

RESOLUTION NO. 2026- 3479

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA, APPROVING A SITE PLAN EXTENSION APPLICATION FOR PROPERTY GENERALLY LOCATED AT 9064 HARDING AVENUE, SURFSIDE, FLORIDA, TO EXTEND THE SITE PLAN APPROVAL FOR ONE YEAR; RETAINING ALL OTHER ASPECTS OF THE PREVIOUS APPROVALS; PROVIDING FOR ADDITIONAL CONDITIONS; PROVIDING FOR VIOLATION OF CONDITIONS; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on April 27, 2023, the Planning & Zoning Board approved the request for a site plan for a second story addition on property located at 9064 Harding Avenue (the "Site Plan Approval"); and

WHEREAS, on April 27, 2023, the Planning & Zoning Board, at a duly noticed and televised public hearing, after reviewing the Application and hearing from its professional staff, the Applicant, and members of the public, considered the requirements of the Town Zoning Code and the Application's consistency with the Town of Surfside Comprehensive Plan and recommended the Application for approval with staff conditions; and

WHEREAS, the existing two-story residence consists of 2,122sf of interior habitable square footage; and

WHEREAS, the property was granted an additional 586sf of second story interior space situated along the northern portion of the structure resulting in a total square footage of 2,708sf of habitable space; and

WHEREAS, Code Sec. 90-19.9 provides that a design review approval from the Planning and Zoning Board shall be effective until the development is completed except that if, after 24 months from the date of the approval by the planning and zoning board a building permit for a principal building has not been issued and remains in effect, the approval shall be null and void; and

WHEREAS, Code Sec. 90-19.9 provides that up to a one year extension may be granted by the Town Commission at its sole discretion, provided the applicant submits a request in writing to the town manager or designee in advance of the expiration of the original approval, setting forth good cause for such an extension; and

WHEREAS, the Applicant is now seeking an extension of the Site Plan Approval pursuant to Code Sec. 90-19.9; and

WHEREAS, on February 21, 2025, Mr. Roberto Marquez, (the "Applicant"), the owner of the Property, filed an application to extend the Site Plan Approval with respect to the Property (the "Extension Application") in order to allow for an additional year to prepare construction drawings and apply for the building permit for a small home addition; and

WHEREAS, the Town Planner has reviewed the Extension Application and is satisfied that the proposed site plan extension is permitted under the Town Code.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA, APPLICABLE TO APPLICANT, ITS SUCCESSORS AND/OR ASSIGNS, AS FOLLOWS:

SECTION 1. RECITALS AND FINDINGS OF FACT. All recitals set forth above are adopted and incorporated into the body of this Resolution as if same were fully set forth herein. The Commission finds that the Application for the proposed site plan extension [is/is not] in compliance with the requirements of the Town Code for Site Plan Approval and the Application is consistent with the Town of Surfside's Comprehensive Plan.

SECTION 2. APPROVAL/DENIAL OF SITE PLAN EXTENSION. The request to approve an extension to the site plan approved by the Previous Approvals as set forth in the Application is hereby [approved/denied]. The improvement shall be in compliance with the plans dated March 5, 2023 prepared by True Scale Architecture.

SECTION 3. RETAINING SITE PLAN, CONDITIONS, AND ALL OTHER ASPECTS OF THE PREVIOUS APPROVALS. All other aspects of the Previous Approvals, including, but not limited to, the site plan approval, and the conditions of approval, continue in full force and effect.

SECTION 4. ADDITIONAL CONDITIONS. The approval granted herein is subject to the following conditions:

1. Per Sec. 90-47, Roof overhangs and eaves may be no more than 24-inches. Measurement must be provided for the north side eave of the addition.

2. The window location on the east elevation of the addition must be adjusted on Sheets A-2.02 and A-2.02A to reflect the change made to Sheet A-3.02 and the renderings.

SECTION 5. VIOLATION OF CONDITIONS. Failure to adhere to the terms and conditions of this Resolution or the conditions of the Previous Approvals shall be considered a violation of the Town Code and persons found violating the conditions shall be subject to the penalties prescribed by the Town Code, including but not limited to, the revocation of any of the approval(s) granted in this Resolution. The Applicant understands and acknowledges that it must comply with all other applicable requirements of the Town Code before it may commence construction or operation, and that the foregoing approval in this Resolution may be revoked by the Town at any time upon a determination by the Town Commission, following a public hearing, that the Applicant is in non-compliance with the Town Code or the conditions of this Approval and has failed to cure, or to provide an acceptable plan to timely cure, the non-compliance.

SECTION 6. SEVERABILITY CLAUSE. In the event any portion or section of this Resolution is determined to be invalid, illegal or unconstitutional by a court or agency of competent jurisdiction, such decision shall in no way affect the remaining portions of this Resolution, which shall remain full force and effect.

SECTION 7. EFFECTIVE DATE. This Resolution shall become effective upon adoption.

PASSED AND ADOPTED this 13th day of January, 2026.

Motion by: Vice Mayor Paul.

Second by: Mayor Burkett.

FINAL VOTE ON ADOPTION

Commissioner Gerardo Vildostegui	<u>Absent</u>
Commissioner Ruben A. Coto	<u>Absent</u>
Commissioner Nelly Velazquez	<u>Yes</u>
Vice Mayor Tina Paul	<u>Yes</u>
Mayor Charles W. Burkett	<u>Yes</u>

Charles W. Burkett, Mayor

ATTEST:

Sandra N. McCready, MMC, Town Clerk



APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

Thais Hernandez
Town Attorney

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

I, Sandra N. McCready, Town Clerk of the Town of Surfside, Florida, do hereby certify that the above and foregoing is a true and correct copy of Resolution No. 2026 - 3479 adopted by the Town Commission at its meeting held on the 13th day of January, 2026.

Issued: January 15, 2026

Sandra N. McCready, MMC
Town Clerk



DRB Meeting	____/____/20____
Application / Plans Due	____/____/20____

TOWN OF SURFSIDE
SINGLE-FAMILY and TWO-FAMILY SITE PLAN APPLICATION

A complete submittal includes all documents on the "Single-Family and Two-Family Site Plan Application Submission Checklist" as well as completing this application in full. The owner and agent must sign the application with the appropriate supplemental documentation attached. Please print legibly in ink or type on this application form. A pre-application meeting with the Town Planner is required prior to submitting this application. Town Planner, Judith Frankel jfrankel@townofsurfsidefl.gov

PROJECT INFORMATION ALL INFORMATION IS REQUIRED

PROPERTY ADDRESS: 9064 HADING AVE

OWNER'S NAME: REBECCA MARGUER

PHONE: 305 927 4080 Email: REBMARKR09@GMAIL.COM

AGENT'S NAME: _____

ADDRESS: _____

PHONE: _____ Email: _____

ZONING CATEGORY: PLAN REVIEW FOR ZONING

DESCRIPTION OF ADDITION ON 2ND FLOOR

PROPOSED WORK: _____

Application Meeting Date: MARCH 30TH, 2023

INTERNAL USE ONLY

Date Submitted 3/8/2023

Project Number 23-3581

Report Completed _____

Date 3/8/2023

Fee Paid \$ 200.00

ZONING STANDARDS

Required

Provided

Plot Size _____

_____ | _____ | _____

_____ | _____ | _____

Setbacks (F/R/S) _____

_____ | _____ | _____

_____ | _____ | _____

Lot Coverage _____

_____ | _____ | _____

_____ | _____ | _____

Height _____

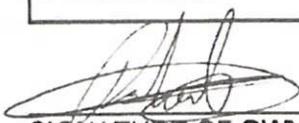
_____ | _____ | _____

_____ | _____ | _____

Pervious Area _____

_____ | _____ | _____

_____ | _____ | _____



SIGNATURE OF OWNER

03/03/23

DATE

SIGNATURE OF AGENT

DATE



TOWN OF SURFSIDE
SINGLE-FAMILY and TWO-FAMILY SITE PLAN APPLICATION
PLANNING AND ZONING BOARD Rules and Procedures (June 2002)

The Planning and Zoning shall generally meet the last Thursday of each month at 6:00 p.m. at Town Hall in the Commission Chambers.

Zoning compliant plans and completed applications (including all supporting documentation) must be submitted to the Building Department at least 30 days prior to the Planning and Zoning Meeting with the applicable fees (example: \$200.00 for Plan Review for Zoning), at which time they will be considered. Incomplete or non-compliant plans and applications will not be processed. Please note that some applications require public notice (incl. new homes and substantial additions).

The applicant or duly authorized agent (per ownership affidavit) must be present at the meeting. If there are no applications for consideration by the Planning and Zoning Board, the monthly meeting may be cancelled at the discretion of the Chair of the Board.

Please advise the name of the Owner and Representative who will attend the hearing on behalf of this application:


NAME OF REPRESENTATIVE

13/03/23

DATE

SITE PLAN

PHASE:
SITE PLAN
SUBMITTAL
SEAL:

THESE DRAWINGS ARE PROPERTY OF
TRUE SCALE ARCHITECTURE, INC. UNLESS
OTHERWISE AGREED IN WRITING, THE
CONTENT OF THESE DRAWINGS IS NOT
TO BE COPIED OR REPRODUCED IN WHOLE
OR IN PART, EXCEPT AS AGREED IN WRITING.

PROJECT NUMBER: 2023-03
DRAWN BY: SP
APPROVED BY: SP
PRINTED: 03/05/2023

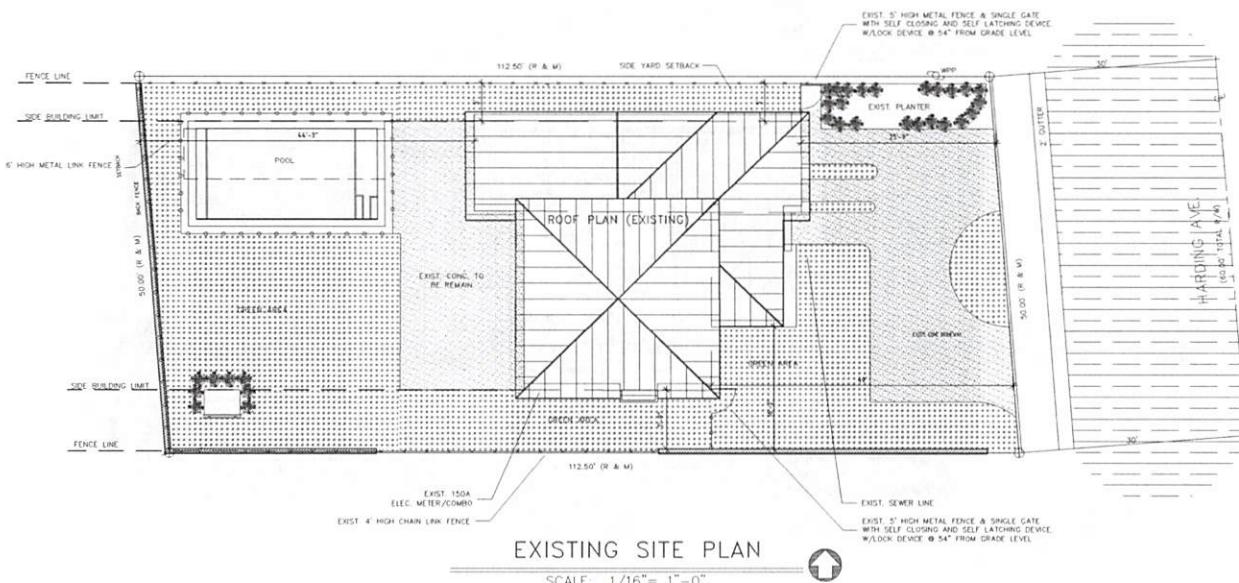
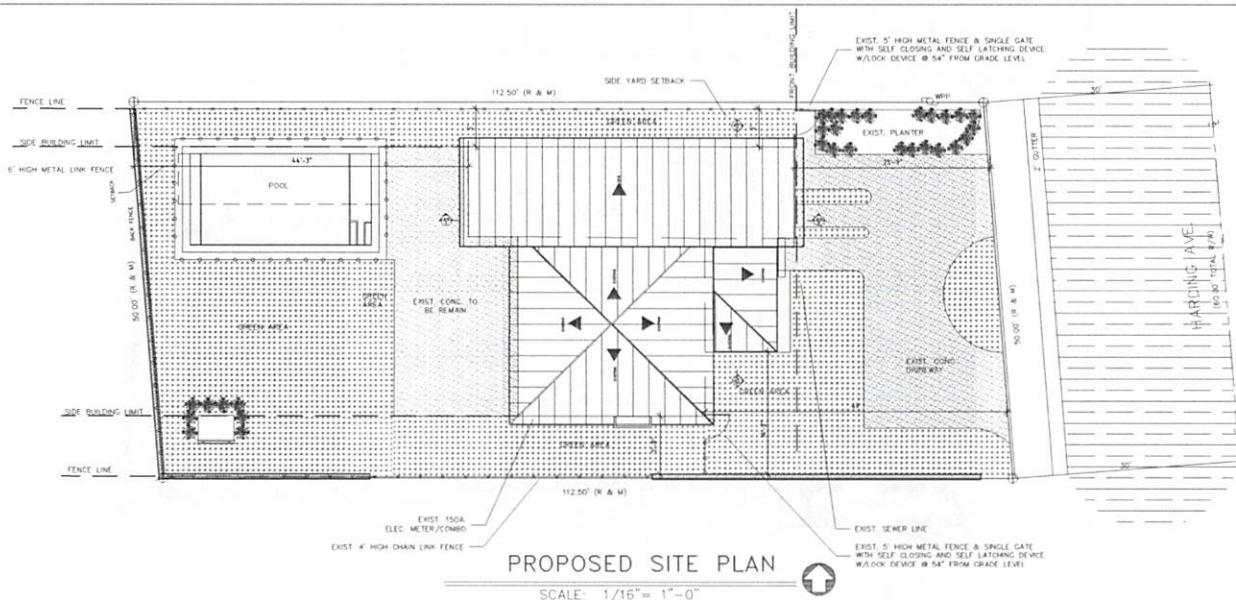
SHEET NUMBER:

A-1.00

SITE CALCULATIONS

PROPOSED			
LOT AREA	5,600.00 SQFT	ALLOWED	PROVIDED
1st LEVEL AREA:	1,521.00 SQFT	MAX. 40%	27.16 %
LANDSCAPE AREA:	2,573.44 SQFT	MIN. 35%	45.95 %
POOL AREA:	288.00 SQFT		
POOL EQPMT. PAD:	16.00 SQFT		
OPEN TERRACE:	520.52 SQFT		
DRIVEWAY:	681.04 SQFT		
2nd LEVEL AREA:	600.98 SQFT	MAX. 80%	39.4 %

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DRIVEWAY:	681.04 SQFT		
2nd LEVEL AREA:	1,187.06 SQFT	MAX. 80%	78 %

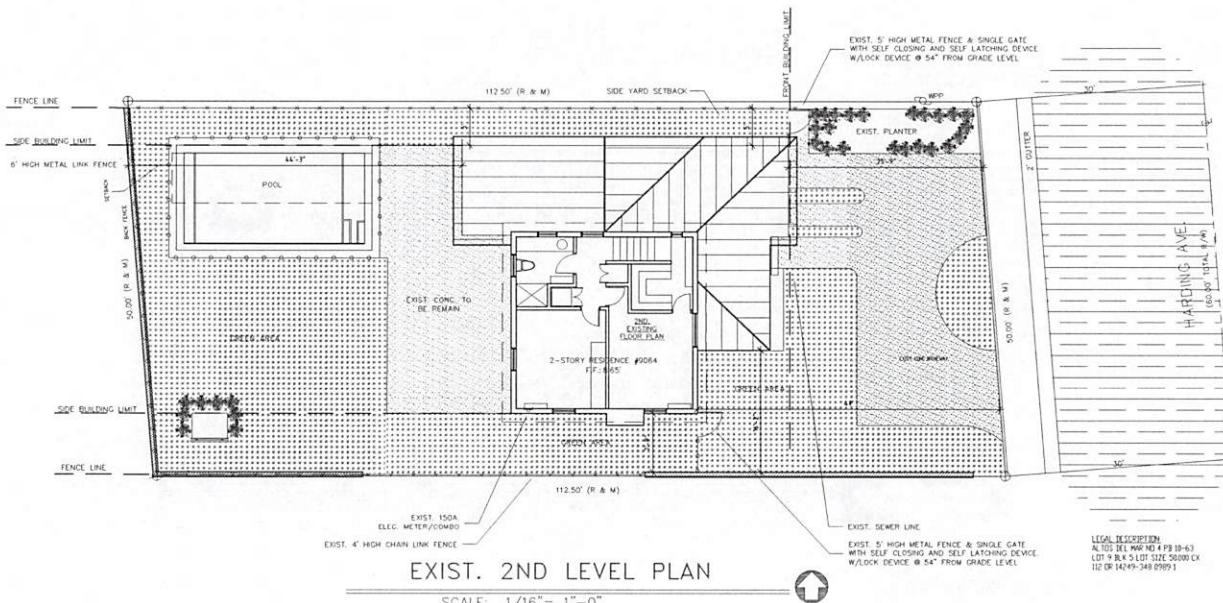


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EXISTING FLOOR PLANS

TrueScale
Architecture

PROJECT LOCATION:
9064 HARDING AVE.
SURFSIDE, FL 33154

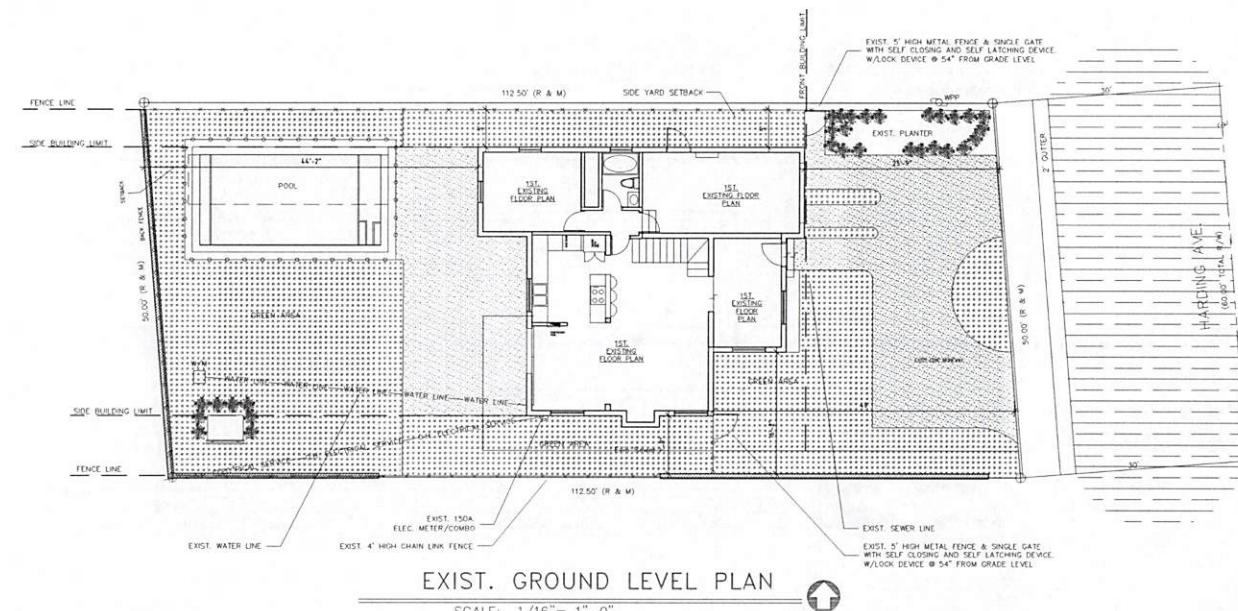
CLIENT:
LAURA BASALLO OJEDA
ROBERTO MARQUEZ
RODRIGUEZ

PHASE:
**SITE PLAN
SUBMITTAL**

OTHERWISE PROVIDED FOR BY CONTRACT
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SHEET NUMBER:

A-2.01

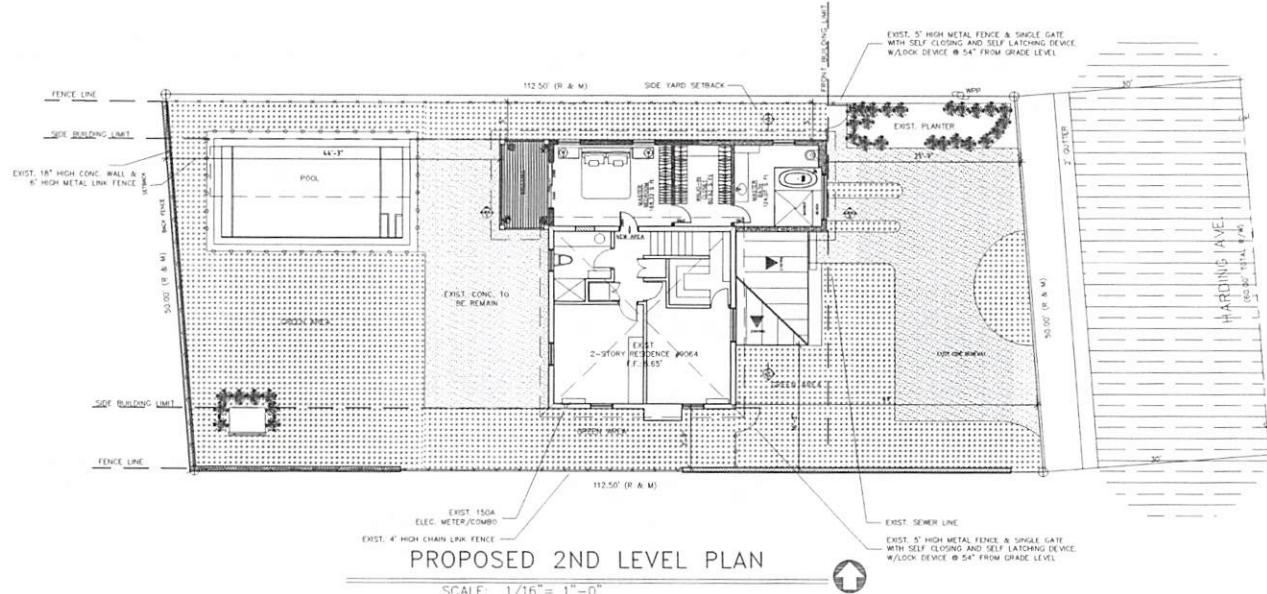


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PROPOSED FLOOR PLANS

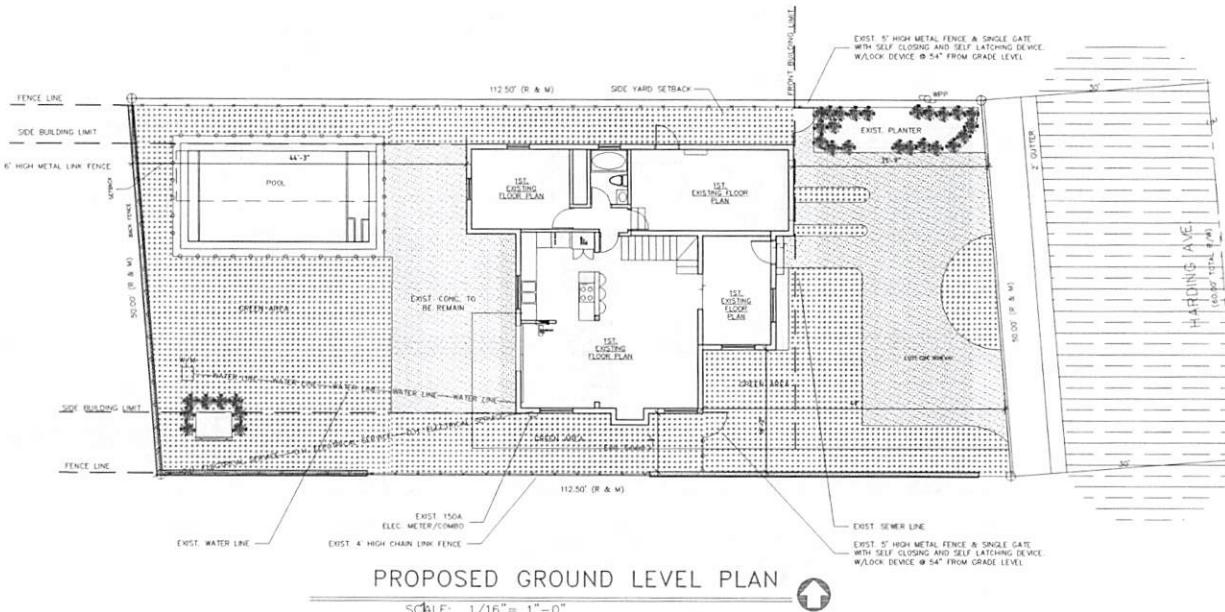
TrueScale
Architecture

PROJECT LOCATION
9064 HARDING AVE.
SURFSIDE, FL 33154
CLIENT:
LAURA BASALLO OJEDA
ROBERTO MARQUEZ
RODRIGUEZ

PHASE:
**SITE PLAN
SUBMITTAL**

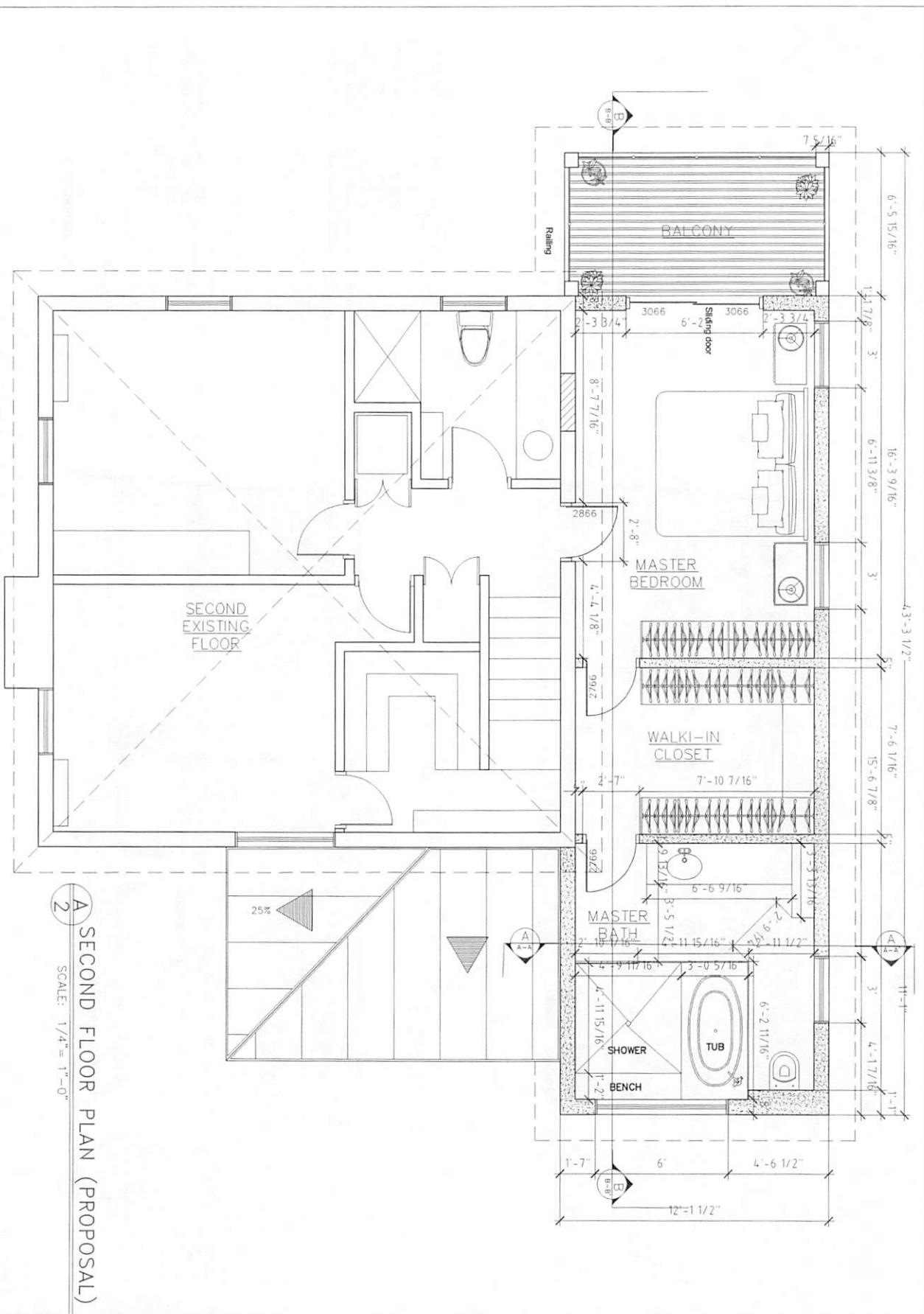
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PROJECT NUMBER: 2023-03
DRAWN BY: SRRPH
APPROVED BY: SR
PRINTED: 03/05/2023

SHEET NUMBER: 1-8-00



SHEET NUMBER:

A-2.02



SECOND FLOOR PLAN (PROPOSAL)

SCALE: 1/4" = 1"-0"

PHASE:
SITE PLAN
SUBMITTAL

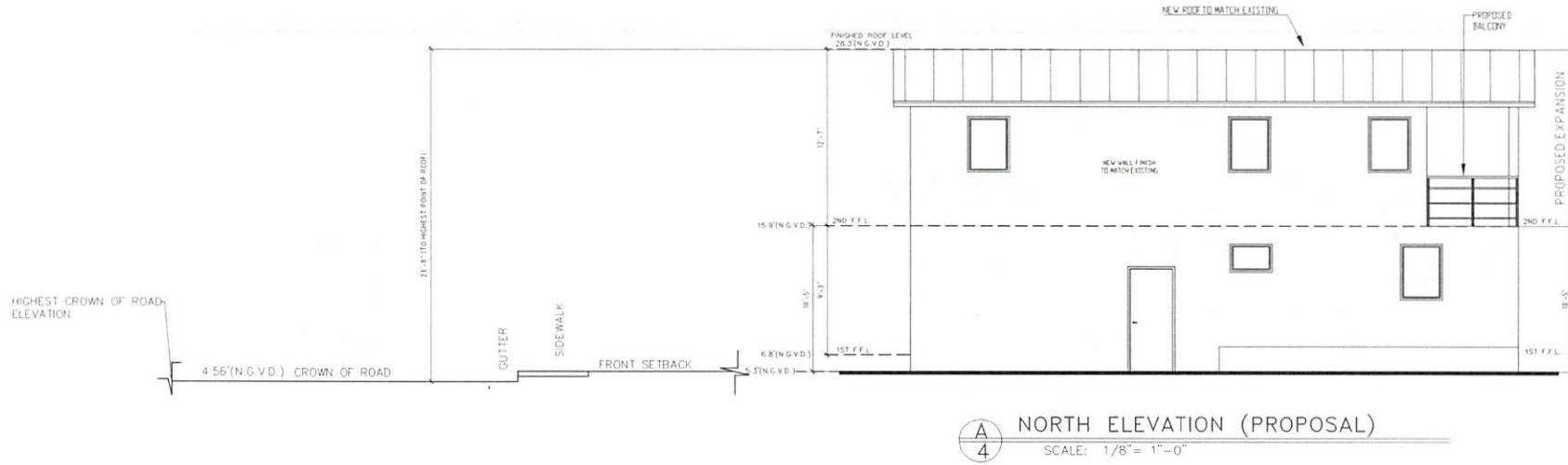
**ENLARGED PROPOSED
FLOOR PLAN**

A-2-02A	
PROJECT NUMBER:	2023-03
DRAWN BY:	505/H
APPROVED BY:	SR.
PRINTED:	03/05/2023
SHEET NUMBER:	

TrueScale Architecture

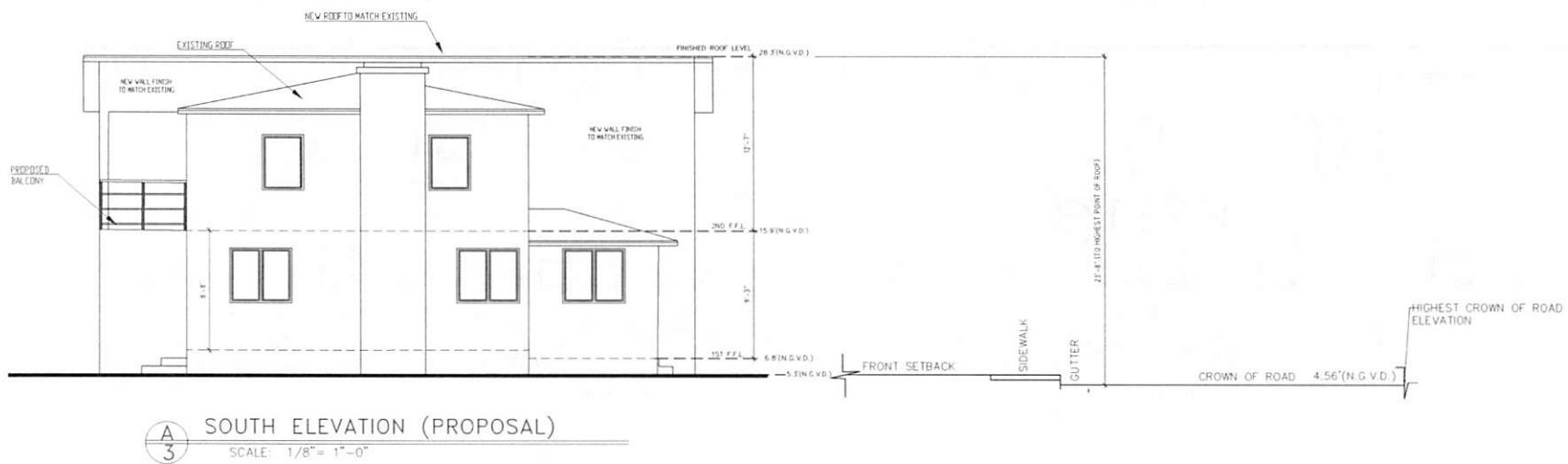
PROPOSED BUILDING ELEVATIONS

NORTH ELEVATION (PROPOSAL)



SCALE: 1/8" = 1'-0"

A
4



SOUTH ELEVATION (PROPOSAL)

SCALE: 1/8" = 1'-0"

A
3

PHASE:
SITE PLAN SUBMITTAL

SEAL

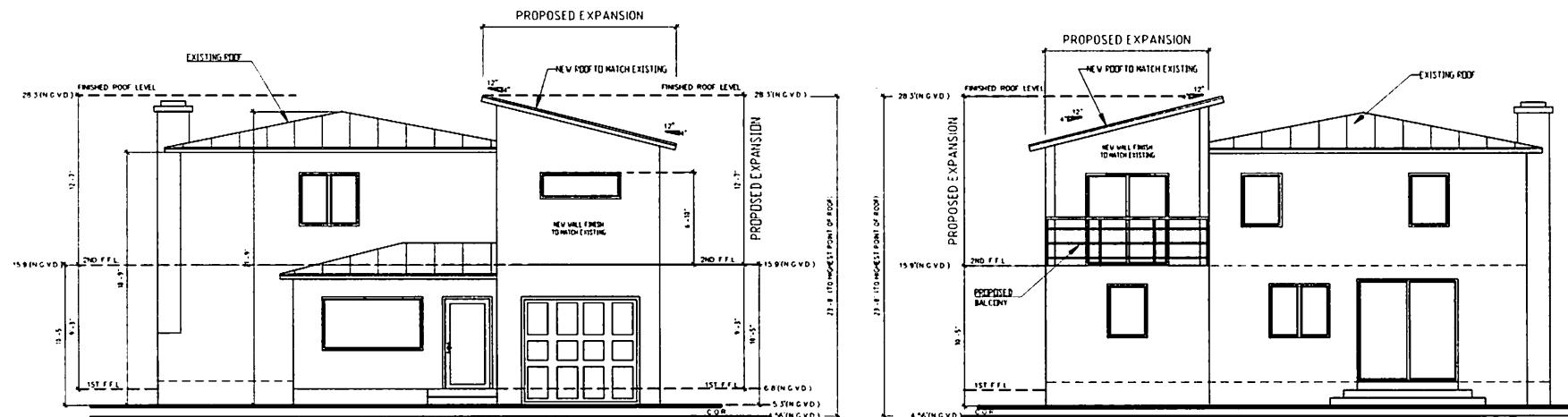
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PROJECT NUMBER: 2023-01
DRAWN BY: SPH
APPROVED BY: SR
PRINTED: 03/05/2023

SHEET NUMBER:

A-3.01

PROPOSED BUILDING ELEVATIONS

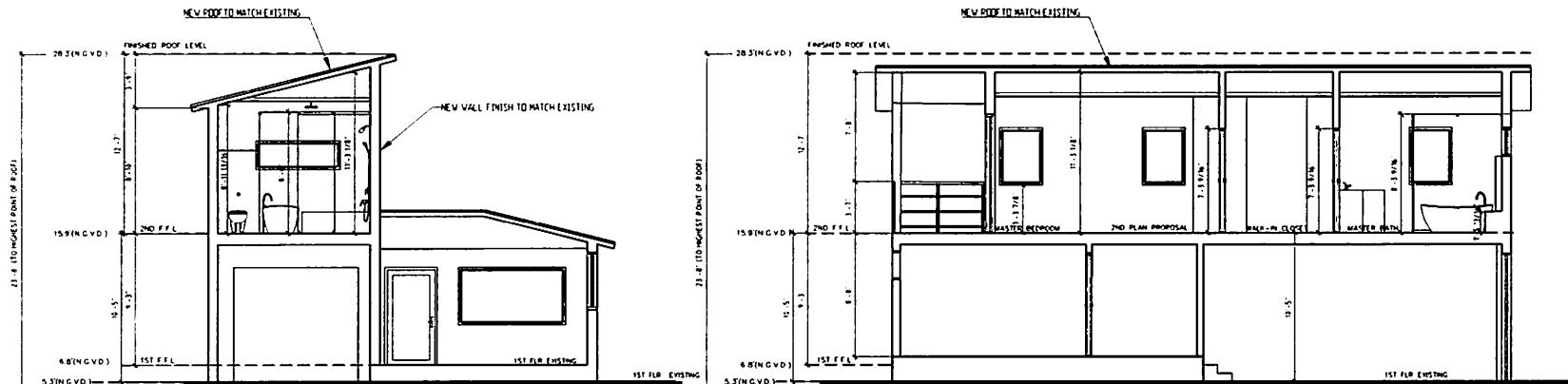


EAST (FRONT) ELEVATION (PROPOSAL)

SCALE: 1/8" = 1'-0"

WEST ELEVATION VIEW (PROPOSAL)

SCALE: 1/8" = 1'-0"



SECTION A-A' (PROPOSAL)

SCALE 1/8" = 1'-0"

SECTION B-B' (PROPOSAL)

SCALE: 1/8" = 1'-0"

PROJECT LOCATION
8084 HARDING AVE.
SURFSIDE, FL 33154
CLIENT
LAURA BASALLO DIAZ
ROBERTO MARQUEZ
RODRIGUEZ

PHASE
SITE PLAN
SUBMITTAL

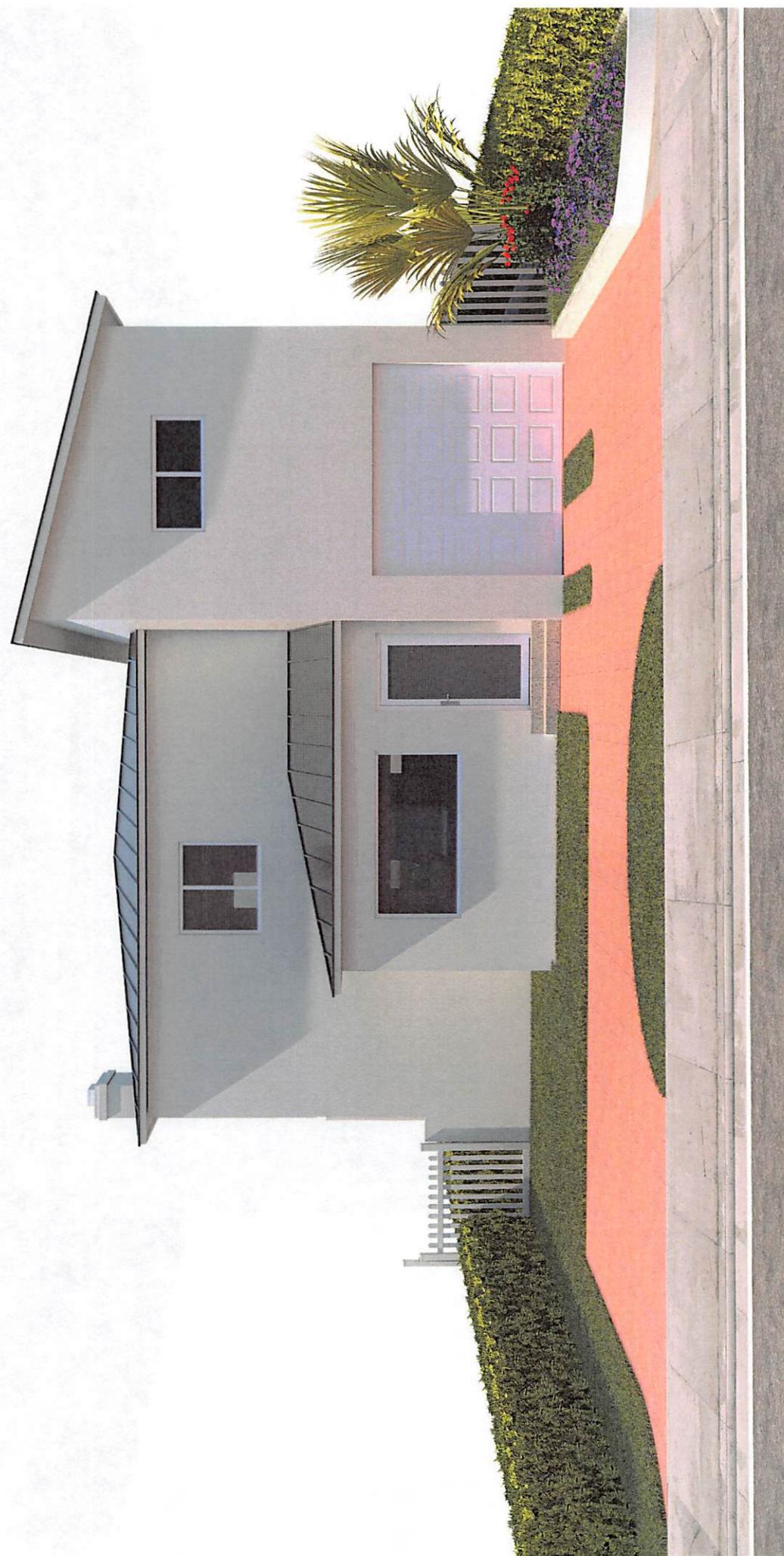
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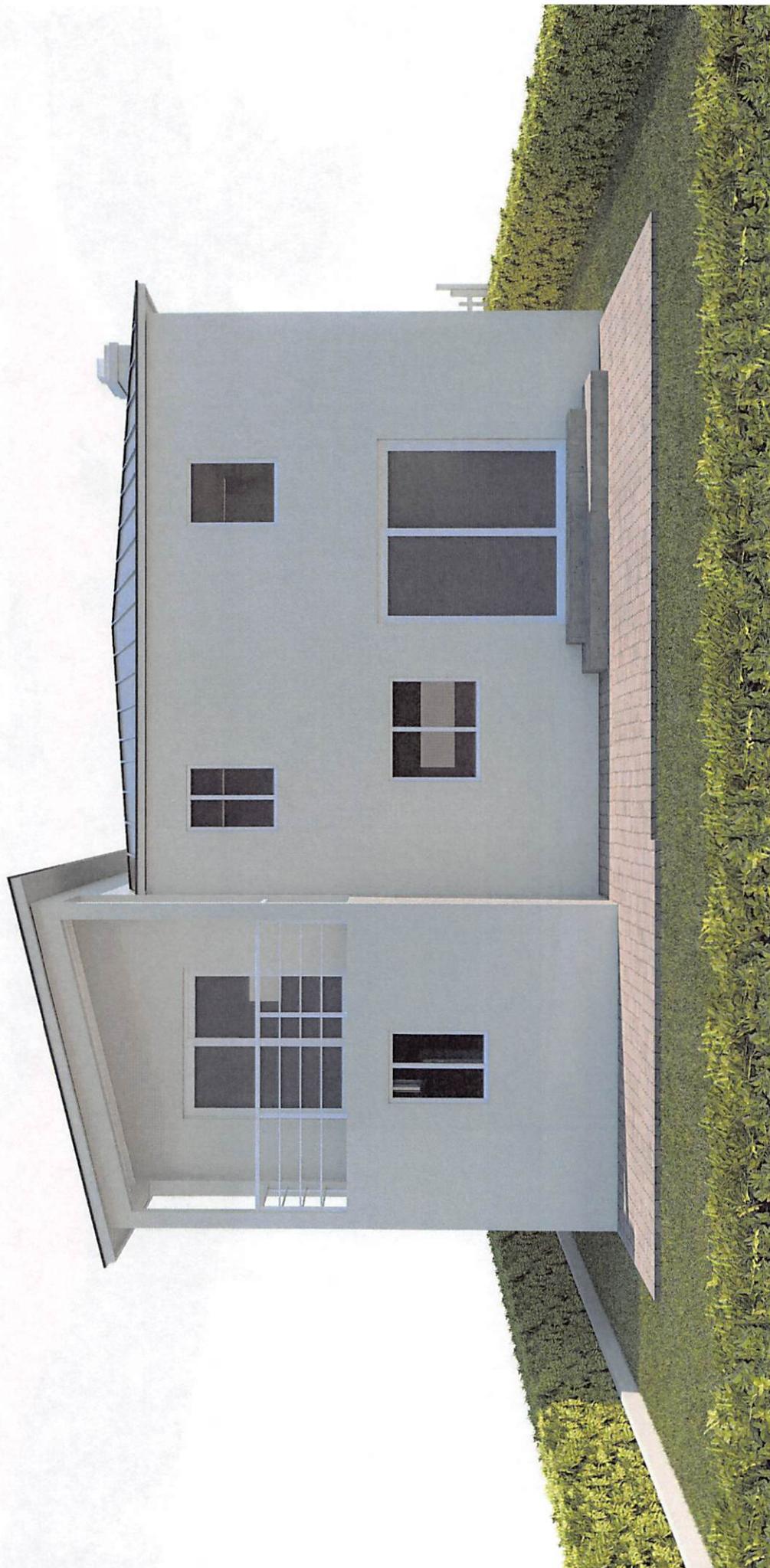
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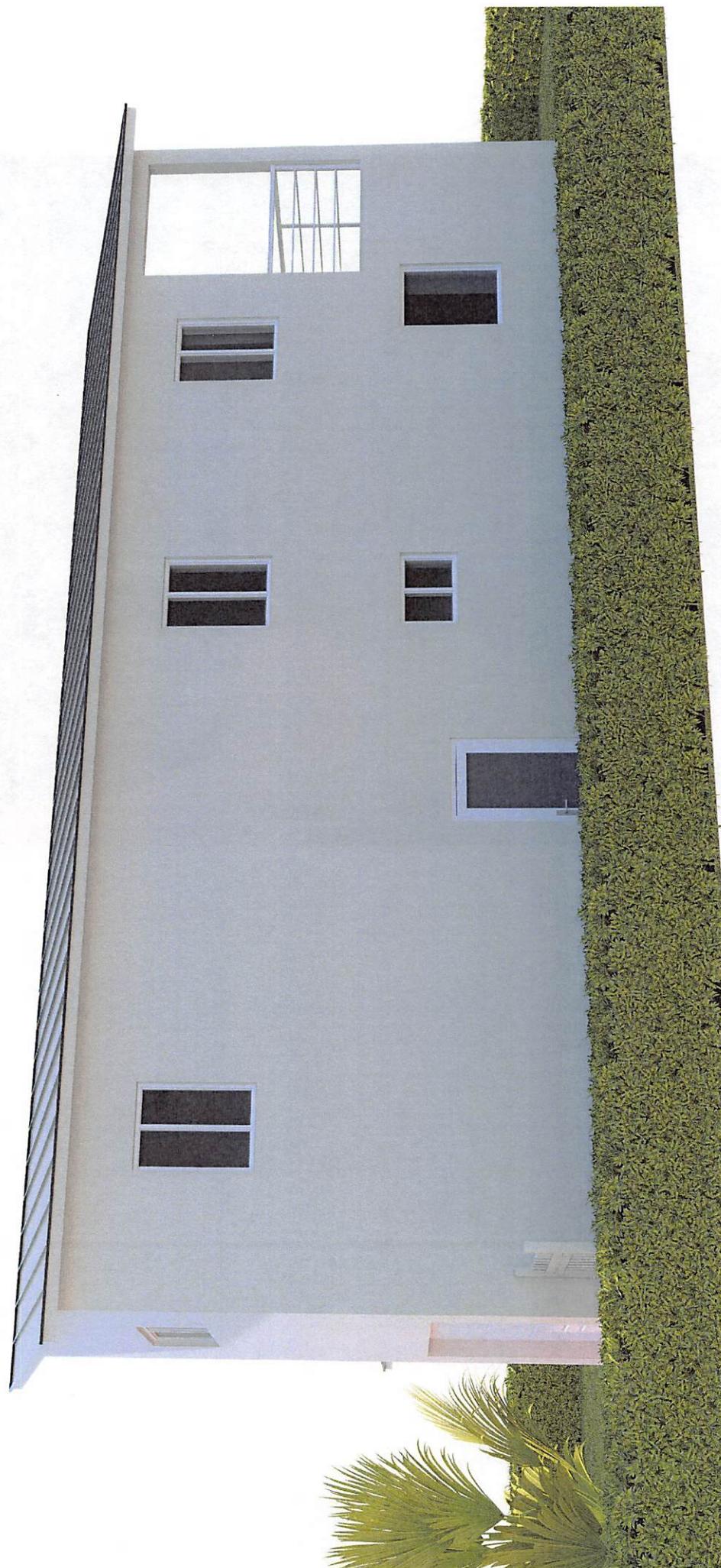
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DRAWN BY: SAWYER
APPROVED BY: PRINTED
03/05/2020

SHEET NUMBER

A-3.02





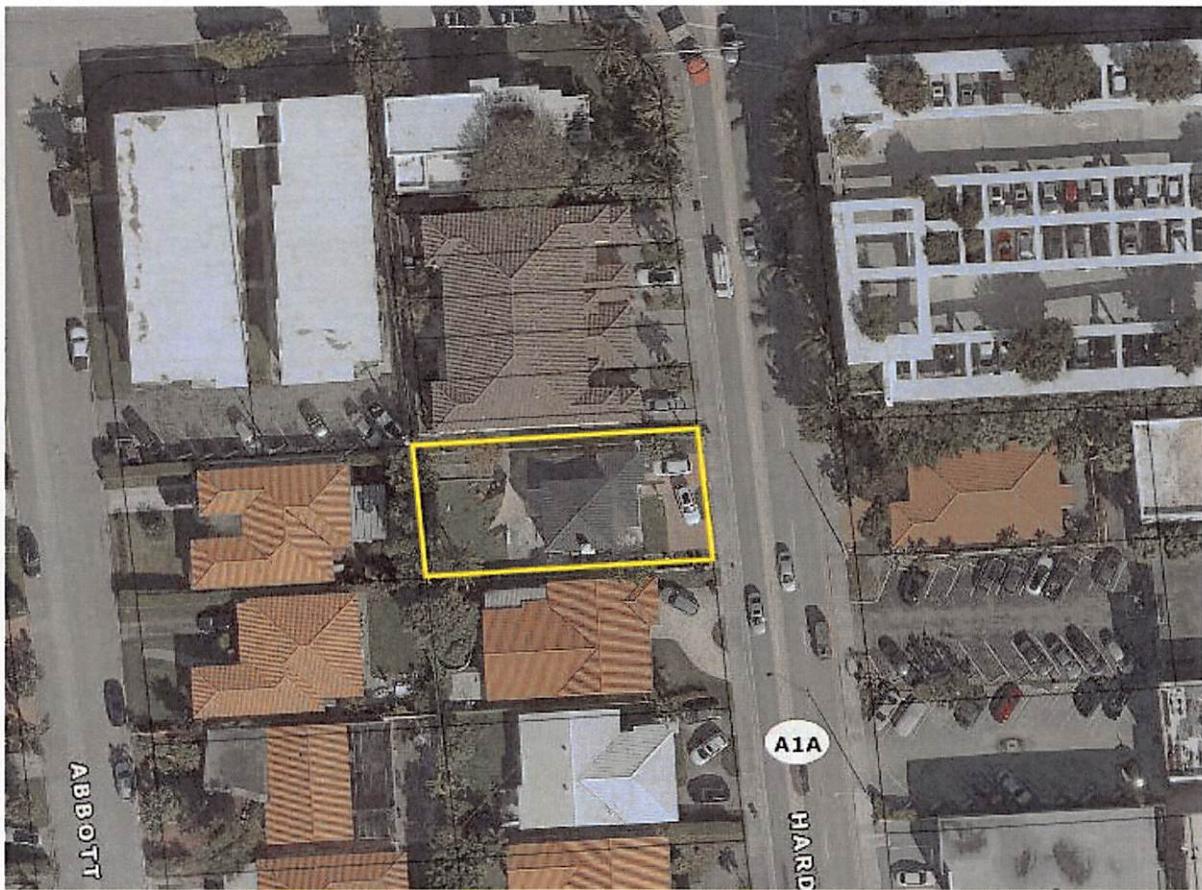




December 2022



August 2022



Aerial Imagery from Miami-Dade County Property Appraiser 2022