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

**MEETING OF THE DESIGN REVIEW BOARD**

**QUASI-JUDICIAL PUBLIC HEARING**

**August 6, 2024  
7:00 PM**

**AGENDA**

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

**PLEDGE OF ALLEGIANCE:**

**ROLL CALL**

1. Request for a revision for a new multi-family dwelling for "LDC WBHD Property Owner LLC" located at 9110 W. Bay Harbor Drive, Lot 29 of Block 2. On May 3, 2023, the Board approved the site development plan. The developer is proposing to construct a new nine (9) dwelling unit mid-rise development. On July 3, 2024, a revised site plan application was submitted for the removal of the duplex units indicating that the dwelling units will now be ranging from 3,218 to 5,984 square feet of AC space. With the proposed modified design of the units, the exterior facade facing the waterfront has been improved. Enclosed please find the previously approved and proposed site plan and elevations. (Item #1)

*\* 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.

2. Request for a revision for a new multi-family dwelling for "BH Investments, LLC." located at 1135 103 Street, Tract F. On May 7, 2019, the Board approved the site development plan. The developer has built a new forty-one (41) dwelling unit mid-rise development. On May 23, 2024, an inspection was requested in anticipation of a temporary Certificate of Occupancy. During the inspection some issues were observed. On July 15, 2024, a revised site plan application was submitted for "substantial" modifications. The original site plan approval included a fully enclosed garage. To comply with the Florida Building Code (FBC), the Federal Emergency Management Agency (FEMA), the garage must be naturally ventilated, meaning the garage cannot be fully enclosed. One side of the garage has been opened for natural ventilation. They propose installing a screen panel to cover the opening. In addition, on the underside of each

balcony they are requesting the change of the previously approved material from a light brown "Engineered Wood" to a white stucco finish. Enclosed please find the previously approved and proposed 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 1135 103 Street.

3. Request for approval for a new multi-family dwelling for "HORIZON AT CASA VERDE, LLC" located at 1130-1150 93 Street, Lots 3-5 of Block 17. On March 5, 2024, the Board deferred the project due to some design considerations. On May 28, 2024, a revised site plan application was submitted for modifications as requested by the Board. The revised plans have reduced the number of dwelling units from 43 DU to 39 DU. They have adjusted the breezeway to be fully open from levels 3 through 7. The entry canopy has been enlarged for a more prominent entry feature. The developer is proposing to construct a new thirty-nine (39) 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 revised building would require the developer to acquire 1 TDR. 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 1130 - 1150 93 Street.

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

**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.*