



**Town of Surfside
PLANNING & ZONING BOARD
AGENDA**

September 26, 2019 – 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 community-based organization for the purpose of requesting a grant without special compensation or reimbursement for the appearance; and any person who only appears as a representative of a neighborhood, homeowners or condominium association without compensation for the appearance, whether direct or indirect or contingent, to express support of 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.

1. Call to Order/Roll Call

2. Town Commission Liaison Report – Vice Mayor Gielchinsky

3. Approval of Minutes – August 29, 2019

4. Applications:

- A. 8818 Froude Avenue** - The applicant is requesting to enclose their carport to approximately 375 square feet of additional living space
- B. 8866 Hawthorne Avenue** - The applicant is requesting fencing in the secondary frontage. A 6' foot high wood fence is proposed on the side of the property.
- C. 8900 Harding Avenue** - The applicant is requesting to upgrade/re-roof from their existing three-tab shingle roof to a new dimensional shingle roof.

- D. **9264 Bay Drive** - The applicant is requesting to build a 7,017 square foot two-story new home
- E. **8810 Abbott Avenue** - The applicant is requesting to convert the existing garage into an extension of the living room

5. Quasi – Judicial Hearing Items

- A. **9264 Bay Drive** - The architect, Daniel Sorogon, on behalf of the owners Dr. David Krieger and Bella Tendler Krieger, is requesting two variances for side setbacks for the first floor and upper story level from the Town of Surfside Zoning Code.
- B. **8810 Abbott Avenue** - The property owner, Samuel Front, is requesting a practical difficulty variance to permit 3% additional lot coverage for the home at 8810 Abbott Avenue. Mr. Front is proposing an addition and renovation to the existing one-story single-family home.

6. Discussion Items:

- A. **Reduction in Massing of Single Family Homes**
- B. **Freeboard**
- C. **Prohibition of Subdivision of Aggregated Lots**
- D. **Future Agenda Items**

7. 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 THE TOWN COMMISSION OR OTHER TOWN BOARDS MAY ATTEND THIS MEETING.

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



**Town of Surfside
PLANNING & ZONING BOARD
MINUTES**

August 29 – 6:00 p.m.

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

1. Call to Order/Roll Call

Chair Lindsey Lecour called the meeting to order at 6:00 p.m.

Present: Chair Lindsey Lecour, Vice Chair Judith Frankel, Board Member Peter Glynn, Board Member Rochel Kramer
Jorge Garcia and Board Member Rochel Kramer

Vice Mayor Gielchinsky absent.

Absent: *Board Member Brian Roller, *Board Member Marina Gershanovich
and *Board Member Jorge Garcia.

2. Town Commission Liaison Report – Vice Mayor Gielchinsky

3. Approval of Minutes – July 11, 2019

A motion was made by Board Member Peter Glynn to approve the July 11, 2019 minutes, motion received a second by Board Member Rochel Kramer. Motion passed with a 3-0 vote with Board Member Brian Roller, Board Member Marina Gershanovich and Board Member Jorge Garcia absent.

Chair Lindsey Lecour read the quasi-judicial statement into the record.

Planning and Zoning Town Attorney read the quasi-judicial instructions into the record and swore anyone in from the public that will be speaking on any of the quasi-judicial items and the applicants and their representatives.

4. Applications:

A. 9008 Byron - The applicant received approval from the Planning and Zoning Board at the July 11, 2019 meeting to convert their garage to approximately 251 square feet of additional living space. The Board added a condition of approval to require the window in the converted garage to be level with the existing windows. The applicant has evaluated this condition and found that it would create an economic hardship for

this project. Attached is a request to rescind the condition of approval with a copy of the proposed front elevation.

Board Member Marina Gershanovich entered at 6:02 p.m.

Board Member Jorge Garcia entered at 6:03 p.m.

Board Member Brian Roller entered at 6:03 p.m.

Town Planner Sarah Sinatra presented the item and staff recommendations.

The following members of the public spoke on the item:

Jeff Rose

Marco Tagliatti

Vice Chair Judith Frankel commented on the painting and moving of the windows and asked the applicant to bring the stone over and across to match to make it look more uniformed.

A motion was made by Board Member Peter Glynn to approve the item, motion received a second by Board Member Rochel Kramer. Motion passed with a 5-0 vote.

- B. 9433 Bay Drive** - The applicant is requesting to convert approximately 352 square feet of terraced area into interior living space. Furthermore, the applicant is also proposing a new terrace and interior renovations.

Town Planner Sarah Sinatra presented the item and staff recommendations for approval with the following condition: The applicant states 68% previous area, which is incorrect. Staff recommends for the applicant to provide the correct previous calculations pursuant to Code Section 90.49.

The following members of the public spoke on the item:

Felipe Lara, representing the owner.

A motion was made by Vice Chair Judith Frankel to approve the item with staff conditions, motion received a second by Board Member Peter Glynn. Motion passed with a 5-0 vote.

- C. 9540 Harding Avenue** - The applicant is requesting one (1) Permanent Wall Sign; four (4) Permanent Window Signs; three (3) on the store frontage and one (1) on the back door.

Town Planner Sarah Sinatra presented the item and staff recommendations as follows: Conditions of approval: 1) Provide a wall sign that meets the maximum coverage of 25 square feet. Currently, the applicant is proposing a wall sign which is 25.5 square feet. Please adjust accordingly. (Code Section 90.73); and 2) Clean and paint façade.

A motion was made by Board Member Peter Glynn to approve the application with staff conditions, motion received a second by Vice Chair Judith Frankel. Motion passed with a 5-0 vote.

- D. 8926 Froude Ave** - The applicant is requesting after the fact approval for a carport.

Town Planner Sarah Sinatra presented the item and staff recommendations pursuant to the Code.

A motion was made by Vice Chair Judith Frankel to approve the application with staff conditions, motion received a second by Board Member Peter Glynn. Motion passed with a 5-0 vote.

- E. 500 93rd Street** - The applicant is requesting to build a new 5,538 square foot two-story home.

Town Planner Sarah Sinatra presented the item and staff recommendations:

1) Correct the second-floor square footage to include the open space above the playroom. The correct square footage for the second floor is 1,780 square feet.

2) Provide a consistent lowest floor elevation. The zoning summary table states 8' NGVD and does not indicate the additional 2 feet for finished floor. Provide language in the zoning table reflecting this change.
code section 42.92

3) Provide opacity details for all proposed fences and walls showing that they meet the maximum 50% opacity. All wall and fence surfaces above 2 feet measured from grade shall maintain a maximum opacity of 50 percent per **code section 90-56**

- 4) Revise the pool deck to be consistent with **code section 90-48.6** for the portion of the pool deck that's within the side setback which require no greater than five feet in height above grade.
- 5) The applicant is proposing a four-foot wall on the pool deck. The pool deck is five feet above grade. This results in a nine-foot wall total. Walls cannot exceed six feet in the setback. **code section 90.56**
- 6) Provide 36" shrubs on the exterior of the fence in the secondary frontage. Currently, 30" shrubs are proposed. **code section 90.56**
- 7) Provide additional details showing that the carport is open on all four sides. **code section 90-58.**
- 8) Provide additional details as it relates to the proposed stone cladded CMU wall located at the north east corner of the property.
- 9) Adjust the typo in the zoning data table related to the allowable lot coverage. The maximum required is 40%. **code section 90-49**
- 10) Provide a consistent five-foot setback for the pool/deck to the side property line. A portion of the deck appears to encroach.

The following members of the public spoke on the item:

Markus Frankel, architect, representing the applicant and gave a presentation of the item.

Ifhat Fishman, architect, representing the applicant.

Shana Benhayoun

Janet Spector

Town Planner Sara Sinatra responded to Ms. Spector's concerns.

Board Member Jorge Garcia asked if the air conditioning units are enclosed.

Mr. Frankel answered Board Member Jorge Garcia question stating they are enclosed by free standing walls.

Vice Chair Judith Frankel commented regarding the front entrance and the ramp in the front door and wanted a clearer explanation of the entry way.

Ms. Fishman answered Vice Chair Judith Frankel's questions regarding the entry way.

Chair Lindsey Lecour explained that they would like more greenery in front of the fence.

Town Planner Sinatra wanted clarification from the Board regarding condition number four (4) above having to do with revising the pool deck to be consistent with code section 90-48.6 for the portion of the pool deck that's within the side setback which require no greater than five feet in height above grade.

Mr. Frankel and Ms. Fishman, representing the applicant, stated they will be able to meet the code with condition number four (4).

A motion was made by Board Member Peter Glynn to approve the application with staff conditions, motion received a second by Board Member Gershanovich. Motion passed with a 5-0 vote.

5. Local Planning Agency Items

A. Parking Waiver Program

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA, AMENDING SECTION 90-77, "OFF-STREET PARKING" OF CHAPTER 90, "ZONING" OF THE TOWN'S CODE OF ORDINANCES TO EXTEND THE PARKING EXEMPTION PROGRAM TO ADDRESS VACANCIES AND ECONOMIC REVITALIZATION IN THE SD-B40 ZONING DISTRICT; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

Town Planner Sarah Sinatra introduced the item.

A motion was made by Board Member Peter Glynn to refer to the Town Commission, motion received a second by Board Member Jorge Garcia. Motion passed with a 5-0 vote.

- B. Young Israel Variance** - The property owner, Young Israel of Bal Harbour, Inc. (Young Israel), is requesting a variance from the Town of Surfside Zoning Code for the property located at 9580 Abbott Avenue ("Property"). The applicant is proposing to construct a ramp consisting of approximately 205 square feet in the side or north setback of the Property to provide handicapped accessibility to Young Israel.

Town Planner Sarah Sinatra introduced the item and staff recommendations and conditions for the ramp entryway to meet ADA compliance in all aspects.

Jerry Proctor, Esquire, representing the applicant, along Stanley Price, Jaime Schapiro, and Jaime Calabrese presented the item.

The following members of the public spoke on the item:

Jerry Proctor
Jaime Schapiro

Discussion continued among the Board members and the representatives for the applicant regarding staff recommendations and conditions.

The following member of the public spoke on the item:

Jaime Calabrese, applicant's landscape architect, spoke regarding the landscaping of the property.

Chair Lindsey Lecour asked regarding the relocation of the trees.

Mr. Calabrese responded to Chair Lindsey Lecour question regarding the relocation of the trees and where they would be placed.

Town Planner Sinatra also spoke regarding the landscaping and the pervious area and read the requirements into the record.

The following member of the public spoke on the item:

Rabbi Moshe Gavenstein
Stanley Price

Planning & Zoning Board Attorney reminded the Board of the ADA regulations and its affects on the law and stated that in this circumstance they have to conduct their review with this in mind.

Vice Chair Judith Frankel asked the Planning & Zoning Attorney clarification on the ADA compliance and regulations.

Planning & Zoning Board Attorney answered Vice Chair Judith Frankel question and gave her clarification on the ADA regulations.

Town Planner Sinatra asked if the ramp being ADA compatible would be an appropriate condition.

Planning & Zoning Board Attorney stated that yes that would be an appropriate condition.

Further discussion among the Board, Town Planner Sinatra and Planning & Zoning Board Attorney continued regarding ADA compliance and regulations and making this an accessible facility.

Attorney Proctor, representing the applicant accepted the conditions requested by the Board including the ramp and accessibility.

Chair Lindsey Lecour stated for the record that as part of the condition of approval the ramp and entry way must be affirmatively in compliance with ADA regulations and the applicant accepted all conditions.

A motion was made by Board Member Peter Glynn to approve the item with staff conditions and move forward to the Town Commission, motion received a second by Board Member Brian Roller. Motion passed with a 5-0 vote.

6. Discussion Items:

A. Single Family Setbacks on Aggregated Lots

George Kousoulas gave a presentation on the item.

The following members of the public spoke on the item:

Jeff Rose

Bella Krieger

Danny Sorrogon

David Krieger

Diana Vazquez

Town Planner Sinatra spoke regarding the side setbacks.

Chair Lindsey Lecour explained to the members of the public regarding the item.

Town Planner Sinatra spoke regarding justification of the variance and the process.

Discussion among the Board and Town Planner Sinatra took place regarding the item and which properties they would apply to along with their setbacks.

Chair Lindsey Lecour stated that there is a big concern about this issue and are sensitive to the perception of mass.

Town Manager Olmedillo commented on the Board's remarks on subdividing lots.

Chair Lindsey Lecour requested to have placed on the next Commission Agenda for drafting of an ordinance for single family setbacks and aggregated lots.

Town Planner Sinatra gave the time frame for first and second reading of both issues.

B. Future Agenda Items

The following future agenda items are requested to be placed on the next upcoming Planning & Zoning Board meeting agendas.

Aggregated Lot on the September 26, 2019 meeting agenda.
Second Story Massing
Setback Aggregation

C. Planning & Zoning Board Meeting Schedule [Verbal]

- 1. October 31st – Proposing October 24th
- 2. November 28th (Thanksgiving) – Proposing November 21st
- 3. December 26th – Proposing December 19th
- 4. Option – Combine November and December to December 12th.

The Board agreed by consensus to have the October meeting held on October 24, 2019 and to combine the November and December meetings and have one (1) meeting on December 12, 2019.

7. Adjournment

A motion was made by Board Member Peter Glynn to adjourn the meeting without objection at 8:03 p.m.

Respectfully submitted,

Accepted this ____ day of _____, 2019.

Lindsay Lecour, Chair

Attest:

Sandra Novoa, MMC
Town Clerk



MEMORANDUM

To: Planning & Zoning Board
Thru: Guillermo Olmedillo, Town Manager
From: Sarah Sinatra Gould, AICP, Town Planner
CC: Lillian Arango, Town Attorney
Date: September 26, 2019
Re: 8818 Froude Avenue – Carport Enclosure

The property is located at 8818 Froude Avenue, within the H30B zoning. The applicant is requesting to enclose their carport to approximately 375 square feet of additional living space. renovations are being proposed in the interior and new windows and doors are proposed on the front and of the residence.



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

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

STANDARDS / RESULTS

Town of Surfside Zoning Code, Applicable Requirements

Sec. 90-50.1 (5) Garage Facades

Required	Proposed
1 window	New impact window is proposed
If the garage entrance is located at the front or primary corner of the property, landscaping shall be provided along the base of the new exterior wall. When the installation of landscaping results in insufficient off-street parking, a landscaped planter shall be permitted in lieu of the required landscaping.	Landscaping shall be provided along the base of the new exterior wall in the form of bush trees.

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 home will feature different lengths, widths and massing, façade materials and roof style and pitch.
Wall openings	10% for all elevations	0% net loss in 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 Board; (d) Architecturally embellished metal if granted approval by the Board; or (e) Other Florida Building Code approved roof material(s) if granted approval by the Board.	Existing roof to remain

Sec. 90-77 Off-street Parking Requirements

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

Windows and Trims

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

FINDINGS

Staff finds that the application meets the code requirements.

SEP 4 19 11:09 AM
TOWN OF SURFSIDE



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


**TOWN OF SURFSIDE
SINGLE-FAMILY and TWO-FAMILY SITE PLAN APPLICATION**

A complete submittal includes all items on the "Single-Family and Two-Family 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	MURIELLE SANZEY PARRA
PHONE / FAX	817 470 8064
AGENT'S NAME	IVAN PARRA
ADDRESS	8818 FROUDE AVE
PHONE / FAX	817 470 8064
PROPERTY ADDRESS	8818 FROUDE AVE
ZONING CATEGORY	Single Family
DESCRIPTION OF PROPOSED WORK	Carport Enclosure
murielle.sanzey@gmail.com	

<u>INTERNAL USE ONLY</u>			
Date Submitted	9/4/19	Project Number	19-793
Report Completed		Date	
Fee Paid	\$ 200.00		

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


08/28/19

 SIGNATURE OF OWNER DATE SIGNATURE OF AGENT DATE



TOWN OF SURFSIDE
SINGLE-FAMILY and TWO-FAMILY 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:

IVAN PARLA

NAME OF REPRESENTATIVE

08/28/15

DATE



**TOWN OF SURFSIDE
BUILDING DEPARTMENT**

OWNER BUILDER STATEMENT/AFFIDAVIT

Florida Statutes are quoted here in part for your information to indicate the authority for exemptions for homeowners from qualifying as contractors and to express any applicable restrictions and responsibilities.

**OWNERS MUST PERSONALLY APPEAR AT THE BUILDING DEPARTMENT
TO SIGN THIS DOCUMENT**


BY SIGNING THIS STATEMENT, I ATTEST THAT: *(Initial to the left of each statement)*

NSP	I understand that state law requires construction to be done by a licensed contractor and have applied for an owner-builder permit under an exemption from the law. The exemption specifies that I, as the owner of the property listed, may act as my own contractor with certain restrictions even though I do not have a license.
NSP	I understand that building permits are not required to be signed by a property owner unless he or she is responsible for the construction and is not hiring a licensed contractor to assume responsibility.
NSP	I understand that, as an owner-builder, I am the responsible party of record on a permit. I understand that I may protect myself from potential financial risk by hiring a licensed contractor and having the permit filed in his or her name instead of my own name. I also understand that a contractor is required by law to be licensed in Florida and to list his or her license numbers on all permit and contracts.
NSP	I Understand that I may build or improve a one-family or two-family residence or a farm outbuilding. I may also build or improve a commercial building if the costs do not exceed \$75,000. The building or residence must be for my own use or occupancy. It may not be built or substantially improved for sale or lease. If a building or residence that I have built or substantially improved myself is sold or leased within in 1 year after the construction is complete, the law will presume that I built or substantially improved it for sale or lease, which violates this exemption.
NSP	I understand that I may not hire an unlicensed individual person to act as my contractor or to supervise persons working on my building or residence. It is my responsibility to ensure that the persons whom I employ have the licenses required by law and by county ordinance.
NSP	I understand that it is a frequent practice of unlicensed persons to have the property owner obtain an owner-builder permit that erroneously implies that the property owner is providing his or her own labor and materials. I, as an owner-builder, may be held liable and subjected to serious financial risk for any injuries sustained by an unlicensed person or his or her employees while working on my property. My homeowner's insurance may not provide coverage for those injuries. I am willfully acting as an owner-builder and am aware of the limits of my insurance coverage for injuries to workers on my property.
	I understand that I may not delegate the responsibility for supervising work to a licensed

TSP	contractor who is not licensed to perform the work being done. <u>Any person working on my building who is not licensed must work under my direct supervision and must be employed by me, which means that I must comply with laws requiring the withholding of federal income tax and social security contributions under the Federal Insurance Contributions Act (FICA) and must provide workers' compensation for the employee.</u> I understand that my failure to follow these laws may subject me to serious financial risk.
TSP	I agree that, as the party legally and financially responsible for this proposed construction activity, I will abide by all applicable laws and requirements that govern owner-builders as well as employers. I also understand that the construction must comply with all applicable laws, ordinances, building codes, and zoning regulations.
TSP	I am of aware of construction practices and I have access to the Florida Building Code.
TSP	I understand that I may obtain more information regarding my obligations as an employer from the Internal Revenue Service, the United States Small Business Administration, the Florida Department of Financial Services, and the Florida Department of Revenue. I also understand that I may contact the Florida Construction Industry Licensing Board at 1-850-487-1395 or at www.myflorida.com/dbpr/pro/cilb/ for more information about licensed contractors.
TSP	I am aware of, and consent to, an owner-builder building permit applied for in my name and understand that I am the party legally and financially responsible for the proposed construction activity at the address listed below.
TSP	I agree to notify the building department immediately of any additions, deletions, or changes to any of the information that I have provided on this disclosure or in the permit application package.
TSP	Licensed contractors are regulated by laws designed to protect the public. If you contract with a person who does not have a license, the Construction Industry Licensing Board, the Department of Business and Professional Regulation and the building department may be unable to assist you with any financial loss that you sustain as a result of a complaint. Your only remedy against an unlicensed contractor may be in civil court. It is also important for you to understand that, if an unlicensed contractor or employee of an individual or firm is injured while working on your property, you may be held liable for damages. If you obtain an owner-builder permit and wish to hire a licensed contractor, you will be responsible for verifying whether the contractor is properly licensed and the status of the contractor's workers' compensation coverage.

Property Address: 8818 FROUDE AVE

I, MOLIELLE SANZEY PARRA, do hereby state that I am qualified and capable of performing the requested construction involved with the permit application filed and agree to the conditions specified above.


 06/28/18
 Signature of Owner-Builder Date

Form of Identification FDL
 (Must be Photo ID)

A violation of this exemption is a misdemeanor of the first degree punishable by a term of imprisonment not exceeding 1 year and a \$1,000.00 fine in addition to any civil penalties. In addition, the local permitting jurisdiction shall withhold final approval, revoke the permit, or pursue any action or remedy for unlicensed activity against the owner and any person performing work that requires licensure under the permit issued.

SURVEY AFFIDAVIT

I, Murielle Sanzey Parra, owner of the property located at 8818 Froude Ave,
Surfside, FL 33154, do hereby certify that no changes have occurred on my property
since the enclosed survey was conducted by Miguel Espinosa Land Surveying, Inc on
April 18, 2013.

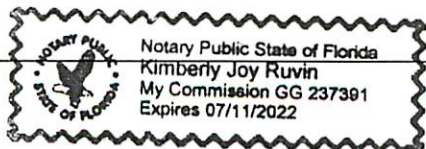


Owner Signature

Sworn to and subscribed before me on the 4th day of September, 2019, by
_____, produced as ID FDL.
(personally known)



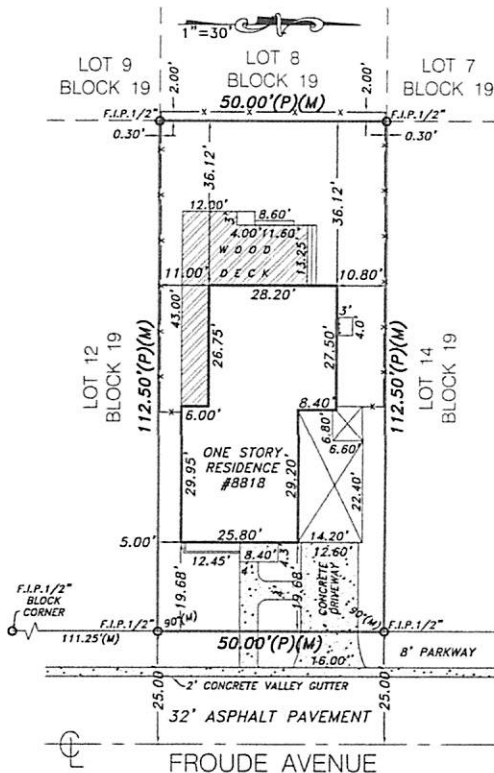
Notary Public, State of Florida





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the Florida Real
Estate Community
for Over 20 Years

WWW.MELANDSERVICES.COM




Accepted By: _____

Property Address: 8818 FROUDE AVENUE
SURFSIDE, FL 33154

NOTES: FENCES ENCR OACH OVER WEST LOT LINE.

SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY THAT THIS 'BOUNDARY SURVEY' IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. THIS COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS, AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-8, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

SIGNED  FOR THE FIRM
MIGUEL ESPINOSA P.S.M. No. 5101
STATE OF FLORIDA ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND/OR
THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSED SURVEYOR AND MAPPER.

MIGUEL ESPINOSA LAND SURVEYING, INC.
10665 SW 190TH Street
Suite 3110
MIAMI, FL 33157
PHONE:(305) 740-3319
FAX #:(305) 669-3190
LB # 6463



Surveyor's Legend

<p>————— PROPERTY LINE</p> <p>————— STRUCTURE</p> <p>▨▨▨▨▨ CONC. BLOCK WALL</p> <p>—X—X— CHAIN-LINK FENCE OR WIRE FENCE</p> <p>—/—/— WOOD FENCE</p> <p>—○—○— IRON FENCE</p> <p>----- EASEMENT</p> <p>----- CENTER LINE</p> <p>▨▨▨▨▨ WOOD DECK</p> <p>▨▨▨▨▨ CONCRETE</p> <p>▨▨▨▨▨ ASPHALT</p> <p>▨▨▨▨▨ BRICK / TILE</p> <p>▨▨▨▨▨ WATER</p> <p>----- APPROXIMATE EDGE OF WATER</p> <p>▨▨▨▨▨ COVERED AREA</p> <p>☐ TREE</p> <p>⊛ POWER POLE</p> <p>☐ CATCH BASIN</p> <p>○ C.U.E. COUNTY UTILITY EASEMENT</p> <p>▨▨▨ I.E./E.E. INGRESS / EGRESS EASEMENT</p> <p>▨▨▨ U.E. UTILITY EASEMENT</p>	<p>FND FOUND IRON PIPE / PIN AS NOTED ON PLAT</p> <p>LB# LICENSE # - BUSINESS</p> <p>LS# LICENSE # - SURVEYOR</p> <p>CALC CALCULATED POINT</p> <p>SET SET PIN</p> <p>▲ CONTROL POINT</p> <p>■ CONCRETE MONUMENT</p> <p>⊕ BENCHMARK</p> <p>ELEV ELEVATION</p> <p>P.T. POINT OF TANGENCY</p> <p>P.C. POINT OF CURVATURE</p> <p>P.R.M. PERMANENT REFERENCE MONUMENT</p> <p>P.C.C. POINT OF COMPOUND CURVATURE</p> <p>P.R.C. POINT OF REVERSE CURVATURE</p> <p>P.O.B. POINT OF BEGINNING</p> <p>P.O.C. POINT OF COMMENCEMENT</p> <p>P.C.P. PERMANENT CONTROL POINT</p> <p>M FIELD MEASURED</p> <p>P PLATTED MEASUREMENT</p> <p>D DEED</p> <p>C CALCULATED</p> <p>L.M.E. LAKE OR LANDSCAPE MAINT. ESMT.</p> <p>R.O.E. ROOF OVERHANG EASEMENT</p>	<p>B.R. BEARING REFERENCE</p> <p>△ CENTRAL ANGLE OR DELTA</p> <p>R RADIUS OR RADIAL</p> <p>RAD. RADIAL TIE</p> <p>N.R. NON RADIAL</p> <p>TYP. TYPICAL</p> <p>I.R. IRON ROD</p> <p>I.P. IRON PIPE</p> <p>N&D NAIL & DISK</p> <p>PK NAIL PARKER-KALON NAIL</p> <p>D.H. DRILL HOLE</p> <p>⊙ WELL</p> <p>⊙ M.H. MANHOLE</p> <p>O.H.L. OVERHEAD LINES</p> <p>TX TRANSFORMER</p> <p>CATV CABLE TV RISER</p> <p>W.M. WATER METER</p> <p>P/E POOL EQUIPMENT</p> <p>CONC. CONCRETE SLAB</p> <p>ESMT EASEMENT</p> <p>D.E. DRAINAGE EASEMENT</p> <p>L.B.E. LANDSCAPE BUFFER EASEMENT</p> <p>L.A.E. LIMITED ACCESS EASEMENT</p> <p>TEL. TELEPHONE FACILITIES</p> <p>U.P. UTILITY POLE</p> <p>E.U.B. ELECTRIC UTILITY BOX</p> <p>SEP. SEPTIC TANK</p> <p>D.F. DRAINFIELD</p> <p>A/C AIR CONDITIONER</p> <p>S/W SIDEWALK</p> <p>DWY DRIVEWAY</p> <p>SCR. SCREEN</p> <p>GAR GARAGE</p> <p>ENCL. ENCLOSURE</p> <p>N.T.S. NOT TO SCALE</p> <p>F.F. FINISHED FLOOR</p> <p>T.O.B. TOP OF BANK</p> <p>E.O.W. EDGE OF WATER</p> <p>E.O.P. EDGE OF PAVEMENT</p> <p>C.V.G. CONCRETE VALLEY GUTTER</p> <p>B.S.L. BUILDING SETBACK LINE</p> <p>S.T.L. SURVEY TIE LINE</p> <p>⊕ CENTER LINE</p> <p>R/W RIGHT-OF-WAY</p> <p>P.U.E. PUBLIC UTILITY EASEMENT</p> <p>C.M.E. CANAL MAINTENANCE EASEMENT</p> <p>A.E. ANCHOR EASEMENT</p>
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Property Address:

8818 FROUDE AVENUE
SURFSIDE, FL 33154

Flood Information:

Community Number: 120659
 Panel Number: 12086C0307
 Suffix: L
 Date of Firm Index: 9/11/2009
 Flood Zone: AE
 Base Flood Elevation: 8.0
 Date of Field Work: 4/18/2013
 Date of Completion: 4/18/2013

General Notes:

1. The Legal Description used to perform this survey was supplied by others. This survey does not determine or is not to imply ownership.
2. This survey only shows above ground improvements. Underground utilities, footings, or encroachments are not located on this survey map.
3. If there is a septic tank, well, or drain field on this survey, the location of such items was shown to us by others and the information was not verified.
4. Examination of the abstract of title will have to be made to determine recorded instruments, if any, effect this property. The lands shown herein were not abstracted for easement or other recorded encumbrances not shown on the plat.
5. Wall ties are done to the face of the wall.
6. Fence ownership is not determined.
7. Bearings referenced to line noted B.R.
8. Dimensions shown are platted and measured unless otherwise shown.
9. No identification found on property corners unless noted.
10. Not valid unless sealed with the signing surveyors embossed seal.
11. Boundary survey means a drawing and/or graphic representation of the survey work performed in the field, could be drawn at a shown scale and/or not to scale.
12. Elevations if shown are based upon NGVD 1929 unless otherwise noted.
13. This is a BOUNDARY SURVEY unless otherwise noted.
14. This survey is exclusive for the use of the parties to whom it is certified. The certifications do not extend to any unnamed parties.

Legal Description:

LOT 13, BLOCK 19, OF SUBDIVISION SECOND AMENDED PLAT OF NORMANDY BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGE 44, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

PRINTING INSTRUCTIONS:

While viewing the survey in any Acrobat Reader, select the File Drop-down and select "Print"
 Select a color printer, if available, or at least one with 8.5" x 14" paper.
 Select ALL for Print Range, and the # of copies you would like to print out.
 Under the "Page Scaling" please make sure you have selected "None."
 Do not check the "AutoRotate and Center" button.
 Check the "Choose Paper size by PDF" checkbox.
 Click OK to Print.

Certified To: MURIELLE GUYLAINE SANZEY;
 CLOSINGS.COM, INC.; ATTORNEY'S TITLE INSURANCE
 FUND, INC.; PRIMARY RESIDENTIAL MORTGAGE, INC.;
 its successors and/or assigns as their interest may appear.



AFFILIATE MEMBERS



M.E. LAND SURVEYING, INC.
 10665 SW 190TH Street, Suite 3110 MIAMI, FL 33157
 PHONE: (305) 740-3319 FAX #: (305) 669-3190 LB # 6463



WWW.MELANDSERVICES.COM

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MEMORANDUM

To: Planning and Zoning Board
 Thru: Guillermo Olmedillo, Town Manager
 From: Sarah Sinatra Gould, AICP, Town Planner
 CC: Lillian Arango, Town Attorney
 Date: September 26, 2019
 Re: 8866 Hawthorne Avenue - Fence

The property located at 8866 Hawthorne Avenue is within the H30A zoning district. The applicant is requesting fencing in the secondary frontage. A 6' foot high wood fence is proposed on the side of the property.



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

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

STANDARDS / RESULTS

Town of Surfside Zoning Code, Applicable Requirements

Sec. 90.56 Fences, walls and hedges

	Required	Proposed
Fence	Fences in the front are only permitted with the Planning and Zoning Board's approval.	The fence is not proposed within the front setback.

Sec. 90.56 Fences, walls and hedges

	Required	Proposed
Fence	<p>90-56.1.A A fence or ornamental wall not more than six feet in height, as measured from grade, may project into or enclose an interior side or rear yard only.</p>	6'0 is proposed
	<p>90-56.2 A fence or ornamental wall may be placed within the front yard or primary corner yard if granted design review approval by the planning and zoning board</p>	Requires design review approval by the planning and zoning board
	<p>90-56.4 Front yard and corner yard fences and ornamental walls</p> <p>Lot frontage is wider than or equal to 100 ft Maximum Height:</p> <ul style="list-style-type: none"> (a) 4ft + ½ ft per 10 feet of lot width exceeding 50 feet, maximum 6 ft> (b) Secondary frontage shall adhere to the height and opacity limitations for corresponding lot frontage <p>Maximum Opacity: All wall and fence surfaces two (2) feet measured from grade shall maintain a maximum opacity of fifty (50) percent</p>	All wall and fence surfaces above two (2) feet measured from grade shall maintain a maximum opacity of fifty (50) percent.
	<p>90-56.5 Modification of secondary frontage fence and ornamental walls</p> <p>(1) A fence or ornamental wall that has a maximum opacity of 100 percent and a maximum height of six feet, as measured from grade, may project into or enclose the street side yard of a corner lot, provided:</p> <ul style="list-style-type: none"> a. Not placed in front of the front façade of the primary residential structure and extends beyond the plane of the front façade on only one side of the primary residential structure; b. The fence/wall is setback 3 feet from any property line c. Shrubs shall be installed at the time the fence or wall is installed d. Shrubs shall be planted a minimum of 36" in height, shall be placed a 	<ul style="list-style-type: none"> a. Conforms b. Not provided. c. Not provided. d. Not provided.

	maximum of 24" on center and shall cover the exterior of the fence or wall within one year after the final inspection of the fence	
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Findings

Staff finds that the application does not meet the Code due to not providing the setback and landscaping as described below, however this requirement can be a condition of approval:

1. Provide a 3-foot setback between the fence and the property line. Per code section 90-56.5, shrubs shall be installed at the time the fence or wall is installed. Shrubs shall be planted a minimum of 36" in height and shall be placed a maximum of 24" on center and shall cover the exterior of the fence or wall within one year after the final inspection of the fence.



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

TOWN OF SURFSIDE
SINGLE-FAMILY and TWO-FAMILY SITE PLAN APPLICATION

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

<u>PROJECT INFORMATION</u>	
OWNER'S NAME	<u>Ashley Gibbs</u>
PHONE / FAX	<u>3-221-0214 / 3-675-8163</u>
AGENT'S NAME	<u>Artemisa Fence</u>
ADDRESS	<u>1777 NW 79 Ave</u>
PHONE / FAX	<u>3-221-0214</u>
PROPERTY ADDRESS	<u>8866 Hawthorne Ave</u>
ZONING CATEGORY	
DESCRIPTION OF PROPOSED WORK	<u>Installing a Fence</u>

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

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

<u></u>	_____	<u></u>	_____
SIGNATURE OF OWNER	DATE	SIGNATURE OF AGENT	DATE




TOWN OF SURFSIDE
SINGLE-FAMILY and TWO-FAMILY 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:

	7/29/2019
NAME OF REPRESENTATIVE	DATE

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MEMORANDUM

To: Planning & Zoning Board

Thru: Guillermo Olmedillo, Town Manager

From: Sarah Sinatra Gould, AICP, Town Planner

CC: Lillian Arango, Town Attorney

Date: September 26, 2019

Re: 8900 Harding Avenue – Re-roof

The property located at 8900 Harding Avenue is within the H30B zoning district. The applicant is requesting to upgrade/re-roof from their existing three-tab shingle roof to a new dimensional shingle roof. A roof permit was issued in 1993 for a three-tab shingle roof. The applicant has recently submitted a permit application to re-roof with dimensional shingle roofing.

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.	Dimensional shingle roof, which requires 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.	Dimensional shingle, which is not consistent with the design guidelines.

Findings

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 Planning & Zoning Board if said material is approved by the Florida Building Code. Therefore, the applicant is requesting consideration by the Planning & Zoning Board to install dimensional shingles, which is an upgrade from the three-tab single roof material that has existed since 1993.

View to the south (300 89th Street)



View to the north (8910 Harding Avenue)



View to the east (8900 Collins Avenue)





19-794

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

**TOWN OF SURFSIDE
SINGLE-FAMILY and TWO-FAMILY SITE PLAN APPLICATION**

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

PROJECT INFORMATION	
OWNER'S NAME	VICTORIA & ROBERT MATTA
PHONE / FAX	_____
AGENT'S NAME	Juan Alvarez
ADDRESS	8880 SW 8th ST # 44-1734 Miami, FL 33144
PHONE / FAX	305.725.8931
PROPERTY ADDRESS	8900 HARDING, SURFSIDE, FL
ZONING CATEGORY	0800 SGL FAMILY - 1701-1900 SQ
DESCRIPTION OF PROPOSED WORK	Upgrade shingle roof. Re-roof from three-tab shingle to dimensional shingle.

INTERNAL USE ONLY			
Date Submitted	9/4/19	Project Number	19-794
Report Completed	_____	Date	_____
Fee Paid	\$ 200.00		

ZONING STANDARDS	Required	Provided
Plot Size	_____	_____
Setbacks (F/R/S)	_____	_____
Lot Coverage	6,860 Sq.Ft	_____
Height	_____	_____
Pervious Area	_____	_____




SIGNATURE OF OWNER _____ DATE 9/6/19 _____ SIGNATURE OF AGENT _____ DATE 8-25-2019 _____



TOWN OF SURFSIDE
SINGLE-FAMILY and TWO-FAMILY SITE PLAN APPLICATION
PLANNING AND ZONING BOARD Rules and Procedures (June 2002)

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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:

Juan Alvarez

8-25-2019

NAME OF REPRESENTATIVE

DATE

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MEMORANDUM

To: Planning and Zoning Board

Thru: Guillermo Olmedillo, Town Manager

From: Sarah Sinatra Gould, AICP, Town Planner

CC: Lillian Arango, Town Attorney

Date: September 26, 2019

Re: 9264 Bay Drive – New 2-Story Home

The property is located at 9264 Bay Drive, within the H30A zoning district. The applicant is requesting to build a 7,017 square foot two-story new home. The square footage includes a covered terrace and entranceway of 801 square feet. Although this is not enclosed areas, the Town's code counts porches and patios that are open on only one side as part of the square footage. The plans include a two-car garage, swimming pool and pool deck. The applicant is also requesting two variances for this proposed development.

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

STANDARDS / RESULTS

Town of Surfside Zoning Code, Applicable Requirements

Sec. 42.92 Lowest Floor Elevation

Residential	Lowest Floor	Proposed
Single-Family Residential	Base Flood +2	10 Feet

Sec. 90.43 Maximum building heights

Height	Required Maximum	Proposed
H30A	30 feet	30 feet

Sec. 90-44. - Modifications of height regulations.

90-44.1 Architectural Elements

Height	Required Maximum	Proposed
H30A	3 feet	3 feet

Sec. 90-45. Setbacks

H30A AND H30B UPPER STORY FLOOR AREA IS 50% TO 64% OF FIRST STORY AREA	Required	Proposed
<i>Maximum Lot Coverage</i>	40%	34%
FIRST STORY (UP TO 15 FT IN HEIGHT)		
Primary frontage	Minimum 20 FT	31 feet
Interior side (when the site consists of more than one lot of record, as shown on plats in effect on November 13, 2018)	Minimum: 20 ft or 20% of the frontage whichever is greater	8 feet Variance Requested
Rear	Minimum 20 FT	48'11"
UPPER STORY OR WALL PLANES GREATER THAN 15 FT IN HEIGHT		
Primary frontage	Minimum 20 FT / Average 25 FT	36 feet, 8 inches
Interior sides (when the site consists of more than one lot of record, as shown on plats in effect on November 13, 2018)	20 FT or 20% of the front whichever is greater Average 20 FT or 20% of the frontage whichever is greater, plus FT	13 foot average Variance Requested
Rear	Minimum 20 FT / Average n/a	48' 11"

Sec. 90-47. – Yards generally, allowable projections

	Required	Proposed
Every part of a required yard shall be open to the sky, except ordinary projections of sills, cornices, roof eaves and ornamental features	May project not more than 24 inches into any required yard	Complies
Air conditioning equipment, pool pump or other mechanical equipment may be located in a required rear setback	a) Such equipment is at least 15 feet from any other single-family or two-family residence b) Maintain at least a five-foot setback from the rear and side yards and is not visible from any street or waterway	Pool equipment has a 4 foot setback and is 15 feet from the neighbor's house. Must have a 5 foot setback.
Open, unenclosed building entrance porches, platforms, stairs or paved terraces, not	a) May extend or project into the required front or side yard no more than six feet	Entry stairs in the side (south setback) extend into the side yard four feet

covered by a roof or canopy, and which do not extend above the level of the grade or entrance floor of the building	b) and the encroachments shall not provide less than a 24-inch setback to the property line.	
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Sec. 90.49 Lot standards

Lot Standards H30B	Required	Proposed
Minimum Lot width	50 feet	67.44'
Minimum lot area	5,600 feet	12,900 SF
Maximum lot coverage	40%	34%
Pervious area	35% (minimum)	40% (5,231SF)

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.	A unique elevation from the main buildings of the adjacent two (2) homes is created through; (1) length, width and massing of the structure; (2) number of stories; and (3) façade materials
Wall openings	10% for all elevations	Demonstrate there are 10% wall openings per elevation
Roof Material	(a) Clay Tile; (b) White concrete tile; (c) Solid color cement tile which color is impregnated with the same color intensity throughout, provided said color if granted approval by the Design Review Board; (d)Architecturally embellished metal if granted approval by the Design Review Board; or (e)Other Florida Building Code approved roof material(s) if granted approval by the Design Review Board.	Flat Roof

Sec. 90.50.2 Roof decks

	Required	Proposed
For properties in the H30A District	b) No extension of stairs over 30-foot height limitation; c) 10-foot setbacks on sides and rear of building	Future deck demonstrated on plans. Note that stairs cannot exceed 30 foot height limitation.

Sec. 90.54 Accessory Structures

	Required	Proposed
Accessory buildings	90-54.2 Accessory swimming pools and decks, open and unenclosed, or covered by a screen enclosure, may occupy a required rear, front, or side setback, subject to the following minimum setbacks: (a) Rear: Five feet. (b) Interior side: Five feet. (c) Primary (front) and secondary (Corner): Ten feet.	Exceeds 5 feet on the interior side.

Sec. 90-60. - Construction adjacent to bulkhead lines.

	Required	Proposed
Indian Creek bulkhead lines	A swimming pool construction landward of less than 20 feet of the Indian Creek bulkhead line shall be thoroughly investigated by a registered structural engineer known to the building official to be qualified to evaluate retaining walls, seawalls, bulkhead or other shore protective structures. The structural engineer shall certify that said construction will not compromise the structural capacity of the adjacent retaining wall...	23 feet, nine inches provided.

Sec. 90.56 Fences, walls and hedges

	Required	Proposed
Fence	90-56.1.A A fence or ornamental wall not more than six feet in height, as measured from grade, may project into or enclose an interior side or rear yard only.	Wall details not provided. Can be provided at permitting as the wall is not in the front of the structure.
	90-56.2 A fence or ornamental wall may be placed within the front yard or	N/A

	primary corner yard if granted design review approval by the planning and zoning board	
--	--	--

Sec. 90.61 Paving in front and rear yards in H30 and H40 Districts

Paving Yards	Required	Proposed
Front setback permeability	50% minimum	39%, does not meet the code requirements
Front yard landscaped	30% minimum	39%
Rear yard landscaped	20% minimum	Exceeds 20%
Number of Curb Cuts	One minimum	Two
Curb Cut side set back	5 feet minimum	Exceeds 5 feet
Curb cut width	18 feet maximum or two 12 foot aisles	Two 12 foot drive aisles
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.	Limestone pavers on sand over well compacted limerock base

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

Required	Required	Proposed
Street trees shall be required at one shade tree/palm tree per 20 linear feet of street frontage thereof along all public or private street right-of-ways in all zoning districts.	3 trees (67' frontage)	+3 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, + 25 shrubs

Sec. 90-77 Off-Street Parking Requirements

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

Town of Surfside Adopted Residential Design Guidelines

Building Massing

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

Decorative Features

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

Overall Architectural Style

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

Wall Materials and Finishes

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

Roof Materials, Types, and Slopes

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

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

FINDINGS

Staff finds the application meets the Code with the following conditions of approval:

- 1) The approval of the first and second story setback variances.
- 2) Provide the required 50% minimum front setback permeability. Currently, the plans provide for 39% permeability. The applicant indicates that the required permeability is 30%, however per **Code Section 90.61** the required minimum front setback permeability is 50%.
- 3) Provide a 5 foot setback for the pool equipment.
- 4) The glass railing on the roof cannot exceed the maximum height of the parapet, which is no greater than 3 feet above the maximum height of the roof.

Note: the future stairs for the roof cannot exceed the 30 foot height limitation.



TOWN OF SURFSIDE
SINGLE-FAMILY and TWO-FAMILY SITE PLAN APPLICATION

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

PROJECT INFORMATION

OWNER'S NAME DR DAVID KRIEGER & BELLA TENDLER KRIEGER
 PHONE / FAX PHONE 610-613-0460
 AGENT'S NAME DANIEL SOROGON
 ADDRESS 34 N.W. 168 TH STREET, NORTH MIAMI BEACH, FLA
 PHONE / FAX 305-970-1235
 PROPERTY ADDRESS 9264 BAY DRIVE, SURFSIDE, FLA. 33154
 ZONING CATEGORY H30A
 DESCRIPTION OF PROPOSED WORK EXISTING HOME TO BE DEMOLISHED. CONSTRUCTION OF NEW 2 STORY RESIDENCE, 2 CAR GARAGE, SWIMMING POOL, APPROX. 5,547 S.F. UNDER A/C

INTERNAL USE ONLY

Date Submitted _____ Project Number _____
 Report Completed _____ Date _____
 Fee Paid \$ _____

ZONING STANDARDS

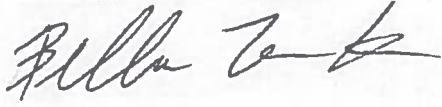
	Required	Provided
Plot Size	<u>8,000 S.F.</u>	<u>12,900 S.F.</u>
Setbacks (F/R/S)	<u>25 FT 25 FT 25 FT</u>	<u>31 FT 49 FT 8 FT</u>
Lot Coverage	<u>5,160 S.F.</u>	<u>4,383 S.F.</u>
Height	<u>30 FT FROM CROWN OF</u>	<u>30 FT FROM CROWN OF ROAD</u>
Pervious Area	<u>35% 4,515 S.F.</u>	<u>40% 5,231 S.F.</u>


 SIGNATURE OF OWNER

9/9/19
 DATE


 SIGNATURE OF AGENT

Sep/9/19
 DATE





**TOWN OF SURFSIDE
SUBMISSION CHECKLIST
SINGLE-FAMILY and TWO-FAMILY SITE PLAN APPLICATION**

Project Name KRIEGER RESIDENCE Project Number _____

SUBMITTAL REQUIREMENTS FOR REVIEW:

- Completed "Single-Family and Two-Family Site Plan Application" form
- Application fee: \$ 1,500⁰⁰ made out to "Town of Surfside"
- Ownership Affidavit
- Survey less than one (1) year old. A survey over one (1) year is sufficient as long as the property has not changed ownership and the owner provides an affidavit that no changes have occurred since the date of the survey.
- Recent photographs, as visible from the street, of the subject property and of the adjacent two (2) homes on each side of the subject property on the same side of street. If the adjacent lot(s) are vacant then the next adjacent home(s) shall be utilized.

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:
 - Tabulations of total square footage, lot coverage, setbacks and acreage
 - Entire parcel(s) with dimensions and lot size in square feet
 - Existing and proposed buildings with square footage
 - Buildings to be removed
 - Setbacks
 - Dimensions and locations of all existing and proposed right-of-ways, easements and street frontage, including sidewalks, curb and gutter and planting strips
 - All existing and proposed site improvements, including, but not limited to, all utilities, retaining walls, fences, decks and patios, driveways and sidewalks, signs, parking areas, and erosion control features
 - Location of all existing and proposed trees, vegetation, palms and note tree species
 - Locations and dimensions of parking spaces and lot layout
 - Driveway entrance width and setbacks from property line

- Architectural Elevations (Minimum scale of 1/8" = 1'):
Please show / provide the following:
 - Provide color elevations, showing all material finishes, textures and landscaping for all elevations of the proposed building(s). They should include, at a minimum:
 - All exterior materials, colors and finishes, keyed to samples provided

Cont.

Page 1 of 2

Town of Surfside – Submission Checklist - Single-Family and Two-Family Site Plan Application 2 of 2



- Roof slopes and materials and color
 - Detail of doors, windows, garage doors
 - Lighting locations and details
 - 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
 - Abutting structure heights
- 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



TOWN OF SURFSIDE
SINGLE-FAMILY and TWO-FAMILY 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:

	<i>JUNE 12 / 2019</i>
NAME OF REPRESENTATIVE	DATE



**TOWN OF SURFSIDE
SUBMISSION CHECKLIST
GENERAL VARIANCE APPLICATION**

Project Name KRIEGER RESIDENCE Project Number _____
Review Date _____

SUBMITTAL REQUIREMENTS FOR REVIEW (Permit clerk shall initial if item has been submitted):

- Fee
 - Residential \$1,500
 - Non-Residential \$5,000
 - Completed "General Variance Application" form
 - Statements of ownership and control of the property, executed and sworn to by the owner or owners of one hundred (100) percent of the property described in the application, or by tenant or tenants with the owners' written, sworn consent, or by duly authorized agents evidenced by a written power of attorney if the agent is not a member of the Florida Bar.
 - The written consent of all utilities and/or easement holders if the proposed work encroaches into any easements
 - Survey less than one (1) year old (including owner's affidavit that no changes have occurred since the date of the survey). A survey over one (1) year is sufficient as long as the property has not changed ownership and the owner provides an affidavit that no changes change occurred since the date of the survey.
 - 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)
 - Site Plan (Minimum scale of 1" = 20').
 - Two (2) full sized sets of complete design development drawings (24" x 36" sheets) signed and sealed
 - Fifteen (15) reduced sized copies of the plans (11" x 17" sheets) (to be provided prior to Design Review Board Meeting)
- Please show / provide the following (if applicable):
- Tabulations of total square footage, lot coverage, setbacks and acreage
 - Entire parcel(s) with dimensions and lot size in square feet
 - Existing and proposed buildings with square footage
 - Buildings to be removed
 - Setbacks
 - Dimensions and locations of all existing and proposed right-of-ways, easements and street frontage, including sidewalks, curb and gutter and planting strips
 - All existing and proposed site improvements, including, but not limited to, all utilities, retaining walls, fences, decks and patios, driveways and sidewalks, signs, parking areas, and erosion control features
 - Location of all existing and proposed trees, vegetation, palms and note tree species
 - Locations and dimensions of parking spaces and lot layout
- A map indicating the general location of the property.

ONE OF 2



Written Narrative of request that addresses each of the following standards of review:

- Special conditions and circumstances exist which are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same zoning district;
 - The special conditions and circumstances do not result from the actions of the applicant or a prior owner of the property;
 - Literal interpretation of the provisions of the Town Code deprives the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Town Code and results in unnecessary and undue hardship on the applicant;
 - The hardship has not been deliberately or knowingly created or suffered to establish a use or structure which is not otherwise consistent with the Town of Surfside Comprehensive Plan or the Town Code;
 - An applicant's desire or ability to achieve greater financial return or maximum financial return from his property does not constitute hardship;
 - Granting the variance application conveys the same treatment to the applicant as to the owner of other lands, buildings, or structures in the same zoning district;
 - The requested variance is the minimum variance that makes possible the reasonable use of the land, building, or structure; and
 - The requested variance is in harmony with the general intent and purpose of the Town of Surfside Comprehensive Plan and the Town Code, is not injurious to the neighborhood or otherwise detrimental to the public safety and welfare, is compatible with the neighborhood, and will not substantially diminish or impair property values within the neighborhood.
- Such additional data, maps, plans, or statements as the Town may require to fully describe and evaluate the particular proposed plan.

2012

To Whom It May Concern:

We certify that the property located at 9264 Bay Drive, Surfside is 100% owned by us and has no renters.

David Krieger, Co-owner



6/11/19

Bella Tendler Krieger, Co-owner



6/11/19

DANNYSOROGON
ARCHITECTURE | CONSTRUCTION | MANAGEMENT
Florida Contracting & Construction Services Inc.
Florida Architectural Services
www.dannysorogon.com

Sep 10, 2019

Ms. Sarah Sinatra Gould, AICP/ Daniel Mantell/James Hickey
Town of Surfside
Director, Planning Dept

Re: Krieger residence / 9264 Bay Dr

Narrative:

1. Requiring variances from Code Section 90-45 as it relates to:

First floor interior side setbacks for a site that consists of more than one lot of record – 20 ft or 20% of frontage, whichever is greater.

Upper story interior setbacks for a site that consists of more than one lot of record – Average 20 ft or 20% of the frontage whichever is greater, plus 5 ft.

Due to the fact that the property is only 60 Ft wide and the new ordinance (No.18-1694, amending section 90-45 "setbacks") creates a special condition and circumstance which is peculiar to the land, structure and building which is not applicable to other lands, structures and buildings in the same zoning district.

The new ordinance requires the first-floor setback for a site that consists of more than one lot of record to be 20 ft or 20% of frontage, whichever is greater. We are currently providing a setback of 8'-0" on either side of the property, this is what was suggested on previous meeting: 30% of 60 feet= 18 feet less 10 feet = 8 feet side setback for first floor. Second floor 8 feet + 5 feet = 13'-0" average. The new code requires a setback of 20' on each side, therefore, we are seeking a variance of 12'-0" for each side. (20'-8'-0" = 12'-0").

The new ordinance requires the upper story setback for a site that consists of more than one lot of record to be an average 20 ft or 20% of frontage, whichever is greater, plus 5 ft. We are currently providing a setback of 13'-0" on average on either side of the property. The new code requires a setback of 20' or 20% of the frontage on each side, whichever is greater, plus 5 ft. Therefore, we are seeking a variance of 14'-10". (25'-13'-0" = 12'-0").

c. 305.970.1235 o. 305.653.0212 f. 305.653.0232
34 NW 168th Street North Miami Beach, FL. 33169
dansorogon@aol.com

DANNYSOROGON
ARCHITECTURE | CONSTRUCTION | MANAGEMENT
Florida Contracting & Construction Services Inc.
Florida Architectural Services
www.dannysorogon.com

2. The special conditions and circumstances do not result from the actions of the applicant or a prior owner of the property.

3. Literal interpretation of the provisions of the Town Code will create a residence that is only 10 ft wide! This deprives the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Town Code and results in unnecessary and undue hardship on the applicant.

4. The hardship has not been deliberately or knowingly created or suffered to establish a use or structure which is not otherwise consistent with the Town of Surfside Comprehensive Plan or the Town Code.

5. The applicant, Dr David Krieger, does not desire to achieve greater financial return as this project is intended to be his family's main residence. Therefore, the financial implications of this request do not constitute a hardship.

6. The applicant, Dr David Krieger, agrees that granting the variance application conveys the same treatment to the applicant as to the owner of other lands, buildings, and structures in the same zoning district.

7. The requested variance is the minimum variance that makes possible the reasonable use of the land, building or structure.

8. The requested variance is in harmony with the general intent and purpose of the Town of Surfside Comprehensive Plan and the Town Code, is not injurious to the neighborhood or otherwise detrimental to the public safety and welfare, is compatible with the neighborhood, and will not substantially diminish or impair property values within the neighborhood.

In conclusion, the applicant is seeking variances for side setbacks, 8'-0" & 13'-0" for the first floor and the upper story respectively. We request not to apply the new ordinance(18-1964) as this will create an allowable construction width which is very narrow. This lot is 60 ft wide. The new ordinance requires 20 ft setbacks on each side of the property. Therefore, the allowable construction width will be only 20 ft wide for the first floor. For the upper story the new setback is 25 ft from either side, therefore the upper story would an allowable construction width of only 10 ft wide.

c. 305.970.1235 o. 305.653.0212 f. 305.653.0232
34 NW 168th Street North Miami Beach, FL. 33169
dansorogon@aol.com

**COPIES OF SITE
PLANS ARE
AVAILABLE AT
THE TOWN
CLERK'S OFFICE.**

PLEASE CALL 305-861-4863 FOR MORE
INFORMATION OR EMAIL TOWN
CLERK SANDRA NOVOA AT
SNOVOA@TOWNOFSURFSIDEFL.GOV



MEMORANDUM

To: Planning & Zoning Board

Thru: Guillermo Olmedillo, Town Manager

From: Sarah Sinatra Gould, AICP, Town Planner

CC: Lillian Arango, Town Attorney

Date: September 26, 2019

Re: 8810 Abbott Avenue – Renovation & Addition

The property is located at 8810 Abbott Avenue, within the H30B zoning. The applicant is requesting to convert the existing garage into an extension of the living room. In connection with this application, there is a request for a practical difficulty variance to exceed the maximum lot coverage of 40% by 3%, or 175 square feet. The total square footage proposed for the house is 2,425 square feet.



Staff has reviewed the current application for consideration by the Planning & Zoning 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
- Findings

STANDARDS / RESULTS

Town of Surfside Zoning Code, Applicable Requirements

Sec. 90.43 Maximum building heights

Height	Required Maximum	Proposed
H30B	30 feet	Less than 30 feet (20')

Sec. 90-45. Setbacks

Setbacks	Required	Proposed
Primary Frontage	Minimum 20 feet	20'3" – existing
Interior side	5 feet	5 feet
Rear	Minimum 20 feet	17'1" – existing

Sec. 90.49 Lot standards

Lot Standards H30B	Required	Proposed
Minimum Lot width	50 feet	50 feet
Minimum lot area	5,600 feet	5,625 square feet
Maximum lot coverage	40%	43% - Practical difficulty variance to be requested.
Pervious area	35% (minimum)	38%

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 home will feature different façade materials, porches and other similar articulation of the front façade and number and locations of doors and windows.
Wall openings	10% for all elevations	Exceeds 10% per façade
Wall openings	All elevations for single story additions to existing structures shall result in a zero percent net loss of wall openings including windows, doors or transitional spaces defined by porches, porticoes or colonnades.	Must demonstrate how this is achieved on the north façade.

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

Sec. 90-50.1 (5) Garage Facades

Required	Proposed
1 window	New double-single impact resistant doors and 1 impact resistant window.
Landscaping required along the base	A landscape planter is proposed. A planter is only permitted if there is not adequate space to plant directly in the ground. In this case there is adequate space and therefore will be a condition of approval.

Sec. 90.61 Paving in front and rear yards in H30 and H40 Districts

Paving Yards	Required	Proposed
Front setback permeability	50% minimum	58%
Front yard landscaped	30% minimum	58%
Rear yard landscaped	20% minimum	Exceeds 20%
Number of Curb Cuts	One minimum	One
Curb Cut side set back	5 feet minimum	+5'
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.	Color & texture treated concrete

Sec. 90-77 Off-Street Parking Requirements

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

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.	¼" per foot
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.	Architecturally embellished metal

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.	Consistent

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

FINDINGS

Staff finds the application meets the Code subject to the following:

- 1) Approval of the practical difficulty variance.
- 2) All elevations for single story additions to existing structures shall result in a zero percent net loss of wall openings including windows, doors or transitional spaces defined by porches, porticoes or colonnades. Demonstrate how the north elevation meets this requirement. (*Code Section 90.50*)
- 3) Provide landscaping along the base of where the garage is to be converted. Per code section 90-50.1 landscaping shall be provided along the base of the new exterior wall. Only when the installation of landscaping results in insufficient off-street parking can a landscaped planter be permitted in lieu of the required landscaping.
- 4) Move shed to subject property. It is currently encroaching onto the neighbor's rear lot.



DRB Meeting ___/___/20__

Application / Plans Due ___/___/20__

19-746
TOWN OF SURFSIDE
0807.19.2412PM

TOWN OF SURFSIDE
SINGLE-FAMILY and TWO-FAMILY SITE PLAN APPLICATION

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

PROJECT INFORMATION	
OWNER'S NAME	Samuel Front
PHONE / FAX	219-306-5554
AGENT'S NAME	JOE CLARK
ADDRESS	2935 BISCAYNE BLVD, MIAMI FL 33137
PHONE / FAX	786-254-003
PROPERTY ADDRESS	8810 Abbott Ave, Surfside, FL, 33154
ZONING CATEGORY	RS-2 (SINGLE FAMILY)
DESCRIPTION OF PROPOSED WORK	HOME RENOVATION, EXPANDING LIVING ROOM AND CREATING A NEW ROOF DECK

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

ZONING STANDARDS	Required	Provided
Plot Size	5,600 MIN	5,625 SF
Setbacks (F/R/S)	20' 20' 5'	20'-3" 17'-1" 5'-0" (NEW ROOF DECK IN REAR WITHIN 20'-0")
Lot Coverage	(40%)	2,425 S.F. (43%)
Height	30'-0"	20.19' NGVD
Pervious Area	30%	2,102 SF (37%)

Samuel Front
SIGNATURE OF OWNER

0805.19
DATE

Joe Clark
SIGNATURE OF AGENT

08.07.2019
DATE



TOWN OF SURFSIDE
SINGLE-FAMILY and TWO-FAMILY SITE PLAN APPLICATION
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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:

<u>SAM FRONT / JOE CLARK / EDUARDO HERRERA</u>	<u>8-7-19</u>
NAME OF REPRESENTATIVE	DATE



TOWN OF SURFSIDE
SUBMISSION CHECKLIST
SINGLE-FAMILY and TWO-FAMILY SITE PLAN APPLICATION

Project Name CASA FROST RENOVATION Project Number _____

SUBMITTAL REQUIREMENTS FOR REVIEW:

- Completed "Single-Family and Two-Family Site Plan Application" form
- Application fee: \$ 200 made out to "Town of Surfside"
- Ownership Affidavit
- Survey less than one (1) year old. A survey over one (1) year is sufficient as long as the property has not changed ownership and the owner provides an affidavit that no changes have occurred since the date of the survey.
- Recent photographs, as visible from the street, of the subject property and of the adjacent two (2) homes on each side of the subject property on the same side of street. If the adjacent lot(s) are vacant then the next adjacent home(s) shall be utilized.

FOR THE FOLLOWING PLEASE PROVIDE:

- Two (2) full sized sets (24" x 36" sheets) of complete design development drawings signed and sealed
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 - All existing and proposed site improvements, including, but not limited to, all utilities, retaining walls, fences, decks and patios, driveways and sidewalks, signs, parking areas, and erosion control features
 - Location of all existing and proposed trees, vegetation, palms and note tree species
 - Locations and dimensions of parking spaces and lot layout
 - Driveway entrance width and setbacks from property line
- Architectural Elevations (Minimum scale of 1/8" = 1').
Please show / provide the following:
 - Provide color elevations, showing all material finishes, textures and landscaping for all elevations of the proposed building(s). They should include, at a minimum:
 - All exterior materials, colors and finishes, keyed to samples provided

Cont.



- Roof slopes and materials and color
 - Detail of doors, windows, garage doors
 - Lighting locations and details
 - 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
 - Abutting structure heights
- 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

This instrument was prepared by
ERIC W. SULZBERGER
Name Sulzberger & Sulzberger
Address 1090 Kane Concourse
The Harbor Islands, FL 33154

Return to Ross H. Manella, Esq.
Name
Address HINSHAW & CULBERTSON LLP
ONE EAST BROWARD BOULEVARD
SUITE 1010
FORT LAUDERDALE, FLORIDA 33301
Property Appraiser's Parcel Identification No. 14-22-15-005-1231

WARRANTY DEED
(STATUTORY FORM--SECTION 689.02, F.S.)

THIS INSTRUMENT, made this 21 day of October, 2016, Between VERONICA JOSEPH, a single woman, individually and as Trustee of the Veronica Joseph Revocable Trust Agreement dated June 8, 1994, and whose post office address is 4049 Newcastle C. Boca Raton, 33434 of the County of Palm Beach, State of Florida, Grantor* and SAMUEL EDWARD FRONT, a married man and whose post office address is PO Box 626, East Chicago, 46312, of the County of Lake, State of Indiana, Grantee*.

Witnesseth that said Grantor, for and in consideration of the sum of TEN and no/100 (\$10.00) * * * Dollars, and other good and valuable considerations to said Grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Miami-Dade County, Florida to-wit:

Lot No. 12, Block 9 of SECOND AMENDED PLAT OF NORMANDY BEACH, according to the Plat thereof as recorded in Plat Book 16 at Page 44 of the Public Records of Miami-Dade County, Florida.

This conveyance is subject to the following:

- 1. Taxes and assessments for the year 2016 and subsequent years.
- 2. Conditions, restrictions, limitations, and easements of record.
- 3. Zoning ordinances of applicable governmental authority.

Grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

*"Grantor" and "Grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed, and delivered in our presence:

[Signature]
(First Witness)
Printed or typed name: Eric W. Sulzberger

[Signature] (Seal)
Veronica Joseph, individually, and as Trustee
of the Veronica Joseph Revocable Trust
Agreement dated June 8, 1994, Grantor

[Signature]
(Second Witness)
Printed or typed name: ELFFIE HERNANDEZ

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

THE FOREGOING INSTRUMENT was acknowledged before me this 21 day of October, 2016, by VERONICA JOSEPH, individually and as Trustee of the Veronica Joseph Revocable Trust Agreement dated June 8, 1994, who is personally known to me or who has produced as identification and who did (did not) take an oath.



My Commission

[Signature]
Notary Public
Eric W. Sulzberger
Printed, typed, or stamped name:



City of Miami, September, 2019

Town of Surfside
Planning and Zoning Department

Re: Process No.
Casa Front
8810 Abbott Ave
Surfside, Florida 33154

Dear Sir,

My name is Olga Rodriguez Lastra and I am the architect of record for the project listed above. The following is a narrative addressing the comments to from the Town of Surfside Planning and Zoning Department.

- **Narrative of permitting related comments:**

1. ZONING:

Comment No. 1:

Provide a practical difficult variance with the criteria addressed.

Response:

Please find attached the practical difficult variance application.

Comment No. 2:

Provide five foot setback for stairs accessing rooftop deck. (*Code Section 90.45*)

Response:

Please see the attached revised sheets, the rooftop deck has been eliminated from the scope of work.

SCALE

Comment No. 3:

The proposed modifications result in less than 10% wall coverage for the north elevation. Adjust accordingly. (Code Section 90.50)

Response:

Please see attached the plans for the revised North Elevation. The North Elevation has been revised to include more windows and now we have more than 10% wall coverage. With 774 SF of total wall area and 80 SF of windows and doors we are at 10.3%

Comment No. 4:

Provide 10 foot side setbacks for the roof deck as measured from the roofline not the property line. Provide a roof plan to indicate if setbacks have been met. (Code Section 90.50.2)

Response:

Please see the attached revised sheets, the rooftop deck has been eliminated from the scope of work.

Comment No. 5:

Provide landscaping along the base of where the garage is to be converted. Per code section 90-50.1, If the garage entrance is located at the front or primary corner of the property, landscaping shall be provided along the base of the new exterior wall. When the installation of landscaping results in insufficient off-street parking, a landscaped planter shall be permitted in lieu of the required landscaping.)

Response:

Please see the attached revised sheets A-1.0 and A-7.2, we will be providing Small Leaf Clusias around the remodel/addition.

Comment No. 6:

Provide additional details showing that the front setback permeability meets the 50% minimum with the addition of the new driveway. (Code Section 90.61)

Response:

Please see the attached revised sheet A-1.0 with the Lot Coverage Diagram and the Front Yard Coverage diagrams. , the permeability meets the 50% minimum.

SCALE

Comment No. 7:

Provide two parking spaces on site. (Code Section 90.77).

Response:

Please see the attached revised sheet A-1.0, two parking spaces have been provided.

Comment No. 8

Provide additional details showing that the front yard meets the 30% minimum landscape coverage. (Code Section 90.61)

Response:

Please see the attached revised sheet A-1.0 with the Lot Coverage Diagram and the Front Yard Coverage diagrams. , the landscape coverage meets the 30% minimum.

Comment No. 9:

Provide additional details showing that the landscaped area between the 2 drive aisles is at least 60 square feet. (Code Section 90.61)

Response:

Please see the attached revised sheet A-1.0, there is only one drive aisle for the two parking spaces.

Comment No. 10:

Provide dimensions for each curb cut along with the dimensions between the curb cuts. (Code Section 90.61)

Response:

Please see the attached revised sheet A-1.0, the dimension of the curb cut has been added.

Comment No. 11:

Provide the material type for the proposed new driveway. (Code Section 90.61)

Response:

Please see the attached revised sheets A-1.0, the driveway will be Stamped Concrete colored Gray. See Materials sheet A-7.2 for a sample of the intent for the driveway.

SCALE

Comment No. 12:

Move shed to subject property. It is currently encroaching onto the neighbor's rear lot.

Response:

Please see the attached revised sheets A-1.0, the existing shed is to be removed.

I hope this addresses your concerns regarding this application. Please know that we are always available to you should you wish to discuss any of these issues further. Please feel free to call at 786-607 3039. Thank you again for your very kind assistance during this process.

Respectfully,

Olga Rodríguez Lastra
AR No. 93298

SCALE

2935 Biscayne Blvd Miami, Florida 33137 (786) 607-3039



City of Miami, September, 2019

Town of Surfside
Planning and Zoning Department

Re: Process No.
Casa Front
8810 Abbott Ave
Surfside, Florida 33154

Dear Sir,

My name is Olga Rodriguez Lastra and I am the architect of record for the project listed above. The following is a narrative addressing the comments to from the Town of Surfside Planning and Zoning Department.

- **Narrative of permitting related comments:**

1. ZONING:

Comment No. 1:

Provide a practical difficult variance with the criteria addressed.

Response:

Please find attached the practical difficult variance application.

Comment No. 2:

Provide five foot setback for stairs accessing rooftop deck. *(Code Section 90.45)*

Response:

Please see the attached revised sheets, the rooftop deck has been eliminated from the scope of work.

2935 Biscayne Blvd Miami, Florida 33137 (786) 607-3039

SCALE

Comment No. 3:

The proposed modifications result in less than 10% wall coverage for the north elevation. Adjust accordingly. (Code Section 90.50)

Response:

Please see attached the plans for the revised North Elevation. The North Elevation has been revised to include more windows and now we have more than 10% wall coverage. With 774 SF of total wall area and 80 SF of windows and doors we are at 10.3%

Comment No. 4:

Provide 10 foot side setbacks for the roof deck as measured from the roofline not the property line. Provide a roof plan to indicate if setbacks have been met. (Code Section 90.50.2)

Response:

Please see the attached revised sheets, the rooftop deck has been eliminated from the scope of work.

Comment No. 5:

Provide landscaping along the base of where the garage is to be converted. Per code section 90-50.1, If the garage entrance is located at the front or primary corner of the property, landscaping shall be provided along the base of the new exterior wall. When the installation of landscaping results in insufficient off-street parking, a landscaped planter shall be permitted in lieu of the required landscaping.)

Response:

Please see the attached revised sheets A-1.0 and A-7.2, we will be providing Small Leaf Clusias around the remodel/addition.

Comment No. 6:

Provide additional details showing that the front setback permeability meets the 50% minimum with the addition of the new driveway. (Code Section 90.61)

Response:

Please see the attached revised sheet A-1.0 with the Lot Coverage Diagram and the Front Yard Coverage diagrams. , the permeability meets the 50% minimum.

SCALE

Comment No. 7:

Provide two parking spaces on site. (Code Section 90.77).

Response:

Please see the attached revised sheet A-1.0, two parking spaces have been provided.

Comment No. 8

Provide additional details showing that the front yard meets the 30% minimum landscape coverage. (Code Section 90.61)

Response:

Please see the attached revised sheet A-1.0 with the Lot Coverage Diagram and the Front Yard Coverage diagrams. , the landscape coverage meets the 30% minimum.

Comment No. 9:

Provide additional details showing that the landscaped area between the 2 drive aisles is at least 60 square feet. (Code Section 90.61)

Response:

Please see the attached revised sheet A-1.0, there is only one drive aisle for the two parking spaces.

Comment No. 10:

Provide dimensions for each curb cut along with the dimensions between the curb cuts. (Code Section 90.61)

Response:

Please see the attached revised sheet A-1.0, the dimension of the curb cut has been added.

Comment No. 11:

Provide the material type for the proposed new driveway. (Code Section 90.61)

Response:

Please see the attached revised sheets A-1.0, the driveway will be Stamped Concrete colored Gray. See Materials sheet A-7.2 for a sample of the intent for the driveway.

SCALE

Comment No. 12:

Move shed to subject property. It is currently encroaching onto the neighbor's rear lot.

Response:

Please see the attached revised sheets A-1.0, the existing shed is to be removed.

I hope this addresses your concerns regarding this application. Please know that we are always available to you should you wish to discuss any of these issues further. Please feel free to call at 786-607 3039. Thank you again for your very kind assistance during this process.

Respectfully,

Olga Rodríguez Lastra
AR No. 93298

SCALE

2935 Biscayne Blvd Miami, Florida 33137 (786) 607-3039

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THE TOWN
CLERK'S OFFICE.**

PLEASE CALL 305-861-4863 FOR MORE
INFORMATION OR EMAIL TOWN
CLERK SANDRA NOVOA AT
SNOVOA@TOWNOFSURFSIDEFL.GOV



MEMORANDUM

To: Planning and Zoning Board

Thru: Guillermo Olmedillo, Town Manager

From: Sarah Sinatra Gould, AICP, Town Planner

CC: Lillian Arango, Town Attorney

Date: September 26, 2019

Re: Krieger Variance

The architect, Daniel Sorogon, on behalf of the owners Dr. David Krieger and Bella Tendler Krieger, is requesting two variances for side setbacks for the first floor and upper story level from the Town of Surfside Zoning Code. The property owners are proposing a new two-story single family home. The property is located at 9264 Bay Drive within the H30A zoning district. The code requires the first-floor side setbacks for a site that consists of more than one lot of record to be 20 feet or 20% of the frontage, whichever is greater. The frontage of the subject lot is 67.44 feet; therefore, the required first-floor side setback is 20 feet. The applicant is proposing a first-floor side setback of eight feet, a difference of 12 feet for each side of the first floor. The Code requires the upper story setback for a site that consists of more than one lot of record to be an average of 20 feet or 20% of the frontage, whichever is greater, plus an additional five feet. The applicant is proposing a 12 foot average setback on either side of the second story, a difference of eight feet per the code requirements.

The application was previously heard by the Planning and Zoning Board on July 11, 2019 where it was recommended for denial to the Town Commission. The prior application proposed six foot, nine inch first floor setbacks and 10 foot, two inch second floor setbacks.

Location Map



Request

Section 90-45 of the Town's Zoning Code requires a minimum side setback of 10 percent of the frontage of the lot within the H30A zoning district for one lot of record. For more than one lot of record, the code requires the first-floor side setbacks for a site that consists of more than one lot of record to be 20 feet or 20% of the frontage, whichever is greater. The frontage of the subject lot is 67.44 feet; therefore, the required first-floor side setback is 20 feet. The applicant is currently proposing a first-floor side setback of eight feet; therefore, the applicant is requesting a variance of 12 feet for the first-floor side setbacks.

The code requires the upper story setback for a site that consists of more than one lot of record to be an average of 20 feet or 20% of the frontage, whichever is greater, plus five feet. The applicant is currently proposing a 12 foot average setback on either side of the property, a difference of eight feet on either side; therefore, the applicant is requesting a variance of eight feet for the upper story side setback.

Variance Criteria

(1) Special conditions and circumstances exist which are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same zoning district;

The property is a parallelogram-shaped lot which is similar to other properties along Bay Drive, many of which are located on parcels with more than one lot of record. The property has 67.44 feet of frontage along the street which extends to 71.45 feet in the rear of the property at Indian Creek. There are other lands, structures, or buildings that would be required to meet the Code-required setbacks.

(2) The special conditions and circumstances do not result from the actions of the applicant or a prior owner of the property;

The applicant is requesting the variances in order to construct a new structure. If the structure was not built, the variances would not be required.

(3) Literal interpretation of the provisions of the Town Code deprives the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Town Code and results in unnecessary and undue hardship on the applicant;

The literal interpretation of the provisions of the Town Code will create a residence that is only 27 feet wide on the first floor and 17 feet wide on the second floor. The intent of this provision of the Code was to provide additional separation between existing structures and new structures constructed on parcels with more than one lot of record. The request for eight foot setbacks on the first floor side setback meets the intent of this code requirement.

(4) The hardship has not been deliberately or knowingly created or suffered to establish a use or structure which is not otherwise consistent with the Town of Surfside Comprehensive Plan or the Town Code;

The hardship is a result of a new home being constructed/consisting of more than one lot of record, which requires the property to provide larger setbacks.

(5) An applicant's desire or ability to achieve greater financial return or maximum financial return from his property does not constitute hardship;

It appears the applicant's desire is to construct the structure for their occupancy and it is not known if the intent is for financial gain.

(6) Granting the variance application conveys the same treatment to the applicant as to the owner of other lands, buildings, or structures in the same zoning district;

As there are similar parcels within this zoning district with more than one lot of record, other property owners would be affected by this code requirement.

(7) The requested variance is the minimum variance that makes possible the reasonable use of the land, building, or structure; and

As proposed the applicant is requesting a setback of eight feet on the first floor and an average of 12 feet on the second floor. The revised plan demonstrates the applicant's intent to be more in line with the spirit of the code. The Town Commission has indicated a desire to modify the current ordinance to provide setbacks consistent with the width of the lot.

(8) The requested variance is in harmony with the general intent and purpose of the Town of Surfside Comprehensive Plan and the Town Code, is not injurious to the neighborhood, or otherwise detrimental to the public safety and welfare, is compatible with the neighborhood, and will not substantially diminish or impair property values within the neighborhood.

The proposed new home is consistent with the direction of the Town Commission for setbacks based on lot width. Although the revised code provision has not been adopted yet, the applicant has attempted to meet the provisions discussed and therefore would not be injurious to the neighborhood. The additional setback requirements adopted by the Town Commission were intended to reduce the mass of buildings. This application works towards those provisions by providing eight foot setbacks on the first floor and an average of 12 foot setbacks on the second floor.

Findings

Staff finds that the applicant has met the criteria for a variance.



TOWN OF SURFSIDE
SINGLE-FAMILY and TWO-FAMILY SITE PLAN APPLICATION

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

PROJECT INFORMATION

OWNER'S NAME DR DAVID KRIEGER & BELLA TENDLER KRIEGER
 PHONE / FAX PHONE 610-613-0460
 AGENT'S NAME DANIEL SOROGON
 ADDRESS 34 N.W. 168 TH STREET, NORTH MIAMI BEACH, FLA
 PHONE / FAX 305-970-1235
 PROPERTY ADDRESS 9264 BAY DRIVE, SURFSIDE, FLA. 33154
 ZONING CATEGORY H30A
 DESCRIPTION OF PROPOSED WORK EXISTING HOME TO BE DEMOLISHED. CONSTRUCTION OF NEW 2 STORY RESIDENCE, 2 CAR GARAGE, SWIMMING POOL, APPROX. 5,547 S.F. UNDER A/C

INTERNAL USE ONLY

Date Submitted _____ Project Number _____
 Report Completed _____ Date _____
 Fee Paid \$ _____

ZONING STANDARDS

	Required	Provided
Plot Size	<u>8,000 S.F.</u>	<u>12,900 S.F.</u>
Setbacks (F/R/S)	<u>25 FT 25 FT 25 FT</u>	<u>31 FT 49 FT 8 FT</u>
Lot Coverage	<u>5,160 S.F.</u>	<u>4,383 S.F.</u>
Height	<u>30 FT FROM CROWN OF</u>	<u>30 FT FROM CROWN OF ROAD</u>
Pervious Area	<u>35% 4,515 S.F.</u>	<u>40% 5,231 S.F.</u>

[Signature] 9/9/19 [Signature] Sep/9/19
 SIGNATURE OF OWNER DATE SIGNATURE OF AGENT DATE

[Signature]
 Town of Surfside – Single-Family and Two-Family Site Plan Application



**TOWN OF SURFSIDE
SUBMISSION CHECKLIST
SINGLE-FAMILY and TWO-FAMILY SITE PLAN APPLICATION**

Project Name KRIEGER RESIDENCE Project Number _____

SUBMITTAL REQUIREMENTS FOR REVIEW:

- Completed "Single-Family and Two-Family Site Plan Application" form
- Application fee: \$ 1,500⁰⁰ made out to "Town of Surfside"
- Ownership Affidavit
- Survey less than one (1) year old. A survey over one (1) year is sufficient as long as the property has not changed ownership and the owner provides an affidavit that no changes have occurred since the date of the survey.
- Recent photographs, as visible from the street, of the subject property and of the adjacent two (2) homes on each side of the subject property on the same side of street. If the adjacent lot(s) are vacant then the next adjacent home(s) shall be utilized.

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:
 - Tabulations of total square footage, lot coverage, setbacks and acreage
 - Entire parcel(s) with dimensions and lot size in square feet
 - Existing and proposed buildings with square footage
 - Buildings to be removed
 - Setbacks
 - Dimensions and locations of all existing and proposed right-of-ways, easements and street frontage, including sidewalks, curb and gutter and planting strips
 - All existing and proposed site improvements, including, but not limited to, all utilities, retaining walls, fences, decks and patios, driveways and sidewalks, signs, parking areas, and erosion control features
 - Location of all existing and proposed trees, vegetation, palms and note tree species
 - Locations and dimensions of parking spaces and lot layout
 - Driveway entrance width and setbacks from property line

- Architectural Elevations (Minimum scale of 1/8" = 1'):
Please show / provide the following:
 - Provide color elevations, showing all material finishes, textures and landscaping for all elevations of the proposed building(s). They should include, at a minimum:
 - All exterior materials, colors and finishes, keyed to samples provided

Cont.

Page 1 of 2

Town of Surfside – Submission Checklist - Single-Family and Two-Family Site Plan Application 2 of 2



- Roof slopes and materials and color
 - Detail of doors, windows, garage doors
 - Lighting locations and details
 - 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
 - Abutting structure heights
- 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



TOWN OF SURFSIDE
SINGLE-FAMILY and TWO-FAMILY SITE PLAN APPLICATION
PLANNING AND ZONING BOARD Rules and Procedures (June 2002)

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

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

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

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


NAME OF REPRESENTATIVE

JUNE 12 / 2019
DATE



**TOWN OF SURFSIDE
SUBMISSION CHECKLIST
GENERAL VARIANCE APPLICATION**

Project Name KRIEGER RESIDENCE Project Number _____
Review Date _____

SUBMITTAL REQUIREMENTS FOR REVIEW (Permit clerk shall initial if item has been submitted):

- Fee
 - Residential \$1,500
 - Non-Residential \$5,000
 - Completed "General Variance Application" form
 - Statements of ownership and control of the property, executed and sworn to by the owner or owners of one hundred (100) percent of the property described in the application, or by tenant or tenants with the owners' written, sworn consent, or by duly authorized agents evidenced by a written power of attorney if the agent is not a member of the Florida Bar.
 - The written consent of all utilities and/or easement holders if the proposed work encroaches into any easements
 - Survey less than one (1) year old (including owner's affidavit that no changes have occurred since the date of the survey). A survey over one (1) year is sufficient as long as the property has not changed ownership and the owner provides an affidavit that no changes change occurred since the date of the survey.
 - 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)
 - Site Plan (Minimum scale of 1" = 20').
 - Two (2) full sized sets of complete design development drawings (24" x 36" sheets) signed and sealed
 - Fifteen (15) reduced sized copies of the plans (11" x 17" sheets) (to be provided prior to Design Review Board Meeting)
- Please show / provide the following (if applicable):
- Tabulations of total square footage, lot coverage, setbacks and acreage
 - Entire parcel(s) with dimensions and lot size in square feet
 - Existing and proposed buildings with square footage
 - Buildings to be removed
 - Setbacks
 - Dimensions and locations of all existing and proposed right-of-ways, easements and street frontage, including sidewalks, curb and gutter and planting strips
 - All existing and proposed site improvements, including, but not limited to, all utilities, retaining walls, fences, decks and patios, driveways and sidewalks, signs, parking areas, and erosion control features
 - Location of all existing and proposed trees, vegetation, palms and note tree species
 - Locations and dimensions of parking spaces and lot layout
- A map indicating the general location of the property.

ONE OF 2



Written Narrative of request that addresses each of the following standards of review:

- Special conditions and circumstances exist which are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same zoning district;
 - The special conditions and circumstances do not result from the actions of the applicant or a prior owner of the property;
 - Literal interpretation of the provisions of the Town Code deprives the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Town Code and results in unnecessary and undue hardship on the applicant;
 - The hardship has not been deliberately or knowingly created or suffered to establish a use or structure which is not otherwise consistent with the Town of Surfside Comprehensive Plan or the Town Code;
 - An applicant's desire or ability to achieve greater financial return or maximum financial return from his property does not constitute hardship;
 - Granting the variance application conveys the same treatment to the applicant as to the owner of other lands, buildings, or structures in the same zoning district;
 - The requested variance is the minimum variance that makes possible the reasonable use of the land, building, or structure; and
 - The requested variance is in harmony with the general intent and purpose of the Town of Surfside Comprehensive Plan and the Town Code, is not injurious to the neighborhood or otherwise detrimental to the public safety and welfare, is compatible with the neighborhood, and will not substantially diminish or impair property values within the neighborhood.
- Such additional data, maps, plans, or statements as the Town may require to fully describe and evaluate the particular proposed plan.

2012

To Whom It May Concern:

We certify that the property located at 9264 Bay Drive, Surfside is 100% owned by us and has no renters.

David Krieger, Co-owner



6/11/19

Bella Tendler Krieger, Co-owner



6/11/19

DANNYSOROGON
ARCHITECTURE | CONSTRUCTION | MANAGEMENT
Florida Contracting & Construction Services Inc.
Florida Architectural Services
www.dannysorogon.com

Sep 10, 2019

Ms. Sarah Sinatra Gould, AICP/ Daniel Mantell/James Hickey
Town of Surfside
Director, Planning Dept

Re: Krieger residence / 9264 Bay Dr

Narrative:

1. Requiring variances from Code Section 90-45 as it relates to:

First floor interior side setbacks for a site that consists of more than one lot of record – 20 ft or 20% of frontage, whichever is greater.

Upper story interior setbacks for a site that consists of more than one lot of record – Average 20 ft or 20% of the frontage whichever is greater, plus 5 ft.

Due to the fact that the property is only 60 Ft wide and the new ordinance (No.18-1694, amending section 90-45 "setbacks") creates a special condition and circumstance which is peculiar to the land, structure and building which is not applicable to other lands, structures and buildings in the same zoning district.

The new ordinance requires the first-floor setback for a site that consists of more than one lot of record to be 20 ft or 20% of frontage, whichever is greater. We are currently providing a setback of 8'-0" on either side of the property, this is what was suggested on previous meeting: 30% of 60 feet= 18 feet less 10 feet = 8 feet side setback for first floor. Second floor 8 feet + 5 feet = 13'-0" average. The new code requires a setback of 20' on each side, therefore, we are seeking a variance of 12'-0" for each side. (20'-8'-0" = 12'-0").

The new ordinance requires the upper story setback for a site that consists of more than one lot of record to be an average 20 ft or 20% of frontage, whichever is greater, plus 5 ft. We are currently providing a setback of 13'-0" on average on either side of the property. The new code requires a setback of 20' or 20% of the frontage on each side, whichever is greater, plus 5 ft. Therefore, we are seeking a variance of 14'-10". (25'-13'-0" = 12'-0").

c. 305.970.1235 o. 305.653.0212 f. 305.653.0232
34 NW 168th Street North Miami Beach, FL. 33169
dansorogon@aol.com

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Florida Contracting & Construction Services Inc.
Florida Architectural Services
www.dannysorogon.com

2. The special conditions and circumstances do not result from the actions of the applicant or a prior owner of the property.

3. Literal interpretation of the provisions of the Town Code will create a residence that is only 10 ft wide! This deprives the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Town Code and results in unnecessary and undue hardship on the applicant.

4. The hardship has not been deliberately or knowingly created or suffered to establish a use or structure which is not otherwise consistent with the Town of Surfside Comprehensive Plan or the Town Code.

5. The applicant, Dr David Krieger, does not desire to achieve greater financial return as this project is intended to be his family's main residence. Therefore, the financial implications of this request do not constitute a hardship.

6. The applicant, Dr David Krieger, agrees that granting the variance application conveys the same treatment to the applicant as to the owner of other lands, buildings, and structures in the same zoning district.

7. The requested variance is the minimum variance that makes possible the reasonable use of the land, building or structure.

8. The requested variance is in harmony with the general intent and purpose of the Town of Surfside Comprehensive Plan and the Town Code, is not injurious to the neighborhood or otherwise detrimental to the public safety and welfare, is compatible with the neighborhood, and will not substantially diminish or impair property values within the neighborhood.

In conclusion, the applicant is seeking variances for side setbacks, 8'-0" & 13'-0" for the first floor and the upper story respectively. We request not to apply the new ordinance(18-1964) as this will create an allowable construction width which is very narrow. This lot is 60 ft wide. The new ordinance requires 20 ft setbacks on each side of the property. Therefore, the allowable construction width will be only 20 ft wide for the first floor. For the upper story the new setback is 25 ft from either side, therefore the upper story would an allowable construction width of only 10 ft wide.

c. 305.970.1235 o. 305.653.0212 f. 305.653.0232
34 NW 168th Street North Miami Beach, FL. 33169
dansorogon@aol.com

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SNOVOA@TOWNOFSURFSIDEFL.GOV



MEMORANDUM

To: Planning and Zoning Board
Thru: Guillermo Olmedillo, Town Manager
From: Sarah Sinatra Gould, AICP, Town Planner
CC: Lillian Arango, Town Attorney
Date: September 26, 2019
Re: 8810 Abbott Avenue Practical Difficulty Variance

The property owner, Samuel Front, is requesting a practical difficulty variance to permit 3% additional lot coverage for the home at 8810 Abbott Avenue. Mr. Front is proposing an addition and renovation to the existing one-story single family home. The property is located within the Residential Single Family H30B zoning district.

Request

Section 90-49 of the Town of Surfside Code requires maximum lot coverage of 40% of the lot. Lot coverage is the area covered by a roof and enclosed on three sides. The proposed addition provides 43% lot coverage. The code offers a practical difficulty variance as an option for homeowners to be granted additional lot coverage if they demonstrate there is a practical difficulty. In this case, the homeowners are attempting to enclose a front porch to provide additional internal square footage. The applicant has indicated the open interior plan achieved by the proposed layout will provide better circulation for the homeowners.

Practical Difficulty Variance Criteria

How substantial is the variance in relation to the requirement sought to be varied? (Express in square footage and percentage)

The applicant is requesting a 3% increase over the maximum lot coverage for a total of 43% lot coverage. This results in an increase of 175 square feet.

Will any adverse changes be produced in the character of the neighborhood as a result of the proposed work?

The majority of the neighboring properties are single story homes. The proposed plans renovate the home to convert the garage, widen the driveway and enclose an existing front

porch, which equates to approximately 175 square feet over the maximum lot coverage. The applicant is staying within the required setbacks thus resulting in minimal impact to the neighboring properties and maintaining a one story home is consistent with the neighboring properties.

Can the difficulty be obviated by some method feasible for the applicant to pursue other than by a variance?

The option the applicant has is to renovate without adding the additional square footage. While this is permitted by the code, the additional 175 square feet offers the applicant the ability to reconfigure the space to provide adequate living space on the first floor while not attempting to provide a second story. The appearance of a second floor is more of an impact to the neighborhood than a one story addition within the setbacks. Also, a second floor addition may result in the entire structure being subjected to the 50% rule. This would usually result in a tear down of the home and new construction. The most minimal impact is permitting the addition which exceeds the lot coverage by 3%.

Whether, in view of the manner in which the difficulty arose, the interest of justice will be served by allowing the variance.

Justice will be served by permitting the variance. The homeowners are attempting to enclose a front porch to provide a more usable building. The addition proposed provides minimal impact to the neighborhood.

Do the plans demonstrate that the property meets or exceeds the landscape requirements in Chapter 90, Article VIII of the Town of Surfside Code of Ordinances?

The plans currently do not meet the landscape requirements described in the code of ordinances, however, staff has proposed a condition of approval to provide the minimum landscape requirements.

Findings

Staff finds that the 3% lot coverage increase of 175 square feet is minimal and is not expected to impact the neighbors. Staff also finds that the applicant is providing the required pervious area and therefore the 3% increase of lot coverage will not negatively impact the required green space.



**TOWN OF SURFSIDE
GENERAL VARIANCE APPLICATION**

A complete submittal includes all items on the "Submission Checklist for General Variance 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.

PROJECT INFORMATION

OWNER'S NAME Samuel Fromt

PHONE / FAX 219-386-5554

AGENT'S NAME JOE CLARK

ADDRESS 2935 BICAYNE BLVD, MIAMI, FL 33137

PHONE / FAX 786-607-3039

PROPERTY ADDRESS 8810 Abbott Ave, Surfside, #1 33154

ZONING CATEGORY _____

DESCRIPTION OF VARIANCE REQUESTED _____
(please use separate sheet)

INTERNAL USE ONLY

Date Submitted _____ Project Number _____

Report Completed _____ Date _____

Comments _____

<u>ZONING STANDARDS</u>	<u>Required</u>	<u>Provided</u>
Lot Coverage	<u>40%</u>	<u>43%</u>
Dimension of yards	_____	_____
Setbacks (F/R/S)	<u>20', 20', 5'</u>	<u>20', 20', 5' EXISTING</u>
Parking	<u>2 PARKING SPOTS</u>	<u>2 PARKING SPOTS</u>
Loading	_____	_____
Pervious Area	<u>50% MIN</u>	<u>50%</u>

Samuel Fromt 08.05.19
SIGNATURE OF OWNER DATE

Joe Clark 8-9-19
SIGNATURE OF AGENT DATE

City of Miami, September, 2019

Town of Surfside
Building Department

Casa Front
8810 Abbott Ave
Surfside, Florida 33154

- **Description of Variance Requested :**

To whom it may concern:

We are currently trying to renovate the home located at 8810 Abbott Avenue, Surfside, Fl. 33154. The renovation consist of taking over the existing garage and enclosing the area of the front porch to create an open plan interior that would work better in terms of circulation for a retired couple. To achieve this we will be adding 220 Sq. Ft. by enclosing the front porch. With this additional Square footage we will be over the 40% Maximum Lot Coverage allowed. Our lot is 5,625 SF. The expanded area of the house will be 2,425 Sq. Ft. which will put us at 43% Lot Coverage. Hopefully It will not be a big deal to allow us to go over the Maximum Lot Coverage allowed by 3%. Thank you for considering this matter.

Tenant or Owner Affidavit

I, Samuel Front, being first duly sworn, depose and say that I am the owner/tenant of the property described and which is the subject matter of the proposed hearing; that all the answers to the questions in this application, and all sketch data and other supplementary matter attached to and made a part of the application are honest and true to the best of my knowledge and belief. I understand this application must be completed and accurate before a hearing can be advertised. In the event that I or any one appearing on my behalf is found to have made a material misrepresentation, either oral or written, regarding this application, I understand that any development action may be voidable at the option of the Town of Surfside

Samuel E Front
Print Name of Petitioner

[Signature]
Signature of Petitioner

STATE OF Florida COUNTY OF Dade

The foregoing instrument was acknowledged before me this 7th day of AUGUST, 2019, by _____ who is personally known to me or who has produced _____ as identification and who (did) (did not) take an oath.

Silvia M. Duran
Printed Name of Notary Public

[Signature]
Signature of Notary Public

My Commission Expires:
Attorney Affidavit


I, _____, being first duly sworn, depose and say that I am a State of Florida Attorney at Law, and I am the Attorney for the Owner/Applicant of the property described and which is the subject matter of the proposed hearing; that all the answers to the questions in this application, and all sketch data and other supplementary matter attached to and made a part of this application are honest and true to the best of my knowledge and belief. I understand this application must be complete and accurate before a hearing can be advertised. In the event that I or any one appearing on my behalf is found to have made a material misrepresentation, either oral or written, regarding this application, I understand that any variance, special exception or plat approval shall be voidable at the option of the Town of Surfside

Samuel E Front
Print Name of Petitioner

[Signature]
Signature of Petitioner

STATE OF Florida COUNTY OF Dade

The foregoing instrument was acknowledged before me this 7th day of AUGUST, 2019, by _____ who is personally known to me or who has produced _____ as identification and who (did) (did not) take an oath.

Silvia M. Duran
Printed Name of Notary Public

[Signature]
Signature of Notary Public

My Commission Expires:


TOWN OF SURFSIDE

TOWN H

9293 HARDING AVENUE
SURFSIDE, FL 33154
3058614863

C
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O
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R

Cashier: Employee

Transaction 104201

Total **\$1,500.00**

CREDIT CARD SALE \$1,500.00
VISA 9462

09-Sep-2019 3:34:22P

\$1,500.00 | Method: SWIPED

VISA XXXXXXXXXXXX9462

EDUARDO E HERRERA

Ref #: 925200501780

Auth #: 053422

MID: *****2880

AthNtwkNm: VISA

SIGNATURE VERIFIED

Online: <https://clover.com/p/XORN2M9AZFMQJ>

TOWN
9293
SURF

RECEIVED OF
[Signature]

HOW PAID

CASH

CHECK

CHECK # _____

MONEY ORDER

CREDIT CARD

EXE

POL

PAP

REC

OTHER



City of Miami, September, 2019

Town of Surfside
Planning and Zoning Department

Re: Process No.
Casa Front
8810 Abbott Ave
Surfside, Florida 33154

Dear Sir,

My name is Olga Rodriguez Lastra and I am the architect of record for the project listed above. The following is a narrative addressing the responses to the criteria of the variance.

- **Practical Difficulty Variance Criteria:**

No. 1:

How substantial is the variance in relation to the requirement sought to be varied? (Express in square footage and percentage)

Response:

The Maximum Lot Coverage allowed is 40%, and with a lot of 5,625 SqFt. That allows for 2,250 SqFt. With the renovation/addition we will be at 43% 2,425 SqFt.

No. 2:

Will any adverse changes be produced in the character of the neighborhood as a result of the proposed work?

Response:

There will not be any adverse changes to the character of the neighborhood as a result of the proposed work.



No. 3:

Can the difficulty be obviated by some method feasible for the applicant to pursue other than by a variance?

Response:

Unfortunately, the garage, front porch and the main living space are all at different levels and as the owners age, the best way for them to utilize the space in their home is through a renovation that unifies these spaces at the same level to the rest of the house.

No. 4:

Whether, in view of the manner in which the difficulty arose, the interest of justice will be served by allowing the variance.

Response:

We believe that the variance will be in the service of justice.

No. 5:

Do the plans demonstrate that the property meets or exceeds the landscape requirements in Chapter 90, Article VIII of the Town of Surfside Code of Ordinances?

Response:

Yes, the plans demonstrate that the property meets and exceeds the landscape requirements.



I hope this addresses your concerns regarding this application. Please know that we are always available to you should you wish to discuss any of these issues further. Please feel free to call at 786-607 3039. Thank you again for your very kind assistance during this process.

Respectfully,

Olga Rodríguez Lastra
AR No. 93298

SCALE

2935 Biscayne Blvd. Miami, Florida 33137 (786) 607-3039

**COPIES OF SITE
PLANS ARE
AVAILABLE AT
THE TOWN
CLERK'S OFFICE.**

PLEASE CALL 305-861-4863 FOR MORE
INFORMATION OR EMAIL TOWN
CLERK SANDRA NOVOA AT
SNOVOA@TOWNOFSURFSIDEFL.GOV



MEMORANDUM

ITEM NO. 6A

To: Members of the Planning & Zoning Board

From: Sarah Sinatra Gould, AICP, Town Planner

Date: September 26 2019

Subject: Reducing massing of single family homes.

The code permits a second story to be no greater than 80% of the square footage of the first story for lots that are not aggregated. Second stories on aggregated lots are limited to 64% of the first story. On a typical 50 X 112 lot, this results in 2,240 square feet on the first floor and up to 1,792 square feet on the second floor for a total of 4,032 square feet.

The Planning and Zoning Board has requested staff to explore options in reducing the mass of new two story structures. Staff analyzed two options. The first was to limit the second story on all lots to no greater than 64% of the first floor. On a standard lot, this reduces the second floor by approximately 394 square feet. The second option was to keep the 80% on the second floor and increase in the side setback of two and a half feet. This reduced the square footage on the first floor by approximately 187 square feet.

If the intention is to increase light and air while reducing massing on the second floor, the first option of a second story no greater than 64% of the first story should be considered.

Further, the Board has often indicated that flat roofs give the appearance of greater massing than pitched roof homes. It is suggested that the Board consider requiring pitched roofs and allowing an applicant to request the Board review a flat roof only on a case by case basis. For instance, the Board recently reviewed a curved roof that would be considered flat due to the slope. An applicant would have the opportunity to request the Board to review an alternative design.

Staff recommends reducing the second story to no greater than 64% of the first story and requiring pitched roofs.



MEMORANDUM

ITEM NO. 6B

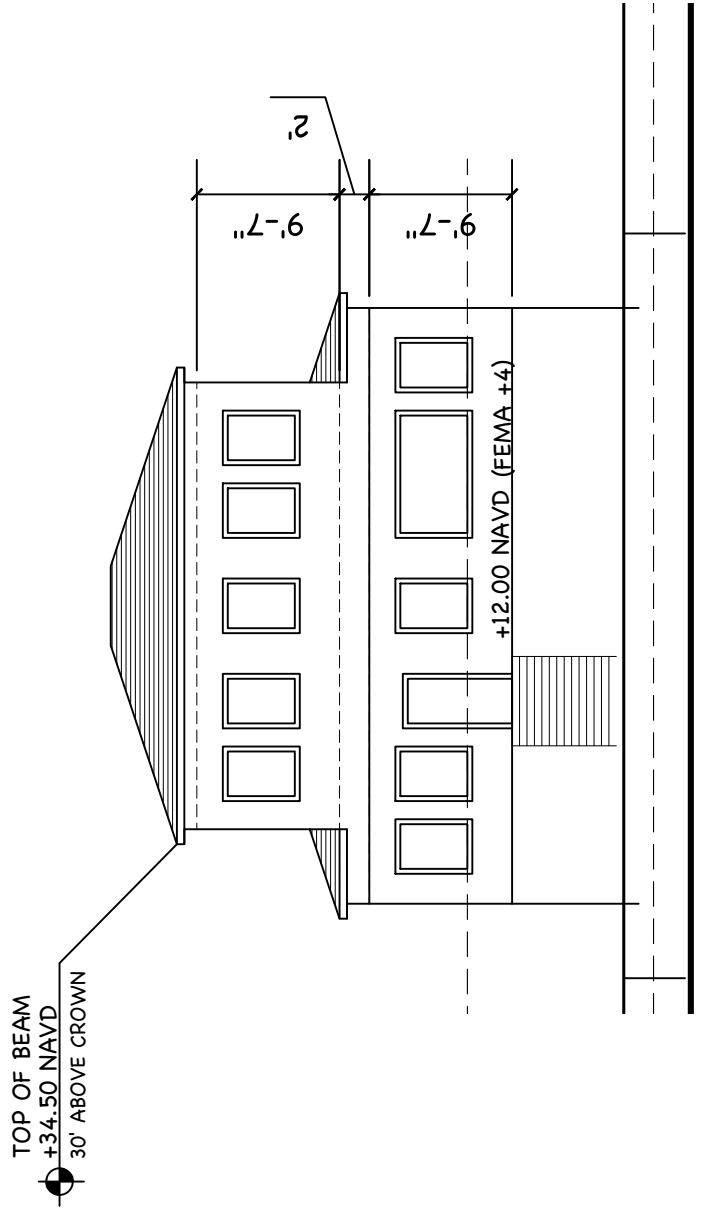
To: Members of the Planning & Zoning Board

From: Sarah Sinatra Gould, AICP, Town Planner

Date: September 26, 2019

Subject: Freeboard

At the August 26, 2019 joint meeting of the Town Commission and the Planning and Zoning Board, the Board gave staff direction to add a discussion item on an increase in freeboard of two additional feet for a total height of BFE + 4, or 12 feet. The attached graphic represents this increase.





MEMORANDUM

ITEM NO. 6C

To: Members of the Planning & Zoning Board

From: Sarah Sinatra Gould, AICP, Town Planner

Date: September 26, 2019

Subject: Prohibition of Subdivision of Existing Aggregated Single Family Lots

The Planning and Zoning Board has requested a discussion item relating to subdividing existing aggregated lots. Below is the language in Coral Gables Code:

Building site requirements. Wherever there may exist a single-family residence(s), duplex building(s) or any lawful accessory building(s) or structure(s) which was heretofore constructed on property containing one (1) or more platted lots or portions thereof, such lot or lots shall thereafter constitute only one (1) building site and no permit shall be issued for the construction of more than one (1) single-family residence or duplex building. Such structures shall include but not be limited to swimming pools, tennis courts, walls, fences or other at grade and above ground improvements. Only one (1) single-family residence or duplex shall be constructed upon any one (1) building site having not less than the minimum street frontage required by this code.

ITEM	OUTCOME	NEXT STEPS	TENTATIVE SCHEDULE	COMPLETE
FUTURE PZ DISCUSSION ITEMS				
Impact fee discussion		Town is requesting a proposal from a consultant to do the impact fee analysis.	Working with consultant on proposal	
Update to sign code	Need to make revisions to the sign code including limiting the overall allowances for window signage to one window or door rather than multiple	Staff to prepare	Future 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	Future PZ	
Reduce the allowable area of a 2 nd story to no greater than 64% of the 1 st story	PZ Requests discussion including side setbacks	Provide text to PZ	September PZ	
Tint of glass in Business District	DVAC requested PZ analyze the current code	Provide text to PZ	October PZ	
ON FUTURE COMMISSION AGENDA				
Aggregated Lots	PZ requested discussion analyzing impacts on lots		October Commission	
Landscaping in front of fences	PZ requested fences along a ROW to have landscaping	Propose code amendment to propose landscaping	Future Commission	
Circulation pattern	PZ discussion on pedestrian safety and walkability	Pilot project	Ongoing	Ongoing
COMPLETED				
Freeboard & Height	PZ requests discussion on additional freeboard & height	Joint meeting with Commission on 8-26-19	No action	
Parking needs	Evaluate if parking code requirements are expected to be status quo based on current ride	Commission gave direction not to move		No action

Fences & Hedges in the front of single family residences	Sharing trends or if the need will be reduced Discussion on hedge height in the front	Require landscape plans for large scale renovations (renovations affecting more than 50% of the square footage of the house)	Requested Ross to attend meeting to discuss requirements for landscape plans as well as the drainage review process	December Commission — 2 nd reading	Fences & Hedges in the front of single family residences	Approved
Landscape Plans				November PZ		Ross provided details. — No further action requested.
Sidewalk aesthetics	Prepare discussion item to determine if walkability can be improved.		Prepare graphics depicting 8 ft wide sidewalk & landscape buffer	November PZ	Sidewalk aesthetics	No action
Aggregation of Single Family	Requested by the Town Commission		Discuss limitations on building length relating to single family	August Commission — First Reading, November second reading		Adopted

Resiliency Strategy	PZ has requested staff to prepare a discussion item was to improve sustainability	lots, if aggregated. Invite Betsy Wheaton from Miami Beach to discuss what improvements Miami Beach has implemented	Future PZ or Sustainability Committee	Move to sustainability
Parking in Single Family	In order to increase pervious areas, evaluate if two vehicles on a driveway are needed.		October PZ	No action
Update on business district	Follow up with PZ to notify the board of who is working on strategies & any improvements to the business district	Discussion of reinstating DVAC on October 9 th commission agenda	October PZ	Completed
Ways to increase pervious area of lots	Place on PZ agenda for discussion. Provide PZ with current standards		September PZ	No action
Limitation on building length in H40 & H30C	Revisit building limitations as well as green walls to soften the breaks in the building.	PZ Review. Commission heard on first reading, March 13	April PZ	Completed
H40, H30 & SDB40 Architecturally Significant ordinance	Review with PZ options for architecturally significant ordinance for other zoning districts.	PZ discussion	March PZ	No action
Green Roofs	Requested by the Town Commission		February PZ	No action
Photovoltaic Incentives	Requested by the Town Commission	Discuss requiring	February PZ	No action

			solar panels for all residential properties.		January Commission		Complete
Driveway	Prepare code modification that limits a driveway so that it does not exceed the front plane of the home.				February Commission 2 nd reading		Complete
Give a foot, get a foot relating Sea Level Rise - Flat Roof vs. Pitch roof	Place on agenda for discussion on referendum		Prepare visuals, timeline and cross-section.		February Commission 2 nd reading		Complete
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		Complete
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.
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

Residential or commercial wind turbine regulations	Prepare ordinance regulating wind turbines including hurricane precautions, noise regulations, insurance considerations	Residential or commercial wind turbine regulations	Prepare ordinance regulating wind turbines including hurricane precautions, noise regulations, insurance considerations	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.	Direction if this is still necessary as the code could be modified to encourage pitched roofs.	Direction if this is still necessary as the code could be modified to encourage pitched roofs.	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	Setback for parapet above 30 feet on single family homes	Prepare ordinance to require additional setback	Setback for parapet above 30 feet on single family homes	Direction if this is still necessary as the code could be modified to encourage pitched roofs.	Direction if this is still necessary as the code could be modified to encourage pitched roofs.	Direction if this is still necessary as the code could be modified to encourage pitched roofs.	Direction if this is still necessary as the code could be modified to encourage pitched roofs.
Final Zoning Inspections	Town Manager will analyze	Final Zoning Inspections	Town Manager will analyze	Final Zoning Inspections	Building performs inspections based on conditions on the plans. Need direction if anything further is necessary	Building performs inspections based on conditions on the plans.	Building performs inspections based on conditions on the plans.	Building performs inspections based on conditions on the plans.
Requiring noticing for demolition of houses	Research option and place on agenda for discussion		Research option and place on agenda for discussion					Yes

Sign-Definitions	Modify sign definitions for monument and sign area	Drafted code amendment			
Carparks	Require improved surface on frame	Addressed in Code		September PZ	Yes
Provide summary on construction hours and noise ordinance	Place update on PZ agenda.			September PZ	Yes
Workforce housing update				September PZ	Yes
Add requirement for licensed architect for DRB submittals	Reviewing entire section relating to DRB	Draft code amendment			May Commission Agenda
Corridor Analysis	Study corridor between Collins & Harding	Prepare code amendments	Work authorization to be approved in NOVEMBER	January Commission	Complete
Single Family Paint Colors	Discussion with the Planning & Zoning Board to determine if a color palette is appropriate for single family homes and what colors/criteria should be included	Place on future Planning and Zoning agenda for discussion	In contract	Will add to Joint Meeting with PZ/Commission.	Complete
Parking Trust Fund	Discussion with the Planning & Zoning Board to provide a cap for payment into the fund	Ordinance on July PZ agenda	In contract	July Commission for 1 st reading, July PZ August Commission for 2 nd reading	Complete
Turtle Lighting	Town Staff to prepare review	No ordinance necessary. Turtle lighting already required in code.	COMPLETE	Turtle Lighting	Town Staff to prepare review

Downtown Color Palette	Discussion with the Planning & Zoning Board to determine if a color palette is appropriate and what colors/criteria should be included	Place on future Planning and Zoning agenda for discussion	In contract	Replaced with repainting of structures.	Complete
Bay Drive & 96 th Street	Open Bay Drive off 96 th Street	Staff will research	Police and Building to research	No change. Police Chief cited safety concerns	COMPLETE
Sign/awning code	Discussed at Joint Meeting	Staff beginning to work on draft	Work Authorization approved	July Commission August Commission	COMPLETE
As-built reviews for residential projects	Discuss increasing canopy in town, street trees, what can be planted in ROW	Research and prepare report for discussion and possible code amendment	In contract	March PZ	COMPLETE Added a program modification to FY2015 budget
Interpretation of base flood elevation for the H120 district	No change	No further action needed		N/A	COMPLETE
Solar panel regulations	Prepare ordinance regulating solar panels	Draft code amendment	In contract	March PZ	COMPLETE
Car charging station regulations	Prepare ordinance regulating car charging stations requiring them in new multi-family, research what other communities are doing	Draft code amendment	In contract	December PZ	COMPLETE
Pyramiding effects of stepbacks in the H120 district	No action necessary since Planning and Zoning Board currently reviewing stepbacks as part of wall frontage modifications			N/A	
Garage door clarification	Modify code to remove requirement for two separate garage doors	Draft code amendment	In contract	November PZ	COMPLETE

10% window opening requirement per story	Discussion with the Planning & Zoning Board	Prepare ordinance for commission	In contract	June PZ	November Commission for first reading
Landscaping in front of converted garage	Determine if landscaping planter is sufficient versus requiring landscaping.	Reviewed code and determined that planter is only permitted in cases where the driveway would be too short.	In contract	No further modification necessary	Yes
Sheds	Modify ordinance to increase square footage, but reduce height and add landscape requirements.	Draft code amendment	In contract	Discussed at March meeting.	Commission 1st reading in May. PZ in May