

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

**May 5, 2026
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 "Mauricio Levi" located at 9730 West Broadview Drive, Lot 63 of Block 23. On April 16, 2026, the Board deferred the project. The applicant submitted revised plans addressing the concerns of the Board with the modifications made to the appearance of the front elevation. The owner is proposing to demolish the existing 1957 home and construct a new two-story single-family residence. The new home will have approximately 7,023 square feet of a/c living space. The proposed residence will have eight bedrooms, eight full bathrooms, three half baths, an enclosed garage and a pool. Enclosed please find the site plan and elevations. (Item #1)

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

2. Request for approval for a revision to a new multi-family dwelling for "HORIZON AT CASA VERDE, LLC" located at 1130-1150 93 Street, Lots 3-5 of Block 17. On January 7, 2025, the Board approved the site plan. On January 26, 2026, the construction plans were submitted for review. During the review, staff identified significant changes that were made to the previously approved design. Additionally, the applicant is requesting a waiver to allow faux plants in lieu of live plant material with irrigation. 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 developer will still require to acquire 1 TDR. 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.

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.