Any person who received compensation, remuneration or expenses for conducting lobbying activities is required to register as a lobbyist with the Town Clerk prior to engaging in lobbying activities per Town Code Sec. 2-235. "Lobbyist" specifically includes the principal, as defined in this section, as well as any agent, officer or employee of a principal, regardless of whether such lobbying activities fall within the normal scope of employment of such agent, officer or employee. The term "lobbyist" specifically excludes any person who only appears as a representative of a not-for-profit corporation or entity (such as charitable organization, a trade association or trade union), without special compensation or reimbursement for the appearance, whether direct, indirect, or contingent, to express support or opposition to any item.

Per Miami Dade County Fire Marshal, the Commission Chambers has a maximum capacity of 99 people. Once reached this capacity, people will be asked to watch the meeting from the first floor.

PLANNING AND ZONING BOARD

AGENDA
July 18, 2016
6:00 PM

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES: May 25, 2016

4. QUASI-JUDICIAL APPLICATION:

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. 9300-9380 COLLINS AVENUE

A RESOLUTION OF THE TOWN OF SURFSIDE, FLORIDA, PLANNING AND ZONING BOARD; RECOMMENDING APPROVAL OF A SITE PLAN TO PERMIT THE DEVELOPMENT OF PROPERTY LOCATED ON THE WEST SIDE OF COLLINS AVENUE BETWEEN 93RD STREET AND 94 STREET WITH THE ADDRESSES OF 9300-9380 COLLINS AVENUE FOR 68 TOWNHOUSE UNITS WITH CONDITIONS OF APPROVAL; PROVIDING FOR A SEVERABILITY CLAUSE AND PROVIDING FOR AN EFFECTIVE DATE.

5. ORDINANCE: SHEDS

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA AMENDING CHAPTER 90 “ZONING”; SEC. 90-19. “SINGLE-FAMILY AND TWO FAMILY DEVELOPMENT REVIEW PROCESS”; SPECIFICALLY AMENDING SECTION 90-19.7 EXEMPTING SHEDS FROM PLANNING AND ZONING BOARD AND DESIGN REVIEW BOARD REVIEW AND PROVIDING THE DESIGN GUIDELINES SHALL BE FOLLOWED; AMENDING “SECTION 90-54 “ACCESSORY BUILDINGS AND STRUCTURES IN THE H30A AND H30B DISTRICTS” SPECIFICALLY AMENDING SECTION 90-54.7 RELATED TO SHEDS AND LANDSCAPE REQUIREMENTS; PROVIDING FOR INCLUSION IN THE CODE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

6. DISCUSSION ITEMS

1. Sustainability Sub-committee
2. Future Agenda Items

7. ADJOURNMENT.

DESIGN REVIEW BOARD

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES: May 25, 2016

4. DESIGN REVIEW BOARD APPLICATIONS:
A. Request of the Owner of Property located at 9441 Bay Drive.
The applicant is requesting to legalize an existing garage conversion.

B. Request of the Owner of Property located at 9040 Dickens Avenue.
The applicant is proposing to add a 612 square foot addition to the rear of the existing single family house.

C. Request of the Owner of Property located at 9233 Byron Avenue.
The applicant is requesting to legalize an existing garage conversion.

D. Request of the Owner of Property located at 9549 Carlyle Avenue.
The property is located at 9549 Carlyle Avenue, within the H30B zoning district. The applicant was granted approval for the construction of a new two story- single-family residence at the September 24, 2015 Planning and Zoning Board meeting and subsequent façade modifications at the January 28, 2016 meeting. The applicant is now proposing a roof top deck.

E. Request of the Owner of Property located at 8874 Dickens Avenue.
The applicant is requesting a six foot high picket style fence along the north property line to enclose the backyard of the corner property.

F. Request of the Owner of Property located at 9425 Bay Drive.
The applicant is proposing to completely renovate the existing home. The renovations include a garage conversion, new roof, trellis and doors and windows.

G. Request of the Owner of Property located at 300 Surfside Blvd.
The applicant is requesting to legalize an existing garage conversion. It appears the garage was converted prior to 2007 and therefore prior to the code requirements mandating landscaping in front of the replaced garage door. In this case, the applicant has provided French doors replacing the garage door.

5. QUASI-JUDICIAL APPLICATION:
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. 9300-9380 COLLINS AVENUE

A RESOLUTION OF THE TOWN OF SURFSIDE, FLORIDA, PLANNING AND ZONING BOARD; RECOMMENDING APPROVAL OF A SITE PLAN TO PERMIT THE DEVELOPMENT OF PROPERTY LOCATED ON THE WEST SIDE OF COLLINS AVENUE BETWEEN 93RD STREET AND 94 STREET WITH THE ADDRESSES OF 9300-9380 COLLINS AVENUE FOR 68
6. ADJOURNMENT.

THIS MEETING IS OPEN TO THE PUBLIC. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, ALL PERSONS WHO ARE DISABLED AND NEED SPECIAL ACCOMMODATIONS TO PARTICIPATE IN THIS MEETING BECAUSE OF THAT DISABILITY SHOULD CONTACT THE OFFICE OF THE TOWN CLERK AT 305-861-4863 EXT. 226 NO LATER THAN FOUR DAYS PRIOR TO SUCH PROCEEDING. 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.
1. CALL TO ORDER
Chair Lindsay Lecour called the meeting to order at 7:02 pm. Chair Lecour welcomed two new members of the Board, Commissioner Daniel Gielchinsky, liaison and Board Member Brian Rollar. The new members introduced themselves and gave some background. Commissioner Gielchinsky gave an update on resolutions presented to the Commission from the Board and which the Commission passed. He also gave an update on other issues the Commission addressed regarding the DRB/P&Z Board.

2. ROLL CALL
Recording Clerk Nissa Benjamin called the roll with the following members present: Chair Lindsay Lecour, Board Member Jorge Gutierrez, Vice Chair Judith Frankel, Board Member Brian Rollar. Board Member Peter Glynn was absent. Commissioner Daniel Gielchinsky attended as liaison.

3. APPROVAL OF MINUTES: April 28, 2016
Board Member Gutierrez made a motion to approve. The motion received a second from Vice Chair Frankel and all voted in favor with Board Member Glynn absent.

Board Member Gutierrez made a motion to add an item to the agenda as 4E property at 800 90th Street. The motion received a second from Vice Chair Frankel and all voted in favor.

4. DESIGN REVIEW BOARD APPLICATIONS:
   A. Request of the Owner of Property located at 9056 Abbott Avenue.
The applicant is requesting approval for the installation of a dark green vinyl carport canopy. Town Planner Sarah Sinatra presented the item. Board Member Gutierrez questioned the appearance of a galvanized steel frame. Chair Lecour said it was something to consider and Planner Sinatra will add it to future agenda items. Vice Chair Frankel asked if the carport had to be removed during a hurricane warning. Building Official Ross Prieto said it does not have to be removed as the carport meets hurricane code.

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

B. Request of the Owner of Property located at 9357 Dickens Avenue.
The applicant is proposing to add a 390 square foot addition to the rear of the existing single family house. Town Planner Sarah Sinatra presented the item.

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

C. Request of the Owner of Property located at 9455 Harding Avenue.
The applicant is requesting a wall sign for a real estate office, Municoy International Realty.
Town Planner Sarah Sinatra presented the item.

Board Member Gutierrez made a motion to approve with the following condition:
   1. There shall be no exposed wiring.
The motion received a second from Vice Chair Frankel and all voted in favor with Board Member Glynn absent.

D. Request of the Tenant of Property located at 9519 Harding Avenue.
The applicant is requesting a wall sign for a restaurant, The Carrot.
Town Planner Sarah Sinatra presented the item.

Board Member Gutierrez made a motion to approve with the following condition:
   1. Seal the top of the sign to avoid water draining behind the sign.
The motion received a second from Board Member Rollar and all voted in favor with Board Member Glynn absent.

E. Request of the Owner of Property located at 800 90th Street.
The applicant is requesting a fence for the construction of a pool.
Town Planner Sarah Sinatra presented the item. The Board reviewed the diagram of the fence and its placement. Carla Ross speaking for the applicant addressed the questions from the Board. Chair Lecour suggested a darker stain for the fence.

Board Member Gutierrez made a motion to approve. The motion received a second from Board Member Rollar and all voted in favor with Board Member Glynn absent.
5. QUASI-JUDICIAL APPLICATION:

A. 9011 COLLINS AVENUE

A RESOLUTION OF THE TOWN OF SURFSIDE, FLORIDA, PLANNING AND
ZONING BOARD; RECOMMENDING APPROVAL OF A SITE PLAN
AMENDMENT APPLICATION, FOR THE PROPERTY LOCATED AT 9011
COLLINS AVENUE, SURFSIDE, FL 33154; PURSUANT TO SECTION 90-41 ET
SEQ. OF THE ZONING CODE; TO PERMIT AN ADDITIONAL SWIMMING
POOL AT THE REAR OF THE PROPERTY ON THE EAST SIDE OF COLLINS
AVENUE AND TO PERMIT MODIFICATION OF THE LANDSCAPING ON
THE PROPERTY ON THE EAST SIDE OF COLLINS AVENUE; AND
PROVIDING FOR A SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.
Recording Clerk Nissa Benjamin read the title of the resolution.

Chair Lecour read the process and rulings of a quasi-judicial hearing.
Recording Clerk Benjamin confirmed that compliance with advertising notice
requirements have been met.

Attorney Miller asked the Board if anyone had ex-parte communications with the
Applicant or any objector. All answered no.

Recording Clerk Benjamin swore in the people who wished to speak on the item.

Town Planner Sinatra presented the item. Staff is recommending approval. Alexander
Tachmes representing Shutts and Bowen gave a detailed presentation on the plan.

Chair Lecour opened the public hearing. No one wishing to speak Chair Lecour closed
the public hearing.

Board Member Gutierrez made a motion to recommend approval of the resolution to the
Planning and Zoning Board. The motion received a second from Board Member Rollar
and all voted in favor with Board Member Glynn absent.

Future meeting dates were discussed. The June and July meetings will be combined and
the meeting date will be July 18, 2016.

Board Member Gutierrez made a motion to add pitch roof as a discussion item. The
motion received a second from Vice Chair Frankel and all voted in favor with Board
Member Glynn absent.

Board Member Gutierrez believes that when adding a pitch roof there is a disadvantage
and explained the height needed. This item will be brought up again at Planning and
Zoning.
6. ADJOURNMENT.

There being no further business to come before the Design Review Board the meeting adjourned at 7.54 p.m.

Accepted this ____ day of __________________, 2016

Attest: __________________________
Chair Lindsay Lecour

_____________________________
Sandra Novoa, MMC
Town Clerk
PLANNING AND ZONING BOARD

MINUTES
May 25, 2016
7:00 PM

1. CALL TO ORDER
Chair Lindsay Lecour called the meeting to order at 7:54 pm.

2. ROLL CALL
Recording Clerk Nissa Benjamin called the roll with the following members present: Chair Lindsay Lecour, Vice Chair Judith Frankel, Board Member Brian Rollar. Board Member Peter Glynn was absent. Commissioner Daniel Gielchinsky attended as liaison.

3. APPROVAL OF MINUTES: April 28, 2016
Vice Chair Frankel made a motion to approve. The motion received a second from Board Member Rollar and all voted in favor with Board Member Glynn absent.

4. QUASI-JUDICIAL APPLICATION:

A. 9011 COLLINS AVENUE

A RESOLUTION OF THE TOWN OF SURFside, FLORIDA, PLANNING AND ZONING BOARD; RECOMMENDING APPROVAL OF A SITE PLAN AMENDMENT APPLICATION, FOR THE PROPERTY LOCATED AT 9011 COLLINS AVENUE, SURFside, FL 33154; PURSUANT TO SECTION 90-41 ET SEQ. OF THE ZONING CODE; TO PERMIT AN ADDITIONAL SWIMMING POOL AT THE REAR OF THE PROPERTY ON THE EAST SIDE OF COLLINS AVENUE AND TO PERMIT MODIFICATION OF THE LANDSCAPING ON THE PROPERTY ON THE EAST SIDE OF COLLINS AVENUE; AND PROVIDING FOR A SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.
Recording Clerk Nissa Benjamin read the title of the resolution.

Chair Lecour said the process and rulings of a quasi-judicial hearing as stated before at the Design Review Board meeting apply here at the Planning and Zoning Board meeting. Chair Lecour asked the Board if they needed to hear the presentation again from the applicant. The Board all answered no.

Chair Lecour opened the public hearing. No one wishing to speak Chair Lecour closed the public hearing.
Vice Chair Frankel made a motion to approve. The motion received a second from Board Member Rollar and all voted in favor with Board Member Glynn absent.

5. DISCUSSION ITEMS:

1. Roof Pitch
Chair Lecour went over the code as it is written and said pitched roof houses are at a disadvantage compared to a flat roof which pushes people to go with flat roofs. The Board discussed room heights with a flat roof vs. pitched roof. There was further discussion regarding heights of a roof and roof decks. Vice Chair Frankel suggested a visual scale of the two roof styles. The Board supported to go forward with an ordinance. Board Member Rollar asked if we are encouraging more pitched roofs or just leveling the playing field. Chair Lecour said we are trying to level it as everyone has different preferences.

2. Future Agenda Items

Town Planner Sinatra gave an update as to where we are going with the sea level rise issue. Town Manager gave a few details on the newly formed Sustainability Subcommittee of Planning and Zoning. Chair Lecour asked how to move forward on these issues. Commissioner Gielchinsky said the Commission looked at the list the Board submitted but none were identified as a priority as all seemed important. The issues of sidewalks were discussed and Chair Lecour suggested a civil engineer come up with a visual plan. Town Manager said at the June Commission meeting traffic will be discussed. Chair Lecour asked if we could get the cost of a civil engineer’s design of sidewalks, one way streets and traffic. Board Member Rollar agreed that a visual presentation would be helpful. Chair Lecour asked Commissioner Gielchinsky if he would help them get funding from the Commission for this item and he said he would advocate for the Board.

6. ADJOURNMENT.

There being no further business to come before the Planning and Zoning Board the meeting adjourned at 8.31 p.m.

Accepted this __ day of __________________, 2016

__________________________
Chair Lindsay Lecour

Attest:

__________________________
Sandra Novoa, MMC
Town Clerk
Town of Surfside

Planning and Zoning Communication

Agenda Date: July 18, 2016

Subject: 9300-9380 Collins Avenue Townhomes

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

Table of Contents:

1. Request & Recommendation
2. Site Plan Report
3. Development Impact Committee Report
4. Resolution
5. Site Plan Package

REQUEST:
The agent for the applicant, Neisen Kasdin of Akerman, LLP on behalf of the owner, Caton Realty Holdings LLC is proposing a site plan for the construction of 68 townhouse units generally located on the west side of Collins Avenue between 93rd Street and 94th Street with the addresses of 9300-9380 Collins Avenue. There were approximately 100 multifamily units within this property. The units have either already been demolished or will be demolished. The facade of the building at 9340 Collins Avenue will remain to function as the lobby for the townhouses. This building has been deemed historic by Miami Dade County. The staff report from the Miami Dade Office of Historic Preservation detailing the conditions of approval from the County is included in this report.

The Development Impact Committee (DIC) met in an open, advertised, televised session on May 23, 2016 to discuss this application. The applicant made proffers to the Town and impacts of the project to the Town were discussed.
The proposed 68 units are three story structures with roof top amenities and forecourts in the fronts of the units. The historic structure will serve as the lobby to the building and a plaque will be affixed to the front of the structure identifying the building as historic.

**STAFF RECOMMENDATION**

**Recommendation:** Staff recommends that the Planning and Zoning Board recommend approval of the site plan amendment application.

**Budget Impact:** The developer has proffered voluntary contributions listed in the attached memo to mitigate off-site impacts.

**Growth Impact:** The proposed development will have a total of 304,444 gross square feet replacing 81,014 gross square feet that has or will be demolished for an overall increase of 223,430 gross square feet. The maximum density of the property will permit 135 units. The applicant is proposing 68 units, however 100 units were previously existing on this property. Of those units some have already been demolished and the remainder will be demolished during the construction of the townhouses. Therefore, the site will have 32 less units than the previous configuration.

**Staff Impact:** 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
### SITE PLAN INFORMATION:

<table>
<thead>
<tr>
<th><strong>Address</strong></th>
<th>9300-9380 Collins Avenue</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>General Location</strong></td>
<td>West side of Collins Avenue between 93&lt;sup&gt;rd&lt;/sup&gt; and 94&lt;sup&gt;th&lt;/sup&gt; Streets</td>
</tr>
<tr>
<td><strong>Property Size</strong></td>
<td>TOTAL: 2.89 gross acres</td>
</tr>
<tr>
<td><strong>Zoning District</strong></td>
<td>H40</td>
</tr>
<tr>
<td><strong>Adjacent Zoning Districts</strong></td>
<td>H40 &amp; Municipal to the north, south and west</td>
</tr>
<tr>
<td></td>
<td>H120 to the east</td>
</tr>
<tr>
<td><strong>Future Land Use</strong></td>
<td>Moderate Density Residential Tourist and Parking</td>
</tr>
<tr>
<td><strong>Density Permitted</strong></td>
<td>58 dwelling units per acre × 2.73 acres = 158 units × 15%(reduction in density based on aggregation)</td>
</tr>
<tr>
<td></td>
<td>TOTAL PERMITTED= 135 dwelling units</td>
</tr>
<tr>
<td><strong>Density Proposed</strong></td>
<td>TOTAL PROPOSED: 68 dwelling units</td>
</tr>
<tr>
<td><strong>Number of parking spaces</strong></td>
<td>TOTAL Provided: 155 spaces</td>
</tr>
<tr>
<td></td>
<td>TOTAL Required: 155 spaces</td>
</tr>
</tbody>
</table>

### ZONING CODE, APPLICABLE REQUIREMENTS

**Sec. 90.42**

<table>
<thead>
<tr>
<th><strong>Minimum Unit Sizes</strong></th>
<th><strong>Minimum Required</strong></th>
<th><strong>Proposed</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Two-bedroom</td>
<td>950 square feet</td>
<td>1,695 square feet</td>
</tr>
<tr>
<td>Three-bedroom</td>
<td>1,150 square feet</td>
<td>1,625 square feet</td>
</tr>
</tbody>
</table>

**Sec. 90.43**

<table>
<thead>
<tr>
<th><strong>Maximum Building Heights</strong></th>
<th><strong>Maximum Required</strong></th>
<th><strong>Proposed</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>H40</td>
<td>40 feet maximum</td>
<td>40 feet</td>
</tr>
</tbody>
</table>

**Sec. 90.44**

<table>
<thead>
<tr>
<th><strong>Modification of Height</strong></th>
<th><strong>Maximum Permitted</strong></th>
<th><strong>Proposed</strong></th>
<th><strong>Must be of high architectural quality integral to the design of the building</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>H40</td>
<td>12 ft.</td>
<td>9.8% of roof 12 feet</td>
<td>The mechanical equipment, rooftop decks and parapet walls meet these criteria.</td>
</tr>
</tbody>
</table>
### Sec. 90.45(b)

<table>
<thead>
<tr>
<th>Minimum Required Setbacks</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front (Collins Avenue)</td>
<td>20 ft</td>
</tr>
<tr>
<td>Side (93rd and 94th Streets)</td>
<td>10 ft – H40 district</td>
</tr>
<tr>
<td>Rear</td>
<td>10 ft</td>
</tr>
</tbody>
</table>

### Sec. 90.47.1 Yards generally, allowable projections

<table>
<thead>
<tr>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>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.</td>
<td>Projections not proposed</td>
</tr>
</tbody>
</table>

### Sec. 90.49

<table>
<thead>
<tr>
<th>Lot Standards</th>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Lot width</td>
<td>50 feet</td>
<td>560 Feet</td>
</tr>
<tr>
<td>Minimum Pervious area</td>
<td>20%</td>
<td>20%</td>
</tr>
</tbody>
</table>

### Sec. 90.50.1(2)

<table>
<thead>
<tr>
<th>Architecture</th>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>All elevations for new structures and multi-story additions (additions greater than fifteen (15) feet in height)</td>
<td>Minimum of 10% wall openings including windows, doors or transitional spaces defined by porches, porticoes or colonnades.</td>
<td>Project meets or exceed 10% wall openings</td>
</tr>
<tr>
<td>Roof materials are limited as follows:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>a. Clay Tile; or</td>
<td></td>
<td></td>
</tr>
<tr>
<td>b. White concrete tile; or</td>
<td></td>
<td></td>
</tr>
<tr>
<td>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;</td>
<td></td>
<td></td>
</tr>
<tr>
<td>d. Architecturally embellished metal if granted approval by the Design Review Board;</td>
<td></td>
<td></td>
</tr>
<tr>
<td>e. Other Florida Building Code approved roof material(s) if granted approval by the Design Review Board.</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Roof deck includes a community pool as well as separate roof top terraces for the individual units.</td>
</tr>
</tbody>
</table>
### Sec. 90.50.2 (3)

<table>
<thead>
<tr>
<th>Roof Deck Provisions</th>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Maximum 70% of the aggregate roof area;</td>
<td></td>
<td>64 %</td>
</tr>
<tr>
<td>b. Shall not exceed the maximum roof height required by any abutting property's zoning designation;</td>
<td></td>
<td>40 feet</td>
</tr>
<tr>
<td>c. Minimum setback of 10 feet from the roofline on all sides</td>
<td></td>
<td>10 feet with railing provided</td>
</tr>
</tbody>
</table>

### Sec. 90.51(1)

<table>
<thead>
<tr>
<th>Maximum frontage of buildings</th>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>H40</td>
<td>For every 75 feet, a minimum 6 foot change in wall plane.</td>
<td>After 75 feet there is a 6 foot horizontal change in wall plane</td>
</tr>
</tbody>
</table>

### Sec. 90.61.1

<table>
<thead>
<tr>
<th>Paving in front and rear yards in H30 &amp; H40 Districts</th>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front setbacks, amount that may be paved with any type of material that is not readily permeable by rainwater and groundwater.</td>
<td>Maximum 50% paved</td>
<td>25%</td>
</tr>
<tr>
<td>Front Yard Landscaping</td>
<td>Minimum 30%</td>
<td>57%</td>
</tr>
<tr>
<td>Rear Yard Landscaping</td>
<td>Minimum 20%</td>
<td>50%</td>
</tr>
</tbody>
</table>

### Sec. 90.67.2

<table>
<thead>
<tr>
<th>Underground utilities</th>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>All utilities including telephone, cable, and electrical systems shall be installed underground.</td>
<td>The lines will be installed underground.</td>
<td></td>
</tr>
</tbody>
</table>

### Sec. 90.77(c)

<table>
<thead>
<tr>
<th>Off-Street Parking</th>
<th>Minimum Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>155 Spaces</td>
<td>155 Spaces</td>
<td></td>
</tr>
</tbody>
</table>

### Sec. 90.83

<table>
<thead>
<tr>
<th>Off-Street Loading</th>
<th>Minimum Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Multifamily building 20,000 – 100,000 square feet</td>
<td>2 space on site</td>
<td>2 spaces</td>
</tr>
</tbody>
</table>
### Sec. 90.91

<table>
<thead>
<tr>
<th>Vegetative Provisions</th>
<th>Minimum Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Xeriscape in pervious area</td>
<td>40%</td>
<td>40%</td>
</tr>
</tbody>
</table>

### Sec. 90.91.2

<table>
<thead>
<tr>
<th>Buffers</th>
<th>Application meets or exceeds all requirements.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Landscape buffer adjacent to streets and abutting properties</td>
<td></td>
</tr>
</tbody>
</table>

### Sec. 90.93

<table>
<thead>
<tr>
<th>Open Space</th>
<th>Application meets or exceeds all requirements.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>
DEVELOPMENT IMPACT COMMITTEE REPORT
DEVELOPMENT IMPACT COMMITTEE MEETING

The Development Impact Committee (DIC)* met on May 23, 2016 to discuss the application for the 9300-9380 Collins Avenue ("the Project"). The DIC meeting was attended by the following:

Staff Attendees:  Guillermo Olmedillo, Town Manager  
Joe Kroll, Public Works Director  
Linda Miller, Town Attorney  
Jane Graham, Assistant Town Attorney  
Nancy Stroud, Consulting Attorney  
Melissa Baum, Legal Intern  
Sarah Sinatra Gould, Town Planner  
Bill Tesauro, Landscape Reviewer  
Captain Yero, Police  
Tim Millan, Parks and Recreation Director  
Ross Prieto, Building Official  
Duncan Tavares, Director of Tourism, Economic Development & Community Services

Applicant Attendees: Menachem Boymelgreen, Owner  
Neisen Kasdin, Akerman, LLP  
Matthew Barnes, Akerman, LLP  
Alfonso Jurado, Arquitectonica  
Talia Giannone, Arquitectonica

Citizen Attendees (who signed in): None

No additional conditions were suggested as a part of this application.

*NOTE: The DIC meetings are televised on the Town’s Channel 77 and are well on the Town’s website and posted on Town Hall.

The following proffers were discussed:

1. A recorded covenant that states that the landscaping material and designed approved per the site plan shall not be modified without a site plan amendment. Materials may be changed out due to maintenance, but shall be reinstalled with the same materials per the approved site plan.
2. The fencing approved on the site plan encroaching into the buffer shall not be modified without a site plan amendment.
3. The underground utilities on the approved site plan shall be installed without alternatives. The applicant shall demonstrate the underground utilities will be accommodated in the configuration proposed prior to a foundation permit.
4. The applicant shall install a plaque on the exterior of the historic building notifying the public of the historic designated building.

The applicant proposed a $45,000 contribution to the Town.
RESOLUTION NO. 16-Z-0

A RESOLUTION OF THE TOWN OF SURFSIDE, FLORIDA, PLANNING AND ZONING BOARD; RECOMMENDING APPROVAL OF A SITE PLAN TO PERMIT THE DEVELOPMENT OF PROPERTY LOCATED ON THE WEST SIDE OF COLLINS AVENUE BETWEEN 93RD STREET AND 94TH STREET WITH THE ADDRESSES OF 9300-9380 COLLINS AVENUE FOR 68 TOWNHOUSE UNITS WITH CONDITIONS OF APPROVAL; PROVIDING FOR A SEVERABILITY CLAUSE AND PROVIDING FOR AN EFFECTIVE DATE.

I. RECITALS.

WHEREAS, CATON REALTY HOLDING, LLC ("Applicant"), Manager of the properties located at 9300-9380 Collins Avenue, Surfside, FL 33154, with a general location of the west side of Collins Avenue between 93th Street and 94th Street, Surfside, FL, (the "Property") submitted an “Application” (Attachment “A”) on February 17, 2016, requesting site plan approval from the Town of Surfside, Florida for a development of 68 townhouse units on behalf of multiple owners more specifically described in Exhibit “A”; and

WHEREAS, the Property is currently developed with 100 multifamily units which are proposed to be or have been demolished; and the building façade at 9340 Collins Avenue has been designated as historic by the Miami-Dade County Historic Preservation Board and it will remain and function as the lobby for the townhouse development; and

Plans are on file and may be examined in the Building Department entitled "9300-9380 Collins Avenue," which plans may be modified at public hearing (hereinafter referred to as the “Plans”) prepared by Arquitectonica consisting of Plan sheets A0.000, A0.101, A0.102, A0.103, A0.104, A0.105, A0.106, A1.100, A1.101, A1.102, A1.103, A1.104, A1.105, A2.101, A3.101, A4.101, R1.101, R1.102, R1.103, R1.104, R1.105, C-1, C-2, C-3, C-4, C-5, C-6, C-7, C-8, C-9, C-10, C-11, TD-1, L-1, L-2, L-3, L-4, L-5, L-6, L-7, L-8, IRR-1, IRR-2, IRR-3.

Legal Description: See attached Attachment “B” “Legal Description”

ADDRESS: 9300-9380 Collins Avenue, Surfside, FL 33154
WHEREAS, on May 23, 2016, the Town’s Development Impact Committee, after notice posted on the Town’s website, met in a televised meeting, reviewed the Application and made discussed the application and provided guidance to the Applicant regarding the criteria set forth in the Town’s Zoning Code; and

WHEREAS, on July 18, 2016, the Planning & 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 the Town Zoning Code and the Application’s consistency with the Town of Surfside’s Comprehensive Plan and recommended the Application for approval with conditions by the Town Commission; and

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 same were fully set forth herein.

B. The Planning and Zoning Board finds that the proposed Site Plan is in compliance with the requirements and criteria set forth in the applicable Town Code and the Comprehensive Plan, and recommends to the Town Commission that the Site Plan be approved with conditions of approval as stated below.

III. APPROVAL AND CONDITIONS OF APPROVAL.

A. The Applicant’s request for approval of the site plan, consisting of 68 townhouse units, is recommended to be granted with conditions.

This recommendation of approval incorporates the conditions of approval as provided in the staff report from the Miami Dade Office of Historic Preservation, attached as Attachment “C” hereto and made a part hereof.

B. The following are also recommended to be included as conditions of approval.

1. A recorded covenant that states that the landscaping material and designed approved per the site plan shall not be modified without a site plan amendment. Materials may be changed out due to maintenance, but shall
be reinstalled with the same materials per the approved site plan.

2. The fencing approved on the site plan encroaching into the buffer shall not be modified without a site plan amendment.

3. The underground utilities on the approved site plan shall be installed without alternatives. The Applicant shall demonstrate the underground utilities will be accommodated in the configuration proposed prior to a foundation permit.

4. The Applicant shall install a plaque on the exterior of the historic building notifying the public of the historic designated building.

5. The Applicant’s voluntary proffer to contribute the following to the Town, to be paid prior to the issuance of the first building permit:
   
i. Replacement of two police vehicles at $35,000 each for a total of $70,000;
   ii. Big Belly Solar receptacles, total of $22,500; and
   iii. One, new dog station at the Paws Up Dog Park, total of $8,000.

IV. **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.

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

PASSED AND ADOPTED this _____ day of _____, 2016

Motion by Planning and Zoning Board Member ____________________
Second by Planning and Zoning Board Member ____________________

FINAL VOTE ADOPTION

Member Peter Glyn
Member Richard Iacobacci
Member Brian Roller
Vice Chair Judith Frankel
Chair Lindsay Lecour

____________________
Lindsay Lecour, Chair
ATTEST:

Sandra Novoa, MMC
Town Clerk

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

Linda Miller, Town Attorney
TOWN OF SURFSIDE

MULTI-FAMILY AND NON-RESIDENTIAL SITE-PLAN APPLICATION

This 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.

PROJECT INFORMATION

| OWNER'S NAME          | Caton Realty Holdings, LLC. See Exhibit A for additional ownership information |
| PHONE / FAX           | 786-802-7980 |
| AGENT'S NAME          | Neisen Kasdin, Akerman LLP |
| ADDRESS               | 987 SE 7th Street, 10th Floor, Miami, FL 33131 |
| PHONE / FAX           | 305-374-5600 / 305-374-5095 |
| PROPERTY ADDRESS      | 9380, 9372, 9364, 9348, 9340, 9322, 9316 and 9300 Collins Avenue |
| ZONING CATEGORY       | H40 |
| DESCRIPTION OF PROPOSED WORK | demolition of all existing improvements, construction of 3-story residential building |
|                       | see enclosed letter of intent for further details |

INTERNAL USE ONLY

<table>
<thead>
<tr>
<th>Date Submitted</th>
<th>Project Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Report Completed</td>
<td>Date</td>
</tr>
<tr>
<td>Fee Paid</td>
<td>$</td>
</tr>
</tbody>
</table>

ZONING STANDARDS

<table>
<thead>
<tr>
<th>Required</th>
<th>Provided</th>
</tr>
</thead>
<tbody>
<tr>
<td>Plot Size</td>
<td></td>
</tr>
<tr>
<td>Setbacks (FIR/S)</td>
<td></td>
</tr>
<tr>
<td>Lot Coverage</td>
<td></td>
</tr>
<tr>
<td>Height</td>
<td></td>
</tr>
<tr>
<td>Pervious Area</td>
<td></td>
</tr>
</tbody>
</table>

Signature of Owner: 02/11/16

Signature of Agent: 02/11/16

Town of Surfside – Multi-Family and Non-Residential Site Plan Application
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:

Neisen Kasdin

NAME OF REPRESENTATIVE

DATE
TOWN OF SURFSIDE
SUBMISSION CHECKLIST
MULTI-FAMILY AND NON-RESIDENTIAL SITE-PLAN APPLICATION

Project Name ____________________________ Project Number ____________________________

SUBMITTAL REQUIREMENTS FOR REVIEW:
☑ Completed "Multi-Family and Non-Residential Site Plan Application" form

☑ Application fee: $12,000 made out to "Town of Surfside"

☑ Ownership Affidavit

☑ Recent photographs of the subject property and all abutting, diagonal and fronting properties visible from the street (to be provided prior to Design Review Board Meeting)

FOR THE FOLLOWING PLEASE PROVIDE:
• Two (2) full sized sets (24" x 36" sheets) of complete design development drawings signed and sealed
• One (1) CD, with site plan in PDF format, or other common windows based format.
• Provided prior to Design Review Board Meeting - Fifteen (15) reduced sized sets (11" x 17" sheets) of the complete design development drawings

☑ Site Plan (Minimum scale of 1" = 20').

Please show/provide the following:
□ A legal description, including the section, township, and range or subdivision lot and block.
□ Site boundaries clearly identified, and ties-to-section corners
□ Proposed uses
□ Location and height of all structures and total floor area with dimensions to lot lines, and designations of use
□ Building separations
□ Vehicular circulation system for cars, bicycles, and other required vehicle types, with indication of connection to public rights-of-way
□ Location of all parking and loading areas
□ All adjacent rights-of-way, with indication of ultimate right-of-way line, center line, width, paving width, existing median cuts and intersections, street light poles, and other utility facilities and easements
□ Location of all cross streets and driveways within three hundred fifty (350) feet of property limits
□ Pedestrian circulation system
□ Provider of water and wastewater facilities
□ Existing and proposed fire hydrant location
□ The following computations:
  o Gross acreage
  o Net acreage

Cont.
- Gross acreage covered by the property excluding road easements and rights-of-way, if any
- Number of dwelling units and density for residential uses only
- Square footage of ground covered by buildings or structures and designation of use.
- Required number of parking spaces
- Number of parking spaces provided
- Pervious, impervious and paved surface, in square footage and percentage
- Site Plan location sketch, including section, township, and range, showing adjacent property owners
- Geometry of all paved areas including centerlines, dimensions, radii, and elevations
- Location of trash and garbage disposal system and provisions for accessibility to garbage trucks
- Loading areas and provisions for accessibility to vehicles of the required type
- Areas for emergency vehicles and fire engines, and provisions for accessibility to vehicles of the required type
- Number of sets required shall be determined by Town Staff.
- Other such information as required by the Town.

- Survey. A survey less than one (1) year old (including owner's affidavit that no changes have occurred since the date of the survey). The survey shall be prepared by a Florida registered land surveyor, certified as to meeting the requirements of the applicable Section of the Florida Administrative Code, reflecting existing natural features, such as topography, vegetation, existing paving, existing structures, and water bodies

- Landscape Plan and Irrigation Plan
  *Please show/provide the following:*
  - landscape calculations (required and provided)
  - existing tree survey with indication of existing native vegetation that will be preserved
  - proposed and existing landscaping

- Lighting Plan
  *Please show/provide the following:*
  - photometric measurements
  - Lighting details and spillage onto adjacent properties and rights-of-way

- Sign Plan for all signs which will be on site
  *Please show/provide the following:*
  - Show dimensioned locations and mounting details of signs on building elevations and locations of signs on site plan
  - Note colors, materials, lighting and dimensions
  - Show dimensions and square footages (proposed and existing)
  - Identify materials and colors - background, trim/border, and copy
  - Show fonts and graphics

- Pavement markings and traffic signing plan

- Schematic water and sewer plan
  *Please show/provide the following:*
  - Location and size of all mains and lift stations
Cont.

☐ Paving and drainage plans
   Please show / provide the following:
   - location of all drainage features and retention areas, if any

☐ Architectural Elevations (Minimum scale of 1/8" = 1')
   Please show / provide the following:
   - Separate elevations of all sides of existing and proposed buildings with all dimensions, including height.
   - Label exterior materials, color, texture and trim, roof material, Roof color and pitch, windows, doors, screens, skylights and all exposed mechanical equipment and screening
   - Provide color elevations, showing all material finishes, textures and landscaping for all elevations of the proposed building(s) and structure(s), which should include at a minimum:
     - All exterior materials, colors and finishes, keyed to samples provided
     - Roof slopes and materials including specifications and color
     - Detail of doors, windows, garage doors
     - Dimensions of structure(s) - height, width, and length
     - Deck, railing, stairs details including materials, colors, finishes, and decorative details
     - Exposed foundation treatment
     - Gutters and eaves

☐ Provide samples of colors and/or materials mounted on a display board (to be provided prior to Design Review Board Meeting)

☐ Such additional data, maps, plans, or statements as the Town may require to fully describe and evaluate the particular proposed plan
**Exhibit "A"**
Property Ownership Information

<table>
<thead>
<tr>
<th>Property Owner</th>
<th>Address</th>
<th>Folio</th>
</tr>
</thead>
<tbody>
<tr>
<td>9380 Collins Ave LLC</td>
<td>9380 Collins Ave</td>
<td>14-2235-006-0300</td>
</tr>
<tr>
<td>The Gross Group LLC</td>
<td>9372 Collins Ave</td>
<td>14-2235-006-0290</td>
</tr>
<tr>
<td>The Gross Group LLC</td>
<td>9364 Collins Ave</td>
<td>14-2235-006-0280</td>
</tr>
<tr>
<td>The Gross Group LLC</td>
<td>9348 Collins Ave</td>
<td>14-2235-006-0270</td>
</tr>
<tr>
<td>9340 Collins Ave LLC</td>
<td>9340 Collins Ave</td>
<td>14-2235-006-0260</td>
</tr>
<tr>
<td>9316 Collins Avenue LLC</td>
<td>9322 Collins Ave</td>
<td>14-2235-006-0250</td>
</tr>
<tr>
<td>9316 Collins Avenue LLC</td>
<td>9316 Collins Ave</td>
<td>14-2235-006-0240</td>
</tr>
<tr>
<td>9348 Collins Avenue LLC</td>
<td>9300 Collins Ave</td>
<td>14-2235-006-0220</td>
</tr>
</tbody>
</table>
Affidavit of Ownership

I, [Name], am over the age of 21 and otherwise am sui juris, and being duly sworn, allege and state:

- I am a Manager of Caton Realty Holdings, LLC.
- Caton Realty Holdings, LLC is the Manager of 9380 Collins Ave, LLC.
- 9380 Collins Ave, LLC is the owner of the real property located at 9380 Collins Avenue.
- 9380 Collins Avenue is further identified by the Miami-Dade County Property Appraisers Office by Folio Number 14-2235-006-0300 (the "Property").
- I understand that Caton Realty Holdings, LLC is submitting an application to the Town of Surfside for approval of plans to redevelop the Property.
- I hereby authorize Caton Realty Holdings, LLC and its designee, to take the steps necessary to obtain the development approvals for the Property in accordance with said plans.

FURTHER AFFLANT SAYETH NAUGHT.

[Signature]

[Name], Manager of Caton Realty Holdings, LLC

STATE OF FL
COUNTY OF Dade

The foregoing instrument was acknowledged before me by [Name], who is personally known to me or has produced [Driver License] as identification.

My commission expires Nov 3, 2019

Notary Public, State of

Page 31
Affidavit of Ownership

I, [signature], am over the age of 21 and otherwise am sui juris, and being duly sworn, allege and state:

- I am a Manager of Caton Realty Holdings, LLC.
- Caton Realty Holdings, LLC is the Manager of The Gross Group, LLC.
- The Gross Group, LLC is the owner of the real property located at 9372, 9364 and 9348 Collins Avenue.
- 9372, 9364 and 9348 Collins Avenue are further identified by the Miami-Dade County Property Appraisers Office by Folio Numbers 14-2235-006-0290, 14-2235-006-0280 and 14-2235-006-0270, respectively (the "Properties").
- I understand that Caton Realty Holdings, LLC is submitting an application to the Town of Surfside for approval of plans to redevelop the Properties.
- I hereby authorize Caton Realty Holdings, LLC and its designees, to take the steps necessary to obtain the development approvals for the Properties in accordance with said plans.

FURTHER AFFIANT SAYETH NAUGHT.

[Signature]

Manager of Caton Realty Holdings, LLC

STATE OF __________
COUNTY OF __________

The foregoing instrument was acknowledged before me by [signature], who is personally known to me or has produced [signature], as identification.

My commission expires __________

Notary Public, State of __________
Affidavit of Ownership

I, [insert name], am over the age of 21 and otherwise am sui juris, and being duly sworn, allege and state:

- I am a Manager of Caton Realty Holdings, LLC.
- Caton Realty Holdings, LLC is the Manager of 9340 Collins Ave, LLC.
- 9340 Collins Ave, LLC is the owner of the real property located at 9340 Collins Avenue.
- 9340 Collins Avenue is further identified by the Miami-Dade County Property Appraisers Office by Folio Number 14-2235-006-0260 (the "Property").
- I understand that Caton Realty Holdings, LLC is submitting an application to the Town of Surfside for approval of plans to redevelop the Property.
- I hereby authorize Caton Realty Holdings, LLC and its designees, to take the steps necessary to obtain the development approvals for the Property in accordance with said plans.

FURTHER AFFIANT SAYETH NAUGHT.

[Signature]

[Other name], Manager of Caton Realty Holdings, LLC

STATE OF Fl
COUNTY OF Dade

The foregoing instrument was acknowledged before me by

[Another signature]

[Another name], who is personally known to me or has produced [driver's license] as identification.

My commission expires Nov 3, 2019

Notary Public, State of
Affidavit of Ownership

I, Menachem Boyer, am over the age of 21 and otherwise am sui juris, and being duly sworn, allege and state:

- I am a Manager of Caton Realty Holdings, LLC.
- Caton Realty Holdings, LLC is the Manager of 9348 Collins Ave, LLC.
- 9348 Collins Ave, LLC is the owner of the real property located at 9348 Collins Avenue.
- 9348 Collins Avenue is further identified by the Miami-Dade County Property Appraisers Office by Folio Number 14-2235-006-0220 (the "Property").
- I understand that Caton Realty Holdings, LLC is submitting an application to the Town of Surfside for approval of plans to redevelop the Property.
- I hereby authorize Caton Realty Holdings, LLC and its designees, to take the steps necessary to obtain the development approvals for the Property in accordance with said plans.

FURTHER AFFIANT SAYETH NAUGHT.

[Signature]

Menachem Boyer, Manager of Caton Realty Holdings, LLC

STATE OF FL
COUNTY OF Dade

The foregoing instrument was acknowledged before me by who is personally known to me or has produced as identification.

My commission expires Nov 3, 2014

Notary Public, State of
Affidavit of Ownership

I, [Redacted], am over the age of 21 and otherwise am sui juris, and being duly sworn, allege and state:

- I am a Manager of 9316 Collins Avenue, LLC.
- 9316 Collins Ave, LLC is the owner of the real property located at 9322 and 9316 Collins Avenue.
- 9322 and 9316 Collins Avenue are further identified by the Miami-Dade County Property Appraisers Office by Folio Number 14-2235-006-0250 and 14-2235-006-0240 (the "Properties").
- I understand that Caton Realty Holdings, LLC is submitting an application to the Town of Surfside for approval of plans to redevelop the Properties.
- I hereby authorize Caton Realty Holdings, LLC and its designees, to take the steps necessary to obtain the development approvals for the Properties in accordance with said plans.

FURTHER AFFIANT SAYETH NAUGHT.

[Signature]

Manager of 9316 Collins Avenue, LLC

STATE OF FL
COUNTY OF Dade

The foregoing instrument was acknowledged before me by [Redacted], who is personally known to me or has produced Driver License as identification.

My commission expires Nov 3, 2013

Notary Public, State of
To the order of Town of Suffield

Pay $13,100

Date 3/11/16

Caton Realty Holdings LLC
February 12, 2016

Guillermo Olmedillo
Town Manager
Town of Surfside
9293 Harding Avenue
Surfside, FL 33154

RE: Site plan review for a proposed project at 9300 – 9380 Collins Avenue

Dear Mr. Olmedillo,

Our firm represents Caton Realty Holdings, LLC (the "Applicant"), the controlling corporate entity of the various companies (see Exhibit "A" of the enclosed site plan application) that own the properties which span from 93rd to 94th Streets (9300 – 9380 Collins Avenue) facing Collins Avenue, located in Surfside (the "Property").

The proposed building will be three (3) stories tall and contain 68 units, with parking provided below grade. The number of units is less than half of the permitted density under Surfside zoning regulations. The units are aimed at families – the proposed project will provide larger units than what is typically now built in new multifamily buildings.

Until recently, with the demolition of some of the buildings on the Property, the Property had 101 multifamily units. Therefore, in addition to being planned for less than half of the allowable density, the proposed project will reduce actual density by 33 units – a 32 percent reduction.

Furthermore, the prior and existing building on the Property had six (6) separate curb cuts onto Collins Avenue, including a few 90-degree parking spaces that back out directly onto Collins Avenue. The proposed project will eliminate all of the curb cuts on Collins Avenue and consolidate all vehicular access on to 93rd Street, thus greatly improving traffic flow, safety and the pedestrian environment on Collins Avenue and appropriately moving traffic on to the side street.

The reduction of the number of units on the Property will also translate to a reduction in traffic. The number of vehicular trips is projected to fall by 31 percent for daily trips and PM peak hour trips and to fall by 28 percent for AM peak hour trips. In terms of real numbers, the daily vehicular trips is expected to decrease by 211 trips per day.

In 2014, the Historic Preservation Board ("HPB") of Miami-Dade County designated the front portion, facing Collins Avenue, of the previously existing Bougainvillea Apartments at 9340
Collins Avenue as a historic site. The remainder of the structure was not designated as a historic site and the preceding owner of the Property received a certificate of appropriateness to demolish the non-designated portion of the Bougainvillea Apartments and demolition has been completed.

The designated façade will serve as the lobby for the proposed building. Located near the middle of the block, the designated façade will provide a visual focal point and organizing element for the proposed building which spans the length of the entire block. The juxtaposition of the historic façade, with its Streamline Moderne style of curving forms and long horizontal lines, against the proposed architecture that is based off of rectangular shapes, provides a visually interesting focal point and an affirmation of the significance of the preceding historic architectural style of the Bougainvillea Apartments.

The proposed building complies with recent changes to the Surfside zoning regulations, which now require buildings in this zoning district to have "forecourts" along the front façade in order to break up the mass of longer buildings. In fact, the proposed building has taken advantage of the forecourt requirement to place two forecourts on both sides of the designated façade, providing greater views to and visual prominence of the designated façade.

All of the major features of the designated façade will be kept intact, including the eyebrows, the grid pattern above the upper corner windows, the rectangular concrete block vents, the portholes and the vertical fluting. The existing metal railings on the east facing façade are proposed to be matched with silver colored aluminum railings. Also, a glass railing is proposed to be added to the top of the historic façade because the roof of the historic building will be used as an outdoor terrace. The glass railing will extend one-foot above the top of the historic façade. The existing color scheme of the designated façade, which is not original, is proposed to be changed to a neutral, off-white color to be consistent with the color scheme of the proposed building.

We believe the proposed project will provide much needed family sized, multifamily residential units in Surfside and will increase the functionality and safety of Collins Avenue for both pedestrians and motorists. It also incorporates the historic façade in a way that is respectful to the significance of the Bougainvillea Apartments and serves as a centerpiece for the proposed project. We look forward to working with your professional staff during the review of the proposed project.

Sincerely,

[Signature]

Neisen C. Kasdin
January 11, 2016

Mr. Mendy Boymelgreen  
Caton Owner, LLC  
3921 Alton Road, Suite 138  
Miami Beach, FL 33140  
646.319.9882  
MBoymelgreen@gmail.com

RE: Surfside Site Trip Generation Analysis- #15242

Dear Mr. Boymelgreen,

DPA has conducted a trip generation analysis for your proposed project. The project is located on the west side of Collins Avenue between 93rd and 94th Street in Surfside, Florida. The site is currently occupied by a series of residential buildings totaling 101 units. The project is proposing a new residential building with 68 residential units. It should be noted that the maximum of units allowed under the current zoning (H40) is 144 units.

Since the proposed project will reduce the number of residential units, we have completed the trip generation comparison between existing uses of the site and the proposed use. The project trip generation was based on the rates/equations published by the Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th Edition. Trip generation calculations were performed for typical weekday daily, AM and PM peak hour of the adjacent street for the proposed development. See Attachment 1 for the project trip generation worksheets. The trip generation for the project is summarized in Exhibit 1.

The site currently consists of eight residential buildings on individual properties, totaling 101 units. Trip generation calculations were performed for typical weekday daily, AM and PM peak hour of the adjacent street for each existing properties. The existing trip generation was also based on the rates/equations published by the Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th Edition. Attachment 1 also includes the existing trip generation worksheets. The trip generation for the existing uses is summarized in Exhibit 2.
### Exhibit 1
**Project Trip Generation**

<table>
<thead>
<tr>
<th>Proposed ITE Land Use Designation</th>
<th>Number of Units</th>
<th>Daily Two-way Volume</th>
<th>AM Peak Hour Vehicle Trips</th>
<th>PM Peak Hour Vehicle Trips</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Condominiums/Townhouse</td>
<td>68 Units</td>
<td>460</td>
<td>6</td>
<td>32</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>38</td>
<td>29</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>15</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>44</td>
</tr>
<tr>
<td><strong>Total Proposed Vehicle Trips</strong></td>
<td></td>
<td>460</td>
<td>6</td>
<td>32</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>38</td>
<td>29</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>15</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>44</td>
</tr>
</tbody>
</table>

Source: ITE Trip Generation, 9th Edition

### Exhibit 2
**Existing Trip Generation**

<table>
<thead>
<tr>
<th>Existing ITE Land Use Designation</th>
<th>Number of Units</th>
<th>Daily Two-way Volume</th>
<th>AM Peak Hour Vehicle Trips</th>
<th>PM Peak Hour Vehicle Trips</th>
</tr>
</thead>
<tbody>
<tr>
<td>Apartment</td>
<td>8 Units</td>
<td>53</td>
<td>1</td>
<td>3</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>4</td>
<td>3</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>2</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>5</td>
</tr>
<tr>
<td>9372 Collins Avenue</td>
<td>13 Units</td>
<td>86</td>
<td>1</td>
<td>6</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>7</td>
<td>5</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>3</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>8</td>
</tr>
<tr>
<td>9364 Collins Avenue</td>
<td>9 Units</td>
<td>60</td>
<td>1</td>
<td>4</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>5</td>
<td>4</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>2</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>6</td>
</tr>
<tr>
<td>9348 Collins Avenue</td>
<td>9 Units</td>
<td>60</td>
<td>1</td>
<td>4</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>5</td>
<td>4</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>2</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>6</td>
</tr>
<tr>
<td>9340 Collins Avenue</td>
<td>13 Units</td>
<td>86</td>
<td>1</td>
<td>6</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>7</td>
<td>5</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>3</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>8</td>
</tr>
<tr>
<td>9332 Collins Avenue</td>
<td>8 Units</td>
<td>53</td>
<td>1</td>
<td>3</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>4</td>
<td>3</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>2</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>5</td>
</tr>
<tr>
<td>9316 Collins Avenue</td>
<td>17 Units</td>
<td>113</td>
<td>2</td>
<td>7</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>9</td>
<td>7</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>4</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>11</td>
</tr>
<tr>
<td>9300 Collins Avenue</td>
<td>24 Units</td>
<td>160</td>
<td>2</td>
<td>10</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>12</td>
<td>10</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>5</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>15</td>
</tr>
<tr>
<td><strong>Total Units</strong></td>
<td>101 Units</td>
<td>671</td>
<td>10</td>
<td>43</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>53</td>
<td>41</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>23</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>64</td>
</tr>
</tbody>
</table>

Source: ITE Trip Generation, 9th Edition
The results of the analysis show that the proposed residential building will generate 460 daily trips and a total of 38 and 44 vehicle trips during morning and afternoon peak hours respectively. The existing uses generate 671 daily trips and a total of 53 and 64 vehicle trips during morning and afternoon peak hours respectively. The trip generation comparison is summarized in Exhibit 3.

**Exhibit 3**

**Trip Generation Comparison**

<table>
<thead>
<tr>
<th>Land Use Designation</th>
<th>Daily Two-way Volume</th>
<th>AM Peak Hour Vehicle Trips</th>
<th>PM Peak Hour Vehicle Trips</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>In</td>
<td>Out</td>
<td>Total</td>
</tr>
<tr>
<td>Proposed Uses</td>
<td>460</td>
<td>6</td>
<td>32</td>
</tr>
<tr>
<td>Existing Uses</td>
<td>-671</td>
<td>-10</td>
<td>-43</td>
</tr>
<tr>
<td>Vehicle Trips Reduction</td>
<td>-211</td>
<td>-4</td>
<td>-11</td>
</tr>
</tbody>
</table>

Source: ITE Trip Generation, 9th Edition

This calculation resulted in a reduction of 211 daily trips and a reduction of 15 and 20 trips during the AM and PM peak hours respectively. This represents a 31% reduction in daily trips, a 28% reduction in AM peak trips, and a 31% reduction in PM peak trips. Therefore, traffic impacts associated with the proposed development can be considered *de minimis*.

Furthermore, the project proposes to reduce the number of driveway curb cuts along Collins Avenue. Currently there are six separate curb cuts on the west side of Collins Avenue along the site. Since the project proposes all project trips to access the site on 93rd Street, there would be no proposed curb cuts on Collins Avenue. Also, there are approximately twelve existing parking spaces that back out directly onto Collins Avenue creating an unsafe condition. The proposed site will not include these parking spaces. The removal of curb cuts and of the parking spaces provides for safer driving conditions and improves traffic operations on the adjacent roadway.

We stand ready to provide any support needed for this project. Should you have any questions or comments, please call me at (305) 447-0900.

Sincerely,

Juan Espinosa, PE
Vice-President – Transportation

Attachment
ATTACHMENT 1
Summary of Multi-Use Trip Generation
Average Weekday Driveway Volumes (Unadjusted for Internal Trips)

Project: Surfside Site 15242
Phase: Proposed
Description: Proposed

Open Date: 1/7/2016
Analysis Date: 1/7/2016

<table>
<thead>
<tr>
<th>ITE: Land Use</th>
<th>24 Hour Two-Way Volume</th>
<th>AM Pk Hour</th>
<th>PM Pk Hour</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Enter</td>
<td>Exit</td>
</tr>
<tr>
<td>230: Residential Condominium / Townhouse 68 Dwelling Units [E]</td>
<td>460</td>
<td>6</td>
<td>32</td>
</tr>
</tbody>
</table>

Total Driveway Volume | 460 | 6 | 32 | 29 | 15 |
Total Peak Hour Pass-By Trips | 0 | 0 | 0 | 0 |
Total Peak Hour Vol. Added to Adjacent Streets | 6 | 32 | 29 | 15 |

Note: A zero indicates no data available.
Source: Institute of Transportation Engineers

TRIP GENERATION 2013, TRAFFICWARE, LLC
Summary of Multi-Use Trip Generation
Average Weekday Driveway Volumes (Unadjusted for Internal Trips)

Project: Surfside Site 15242
Phase: 
Description: Existing Use_Lot 1_9380

<table>
<thead>
<tr>
<th>ITE:Land Use</th>
<th>24 Hour Two-Way Volume</th>
<th>AM Pk Hour Enter</th>
<th>AM Pk Hour Exit</th>
<th>PM Pk Hour Enter</th>
<th>PM Pk Hour Exit</th>
</tr>
</thead>
<tbody>
<tr>
<td>220: Apartments 8 Dwelling Units [R]</td>
<td>53</td>
<td>1</td>
<td>3</td>
<td>3</td>
<td>2</td>
</tr>
<tr>
<td>Total Driveway Volume</td>
<td>53</td>
<td>1</td>
<td>3</td>
<td>3</td>
<td>2</td>
</tr>
<tr>
<td>Total Peak Hour Pass-By Trips</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Total Peak Hour Vol. Added to Adjacent Streets</td>
<td>1</td>
<td>3</td>
<td>3</td>
<td>2</td>
<td></td>
</tr>
</tbody>
</table>

Note: A zero indicates no data available.
Source: Institute of Transportation Engineers

TRIP GENERATION 2013, TRAFFICWARE, LLC
Summary of Multi-Use Trip Generation
Average Weekday Driveway Volumes (Unadjusted for Internal Trips)

Project: Surfside Site 15242
Phase: 
Description: Existing Use_Lot 2_9372

<table>
<thead>
<tr>
<th>ITE: Land Use</th>
<th>24 Hour Two-Way Volume</th>
<th>AM Pk Hour Enter</th>
<th>AM Pk Hour Exit</th>
<th>PM Pk Hour Enter</th>
<th>PM Pk Hour Exit</th>
</tr>
</thead>
<tbody>
<tr>
<td>220: Apartments</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>13 Dwelling Units [R]</td>
<td>86</td>
<td>1</td>
<td>6</td>
<td>5</td>
<td>3</td>
</tr>
<tr>
<td>Total Driveway Volume</td>
<td></td>
<td>86</td>
<td>1</td>
<td>5</td>
<td>3</td>
</tr>
<tr>
<td>Total Peak Hour Pass-By Trips</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Total Peak Hour Vol. Added to Adjacent Streets</td>
<td>1</td>
<td>6</td>
<td>5</td>
<td>3</td>
<td></td>
</tr>
</tbody>
</table>

Note: A zero indicates no data available.
Source: Institute of Transportation Engineers

TRIP GENERATION 2013, TRAFFICWARE, LLC
## Summary of Multi-Use Trip Generation
### Average Weekday Driveway Volumes (Unadjusted for Internal Trips)

**Project:** Surfside Site 15242  
**Phase:**  
**Description:** Existing Use_Lot 3_9364  
**Open Date:**  
**Analysis Date:** 1/7/2016

<table>
<thead>
<tr>
<th>ITE: Land Use</th>
<th>24 Hour Two-Way Volume</th>
<th>AM Pk Hour</th>
<th>PM Pk Hour</th>
</tr>
</thead>
<tbody>
<tr>
<td>220: Apartments 9 Dwelling Units [R]</td>
<td>60</td>
<td>1</td>
<td>4</td>
</tr>
<tr>
<td></td>
<td></td>
<td>4</td>
<td>2</td>
</tr>
<tr>
<td>Total Driveway Volume</td>
<td>60</td>
<td>1</td>
<td>4</td>
</tr>
<tr>
<td>Total Peak Hour Pass-By Trips</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Total Peak Hour Vol. Added to Adjacent Streets</td>
<td>1</td>
<td>4</td>
<td>4</td>
</tr>
</tbody>
</table>

Note: A zero indicates no data available.  
Source: Institute of Transportation Engineers  

TRIP GENERATION 2013, TRAFFICWARE, LLC
Summary of Multi-Use Trip Generation
Average Weekday Driveway Volumes (Unadjusted for Internal Trips)

Project: Surfside Site 15242
Phase:
Description: Existing Use_Lot 4_9348

<table>
<thead>
<tr>
<th>ITE: Land Use</th>
<th>24 Hour Two-Way Volume</th>
<th>AM Pk Hour</th>
<th>PM Pk Hour</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Enter</td>
<td>Exit</td>
</tr>
<tr>
<td>220: Apartments 9 Dwelling Units [R]</td>
<td>60</td>
<td>1</td>
<td>4</td>
</tr>
</tbody>
</table>

Total Driveway Volume
Total Peak Hour Pass-By Trips
Total Peak Hour Vol. Added to Adjacent Streets

Note: A zero indicates no data available.
Source: Institute of Transportation Engineers

TRIP GENERATION 2013, TRAFFICWARE, LLC
Summary of Multi-Use Trip Generation
Average Weekday Driveway Volumes (Unadjusted for Internal Trips)

Project: Surfside Site 15242
Phase: Open Date:
Description: Existing Use_Lot 5_9340 Analysis Date: 1/7/2016

<table>
<thead>
<tr>
<th>ITE: Land Use</th>
<th>24 Hour Two-Way Volume</th>
<th>AM Pk Hour Enter</th>
<th>Exit</th>
<th>PM Pk Hour Enter</th>
<th>Exit</th>
</tr>
</thead>
<tbody>
<tr>
<td>220: Apartments</td>
<td></td>
<td>86</td>
<td>1</td>
<td>6</td>
<td>5</td>
</tr>
<tr>
<td>13 Dwelling Units [R]</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

|                                |                        |                   |      |                   |      |
| Total Driveway Volumes        | 86                     | 1                  | 6    | 5                 | 3    |
| Total Peak Hour Pass-By Trips | 0                      | 0                  | 0    | 0                 | 0    |
| Total Peak Hour Vol. Added to Adjacent Streets | 1                     | 6                  | 5    | 3                 |      |

Note: A zero indicates no data available.
Source: Institute of Transportation Engineers

TRIP GENERATION 2013, TRAFFICWARE, LLC
Summary of Multi-Use Trip Generation
Average Weekday Driveway Volumes (Unadjusted for Internal Trips)

Project: Surfside Site 15242
Phase:
Description: Existing Use_Lot 6_9332

Open Date: Analysis Date: 1/7/2016

<table>
<thead>
<tr>
<th>ITE:Land Use</th>
<th>24 Hour Two-Way Volume</th>
<th>AM Pk Hour Enter</th>
<th>Exit</th>
<th>PM Pk Hour Enter</th>
<th>Exit</th>
</tr>
</thead>
<tbody>
<tr>
<td>220: Apartments 8 Dwelling Units [R]</td>
<td>53</td>
<td>1</td>
<td>3</td>
<td>3</td>
<td>2</td>
</tr>
</tbody>
</table>

Total Driveway Volume 53 1 3 3 2

Total Peak Hour Pass-By Trips 0 0 0 0

Total Peak Hour Vol. Added to Adjacent Streets 1 3 3 2

Note: A zero indicates no data available.

Source: Institute of Transportation Engineers

TRIP GENERATION 2013, TRAFFICWARE, LLC
Summary of Multi-Use Trip Generation
Average Weekday Driveway Volumes (Unadjusted for Internal Trips)

Project: Surfside Site 15242
Phase: 
Description: Existing Use_Lot 7_9316

<table>
<thead>
<tr>
<th>ITE: Land Use</th>
<th>24 Hour Two-Way Volume</th>
<th>AM Pk Hour</th>
<th>PM Pk Hour</th>
</tr>
</thead>
<tbody>
<tr>
<td>17 Dwelling Units [R]</td>
<td>113</td>
<td>2</td>
<td>7</td>
</tr>
</tbody>
</table>

Total Driveway Volume 113 2 7 7 4
Total Peak Hour Pass-By Trips 0 0 0 0
Total Peak Hour Vol. Added to Adjacent Streets 2 7 7 4

Note: A zero indicates no data available.
Source: Institute of Transportation Engineers

TRIP GENERATION 2013, TRAFFICWARE, LLC
Summary of Multi-Use Trip Generation
Average Weekday Driveway Volumes (Unadjusted for Internal Trips)

Project: Surfside Site 15242
Phase: 
Description: Existing Use_Lot 8_9300

<table>
<thead>
<tr>
<th>ITE: Land Use</th>
<th>24 Hour Two-Way Volume</th>
<th>AM Pk Hour Enter</th>
<th>AM Pk Hour Exit</th>
<th>PM Pk Hour Enter</th>
<th>PM Pk Hour Exit</th>
</tr>
</thead>
<tbody>
<tr>
<td>220: Apartments 24 Dwelling Units [R]</td>
<td>160</td>
<td>2</td>
<td>10</td>
<td>10</td>
<td>5</td>
</tr>
<tr>
<td>Total Driveway Volume</td>
<td>160</td>
<td>2</td>
<td>10</td>
<td>10</td>
<td>5</td>
</tr>
<tr>
<td>Total Peak Hour Pass-By Trips</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Total Peak Hour Vol. Added to Adjacent Streets</td>
<td>2</td>
<td>10</td>
<td>10</td>
<td>5</td>
<td></td>
</tr>
</tbody>
</table>

Note: A zero indicates no data available.
Source: Institute of Transportation Engineers
TRIP GENERATION 2013, TRAFFICWARE, LLC
### Summary of Multi-Use Trip Generation

**Average Weekday Driveway Volumes (Unadjusted for Internal Trips)**

**Project:** Surfside Site 15242  
**Phase:**  
**Description:** ALL Existing Uses

<table>
<thead>
<tr>
<th>ITE: Land Use</th>
<th>24 Hour Two-Way Volume</th>
<th>AM Pk Hour Enter</th>
<th>AM Pk Hour Exit</th>
<th>PM Pk Hour Enter</th>
<th>PM Pk Hour Exit</th>
</tr>
</thead>
</table>
| 220: Apartments  
8 Dwelling Units [R]  | 53                     | 1                | 3               | 3               | 2               |
| 220: Apartments  
13 Dwelling Units [R]  | 86                     | 1                | 6               | 5               | 3               |
| 220: Apartments  
9 Dwelling Units [R]  | 60                     | 1                | 4               | 4               | 2               |
| 220: Apartments  
9 Dwelling Units [R]  | 60                     | 1                | 4               | 4               | 2               |
| 220: Apartments  
13 Dwelling Units [R]  | 86                     | 1                | 6               | 5               | 3               |
| 220: Apartments  
8 Dwelling Units [R]  | 53                     | 1                | 3               | 3               | 2               |
| 220: Apartments  
17 Dwelling Units [R]  | 113                    | 2                | 7               | 7               | 4               |
| 220: Apartments  
24 Dwelling Units [R]  | 160                    | 2                | 10              | 10              | 5               |

**Total Driveway Volume**  
671  
10  
43  
41  
23

**Total Peak Hour Pass-By Trips**  
0  
0  
0  
0  
0

**Total Peak Hour Vol. Added to Adjacent Streets**  
10  
43  
41  
23

---

**Note:** A zero indicates no data available.  
**Source:** Institute of Transportation Engineers  

**TRIP GENERATION 2013, TRAFFICWARE, LLC**
Legal Description:

LOTS 1 THROUGH 12 AND LOT 19, INCLUSIVE, BLOCK 3, "ALTOS DEL MAR NO 5", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 92, OR THE PUBLIC RECORDS OF MIAMI/DADE COUNTY, FLORIDA.
February 26, 2016

9340 Collins Avenue LLC
3921 Alton Road, Suite 138
Miami Beach, FL 33140

RE: Renovation of Bougainvillea Apartments, Special COA #2016-03-S

Dear Property Owner:

On February 24, 2016, the Miami-Dade County Historic Preservation Board approved the Special Certificate of Appropriateness (COA) application for the renovation and incorporation of Bougainvillea Apartments, located at 9340 Collins Avenue, Surfside, FL, into a new development, provided the following conditions are met:

1. The Property Owner shall, in collaboration with County Historic Preservation Staff, produce a high-quality heritage tourism brochure focused on the history of the Town of Surfside, to be completed and available for distribution prior to the final Certificate of Occupancy of the development.

2. The Property owner shall provide a publically accessible gallery and interpretive exhibit space, either within the 9340 building or at another suitable, publically accessible space within the Town, including Town Hall or the Community Center. Exhibits shall include historical photographs, memorabilia, timelines, and other materials to adequately educate residents and visitors on Surfside's history and development. Property Owner shall collaborate with County Historic Preservation Staff as to the content of the exhibit.

3. If any discrepancy exists between the plans and the elevations or renderings, actual construction shall defer to the plans.

4. Project layout shall provide a minimum of 8 feet, and preferably 10 feet, between the outermost north and south edges of the historic structure and the enclosed forecourts/patios.

The Miami-Dade County Office of Historic Preservation thanks you for your submittal of the required COA application. COA approvals are valid for one year. If the work approved in this COA has not begun by February 24, 2017, contact our office to apply for an extension. Please do not hesitate to contact us with any additional questions.

Sincerely,

[Signature]
Sarah K. Cody
Historic Preservation Planner
Miami-Dade County

Cc: Mr. Matthew A. Barnes, AICP, Akerman LLP
Sarah Sinatra Gould, Town Planner, Surfside
APPLICATION FOR A
CERTIFICATE OF APPROPRIATENESS (COA)
For Historically Designated Properties, or Properties within Historic Districts

I. PROPERTY INFORMATION

ADDRESS: 9340 Collins Avenue
CITY: Surfside
ZIP: 33154

SITE DESIGNATION NAME (if applicable): Bougainvillea Apartments

DISTRICT NAME (if applicable): not applicable

FOLIO NUMBER: 14-2235-006-0260

II. APPLICANT INFORMATION

NAME OF OWNER: 9340 Collins Ave, LLC
PHONE (teléfono): 786-602-7980

ADDRESS: 3921 Alton Road, Suite 138
Miami Beach, FL 33140
EMAIL: mboymelgreen@gmail.com

NAME OF APPLICANT (if other than owner): Akerman, LLP - Neisen Kasdin

CONTACT PHONE (Teléfono): 305-374-5600
EMAIL: neisen.kasdin@akerman.com

APPLICANT IS: ___OWNER ___RENTER/LEASEE ___CONTRACTOR ___LEGAL AGENT

DATE RECEIVED: 2/10/16
STAFF INITIALS: SMC

APPROVAL DATE: 2/24/16
BOARD DATE: 2/24/16

FOR OFFICE USE ONLY
Solamente por uso de oficina

APPLICATION #: 2016-03-S
("R" for Regular, "S" for Special)

APPROVED
DENIED
APPROVED WITH CONDITIONS (see attached conditions sheet)
III. PROJECT TYPE  TIPO DE PROYECTO

PLEASE CHECK ALL THAT APPLY:
(Por favor marque todos que aplican)

[ ] New Construction (construcción nueva)
[ ] Restoration/Rehabilitation (restauración)
[ ] Relocation/Moving a Structure (traslado)
[ ] Demolition (demolición)
[ ] Excavation/Ground Disturbing Activities (excavación)

[ ] Paint (pintura)
[ ] Repairing Existing (reparación)
[ ] Landscaping (areas verdes)
[ ] Interior Work Only
   (Unicamente el interior)

IV. PROJECT DESCRIPTION DESCRIPCIÓN DE PROYECTO

Please describe in detail the proposed project, including any new construction, demolition, the removal or replacement of existing materials, and all other proposed changes to the current structure. Attach an additional sheet if necessary.
(Por favor describa el proyecto en detalle. Adjuntar pagina adicional si es necesario. Por favor describir el proyecto en ingles.

See enclosed cover letter.

CHECK ANY STRUCTURAL SYSTEMS OR ELEMENTS THAT WILL BE AFFECTED BY THIS PROJECT:
Marque el sistema estructural o componente que sera afectado por este proyecto:

[ ] Roof (techo)
[ ] Foundation (cimiento)
[ ] Steps or Stairways (escaleras)
[ ] Windows (ventanas)
[ ] Porches or Porte Cochère (portal o porche)
[ ] Painting/Finishes (pintura/acabado)
[ ] Doors (puertas)
[ ] Siding/Stucco/Façade Work (entablado de exteriores)
[ ] Walls/Structural (pared o estructura)
V. CHECKLIST OF REQUIRED ATTACHMENTS
NOTE: ALL APPLICATIONS MUST BE ACCOMPANIED BY AT LEAST ONE COLOR PHOTO OF THE BUILDING

PAINTING YOUR BUILDING
___ Color photos of each side of the building
___ Sample Paint Chips of Desired Colors

NEW FENCING/WALLS/POOL/LANDSCAPING
___ Site plan showing exact location(s) of fence, wall, pool or proposed landscaping
___ Elevation drawings of fence, including height dimensions
___ Color photographs of where fence, pool or landscaping is to go
___ Description of landscaping, including type and placement (if applicable)

NEW WINDOWS OR DOORS
___ A color photo of each side of the house
___ An existing elevation of each side of the house that will have doors or windows replaced
___ Elevations showing proposed changes. Be sure to draw the window configurations exactly as they will appear, include all proposed mullions
___ Manufacturer’s brochure or a catalog picture of the requested window or door and NOA #

NEW ROOF
___ Color photos of the front of the building and existing roof
___ Manufacturer’s brochure of requested roof showing color and material and NOA #

RENOVATIONS/ADDITIONS or NEW CONSTRUCTION
___ Color photos of each side of the building
___ Site plan
___ Landscape plan, including documentation of any proposed tree removal (if applicable)
___ Elevations of all affected facades showing Existing Conditions (11”x17” set of plans)
___ Elevations of all affected facades with Proposed Modifications or Additions (11”x17” set)
___ Floor Plans
___ Manufacturer’s brochure or catalog pictures of any new or replacement materials being used in project

VI. OWNER ATTESTATION
I certify to the best of my knowledge that all the information provided within this application is correct and accurately portrays the proposed project.

Signature of Owner (Firma del Dueño) _____________________________ Date (fecha) ________________

Signature of Applicant (if other than owner) (Firma del Solicitante) _____________________________ Date (fecha) ________________
SITE PLAN PACKAGE
MEMORANDUM

To: Design Review Board
Thru: Guillermo Olmedillo, Town Manager
From: Sarah Sinatra Gould, AICP, Town Planner
CC: Linda Miller, Town Attorney
Date: July 18, 2016
Re: 9441 Bay Drive – Garage Conversion

The property is located at 9441 Bay Drive, within the H30B zoning. The applicant is requesting to legalize an existing garage conversion.
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**

<table>
<thead>
<tr>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 window</td>
<td>1 window</td>
</tr>
<tr>
<td>Landscaping required along the base</td>
<td>Landscaping provided.</td>
</tr>
</tbody>
</table>

**Sec. 90-77 Off-street Parking Requirements**

<table>
<thead>
<tr>
<th>Required</th>
<th>Minimum Space Requirements</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-family</td>
<td>2 spaces</td>
<td>2 spaces, a space is 9X18. The driveway can accommodate cars parked one behind the other since the driveway length is 36 feet.</td>
</tr>
</tbody>
</table>

**Sec. 90.50 Architecture and roof decks**

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

**Windows and Trims**

<table>
<thead>
<tr>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Window styles should always be consistent among all elevations of a building.</td>
<td>Consistent.</td>
</tr>
<tr>
<td>Frame materials should never vary on a single building.</td>
<td>No variation.</td>
</tr>
<tr>
<td>Window, door and eave trim should be consistent on all elevations of the house</td>
<td>Consistent.</td>
</tr>
</tbody>
</table>

**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: July 18, 2016
Re: 9040 Dickens Avenue

The property is located at 9040 Dickens Avenue, within the H30B zoning district. The applicant is proposing to add a 612 square foot addition to the rear of the existing single family, one story house. The total square footage of the home will be 2,097 square feet.

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
### Sec. 90.43 Maximum building heights

<table>
<thead>
<tr>
<th>Height</th>
<th>Required Maximum</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>H30B</td>
<td>30 feet</td>
<td>12 feet</td>
</tr>
</tbody>
</table>

### Sec. 90.45. Setbacks

<table>
<thead>
<tr>
<th>Setbacks</th>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Primary Frontage</td>
<td>Minimum 20 feet</td>
<td>Not affected</td>
</tr>
<tr>
<td>Interior side</td>
<td>Minimum 5 feet</td>
<td>5 feet</td>
</tr>
<tr>
<td>Rear</td>
<td>Minimum 20 feet</td>
<td>20 feet</td>
</tr>
</tbody>
</table>

### Sec. 90.49 Lot standards

<table>
<thead>
<tr>
<th>Lot Standards H30B</th>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Lot width</td>
<td>50 feet</td>
<td>50 feet</td>
</tr>
<tr>
<td>Minimum lot area</td>
<td>5,600 feet</td>
<td>5,618 square feet</td>
</tr>
<tr>
<td>Maximum lot coverage</td>
<td>40%</td>
<td>37%</td>
</tr>
<tr>
<td>Pervious area</td>
<td>35% (minimum)</td>
<td>61%</td>
</tr>
</tbody>
</table>

### Sec. 90.50 Architecture and roof decks

<table>
<thead>
<tr>
<th>Unique Elevation</th>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>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; (d) Porches and other similar articulation of the front façade; (e) Number and location of doors and windows; and (f) Roof style and pitch.</td>
<td>The façade is stucco.</td>
<td></td>
</tr>
<tr>
<td>Wall openings</td>
<td>10% for all elevations</td>
<td>Wall openings exceed 10%</td>
</tr>
<tr>
<td>Roof Material</td>
<td>(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</td>
<td>The existing roof is tile. The proposed addition will also be tile to match.</td>
</tr>
</tbody>
</table>
Town of Surfside Adopted Residential Design Guidelines

Decorative Features

<table>
<thead>
<tr>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Decorative features should be stylistically consistent throughout the entire building.</td>
<td>Consistent.</td>
</tr>
</tbody>
</table>

Overall Architectural Style

<table>
<thead>
<tr>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>The overall style of each house should be consistent on all sides of the building, as well as among all portions of the roof.</td>
<td>Consistent.</td>
</tr>
</tbody>
</table>

Wall Materials and Finishes

<table>
<thead>
<tr>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>The same material should be used on all building elevations unless multiple materials are a legitimate expression of the particular style.</td>
<td>The addition will be stucco to be consistent with the existing building.</td>
</tr>
</tbody>
</table>

Roof Materials, Types, and Slopes

<table>
<thead>
<tr>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Roof types and slopes should be generally the same over all parts of a single building.</td>
<td>Consistent</td>
</tr>
<tr>
<td>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.</td>
<td>Tile is proposed for the addition to match the existing.</td>
</tr>
</tbody>
</table>

Windows and Trims

<table>
<thead>
<tr>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Window styles should always be consistent among all elevations of a building.</td>
<td>Consistent.</td>
</tr>
<tr>
<td>Frame materials should never vary on a single building.</td>
<td>No variation.</td>
</tr>
<tr>
<td>Window, door and eave trim should be consistent on all elevations of the house</td>
<td>Consistent.</td>
</tr>
</tbody>
</table>

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: July 18, 2016
Re: 9233 Byron Avenue– Garage Conversion

The property is located at 9233 Byron Avenue, within the H30B zoning. The applicant is requesting to legalize an existing garage conversion.
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**

<table>
<thead>
<tr>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 window</td>
<td>1 window</td>
</tr>
<tr>
<td>Landscaping required along the base</td>
<td>Landscaping provided.</td>
</tr>
</tbody>
</table>

**Sec. 90-77 Off-street Parking Requirements**

<table>
<thead>
<tr>
<th>Required</th>
<th>Minimum Space Requirements</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-family</td>
<td>2 spaces</td>
<td>2 spaces</td>
</tr>
</tbody>
</table>

**Sec. 90.50 Architecture and roof decks**

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

**Windows and Trims**

<table>
<thead>
<tr>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Window styles should always be consistent among all elevations of a building.</td>
<td>Consistent.</td>
</tr>
<tr>
<td>Frame materials should never vary on a single building.</td>
<td>No variation.</td>
</tr>
<tr>
<td>Window, door and eave trim should be consistent on all elevations of the house</td>
<td>Consistent.</td>
</tr>
</tbody>
</table>

**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: July 18, 2016
Re: 9549 Carlyle Avenue, Roof top deck

The property is located at 9549 Carlyle Avenue, within the H30B zoning district. The applicant was granted approval for the construction of a new two story single-family residence at the September 24, 2015 Planning and Zoning Board meeting and subsequent facade modifications at the January 28, 2016 meeting. The applicant is now proposing a roof top deck.

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
### 90-50.2 Roof deck provisions

<table>
<thead>
<tr>
<th></th>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Stairs</strong></td>
<td>Exterior and interior stairs shall be permitted.</td>
<td>Exterior stairs are provided. The proposed stairs do not exceed the 30 foot height limitation of the building.</td>
</tr>
<tr>
<td></td>
<td>No extension of stairs shall be permitted over the 30-foot height limitation of the building.</td>
<td></td>
</tr>
<tr>
<td><strong>Setbacks</strong></td>
<td>Roof decks shall provide ten-foot setbacks on the sides and rear of the building.</td>
<td>10 foot side setbacks are provided.</td>
</tr>
</tbody>
</table>

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: July 18, 2016
Re: 8874 Dickens Avenue

The property located at 8874 Dickens Avenue is within the H30B zoning district. The applicant is requesting a six foot high picket style fence along the north property line to enclose the backyard of the corner 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
- Staff Recommendation

STANDARDS / RESULTS

Town of Surfside Zoning Code, Applicable Requirements

Sec. 90.56 Fences, walls and hedges

<table>
<thead>
<tr>
<th>Fence</th>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fences in the front are only</td>
<td>Aluminum rail fencing is proposed along with the Planning and Zoning</td>
<td></td>
</tr>
<tr>
<td>permitted with the Planning</td>
<td>Board’s approval.</td>
<td>the side the property lines, in front of the home.</td>
</tr>
<tr>
<td>and Zoning Board’s approval.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Sec. 90-56.4 Front yard and corner yard fences and ornamental walls—Table.

<table>
<thead>
<tr>
<th>Frontage</th>
<th>Maximum Height (Feet)</th>
<th>Maximum Opacity (Percent)</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>61.25 feet</td>
<td>4.5 feet</td>
<td>All wall and fence surfaces above two (2) feet measured from grade shall maintain a maximum opacity of fifty (50) percent</td>
<td>6 foot ornamental picket style fence proposed. Maximum opacity is 50%</td>
</tr>
</tbody>
</table>

Recommendation

Staff recommends approval with the following conditions:

1. The fence be reduced from six feet in height to no greater than four and a half feet in height.
2. The aluminum frame tube around the gate be reduced to meet the height requirements.
MEMORANDUM

To: Design Review Board
Thru: Guillermo Olmedillo, Town Manager
From: Sarah Sinatra Gould, AICP, Town Planner
CC: Linda Miller, Town Attorney
Date: July 18, 2016
Re: 9425 Bay Drive

The property is located at 9425 Bay Drive, within the H30B zoning district. The applicant is proposing to completely renovate the existing home. The renovations include a garage conversion, new roof, trellis and doors and windows.

Existing front elevation

Proposed front elevation
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**

<table>
<thead>
<tr>
<th>Height</th>
<th>Required Maximum</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>H30B</td>
<td>30 feet</td>
<td>13.5 feet</td>
</tr>
</tbody>
</table>

**Sec. 90-45. Setbacks**

<table>
<thead>
<tr>
<th>Setbacks</th>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Primary Frontage</td>
<td>Minimum 20 feet</td>
<td>20 feet 8 inches</td>
</tr>
<tr>
<td>Interior side</td>
<td>Minimum 5 feet</td>
<td>5 feet</td>
</tr>
<tr>
<td>Rear</td>
<td>Minimum 20 feet</td>
<td>14 feet 4 inches – existing rear setback is not being modified.</td>
</tr>
</tbody>
</table>

**Sec. 90.49 Lot standards**

<table>
<thead>
<tr>
<th>Lot Standards H30B</th>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Lot width</td>
<td>50 feet</td>
<td>50 feet</td>
</tr>
<tr>
<td>Minimum lot area</td>
<td>5,600 feet</td>
<td>5,618 square feet</td>
</tr>
<tr>
<td>Maximum lot coverage</td>
<td>40%</td>
<td>42% - Existing lot coverage is not being modified.</td>
</tr>
<tr>
<td>Pervious area</td>
<td>35% (minimum)</td>
<td>35%</td>
</tr>
</tbody>
</table>

**Sec. 90.50 Architecture and roof decks**

**Required**

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;
(d) Porches and other similar articulation of the front façade;
(e) Number and location of doors and windows; and
(f) Roof style and pitch.

**Proposed**

The façade is stucco. The style of the home is unique compared to the neighboring properties. The property to the north is a split level style home and the property to the south is a one story with a different roof pitch and style than this structure.
### Wall openings

<table>
<thead>
<tr>
<th>Wall openings</th>
<th>10% for all elevations</th>
<th>Wall openings exceed 10%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Roof Material</td>
<td>(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.</td>
<td>The roof has both flat and pitched styles with metal.</td>
</tr>
</tbody>
</table>

#### Town of Surfside Adopted Residential Design Guidelines

**Decorative Features**

<table>
<thead>
<tr>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Decorative features should be stylistically consistent throughout the entire building.</td>
<td>Consistent.</td>
</tr>
</tbody>
</table>

**Overall Architectural Style**

<table>
<thead>
<tr>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>The overall style of each house should be consistent on all sides of the building, as well as among all portions of the roof.</td>
<td>Consistent.</td>
</tr>
</tbody>
</table>

**Wall Materials and Finishes**

<table>
<thead>
<tr>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>The same material should be used on all building elevations unless multiple materials are a legitimate expression of the particular style.</td>
<td>Consistent</td>
</tr>
</tbody>
</table>

**Roof Materials, Types, and Slopes**

<table>
<thead>
<tr>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Roof types and slopes should be generally the same over all parts of a single building.</td>
<td>Consistent</td>
</tr>
<tr>
<td>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.</td>
<td>The roof is metal and flat.</td>
</tr>
</tbody>
</table>
**Windows and Trims**

<table>
<thead>
<tr>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Window styles should always be consistent among all elevations of a building.</td>
<td>Consistent.</td>
</tr>
<tr>
<td>Frame materials should never vary on a single building.</td>
<td>No variation.</td>
</tr>
<tr>
<td>Window, door and eave trim should be consistent on all elevations of the house</td>
<td>Consistent.</td>
</tr>
</tbody>
</table>

**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: July 18, 2016
Re: 300 Surfside Boulevard–Garage Conversion

The property is located at 300 Surfside Boulevard, within the H30C zoning district. The applicant is requesting to legalize an existing garage conversion. It appears the garage was converted prior to 2007 and therefore prior to the code requirements mandating landscaping in front of the replaced garage door. In this case, the applicant has provided French doors replacing the garage door.

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**

<table>
<thead>
<tr>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 window</td>
<td>1 window</td>
</tr>
<tr>
<td>Landscaping required along the base</td>
<td>Landscaping not provided.</td>
</tr>
</tbody>
</table>

**Sec. 90-77 Off-street Parking Requirements**

<table>
<thead>
<tr>
<th>Required</th>
<th>Minimum Space Requirements</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-family</td>
<td>2 spaces</td>
<td>2 spaces</td>
</tr>
</tbody>
</table>

**Sec. 90.50 Architecture and roof decks**

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

**Windows and Trims**

<table>
<thead>
<tr>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Window styles should always be consistent among all elevations of a building.</td>
<td>Consistent.</td>
</tr>
<tr>
<td>Frame materials should never vary on a single building.</td>
<td>No variation.</td>
</tr>
<tr>
<td>Window, door and eave trim should be consistent on all elevations of the house</td>
<td>Consistent.</td>
</tr>
</tbody>
</table>

**RECOMMENDATION**

Staff recommends approval.
Town of Surfside
Planning & Zoning Board Communication

Agenda Date: July 18, 2016
Subject: Sheds
From: Sarah Sinatra Gould, AICP, Town Planner

Background: Staff was approached in June of 2013 by a resident wanting a shed larger than the code permitted. Staff prepared a memo and potential code change to increase the size of a shed from 70 square feet to 100 square feet and allow sheds to be approved administratively, if they were not located on a street side of the lot. There was some discussion at Planning and Zoning relating to the size of the shed and then not moved forward. A separate resident approached Staff requesting the same code modification towards the end of 2014. The Planning and Zoning Board recommended approval, with conditions relating to additional landscaping for the shed. This discussion continued through April 2015 when it was ultimately denied by the Town Commission.

The same resident who approached the Town in 2014 has requested that the Town consider making the approval of a shed administrative rather than reviewed by the Design Review Board. The request to increase the size of a shed is no longer included in this discussion.

The reason for the request for administrative review is due to the $200 review fee and the 15 sets of plans required to appear before the Design Review Board. The applicant is also required to pay a separate building permit fee. If the application is administrative, the applicant will only be responsible for two sets of plans and the building permit fee.

Analysis: Staff is suggesting the following language:

90-19.7 The following shall be exempt from planning and zoning board review; however, the design guidelines shall be followed:

(1) Interior or rear yard fences.
(2) Interior renovations.
(3) Awnings.
(4) Screens.
(5) Driveways.
(6) Re-roofs
(7) Trellis.
(8) Rooftop photovoltaic solar systems.
(9) Sheds

90-54.7 A tool shed, the area of which does not exceed 70 square feet, shall be permitted in a rear yard, subject to the following minimum setbacks: . If the shed is visible from an adjacent right of way, landscaping shall be provided within the property in an effort to conceal the shed from the right of way.

(a) Rear: Five feet.
(b) Side and secondary frontage (corner): Per zoning designation.

Staff Recommendation: The Town Commission approved this ordinance on first reading. Staff recommends the Planning and Zoning Board recommend approval to the Town Commission.

Sarah Sinatra Gould, AICP, Town Planner
Guillermo Olmedillo, Town Manager
ORDINANCE NO. 16 —_______

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA AMENDING CHAPTER 90 “ZONING”; SEC. 90-19. “SINGLE-FAMILY AND TWO-FAMILY DEVELOPMENT REVIEW PROCESS”; SPECIFICALLY AMENDING SECTION 90-19.7 EXEMPTING SHEDS FROM PLANNING AND ZONING BOARD AND DESIGN REVIEW BOARD REVIEW AND PROVIDING THE DESIGN GUIDELINES SHALL BE FOLLOWED; AMENDING “SECTION 90-54 “ACCESSORY BUILDINGS AND STRUCTURES IN THE H30A AND H30B DISTRICTS” SPECIFICALLY AMENDING SECTION 90-54.7 RELATED TO SHEDS AND LANDSCAPE REQUIREMENTS; PROVIDING FOR INCLUSION IN THE CODE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, staff determined it is in the best interest of Town to exempt sheds from Planning and Zoning Board and Design Review Board review to allow for administrative review for cost savings to the Applicant; and

WHEREAS, staff recommends if the shed is visible from an adjacent right of way, landscaping shall be provided within the property in an effort to conceal the shed from the right of way; and

WHEREAS, staff recommends amending Chapter 90 “Zoning”; Sec. 90-19. “Single-Family And Two-Family Development Review Process”; specifically amending Section 90-19.7 to exempt sheds from Planning and Zoning Board and Design Review Board review; and

WHEREAS, the Town Commission held its first public hearing on June 14, 2016 having complied with the notice requirements required by Florida Statutes; and

WHEREAS, the Planning and Zoning Board, as the local planning agency for the Town, held its hearing on the proposed amendments on July 18, 2016 with due public notice and input; and

WHEREAS, the Town Commission conducted a second duly noticed public hearing on these regulations as required by law on August 9, 2016.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA AS FOLLOWS:
Section 1. Recitals. The foregoing "WHEREAS" clauses are ratified and confirmed as being true and correct and are made a specific part of this Ordinance.

Section 2. Code Amendment. The Code of the Town of Surfside, Florida is hereby amended as follows:

***

90-19.7 The following shall be exempt from planning and zoning board and design review board review; however, the design guidelines shall be followed:

(1) Interior or rear yard fences.
(2) Interior renovations.
(3) Awnings.
(4) Screens.
(5) Driveways.
(6) Re-roofs
(7) Trellis.
(8) Rooftop photovoltaic solar systems.
(9) Sheds.

Section 3. Code Amendment. The Code of the Town of Surfside, Florida is hereby amended as follows:

***

90-54.7 A tool shed, the area of which does not exceed 70 square feet, shall be permitted in a rear yard, subject to the following minimum setbacks: If the shed is visible from an adjacent right of way, landscaping shall be provided within the property in an effort to conceal the shed from the right of way.

(a) Rear: Five feet.
(b) Side and secondary frontage (corner): Per zoning designation.

***

Section 4. Severability. If any section, subsection, clause or provision of this Ordinance is declared invalid or unconstitutional by a court of competent jurisdiction, the remainder shall not be affected by such invalidity.

Section 5. Conflict. All sections or parts of sections of the Town of Surfside Code of Ordinances in conflict herewith are intended to be repealed to the extent of such conflict.
Section 6. Inclusion in the Code of Ordinances. It is the intention of the Town Commission, and it is hereby ordained that the provisions of this Ordinance shall become and made a part of the Town of Surfside Code of Ordinances, that the sections of this Ordinance may be renumbered or re-lettered to accomplish such intentions; and the word “Ordinance” may be changed to “Section” or other appropriate word.

Section 7. Effective Date. This Ordinance shall be effective upon adoption on second reading.

PASSED and ADOPTED on first reading this ____ day of ________, 2016.
PASSED and ADOPTED on second reading this ____ day of ________, 2016.

On Final Reading Moved by: ________________________________

On Final Reading Second by: ________________________________

FINAL VOTE ON ADOPTION

Commissioner Daniel Gielchinsky
Commissioner Michael Karukin
Commissioner Tina Paul
Vice Mayor Barry Cohen
Mayor Daniel Dietch

______________________________
Daniel Dietch, Mayor

ATTEST:

______________________________
Sandra Novoa, MMC, Town Clerk

APPROVED AS TO FORM AND LEGALITY FOR THE USE AND BENEFIT OF THE TOWN OF SURFSIDE ONLY:

______________________________
Linda Miller, Town Attorney
Town of Surfside
Planning & Zoning Board Communication

Agenda Date: July 18, 2016

Subject: Sustainability Subcommittee

From: Sarah Sinatra Gould, AICP, Town Planner

Background: At the May 10, 2016 Town Commission meeting, the Town Commission approved the draft Charter for the Sustainability Subcommittee. The Town Commission recommended that the Planning and Zoning Board should appoint a liaison to the Sustainability Subcommittee. It is envisioned that the Sustainability Subcommittee will convene periodically and report back to the Planning and Zoning Board.

Purpose: The purpose of the Sustainability Subcommittee is to study and recommend policies and programs that strengthen the resiliency of our community, improves natural and engineered resources, prevents harm to the natural and built environment, and benefit the social, economic and environmental wellbeing of the community for present and future generations. In accordance with the Regional Climate Action Plan, there is a need to develop planning and zoning policies, strategies and standards that will serve to reduce future risk and economic losses associated with climate change, sea level rise and flooding to foster sustainable growth patterns, multi-modal transportation options, transit, mixed use development, and the use of sustainable building techniques.

Membership: The Sustainability Subcommittee is comprised of five members who are registered qualified electors of Miami-Dade County whose legal residence is in the Town of Surfside. The Mayor has been appointed as the liaison to this subcommittee.

Agenda: The Planning and Zoning Board shall set the agenda and schedule for the periodic meetings of this committee. Some of the topics to be included may be as follows:

1. Adapting and mitigating to climate change and sea level rise;
2. Promoting green and sustainable building, construction and operations;
3. Protecting, restoring, optimizing and creating green spaces;
4. Improving alternative transportation and mobility; and
5. Increased environmental awareness and stewardship of our treasured ecosystems.

6. Working with the Town Planner on the Sea Level Rise requirement of the Evaluation and Appraisal Based Amendments to the Comprehensive Plan.

7. Analyzing the following programs:
   a. Miami Beach Environmental Tool Kit.
   b. 100 Resilient Cities.
   c. Miami Foundation relating to grants.
   d. Resilient Work Groups.
   e. The Mayors Compact.
   f. Village of Pinecrest - "Resiliency Fee"
   g. Satellite Beach grants for sustainability and analysis of those projects
   h. Fortifying building and zoning standards lead to insurance rate reduction.
   i. A comprehensive dune management program through Public Works.
   j. Updating the Sustainability Page of the website to be more substantial.

Staff Recommendation: The Planning and Zoning Board should set the agenda as well as the number of times annually to schedule subcommittee meetings. It is staff's recommendation to hold the meetings quarterly from 6:00pm – 7:00pm on the same night as the regularly scheduled Planning and Zoning Board meetings.

Sarah Sinatra Gould, AICP, Town Planner
Guillermo Olmedillo, Town Manager
<table>
<thead>
<tr>
<th>ITEM</th>
<th>OUTCOME</th>
<th>NEXT STEPS</th>
<th>IN CONTRACT OR WORK AUTHORIZATION</th>
<th>TENTATIVE SCHEDULE</th>
<th>COMPLETE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Setback for parapet above 30 feet on single family homes</td>
<td>Prepare ordinance to require additional setback</td>
<td>Draft code amendment</td>
<td>September PZ</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Carports</td>
<td>Require improved surface on frame</td>
<td>Draft code amendment</td>
<td>September PZ</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Provide summary on construction hours and noise ordinance</td>
<td>Place update on PZ agenda.</td>
<td></td>
<td>Commission is reviewing now. Will be place update on PZ agenda once further details are provided.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Give a foot, get a foot</td>
<td>Place on agenda for discussion on referendum</td>
<td></td>
<td>October PZ</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ways to increase pervious area of lots</td>
<td>Place on PZ agenda for discussion. Provide PZ with current standards</td>
<td></td>
<td>October PZ</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sea Level Rise</td>
<td></td>
<td>Include in future budget</td>
<td>Include in future budget</td>
<td></td>
<td></td>
</tr>
<tr>
<td>- Flat Roof vs. Pitch roof</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tree Canopy Initiative/ Single family district Streetscape master plan</td>
<td>$8,000 budgeted in the FY 2014-2015 budget for the tree canopy</td>
<td>Town Manager analyzing. Would need inclusion in the budget for additional projects.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fences &amp; Hedges in</td>
<td>Modify ordinance</td>
<td>Discussion on hedge</td>
<td>November PZ</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Category</td>
<td>Activity</td>
<td>Status</td>
<td>Action</td>
<td></td>
<td></td>
</tr>
<tr>
<td>----------------------------------------------------</td>
<td>--------------------------------------------------------------------------</td>
<td>------------------------------------------------------------------------</td>
<td>--------</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Average side setback/Massing</td>
<td>Modify ordinance for additional side setbacks on upper floors for single family homes</td>
<td>Preparing graphics on reductions in 2nd floor</td>
<td>On hold until full discussion of height and sea level rise.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Measuring height from crown of the road</td>
<td>Place on agenda for discussion relating to sea level rise. Staff confirmed height was measured from the crown to the top of the structure in the 2004 Code as well. This would require a referendum.</td>
<td>Include in future budget</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Satellite dishes</td>
<td>Further review by staff</td>
<td>Research and prepare report for discussion and possible code amendment</td>
<td>In contract</td>
<td>Future PZ</td>
<td></td>
</tr>
<tr>
<td>Residential or commercial wind turbine regulations</td>
<td>Prepare ordinance regulating wind turbines including hurricane precautions, noise regulations, insurance considerations</td>
<td>Draft code amendment</td>
<td>In contract</td>
<td>Future PZ</td>
<td></td>
</tr>
<tr>
<td>Green walls</td>
<td>Require green walls adjacent to alleys and other buildings that abut public right of ways</td>
<td>Research and prepare report for discussion and possible code amendment</td>
<td>In contract</td>
<td>Future PZ</td>
<td></td>
</tr>
<tr>
<td>Final Zoning Inspections</td>
<td>Town Manager will analyze</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**ON UPCOMING COMMISSION AGENDA**

<table>
<thead>
<tr>
<th>Category</th>
<th>Action</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Roof Pitch of Single Family</td>
<td>Modify ordinance to include roof pitch above top of the truss as an architectural feature</td>
<td>July Commission, August PZ</td>
</tr>
<tr>
<td>Sign Definitions</td>
<td>Drafted code</td>
<td>August PZ after</td>
</tr>
<tr>
<td>Monument and sign area</td>
<td>Amendment</td>
<td>July Commission – 1st reading</td>
</tr>
<tr>
<td>------------------------</td>
<td>-----------</td>
<td>-------------------------------</td>
</tr>
<tr>
<td><strong>ON FUTURE COMMISSION AGENDA</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Commercial waste and recycling container screening</td>
<td>Screening for containers, green screen, vegetation, include pictures from Commissioner Kligman</td>
<td>Draft code amendment</td>
</tr>
<tr>
<td>Driveway material regulations</td>
<td>Modify code to allow stamped concrete and concrete slabs with decorative rock or grass in between</td>
<td>Draft code amendment</td>
</tr>
<tr>
<td>Painting of commercial structures</td>
<td>Town Staff to prepare ordinance</td>
<td>Prepare ordinance for commission</td>
</tr>
<tr>
<td><strong>COMPLETED</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Add requirement for licensed architect for DRB submittals</td>
<td>Reviewing entire section relating to DRB</td>
<td>Draft-code amendment</td>
</tr>
<tr>
<td>Request to Commission for a referendum on one-way streets in residential to support a streetscape plan</td>
<td>The Town Commission has not approved this request at this time.</td>
<td>No further action</td>
</tr>
<tr>
<td>Corridor Analysis</td>
<td>Study corridor between Collins &amp; Harding</td>
<td>Prepare code amendments</td>
</tr>
<tr>
<td>Single Family Paint Colors</td>
<td>Discussion with the Planning &amp; Zoning Board to determine if a color palette is appropriate for single family homes and what colors/criteria should be included</td>
<td>Place on future Planning and Zoning agenda for discussion</td>
</tr>
<tr>
<td>Parking Trust Fund</td>
<td>Discussion with the Planning &amp;</td>
<td>Ordinance on July</td>
</tr>
</tbody>
</table>
## Zoning Board to Provide a Cap for Payment into the Fund

- **Town Staff to Prepare Review**
- **Downtown**
  - **Color Palette**
  - **Sign/Rowing Code**
  - **As-built Reviews for Residential Projects**
- **Citywide**
  - **High-Elevation for the HI-20 District**
  - **Solar-Panels Regulations**
  - **Gar-Charging Stations Regulations**

## Turtle Lighting

- **Downtown**
  - **Color Palette**
  - **Stakeholder Meeting**
- **Bay Drive & Sage Street**

## P&Z Agenda

<table>
<thead>
<tr>
<th>Item</th>
<th>Status</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zoning Board to Provide a Cap for Payment into the Fund</td>
<td>Complete</td>
<td>Data for future planning and zoning considerations</td>
</tr>
<tr>
<td>Discussion with the Planning &amp; Zoning Board (need to be included)</td>
<td>In-progress</td>
<td>Present to the public on future development opportunities for downtown</td>
</tr>
<tr>
<td>Staff will review and recommend in draft</td>
<td>Approved</td>
<td>Research and report for discussion and possible code amendment</td>
</tr>
<tr>
<td>Draft code amendment</td>
<td>Needed</td>
<td>Develop amendments for stormwater run-offs</td>
</tr>
<tr>
<td>Other Communities currently doing</td>
<td>P&amp;Z</td>
<td>Requirements (per-story)</td>
</tr>
<tr>
<td>---------------------------------</td>
<td>-----</td>
<td>--------------------------</td>
</tr>
<tr>
<td>Pyramiding effects of</td>
<td>N/A</td>
<td>COMPLETE</td>
</tr>
<tr>
<td>district</td>
<td></td>
<td>November-PZ</td>
</tr>
<tr>
<td>No-action necessary-shebe planning</td>
<td></td>
<td>June-PZ</td>
</tr>
<tr>
<td>and Zoning Board currently</td>
<td></td>
<td>No further modification necessary</td>
</tr>
<tr>
<td>reviewing stepped-hafts of part of wall</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>