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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 6, 2026
7:00 PM**

AGENDA

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

PLEDGE OF ALLEGIANCE:

ROLL CALL

1. Request for approval for exterior modifications for the "Club of Bay Harbor Condominium" located at 1120 99 Street, Lots 6-7 of Block 9. The Association submitted an application for exterior modifications involving the removal of a stone façade to replace it with stucco and paint the existing building. Enclosed please find the site plan, elevations and photos. Item #1

** Staff Review:* The design meets the Town Code and was approved by Lorraine Belle, Town Planner.
2. Request for approval for exterior modifications for "Pura Vida" located at 1019 Kane Concourse (1001), Lots 16-18 of Block 11. The owner submitted an application for exterior modifications to the façade of the subject property. Enclosed please find the site plan, elevations and photos. Item #2

** Staff Review:* The design meets the Town Code and was approved by Lorraine Belle, Town Planner.
3. Request for approval for exterior modifications for "Lindsay Keats Corp" located at 9530 West Broadview Drive, Lot 73 of Block 23. On December 7, 2021, the Board approved the site plans for a new single family home. The home was built and was issued the Certificate of Occupancy on November 7, 2022. The owners are requesting approval for a material change (from wood to travertine cladding) to the front and side elevations of the previously approved new single-family residence. Enclosed please find the previously approved and new proposed plans. 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 "10321 E. Broadview LLC" located at 10321 East Broadview Drive, Lot 30 of Block 23. On February 4, 2025, the Board approved the site plan for the new construction of a single-family home. The applicant is now resubmitting revised plans that propose three specific changes: 1) An increase in the design Base Flood Elevation (BFE)

due to updated FEMA maps; 2) Relocation and an increase in the area of the pool equipment pad; and 3) The addition of a covered walkway connecting the garage to the main house. All other aspects of the approved design remain unchanged. 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 for a new single-family home for "Brian & Brittany Riemer" located at 9625 Broadview Terrace, Lot 8 of Block 30. The owners are proposing to demolish the existing 1972 home and construct a new two-story single-family residence. The new home will have approximately 5,611 square feet of a/c living space. The proposed residence will have four bedrooms, seven bathrooms, a two-car garage with a pool and an outdoor terrace. Enclosed please find the site plan and elevations. Item #5

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

6. Request for approval for a new multifamily dwelling for "CPG BH, LLC" located at 9440 West Bay Harbor Drive, Lot 7 of Block 2. The developer is proposing to construct a new seven (7) dwelling unit development. The building design is modern with abundant glass and curvilinear balconies. The proposed dwelling units will range from 1,339 to 3,640 square feet of a/c space. The proposed building will not require any TDRs. 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.

PUBLIC COMMENT - for the purpose of hearing any public comment with respect to an application for site plan approval at 9440 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.