

*When you speak, you must come to the podium in the front and clearly state your name and address for the record. Please turn off or mute your cell phone or pager at the start of the meeting. Please be advised that if you don't turn off your cell phone or pager and it rings, you will be asked to leave the chambers.*

**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**

**April 15, 2025  
7:00 PM**

**AGENDA**

**SPECIAL NOTICE**

A Design Review Board Meeting will take place in-person and virtually through the Zoom platform, on Tuesday, April 15, 2025, at 7:00 p.m.

“In an effort to provide greater public access and comment on pending matters, the Town of Bay Harbor Islands is providing a Zoom link to enable members of the public to comment on pending items on the Design Review Board agenda. Zoom access is provided under the same terms and conditions as in-person access, including length of time and decorum. Anyone desiring to be heard may utilize the Zoom link. However, members of the public must understand that the provision of Zoom access for comments is a courtesy, not a vested right, and that access is provided subject to the availability and functionality of the Town’s equipment. There is no guarantee that internet service will be reliable or that the Town’s equipment will function as intended. In the event that the Zoom access is unavailable or interrupted for any reason, the Design Review Board meeting will still proceed forward, and will not be stopped or rescheduled in any regard. Those wishing to be absolutely certain that their comments are heard by the Board should present themselves in person at the Board meeting and seek recognition, or alternatively, should submit their comments in advance of the meeting in writing to the Town Clerk, and ask that they be read into the record, subject to the above terms and conditions, such as length and decorum. The validity of any actions taken by the Design Review Board will in no way be affected by the use or functionality of Zoom access for comments.”

Zoom Meeting Link: <https://us06web.zoom.us/j/88181044129>  
Meeting ID: 881 8104 4129

To request to speak during Public Comment, please utilize the “raise your hand” Zoom feature on your electronic device. You will be recognized at the direction of the Zoom Meeting Host.

In addition, any member of the public who does not wish, or is unable to participate through the Zoom video conferencing platform, but would still like to participate can do so by listening to the meeting as it happens by dialing the Toll-free numbers below:

US Toll Free Numbers: 877 853 5247 or 888 788 0099  
For higher quality, dial a number based on your current location):  
US: 1 305 224 1968 or 1 646 558 8656 or 1 301 715 8592

Meeting ID: 881 8104 4129

Participant ID: Press the # key.

To request to speak: Dial \*9 on your telephone device to activate the “Raise your Hand” feature on the Zoom platform.

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

**PLEDGE OF ALLEGIANCE:**

**ROLL CALL**

1. **OATH OF OFFICE**

2. **ELECTION OF OFFICERS:**

1. Chair
2. Vice Chair

3. **LOTTERY FOR THREE (3) MEMBERS WHO WILL SERVE ONE-YEAR TERMS.**

Pursuant to Section of the Town Code, as a one-time adjustment in 2025, three of the seven members appointed by the Town Council will be selected randomly through a lottery process to serve one-year terms. Following these 2025 appointments, all subsequent members will be appointed to serve two-year terms.

4. Request for approval for exterior renovations for “Kelly and Mordechai Ifergan” located at 1270 101 Street, Lot 6 of Block 26. The owners are proposing to replace the front door and shift it to the left. Remove a door from the east side. Replace their existing fence to match the design of the front door. Replace the stone wall with a new stone style and replace the exterior lighting to create a cohesive look with the exterior metals. Enclosed please find the site plan and elevations. Item #4

*\* Staff Review:* The design meets the Town Code and was approved by Lorraine Belle, Town Planner.

5. Request for approval for exterior renovations for “Leon J. Wolfe” located at 9501 W. Broadview Drive, Lot 7 of Block 33. The owner is proposing substantial renovations to the interior and exterior of their existing single-family residence. The existing home was built in 1958. The residence has 5 bedrooms, 4 full baths, one half bath and a carport. The house has an existing pool and covered trellis. Enclosed please find the site plan and elevations. Item #5

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

6. Request for approval for a garage enclosure and exterior renovations for “Teresita Yanes” located at 10141 E. Broadview Drive, Lot 23 of Block 23. The owner submitted an application for exterior renovations and a garage enclosure to an existing single-family residence on a waterfront lot. The owner is proposing to convert the existing garage into an a/c space with a bathroom, exercise room, laundry room and utility closet. The interior square foot will increase from 2,004 sq. ft. to 2,484 sq. ft. The exterior changes will include facade updates and a new driveway. Enclosed please find the site plan and elevations. Item #6

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

7. Request for approval for revisions to an approved site plan for “Shaul Dina & Danielle Dina” located at 9720 W. Broadview Drive, Lot 64 of Block 23. On June 5, 2022, the Board approved the site plan for the construction of a new single-family home. The house is now under construction and the owners are proposing a few changes to the previously approved plans. Some changes include a spiral staircase with access to the roof. New retaining wall with pedestrian and vehicular gates and other changes listed in the narrative letter submitted by the architect. Enclosed please find the previously approved and proposed site plan and elevations. Item #7

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

8. Request for approval of an outdoor recreational court for “Stuart & Stacey Schwadron” located at 1270 98 Street, Lots 5 & 6 of Block 29. On January 7, 2025, the Board deferred the project. At that time, the DRB had only four members due to member resignations. The application was deferred (3 to 1) to allow the applicant to meet with neighbors to discuss the project. The owners are proposing to construct a "mini" tennis court on an existing single-family residence. Lot number 5, the home, was demolished and removed, grass was installed and now there is a vacant lot. Enclosed please find the proposed plans and elevation. (Item #8)

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

9. Request for approval for a new multifamily dwelling for "West Bay Harbor 9761, LLC" located at 9761 West Bay Harbor Drive, Lot 8 of Block 22. On March 4, 2025, the Board deferred the project. The architect submitted revised plans with the modifications as requested by the Board. 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 of 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 #9.

*\* 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 9761 West Bay Harbor Drive.

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

**ADJOURNMENT:** Approximately 11:00 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.*