

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**

November 1, 2022

AGENDA

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

PLEDGE OF ALLEGIANCE:

ROLL CALL

1. Election of a Vice-Chair by the Board members.
2. 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 September 6, 2022, the Board deferred the project due to concerns with the design. The Developer, CHBH 100 Street, submitted revised plans hoping the revisions address the DRB comments. 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 #2)

** 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.

3. Request for approval for a new multi-family dwelling for "9781 Bay Harbor Development, LLC" located at 9781 East Bay Harbor Drive, Lot 28 of Block 4. On April 17, 2018, the Board reviewed and approved a Site Development Plan. However, the developer failed to move forward with obtaining building permits and has received several extensions (COVID-19 / State Declarations & Orders). A new Developer submitted a new site development application. The developer is proposing to construct a new nine (9) dwelling unit mid-rise development. The proposed site design incorporates one rectangular-shaped building on top of a one-story parking garage structure at grade. The proposed building is 8 stories in height: 7 floors of residential use over 1 story of parking garage and common areas at max 75ft above BFE + 1" FBC Freeboard (main roof deck). The dwelling units will range in size between 3,210 to 4,574 square feet of a/c

space plus balconies, etc. The proposed building would not require any TDR's. Enclosed please find the site plan and elevations. (Item #3)

** 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 9781 East Bay Harbor Drive.

4. Request for approval for a new multi-family dwelling for "9955 Bay Harbor Development, LLC" located at 9919-9955 E. Bay Harbor Drive, Lots 19-21 of Block 4. On March 20, 2018, the Board reviewed and approved a Site Development Plan. However, the developer failed to move forward with obtaining building permits and has received several extensions (COVID-19 / State Declarations & Orders). A new Developer submitted a new site development application. The developer is proposing to construct a new thirty-three (33) dwelling unit mid-rise development. The proposed site design incorporates one rectangular-shaped building on top of a grade level partially under the building parking garage / extended parking area into yard areas. The proposed building will have 7 floors of residential use over the grade level parking areas. The dwelling units will range in size between 1,572 to 4,008 square feet of a/c space plus balconies, etc. The proposed building would require the developer to acquire 7 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 9919-9955 East Bay Harbor Drive.

CONCLUSION OF QUASI-JUDICIAL PUBLIC HEARING

5. Approval of the minutes of the Board meeting held on September 6, 2022 (Item #5)

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.