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**MEETING OF THE
DESIGN REVIEW BOARD
QUASI-JUDICIAL PUBLIC HEARING**

**MORRIS N. BROAD COMMUNITY
CENTER
1175 95TH STREET
BAY HARBOR ISLANDS, FL 33154**

March 7, 2023

AGENDA

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

PLEDGE OF ALLEGIANCE:

ROLL CALL

1. Request for approval for a new single-family home for "CDO Development, LLC" located at 1270 99 Street, Lot 6 of Block 28. On October 18, 2022, and December 6, 2022, the Board deferred the project. The architect revised the plans as requested by the Board's comments. 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 revised site plan and elevations. (Item #1)

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

2. Request for approval for a new retaining wall for "Edward & Verna Reizen" located at 1230 100 Street, Lots 2-3 of Block 27. On May 17, 2022, the Board approved several site modifications, including a new outdoor covered terrace and storage room. The architect has submitted plans for the construction of a new 1.5' +/- tall retaining wall along the western portion of the rear of the property line. Enclosed please find the site plan and survey. (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 multi-family dwelling for "CHBH 103 Street LLC" located at 10270-10290 E. Bay Harbor Drive, Lots 1-2 / 14-15 of Block 5. On December 6, 2022, the Board deferred the project. The architect revised the plans as requested by the Board's comments. The developer is proposing to construct a new seventy-seven (77) dwelling unit mid-rise development. The proposed architecture style is a typical "2020 South Florida Modern" dominated by abundant glass surfaces but with interesting curvilinear building facades and balconies. The proposed building will have six (6) stories in height with five (5) floors of dwelling units on top of a ground level parking garage. The proposed building would require the developer to acquire 36 TDR units. 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 10270-10290 East Bay Harbor Drive.

4. Request for approval for a new multi-family dwelling for "DDG 100 Street BHI, LLC" located at 1130 - 1140 100 Street, Lots 5-6 / of Block 8. The developer is proposing to construct a new eighteen (18) dwelling unit mid-rise development. The proposed site design incorporates one (1) rectangular shaped building positioned north-south of the site on top of a grade level parking garage structure with 38 parking spaces including 2 ADA spaces. The proposed building includes six (6) floors of residential use over one (1) floor of parking / building lobby @ 64'-8" above BFE + 1" FBC freeboard (65' above BFE + 1 " allowed). The proposed building will not require additional density. 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 1130 - 1140 100 Street.

CONCLUSION OF QUASI-JUDICIAL PUBLIC HEARING

5. Approval of the minutes that was held on October 18, 2022 and November 1, 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.