

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**

September 6, 2022

AGENDA

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

PLEDGE OF ALLEGIANCE:

ROLL CALL

1. 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 and April 7, 2022 (revisions), the Board approved the site plan for a new single-family home. The owner is proposing some architectural changes to the previously approved gazebo structure, pool deck and driveway. Enclosed please find the previously approved and new proposed plans and elevation. (Item #1)

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

2. Request for approval for a new single-family home for “Joseph Weingarten & Ruth Levitas” located at 10221 East Broadview Drive, Lot 26 of Block 23. The owners are proposing to construct a new two-story single-family home. The existing 3,261 sq. ft. single-story home (built in 1952) will be demolished and replaced with a new two-story 6,412 sq. ft. home. The residence will have 6 bedrooms, 5 full baths, 2 1/2 baths and a 2-car garage. Enclosed please find the site plan and elevations. (Item #2)

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

3. Request for approval for a new single-family home for “Luxom Property V LLC” located at 9501 East Broadview Drive, Lot 101 of Block 23. The owners are proposing to construct a new two-story single-family home. The existing 2,743 sq. ft. single-story home (built in 1953) will be demolished and replaced with a new two-story 6,185 sq. ft. home. The residence will have 6 bedrooms, 7 full baths, 1 1/2 half baths and a 4-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 Representative, Mr. Edward Ploski, Community Planner.

4. Request for approval for a new multi-family dwelling “Bay Harbor III Townhouses” located at 9201-9241 W. Bay Harbor Drive, Lot 7 of Block 17. On January 6, 2015, the Board reviewed and approved a Site Development Plan. However, the developer failed to move forward with obtaining building permits and the Town approvals expired. The new

Developer, 9201 West, LLC, submitted a new site development application. The developer is proposing to construct a new five (5) dwelling unit townhouse development. The proposed site design incorporates one triangle-shaped building positioned east/west facing West Bay Harbor Drive. The proposed building is 3 stories in height with two upper floors of residential over one ground floor with two car garages. The dwelling units will range in size between 3,945 and 5,054 square feet of a/c space plus garages, balconies, etc. On the rooftop are proposed individual passive recreation areas, each with a sun deck, wet bar, and expansive open terrace. The site would have three (3) extra TDR units. Enclosed please find the site plan and elevations. (Item #4)

** Staff Review:* The design meets the 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 9201-9241 West Bay Harbor Drive.

5. Request for approval for a new multi-family dwelling for "CHBH 100 Street" located at 1145-1167 100 Street, Lots 13-15 of Block 7. On November 3, 2015, the Board reviewed and approved a Site Development Plan. However, the developer failed to move forward with obtaining building permits and the Town approvals expired. The new Developer, CHBH 100 Street, submitted a new Site Development application for a similar midrise multifamily development. The developer is proposing to construct a new 6 story / 45-unit mid-rise residential development. The proposed design incorporates one (1) rectangular shaped building positioned east-west on the site on top of a grade level parking garage structure with 88 parking spaces. The building rooftop is a recreational facility with a swimming pool, sundeck areas, common lounge areas, men's and women's restrooms and several private seating areas. The building is six (6) stories in height, five (5) floors of residential use over one (1) floor of parking/building lobby @ 65ft above BFE + 1" FBC freeboard. Based on the current design, the developer will need to acquire nineteen (19) TDR units. Enclosed please find the site plan and elevations. (Item #5)

** Staff Review:* The design meets the 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 1145-1167 100 Street.

6. Request for approval for a revision for "One Kane Concourse, LLC" located at 9551 East Bay Harbor Drive, Lots 1-2 of Block 1. On November 14, 2011, the PZB/TC reviewed and approved a gateway site development plan for this site. The proposed site plan and building permit application have been granted multiple extensions. The project architect, Revuelta Architecture International, as agent for the property owner, One Kane Concourse, LLC submitted revised plans for several modifications to the previously approved plans. The ground floor area has expanded toward the Kane Concourse Bridge to within 10' of the north property line. The addition of the balconies for the upper office floors. Some modifications to the exterior design of the building. Enclosed please find the previously and new proposed site plan and elevations. (Item #6)

*** Staff Review:** The design meets the 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 9551 East Bay Harbor Drive.

CONCLUSION OF QUASI-JUDICIAL PUBLIC HEARING

7. Regular Meeting - June 7, 2022
Regular Meeting - May 17, 2022
Regular Meeting - May 3, 2022
Regular Meeting - February 1, 2022
Regular Meeting - January 4, 2022

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.