

*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**

**October 18, 2022**

**AGENDA**

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

**PLEDGE OF ALLEGIANCE:**

**ROLL CALL**

**UNFINISHED BUSINESS**

**APPROVAL OF MINUTES:**

- A. Regular Meeting – January 4, 2022
- B. Regular Meeting – January 18, 2022
- C. Regular Meeting – February 1, 2022
- D. Regular Meeting – April 7, 2022
- E. Regular Meeting – May 3, 2022
- F. Regular Meeting – May 17, 2022
- F. Regular Meeting – June 7, 2022
- G. Regular Meeting – July 5, 2022

1. Request for approval of a revision to a new single-family home for “1261 97 Street LLC” located at 1261 97 Street, Lot 10 of Block 29. On July 20, 2021, the Board approved the site plan for a new 2-story single-family home. The house is now under construction. The applicant is requesting to change the approved roof material from a barrel tile (Mixed color Jacobea Blend) to a flat cement tile (Saxory Slate Espresso Blend - Lake Wales). The original roof material is greatly delayed. Enclosed please find the previously approved and new proposed tile material and elevation. (Item #1)

*\* Staff Review:* The design meets the Town Code and was approved by Michael Miller Planning Associates.

2. Request for approval for renovations to a single-family home for “Feud & Silvane Sadala” located at 9814 West Broadview Drive, Lots 59-60 of Block 23. The owners are proposing to renovate the exterior of the existing single family home. No additional square footage is being added to the home. 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 Associates.

3. Request for approval for a new single-family home for “CDO Development, LLC” located at 1270 99 Street, Lot 6 of Block 28. The owners are proposing to construct a new two-story single-family home. The existing 2,575 sq. ft. single-story home (built in 1954) will be demolished and replaced with a new two-story 5,537 sq. ft. home. The residence will have 5 bedrooms, 6 full baths, 2 1/2 half baths and a 2-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 Associates.

4. Request for approval for a new single-family home for “1270 Holdings, LLC” located at 1270 102 Street, Lot 6 of Block 25. The owners are proposing to construct a new two-story single-family home. The existing 2,686 sq. ft. single-story home (built in 1951) will be demolished and replaced with a new two-story 6,225 sq. ft. home. The residence will have 6 bedrooms, 6 full baths, 3 1/2 half baths and a 2-car garage. Enclosed please find the site plan and elevations. (Item #4)

*\* Staff Review:* The design meets the Town Code and was approved by Michael Miller Planning Associates.

5. Request for approval for renovations to the hotel “Landon Hotel - (Bal Bay Inn, LLC)” located at 9650-9660 East Bay Harbor Drive, Lots 1-2 of Block 11. The owner is proposing to remodel the existing hotel lobby into an indoor food / bar area with about 60 seats. The existing outdoor area between the hotel and East Bay Harbor Drive is planned to remove the entire driveway / vehicular drop off areas and convert the area into an outdoor food / bar area with 65 seats. A small pool (interior) and spa (along 97 Street) are also proposed. A fence / wall / landscape buffer is proposed along East Bay Harbor Drive and 97 Street around the outdoor activity areas. 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 9650-60 East Bay Harbor Drive.

6. Request for approval for a new multi-family dwelling for "Horizon BHI, LLC" located at 9880-9900 W. Bay Harbor Drive, Lots 19-20 of Block 3. On April 5, 2017, 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. A new Developer submitted a new site development application. The developer is proposing to construct a new twenty-three (23) dwelling unit mid-rise development. The proposed site design incorporates one square-shaped building on top of a one-story parking garage. The proposed building is 7 stories in height: 5 floors of residential use over 2 floors of parking / common areas / building lobby. The dwelling units will range in size between 1,268 to 3,379 square feet of a/c space plus balconies, etc. The proposed building would require the developer to acquire 5 TDR units. Enclosed please find the 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 9880-9900 West Bay Harbor Drive.

7. Request for approval for a new multi-family dwelling for "Bay Harbor Investments, Inc" located at 9740-9760 W. Bay Harbor Drive, Lots 25-26 of Block 3. On February 16, 2016, 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. A new Developer submitted a new site development application. The developer is proposing to construct a new twenty-seven (27) dwelling unit mid-rise development. The proposed site design incorporates one square-shaped building on top of a two-story parking garage structure that is at grade (lowest level). The proposed building is 7 stories in height: 5 floors of residential use over 2 floors of parking / common areas / building lobby. The dwelling units will range in size between 1,491 to 2,328 square feet of a/c space plus balconies, etc. The proposed building would require the developer to acquire 9 TDR units. Enclosed please find the site plan and elevations. (Item #7)

*\* 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 9740-9760 West Bay Harbor Drive.

8. Request for approval for a new multi-family dwelling for "9525 BH, LLC"- "(New Owner - LDC WBHD Property Owner, LLC)" located at 9110 W. Bay Harbor Drive, Lot 29 of Block 2. The developer is proposing to construct a new eleven (11) dwelling unit mid-rise development. The proposed building is 8 stories in height: 7 floors used for residential purposes (min. 9' inside span between floor slabs per code) and one level (at grade) used as an enclosed parking garage. The dwelling units will range in size between 2,762 to 5,204 square feet of a/c space. No TDR required. The proposed building will have one TDR unit available. Enclosed please find the site plan and elevations. (Item #8)

*\* 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 9110 West Bay Harbor Drive.

## **CONCLUSION OF QUASI-JUDICIAL PUBLIC HEARING**

**ADJOURNMENT:** Approximately 9:30 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.*