

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
DESIGN REVIEW BOARD
QUASI-JUDICIAL PUBLIC HEARING**

February 1, 2022

AGENDA

SPECIAL NOTICE – HYBRID / VIRTUAL MEETING

The Town of Bay Harbor Islands Design Review Board Meeting will take place in a Hybrid format where a quorum of the Board will be physically present at the Town Hall Council Chambers. Members of the public are welcome to participate in person or virtually via the Zoom platform.

Zoom Link: <https://us06web.zoom.us/j/82550102314>
Meeting ID: 825 5010 2314

The staff, members of the public and the applicants are strongly encouraged to attend virtually but will not be denied access to the physical meeting, consistent with public safety and health considerations.

To request to speak during Zoom Public Comment, please utilize the “raise your hand” Zoom feature on your electronic device. You will be recognized at the direction of the Zoom Meeting Host.

In addition, any member of the public who does not wish, or is unable to participate through the Zoom video conferencing platform, but would still like to participate can do so by listening to the meeting as it happens by dialing the Toll-free number below:

US Toll Free Number: 877 853 5247 or 888 788 0099
For higher quality, dial a number based on your current location.
US: 1 646 558 8656 or 1 301 715 8592 or 1 312 626 6799
Meeting ID: 825 5010 2314
Participant ID: Press the # key

To request to speak: Dial *9 on your telephone device to activate the “Raise your Hand” feature on the zoom platform.

Members of the Public can also submit their request to speak and/or comments via e-mail to the Office of the Town Clerk at achang@bayharborislands-fl.gov

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

PLEDGE OF ALLEGIANCE:

ROLL CALL:

1. Request for approval for a new multi-family dwelling for “Bay Harbor 103 Condominiums” located at 10270-90 East Bay Harbor Drive, Lots 1-2 of Block 5. The developer is proposing to construct a new 6 story / 35 unit mid-rise residential development. The proposed building has a somewhat unique shape, generally squared-shaped in a western site area with an extension along East Bay Harbor Drive. The building is six (6) stories in height with 5 floors of residential units and a ground level parking garage / lobby. The proposed building height is 62'-6" above BFE. The Developer would need to acquire eighteen (18) TDR units to proceed. Enclosed please find the site plan and elevations. (Item #1)

** Staff Review:* Design meets Town Code and was approved by the Development Review Committee pending the approval of 18 Transfer of Development Rights.

PUBLIC COMMENT - for the purpose of hearing any public comment with respect to an application for site plan approval at 10270-90 East Bay Harbor Drive.

2. Request for approval for a new multi-family dwelling for “Bay Harbor 97” located at 1165-75 97 Street, Lots 10-11 of Block 22. The developer is proposing to construct a new 7 story / 31 unit mid-rise residential development. The proposed design incorporates one squared shaped building centered on site with the upper five (5) floors designed for residential units and the ground level and 1st raised floor designed for vehicular parking, required DU storage units, a lobby access and mechanical areas. The proposed building height is 65' above BFE. The Developer would need to acquire thirteen (13) TDR units to proceed. Enclosed please find the site plan and elevations. (Item #2)

** Staff Review:* Design meets Town Code and was approved by the Development Review Committee pending the approval of 13 Transfer of Development Rights.

PUBLIC COMMENT - for the purpose of hearing any public comment with respect to an application for site plan approval at 1165-75 97 Street.

CONCLUSION OF QUASI-JUDICIAL PUBLIC HEARING

3. Request for approval for a new single-family home for “RAFA LLC” located at 10241 E. Broadview Drive, Lot 27 of Block 23. The owner is proposing to construct a new two-story single-family home on a waterfront lot. The existing 4,040 sq. ft. single-story home (built in 1952) will be demolished and be replaced with a new two-story 7,054 sq. ft. home. The residence will have 6 bedrooms, 5 full baths and 2 1/2 baths with a 2-car garage. Enclosed please find the site plan and elevations. Item #3

** Staff Review:* Design meets Town Code and was approved by Michael Miller Planning Associate Representative, Mr. Edward Ploski, Community 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.