



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

**AGENDA
AUGUST 25, 2016
7:00 PM**

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

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.

DESIGN REVIEW BOARD

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF MINUTES: **July 18, 2016**
4. DESIGN REVIEW BOARD APPLICATIONS:

A. Request of the Owner of Property located at 725 93rd Street.

The property is located at 725 93rd Street, within the H30B zoning district. The applicant was heard by the Design Review Board on March 31, 2016 when they were proposing to convert a screen patio to a garage, construct a driveway, convert the existing storage room/garage façade and add a second story addition above the proposed garage in an existing single family residence. The applicant has modified the scope of the project and eliminated the second story addition. The proposed project includes a one story addition, remodel and a relocation of the garage.

B. Request of the Owner of Property located at 1355 Biscaya Drive.

The applicant is proposing to renovate the front façade of the existing home. The renovations include adding metal louvers and decorative columns.

C. Request of the Owner of Property located at 9381 Abbott Avenue.

The applicant is requesting to convert their garage to additional living space.

D. Request of the Tenant of Property located at 9573 Harding Avenue.

The applicant is requesting an illuminated cut PVC lettering sign for a new retail shop Gourmet Temptations. The proposed signage includes black lettering, illuminated purple bars and a ½ inch offset of the sign. The applicant is also proposing a new black awning.

E. Request of the Tenant of Property located at 9531 Harding Avenue.

The applicant is requesting a reverse channel LED lettering sign for Razzledazzle Barbershop. The proposed signage includes black lettering and a ½ inch offset.

F. Request of the Tenant of Property located at 9532 Carlyle Avenue.

The applicant is proposing the construction of a second story addition with a roof top deck to the existing single-family residence.

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. 9133 COLLINS AVENUE AND 9149 COLLINS AVENUE

A RESOLUTION OF THE TOWN OF SURFSIDE, FLORIDA, PLANNING AND ZONING BOARD; RECOMMENDING APPROVAL OF A SITE PLAN APPLICATION, PURSUANT TO SECTION 90-41 ET SEQ. OF THE ZONING CODE TO PERMIT THE DEVELOPMENT OF PROPERTY LOCATED ON THE EAST SIDE OF COLLINS AVENUE WITH THE ADDRESSES OF 9133 COLLINS AVENUE AND 9149 COLLINS AVENUE FOR 54 CONDOMINIUM UNITS WITH CONDITIONS OF APPROVAL; PROVIDING FOR A SEVERABILITY CLAUSE AND PROVIDING FOR AN EFFECTIVE DATE.

6. ADJOURNMENT.

PLANNING AND ZONING BOARD

AGENDA
August 25, 2016
7:00 PM

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF MINUTES: **July 18, 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. 9133 COLLINS AVENUE AND 9149 COLLINS AVENUE

A RESOLUTION OF THE TOWN OF SURFSIDE, FLORIDA, PLANNING AND ZONING BOARD; RECOMMENDING APPROVAL OF A SITE PLAN APPLICATION, PURSUANT TO SECTION 90-41 ET SEQ. OF THE ZONING CODE TO PERMIT THE DEVELOPMENT OF PROPERTY LOCATED ON THE EAST SIDE OF COLLINS AVENUE WITH THE ADDRESSES OF 9133 COLLINS AVENUE AND 9149 COLLINS AVENUE FOR 54 CONDOMINIUM UNITS WITH CONDITIONS OF APPROVAL; PROVIDING FOR A SEVERABILITY CLAUSE AND PROVIDING FOR AN EFFECTIVE DATE.

B. SIGN MODIFICATION

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA AMENDING CHAPTER 90 "ZONING"; SECTION 90-69. DEFINITIONS; AMENDING THE DEFINITION OF "AREA" OF A SIGN TO INCLUDE THE SUPPORTING STRUCTURE WITHIN THE MAXIMUM ALLOWABLE SIGN AREA; AMENDING THE DEFINITION OF "MONUMENT SIGN" TO ADD THAT THE BASE OF THE SIGN IS INDEPENDENT OF THE WALL, ENTRY FEATURE OR FENCE; PROVIDING FOR INCLUSION IN THE CODE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; AND PROVIDING FOR AN EFFECTIVE DATE.

5. DISCUSSION ITEMS:

- 1. Future Agenda Items**
- 2. Sustainability Subcommittee Verbal Report from Planning and Zoning Board Member, Peter Glynn**

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.



**TOWN OF SURFSIDE
PLANNING AND ZONING BOARD
AND
DESIGN REVIEW BOARD
MEETING
July 18, 2016
6:00 PM**

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

PLANNING AND ZONING BOARD

**MINUTES
July 18, 2016
6:00 PM**

1. CALL TO ORDER

Chair Lindsay Lecour called the meeting to order at 6:07 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 Roller, and Board Member Richard Iacobacci. Board Member Peter Glynn was absent. Commissioner Daniel Gielchinsky attended as liaison. Chair Lecour welcomed new Board Member Richard Iacobacci. Mr. Iacobacci introduced himself and gave some background.

3. APPROVAL OF MINUTES: May 25, 2016

Vice Chair Frankel made a motion to approve with the correction of the spelling to Brian Roller. The motion received a second from Board Member Roller and all voted in favor with Board Member Glynn absent.

Liaison Gielchinsky gave an update on the Commission level so both parties can work in unison.

4. QUASI-JUDICIAL APPLICATION:

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.

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 Sarah Sinatra had a visual presentation. Staff is recommending approval and wanted for the record regarding growth impact, that originally it was scheduled for 100 units and they are putting in 68 units but the square footage has increased from 81,000 sq. feet to 304,444 sq. feet. Chair Lecour wanted to clarify that the units are 2, 3, 4, and 5 bedroom suites.

Neisen Kasdin representing the applicant gave a brief overview of the plan with visuals. He also spoke of the proffers of \$100,500 they are giving to the City. The architect for this project continued with the visuals and gave a more detailed presentation.

Chair Lecour opened the public hearing.

Public Speakers:

-Denyse Fowley who lives behind the proposed project said the plans are very nice but has concerns about the impact it will have regarding intrusion on her property such as debris, dust, mold, etc. and what are their plans to protect her home. She wants to know where the cranes are going to be and where will their trash be stored. She also asks for clear communication with the developers with names and phone numbers. Mr. Kasdin responded to Ms. Fowley and said she had standard concerns and they will provide her with names so she may have direct contact with them. He stated they will come up with a plan and also said that the Town has a ruling that neighboring properties are not adversely affected. Board Member Iacobacci asked if there is damage to a home owner's property who will be responsible for the repair.

Mr. Kasdin said if there was damage due to construction and the cost of repair was reasonable his client would probably pay. However, not knowing the cost he would have to speak to his client. Ms. Fowley would like seismic activity monitored in a better way.

-Pamela O'Hagan whose property also abuts to the proposed project agrees with Ms. Fowley and has the same concerns. She believes a very high fence would help protect property and also would like more information regarding traffic. She hopes they will be able to have the sea breeze from the ocean and it is not totally blocked. On another

subject, she also mentioned she was sorry to learn about the proposed affordable housing that is being proposed in the town. Mr. Kasdin said he would meet with property owners and address their concerns. The proposed building is continuous and there would be no air gaps. Fences and traffic was also addressed by the architect and Mr. Kasdin.

-Barbara Cohen was concerned about the number of bedrooms in the units and the impact it may have on Ruth Broad School. Mr. Kasdin believes most of the units will be sold to Orthodox Jews and their children most likely will not be attending the public school but before the units are sold they do not know how many families will have young children.

-Jerry Kahn wanted to know if seismic meters will be put on their properties and monitored, as he has had damage before due to construction and was not compensated for it. Mr. Kasdin said this project is only three stories and much smaller than others that have been constructed. Mr. Kahn strongly suggested to the Board that they put in a condition that meters are put up with an IP address to monitor as he has been through this before and does not trust developers. Mr. Kasdin said the architect has informed him that they will put up seismic meters on their property (construction site) only as that is standard procedure.

-Marta Olchyk recommended that the residents involved take legal advice and get everything in writing as to what is being said. She also said, regardless of what they say it will not be easy to contact the project manager, contractor or anyone else. In her building they are having problems as all the glass blocks have to be replaced due to damage from neighboring construction which the developers deny and they now have the additional expense of hiring an attorney as the town does not offer any help.

-Miguel Fernandez agrees totally with Ms. Olchyk.

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

Board Member Roller made a motion to continue with the recommendation of the Design and Review Board. The motion received a second from Board Member Frankel and all voted in favor with Board Member Glynn absent.

This portion of the meeting adjourned at 7:12 p.m. and the item was then continued for discussion at the Design Review Board Meeting.

The meeting resumed at 9:31 p.m. continuing with the Quasi-Judicial application.

Public Speaker Denyse Fowley had a question about the glass parapet and Board Member Iacobacci said Miami-Dade has the strictest hurricane code in the country and she did not have to be concerned with that. She also asked the size of the condensers and the noise output and the elevation of the building. The rendering of the project does not show her home or her neighbors and it should as the glass will reflect onto their homes and create more heat. The applicant said they could do another rendering showing both homes. She thanked the Board for listening to their concerns. She also mentioned pre-testing for environmental control. Chair Lecour suggested she reach out to Building Official Ross Prieto who is very knowledgeable on the subject.

Before the motion was made, Planner Sinatra restated the conditions from the DRB.

Board Member Roller made a motion to recommend to the Town Commission with the recommendations. The motion received a second from Vice Chair Frankel and all voted in favor with Board Member Glynn absent.

5. ORDINANCE: SHEDS

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.

Recording Clerk Nissa Benjamin read the title of the ordinance.

Town Planner Sinatra presented the item.

Board Member Iacobacci made a motion to recommend to the Town Commission. The motion received a second from Vice Chair Frankel and all voted in favor with Board Member Glynn absent.

6. DISCUSSION ITEMS

1. Sustainability Sub-committee

Planner Sinatra presented the item and the sub-committee's function.

The Board discussed meeting times and days and who would be in attendance.

Board Member Roller made a motion to nominate Board Member Peter Glynn as liaison to the Sustainability Sub-Committee should he accept. The motion received a second from Board Member Iacobacci and all voted in favor with Board Member Glynn absent.

2. Future Agenda Items

Workforce Housing

Impact Fees

Air Flow – corridor analysis

Flat Roof vs. Pitched Roof

Sea Level Rise

Neighbor notice of demolition

7. ADJOURNMENT.

There being no further business to come before the Planning and Zoning Board the meeting adjourned at 10:05 p.m.

Accepted this _____ day of _____, 2016

Chair Lindsay Lecour

Attest:

Sandra Novoa, MMC
Town Clerk

DESIGN REVIEW BOARD

1. CALL TO ORDER

Chair Lindsay Lecour called the meeting to order at 7:12 pm.

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 Roller, and Board Member Richard Iacobacci. Board Member Peter Glynn was absent. Commissioner Daniel Gielchinsky attended as liaison.

Board Member Roller made a motion to move Item 5 Quasi-Judicial Application up on the agenda. The motion received a second from Vice Chair Frankel and all voted in favor with Board Member Glynn absent.

3. APPROVAL OF MINUTES: **May 25, 2016**

Board Member Jorge Gutierrez made a motion to approve with the correction of the spelling to Brian Roller. The motion received a second from Board Member Roller and all voted in favor with Board Member Glynn absent.

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.

Town Planner Sarah Sinatra presented the item and staff is recommending approval.

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

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.

Town Planner Sarah Sinatra presented the item and staff is recommending approval.

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

C. Request of the Owner of Property located at 9233 Byron Avenue.

The applicant is requesting to legalize an existing garage conversion.

Town Planner Sarah Sinatra presented the item and staff is recommending approval.

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

-Landscaping is provided out front of converted garage.

The motion received a second from Board Member Roller and all voted in favor with Board Member Glynn absent

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.

Town Planner Sarah Sinatra presented the item and staff is recommending approval.

Board Member Iacobacci was not in favor of the design. The Board had some discussion on the item. Chair Lecour opened the item to public comment, being none Chair Lecour closed the public comment.

Board Member Gutierrez made a motion to approve. The motion received a second from Vice Chair Frankel. The motion carried 4/1 with Board Member Iacobacci voting in opposition and with Board Member Glynn absent.

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.

Town Planner Sarah Sinatra presented the item and staff is recommending approval with conditions. The applicant spoke about the item and gave further details.

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

-Applicant provides plans that the fence doesn't exceed 50% of the property.

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

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.

Town Planner Sarah Sinatra presented the item and staff is recommending approval. Chair Lecour had some design questions. The architect for the project spoke and gave further information.

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

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.

This item has been removed from the agenda.

5. QUASI-JUDICIAL APPLICATION:

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.

Chair Lecour reminded everyone that the rules and process of a Quasi-Judicial hearing stated in the Planning and Zoning Meeting apply here also.

Recording Clerk Nissa Benjamin read the title of the resolution.

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

Chair Lecour asked if anyone wishing to speak to please stand and be sworn in. There were no public speakers who had not spoken at the previous meeting.

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

Board Member Iacobacci had a question regarding the condensers, mechanical system. The architect responded with a visual of their placement. Board Member Iacobacci had concerns about the noise for neighbors as well as visually seeing them. The architect said they would create no more noise than any single family home condenser and said the units will be mostly covered by a stairwell. Board Member Iacobacci was not totally convinced. He also mentioned damages that may incur during construction to a neighboring home and responsibility and ways to protect the town's citizens and would like to see that taken care of and insurances in place

Vice Chair Frankel said the maximum is three floors and asked for an explanation as she counts 4 floors; there is floor 1, floor 2, mezzanine, floor 3 and then technically, the roof. Town Planner Sinatra explained the code requirements and the applicant has met them. Rooftop landscaping was mentioned and Planner Sinatra explained the town's position on this. Vice Chair Frankel said she felt the historic building near it will be drowned out. There was some discussion about the design, fencing, color palate, garage and the lobby.

Mr. Kasdin suggested there be further study of the color and the detailing of the historic structure which would have to be approved by the County Historic Preservation Board.

Board Member Roller understands the seismic meters being placed on the construction site but since it is a relatively large area with many homes and it would depend on where the meters are placed to accurately reflect any impact on homes. The architect said the meters could be placed in areas next to homeowner's property and did not see this as a problem. He stated if that is what the Board has determined it is up to the contractor to follow and monitor it. Chair Lecour would like the properties across the street from the project to be included.

Commissioner Gielchinsky exited at 7:30 p.m.

Board Member Iacobacci spoke about the town becoming a wall which does not allow the wind flow to go through and thought years ago we had protection from this happening. Planner Sinatra responded and gave an overview of the corridor analysis which was done. The architect said the problem with creating breaks result in actually constructing two buildings instead of one.

Board Member Roller understands the concerns of Board Member Iacobacci and also has concerns that buildings being constructed are becoming significantly wider and does not understand how smaller lots have been sold to create larger lots and how we got there. He did like the design and idea that the proposal was designed for underground parking for its residents as parking lots have become a big issue for the town. Mr. Kasdin said they did speak to the town about integrating a municipal parking lot but the town opted to go with 91st Street.

Board Member Gutierrez asked what was being proposed on Harding and the architect said it will be green space with walkways to the building but will be fenced in as it is private property. Trash pick-up and fences was also addressed. Member Gutierrez suggested the site plan be updated as the ones they have are not very clear on some issues. He also feels the length of the building is much too long.

The number of parking spaces per unit was discussed and Planner Sinatra said they meet all requirements. Mr. Kasdin spoke about the site triangle and landscape buffer. The Board would like the historic structure façade to be more visible. The sidewalks and shade tree concept was something the city would like. Chair Lecour had suggestions regarding windows and to revisit the color pallets.

Chair Lecour shares the thought of more children and how it will affect our schools and especially our parks which are small and very crowded with children. She asked if the applicant would be willing to give an additional proffer toward our parks. Mr. Kasdin said with the proffer they have made they are agreeable to have some of it used for a park. Member Roller suggested the underground parking they propose be extended to the municipal lot and use the upper part for perhaps a green space. Town Manager Olmedillo gave an overview of previous meetings regarding the various parking lot sites that were suggested. Chair Lecour would still like the applicant to consider an additional proffer as the amenities of the town will be used by the new residents.

In summation Chair Lecour had the following conditions: (1) to meet with neighbors and come to a reasonable compromise on their concerns; (2) the prominence of the historic façade and making it more prominent both with the paint contrast and the site triangles or curving of the fencing in front; (3) the articulation in terms of color of the entire expanse so the paint color on the stucco they would like to see more contrast; (4) move the shade trees so they actually shade the sidewalk in the noon day sun; (5) the impact on our parks and community facilities. Board Member Roller added if there was a possibility exploring more air gaps. Chair Lecour would like to add air flow to a future agenda.

Mr. Kasdin said they are willing to revise their proffer of which \$70,000 is for two police cars. As to the other \$30,500 they would propose to put that into either the community center and/or parks and match that same amount and increase it by another \$30,500. Chair Lecour asked for the Board's thoughts. Town Manager Olmedillo explained that the town does not have impact fees and suggestions are made as to what are the town's needs and their proffer is voluntary. The Board is appreciative of the additional offer but essentially feels the proffer is low but will accept it. Chair Lecour would like to add the issue of impact fees to future agendas. Mr. Kasdin said the application should not be based on the amount of a proffer as that would not be a supportable action.

Town Planner went over the conditions for better clarification and language for the resolution including the revised proffer.

Board Member Gutierrez made a motion to present the resolution to the Planning and Zoning Board with the recommendations. The motion received a second from Vice Chair Frankel and all voted in favor with Board Member Glynn absent.

6. ADJOURNMENT.

There being no further business to come before the Design Review Board the meeting adjourned at 9:31 p.m.

Accepted this _____ day of _____, 2016

Chair Lindsay Lecour

Attest:

Sandra Novoa, MMC
Town Clerk



MEMORANDUM

To: Design Review Board
 Thru: Guillermo Olmedillo, Town Manager
 From: Sarah Sinatra Gould, AICP, Town Planner
 CC: Linda Miller, Town Attorney
 Date: August 25, 2016
 Re: 725 93rd Street – addition

The property is located at 725 93rd Street, within the H30B zoning district. The applicant was heard by the Design Review Board on March 31, 2016 when they were proposing to convert a screen patio to a garage, construct a driveway, convert the existing storage room/garage façade and add a second story addition above the proposed garage in an existing single family residence.

They have modified the scope of the project and eliminated the second story addition. The proposed project includes a one story addition, remodel and a relocation of the garage.



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

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

STANDARDS / RESULTS
Town of Surfside Zoning Code, Applicable Requirements

Sec. 90.43 Maximum building heights

Height	Required Maximum	Proposed
H30B	30 feet	21.59 feet

Sec. 90-45. Setbacks

Setbacks	Required	Proposed
Primary Frontage	Minimum 20 feet	20 feet
Comer side	Minimum 10 feet	14 Feet

Sec. 90.49 Lot standards

Lot Standards H30B	Required	Proposed
Minimum Lot width	50 feet	80 feet
Minimum lot area	5,600 feet	14,000 square feet
Maximum lot coverage	40%	23%
Pervious area	35% (minimum)	64%

Sec. 90.50 Architecture and roof decks

	Required	Proposed
Unique Elevation	A unique elevation from the main buildings of the adjacent two (2) homes shall be created through the modulation of at least three (3) of the following architectural features: (a)Length, width and massing of the structure; (b)Number of stories; (c)Façade materials; (d)Porches and other similar articulation of the front façade; (e)Number and location of doors and windows; and (f)Roof style and pitch.	The façade is stucco with varying roof pitches. It is an existing structure and the proposed addition will be consistent with the existing façade.
Wall openings	10% for all elevations	North elevation: 17% South elevation: 25% East elevation: 11% West elevation: 13%
Roof Material	(a) Clay Tile; (b) White concrete tile; (c) Solid color cement tile which color is impregnated with the same color intensity throughout, provided said color if granted approval by the Design Review Board;	Tile roof to match the existing roof is proposed.

	(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.	
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Town of Surfside Adopted Residential Design Guidelines

Building Massing

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

Main Entries

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

Decorative Features

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

Overall Architectural Style

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

Parking Driveways

Required	Proposed
The width of paved driveways on private property as well as driveway cuts at the curb should be as narrow as possible	Width not provided. Shall be conditioned to no greater than 18 feet in width.

Wall Materials and Finishes

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

Roof Materials, Types, and Slopes

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

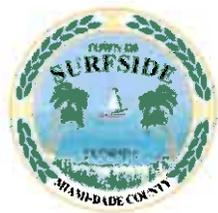
Windows and Trims

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

RECOMMENDATION

Staff recommends approval with the following condition of approval:

1. The curb cut for the driveway shall not exceed 18 feet in width.



MEMORANDUM

To: Design Review Board
Thru: Guillermo Olmedillo, Town Manager
From: Sarah Sinatra Gould, AICP, Town Planner
CC: Linda Miller, Town Attorney
Date: August 25, 2016
Re: 1355 Biscaya Drive

The property is located at 1355 Biscaya Drive, within the H30B zoning district. The applicant is proposing to renovate the front façade of the existing home. The renovations include adding metal louvers and decorative columns.

Existing front elevation



The proposed renovations only add architectural features and do not impact the setbacks or square footage, therefore no zoning analysis is necessary.

RECOMMENDATION

Staff recommends approval.



MEMORANDUM

To: Design Review Board
Thru: Guillermo Olmedillo, Town Manager
From: Sarah Sinatra Gould, AICP, Town Planner
CC: Linda Miller, Town Attorney
Date: August 25, 2016
Re: 9381 Abbott Avenue– Garage Conversion

The property is located at 9381 Abbott Avenue, within the H30B zoning. The applicant is requesting convert their garage to additional living space.



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

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

STANDARDS / RESULTS

Town of Surfside Zoning Code, Applicable Requirements**Sec. 90-50.1 (5) Garage Facades**

Required	Proposed
1 window	1 window
Landscaping required along the base	Landscaping not provided. Condition of approval.

Sec. 90-77 Off-street Parking Requirements

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

Sec. 90.50 Architecture and roof decks

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

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

RECOMMENDATION

Staff recommends approval with the following condition of approval:

1. The applicant shall install landscaping material at the base of the converted garage.



MEMORANDUM

To: Design Review Board
 Thru: Guillermo Olmedillo, Town Manager
 From: Sarah Sinatra Gould, AICP, Town Planner
 CC: Linda Miller, Town Attorney
 Date: August 25, 2016
 Re: 9573 Harding Avenue

The property located at 9573 Harding Avenue is within the SD-B40 zoning district. The applicant is requesting an illuminated cut PVC lettering sign for a new retail shop, Gourmet Temptations. The proposed signage includes black lettering, illuminated purple bars and a ½ inch offset of the sign. The applicant is also proposing a new black awning.

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

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

STANDARDS / RESULTS

Town of Surfside Zoning Code, Applicable Requirements

Sec. 90-73

Signs	Permitted	Proposed
Area	25 square feet	20 square feet
Approved word content	Signs may include the following: 1) Trade name of establishment 2) Logo of the establishment 3) Nature of business, services rendered or 4) Products sold on premises.	Sign consists of the trade name of the establishment
Prohibited Word Content	Signs may not include the following: 1) Any reference to price, except as provided in regards to "window sign."	No reference to price



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

Sec. 90-49.2

<p>Awnings</p>	<p>Permitted</p>	<p>Proposed</p>
<p>Location & Placement</p>	<p>Awnings and canopies shall</p> <ol style="list-style-type: none"> 1. Have consistent height and depth subject to the size of the wall opening which, the awning or canopy is affixed. 2. Remain consistent with architectural details and proportions harmonious with the overall building design and historic context. 3. Be consistent on multiple storefronts within a larger building. 4. After 25 feet in length, an awning or canopy shall have either a break of a minimum of six inches or articulation of the awning or canopy. 5. Be attached to the building facades and shall not be supported by vertical elements within the right-of-way. 6. Have a pedestrian scale and be placed so as to provide weather protection. 7. Be an enhancement to the building facade and shall be proportional with and complimentary to nearby buildings and 	<ol style="list-style-type: none"> 1. Complies 2. Complies 3. N/A. The other storefront does not have an awning. 4. N/A, only 12 feet in width 5. Complies 6. Complies 7. Complies 8. Complies 9. Projects 6 feet.



	<p>awnings.</p> <p>8. Be mounted in locations that respect the design of the building and do not obscure ornamental features over storefronts (i.e. rooflines, arches, materials, banding).</p> <p>9. Project a minimum of three feet and a maximum six feet over the sidewalk, not to exceed the width of the sidewalk.</p>	
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RECOMMENDATION

Staff recommends approval.



MEMORANDUM

To: Design Review Board
 Thru: Guillermo Olmedillo, Town Manager
 From: Sarah Sinatra Gould, AICP, Town Planner
 CC: Linda Miller, Town Attorney
 Date: August 25, 2016
 Re: 9531 Harding Avenue

The property located at 9531 Harding Avenue is within the SD-B40 zoning district. The applicant is requesting a reverse channel LED lettering sign for Razzledazzle Barbershop. The proposed signage includes black lettering and a ½ inch offset.

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

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

STANDARDS / RESULTS

Town of Surfside Zoning Code, Applicable Requirements

Sec. 90-73

Signs	Permitted	Proposed
Area	25 square feet	15.3 square feet
Approved word content	Signs may include the following: <ol style="list-style-type: none"> 1) Trade name of establishment 2) Logo of the establishment 3) Nature of business, services rendered or 4) Products sold on premises. 	Sign consists of the trade name of the establishment
Prohibited Word Content	Signs may not include the following: <ol style="list-style-type: none"> 1) Any reference to price, except as provided in regards to "window sign." 	No reference to price



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

RECOMMENDATION

Staff recommends approval.



MEMORANDUM

To: Design Review Board
Thru: Guillermo Olmedillo, Town Manager
From: Sarah Sinatra Gould, AICP, Town Planner
CC: Linda Miller, Town Attorney
Date: August 25, 2016
Re: 9532 Carlyle Avenue, Addition

The property is located at 9532 Carlyle Avenue, within the H30B zoning district. The applicant is proposing the construction of a second story addition with a rooftop deck to the existing single-family residence.



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

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

STANDARDS / RESULTS
Town of Surfside Zoning Code, Applicable Requirements

Sec. 90.43 Maximum building heights

Height	Required Maximum	Proposed
H30B	30 feet	22 feet 2 inches for parapet. Aluminum slat screen is also proposed which exceeds the height of the parapet. Height is not provided and shall be a condition of approval.

Sec. 90-45. Setbacks

Setbacks	Required	Proposed
Primary Frontage	Minimum 20 feet	No change
Interior side	Minimum 5 feet	5 feet
Rear	Minimum 20 feet	20 feet

Sec. 90-45. Setbacks

H30A UPPER STORY FLOOR AREA IS LESS THAN 50% OF FIRST STORY FLOOR AREA	Required	Proposed 49%
<i>Maximum Lot Coverage</i>	40%	39.64%
FIRST STORY		
Primary Frontage	Minimum 20 feet	No change
Interior side	Minimum 5 feet	5 feet
Rear	Minimum 20 feet	20 feet
UPPER STORY		
Primary frontage	Minimum 20 feet/Average 22.5 feet	No change
Interior side	Minimum 5 Feet/ Average n/a	5 feet
Rear	Minimum 20 feet/ Average n/a	20 feet

Sec. 90.49 Lot standards

Lot Standards H30B	Required	Proposed
Minimum Lot width	50 feet	50 feet
Minimum lot area	5,600 feet	5,625 square feet
Maximum lot coverage	40%	39.64%
Pervious area	35% (minimum)	35%

Sec. 90.50 Architecture and roof decks

	Required	Proposed
Unique Elevation	A unique elevation from the main buildings of the adjacent two (2) homes shall be created through the modulation of at least three (3) 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.	The façade is stucco with the story structure portion of the structure located at the rear, which is different than the neighboring facades.
Wall openings	10% for all elevations	Meets or exceeds 10% wall openings on each elevation.
Roof Material	(a) Clay Tile; (b) White concrete tile; (c) Solid color cement tile which color is impregnated with the same color intensity throughout, provided said color is granted approval by the Design Review Board; (d) Architecturally embellished metal if granted approval by the Design Review Board; or (e) Other Florida Building Code approved roof material(s) if granted approval by the Design Review Board.	Standing seam metal roof is proposed.

90-50.2 Roof deck provisions

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

Town of Surfside Adopted Residential Design Guidelines
Building Massing

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

Main Entries

Required	Proposed
Prominent and oriented to the street	Main entry is prominent.
Rendered in appropriate scale for the block as well as the individual building	The majority of the structures are one story in nature and a two story structure, while allowed, is of a different scale than the neighboring properties.
Entry feature should not extend above the eave line of the structure	The entry feature does not extend above the eave line.
Should not be obstructed from view by fences, landscaping or other visual barriers	Main entry is not obstructed from view.

Decorative Features

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

Overall Architectural Style

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

Wall Materials and Finishes

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

Roof Materials, Types, and Slopes

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

throughout, provided said color is first approved by the planning and zoning board; and 4. Metal.	
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Windows and Trims

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

RECOMMENDATION

Staff recommends approval with the following conditions:

1. The applicant shall provide the height on the aluminum screen to meet code requirements.
2. The applicant shall provide a railing, as shown on sheet A1.03 #7, to delineate the 10 foot setback on the roof top deck.



Town of Surfside Planning and Zoning Communication

Agenda Date: August 25, 2016

Subject: Surf Club II Site Plan
From: Guillermo Olmedillo, Town Manager
 Sarah Sinatra Gould, AICP, Town Planner

Table of Contents:

1. Site Plan Report
2. Development Impact Committee Report
3. Resolution
4. Application and Letter of Intent
5. Site Plan Package

REQUEST:

The agent, Alexander Tachmes, Esq., for the owner, The Surf Club Apartments, Inc. and The Seaway Villas Condominium Association, Inc., is proposing a site plan to develop an 11 story tower located at 9133-9149 Collins Avenue. The proposed tower will include 38 units comprised 1, 2, 3 and 5 bedroom condominiums. This project also includes a historic structure known as Seaway Villas. The applicant is proposing to renovate the interior of the historic structure and provide 16 units comprised of 1 and 2 bedroom condominiums. The total number of units proposed is 54.

The initial site plan application was submitted on August 12, 2015. Staff confirmed that the package was complete and scheduled a Development Review Group (DRG) meeting for September 4, 2015. The members of DRG include Planning, Engineering, Landscape Architecture, Survey, Traffic Engineering, Police, Town Administration and Building. 63 comments were provided to the applicant at this meeting. The applicant then revised the site plan and resubmitted a package on March 18, 2016 and a second DRG meeting was held on April 18, 2016. 38 comments were provided to the applicant at that time. The plans were resubmitted on June 13, 2016 and staff confirmed the plans met the technical comments.

The Development Impact Committee (DIC) consisting of the Town Manager, Town Attorney's Office, Town Planner, Building Official, Police Captain, Landscape Reviewer, Public Works Director, TEDACS Director and Parks and Recreation Director met in an open, advertised, televised session on July 27, 2016 to discuss this application. The applicant proffered \$250,000 to the Town to offset impacts from the project. The fee is based on their analysis of other Miami-

Dade jurisdictions impact fees. This resulted in an average fee of \$165,000 for the buildings square footage and units. The applicant indicated it understood it was selling premium units and therefore would also proffer the additional amount from the average for a total voluntary contribution \$250,000 for the project.

The total gross acreage of the site is 2.16 acres, which would permit 234 units. The code requires a 15% reduction in density for aggregated properties, meaning, if a property is split between more than one site and the owner wants the benefit of amalgamating that property, the property will be subject to a 15% overall density reduction. This results in the permitted density of 199 units. The applicant is requesting to add 38 new condominium units in an 11 story tower. The project also proposes to demolish 30 existing units at the Surf Club Apartments and to renovate and remove some units at the Seaway Villas. Currently, the Seaway Villas has 28 units and with the removal of six units and combining of six of the units, the structure will contain 16 units. The project requires no variances from Town Code requirements and with the demolition of the Surf Club apartments, renovation of Seaway Villas, including combining units, and the 11 story tower the total number of units proposed is 54 units. The prior site contained 58 units. This is a decrease of four units from the existing conditions.

MIAMI DADE HISTORIC PRESERVATION BOARD

The Miami-Dade Historic Preservation Board will hear the site plan application for the Surf Club II, including the Seaway Villas at its September 21, 2016 meeting. The Staff to the Miami-Dade Historic Preservation Board are recommending approval of the application due to the full restoration of the Seaway Villas including the landscaped courtyard, which is an integral feature of the historic building. Any conditions imposed by the Miami-Dade Historic Preservation Board at their upcoming meeting shall be incorporated in the Town's proposed resolution.

STAFF RECOMMENDATION

Recommendation: Staff recommends that the Planning and Zoning Board recommend approval of the site plan application based on the acceptance of the Development Conditions.

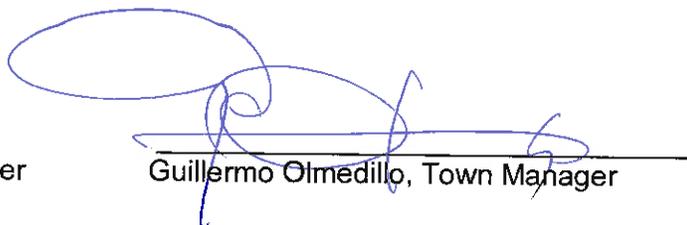
Budget Impact: The applicant is proposing a \$250,000, voluntary proffer to mitigate off-site impacts resulting from the project.

Growth Impact: The property has a maximum density permitted of 199 units. The project includes 38 new condominium units and 16 renovated for a total of 54 units. The existing site has 58 units. The project includes four less units than the existing conditions to offset the impacts of growth.

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:

Address	9139-9149 Collins Avenue
General Location	East side of Collins Avenue and 91 st Street.
Property Size	2.16 gross acres
Zoning District	H120
Adjacent Zoning Districts	H120 to the north and south, H40 to the west
Future Land Use	High Density Residential/Tourist
Density Permitted	109 units per acre X 2.16 acres =234 units reduced by 15% for aggregated lots TOTAL PERMITTED: 199
Number of units proposed	38 new units 16 existing (historic building) TOTAL PROPOSED: 54 units
Number of parking spaces	TOTAL Provided: 108 spaces TOTAL Required: 105 spaces

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

Minimum Unit Sizes	Minimum Required	Proposed
One-bedroom	800 square feet	1,231 square feet
Two-bedroom	950 square feet	3,049 square feet
Three-bedroom	1150 square feet	4,274 square feet
Five-bedroom	N/A	7,604 square feet

Sec. 90.43

Maximum Building Heights	Maximum Required	Proposed
H120	120 feet maximum	120 feet

Sec. 90.44

Modification of Height	Maximum Permitted	Proposed	Must be of high architectural quality integral to the design of the building

H120	20ft	30% of roof area	20 feet	The mechanical equipment, rooftop decks and parapet walls meet these criteria.
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Sec. 90.45(b)

Setbacks	Minimum Required		Proposed
H120	Front (Collins Avenue)	40 feet	44 feet 10 inches
	Rear (Beach)	30feet	139 feet
	Setback from platted bulkhead line	20 feet	20 feet
	Side (south)	20 feet	39 feet 9 inches
	Side (north)	10 feet	64 feet 3 inches

Sec. 90.47

Yards generally, allowable projections	Required	Proposed
H120 - Projections of balconies features into required yards	Maximum 8 feet for front, secondary and rear and 5 feet for interior side	Balconies do not encroach into setbacks.

Sec. 90.47.8

Cantilevered Canopy	Required	Proposed
Cantilevered canopy will be permitted in the required front yard, subject to the following	Must be completely supported (cantilevered) from the main structure	Complies
	Minimum 65% transparent	Complies
	Maximum frontage of 30 feet in width	30 feet proposed
	Maximum 20 foot extension into front setback	Extends 20 feet into setback
	Shall not extend into any side setback area	Does not extend into side setback area

Sec. 90.49

Lot Standards	Required	Proposed
Minimum Lot width	50 feet	250.34 feet
Minimum Pervious	20%	40%

area		
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Sec. 90.50.1(2)

Architecture	Required	Proposed
All elevations for new structures and multi-story additions (additions greater than fifteen (15) feet in height)	Minimum of 10% wall openings including windows, doors or transitional spaces defined by porches, porticoes or colonnades.	Exceeds 10% wall openings
Roof materials are limited as follows:	<ul style="list-style-type: none"> a. Clay Tile; or b. White concrete tile; or c. Solid color cement tile which color is impregnated with the same color intensity throughout, provided said color if granted approval by the Design Review Board; d. Architecturally embellished metal if granted approval by the Design Review Board; or e. Other Florida Building Code approved roof material(s) if granted approval by the Design Review Board. 	A flat roof with a deck is proposed.

Sec. 90.50.2 (3)

Roof Deck Provisions	Required	Proposed
Roof Decks are limited to	a. Maximum 70% of the aggregate roof area;	70%
	b. Shall not exceed the maximum roof height required by any abutting property's zoning designation;	120 feet
	c. Minimum setback of 10 feet from the roofline on all sides	11 feet, 4 inches

Sec. 90.51(1)

Maximum frontage of buildings	Required	Proposed
H120	Continuous building wall frontages shall not exceed 150 feet	The proposed new building is 137 feet 10 inches.

Sec. 90.67.2

	Required	Proposed
Underground utilities	All utilities including telephone, cable, and electrical systems shall be installed underground.	The lines will be installed underground and have developed their landscaping plans accordingly.

Sec. 90.77(c)

	Minimum Required	Proposed
Off-Street Parking	(1.5 X 17- 1 bedroom) = 26 spaces	Total provided: 108 Spaces
	(2.0 X 33- 2-3 bedroom) = 66 spaces	
	(2.25 X 4- 4 bedroom or more) = 9	
	Guest – 1/20 spaces = 4	
	Total required: 105 Spaces	

Sec. 90.83

Off-Street Loading	Minimum Required	Proposed
Multifamily	1 space on site	1 space on site

Sec. 90.91

Vegetative Provisions	Minimum Required	Proposed
Xeriscape in pervious area	50%	73% on groundcover, 27% on sod

Sec. 90.91.2

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

Sec. 90.93

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

DEVELOPMENT IMPACT COMMITTEE REPORT

DEVELOPMENT IMPACT COMMITTEE MEETING

The Development Impact Committee (DIC)* met on Wednesday, July 27, 2016 to discuss the application for the Surf Club II ("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
 Sarah Sinatra Gould, Town Planner
 David Allen, Police Chief
 Duncan Tavares, TEDACS Director
 Ross Prieto, Building Official
 Bill Tesauro, Landscape

Applicant Attendees:
 Joe Benton, Fort Capital
 Mathieu Picard, Kobi Karp Architects
 Jason Nunez, Fernando Wong
 Alex Tachmes, Shutts and Bowen

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 applicant proffered \$250,000 to the Town to offset impacts from the project. The fee is based on their analysis of other Miami-Dade jurisdictions impact fees. This resulted in an average fee of \$165,000 for the buildings square footage and units. The applicant indicated it understood it was selling premium units and therefore would also proffer the additional amount from the average for a total voluntary contribution \$250,000 for the project.

RESOLUTION

RESOLUTION NO. 16-Z-0__

A RESOLUTION OF THE TOWN OF SURFSIDE, FLORIDA, PLANNING AND ZONING BOARD; RECOMMENDING APPROVAL OF A SITE PLAN APPLICATION, PURSUANT TO SECTION 90-41 ET SEQ. OF THE ZONING CODE TO PERMIT THE DEVELOPMENT OF PROPERTY LOCATED ON THE EAST SIDE OF COLLINS AVENUE WITH THE ADDRESSES OF 9133 COLLINS AVENUE AND 9149 COLLINS AVENUE FOR 54 CONDOMINIUM UNITS WITH CONDITIONS OF APPROVAL; PROVIDING FOR A SEVERABILITY CLAUSE AND PROVIDING FOR AN EFFECTIVE DATE.

I. RECITALS.

WHEREAS, THE SURF CLUB APARTMENTS, INC. AND THE SEAWAY VILLAS CONDOMINIUM ASSOCIATION, INC, (“Applicant”), Owners of the properties located at 9133 Collins Avenue and 9149 Collins Avenue, Surfside, FL 33154, with a general location of the east side of Collins Avenue between 91st Street and 92nd Street, Surfside, FL, (the “Property”) submitted an application to the Town of Surfside, Florida (the “Application”) on August 12, 2015, requesting site plan approval for a development of an 11 story tower housing 38 condominiums and an additional 16 condominium units in the historic structure known as Seaway Villas; and

WHEREAS, the project proposes to demolish 30 existing units in the Surf Club Apartments and to renovate and remove some units in the existing Seaway Villas Property in accordance with the Miami-Dade County historic preservation requirements for the historically designated structure; and

WHEREAS, pursuant to Section 90-41 et seq., of the Town Zoning Code, site plan approval of the project proposes to reduce the total number of existing dwelling units (58) by a net of four units for a total of 54 dwelling units; and

Plans are on file and may be examined in the Building Department entitled “9133-9149 Collins Avenue,” which plans may be modified at public hearing (hereinafter referred to as the “Plans”) prepared by Kobi Karp and consisting of Plan sheets A0.00-A5.02 Architectural Plans, C100-C500 Civil Plans and L000 – L607 Landscape Plans.

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

ADDRESS: 9133 Collins Avenue and 9149 Collins Avenue, Surfside, FL 33154

WHEREAS, on September 4, 2015 and April 18, 2016, the Town's Development Review Group, pursuant to the Town's Zoning Code Section 90.20, met to review the site plan application and provide technical comments to the Town staff and to the Applicant; and

WHEREAS, on July 27, 2016, the Town's Development Impact Committee, after notice posted on the Town's website, met in a televised meeting, reviewed the Application and discussed the application and provided guidance to the Applicant regarding the criteria set forth in the Town's Zoning Code; and

WHEREAS, on August 25, 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 54 condominium units, is recommended to be granted with conditions.
- B. This recommendation of approval incorporates the conditions of approval which may be required by the Miami-Dade County Historic Preservation Board.
- C. The following are also recommended to be included as conditions of approval:
 - 1. 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.

2. The Applicant shall install a plaque on the exterior of the historic building notifying the public of the historic designated building.
3. The Applicant voluntarily proffers \$250,000 to the Town.
4. All voluntary proffers and commitments made to the Town of Surfside pursuant to the Resolution, including but not limited to those described in these Conditions, shall be binding upon Applicant, its heirs, successors and assigns, and, as to payments, shall be due and payable, or in the event of an action, shall be performed, in strict compliance with the manner and within the time frames set forth in these Conditions and any change in ownership, or modification of the site plan or design, whether substantial or minor in nature, shall not excuse the performance or the payments, all of which are part of the Conditions subject to which the Applicant's request for site plan approval were granted.
4. Sand excavated seaward of the Coastal Construction Control Line shall be subject the ""Beach Sand Quality"" regulations pursuant to Chapter 34, Division 2 of the Town's Code of Ordinances.
5. The Applicant, its successors and assigns shall comply with all Town laws, ordinances, and resolution at the time of approval of the site plan. In the event the Applicant does not commence construction within six (6) months from the date a permit is issued, it shall be required to comply with Section 14.55 entitled ""Vacant lots or buildings"" of the Town of Surfside Code, including but not limited to the posting of a bond to defray the cost the Town may incur if required to secure and maintain the site, if necessary, and as may be required by the Building Official.
6. The Applicant for this purpose shall provide a bond not to exceed five percent of the construction cost, as required by the Building Official. These funds shall be used to secure property and the construction site in the event construction is abandoned, or ceases prior to completion, or to repair public infrastructure damaged by construction and to maintain the site during abandonment.
7. A bond or equivalent amount of cash shall be posted to replace public property damaged during the construction of the project, pursuant to the terms of Section 14.30 of the Town Code. The final determination regarding what property shall be replaced will be in the reasonable determination of the Director of Public Works. The Director of Public Works and the Building Official shall determine the amount jointly. The bond or cash equivalent shall be posted prior to the issuance of the building permit.

8. The Applicant shall maintain an interactive website during construction and provide for a maximum of 24 hour response complaint/response mechanism for nearby property owners.
9. The Applicant shall conduct an audit of the construction costs at the conclusion of the construction and shall pay the difference in the building permit fee, if any.
10. The Applicant shall maintain all landscaping materials on site in good condition, replacing diseased, dying or dead plant material as necessary so as to present a healthy and orderly appearance at all times.
11. The applicant agrees to design the project to be LEED silver certifiable.
12. The Applicant shall submit plans for the construction of an appropriate barrier between the construction site and adjoining properties in order to minimize blowing of sand and dust and construction debris. The Applicant shall comply with the regulations of the Code of the Town of Surfside relating to construction site operations including construction hours and fencing. The Applicant will use its good faith efforts to minimize vibration and noise during construction of the project. Applicant and/or its contractors will assign personnel during construction to minimize sand, dust and debris from vehicles entering Collins Avenue from the construction site.
13. Sixty days prior to submittal of its request for a demolition permit, Applicant shall submit a demolition plan to Town Manager and Town Building Official that meets all Federal, State, and local requirements and that recycles a minimum of eighty percent (80%) of the demolition material.
14. The Applicant shall provide a chain link construction fence with a windscreen, as required by the Town Code. The windscreen shall display a rendering of the project and be maintained in good condition throughout the construction process.
15. The Applicant shall meet all requirements of the Department of Public Works for the location and design of trash containers prior to the issuance of a building permit. All service roll gates shall be at least 15 feet high and shall be of a decorative design to enhance the aesthetics of the building.
16. The Applicant shall meet all requirements of the Department of Public Works and Miami-Dade County for storm drainage services.

17. The Applicant shall present evidence of a Construction Parking Plan for the provision of off-site parking outside of Town limits for construction workers during the period of construction of the approved project prior to the issuance of a building permit. The Applicant and the Applicant's general contractor shall direct all workers not to park their vehicles in residential neighborhoods or Town parking lots and Town parking metered spaces. The Construction Parking Plan shall be reviewed and approved by the Town Manager prior to the issuance of a building permit.
18. The Applicant and the Applicant's general contractor are responsible to enforce the Construction Parking Plan with all employees, contractors and subcontractors. Violations of the Construction Parking Plan will result in penalties, stop work orders or revocation of the building permit. The construction parking plan shall provide the following:
 - (a) No workers shall park their vehicles in residential neighborhoods; and
 - (b) Applicant shall provide monthly reports to the Town Manager of any problems or complaints with regard to workers parking their vehicles off site and in residential neighborhoods; and
 - (c) If the Town Manager deems necessary, the Applicant shall provide more frequent reports and develop additional preventive measures to protect the residential neighborhoods.
19. The Applicant agrees that all contractor and subcontractor agreements applicable to this development shall include a separate clause prohibiting construction workers from parking on residential streets or public parking lots and that Applicant shall submit the proposed clause for the approval of the Town Manager or Town Manager Designee within 45 days of the effective date of this Resolution.
20. Any change in the ownership of the current owner greater than twenty percent (20%) shall be fully disclosed in writing to the Town Manager and Town Attorney immediately upon said change occurring. Said change of ownership shall not extend or modify any of the dates for payment or performance included in this Resolution or in any related agreements referenced in this Resolution nor shall any change of ownership modify or excuse or extend any of the payment obligations contained in this Resolution or in any related agreements referenced in this Resolution. All payment obligations and performance obligations of any kind set forth in this

Resolution and in these Conditions are binding on the Applicant, its heirs, successors and assigns.

21. The Applicant shall obtain a certificate of occupancy and certificate of use from the Town upon compliance with all terms and Conditions. The certificate of occupancy and certificate of use shall be subject to cancellation upon violation of any of the Conditions, in accordance with the law.
22. The Applicant will provide a perpetual, irrevocable easement in favor of the public encumbering the eastern area of the Property up to the Erosion Control Line, including the area commonly referred to as the “hardpack” (“the “Easement”). The Easement shall be executed by the Applicant prior to the Town Commission approval of the Application and held in escrow by Shutts & Bowen, LLP. Upon the Applicant’s election to proceed under the approval of the Application, the Easement shall be released from escrow and recorded by the Applicant in the Public Records of Miami-Dade County.
23. The applicant shall provide a Unity of Title in a form acceptable to the Town Attorney for all parcels included in the site plan to the Town prior to the issuance of the first building permit.
24. The Applicant shall provide water/sewer fees to the Town of Surfside in the amount prescribed in the Town Code Section 78-83 and calculated using all fixtures in the buildings. Said fee shall be paid at the issuance of a Building Permit. There shall be no offset for existing fixtures if such offset is prohibited by law.
25. The Applicant shall provide the Town with a detailed schedule for the construction of the project (the “Construction Schedule”) within thirty (30) days of approval of the Application by the Town Commission.

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

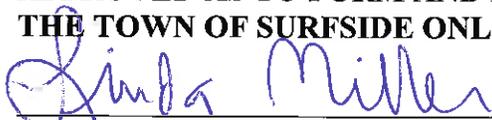
Member Peter Glynn
Member Richard Iacobacci
Member Brian Roller
Vice Chair Judith Frankel
Chair Lindsay Lecour

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

EXHIBIT "A"**LEGAL DESCRIPTION**

Lots 4 and 5, of Block 2 of ALTOS DEL MAR NO. 4, according to the plat thereof, as recorded in Plat Book 10, Page 63, of the Public Records of Miami-Dade County, Florida.

TOGETHER WITH that portion of land lying East of said Lots 4 and 5, of Block 2, of ALTOS DEL MAR NO. 4, according to the plat thereof, as recorded in Plat Book 10, Page 63, of the Public Records of Miami-Dade County, Florida; bounded on the North by the easterly extension of the north line of said Lot 5; bounded on the East by the EROSION CONTROL LINE, according to the plat thereof as recorded in Plat Book 105, Page 62, of the Public Records of Miami-Dade County, Florida; bounded on the South by the easterly extension of the South line of said Lot 4; and bounded on the West by the East line of said Block 2.

AND

Lots 1, 2 and 3, of Block 2, of ALTOS DEL MAR NO. 4, according to the plat thereof, as recorded in Plat Book 10, Page 63, of the Public Records of Miami-Dade County, Florida.

TOGETHER WITH that portion of land lying East of said Lots 1, 2 and 3, of Block 2, of ALTOS DEL MAR NO. 4, according to the plat thereof, as recorded in Plat Book 10, Page 63, of the Public Records of Miami-Dade County, Florida; bounded on the North by the easterly extension of the north line of said Lot 3; bounded on the East by the EROSION CONTROL LINE, according to the plat thereof as recorded in Plat Book 105, Page 62, of the Public Records of Miami-Dade County, Florida; bounded on the South by the easterly extension of the South line of said Lot 1; and bounded on the West by the East line of said Block 2.

**APPLICATION
AND
LETTER OF INTENT**



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

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

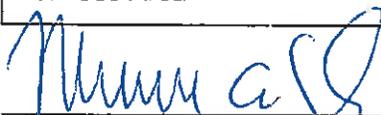
A complete submittal includes all items on the "Multifamily and Non-Residential Site-Plan Application Submission Checklist" document as well as completing this application in full. The owner and agent must sign the application with the appropriate supplemental documentation attached. Please print legibly in ink or type on this application form.

<u>PROJECT INFORMATION</u>	
OWNER'S NAME	The Surf Club Apartments, Inc. and The Seaway Villas Condominium Association, Inc.*
PHONE / FAX	305-571-8228
AGENT'S NAME	c/o Alexander I. Tachmes, Esq.
ADDRESS	Shutts & Bowen, LLP, 201 South Biscayne Boulevard, Suite 1500, Miami, FL 33131
PHONE / FAX	305-347-7341
PROPERTY ADDRESS	9133 Collins Avenue and 9149 Collins Avenue
ZONING CATEGORY	H-120
DESCRIPTION OF PROPOSED WORK	Redevelopment of property with a multi-family residential project and renovation of existing historic structure located at 9149 Collins Avenue. See attached letter of intent for additional details.

*The Seaway Villas Condominium Association, Inc. is the condominium association established to govern the existing condominium property known as The Seaway Villas Condominium.

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

<u>ZONING STANDARDS</u>	Required	Provided
Plot Size	not applicable	94,173 square feet (2.162 acres)
Setbacks (F/R/S)	40' 30' 25'	44'10" 139' 64'3" / 39'9"
Lot Coverage	not applicable	33,214 square feet (35%)
Height	120 feet	120 feet
Pervious Area	20% minimum	37,645 square feet (40%)




SIGNATURE OF OWNER _____ DATE 8/11/15
 SIGNATURE OF AGENT _____ DATE 8/11/15

Surf Club Apartments, Inc.



8-11-15

SIGNATURE OF OWNER

DATE

The Seaway Dallas
Condominium Ass, INC.



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:

Alexander I. Tachmes, Esq.

8/11/15

NAME OF REPRESENTATIVE

DATE



Founded 1910

ALEXANDER I. TACHMES, ESQ.
PARTNER
(305) 347-7341 Direct Telephone
(305) 347-7754 Direct Facsimile

E-MAIL ADDRESS:
ATachmes@shutts.com

August 11, 2015

Sarah Sinatra, Planning Director
Town of Surfside
9293 Harding Avenue
Surfside, Florida 33154

RE: Letter of Intent – Surf Club Phase II

Dear Sarah:

We represent the owner of the former Surf Club Apartments property (the “SC Apartments”) and the condominium association pertaining to the Seaway property (the “Seaway”). (Collectively, the SC Apartments and the Seaway are referred to herein as the “Property.”) The SC Apartments and the Seaway are located at 9133 and 9149 Collins Avenue, respectively, and abut one another. We are hereby applying for site plan approval relating to the development of a 54 unit residential condominium project on the Property. We also are hereby applying for a flood waiver relating to the Seaway historic structure, which is below flood level.

The proposed project will be an extremely high-end and very low density residential condominium property. The SC Apartments and the Seaway currently consist of a total of 58 condominium units. Our project will consist of 54 units, which is a lower density than what is currently on-site. Further, all required parking will be provided on-site.

As part of the project, our client will be preserving the historically significant portions of the Seaway structure, which was built in 1936. We will be submitting an application to the County Historic Preservation Board as part of our site plan approval process.

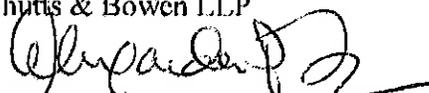
We also are requesting a flood waiver relating to the Seaway. The Seaway structure is below flood level. Elevating the structure to meet current flood level requirements would lead to the destruction of the historic building. Therefore, we are requesting a flood waiver in order to preserve the structure.

Sarah Sinatra, Planning Director
Town of Surfside
August 11, 2015
Page 2

We look forward to working with you on this project. If you have any questions, please contact us. Thank you.

Sincerely,

Shutts & Bowen LLP



Alexander I. Tachmes, Esq.

AIT/sm

MIADOCS 113985111

**OWNERSHIP AFFIDAVIT
FOR CORPORATION**

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

Public Hearing No. _____

Before me, the undersigned authority, personally appeared Michael Conaghan, hereinafter the Affiant, who being first duly sworn by me, on oath, deposes and says:

1. Affiant is the President of The Surf Club Apartments, Inc. ("Applicant"), a Florida corporation with the following address: 9133 Collins Avenue, Surfside, FL 33154.
2. Applicant is the owner of the property which is the subject of the proposed hearing.
3. The subject property is legally described as:

See attached Exhibit A

4. Applicant is legally authorized to file this application for public hearing/or Affiant hereby authorizes Applicant to file this application for public hearing.
5. Affiant understands this affidavit is subject to the penalties of law for perjury and the possibility of voiding of any zoning granted at public hearing if any false statements are made.

Witnesses:

[Signature]
 Signature
Michael Conaghan
 Print Name

[Signature]
 Affiant's Signature
Michael A. Conaghan
 Print Name

[Signature]
 Signature
Nada green
 Print Name

Sworn to and subscribed before me on the 11 day of August, 2015. Affiant is personally known to me or has produced _____ as Identification.



VANESSA VIRGILIO
MY COMMISSION # FF 022448
EXPIRES: May 29, 2017
Bonded Thru Budget Notary Services

[Signature]
 Notary (Stamp/Seal)
 Commission Expires: May 29, 2017

EXHIBIT "A"**LEGAL DESCRIPTION:**

Lots 1, 2 and 3, of Block 2, of ALTOS DEL MAR NO. 4, according the plat thereof, as recorded in Plat Book 10, Page 63, of the Public Records of Miami-Dade County, Florida.

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**OWNERSHIP AFFIDAVIT
FOR NOT-FOR-PROFIT CORPORATION**

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

Public Hearing No. _____

Before me, the undersigned authority, personally appeared Michael Conaghan, hereinafter the Affiant, who being first duly sworn by me, on oath, deposes and says:

1. Affiant is the Vice President of The Seaway Villas Condominium Association, Inc. ("Applicant"), a Florida not for profit corporation with the following address: 9149 Collins Avenue, Surfside, FL 33154.
2. Applicant is the condominium association established to govern the existing condominium property, commonly known as The Seaway Villas Condominium Association, Inc. (the "Condominium Property"), which is the subject of the proposed hearing.
3. The underlying legal description of the Condominium Property is legally described as:

See attached Exhibit A

4. Applicant is legally authorized to file this application for public hearing/or Affiant hereby authorizes Applicant to file this application for public hearing.
5. Affiant understands this affidavit is subject to the penalties of law for perjury and the possibility of voiding of any zoning granted at public hearing if any false statements are made.

Witnesses:


 Signature
 Michael Kasitan
 Print Name


 Affiant's Signature
 Michael A. Conaghan
 Print Name


 Signature
 Nada Green
 Print Name

Sworn to and subscribed before me on the 11 day of August, 2015. Affiant is personally known to me or has produced _____ as Identification.



VANESSA VIRGILIO
MY COMMISSION # FF 022448
EXPIRES May 29, 2017
Notary Public - Budget Notary Services

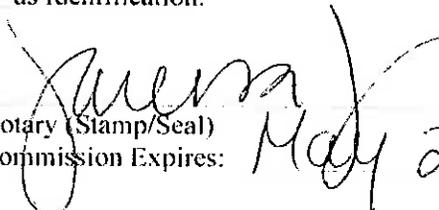

 Notary (Stamp/Seal)
 Commission Expires: May 29, 2017

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MIADOCS 11394905 1



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

Project Name Surf Club Phase II 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



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

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

A complete submittal includes all items on the "Multifamily and Non-Residential Site-Plan Application Submission Checklist" document as well as completing this application in full. The owner and agent must sign the application with the appropriate supplemental documentation attached. Please print legibly in ink or type on this application form.

PROJECT INFORMATION	
OWNER'S NAME	SC Property Acquisition LLC
PHONE / FAX	+1-305-571-8228
AGENT'S NAME	c/o Joseph Benton
ADDRESS	176 NE 43rd Street Miami, FL 33137
PHONE / FAX	+1-786-214-1344
PROPERTY ADDRESS	9133/9149 Collins Avenue
ZONING CATEGORY	H120
DESCRIPTION OF PROPOSED WORK	Renovation to historic building, new residential building.

INTERNAL USE ONLY			
Date Submitted	_____	Project Number	_____
Report Completed	_____	Date	_____
Fee Paid	\$ _____		

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

SIGNATURE OF OWNER _____ DATE _____ SIGNATURE OF AGENT JOSEPH BENTON DATE 8/6/15

SITE PLAN PACKAGE



Town of Surfside Planning & Zoning Board Communication

Agenda Date: August 25, 2016

Subject: Sign Area Definition Change

From: Sarah Sinatra Gould, AICP, Town Planner

Background: Numerous applicants have presented signs that exclude the supporting structure from the sign area. The Planning and Zoning Board has requested supporting structures be included within the maximum allowable sign area. Therefore, the definition of sign area should be modified.

The Planning and Zoning Board has also questioned the definition of a monument sign and the ability to connect the sign to a wall or other feature so that it is not a standalone structure. The definition of a monument sign should also be amended. The proposed changes are as follows:

Analysis: Sec. 90-69. - Definitions.

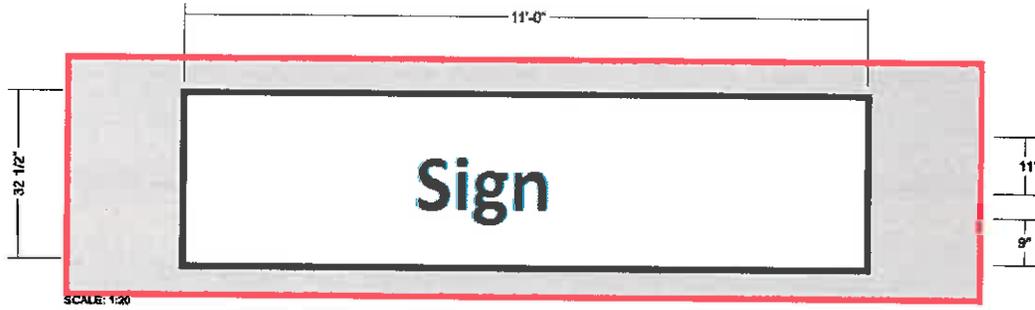
Area: The entire perimeter of a sign which encloses visually communicative copy such as letters, symbols, or logos, including the advertising surface and any framing, trim, or molding but not including the supporting structure.

Monument sign: A free-standing sign generally having a low profile where the base of the sign structure is on the ground independent of the building, wall, entry feature or fence, but does not include a pole sign.

The following are images of what the Planning and Zoning Board wants modified. The image below represents how the code is interpreted currently.

Area definition modification explanation: The gray box is the supporting structure and the white box is the sign. Currently, the code permits the applicant to exclude the structure from the calculation of sign area. The Planning and Zoning Board would like to remove that exclusion and require

an applicant to count that area as part of the overall maximum sign area square footage.



Monument sign definition modification explanation: In this scenario, the signage is part of an overall knee wall that is incorporated as an entry feature. The Planning and Zoning Board would like to clarify that monument signage shall be stand alone, independent of a building, wall, entry feature or fence.



Staff Recommendation: The Town Commission approved this ordinance on first reading. Staff recommends the Planning and Zoning Board to 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”; SECTION 90-69. DEFINITIONS; AMENDING THE DEFINITION OF “AREA” OF A SIGN TO INCLUDE THE SUPPORTING STRUCTURE WITHIN THE MAXIMUM ALLOWABLE SIGN AREA; AMENDING THE DEFINITION OF “MONUMENT SIGN” TO ADD THAT THE BASE OF THE SIGN IS INDEPENDENT OF THE WALL, ENTRY FEATURE OR FENCE; PROVIDING FOR INCLUSION IN THE CODE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Board has requested the definition of the “area” of a sign pursuant to Article VI of Chapter 90 of the Town of Surfside Zoning Code to be amended to include supporting structures within the maximum allowable sign area; and

WHEREAS, the Planning and Zoning Board has requested the definition of a “monument sign” pursuant to Article VI of Chapter 90 of the Town of Surfside Zoning Code to be amended to add that the base of the sign is independent of the wall, entry feature or fence; and

WHEREAS, the Town Commission held its first public hearing on July 12, 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 August 25, 2016 with due public notice and input and recommended approval of the proposed amendments to the Code of Ordinances and also found the proposed Code amendments to be consistent with the Comprehensive Plan; and

WHEREAS, the Town Commission conducted a second duly noticed public hearing on these regulations as required by law on September 13, 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:

Sec. 90-69. - Definitions.

Area: The entire perimeter of a sign which encloses visually communicative copy such as letters, symbols, or logos, including the advertising surface and any framing, trim, or molding ~~but not~~ including the supporting structure.

Monument sign: A free-standing sign generally having a low profile where the base of the sign structure is on the ground independent of the building, wall, entry feature or fence, but does not include a pole sign.

Section 3. 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 4. 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 5. 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 6. 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

ITEM	OUTCOME	NEXT STEPS	IN CONTRACT OR WORK AUTHORIZATION	TENTATIVE SCHEDULE	COMPLETE
FUTURE PZ DISCUSSION ITEMS					
Setback for parapet above 30 feet on single family homes	Prepare ordinance to require additional setback	Draft code amendment		September PZ	
Requiring noticing for demolition of houses	Research option and place on agenda for discussion			August PZ	
Carports	Require improved surface on frame	Draft code amendment		September PZ	
Workforce housing update				August PZ	
Roof Pitch of Single Family	Modify ordinance to include roof pitch above top of the truss as an architectural feature	Draft code amendment		August PZ	
Air Flow on Corridor				September PZ	
Impact fee discussion				October PZ	
Provide summary on construction hours and noise ordinance	Place update on PZ agenda.			Commission is reviewing now. Will be place update on PZ agenda once further details are provided.	
Give a foot, get a foot relating Sea Level Rise Flat Roof vs. Pitch roof	Place on agenda for discussion on referendum			October PZ	

Ways to increase pervious area of lots	Place on PZ agenda for discussion. Provide PZ with current standards			October PZ	
Tree Canopy Initiative/ Single family district Streetscape master plan	\$8,000 budgeted in the FY 2014-2015 budget for the tree canopy	Town Manager analyzing. Would need inclusion in the budget for additional projects.			
Fences & Hedges in the front of single family residences	Modify ordinance	Discussion on hedge height in the front		November PZ	
Average side setback /Massing	Modify ordinance for additional side setbacks on upper floors for single family homes	Preparing graphics on reductions in 2 nd floor			On hold until full discussion of height and sea level rise.
Measuring height from crown of the road	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.	Include in future budget			
Satellite dishes	Further review by staff	Research and prepare report for discussion and possible code amendment	In contract	Future PZ	
Residential or commercial wind turbine regulations	Prepare ordinance regulating wind turbines including hurricane precautions, noise regulations, insurance considerations	Draft code amendment	In contract	Future PZ	
Green walls	Require green walls adjacent to alleys and other buildings that about public right of ways	Research and prepare report for discussion and possible code	In contract	Future PZ	

Final Zoning Inspections	Zoning	Town Manager will analyze	amendment				
Request for a referendum on one-way streets in residential to support a streetscape plan	to Commission for a referendum on one-way streets in residential to support a streetscape plan	In budget to perform analysis for update of undergrounding					
ON UPCOMING COMMISSION AGENDA							
Sign Definitions	Modify sign definitions for monument and sign area	Drafted code amendment			August PZ after July Commission - 1 st reading .		
ON FUTURE COMMISSION AGENDA							
Commercial waste and recycling container screening	Screening for containers, green screen, vegetation, include pictures from Commissioner Kligman	Draft code amendment	In contract				Waiting placement on Commission Agenda
Driveway material regulations	Modify code to allow stamped concrete and concrete slabs with decorative rock or grass in between	Draft code amendment	In contract				Waiting Placement on Commission Agenda
Painting of commercial structures	Town Staff to prepare ordinance	Prepare ordinance for commission	Building to prepare ordinance				Upcoming Commission agenda.
COMPLETED							
Add requirement for licensed architect for DRB submittals	Reviewing entire section relating to DRB	Draft code amendment					May Commission Agenda
Corridor Analysis	Study corridor between Collins & Harding	Prepare code amendments	Work authorization to be approved in NOVEMBER		January Commission		Complete
Single Family Paint	Discussion with the Planning &	Place on future	In contract		Will add to joint		Complete

Colors	Zoning Board to determine if a color palette is appropriate for single family homes and what colors/criteria should be included	Planning and Zoning agenda for discussion		Meeting with PZ/Commission	
Parking Trust Fund	Discussion with the Planning & Zoning Board to provide a cap for payment into the fund	Ordinance on July PZ agenda	In contract	July Commission for 1 st reading, July PZ August Commission for 2 nd reading	Complete
Turtle lighting	Town Staff to prepare review	No ordinance necessary. Turtle lighting already required in code.	COMPLETE	Turtle Lighting	Town Staff to prepare review
Downtown Color Palette	Discussion with the Planning & Zoning Board to determine if a color palette is appropriate and what colors/criteria should be included	Place on future Planning and Zoning agenda for discussion	In contract	Replaced with repainting of structures.	Complete
Bay Drive & 96 th Street	Open Bay Drive off 96 th Street	Staff will research	Police and Building to research	No change. Police Chief cited safety concerns	COMPLETE
Sign/swing code	Discussed at Joint Meeting	Staff beginning to work on draft	Work Authorization approved	July Commission August Commission	COMPLETE
As-built reviews for residential projects	Discuss increasing canopy in town, street trees, what can be planted in ROW	Research and prepare report for discussion and possible code amendment	In contract	March PZ	COMPLETE Added a program modification to FY2015 budget
Interpretation of base flood elevation for the H120 district	No change	No further action needed		N/A	COMPLETE

Solar panel regulations	Prepare ordinance regulating solar panels	Draft code amendment	In contract	March PZ	COMPLETE
Car charging station regulations	Prepare ordinance regulating car charging stations requiring them in new multi family, research what other communities are doing	Draft code amendment	In contract	December PZ	COMPLETE
Pyramiding effects of stepbacks in the H120 district	No action necessary since Planning and Zoning Board currently reviewing stepbacks as part of wall frontage modifications			N/A	
Garage door clarification	Modify code to remove requirement for two separate garage doors	Draft code amendment	In contract	November PZ	COMPLETE
10% window opening requirement per story	Discussion with the Planning & Zoning Board	Prepare ordinance for commission	In contract	June PZ	November Commission for first reading
Landscaping in front of converted garage	Determine if landscaping planter is sufficient versus requiring landscaping.	Reviewed code and determined that planter is only permitted in cases where the driveway would be too short.	In contract	No further modification necessary	Yes
Sheds	Modify ordinance to increase square footage, but reduce height and add landscape requirements.	Draft code amendment	In contract	Discussed at March meeting.	Commission 1st reading in May PZ in May