

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**

June 7, 2022

AGENDA

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

PLEDGE OF ALLEGIANCE:

ROLL CALL

1. Request for approval of a revision for a new multi-family dwelling for "La Baia North" formerly (Royale House) located at 9431-9481 East Bay Harbor Drive, Lots 6-8 of Block 1. On December 18, 2012, the site development plan approval was granted by the Town's Planning and Zoning Board (Now DRB) for a 72 dwelling unit multiple-family complex. The project has received several approval timeframe extensions over the years thru Town and State Code allowances. The former Royale House site at 9431-9481 East Bay Harbor Drive was sold. The new developer is planning to decrease the dwelling unit quantity from 72 DU to 57 DU. The proposed now enlarged dwelling units range from 1,434 to 2,109 square feet of a/c space plus balconies. In October, the Developer was informed the previously approved (2012) underground parking garage was not going to get approved due to FEMA / FBC limitations. Most of the project parking was planned in their underground parking garage. The Developer is seeking to delete the underground parking garage and redesign the grade level parking garage for onsite parking. Also, valet parking is proposed which could allow them (attendants) to park additional vehicles in drive isles / etc. to achieve more on-site parking. The remainder of the required parking is proposed to be purchased through the Town Parking Trust. Enclosed please find the revised site plan, elevations, and traffic statement. (Item #1)

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

PUBLIC COMMENT - for the purpose of hearing any public comment with respect to an application for site plan approval at 9431 thru 9481 East Bay Harbor Drive.

CONCLUSION OF QUASI-JUDICIAL PUBLIC HEARING

2. Request for approval for a new single family home for "Rafael Egozi" located at 9700 West Broadview Drive, Lot 66 of Block 23. On November 5, 2019, the Board approved the original site plan. Due to Covid, the project was put on hold by the owner. The owner is now moving forward with the project and has resubmitted new plans. The owner is proposing to demolish the

existing 3,598 sq. ft. home (built in 1956) and replace it with a new two-story single family home. The proposed two-story home has approximately 6,433 square feet of a/c living. The residence will have 4 bedrooms, 4 1/2 baths and a two-car garage. Enclosed please find the site plan and elevations. (Item #2)

** Staff Review:* The design meets the Town Code and was approved by Michael Miller, Planning Associate, Mr. Edward Ploski, Community Planner.

3. Request for approval for a new single family home for “Moshe Greenwald” located at 10140 West Broadview Drive, Lot 43-44 of Block 23. The owner is proposing to demolish the existing 5,962 sq. ft. home (built in 1951) and replace it with a new two-story single family home. The proposed two-story home has approximately 11,760 square feet of a/c living. The residence will have 6 bedrooms, 7 full baths, 1 1/2 baths and a four-car garage. Enclosed please find the site plan and elevations. (Item #3)

** Staff Review:* The design meets the Town Code and was approved by Michael Miller, Planning Associate, Mr. Edward Ploski, Community Planner.

4. Administration of oath of office to Re-Appointed Board Member, Wesley Kean. (The oath will be administered by Interim Town Clerk, Yvonne Hamilton).

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.