

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

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

January 6, 2015

AGENDA

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

PLEDGE OF ALLEGIANCE

ROLL CALL

1. Request for a new multi-family dwelling for "Bay Harbor Townhouses" located at 9201 W. Bay Harbor Drive, Lot 7 of Block 17. On October 21, 2014 and November 18, 2014 the Board deferred the project. The Developer has made the corrections to the plans as requested by the Board. Enclosed please find the site plan and elevations (Item #1)

** Staff Review:* Design meets Town Code and was approved by the Development Review Committee.

PUBLIC COMMENT - PUBLIC COMMENT - for the purpose of hearing any public comment with respect to an application for site plan approval at 9201 W. Bay Harbor Drive.

2. Request for approval for a new multi-family dwelling for "Bay Harbor 101" located at 1155-65 101 Street, Lots 13-14 of Block 6. The developers back in June 2013 were approved for a 42 unit mid-rise residential development. Since that time the applicant has decided to pursue a townhouse complex rather than a mid-rise multi family dwelling. The developers are now proposing to construct a twelve (12) unit townhouse development. The proposed units range from 2,278 to 2,470 sq. ft. of a/c plus balconies, etc. The proposed design incorporates two rectangular-shaped building positioned north / south on the site with a shared common driveway between the buildings leading to the individual unit parking garages. The building has 3 stories in height @ 30ft above BFE. Enclosed please find the site plan and elevations. (Item #2A)

** Staff Review:* Design meets Town Code and was approved by the Development Review Committee.

PUBLIC COMMENT - PUBLIC COMMENT - for the purpose of hearing any public comment with respect to an application for site plan approval at 1155-1165 101 Street.

3. Request for approval for a new multi-family dwelling for "La Pearl" located at 1170 101 Street, Lot 9 of Block 7. The developers are proposing to construct a fifteen (15) unit multi family development. The proposed units range from 1,298 to 2,088 sq. ft. of a/c plus balconies, etc. The proposed design incorporates one rectangular shaped building positioned north/south on the site. The building has 7 stories in height (6 floors of residential over one story of garage/lobby/common area @ max. 65 feet above BFE. The developer will be required to obtain 6 Transfer of Development Rights (TDR). Enclosed please find the site plan and elevations. (Item #3A)

** Staff Review:* Design meets Town Code and was approved by the Development Review Committee pending the approval of 6 Transfer of Development Rights.

PUBLIC COMMENT - PUBLIC COMMENT - for the purpose of hearing any public comment with respect to an application for site plan approval at 1170 101 Street

4. Request for approval for a new multi-family dwelling for "Le Jardin" located at 1150-60 102 Street, Lots 7-8 of Block 6. The developers are proposing to construct a thirty (30) dwelling unit mid rise residential development. The proposed units range from 1,385 to 2,235 sq. ft. of a/c plus balconies, etc. The proposed design incorporates one square shaped building positioned on top of a 2-story parking garage structure. The building has 7 stories in height (5 floors of residential over two floors of parking garage @ max. 65 feet above BFE. The developer will be required to obtain 12 Transfer of Development Rights (TDR). Enclosed please find the site plan and elevations. (Item #4A)

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

PUBLIC COMMENT - PUBLIC COMMENT - for the purpose of hearing any public comment with respect to an application for site plan approval at 1150-60 102 Street.

CONCLUSION OF QUASI-JUDICIAL PUBLIC HEARING

5. Request for approval for a revision for the "Bay Harbor Island 1" located at 1100-20 100 Street, Lots 3-4 of Block 8. The developers have made several changes from the approved plans submitted to the Planning and Zoning Board on September 3, 2013. When reviewing the construction plans it was noted that some of the plans have been modified after the approval from P&Z. Enclosed please find the narrative of the changes, site plan and elevations. (Item #5A)
6. Approval of minutes of the Board meeting held on September 16, 2014. (Item #6A)

ADJOURNMENT: Approximately 9:00 p.m.

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