



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

January 25, 2018 – 6:00 p.m.

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

Rule 7.05 Decorum. Any person making impertinent or slanderous remarks or who becomes boisterous while addressing the commission shall be barred from further appearance before the commission by the presiding officer, unless permission to continue or again address the commission is granted by the majority vote of the commission members present. No clapping, applauding, heckling or verbal outbursts in support or opposition to a speaker or his or her remarks shall be permitted. Signs or placards may be disallowed in the commission chamber by the presiding officer. Persons exiting the commission chambers shall do so quietly.

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 – December 7, 2017

3. Design Review Board Applications:

- A. 900 90th Street** – The applicant is requesting to convert their garage to approximately 276 square feet of additional living space.
- B. 228 89th Street** – The applicant is requesting one (1) external illuminated monument sign for existing Casa de Jesus Church.
- C. 9149 Byron Avenue** – The applicant is requesting replacing their existing asphalt shingle roof with new asphalt shingles.
- D. 9471 Harding Avenue** – The applicant is requesting one (1) illuminated wall sign for the Lemel Medical Spa. In addition, the applicant is requesting two (2) Permanent Window Signs.

- E. **9433 Harding Avenue** - The applicant is proposing to replace two (2) existing awnings with two (2) new vinyl awnings.
- F. **8950 Irving Avenue** – The applicant is requesting to build a 3,684 square foot two-story new home.
- G. **9181 Carlyle Avenue** – The applicant is requesting to build a 3,300 square foot two-story new home.

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 II 9133-9149 Collins Avenue Site Plan-& Conditional Use**

5. Adjournment

PLANNING & ZONING BOARD

- 1. **Call to Order/Roll Call**
- 2. **Town Commission Liaison Report** – Commissioner Daniel Gielchinsky
- 3. **Sustainability Subcommittee Liaison Report** - Planning and Zoning Board Member
- 4. **Approval of Minutes – December 7, 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 II 9133-9149 Collins Avenue Site Plan-& Conditional Use**

6. Local Planning Agency Items

A. Roof Height Modification

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA AMENDING CHAPTER 90 “ZONING,” SECTION 90-2 “DEFINITIONS,” TO REVISE THE MEASUREMENT OF ROOF HEIGHT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

B. Freeboard Modification

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA AMENDING CHAPTER 42 “FLOODS”, SECTION 42-92 “SPECIFIC STANDARDS” TO ADDRESS LOWEST FLOOR ELEVATION REQUIREMENTS FOR SINGLE FAMILY RESIDENTIAL STRUCTURES; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

7. Discussion Items:

A. Discussion on Building Length

B. Amenities on the West Side of Collins Ave. Serving Buildings on the East Side of Collins Ave.

C. Update on Walkability

D. Future Agenda Items

E. March Planning & Zoning Meeting Date

8. 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**

December 7, 2017 – 6:00 p.m.

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

DESIGN REVIEW BOARD

1. Call to Order/Roll Call

Chair Lindsay Lecour called the meeting to order at 6:02 p.m.

Deputy Clerk Riera called the roll with the following members present: Chair Lindsay Lecour, Vice Chair Judith Frankel, Board Member Jorge Gutierrez, Board Member William Fleck, Board Member Brian Roller, and Board Member Jorge Garcia. Board Member Peter Glynn was absent. Chair Lecour introduced new Board member Jorge Garcia.

Town Planner Sinatra spoke briefly on Item 4A and requested to hear the item next on the agenda.

Commissioner Gielchinsky arrived at 6:03 p.m.

2. Approval of Minutes – October 26, 2017

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

3. Design Review Board Applications:

A. 9072 Carlyle Avenue – Fence - The applicant is requesting fencing in the front yard. A 4.0-foot-high aluminum rail fence is proposed. Town Planner Sinatra presented the item.

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

B. 1000 90th Street – Shingle Roof - The applicant is requesting replacing their existing asphalt shingle roof with new asphalt shingles. Town Planner Sinatra presented the item. The Board discussed the item and presented their views. Town Planner Sinatra informed the Board that the owners were out of Town but the roofer was present to answer any questions.

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

C. 9541 Harding Avenue – Sign - The applicant is requesting one (1) illuminated wall sign for the Roni Shoes business.

Town Planner Sinatra presented the item.

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

1. Method of illumination for the proposed sign is not clear on the detail, but will be required to be added to the detail at Building Permit and light source must not be visible.
2. 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.
3. The wall face shall be reconditioned and painted as necessary.
4. No Electrical power or conduit shall be exposed.

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

D. 9538 Harding Avenue –Sign - The applicant is requesting one (1) illuminated wall sign for Green and Kahn P.L.

Town Planner Sinatra presented the item. The applicant spoke on the item and presented further details.

Board Member Roller made a motion to approve with the following conditions for review by the Town Planner:

1. Clarify the sign is less than 25 square feet and push-through lettering is provided.
2. Proposed sign shall be offset from the wall a minimum of one-quarter inch to a maximum of 2 inches.
3. The wall face shall be reconditioned and painted as necessary.
4. No electrical power or conduits shall be exposed.

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

E. 8855 Collins Avenue –Sign - The applicant is requesting one (1) illuminated monument sign for existing Champlain Towers East Condominium.

Town Planner Sinatra presented the item. Applicant Nelson Rodriguez spoke on the item and answered questions from the Board.

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

1. At time of building permit, landscaping is required to be supplied at the base of the sign.

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

F. 9481 Bay Drive – Addition - The applicant is requesting to add a 304.0 square foot addition on the rear of the house.

Town Planner Sinatra presented the item.

Vice Chair Frankel made a motion to approve with the following conditions:

1. The applicant shall submit materials and colors to verify if the proposed addition will be similar enough to the existing house with the building permit.

2. The applicant shall provide 10% wall openings per elevation.
3. The FFE of the addition will need to be confirmed with the Building Department at time of Building Permit.

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

G. 8858 Dickens Avenue – New home - The applicant is requesting to demolish the existing structure and build a 3,762-square foot two-story new structure. Town Planner Sinatra presented the item. Public Speaker Giles Prado who lives south of this property expressed some of his concerns. Town Planner Sinatra addressed Mr. Prado's concerns. The architect answered questions from the Board. Public speaker George Kousoulas spoke on the item.

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

1. The crown of road spot elevations will need to be verified at time of Building Permit application.
2. At Building Permit, a landscape plan needs to be submitted that meets the requirements of Section 90-95 for a new single-family home.
3. Provide color samples

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

Board Member Gutierrez made a motion to recess the Design Review Board Meeting to 7:00 p.m. since the advertising for item #3H were noticed for 7:00 p.m. The motion received a second from Board Member Fleck and all voted in favor.

The Design Review Board meeting resumed at 7:23 p.m. with all Board members present with the exception of Board member Glynn.

H. 8927 Byron Avenue – Renovation & Addition - The applicant is requesting to demolish a small portion of the existing house and substantially renovate and add a partial second floor. Town Planner Sinatra presented the item. The representative for the applicant spoke and responded to a neighbor's concern. He also addressed the issue of short-term rentals and read a letter from the owners who indicated they would be occupying the house.

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

1. At time of Building Permit, the crown of road spot elevation needs to be verified on the property survey.
2. At time of Building Permit, the FFE will need to be verified and approved by the Building Official.
3. Roof drainage run off shall be contained on site.

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

4. Quasi-Judicial Application:

A. Surf Club II 9133-9149 Collins Avenue Site Plan-& Conditional Use

The applicant asked for a one-month deferral on the item.

Board Member Gutierrez made a motion to defer the item to January 25, 2018 at 6:00 p.m. The motion received a second from Vice Chair Frankel which carried 6-0 on roll call vote.

5. Adjournment

There being no further business to come before the Design Review Board, Board Member Gutierrez made a motion to adjourn the meeting. The motion received a second from Board Member Roller and all voted in favor. The meeting adjourned at 7:38 p.m.

Accepted this _____ day of _____, 2018

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: January 25, 2018
Re: 900 90th Street – Garage Conversion

The property is located at 900 90th Street, within the H30B zoning. The applicant is requesting to convert their garage to approximately 276 square feet of 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	2 windows are proposed (1 on the front and 1 on the side).
Landscaping required along the base	Landscaping has not been provided. A condition of approval has been added.

Sec. 90-77 Off-street Parking Requirements

Required	Minimum Space Requirements	Proposed
Single-family	2 spaces	It is not clear on the Site Plan if the proposed driveway is wide enough to accommodate 2 parking spaces. A condition of approval has been added.

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. Landscaping shall be placed in front of the converted garage.
2. At Building Permit, plans must be submitted that include a driveway that meets the minimum requirements for 2 parking spaces (either 18' x 18' or 9' x 36').



MEMORANDUM

To: Design Review Board
 Thru: Guillermo Olmedillo, Town Manager
 From: Sarah Sinatra Gould, AICP, Town Planner
 CC: Lillian Arango, Town Attorney
 Date: January 25, 2018
 Re: 228 89th Street – Casa de Jesus sign

The subject property is located at 228 89th Street and is within the H30C zoning district. The applicant is requesting one (1) external illuminated monument sign for existing Casa de Jesus Church.

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 church name
Maximum Height	Max 5 feet in height	4-foot in height
Setback	5 feet from all property lines	5 feet of greater from all property lines



Landscaping	Required at base	None is shown
Illumination	Internally or externally illumination	Proposed sign utilize external spotlight LED illumination.

RECOMMENDATION

Applicant is proposing external illumination for the monument sign in the form of two (2) LED spotlights. It is recommended that the Board consider this illumination and decide if it meets the intend of the Code.

In addition, Staff recommends approval subject to the following condition:

1. At time of building permit, landscaping is required to be supplied at the base of the sign.



MEMORANDUM

To: Design Review Board
Thru: Guillermo Olmedillo, Town Manager
From: Sarah Sinatra Gould, AICP, Town Planner
CC: Lillian Arango, Town Attorney
Date: January 25, 2018
Re: 9149 Bryon Avenue

The property located at 9149 Bryon Avenue is within the H30B zoning district. The applicant is requesting replacing their existing asphalt shingle roof with new asphalt shingles. A roof permit was issued in 1997 for an asphalt shingle roof. The applicant has recently submitted a permit application to re-roof with asphalt shingles.

Subject Property



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

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

Town of Surfside Zoning Code, Applicable Requirements

Sec. 90.50 Architecture and roof decks

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

Town of Surfside Design Guidelines, Applicable Requirements

Roof Materials, Types, and Slopes

Required	Proposed
Restricted materials for roofs are pre-determined in the Town's Building Code, which restricts roofing materials to: 1. Clay tile; 2. White concrete tile; 3. Solid color cement tile which color is impregnated with the same color intensity throughout, provided said color is first approved by the planning and zoning board; and 4. Metal.	Asphalt shingle, which is not consistent with the design guidelines.

Results

Although shingles are not a permitted roof material under the design guidelines, the zoning code permits an applicant to request approval of a different roof material by the Design Review Board if said material is approved by the Florida Building Code. Therefore, the applicant is requesting consideration by the Design Review Board to install asphalt shingles, which have been the same roof material since at least 1997.

View to the south (9141 Bryon Avenue)



View to the north (9157 Byron Avenue)



View to the west (9148 Byron Avenue)





MEMORANDUM

To: Design Review Board
 Thru: Guillermo Olmedillo, Town Manager
 From: Sarah Sinatra Gould, AICP, Town Planner
 CC: Lillian Arango, Town Attorney
 Date: January 25, 2018
 Re: 9471 Harding Avenue – Lemel Spa

The subject property is located at 9471 Harding Avenue and is within the SD-B40 zoning district. The applicant is requesting one (1) illuminated wall sign for the Lemel Medical Spa. The applicant is proposing an Reverse Channel Sign. In addition, the applicant is requesting two (2) Permanent 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	<u>Wall Sign</u> 25 square feet <u>Window Signs</u> 20 percent of the area of the glass window or door in which the sign is displayed.	<u>Wall Sign</u> 20.64 square feet <u>Window Signs</u> 1) 2.75 sq. ft. (7.6% of the area) 2) 15.35 sq. ft. (43.4% of sign area). Sign does not conform
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	<u>Wall Sign</u> Sign consists of the trade name and nature of business <u>Window Signs</u>



	4) Products sold on premises.	<p>1) Sign consists of the trade name and nature of business</p> <p>2) Sign consists of nature of business and services</p>
Prohibited word content	<p>Signs may not include the following:</p> <p>1) Phone numbers;</p> <p>2) Any reference to price, except as provided in regards to “window sign.”</p>	<p><u>Wall Sign</u> No phone number No reference to price</p> <p><u>Window Signs</u> No phone number No reference to price</p>
Location	<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><u>Wall Sign</u> Sign does not project over the sidewalk or street.</p> <p><u>Window Signs</u> Sign does not project over the sidewalk or street</p>
Illumination	<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><u>Wall Sign</u> Proposed sign utilize external LED illumination. One (1) LED inlay spotlight is proposed and is not visible from the street and is set on an automatic timer.</p> <p><u>Window Signs</u> Sign does not utilize illumination</p>
Permanent window sign	<p>Lettering shall not exceed eighth inches in height. Acceptable materials include painted gold leaf or silver leaf, silk-screened, cut or polished metal, cut or frosted vinyl, and etched glass.</p>	<p>Information on lettering sizes and material was not received.</p>



RECOMMENDATION

Staff recommends approval of the wall sign 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;

Staff recommends denial of the window signs:

- 1) Window sign #2 is more than 20% of the allowable window area and information of lettering size and material is not identified.



MEMORANDUM

To: Design Review Board
Thru: Guillermo Olmedillo, Town Manager
From: Sarah Sinatra Gould, AICP, Town Planner
CC: Lillian Arango, Town Attorney
Date: January 25, 2018
Re: 9433 Harding Avenue – Awning

The property is located at 9433 Harding Avenue, within the SD-B40 zoning district. The current business is T-Mobile. The applicant is proposing to replace two (2) existing awnings with two (2) new vinyl awnings. Currently there are three (3) similar awnings in a row for the building.



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

- Existing and proposed awning
- Applicable Zoning Code regulations, along with the results of the review
- Staff Recommendation



STANDARDS / RESULTS

Town of Surfside Zoning Code, Applicable Requirements

Sec. 90.2 Definitions

Definition	Permitted	Proposed
Awning	A detachable, roof like cloth cover, supported from the walls of a building for protection from the sun or weather	Cloth (vinyl) cover for existing structure that is supported from the walls of the building.

Sec. 90-49.2 Awnings and canopies.

a. Location/placement

Permitted	Proposed
Awnings and canopies shall have consistent height and depth subject to the size of the wall opening which, the awning or canopy is affixed.	Awning height and depth is consistent with wall opening.
Awnings and canopies shall remain consistent with architectural details and proportions harmonious with the overall building design and historic context.	Awnings are consistent with architectural details and harmonious with the overall building design and in the same location as the existing awning.
Awnings and canopies shall be consistent on multiple storefronts within a larger building.	Proposed awnings are not consistent with other storefronts within building. (existing 3 rd awning is different).
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.	The proposed awnings are each 16-feet 2-inches in length. There is a 6-inch break between the awnings.
Awnings shall be attached to the building facades and shall not be supported by vertical elements within the right-of-way.	Awnings are attached to the building facade and are not supported by vertical elements within the right-of-way.
Awnings shall have a pedestrian scale and be placed so as to provide weather protection.	Awnings have a pedestrian scale and provide weather protection.
Awnings shall be an enhancement to the building facade and shall be proportional with and complimentary to nearby buildings and awnings.	Proposed awnings are consistent with the building design and nearby awnings.
Awnings shall be mounted in locations that respect the design of the building and do not	Proposed locations of the awnings do not obscure ornamental features over



obscure ornamental features over storefronts (i.e. rooflines, arches, materials, banding).	storefronts and are in the same location as the existing awnings.
Awnings shall project a minimum of three feet and a maximum six feet over the sidewalk, not to exceed the width of the sidewalk.	Proposed awnings project 6-feet over the sidewalk and do not exceed the width of the sidewalk.

b. Appearance

Permitted	Proposed
Awnings shall be fabric or metal. Plastic and vinyl awnings are prohibited, except for First Grade vinyl awnings, subject to approval by the design review board.	A vinyl awning is proposed. The applicant is not able to verify if it is First Grade vinyl. There is an 8 year warranty that is supplied by the manufacturer. Use of vinyl is subject to approval by the design review board.
Awnings shall be solid colors rather than patterned.	Proposed awning is solid magenta color that is digitally printed on white vinyl.
If an awning valance is proposed, it shall be straight rather than curved, except for special architectural elements to be compatible with historic building styles.	Awning valance is straight.
Awning colors shall enhance and complement the building and adjacent awnings, rather than overwhelm the building scheme. Colors shall not call more attention to the awning than the building.	Awning color is not consistent throughout building (existing 3 rd awning on building is brown).
Lighting associated with awnings and canopies shall be prohibited, except lighting approved by the design review board which is attached underneath the awning and intended to provide pedestrian lighting.	No lighting is proposed.
Signage, graphics and lettering shall be prohibited on canopies and awnings.	No signage, graphics and lettering is proposed.

RECOMMENDATION

Staff recommends the Board consider the awning material proposed by the applicant and decide if the intent of the Code is being met.



MEMORANDUM

To: Design Review Board

Thru: Guillermo Olmedillo, Town Manager

From: Sarah Sinatra Gould, AICP, Town Planner

CC: Lillian Arango, Town Attorney

Date: January 25, 2018

Re: 8950 Irving Avenue – New Home

The property is located at 8950 Irving Avenue, within the H30A zoning. The applicant is requesting to build a 3,684 square foot two-story new home. The plans include new driveway and carport, walkways and a swimming pool.

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 Guideline standards, along with the results of the review
- Staff Recommendation

STANDARDS / RESULTS

Town of Surfside Zoning Code, Applicable Requirements

Sec. 90.43 Maximum building heights

Height	Required Maximum	Proposed
H30A	30 feet	33.4 feet - to top of roof 30.0 feet - top of beam

Sec. 90-45. Setbacks

<i>H30A UPPER STORY FLOOR AREA IS 65% to 80% OF FIRST STORY FLOOR AREA</i>	Required	Proposed 80.0%
<i>Maximum Lot Coverage</i>	40%	27.0%
FIRST STORY (Up to 15 feet in Height)		
Primary Frontage	Minimum 20 feet	22.5 feet
Interior side (lots equal to or less than 50 feet in width)	Minimum 5 feet	North side 5.00 feet South side 5.00 feet
Rear	Minimum 20 feet	32.6 feet

UPPER STORY		
Primary frontage	Minimum 20 feet /Average 30 feet	Minimum 22.5 feet / Average 32.17 feet
Interior side (Wall length is greater than 20% of the lot depth)	Minimum 5 feet / Average 10 feet	North side: Min. 8 feet /Ave. 10 feet South side: 23.0 feet
Rear	Minimum 20 feet / Average n/a	32.6 feet

Sec. 90.49 Lot standards

Lot Standards H30A	Required	Proposed
Minimum Lot width	50 feet	50 feet
Minimum lot area	8,000 feet	7,500 square feet
Maximum lot coverage	40%	27.0%
Pervious area	35% (minimum)	61.0%

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 proposed two-story structure is a unique design and different then adjacent homes. A pitched roof and a flat roof are proposed which adds to the variation of the style of the home. Steps and a small porch are utilizes to articulate the front façade and entryway.
Wall openings	10% for all elevations	The proposed structure includes windows and doors on each elevation. 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 same color intensity throughout, provided said color if granted approval by the Design Review Board; (d)Architecturally embellished	A standing seam metal roof and a flat roof are proposed which require approval by the Design Review Board

	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.	
--	--	--

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

Paving Yards	Required	Proposed
Front setback permeability	50% minimum	50%
Front yard landscaped	30% minimum	> 30%
Rear yard landscaped	20% minimum	> 20%
Number of Curb Cuts	One minimum	One
Curb Cut side set back	5 feet minimum	12.75 feet
Curb cut width	12 feet width maximum for each	12.92 feet
Driveway Materials	Limited to the following 1. Pavers 2. Color and texture treated concrete, including stamped concrete 3. Painted concrete shall not be permitted. 4. Asphalt shall not be permitted.	Information not provided, to be verified at Building Permit.

Sec. 90-77 Off-Street Parking Requirements

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

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

Required	Required	Proposed
Street trees shall be required at one shade tree/palm tree per 20 linear feet of street frontage thereof along all public or private street right-of-ways in all zoning districts.	2 trees	2 trees

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

Required	Required	Proposed
A minimum of five trees of two different species and 25 shrubs shall be planted per lot.	5 trees, 25 shrubs	> 5 trees and > 25 shrubs are proposed

Town of Surfside Adopted Residential Design Guidelines

Building Massing

Required	Proposed
Building forms should be varied enough to	Consistent

avoid monotony and to avoid pyramidal massing and should be compatible with surrounding houses.	
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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 the same over all parts of a single building.	Consistent
Restricted materials for roofs are pre-determined in the Town's Building Code, which restricts roofing materials to: 1. Clay tile; 2. White concrete tile; 3. Solid color cement tile which color is impregnated with the same color intensity throughout, provided said color is first approved by the planning and zoning board; and 4. Metal.	A standing seam metal roof and a flat roof are proposed which require approval by the Design Review Board

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 subject to the following condition:

1. Ordinance on roof height must be approved by Building Permit.
2. At time of Building Permit, submit a Landscape Plan that meets the requirements of Town Code Section 90-95.
3. Driveway material to be verified at Building Permit.



MEMORANDUM

To: Design Review Board

Thru: Guillermo Olmedillo, Town Manager

From: Sarah Sinatra Gould, AICP, Town Planner

CC: Lillian Arango, Town Attorney

Date: January 25, 2018

Re: 9181 Carlyle Avenue – New Home

The property is located at 9181 Carlyle Avenue, within the H30B zoning. The applicant is requesting to build a 3,300 square foot two-story new home. The plans include new driveway and carport.

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 Guideline 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	27.33 feet

Sec. 90-45. Setbacks

H30B UPPER STORY FLOOR AREA IS 50% to 64% OF FIRST STORY FLOOR AREA	Required	Proposed 63.7%
Maximum Lot Coverage	40%	35.8%
FIRST STORY (Up to 15 feet in Height)		
Primary Frontage	Minimum 20 feet	20.0 feet
Interior side (lots equal to or less than 50 feet in width)	Minimum 5 feet	5.00 feet
Rear	Minimum 20 feet	20.0 feet

UPPER STORY		
Primary frontage	Minimum 20 feet/Average 25 feet	31.83 feet
Interior side (Wall length is greater than 25% of the lot depth)	Minimum 5 Feet/ Average 7.5 feet	North side - 7.5 feet South side – 7.83 feet
Rear	Minimum 20 feet/ Average n/a	20.0 feet

Sec. 90.49 Lot standards

Lot Standards H30B	Required	Proposed
Minimum Lot width	50 feet	50 feet
Minimum lot area	5,600 feet	5,632 square feet
Maximum lot coverage	40%	35.8%
Pervious area	35% (minimum)	52.9%

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 proposed two-story structure has a unique massing and each side of the house is different. The front entryway is articulated with a porch. A flat roof is proposed but it varies with the different massing of the building creating a unique structure.
Wall openings	10% for all elevations	The proposed structure includes windows and doors on each elevation. 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 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	A flat roof is proposed which requires approval by the Design Review Board.

	approved roof material(s) if granted approval by the Design Review Board.	
--	---	--

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

Paving Yards	Required	Proposed
Front setback permeability	50% minimum	> 50%
Front yard landscaped	30% minimum	> 30%
Rear yard landscaped	20% minimum	> 20%
Number of Curb Cuts	One minimum	One
Curb Cut side set back	5 feet minimum	5 feet
Curb cut width	12 feet width maximum for each	18.0 feet
Driveway Materials	Limited to the following 1. Pavers 2. Color and texture treated concrete, including stamped concrete 3. Painted concrete shall not be permitted. 4. Asphalt shall not be permitted.	Brick Paver Blocks with river stone at 6" gap

Sec. 90-77 Off-Street Parking Requirements

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

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

Required	Required	Proposed
Street trees shall be required at one shade tree/palm tree per 20 linear feet of street frontage thereof along all public or private street right-of-ways in all zoning districts.	2 trees	2 trees (Note: trees not to be in R.O.W.)

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

Required	Required	Proposed
A minimum of five trees of two different species and 25 shrubs shall be planted per lot.	5 trees, 25 shrubs	5 trees and shrubs are proposed

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

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 subject to the following condition:

1. Add 1-foot to the structure for freeboard.
2. At time of Building Permit, submit a Landscape Plan that meets the requirements of Town Code Section 90-95.

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

THANK YOU.



Town of Surfside

Planning and Zoning Communication

Agenda Date: January 25, 2018

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. Office of Historic Preservation Staff Report
4. Conditional Use Report
5. Application and Letter of Intent
6. 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 a 12 story tower located at 9133-9149 Collins Avenue. The proposed tower will include 46 new condominium units and 31 hotel rooms. The applicant is also proposing to renovate a historic structure known as Seaway Villas and incorporate the building into the site plan. The Seaway Villas portion of the property will include two additional dwelling units as well as a lounge and restaurant. The total number of condominium units will be 48.

The initial site plan application was submitted on August 12, 2015. The original application included 54 condominium units with no hotel component and was proposed to be an 11 story, 120 foot high building. 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. Comments were provided to the applicant at this meeting and the applicant revised the site plan. A second DRG meeting was held on April 18, 2016. 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 Planning and Zoning Board heard the application on August 26, 2016 where it was unanimously recommended for approval.

Since that time, the applicant has added one floor to provide a 12 story building; however the height of 120 feet remains the same as the original application. The applicant also, through coordination with the Historic Preservation Board, is proposing to setback the existing façade to provide a drop off area and landscaping. The remainder of the changes affects the interior uses, which added 31 hotel rooms, reduced the historic structure's units from 16 to two, added a 1,100 square foot restaurant and lounge to the historic structure and reduced the new condominium units from 54 to 46.

The Development Impact Committee (DIC) met in an open, advertised, televised session on July 27, 2016 and again on September 27, 2017 to discuss this application. The applicant prepared an analysis of other Miami-Dade jurisdictions impact fees. The results of that analysis equaled an estimated fee of \$165,000, if the Town had impact fees. The applicant indicated they understood they are selling premium units and therefore would proffer more than \$165,000. The total proposed voluntary contribution by the applicant is \$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 46 new condominium units and 31 hotel rooms. 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 the renovations will result in two units on this portion of the site. The project requires no variances from Town Code requirements and with the demolition of the Surf Club apartments, renovation of Seaway Villas, the 12 story tower the total number of condominium units proposed is 48 units and 31 hotel rooms. The prior site contained 58 units.

The proposed project replaces 60,641 square feet of residential, known as the Surf Club apartments, with 302,000 square feet of condominium and hotel units. The Seaway building is not included in this calculation as the square footage is being slightly reduced, but the building will remain.

It should be noted that this application was submitted prior to the code modification that required setbacks to be 10% of the frontage of the site. However, the applicant is providing setbacks for the proposed building that meet or exceed this requirement.

MIAMI DADE HISTORIC PRESERVATION BOARD

The Miami-Dade Historic Preservation Board heard the site plan application for the Surf Club II, including the Seaway Villas on September 21, 2016 and again on May 17, 2017. 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. The conditions imposed by the Miami-Dade Historic Preservation Board shall be incorporated by reference 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.

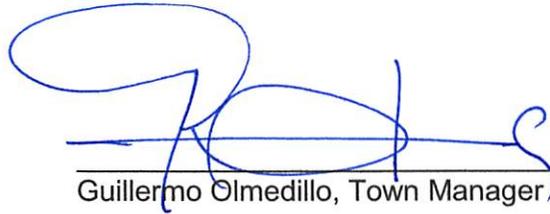
Budget Impact: The applicant is proposing a \$250,000, voluntary proffer to mitigate off-site impacts resulting from the project.

Growth Impact: The project includes 46 new condominium units and two renovated units for a total of 48 condominium units as well as 31 hotel rooms. The existing site has 58 units, resulting in a total of 10 more units than exist on site as well as 31 new hotel units. However, the property has a maximum density permitted of 199 units. Therefore, the traffic impacts are accounted for within the Comprehensive Plan. Other impacts could be offset by the voluntary proffer.

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	46 new dwelling units 2 existing dwelling units (historic building renovation) 31 hotel rooms TOTAL PROPOSED: 48 condominium units, 31 hotel rooms
Number of parking spaces	TOTAL Provided: 127 spaces TOTAL Required: 127 spaces

ZONING CODE, APPLICABLE REQUIREMENTS

Sec. 90.42

Minimum Unit Sizes	Minimum Required	Proposed	Number of Units
One-bedroom	800 square feet	1,100 square feet	31
Two-bedroom	950 square feet	1,300 square feet	4
Three-bedroom	1150 square feet	2,300 square feet	10
Four-bedroom	N/A	3,500 square feet	3
Total			48

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.

Sec. 90.45(b)

Setbacks	Minimum Required		Proposed
H120	Front (Collins Avenue)	40 feet	42 feet, new building. 26 feet 9 inches, historic building
	Rear (Beach)	30feet	134 feet 9 inches
	Setback from platted bulkhead line	20 feet	21 feet 8 inches
	Side (south)	20 feet	25 feet
	Side (north)	10 feet	71 feet 8 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 area	20%	46.6%

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 31- 1 bedroom) = 46.5 spaces (2.0 X 14- 2-3 bedroom) = 28 spaces (2.25 X 3- 4 bedroom) = 6.75 spaces Restaurant 1,100/100 = 11 spaces Hotel – 1 x 31 = 31 Total required: 124 Spaces	Total provided: 127 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

The Development Impact Committee (DIC)* met again on September 27, 2017 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
 Randy Stokes, Public Works Director
 Kathy Mehaffey, Town Attorney's Office
 Sarah Sinatra Gould, Town Planner
 David Allen, Police Chief
 Duncan Tavares, Assistant Town Manager
 Ross Prieto, Building Official
 Bill Tesauro, Landscape
 Eric Czerniejewski, Traffic Engineer

Applicant Attendees:
 Joe Benton, Fort Capital
 Mathieu Picard, Kobi Karp Architects
 Jason Nunez, Fernando Wong
 Maurizio Bravo, Kobi Karp Architects
 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.

OFFICE OF HISTORIC PRESERVATION STAFF REPORT

May 18, 2017

Seaway Condo Acquisitions LLC
176 NE 43 Street
Miami, FL 33137

RE: Seaway Villas, 9149 Collins Avenue, Surfside, Special COA #2017-09-S

Dear Property Owner:

On May 17, 2017, the Miami-Dade County Historic Preservation Board held a public hearing to review the Special Certificate of Appropriateness, COA #2017-09-S, for the restoration and redevelopment of Seaway Villas. The Board unanimously voted to approve the application, with the following conditions:

1. The owner shall submit a revised planting plan to staff that does not obscure the Collins Avenue façade. Staff shall provide an administrative review of the revised plan prior to construction.
2. The owner shall reconstruct the missing arched chimney cap.
3. New paving in the courtyard shall be an oolitic limestone that matches the character and color of the existing limestone.
4. The owner shall provide information on the paving material proposed for the vehicular drop-off area between Collins Avenue and the structure. Staff shall provide an administrative review of the proposed material prior to installation.
5. The open-air entry/lobby area of the building shall retain its existing terracotta-colored tile.
6. The proposed awnings for the third-story open-air terraces shall be a dark, solid color with white scallop detail edging, as documented in historic period photos. Staff shall provide an administrative review of the proposed awnings prior to installation.
7. The owner shall submit requests for COA amendments if any changes or alterations from what has been presented in this application are proposed at any time through project completion. Staff shall provide administrative reviews of any such amendment requests prior to the construction of any such proposed revision.

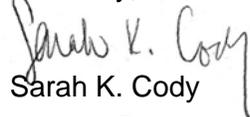
8. If the intent to relocate the three-story, Collins Avenue-fronting portion of the building eastward by 13 feet is altered from what was presented in this application, due to any reason, the applicant shall reappear before this Board with a request to amend the COA approval.
9. The project shall include a public space to interpret, or “tell the story,” of the history of Seaway Villas, particularly its context in the early history of Surfside.

The fee for the Special COA hearing is \$150. Please remit payment to the Office of Historic Preservation as soon as possible. Make the check payable to Regulatory and Economic Resources; in the memo line of the check, write HP25. Also please include a phone number on the check.

Please note that COA approval is valid for one year. If the approved scope of work has not begun within one year of the approval date, the applicant must contact the Office of Historic Preservation to request an extension. Additionally, approval of this application does not constitute approval or assurance that the proposed development satisfies applicable planning, zoning, subdivision, building, or other development regulations.

Please do not hesitate to contact our office with any questions.

Sincerely,



Sarah K. Cody

Historic Preservation Planner
Miami-Dade County

Cc: Mr. Joseph Benton, Fort Partners
Ms. Sarah Sinatra Gould, Town Planner, Town of Surfside
Mr. Ross Prieto, Building Official, Town of Surfside



RECEIVED
 FEB 28 2017
 MIAMI-DADE COUNTY
 OFFICE OF HISTORIC PRESERVATION

APPROVED
 MAY 17 2017
 Miami Dade County
 Office of Historic Preservation
 Authorized Signature *[Signature]*

OFFICE OF HISTORIC PRESERVATION
 111 NW 1st STREET, MAILBOX 114
 MIAMI, FL 33128
 (305) 375-4958

APPLICATION FOR A

CERTIFICATE OF APPROPRIATENESS (COA)

For Historically Designated Properties, or Properties within Historic Districts

I. PROPERTY INFORMATION INFORMACIÓN DE LA PROPIEDAD

ADDRESS 9149 Collins Avenue **CITY** Surfside **ZIP** 33154
 (Dirección) (Ciudad) (Zip)

SITE DESIGNATION NAME (if applicable) Seaway Villas
 (Nombre del Edificio)

DISTRICT NAME (if applicable)
 (Nombre del Distrito)

FOLIO NUMBER 14-2235-015-0001
 (Numero de Folio)

II. APPLICANT INFORMATION INFORMACIÓN DEL SOLICITANTE

NAME OF OWNER Seaway Condo Acquisition LLC **PHONE** (teléfono) 305-571-8228
 (Nombre de Dueño)

ADDRESS 176 NE 43rd St. Miami 33137 **EMAIL**
 (Dirección) (correo electrónico)

NAME OF APPLICANT (if other than owner) Attn: Joseph Benton
 (Nombre del Solicitante)

CONTACT PHONE 786-214-1344 **EMAIL** joe@fortpartners.com
 (Teléfono)

APPLICANT IS: **OWNER** **RENTER/LEASEE** **CONTRACTOR** **LEGAL AGENT**
 (Solicitante es:) (Dueño) (Inquilino) (Contratista) (Representante legal)

FOR OFFICE USE ONLY
 Solamente por uso de oficina

APPLICATION# 2017-09-S **DATE RECEIVED** 2/20/17 **STAFF INITIALS** SKC
 ("R" for Regular, "S" for Special)

APPROVED **APPROVAL DATE** 5/17/17
 DENIED

APPROVED WITH CONDITIONS **BOARD DATE** 3/15/17 5/17/17
 (see attached conditions sheet)



III. PROJECT TYPE TIPO DE PROYECTO

PLEASE CHECK ALL THAT APPLY:

(Por favor marque todos que aplican)

- | | |
|---|--|
| <input checked="" type="checkbox"/> New Construction <i>(construcción nueva)</i> | <input checked="" type="checkbox"/> Paint <i>(pintura)</i> |
| <input checked="" type="checkbox"/> Restoration/Rehabilitation <i>(restauración)</i> | <input checked="" type="checkbox"/> Repairing Existing <i>(reparación)</i> |
| <input checked="" type="checkbox"/> Relocation/Moving a Structure <i>(traslado)</i> | <input checked="" type="checkbox"/> Landscaping <i>(areas verdes)</i> |
| <input checked="" type="checkbox"/> Demolition <i>(demolición)</i> | <input type="checkbox"/> Interior Work Only
<i>(Únicamente el interior)</i> |
| <input checked="" type="checkbox"/> Excavation/
Ground Disturbing Activities <i>(excavación)</i> | |

IV. PROJECT DESCRIPTION DESCRIPCIÓN DE PROYECTO

Please describe in detail the proposed project, including any new construction, demolition, the removal or replacement of existing materials, and all other proposed changes to the current structure. Attach an additional sheet if necessary.

Por favor describa el proyecto en detalle. Adjuntar pagina adicional si es necesario. Por favor describir el proyecto en ingles.

Selective demolition of south building wing to accomodate connection to new hotel/residential 12-story building. Movement of 3-story building section on Collins Avenue to the east by 13-feet to achieve set-back closer to compliance with Town zoning code. Remove non-original additions at third floor terraces. Construct wood terrace at east end of building. Remodel courtyard hardscape/landscape. Modify select window/door openings at west side of north wing to provide access to a café which will provide public food/beverage service and will activate the courtyard.

CHECK ANY STRUCTURAL SYSTEMS OR ELEMENTS THAT WILL BE AFFECTED BY THIS PROJECT:

Marque el sistema estructural o componente que sera afectado por este proyecto:

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> Roof
<i>(techo)</i> | <input checked="" type="checkbox"/> Foundation
<i>(cimiento)</i> | <input checked="" type="checkbox"/> Steps or Stairways
<i>(escaleras)</i> |
| <input checked="" type="checkbox"/> Windows
<i>(ventanas)</i> | <input type="checkbox"/> Porches or Porte Cochère
<i>(portal ó porche)</i> | <input checked="" type="checkbox"/> Painting/Finishes
<i>(pintura/acabado)</i> |
| <input checked="" type="checkbox"/> Doors
<i>(puertas)</i> | <input checked="" type="checkbox"/> Siding/Stucco/Façade Work
<i>(entablado de exteriores)</i> | <input checked="" type="checkbox"/> Walls/Structural
<i>(pared ó estructura)</i> |

V. CHECKLIST OF REQUIRED ATTACHMENTS

ALL APPLICATIONS MUST INCLUDE AT LEAST ONE COLOR PHOTO OF THE BUILDING

PAINTING YOUR BUILDING

- Color photos of each side of the building to be painted
- Paint Samples of the colors you wish to use (please indicate trim, wall, and accent colors)

FENCING, WALLS, NEW POOL, DRIVEWAYS, or LANDSCAPING

- Site plan showing exact location(s) of fence, wall, pool, driveway, or proposed landscaping
- Elevation drawings of fence, including height dimensions and material
- Color photographs of the proposed location for the fence, pool, driveway, or landscaping
- Description of landscaping, including type and placement (if applicable)

WINDOWS or DOORS

- A color photograph of each side of the house
- Existing elevations, which show the window placement, configuration, and material.
- Proposed elevations, which show the new window placement, style of window, and material, and include all proposed muntins, if any
- Manufacturer's brochure or a catalog picture of the requested window or door, and NOA

NEW ROOF

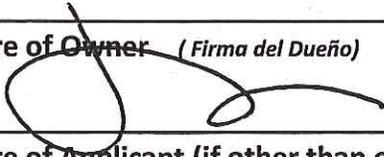
- Color photos of the front of the building and existing roof
- Manufacturer's brochure of requested roof showing color and material and NOA

RENOVATIONS/ADDITIONS or NEW CONSTRUCTION

- Color photos of each side of the building
- Site plan
- Landscape plan, including documentation of any proposed tree removal (if applicable)
- Elevations of all affected facades showing Existing Conditions (11"x17" set of plans)
- Elevations of all affected facades with Proposed Alterations or Additions (11"x17" set)
- Floor Plans
- Manufacturer's brochure or catalog pictures of any new or replacement materials being used in project

VI. OWNER ATTESTATION

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

Signature of Owner (Firma del Dueño) Date (Fecha)
 JOSEPH BENTON 2/27/17

Signature of Applicant (if other than owner) (Firma del Solicitante) Date (Fecha)

CONDITIONAL USE REPORT

CONDITIONAL USE

Section 90-23 of the zoning code provides standards of review for Conditional Uses. Conditional Uses are generally compatible with the other land uses permitted in a zoning district but, because of their unique characteristics or potential impacts on the surrounding neighborhood and the Town as a whole, require individual review as to their location, design, configuration, and/or operation for the particular use at the particular location proposed, as well as the imposition of individualized conditions in order to ensure that the use is compatible with the surrounding neighborhoods and appropriate at a particular location.

In addition to the standards set forth in this zoning code for the particular use, all proposed Conditional Uses shall meet each of the following standards. The responses to the criteria are in italics below:

- (1) The proposed use shall be consistent with the Comprehensive Plan and the Zoning Code;

The proposed uses, which include a hotel swimming pools and outdoor dining are consistent with the Comprehensive Plan and the Zoning Code. These uses are customary for a hotel use, which is permitted in the H120 zoning districts. The proposed hotel swimming pools consist of four rooftop pools and five ground level pools at the rear of the property. Setbacks as per code are proposed to limit the visual impact of the pool decks. The setbacks will be around the entire perimeter of the deck. The outdoor dining is proposed within the courtyard of the historic building. This concept is supported by the Historic Preservation staff as a means to activate the historic building.

- (2) The establishment, maintenance or operation of the proposed use shall not be detrimental to or endanger the public health, safety, or general welfare;

The restaurant will be located within the courtyard of the historic building and is not detrimental to the public. The pools allow for safe, pedestrian circulation and will not impact the public.

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

The Miami-Dade Historic Preservation Board was presented the proposed site plan at their May 17, 2017 meeting. Please see Historic Preservation Board report attached. The proposed renovations and restaurant at the Seaway portion of the site are supported by the Board. The swimming pools are consistent with the character of the zoning district and neighboring properties.

- (4) Adequate provisions shall be included for safe traffic movement, both vehicular and pedestrian, both internal to the use and in the area which will serve the use;

The proposed renovations to the Seaway building include setting the building back from the original position to allow for a driveway. This results in a safer situation than the existing condition.

- (5) Adequate measures exist including landscaping or other buffering measures or shall be taken to mitigate any adverse effects of noise, light or other potential nuisances; and

The restaurant is located in a courtyard, buffered by the north and south portions of the Seaway building. The swimming pools are at the rear and on the south side, adjacent to the Surf Club property; however they have substantial setbacks as well as landscaping to mitigate any noise.

- (6) The establishment of the Conditional Use shall not impede the development of surrounding properties for uses permitted in the zoning district; and

The buildings are surrounded by existing uses; therefore the establishment of the Conditional Uses will not impede the development of permitted uses in surrounding properties. However, the proposed development adds value to the district and is not expected to restrict future development.

- (7) Any other condition imposed by the Design Review Board and/or the Development Impact Committee.

APPLICATION & LETTER OF INTENT

AUG11 15 04:41 PM

AUG 11 15 04:41 PM

TOWN OF SURFSIDE



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

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

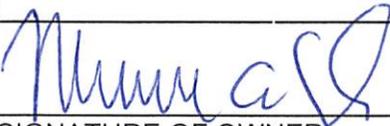
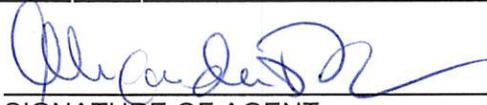
A complete submittal includes all items on the "Multifamily and Non-Residential Site-Plan Application Submission Checklist" document as well as completing this application in full. The owner and agent must sign the application with the appropriate supplemental documentation attached. Please print legibly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

Mmm G L

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.

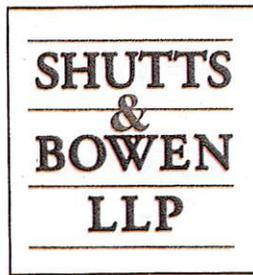
Please advise the name of the Representative who will attend the hearing on behalf of this application:

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.

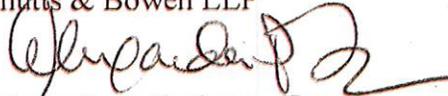
We also are requesting a flood waiver relating to the Seaway. The Seaway structure is below flood level. Elevating the structure to meet current flood level requirements would lead to the destruction of the historic building. Therefore, we are requesting a flood waiver in order to preserve the structure.

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

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**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
Michael KASHAN
Print Name

Signature
Nada green
Print Name

Affiant's Signature
Michael A. Conaghan
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

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.

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 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.

**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 Kasiraw
Print Name

Signature

Nada green
Print Name

Affiant's Signature

Michael A. Conaghan
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
Budget thru Budget Notary Services

Notary (Stamp/Seal)

Commission Expires: May 29, 2017

EXHIBIT "A"

LEGAL DESCRIPTION:

Lots 4 and 5, 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.

TOGETHER WITH that portion of land lying East of said Lots 4 and 5, 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; 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.

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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



ALEXANDER I. TACHMES, ESQ.
Shutts & Bowen LLP
200 South Biscayne Boulevard
Suite 4100
Miami, Florida 33131
DIRECT (305) 347-7341
FAX (305) 347-7754
EMAIL ATachmes@shutts.com

November 1, 2017

Town of Surfside
c/o Guillermo Olmedillo, Town Manager
9293 Harding Avenue
Surfside, Florida 33154

**RE: The Seaway Hotel and Residences – Site Plan Application
Revised Letter of Intent**

Dear Guillermo:

As you know, we represent The Surf Club Apartments, Inc. and The Seaway Villas Condominium Association, Inc. (collectively, the “Applicant”) in connection with the Applicant’s proposed site plan application to restore and renovate the historically significant portions of the existing Seaway structure and construct new improvements on the property located at 9133 and 9149 Collins Avenue (collectively, the “Property”). After the submission of our original site plan application, the development program was modified to address the demand for hotel units in the highly successful Four Seasons Surf Club project immediately to the south. While the exterior design and massing of the project remains the same, it will now consist of 48 residential units, 31 hotel units, and ancillary uses (collectively, the “Project”) compared to 54 residential units in the prior program. The modifications are reflected in the revised architectural plans prepared by Kobi Karp and submitted with the revised site plan application (collectively, the “Site Plan”).

Consistent with the Four Seasons Surf Club project, the Project will be extremely high-end. The Project is compatible with the surrounding areas in terms of massing and density. While the size of the Property permits the Applicant to develop approximately 235 units, the Applicant is proposing only 79 units, which is only marginally higher than the 59 residential units currently on the Property. The Project is also fully consistent with the High Density Residential/Tourist designation under the Town’s Comprehensive Plan and the H-120 Zoning District under the Town’s Zoning Code.

Town of Surfside
c/o Guillermo Olmedillo, Town Manager
November 1, 2017
Page 2

Since our original submission, the Applicant has obtained approval of the Project from the Miami-Dade County Historic Preservation Board (“HPB”). Specifically, the HPB unanimously approved a Special Certificate of Appropriateness for the Project on May 17, 2017. The Project will not only protect and enhance existing historic features, but also restore certain other original features that were altered over the years.

We look forward to working with you on this Project, and presenting it to the Town Commission. If you have any questions, please contact us. Thank you.

Sincerely,

Shutts & Bowen LLP



Alexander I. Tachmes, Esq.

cc: Ms. Sarah Sinatra Gould, AICP

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TOWN OF SURFSIDE
CONDITIONAL USE APPLICATION

Approval of such conditional use(s) shall only be granted where it has been clearly shown that the public health, safety, morals, and general welfare will not be adversely affected; that adequate off-street parking facilities, in accordance with this chapter, will be provided; and that necessary safeguards will be provided for the protection of surrounding property.

A complete submittal includes all items on the "Submission Checklist for Conditional Use Application" 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	305-347-7341
AGENT'S NAME	c/o Alexander I. Tachmes, Esq.
ADDRESS	Shutts & Bowen, LLP, 200 S. Biscayne Boulevard, Suite 4100, Miami, FL 33131
PHONE / FAX	305-347-7341
PROPERTY ADDRESS	9133 Collins Avenue and 9149 Collins Avenue, Surfside, FL 33154
ZONING CATEGORY	H-120
DESCRIPTION OF CONDITIONAL USE REQUESTED (please use separate sheet if necessary)	Hotel Swimming Pools and a Hotel Bar/Lounge, and Outdoor Dining Facilities; all pursuant to Section 90-41 of the Surfside Code of Ordinances.

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

<u>INTERNAL USE ONLY</u>	
Date Submitted	Project Number
Report Completed	Date
Comments	

SIGNATURE OF OWNER 10/10/17
 DATE

SIGNATURE OF AGENT 11/1/17
 DATE

SIGNATURE OF OWNER 10/10/17
 DATE

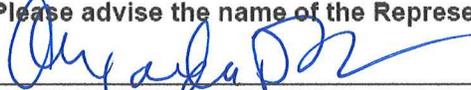


TOWN OF SURFSIDE
CONDITIONAL USE APPLICATION
PLANNING AND ZONING BOARD RULES AND PROCEDURES (JUNE 2002)

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	DATE



ALEXANDER I. TACHMES, ESQ.
Shutts & Bowen LLP
200 South Biscayne Boulevard
Suite 4100
Miami, Florida 33131
DIRECT (305) 347-7341
FAX (305) 347-7754
EMAIL ATachmes@shutts.com

November 1, 2017

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

Re: The Seaway Hotel and Residences – Conditional Use Application

Dear Guillermo:

Our clients, The Surf Club Apartments, Inc. and The Seaway Villas Condominium Association, Inc. (collectively, the “Applicant”), have filed a site plan application with the Town of Surfside (the “Town”) for restoration and renovation of the historically significant portions of the existing Seaway structure, and for the construction of new improvements on the property located at 9133 and 9149 Collins Avenue (collectively, the “Property”). The project will consist of 48 residential units, 31 hotel units, and ancillary uses, within an 12-story structure (collectively, the “Project”). The Project is more particularly shown on the architectural plans prepared by Kobi Karp and submitted with the site plan application (collectively, the “Site Plan”).

The Town Code provides that certain uses are considered “conditional uses” and require conditional use approval in accordance with the Code’s criteria. Hotel swimming pools, lounges and outdoor dining areas are all considered conditional uses. Accordingly, we hereby apply for conditional use approval for the following:

Hotel Swimming Pools: As shown on Sheet A3.01 of the Site Plan, the Project contains five (5) ground level swimming pools on the Property. There are also four (4) swimming pools on the rooftop as shown on Sheet A3.08 of the Site Plan. All of the aforementioned swimming pools are private pools utilized by residents only. However, because certain residential units may be rented in the future as part of a hotel program, we are requesting conditional use approval for all swimming pools on the Property in an abundance of caution to ensure technical compliance with the requirement in the future.

Hotel Lounge: The Project contains a hotel lounge located on the ground level within the northwest portion of the historic structure as shown on Sheet A3.01 of the Site Plan.

Outdoor Dining: The Project incorporates outdoor dining in the historic courtyard on the ground level and adjacent to the restaurant on the 3rd level terrace as shown on Sheet A.3.01 of the Site Plan.

As outlined below, the conditional uses proposed by the Applicant satisfy all of the review criteria in Section 90-23.2 of the Town’s Zoning Code (“Code”).

- (1) *The proposed use shall be consistent with the Comprehensive Plan and the Zoning Code:*

The requested conditional uses are all customary elements of a hotel and consistent with the Town’s Comprehensive Plan and the Code, including the High Density Residential/Tourist Future Land Use designation under the Comprehensive Plan and the H-120 Zoning District under the Code.

- (2) *The establishment, maintenance or operation of the proposed use shall not be detrimental to or endanger the public health, safety, or general welfare:*

As a result of careful planning and attention to detail in the design, the proposed conditional uses will not be detrimental to or endanger the public health, safety, or general welfare. As more fully addressed in the other criteria below, the form, spacing, height, setbacks and architecture were all considered in order to respect the neighborhood. Safe circulation of vehicles and pedestrians, including loading, was also carefully studied in the design. Finally, the placement of uses within the interior of the Project or adjacent to other similar uses will minimize any adverse effects on the neighborhood.

- (3) *The proposed use shall be compatible with the community character of the immediate neighborhood. In addition to compatibility there must be congruity between the subject development and neighboring improvements and surroundings including but not limited to form, spacing, heights, setbacks, materials, color, rhythm and pattern of architectural or aesthetic interest or value as well as with any overlays and other development schemes or legislation.*

The proposed conditional uses are compatible with the character of the immediate neighborhood. Consistent with the Surf Club project immediately to the south, the Project was designed to respect the neighboring improvements in terms of

form, spacing, height, setbacks and architectural design. While the size of the Property permits the Applicant to develop approximately 235 units, the Applicant is sensitive to the character of the community and is proposing only 79 units. The Project also will not require any setback variances and is completely contained within the allowable building envelope under the Code.

- (4) *Adequate provisions shall be included for parking and safe traffic movement, both vehicular and pedestrian, both internal to the use and in the area which will serve the use;*

Parking for the Project will be provided in an underground parking garage, and all parking will be valet only. To avoid congestion and prevent queuing, two drop-off areas are proposed; a south drop-off area will serve residents only, and a north drop-off will serve hotel guests and patrons, including patrons of the restaurant and lounge. A queuing analysis prepared by David Plummer & Associates was submitted with the Site Plan, which concluded no adverse issues with traffic movement. To avoid conflict with larger vehicles, the loading area is also safely located on the south side of the Property away from pedestrian circulation points.

- (5) *Adequate measures exist including landscaping or other buffering measures or shall be taken to mitigate any adverse effects of noise, light or other potential nuisances; and*

The Project has been designed to mitigate any adverse effects of noise, light or other potential nuisances. The active hotel uses are located interior to the Property or adjacent to other compatible uses. Specifically, the hotel lounge opens to the interior courtyard, and the primary swimming pool is located on the south side of the Property adjacent to another hotel, the Four Seasons Surf Club. Additionally, the Project includes lush landscaping that will create a natural sound and visibility buffer. As such, there will be minimal to no spillage of noise or light to the neighboring properties.

- (6) *The establishment of the conditional use shall not impede the development of surrounding properties for uses permitted in the zoning district; and*

As stated above, the conditional uses are consistent with the Town's Comprehensive Plan and the Code. The Project has also been designed to be compatible with the character of the immediate neighborhood and mitigate any adverse effects on the neighboring properties. As such, the Project will not

Town of Surfside
c/o Guillermo Olmedillo, Town Manager
November 1, 2017
Page 4

impede the development of surrounding properties for uses permitted in the zoning district.

(7) *Any other condition imposed by the design review board and/or the development impact committee.*

Not applicable.

We look forward to answering any questions you might have and to presenting our outstanding project to the Town in more detail. Thank you.

Sincerely,

SHUTTS & BOWEN LLP

A handwritten signature in blue ink, appearing to read 'ATachmes' with a flourish at the end.

Alexander I. Tachmes, Esq.

cc: Ms. Sarah Sinatra Gould, AICP

MIADOCS 15432231 1



TOWN OF SURFSIDE
CONDITIONAL USE APPLICATION

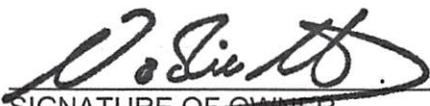
Approval of such conditional use(s) shall only be granted where it has been clearly shown that the public health, safety, morals, and general welfare will not be adversely affected; that adequate off-street parking facilities, in accordance with this chapter, will be provided; and that necessary safeguards will be provided for the protection of surrounding property.

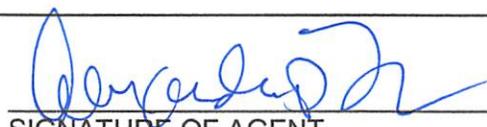
A complete submittal includes all items on the "Submission Checklist for Conditional Use Application" document as well as completing this application in full. The owner and agent must sign the application with the appropriate supplemental documentation attached. Please print legibly in ink or type on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

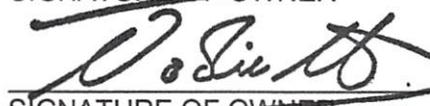
<u>PROJECT INFORMATION</u>	
OWNER'S NAME	The Surf Club Apartments, Inc. and The Seaway Villas Condominium Association, Inc.*
PHONE / FAX	305-347-7341
AGENT'S NAME	c/o Alexander I. Tachmes, Esq.
ADDRESS	Shutts & Bowen, LLP, 200 S. Biscayne Boulevard, Suite 4100, Miami, FL 33131
PHONE / FAX	305-347-7341
PROPERTY ADDRESS	9133 Collins Avenue and 9149 Collins Avenue, Surfside, FL 33154
ZONING CATEGORY	H-120
DESCRIPTION OF CONDITIONAL USE REQUESTED (please use separate sheet if necessary)	Hotel Swimming Pools and a Hotel Bar/Lounge, and Outdoor Dining Facilities; all pursuant to Section 90-41 of the Surfside Code of Ordinances.

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

<u>INTERNAL USE ONLY</u>	
Date Submitted	Project Number
Report Completed	Date
Comments	


SIGNATURE OF OWNER 10/10/17
DATE


SIGNATURE OF AGENT 11/1/17
DATE


SIGNATURE OF OWNER 10/10/17
DATE



TOWN OF SURFSIDE
CONDITIONAL USE 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:

[Handwritten signature]

NAME OF REPRESENTATIVE

6/1/17

DATE

PLANNING & ZONING BOARD

1. Call to Order/Roll Call

Chair Lindsay Lecour called the meeting to order at 6:42 p.m.

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

Town Planner Sinatra spoke briefly on Item 5A and that the applicant is asking for a deferral.

2. Town Commission Liaison Report – Commissioner Daniel Gielchinsky

Commissioner Gielchinsky welcomed new Board Member Garcia and thanked the Board for all their hard work. The Commissioner gave an update on items discussed at the Commission meeting and the parking lot bid received.

3. Sustainability Subcommittee Liaison Report - Planning and Zoning Board Member Board Member Roller provided a verbal report.

4. Approval of Minutes – October 26, 2017

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

5. Quasi-Judicial Application:

A. Surf Club II 9133-9149 Collins Avenue Site Plan-& Conditional Use

The applicant asked for a one-month deferral on the item.

Board Member Roller made a motion to defer the item to January 25, 2018 at 6:00 p.m. The motion received a second from Board Member Garcia and all voted in favor.

6. Local Planning Agency Items:

A. Ground-Affixed Letter or Number Signs

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA AMENDING THE TOWN OF SURFSIDE CODE OF ORDINANCES BY AMENDING ARTICLE VI “SIGNS” OF “CHAPTER 90 ZONING” OF THE TOWN OF SURFSIDE CODE OF ORDINANCES TO PROVIDE FOR GROUND-AFFIXED LETTER OR NUMBER SIGNS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR CONFLICTS AND PROVIDING FOR AN EFFECTIVE DATE.

Deputy Clerk Riera read the title of the ordinance. Town Planner Sinatra presented the item. The applicant gave a power point presentation. Vice Chair Frankel read into the record a letter from Commissioner Paul with her concern regarding lot size and the size of signs. Mr. Tachmes, representing the applicant, feels this should be addressed in a separate ordinance to apply to all signs. The Board had some discussion on the issue.

Vice Chair Frankel made a motion to recommend to the Town Commission with the conditions to revisit the setbacks and the percentage ratio to lot size. The motion received a second from Board Member Roller and all voted in favor on roll call vote.

At 7:23 p.m., Board Member Roller made a motion to recess Planning and Zoning meeting and return to the Design Review Board meeting. The motion received a second from Vice Chair Frankel and all voted in favor.

The Planning and Zoning Board meeting resumed at 7:38 p.m. with all members present with the exception of Board Member Glynn.

B. Roof Height Modification

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA AMENDING CHAPTER 90 “ZONING,” SECTION 90-2 “DEFINITIONS,” TO REVISE THE MEASUREMENT OF ROOF HEIGHT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

Deputy Clerk Riera read the title of the ordinance. Town Planner Sinatra presented the item and believes that it needs further review. Town Manager Olmedillo spoke on the item and gave an update. The Board discussed the item.

Vice Chair Frankel made a motion to defer the item to January 25, 2018 for the Local Planning and Zoning meeting. The motion received a second from Board Member Roller and all voted in favor.

C. Freeboard Modification

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA AMENDING CHAPTER 42 “FLOODS”, SECTION 42-92 “SPECIFIC STANDARDS” TO ADDRESS LOWEST FLOOR ELEVATION REQUIREMENTS FOR SINGLE FAMILY RESIDENTIAL STRUCTURES; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

Deputy Clerk Riera read the title of the ordinance. Town Planner Sinatra presented the item and asked for deferral. Chair Lecour recommended striking the basement clause.

Board Member Roller made a motion to defer the item to January 25, 2018 to the Local Planning and Zoning meeting. The motion received a second from Vice Chair Frankel and all voted in favor.

D. Ordinance Providing for Medical Marijuana Dispensaries and Imposing Restrictions for Pharmacies and Medical Marijuana Dispensaries

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA AMENDING THE TOWN OF SURFSIDE CODE OF ORDINANCES BY AMENDING SECTION 90-2, "DEFINITIONS"; AND BY AMENDING SECTION 90-41, "REGULATED USES", TO CHANGE THE LIST OF PERMITTED USES RELATED TO DRUG STORES AND MEDICAL MARIJUANA DISPENSARIES AND PROVIDE RELATED REGULATIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR CONFLICTS AND PROVIDING FOR AN EFFECTIVE DATE.

Deputy Clerk Riera read the title of the ordinance. Town Attorney Mehaffey presented the item. The Board discussed the item.

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

E. Local Planning Agency (LPA) Review of the Comprehensive Plan EAR-Based Amendments

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA AMENDING THE TOWN'S COMPREHENSIVE PLAN BY ADOPTING THE EVALUATION AND APPRAISAL BASED COMPREHENSIVE PLAN AMENDMENTS; AUTHORIZING TRANSMITTAL; PROVIDING FOR SEVERABILITY; CONFLICTS; AND FOR AN EFFECTIVE DATE.

Deputy Clerk Riera read the title of the ordinance. Town Planner Sinatra presented the item and reported on some proposed changes discussed by the Town Commission regarding density.

Public Speakers:

-Joel Simmonds representing the Grand Beach Hotel spoke on concerns they have regarding change in the density.

-Neisen Kasdin spoke on the item and was not in favor of this ordinance.

-Rabbi Zalman Lipkor spoke on the item

There was further discussion on the item.

Vice Chair Frankel made a motion to recommend approval of the proposed comp plan changes with the exception of density changes proposed in the future land use elements which require further study which therefore recommend deferral of first reading. The motion received a second from Board Member Roller and all voted in favor.

7. Discussion Items:

A. Walkability Update (verbal)

Town Manager Olmedillo provided a verbal update.

B. Future Agenda Items

Town Planner Sinatra commented that she would like to focus on the limitation on building length with H40 and H30 districts. She will try to place this on the next agenda.

8. Adjournment

There being no further business to come before the Planning and Zoning Board, Board Member Roller made a motion to adjourn the meeting. The motion received a second from Vice Chair Frankel and all voted in favor. Meeting adjourned at 9:28 p.m.

Accepted this ____ day of _____, 2018

Chair Lindsay Lecour

Attest:

Sandra Novoa, MMC
Town Clerk



Town of Surfside

Planning and Zoning Communication

Agenda Date: January 25, 2018

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. Office of Historic Preservation Staff Report
4. Conditional Use Report
5. Application and Letter of Intent
6. 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 a 12 story tower located at 9133-9149 Collins Avenue. The proposed tower will include 46 new condominium units and 31 hotel rooms. The applicant is also proposing to renovate a historic structure known as Seaway Villas and incorporate the building into the site plan. The Seaway Villas portion of the property will include two additional dwelling units as well as a lounge and restaurant. The total number of condominium units will be 48.

The initial site plan application was submitted on August 12, 2015. The original application included 54 condominium units with no hotel component and was proposed to be an 11 story, 120 foot high building. 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. Comments were provided to the applicant at this meeting and the applicant revised the site plan. A second DRG meeting was held on April 18, 2016. 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 Planning and Zoning Board heard the application on August 26, 2016 where it was unanimously recommended for approval.

Since that time, the applicant has added one floor to provide a 12 story building; however the height of 120 feet remains the same as the original application. The applicant also, through coordination with the Historic Preservation Board, is proposing to setback the existing façade to provide a drop off area and landscaping. The remainder of the changes affects the interior uses, which added 31 hotel rooms, reduced the historic structure's units from 16 to two, added a 1,100 square foot restaurant and lounge to the historic structure and reduced the new condominium units from 54 to 46.

The Development Impact Committee (DIC) met in an open, advertised, televised session on July 27, 2016 and again on September 27, 2017 to discuss this application. The applicant prepared an analysis of other Miami-Dade jurisdictions impact fees. The results of that analysis equaled an estimated fee of \$165,000, if the Town had impact fees. The applicant indicated they understood they are selling premium units and therefore would proffer more than \$165,000. The total proposed voluntary contribution by the applicant is \$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 46 new condominium units and 31 hotel rooms. 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 the renovations will result in two units on this portion of the site. The project requires no variances from Town Code requirements and with the demolition of the Surf Club apartments, renovation of Seaway Villas, the 12 story tower the total number of condominium units proposed is 48 units and 31 hotel rooms. The prior site contained 58 units.

The proposed project replaces 60,641 square feet of residential, known as the Surf Club apartments, with 302,000 square feet of condominium and hotel units. The Seaway building is not included in this calculation as the square footage is being slightly reduced, but the building will remain.

It should be noted that this application was submitted prior to the code modification that required setbacks to be 10% of the frontage of the site. However, the applicant is providing setbacks for the proposed building that meet or exceed this requirement.

MIAMI DADE HISTORIC PRESERVATION BOARD

The Miami-Dade Historic Preservation Board heard the site plan application for the Surf Club II, including the Seaway Villas on September 21, 2016 and again on May 17, 2017. 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. The conditions imposed by the Miami-Dade Historic Preservation Board shall be incorporated by reference 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 project includes 46 new condominium units and two renovated units for a total of 48 condominium units as well as 31 hotel rooms. The existing site has 58 units, resulting in a total of 10 more units than exist on site as well as 31 new hotel units. However, the property has a maximum density permitted of 199 units. Therefore, the traffic impacts are accounted for within the Comprehensive Plan. Other impacts could be offset by the voluntary proffer.

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	46 new dwelling units 2 existing dwelling units (historic building renovation) 31 hotel rooms TOTAL PROPOSED: 48 condominium units, 31 hotel rooms
Number of parking spaces	TOTAL Provided: 127 spaces TOTAL Required: 127 spaces

ZONING CODE, APPLICABLE REQUIREMENTS

Sec. 90.42

Minimum Unit Sizes	Minimum Required	Proposed	Number of Units
One-bedroom	800 square feet	1,100 square feet	31
Two-bedroom	950 square feet	1,300 square feet	4
Three-bedroom	1150 square feet	2,300 square feet	10
Four-bedroom	N/A	3,500 square feet	3
Total			48

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.

Sec. 90.45(b)

Setbacks	Minimum Required		Proposed
H120	Front (Collins Avenue)	40 feet	42 feet, new building. 26 feet 9 inches, historic building
	Rear (Beach)	30feet	134 feet 9 inches
	Setback from platted bulkhead line	20 feet	21 feet 8 inches
	Side (south)	20 feet	25 feet
	Side (north)	10 feet	71 feet 8 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 area	20%	46.6%

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 31- 1 bedroom) = 46.5 spaces (2.0 X 14- 2-3 bedroom) = 28 spaces (2.25 X 3- 4 bedroom) = 6.75 spaces Restaurant 1,100/100 = 11 spaces Hotel – 1 x 31 = 31 Total required: 124 Spaces	Total provided: 127 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

The Development Impact Committee (DIC)* met again on September 27, 2017 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
 Randy Stokes, Public Works Director
 Kathy Mehaffey, Town Attorney’s Office
 Sarah Sinatra Gould, Town Planner
 David Allen, Police Chief
 Duncan Tavares, Assistant Town Manager
 Ross Prieto, Building Official
 Bill Tesauro, Landscape
 Eric Czerniejewski, Traffic Engineer

Applicant Attendees:
 Joe Benton, Fort Capital
 Mathieu Picard, Kobi Karp Architects
 Jason Nunez, Fernando Wong
 Maurizio Bravo, Kobi Karp Architects
 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.

OFFICE OF HISTORIC PRESERVATION STAFF REPORT

May 18, 2017

Seaway Condo Acquisitions LLC
176 NE 43 Street
Miami, FL 33137

RE: Seaway Villas, 9149 Collins Avenue, Surfside, Special COA #2017-09-S

Dear Property Owner:

On May 17, 2017, the Miami-Dade County Historic Preservation Board held a public hearing to review the Special Certificate of Appropriateness, COA #2017-09-S, for the restoration and redevelopment of Seaway Villas. The Board unanimously voted to approve the application, with the following conditions:

1. The owner shall submit a revised planting plan to staff that does not obscure the Collins Avenue façade. Staff shall provide an administrative review of the revised plan prior to construction.
2. The owner shall reconstruct the missing arched chimney cap.
3. New paving in the courtyard shall be an oolitic limestone that matches the character and color of the existing limestone.
4. The owner shall provide information on the paving material proposed for the vehicular drop-off area between Collins Avenue and the structure. Staff shall provide an administrative review of the proposed material prior to installation.
5. The open-air entry/lobby area of the building shall retain its existing terracotta-colored tile.
6. The proposed awnings for the third-story open-air terraces shall be a dark, solid color with white scallop detail edging, as documented in historic period photos. Staff shall provide an administrative review of the proposed awnings prior to installation.
7. The owner shall submit requests for COA amendments if any changes or alterations from what has been presented in this application are proposed at any time through project completion. Staff shall provide administrative reviews of any such amendment requests prior to the construction of any such proposed revision.

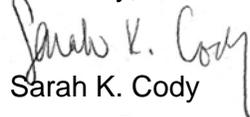
8. If the intent to relocate the three-story, Collins Avenue-fronting portion of the building eastward by 13 feet is altered from what was presented in this application, due to any reason, the applicant shall reappear before this Board with a request to amend the COA approval.
9. The project shall include a public space to interpret, or “tell the story,” of the history of Seaway Villas, particularly its context in the early history of Surfside.

The fee for the Special COA hearing is \$150. Please remit payment to the Office of Historic Preservation as soon as possible. Make the check payable to Regulatory and Economic Resources; in the memo line of the check, write HP25. Also please include a phone number on the check.

Please note that COA approval is valid for one year. If the approved scope of work has not begun within one year of the approval date, the applicant must contact the Office of Historic Preservation to request an extension. Additionally, approval of this application does not constitute approval or assurance that the proposed development satisfies applicable planning, zoning, subdivision, building, or other development regulations.

Please do not hesitate to contact our office with any questions.

Sincerely,



Sarah K. Cody

Historic Preservation Planner
Miami-Dade County

Cc: Mr. Joseph Benton, Fort Partners
Ms. Sarah Sinatra Gould, Town Planner, Town of Surfside
Mr. Ross Prieto, Building Official, Town of Surfside



RECEIVED
 FEB 28 2017
 MIAMI-DADE COUNTY
 OFFICE OF HISTORIC PRESERVATION

APPROVED
 MAY 17 2017
 Miami Dade County
 Office of Historic Preservation
 Authorized Signature *[Signature]*

OFFICE OF HISTORIC PRESERVATION
 111 NW 1st STREET, MAILBOX 114
 MIAMI, FL 33128
 (305) 375-4958

APPLICATION FOR A

CERTIFICATE OF APPROPRIATENESS (COA)

For Historically Designated Properties, or Properties within Historic Districts

I. PROPERTY INFORMATION INFORMACIÓN DE LA PROPIEDAD

ADDRESS 9149 Collins Avenue CITY Surfside ZIP 33154
 (Dirección) (Ciudad) (Zip)

SITE DESIGNATION NAME (if applicable) Seaway Villas
 (Nombre del Edificio)

DISTRICT NAME (if applicable)
 (Nombre del Distrito)

FOLIO NUMBER 14-2235-015-0001
 (Numero de Folio)

II. APPLICANT INFORMATION INFORMACIÓN DEL SOLICITANTE

NAME OF OWNER Seaway Condo Acquisition LLC PHONE (teléfono) 305-571-8228
 (Nombre de Dueño)

ADDRESS 176 NE 43rd St. Miami 33137 EMAIL
 (Dirección) (correo electrónico)

NAME OF APPLICANT (if other than owner) Attn: Joseph Benton
 (Nombre del Solicitante)

CONTACT PHONE 786-214-1344 EMAIL joe@fortpartners.com
 (Teléfono)

APPLICANT IS: OWNER RENTER/LEASEE CONTRACTOR LEGAL AGENT
 (Solicitante es:) (Dueño) (Inquilino) (Contratista) (Representante legal)

FOR OFFICE USE ONLY
 Solamente por uso de oficina

APPLICATION# 2017-09-S DATE RECEIVED 2/20/17 STAFF INITIALS SUC
 ("R" for Regular, "S" for Special)

APPROVED APPROVAL DATE 5/17/17
 DENIED

APPROVED WITH CONDITIONS BOARD DATE ~~3/15/17~~ 5/17/17
 (see attached conditions sheet)



III. PROJECT TYPE TIPO DE PROYECTO

PLEASE CHECK ALL THAT APPLY:

(Por favor marque todos que aplican)

- | | |
|---|--|
| <input checked="" type="checkbox"/> New Construction <i>(construcción nueva)</i> | <input checked="" type="checkbox"/> Paint <i>(pintura)</i> |
| <input checked="" type="checkbox"/> Restoration/Rehabilitation <i>(restauración)</i> | <input checked="" type="checkbox"/> Repairing Existing <i>(reparación)</i> |
| <input checked="" type="checkbox"/> Relocation/Moving a Structure <i>(traslado)</i> | <input checked="" type="checkbox"/> Landscaping <i>(areas verdes)</i> |
| <input checked="" type="checkbox"/> Demolition <i>(demolición)</i> | <input type="checkbox"/> Interior Work Only
<i>(Únicamente el interior)</i> |
| <input checked="" type="checkbox"/> Excavation/
Ground Disturbing Activities <i>(excavación)</i> | |

IV. PROJECT DESCRIPTION DESCRIPCIÓN DE PROYECTO

Please describe in detail the proposed project, including any new construction, demolition, the removal or replacement of existing materials, and all other proposed changes to the current structure. Attach an additional sheet if necessary.

Por favor describa el proyecto en detalle. Adjuntar pagina adicional si es necesario. Por favor describir el proyecto en ingles.

Selective demolition of south building wing to accomodate connection to new hotel/residential 12-story building. Movement of 3-story building section on Collins Avenue to the east by 13-feet to achieve set-back closer to compliance with Town zoning code. Remove non-original additions at third floor terraces. Construct wood terrace at east end of building. Remodel courtyard hardscape/landscape. Modify select window/door openings at west side of north wing to provide access to a café which will provide public food/beverage service and will activate the courtyard.

CHECK ANY STRUCTURAL SYSTEMS OR ELEMENTS THAT WILL BE AFFECTED BY THIS PROJECT:

Marque el sistema estructural o componente que sera afectado por este proyecto:

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> Roof
<i>(techo)</i> | <input checked="" type="checkbox"/> Foundation
<i>(cimiento)</i> | <input checked="" type="checkbox"/> Steps or Stairways
<i>(escaleras)</i> |
| <input checked="" type="checkbox"/> Windows
<i>(ventanas)</i> | <input type="checkbox"/> Porches or Porte Cochère
<i>(portal ó porche)</i> | <input checked="" type="checkbox"/> Painting/Finishes
<i>(pintura/acabado)</i> |
| <input checked="" type="checkbox"/> Doors
<i>(puertas)</i> | <input checked="" type="checkbox"/> Siding/Stucco/Façade Work
<i>(entablado de exteriores)</i> | <input checked="" type="checkbox"/> Walls/Structural
<i>(pared ó estructura)</i> |

V. CHECKLIST OF REQUIRED ATTACHMENTS

ALL APPLICATIONS MUST INCLUDE AT LEAST ONE COLOR PHOTO OF THE BUILDING

PAINTING YOUR BUILDING

- Color photos of each side of the building to be painted
- Paint Samples of the colors you wish to use (please indicate trim, wall, and accent colors)

FENCING, WALLS, NEW POOL, DRIVEWAYS, or LANDSCAPING

- Site plan showing exact location(s) of fence, wall, pool, driveway, or proposed landscaping
- Elevation drawings of fence, including height dimensions and material
- Color photographs of the proposed location for the fence, pool, driveway, or landscaping
- Description of landscaping, including type and placement (if applicable)

WINDOWS or DOORS

- A color photograph of each side of the house
- Existing elevations, which show the window placement, configuration, and material.
- Proposed elevations, which show the new window placement, style of window, and material, and include all proposed muntins, if any
- Manufacturer's brochure or a catalog picture of the requested window or door, and NOA

NEW ROOF

- Color photos of the front of the building and existing roof
- Manufacturer's brochure of requested roof showing color and material and NOA

RENOVATIONS/ADDITIONS or NEW CONSTRUCTION

- Color photos of each side of the building
- Site plan
- Landscape plan, including documentation of any proposed tree removal (if applicable)
- Elevations of all affected facades showing Existing Conditions (11"x17" set of plans)
- Elevations of all affected facades with Proposed Alterations or Additions (11"x17" set)
- Floor Plans
- Manufacturer's brochure or catalog pictures of any new or replacement materials being used in project

VI. OWNER ATTESTATION

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

Signature of Owner (Firma del Dueño) Date (Fecha)
 JOSEPH BENTON 2/27/17

Signature of Applicant (if other than owner) (Firma del Solicitante) Date (Fecha)

CONDITIONAL USE REPORT

CONDITIONAL USE

Section 90-23 of the zoning code provides standards of review for Conditional Uses. Conditional Uses are generally compatible with the other land uses permitted in a zoning district but, because of their unique characteristics or potential impacts on the surrounding neighborhood and the Town as a whole, require individual review as to their location, design, configuration, and/or operation for the particular use at the particular location proposed, as well as the imposition of individualized conditions in order to ensure that the use is compatible with the surrounding neighborhoods and appropriate at a particular location.

In addition to the standards set forth in this zoning code for the particular use, all proposed Conditional Uses shall meet each of the following standards. The responses to the criteria are in italics below:

- (1) The proposed use shall be consistent with the Comprehensive Plan and the Zoning Code;

The proposed uses, which include a hotel swimming pools and outdoor dining are consistent with the Comprehensive Plan and the Zoning Code. These uses are customary for a hotel use, which is permitted in the H120 zoning districts. The proposed hotel swimming pools consist of four rooftop pools and five ground level pools at the rear of the property. Setbacks as per code are proposed to limit the visual impact of the pool decks. The setbacks will be around the entire perimeter of the deck. The outdoor dining is proposed within the courtyard of the historic building. This concept is supported by the Historic Preservation staff as a means to activate the historic building.

- (2) The establishment, maintenance or operation of the proposed use shall not be detrimental to or endanger the public health, safety, or general welfare;

The restaurant will be located within the courtyard of the historic building and is not detrimental to the public. The pools allow for safe, pedestrian circulation and will not impact the public.

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

The Miami-Dade Historic Preservation Board was presented the proposed site plan at their May 17, 2017 meeting. Please see Historic Preservation Board report attached. The proposed renovations and restaurant at the Seaway portion of the site are supported by the Board. The swimming pools are consistent with the character of the zoning district and neighboring properties.

- (4) Adequate provisions shall be included for safe traffic movement, both vehicular and pedestrian, both internal to the use and in the area which will serve the use;

The proposed renovations to the Seaway building include setting the building back from the original position to allow for a driveway. This results in a safer situation than the existing condition.

- (5) Adequate measures exist including landscaping or other buffering measures or shall be taken to mitigate any adverse effects of noise, light or other potential nuisances; and

The restaurant is located in a courtyard, buffered by the north and south portions of the Seaway building. The swimming pools are at the rear and on the south side, adjacent to the Surf Club property; however they have substantial setbacks as well as landscaping to mitigate any noise.

- (6) The establishment of the Conditional Use shall not impede the development of surrounding properties for uses permitted in the zoning district; and

The buildings are surrounded by existing uses; therefore the establishment of the Conditional Uses will not impede the development of permitted uses in surrounding properties. However, the proposed development adds value to the district and is not expected to restrict future development.

- (7) Any other condition imposed by the Design Review Board and/or the Development Impact Committee.

APPLICATION & LETTER OF INTENT

AUG11 15 04:41 PM

AUG 11 15 04:41 PM TOWN OF SURFSIDE



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

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

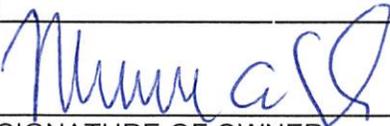
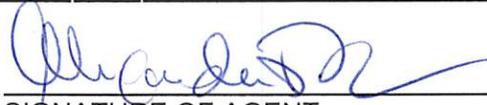
A complete submittal includes all items on the "Multifamily and Non-Residential Site-Plan Application Submission Checklist" document as well as completing this application in full. The owner and agent must sign the application with the appropriate supplemental documentation attached. Please print legibly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

Mmm G L

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.

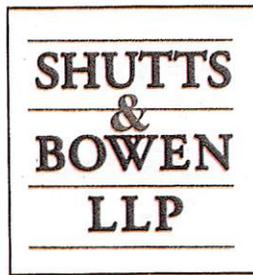
Please advise the name of the Representative who will attend the hearing on behalf of this application:

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

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**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
Michael KASHAN
Print Name

Signature
Nada green
Print Name

Affiant's Signature
Michael A. Conaghan
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

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.

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 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.

**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 Kasiraw
Print Name

Signature

Nada green
Print Name

Affiant's Signature

Michael A. Conaghan
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
Bundled thru Budget Notary Services

Notary (Stamp/Seal)

Commission Expires: May 29, 2017

EXHIBIT "A"

LEGAL DESCRIPTION:

Lots 4 and 5, 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.

TOGETHER WITH that portion of land lying East of said Lots 4 and 5, 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; 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.

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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



ALEXANDER I. TACHMES, ESQ.
Shutts & Bowen LLP
200 South Biscayne Boulevard
Suite 4100
Miami, Florida 33131
DIRECT (305) 347-7341
FAX (305) 347-7754
EMAIL ATachmes@shutts.com

November 1, 2017

Town of Surfside
c/o Guillermo Olmedillo, Town Manager
9293 Harding Avenue
Surfside, Florida 33154

**RE: The Seaway Hotel and Residences – Site Plan Application
Revised Letter of Intent**

Dear Guillermo:

As you know, we represent The Surf Club Apartments, Inc. and The Seaway Villas Condominium Association, Inc. (collectively, the “Applicant”) in connection with the Applicant’s proposed site plan application to restore and renovate the historically significant portions of the existing Seaway structure and construct new improvements on the property located at 9133 and 9149 Collins Avenue (collectively, the “Property”). After the submission of our original site plan application, the development program was modified to address the demand for hotel units in the highly successful Four Seasons Surf Club project immediately to the south. While the exterior design and massing of the project remains the same, it will now consist of 48 residential units, 31 hotel units, and ancillary uses (collectively, the “Project”) compared to 54 residential units in the prior program. The modifications are reflected in the revised architectural plans prepared by Kobi Karp and submitted with the revised site plan application (collectively, the “Site Plan”).

Consistent with the Four Seasons Surf Club project, the Project will be extremely high-end. The Project is compatible with the surrounding areas in terms of massing and density. While the size of the Property permits the Applicant to develop approximately 235 units, the Applicant is proposing only 79 units, which is only marginally higher than the 59 residential units currently on the Property. The Project is also fully consistent with the High Density Residential/Tourist designation under the Town’s Comprehensive Plan and the H-120 Zoning District under the Town’s Zoning Code.

Town of Surfside
c/o Guillermo Olmedillo, Town Manager
November 1, 2017
Page 2

Since our original submission, the Applicant has obtained approval of the Project from the Miami-Dade County Historic Preservation Board (“HPB”). Specifically, the HPB unanimously approved a Special Certificate of Appropriateness for the Project on May 17, 2017. The Project will not only protect and enhance existing historic features, but also restore certain other original features that were altered over the years.

We look forward to working with you on this Project, and presenting it to the Town Commission. If you have any questions, please contact us. Thank you.

Sincerely,

Shutts & Bowen LLP



Alexander I. Tachmes, Esq.

cc: Ms. Sarah Sinatra Gould, AICP

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TOWN OF SURFSIDE
CONDITIONAL USE APPLICATION

Approval of such conditional use(s) shall only be granted where it has been clearly shown that the public health, safety, morals, and general welfare will not be adversely affected; that adequate off-street parking facilities, in accordance with this chapter, will be provided; and that necessary safeguards will be provided for the protection of surrounding property.

A complete submittal includes all items on the "Submission Checklist for Conditional Use Application" 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	305-347-7341
AGENT'S NAME	c/o Alexander I. Tachmes, Esq.
ADDRESS	Shutts & Bowen, LLP, 200 S. Biscayne Boulevard, Suite 4100, Miami, FL 33131
PHONE / FAX	305-347-7341
PROPERTY ADDRESS	9133 Collins Avenue and 9149 Collins Avenue, Surfside, FL 33154
ZONING CATEGORY	H-120
DESCRIPTION OF CONDITIONAL USE REQUESTED (please use separate sheet if necessary)	Hotel Swimming Pools and a Hotel Bar/Lounge, and Outdoor Dining Facilities; all pursuant to Section 90-41 of the Surfside Code of Ordinances.

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

<u>INTERNAL USE ONLY</u>	
Date Submitted	Project Number
Report Completed	Date
Comments	

SIGNATURE OF OWNER 10/10/17
 DATE

SIGNATURE OF AGENT 11/1/17
 DATE

SIGNATURE OF OWNER 10/10/17
 DATE



TOWN OF SURFSIDE
CONDITIONAL USE 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	DATE



ALEXANDER I. TACHMES, ESQ.
Shutts & Bowen LLP
200 South Biscayne Boulevard
Suite 4100
Miami, Florida 33131
DIRECT (305) 347-7341
FAX (305) 347-7754
EMAIL ATachmes@shutts.com

November 1, 2017

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

Re: The Seaway Hotel and Residences – Conditional Use Application

Dear Guillermo:

Our clients, The Surf Club Apartments, Inc. and The Seaway Villas Condominium Association, Inc. (collectively, the “Applicant”), have filed a site plan application with the Town of Surfside (the “Town”) for restoration and renovation of the historically significant portions of the existing Seaway structure, and for the construction of new improvements on the property located at 9133 and 9149 Collins Avenue (collectively, the “Property”). The project will consist of 48 residential units, 31 hotel units, and ancillary uses, within an 12-story structure (collectively, the “Project”). The Project is more particularly shown on the architectural plans prepared by Kobi Karp and submitted with the site plan application (collectively, the “Site Plan”).

The Town Code provides that certain uses are considered “conditional uses” and require conditional use approval in accordance with the Code’s criteria. Hotel swimming pools, lounges and outdoor dining areas are all considered conditional uses. Accordingly, we hereby apply for conditional use approval for the following:

Hotel Swimming Pools: As shown on Sheet A3.01 of the Site Plan, the Project contains five (5) ground level swimming pools on the Property. There are also four (4) swimming pools on the rooftop as shown on Sheet A3.08 of the Site Plan. All of the aforementioned swimming pools are private pools utilized by residents only. However, because certain residential units may be rented in the future as part of a hotel program, we are requesting conditional use approval for all swimming pools on the Property in an abundance of caution to ensure technical compliance with the requirement in the future.

Hotel Lounge: The Project contains a hotel lounge located on the ground level within the northwest portion of the historic structure as shown on Sheet A3.01 of the Site Plan.

Outdoor Dining: The Project incorporates outdoor dining in the historic courtyard on the ground level and adjacent to the restaurant on the 3rd level terrace as shown on Sheet A.3.01 of the Site Plan.

As outlined below, the conditional uses proposed by the Applicant satisfy all of the review criteria in Section 90-23.2 of the Town’s Zoning Code (“Code”).

- (1) *The proposed use shall be consistent with the Comprehensive Plan and the Zoning Code:*

The requested conditional uses are all customary elements of a hotel and consistent with the Town’s Comprehensive Plan and the Code, including the High Density Residential/Tourist Future Land Use designation under the Comprehensive Plan and the H-120 Zoning District under the Code.

- (2) *The establishment, maintenance or operation of the proposed use shall not be detrimental to or endanger the public health, safety, or general welfare:*

As a result of careful planning and attention to detail in the design, the proposed conditional uses will not be detrimental to or endanger the public health, safety, or general welfare. As more fully addressed in the other criteria below, the form, spacing, height, setbacks and architecture were all considered in order to respect the neighborhood. Safe circulation of vehicles and pedestrians, including loading, was also carefully studied in the design. Finally, the placement of uses within the interior of the Project or adjacent to other similar uses will minimize any adverse effects on the neighborhood.

- (3) *The proposed use shall be compatible with the community character of the immediate neighborhood. In addition to compatibility there must be congruity between the subject development and neighboring improvements and surroundings including but not limited to form, spacing, heights, setbacks, materials, color, rhythm and pattern of architectural or aesthetic interest or value as well as with any overlays and other development schemes or legislation.*

The proposed conditional uses are compatible with the character of the immediate neighborhood. Consistent with the Surf Club project immediately to the south, the Project was designed to respect the neighboring improvements in terms of

form, spacing, height, setbacks and architectural design. While the size of the Property permits the Applicant to develop approximately 235 units, the Applicant is sensitive to the character of the community and is proposing only 79 units. The Project also will not require any setback variances and is completely contained within the allowable building envelope under the Code.

- (4) *Adequate provisions shall be included for parking and safe traffic movement, both vehicular and pedestrian, both internal to the use and in the area which will serve the use;*

Parking for the Project will be provided in an underground parking garage, and all parking will be valet only. To avoid congestion and prevent queuing, two drop-off areas are proposed; a south drop-off area will serve residents only, and a north drop-off will serve hotel guests and patrons, including patrons of the restaurant and lounge. A queuing analysis prepared by David Plummer & Associates was submitted with the Site Plan, which concluded no adverse issues with traffic movement. To avoid conflict with larger vehicles, the loading area is also safely located on the south side of the Property away from pedestrian circulation points.

- (5) *Adequate measures exist including landscaping or other buffering measures or shall be taken to mitigate any adverse effects of noise, light or other potential nuisances; and*

The Project has been designed to mitigate any adverse effects of noise, light or other potential nuisances. The active hotel uses are located interior to the Property or adjacent to other compatible uses. Specifically, the hotel lounge opens to the interior courtyard, and the primary swimming pool is located on the south side of the Property adjacent to another hotel, the Four Seasons Surf Club. Additionally, the Project includes lush landscaping that will create a natural sound and visibility buffer. As such, there will be minimal to no spillage of noise or light to the neighboring properties.

- (6) *The establishment of the conditional use shall not impede the development of surrounding properties for uses permitted in the zoning district; and*

As stated above, the conditional uses are consistent with the Town's Comprehensive Plan and the Code. The Project has also been designed to be compatible with the character of the immediate neighborhood and mitigate any adverse effects on the neighboring properties. As such, the Project will not

Town of Surfside
c/o Guillermo Olmedillo, Town Manager
November 1, 2017
Page 4

impede the development of surrounding properties for uses permitted in the zoning district.

- (7) *Any other condition imposed by the design review board and/or the development impact committee.*

Not applicable.

We look forward to answering any questions you might have and to presenting our outstanding project to the Town in more detail. Thank you.

Sincerely,

SHUTTS & BOWEN LLP

A handwritten signature in blue ink, appearing to read 'ATachmes' with a flourish at the end.

Alexander I. Tachmes, Esq.

cc: Ms. Sarah Sinatra Gould, AICP

MIADOCS 15432231 1



TOWN OF SURFSIDE
CONDITIONAL USE APPLICATION

Approval of such conditional use(s) shall only be granted where it has been clearly shown that the public health, safety, morals, and general welfare will not be adversely affected; that adequate off-street parking facilities, in accordance with this chapter, will be provided; and that necessary safeguards will be provided for the protection of surrounding property.

A complete submittal includes all items on the "Submission Checklist for Conditional Use Application" 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	305-347-7341
AGENT'S NAME	c/o Alexander I. Tachmes, Esq.
ADDRESS	Shutts & Bowen, LLP, 200 S. Biscayne Boulevard, Suite 4100, Miami, FL 33131
PHONE / FAX	305-347-7341
PROPERTY ADDRESS	9133 Collins Avenue and 9149 Collins Avenue, Surfside, FL 33154
ZONING CATEGORY	H-120
DESCRIPTION OF CONDITIONAL USE REQUESTED (please use separate sheet if necessary)	Hotel Swimming Pools and a Hotel Bar/Lounge, and Outdoor Dining Facilities; all pursuant to Section 90-41 of the Surfside Code of Ordinances.

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

<u>INTERNAL USE ONLY</u>	
Date Submitted _____	Project Number _____
Report Completed _____	Date _____
Comments _____	

SIGNATURE OF OWNER _____ 10/10/17
DATE

SIGNATURE OF AGENT _____ 11/1/17
DATE

SIGNATURE OF OWNER _____ 10/10/17
DATE

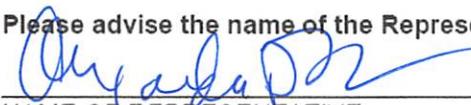
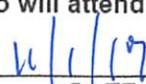


TOWN OF SURFSIDE
CONDITIONAL USE APPLICATION
PLANNING AND ZONING BOARD RULES AND PROCEDURES (JUNE 2002)

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	DATE



Town of Surfside Planning & Zoning Communication

Agenda Date: January 25, 2018
Subject: Roof Height modification
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. The existing code measures height from crown of the road to the top of the structure and in the single family zoning districts, this is a maximum of 30 feet in height. This can accommodate a two story structure. As properties are being redeveloped, the Board has been concerned with structures having the ability to be elevated to accommodate 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 concept was presented at the May and August Commission meetings. The Town Commission requested that staff provide graphics demonstrating if a two story structure could be developed by increasing the freeboard by one foot, but not increasing the height. This change, if adopted, would not result in the need for a referendum.

This was further discussed at the October 26, 2017 Planning and Zoning Board meeting. The board requested staff to analyze whether measuring from crown of the road to the mean height of the roof was providing the same treatment to pitch roofed houses as flat roof houses, which are allowed to have a parapet. The Board requested staff to consider measuring from crown of the road to the top of the roof beam, suggesting that the difference between the mean height and the roof beam would provide the equal treatment for these two roof types.

Staff is proposing the measurement for pitched roofs to be from grade to the top of the roof beam.

Staff Recommendation: Approval to the Town Commission allowing an alternative measurement for pitched roofed homes.

Sarah Sinatra Gould, AICP, Town Planner

Guillermo Olmedillo, Town Manager

ORDINANCE NO. 17-_____

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA AMENDING CHAPTER 90 "ZONING," SECTION 90-2 "DEFINITIONS," TO REVISE THE MEASUREMENT OF ROOF HEIGHT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town of Surfside ("Town") recognizes that changes to the adopted Code of Ordinances are periodically necessary in order to ensure that the Town's regulations are current and consistent with the Town's planning and regulatory needs; and

WHEREAS, the Town has researched and evaluated mechanisms available to encourage pitched roof design for residential structures to maintain a more consistent architectural scheme; and

WHEREAS, the Town recognizes that a pitched roof does not obscure the entire visual plane, but rather takes up only a portion of the spatial volume between the top beam and the roof peak; and

WHEREAS, the Town desires to revise the methodology for measuring the height of pitched roofs to recognize the reduced visual impact and encourage the use of pitched roofs; and

WHEREAS, the Town Commission held its first public hearing on December 13, 2017 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 amendment on _____, 2017 with due public notice and input; and

WHEREAS, the Town Commission conducted a second duly noticed public hearing on these regulations as required by law on _____, 2017; and

WHEREAS, the Town Commission hereby finds and declares that adoption of this Ordinance is in the best interest of the Town.

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. Section 90-2 “Definitions,” of Chapter 90, “Zoning” of the code of the Town of Surfside, Florida is hereby amended as follows:

Sec. 90-2. - Definitions.

For the purpose of this chapter, certain terms and words are hereby defined. For convenience, all defined words and terms are set out in different type.

* * *

Height:

- (1) Flat Roofs: The vertical distance from ~~the grade, which is~~ the average datum or elevation of the crown of the road fronting upon the street serving the lot or building site, to the highest point of the roof.
- (2) Pitched Roofs. The vertical distance from the average datum or elevation of the crown of the road fronting the lot or building site, to the top of the tie beam. A pitched roof shall have a maximum pitch of 4/12.

* * *

Section 3. Severability. If any section, sentence, clause or phrase of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this ordinance.

Section 4. Inclusion in the Code. 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 5. Conflicts. Any and all Ordinances and Resolutions or parts of Ordinances or Resolutions in conflict herewith are hereby repealed.

Section 6. Effective Date. This ordinance shall become effective upon adoption.

PASSED AND ADOPTED on first reading this 13th day of December, 2017.

PASSED AND ADOPTED on second reading this __ day of _____, 2017.

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:**

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



Town of Surfside Planning & Zoning Communication

Agenda Date: January 25, 2018
Subject: Freeboard Modification
From: Sarah Sinatra Gould, AICP, Town Planner

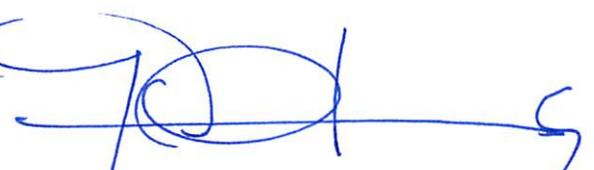
Background: One of the Planning & Zoning Board's (Board) top priorities is to prepare and plan for sea level rise. As properties are being redeveloped, the Board has been concerned with structures having the ability to be elevated to accommodate sea level rise. The board has asked staff to analyze utilizing Finished Floor Elevation (FFE), plus an additional one foot of built up ground. The additional one foot of built up ground is called "freeboard."

This concept was presented at the May and August Commission meetings. The Town Commission requested that staff provide graphics demonstrating if a two story structure could be developed by increasing the freeboard by one foot, but not increasing the height. This change, if adopted, would not result in the need for a referendum.

This was further discussed at the October 26, 2017 Planning and Zoning Board meeting. The Board requested staff to consider measuring from crown of the road to the top of the roof beam, suggesting that the difference between the mean height and the roof beam would provide the equal treatment for these two roof types.

Staff is proposing to add one foot of freeboard to new construction and substantial improvements.

Staff Recommendation: To recommend approval to the Town Commission requiring one additional foot of freeboard.

Sarah Sinatra Gould, AICP, Town Planner

Guillermo Olmedillo, Town Manager

ORDINANCE NO. 17-_____

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA AMENDING CHAPTER 42 “FLOODS”, SECTION 42-92 “SPECIFIC STANDARDS” TO ADDRESS LOWEST FLOOR ELEVATION REQUIREMENTS FOR SINGLE FAMILY RESIDENTIAL STRUCTURES; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

1 **WHEREAS**, the Town of Surfside ("Town") recognizes that changes to the adopted
2 Code of Ordinances are periodically necessary in order to ensure that the Town’s regulations are
3 current and consistent with the Town’s planning and regulatory needs; and

4 **WHEREAS**, the Federal Emergency Management Agency ("FEMA") has identified
5 special flood hazard areas within the boundaries of the Town and such areas may be subject to
6 periodic flooding/inundation which may result in the loss of life and property, health and safety
7 hazards; and

8 **WHEREAS**, the Sustainability Committee and Planning and Zoning Board researched
9 and evaluated the impact of rising sea levels and the necessity and ability to increase the lowest
10 floor elevation requirements to reduce flooding of residential structures; and

11 **WHEREAS**, the Town Commission agrees with the recommendations of the
12 Sustainability Committee and Planning and Zoning Board and finds there is a critical need to
13 increase base flood elevations, particularly for single family residential properties, to the extent
14 feasible within the current height limitations of the Town Charter; and

15 **WHEREAS**, the Town Commission held its first public hearing on December 13, 2017
16 having complied with the notice requirements required by Florida Statutes; and

17 **WHEREAS**, the Planning and Zoning Board, as the local planning agency for the
18 Town, held its hearing on the proposed amendment on _____, 2017 with due public
19 notice and input; and

20 **WHEREAS**, the Town Commission conducted a second duly noticed public hearing on
21 these regulations as required by law on _____, 2017; and

22 **WHEREAS**, the Town Commission hereby finds and declares that adoption of this
23 Ordinance is in the best interest of the Town.
24

25 **NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COMMISSION OF**
26 **THE TOWN OF SURFSIDE, FLORIDA AS FOLLOWS:**

1 PASSED AND ADOPTED on first reading this 13th day of December , 2017.
2 PASSED AND ADOPTED on second reading this ___ day of _____, 2017.

3
4
5 On Final Reading Moved by: _____
6
7 On Final Reading Second by: _____
8
9

10 **FINAL VOTE ON ADOPTION:**

11
12 Commissioner Daniel Gielchinsky _____
13 Commissioner Michael Karukin _____
14 Commissioner Tina Paul _____
15 Vice Mayor Barry Cohen _____
16 Mayor Daniel Dietch _____
17

18
19
20 _____
21 Daniel Dietch, Mayor

22 **ATTEST:**

23
24
25 _____
26 Sandra Novoa, MMC, Town Clerk
27

28
29 **APPROVED AS TO FORM AND LEGALITY FOR THE USE**
30 **AND BENEFIT OF THE TOWN OF SURFSIDE ONLY:**

31
32 _____
33 Weiss Serota Helfman Cole & Bierman, P.L.,
34 Town Attorney
35
36



Town of Surfside Planning & Zoning Communication

Agenda Date: January 25, 2018
Subject: Discussion on building length
From: Sarah Sinatra Gould, AICP, Town Planner

Background: Concern over the lengths of buildings in the Collins to Harding corridor has continued to be of concern to both the Planning & Zoning Board and the Town Commission. Attached are the recommendations and graphics from the Corridor Analysis that describe proposed limitations on building lengths.

Staff Recommendation: Review analysis and determine if building lengths proposed in the document should be implemented.

Sarah Sinatra Gould, AICP, Town Planner

Guillermo Olmedillo, Town Manager

Recommendations and Discussions



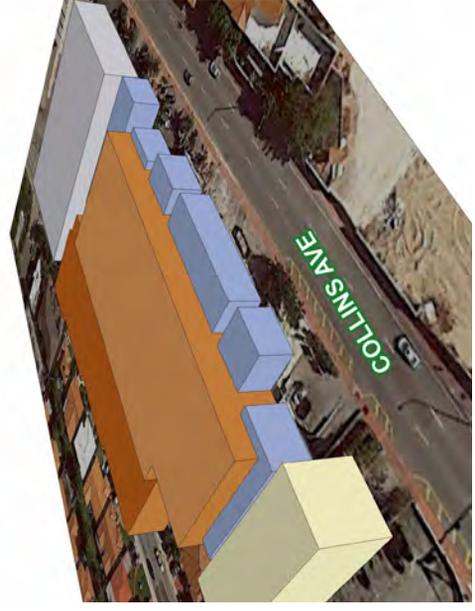


Miami-Dade County Historic Preservation Designation

- Bougainvillea Apartments designation is limited to only the facade fronting Collins
- The parameters to be applied to the 'Collins Ave Historic District' are yet to be determined

Tools to encourage to use Historic Preservation to further modulate massing and scale

- Redefine a 'historic facade' as having a defined depth of 6' to keep it consistent with already-adopted articulation standards
- Include language that any facade designated as historic is encouraged to be visible from the ROW and should be a major component of the architectural facade of the building
- Encourage hierarchy and importance into the facade by promoting that any new wall plane be setback 6 feet behind any facade designated historic
- Discourage theming or mimicry of historicism in new architecture
- Include language encouraging that landscape planting design works well with the preserved component and doesn't screen it completely from view



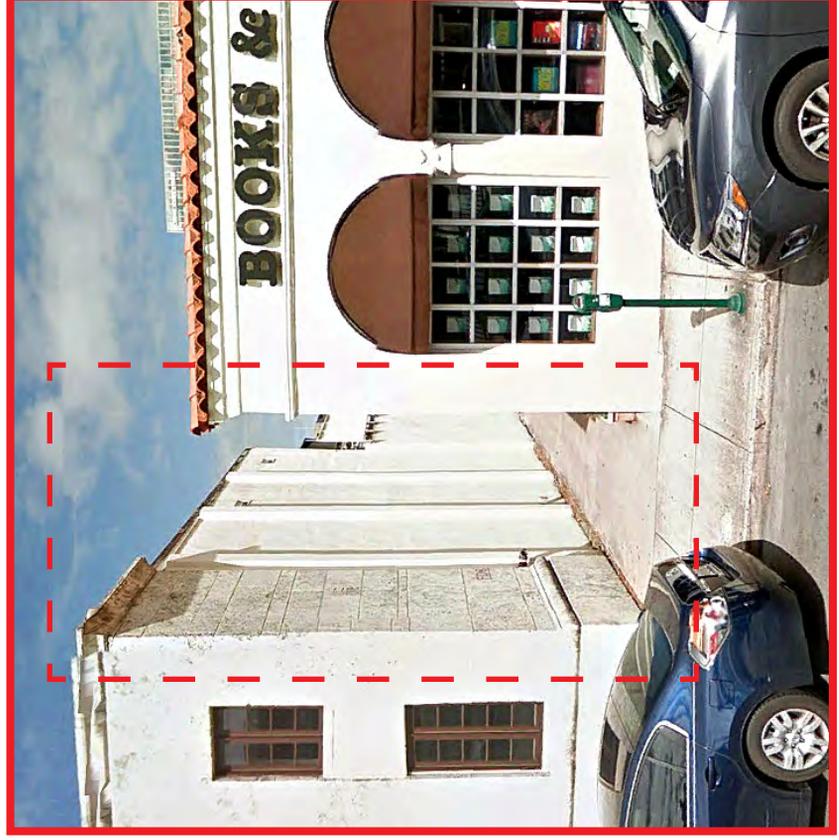
Setbacks

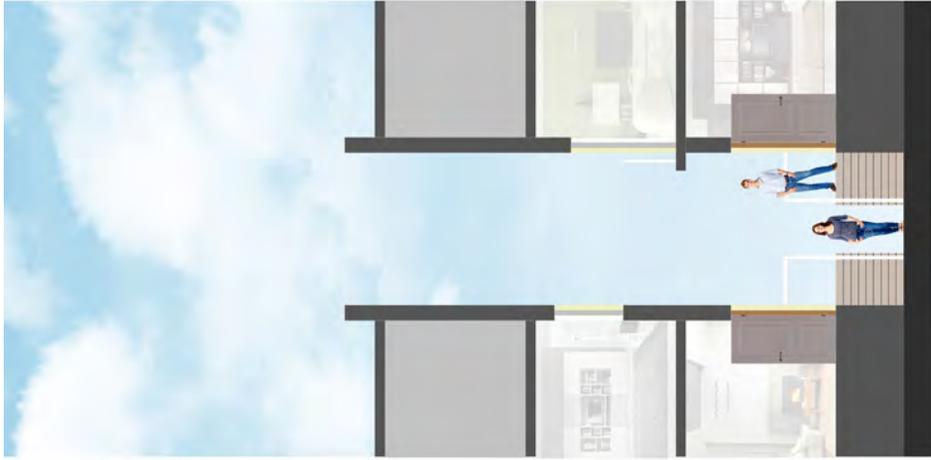
- Define both Collins and Harding Ave as 'Primary Frontages'

Pedestrian Breezeways

- Require a Breezeway to be provided every 270 linear feet of frontage
- Define a Breezeway as a physical disconnected break in the building mass exclusively for pedestrian use
- Must be accessible from a primary frontage
- Provide minimum design standards for the breezeway
 - Recommendations:
 - Must provide lighting and landscaping
 - Must be lined by and accessible to habitable spaces on the ground and second floors
 - Must be for uninterrupted public access
 - Facades must be consistent in design and finish with primary frontages
- Provide minimum widths for the breezeway
 - Recommendation: No less than 12-17 feet

Example of 8-foot wide undesirable pedestrian breezeway





10-foot Building Separation



12-foot Building Separation



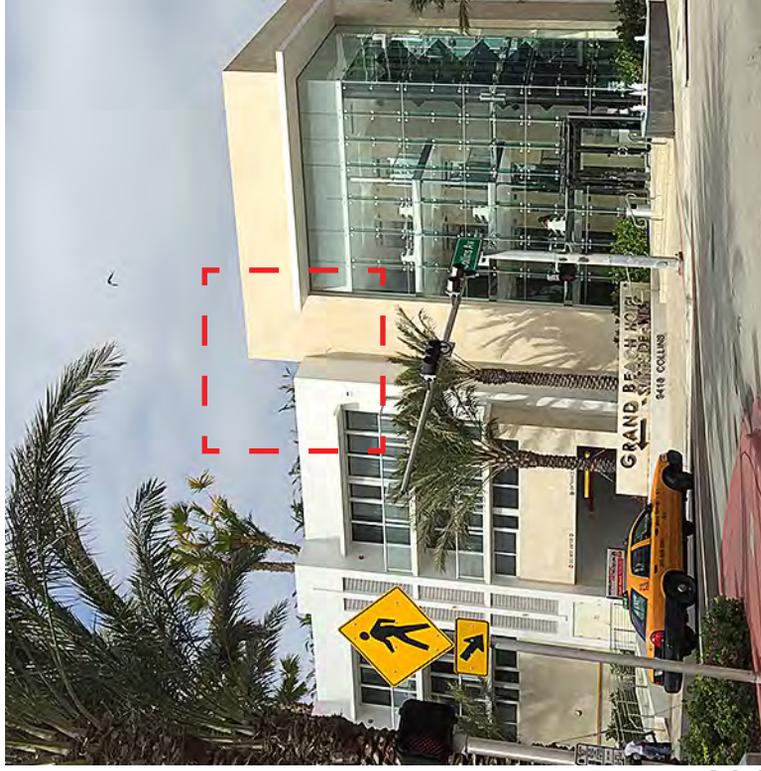
17-foot Building Separation

Setbacks, Massing and Volume

RD

Facade Articulation

- Require 'Building Brow Articulation' parameters
- Recommendation: 2 foot vertical extrusion at maximum 50-foot intervals to make it consistent with typical 50-foot property widths



Example of Building Brow Articulation



No Building Brow Articulation

Direction for Further Development



Most Restrictive Scenario

Less Restrictive Scenario

Maximum Building Length

75 feet

150 feet

Width of Breezeway

17 feet minimum

12 feet minimum

Massing Controls

Setbacks

- 20 feet Primary (Collins/Harding) 20 feet
- 20 feet Secondary (E-W Street) 10 feet
- 8.5 feet min. or 10% of frontage Interior Side 6 feet min. or 10% of frontage
- 10 feet Rear 10 feet

Facade Articulations

- For every 50 feet, 6 foot change Collins: For every 75 feet, 6 foot change
- Harding: For every 50 feet, 6 foot change

Parapet Vertical Projections

- 48 inches Collins Facade
- 36 inches Harding Facade

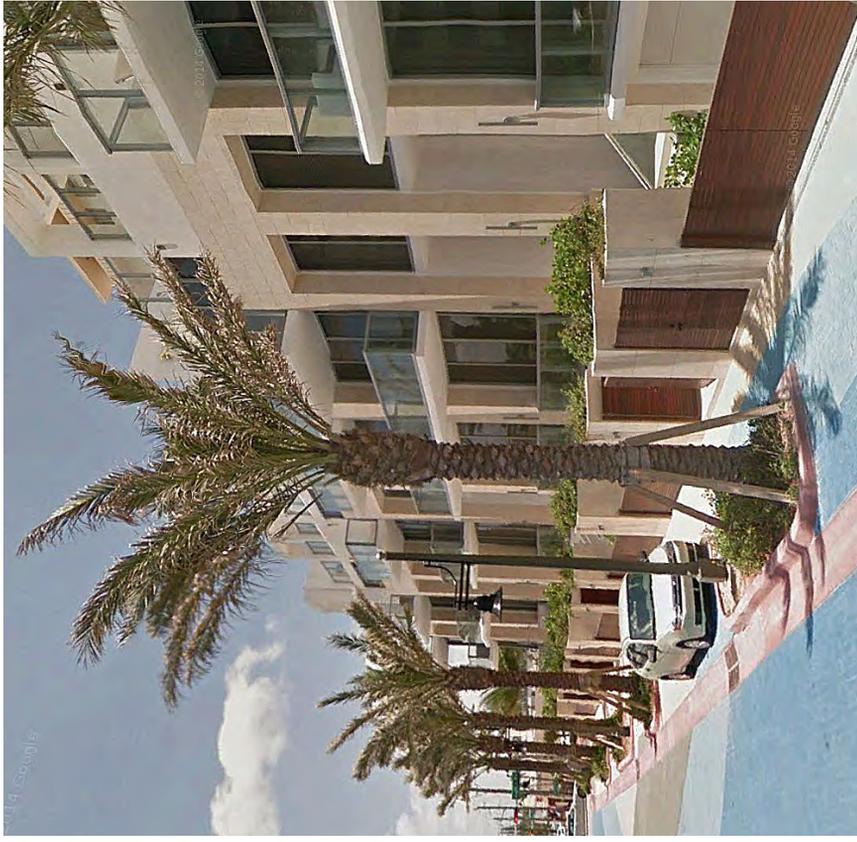
- 48 inches
- 36 inches



Scenario Studies & Comparisons



Market-Driven Development Scenario



Goal

To recognize recent and current architectural development trends being marketed in the Town in order to present scenario studies that reflect real-life trends.

Apples-to-Apples Comparison

Adopted parameters to facilitate a true comparison

Aggregation and Development Requirements

- (a) Assumed an aggregation of 60% of a city block;
- (b) All development requirements as directed by the Board were met to a minimum

Parking Requirements and Location

- Proposed 3-story parking garage in the core of the development:
 - (a) Allowed building facades to abut the street-fronting setbacks
 - (b) Provided flexibility to meet the min. parking req'ts without impacting the relationship of the building massing to the street

Landuse and Architecture

Multi-family residential based on an Architectural Modular System



90-91st ST Block



40-foot High Modular



30-foot High Modular



Apples-to-Apples Comparison

Building Massing

Harding Avenue Elevation

Most Restrictive Scenario



Less Restrictive Scenario



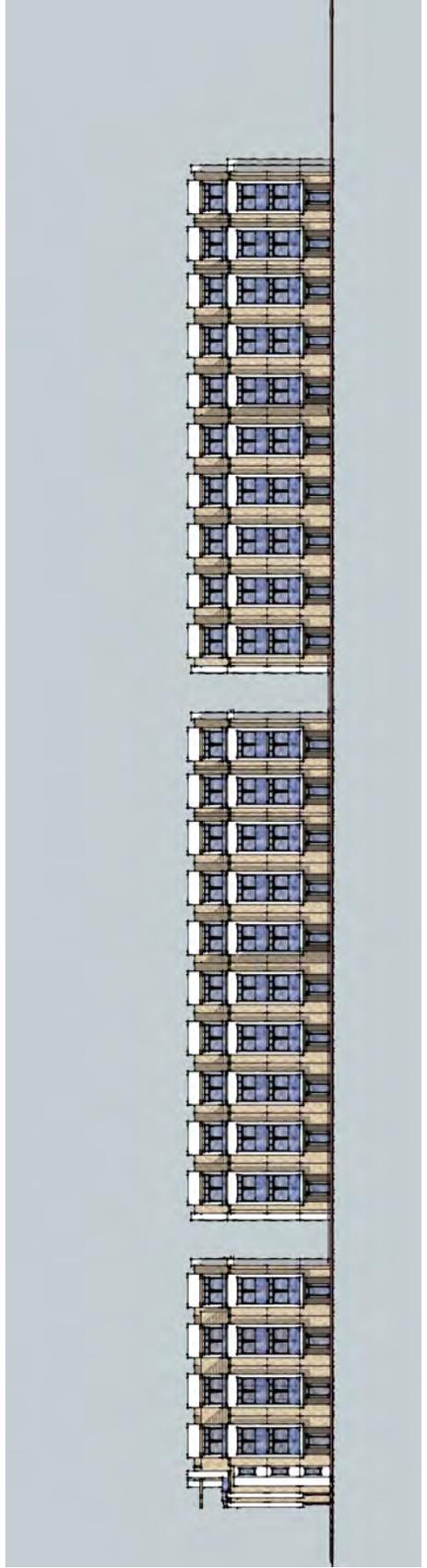
Building Massing

Collins Avenue Elevation

Most Restrictive Scenario



Less Restrictive Scenario



Building Massing

On-site Building Distribution - Harding/Collins Avenue

Most Restrictive Scenario



Less Restrictive Scenario



Apples-to-Apples Comparison

Building Massing

View from Across the Street - Harding Avenue

Most Restrictive Scenario



Less Restrictive Scenario



Building Massing

View from Across the Intersection - 90th & Harding Ave/90th & Collins Ave

Most Restrictive Scenario



Less Restrictive Scenario



Apples-to-Apples Comparison

Building Massing

View from Across the Street - Collins Avenue

Most Restrictive Scenario



Less Restrictive Scenario



Apples-to-Apples Comparison

Building Massing

Sidewalk Experience - Harding Avenue

Most Restrictive Scenario



Less Restrictive Scenario



Apples-to-Apples Comparison

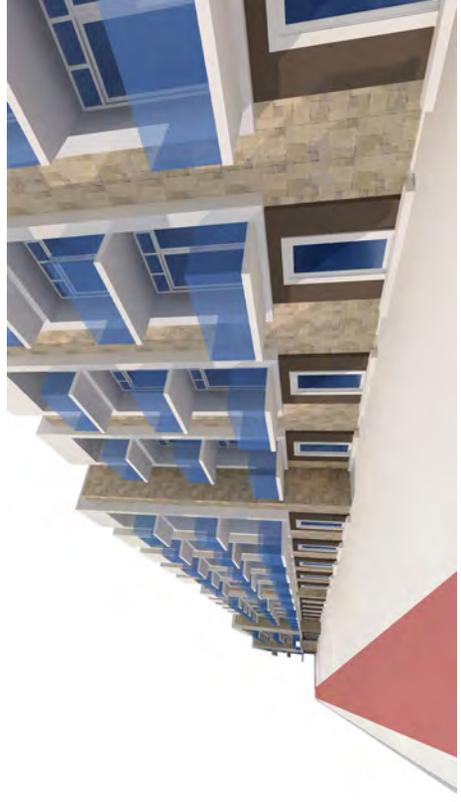
Building Massing

Sidewalk Experience - Collins Avenue

Most Restrictive Scenario



Less Restrictive Scenario



Apples-to-Apples Comparison

Building Massing

Sidewalk Experience - 90th Street

Most Restrictive Scenario



Less Restrictive Scenario



Perspective Rendered View

Collins Avenue - Impact of Landscape Canopy

Most Restrictive Scenario



Less Restrictive Scenario



Staff Recommendations for Discussions



Maximum Frontage and Breezeway Separation Between Buildings

Maximum Frontage Recommendations

- 75 Feet Maximum Building Frontage
- When the lot frontage exceeds 90 feet, then no single building shall have more than one garage door.



17 Feet Breezeway



12 Feet Breezeway

Breezeway Recommendations

- 12 Feet Minimum
- 17 Feet minimum when lot frontage is greater than 200 feet

Requirements

- Must be landscaped at least 30%
- Must be accessible at all times
- Must provide security lighting
- Must be lined by a habitable space



Setbacks

Collins & Harding Avenues Setback

- Both redefined as a 'Primary Frontage'
- 20-Foot minimum front setback
- No parking allowed within the front setback when the lot's frontage exceeds 90 feet



East-West Streets Setback

- Defined as a 'Secondary Frontage'
- 10-Foot minimum front setback



Interior Side Setback

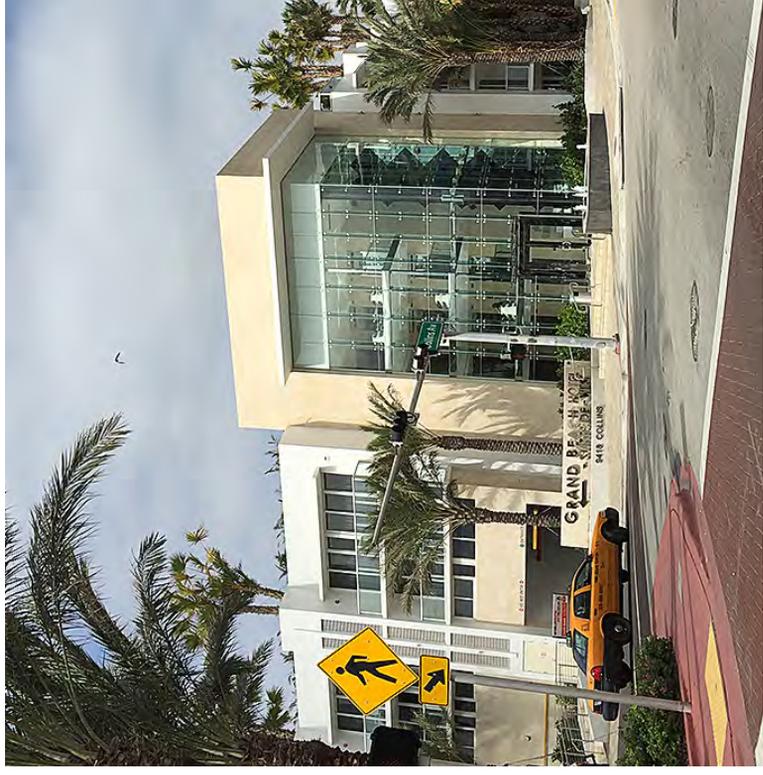
- Define 'Interior Frontage' as the total cumulative depth of the property
- 6 Foot minimum interior side setback, or 10% of the Interior Frontage up to 15 feet, whichever is greater



Architectural Articulation

Goals of Facade Articulation

- Reduce the perceptible mass of the edifice
- Humanize the scale the building for a more improved pedestrian experience





Tailor the facade articulation for the H30C and H40 Districts to be:

- Provide a facade articulation of a minimum of 2-Feet every 25 Feet
- a minimum of 30% of the cumulative facade's area with a primary frontage shall be recessed back a minimum of 5-Feet, provided each recessed area does not exceed 500 square feet
- When more than 1 building is provided, buildings shall be designed in such a way that more than 30% of the facades are volumetrically dissimilar

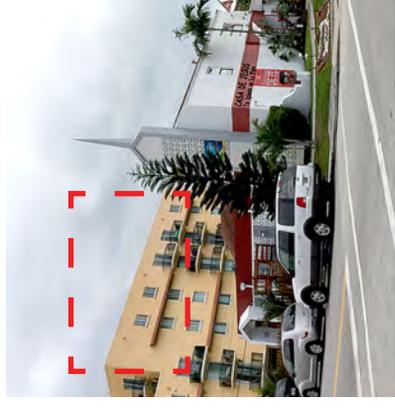
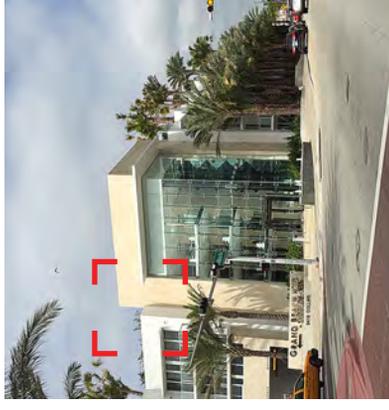
For Collins Elevations

- Building facades above 30-Feet tall to be setback a minimum of 25 feet from the property line

Architectural Articulation

Building Crown Articulation

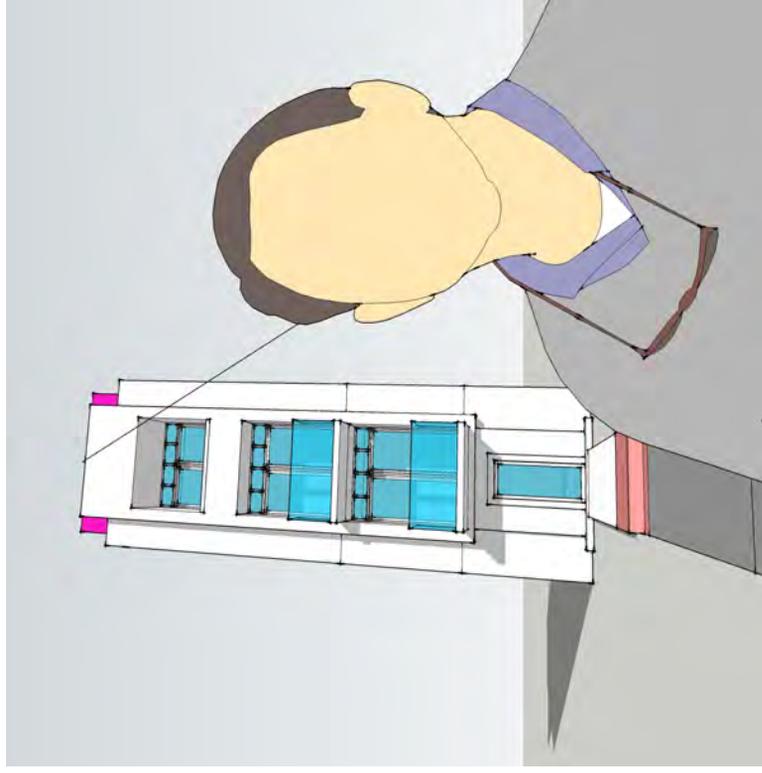
- Require a minimum 2-Foot vertical extrusion at a maximum of 15-Foot Intervals to account for a minimum of 40% of the total frontage building crown



Allowable H40 12-Foot Parapet Setback

Continue to allow parapets exceeding 4' in height beyond the maximum building height, if it meets the following criteria:

- Recommended: 13-Foot Setback makes it disappear behind the allowable 4-Foot parapet
- 22-Foot Setback makes it disappear behind the maximum allowable 40-Foot building height



Board Members, & Staff Recommendations for 1st Reading



Maximum Building Length

Collins Frontage 150 feet
Harding Frontage 75 feet

* When any lot or aggregated primary lot frontage exceeds 90 feet, then there shall be no more than one vehicular access per building.

Width of Breezeway

- 12 feet minimum for properties with a frontage up to 200 feet
- 17 feet minimum for properties with a frontage greater than 200 feet

* For all breezeways: (a) must be landscaped a minimum of 30%; (b) must be accessible at all times; (c) must provide security lighting; (d) must be lined by a habitable space with a minimum 30% transparency

Massing Controls

Setbacks Collins Ave & Harding Ave 20 feet
Secondary (E-W Street) 10 feet

Interior Side 6 feet min. or 10% of total interior frontage up to 15 feet
Rear 10 feet

Facade Articulations

- For every 50 feet, all facades should have a 2-foot minimum change in plane offset
- All facades should have a 5-foot minimum change in plane offset for a minimum of 30% of the cumulative facade's area, provided each recessed area greater than 2-feet does not exceed 500 square feet
- When more than 1 building is provided, buildings shall be designed in such a way that more than 30% of the facades are volumetrically dissimilar
- All facades shall provide a minimum 2-foot vertical extrusion at a maximum of 15-foot intervals to account for a minimum of 40% of the total frontage's building crown
- For elevations facing Collins Ave, building facades above 30-feet shall be setback a minimum of 25 feet from the property line

Parapet Vertical Projections

Collins Facades 48 inches

Allowable parapets exceeding 48 inches up to 12 feet shall be setback an additional 13 feet from the property line

Harding Facades 36 inches

Historic Presevation

Exclude properties within a designated Historic District from having to comply with these modifications



End of Document



ITEM	OUTCOME	NEXT STEPS	TENTATIVE SCHEDULE	COMPLETE
FUTURE PZ DISCUSSION ITEMS				
Limitation on building length in H40 & H30C	Revisit building limitations as well as green walls to soften the breaks in the building.	Discuss with PZ – Bring back prior graphics	January PZ	
West Side of Collins	Discussion on amenities permitted	Discuss with PZ	January PZ	
Photovoltaic Incentives	Requested by the Town Commission	Discuss requiring solar panels for all residential properties.	February PZ	
Aggregation of Single Family	Requested by the Town Commission	Discuss limitations on building length relating to single family lots, if aggregated.	February PZ	
H40, H30 & SDB40 Architecturally Significant ordinance	Review with PZ options for architecturally significant ordinance for other zoning districts.	PZ discussion	March PZ	
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	March PZ	
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		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	
Landscape Plans	Require landscape plans for large scale renovations (renovations affecting more than 50% of the square footage of the house)	Future PZ	Future PZ	
Fences & Hedges in the front of single family	Discussion on hedge height in the front		Future PZ	

residences					
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 above the top of a pitched roof.	February Commission 2 nd reading	Tying to give a foot, get a foot.	
Circulation pattern	PZ discussion on pedestrian safety and walkability	Pilot project	Ongoing	Ongoing	
Give a foot, get a foot relating Sea Level Rise	Place on agenda for discussion on referendum	Prepare visuals, timeline and cross section.	February Commission 2 nd reading		
- Flat Roof vs. Pitch roof					
Driveway	Prepare code modification that limits a driveway so that it does not exceed the front plane of the home.		January Commission		
ON FUTURE COMMISSION AGENDA					
Commercial waste and recycling container screening	Screening for containers, green screen, vegetation, include pictures from Commissioner Kligman	Draft code amendment		Did not move forward	
Driveway material regulations	Modify code to allow stamped concrete and concrete slabs with decorative rock or grass in-between	Draft code amendment		Did not move forward	
Painting _____ of commercial structures	Town Staff to prepare ordinance	Prepare ordinance for commission		Did not move forward	
COMPLETED					
Trellis	Review if a trellis attached to the house is considered an accessory structure.	This has not been a reoccurring issue. Provide direction if this is necessary.	Trellis	Review if a trellis attached to the house _____ is considered _____ an accessory structure.	This has not been a reoccurring issue. P

Average side setback /Massing	Modify ordinance for additional side setbacks on upper floors for single family homes	Direction if this is necessary. The Town has already modified the code to prohibit covered balconies counted towards setbacks.	Average side setback /Massing	Modify ordinance for additional side setbacks on upper floors for single family homes	The Town has already modified the code to prohibit covered balconies counted towards setbacks.
Satellite dishes	Further review by staff	Direction if this is necessary. This issue has not come up as a problem and it is not clear if this is still desired to be regulated.	Satellite dishes	Further review by staff	This issue has not come up as a problem and it is not clear if this is still desired to be regulated.
Residential or commercial wind turbine regulations	Prepare ordinance regulating wind turbines including hurricane precautions, noise regulations, insurance considerations	Direction if this is necessary. This issue has not come up as a problem and it is not clear if this is still desired to be regulated.	Residential or commercial wind turbine regulations	Prepare ordinance regulating wind turbines including hurricane precautions, noise regulations, insurance considerations	This issue has not come up as a problem and it is not clear if this is still desired to be regulated.
Setback for parapet above 30 feet on single family homes	Prepare ordinance to require additional setback	Direction if this is still necessary as the code could be modified to encourage pitched	Setback for parapet above 30 feet on single family homes	Prepare ordinance to require additional setback	Direction if this is still necessary as the code could be modified to encourage pitched

Final Zoning Inspections	Town Manager will analyze	roofs-	Building performs inspections based on conditions on the plans. Need direction if anything further is necessary	Final Zoning Inspections	Town Manager will analyze	modified to encourage pitched roofs.
Requiring noticing for demolition of houses	Research option and place on agenda for discussion					Building performs inspections based on conditions on the plans. Yes
Sign Definitions	Modify sign definitions for monument and sign area	Drafted code amendment				
Carpets	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	Ordinance on July PZ agenda		In-contract	July Commission for 1 st reading.	Complete

	payment into the fund					July-PZ August Commission for 2 nd reading	
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/awning code	Discussed at Joint Meeting	Staff beginning to work on draft	Work Authorization approved			July 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
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