

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**

May 21, 2019

AGENDA

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

PLEDGE OF ALLEGIANCE

ROLL CALL

1. Request for approval for a new townhouse complex for "Beliza" located at 1170 102 Street, Lot 9 of Block 6. The owner/developer, Saman LLC is proposing to construct a new 4-story / 6 unit townhouse residential development. The proposed units range from 2,550 to 3,742 sq. ft. The proposed design incorporates one rectangular shaped building. Each unit will have a 2 car garage with limited ground floor living space with the building overtop a two way vehicular entry court. The building height is 45' above BFE. No TDR units are being sought in this design. 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 - for the purpose of hearing any public comment with respect to an application for site plan approval at 1170 102 Street.

CONCLUSION OF QUASI-JUDICIAL PUBLIC HEARING

2. Request for approval for revisions for "Pro-Nan IV, LLC c/o Prosper Mamane" located at 9911 W. Broadview Drive, Lot 5 of Block 37. On August 16, 2016 the Board approved the construction for a new single family home. During the process of the construction the owner made some revisions to the materials and some design elements that were not brought back to the Planning and Zoning Board for re-approval. It was noted that some changes were made from the previously approved plans during a courtesy zoning inspection. Enclosed please find the previously approved plans, minutes of the meeting, photos showing the existing construction and email inspection report stating the changes found. (Item #2)

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

3. Request for a revision for a new site development for "Church by the Sea" located at 1000 Kane Concourse, Tract N. On July 28, 2016 the Board approved a Site Development Plan application for the Church-By-The-Sea redevelopment project at the current Ocean Cadillac site at 1000 Kane Concourse (Town Resolution #2098). Since that time the project architect has worked to develop a more refined construction plan. Several items were identified as "major" and the Town determined needed PZB re-approval. Zyscovich Architect staff prepared a set of PZB approved / requested modification plans (changes highlighted in red) together with a narrative explaining each change. We have reviewed each item and find they comply with minimum Town Code requirements and the PZB conditions of approval. Enclosed please find the previously PZB approved plans and modified plans. (Item #3)

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

4. Request for approval for revisions for "Palm Villas" located at 1000 99 Street, Lots 1-2 of Block 9. On July 21, 2015 the Board approved the construction of a new 14 unit Townhouse Development. The project construction is nearing completion. During the Final Zoning inspection for compliance with the Code / Approved Site Development Plan. A few issues were identified during the inspection that were deemed significant enough to require PZB re-review / re-approval. Enclosed please find a copy of our PZB staff report, narratives on the changes from the design professionals, and some photos / exhibits to help explain the changes and the revised plans. (Item #4)

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

ADJOURNMENT: Approximately 8:00 p.m.

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