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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

**March 4, 2025
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 and exterior renovations for "Orit & Jack Osman" located at 9655 W. Broadview Drive, Lot 7 of Block 34. The owners are proposing to add a new second-story addition at the northeast corner of the existing house, adding 900 sq. ft. of new a/c floor area totaling 4,783 sq. ft. In addition, a connected 832 sq. ft. roof deck is shown to the west of the addition. The expanded home will have 5 bedrooms and 5 bathrooms. 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 approval for a new multi-family dwelling for "West Bay Harbor 9761, LLC" located at 9761 West Bay Harbor Drive, Lot 8 of Block 22. The developer is proposing to construct a new five (5) dwelling unit "townhouse" development. The proposed site design incorporates one rectangular-shaped building positioned north / south on the site. The proposed building will have three (3) stories in height with two (2) floors of residential over one (1) floor (grade) of a garage with two bedrooms / bathrooms elevated to DFE @ 32'-10" feet above BFE + 1' FBC freeboard. The proposed dwelling units will range from 2,735 to 3,076 square feet of A/C space plus garages, balconies, etc. On the buildings' rooftop are five (5) proposed individual recreation areas with a plunge pool, half bathroom, lounge chair area and expansive open terrace. The proposed building will not require any TDR's. Enclosed please find the 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 9761 West Bay Harbor Drive.

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.