

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.

**MEETING OF THE
DESIGN REVIEW BOARD
QUASI-JUDICIAL PUBLIC HEARING**

January 18, 2022

AGENDA

SPECIAL NOTICE – HYBRID MEETING

The Town of Bay Harbor Islands Design Review Board Meeting will take place in a Hybrid format where a quorum of the Board will be physically present at the Town Hall Council Chambers. Members of the public are welcome to participate in person or virtually via the Zoom platform.

Zoom Link: <https://us06web.zoom.us/j/85962489064>

Meeting ID: 859 6248 9064

The staff, members of the public and the applicants are strongly encouraged to attend virtually, but will not be denied access to the physical meeting, consistent with public safety and health considerations.

To request to speak during Zoom 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 number below:

US Toll Free Number: 877 853 5247 or 888 788 0099

For higher quality, dial a number based on your current location.

US: 1 646 558 8656 or 1 301 715 8592 or 1 312 626 6799

Meeting ID: 859 6248 9064

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.

Members of the Public can also submit their request to speak and/or comments via e-mail to the Office of the Town Clerk at achang@bayharborislands-fl.gov

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

PLEDGE OF ALLEGIANCE:

ROLL CALL:

1. Request for approval for a new multi-family dwelling "Clara BH" located at 10281 W. Bay Harbor Drive, Lots 6 & 7 of Block 5. On March 21, 2017, the Board reviewed and approved a Site Development Plan for this site known as the "Atlantis". However, the developer failed to move forward with obtaining building permits and the Town approvals expired. Last fall a new Developer, Clara BH, LLC, submitted a new Site Development application for a similar midrise multifamily development. The developer is proposing to construct a twenty-eight (28) unit mid-rise residential development. The proposed building is six (6) stories in height with a ground level parking garage and a lobby entry to West Bay Harbor Drive, and dwelling units shown on each of the five (5) floors above that. A raised rooftop recreational area is shown with a pool, fitness deck, and sundeck areas. A total of 56 parking spaces are required / provided for the project. The parking garage has 52 parking spaces, including two (2) ADA parking spaces with vehicle lifts per Town Code section 23-30(f). The additional four (4) parking spaces are located outside in the dual front yard area. The new developer will be required to obtain 1 Transfer of Development Rights (TDR). Enclosed please find the proposed site plan and elevations. (Item #1A)

** 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 10281 West Bay Harbor Drive.

CONCLUSION OF QUASI-JUDICIAL PUBLIC HEARING

2. Approval of July 20, 2021, and August 17, 2021, Meeting Minutes.

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.