

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**

April 7, 2022

AGENDA

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 “Clara BH” located at 10281 West Bay Harbor Drive, Lots 6-7 of Block 5. On January 18, 2022, the Board reviewed and deferred the project for further redesign based on a number of comments. The developer has revised the plans and provided a response narrative to address the Design and Review Board's comments. The proposed twenty-eight (28) unit mid-rise residential development will be six (6) stories in height with a ground level parking garage and a lobby entry to West Bay Harbor Drive, and dwelling units shown on each of the five (5) floors above that. A raised rooftop recreational area is shown with a pool, fitness deck, and sundeck areas. A total of 56 parking spaces are required / provided for the project. The parking garage has 52 parking spaces, including two (2) ADA parking spaces with vehicle lifts per Town Code section 23-30(f). The additional four (4) parking spaces are located outside in the dual front yard area. The developer will be required to obtain 5 Transfers of Development Rights (TDR). Enclosed please find the proposed site plan and elevations. (Item #1A)

** Staff Review:* Design meets Town Code and was approved by the Development Review Committee pending the approval of 5 Transfer of Development Rights.

PUBLIC COMMENT - for the purpose of hearing any public comment with respect to an application for site plan approval at 10281 West Bay Harbor Drive.

2. Request for approval for a new multi-family dwelling for “Global Reach Investments, LLC” located at 9290 West Bay Harbor Drive, Lot 16 of Block 2. The developer is proposing to construct a new 7 story / 8 unit mid-rise residential development. The proposed architecture is typical "2020 South Florida Modern" dominated by abundant glass facades. The building is six (7) stories in height with dwelling units shown on each upper floor (Levels 2-8) with the ground floor (Level 1) now shown only as parking garage / storage / building access area. The proposed building height is to be 75' above BFE to the main roof deck. Based on the current design with 8 DU, the site would have one (1) extra TDR unit. Enclosed please find the site plan and elevations. (Item #2)

** 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 9290 West Bay Harbor Drive.

CONCLUSION OF QUASI-JUDICIAL PUBLIC HEARING

3. 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. On February 1, 2022, the overall project was approved by the Board. The Design and Review Board required the restudy / resubmittal / redesign of the 103 Street and East Bay Harbor Drive front yard driveway / parking / lobby drop off areas to decrease hardscape areas and increase landscape open space areas in an attempt to meet the Town's 10' landscape strip along the roadway. The developer has resubmitted the plan revision and narrative to address the Board's directive. Enclosed please find the revised plans. (Item #3)

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

4. Request for approval of a revision to a new single family home for “Michael Gad” located at 10130 West Broadview Drive, Lots 45-46 of Block 23. On July 20, 2021, the Board approved the site plan for a new single family home. The owner is proposing some architectural changes to the previously approved plans. Enclosed please find the previously approved and new proposed plans and elevation and the narrative. Item #4

** 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.