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**MEETING OF THE
PLANNING AND ZONING BOARD
QUASI-JUDICIAL PUBLIC HEARING**

April 5, 2017

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 "Capriccio" located at 9880-9900 W. Bay Harbor Drive, Lots 19-20 of Block 3. On February 21, 2017 the Board discussed but deferred action on the application and advised the applicant to make several changes. The applicant has attempted to address all of the P&Z requests. The developers are proposing to construct a thirty (30) dwelling unit mid rise residential development. The proposed units range from 1,540 to 2,474 sq. ft. of a/c space plus balconies. The proposed design incorporates one square shaped building positioned on top of a 12 foot tall (interior span) one-story parking garage. The proposed building is 7 stories in height (6 floors of residential over one floor of parking / common areas @ 65 feet above BFE. The developer will be required to obtain 12 Transfer of Development Rights (TDR). Enclosed please find the site plan and elevations. (Item #1A)

** Staff Review:* Design meets Town Code and was approved by the Development Review Committee pending the approval of 12 Transfer of Development Rights.

PUBLIC COMMENT - for the purpose of hearing any public comment with respect to an application for site plan approval at 9880-9900 W. Bay Harbor Drive.

CONCLUSION OF QUASI-JUDICIAL PUBLIC HEARING

2. Request for approval for a new single family home for "1230 99 Street LLC" at 1230 99 Street, Lot 3 of Block 28. The owners are proposing to construct a two story single family residence on an interior lot. The home has approximately 5,248 square feet of living space with a two-car garage. The residence will have four (4) bedrooms, five (5) full bathrooms, One (1) half bath and an office. Enclosed please find the site plan, elevations and landscape plan. (Item 2A)

** Staff Review:* Design meets Town Code and was approved by Michael Miller Planning Associates Representative, Mr. Scott Marks, Community Planner.

3. Request for approval for renovations for "Scott Evan" located at 1231 101 Street, Lot 15 of Block 25. The owner is proposing to renovate the existing single family residence on an interior lot. The proposed home has approximately 3,272 of a/c living space. The applicant is proposing exterior façade changes, several exterior terraces, a gazebo, new driveway and a structure identified as a "portico" (design is essentially a carport / not a permitted use). Enclosed please find the site plan, elevations and landscape plan. (Item 3A)

** Staff Review:* Design meets Town Code and was partially approved by Michael Miller Planning Associates Representative, Mr. Scott Marks, Community Planner. MMPA recommends the P&Z Board to deny the currently designed "carport" in the front yard setbacks area, which is not listed as a permitted use.

4. Approval of the minutes held on December 20, 2016. (Item #4)

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.