

*There is a three (3) minute time limit for each speaker during public comment. Your cooperation is appreciated in observing the three (3) minute rule. 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 do not turn off your cell phone or pager and it rings, you will be asked to leave the council chambers.*

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

**DESIGN REVIEW BOARD**

**September 9, 2025  
7:00 PM**

**FINAL AGENDA**

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

**PLEDGE OF ALLEGIANCE:**

**ROLL CALL:**

1. Request for approval for a new single-family home for “9451 Broadview LLC” located at 9451 E. Broadview Drive, Lot 99 of Block 23. The owner is proposing to demolish the existing home and construct a new two-single-family residence on a waterfront lot. The new home will have approximately 6,541 square feet of a/c living space plus some additional non-air-conditioned areas (garage / covered terrace / cabana / etc.) The proposed residence will have five bedrooms, eight full bathrooms and two half baths. 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 single-family home for “1260 97 LLC” located at 1260 97 Street, Lot 5 of Block 30. The owner is proposing to demolish the existing home and construct a new two-single-family residence on an interior lot. The new home will have approximately 6,318 square feet of a/c living space. The proposed residence will have seven bedrooms, nine full bathrooms and one half bath. Enclosed please find the site plan and elevations. Item #2

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

3. Request for approval for a new single-family home for “Jacob & Anita Givner” located at 1281 101 Street, Lot 11 of Block 25. The owner is proposing to demolish the existing home and construct a new two-single-family residence on an interior lot. The new home will have approximately 6,426 square feet of a/c living space. The proposed residence will have five bedrooms and seven bathrooms. Enclosed please find the site plan and elevations. Item #3

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

4. Request for approval of a revision for "Yonaton Almagor & Ahuva Greisman" located at 1280 95 Street, Lot 7 of Block 32. On June 17, 2024, the Board approved the site plan for the construction of a new single-family home. The owners submitted revised plans for modifications to the north, south, east and west elevations, including changes to the shape of certain windows, as well as the removal and relocation of others. Enclosed please find the previously approved and new proposed plans. Item #4

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

5. Request for approval of a revision for "Jack & Orit Osman" located at 9655 West Broadview Drive, Lot 7 of Block 34. On March 4, 2025, the Board approved the site plan for the addition and renovation to an existing single-family home. On August 12, 2025, the owners submitted revised plans for modifications. The changes include reducing the square footage of the 2nd floor addition and the roof deck. They have added, eliminated and relocated some windows on the second story. Also, they swapped the previously approved railings with glass. Enclosed please find the previously approved and new proposed plans. Item #5

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

#### **ADJOURNMENT:**

Pursuant to Florida Statutes 286.0105, the Town hereby advises the public that should any person decide to appeal any decision of the Design Review 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.