

When you speak, you must come to the podium in the front and clearly state your name and address for the record. Please turn off or mute your cell phone or pager at the start of the meeting. Please be advised that if you don't turn off your cell phone or pager and it rings, you will be asked to leave the chambers.

**TOWN OF BAY HARBOR ISLANDS
PLANNING AND ZONING BOARD**

October 17, 2017

FINAL AGENDA

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

PLEDGE OF ALLEGIANCE

ROLL CALL

1. Request for approval for an addition for "Brett and Maria Reizen" located at 9424 W. Broadview Drive, Lot 82-83 of Block 23. The owners are proposing an addition and renovation to an existing single family residence. The proposed two story home will approximately have 5,969 square feet of a/c living space with a two car garage. The residence will have (7) seven bedrooms, (7) seven bathrooms, (1) one half bath and a theater. Enclosed please find the site plan and elevations. (Item #1A)

** Staff Review:* Design meets Town Code and was approved by Michael Miller Planning Associates Representative, Ana Carolina Rocha, Community Planner.

2. Approval of the Board minutes held on April 5, 2017. (Item #2A)

ADJOURNMENT

Pursuant to Florida Statutes 286.0105, the Town hereby advises the public that should any person decide to appeal any decision of the Planning and Zoning Board with respect to any matter to be considered at this meeting or hearing, he or she will need a record of the proceedings, and that, for such purposes he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

AGENDA ITEM REPORT

October 17, 2017

ITEM NUMBER: 1.

ITEM: Request for approval for an addition for “Brett and Maria Reizen” located at 9424 W. Broadview Drive, Lot 82-83 of Block 23. The owners are proposing an addition and renovation to an existing single family residence. The proposed two story home will approximately have 5,969 square feet of a/c living space with a two car garage. The residence will have (7) seven bedrooms, (7) seven bathrooms, (1) one half bath and a theater. Enclosed please find the site plan and elevations. (Item #1A)

DESCRIPTION:

RECOMMENDED ACTION:

Design meets Town Code and was approved by Michael Miller Planning Associates Representative, Ana Carolina Rocha, Community Planner.

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez

ATTACHMENTS

1.	Site Plan & Elevations	9424WbrdvDr2.pdf
2.	Staff Report	BHI PZB Staff Report 9424 WBVD SFR Sept 27 2017.pdf

PROPOSED RENOVATION AND ADDITION TO EXISTING RESIDENCE

9424 W. BROADVIEW DRIVE,

BAY HARBOR ISLANDS, FLORIDA 33154



CLIENT
9424 BROADVIEW DR.
BAY HARBOR ISLANDS, FL. 33154

ARCHITECT
CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN
8425 BISCAYNE BLVD. SUITE 201
MIAMI, FL 33138
(305) 434-8338

LANDSCAPE ARCHITECTURE
MGRM, CHRISTOPHER CAWLEY LANDSCAPE
ARCHITECTURE LLC
780 NE 79 TH. STREET SUITE 1106
MIAMI, FL 33138
(305) 979-1585
LC 26000460

STRUCTURAL ENGINEER
QUALITY STRUCTURAL DESIGN, P.E.
429 LENOX AVE. SUITE 5W09
MIAMI BEACH, FL 33139
(786) 419-2853

MEP ENGINEER
LEONARDO NAVEIRAS, INC.
1918 HARRISON ST. #207
HOLLYWOOD, FL 33020
(954)270-4822



PROPOSED RENOVATION AND ADDITION TO EXISTING RESIDENCE

9424 W. BROADVIEW DRIVE,

BAY HARBOR ISLANDS, FLORIDA 33154



9424 W. BROADVIEW DR.
BAY HARBOR ISLANDS, FL 33154

INDEX OF DRAWINGS

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A-0.3	BUILDING AND SITE DATA
A-0.4	BUILDING AND SITE DATA

LANDSCAPING

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L-2	LANDSCAPE PLAN
L-3	LANDSCAPE NOTES & DETAILS

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D-0.2	GENERAL NOTES
D-1.0	DEMOLITION FIRST FLOOR PLAN
D-1.1	DEMOLITION SECOND FLOOR PLAN
D-1.2	DEMOLITION ROOF PLAN
D-1.3	DEMOLITION FRONT AND REAR EXTERIOR ELEVATIONS
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ARCHITECTURAL

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A-1.0	GROUND FLOOR PLAN
A-1.1	SECOND FLOOR PLAN
A-1.2	ROOF PLAN
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A-1.5	GAZEBO FLOOR PLAN
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A-4.1	SECTIONS A , B , C.

FIELD WORK DATE: 4/25/2017

REVISION DATE(S): (REV.1 4/27/2017) (REV.2 2/2/2017)

FL1610.3536-01

BOUNDARY SURVEY

MIAMI-DADE COUNTY

TABLE:

L1	S 26°04'14" W 30.00' (P)
	S 26°04'14" W 30.00' (M)

C-1

R= 1108.18'(D#M)

L= 172.96'(D) 173.53'(M)

Δ = 8°56'45"(D) 8°58'20"(M)

N 68°35'03" W, 172.97'(D)

N 68°43'49" W, 173.36'(M)

C-2

R= 1138.18'(P#M)

L= 81.50'(P) 80.97'(M)

Δ = 4°06'10"(P) 4°04'34"(M)

N 62°22'30" W, 81.48'(P)

N 62°33'58" W, 80.95'(M)

C-3

R= 1138.18' (D)

L= 57.80' (D)

Δ = 2°54'35" (D)

CH=N 65°52'52" W, 57.79' (D)

C-4

R= 1313.18'(P#M)

L= 93.50'(P) 93.83'(M)

Δ = 4°04'46"(P) 4°05'38"(M)

N 62°21'48" W, 93.48'(P)

N 62°31'28" W, 93.81'(M)

CFN: 20150147120 BOOK 29526 PAGE 3828

CFN: 20150038576, ORB. 29471, PG. 0881-85

THE REMAINDER OF LOT 83 BLK 23 NOT INCLUDED

175.00'

NOTE:

FENCE AND WOOD DOCK OWNERSHIP NOT DETERMINED

C-5

R= 1138.18'(P#M)

L= 69.65'(P) 69.68'(M)

Δ = 3°30'22"(P) 3°30'27"(M)

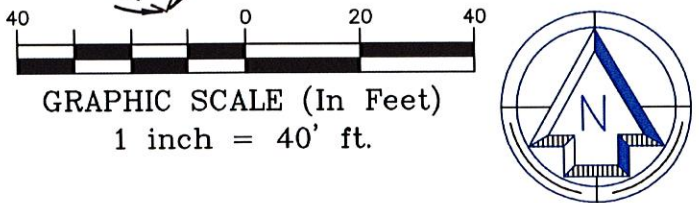
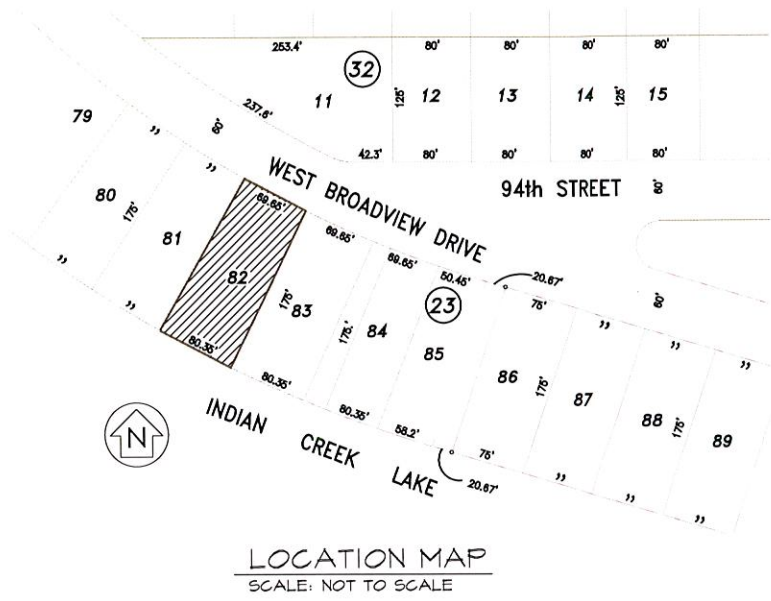
S 58°34'14" E, 69.64'(P)

S 58°23'52" E, 69.66'(M)

I hereby certify that this Boundary Survey of the hereon described property has been made under my direction, and to the best of my knowledge and belief, it is a true and accurate representation of a survey that meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17 of the Florida Administrative Code.

RONALD W. WALLING
State of Florida Professional Surveyor and Mapper
License No. 6473

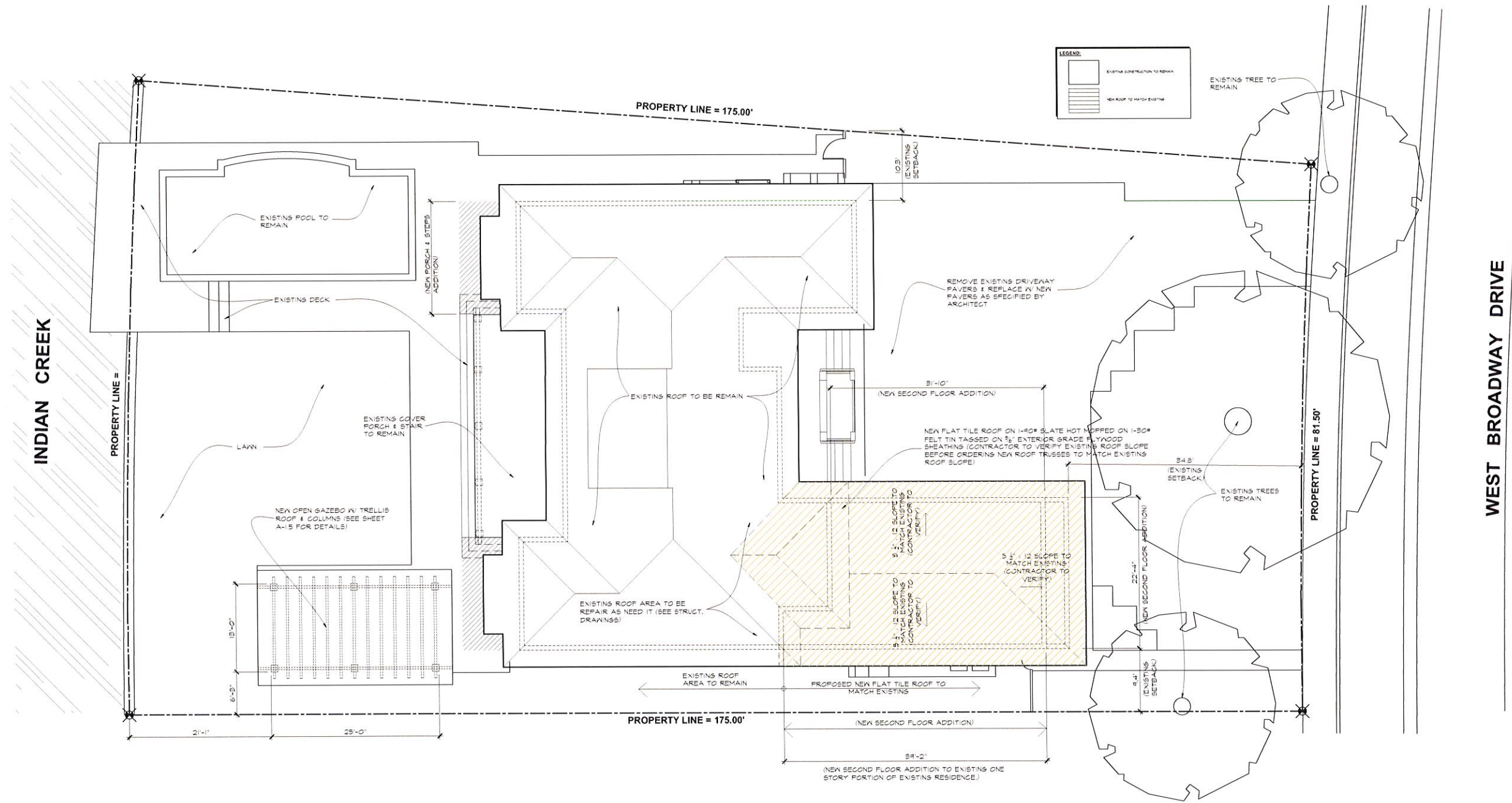
SURVEY
SCALE: NOT TO SCALE



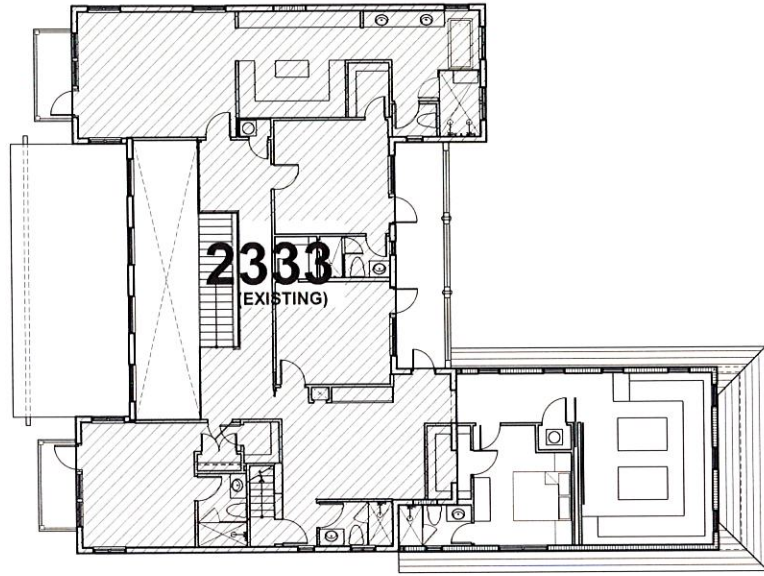
LEGAL DESCRIPTION

ALL OF LOT 82 AND A PORTION OF LOT 83 IN
BLOCK 23, BAY HARBOR ISLAND, ACCORDING TO
THE PLAT THEREOF AS RECORDED IN PLAT BOOK
46, PAGE 5 OF THE PUBLIC RECORDS OF
MIAMI-DADE COUNTY, FLORIDA

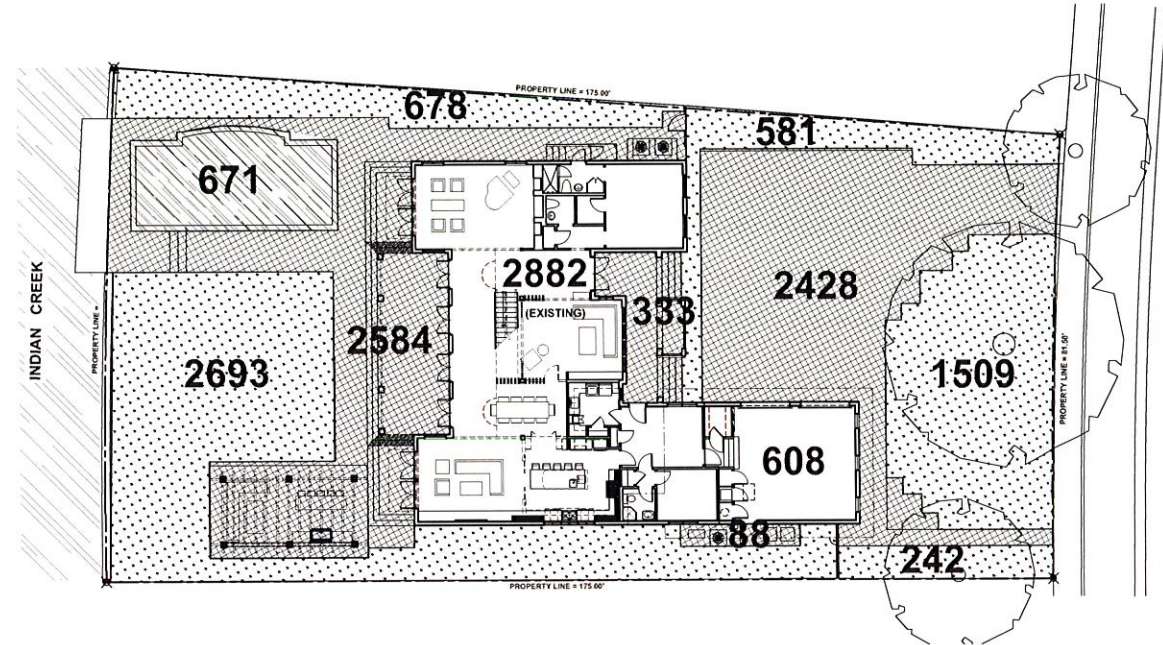
PROPERTY ADDRESS:
9424 WEST BROADVIEW DRIVE, BAY HARBOR,
FLORIDA



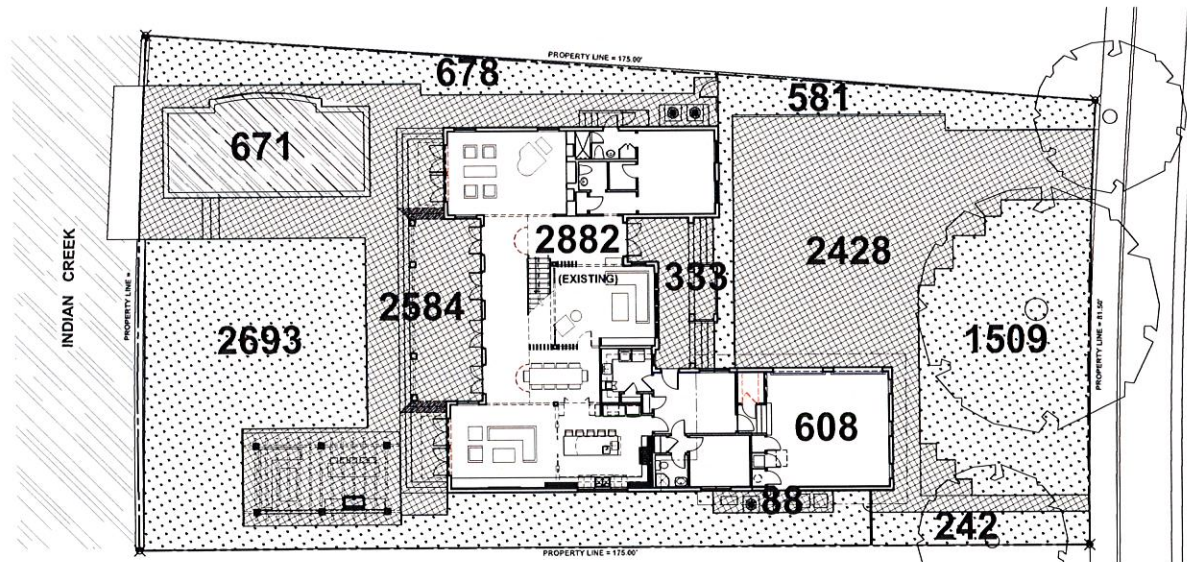
PROPOSED NEW SITE PLAN
SCALE: 1/8"=1'-0"



1
A-0.4
SCALE
9/32" = 1'-0"
EXISTING
SECOND FLOOR AREA



2
A-0.4
SCALE
9/32" = 1'-0"
EXISTING
FIRST FLOOR AREA



3
A-0.4
SCALE
1/8" = 1'-0"
EXISTING PERVIOUS
VS. IMPERVIOUS AREA

LEGEND :

- IMPERVIOUS
- PERVIOUS
- WATER

EXISTING BUILDING DATA

MAIN HOUSE:		
FIRST FLOOR (AC)	2,882 S. F.	
SECOND FLOOR (AC)	2,333 S. F.	
TOTAL (AC):	5,215 S. F.	(34.04%)
		(UNIT SIZE VS. LOT SIZE)
GARAGE (NON AC)	608 S. F.	
TOTAL (NON AC):	608 S. F.	(3.91%)
TOTAL BUILDING AREA (AC + NON AC):	5,823 S. F.	(38.06%)
		(UNIT SIZE VS. LOT SIZE)

EXISTING SITE DATA

EXISTING LOT SIZE:	15,291 S. F.	(100%)
PERVIOUS AREA:		
POOL	671 S. F.	
LANDSCAPING	5,709 S. F.	
TOTAL PERVIOUS AREA:	6,374 S. F.	(41.67%)
IMPERVIOUS AREA:		
DECK WALKS	3,005 S. F.	
DRIVEWAY	2,428 S. F.	
BUILDING	3,490 S. F.	
TOTAL IMPERVIOUS AREA:	8,923 S. F.	(58.33%)

BAY HARBOR RESIDENCE
9424 W BROADVIEW DR.
BAY HARBOR ISLANDS, FL 33154

seal

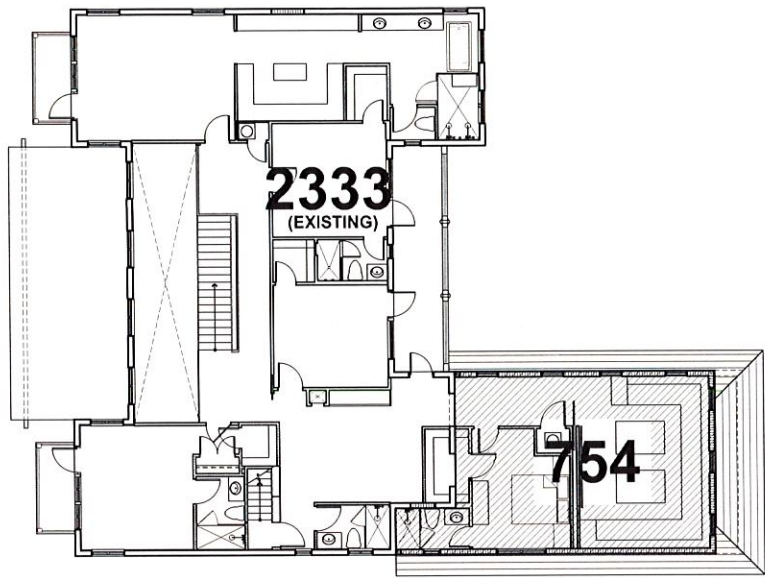
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1725

date:

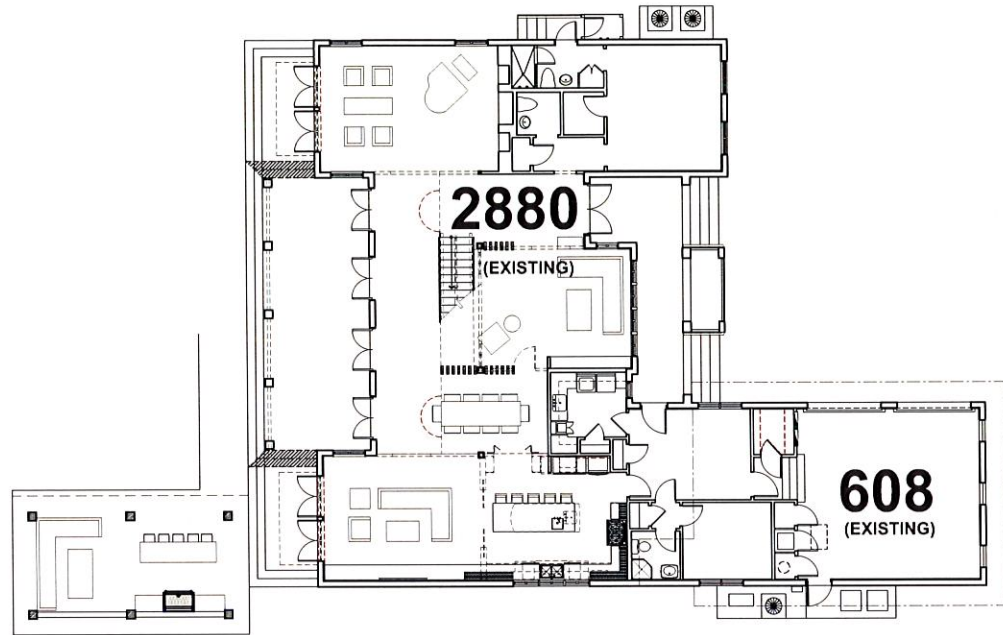
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sheet no.

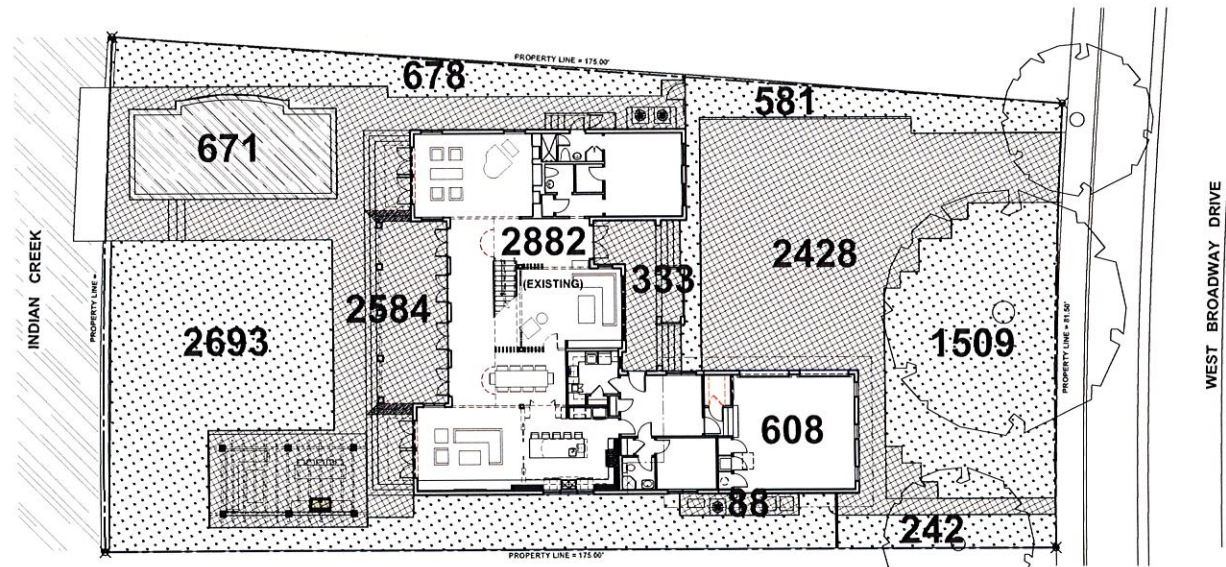
A-0.3 A



1
A-04
SCALE 3/32" = 1'-0"
PROPOSED SECOND FLOOR AREA



2
A-04
SCALE 3/32" = 1'-0"
PROPOSED FIRST FLOOR AREA



3
A-04
SCALE 1/8" = 1'-0"
PROPOSED PERVIOUS VS. IMPERVIOUS AREA

LEGEND :

- IMPERVIOUS
- PERVIOUS
- WATER

PROPOSED BUILDING DATA		
MAIN HOUSE:		
FIRST FLOOR (AC)	2882 S. F.	(NEW + EXISTING)
SECOND FLOOR (AC)	3081 S. F.	
TOTAL (AC):	5,963 S. F.	(UNIT SIZE VS. LOT SIZE)
	(38.96%)	
GARAGE (NON AC)	608 S. F.	
TOTAL (NON AC):	608 S. F.	
	(3.91%)	
TOTAL BUILDING AREA (AC + NON AC):	6,571 S. F.	(UNIT SIZE VS. LOT SIZE)
	(42.99%)	

PROPOSED SITE DATA	
EXISTING LOT SIZE:	15,241 S. F. (100%)
PERVIOUS AREA:	
POOL	671 S. F.
LANDSCAPING	5,703 S. F.
TOTAL PERVIOUS AREA:	6,374 S. F. (41.61%)
IMPERVIOUS AREA:	
DECK & WALK	3,005 S. F.
DRIVEWAY	2,428 S. F.
BUILDING	3,490 S. F.
TOTAL IMPERVIOUS AREA:	8,923 S. F. (58.39%)

BAY HARBOR RESIDENCE
9424 W BROADVIEW DR.
BAY HARBOR ISLANDS, FL 33154

seal

comm no.
1725

date:

revised:

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A-0.3

CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO DEMOLITION & INFORM ARCHITECT OF ANY DISCREPANCIES. CONTRACTOR RESPONSIBLE FOR VERIFYING THE STRUCTURAL INTEGRITY OF EXISTING STRUCTURE AND ERECTING REQUIRED BRACING PRIOR TO ANY DEMOLITION.

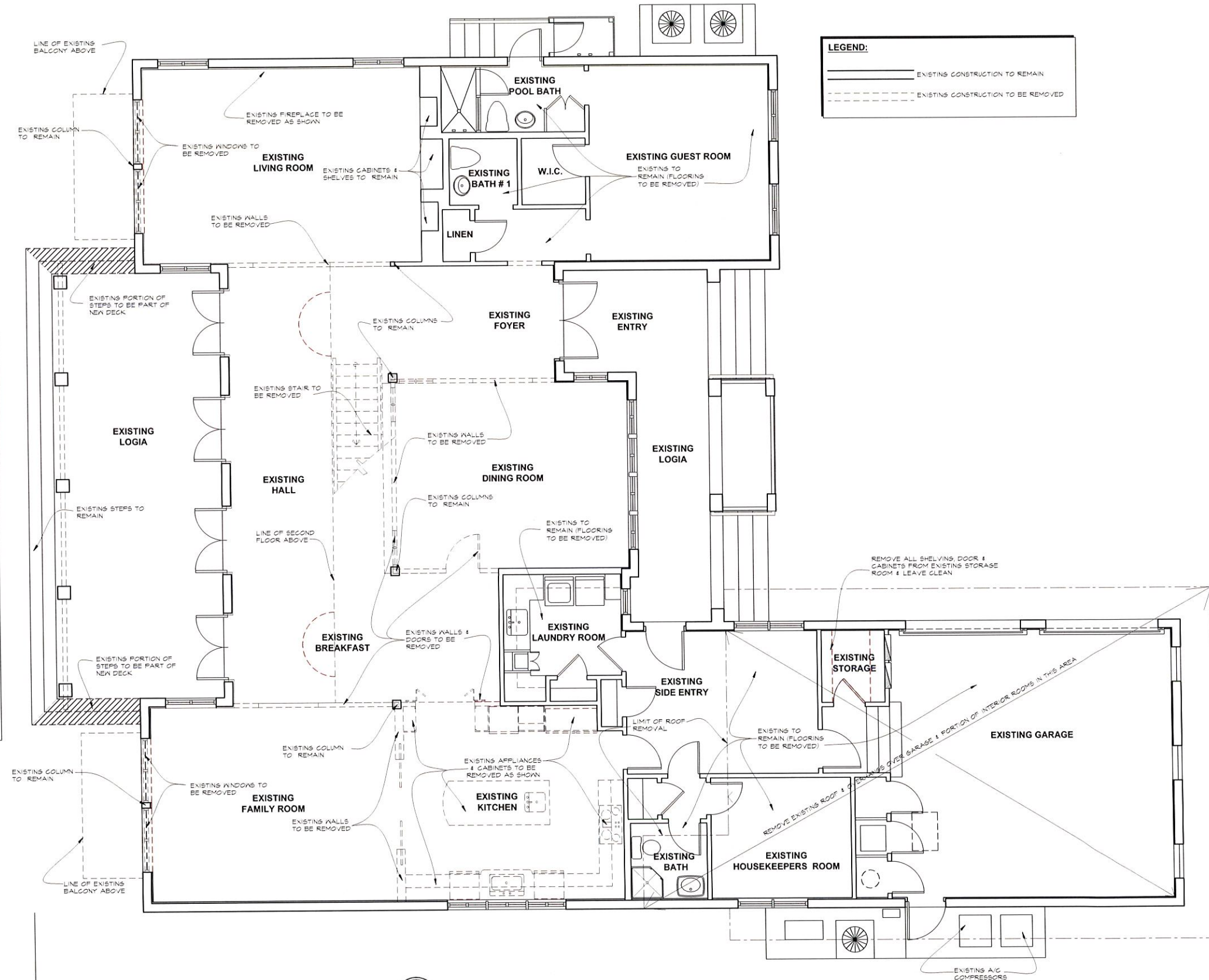
ALL DIMENSIONS GIVEN ON PLANS ARE BASED ON FIELD INSPECTION. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO ARCHITECT PRIOR TO COMMENCEMENT OF ANY WORK.

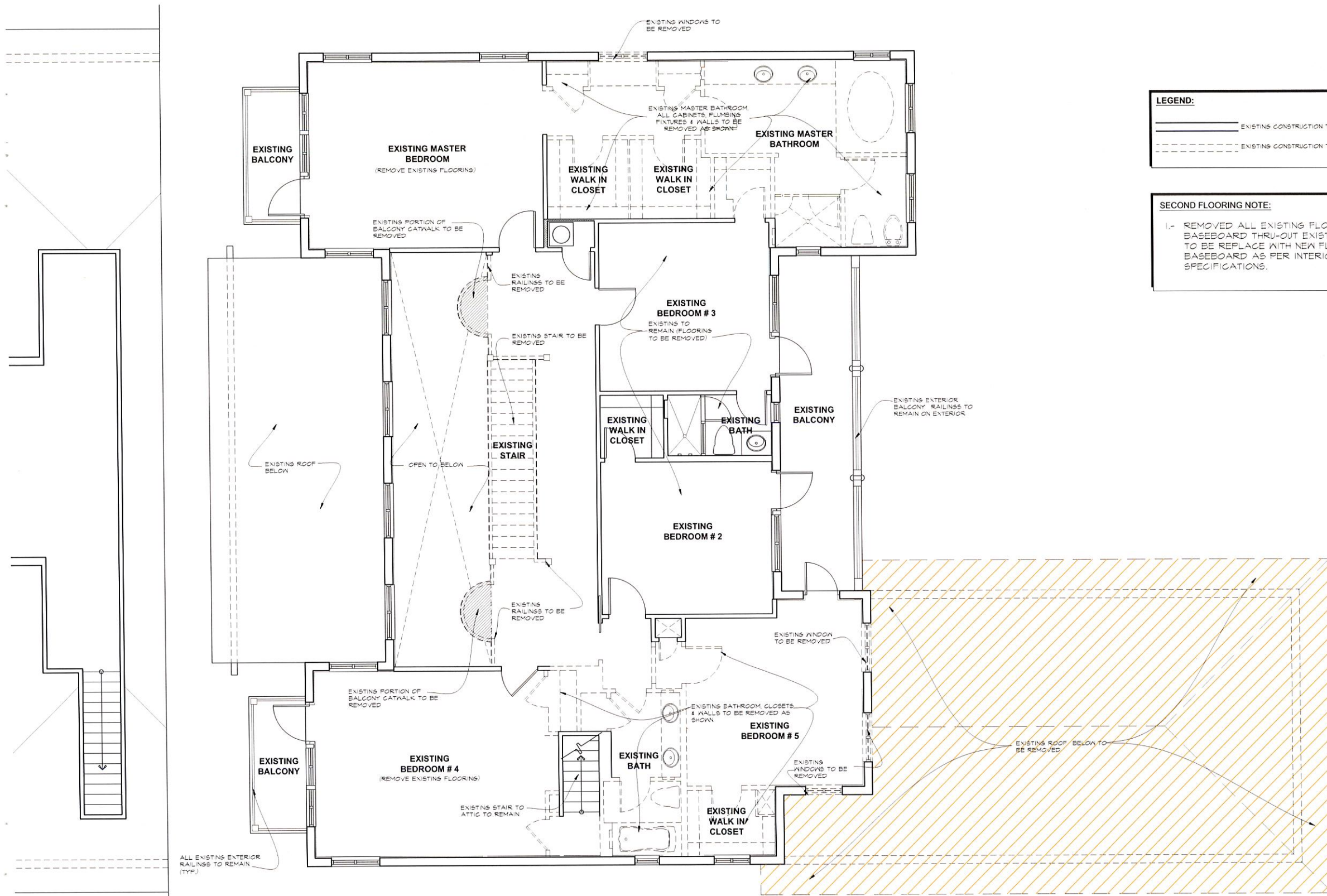
15.-WHERE EXISTING DOORS AND WINDOWS ARE TO BE REMOVED OPENINGS HAS TO BE BLOCK-UP AND PATCH AND PLASTER TO MATCH EXISTING.

- 1.- REMOVED ALL EXISTING FLOORING FROM FIRST FLOOR TO TO BE REPLACE WITH NEW FLOORING AS PER INTERIOR DESIGNER.
- 2.- REMOVE ALL BASEBOARDS FRO FIRST FLOOR TO BE REPLACE WITH NEW AS PER INTERIOR DESIGNER SPECIFICATIONS.

EXISTING CONSTRUCTION TO REMAIN

EXISTING CONSTRUCTION TO BE REMOVED





LEGEND:

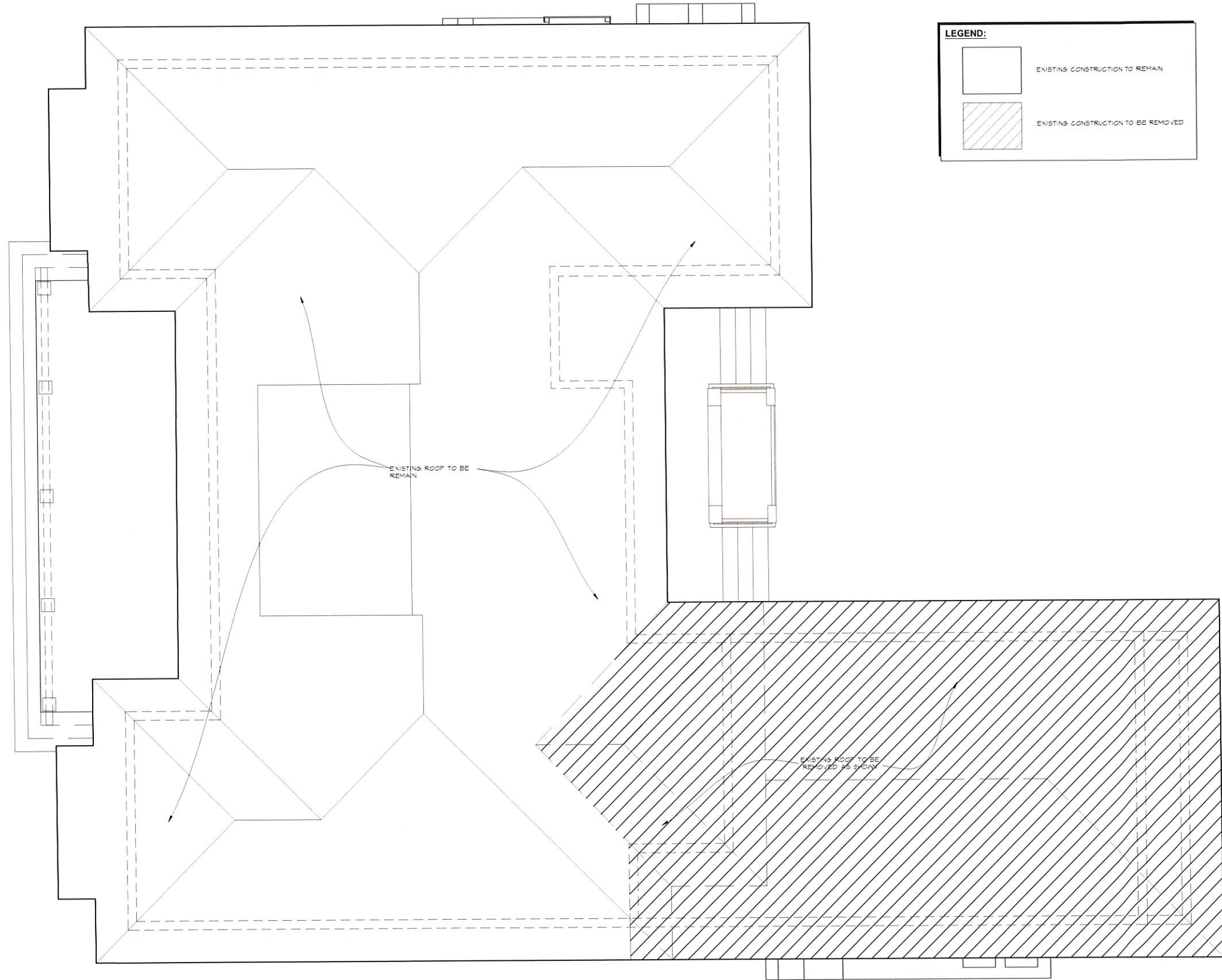
— EXISTING CONSTRUCTION TO REMAIN

- - - EXISTING CONSTRUCTION TO BE REMOVED

SECOND FLOORING NOTE:

1.- REMOVED ALL EXISTING FLOORING AND BASEBOARD THRU-OUT EXISTING SECOND FLOOR TO TO BE REPLACE WITH NEW FLOORING AND BASEBOARD AS PER INTERIOR DESIGNER SPECIFICATIONS.

 **SECOND FLOOR DEMOLITION PLAN**
SCALE: 1/4"=1'-0"



LEGEND:

EXISTING CONSTRUCTION TO REMAIN

EXISTING CONSTRUCTION TO BE REMOVED



DEMOLITION ROOF PLAN
SCALE: 1/4"=1'-0"

BAY HARBOR RESIDENCE
9424 W BROADVIEW DR.
BAY HARBOR ISLANDS, FL 33154

seal

comm no.
1725

date:

revised:

sheet no.

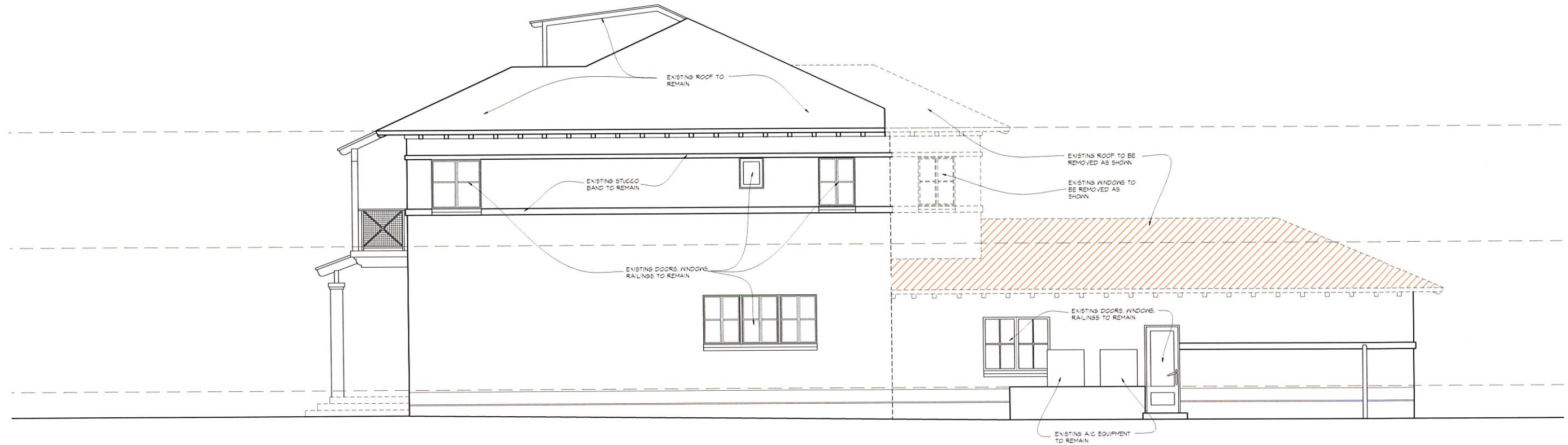
D-1.2



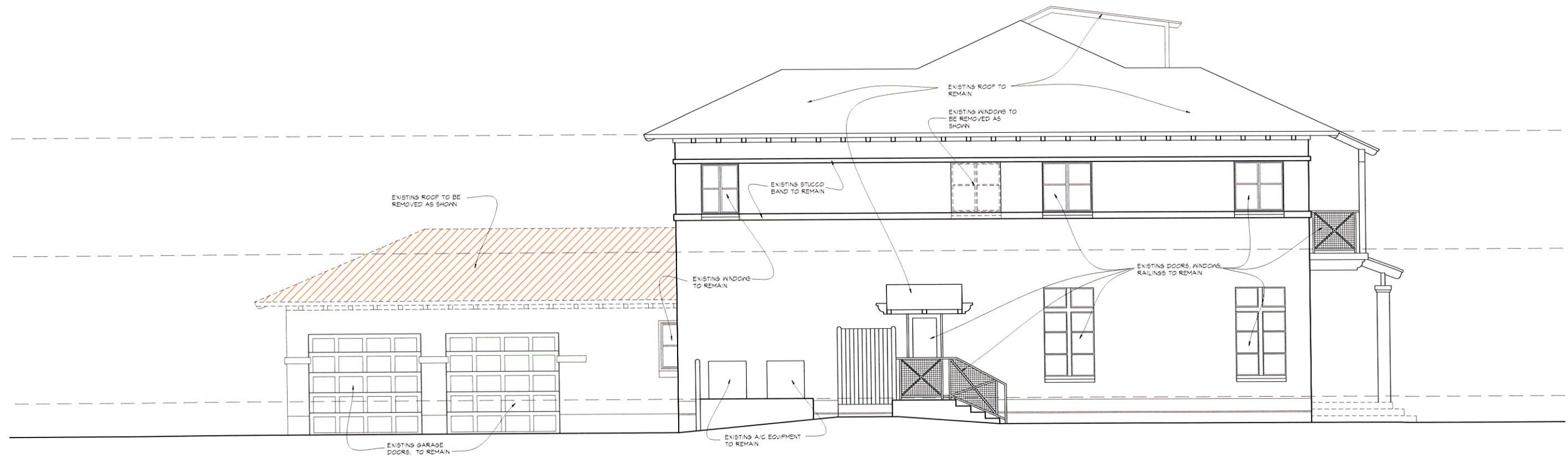
DEMOLITION FRONT ELEVATION
SCALE: 1/4"=1'-0"



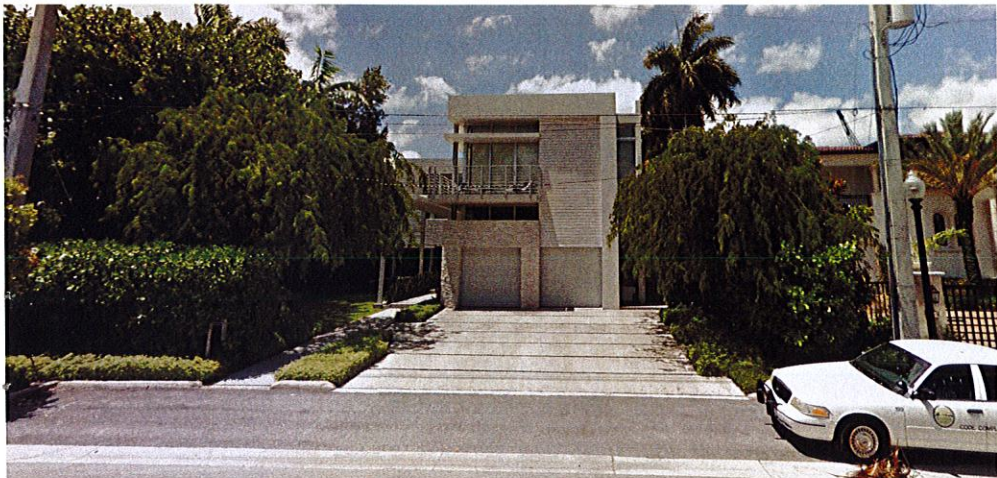
DEMOLITION REAR ELEVATION
SCALE: 1/4"=1'-0"



DEMOLITION LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"



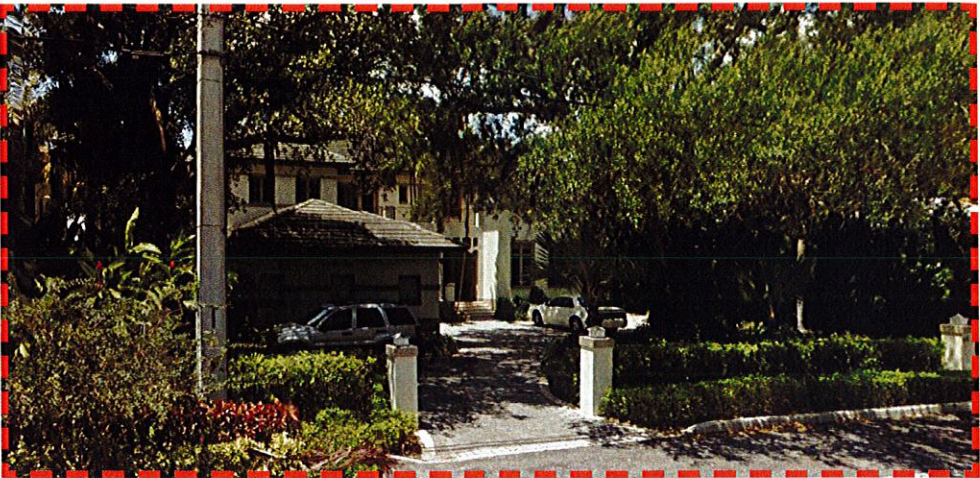
DEMOLITION RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"



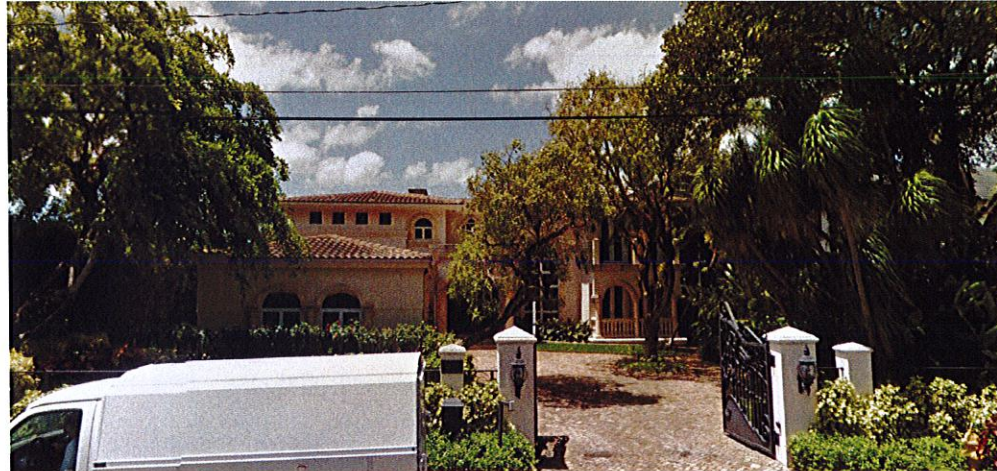
Residence 1



Residence 2



Subject Property (9424 W Broadview Dr)



Residence 3



Residence 4



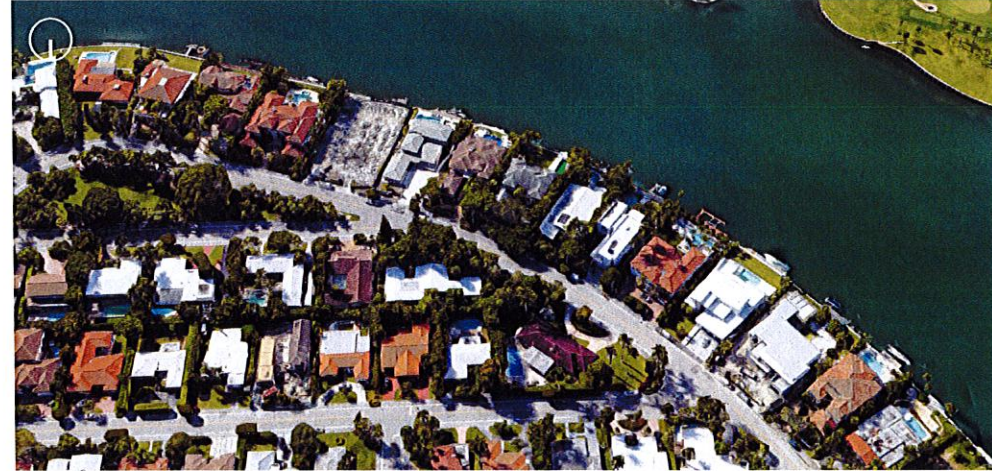
Residence 5



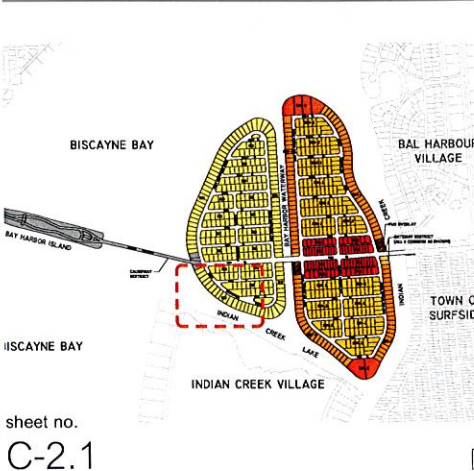
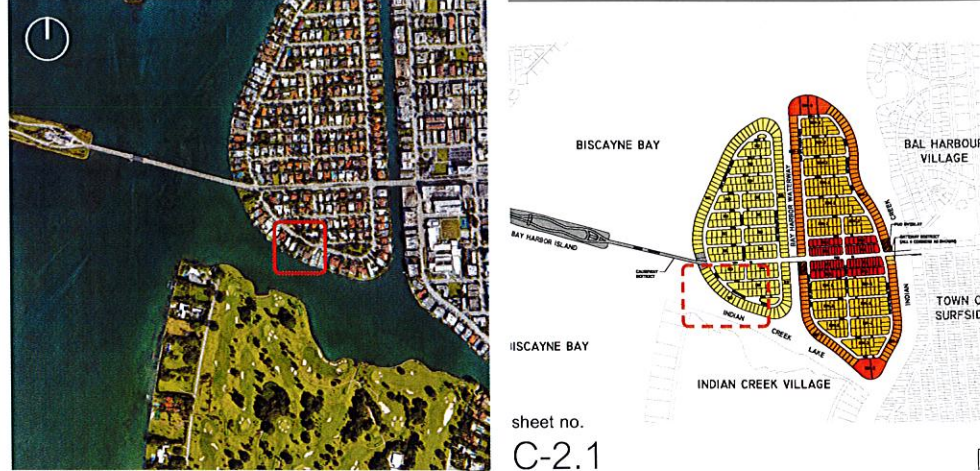
Residence 6



Aerial Photograph of Surrounding Properties



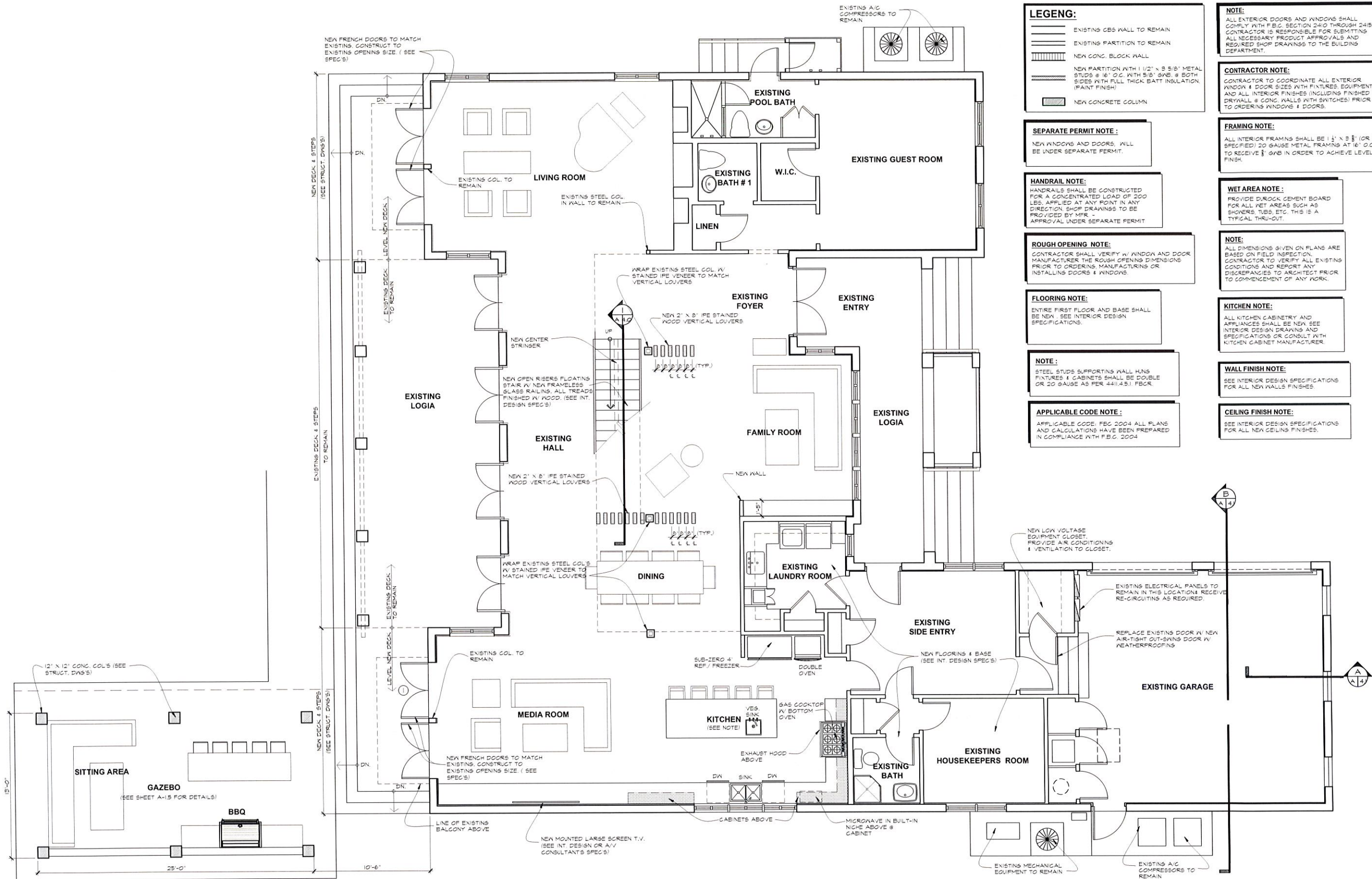
Aerial Photograph of Surrounding Properties



sheet no.
C-2.1

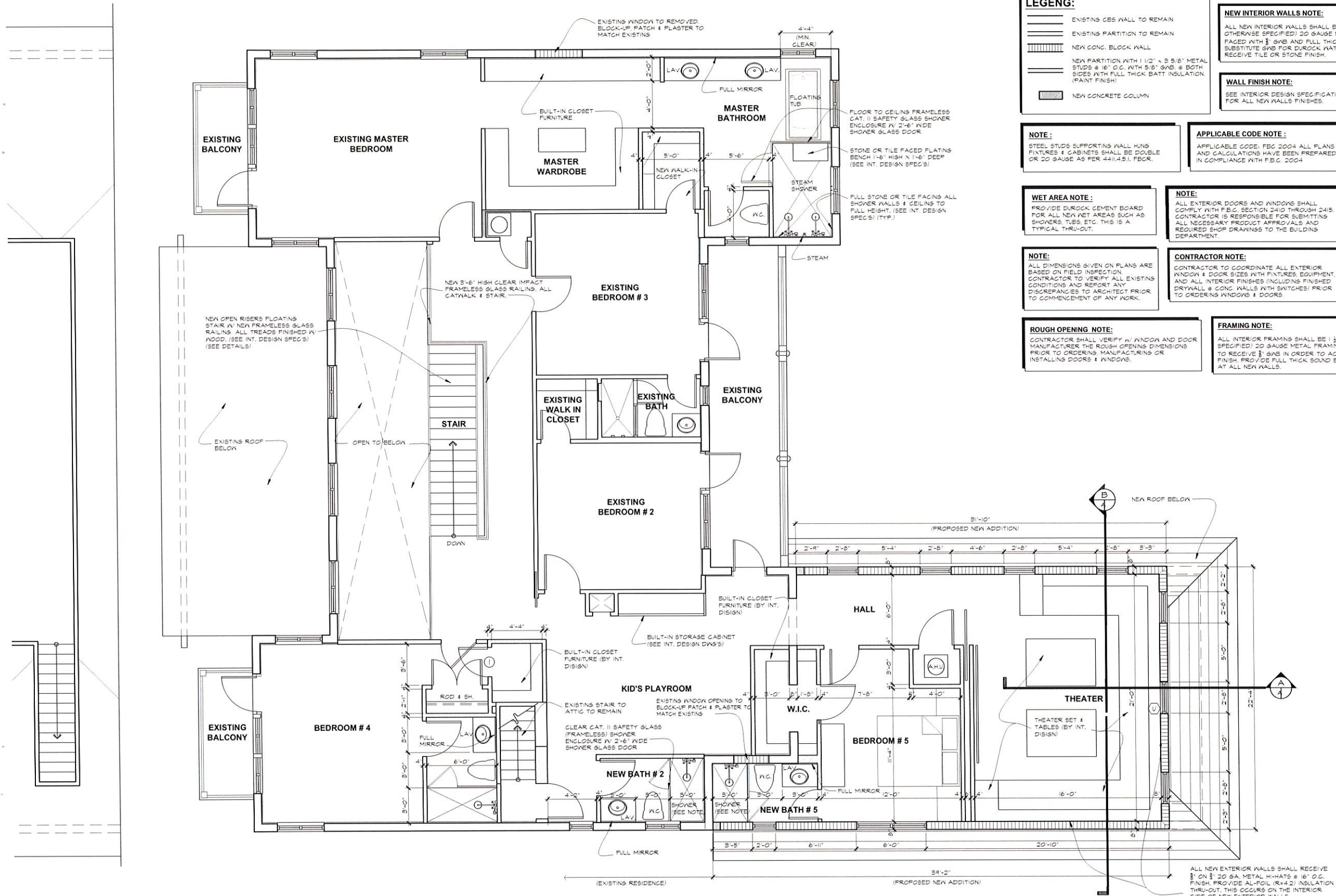




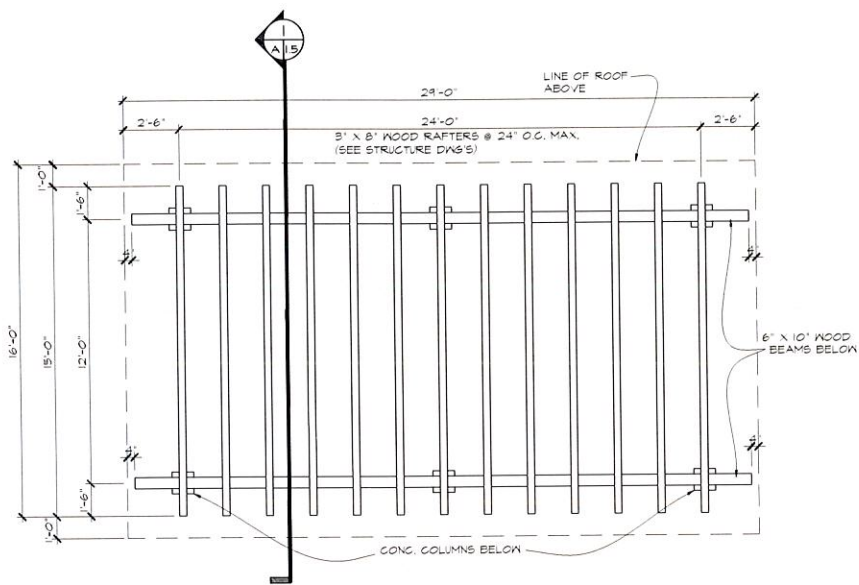


PROPOSED NEW FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

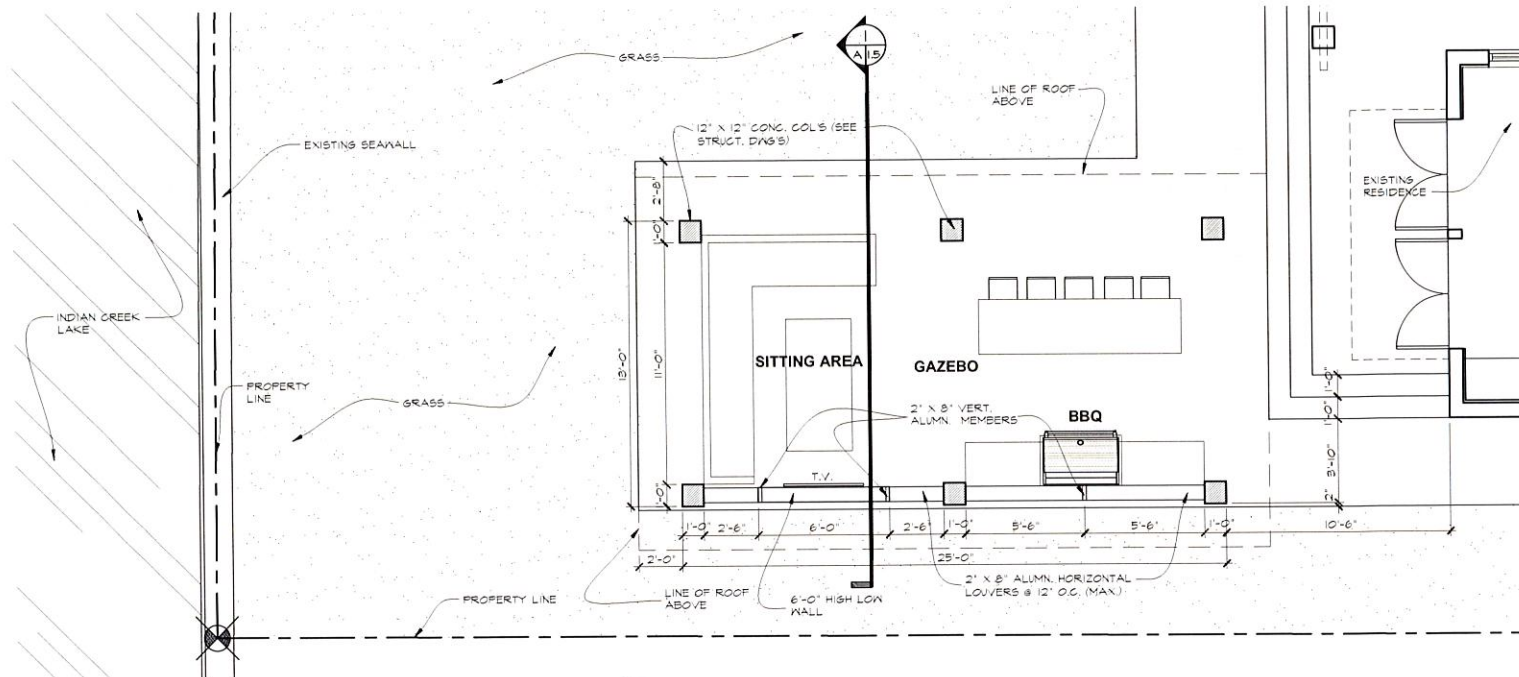
- LEGEND:**
- EXISTING CBS WALL TO REMAIN
 - EXISTING PARTITION TO REMAIN
 - NEW CONC. BLOCK WALL
 - NEW PARTITION WITH 1 1/2" x 3 5/8" METAL STUDS @ 16" O.C. WITH 5/8" S&B @ BOTH SIDES WITH FULL THICK BATT INSULATION (PAINT FINISH)
 - NEW CONCRETE COLUMN
- SEPARATE PERMIT NOTE:**
- NEW WINDOWS AND DOORS, WILL BE UNDER SEPARATE PERMIT.
- HANDRAIL NOTE:**
- HANDRAILS SHALL BE CONSTRUCTED FOR A CONCENTRATED LOAD OF 200 LBS. APPLIED AT ANY POINT IN ANY DIRECTION. SHOP DRAWINGS TO BE PROVIDED BY MFR. - APPROVAL UNDER SEPARATE PERMIT
- ROUGH OPENING NOTE:**
- CONTRACTOR SHALL VERIFY W/ WINDOW AND DOOR MANUFACTURER THE ROUGH OPENING DIMENSIONS PRIOR TO ORDERING, MANUFACTURING OR INSTALLING DOORS & WINDOWS.
- FLOORING NOTE:**
- ENTIRE FIRST FLOOR AND BASE SHALL BE NEW. SEE INTERIOR DESIGN SPECIFICATIONS.
- NOTE:**
- STEEL STUDS SUPPORTING WALL HANG FIXTURES & CABINETS SHALL BE DOUBLE OR 20 GAUGE AS PER 411.4.5.1 FBCR.
- APPLICABLE CODE NOTE:**
- APPLICABLE CODE, FBC 2004 ALL PLANS AND CALCULATIONS HAVE BEEN PREPARED IN COMPLIANCE WITH F.B.C. 2004
- NOTE:**
- ALL EXTERIOR DOORS AND WINDOWS SHALL COMPLY WITH F.B.C. SECTION 2410 THROUGH 2415. CONTRACTOR IS RESPONSIBLE FOR SUBMITTING ALL NECESSARY PRODUCT APPROVALS AND REQUIRED SHOP DRAWINGS TO THE BUILDING DEPARTMENT.
- CONTRACTOR NOTE:**
- CONTRACTOR TO COORDINATE ALL EXTERIOR WINDOW & DOOR SIZES WITH FIXTURES, EQUIPMENT, AND ALL INTERIOR FINISHES (INCLUDING FINISHED DRYWALL & CONC. WALLS WITH SWITCHES) PRIOR TO ORDERING WINDOWS & DOORS.
- FRAMING NOTE:**
- ALL INTERIOR FRAMING SHALL BE 1 1/2" x 3 5/8" (OR AS SPECIFIED) 20 GAUGE METAL FRAMING AT 16" O.C. TO RECEIVE 5/8" S&B IN ORDER TO ACHIEVE LEVEL 5 FINISH.
- WET AREA NOTE:**
- PROVIDE DROCK CEMENT BOARD FOR ALL WET AREAS SUCH AS SHOWERS, TUBS, ETC. THIS IS A TYPICAL THROUGH-OUT.
- NOTE:**
- ALL DIMENSIONS GIVEN ON PLANS ARE BASED ON FIELD INSPECTION. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO ARCHITECT PRIOR TO COMMENCEMENT OF ANY WORK.
- KITCHEN NOTE:**
- ALL KITCHEN CABINETRY AND APPLIANCES SHALL BE NEW. SEE INTERIOR DESIGN DRAWINGS AND SPECIFICATIONS OR CONSULT WITH KITCHEN CABINET MANUFACTURER.
- WALL FINISH NOTE:**
- SEE INTERIOR DESIGN SPECIFICATIONS FOR ALL NEW WALLS FINISHES.
- CEILING FINISH NOTE:**
- SEE INTERIOR DESIGN SPECIFICATIONS FOR ALL NEW CEILING FINISHES.



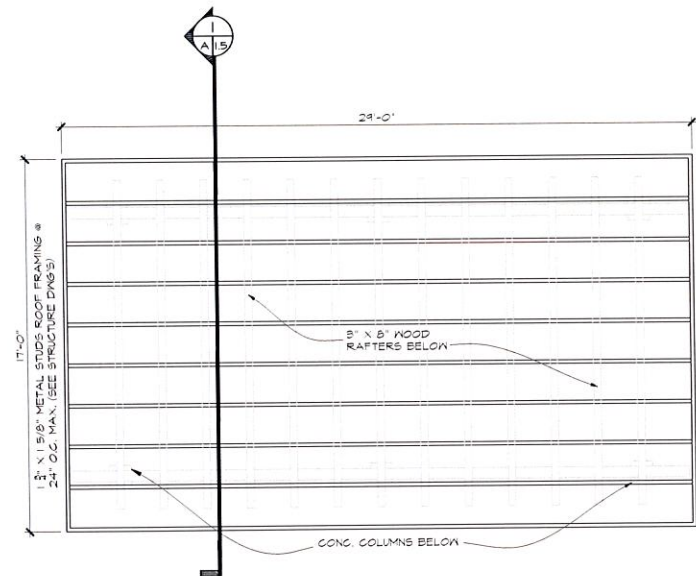
PROPOSED NEW SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



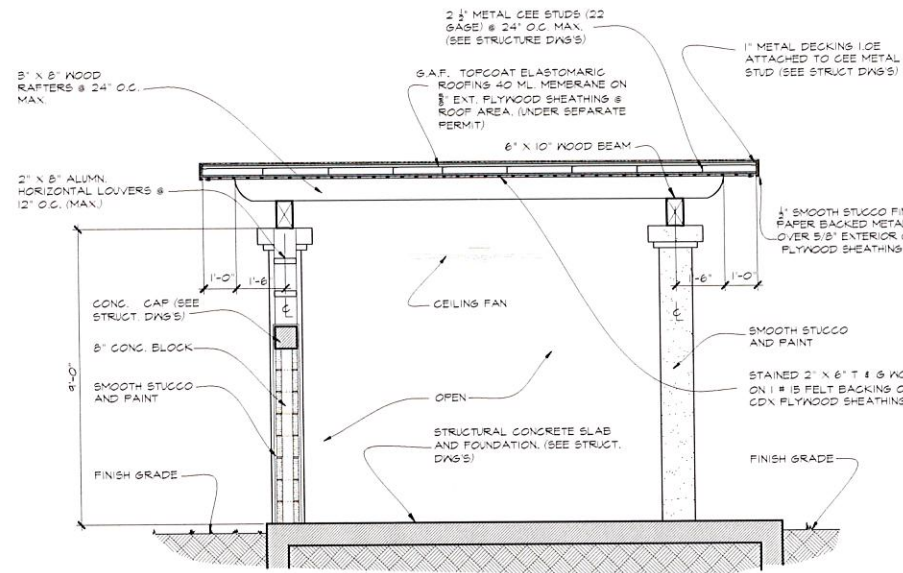
RAFTERS FRAMING PLAN
SCALE: 1/4"=1'-0"



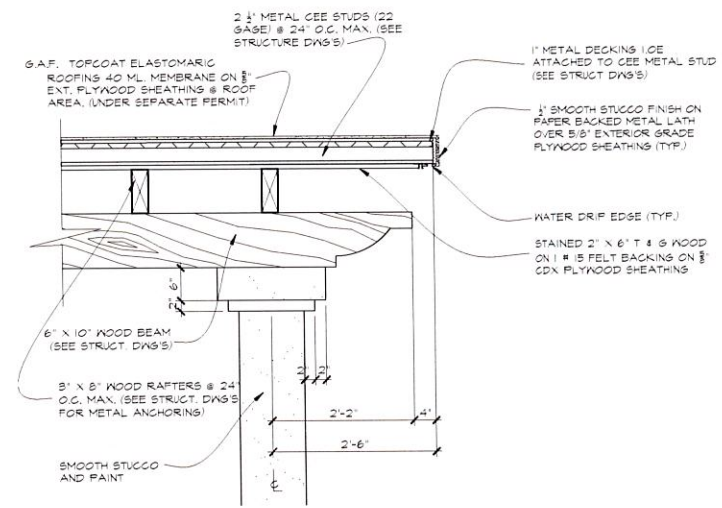
PROPOSED NEW CABANA FLOOR PLAN
SCALE: 1/4"=1'-0"



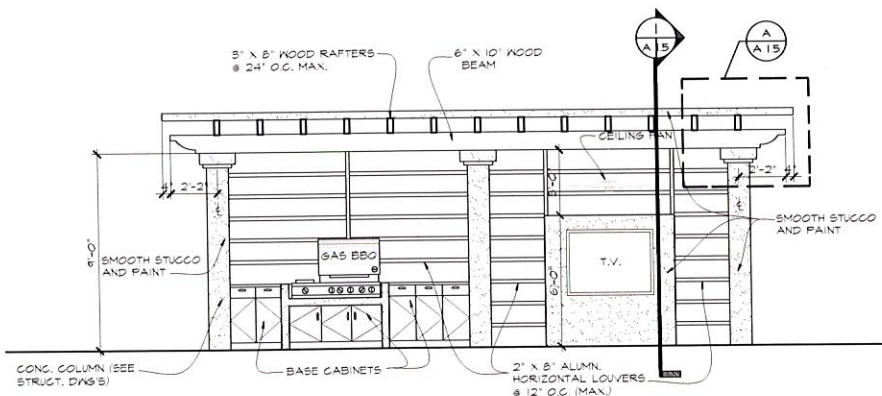
ROOF FRAMING PLAN
SCALE: 1/4"=1'-0"



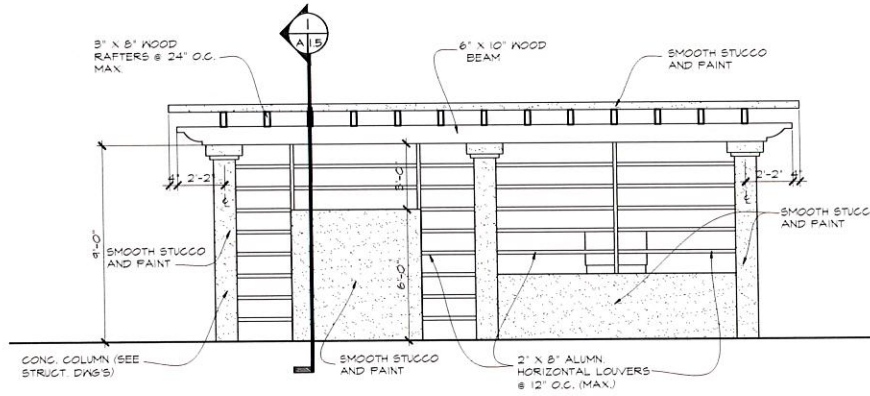
SECTION
SCALE: 3/8"=1'-0"



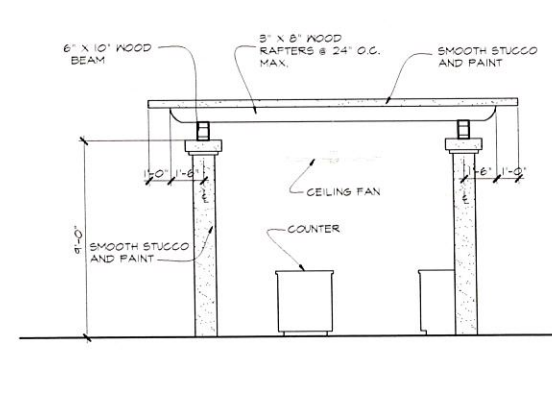
DETAIL
SCALE: 3/4"=1'-0"



FRONT

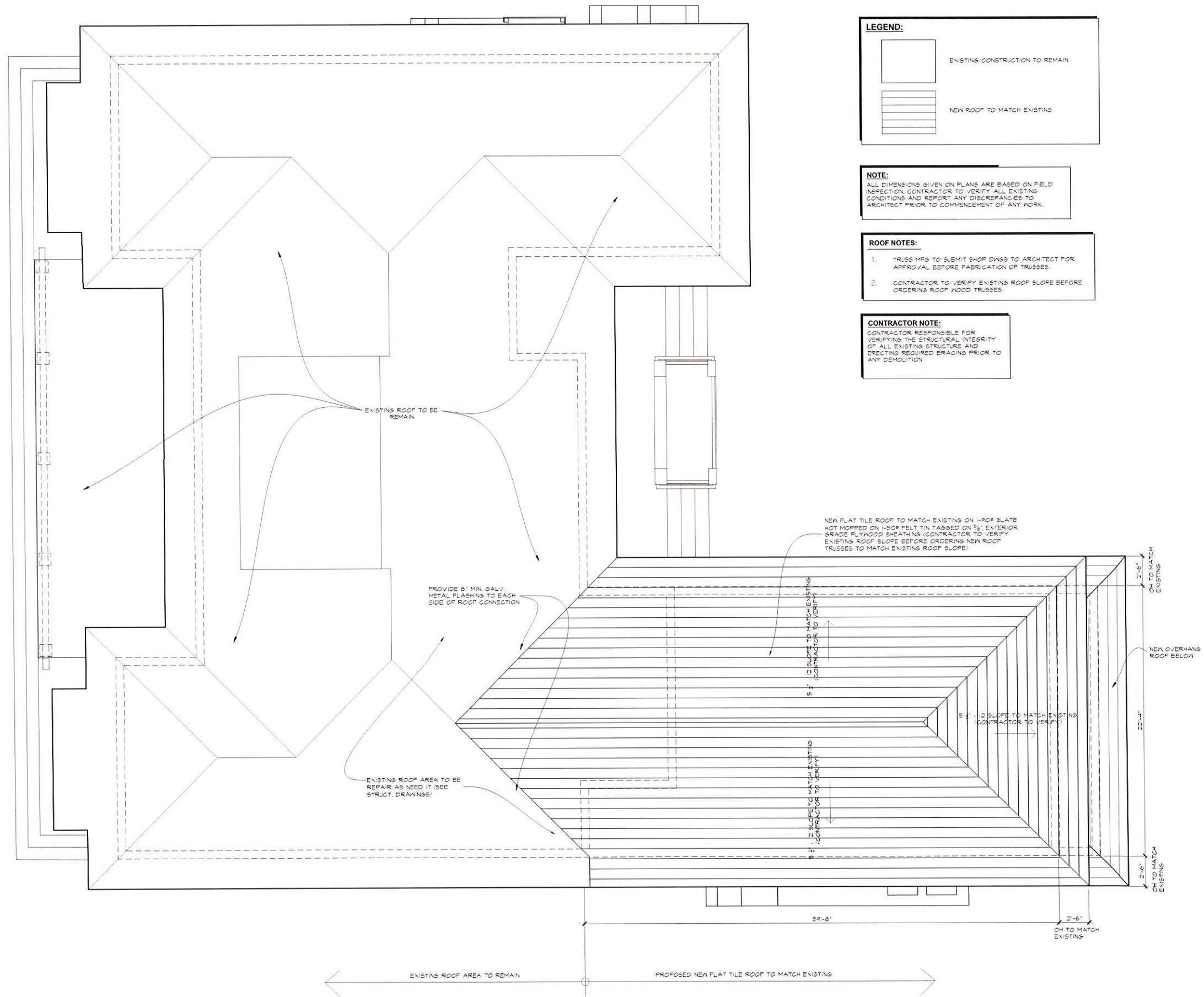


REAR



RIGHT SIDE
(SIMILAR TO LEFT SIDE)

CABANA EXTERIOR ELEVATIONS
SCALE: 1/4"=1'-0"



LEGEND:

EXISTING CONSTRUCTION TO REMAIN

NEW ROOF TO MATCH EXISTING

NOTE:
ALL DIMENSIONS GIVEN ON PLANS ARE BASED ON FIELD INSPECTION. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO ARCHITECT PRIOR TO COMMENCEMENT OF ANY WORK.

- ROOF NOTES:**
1. TRUSS MFG TO SUBMIT SHOP DWGS TO ARCHITECT FOR APPROVAL BEFORE FABRICATION OF TRUSSES.
 2. CONTRACTOR TO VERIFY EXISTING ROOF SLOPE BEFORE ORDERING ROOF WOOD TRUSSES.

CONTRACTOR NOTE:
CONTRACTOR RESPONSIBLE FOR VERIFYING THE STRUCTURAL INTEGRITY OF ALL EXISTING STRUCTURE AND ERECTING REQUIRED BRACING PRIOR TO ANY DEMOLITION.

seal

comm no.
1725

date:

revised:

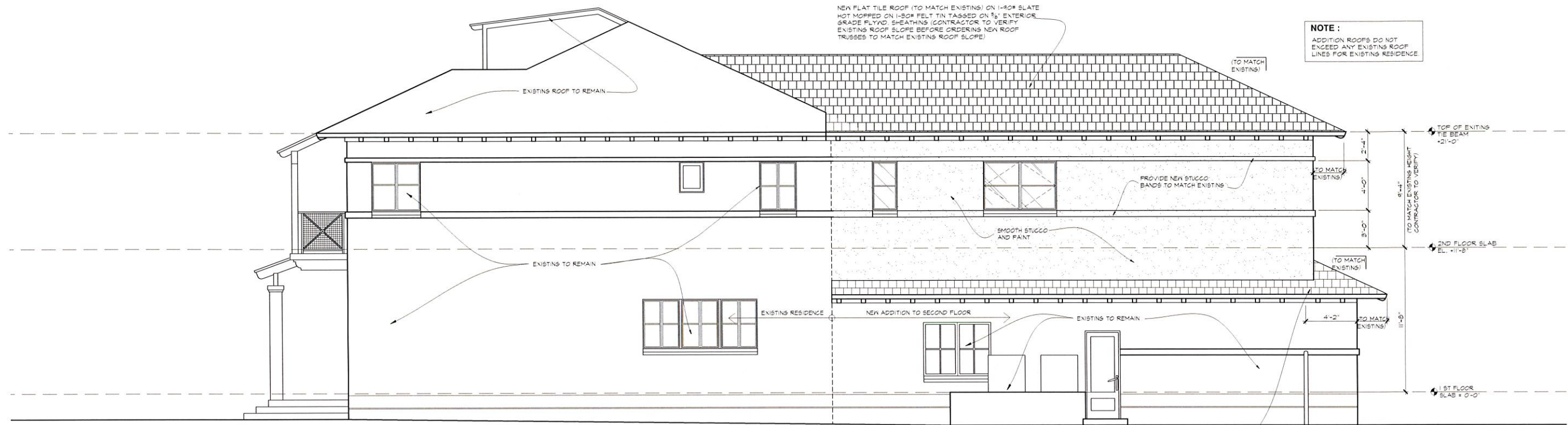
sheet no.
A-1.2



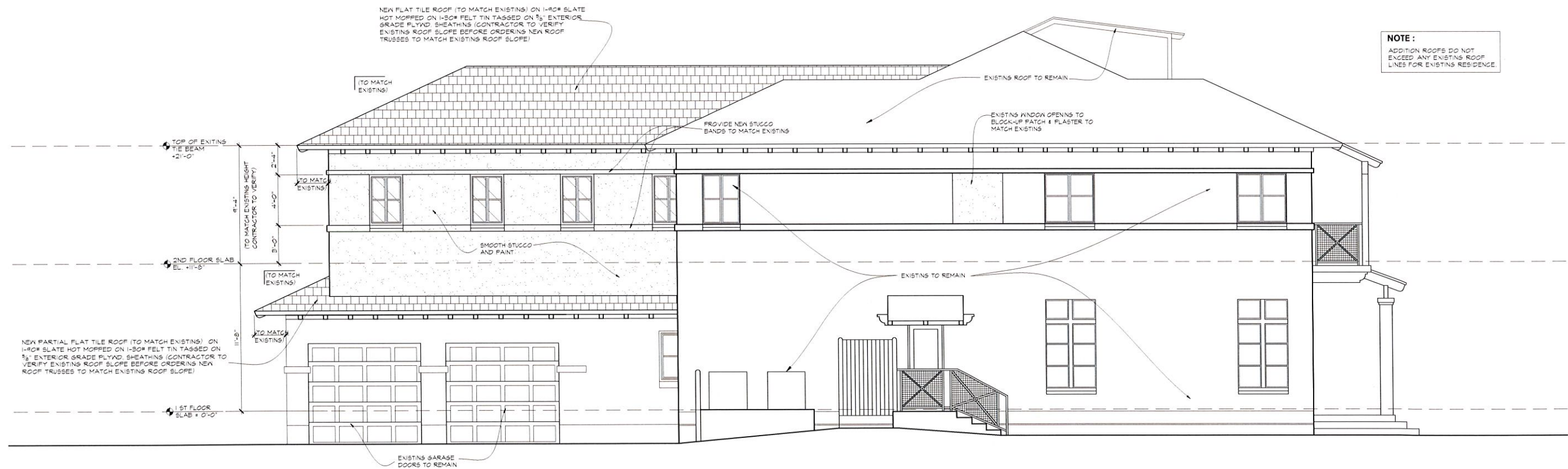
PROPOSED NEW FRONT ELEVATION
SCALE: 1/4"=1'-0"



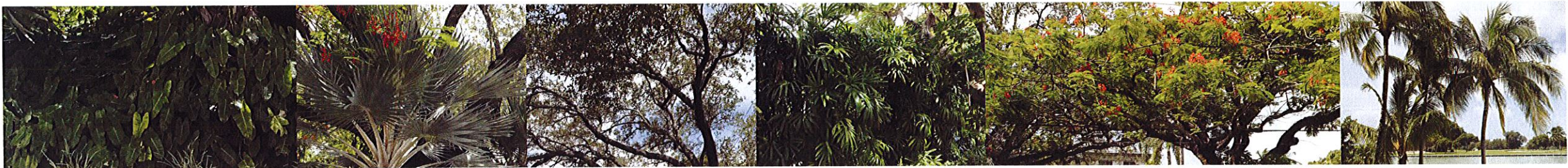
PROPOSED NEW REAR ELEVATION
SCALE: 1/4"=1'-0"



PROPOSED NEW LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"



PROPOSED NEW RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"



NEW RESIDENCE | 9424 WEST BROADVIEW | BAY HARBOR ISLANDS, FLORIDA

PROJECT LOCATION: 9424 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL

PROJECT TYPE: RESIDENCE

9424 WEST BROADVIEW DRIVE
BAY HARBOR ISLANDS, FL

PROJECT DESCRIPTION: NEW RESIDENCE

The existing vegetation located on the property is composed primarily of palms, shrubs and groundcovers. All existing trees and palms are to remain

PROJECT DESCRIPTION: NEW RESIDENCE

- Preservation of existing vegetation and landscape
- New landscape design to complement renovations and additions to Residence

PROJECT DESCRIPTION: NEW RESIDENCE

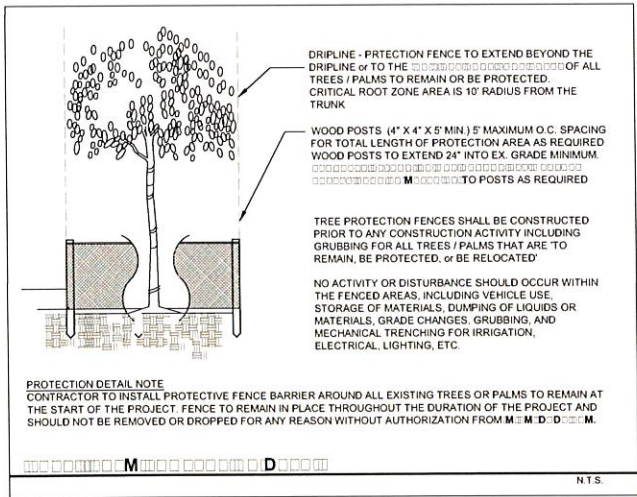
- Landscape Cover Page + Sheet Index
- 1□□Existing Tree Survey + Disposition Plan
- Landscape Plan
- Landscape Notes + Details
- 4□□Front + Back Elevations
- Side Elevations

BAY HARBOR RESIDENCE
9424 WEST BROADVIEW DRIVE
BAY HARBOR ISLANDS, FL 33154

comm no.
1725
date:
07/25/2017
revised:

sheet no.
L-0

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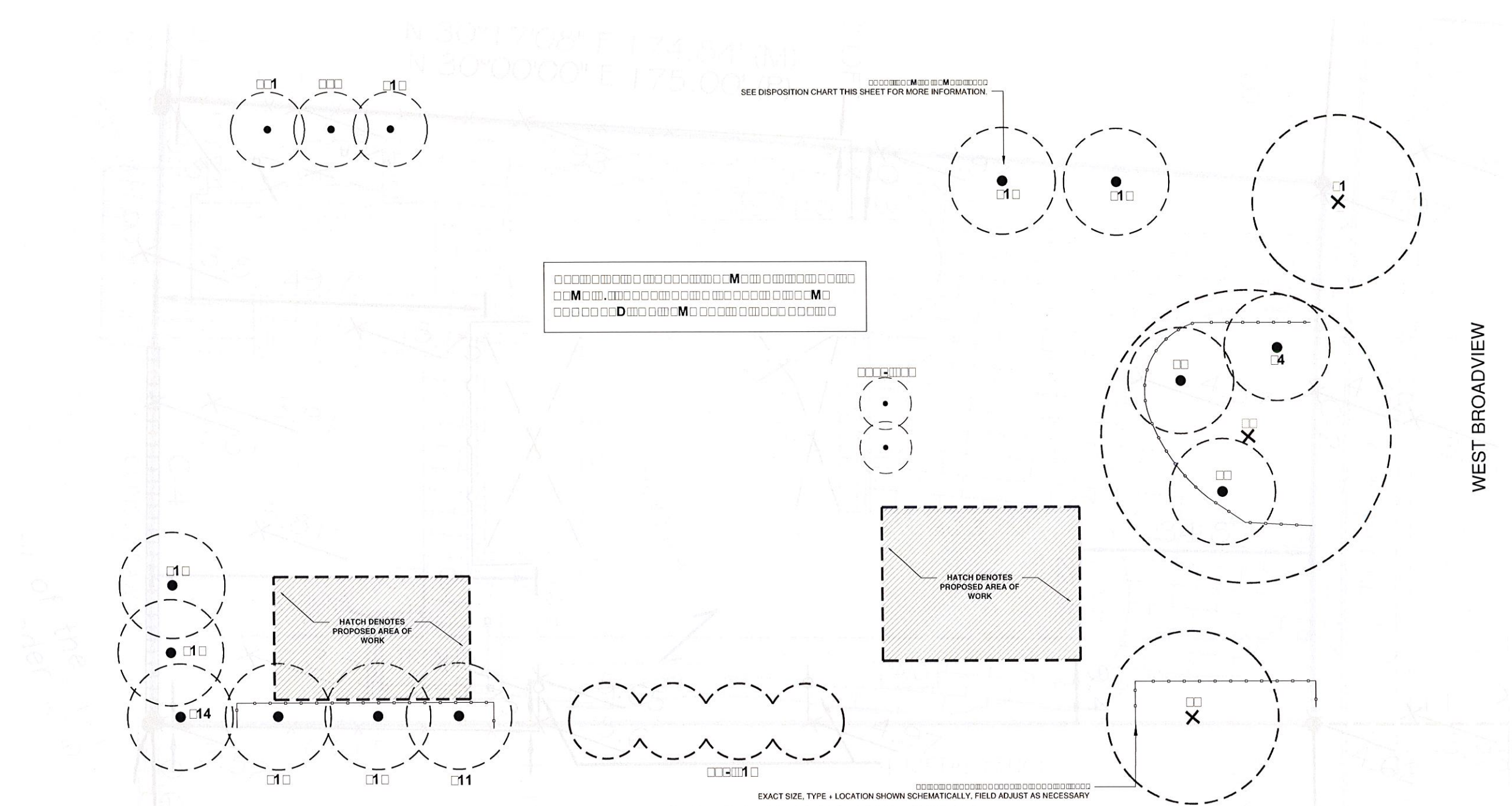


M.M.D. D.C.M. - SEE DISPOSITION CHART THIS SHEET FOR MORE INFORMATION.									
NUMBER	COMMON NAME	BOTANICAL NAME	HT X SPREAD	O.B.H.	CONDITION	ACTION	CANOPY LOSS	COMMENTS	
#1	ROYAL POINCIANA	Delonix regia	+/- 30' X 30'	24"	GOOD	REMAIN	0 SF	PRESERVE + PROTECT, SEE PROTECTION DETAIL	
#2	LIVE OAK TREE	Quercus virginiana	+/- 35' X 40'	36"	GOOD	REMAIN	0 SF	PRESERVE + PROTECT, SEE PROTECTION DETAIL	
#3	FICUS TREE	Ficus aurea	+/- 30' X 25'	24"	GOOD	REMAIN	0 SF	PRESERVE + PROTECT, SEE PROTECTION DETAIL	
#4	BLUE LATAN PALM	Latania loddigesii	+/- 8' X 8'	8"	GOOD	REMAIN	0 SF	PRESERVE + PROTECT, SEE PROTECTION DETAIL	
#5	BLUE LATAN PALM	Latania loddigesii	+/- 8' X 8'	8"	GOOD	REMAIN	0 SF	PRESERVE + PROTECT, SEE PROTECTION DETAIL	
#6	BLUE LATAN PALM	Latania loddigesii	+/- 8' X 10'	8"	GOOD	REMAIN	0 SF	PRESERVE + PROTECT, SEE PROTECTION DETAIL	
#7 - #10	FISHTAIL PALMS	Caryota mitis	+/- 15' X 6'	6"	GOOD	REMAIN	0 SF	PRESERVE + PROTECT, SEE PROTECTION DETAIL	
#10	COCONUT PALM	Cocos nucifera	+/- 25' X 15'	12"	GOOD	REMAIN	0 SF	PRESERVE + PROTECT, SEE PROTECTION DETAIL	
#11	COCONUT PALM	Cocos nucifera	+/- 25' X 15'	12"	GOOD	REMAIN	0 SF	PRESERVE + PROTECT, SEE PROTECTION DETAIL	
#12	COCONUT PALM	Cocos nucifera	+/- 25' X 15'	12"	GOOD	REMAIN	0 SF	PRESERVE + PROTECT, SEE PROTECTION DETAIL	
#13	COCONUT PALM	Cocos nucifera	+/- 25' X 15'	18"	GOOD	REMAIN	0 SF	PRESERVE + PROTECT, SEE PROTECTION DETAIL	
#14	COCONUT PALM	Cocos nucifera	+/- 25' X 15'	18"	GOOD	REMAIN	0 SF	PRESERVE + PROTECT, SEE PROTECTION DETAIL	
#15	COCONUT PALM	Cocos nucifera	+/- 20' X 15'	6"	GOOD	REMAIN	0 SF	PRESERVE + PROTECT, SEE PROTECTION DETAIL	
#16	COCONUT PALM	Cocos nucifera	+/- 25' X 15'	24"	GOOD	REMAIN	0 SF	PRESERVE + PROTECT, SEE PROTECTION DETAIL	
#17	QUEEN PALM	Syagrus romanzoffiana	+/- 20' X 15'	6"	GOOD	REMAIN	0 SF	PRESERVE + PROTECT, SEE PROTECTION DETAIL	
#18	QUEEN PALM	Syagrus romanzoffiana	+/- 20' X 15'	6"	GOOD	REMAIN	0 SF	PRESERVE + PROTECT, SEE PROTECTION DETAIL	
#19	MONTGOMERY PALM	Vetelia montgomeryana	+/- 25' X 8'	6"	GOOD	REMAIN	0 SF	PRESERVE + PROTECT, SEE PROTECTION DETAIL	
#20	MONTGOMERY PALM	Vetelia montgomeryana	+/- 25' X 8'	6"	GOOD	REMAIN	0 SF	PRESERVE + PROTECT, SEE PROTECTION DETAIL	
#21	MONTGOMERY PALM	Vetelia montgomeryana	+/- 25' X 8'	6"	GOOD	REMAIN	0 SF	PRESERVE + PROTECT, SEE PROTECTION DETAIL	
#22	ALEXANDER PALM	Psychosperma elegans	+/- 25' X 8'	2"	GOOD	REMAIN	0 SF	PRESERVE + PROTECT, SEE PROTECTION DETAIL	

1. EXISTING TREE, PALM, AND VEGETATION INFORMATION AS INDICATED HAS BEEN PREPARED AS AN OVERLAY ON THE SURVEY PREPARED BY RONALD WALLING DATED 04.25.17.

2. NO TREES OR PALMS ARE BEING REMOVED FROM THIS SITE.

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



EXISTING TREE SURVEY + DISPOSITION PLAN
BAY HARBOR ISLANDS PNZ LANDSCAPE SUBMITTAL 07.25.17

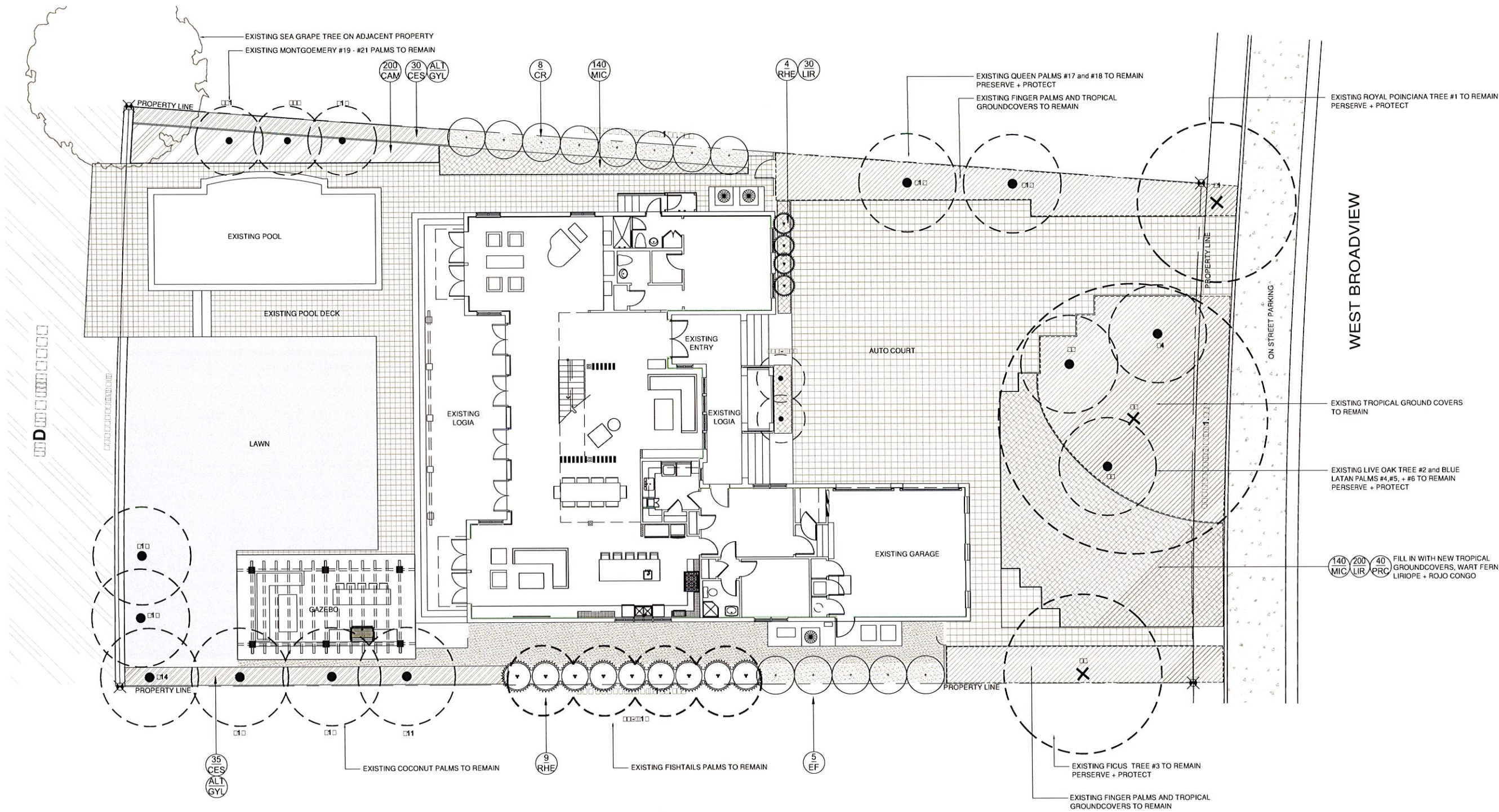
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BAY HARBOR RESIDENCE
9424 WEST BROADVIEW DRIVE
BAY HARBOR ISLANDS, FL 33154

comm no.
1725
date:
07/25/2017
revised:

sheet no.
L-1



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

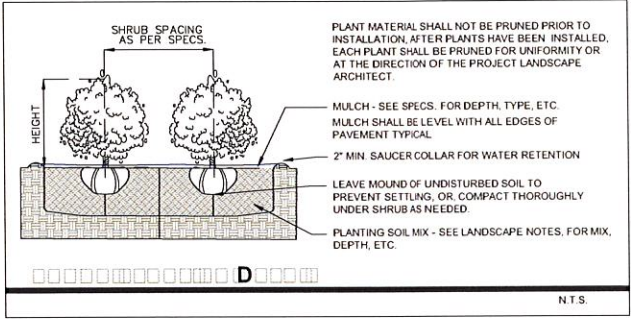
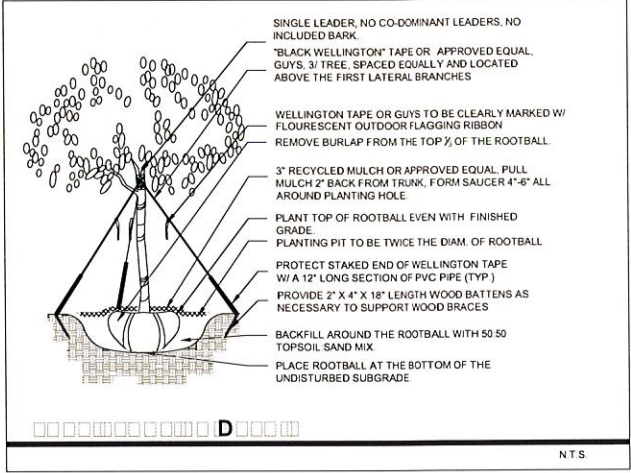
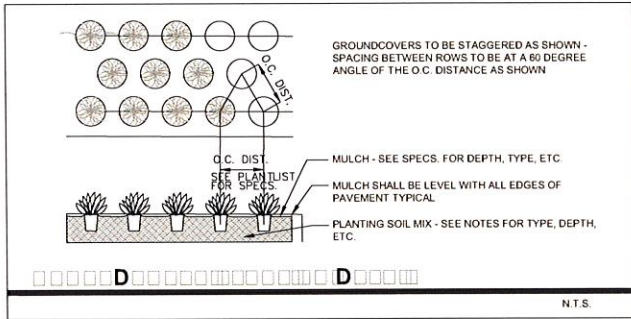
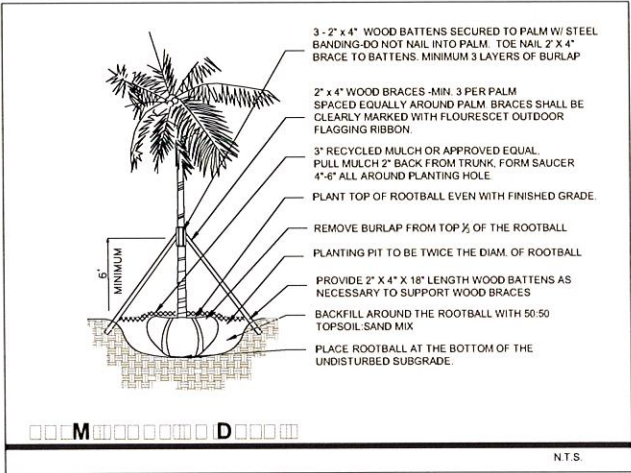
SYM.	NATIVE	QTY.	COMMON NAME	BOTANICAL NAME	HT. X SPR. & SPECIFICATION
GROUND COVERS + ACCENTS					
CAM	NO	200	DWARF CARRISSA	Carrissa 'Emerald Blanket'	3 gallon, full, 12" on center
LIR	NO	200	LILYTURF	Liriope muscari	1 gallon, full, 12" on center
MIC	NO	280	WART FERN	Monstera deliciosa	3 gallon, full, 18" on center
PRC	NO	40	PHILODENDRON 'ROJO CONGO'	Same	3 gallon, full, space 24" o.c.
RHE	NO	12	LADY PALMS	Rhapis excelsa	15 gallon, full, space 26" o.c.
SOD, AGGREGATE, & MULCH					
LAWN	EMPIRE ZOYSIA GRASS - OVER 2" TOPSOIL BED, SEE PLANTING SPECS.				
MLC	SHREDDED / MINI PINEBARK CLOSE UP AREAS, REGULAR PINEBARK LARGE BEDS - NO CYPRESS MULCH OR RED DYED MULCH				

SYM.	NATIVE	QTY.	COMMON NAME	BOTANICAL NAME	HT. X SPR. & SPECIFICATION
TREES					
CR	YES	8	PITCH APPLE TREE	Clusia rosea	65 gallon, 14-16' height x 6' spread, 3.5" caliper
EF	YES	5	SPANISH STOPPER TREES	Eugenia fedida	65 gallon, 12' height x 6' spread, 3" caliper, single
SHRUBS					
CES	YES	65	GREEN BUTTWOOD SHRUBS	Conocarpus erectus	15 gallon, 3.5-4' height, full, space 30" on center
GYL	YES	ALT	CRABWOOD	Gymnanthes lucida	25 gallon, full, 8' height, space 36" on center

- ALL PLANT MATERIAL SHALL BE FLORIDA GRADE NO. 1 OR BETTER.
- CONTRACTOR SHALL BECOME FAMILIAR WITH THE LOCATION OF, AVOID, AND PROTECT ALL UTILITY LINES, BURIED CABLES, AND OTHER UTILITIES.
- TREE, PALM, ACCENT AND BED LINES ARE TO BE LOCATED IN THE FIELD AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
ANY CHANGES TO R.O.W. (RIGHT OF WAY) MATERIAL IN REGARDS TO PLACEMENT OF SPECIES SHALL REQUIRE THE APPROVAL AND CONSULTATION OF THE CITY URBAN FORESTER AND OR CITY STAFF.
- ALL PLANTING SOIL SHALL BE 50:50 TOPSOIL:SAND MIX, FREE OF CLAY, STONES, ROCKS, OR OTHER FOREIGN MATTER. THIS SPECIFICATION INCLUDES ALL BACKFILL FOR BERMS AND OTHER LANDSCAPE AREAS.
CARE SHALL BE TAKEN TO AVOID PLACEMENT OF CONSTRUCTION FILL, GRAVEL, AND OR DEBRIS OVER THE ROOTBALLS OF INSTALLED OR EXISTING TREES AND OR PALMS ON SITE.
SODDED-LAWN AREAS
2" DEPTH PLANTING SOIL. SPREAD IN PLACE- THROUGHOUT.
GROUNDCOVER PLANTING BEDS:
6" DEPTH PLANTING SOIL. SPREAD IN PLACE- THROUGHOUT.
SHRUB AND HEDGE PLANTING AREAS:
12" DEPTH PLANTING SOIL. SPREAD IN PLACE- THROUGHOUT.
TREES, PALMS, SPECIMEN PLANT MATERIAL LOCATIONS:
REMOVE ALL LIMEROCK PRESENT TO A DEPTH OF AT LEAST 30"BEFORE PLACING NEW PLANTING SOIL. APPLY NEW CLEAN PLANTING SOIL IN PLANTING AREA AS REQUIRED
THE SITE CONTRACTOR SHALL BE RESPONSIBLE TO BRING ALL GRADES TO WITHIN 2" OF FINAL GRADES. THIS SHALL INCLUDE A 2" APPLICATION OF 50:50 TOPSOIL:SAND MIX FOR ALL LANDSCAPE AND AREAS TO BE SODDED.
- THE LANDSCAPE CONTRACTOR SHALL CALCULATE AND SUBMIT AN ITEMIZED PRICE FOR THE 2" APPLICATION OF 50:50 MIX FOR ALL SOD AREAS AS A REFERENCE IN THE CASE THAT THERE WOULD BE A DISCREPANCY BETWEEN SITE AND LANDSCAPE CONTRACTORS AND NOTIFY THE SITE CONTRACTOR OR PROJECT SUPERINTENDENT AS TO THIS DISCREPANCY. IT WILL THEN BE DETERMINED WHICH PARTY WILL PROVIDE THIS 2" TOPSOIL:SAND APPLICATION AND SUBSEQUENT PAYMENT.OTHER PLANTING SOIL MIXES TO BE ADDED, I.E. FOR TREES, PALMS, SPECIMEN PLANTS, SHRUBS AND GROUNDCOVERS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR AND BE INCLUSIVE WITH THE LANDSCAPE BID.
- ALL EXISTING TREE + PALM INFORMATION THAT HAS BEEN PROVIDED ON THIS PLAN FOLLOWS THE MIAMI DADE COUNTY E.R.M. TREE PERMITTING GUIDELINES. ANY TREES OR PALMS CONSIDERED INVASIVE OR THAT FALLS UNDER THE TREE PERMIT EXEMPTION / PROHIBITED SPECIES LIST 24-94 (4) MAY NOT BE SHOWN FOR CLARITY PURPOSES. ANY DISCREPANCIES IF NOTED UPON FURTHER FIELD INSPECTION SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT.

- IRRIGATION SHALL PROVIDE FOR A 100% COVERAGE WITH 50% OVERLAP MINIMUM AND BE PROVIDED BY A FULLY AUTOMATIC IRRIGATION SYSTEM W/ RAIN MOISTURE SENSOR ATTACHED TO CONTROLLER. ALL FLORIDA BUILDING CODE APPENDIX "F" IRRIGATION REQUIREMENTS SHALL BE STRICTLY ADHERED TO FOR INSTALLATION AND PREVAILING WATER MANAGEMENT DISTRICT RESTRICTIONS AND REGULATIONS SHALL BE IN COMPLIANCE FOR POST-INSTALLATION WATERING SCHEDULES.CONTRACTOR SHALL COORDINATE WITH THE IRRIGATION CONTRACTOR AND LEAVE PROVISIONS FOR ALL SLEEVING AND PIPE ROUTING. ALL UNDERGROUND UTILITIES TO BE LOCATED BY DIALING 811 AS REQUIRED BY LAW.
- ALL PLANTING BEDS SHALL BE MULCHED TO A DEPTH OF 2" WITH A SMALL GRAY GRANITE AGGREGATE or APPROVED ORGANIC MULCH FREE FROM WEEDS AND PESTS. NO "CYPRESS MULCH" OR "RED DYED MULCH" TO BE ACCEPTED. KEEP MULCH 6" AWAY FROM TREE OR PALM TRUNKS AS PER INDUSTRY RECOMMENDATIONS.
- SOD SHALL BE "EMPIRE TURF" ZOYSIA GRASS IN ALL LAWN AREAS AS SHOWN ON THE PLANS. SOD SHALL BE STRONGLY ROOTED, FREE FROM WEED, FUNGUS, INSECTS AND DISEASE. CONTRACTOR SHALL SOD ALL AREAS AS INDICATED ON THE PLANS OR AS DIRECTED. PAYMENT SHALL BE DETERMINED BY THE TOTAL MEASURED SODDED AREAS X THE UNIT PRICE SUBMITTED AND FIELD VERIFIED. SOD SHALL CARRY A 5-MONTH WARRANTY.
- ALL TREES, PALMS, SHRUBS AND GROUNDCOVERS, AND SOD / LAWN SHALL CARRY A ONE-YEAR WARRANTY FROM THE DATE OF FINAL ACCEPTANCE.
- ALL TREES AND PALMS SHALL BE STAKED PER ACCEPTED STANDARDS BY THE FLORIDA NURSERYMEN & GROWERS LANDSCAPE ASSOCIATION (FNGLA) AND ANSI A-300 (PART 6)-2012 TREE, SHRUB, AND OTHER WOODY PLANT MANAGEMENT STANDARD PRACTICES (PLANTING AND TRANSPLANTING). CONTRACTOR SHALL ENSURE THAT THE PLANS, DETAILS, SPECIFICATIONS AND NOTES HAVE BEEN ADHERED TO AND THAT THE LANDSCAPE AND IRRIGATION INSTALLATION IS COMPLIANT TO ALL ITEMS AS DIRECTED ON THE PLANS PRIOR TO SCHEDULING OF THE FINAL INSPECTION.**

- CONTRACTOR SHALL REMOVE ALL STAKES, POLES, WELLINGTON TAPE AND OR BRACING MATERIALS FROM ALL PALMS, TREES AND SHRUBS WITHIN 1 YEAR OF INSTALLATION.**
- THE PLANT LIST IS INTENDED ONLY AS AN AID TO BIDDING. ANY DISCREPANCIES FOUND BETWEEN THE QUANTITIES ON THE PLAN AND PLANT LIST, THE QUANTITIES ON THE PLAN SHALL BE HELD VALID.
 - IF NECESSARY, CONTRACTOR SHALL PROVIDE A WATER TRUCK DURING PLANTING TO ENSURE PROPER WATERING-IN DURING INSTALLATION AND CONTRACTOR WILL BE RESPONSIBLE FOR CONTINUAL WATERING UNTIL FINAL ACCEPTANCE BY THE OWNER.
A MINIMUM OF 6 MONTHS OF SUPPLEMENTAL HAND OR AUTOMATIC IRRIGATION SYSTEM WATERING SHALL BE REQUIRED TO AID IN NEW TREE OR PALM ESTABLISHMENT.
 - FERTILIZATION: ONE COMPLETE APPLICATION OF GRANULAR FERTILIZER SHALL BE APPLIED PRIOR TO FINAL ACCEPTANCE AND APPROVAL BY THE LANDSCAPE ARCHITECT. FERTILIZER SHALL BE OSMACOTE OR APPROVAL EQUAL.



Town of Bay Harbor Islands
Landscape Code (Sec. 24-16) Requirements Legend

Residential - Single-Family and Two-Family Home Sites

A. Shade Trees Required*	Required	Provided
1. Single-Family Non-Waterfront Lot	5	n/a
2. Single-Family Waterfront Lot	6	16
3. Two-Family Lot	5	n/a
4. Number of Shade Trees in Front Yard	2	3
5. Native Species Required - 50%	3	13
6. Drought Tolerant and Low Maintenance Species Require - 50%	3	13
B. Shrubs Required**		
1. Single-Family Non-Waterfront Lot	50	n/a
2. Single-Family Waterfront Lot	60	65
3. Two-Family Lot	50	n/a
4. Native Species Required - 30%	15 / 18	65
5. Drought Tolerant and Low Maintenance Species Require - 50%	25 / 30	65
C. Maximum Lawn Area Allowed*** 60% of Net Lot Area	(Max)	12%

Notes
* Required Shade Trees at time of planting must be a minimum of 12 feet in overall height, have 4 feet of clear wood before branching, and have a 2 1/2 inch caliper. Palm Trees can be substituted at a 3:1 ratio (except approved larger varieties) to a maximum of 25% of the required trees.
** Required Shrubs at time of planting must be a minimum of 24 inches in overall height, if used as a visual screen must be a minimum of 36 inches in overall height.
*** Miami-Dade County Landscape Ordinance Sec. 18A-5 (A)(5)

BAY HARBOR RESIDENCE

9424 WEST BROADVIEW DRIVE
BAY HARBOR ISLANDS, FL 33154

CHRISTOPHER CAWLEY, RLA
Florida License LA 866786

comm no.
1725
date:
07/25/2017
revised:

sheet no.

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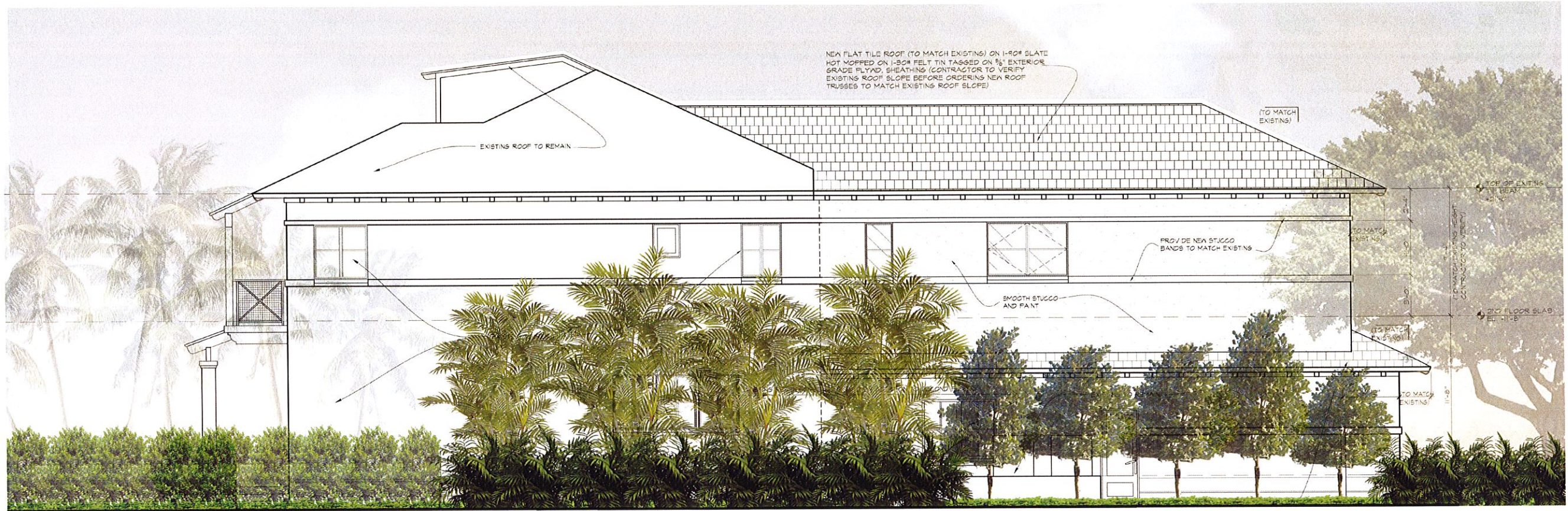


NOTE:
ADDITION ROOFS DO NOT
EXCEED ANY EXISTING ROOF
LINES FOR EXISTING RESIDENCE.

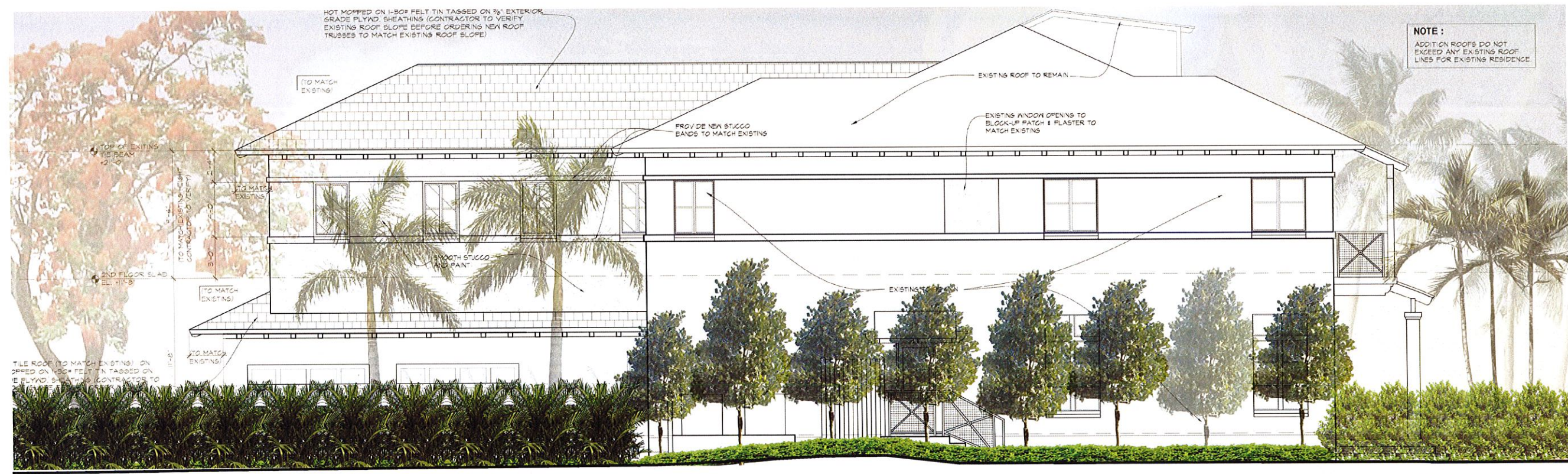
FRONT ELEVATION (NORTH)



REAR ELEVATION (SOUTH)



SIDE ELEVATION (WEST)



SIDE ELEVATION (EAST)

SIDE ELEVATIONS

BAY HARBOR ISLANDS PNZ LANDSCAPE SUBMITTAL 07.25.17

CHRISTOPHER CAWLEY, RLA
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L-5

comm no.

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BAY HARBOR RESIDENCE

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

To: Town of Bay Harbor Islands
Planning and Zoning Board

From: Michael J. Miller, AICP 
Town Planner
MMPA-Consultant Town Planner

Date: September 27th, 2017

Subject: Addition and Renovation to an Existing Single-Family Residence
9424 W. Broadview Drive
Bay Harbor Islands Acct. No.: MB20XX-XX
MMPA Acct. No.: 01-0702-1059

RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board review the contents of this staff report, the submitted site plan and architectural plans (dated 09/22/2017) and if felt to be acceptable, **APPROVE** the plans as submitted or with modifications as deemed appropriate and/or with conditions, to allow for the addition and renovation to an existing single-family house at 9424 W. Broadview Drive.

GENERAL PROJECT INFORMATION

Land Use Designation: L – Low Density Residential
Zoning District: RD Single-Family District
General Location: 9424 W. Broadview Drive
Legal Description: Lot 82 of Block 23, "Bay Harbor Island" according to the plat thereof, as recorded in Plat Book 46, at Page 5 of the Public records of Miami-Dade County.

PROJECT DESCRIPTION

The project architect, Choeff Levy Fischman Architecture and Design, as agent for the property owner, M/M Brett Reizen, has submitted an application for the addition and renovation to an existing single-family residence on a waterfront lot located at 9424 W. Broadview Drive. The proposed two-story home will have approximately 5,969 square feet of A/C living space with a two-car garage. The residence will have seven (7) bedrooms, seven (7) full bathrooms, one (1)

half bathrooms and a theater. The Town Code allows the top tie beam to be no more than 22' above BFE – the existing tie beam is 21' above BFE. The highest roof ridge is 31' above the existing slab (BFE)). The proposed addition will be 27' above BFE (roof ridge). The applicant is proposing an addition on the second floor of 754 sq. ft. over the existing garage. The addition will add a theater, a bedroom and a bathroom to the existing house. Extensive landscaping is proposed that meets the Miami-Dade County Landscape Code and Town Supplemental Landscape Code requirements, including the use of native and drought tolerant plant materials.

The Miami-Dade County Property Appraisers website lists the structure as being built in 2000. The single-family home will be a contemporary architectural design with a large stone accents.

PROJECT HISTORY

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

COMPREHENSIVE PLAN / ZONING

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

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

PLATTING

The site will not require re-platting, as the site is currently platted as described above under the legal description. If there is not already a Unity of Title for the site this is recommended, as the site is composed of portions of several lots.

SUMMARY / SITE PLAN COMMENTS

The current site plan and architectural plans submitted for the addition and renovation of an existing single-family house at 9424 W. Broadview Drive meet or exceed all Town Land Development and Landscape Code requirements. The applicant previously submitted plans that were reviewed and commented on by MMPA and all previous comments and issues have been addressed by the current plans.

**Town of Bay Harbor Islands
Planning and Zoning Board Staff Report
Additions and Renovations to an Existing Single-Family Residence
9424 West Broadview Drive
September 27th, 2017
Page 3**

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

The following conditions of approval are recommended:

- 1) This approval is based on the plans prepared by Choeff Levy Fischman Architecture and Design dated submitted electronically to MMPA on September 22nd, 2017 with any modifications required by the PZ Board. All modifications to the above plans shall be reviewed by Town staff and may require re-approval by the PZB if felt to be substantial.
- 2) The PZ Board finds the pool cabana structure design / location is acceptable.

AGENDA ITEM REPORT

October 17, 2017

ITEM NUMBER: 2.

ITEM: Approval of the Board minutes held on April 5, 2017. (Item #2A)

DESCRIPTION:

RECOMMENDED ACTION:

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez

ATTACHMENTS

1.	Minutes 4.5.2017	4-5-17UpdatedDRAFT.docx
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**TOWN OF BAY HARBOR ISLANDS
MINUTES OF A PLANNING AND ZONING MEETING**

A Planning & Zoning Board Meeting was held Tuesday April 5, 2017 at 7:00 p.m. in the Council Chambers. The meeting was opened with the Pledge of Allegiance. Upon roll call, the following Board Members responded:

Chair Steven Hurwitz	
Vice Chair Jerome Gavcovich	Board Member Alan Bebchik
Board Member Jed Frankel	Board Member Robert Saland

QUASI-JUDICIAL PUBLIC HEARING

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

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

Architect, Gustavo Ramos, 10305 NW 41 St, came forward and presented the revised project as requested by the Board. He explained the revised site plan that included the changes to the landscaping plan with a hedge to buffer the building; caddy service vehicle was added for the garbage; a handicap lift was added to access the terrace in the rear; the roof plan was revised so that the pool was leveled and a/c compressors were screened and the renderings were modified to show the lighter glass color. He also provided a 3-D rendering of the site plan that illustrated the proposed materials and vertical elements. He explained the proposed materials as glass railings, glass blocks, aluminum windows and stucco.

Board Member Frankel asked on how the boat slips would be sold or distribute. Architect Ramos clarified that the boat slips would sold to the unit owners only.

PUBLIC COMMENT

John Vetter, 10350 WBHD, came forward and was opposed to the proposed project. He felt that there was insufficient information on the lighting plan. He provided pictures of other developments that have issues with strong lighting. He urged the Board to ask for a lighting plan.

Frances Neuhut, 1060 Kane Concourse, came forward and stated the project had 62 parking spaces and 52 vertical parking lifts. She felt that the parking lifts needed approval from the Board.

CLOSED PUBLIC COMMENT

Town Planner Miller stated that the Town required a lighting plan be submitted for all new developments and suggested that the lighting ordinance be amended.

Town Clerk Siegel stated that staff has met and were mitigating with the Sereno Project to address their lighting system.

Architect, Ramos stated that the proposed project would have tinted glass and would choose a glass tone similar to what was shown on the rendering.

There was a brief discussion from the Board to make changes to the proposed materials; screen materials to the parking garage; FP&L transformer location; landscaping plan on the roof level; caddy service for the garbage; and the proposed materials for the front façade.

ACTION: Board Member Saland made a motion to approve the proposed project subject to the following conditions:

1. Subject to the conditions listed on staff report provided by the Town Planner Michael Miller.
2. No coconut palm shall be planted on the roof level; only palm trees that do not bear fruits may be planted.
3. The glass block materials feature on the east (front entrance) and west (rear) elevations shall be replaced with fritted glass.

Vice Chair Gavcovich seconded the motion and it passed on a 3-2 vote, with Board Members Bebachik and Frankel opposed.

CONCLUSION OF QUASI-JUDICIAL PUBLIC HEARING

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

Project representative, Matthew Shear, came forward and presented the proposed project. He explained that the owners were proposing to construct a single family home with concrete materials; clear lines; frameless glass and small roof top terrace.

PUBLIC COMMENT

Frances Neuhut, 1060 Kane Concourse, came forward and felt that the adjoining grade of the property lots were not equal and must be approved by the council.

CLOSED PUBLIC COMMENT

There was a brief discussion from the Board on the proposed retaining wall; neighboring property fence; property grade; proposed materials; windows; lighting; driveway material and rear ceiling.

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

1. The height of the fence on the side property line to be a maximum of 6 feet, measure from the average grade level.
2. The retaining wall shall be extended a couple of inches from proposed grade elevation, so there is no water runoff from the rain.
3. The offset panel shall be porcelain material with no light as shown on the rendering.
4. Wood resista material shall be used on the fences, garage door and front entry door.
5. No water run-off from the roof level.

Board Member Bebachik seconded the motion and it passed 4-1, with Board Member Frankel opposed.

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

At this time Board Member Gavcovich recused himself for this item.

Architect, Javier Oropeza, came forward and presented the project to the Board. He explained that the owner was proposing renovations to an existing single family residence that included a structure identified as a portico; outdoor kitchen; roof plan; trellis and gazebo.

Town Planner Michael Miller came forward and stated that the Town was objective to the proposed structure identified by the applicant as a portico. He explained that the Town Code does not allow

carports but did allow for portico. He felt that based on the renderings submitted by the applicant the proposed structure was a carport, which was not allowed by Code.

Town Attorney Simone clarified that the applicant proposed structure was not a portico because it was not connected to the front of the home. He explained that the intent of the Code was for the portico design to be mainly for circular driveway for cars to drive in and out of the driveway, as a drop off to the front door.

There was a detailed discussion on the applicant request for a structure identified as a portico; definition of a portico and carport; planters; staff objection of the proposed structure, as a carport and the owner request to move forward without the proposed structure identified as a portico.

PUBLIC COMMENT

Frances Neuhut, 1060 Kane Concourse, came forward and was opposed to the Board discussion on the proposed home. She felt that the home was projecting into the setbacks.

CLOSED PUBLIC COMMENT

ACTION: Board Member Bebchik made a motion to approve the proposed home renovations with the following conditions:

1. Additional landscaping to the eastern wall facing the street.
2. No carport on the plans.

Board Member Frankel seconded the motion and it passed unanimously.

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

ACTION: Board Member Bebchik made a motion to approve the proposed Minutes. Board Member Saland seconded the motion and it passed unanimously.

There being no further business to discuss meeting was adjourned at 9:57 a.m.

CHAIR

ATTEST

TOWN CLERK