



**TOWN OF SURFSIDE
PLANNING AND ZONING BOARD
AND
DESIGN REVIEW BOARD MEETING**

Town Hall Commission Chambers
9293 Harding Ave., 2nd Floor
Surfside, Florida 33154

**AUGUST 27, 2015
7:00 PM**

AGENDA

DESIGN REVIEW BOARD

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES: **JULY 30, 2015**

4. DESIGN REVIEW BOARD APPLICATIONS:

A. Request of the Owner of Property located at 9016 Froude Avenue
The applicant is requesting to replace her existing roof with a shingle roof.

B. Request of the Owner of Property located at 700-88 Street
The applicant is requesting to build a new single family house.

C. Request of the Owner of Property located at 1413 Biscaya Drive
The applicant is requesting to build a new single family house.

D. Request of the Owner of Property located at 8851 Dickens Avenue
The applicant is requesting to convert a garage to additional living space.

E. Request of the Owner of Property located at 325-88 Street
The applicant is requesting to convert a garage to additional living space.

F. Request of the Tenant of Property located at 9477 Harding Avenue

The applicant is requesting to install a new permanent sign.

G. Request of the Tenant of Property located at 9476 Harding Avenue

The applicant is requesting to install a new permanent sign.

H. Request of the Owner of Property located at 9449 Collins Avenue

The applicant is requesting to modify the balconies on the east side of the property.

I. Request of the Owner of Property located at 9580 Abbott Avenue

The applicant is requesting to build a PVC fence along the south end of the property.

5. QUASI-JUDICIAL APPLICATIONS:

Please be advised that the following items on the Agenda are Quasi-Judicial in nature. If you wish to object or comment upon an item, please complete a Public Speaker's Card indicating the Agenda item number on which you would like to comment. You must be sworn in before addressing the Board and you may be subject to cross-examination. If you refuse to submit to cross-examination, the Board will not consider your comments in its final deliberation. Please also disclose any Ex-Parte communications you may have had with any Board member. Board members must also do the same.

A. 8800 COLLINS AVENUE AKA 8809 HARDING AVENUE

A RESOLUTION OF THE TOWN OF SURFSIDE, FLORIDA, PLANNING AND ZONING BOARD, RECOMMENDING APPROVAL OF A SITE PLAN APPLICATION, PURSUANT TO SECTION 90-41 ET SEQ. OF THE ZONING CODE, TO PERMIT 25 DWELLING UNITS WITH 50 PARKING SPACES WITH AN ADDRESS OF 201, 203, 205, 207, 209, 215 – 88TH STREET AND 8809 HARDING AVENUE, SURFSIDE, FLORIDA, AS SUBMITTED BY 8809 HARDING DEVELOPMENT, LLC; SUBJECT TO CERTAIN CONDITIONS WHICH SHALL BE INCLUDED IN A RECORDED COVENANT RUNNING WITH THE LAND, AND PROVIDING FOR A SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

6. ADJOURNMENT.

PLANNING AND ZONING BOARD

AGENDA

AUGUST 27, 2015

7:00 PM

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES: JULY 30, 2015

4. QUASI-JUDICIAL APPLICATIONS:

Please be advised that the following items on the Agenda are Quasi-Judicial in nature. If you wish to object or comment upon an item, please complete a Public Speaker's Card indicating the Agenda item number on which you would like to comment. You must be sworn in before addressing the Board and you may be subject to cross-examination. If you refuse to submit to cross-examination, the Board will not consider your comments in its final deliberation. Please also disclose any Ex-Parte communications you may have had with any Board member. Board members must also do the same.

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5. DISCUSSION ITEMS:

A. Corridor Analysis

B. Future Agenda Items

C. Roof Pitch

6. ADJOURNMENT.

THIS MEETING IS OPEN TO THE PUBLIC. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, ALL PERSONS ARE DISABLED; WHO NEED SPECIAL ACCOMMODATIONS TO PARTICIPATE IN THIS MEETING BECAUSE OF THAT DISABILITY SHOULD CONTACT THE OFFICE OF THE TOWN CLERK AT 305-893-6511 EXT. 226 NO LATER THAN FOUR DAYS PRIOR TO SUCH PROCEEDING. HEARING IMPAIRED PERSONS MAY CONTACT THE TDD LINE AT 305-893-7936. IN ACCORDANCE WITH THE PROVISIONS OF SECTION 286.0105, FLORIDA STATUTES, ANYONE WISHING TO APPEAL ANY DECISION MADE BY THE TOWN OF SURFSIDE COMMISSION, WITH RESPECT TO ANY MATTER CONSIDERED AT THIS MEETING OR HEARING, WILL NEED A RECORD OF THE PROCEEDINGS AND FOR SUCH PURPOSE, MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE WHICH RECORD SHALL INCLUDE THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. AGENDA ITEMS MAY BE VIEWED AT THE OFFICE OF THE TOWN CLERK, TOWN OF SURFSIDE TOWN HALL, 9293 HARDING AVENUE. ANYONE WISHING TO OBTAIN A COPY OF ANY AGENDA ITEM SHOULD CONTACT THE TOWN CLERK AT 305-861-4863. TWO OR MORE MEMBERS OF TOWN COMMISSION OR OTHER TOWN BOARDS

MAY ATTEND AND PARTICIPATE AT THIS MEETING. THESE MEETINGS MAY BE CONDUCTED BY MEANS OF OR IN CONJUNCTION WITH COMMUNICATIONS MEDIA TECHNOLOGY, SPECIFICALLY, A TELEPHONE CONFERENCE CALL. THE LOCATION 9293 HARDING AVENUE, SURFSIDE, FL 33154, WHICH IS OPEN TO THE PUBLIC, SHALL SERVE AS AN ACCESS POINT FOR SUCH COMMUNICATION.



**TOWN OF SURFSIDE
PLANNING AND ZONING BOARD
AND
DESIGN REVIEW BOARD MEETING**

Town Hall Commission Chambers
9293 Harding Ave., 2nd Floor
Surfside, Florida 33154

**JULY 30, 2015
7:00 PM**

MINUTES

DESIGN REVIEW BOARD

1. CALL TO ORDER

Chair Lindsay Lecour called the meeting to order at 7:01 pm.

2. ROLL CALL

Recording Clerk Frantza Duval called the roll with the following members present: Chair Lindsay Lecour, Vice Chair Jacob Kligman, Board Member Jorge Gutierrez, Board Member Jessica Weiss, Board Member Moisha Rubenstein, and Board Member Peter Glynn. Board Member Armando Castellanos was absent.

Liaison, Commissioner Cohen entered at 7:11 p.m.

3. APPROVAL OF MINUTES: **MAY 28, 2015**

Board Member Rubenstein made a motion to approve. The motion received a second from Vice Chair Kligman and all voted in favor with Board Member Armando Castellanos absent.

4. DESIGN REVIEW BOARD APPLICATIONS:

{Items 4-A thru 4-H are from the June 25, 2015 Planning and Zoning and Design Review Board meeting which was cancelled due to a lack of quorum}

A. Request of the Owner of Property located at 9525 Carlyle Avenue

The applicant is requesting to build a two story addition.

Town Planner Sarah Sinatra presented the item.

Board Member Weiss made a motion to approve. The motion received a second from Board Member Gutierrez and all voted in favor with Board Member Castellanos absent.

B. Request of the Owner of Property located at 1025 88 Street

The applicant is requesting to build a fence around the property.

Town Planner Sarah Sinatra presented the item. Landscape designer Kelly Crawford spoke in support of the item and gave more details on the fence.

Board Member Glynn made a motion to approve the fence. The motion received a second from Vice Chair Kligman and all voted in favor with Board Member Castellanos absent.

C. Request of the Owner of Property located at 9180 Emerson Avenue

The applicant is requesting to convert a garage.

Town Planner Sarah Sinatra presented the item.

Vice Chair Kligman made a motion to approve. The motion received a second from Board Member Glynn and all voted in favor with Board Member Castellanos absent.

D. Request of the Owner of Property located at 9457 Harding Avenue

The applicant is requesting to install a new sign.

Town Planner Sarah Sinatra presented the item. Board Member Jessica Weiss recused herself as this being her store.

Board Member Rubenstein made a motion to approve. The motion received a second from Vice Chair Kligman and all voted in favor with Board Member Castellanos absent and Board Member Weiss recused.

E. Request of the Owner of Property located at 9540 Harding Avenue

The applicant is requesting to install a new sign.

Town Planner Sarah Sinatra presented the item. Lighting contractor Cesar Sanchez gave details on the sign.

Board Member Gutierrez made a motion to approve. The motion received a second from Board Member Glynn and all voted in favor with Board Member Castellanos absent.

F. Request of the Owner of Property located at 901 88 Street

The applicant is requesting to build a new single family residence.

Town Planner Sarah Sinatra presented the item. The architect Jorge Estevanez spoke on the design of the home. The only comment from Board Member Gutierrez was he felt the design was very plain.

Vice Chair Kligman a motion to approve. The motion received a second from Board Member Rubenstein and all voted in favor with Board Member Castellanos absent.

G. Request of the Owner of Property located at 700 88 Street

The applicant is requesting to build a new single family residence.

Town Planner Sarah Sinatra presented the item. The architect was not present to address some of the questions the Board had. Chair Lecour asked the Board to keep the materials related to the item so they would not have to be printed out again. Chair Lecour also asked for a context rendering for the next meeting.

Board Member Weiss made a motion to defer the item. The motion received a second from Vice Chair Kligman and all voted in favor with Board Member Castellanos absent.

H. Request of the Owner of Property located at 9181 Abbott Avenue

The applicant is requesting to build a new single family residence.

Town Planner Sarah Sinatra presented the item. The architect Armando Cusido gave more details on the design of the house. Coloring of the house was discussed.

Board Member Glynn a motion to approve with the following condition:

1. Provide actual colors on rendering.

The motion received a second from Board Member Gutierrez and all voted in favor with Board Member Castellanos absent.

I. Request of the Owner of Property located at 9373 Abbott Avenue

The applicant is requesting to build an addition.

Town Planner Sarah Sinatra presented the item. Vice Chair Kligman recused himself as he was once a contractor for this job. The architect Pablo Cuerchicoff spoke on the item.

Board Member Gutierrez made a motion to approve with the following condition:

1. Landscaping shall be provided at the base of the driveway.

The motion received a second from Board Member Rubenstein and all voted in favor with Board Member Castellanos absent and Vice Chair Kligman recused.

J. Request of the Owner of Property located at 9549 Byron Avenue

The applicant is requesting to convert a garage.

Town Planner Sarah Sinatra presented the item.

Board Member Rubenstein a motion to approve with the following condition:

1. Landscaping shall be provided at the base of the driveway.

The motion received a second from Board Member Gutierrez and all voted in favor with Board Member Castellanos absent.

K. Request of the Owner of Property located at 1413 Biscaya Drive

The applicant is requesting to build a new single family residence.

Town Planner Sarah Sinatra presented the item and is recommending denial as the code requirement for the second floor setback is not met. Architect Ralph Choeff gave his background experience and spoke on the item. He gave a visual presentation of the design of the house. There was some discussion between the Board and Mr. Choeff. The Board did think the design was beautiful but the scale did not meet the code.

Board Member Glynn made a motion to deny the request. The motion received a second from Board Member Gutierrez and all voted in favor with Board Member Castellanos absent.

L. Request of the Owner of the Property located at 9364 Bay Drive

The applicant is requesting to build a fence.

Town Planner Sarah Sinatra presented the item. Building Official Ross Prieto spoke on the code regarding fences and property line. The installer of the fence also spoke on the item.

Board Member Gutierrez a motion to approve with the following condition:

1. The foundation of the fence shall not exceed the property line.

The motion received a second from Board Member Rubenstein and all voted in favor with Board Member Castellanos absent.

M. Request of the Owner of the Property located at 9537 Harding Avenue

The applicant is requesting to install a permanent sign.

Town Planner Sarah Sinatra presented the item.

Board Member Rubenstein made a motion to approve with the following condition:

1. The façade behind the sign shall be painted and repaired.

The motion received a second from Board Member Gutierrez and all voted in favor with Board Member Castellanos absent.

N. Request of the Owner of the Property located at 9453 Harding Avenue

The applicant is requesting to install a permanent sign.

Town Planner Sarah Sinatra presented the item. There was a question about the awning and its color. The installer Daniel Tarrab spoke on the item and said the awning was there and he only installs sign.

Board Member Rubenstein made a motion to approve. The motion received a second from Board Member Gutierrez and all voted in favor with Board Member Castellanos absent.

5. ADJOURNMENT.

There being no further business to come before the Design Review Board the meeting adjourned at 8:19 p.m.

Accepted this _____ day of _____, 2015

Chair Lindsay Lecour

Attest:

Sandra Novoa
Town Clerk

**PLANNING AND ZONING BOARD
MINUTES
JULY 30, 2015
7:00 PM**

1. CALL TO ORDER

Chair Lindsay Lecour called the meeting to order at 8:19 pm.

2. ROLL CALL

Recording Clerk Frantza Duval called the roll with the following members present: Chair Lindsay Lecour, Vice Chair Jacob Kligman, Board Member Moisha Rubenstein and, Board Member Peter Glynn. Board Member Armando Castellanos was absent.

3. APPROVAL OF MINUTES: MAY 28, 2015

Vice Chair Kligman made a motion to approve. The motion received a second from Board Member Rubenstein and all voted in favor with Board Member Armando Castellanos absent.

Town Attorney Miller asked if color palette can be added to the discussion items.

Board Member Rubenstein made a motion to add the item. The motion received a second from Board Member Glynn and all voted in favor with Board Member Armando Castellanos absent.

4. ORDINANCES:

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA AMENDING THE TOWN OF SURFSIDE CODE OF ORDINANCES BY AMENDING CHAPTER 90 ZONING; AMENDING SECTION 90-51 MAXIMUM FRONTAGE OF BUILDINGS; SPECIFICALLY AMENDING SECTION 90-51.1 CONTINUOUS WALL FRONTAGE; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; AND PROVIDING FOR AN EFFECTIVE DATE.

Recording Clerk Frantza Duval read the title of the ordinance.

Town Planner Sinatra presented the item.

Public speaker Neison Kasdin said his comments will overlap this ordinance and the next one and to make note of it. There was some discussion as to reading the second ordinance into the record and comments and discussion for both can be heard. Town Attorney Miller said the ordinances should be discussed as separate items. Mr. Kasdin is representing the owners of property on the west side of Collins Ave and 93rd St. block. He understands the concept behind the ordinance and thinks it is a good idea. However, he feels this ordinance as written will create unexpected consequences as the means are excessive. He further explained why he thought so and gave his views on massing and safety issues. He presented a revision to the ordinance which he asks to be considered along with the next ordinance.

Public speaker Bernard Fort-Brescia from an architect firm spoke and presented some visual concepts and expanded on Mr. Kasdin's comments.

Commissioner Michael Karukin speaking on behalf of himself and not the Commission, said his goal was to get something on the books now and work out some of the logistics later. He encourages the Board to pass this ordinance now so we can at least have some control over the length of a building.

Public Speaker Rick Superstein who owns property on Collins and Harding spoke of some of the problems he is facing with the ordinance.

Public Speaker George Kousoulas said the remarks from Mr. Kasdin were refreshing and should be considered. He also poses the question as to what kind of town or city do you want for the future as your decisions today will decide that.

Board Member Glynn would like this ordinance to pass as Surfside to him is air and light. He believes we have to slow things down and put something on the records and then come back and modify it. Board Member Rubenstein agrees that we should slow things down but also feels we should do it correctly the first time. Vice Chair Kligman agrees with Board Member Rubenstein to do it right the first time. The Board had more discussion and various opinions on the item.

Board Member Glynn made a motion to recommend to the Commission. The motion received a second from Board Member Rubenstein and the motion passed 3-1 with Vice Chair Kligman voting in opposition and with Board Member Castellanos absent.

After the reading of the second ordinance and much discussion Board Member Rubenstein made a motion to reconsider the first ordinance. The motion received a second from Board Member Glynn and all voted in favor.

Vice Chair Kligman made a motion not to recommend to the Commission. The motion received a second from Board Member Rubenstein and all voted in favor with Board Member Castellanos absent.

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA AMENDING THE TOWN OF SURFSIDE CODE OF ORDINANCES BY AMENDING CHAPTER 90 ZONING TO IMPLEMENT THE CORRIDOR ANALYSIS PROPOSALS FOR THE AREA BETWEEN COLLINS AND HARDING AVENUES FROM 94TH STREET TO 88TH STREET; AMENDING SECTION 90-2 "DEFINITIONS", AMENDING SECTION 90-44 "MODIFICATIONS OF HEIGHT REGULATIONS"; AMENDING SECTION 90-44.2; AMENDING SECTION 90-45-SETBACKS; AMENDING SECTIONS 90-50 "ARCHITECTURE AND ROOF DECKS"; AMENDING SECTION 90-50.1 "ARCHITECTURE"; AMENDING SECTION 90-51 "MAXIMUM FRONTAGE OF BUILDINGS"; AMENDING SECTION 90-61 "PAVING IN FRONT AND REAR YARDS IN H31 AND H40 DISTRICTS" AMENDING SECTION 90-61.2; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

Recording Clerk Frantza Duval read the title of the ordinance.

Town Planner Sinatra presented the item and spoke about the buildings designated as "historic." She said if that area were to be zoned as a separate district they would not be part of this ordinance.

Public Speaker Neison Kasdin gave his views on the ordinance and what he felt was wrong with it. He agreed with the members of the Board who said this should be done correctly the first time. He presented two changes in the ordinance for the Board to consider. Overall he feels the ordinance is well thought out but one area needs to be revisited as well as the first ordinance.

Mr. Fort-Brescia also spoke on the item and presented his views which he feels needs some revision. There was a lot of discussion on this item regarding safety issues and the paseo. Various design ideas such as a courtyard were suggested.

Commissioner Michael Karukin speaking on behalf of himself and not the Commission, was happy that the first ordinance was passed and said good ideas on the second ordinance were presented and perhaps the ordinance should be deferred so the Board has the opportunity to consider it.

Chair Lecour said she was not entirely happy with the first ordinance and the paseo even though she voted for it and she would like to have the first vote reconsidered. Speaking as a resident and not the Vice Mayor, Eli Tourgeman asked the Board to revisit the first ordinance and consider the points made on this ordinance.

It was mentioned there was a zoning in progress on building length and corridor analysis.

Vice Chair Kligman made a motion to defer the corridor analysis ordinance and revisit the courtyard and building length at the next meeting. The motion received a second from Board Member Rubenstein and all voted in favor with Board Member Castellanos absent.

Board Member Rubenstein made a motion to reconsider the first ordinance. The motion received a second from Board Member Glynn and all voted in favor.

Liaison, Commissioner Cohen exited at 10:11 p.m.

5. DISCUSSION ITEMS:

A. Update on Parking

Town Planner Sinatra gave an update on parking lots.

B. Future Agenda Items

Glynn asked each Board member to prioritize what they would like to see happen before the next election.

C. Joint Meeting

D. Suggested meeting dates for November and December

1. November 19, 2015

2. December 17, 2015

***E. Color Palette (added to agenda)**

Town Planner Sinatra gave an update on the language which will be used regarding the color palette. Attorney Miller said this was already approved by the Board but was now going to second reading to the Commission. There is no fee or permit involved but is a guideline. Building Official Prieto reminded the Board there are costs involved in recording, registering and staff time in maintaining this record.

Eli Tourgeman said there should be a fee as there are costs involving the process of record keeping. He strongly believes there should be a color palette.

There was discussion as to whether there should be a permit and supports a minimum fee.

6. ADJOURNMENT

There being no further business to come before the Planning and Zoning Board the meeting adjourned at 10:29 p.m.

Accepted this _____ day of _____, 2015

Attest:

Chair Lindsay Lecour

Sandra Novoa
Town Clerk



MEMORANDUM

To: Design Review Board
Thru: Guillermo Olmedillo, Town Manager
From: Sarah Sinatra Gould, AICP, Town Planner
CC: Linda Miller, Town Attorney
Date: August 27, 2015
Re: 9016 Froude Avenue

The property located at 9016 Froude Avenue is within the H30B zoning district. The applicant is requesting replacing their existing asphalt shingle roof with new asphalt shingles. A re-roof permit was issued in 1984 to remove roof tiles and install asphalt shingles. A re-roof permit was issued in 1992 to re-roof with asphalt shingles. The applicant has recently submitted a permit application to re-roof again with asphalt shingles.

Subject Property



Staff has reviewed the current application for consideration by the Planning and Zoning Board. In this report Staff presents the following:

- Applicable Zoning Code regulations, along with the results of the review
- Applicable Design Guidelines standards, along with the results of the review
- Results of the review

View to the south



View to the north



View to the West



Town of Surfside Zoning Code, Applicable Requirements

Sec. 90.50 Architecture and roof decks

	Required	Proposed
Roof Material	(a) Clay tile; (b) White concrete tile; (c) Solid color cement tile which color is impregnated with the same color intensity throughout, provided said color is granted approval by the Design Review Board; (d) Architecturally embellished metal if granted approval by the Design Review Board; or (e) Other Florida Building Code approved roof material(s) if granted approval by the Design Review Board.	Asphalt shingle, which meets the requirements in Section (e) Other Florida Building Code approved roof material if granted approval by the Design Review Board.

Town of Surfside Design Guidelines, Applicable Requirements

Roof Materials, Types, and Slopes

Required	Proposed
Restricted materials for roofs are pre-determined in the Town's Building Code, which restricts roofing materials to: <ol style="list-style-type: none"> 1. Clay tile; 2. White concrete tile; 3. Solid color cement tile which color is impregnated with the same color intensity throughout, provided said color is first approved by the planning and zoning board; and 4. Metal. 	Asphalt shingle, which is not consistent with the design guidelines.

Results

Although shingles are not a permitted roof material under the design guidelines, the zoning code permits an applicant to request approval of a different roof material by the Design Review Board if said material is approved by the Florida Building Code. Therefore, the applicant is requesting consideration by the Design Review Board to install asphalt shingles, which have been the same roof material since 1984.



MEMORANDUM

To: Design Review Board
Thru: Guillermo Olmedillo, Town Manager
From: Sarah Sinatra Gould, AICP, Town Planner
CC: Linda Miller, Town Attorney
Date: August 27, 2015
Re: 700 88th Street, New Residence

The property is located at 700 88th Street, within the H30A zoning. The applicant is proposing the construction of a new two story single-family residence, pool and trellises for a bar-b-que area.



Staff has reviewed the current application for consideration by the Design Review Board. In this report Staff presents the following:

- Applicable Zoning Code regulations, along with the results of the review
- Applicable Design Guidelines standards, along with the results of the review
- Staff Recommendation

STANDARDS / RESULTS

Town of Surfside Zoning Code, Applicable Requirements**Sec. 90.43 Maximum building heights**

Height	Required Maximum	Proposed
H30A	30 feet	30 feet

Sec. 90-45. Setbacks

H30A UPPER STORY FLOOR AREA IS 50% - 64% OF FIRST STORY FLOOR AREA	Required	Proposed
Maximum Lot Coverage	40%	31.6%
FIRST STORY		
Primary Frontage	Minimum 20 feet	42 feet 9 inches
Interior side	Minimum 7.5 feet	7 feet 6 inches
Rear	Minimum 20 feet	50 feet
UPPER STORY		
Primary frontage	Minimum 20 feet/Average 25 feet	69 feet 3 inches
Interior side	Minimum 7.5 feet /Average 11.25 feet	7.5 minimum/ Average 15 feet
Rear	Minimum 20 feet/ Average n/a	50 feet

Sec. 90.49 Lot standards

Lot Standards H30B	Required	Proposed
Minimum Lot width	50 feet	75 feet
Minimum lot area	8,000 square feet	15,000 square feet
Maximum lot coverage	40%	31.6%
Pervious area	35% (minimum)	50%

Sec. 90.50 Architecture and roof decks

	Required	Proposed
Unique Elevation	A unique elevation from the main buildings of the adjacent two (2) homes shall be created through the modulation of at least three (3) of the following architectural features: (a)Length, width and massing of the structure; (b)Number of stories; (c)Façade materials;	The articulation of the front facade is different and the number and location of doors and windows are different than the neighboring facades.

	(d) Porches and other similar articulation of the front façade; (e) Number and location of doors and windows; and (f) Roof style and pitch.	
Wall openings	10% for all elevations	Exceeds 10% for each elevation.
Roof Material	(a) Clay Tile; (b) White concrete tile; (c) Solid color cement tile which color is impregnated with the same color intensity throughout, provided said color if granted approval by the Design Review Board; (d) Architecturally embellished metal if granted approval by the Design Review Board; or (e) Other Florida Building Code approved roof material(s) if granted approval by the Design Review Board.	Flat roof is proposed.

Sec. 90.61.1 Paving in front and rear yards in H30 and H40 Districts

Paving Yards	Required	Proposed
Front setback permeability	50% minimum	82.7%
Front yard landscaped	30% minimum	82.7%
Rear yard landscaped	20% minimum	54%
Number of Curb Cuts	One	One curb cut
Curb Cut side set back	5 feet minimum	5 feet 1 inch
Curb cut width	18 feet width maximum	13 feet
Driveway Materials	Limited to the following 1. Pavers 2. Color and texture treated concrete, including stamped concrete 3. Painted concrete shall not be permitted. 4. Asphalt shall not be permitted.	Pavers

Sec. 90-77 Off-street Parking Requirements

Required	Minimum Space Requirements	Proposed
Single-family	2 spaces	2 spaces

Sec. 90-89.4(6). Street Tree Requirements

Required	Required	Proposed
Street trees shall be required at one shade tree/palm tree per 20 linear feet of street frontage thereof along all public or private street right-of-ways in all zoning districts.	4 trees	5 trees

Sec. 90-95. Single-family H30A and H30B district landscape requirements.

Required	Required	Proposed
A minimum of five trees of two different species and 25 shrubs shall be planted per lot. For all lots larger than 8,000 square feet in area, additional shrubs and trees shall be provided at the rate of one tree and ten shrubs per 2,000 square feet of lot area; however, there shall be no more than 15 trees and 100 shrubs required per acre.	9 trees, 65 shrubs	10 trees, 146 shrubs

Town of Surfside Adopted Residential Design Guidelines***Building Massing***

Required	Proposed
Building forms should be varied enough to avoid monotony and to avoid pyramidal massing and should be compatible with surrounding houses.	Consistent

Main Entries

Required	Proposed
Prominent and oriented to the street	Main entry is prominent.
Rendered in appropriate scale for the block as well as the individual building	Appropriate for block.
Entry feature should not extend above the eave line of the structure	The entry feature does not extend above the eave line.
Should not be obstructed from view by fences, landscaping or other visual barriers	Main entry is not obstructed from view.

Decorative Features

Required	Proposed
Decorative features should be stylistically consistent throughout the entire building.	Consistent.

Overall Architectural Style

Required	Proposed
The overall style of each house should be consistent on all sides of the building, as well as among all portions of the roof.	Consistent.

Parking Driveways

Required	Proposed
The width of paved driveways on private property as well as driveway cuts at the curb should be as narrow as possible	13 feet 4 inches

Driveway Treatments

Required	Proposed
Town encourages the use of pavers	Pavers are provided.

Wall Materials and Finishes

Required	Proposed
The same material should be used on all building elevations unless multiple materials are a legitimate expression of the particular style.	The building will be stucco.

Roof Materials, Types, and Slopes

Required	Proposed
Roof types and slopes should be generally the same over all parts of a single building.	Consistent
Restricted materials for roofs are pre-determined in the Town's Building Code, which restricts roofing materials to: 1. Clay tile; 2. White concrete tile; 3. Solid color cement tile which color is impregnated with the same color intensity throughout, provided said color is first approved by the planning and zoning board; and 4. Metal.	A flat roof is proposed.

Windows and Trims

Required	Proposed
Window styles should always be consistent among all elevations of a building.	Consistent.
Frame materials should never vary on a single building.	No variation.
Window, door and eave trim should be consistent on all elevations of the house	Consistent.

RECOMMENDATION

Staff recommends approval.



MEMORANDUM

To: Design Review Board
Thru: Guillermo Olmedillo, Town Manager
From: Sarah Sinatra Gould, AICP, Town Planner
CC: Linda Miller, Town Attorney
Date: August 27, 2015
Re: 1413 Biscaya Drive, New Residence

The property is located at 1413 Biscaya Drive, within the H30A zoning district. The applicant is proposing the construction of a new two story single-family residence, which includes a pool, deck and an outdoor kitchen.



Staff has reviewed the current application for consideration by the Design Review Board. In this report Staff presents the following:

- Applicable Zoning Code regulations, along with the results of the review
- Applicable Design Guidelines standards, along with the results of the review
- Staff Recommendation

STANDARDS / RESULTS
Town of Surfside Zoning Code, Applicable Requirements

Sec. 90.43 Maximum building heights

Height	Required Maximum	Proposed
H30A	30 feet	30 feet

Sec. 90-45. Setbacks

Setbacks	Required	Proposed
Primary Frontage	Minimum 20 feet	20 feet
Interior side	Minimum 6.5 feet	7.5 feet
Rear	Minimum 20 feet	20 feet

Sec. 90-45. Setbacks

H30A UPPER STORY FLOOR AREA IS 50% - 64% OF FIRST STORY FLOOR AREA	Required	Proposed 62%
Maximum Lot Coverage	40%	33.4%
FIRST STORY		
Primary Frontage	Minimum 20 feet	22 feet
Interior side	Minimum 10% of lot frontage	7.5 feet
Rear	Minimum 20 feet	20 feet
UPPER STORY		
Primary frontage	Minimum 20 feet/Average 25 feet	Minimum 20 feet/Average approximately 32 feet
Interior side	Minimum 10% of lot frontage Feet/Average 15% of lot frontage	13 feet 6 inches
Rear	Minimum 20 feet/ Average n/a	20 feet

Sec. 90.49 Lot standards

Lot Standards H30A	Required	Proposed
Minimum Lot width	50 feet	67.34 feet
Minimum lot area	8,000 square feet	10,775 square feet
Maximum lot coverage	40%	33.4%
Pervious area	35% (minimum)	35%

Sec. 90.50 Architecture and roof decks

	Required	Proposed
Unique Elevation	A unique elevation from the main buildings of the adjacent two (2) homes shall be created through the modulation of at least three (3)	The façade is stucco and glass, which is different that the neighboring facades.

	<p>of the following architectural features:</p> <p>(a)Length, width and massing of the structure;</p> <p>(b)Number of stories;</p> <p>(c)Façade materials;</p> <p>(d)Porches and other similar articulation of the front façade;</p> <p>(e)Number and location of doors and windows; and</p> <p>(f)Roof style and pitch.</p>	
Wall openings	10% for all elevations	All facades meet or exceed the 10% minimum wall opening requirement.
Roof Material	<p>(a) Clay Tile;</p> <p>(b) White concrete tile;</p> <p>(c) Solid color cement tile which color is impregnated with the same color intensity throughout, provided said color if granted approval by the Design Review Board;</p> <p>(d)Architecturally embellished metal if granted approval by the Design Review Board; or</p> <p>(e)Other Florida Building Code approved roof material(s) if granted approval by the Design Review Board.</p>	Flat roof is proposed.

Sec. 90.61.1 Paving in front and rear yards in H30 and H40 Districts

Paving Yards	Required	Proposed
Front setback permeability	50% minimum	64.4%
Front yard landscaped	30% minimum	64.4%
Rear yard landscaped	20% minimum	78.8%
Number of Curb Cuts	One	One curb cut
Curb Cut side set back	5 feet minimum	8.8 feet
Curb cut width	18 feet width maximum	18 feet
Driveway Materials	<p>Limited to the following</p> <ol style="list-style-type: none"> 1. Pavers 2. Color and texture treated concrete, including stamped concrete 3. Painted concrete shall not be permitted. 4. Asphalt shall not be permitted. 	Concrete slabs

Sec. 90-77 Off-street Parking Requirements

Required	Minimum Space Requirements	Proposed
Single-family	2 spaces	2 spaces

Sec. 90-89.4(6). Street Tree Requirements

Required	Required	Proposed
Street trees shall be required at one shade tree/palm tree per 20 linear feet of street frontage thereof along all public or private street right-of-ways in all zoning districts.	3 trees	4 trees

Sec. 90-95. Single-family H30A and H30B district landscape requirements.

Required	Required	Proposed
A minimum of five trees of two different species and 25 shrubs shall be planted per lot. For all lots larger than 8,000 square feet in area, additional shrubs and trees shall be provided at the rate of one tree and ten shrubs per 2,000 square feet of lot area.	7 trees, 35 shrubs	7 and 167 shrubs provided.

Town of Surfside Adopted Residential Design Guidelines***Building Massing***

Required	Proposed
Building forms should be varied enough to avoid monotony and to avoid pyramidal massing and should be compatible with surrounding houses.	Consistent

Main Entries

Required	Proposed
Prominent and oriented to the street	Main entry is prominent.
Rendered in appropriate scale for the block as well as the individual building	Appropriate for block.
Entry feature should not extend above the eave line of the structure	The entry feature does not extend above the eave line.
Should not be obstructed from view by fences, landscaping or other visual barriers	Main entry is not obstructed from view.

Decorative Features

Required	Proposed
Decorative features should be stylistically consistent throughout the entire building.	Consistent.

Overall Architectural Style

Required	Proposed
The overall style of each house should be	Consistent.

consistent on all sides of the building, as well as among all portions of the roof.	
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Parking Driveways

Required	Proposed
The width of paved driveways on private property as well as driveway cuts at the curb should be as narrow as possible	18 feet

Driveway Treatments

Required	Proposed
Town encourages the use of pavers	Concrete blocks are provided.

Wall Materials and Finishes

Required	Proposed
The same material should be used on all building elevations unless multiple materials are a legitimate expression of the particular style.	The building will be stucco and glass.

Roof Materials, Types, and Slopes

Required	Proposed
Roof types and slopes should be generally the same over all parts of a single building.	Consistent
Restricted materials for roofs are pre-determined in the Town's Building Code, which restricts roofing materials to: 1. Clay tile; 2. White concrete tile; 3. Solid color cement tile which color is impregnated with the same color intensity throughout, provided said color is first approved by the planning and zoning board; and 4. Metal.	Flat roof.

Windows and Trims

Required	Proposed
Window styles should always be consistent among all elevations of a building.	Consistent.
Frame materials should never vary on a single building.	No variation.
Window, door and eave trim should be consistent on all elevations of the house	Consistent.

RECOMMENDATION

Staff recommends approval.



MEMORANDUM

To: Design Review Board
Thru: Guillermo Olmedillo, Town Manager
From: Sarah Sinatra Gould, AICP, Town Planner
CC: Linda Miller, Town Attorney
Date: August 27, 2015
Re: 8851 Dickens Avenue – Garage Conversion

The property is located at 8851 Dickens Avenue, within the H30B zoning. The applicant is proposing to convert their garage to additional living space.



Staff has reviewed the current application for consideration by the Design Review Board. In this report Staff presents the following:

- Applicable Zoning Code regulations, along with the results of the review
- Staff Recommendation

STANDARDS / RESULTS

Town of Surfside Zoning Code, Applicable Requirements

Sec. 90-50.1 (5) Garage Facades

Required	Proposed
1 window	1 window
Landscaping required along the base	Landscaping provided along the base

Sec. 90-77 Off-street Parking Requirements

Required	Minimum Space Requirements	Proposed
Single-family	2 spaces	2 spaces provided

RECOMMENDATION

Staff is recommending approval.



MEMORANDUM

To: Design Review Board
Thru: Guillermo Olmedillo, Town Manager
From: Sarah Sinatra Gould, AICP, Town Planner
CC: Linda Miller, Town Attorney
Date: August 27, 2015
Re: 325 88th Street – Garage Conversion

The property is located at 325 88th Street, within the H30B zoning. The applicant is proposing to convert their garage to additional living space, as well as replace windows and doors on the north and south elevations. The applicant is proposing at a later date to remove the driveway on the west elevation and provide landscaping. There is an existing driveway on the south elevation that provides the required two parking spaces.



Staff has reviewed the current application for consideration by the Design Review Board. In this report Staff presents the following:

- Applicable Zoning Code regulations, along with the results of the review
- Staff Recommendation

STANDARDS / RESULTS

Town of Surfside Zoning Code, Applicable Requirements

Sec. 90-50.1 (5) Garage Facades

Required	Proposed
1 window	1 window
Landscaping required along the base	Provided

Sec. 90-77 Off-street Parking Requirements

Required	Minimum Space Requirements	Proposed
Single-family	2 spaces	2 spaces provided.

Sec. 90.50 Architecture and roof decks

Wall openings	10% for all elevations	All facades meet or exceed the 10% minimum wall opening requirement.
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Windows and Trims

Required	Proposed
Window styles should always be consistent among all elevations of a building.	Consistent.
Frame materials should never vary on a single building.	No variation.
Window, door and eave trim should be consistent on all elevations of the house	Consistent.

RECOMMENDATION

Staff recommends approval.



MEMORANDUM

To: Design Review Board
 Thru: Guillermo Olmedillo, Town Manager
 From: Sarah Sinatra Gould, AICP, Town Planner
 CC: Linda Miller, Town Attorney
 Date: August 27, 2015
 Re: 9477 Harding Avenue

The property located at 9477 Harding Avenue is within the SD-B40 zoning district. The applicant is requesting a reverse channel LED lettering sign for a restaurant, Kosh Modern Steakhouse.

Staff has reviewed the current application for consideration by the Design Review Board. In this report, Staff presents the following:

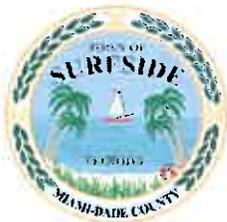
- Applicable Zoning Code regulations, along with the results of the review
- Staff Recommendation

STANDARDS / RESULTS

Town of Surfside Zoning Code, Applicable Requirements

Sec. 90-73

Signs	Permitted	Proposed
Area	35 square feet	34.39 square feet
Approved word content	Signs may include the following: <ol style="list-style-type: none"> 1) Trade name of establishment 2) Logo of the establishment 3) Nature of business, services rendered or 4) Products sold on premises. 	Sign consists of the trade name of the establishment
Prohibited Word Content	Signs may not include the following: <ol style="list-style-type: none"> 1) Any reference to price, except as provided in regards to "window sign." 	No reference to price



<p>Location</p>	<p>With the exception of theater marquees and V-box signs, no sign shall be erected so that any portion thereof shall project over a dedicated street or sidewalk or so that any portion thereof shall project more than five feet from any main building wall.</p>	<p>Sign does not project over the sidewalk or street.</p>
<p>Illumination</p>	<p>All signage, lettering, logos or trademarks shall be required to be lit with white illumination from dusk to dawn. The illumination may be either internal illumination or external illumination, however, all walls below the sign shall be illuminated with white wall wash LED lighting. It shall be located and directed solely at the sign. The light source shall not be visible from or cast into the right-of-way, or cause glare hazards to pedestrians, motorists, or adjacent properties.</p>	<p>The applicant is proposing reverse channel lettering.</p>

RECOMMENDATION

Staff recommends approval.



MEMORANDUM

To: Design Review Board
 Thru: Guillermo Olmedillo, Town Manager
 From: Sarah Sinatra Gould, AICP, Town Planner
 CC: Linda Miller, Town Attorney
 Date: August 27, 2015
 Re: 9476 Harding Avenue

The property located at 9476 Harding Avenue is within the SD-B40 zoning district. The applicant is requesting a LED channel lettering sign for a restaurant, Rustiko Artisan Bistro.

Staff has reviewed the current application for consideration by the Design Review Board. In this report, Staff presents the following:

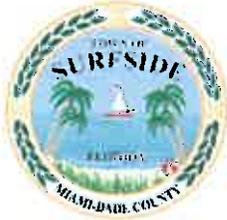
- Applicable Zoning Code regulations, along with the results of the review
- Staff Recommendation

STANDARDS / RESULTS

Town of Surfside Zoning Code, Applicable Requirements

Sec. 90-73

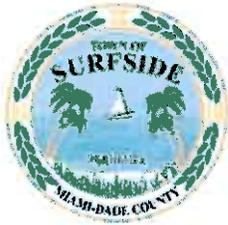
Signs	Permitted	Proposed
Area	25 square feet	25 square feet
Approved word content	Signs may include the following: <ol style="list-style-type: none"> 1) Trade name of establishment 2) Logo of the establishment 3) Nature of business, services rendered or 4) Products sold on premises. 	Sign consists of the trade name of the establishment
Prohibited Word Content	Signs may not include the following: <ol style="list-style-type: none"> 1) Any reference to price, except as provided in regards to "window sign." 	No reference to price



<p>Location</p>	<p>With the exception of theater marquees and V-box signs, no sign shall be erected so that any portion thereof shall project over a dedicated street or sidewalk or so that any portion thereof shall project more than five feet from any main building wall.</p>	<p>Sign does not project over the sidewalk or street.</p>
<p>Illumination</p>	<p>All signage, lettering, logos or trademarks shall be required to be lit with white illumination from dusk to dawn. The illumination may be either internal illumination or external illumination, however, all walls below the sign shall be illuminated with white wall wash LED lighting. It shall be located and directed solely at the sign. The light source shall not be visible from or cast into the right-of-way, or cause glare hazards to pedestrians, motorists, or adjacent properties.</p>	<p>The applicant is proposing LED channel lettering.</p>

RECOMMENDATION

Staff recommends approval.

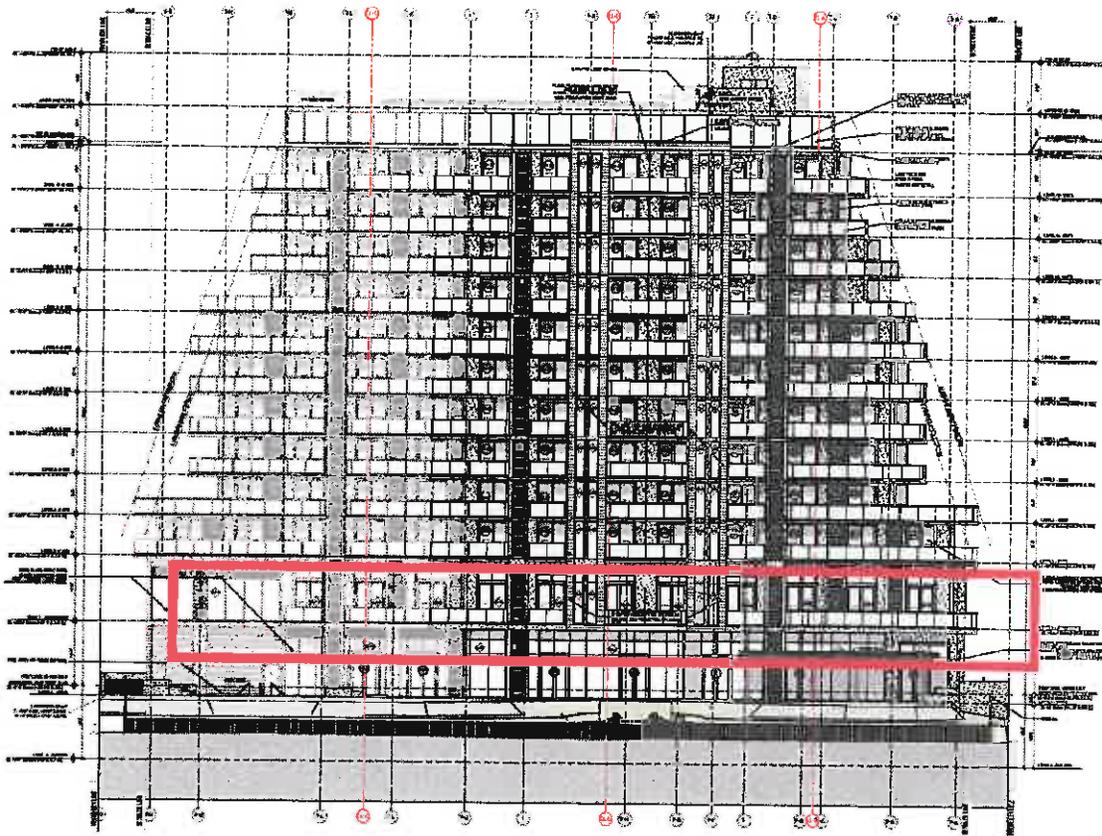


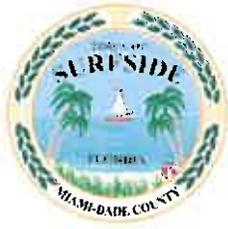
MEMORANDUM

To: Design Review Board
 Thru: Guillermo Olmedillo, Town Manager
 From: Sarah Sinatra Gould, AICP, Town Planner
 CC: Linda Miller, Town Attorney
 Date: August 27, 2015
 Re: 9449 Collins Avenue – Grand Beach

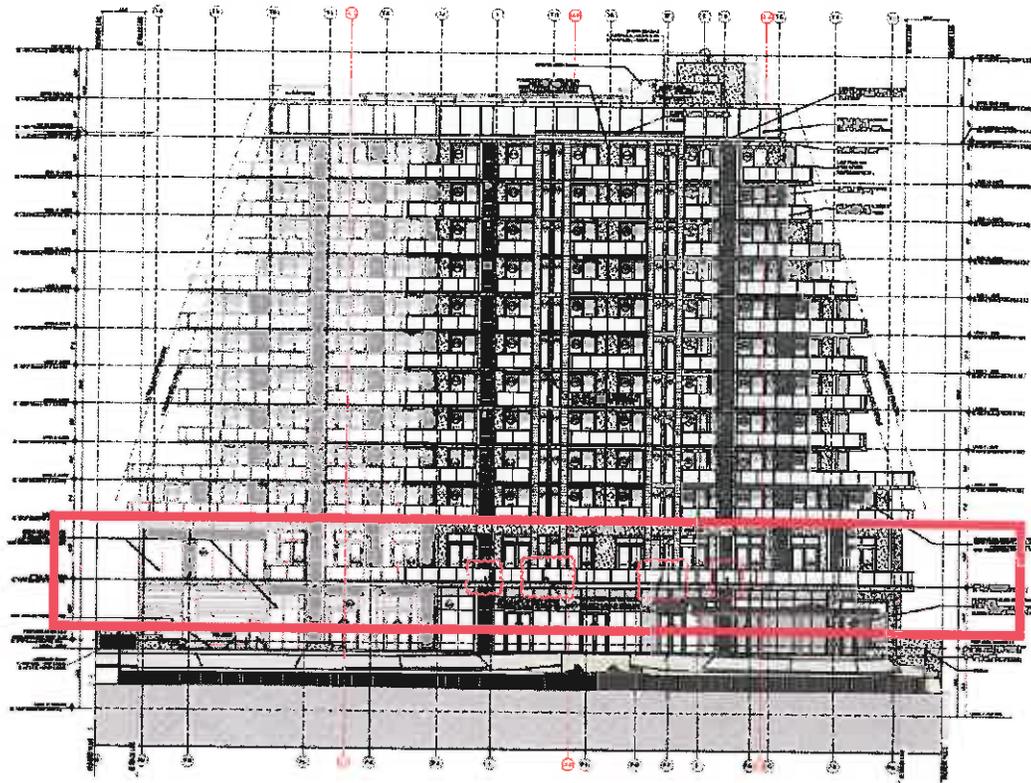
The Grand Beach Hotel is requesting to modify their balconies on the ocean side of the east building. The affected balconies are at the second level of the structure. The existing site plan has numerous breaks in the balcony, while the proposed plan provides for a continuous balcony at the second level.

Existing balcony configuration:





Proposed balcony configuration:



RECOMMENDATION

Staff recommends approval.



MEMORANDUM

To: Design Review Board
 Thru: Guillermo Olmedillo, Town Manager
 From: Sarah Sinatra Gould, AICP, Town Planner
 CC: Linda Miller, Town Attorney
 Date: August 27, 2015
 Re: Young Israel Congregation – Wall along south side of property

Young Israel Congregation, located at 9850 Abbott Avenue is within the H-30B zoning district. Young Israel Congregation is requesting to install a six foot high PVC fence along the south end of the property, two feet north of the property line. There was an existing wall also located two feet north of the property line. The Development Order requires the applicant to submit an application to the Planning and Zoning Board for approval of a new wall to be placed in the same location as the previous wall.

The Development Order states the following: *The applicant agrees that said wall/fence shall be located two feet north of the property line and landscaping of both sides of said wall/fence shall be installed at applicant's expense. Applicant shall install wall/fence in consultation with the immediately adjacent neighbors. Said fence and landscaping shall be reviewed by the Design Review Board which shall have the final decision in this matter.*

The landscaping was previously reviewed and approved by the Design Review Board as part of the overall site plan approval process. The wall was shown on the site plan, but the design was not part of the original approval package and is therefore before the Board for review. The immediately adjacent neighbors have requested the installation of the wall as soon as possible to facilitate their move back into their home, per an email dated Monday, April 6, 2015, which satisfies the requirement to consult with the adjacent neighbors.

The Planning and Zoning Board approved a six foot precast concrete wall on April 30, 2015. When the construction documents were finalized for this wall, a conflict was realized between the footers of the wall and the footers of the building. Therefore, the applicant is proposing a PVC fence in lieu of the concrete wall, which is in compliance with the conditions of the development order.

The following image is a street view of the location of the wall between the properties.



Below is an image of the type of fence:



Recommendation

Staff recommends approval.



Town of Surfside Commission Communication

Agenda Item #:

Agenda Date: August 27, 2015

From: Guillermo Olmedillo, Town Manager
Sarah Sinatra Gould, AICP, Town Planner

Table of Contents:

1. Applicant Proposal
2. Site Plan Staff Analysis
3. Development Impact Committee Summary
4. Planning and Zoning Resolution
5. Exhibits:
 - a. Application
 - b. Site Plan Package

REQUEST:

The applicant, Carli Koshal, attorney with Bercow, Radell & Fernandez, on behalf of 8809 Harding Development LLC, is proposing a 25 unit condominium at 201, 203, 205, 207, 209, 215 – 88th Street And 8809 Harding Avenue, Surfside, Florida 33154, with a general location on the north side of 88th Street between Collins Avenue and Harding Avenue. The proposed development will consist of a 25 unit residential development, 50 parking spaces within a garage and a roof top deck.

The Development Impact Committee (DIC) met in an open, advertised, televised session on July 22, 2015 to discuss this application. 25 conditions were discussed and are recommended by the DIC to the Planning and Zoning/Design Review Boards. The conditions, if approved will become part of the covenant recorded with this project.

The total gross acreage of the site is .98 of an acre, which would permit 77 dwelling units. The code requires a 15% reduction in density for aggregated properties, meaning, if a property is split between more than one site and the owner wants the benefit of amalgamating that property, the property will be subject to a 15% overall density reduction. This results in the permitted density of 65 units. The applicant is only requesting 25 units. Furthermore, the property has 11 dwelling units currently on the site. The proposed site plan will demolish those existing 11 units, therefore only adding 14 new units to the Town. Overall the project requires no variances from Town Code requirements.

STAFF RECOMMENDATION

Recommendation: Staff recommends that the Planning and Zoning Board/Design Review Board recommend approval of the site plan application based on acceptance of the Development Conditions. This application will be heard by the Town Commission on Tuesday, September 21, 2015, at 7 p.m.

Budget Impact: There are voluntary proffers to mitigate off-site impacts including the following:

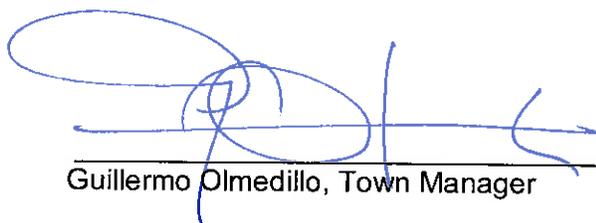
1. \$20,000 for the Town's Parks and Recreation playground equipment.
2. \$800 for the Town's Veteran's Park dog waste station, which includes installation and one year of maintenance.
3. \$5,000 for placement of two benches in Veteran's Park.
4. The maintenance cost of washing the tennis courts at the Surfside Tennis Center during construction. The cost of washing the tennis courts is \$1,000 per month.
5. Reimburse the Town for the value of 8 lost metered parking spaces located on the north side of the 200 block of 88th Street. The value of the metered spaces on a daily basis is calculated at \$1.50 per hour X 12 hours per day X 8 parking spaces equals \$144.00 per day. The annual cost is \$5,260.

Growth Impact: The property has a maximum density permitted of 65 units. Although 25 units are proposed, the existing 11 units will offset the impact of growth since they will be demolished and the net increase of units is 14 units.

Staff Impact: There has been no impact to staff other than the work necessary to review the project. The applicant has funded the review through the cost recovery process and the building permit review will be funded through the building permit fees.



Sarah Sinatra Gould, AICP, Town Planner



Guillermo Olmedillo, Town Manager

SITE PLAN REPORT

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SITE PLAN INFORMATION:

Address	201, 203, 205, 207, 209, 215 – 88th Street And 8809 Harding Avenue
General Location	North side of 88 th Street between Collins Avenue and Harding Avenue.
Property Size	TOTAL: 0.98 gross acres
Zoning District	East side: H40 (west side of Collins Avenue) West side: H30C (east side of Harding Avenue)
Adjacent Zoning Districts	H40 & H30C to the north H120 to the east MU to the south H30B to the West
Future Land Use	Moderate Density Residential
Density Permitted	79 dwelling units per acre X .98 of acre = 77 units X 15%(reduction in density based on aggregation) TOTAL PERMITTED= 65 dwelling units
Density Proposed	TOTAL PROPOSED: 25 dwelling units
Number of parking spaces	TOTAL Provided: 50 spaces TOTAL Required: 50 spaces

ZONING CODE, APPLICABLE REQUIREMENTS**Sec. 90.42**

Minimum Unit Sizes	Minimum Required	Proposed
One-bedroom	800 square feet	1,727 square feet
Two-bedroom	950 square feet	1,787 square feet
Three-bedroom	1150 square feet	1,684 square feet

Sec. 90.43

Maximum Building Heights	Maximum Required	Proposed
H40	40 feet maximum	36 feet 8 inches
H30C	30 feet maximum	26 feet 2 inches

Sec. 90.44

Modification of Height	Maximum Permitted		Proposed	Must be of high architectural quality integral to the design of the building
H40	12 ft.	10% of roof area	12 feet	The mechanical equipment, rooftop decks and parapet walls meet these criteria.
H30C	3 ft.	10% of roof area	3 feet	

Sec. 90.45(b)

Minimum Required Setbacks		Proposed
Front (Collins Avenue)	20 ft	20 ft
Side (88 th Street and north side of building)	10ft	10 ft
Rear (Harding Avenue)	20 ft	20 ft

Sec. 90.47.1 Yards generally, allowable projections

Required	Proposed
Every part of a required yard shall be open to the sky, except ordinary projections of sills, cornices, roof eaves and ornamental features may project not more than 24 inches into any required yard.	24 inch projection proposed

Sec. 90.49

Lot Standards	Required	Proposed
Minimum Lot width	50 feet	110 Feet
Minimum Pervious area	20%	47% in H40 43% in H30C

Sec. 90.50.1(2)

Architecture	Required	Proposed
All elevations for new structures and multi-story additions (additions greater than fifteen (15) feet in height)	Minimum of 10% wall openings including windows, doors or transitional spaces defined by porches, porticoes or colonnades.	Project meets or exceed 10% wall openings

Roof materials are limited as follows:	<ul style="list-style-type: none"> a. Clay Tile; or b. White concrete tile; or c. Solid color cement tile which color is impregnated with the same color intensity throughout, provided said color if granted approval by the Design Review Board; d. Architecturally embellished metal if granted approval by the Design Review Board; or e. Other Florida Building Code approved roof material(s) if granted approval by the Design Review Board. 	Roof deck includes a community pool as well as separate roof top terraces for 12 individual units. These include a pool, Jacuzzi, trellis and landscaping.
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Sec. 90.50.2 (3)

Roof Deck Provisions	Required	Proposed
Roof Decks are limited to	a. Maximum 70% of the aggregate roof area;	70%
	b. Shall not exceed the maximum roof height required by any abutting property's zoning designation;	40 feet and 30 feet.
	c. Minimum setback of 10 feet from the roofline on all sides	10 feet

Sec. 90.51(1)

Maximum frontage of buildings	Required	Proposed
H40	For every 75 feet, a minimum 6 foot change in wall plane.	After 75 feet there is a 6 foot horizontal change in wall plane
H30C	For every 50 feet, a minimum 3 foot change in wall plane.	After 50 feet, a 3 foot change in wall plane is proposed.

Sec. 90.61.1

Paving in front and rear yards in H30 & H40 Districts	Required	Proposed
Front setbacks, amount that may be paved with any type of material that is not readily permeable by rainwater and groundwater.	Maximum 50% paved	9.3%
Front Yard Landscaping	Minimum 30%	90.7%
Rear Yard Landscaping	Minimum 20%	98.14%

Sec. 90.67.2

Underground utilities	Required	Proposed
	All utilities including telephone, cable, and electrical systems shall be installed	The lines will be installed underground.

	underground.	
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Sec. 90.77(c)

Off-Street Parking	Minimum Required	Proposed
	50 Spaces	50 Spaces

Sec. 90.83

Off-Street Loading	Minimum Required	Proposed
Multifamily building 20,000 – 100,000 square feet	1 space on site	1 space

Sec. 90.91

Vegetative Provisions	Minimum Required	Proposed
Xeriscape in pervious area	40%	40%

Sec. 90.91.2

Buffers	
Landscape buffer adjacent to streets and abutting properties	Application meets or exceeds all requirements.

Sec. 90.93

Open Space	
Landscaping along all buildings and structures, shrubs and trees required in open space	Application meets or exceeds all requirements.

DEVELOPMENT IMPACT COMMITTEE REPORT

DEVELOPMENT IMPACT COMMITTEE MEETING

The Development Impact Committee (DIC)* met on July 22, 2015 to discuss the site plan amendment application for 8809 Harding Avenue ("the Project"). The DIC meeting was attended by the following:

Staff Attendees: Guillermo Olmedillo, Town Manager
 Joe Kroll, Public Works
 David Allen, Police Chief
 Linda Miller, Town Attorney
 Jane Graham, Assistant Town Attorney
 Tim Milian, Parks and Recreation
 Sarah Sinatra Gould, Town Planner
 Bill Tesauro, Landscape Plan Reviewer
 Jankristof Devastey, Traffic Engineer

Applicant Attendees: Leonardo Ambard, Applicant
 Cristina Fandino, Architect
 Scott McClure, Landscape Architect
 Jerry Zamora, Civil Engineer

Citizen Attendees (who signed in): None

The purpose of the DIC meeting is to discuss impacts of the projects and any mitigation efforts offered by the property owner.

The DIC shall review all developments (except single family and two-family homes) and recommend where applicable, whether, and the extent to which the following criteria has been met (staff responses are in *italics*).

1. The development, as proposed, conforms to the comprehensive plan and the zoning code;

The site plan has been reviewed twice by the Development Review Committee. All outstanding comments have been addressed and the proposed site plan conforms to the comprehensive plan and the zoning code.

2. The development, as proposed, will have a favorable or unfavorable impact on the environment and natural resources, including a consideration of the means and estimated cost necessary to minimize the adverse impacts, if any;

The proposed development is not expected to have an unfavorable impact on the environment and natural resources. The applicant will meet all Town, County and State regulations. However, they have offered to mitigate impacts during construction, such as washing the tennis courts.

3. The development, as proposed, will have a favorable or unfavorable impact on the economy of the Town of Surfside;

The development is expected to have a favorable impact on the economy of the Town as it will add taxable value. It will also generate water and sewer fees and applicable building permit fees.

4. The development, as proposed, will efficiently use or unduly burden water, sewer, solid waste disposal, education, recreation or other necessary public facilities which have been constructed or planned and budgeted for construction in the area;

An application has been submitted to the Miami-Dade School Board to determine if concurrency has been met. If not, the applicant is required to coordinate with the school board on potential financial obligations to meet concurrency. The applicant has also voluntarily agreed to a number of improvements to the Town's parks to address their impacts. Lastly, the water and sewer impact will be accommodated through the Town's water and sewer fees.

5. The development, as proposed, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, public streets, and roads, which have been planned and budgeted for construction in the area, and if the development is or will be accessible by private or public roads or streets.

The applicant has voluntarily agreed to provide a bus shelter on Harding Avenue north of 88th Street to mitigate any impacts the additional units may have on the public transportation system. There is also no drop off at the front of the building. All vehicular activities will take place within the garage.

6. The development, as proposed, is consistent with the community character of the immediate neighborhood. In addition to consistency there must be congruity between the subject development and neighboring improvements and surroundings including but not limited to form, spacing, heights, setbacks, materials, color, rhythm and pattern of architectural or aesthetic interest or value as well as with any overlays and other development schemes or legislation.

The applicant is proposing a 25 unit development, which is consistent with the smaller scale development commonly seen on the corridor between Collins Avenue and Harding Avenue. The setbacks, articulations and aesthetics are consistent with the corridor.

7. In the event of redevelopment, applicant shall also submit a detailed plan for demolition.

Acknowledged.

The conditions shall become part of the resolution. If the resolution is recommended by the Planning and Zoning Board to the Town Commission, it will become a covenant running with the property as part of the Development Order. The Planning and Zoning Board and the Town Commission may modify any of the conditions and/or request additional conditions to be included in the Development Order.

***NOTE:** The DIC meetings are televised on the Town's Channel 77 and are publicized on Town Hall.

RESOLUTION

RESOLUTION NO. 15-Z-0__

A RESOLUTION OF THE TOWN OF SURFSIDE, FLORIDA, PLANNING AND ZONING BOARD, RECOMMENDING APPROVAL OF A SITE PLAN APPLICATION, PURSUANT TO SECTION 90-41 ET SEQ. OF THE ZONING CODE, TO PERMIT 25 DWELLING UNITS WITH 50 PARKING SPACES WITH AN ADDRESS OF 201, 203, 205, 207, 209, 215 – 88TH STREET AND 8809 HARDING AVENUE, SURFSIDE, FLORIDA, AS SUBMITTED BY 8809 HARDING DEVELOPMENT, LLC; SUBJECT TO CERTAIN CONDITIONS WHICH SHALL BE INCLUDED IN A RECORDED COVENANT RUNNING WITH THE LAND, AND PROVIDING FOR A SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

I. RECITALS.

WHEREAS, 8809 Harding Development, LLC (the “Applicant”), a Florida corporation, owner of the property located at 201, 203, 205, 207, 209, 215 – 88th Street And 8809 Harding Avenue, Surfside, Fl 33154, with a general location on the north side of 88th Street between Collins Avenue and Harding Avenue (the “Property”) submitted an application to the Town of Surfside, Florida on March 16, 2015 (the “Application”) requesting approval as set forth below:

- A. Pursuant to Section 90-41 et seq., of the Town Zoning Code, site plan approval of 25 residential dwelling units, including 50 parking spaces and a roof top terrace.**
- B. Plans are on file and may be examined in the Building Department entitled “8800 Collins”, Surfside, FL 33154, which plans may be modified at public hearing (hereinafter referred to as the “Plans”) and are prepared by Cristina Fandino, AIA, MCID & Associates, Jerry Zamora – Zamora & Associates, and MLA Group, Inc. submitted on March 16, 2015, dated August 10, 2015 and consisting of a set of sheets including the following:**

Survey by Bello & Bello

Architectural drawings by Fandino, AIA

Landscape Architecture drawings by MLA Group, Inc.

Civil Engineering drawings by Jerry Zamora – Zamora & Associates

Legal Description: See attached Exhibit “A” “Legal Description”

ADDRESS: 201, 203, 205, 207, 209, 215 – 88th Street And 8809 Harding Avenue, Surfside,

FL 33154; and

WHEREAS, on April 2, 2015 and June 6, 2015 the Town's Development Review Group, pursuant to the Town's Zoning Code Section 90.20, met to review the site plan application and provide technical comments to the Town staff and to the Applicant; and

WHEREAS, the Town's Development Impact Committee, after advertised notice and notice posted on the Town's website, met on July 22, 2015, and during the televised meeting, reviewed the Application and made recommendations to the Town's Planning and Zoning Board in accordance with the criteria set forth in the Town's Zoning Code Section 90.20. Its recommendations for approval, subject to certain conditions set out in the Development Impact Committee Report, are incorporated herein under Section IV. Conditions, and, together with all other conditions imposed by the Planning and Zoning Board and the Town Commission, shall be accepted by the Applicant and owner of the Property and their heirs, successors and/or assigns, and shall be made part of a recorded covenant running with the land; and

WHEREAS, on August 27, 2015, the Planning and Zoning Board, at a duly noticed and televised quasi-judicial public hearing, after reviewing the Application and hearing from its professional staff, the Applicant, and members of the public, considered the requirements of Section 90-41 et seq. of the Town Zoning Code for Site Plan Approval and the Application's consistency with the Town of Surfside's Comprehensive Plan, and recommended the Application for approval by the Town Commission, subject to all of the conditions recommended by the Development Impact Committee and the additional conditions of approval incorporated herein under Section IV. Conditions.

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

II. INCORPORATION OF RECITALS AND FINDINGS OF FACT.

- A. All recitals set forth above are incorporated into the body of this Resolution as if the same were fully set forth herein.
- B. The Planning and Zoning Board finds that the proposed Site Plan, with the conditions as recommended herein, is in compliance with the requirements and criteria set forth in Section 90.41 "Regulated Uses" of the Zoning Code of the Town of Surfside and recommends to the Town Commission that the Application be approved subject to the conditions, as set forth below.

III. APPROVALS.

The recommended approvals set forth in this Section III are subject to all of the conditions set forth in this Resolution and the execution of all attendant agreements prior to the issuance of the Building Permit for the Project.

- A. The Applicant's request for approval of the site plan submitted for the property known as "8800 Collins" located at 201, 203, 205, 207, 209, 215 – 88th Street And 8809 Harding Avenue, Surfside, Fl 33154, with a general location on the north side of 88th Street between Collins Avenue and Harding Avenue, shall be granted and said site plan approved, subject to all of the conditions provided in this Resolution. The failure of performance of any of these conditions shall be deemed grounds for revocation of the approval.

IV. CONDITIONS.

1. A bond or equivalent amount of cash shall be posted by the Applicant to replace public property damaged during the construction of the project, pursuant to the terms of Section 14.30 of the Town Code. The final determination regarding what property shall be replaced will be in the reasonable determination of the Director of Public Works. The Director of Public Works and the Building Official shall jointly determine the bond or cash equivalent amount. The bond or cash equivalent shall be posted prior to the issuance of the building permit.
2. The Applicant shall furnish payment and performance bond, cash or letter of credit issued in a form and by a bank reasonably acceptable to the Town to ensure Applicant's performance of the public improvements pursuant to the site plan approval. Any such bond shall be issued by a surety having a minimum rating of A-1 in the Best's Key Rating Guide, Property/Casualty edition, shall be subject to the approval of the Town and shall include this legend: "This bond may not be cancelled or allowed to lapse until 30 days after receipt by the Town, by certified mail, returned receipt requested, addressed to: "Town Manager with a copy to: Town Attorney, both addressed to: Town of Surfside, 9293 Harding Avenue, Surfside, FL 33154" of written notice from the issuer of the bond of its intent to cancel or to not renew." As improvements are made, the Town, within its reasonable discretion, may reduce or eliminate the bond amount. These rights reserved by the Town with respect to any construction bond established pursuant to this section are in addition to all other rights and remedies the Town may have under this Resolution, in law or in equity.
3. The Applicant shall maintain all landscaping materials on site in good condition, replacing diseased, dying or dead plant material as necessary so as to present a healthy and orderly appearance at all times. Based on the proposed landscape plan, including the trees and palms only, the value of the material is \$98,858. Therefore, the Applicant agrees

to a landscape bond for one year from the final landscape inspection for the value of the material.

4. The Applicant confirms that the proposed pools and any other amenity are for the sole use of the residents and the guests of the residents.
5. Live, amplified music shall be prohibited outdoors. Recorded music no greater than 75 decibels shall be allowed outdoors from 11:00 a.m. to dusk.
6. The Applicant shall provide the Town with a detailed schedule for the construction of the project (the "Construction Schedule") within thirty (30) days of approval of the Application by the Town Commission.
7. The Applicant shall pay a contribution to upgrade the public beach access at the street end at 88th Street and the ocean bulkhead in the amount of \$20,000. This amount shall be paid 90 days prior to the expected date of issuance of the Certificate of Occupancy.
8. The Applicant shall contribute \$20,000 for the Town's Parks and Recreation playground equipment.
9. The Applicant shall contribute \$800 for the Town's Veteran's Park dog waste station, which shall fund the installation of the station and one year of maintenance.
10. The Applicant shall contribute \$5,000 to the Town Parks and Recreation Department for placement of two benches in Veteran's Park.
11. The Applicant agrees to pay the maintenance cost of washing the tennis courts at the Surfside Tennis Center during construction. The cost of washing the tennis courts is \$1,000 per month.
12. The Applicant shall provide a bus shelter located on the west side of Harding Avenue and 88th Street at the current bus stop location, or as permitted by Miami Dade County.
13. The Applicant shall reimburse the Town for any work performed by the Town resulting from the Applicant's need to provide water and sewer service along Harding Avenue, Collins Avenue and 88th Street. Any work necessary within the FDOT ROW shall comply with FDOT regulations. Any work within a Miami-Dade County ROW shall be coordinated through the County.
14. The new sidewalk, curbs, and gutter along Collins Avenue, Harding Avenue and 88th Street must be approved and permitted by FDOT. The sidewalk shall be Crimson Red.

15. The Applicant agrees to provide access for 220 volt capability throughout the garage to offer charging opportunities to residents as needed.
16. The Applicant agrees to design the project to be LEED Silver Certifiable.
17. In the event of a hurricane warning, all removable items from the pool decks, roof decks and other outdoor spaces shall be removed and secured. Cranes shall be secured. The Applicant shall provide a hurricane safety plan to the Town in advance of construction, including contact information.
18. No building permits shall be issued (except for demolition, temporary power and construction trailers) unless the Applicant has submitted all documents required under this approval as of that date, in form and content subject to the approval of the Town Attorney and Town Manager, and shall have paid all professional and other payments required by the Code of the Town of Surfside to be paid as of that date, including but not limited to the connection and development fees in accordance with Section 78-83 of the Code of the Town of Surfside, entitled "development fee imposed; time of payment."
19. The Applicant shall present a Construction Parking Plan for the provision of construction workers during the period of construction of the approved project prior to the issuance of a building permit. The Construction Parking Plan shall be subject to the review and approval of the Town Manager. The Construction Parking Plan shall provide that all workers shall park on site or shall park off-site outside of Town limits. The Applicant and the Applicant's general contractor shall direct all workers not to park their vehicles in residential neighborhoods or Town parking lots and Town parking metered spaces. The Applicant and the Applicant's general contractor are responsible to enforce the Construction Parking Plan with all employees, contractors and subcontractors. Violations of the Construction Parking Plan will result in penalties, stop work orders or revocation of the building permit.
20. The Applicant shall reimburse the Town for the value of eight (8) lost metered parking spaces located on the north side of the 200 block of 88th Street during the period of construction through certificate of occupancy. The value of the metered spaces on a daily basis is calculated at $\$1.50$ per hour X 12 hours per day X 8 parking spaces equals $\$144.00$ per day. The annual cost is $\$5,260$, which amount the Applicant shall pay to the Town prior to the issuance of the first building permit.
21. The Applicant shall maintain an interactive website during construction and provide for a maximum of 24 hour response complaint/response mechanism for nearby property owners.
22. The Applicant shall provide water/sewer fees to the Town of Surfside in the amount prescribed in the Town Code Section 78-83 and calculated using all fixtures in the

buildings. Said fee shall be paid at the issuance of the Building Permit. There shall be no off-set for existing fixtures if such off set is prohibited by law.

23. The Applicant shall conduct an audit of the construction costs at the conclusion of the construction and shall pay the difference in the building permit fee, if any.
24. The Applicant, its successors and assigns shall comply with all Town ordinances applicable to development and permit approvals at the time of approval of the site plan and in the event the Applicant does not commence construction within six (6) months from the date a permit is issued, it shall be required to comply with Section 14.55 entitled "Vacant lots or buildings" of the Town of Surfside Code, including but not limited to the posting of a bond to defray the cost the Town may incur if required to secure and maintain the site, if necessary, and as may be required by the Building Official. The Applicant for this purpose shall provide a bond not to exceed five percent of the construction cost, as required by the Building Official. These funds shall be used to secure property and the construction site in the event construction is abandoned, or ceases prior to completion, or to repair public infrastructure damaged by construction, and to maintain site during abandonment.
25. Any change in the ownership of the current owner, 8809 Harding Development, LLC , (also referred to as "Applicant"), greater than twenty percent (20%) shall be fully disclosed in writing to the Town Manager and Town Attorney immediately upon said change occurring. Said change of ownership shall not extend or modify any of the dates for payment or performance included in this Resolution or in any related agreements referenced in this Resolution nor shall any change of ownership modify or excuse or extend any of the payment obligations contained in this Resolution or in any related agreements referenced in this Resolution. All payment obligations and performance obligations of any kind set forth in this Resolution and in these Conditions are binding on the Applicant, its heirs, successors and assigns.
26. All voluntary proffers and commitments made to the Town of Surfside pursuant to the Resolution, including but not limited to those described in these Conditions, shall be binding upon Applicant, its heirs, successors and assigns, and, as to payments, shall be due and payable, or in the event of an action, shall be performed, in strict compliance with the manner and within the time frames set forth in these Conditions and any change in ownership, or modification of the site plan or design, whether substantial or minor in nature, shall not excuse the performance or the payments, all of which are part of the Conditions subject to which the Applicant's request for site plan approval were granted.
27. The applicant shall provide a Unity of Title in a form acceptable to the Town Attorney for all parcels included in the site plan to the Town prior to the issuance of the first building permit.

V. **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.

VI. **EFFECTIVE DATE.** This Resolution shall become effective upon adoption.

PASSED AND ADOPTED this _____ day of _____, 2015

Motion by Planning and Zoning Board Member _____,

Second by Planning and Zoning Board Member _____

FINAL VOTE ADOPTION

Member, Armando Castellanos _____
Member, Peter Glynn _____
Member, Moshe Rubenstein _____
Vice Chair, Jacob Kligman _____
Chair, Lindsay Lecour _____

Lindsay Lecour, Chair

ATTEST:

Sandra Novoa, CMC
Town Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY FOR THE TOWN OF SURFSIDE ONLY:

Linda Miller, Town Attorney

SITE PLAN PACKAGE



DRB Meeting	___/___/20__
Application / Plans Due	___/___/20__

**TOWN OF SURFSIDE
MULTI-FAMILY AND NON-RESIDENTIAL SITE-PLAN APPLICATION**

A complete submittal includes all items on the "Multifamily and Non-Residential Site-Plan Application Submission Checklist" document 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.

<u>PROJECT INFORMATION</u>	
OWNER'S NAME	<u>8809 Harding Development, LLC; See Exhibit A for additional Owner information</u>
PHONE / FAX	<u>305 717 5401</u>
AGENT'S NAME	<u>Carli Koshal / Bercow Radell & Fernandez</u>
ADDRESS	<u>200 S. Biscayne Blvd, Ste 850, Miami, FL 33131</u>
PHONE / FAX	<u>305-377-6223</u>
PROPERTY ADDRESS	<u>8809 Harding Avenue,</u>
ZONING CATEGORY	<u>H40 and H30C</u>
DESCRIPTION OF PROPOSED WORK	<u>Redevelopment of seven (7) parcels into a single unified condo development</u>

<u>INTERNAL USE ONLY</u>			
Date Submitted	_____	Project Number	_____
Report Completed	_____	Date	_____
Fee Paid	\$ _____		

<u>ZONING STANDARDS</u>	Required	Provided
Plot Size	_____	_____
Setbacks (F/R/S)	_____	_____
Lot Coverage	_____	_____
Height	_____	_____
Pervious Area	_____	_____

[Signature]
SIGNATURE OF OWNER

3/4/15
DATE

[Signature]
SIGNATURE OF AGENT

3/5/15
DATE



TOWN OF SURFSIDE
MULTI-FAMILY AND NON-RESIDENTIAL SITE-PLAN APPLICATION
PLANNING AND ZONING BOARD Rules and Procedures (June 2002)

The Planning and Zoning Board shall generally meet the last Thursday of each month at 7:00 pm. at Town Hall.

Plans and completed applications (including all supporting documentation) must be submitted to the Building Department at least 21 days prior to the meeting, with the payment of applicable fees (example: \$200.00 for Plan Review for Zoning), at which time they will be considered. Incomplete plans and applications will not be processed.

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 Chairman of the Board.

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

Carli Koshal / Bercow Radell & Fernandez
 NAME OF REPRESENTATIVE

3/5/15
 DATE

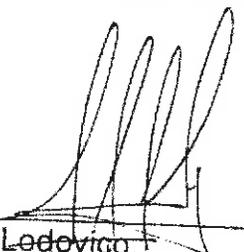
Exhibit A
Property Ownership Information

Owner Name	Address	Folio No.
8809 Harding Development, LLC	8809 Harding Avenue	14-2235-005-0360
8809 Harding Development, LLC	215 88 Street	14-2235-005-0370
Ana M. Amenabar	201 88 Street	14-2235-020-0050
Rafael R. Garcia	203 88 Street	14-2235-020-0040
Waleed Tariq Jamal	205 88 Street	14-2235-020-0030
David De Cespedes	207 88 Street	14-2235-020-0020
Eneida Lopez	209 88 Street	14-2235-020-0010

POWER OF ATTORNEY AFFIDAVIT

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

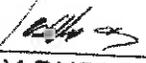
I, Salvador Di Lodovico, being duly sworn and deposed say that I am the Managing Member of 8809 Harding Development, LLC, the entity which owns the real property located at 215 88 Street and 8809 Harding Avenue, Miami Dade County Folio Numbers 14-2235-005-0360 and 14-2235-005-0370 (the "Property"). 8809 Harding Development, LLC seeks to redevelop the Property, and hereby authorizes Leonardo Ambard to be the representative of 8809 Harding Development, LLC before the Town of Surfside on this matter.



Salvador Di Lodovico,
Managing Member of 8809 Harding Development, LLC

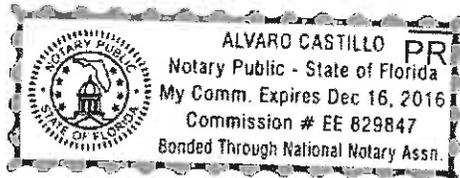
SIGNATURE

Sworn to and subscribed before me this 27 day of Feb., 2015. The foregoing instrument was acknowledged before me by Salvador Di Lodovico of _____ who has produced Fla. Driver's License as identification and/or is personally known to me and who did/did not take an oath.



NOTARY PUBLIC

NOTARY SEAL OR STAMP:



PRINT NAME

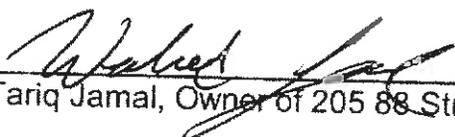
My Commission Expires:

Affidavit of Ownership

I, Waleed Tariq Jamal, am over the age of 21 and otherwise am *sui juris*, and being duly sworn, allege and state:

1. I am the owner of 205 88 Street within the Town of Surfside.
2. 205 88 Street is further identified by Miami Dade County Folio Number: 14-2235-020-0030 (the "Property").
3. I understand that 8809 Harding Development, LLC is submitting an application to the Town of Surfside for approval of plans to redevelop the Property.
4. I hereby authorize 8809 Harding Development, LLC, and its designees, to take the steps legally necessary to obtain the development approvals for the Property in accordance with said plans.

FURTHER AFFIANT SAYETH NAUGHT.

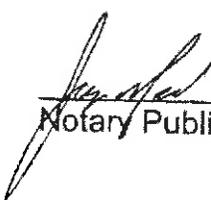


Waleed Tariq Jamal, Owner of 205 88 Street, Surfside, FL

**STATE OF FLORIDA
COUNTY OF MIAMI-DADE**

The foregoing instrument was acknowledged before me by Waleed T. Jamal who is personally known to me or has produced Florida DL as identification.

My commission expires 2/21/16


Notary Public, State of Florida

Affidavit of Ownership

I, Ana M. Amenabar, am over the age of 21 and otherwise am *sui juris*, and being duly sworn, allege and state:

1. I am the owner of 201 88 Street within the Town of Surfside.
2. 201 88 Street is further identified by Miami Dade County Folio Number: 14-2235-020-0050 (the "Property").
3. I understand that 8809 Harding Development, LLC is submitting an application to the Town of Surfside for approval of plans to redevelop the Property.
4. I hereby authorize 8809 Harding Development, LLC, and its designees, to take the steps legally necessary to obtain the development approvals for the Property in accordance with said plans.

FURTHER AFFIANT SAYETH NAUGHT.

Ana M. Amenabar

Ana M. Amenabar, Owner of 201 88 Street, Surfside, FL

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by *Ana M. Amenabar*, who is personally known to me or has produced DR. LICENSE as identification.

m 3/3/15

Eneida Lopez
Notary Public, State of Florida

My commission expires 8/25/18



Affidavit of Ownership

I, Rafael R. Garcia, am over the age of 21 and otherwise am *sui juris*, and being duly sworn, allege and state:

1. I am the owner of 203 88 Street within the Town of Surfside.
2. 203 88 Street is further identified by Miami Dade County Folio Number: 14-2235-020-0040 (the "Property").
3. I understand that 8809 Harding Development, LLC is submitting an application to the Town of Surfside for approval of plans to redevelop the Property.
4. I hereby authorize 8809 Harding Development, LLC, and its designees, to take the steps legally necessary to obtain the development approvals for the Property in accordance with said plans.

FURTHER AFFIANT SAYETH NAUGHT.

Rafael R. Garcia

Rafael R. Garcia, Owner of 203 88 Street, Surfside, FL *3/3/15*

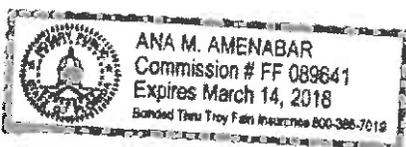
STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me ^{on 3/3/15} by *Rafael R. Garcia*, who is personally known to me or has produced *Fla. DL* as identification.

Ana M. Amenabar

Notary Public, State of Florida

My commission expires _____



Affidavit of Ownership

I, Eneida Lopez, am over the age of 21 and otherwise am *sui juris*, and being duly sworn, allege and state:

1. I am the owner of 209 88 Street within the Town of Surfside.
2. 209 88 Street is further identified by Miami Dade County Folio Number: 14-2235-020-0010 (the "Property").
3. I understand that 8809 Harding Development, LLC is submitting an application to the Town of Surfside for approval of plans to redevelop the Property.
4. I hereby authorize 8809 Harding Development, LLC, and its designees, to take the steps legally necessary to obtain the development approvals for the Property in accordance with said plans.

FURTHER AFFIANT SAYETH NAUGHT.

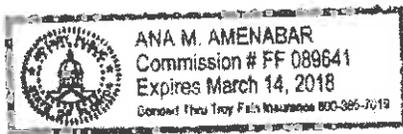
Eneida Lopez 3/3/15
 Eneida Lopez, Owner of 209 88 Street, Surfside, FL

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me ^{on 3/3/15} by ENEIDA LOPEZ, who is personally known to me or has produced FDL as identification.

My commission expires _____

Ana M. Amenabar
 Notary Public, State of Florida



Affidavit of Ownership

I, David De Cespedes, am over the age of 21 and otherwise am *sui juris*, and being duly sworn, allege and state:

1. I am the owner of 207 88 Street within the Town of Surfside.
2. 207 88 Street is further identified by Miami Dade County Folio Number: 14-2235-020-0020 (the "Property").
3. I understand that 8809 Harding Development, LLC is submitting an application to the Town of Surfside for approval of plans to redevelop the Property.
4. I hereby authorize 8809 Harding Development, LLC, and its designees, to take the steps legally necessary to obtain the development approvals for the Property in accordance with said plans.

FURTHER AFFIANT SAYETH NAUGHT.

David De Cespedes 3/2/15

David De Cespedes, Owner of 207 88 Street, Surfside, FL

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me ^{on 3/3/15} by DAVID DECESPEDES, who is personally known to me or has produced FIDL as identification.

Ana M. Amenabar
Notary Public, State of Florida

My commission expires _____



Surfside is at a turning point. We, the members of the p and z board have to move quickly to save the nature of the residential community.

Our houses on 50-foot lots are starting in the high \$400,000.

In the near future people will be buying those same houses for the land. The houses will be considered tear downs.

I would like to see new code written that would prevent these lots from being built with big box, flat roofed houses. Those houses built between our traditional surfside houses will change the entire nature of our village.

When you bike through surfside you have lots of time to look at the architecture. All the houses are different and most are special. There is visual space between each house due to the scale of the houses and the type, and pitch of the roofs. I suggest that all houses in the residential district must have pitched roofs facing the front of the house. Any flat roofing cannot be visible from the front yard.

I would like to bring this issue up front and put on the agenda for next meeting.

This board is made up of a few neighbors who, I believe, really care about surfside. They often don't see eye to eye on the issues but they have respect for each other's values. We are all appointed member with no political agenda. I believe this keeps the board honest.

There could be significant changes in the board after the next election. I would like to see this code written and passed before the next election.

Peter Glynn