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**MEETING OF THE DESIGN REVIEW BOARD
MORRIS N. BROAD COMMUNITY CENTER
1175 95TH STREET
BAY HARBOR ISLANDS, FL 33154**

QUASI-JUDICIAL PUBLIC HEARING

**April 16, 2024
7:00 PM**

AGENDA

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

PLEDGE OF ALLEGIANCE:

ROLL CALL

1. Request for approval for an addition to a single-family home for "Julio Lujan" located at 10250 West Broadview Drive, Lot 38 of Block 23. On January 16, 2024, the Board deferred the project. As requested, the owner has submitted more detailed elevations, renderings and photos of the proposed 2nd story addition to an existing one-story waterfront single-family residence. Enclosed please find the 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 a revision to a single-family home for "THOMAS J STALZER TRS 10155 WEST BROADVIEW DRIVE TRUST" located at 10155 West Broadview Drive, Lot 8 of Block 25. A site development plan for the new residence was approved by the Design and Review Board on December 7, 2021. The owner has requested revisions to the previously approved plans. Enclosed please find the site plan, elevations and narrative of the changes. Item #2.

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

3. Request for approval for an exterior renovation for "Shani Kagan & Beaujon Davidson" located at 1231 101 Street, Lot 15 of Block 25. The owners are proposing to renovate the existing exterior house facade with a raised front entry & foyer / wood-appearing stucco siding and new doors and window locations. 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 "VERONICA ESPINEL & WILLIAM PETIT" located at 10040 E. Broadview Drive, Lot 1 of Block 26. The owners are proposing to

construct a new two-story single-family home. The existing one-story single-family home, about 3,293 sq. ft, built in 1954 is to be demolished. The proposed new two-story home has approximately 6,605 sq. ft. of a/c living space with a two-car garage. The residence will have 6 bedrooms, 6 full bathrooms, 1 cabana bath and one 1/2 bath. 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 a revision of a new commercial building for “CBS REALTY HOLDING LLC” located at 1000 Kane Concourse, Tract N. A site development plan for the new commercial property was approved by the Planning & Zoning Board on July 28, 2016, with a revision approved on May 21, 2019. The owner is now requesting an alteration to the east building entry corner, the location of the rooftop equipment and the relocation and screening of the emergency generator. Enclosed please find the site plan, elevations and narrative of the changes. Item #5.

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

6. Request for a revision of a new commercial mixed use building for “1177 Bay Harbor Islands, LLC” located at 1177 Kane Concourse, Lots 5-8 / Block 21 & Lots 6-14 / Block 21. A site development plan for the new commercial property was approved by the Planning & Zoning Board on August 20, 2019. The owner is requesting an increase from 54 dwelling units to 66 units. Also, they are submitting the east facade for review and approval. Enclosed please find the site plan, elevations and narrative of the changes. Item #6.

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

PUBLIC COMMENT - for the purpose of hearing any public comment with respect to an application for site plan approval at 1177 Kane Concourse.

7. Request for approval for a new multifamily dwelling for "1160 101 ST BAY HARBOR CONDO 2618 LLC" located at 1160 101 Street, Lot 8 of Block 7. On March 5, 2024, the Board deferred the project. The architect has made changes to the plans and has resubmitted them for review and approval. The developer is proposing to construct a new nine (9) dwelling unit mid-rise development. The proposed building will have seven (7) stories in height with six (6) floors of dwelling units on top of a grade level parking garage. The proposed dwelling units will range from 2,531 to 4,579 square feet of A/C space plus balconies. The proposed building will not require any TDR's. 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 1160 101 Street.

8. Request for approval for a new multifamily dwelling for "1125 97TH BAY HARBOR CONDO 2618 LLC" located at 1125 97th Street, Lot 15 of Block 22. On March 5, 2024, the Board deferred the project. The architect has made changes to the plans and has resubmitted them for review and approval. The developer is proposing to construct a new nine (9) dwelling unit mid-rise

development. The proposed site design incorporates one rectangular-shaped building positioned north / south on site. The proposed building will have seven (7) stories in height with six (6) floors of dwelling units on top of a grade level parking garage. The proposed dwelling units will range from 1,897 to 3,869 square feet of A/C space plus balconies. The proposed building will not require any TDR's. 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 1125 97 Street.

CONCLUSION OF QUASI-JUDICIAL PUBLIC HEARING

9. Approval of the minutes of the meeting held on August 15, 2023 and November 27, 2023 (Item #9).

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.