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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

**January 7, 2025
7:00 PM**

AGENDA

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

PLEDGE OF ALLEGIANCE:

ROLL CALL

1. Request for approval of a revision to a new single-family home for "Michael Gad" located at 10130 West Broadview Drive, Lots 45-46 of Block 23. On July 20, 2021, April 7, 2022 (revisions), and September 6, 2022 (revisions) the Board approved the site plan for a new single-family home. Recently as part of an early TCO inspection the contractor and owner approached the Town with additional revisions. The owner is proposing some architectural changes to the previously approved plan. Town staff determined the extent of the proposed changes was too substantial for staff to approve administratively. Enclosed please find the previously approved and new proposed plans and elevation. (Item #1)

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

2. Request for approval of an outdoor recreational court for "Stuart & Stacey Schwadron" located at 1270 98 Street, Lots 5 & 6 of Block 29. The owners are proposing to construct a tennis court on an existing single family residence. Lot number 5 the home was demolished and removed, grass was installed and now is a vacant lot. Enclosed please find the proposed plans and elevation. (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 multifamily dwelling for "HORIZON AT CASA VERDE, LLC" located at 1130-1150 93 Street, Lots 3-5 of Block 17. On March 5, 2024 and August 6, 2024 the Board deferred the project due to some design considerations. A revised site plan was submitted for modifications as requested by the Board. 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.

4. Request for approval for a new multifamily dwelling for "LA JOLLA DINA LLC" located at 10084 West Bay Harbor Drive, Lot 15 of Block 3. 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 site design incorporates one rectangular shaped building at 64' above BFE + 1 FBC freeboard to the top of the main roof deck. The proposed building would not require any 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 10084 West Bay Harbor Drive.

CONCLUSION OF QUASI-JUDICIAL PUBLIC HEARING

5. Approval of Meeting Minutes:
 1. November 12, 2024
 2. April 16, 2024
 3. March 5, 2024

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.