



**Town of Surfside
DESIGN REVIEW BOARD/
PLANNING & ZONING BOARD
AGENDA**

August 31, 2017 – 6:00 p.m.

Town Hall Commission Chambers –
9293 Harding Ave, 2nd Floor, Surfside, FL 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/Roll Call

2. Approval of Minutes – June 29, 2017

3. Design Review Board Applications:

A. 524 90th Street – Fence - The applicant is requesting fencing to enclose a pool. A 4.5-foot-high aluminum rail fence is proposed facing 90th Street and a 6-foot wood fence with a gate is proposed along the side and rear of the property.

B. 1404 Biscaya Drive – Carport Conversion - The applicant is requesting to convert their carport to additional living space.

C. 9448 Harding Avenue – Sign - The applicant is requesting one (1) illuminated wall sign for an Alexia + Frankie's Beauty Bar retail business.

D. 9599 Harding Avenue – Sign - The applicant is requesting one (1) illuminated wall sign for Iberia Bank.

E. 9551 Harding Avenue - Sign - The applicant is requesting two (2) window signs and one (1) projecting sign for Araxi Burger Restaurant.

F. 8811 Emerson Avenue – Addition - The applicant is requesting a 334.7 square foot addition to the rear side of the house with a covered terrace.

G. 8851 Froude Avenue – Addition - The applicant is proposing the construction of a two-story addition on the back of an existing single-family residence.

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. Surf Club NW Building Site Plan Amendment

A RESOLUTION OF THE TOWN OF SURFSIDE, FLORIDA, PLANNING AND ZONING BOARD, RECOMMENDING APPROVAL OF A SITE PLAN AMENDMENT APPLICATION, TO MODIFY THE DESIGN OF THE NORTHWEST BUILDING TO REDUCE RETAIL SPACE; REMOVE ALL RESIDENTIAL UNITS; ADD BACK-OF-HOUSE SPACE FOR THE HOTEL TO ADD OFFICE SPACE AND KITCHEN SPACE FOR THE RESTAURANT; INCREASE ON-SITE PARKING FROM 67 SPACES TO 161 SPACES; AND PERMIT MODIFICATION OF RELATED SITE IMPROVEMENTS; ALL FOR PROPERTY GENERALLY LOCATED AT 9100 COLLINS AVENUE, SURFSIDE, FL, AS SUBMITTED BY THE SURF CLUB, INC.; PROVIDING FOR A SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

5. Adjournment

PLANNING & ZONING BOARD

- 1. Call to Order/Roll Call**
- 2. Commissioner Daniel Gielchinsky- Town Commission Liaison Report**
- 3. Planning and Zoning Board Member – Sustainability Subcommittee Liaison Report**
- 4. Approval of Minutes – June 29, 2017**
- 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. Surf Club NW Building Site Plan Amendment

A RESOLUTION OF THE TOWN OF SURFSIDE, FLORIDA, PLANNING AND ZONING BOARD, RECOMMENDING APPROVAL OF A SITE PLAN AMENDMENT APPLICATION, TO MODIFY THE DESIGN OF THE NORTHWEST BUILDING TO REDUCE RETAIL SPACE; REMOVE ALL RESIDENTIAL UNITS; ADD BACK-OF-HOUSE SPACE FOR THE HOTEL TO ADD OFFICE SPACE AND KITCHEN SPACE FOR THE RESTAURANT; INCREASE ON-SITE PARKING FROM 67 SPACES TO 161 SPACES; AND PERMIT MODIFICATION OF RELATED SITE IMPROVEMENTS; ALL FOR PROPERTY GENERALLY LOCATED AT 9100 COLLINS AVENUE, SURFSIDE, FL, AS SUBMITTED BY THE SURF CLUB, INC.; PROVIDING FOR A SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

6. Discussion Items:

- A. Alexis Alvey – Safe Harbor: Creating a Walkable Surfside**
- B. Sea Level Rise and Freeboard**
- C. Artificial Grass**
- D. Future Agenda Items**
- E. Adjournment**

THIS MEETING IS OPEN TO THE PUBLIC. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, ALL PERSONS THAT ARE DISABLED; WHO NEED SPECIAL ACCOMMODATIONS TO PARTICIPATE IN THIS MEETING BECAUSE OF THAT DISABILITY SHOULD CONTACT THE OFFICE OF THE TOWN CLERK AT 305-861-4863 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. A COMPLETE AGENDA PACKET IS ALSO AVAILABLE ON THE TOWN WEBSITE AT www.townofsurfsidefl.gov.

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
DESIGN REVIEW BOARD/
PLANNING & ZONING BOARD
MINUTES**

June 29, 2017 – 7:00 p.m.

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

DESIGN REVIEW BOARD

1. Call to Order/Roll Call

Vice Chair Judith Frankel called the meeting to order at 7:01 p.m.

Deputy Town Clerk Elora Riera called the roll with the following members present: Vice Chair Judith Frankel, Board Member Brian Roller, Board Member Gregg Covin, Board Member Peter Glynn and Board Member Richard Iacobacci. Board Member Jorge Gutierrez and Chair Lindsay Lecour were absent.

2. Approval of Minutes – May 25, 2017

Board Member Iacobacci made a motion to adopt the minutes, the motion received a second from Board Member Roller and all voted in favor.

3. DESIGN REVIEW BOARD APPLICATIONS:

A. 500 Surfside Blvd (Fence & Trellis)

The applicant appeared in front of the Board at the May 25, 2017 meeting and the Board requested further clarification from the applicant on the proposed fence, landscaping and trellis. The Board also requested the applicant discuss the proposed trellis with the adjacent property owner.

Board Member Glynn made a motion to approve with staff conditions which are as follows:

1. Proposed fence along frontage of property needs to verify 50% opacity maximum at building permit;
2. Roof Deck note shall be removed on Sheet A2.02;
3. Proposed driveway material shall be verified at building permit;
4. Design Review Board should supply an interpretation on proposed trellis in rear yard. Accessory structures in rear yard require a 5-foot setback which the proposed trellis meets, however, trellis is attached to the house and staff

does not interpret the trellis as an accessory structure and requires a 20-foot setback.

The motion received a second from Board Member Covin and all voted in favor.

B. 801 90th Street (Pool & Fence)

The applicant is requesting to install a pool in the front setback area of the property with a four-foot-high aluminum rail fence along the front portion of their property with a six-foot-high hedge.

Board member Roller made a motion to approve as applied with 6 feet hedge and 10 inches setback to allow for the hedges to be planted. The motion received a second from Board Member Covin. The motion failed 2-3 with Board Member Glynn, Board Member Iacobacci and Vice Chair Frankel voting in opposition.

Board Member Peter Glynn made a motion to approve with the 6-foot hedges allowed on Emerson Avenue, 4-foot hedge on front along 90th street and 10 inches setback to allow for hedges to be planted and not encroach into the public right of way. The motion received a second from Board Member Iacobacci and all voted in favor.

C. 1440 Biscaya Drive (Fence)

The applicant is requesting a five-foot-high decorative aluminum style fence along the front portion of their property with a proposed swing gate at the driveway and a pedestrian gate. In addition, the applicant is proposing to remove two (2) existing pillars and an existing driveway approach as part of the project.

Board Member Glynn made a motion to approve with staff conditions and detailed drawing in rendering to be used consistently throughout. The motion received a second from Board Member Iacobacci and all voted in favor.

D. 8811 Emerson Avenue (Addition)

The applicant is requesting a 334.7 square foot addition to the rear side of the house with a covered terrace.

Board Member Iacobacci made a motion to defer to the next meeting. The motion received a second from Board Member Glynn and all voted in favor.

E. 9300 Collins Avenue (Balcony Addition)

The Eden Residences is requesting to modify to add two (2) balconies on the east elevation of the building.

Board Member Covin made a motion to approve as recommended. The motion received a second from Board Member Iacobacci and all voted in favor.

F. 9437 Harding Avenue (Sign)

The applicant is requesting one (1) illuminated wall sign for a T-Mobile retail business. The applicant is proposing internal illuminated acrylic faced channel letters.

Board Member Covin made a motion to approve with the following recommendations:

1. Proposed sign shall be off-set from the wall a minimum of one quarter inch to a maximum of two inches to permit rain water to flow down the wall face.
2. The wall face shall be reconditioned and painted as necessary.

The motion received a second from Board Member Roller and all voted in favor.

G. 9540 Byron Avenue (Garage Conversion)

The applicant is requesting to convert their detached garage in the rear of the property to a cabana.

Board Member Peter Glynn made a motion to approve with the following conditions:

1. The existing driveway permit should be adjusted to reflect the proposed landscaping in front of the cabana.
2. Existing side driveway allowed to be $\pm 30'$ (notch in house) with remaining area to be in landscaping.

The motion received a second from Board Member Roller and all voted in favor.

H. 9585 Harding Avenue (Sign)

The applicant is requesting one (1) non-illuminated wall sign for an existing real estate business. The applicant is proposing aluminum reverse channel letters.

Board Member Covin made a motion to approve with the following recommendations:

1. Maximum allowed size of sign is 25 square feet. At time of Building Permit, the actual size of the sign shall be verified with corrected dimensions.
2. External illumination per code requirements is required to be added at time of Building Permit and all electrical features shall be concealed.
3. Proposed sign shall be off-set from the wall a minimum of one quarter inch to a maximum of two inches to permit rain water to flow down the wall face.
4. The wall face shall be reconditioned and painted as necessary.

4. Adjournment

There being no further business, the meeting adjourned at 8:49 pm.

Accepted this ____ day of _____, 2017

Chair Lindsay Lecour

Attest:

Sandra Novoa, MMC
Town Clerk

PLANNING & ZONING BOARD

1. Call to Order/Roll Call

Vice Chair Judith Frankel called the meeting to order at 8:49 p.m.

Deputy Clerk Elora Riera called the roll with the following members present: Vice Chair Judith Frankel, Board Member Brian Roller, Board Member Peter Glynn and Board Member Richard Iacobacci. Chair Lindsay Lecour was absent. Commissioner Daniel Gielchinsky attended as liaison.

2. Commissioner Daniel Gielchinsky- Town Commission Liaison Report

Commissioner Gielchinsky provided a verbal update on different Town issues.

3. Planning and Zoning Board Member – Sustainability Subcommittee Liaison Report

Town Planner Sarah Sinatra provided an update.

4. Approval of Minutes – May 25, 2017

Board Member Roller made a motion to approve the minutes. The motion received a second from Board Member Glynn and all voted in favor.

5. Discussion Items:

A. Verbal Update of Pedestrian Circulation Program

Town Manager Guillermo Olmedillo provided the Planning and Zoning Board members with an update on this item and what transpired during the July 18, 2017 meeting with Town residents.

B. Verbal Update of Sea Level Rise Initiatives

Town Manager Guillermo Olmedillo provided the Planning and Zoning members with an update on Sea Level Rise Initiatives.

Town resident Debbie Cimadevilla spoke on this item.

C. Future Agenda Items

Board Member Glynn spoke about the give a foot, take a foot and the possibility to have the Town Commission discuss the item.

6. Adjournment

There being no further business, the meeting adjourned at 9:32 pm.

Accepted this ____ day of _____, 2017

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: Lillian Arango, Town Attorney
 Date: August 31, 2017
 Re: 524 90th Street - Fence

The property located at 524 90th Street is within the H30B zoning district. The applicant is requesting fencing to enclose a pool. A 4.5 foot high aluminum rail fence is proposed facing 90th Street and a 6 foot wood fence with a gate is proposed along the side and rear of the property.

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. 90.56 Fences, walls and hedges

	Required	Proposed
Fence	Fences in the front are only permitted with the Planning and Zoning Board's approval.	Aluminum rail fencing is proposed within the secondary front setback.

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

Frontage	Maximum Height (Feet)	Maximum Opacity (Percent)	Proposed
61.25 feet	4.5 feet	All wall and fence surfaces above two (2) feet measured from grade shall maintain a maximum opacity of fifty (50) percent	4.5 foot aluminum rail fence is proposed. Maximum opacity is 50%

Recommendation

Staff recommends approval.



MEMORANDUM

To: Design Review Board
Thru: Guillermo Olmedillo, Town Manager
From: Sarah Sinatra Gould, AICP, Town Planner
CC: Lillian Arango, Town Attorney
Date: August 31, 2017
Re: 1404 Biscaya Drive – Carport Conversion

The property is located at 1404 Biscaya Drive, within the H30A zoning. The applicant is requesting to convert their carport 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 Architecture and roof decks

Wall openings	10% for all elevations	All facades meet or exceed the 10% minimum wall opening requirement where the opens for the carport were.
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Sec. 90-50.1 (5) Garage Facades

Required	Proposed
1 window	Windows are being added in the areas that were open for the carport on the east and west sides.
Landscaping required along the base	Landscaping is not required since the carport opening did not face the street.

Sec. 90-77 Off-street Parking Requirements

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

Windows and Trims

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

RECOMMENDATION

Staff recommends approval.



MEMORANDUM

To: Design Review Board
 Thru: Guillermo Olmedillo, Town Manager
 From: Sarah Sinatra Gould, AICP, Town Planner
 CC: Lillian Arango, Town Attorney
 Date: August 31, 2017
 Re: 9448 Harding Avenue – Alexia + Frankie’s Beauty Bar

The subject property is located at 9448 Harding Avenue and is within the SD-B40 zoning district. The applicant is requesting one (1) illuminated wall sign for an Alexia + Frankie’s Beauty Bar retail business. The applicant is proposing back lit channel letters.

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	22.25 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
Prohibited Word Content	Signs may not include the following: 1) Phone numbers; 2) Any reference to price, except as provided in regards to “window sign.”	No phone number 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>Proposed sign utilize internal LED illumination.</p>

RECOMMENDATION

Staff recommends approval subject to the following conditions:

- 1) Proposed sign shall be off-set from the wall a minimum of one quarter inch to a maximum of two inches to permit rain water to flow down the wall face;
- 2) The wall face shall be reconditioned and painted as necessary;



MEMORANDUM

To: Design Review Board
 Thru: Guillermo Olmedillo, Town Manager
 From: Sarah Sinatra Gould, AICP, Town Planner
 CC: Lillian Arango, Town Attorney
 Date: August 31, 2017
 Re: 9599 Harding Avenue – Iberia Bank

The subject property is located at 9599 Harding Avenue and is within the SD-B40 zoning district. The applicant is requesting one (1) illuminated wall sign for Iberia Bank. The applicant is proposing reverse channel letters.

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	45 square feet	30 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
Prohibited Word Content	Signs may not include the following: 1) Phone numbers; 2) Any reference to price, except as provided in regards to “window sign.”	No phone number 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>Proposed sign utilizes reverse LED illumination.</p>

RECOMMENDATION

Staff recommends approval subject to the following conditions:

- 1) Proposed sign shall be off-set from the wall a minimum of one quarter inch to a maximum of two inches to permit rain water to flow down the wall face;
- 2) The wall face shall be reconditioned and painted as necessary;



MEMORANDUM

To: Design Review Board
 Thru: Guillermo Olmedillo, Town Manager
 From: Sarah Sinatra Gould, AICP, Town Planner
 CC: Lillian Arango, Town Attorney
 Date: August 31, 2017
 Re: 9551 Harding Avenue – Araxi Burger

The subject property is located at 9551 Harding Avenue and is within the SD-B40 zoning district. The applicant is requesting two (2) window signs and one (1) projecting sign for Araxi Burger Restaurant. The applicant is proposing frosted vinyl letters for the window signs.

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	Window Sign: 20% of glass window - 5 square feet Projecting Sign: 8 square feet	2.3 square feet 2.0 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 and logo of the establishment.



<p>Prohibited Word Content</p>	<p>Signs may not include the following: 1) Phone numbers; 2) Any reference to price, except as provided in regards to “window sign.”</p>	<p>No phone number No reference to price</p>
<p>Projecting sign Location</p>	<p>Signs shall not project more than five feet from any main building wall nor shall they be mounted above ground level tenant space. Encroachment into the right-of-way including sidewalks shall only be permitted where it can be demonstrated that there is a minimum vertical clearance of eight feet.</p>	<p>Sign only projects 3.5 feet from building and has 8 feet of vertical clearance from the sidewalk.</p>
<p>Illumination</p>	<p>Projecting signs shall not have electric lights, attached electric fixtures, or any manner of illumination.</p>	<p>Proposed projecting sign is not illuminated.</p>

RECOMMENDATION

Staff recommends approval.



MEMORANDUM

To: Design Review Board

Thru: Guillermo Olmedillo, Town Manager

From: Sarah Sinatra Gould, AICP, Town Planner

CC: Lillian Arango, Town Attorney

Date: August 31, 2017

Re: 8811 Emerson Avenue– Addition and Covered Terrace

The property is located at 8811 Emerson Avenue, within the H30B zoning. The applicant is requesting a 334.7 square foot addition to the rear side of the house with a covered terrace. The applicant is demolishing an illegal addition on the rear of the house and proposing to replace it with this application.



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. 90.43 Maximum building heights

Height	Required Maximum	Proposed
H30B	30 feet	Less than 30 feet

Sec. 90-45. Setbacks

Setbacks	Required	Proposed
Primary Frontage	Minimum 20 feet	20 feet
Interior side (lots 50 feet or less in width)	Minimum 5 feet	9.6 feet (north side) 6.5 feet (south side)
Rear	Minimum 20 feet	31.9 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%	38.7%
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 addition is on the rear of the house and will utilize similar materials as the existing house; several windows and French doors are proposed and a flat roof is proposed for the addition.
Wall openings	10% for all elevations	Proposed addition includes windows and doors. All elevations are 10% or greater for wall openings.
Roof Material	(a) Clay Tile; (b) White concrete tile; (c) Solid color cement tile which color is impregnated with the	A flat roof is proposed for the addition

	<p>same color intensity throughout, provided said color if granted approval by the Design Review Board;</p> <p>(d) Architecturally embellished metal if granted approval by the Design Review Board; or</p> <p>(e) Other Florida Building Code approved roof material(s) if granted approval by the Design Review Board.</p>	
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Sec. 90-77 Off-Street Parking Requirements

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

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.	Consistent

Roof Materials, Types, and Slopes

Required	Proposed
Roof types and slopes should be generally	Consistent

the same over all parts of a single building.	
<p>Restricted materials for roofs are pre-determined in the Town's Building Code, which restricts roofing materials to:</p> <ol style="list-style-type: none"> 1. Clay tile; 2. White concrete tile; 3. Solid color cement tile which color is impregnated with the same color intensity throughout, provided said color is first approved by the planning and zoning board; and 4. Metal. 	Flat roof is proposed for new addition areas.

Windows and Trims

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

RECOMMENDATION

Staff recommends approval.



MEMORANDUM

To: Design Review Board
Thru: Guillermo Olmedillo, Town Manager
From: Sarah Sinatra Gould, AICP, Town Planner
CC: Lillian Arango, Town Attorney
Date: August 31, 2017
Re: 8851 Froude Avenue, Addition

The property is located at 8851 Froude Avenue, within the H30B zoning district. The applicant is proposing the construction of a two story addition on the back of an 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	25 feet 9 inches.

Sec. 90-45. Setbacks

Setbacks	Required	Proposed
Primary Frontage	Minimum 20 feet	No change
Interior side	Minimum 5 feet	Existing (North) 4 feet 10 inches Proposed (South) 5 feet 2 inches
Rear	Minimum 20 feet	20 feet 3 inches

Sec. 90-45. Setbacks

H30A UPPER STORY FLOOR AREA IS LESS THAN 50% OF FIRST STORY FLOOR AREA	Required	Proposed 36.6%
Maximum Lot Coverage	40%	39.8%
FIRST STORY		
Primary Frontage	Minimum 20 feet	No change
Interior side	Minimum 5 feet	Existing (North) 4 feet 10 inches Proposed (South) 5 feet 2 inches
Rear	Minimum 20 feet	20 feet 3 inches
UPPER STORY		
Primary frontage	Minimum 20 feet/Average 22.5 feet	> 20 feet
Interior side	Minimum 5 Feet/ Average n/a	5 feet 2 inches
Rear	Minimum 20 feet/ Average n/a	20 feet 3 inches

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%	39.8%
Pervious area	35% (minimum)	43.8%

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 a unique massing of the structure. The proposed addition and second story are located at the rear, which is different that 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 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.	White concrete tile is utilized

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	The existing 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. The partial second story, 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 throughout, provided said color is first approved by the planning and zoning board; and 4. Metal.	White concrete tile is utilized on both the existing and proposed structure.

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	No variation.

single building.	
Window, door and eave trim should be consistent on all elevations of the house	Consistent.

RECOMMENDATION

Staff recommends approval with the following conditions:

1. At Building Permit, a property survey will be required to be submitted that confirms the crown of road elevation.



Town of Surfside

Planning and Zoning Communication

Agenda Date: August 31, 2017

Subject: Surf Club NW Building Site Plan Amendment

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

Table of Contents:

1. Request
2. Site Plan Report
3. Development Impact Committee Report
4. Resolution
5. Exhibits:
 - a. Application and Letter of Intent
 - b. Site Plan Package

REQUEST:

Alexander Tachmes of Shutts & Bowen, on behalf of The Surf Club, Inc. submitted a site plan amendment for the condominium/hotel at 9011 Collins Avenue, which was initially approved by the Town Commission on October 15, 2012 and also subject to site plan amendments approved on April 23, 2013 and July 12, 2016. The proposed changes included in this site plan amendment are applicable to the property on the North West corner of Collins Avenue and 91st Street only. No changes included are proposed for the lot on the east or the building on the South West corner of Collins Avenue and 91st Street. The changes include the following:

1. Removing the 28 residential units from the NW building.
2. Modifying the façade by changing the design from the originally approved plans.
3. Adding a mural.
4. Adding a 10,835 square foot office.
5. Adding a 2,648 square foot kitchen.
6. Adding a 24 seat terrace.
7. Adding a tennis court to the south west side of the roof.

The original application proposed a Gourmet Specialty Food Product store on the ground floor of the Northwest building, as defined by the following: a retail store that sells gourmet specialty

food products. This type of facility may not offer money orders and wire services, dry cleaning/laundry, photo processing, banking, ATM machines and pharmaceutical services. There shall be no sales permitted through an open window to any street, driveway or sidewalk, however, outdoor dining is proposed at this location which shall be accessed only through the interior of the store. This is being modified to be known as a "Market Hall." The proposed restaurant on the east parcel will have a specialty restaurant. The Market Hall is intended to support the restaurant by offering high quality foods to be used in the restaurant as well as available to be purchased by the public.

The proposed garage elevations are being modified to add landscaping, a decorative block façade and headlight screening to mitigate any lighting spillover out of the parking garage. Height is measured by the average adjacent grade of the street serving the property, which is interpreted as Collins Avenue being the front of the property. The height of the garage is the same as the prior approval as well as the number of stories. The code has been modified per the most recent amendment to Section Four of the Charter limited the number of stories to the maximum number in the 2004 zoning code, however this application was originally approved prior to this last Charter amendment. Therefore, the approval of the number of stories in the site plan is applicable to this site plan amendment.

The site plan amendment was submitted in July 2015. The application was then revised and resubmitted in April 2016. Staff has held four development review meetings with the applicant to address numerous comments. The technical comments were addressed in May 2017, which allowed the application to proceed to the Development Impact Committee (DIC). DIC met in an open, advertised, televised session on June 1, 2017 to discuss this application. No additional conditions were included for this review. The original conditions and voluntary proffers associated with the approved plan and any subsequent site plan amendment remain in effect and this approval does not extend the dates for those proffers.

STAFF RECOMMENDATION

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


Budget Impact: The modification relates to façade and use changes within the interior of the building. The project is required to obtain all required permits which will result in a permit fee to the Town.

Growth Impact: The residential units have been reduced by removing 28 units from this building. This application reduces the density for the site.

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	9011 Collins Avenue
General Location of amendment	North West corner of Collins Avenue and 91 st Street.
Subject Property Size	Northwest Parcel: .87 gross acres
Zoning District	H40
Adjacent Zoning Districts	H30C to the north, H40 to the south, H30B to the west and H120 to the east
Future Land Use	Moderate Density Residential/Tourist
Density Permitted	79 units per acre
Units proposed	0
Number of parking spaces	161 Total Spaces = 92 Valet Spaces and 69 Self-Parking Spaces

ZONING CODE, APPLICABLE REQUIREMENTS

Sec. 90.43

Maximum Building Heights	Maximum Required	Proposed
H40	40 feet maximum	40 feet

Sec. 90.44

Modification of Height	Maximum Permitted		Proposed	Must be of high architectural quality integral to the design of the building
H40	12 ft.	10% of roof area	8.4% of roof	The mechanical equipment, rooftop decks, tennis court and parapet walls meet these criteria.

Sec. 90.45(b)

Minimum Required Setbacks		Proposed
Front (Collins Avenue)	20 ft	20 ft 6 in
Side	10ft	10 ft 2 in
Interior Side (90 th Street)	10ft	10ft 2 in

Rear (Harding Avenue)	10 ft	10 ft 2 in
-----------------------	-------	------------

Sec. 90.47.1 Yards generally, allowable projections

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

Sec. 90.49

Lot Standards	Required	Proposed
Minimum Lot width	50 feet	119 Feet
Minimum Pervious area	20%	23.9%

Sec. 90.50.1(2)

Architecture	Required	Proposed
All elevations for new structures and multi-story additions (additions greater than fifteen (15) feet in height)	Minimum of 10% wall openings including windows, doors or transitional spaces defined by porches, porticoes or colonnades.	Project meets or exceed 10% wall openings
Roof materials are limited as follows:	<ul style="list-style-type: none"> a. Clay Tile; or b. White concrete tile; or c. Solid color cement tile which color is impregnated with the same color intensity throughout, provided said color 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. 	Roof deck includes a tennis court, green roof, roof top parking with a canopy and mechanical equipment

Sec. 90.50.2 (3)

Roof Deck Provisions	Required	Proposed
Roof Decks are limited to	a. Maximum 70% of the aggregate roof area;	26.9 % for the tennis court, however no roof deck is proposed

	b. Shall not exceed the maximum roof height required by any abutting property's zoning designation;	40 feet
	c. Minimum setback of 10 feet from the roofline on all sides	A roof deck is not proposed

Sec. 90.51(1)

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

Sec. 90.61.1

Paving in front and rear yards in H30 & H40 Districts	Required	Proposed
Front setbacks, amount that may be paved with any type of material that is not readily permeable by rainwater and groundwater.	Maximum 50% paved	48%
Front Yard Landscaping	Minimum 30%	51%
Rear Yard Landscaping	Minimum 20%	97%

Sec. 90.67.2

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

Sec. 90.77(c)

Off-Street Parking	Minimum Required	Proposed
	568 Spaces	663 Total Spaces 161 are proposed for the NW building including 92 valet spaces and 69 self-parking spaces

Sec. 90.83

Off-Street Loading
Multiple loading spaces are provided throughout the project, one space (12X20) is proposed on this site.

Sec. 90.91

Vegetative Provisions	Minimum Required	Proposed
Xeriscape in pervious area	40%	15% of the sod 85% of the shrubs and groundcover

Sec. 90.91.2

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

Sec. 90.93

Open Space	Application meets or exceeds all requirements.
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DEVELOPMENT IMPACT COMMITTEE REPORT

DEVELOPMENT IMPACT COMMITTEE MEETING

The Development Impact Committee (DIC)* met on June 1, 2017 to discuss the application for the Surf Club NW Building Site Plan Amendment ("the Project"). The DIC meeting was attended by the following:

Staff Attendees: Guillermo Olmedillo, Town Manager
 Duncan Tavares, Assistant Town Manager
 Edwin Morrow, Tourism Director
 Ross Prieto, Building Official
 Randy Stokes, Public Works Director
 Linda Miller, Town Attorney
 Sarah Sinatra Gould, Town Planner
 Julio Yero, Police Captain
 Tim Millan, Parks and Recreation Director

Applicant Attendees: Alex Tachmes, Shutts & Bowen
 Jay Khoriaty, Fort Partners

Citizen Attendees: Victor May

No additional conditions were suggested as a part of this application as this was only an amendment to the approved site plan.

***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 original conditions and voluntary proffers associated with the approved plan and any subsequent site plan amendment remain in effect and this approval does not extend the dates for those proffers.

RESOLUTION

RESOLUTION NO. 17-Z-0__

RESOLUTION OF THE TOWN OF SURFSIDE, FLORIDA, PLANNING AND ZONING BOARD, RECOMMENDING APPROVAL OF A SITE PLAN AMENDMENT APPLICATION, TO MODIFY THE DESIGN OF THE NORTHWEST BUILDING TO REDUCE RETAIL SPACE; REMOVE ALL RESIDENTIAL UNITS; ADD BACK-OF-HOUSE SPACE FOR THE HOTEL TO ADD OFFICE SPACE AND KITCHEN SPACE FOR THE RESTAURANT; INCREASE ON-SITE PARKING FROM 67 SPACES TO 161 SPACES; AND PERMIT MODIFICATION OF RELATED SITE IMPROVEMENTS; ALL FOR PROPERTY GENERALLY LOCATED AT 9100 COLLINS AVENUE, SURFSIDE, FL, AS SUBMITTED BY THE SURF CLUB, INC.; PROVIDING FOR A SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

I. RECITALS.

WHEREAS, The Surf Club, Inc. (the “Applicant”), a Florida corporation, owner of the property located at 9011 Collins Avenue, Surfside, FL 33154, with a general location of the east and west sides of Collins Avenue and 91st Street, Surfside, FL, (the “Property”) submitted an application to the Town of Surfside, Florida (the “Application”), requesting an amendment to Town approvals granted for the property by Resolution No. 12-Z-03 and amended by Resolution No. 13-Z-06 and Resolution No. 16-Z-2388, which current application requests certain design changes to the original approval as set forth below:

- A. Pursuant to Section 90-20.1 and Section 90-41 et seq., of the Town Zoning Code, site plan amendment to modify the northwest building to reduce retail space, remove all residential units, add back-of-house space for the hotel to add office space and kitchen space, increase the number of on-site parking from 67 spaces to 161 spaces, and permit modification of related site improvements including a mural and outdoor seating for the property generally known as “The Surf Club”, located at 9100 and 9011 Collins Avenue.
- B. Plans submitted August 22, 2017, are on file and may be examined in the Building Department entitled “Surf Club” 9011 Collins Avenue, Surfside, FL 33154, (Site Plan Amendment Package) NW BUILDING (BUILDING #3), which plans may be modified at public hearing (hereinafter referred to as the “Plans”) prepared by Richard Meier & Partners Architects, LLP and Kobi Karp Architecture & Interior Design.
- C. **Legal Description: See attached Exhibit “A” “Legal Description”**
Address: 9011 Collins Avenue, Surfside, FL 33154

WHEREAS, on May 11, 2017, the Town’s Development Review Group, pursuant to the Town’s Zoning Code Section 90.20, met to review the site plan application and provide technical comments to the Town staff and to the Applicant; and

WHEREAS, the Town’s Development Impact Committee, after advertised notice and notice posted on the Town’s website, met on June 1, 2017, and during the televised meeting, reviewed the Application and made recommendations to the Town’s Planning and Zoning Board in accordance with the criteria set forth in the Town’s Zoning Code Section 90.20. Conditions, if any, imposed by the Planning and Zoning Board are incorporated herein under Section IV. Conditions, shall be accepted by the Applicant and owner of the Property and their heirs, successors and/or assigns, and shall be made part of a recorded covenant running with the land; and

WHEREAS, on August 30, 2017, 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 Section 90-20 and Section 90-41 et seq. of the Town Zoning Code for Site Plan Approval and the Application’s consistency with the Town of Surfside’s Comprehensive Plan and recommended the Application for approval by the Town Commission, subject to all of the conditions recommended by the Development Impact Committee and the additional conditions of approval incorporated herein under Section IV. Conditions; 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 Amended Site Plan, with the conditions as recommended herein, is in compliance with the requirements and criteria set forth in sections 90-20.1 “Site Plan Amendments” and 90-41 “Regulated Uses” of the Zoning Code of the Town of Surfside and is consistent with the Town of Surfside’s Comprehensive Plan and recommends to the Town Commission that the Application be approved subject to the conditions, as set forth below.

III. APPROVALS.

The recommended approvals set forth in this Section III are subject to all of the approvals and conditions set forth in prior Resolutions applicable to the property, except as modified herein, and the execution of all attendant agreements prior to the issuance of the Building Permit for the Project. Applicant shall modify the recorded covenant running with the land to the extent required by the proposed amendments, subject to the Town Attorney's approval, to include changes approved by this Resolution.

The Applicant's request for approval of the site plan amendment submitted for the Northwest building on property known as the "Surf Club" located at 9011 Collins Avenue, with a general location of the west side of Collins Avenue and 91st Street be granted and said amended site plan approved, subject to all of the conditions provided in this Resolution in addition to those conditions approved in all prior Resolutions. The failure of performance of any of these conditions shall be deemed grounds for revocation of the approval.

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 _____, 2017

Motion by Planning and Zoning Board Member _____,

Second by Planning and Zoning Board Member _____

FINAL VOTE ADOPTION

Member, Brian Roller _____

Member, Richard Iacobacci _____

Member, Peter Glynn _____

Vice Chair, Judith Frankel _____

Chair, Lindsay Lecour _____

Lindsay Lecour, Chair

ATTEST:

Sandra Novoa
Town Clerk

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

Weiss Serota Helfman Cole & Bierman, P.L.
Town Attorney

APPLICATION AND LETTER OF INTENT

TOWN OF SURFSIDE
APR 16 04:47 PM



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

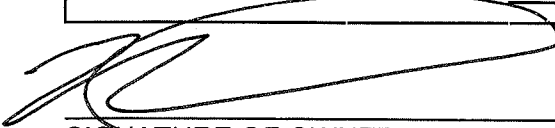
**TOWN OF SURFSIDE
MULTI-FAMILY AND NON-RESIDENTIAL SITE-PLAN APPLICATION**

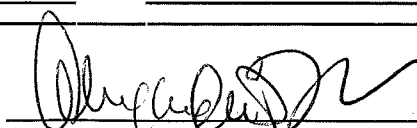
A complete submittal includes all items on the "Multifamily and Non-Residential Site-Plan Application Submission Checklist" document as well as completing this application in full. The owner and agent must sign the application with the appropriate supplemental documentation attached. Please print legibly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

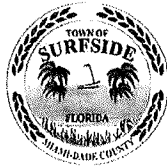
<u>PROJECT INFORMATION</u>	
OWNER'S NAME	Fort Capital Management LLC, Trustee for The Surf Club Land Trust
PHONE / FAX	c/o Joseph Benton, ph: (786) 214-1344
AGENT'S NAME	Alexander I. Tachmes, Esq.
ADDRESS	200 S. Biscayne Blvd., Suite 4100, Miami, Florida 33131
PHONE / FAX	Ph: (305) 347-7341
PROPERTY ADDRESS	9011 Collins Avenue, Surfside, Florida 33154
ZONING CATEGORY	H120
DESCRIPTION OF PROPOSED WORK	re-design of landscaping and additional pool at southeast corner of property adjacent to cabanas.

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

<u>ZONING STANDARDS</u>	Required	Provided
Plot Size	N/A	N/A
Setbacks (F/R/S)	40 feet 30 feet 10% lot frontage; minimum 10 feet	N/A - not impacted
Lot Coverage	N/A	N/A
Height	120 feet	N/A - not impacted
Pervious Area	20%	44% (landscaped area)


SIGNATURE OF OWNER 9/6/16 DATE


SIGNATURE OF AGENT 9/6/16 DATE



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

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

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

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

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

NAME OF REPRESENTATIVE

Alexander I. Tachmes, Esq.

DATE

4/16/16



DAVID J. COVIELLO
PARTNER
Shutts & Bowen LLP
200 South Biscayne Boulevard
Suite 4100
Miami, Florida 33131
DIRECT (305) 415-9437
FAX (305) 415-9837
EMAIL dcoviello@shutts.com

April 6, 2016

Sarah Sinatra Gould, AICP, Town Planner
Town of Surfside
9293 Harding Avenue
Surfside, Florida 33154

**RE: Four Seasons Surf Club – Application for amendments to site plan approval
(the “Application”)**

Dear Sarah:

As you know, we represent the owner and developer of the Four Seasons Surf Club project at 9011 Collins Avenue (the “Project”). We are hereby applying for amendments to the site plan approval that was granted for the Project in 2013 under Resolution Number 13-Z-06 (the “Prior Approval”). The proposed amendments consist of the following: (i) replacement of the landscape plans approved as part of the Prior Approval with new landscape plans; and (ii) the addition of a new swimming pool located on the southeast portion of the Project. As more fully explained below, these proposed amendments will enhance the aesthetics of the Project and improve the level of amenities required by the operator, Four Seasons Hotels and Resorts.

Landscape Plan Replacement:

As you know, the building design for the Project was modified in 2013 by acclaimed architect, Richard Meier. Due to time constraints associated with the approval process for the 2013 modification, the re-design of the landscape plans to compliment the building re-design changes were not submitted at that time. The purpose of this Application is to replace the landscape plans approved under the Prior Approval with a new set of landscape plans prepared by Fernando Wong Outdoor Living Design. The new landscape plans encompass a redesign that was carefully prepared to complement Richard Meier’s building design. The linear layout and introduction of new species completes Mr. Meier’s vision for the Project.

Addition of New Swimming Pool:

To improve the level of amenities for the Project, a new swimming pool is proposed for the area eastward of the cabanas on the southeast portion of the Project. The proposed pool, smaller in size relative to the other pools, will be nestled within the curve of the cabana structures.

MIADOCS 12731266 1

Sarah Sinatra Gould, AICP, Town Planner
Town of Surfside
April 6, 2016
Page 2

The Application is consistent with the Town Code and the design guidelines of the Town.
We respectfully request approval. Thank you.

Sincerely,

Shutts & Bowen LLP



David J. Coviello

DJC/scm

cc: Surf Club

OWNERSHIP AFFIDAVIT
FOR CORPORATION

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

Public Hearing No. _____

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

1. Affiant is the Manages Member of Fort Capital Management, LLC, a Delaware limited liability company with the following address: 176 NE 43 Street, Miami, Florida 33137.
2. Fort Capital Management, LLC serves as trustee for The Surf Club Land Trust, 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.

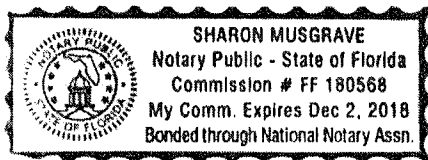
Witnesses:

Jeanine Noralone
Signature
Jeanine Noralone
Print Name

Lorenzo Restivo
Signature
Lorenzo Restivo
Print Name

Nadim Ashi
Affiant's Signature
Nadim Ashi
Print Name

Sworn to and subscribed before me on the 6th day of April, 2016. Affiant is personally known to me or has produced _____ as Identification.



Sharon Musgrave
Notary (Stamp/Seal)
Commission Expires: December 2, 2018

Exhibit A
Legal Description

PARCEL 1:

Lot "B", of AMENDED PLAT OF A PORTION OF ALTOS DEL MAR NO. 4, according to the Plat thereof, as recorded in Plat Book 34, Page 7, of the Public Records of Miami - Dade County, Florida.

PARCEL 2:

Lot "U", of AMENDED PLAT OF A PORTION OF ALTOS DEL MAR NO. 4, according to the Plat thereof, as recorded in Plat Book 34, Page 7, of the Public Records of Miami - Dade County, Florida.

LESS AND EXCEPT All of SURF CLUB CONDOMINIUM, a condominium according to the Declaration of Condominium thereof, as recorded in Official Records Book 29040, Page 3186, of the Public Records of Miami - Dade County, Florida.

PARCEL 3:

Lot "A", and Lots 1 through 9, Inclusive, Block 1, 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 Lot "A", and Lots 1 through 9, Inclusive, Block 1, 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 "A", Block 1; 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, Block 1; bounded on the West by the East line of said Lot "A", and Lots 1 through 9, Inclusive, Block 1.

LESS AND EXCEPT a portion of Lots 1 and 2, Block 1 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, more particularly described as follows:

Commence at the intersection of the Southerly extension of the West line of said Block 1 with the Westerly extension of the South line of said Block 1; thence run Northerly, along the West line of said Block 1 and its Southerly extension, for a distance of 84.53 feet to the point of curvature of a circular curve concave to the Northeast, said point of curvature also being the POINT OF BEGINNING of the parcel herein described; thence run Southerly and Southeasterly, along the arc of said circular curve concave to the Northeast, having a radius of 229.18 feet, through a central angle of 19° 41' 36", for an arc distance of 78.77 feet, to a point of compound curvature of a circular curve concave to the Northeast; thence run Southeasterly to Easterly, along the arc of the last mentioned curve, having a radius of 13.00 feet, through a central angle of 67° 18' 51", for an arc distance of 15.27 feet, to the point of tangency with the aforementioned South line of said Block 1; thence run Westerly, along the South line of said Block 1, for a distance of 1.26 feet, to the point of curvature of a circular curve to the right; thence run Easterly to Northwesterly along the arc of said circular curve to the right, having a radius of 25.00 feet, through a central angle of 87° 00' 27", for an arc distance of 37.96 feet, to the point of tangency with the West line of said Block 1; thence run Northerly, along the West line of said Block 1, for a distance of 60.79 feet to the POINT OF BEGINNING.

ALSO LESS AND EXCEPT All of SURF CLUB CONDOMINIUM, a condominium according to the Declaration of Condominium thereof, as recorded in Official Records Book 29040, Page 3186, of the Public Records of Miami - Dade County, Florida.

PARCEL 4:

All of SURF CLUB CONDOMINIUM, a condominium according to the Declaration of Condominium thereof, as recorded in Official Records Book 29040, Page 3186, of the Public Records of Miami - Dade County, Florida.

SITE PLAN PACKAGE

**SITE PLAN PACKAGE
BACKUP IS AVAILABLE IN
THE TOWN CLERK'S
OFFICE.**

THANK YOU.



Town of Surfside Planning & Zoning Communication

Agenda Date: August 31, 2017

Subject: Modifying measurement of height to prepare for sea level rise.

From: Sarah Sinatra Gould, AICP, Town Planner

Background: One of the Planning & Zoning Board's (Board) top priorities is to prepare and plan for sea level rise. As properties are being redeveloped, the Board has been concerned with structures having the ability to be elevated to protect them from sea level rise. The board has asked staff to analyze utilizing Finished Floor Elevation (FFE), plus an additional one to five feet of built up ground rather than crown of the road as the measurement of height. The additional one to five feet of built up ground is called "freeboard." This methodology is utilized by Miami Beach.

This concept was presented at the May Commission meeting. The Town Commission requested that staff further analyze sea level rise alternatives and strategies as well as to review the initiatives being explored by the Harvard Graduate School of Design for Miami Beach, who is in the final stages of completing their multiyear study on Sea-Level-Rise (June 30, 2017 is the agreement end date). The data gathered up to this point consists predominantly of the impacts of Sea-Level-Rise rather than proposed combative techniques. Once their study is complete, these techniques will be structured into a report. Staff will monitor new documents and reports that come out by the Harvard Graduate School of Design for possible inclusion and adoption of ideas into the Town's ordinances.

There are multiple hardening initiatives that can be implemented such as encouraging private property owners to raise sea walls, evaluate raising roadways and infrastructure as well as retrofitting the existing infrastructure. All of these types of initiatives can be implemented without potential code or charter changes. The Planning and Zoning Board has asked Staff to focus on all types of improvements possible to help address sea level rise, however, the issue of freeboard is timely due to the need for a referendum.

Staff has reached out to Miami Beach to get a better understanding of how they arrived at one to five feet for their freeboard ordinance. They have indicated the minimum of one foot comes from FEMA, which provides discounts for Flood Insurance Rates and five feet is a maximum due to their green building ordinance, which requires LEED Building Certification under certain circumstances. In order to facilitate achieving this LEED credit, a maximum five foot freeboard was selected.

After analyzing Miami Beach's ordinance as well as other municipalities, staff suggested that the Commission also review the requirements in Key West, which requires one and half feet of free board. It should be pointed out that each foot of freeboard up to three feet lowers flood insurance rates.

Results of July Town Commission Meeting:

The Commission requested that Staff prepare graphics demonstrating what could be built with a 1 foot freeboard requirement while not increasing the maximum height.



Sarah Sinatra Gould, AICP, Town Planner



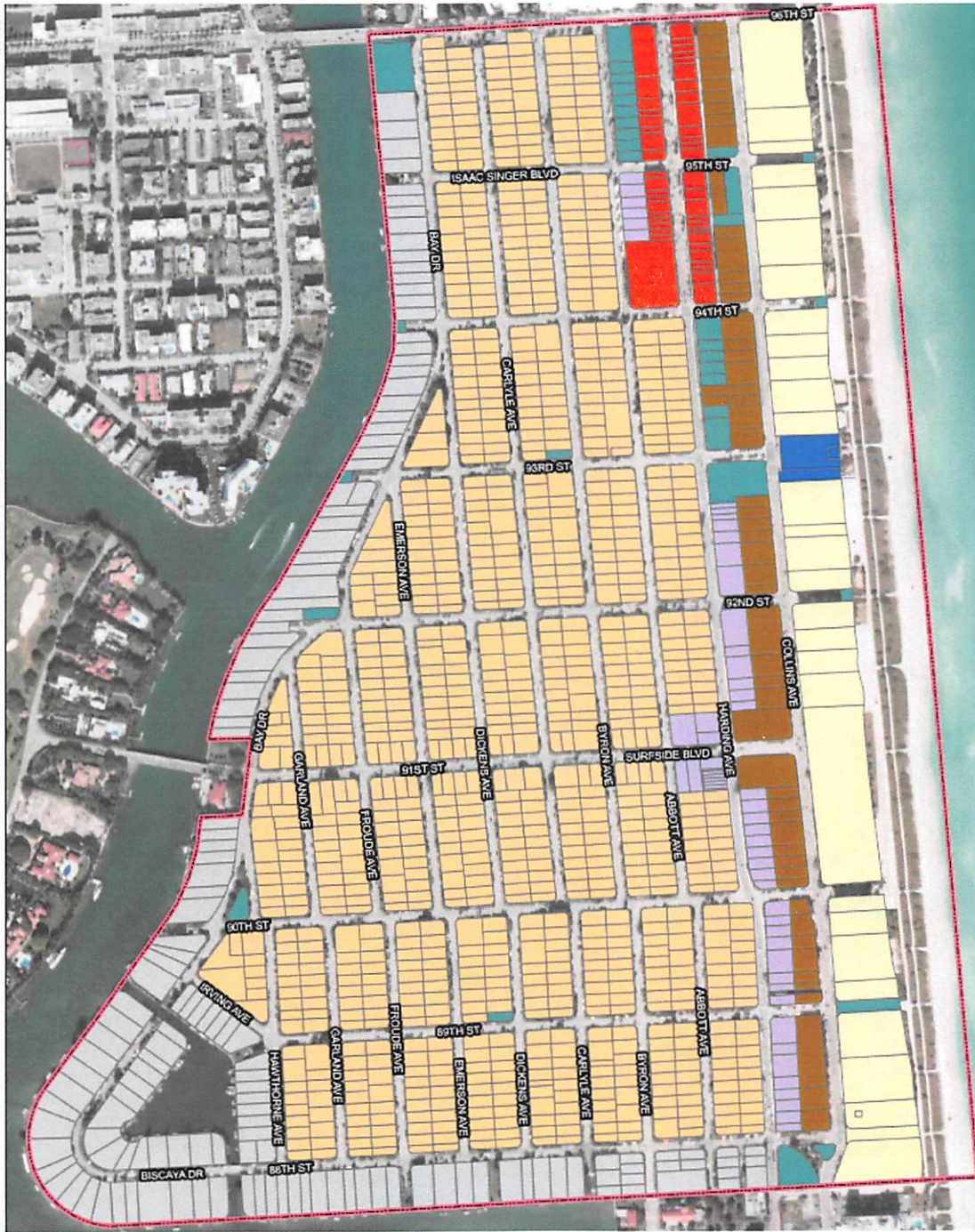
Guillermo Olmedillo, Town Manager

Town of Surfside

Freeboard Analysis



Town of Surfside Zoning Map



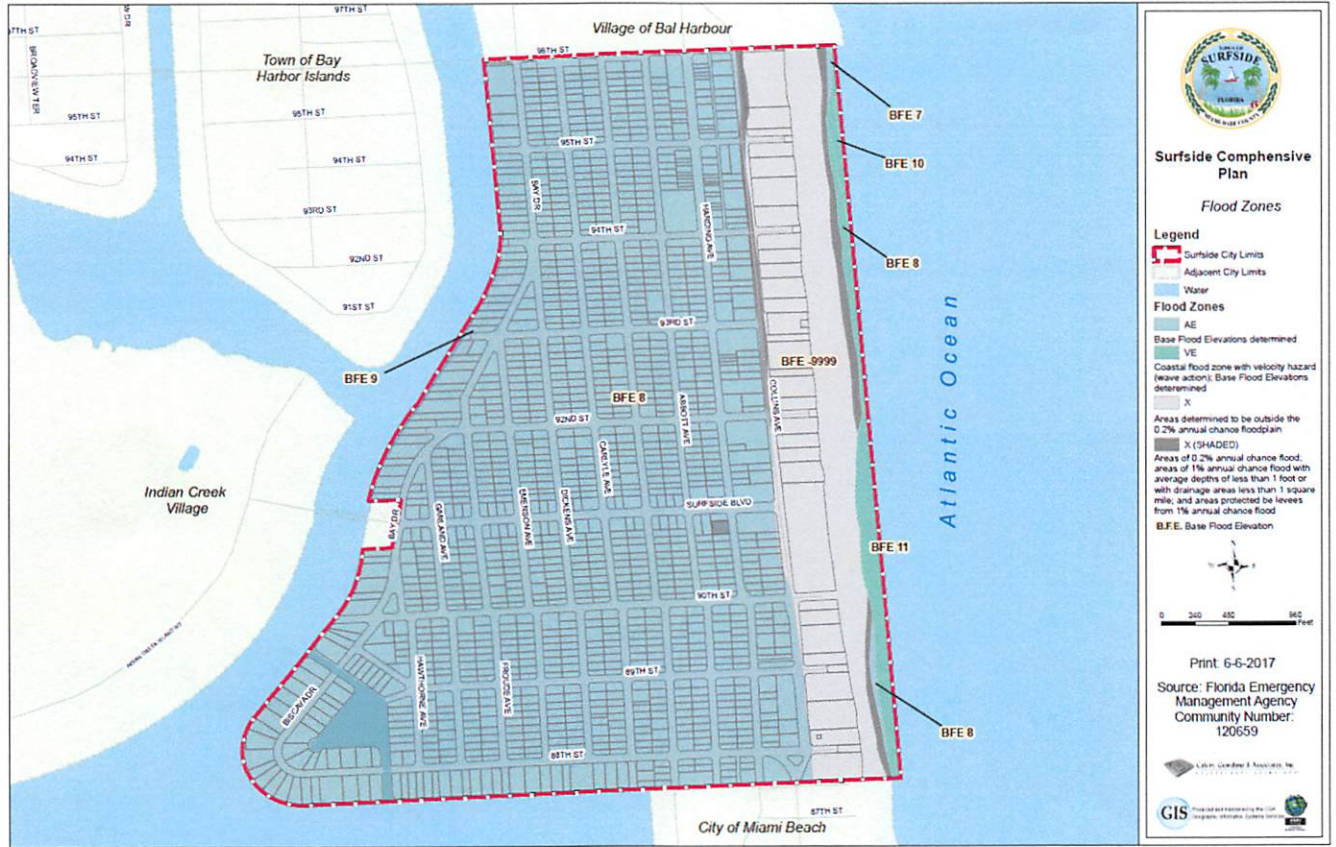
Legend	
	City Boundary
	Community Facilities (CF)
	Height Restriction 30R (H30A)
	Height Restriction 30R (H30B)
	Height Restriction 30R (H30C)
	Height Restriction 40R (H40)
	Height Restriction 120R (H120)
	Special District - Height Restriction 40R (SD-840)
	Municipal Use (MU)



Update : February 2013



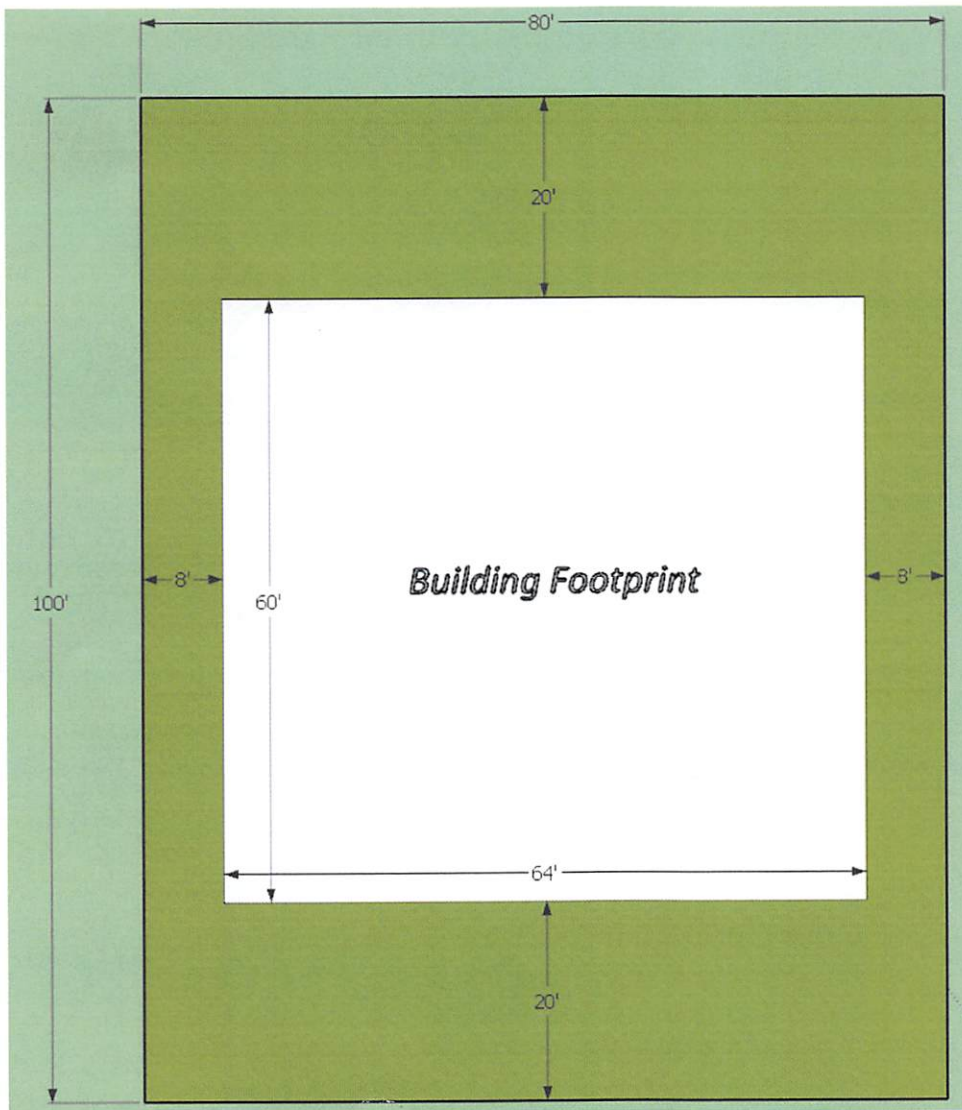
Town of Surfside Flood Zones and BFE (Focus is on the H30A & H30B Flood Zones)



Flood Legend		
Flood Zone/Zoning Designation	Base Flood Elevation	Crown of Road Elevation
H30A	BFE 8 / BFE 9	
H30B	BFE 8	
H30C	BFE -9999	
H40	BFE -9999	
H120	BFE -9999	
SD-B40	BFE 8 / BFE -9999	
MU	BFE 8 / BFE -9999	

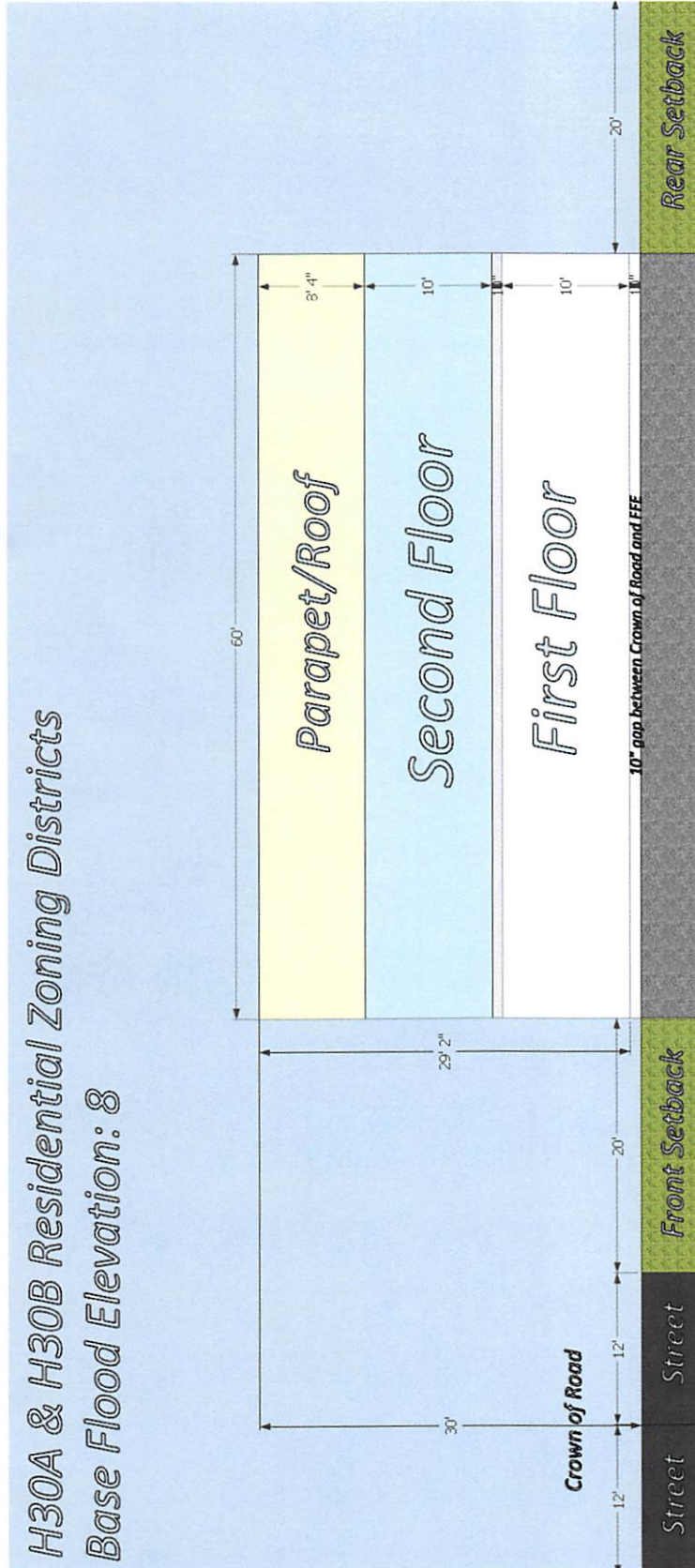
The following diagrams are based on the average standards used in the Town of Surfsides H30A & H30B residential zoning districts. These standards are displayed in the following table.

	Required	Implemented
Setback		
Primary Frontage	20ft	20ft
Interior Side (10% of the frontage)	8ft	8ft
Rear	20ft	20ft
Average Roof Slope	3:12	-
Average Support Beam Height	10"	10"
Average Floor Height	10 ft.	10 ft.



Current Residential Home in Surfside without Freeboard

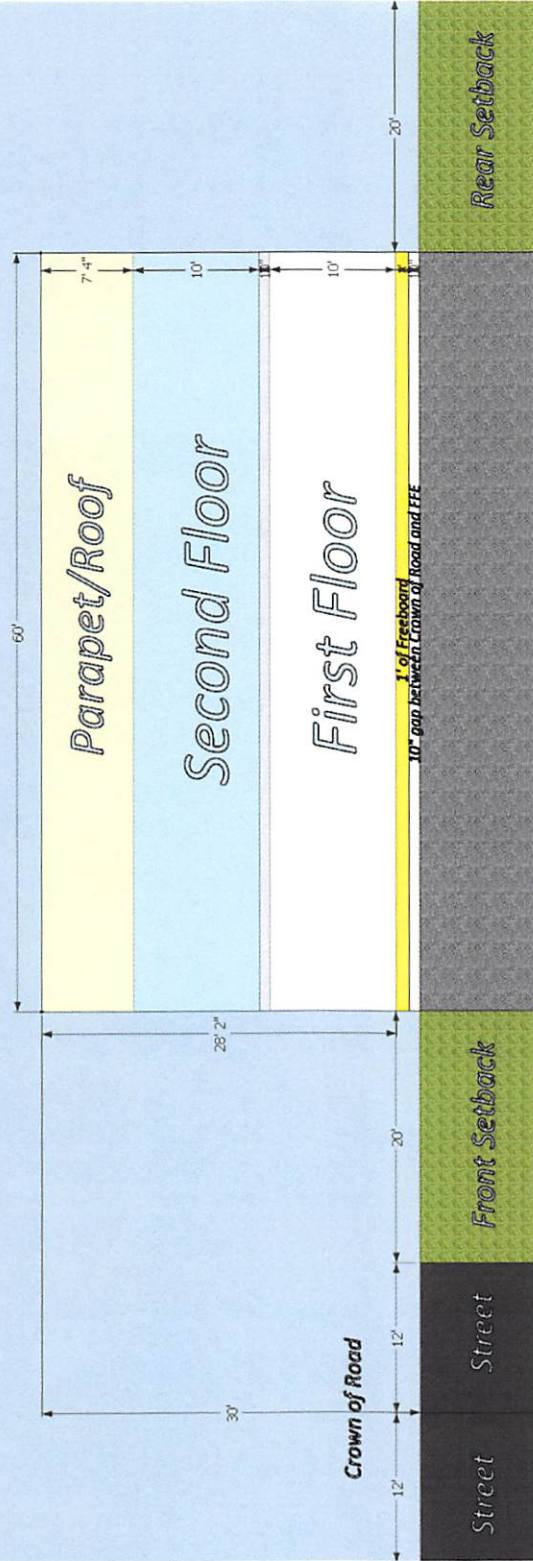
H30A & H30B Residential Zoning Districts
 Base Flood Elevation: 8



Base Flood Elevation	8
Separation between Crown of Road and FFE	10"
First Floor Height	10'
Support Beam Height	10"
Second Floor Height	10'
Parapet/Roof	8' 4"

Residential Home in Surfside with Freeboard

H30A & H30B Residential Zoning Districts Base Flood Elevation: 8



Base Flood Elevation	8
Separation between Crown of Road and FFE	10"
Freeboard Height	1'
First Floor Height	10'
Support Beam Height	10"
Second Floor Height	10'
Parapet/Roof	7' 4"

The Parapet/Roof area is the available space left over after implementing a 10" gap between the crown of road and FFE, 1 foot of freeboard, 10 foot floor heights and a 10" beam separating the two floors. This area represents the location where a flat roof or pitched roof would reside. It also represents the area which could be used to; increase the pitch of one's roof, insert a parapet, insert an attic...etc.



Town of Surfside Planning & Zoning Communication

Agenda Date: August 31, 2017
Subject: Artificial Grass
From: Sarah Sinatra Gould, AICP, Town Planner

Background: Code Section 90-88(9) states the following: *Any plastic or similar artificial landscape materials shall be prohibited with the exception of seasonal holiday decorative displays of less than 60 days duration.* It has come to staff's attention that numerous properties within Town have installed artificial grass. The code has additional requirements for minimum pervious areas as well as a requirement to provide landscaping as follows:

Section 90-61 Front setbacks in the H30A, H30B, H30C or H40 districts shall not be more than 50 percent paved over with any type of material that is not readily permeable by rainwater and groundwater. Pavers and pervious hard materials, including pervious concrete, shall not be utilized for the calculation of pervious area.

- (1) Not less than 30 percent of the front yard shall be landscaped.
- (2) Not less than 20 percent of the rear yard shall be landscaped.

Request: A member of the public has requested that the Town Commission review this provision and modify the code to permit artificial grass. The Town Commission has requested that the Planning and Zoning Board analyze this issue and provide a recommendation to the Town Commission.

Staff Recommendation: If the Planning and Zoning board wished to amend the code to allow artificial grass, direct staff to require a permit for the installation of the artificial grass including the specifications of the proposed materials indicating permeability to confirm that at least 50 percent of the front setback is pervious.

Sarah Sinatra Gould, AICP, Town Planner

Guillermo Olmedillo, Town Manager

ITEM	OUTCOME	NEXT STEPS	TENTATIVE SCHEDULE	COMPLETE
FUTURE PZ DISCUSSION ITEMS				
Stepback discussion	Commission has requested the PZ board analyze this requirement	Prepare visual and calculation of volume, how much square footage does this equate to	Future PZ	
Maximum building lengths			March PZ, will come back to a Future PZ	
Setback for parapet above 30 feet on single family homes	Prepare ordinance to require additional setback	Draft code amendment	Future PZ	
Architecturally Significant Ordinance	Discussion requested for modifications to the ordinance		Future PZ	
Driveway	Prepare code modification that limits a driveway so that it does not exceed the front plane of the home.		Future PZ	
West Side of Collins	Discussion on amenities permitted	Discuss with PZ	Future PZ	
Impact fee discussion			Future PZ	
Ways to increase pervious area of lots	Place on PZ agenda for discussion. Provide PZ with current standards		Future 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	Future 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.
Requiring larger sidewalks on east side of Collins	Discussion item for PZ from the Town Commission to require setback of walls and fences on Collins to provide larger sidewalks	Further review by staff			Future PZ	
Satellite dishes			Research and prepare report for discussion and possible code amendment		Future PZ	
Residential or commercial wind turbine regulations	Prepare ordinance regulating wind turbines including hurricane precautions, noise regulations, insurance considerations		Draft code amendment		Future PZ	
Green walls	Require green walls adjacent to alleys and other buildings that abut public right of ways		Research and prepare report for discussion and possible code amendment		Future PZ	
Final Zoning Inspections	Town Manager will analyze					
Trellis	Review if a trellis attached to the house is considered an accessory structure.				Future PZ	
Landscape Plans	Require landscape plans for large scale renovations (renovations affecting more than 50% of the square footage of the house)					
Request 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		PZ discussion on pedestrian safety and walkability		Presentation by the Town Manager at the November & December PZ meetings.	
ON UPCOMING COMMISSION AGENDA						
Roof Pitch of Single Family	Modify ordinance to include roof pitch above top of the truss as an architectural feature		Provide side by side elevation in current code to the top of the flat roof to demonstrate it is 3 feet		Commission in June or July	Tying to give a foot, get a foot.

Circulation pattern	Prepare graphics	above the top of a pitched roof.	May Commission	
Give a foot, get a foot relating Sea Level Rise	Place on agenda for discussion on referendum	Prepare visuals, timeline and cross section.	May Commission	Presenting alternative options at September meeting
- Flat Roof vs. Pitch roof				
ON FUTURE COMMISSION AGENDA				
Commercial waste and recycling	Screening for containers, green screen, vegetation, include pictures from Commissioner Kligman	Draft code amendment		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		Waiting Placement on Commission Agenda
Painting of commercial structures	Town Staff to prepare ordinance	Prepare ordinance for commission		Upcoming Commission agenda.
COMPLETED				
Requiring noticing for demolition of houses	Research option and place on agenda for discussion			Yes
H40, H30 & SDB40 Architecturally Significant ordinance	Review with PZ options for architecturally significant ordinance for other zoning districts.	PZ discussion	Will discuss budget with the Town Manager	Discussed at December PZ. Board requested table with zoning of H40 & H30. Scheduled for discussion for January PZ
Sign-Definitions	Modify sign definitions for monument and sign area	Drafted code amendment		No-Action

Carports	Require improved surface on frame	Addressed in Code			September PZ	Yes
Provide summary on construction hours and noise ordinance	Place update on PZ agenda.				September PZ	Yes
Workforce housing update					September PZ	Yes
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 Colors	Discussion with the Planning & Zoning Board to determine if a color palette is appropriate for single family homes and what colors/criteria should be included	Place on future Planning and Zoning agenda for discussion	In contract		Will add to Joint Meeting with PZ/Commission.	Complete
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	COMPLETE

						cited safety concerns	
Sign/awning 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 setbacks in the H120 district	No action necessary since Planning and Zoning Board currently reviewing setbacks 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	Yes	
Landscaping in front of converted garage	Determine if landscaping planter is sufficient versus requiring landscaping.	Reviewed code and determined that planter is only	In-contract	No further modification necessary			

			permitted in cases where the driveway would be too short. Draft code amendment	In contract	Discussed at March meeting.	Commission 1st reading in May. PZ in May
Sheds		Modify ordinance to increase square footage, but reduce height and add landscape requirements.				