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

January 15, 2019

FINAL AGENDA

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

PLEDGE OF ALLEGIANCE

ROLL CALL

1. Request for approval for a new mixed used commercial/ office / residential building for "Northwood Investors, LLC located at 1177 Kane Concourse Lots 5-14 of Block 21 and Lot 32 of Block 3. On November 20, 2018, the Board approved the project but requested that certain elements come back to the Board for further review. The following are the elements requested. 1. Increase vertical articulation on the south facade, Enhance the design of ground floor parking entrance and connection with paseo. 3. Re-examine the design of the east facade. 4. Consider reflective material for the "fins" on the south facade of the building. The proposed construction is a mixed used (commercial / office/ residential) consisting at this time of 104 dwelling units, 86,700 sq. ft. of office use, 7,167 sq. ft. of restaurant use, 2,523 sq. ft. of sidewalk cafe / outdoor dining use and 7,565 sq. ft. of retail use. Enclosed please find the revised renderings and site plan. (Item #1)

** Staff Review:* Design meets Town Code and was approved by Michael Miller, Town Planner.

2. Request for approval for a new single family home for Jennifer Berger at 1280 101 Street Lot 7 of Block 26. The owner is proposing to construct a new two story single family home. The proposed home has approximately 6,336 square feet of living space with a two-car garage. This is a modern flat-roofed style home with an outdoor recreational area, covered terrace, courtyard pool, cabana bath and outdoor kitchen. The residence will have five (5) bedrooms, seven (7) full bathrooms and a half bath. Enclosed please find the site plan and elevations. (Item #2)

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

3. Discussion requested by Chair Steven Hurwitz regarding procedures to address significant variations from the Board approved plans to what the property owner/contractor has built. The intent is a case-study for discussion purposes only. Enclosed please find a sample of the plans approved for the project 9911 West Broadview Drive and photos that were currently taken at the job site. (Item #3)
4. Approval of minutes of the Board meeting held on April 17, 2018, May 1, 2018 and May 15, 2018. (Item #4)

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.