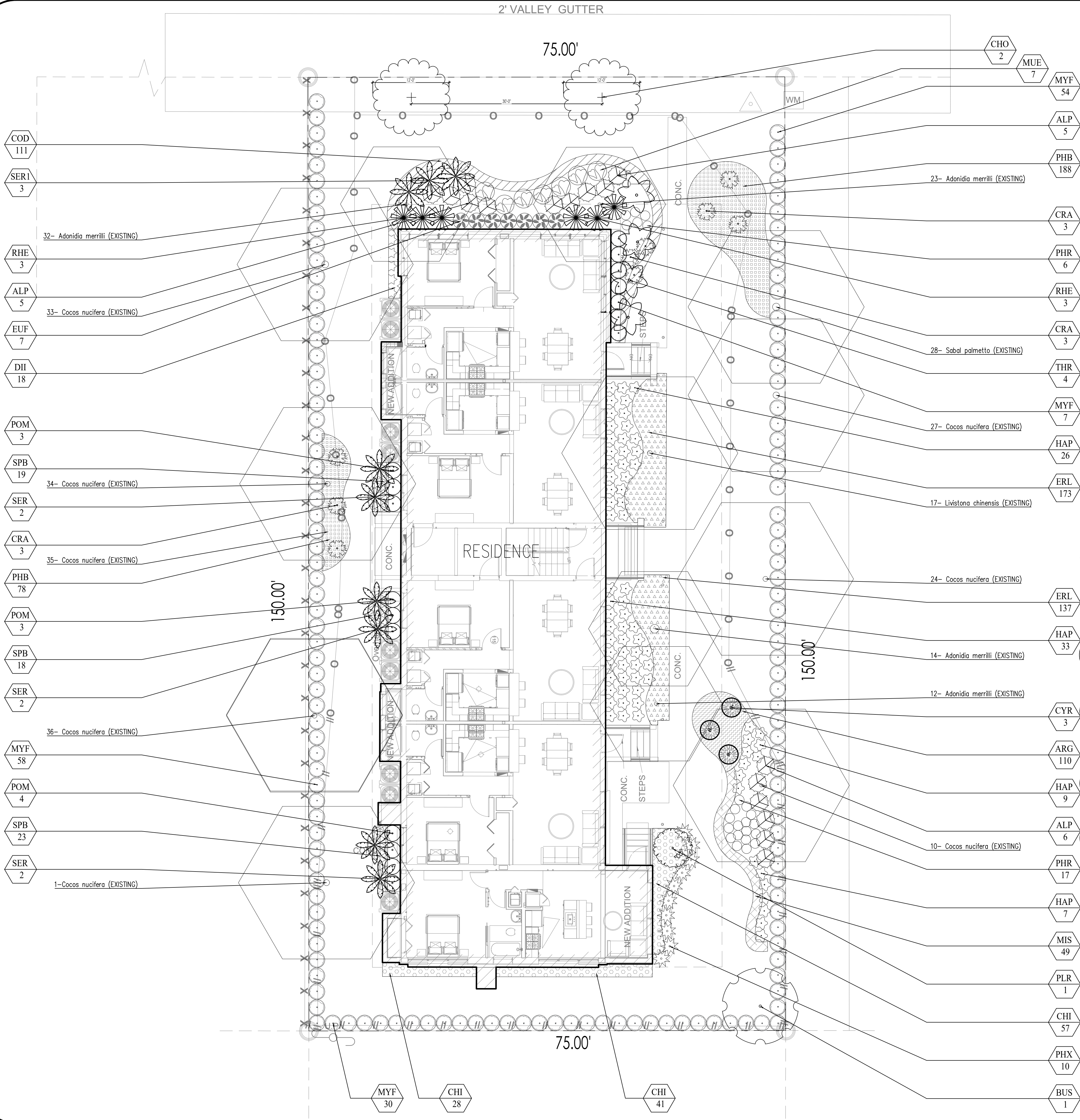
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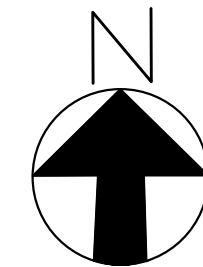
SEAL

SHEET NUMBER

L-101



PLANT LIST							
Qty.	Label	Botanical Name	Common name	Size	Native	Drought tolerance	Specifications
TREES							
1	BUS	Bursera simaruba	Gumbo Limbo	14'	YES	Tolerant	Florida #1 or better
2	CHO	Chrysophyllum oliviforme	Satin Leaf	15'	YES	Tolerant	Florida #1 or better
1	PLR	Plumeria rubra	Frangipani	6'	NO	Tolerant	Florida #1 or better
PALMS							
3	CYR	Cycad revoluta	King sago	3'X3'	NO	Tolerant	Florida #1 or better
6	RHE	Rhapis excelsa	Lady Palm	4'	NO	Tolerant	Florida #1 or better
6	SER	Serenoa repens	Saw Palmeto	3'	YES	Tolerant	Florida #1 or better
3	SER1	Serenoa repens	Silver Saw Palmeto	3'	YES	Tolerant	Florida #1 or better
4	THR	Thrinax radiata	Thatch Palm	6'	YES	Tolerant	Florida #1 or better
SHRUBS							
16	ALP	Alpinia purpurata	Red Ginger	36"	NO	Tolerant	Florida #1 or better
111	COD	Cotoneaster dammeri	Cotoneaster	24"	NO	Tolerant	Florida #1 or better
9	CRA	Crinum asiaticum	Crinum lily	24"	NO	Tolerant	Florida #1 or better
126	CHI	Chrysobalanus icaco 'Green'	Green Cocoplum	24"	YES	Tolerant	Florida #1 or better
18	DII	Dietes iridoides	African Iris	24"	NO	Tolerant	Florida #1 or better
7	EUF	Eugenia foetida	Spanish Stopper	6'	YES	Tolerant	Florida #1 or better
75	HAP	Hamelia patens	Firebush	4'	YES	Tolerant	Florida #1 or better
7	MUE	Mussaenda erythrophylla	Mussaenda	24"	NO	Tolerant	Florida #1 or better
149	MYF	Myrcianthes fragrans	Simpson's stopper	6'	YES	Tolerant	Florida #1 or better
266	PHB	Philodendron Bursellii	Bursell's philodendron	24"	NO	Tolerant	Florida #1 or better
23	PHR	Philodendron Red Congo	Red Congo	24"	NO	Tolerant	Florida #1 or better
10	PHX	Philodendron xanadu	Xanadu	24"	NO	Tolerant	Florida #1 or better
10	POM	Podocarpus macrophyllus	Podocarpus	6'	NO	Tolerant	Florida #1 or better
49	MIS	Microsorium scolopendrium	Wart Fern	24"	NO	Tolerant	Florida #1 or better
60	SPB	Spartina bakeri	Spartina grass	24"	YES	Tolerant	Florida #1 or better
GROUND COVERS							
110	ARG	Arachis grabata	Ornamental peanuts	12"	YES	Tolerant	Florida #1 or better
310	ERL	Eriosema florale Sw.	Beach Creeper	12"	YES	Tolerant	Florida #1 or better



PARAMETRIKA LAND & DESIGN
Gabriela Albornoz
Valeria Quintanilla LA6667640



1060 95th St
1060 95TH STREET
BAY HARBOR ISLAND, FL 33154

SHEET TITLE
Landscape Plan

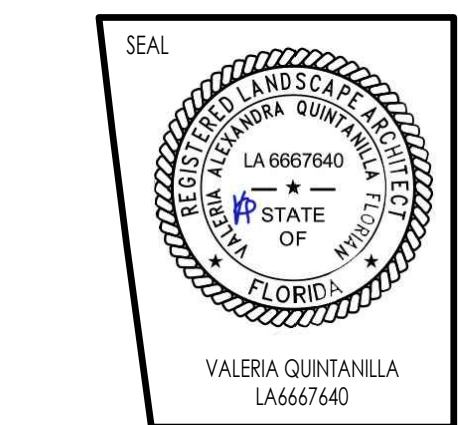
ISSUE DATE
07/26/2023

REVISION
July 2023

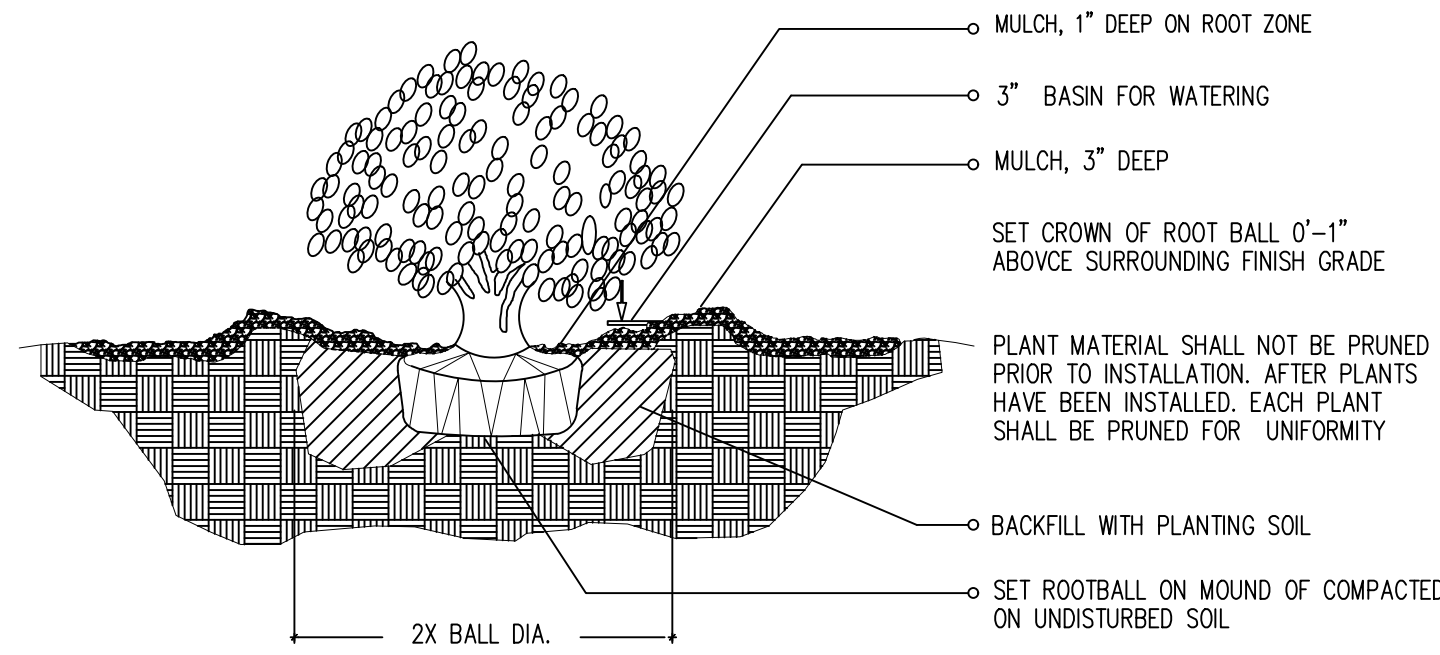
DESIGN
GA

DRAWN
TY

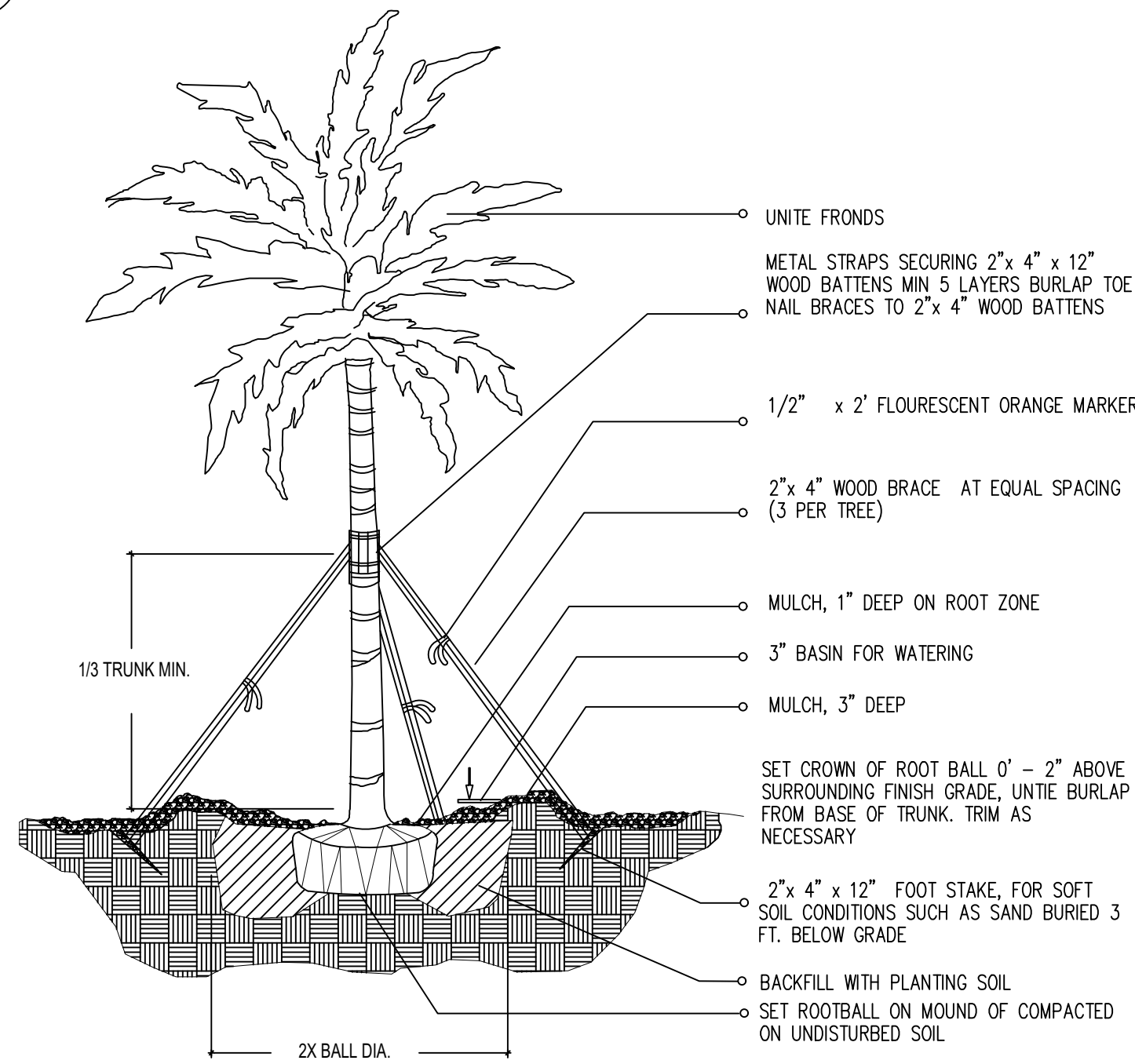
SCALE
1/8" = 1'-0"



SHEET NUMBER
L-102



1-1 SHRUB / PLANTING DETAIL



1-4 LARGE PALM / PLANTING DETAIL

LANDSCAPE LEGEND

INFORMATION REQUIRED TO BE PERMANENTLY APPLIED TO PLANS

Transect Zone: RM-2 Lot Area 11250 Acres 0.26

OPEN SPACE REQUIRED/PROVIDED ALLOWED

A. Square feet of required Open Space, as indicated on site plan:
Lot Area = 11250 s.f. x .25 % = 2813 s.f.

B. Square feet of parking lot open space required by Article 9, as indicated on site plan:
Number of parking spaces x 10 s.f. per parking space =

C. Total square feet of landscaped open space required: A+B=

LAWN AREA CALCULATION

A. Square feet of landscaped open space required: 2813 7253

B. Maximum lawn area (sod) permitted = .50 % x 7253 s.f. 3627 3625

TREES

A. Number of trees required per net lot acre, less existing number of trees meeting minimum requirements = 3 trees x net lot acres - number of existing trees = 1 11 (EX.)

B. % Palms allowed: Number of trees provided x 30% = 1 1

C. % Natives required: Number of trees provided x 30% = 1 1

D. % Drought tolerant and low maintenance: Number of trees provided x 40% = 1 1

E. Street Trees (maximum average spacing of 40' o.c.): 75 linear feet along street / 40' = 2 2

% Palms permitted to count towards street trees on 1:1 basis x 30%:

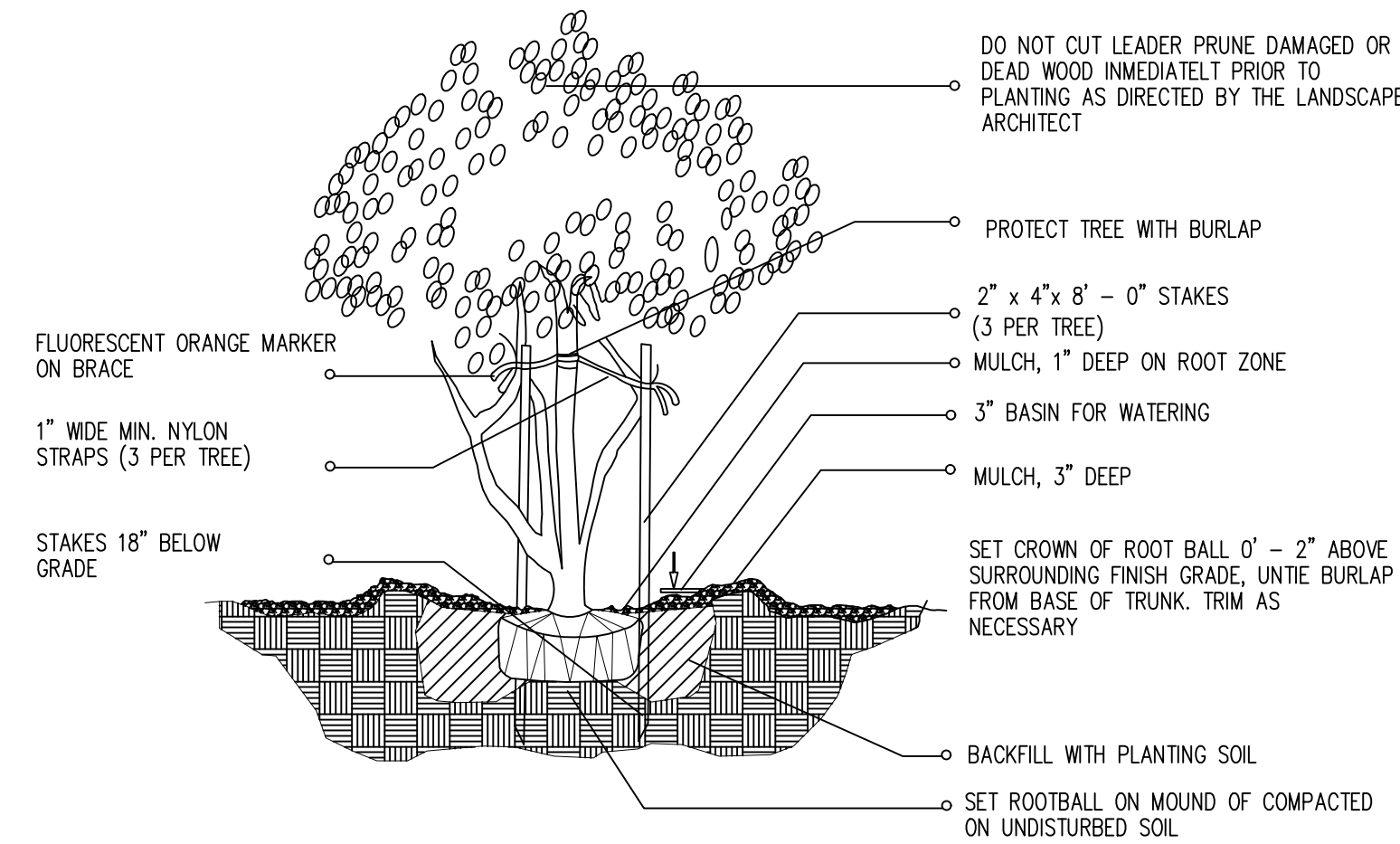
F. Street trees located directly beneath power lines: (maximum average spacing of 25' o.c.): linear feet along street / 25' =

SHRUBS

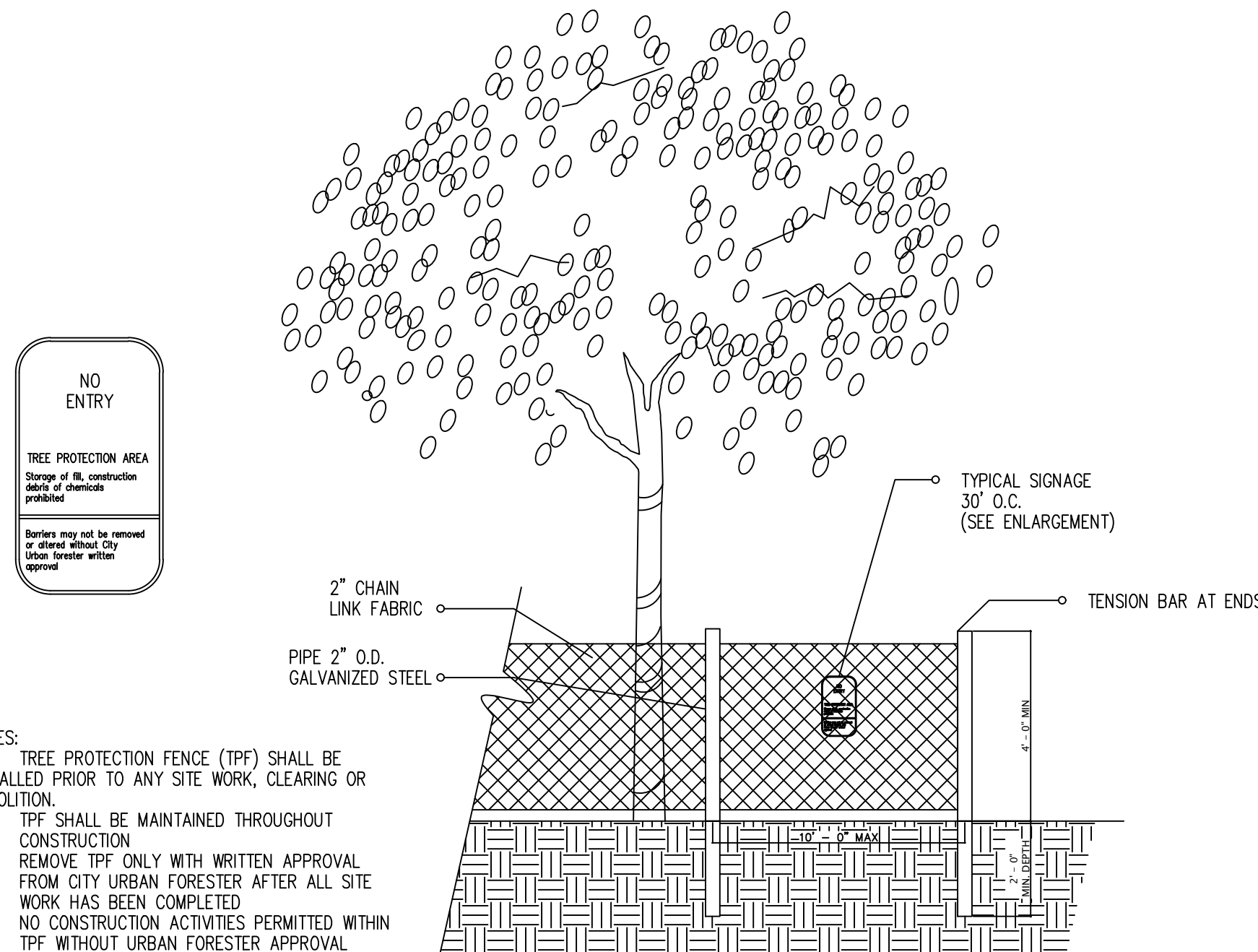
A. Number of shrubs required: Number of trees required x 10 = 50 936

B. % Native shrubs required: Number of shrubs required x 30% = 281 417

C. % Drought tolerant and low maintenance required: Number of shrubs provided x 20% = 187 417



1-2 MULTI-TRUNK AND SMALL TREE (2' cal. and under) / PLANTING DETAIL



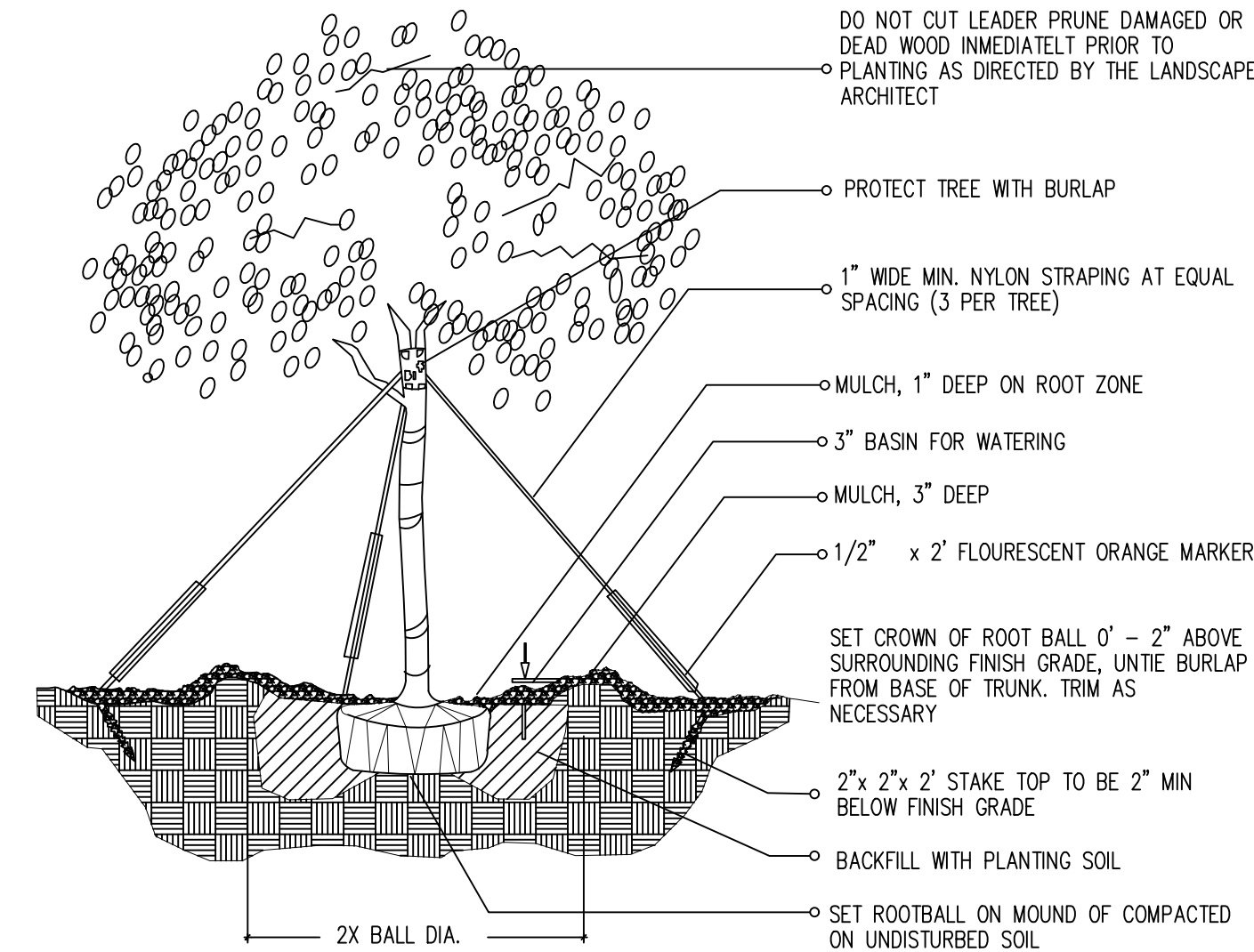
NOTES:

1. TREE PROTECTION FENCE (TPF) SHALL BE INSTALLED PRIOR TO ANY SITE WORK, CLEARING OR DEMOLITION.
2. TPF SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
3. REMOVE TPF ONLY WITH WRITTEN APPROVAL FROM CITY URBAN FORESTER AFTER ALL SITE WORK HAS BEEN COMPLETED.
4. NO CONSTRUCTION ACTIVITIES PERMITTED WITHIN TPF WITHOUT URBAN FORESTER APPROVAL.

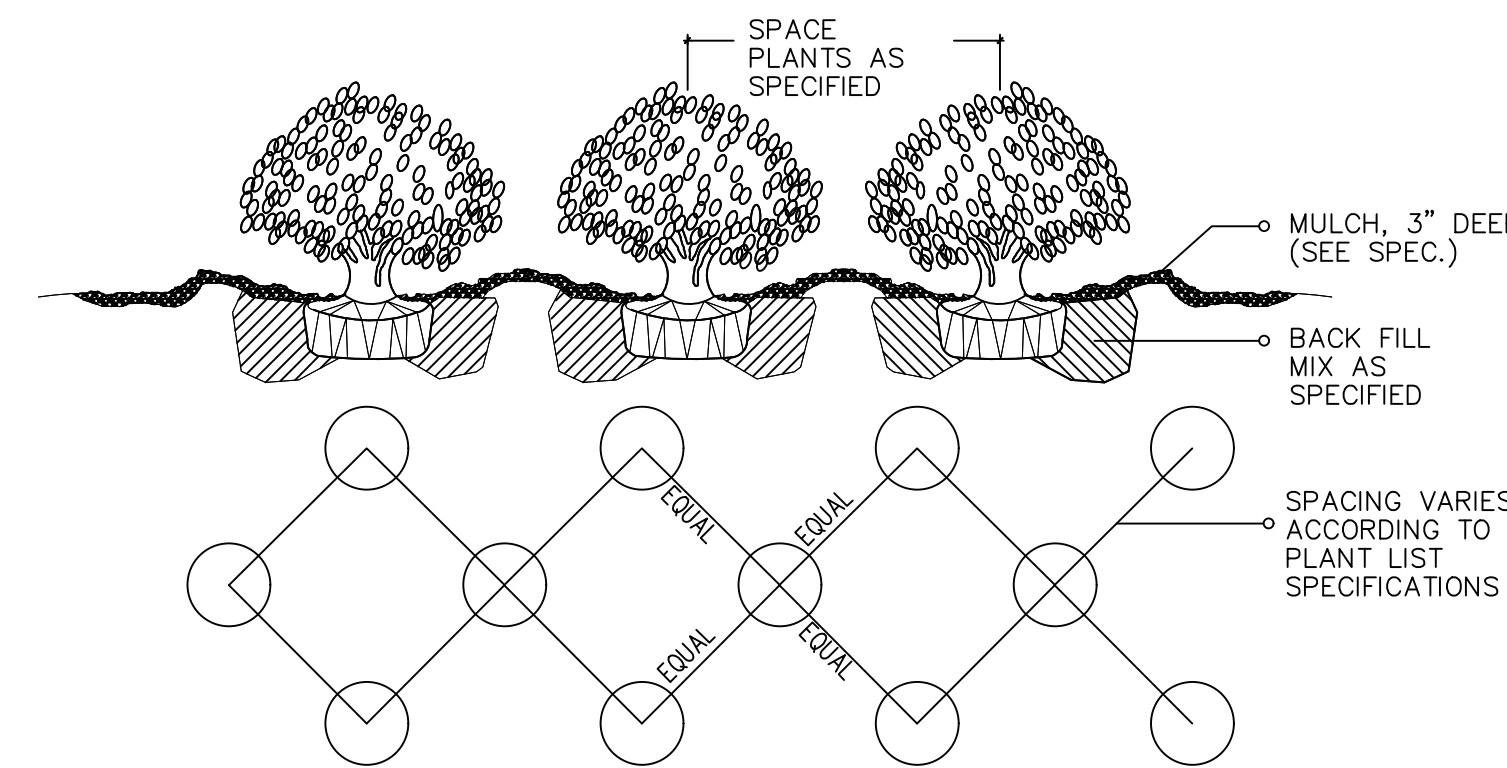
1-5 4' CHAIN LINK TREE PROTECTION FENCE BARRICADE FENCING DETAIL

LANDSCAPE NOTES

1. Non-Cypress variety mulch shall extend under all trees, shrubs and ground cover beds to the closest hard edge or sod border, in a minimum of 3" depth.
2. All plants shall meet the minimum standard of Florida No. 1 or better as specified in Grade and Standards for Nursery Plants as published by the Division of Plant Industry, Florida Department of Agriculture, latest edition.
3. All shrubs to be planted a minimum of 24" and ground covers a minimum of 12" from the edge of walks, building walls, pond's edge, etc... waza Nara Grant and Rapiholepsi Indico to be planted 30" from edge of walkways.
4. All trees and palms over 8" in height shall be braced to prevent lateral movement for a period of six months from the date of planting. Either wood braces as shown in the planting detail, or the wire and turnbuckle method shall be used. No nails, screws, metal straps or wires are to be used directly against the trees or palms trunks.
5. All palms except for species such as Cocco, Acolatopha, Rapihi, and other multi-trunk palms, shall have straight trunks, free of scars, decay or any damage caused by digging, transport or planting handling of the same.
6. All work by the Landscape Contractor shall be performed in a professional and sound manner in accordance with established standards of landscape installation practices and workmanship.
7. Landscape Contractor is responsible for verifying plant quantities prior to bidding. Quantities shown in the plans may vary due to actual site scale, job conditions, etc... Landscape Architect assumes no responsibility for the actual plant count necessary for the successful completion of the project, if applicable.
8. Landscape Contractor and his subcontractors shall be licensed and insured as required by the municipality, county, state or any other governmental agency requiring a license or insurance in order for the Landscape Contractor to perform his work.
9. All work shall conform to Miami-Dade County's landscape ordinance Chapter 18A, ordinance # 98-13, and any other municipal landscape ordinance in effect at the project's location, including street trees.
10. Landscape Contractor is required to procure and obtain any necessary permits applicable for the successful completion of this project, if applicable.
11. Landscape material shall not be allowed to grow in such a manner as to impede street frontage of visibility to property owner or neighbors, so as to materially impede vision between a height of 3 feet and 8 feet.
12. Landscape Contractor shall call Sunshine State One Call Center of Florida at 1-800-432-4770 (Toll Free) 48 hours before digging.
13. Landscape Contractor is responsible for inspecting the site and physically observing all the site conditions prior to entering into Agreements or Contract with Owner. Landscape Contractor shall coordinate his work with the General Contractor of Construction Manager in such a manner as to allow for a speedy and orderly completion of all work on the site.
14. Any excess soil, landscape materials and debris from the landscape Contractor's work shall be removed from the site immediately upon completion of his work.
15. Landscape Contractor shall coordinate the proposed planting in the Planting Plan with the work required in relocating and removal of trees in sheet L-1 (Existing Trees).
16. One year warranty.



1-3 (2" cal. and over) LARGE TREE / PLANTING DETAIL



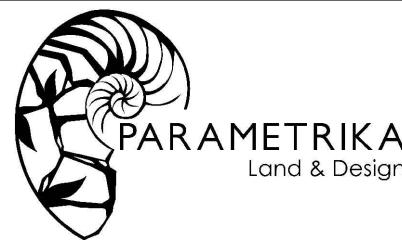
1-6 SHRUB / GROUND COVER SPACING PLANTING DETAIL

TREES & PLANTING TO BE PRESERVED NOTES

TREE AND PALM TRANSPLANTING NOTES:

1. Certified arborist is to be hired to supervise and direct all phases of transplanting trees and palms.
2. Trees to be relocated shall be root pruned a minimum of eight weeks prior to transplanting. Landscape Contractor shall maintain transplanted materials during construction period by watering, moving, spraying, fertilizing, and pruning.
3. Landscape Contractor is responsible for verifying locations of all underground and overhead utilities and easements prior to commencing work. All utility companies and/or the General Contractor shall be notified to verify locations prior to digging. Utility trenching is to be coordinated with the Landscape prior to beginning of project. The Owner and Landscape Architect shall not be responsible for damage to utility or irrigation lines.
4. The Landscape Contractor shall comply with all local and State codes and shall be responsible for obtaining all applicable permits.
5. The Landscape Contractor shall regularly inspect the relocated materials to ensure compliance with standard horticultural practices.
6. The Landscape Contractor is responsible for guaranteeing the transplanted trees and palms for a period of one year. At the time of the final inspection all transplanted trees and palms that are not health growing condition shall be replaced by the Landscape Contractor.
7. Root Pruning and Transplanting Operations: The Landscape Contractor shall take all precautions to minimize shock of root pruning and transplanting in accordance with standard arboriculture procedures including:
 - A. The diameter of the root-pruning or transplanting circle shall be at a distance away from the trunk equal to 12 times each inch of trunk diameter at breast height.
 - B. All small roots shall be cleanly cut with a sharp spade, a clean saw or chainsaw depending on the size of the root.
 - C. Trees shall not be pruned at transplanting to compensate for root loss. Any trimming required shall be as per the International Society of Arboriculture Timing Standards.
 - D. For all palms except Sabal palmetto, the lower fronds shall be pruned leaving 9-11 fronds that can be tied without an extensive amount of weight that may damage the heart of the palm. The Sabal palmetto shall have all fronds cut without damaging the bud.
 - E. After root pruning trees, backfill roots to original existing grade with existing soil free of any deleterious material to root growth.
 - F. Provide a minimum of 3" mulch over backfill area to prevent weed growth, conserve moisture and prevent evaporation. Keep mulch 6" away from the trunk.
 - G. Provide tree protection as per Tree Protection Detail to ensure that the tree or root system is not damaged during the root-pruning period.
 - H. After root pruning, during root regeneration period trees shall be watered as per standard horticultural practices.
 - I. Immediately prior to transplanting tie the branches of the tree up to avoid damage.
 - J. The root ball shall be wrapped with burlap to protect the soil around the roots and protect the roots from drying out at time of moving from the hole.
 - K. Finish cutting of root ball for transplanting.
 - L. Transplanting must occur within 24 hours after being dug for relocation. Trees/Palms should be kept in shade and the canopy kept moist.
 - M. Digging and preparation of the new hole for the transplant shall be done prior to removing the tree from the existing location.
 - N. The depth of the new hole shall be minimum equal to the depth of the root ball and the width shall be minimum equal to three times the width of the root ball. The Landscape Contractor is to verify that all new holes have appropriate percolation. Landscape Contractor is to report to the Landscape Architect if water percolation does not meet requirements for healthy plant growth.
 - O. Trees and palms shall be lifted from the ground with heavy equipment designed specifically for tree relocation so that the trunk and crown is not impacted and damaged by the equipment.
 - P. The slings used to lift the trees and heavy weight palms shall be non-binding nylon type slings that are wrapped around the root ball to support the weight of the tree and prevent the trunk from being damaged. Slings shall not be solely wrapped around the trunk of the tree that can cause damage, girdling and result in decline and death of the tree.
 - Q. The slings used to lift the lighter weight palms shall be non-binding nylon type slings that are wrapped around the trunk to support the weight of the palm. Padding the sling may be necessary so that the trunk or 'boots' are not damaged.
 - R. Tree should be planted 2" max higher than their original planting level prior to relocation. Palms shall be planted at the same elevation prior to relocation. The tree and palm shall be centrally positioned in the planting hole and set straight, plumb or normal to the planting pattern prior to transplanting.
 - S. The trees and palms shall be backfilled with existing soil free of deleterious material to plant growth.
 - T. Trees and palms shall be deep root watered to eliminate air pockets in the backfill mix prior to mulching.
 - U. A 4" saucer shall be created around the edge of the planting hole to help hold water, see planting detail for additional information.
 - V. Provide a minimum of 3" layer of mulch over saucer and backfill area outside saucer to prevent the weed growth, conserve moisture, and prevent evaporation. Keep mulch 6" away from the trunk.
 - W. Install tree and palm bracing as per attached details, to ensure stability of tree and palm during time period to and after transplanting, stake trees and palms after transplanting only is required to keep them stable.
 - X. Over the guarantee period the Landscape Contractor is responsible for resetting any trees/palms that are not vertical when caused by winds less than 75 MPH.
 - Y. After transplanting trees and palms, the Landscape Contractor shall be responsible for obtaining water and watering to maintain soil moisture during the guarantee period at a minimum of:
First month - Daily; Second month - 3 times per week; Third and Fourth month - 2 times per week; Last Eight months - 1 time per week. For trees over 6" in caliper at the time of planting, the schedule should be: First 6 weeks - Daily; from 1.5 months to 6 months 3 times per week, last 6 months - 1 time per week.

PARAMETRIKA LAND & DESIGN
Gabriela Albanoz
Valeria Quintanilla LA6667640



1060 95th St
1060 95TH STREET
BAY HARBOR ISLAND, FL 33154

SHEET TITLE
Landscape details and notes

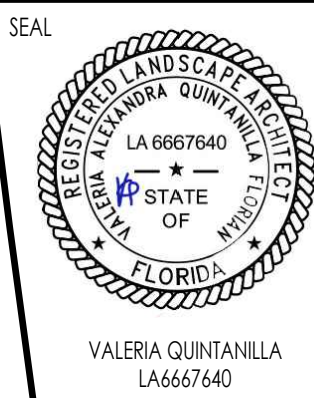
ISSUE DATE
07/26/2023

REVISION
July 2023

DESIGN
GA

DRAWN
TY

SCALE
N/A



SHEET NUMBER

L-103



Bursera simaruba



Chrysophyllum
oliviforme



Plumeria rubra



Cycad revoluta



Rhaps excelsa



Serenoa repens



Serenoa repens
(Silver)



Thrinax radiata



Alpinia purpurata



Cotoneaster
dammeri



Crinum asiaticum



Chrysobalanus icaco
'Green'



Dietes iridoides



Eugenia foetida



Hamelia patens



Mussaenda
erythrophylla



Myrcianthes
frangans



Philodendron
Burle Marx



Philodendron Red
Congo



Philodendron
xanadu



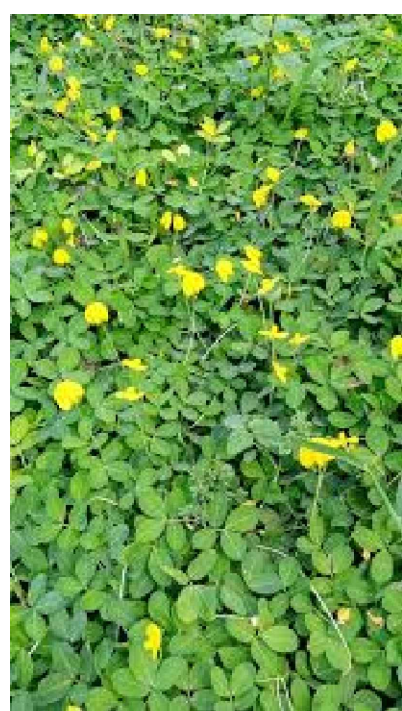
Podocarpus
macrophyllus



Microsorium
scolopendrium



Spartina bakeri



Arachis
glabrata



Ernodea littoralis
Sw.

PARAMETRIKA LAND & DESIGN
Gabriela Albornoz
Valeria Quintanilla LA6667640



1060 95th St
1060 95TH STREET
BAY HARBOR ISLAND, FL 33154

SHEET TITLE
Plant material

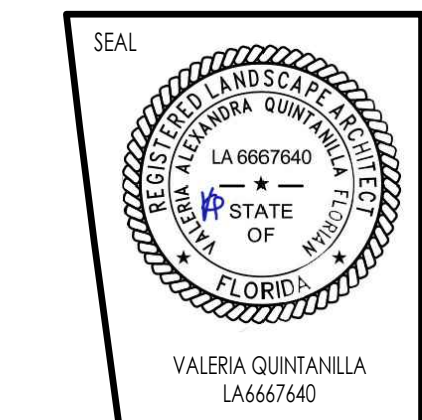
ISSUE DATE
07/26/2023

REVISION
July 2023

DESIGN
GA

DRAWN
TY

SCALE
N/A



SHEET NUMBER
L-104

AGENDA ITEM REPORT

February 13, 2024

ITEM NUMBER: 3.

ITEM: Approval of the minutes of the meeting held on January 16, 2024. (Item #3)

DESCRIPTION:

RECOMMENDED ACTION:

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez
 Ayanidys Martinez

ATTACHMENTS

1.	01.16.2024 Design Review Board Meeting
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**TOWN OF BAY HARBOR ISLANDS
MINUTES OF A DESIGN REVIEW BOARD MEETING**

A Regular Meeting of the Design Review Board was held on Tuesday, January 16, 2024, at 7:07 p.m. The Meeting was opened with the pledge of Allegiance. Upon roll call, the following Board Members responded:

Vice Chair Alan Bebachik

Board Member Janet Adler

Board Member Alexander Feldman

Board Member Jed Frankel

Board Member Wesley Kean arrived at 7:21 p.m.

Vice Chair Steven Hurwitz and Board Member Matthew Barnard were absent.

1. Request for approval for exterior modifications for “9881 EBH LTD.” located at 9881 East Bay Harbor Drive, Lots 23-24 of Block 4. The owner is proposing to install decorative panels over some existing windows. Please note, some have been installed already.

Jorge Gutman, FOF Investments, 2645 Pine Tree Drive, Miami Beach, FL 33140, came forward and stated the purpose of the request to replace some jalousie windows with decorative aluminum panes in an existing five-story building that is in the process of being remodeled. Board Member Feldman asked what is behind the panels. Mr. Gutman responded that open hallways are behind the panel. Mr. Frankel asked if a hallway is in the area inside of where the panels are located. Mr. Guzman explained that all units on Floors 2, 3, and 5 are apartments with an open catwalk hallway connecting all the units through. Mr. Frankel asked if the panels were custom made for this particular building and if the windows meet Miami-Dade County County’s hurricane requirements. Mr. Gutman confirmed.

There were no public comments.

ACTION: Board Member Adler made a motion to approve the request with the conditions outlined in Town Planner Michael Miller’s Staff Report. Board Member Feldman seconded the motion, and all voted in favor.

2. Request for approval of a pergola for “Eric & Cynthia Stein” located at 9901 East Broadview Drive, Lot 13 of Block 23. The owners are proposing to install a new pergola over a newly expanded wooden deck. The pergola will be made of aluminum with a bronze finish. The roof has operational louvers to allow/filter sunlight and to provide protection from inclement weather.

Architect Carolina Monteiro, 8020 NE 4th Avenue, Miami, Florida, came forward and presented the project for a single-family home, including a pool, a deck, and a proposed pergola for which they are seeking the Board’s approval.

She described the backyard with the wooden deck under construction, the existing pool and dock, and the pergola to be built over the wooden deck. She gave details of the 10'-9" high (2" below the beam) single see-through pergola of metal frame that will be open on all four sides, with an operable roof that allows it to be closed in the event of rain, and electric operable louvers. She stated the pergola will not block anything from the neighbors' perspective; it respects the five-foot setback requirements from both property lines.

Vice Chair Bebachik asked for an explanation of the materials. Architect Monteiro responded that the structure which is from Belgium is UL listed, it has NOS full approval, it was engineered, and has been reviewed by the Town.

Board Member Frankel asked if the pergola would be visible from the street, and Architect Monteiro said no. He asked about the type of landscaping between the pergola and the adjoining property. She explained the location of Calusa hedge with the existing palms. He commended her for providing a submittal that was easy to understand.

There was no public comment.

ACTION: Board Member Kean made a motion to approve the request for installation of the pergola with the conditions outlined in Town Planner Michael Miller's Staff Report. Board Member Frankel seconded the motion, and all voted in favor.

3. Request for approval of a revision for "Patrick & Michelle Maloy" located at 10161 East Broadview Drive, Lot 24 of Block 23 On August 3, 2021, the Board approved the site plan of a new single-family home. The owners have submitted a request for revisions. During the TCO/CO inspection several unauthorized changes were identified, corrected, or allowed; however, the owners desire to seek approval from the Board for a few modifications.

Architect Jerome Gavcovich, 1251 97th Street, Bay Harbor Islands, Florida came forward and requested approval of modifications to a completed house, that received approval a few years ago. He described the changes to the home with removal of the following: the vertical screens at the center in the front, the vertical slacks from the balcony on the right side to expose the glass rail behind, the slats on the bottom towards the rear of the house on the left that was part of the master balcony terrace at the north elevation façade to expose the glass rail behind, and the eyebrow on the door on the ground floor from the garage.

Board Member Kean asked how the threshold for changes that come before the Board is determined. Town Planner Michael Miller came forward and explained the process for review.

Vice Chair Bebachik requested that, in the future, pictures of the completed building be submitted for these types of requests, instead of renderings.

Board Member Frankel said he was in favor of the previously approved project. He believed the project was much nicer than what is being presented now; plus, with modern houses being built everywhere, he felt such details were very important.

There was no public comment.

ACTION: Board Member Adler made a motion to approve the request with the conditions outlined in Town Planner Michael Miller's Staff Report. Board Member Kean seconded the motion, and all voted in favor.

4. Request for approval of a roof material for "Alan Mendelson." located at 10061 East Broadview Drive, Lots 20-21 of Block 23. The owner is proposing to replace his existing "S" barrel concrete tile with a Standing Seam Metal Roof (medium bronze color) on their existing single-family home.

Mr. Salomon Susi, Solomon Roofing, came forward and explained the request for installation of a metal roof, which they feel is more durable, requires less maintenance, and goes aesthetically better with the contemporary style homes. He said the roof would be of aluminum panel with a medium bronze color. The manufacturer provided an Ocean Guard Warranty, a salt spray warranty that has baked on finish with a 35-year warranty on the paint.

Board Member Kean asked if the gutter would be of the same color. Mr. Susi confirmed. Board Member Kean advised Mr. Susi to make sure the right gauge is used to avoid oil canning.

Vice Chair Bebachik indicated that one of the reasons why the request came before the Board was because the material is not in the Town pre-approved materials list. He asked Mr. Susi why the material is better or should make the approved list of materials. Mr. Susi responded that the material is more durable, and it is stronger; the concrete and clay tiles continuously break.

Board Member Feldman asked if the town has specific approved colors for the tiles. Town Planner Miller explained that a color palette for the community was adopted in 2008; earthtones are generally the framework for the main body of the house and the roof, and some accent colors are allowed on occasions.

Board Member Frankel referred to comments that metal roofs were installed without the Board's approval. Town Planner Miller explained how such Building Permits were issued by former Building Officials. Mr. Frankel stated that the process should be consistent; either the requests come before the Board for approval, or they be done administratively.

There was no public comment.

ACTION: Board Member Adler made a motion to approve the request. Board Member Kean seconded the motion, and all voted in favor.

5. Request for approval for exterior modification for a multifamily building “BAY HARBOR 1080 PARTNERS LLC” located at 1060 95 Street, Lot 7 of Block 13. The owners have submitted an application to allow for exterior building/landscaping renovations deemed substantial for an existing 9-unit, two-story garden apartment type complex.

The applicant was not present.

ACTION: Board Member Kean made a motion to continue the item. Board Member Frankel seconded the motion, and all voted in favor.

6. Request for approval for an addition to a single-family home for “Julio Lujan” located at 10250 West Broadview Drive, Lot 38 of Block 23. The owner is proposing to construct a 2nd story addition to an existing one-story waterfront single-family residence.

Mr. Julio Lujan, property owner of 10250 West Broadview Drive, came forward and mentioned his plans to make an addition to his home. After presentation and lengthy discussion, it was the consensus of the Board that the submittal was not in the proper format and was difficult to review and approve; they were similar to what would be used to apply for a Building Permit, rather than what is usually presented to the Design Review Board. The plans were lacking information on how the new addition ties into the existing house and how that tie into the context of the neighborhood. And it was very difficult to conceptualize what the house would look like when finished. Mr. Lujan was advised to bring the architect that designed the house next time to speak on the architecture, and to look at videos of previously approved projects to get an idea. Mr. Lujan informed the Board he had discussed the project with the Town Planner four or five times for six months until they arrived at a package that met all of the conditions of the Town. He suggested that the rules and information for submittal to the DRB should be written so there is clarity.

Board Member Kean explained that the two-story addition is rectangular which creates two narrow conditions, one narrow isle way into the entry and very narrow courtyard condition. He asked Mr. Lujan if he had considered rotating those 90 degrees. He could potentially create a more active courtyard in between the two structures and could potentially use that as the entry point or not, which could be a more usable courtyard and a better entry experience: a better use of the layout of the home.

He explained to Mr. Lujan that he should submit a proposal to help the Board better understand the idea for the addition; how the addition fits into the existing home so it does not look like a separate addition; and how the home fits into the community. The information could be illustrated by a physical model, multiple renderings, video, or a hand sketch.

There was no public comment.

ACTION: Board Member Kean made a motion to defer the request. Board Member Adler seconded the motion, and all voted in favor.

7. Request for approval for exterior modification to a single-family home for “SZ FL, LLC” located at 1310 101 Street, Lot 9 of Block 26. On November 7, 2023, the Board deferred the project. The owner has submitted revisions as requested by the Board.

Sam Zirkiev, SZ FL, LLC, 1310 101 Street, Bay Harbor Islands, Florida and Engineer Michael Spicyn, 1801 South Ocean Drive Boulevard, Hallandale, FL 33009 came forward. Mr. Zirkiev stated that initially the project was approved by the Building Department, instead of by the Design Review Board (DRB). At the DRB Meeting in November, it was asked if there was a designer on the project; Basel Sharholi, Architect and Designer and Mendel Zelinsky, Architect and Engineer are the designers. Concerns were also expressed regarding the purpose for the awning and a recommendation was made to create something aesthetically pleasing. A polycarbonate was placed on the front section which gives the benefit of still providing light into the house, a 7’-5” wide covered entry was provided, and aluminum was placed on the sides with the color tied into the existing windows and doors. The Board was not in favor of the LED strips around every window and molding; those were removed and inground uplighting was installed along the façade, with some spot lights in the awning portion. The entire front section including the trees will remain. The rendering is a good depiction of what will be in the front landscaping portion.

Mr. Zirkiev further clarified the changes as follows:

1. The lighting was removed and inground uplighting was installed.
2. The middle section with the steel beams that tie in the awning from left to right was removed, polycarbonate will be in that section above it. Together with that and the awning that comes through provide 7’5” wide panel (similar to glass but stronger) all the way to the front door.

3. There is a proposed design made out of aluminum that will tie into the windows and doors, (the Applicant submitted renderings into the record as Exhibit 1).

Board Member Adler referred to Pages 801/802 with the facade. It was clarified that the plans were redesigned.

Mr. Zirkiev thanked the Board for the suggestion to have the rain-covered area, and informed them that renderings of everything were provided, including the full landscaping plans with two medjool palms.

Board Member Feldman stated that the tree between the two palms looks odd. Mr. Zirkiev stated he was okay with removing that tree.

Board Member Frankel said he would have liked to hear from the designer and understand the design changing from what is outlined in Sheet 801 to what is now being presented, plus the entrance way was moved. He wanted to understand how they work in relation with the real windows, as well as the overall design concept. Mr. Zirkiev explained that the fake windows mimic those on the right side to create some symmetry; they are the same exact windows that will be installed on the right side. As to the façade, it is not that recreated, a lot of it comes from the fake windows. All the façade walls will remain. The rendering shows that everything is there, nothing was touched on the actual wall.

Mr. Zirkiev suggested the regulation requiring a prohibition on the issuance of Building Permits when there this a pending violation should be changed, because nothing can be done if a Stop Work Order is issued.

The renderings submitted by the Applicant at this meeting were entered into the record (Exhibit 1 - SZ FL, LLC, 1310 101 Street).

ACTION: Board Member Kean made a motion to approve the request with the conditions outlined in Town Planner Michael Miller's Staff Report, granting the option to the Applicant to add the perforated metal ornament as depicted in the images submitted, subject to the condition that any changes would require review by the DRB, and removal of the tree in the middle of the medjool palms. Board Member Adler seconded the motion, and it passed 4-1 with Board Member Frankel opposing.

8. Request for approval for a new single-family home for "1311 100 LLC" located at 1311 100 Street, Lot 13 of Block 26. The owner is proposing to construct a new two-story single-family home on a vacant lot. The proposed new two-story 6,321 sq. ft. under a/c home will have 7 bedrooms, 7 baths, 1 half bath. The new home's architectural style can be described as "new modern" with exterior stone/metal/other cladding and finishes.

Architect Stefanie Halfen, SDH Studio Architecture & Design, 18200 NE 19th Avenue, Suite 100, Miami Beach, Florida, came forward and presented the project for a single-family home. She informed the Board that steps leading from the front entrance to the street would be added, as they were omitted. She pointed out the location of the project with surrounding homes and described the large vegetation to the left, single-story house to the right, the home with balconies and eaves to bring down the scale, elevations, materials of bronze aluminum for the frames, wood cladding, glass, stone for the façade, big overhangs in the back for shade, and a large trellis in the back to be used as a succoth; the first floor, with one bedroom to the right, one study to the left, an additional bedroom, and a large integrated open space for the kitchen, living room, dining room, and family room that open up all the way to the backyard. There will be an L-shaped pool. Upstairs will have a master bedroom and four additional bedrooms.

Board Member Adler asked about the large bushes to the east of the property. Ms. Halfen confirmed they will remain, as they belong to the neighboring property.

It was clarified that Page A100.1 is the correct rendering.

Board Member Kean mentioned that there was an opportunity for a skylight in the middle where the stairs is, to bring light centrally into the house.

There were no public comments.

ACTION: Board Member Kean made a motion to approve the request with the conditions outlined in Town Planner Michael Miller's Staff Report, with installation of a walkway that connects to the street, and to document Page A100.1 as the true rendering. Board Member Frankel seconded the motion, and all voted in favor.

9. Request for approval for a new single-family home for "Susan Wolasky TRS & Jerry L. Wolasky TRS" located at 1260 100 Street, Lot 5 of Block 27. The owners are proposing to construct a new two-story single-family home. The existing single-story home (built in 1956) will be demolished and replaced with a new two-story 6,174 sq. ft. home. The residence will have 6 bedrooms, 7 baths, and 2 half baths.

Architect Stefanie Halfen, SDH Studio Architecture & Design, 18200 NE 19th Avenue, Suite 100, Miami Beach, Florida, came forward and described the proposed residence of a tropical design with lots of vegetation, incorporation of louvers, with a one-car garage, a walkway connecting to the street, and a lot of green space in the front. She stated that the project meets all code requirements; it will include a front car gate and pedestrian gate, a rectangular pool, a breakfast area, and will be surrounded by green planters and water. She explained the floor plans with two bedrooms downstairs, a family room, open area with an integrated living room, a family room, dining room, and a kitchen. A master bedroom and three bedrooms will be upstairs.

Board Member Adler asked about the material for the gate. Ms. Halfen said it would be aluminum.

Board Member Kean asked if the louvers would be wood or aluminum. Ms. Halfen said it would be aluminum

There were no public comments.

ACTION: Board Member Kean made a motion to approve the request with the conditions outlined in Town Planner Michael Miller's Staff Report. Board Member Feldman seconded the motion, and all voted in favor.

10. Approval of the minutes held on June 6, 2023, and September 5, 2023.

PUBLIC COMMENT:

Frances Neuhut, 1060 Kane Concourse, came forward and referred to the Minutes of June 6th meeting that addressed the Board's interest in reviewing approved plans for compliance, parking, breezeway, the 80% Rule, as well as those from May 2nd that mentioned lot sizes and Property Appraiser's records. She commended the Board for looking at these issues, as well addressing negative issues such as encroachment onto other people's property. She expressed concern to Item #8 on the January 10th Town Council Meeting Agenda. She stated that the ordinance is exempting the DRB from reviewing Town projects or requiring Public Hearings on Town Hall and Broad Causeway Bridge. She also mentioned there was talk at the last meeting about eliminating getting a new bridge and considering from the engineer that the bridge can last 27-45 years. She spoke about a proposed project for Bal Harbour with four 275' towers over their complex, problems with parking, the DRB being involved in design, and being allowed to speak on the ordinance.

PUBLIC COMMENT CLOSED

Board Member Kean asked if a new Town Hall is going to be built. Town Manager Lasday explained that the Town Council is considering the process for which Town committee the site development plans will be sent to. For example, the 92nd Street Dog Park project had three public hearings with the Parks & Recreation Committee, plus multiple meetings with the Town Council; it would depend on the project. The Broad Causeway Bridge project had many public meetings as required by FDOT's standards. Mrs. Neuhut is referring to the bridge where the work is being done underground by the water to take care of corrosion. The ordinance was more for the option of how to direct the site development plans and how they would proceed with different projects.

Vice Chair Bebhik suggested that anything being built in the Town should come before the DRB. Board Member Kean stated that the bridge might be different; if it is about restoration and engineering, then it shouldn't; only if it is a new design structure.

Town Manager Lasday advised the Board Members that the ordinance will be heard on second reading at the next Council Meeting, and to let the Council know their views as residents. She said the ordinance was not specific to any particular project. The bridges were mentioned, but they are much more complicated projects; much of the work is underground, which is not seen.

Board Member Kean asked if the aesthetics of the bridge will change, or if it was more of a restoration. Town Manager Lasday explained that the project referred to by Mrs. Neuhut regarding the 27-year life is to restore the corrosion underneath the west relief bridge and to address some FDOT compliance requirements. The question is whether to rebuild or to do the work required by FDOT; or do the underground corrosion work that would extend the life of the bridge for 45 years.

PUBLIC COMMENT

Mrs. Neuhut spoke about the availability of funds in the past for the bridge repair; there was to be access on the other side of the new bridge for parks; bridges not ADA approved, delay in building new bridge, problems with traffic, and about the DRB having input.

PUBLIC COMMENT CLOSED

Board Member Adler inquired about the Live Local Act.

Town Planner Michael Miller came forward and provided an in-depth explanation of the Live Local regulations that allow developers to build multifamily housing provided there is a certain percentage of “affordable housing”. He explained that development can be placed on a commercial piece of land and in an industrial area, within the jurisdiction. Within one (1) mile of the property that is being looked at, the developer could choose to build to the maximum height and density that are allowed in the community. Regarding potential impact to the Town, the maximum building height is 75 feet; there is a density limit for every land use category. He referred to an application received by Bal Harbour under the Live Local Act to place projects in their town, including affordable housing development on top of the parking garage that was just expanded. The law mandates there should be no Public Hearing before a Planning & Zoning Board and local governing body (Town Council); these projects must be approved administratively, and there is a timeframe for completeness review. He mentioned a “glitch bill” filed for this legislative session which has some changes to include FAR.

Town Attorney Geller explained and pointed out that the Live Local Act overrides local zoning laws; it is intended to foster more affordable housing.

As to the impact of building heights in the town, The 75-foot limit gives some protection to the Town in terms of not having something massively tall.

Board Member Kean asked what the biggest FAR is Town Planner Miller stated the Town does not use FAR, it uses performance base zoning.

ACTION: Board Member Kean made a motion to approve the Minutes of the June 6, 2023 and September 5, 2023 DRB Meetings. Board Member Feldman seconded the motion, and all voted in favor.

ADJOURNMENT:

There being no further business to discuss, the meeting was adjourned at 9:50 P.M.

CHAIR

ATTEST

TOWN CLERK