Town of Surfside
PLANNING & ZONING BOARD
AGENDA
January 30, 2020 – 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 – December 12, 2019

4. Applications:

   A. 400 95th Street – Addition
   B. 824 92nd Street – Addition
   C. 9181 Abbott Avenue – New Single Family Home
   D. 9025 Dickens Venue – Addition
   E. 9531 Harding Avenue – Sign
   F. 9381 Carlyle Avenue – Addition
G. 9433 Harding Avenue – Sign

H. 9565 Harding Avenue – Sign

I. 9513 Harding Avenue – Sign

J. 9481 Bay Drive – Addition

5. Quasi – Judicial Hearing Items
   A. 9340 Collins Avenue – Site Plan Amendment
   B. 8926 Collins Avenue - Variance

6. Discussion Items:
   A. 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.


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
December 12, 2019 – 6:00 p.m.
Town Hall Commission Chambers –
9293 Harding Ave, 2nd Floor, Surfside, FL 33154

1. Call to Order/Roll Call

Chair Lindsay Lecour called the meeting to order at 6:03 p.m.

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

Absent: Board Member Marina Gershanovich

Also, Present: Town Manager Guillermo Olmedillo, Town Planner Sarah Sinatra, Town Attorney Edward Martos and Vice Mayor Daniel Gielchinsky.

Town Planner Sinatra stated that the applicant for 5A and 4D has requested deferral of the item to a date certain of February 27, 2020; move item 4F before item 4E, hear item 4E and item 5B simultaneously. Item 6A will be stricken from the agenda and will be brought back at a later date.

A motion was made by Board Member Glynn to accept the changes made to the agenda, seconded by Board Member Kramer. All voted in favor.

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

Town Attorney Martos polled the members of the Planning and Zoning Board.

Chair Lecour stated that she received a phone call from Neisen Kasdin, Ackerman LLP regarding property 1116 88th Street inquiring if the property would be eligible for a variance. Chair Lecour stated that she is able to hear the application without bias.

Board Member Glynn stated that he had spoken to the owner of the house located at 1116 88th Street who invited him to go inside the house and showed him the problem he was encountering and mentioned that Building Official Prieto stated that he would need a variance. Board Member Glynn stated that he is able to hear the application without bias.

All other Board Members stated that they had no communication with any parties regarding any of the items on tonight’s agenda.

Deputy Clerk Herbello confirmed advertisement requirements.
Deputy Clerk Herbello swore in the speakers who would be speaking at tonight’s meeting.

2. **Town Commission Liaison Report** – Vice Mayor Gielchinsky

Vice Mayor Gielchinsky gave his liaison report regarding the aggregation of lots and the discussion that took place at the December 10, 2019 Town Commission meeting. He also commented on Commissioner Paul’s discussion of repealing ordinance number 18-1694 and gave the timeline of that repeal at the upcoming January 28, 2019 Joint Meeting.

3. **Approval of Minutes** – October 24, 2019

A motion was made by Vice Chair Frankel to approve the October 24, 2019 minutes, seconded by Board Member Glynn. All voted in favor.

4. **Applications:**

   A. **9452 Harding** – The subject property is located at 9452 Harding Avenue and is within the SD-B40 zoning district. The applicant is requesting one (1) Permanent Window Sign.

   Town Planner Sinatra presented the item and gave staff recommendations.

   A motion was made by Board Member Glynn to approve the application, seconded by Board Member Roller. All voted in favor.

   B. **9460 Harding** – The subject property is located at 9460 Harding Avenue and is within the SD-B40 zoning district. The applicant is requesting one (1) Permanent Wall Sign.

   Town Planner Sinatra presented the item and gave staff recommendations.

   A motion was made by Board Member Glynn to approve the application, seconded by Board Member Roller. All voted in favor.

   C. **9472 Harding Avenue** – The subject property is located at 9472 Harding Avenue and is within the SD-B40 zoning district. The applicant is requesting one (1) Permanent Wall Sign.

   Town Planner Sinatra presented the item and gave staff recommendations to include the condition as per Code Section 90-73 that the sign illumination is limited to white LED.

   A motion was made by Board Member Kramer to approve the application, seconded by Vice Chair Frankel. All voted in favor.
D. **9177 Dickens Avenue** – The property is located at 9177 Dickens Avenue, within the H30B zoning. The applicant is requesting add a one-story addition to the side and rear of the property. In connection with this application, there is a request for a side setback variance. The lot is 75 feet in width and is an aggregated lot.

Town Planner Sinatra stated that the owners of the property are requesting this item along with item 5A be deferred to a date certain of 2/27/2020.

A motion was made by Board Member Glynn to defer this item and item 5A to a date certain of 2/27/2020, seconded by Board member Kramer. All voted in favor.

E. **1116 88th Street – Renovation and Site Plan** - The applicant is requesting two variances; (1) for the upper story east side setback and (2) for an increase in the maximum allowable upper story coverage from the Town of Surfside’s Zoning Code. The property is an existing, two-story, single-family residence located at 1116 88th Street within the H30A zoning district.

*This item has been linked, heard in conjunction with and voted together with item 5B.*

F. **9481 Byron Avenue** – The applicant is requesting to re-roof an existing shingle roof.

Town Planner Sinatra presented the item and gave staff recommendations.

Board member Glynn asked how much of the roof was being replaced by solar panels.

Town Planner Sinatra answered Board member Glynn’s question and stated that approximately 75% of the roof was being replaced with solar panels.

Nelly Velazquez, owner of the property, answered the Board’s question and stated that they will be replacing about 75% of the roof with solar panels.

Further discussion took place regarding the item and the Board stated that they were in agreement with approving this item.

A motion was made by Board Member Glynn to approve the application, seconded by Board Member Garcia. All voted in favor.

5. **Quasi – Judicial Hearing - Local Planning Agency Items**

A. **9177 Dickens Avenue** – The applicant is requesting a variance to; (1) maintain the existing legal non-conforming north interior side setback for the proposed work, and (2) apply a setback formula (0.3 x lot width -10 feet) to the south interior setback for the proposed work.
Town Planner Sinatra stated that the owners of the property are requesting this item along with item 4D be deferred to a date certain of 2/27/2020.

A motion was made by Board Member Glynn to defer this item and item 4D to a date certain of 2/27/2020, seconded by Board member Kramer. All voted in favor.

B. **1116 88th Street** - The applicant is requesting two variances; (1) for the upper story east side setback and (2) for an increase in the maximum allowable upper story coverage from the Town of Surfside’s Zoning Code. The property is an existing, two-story, single-family residence located at 1116 88th Street within the H30A zoning district.

Town Planner Sinatra presented both items together and gave the staff recommendations on both items 4E and 5B.

Town Manager Olmedillo showed an aerial view of the property and spoke regarding the setbacks and wanted to alert them that the ordinance needs to be addressed as a future item.

Jeff Rose, contractor representing the owner, stated that the maximum allowable could have been 8,755 square feet and stated that the owner is lower than the allowable lot coverage which is 45%.

Stephen Schott, owner of the property addressed the Board.

Albert Rodriguez, architect for the applicant, addressed the Board regarding the square footage of the project.

Town Planner Sinatra wanted to put on the record that they are at 22% on the first floor which is half of what they are allowed.

Board Member Glynn stated that he went to the house and spoke regarding the roof and parapet on the side of the house.

Board Member Roller spoke regarding notice given to the neighbors.

Town Planner Sinatra stated that it went to all the neighbors within 300 feet, she spoke regarding the 2nd variance and the suggestions made by Town Manager Olmedillo for the maximum built putting it back to 64%.

Further discussion took place among the Board and Town Planner Sinatra regarding the percentage of coverage, bringing it back to 64%, maxing out on the first floor and the variance recommendations.
C. Artificial Turf

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA AMENDING THE TOWN OF SURFSIDE CODE OF ORDINANCES BY AMENDING SECTION 90-85.2 “DEFINITIONS” TO ESTABLISH A DEFINITION FOR SYNTHETIC TURF; AMENDING SECTION 90-87 “INSTALLATION OF LANDSCAPING AND IRRIGATION” TO PERMIT SYNTHETIC TURF ON ALL PROPERTIES WITHIN THE TOWN SUBJECT TO REQUIREMENTS, INSTALLATION AND MAINTENANCE STANDARDS AND PERMITTING; AND AMENDING SECTION 90-88 “MAINTENANCE OF LANDSCAPE AREAS” TO PERMIT SYNTHETIC TURF WITH EXCEPTIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE

Deputy Town Clerk Herbello read the title into the record

Town Planner Sinatra presented and introduced the item.

Chair Lecour asked if it is as pervious as grass and the issue has always been aesthetics and understands the value. She also asked if it is providing permeability and can they can take it further in the code to use in the rear of the house.

Town Planner Sinatra stated that they could bring this back and have an engineer to bring a piece and see if it is permeable. She stated that this material is currently being used in athletic fields because they drain very well. They have designed it in other municipalities in fields and it drains very well.

Town Manager Olmedillo stated that the key is the system that you use. He also stated that the recommendation is to have a system that contains the grass in place and the permeability of the product.

Vice Chair Frankel asked what they mean by a system and how it applies to little strips.

Town Planner Sinatra stated that they are not really strips. She stated that it is more than a carpet and you have to apply multiple layers and have a qualified contractor install the artificial turf.

Town Manager Olmedillo explained the way that it would be applied, that it must be installed by a qualified contractor and it must be anchored.

Further discussion took place among Board Members and staff regarding the qualifications for the installation of the artificial turf and meeting code requirements.
The Board agreed to have samples and experts to come at their next meeting to address this item and have some samples of the product.

A motion was made by Board Member Kramer to approve the Ordinance and have samples brought at a future meeting along with experts to present those samples, seconded by Board Member Garcia. All voted in favor.

6. Discussion Items:

A. 50% Rule – Request for Building Official to Answer Questions from the Planning & Zoning Board

This item was stricken from the agenda by Staff.

B. Joint Workshop with Town Commission and Planning & Zoning Board TBD – Verbal Update
   (i) Single Family Massing
   (ii) Single Family Setbacks for Aggregated lots and lots exceeding 50 feet.

Town Planner Sinatra spoke regarding the upcoming Joint Meeting and the items that will be addressed at that January 28, 2019 Joint Meeting.

Town Manager Olmedillo spoke regarding the LuLab. He stated that they will be showing different massing in order for the Board to have a visual of them and see the models.

Board Member Roller spoke regarding a house on ½ a lot on Carlyle and asked if that property is subject to the second story setback.

Town Planner Sinatra stated that property received a variance and they were subject to it but they went before the Commission and the Planning & Zoning Board approximately 7 or 8 years ago for a variance request and they were approved the variance.

The following individual spoke on the item:
   Jeff Rose

Vice Chair Frankel spoke regarding the models that LuLab brought to the last Resiliency workshop.

C. Future Agenda Items

Chair Lecour requested for a future agenda item to add artificial turf demonstration and samples as well as the modification to the 2nd story.
7. Adjournment

A motion was made by Board Member Kramer to adjourn the meeting without objection at 7:22 p.m. The motion received a second from Vice Chair Frankel. All voted in favor.

Respectfully submitted,

Accepted this _____day of ____________________, 2019.

____________________________________________________
Lindsay Lecour, Chair

Attest:

____________________________________________________
Sandra Novoa, MMC
Town Clerk
MEMORANDUM

To: Planning and Zoning Board
Thru: Guillermo Olmedillo, Town Manager
From: Sarah Sinatra Gould, AICP, Town Planner
CC: Lillian Arango, Town Attorney
Date: January 30, 2020
Re: 400 95th Street – Addition

The property is located at 400 95th Street, within the H30B zoning. The applicant is requesting the addition of approximately 450 square feet of interior living space. Furthermore, the applicant is also proposing new flooring in the existing living room and replacement of the window in the master bedroom.

Staff has reviewed the current application for consideration by the P&Z 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. 90.43 Maximum building heights

<table>
<thead>
<tr>
<th>Height</th>
<th>Required Maximum</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>H30B</td>
<td>30 feet</td>
<td>Less than 30 feet (existing)</td>
</tr>
</tbody>
</table>

Sec. 90.45. Setbacks

<table>
<thead>
<tr>
<th>Setbacks</th>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Primary Frontage</td>
<td>Minimum 20 feet</td>
<td>38.9’ – proposed</td>
</tr>
<tr>
<td>Interior side (lots over 50 feet in width)</td>
<td>Minimum 5 feet</td>
<td>15’1” – existing</td>
</tr>
<tr>
<td>Rear</td>
<td>Minimum 20 feet</td>
<td>6’8” – existing</td>
</tr>
<tr>
<td>Secondary Frontage</td>
<td>Minimum 10 feet</td>
<td>10’ – proposed</td>
</tr>
</tbody>
</table>

Sec. 90.49 Lot standards

<table>
<thead>
<tr>
<th>Lot Standards H30B</th>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Lot width</td>
<td>50 feet</td>
<td>55 feet</td>
</tr>
<tr>
<td>Minimum lot area</td>
<td>5,600 feet</td>
<td>6,160 SF</td>
</tr>
<tr>
<td>Maximum lot coverage</td>
<td>40%</td>
<td>38%</td>
</tr>
<tr>
<td>Pervious area</td>
<td>35% (minimum)</td>
<td>34.8%</td>
</tr>
</tbody>
</table>

Sec. 90.50 Architecture and roof decks

<table>
<thead>
<tr>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>A unique elevation from the main buildings of the adjacent two (2) homes</td>
<td>The home will feature different façade materials, porches and other similar articulation of the front façade and number and locations of doors and windows.</td>
</tr>
<tr>
<td>shall be created through the modulation of at least three (3) of the</td>
<td></td>
</tr>
<tr>
<td>following architectural features:</td>
<td></td>
</tr>
<tr>
<td>(a) Length, width and massing of the structure;</td>
<td></td>
</tr>
<tr>
<td>(b) Number of stories;</td>
<td></td>
</tr>
<tr>
<td>(c) Façade materials;</td>
<td></td>
</tr>
<tr>
<td>(d) Porches and other similar articulation of the front façade;</td>
<td></td>
</tr>
<tr>
<td>(e) Number and location of doors and windows; and</td>
<td></td>
</tr>
<tr>
<td>(f) Roof style and pitch.</td>
<td></td>
</tr>
<tr>
<td>Wall openings</td>
<td>Wall elevations appear to be 10% for all elevations</td>
</tr>
<tr>
<td>10% for all elevations</td>
<td></td>
</tr>
<tr>
<td>All elevations for single story additions to existing structures shall</td>
<td>The proposed work appears to result in a zero percent net loss of wall openings on the north, elevations</td>
</tr>
<tr>
<td>result in a zero percent net loss of wall openings including windows,</td>
<td></td>
</tr>
<tr>
<td>doors or transitional</td>
<td></td>
</tr>
</tbody>
</table>
spaces defined by porches, porticoes or colonnades. where the work is proposed.

(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.

The plans do not specify the roof materials for the newly proposed roof addition.

---

### Sec. 90-77 Off-Street Parking Requirements

<table>
<thead>
<tr>
<th>Required</th>
<th>Minimum Space Requirements</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-family</td>
<td>2 spaces</td>
<td>+2 spaces are provided. (Existing)</td>
</tr>
</tbody>
</table>

---

### Town of Surfside Adopted Residential Design Guidelines

#### Building Massing

<table>
<thead>
<tr>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building forms should be varied enough to avoid monotony and to avoid pyramidal massing and should be compatible with surrounding houses.</td>
<td>Consistent</td>
</tr>
</tbody>
</table>

#### Decorative Features

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

#### Overall Architectural Style

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

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

**Roof Materials, Types, and Slopes**

<table>
<thead>
<tr>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Roof types and slopes should be generally the same over all parts of a single building.</td>
<td>Consistent (Addition includes flat and sloped roof)</td>
</tr>
<tr>
<td>Restricted materials for roofs are pre-determined in the Town's Building Code, which restricts roofing materials to:</td>
<td>The plans do not specify the roof materials for the newly proposed roof addition</td>
</tr>
<tr>
<td>1. Clay tile;</td>
<td></td>
</tr>
<tr>
<td>2. White concrete tile;</td>
<td></td>
</tr>
<tr>
<td>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</td>
<td></td>
</tr>
<tr>
<td>4. Metal.</td>
<td></td>
</tr>
</tbody>
</table>

**Windows and Trims**

<table>
<thead>
<tr>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Window styles should always be consistent among all elevations of a building.</td>
<td>Consistent.</td>
</tr>
<tr>
<td>Frame materials should never vary on a single building.</td>
<td>Consistent</td>
</tr>
<tr>
<td>Window, door and eave trim should be consistent on all elevations of the house</td>
<td>Consistent</td>
</tr>
</tbody>
</table>

FINDINGS

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

1) Per code section 90.49, the minimum required pervious area is 35%. Please adjust accordingly.

2) Per code section 90.50, 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. It appears that the proposed addition results in a net loss of wall openings on the north elevations. Please adjust accordingly.

3) Specify the roof material for the newly proposed roof addition.

4) Minor adjustments: Please make sure all provided information in the data section is accurate and consistent with the provided information in the site plan and other sheets. Currently, inconsistencies occur:

   Sheet SP-1:
   a. Total house area (including addition): The data section states a total of 2,368 SF. This is incorrect. 1,909 SF (existing house area) + 450 SF (proposed addition area) = 2,359 SF. Please adjust accordingly.

   b. The data section states a 38.9’ primary front setback while the site plan states a 36’11” primary front setback. Please adjust accordingly and provide a consistent primary front setback.
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

<table>
<thead>
<tr>
<th>OWNER'S NAME</th>
<th>EDGARDO F. GAMARRA</th>
</tr>
</thead>
<tbody>
<tr>
<td>PHONE / FAX</td>
<td>786-389-2291</td>
</tr>
<tr>
<td>AGENT'S NAME</td>
<td>RUBEN TRAVIESO, ARCHITECT</td>
</tr>
<tr>
<td>ADDRESS</td>
<td>2119 RED R.D., CORAL GABLES, FL 33145</td>
</tr>
<tr>
<td>PHONE/FAX</td>
<td>786-260-7522</td>
</tr>
<tr>
<td>PROPERTY ADDRESS</td>
<td>400 95TH STREET</td>
</tr>
<tr>
<td>ZONING CATEGORY</td>
<td>H 30 B</td>
</tr>
<tr>
<td>DESCRIPTION OF PROPOSED WORK</td>
<td>NEW ADDITIONS: REDESIGN NEW LIVING ROOM AND NEW MASTER BEDROOM (450 SF)</td>
</tr>
</tbody>
</table>

### ZONING STANDARDS

<table>
<thead>
<tr>
<th>Required</th>
<th>Provided</th>
</tr>
</thead>
<tbody>
<tr>
<td>Plot Size</td>
<td>1&quot; = 20'</td>
</tr>
<tr>
<td>Setbacks (F/R/S)</td>
<td>10 FEET</td>
</tr>
<tr>
<td>Lot Coverage</td>
<td>40% (2,464.00 SQ FT)</td>
</tr>
<tr>
<td>Height</td>
<td>30 FEET</td>
</tr>
<tr>
<td>Pervious Area</td>
<td>35% (2,156.00 SQ FT)</td>
</tr>
</tbody>
</table>
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:

RUBEN TRAVIESO ARCHITECT 12/14/19
NAME OF REPRESENTATIVE DATE
TOWN OF SURFSIDE
SUBMISSION CHECKLIST
SINGLE-FAMILY and TWO-FAMILY SITE PLAN APPLICATION

Project Name ___________________________  Project Number ___________________________

SUBMITTAL REQUIREMENTS FOR REVIEW:
☐ Completed “Single-Family and Two-Family Site Plan Application” form
☐ Application fee: $__________ 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.
☐ 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
LOCATION MAP
ADDRESS: 400 95 ST, SURFSIDE, FL, 33154
FOLIO: 14-223B-007-400
FULL LEGAL DESCRIPTION:
ALTOS DEL MAR NO 6 PB 8-106
LOT 1/2 BLK 8

SCOPE OF WORK:
1. DEMOLITION WORK:
   A. EXISTING ENTRANCE PORCH ROOF, TILE ROOF FRONT
      OVERHANG, AND ROOF ROUGH IRON SUPPORTS.
   B. PLANTERS.
   C. LIVING ROOM FRONT WALL AND WINDOW.
   D. MASTER BEDROOM FRONT AND SIDE WINDOWS.
   E. BATHROOMS WINDOW.
2. 450 SQ. FT. ADDITION.
3. NEW FLOORING IN EXIST. LIVING
4. REPLACE WINDOW IN MASTER BEDROOM

LOT AREA..........................................................6,160.00 SQ. FT.
MAX. LOT COVERAGE ALLOWED..........................40%
TOTAL ALLOWED...........................................2,464.00 SQ. FT.

EXISTING HOUSE AREA.................................1,020.00 SQ. FT.
PROPOSED ADDITION AREA.................................450 SQ. FT.
TOTAL..........................................................1,470.00 SQ. FT.
NEW PROPOSED LOT COVERAGE ..............38.44% (40%)

ZONING: SINGLE FAMILY HOME
ADDITION SETBACKS
REQUIRED PROV'D
PRIMARY FRONT SETBACK ...... 20.0 ...................... 38.0
SECONDARY FRONT ................. 10.0 ...................... 10.0
GREEN SPACE REQUIRED: 35%
TOTAL COVERED SURFACE: 4020 SQ. FT. / 6,160 + 65.2%
GREEN SPACE PROVIDED: 100% - 65.2% X 34.8%

ARCHITECTURE ASSOCIATES INC
ARCHITECT: Ruben Travieso
786 349 7622 PMN
rubentravieso7@gmail.com

TOWN OF SURFSIDE, FL, 33154

ADDITION TO RESIDENCE AT
400 95 STREET
TOWN OF SURFSIDE, FL, 33154

CONTENTS
LOCATION PLAN
SITE PLAN

REMARKS

DATE

SCALE: AS SHOWN
DRAWN BY:
CHECKED BY: A.R.T.
FILE: SP-1
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
The property is located at 824 92nd Street, within the H30B zoning. The applicant is requesting the addition of approximately 176 square feet of interior living space. Furthermore, the applicant is also proposing the interior renovations.

Staff has reviewed the current application for consideration by the P&Z 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. 90.43 Maximum building heights

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

Sec. 90-45. Setbacks

<table>
<thead>
<tr>
<th>Setbacks</th>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Primary Frontage</td>
<td>Minimum 20 feet</td>
<td>20.20’ – existing</td>
</tr>
<tr>
<td>Interior side (lots over 50 feet in width)</td>
<td>Minimum 5 feet</td>
<td>6.31’ – existing</td>
</tr>
<tr>
<td>Rear</td>
<td>Minimum 20 feet</td>
<td>20.05’ – existing</td>
</tr>
<tr>
<td>Secondary Frontage</td>
<td>Minimum 10 feet</td>
<td>9.84’ existing</td>
</tr>
</tbody>
</table>

Sec. 90.49 Lot standards

<table>
<thead>
<tr>
<th>Lot Standards H30B</th>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Lot width</td>
<td>50 feet</td>
<td>55 feet</td>
</tr>
<tr>
<td>Minimum lot area</td>
<td>5,600 feet</td>
<td>6,1875 SF</td>
</tr>
<tr>
<td>Maximum lot coverage</td>
<td>40%</td>
<td>35.18%</td>
</tr>
<tr>
<td>Pervious area</td>
<td>35% (minimum)</td>
<td>53%</td>
</tr>
</tbody>
</table>

Sec. 90.50 Architecture and roof decks

<table>
<thead>
<tr>
<th>Unique Elevation</th>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>A unique elevation from the main buildings of the adjacent two (2) homes shall be created through the modulation of at least three (3) of the following architectural features: (a)Length, width and massing of the structure; (b)Number of stories; (c)Façade materials; (d)Porches and other similar articulation of the front façade; (e)Number and location of doors and windows; and (f)Roof style and pitch.</td>
<td>The home will feature different façade materials, porches and other similar articulation of the front façade and number and locations of doors and windows.</td>
</tr>
</tbody>
</table>

Wall openings

<table>
<thead>
<tr>
<th>Wall openings</th>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>10% for all elevations</td>
<td>Wall elevations appear to be 10% for all elevations</td>
<td></td>
</tr>
</tbody>
</table>

Wall openings

<table>
<thead>
<tr>
<th>Wall openings</th>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>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</td>
<td>The proposed work appears to result in a net loss of wall openings on the north, south and east elevations where the work is proposed.</td>
<td></td>
</tr>
<tr>
<td>Roof Material</td>
<td>spaces defined by porches, porticoes or colonnades.</td>
<td></td>
</tr>
<tr>
<td>---------------</td>
<td>--------------------------------------------------</td>
<td></td>
</tr>
<tr>
<td>(a) Clay Tile;</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(b) White concrete tile;</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(c) Solid color cement tile which color is impregnated with the same color intensity throughout, provided said color if granted approval by the Design Review Board;</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(d) Architecturally embellished metal if granted approval by the Design Review Board; or</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(e) Other Florida Building Code approved roof material(s) if granted approval by the Design Review Board.</td>
<td>New Spanish tile roof to match the existing roof</td>
<td></td>
</tr>
</tbody>
</table>

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

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

**Town of Surfside Adopted Residential Design Guidelines**

**Building Massing**

<table>
<thead>
<tr>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building forms should be varied enough to avoid monotony and to avoid pyramidal massing and should be compatible with surrounding houses.</td>
<td>Consistent</td>
</tr>
</tbody>
</table>

**Decorative Features**

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

**Overall Architectural Style**

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

**Wall Materials and Finishes**

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

**Roof Materials, Types, and Slopes**

<table>
<thead>
<tr>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Roof types and slopes should be generally the same over all parts of a single building.</td>
<td>3:12 pitch</td>
</tr>
<tr>
<td>Restricted materials for roofs are pre-determined in the Town’s Building Code, which restricts roofing materials to: 1. Clay tile; 2. White concrete tile; 3. Solid color cement tile which color is impregnated with the same color intensity throughout, provided said color is first approved by the planning and zoning board; and 4. Metal.</td>
<td>New Spanish tile roof to match the existing roof</td>
</tr>
</tbody>
</table>

**Windows and Trims**

<table>
<thead>
<tr>
<th>Required</th>
<th>Proposed</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Window styles should always be consistent among all elevations of a building.</td>
<td>Consistent.</td>
<td></td>
</tr>
<tr>
<td>Frame materials should never vary on a single building.</td>
<td>Consistent</td>
<td></td>
</tr>
<tr>
<td>Window, door and eave trim should be consistent on all elevations of the house</td>
<td>Consistent</td>
<td></td>
</tr>
</tbody>
</table>
FINDINGS

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

1) Per code section 90.50, 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. It appears that the proposed addition results in a net loss of wall openings on the north, south and east elevations. Please adjust accordingly.
   a. Furthermore, it appears that the labeling on the elevation sheets is incorrect (sheet A3.01). The south elevation is labeled as the north elevation and the north elevation is labeled as the south elevation. Please adjust this minor oversight accordingly.
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.

<table>
<thead>
<tr>
<th>PROJECT INFORMATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>OWNER’S NAME</td>
</tr>
<tr>
<td>PHONE / FAX</td>
</tr>
<tr>
<td>AGENT’S NAME</td>
</tr>
<tr>
<td>ADDRESS</td>
</tr>
<tr>
<td>PHONE / FAX</td>
</tr>
<tr>
<td>PROPERTY ADDRESS</td>
</tr>
<tr>
<td>ZONING CATEGORY</td>
</tr>
<tr>
<td>DESCRIPTION OF</td>
</tr>
<tr>
<td>PROPOSED WORK</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>INTERNAL USE ONLY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Date Submitted</td>
</tr>
<tr>
<td>Report Completed</td>
</tr>
<tr>
<td>Fee Paid</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>ZONING STANDARDS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Plot Size</td>
</tr>
<tr>
<td>Setbacks (F/R/S)</td>
</tr>
<tr>
<td>Lot Coverage</td>
</tr>
<tr>
<td>Height</td>
</tr>
<tr>
<td>Pervious Area</td>
</tr>
</tbody>
</table>

Town of Surfside – Single-Family and Two-Family Site Plan Application
### Project Info

- **Address:** 4955 SW 75th Avenue, Miami, Florida 33155
- **Contact:** f. 786.350.1515, t. 786.879.8882, e. MODIS@MODISarchitects.com
- **Registration:** Florida Corp. AA#26001777

### Project Details

- **Project:** Addition of existing Residence for: Michael Harris & Elise Joy Ketay
- **Address:** 824 92nd Street, Surfside, Florida, 33154
- **Folio No.:** 14-2235-001-2200
- **Permit Set:** #19909

### Drawings

- **Date:** October, 2019
- **Scale:**
- **Phase:**
- **Sheet Number:**
- **Revision:**
- **Scales:**

### A0.01

**Abbreviations, Symbols, & Index of Drawings**

<table>
<thead>
<tr>
<th>Index of Drawings</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>A0.01</td>
<td></td>
</tr>
</tbody>
</table>

**Architectural Drawings**

- Exterior Elevations
- Exterior Cross Sections
- Exterior Sections

**Mechanical Drawings**

- HVAC System
- Plumbing System
- Electrical System

**Structural Drawings**

- Foundation
- Structural Framing
- Roof Details

**Electrical Drawings**

- Lighting
- Switches
- Outlets

**Plumbing Drawings**

- Fixtures
- Pipes
- Valves

**Index of Drawings (continued)**

<table>
<thead>
<tr>
<th>Index of Drawings</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Addition of existing Residence for:

Michael Harris & Elise Joy Ketay

824 92nd Street,
Surfside, Florida, 33154

Folio No. 14-2235-001-2200

#19909
As Shown

October, 2019

Permit Set

GENERAL NOTES

A0.02
SITE NOTES

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AND SHALL NOTIFY THE ARCHITECT IF ANY DISCREPANCIES ARE DISCOVERED BEFORE PROCEEDING WITH THE WORK INVOLVED.

CONTRACTOR SHALL SUBMIT TO THE ARCHITECT FOR REVIEW, SHOP DRAWINGS ON ALL PRE-MANUFACTURED ITEMS, PRIOR TO FABRICATION OR PURCHASING.

CONTRACTOR SHALL FOLLOW THE RECOMMENDATIONS OF THE SOILS REPORT PREPARED WITH RESPECT TO PREPARATION OF SITE FOR PROPOSED BUILDING.

CONTRACTOR IS RESPONSIBLE FOR THE CONNECTION OF WATER & SEWER LINES TO EXISTING WATER AND SEWER LATERALS.
01 EXISTING EAST ELEVATION

02 PROPOSED EAST ELEVATION
Addition of existing Residence for:
Michael Harris & Elise Joy Ketay
824 92nd Street,
Surfside, Florida, 33154
Folio No. 14-2235-001-2200
#19909
As Shown
October, 2019
Permit Set

EXISTING CONTEXT

FRONT VIEW OF 824 RESIDENCE STREET
NEIGHBORS LEFT SIDE (EAST SIDE)
NEIGHBORS ACROSS STREET (NORTH SIDE)
NEIGHBORS ACROSS STREET (EAST SIDE)
NEIGHBORS ACROSS STREET CORNER (NORTH WEST SIDE)
824 RESIDENCE STREET VIEW
NEIGHBORS ACROSS STREET (NORTH SIDE)
NEIGHBORS ACROSS STREET (NORTH SIDE)
NEIGHBORS ACROSS STREET (NORTH SIDE)
NEIGHBORS ACROSS STREET (NORTH SIDE)
BATHROOM AND W.I.C. ADDITION

824 92nd Stret,
Surfside, Florida 33154

Construction Permit Plans

(This Last Sheet is Reserved for use by City of Surfside, Florida as required for all Permitting and/or Inspection use)
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 and Zoning Board
Thru: Guillermo Olmedillo, Town Manager
From: Sarah Sinatra Gould, AICP, Town Planner
CC: Lillian Arango, Town Attorney
Date: January 30, 2020
Re: 9181 Abbott Avenue – New 2 Story Home

The property is located at 9181 Abbott Avenue, within the H30B zoning district. The applicant is requesting to build a new 4,997 square foot two-story home. The plans include a new driveway, walkway, pool, deck and terrace.

Staff has reviewed the current application for consideration by the P&Z 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

<table>
<thead>
<tr>
<th>Residential</th>
<th>Lowest Floor</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-Family Residential</td>
<td>Base Flood +2</td>
<td>10 NGVD</td>
</tr>
</tbody>
</table>

### Sec. 90.43 Maximum building heights

<table>
<thead>
<tr>
<th>Height</th>
<th>Required Maximum</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>H30B</td>
<td>30 feet</td>
<td>30’ from crown of road</td>
</tr>
</tbody>
</table>

### Sec. 90-45. Setbacks

**H30A AND H30B**

**UPPER STORY FLOOR AREA IS 50% TO 64% OF FIRST STORY AREA**

<table>
<thead>
<tr>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum Lot Coverage</td>
<td>40%</td>
</tr>
</tbody>
</table>

**FIRST STORY (UP TO 15 FT IN HEIGHT)**

<table>
<thead>
<tr>
<th>Part</th>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Primary frontage</td>
<td>Minimum 20 FT</td>
<td>20’</td>
</tr>
<tr>
<td>Interior side (Lots less than 50 feet in width)</td>
<td>5 FT</td>
<td>5’</td>
</tr>
<tr>
<td>Rear</td>
<td>Minimum 20 FT</td>
<td>20’3”</td>
</tr>
</tbody>
</table>

**UPPER STORY OR WALL PLANES GREATER THAN 15 FT IN HEIGHT**

<table>
<thead>
<tr>
<th>Part</th>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Primary frontage</td>
<td>Minimum 20 FT / Average 25</td>
<td>Minimum 33’11” / Average 33’11”</td>
</tr>
<tr>
<td>Interior side (lots equal to or less than 50’ in width) – Wall length is equal to or greater than 25% of the lot depth</td>
<td>Minimum 5 FT / Average 7.5’</td>
<td>North Side Minimum 5 South Side Minimum 5 Applicant’s interpretation of average differs from staff’s interpretation</td>
</tr>
<tr>
<td>Rear</td>
<td>Minimum 20 FT / Average n/a</td>
<td>20’3”</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Part</th>
<th>Required</th>
<th>Proposed (Resub)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Every part of a required yard shall be open to the sky, except ordinary projections of sills,</td>
<td>May project not more than 24 inches into any required yard</td>
<td>Less than 24”</td>
</tr>
<tr>
<td>cornices, roof eaves and ornamental features</td>
<td>Air conditioning equipment, pool pump or other mechanical equipment may be located in a required rear setback, provided;</td>
<td>Mechanical equipment is located on the second floor balcony.</td>
</tr>
<tr>
<td>---------------------------------------------</td>
<td>-------------------------------------------------------------------------------------------------</td>
<td>--------------------------------------------------</td>
</tr>
<tr>
<td>a. such equipment is at least 15 feet from any other single-family or two-family residence</td>
<td>b. shall maintain at least a five-foot setback from the rear and side yards</td>
<td></td>
</tr>
<tr>
<td>c. is not visible from any street or waterway</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Open, unenclosed building entrance porches, platforms, stairs or paved terraces, not covered by a roof or canopy, and which do not extend above the level of the grade or entrance floor of the building</td>
<td>a) May extend or project into the required front or side yard no more than six feet</td>
<td>A) Does not apply</td>
</tr>
<tr>
<td></td>
<td>b) and the encroachments shall not provide less than a 24-inch setback to the property line.</td>
<td>B) 2’6”</td>
</tr>
</tbody>
</table>

**Sec. 90.49 Lot standards**

<table>
<thead>
<tr>
<th>Lot Standards H30A</th>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Lot width</td>
<td>50 feet</td>
<td>50 feet</td>
</tr>
<tr>
<td>Minimum lot area</td>
<td>8,000 feet</td>
<td>5,625 SF</td>
</tr>
<tr>
<td>Maximum lot coverage</td>
<td>40%</td>
<td>40% (2,250/5,625=0.40)</td>
</tr>
<tr>
<td>Pervious area</td>
<td>35% (minimum)</td>
<td>35% (1,971/5,625=0.35)</td>
</tr>
</tbody>
</table>

**Sec. 90.50 Architecture and roof decks**

<table>
<thead>
<tr>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unique Elevation</td>
<td>A unique elevation from the main buildings of the adjacent two (2) homes shall be created through the modulation of at least three (3) of the following architectural features: (a)Length, width and massing of the structure; (b)Number of stories; (c)Façade materials; (d)Porches and other similar articulation of the front façade; (e)Number and location of doors and windows; and (f)Roof style and pitch.</td>
</tr>
<tr>
<td>Wall openings</td>
<td>10% for all elevations</td>
</tr>
</tbody>
</table>
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.

Charcoal Grey Cement Title

---

**Sec. 90.54 Accessory Structures**

<table>
<thead>
<tr>
<th>Accessory buildings</th>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
</table>
| 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) 5’3”
 (b) 5’
 (c) +10’ |
| (a) Rear: Five feet. |  |  |
| (b) Interior side: Five feet. |  |  |
| (c) Primary (front) and secondary (Corner): Ten feet. |  |  |

<table>
<thead>
<tr>
<th>Accessory buildings</th>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
</table>
| 90-54.3 An open, uncovered porch, patio, or terrace may occupy a required rear or interior side setback, subject to the following minimum setbacks: |  | (a) 5’3”
 (b) 5’
 (c) +10’ |
| (a) Rear: Five feet |  |  |
| (b) Interior side: Five Feet |  |  |
| (c) Primary (front) and secondary (corner): Ten feet |  |  |
**Sec. 90.56 Fences, walls and hedges**

<table>
<thead>
<tr>
<th>Fence</th>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>90-56.1.A</td>
<td></td>
<td>6’ proposed</td>
</tr>
<tr>
<td>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.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Paving Yards</th>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front setback permeability</td>
<td>50% minimum</td>
<td>&gt;50%</td>
</tr>
<tr>
<td>Front yard landscaped</td>
<td>30% minimum</td>
<td>&gt;30%</td>
</tr>
<tr>
<td>Rear yard landscaped</td>
<td>20% minimum</td>
<td>&gt;20%</td>
</tr>
<tr>
<td>Number of Curb Cuts</td>
<td>One minimum</td>
<td>1</td>
</tr>
<tr>
<td>Curb Cut side set back</td>
<td>5 feet minimum</td>
<td>&gt;5 feet</td>
</tr>
<tr>
<td>Curb cut width</td>
<td>1 curb cut, not more than 18’ in width</td>
<td>1 curb cut 18’ in width</td>
</tr>
<tr>
<td><strong>Driveway Materials</strong></td>
<td>Limited to the following</td>
<td></td>
</tr>
<tr>
<td></td>
<td>1. Pavers</td>
<td></td>
</tr>
<tr>
<td></td>
<td>2. Color and texture treated concrete, including stamped concrete</td>
<td></td>
</tr>
<tr>
<td></td>
<td>3. Painted concrete shall not be permitted.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>4. Asphalt shall not be permitted.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Turf block pavers</td>
<td></td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Required</th>
<th>Minimum Space Requirements</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-family</td>
<td>2 spaces</td>
<td>+ 2 spaces</td>
</tr>
</tbody>
</table>
Sec. 90-89.4(6). Street Tree Requirements

<table>
<thead>
<tr>
<th>Required</th>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>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.</td>
<td>2 trees</td>
<td>2 trees</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Required</th>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>A minimum of five trees of two different species and 25 shrubs shall be planted per lot.</td>
<td>5 trees, 25 shrubs</td>
<td>6 palms and more than 25 shrubs</td>
</tr>
</tbody>
</table>

Town of Surfside Adopted Residential Design Guidelines

**Building Massing**

<table>
<thead>
<tr>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building forms should be varied enough to avoid monotony and to avoid pyramidal massing and should be compatible with surrounding houses.</td>
<td>Consistent</td>
</tr>
</tbody>
</table>

**Decorative Features**

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

**Overall Architectural Style**

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

**Wall Materials and Finishes**

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

<table>
<thead>
<tr>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Roof types and slopes should be generally the same over all parts of a single building.</td>
<td>The applicant is proposing a pitched roof (4/12 pitch) with small portions being flat</td>
</tr>
<tr>
<td>Restricted materials for roofs are predetermined in the Town’s Building Code, which restricts roofing materials to:</td>
<td>Charcoal Grey Cement Tile</td>
</tr>
<tr>
<td>1. Clay tile;</td>
<td></td>
</tr>
<tr>
<td>2. White concrete tile;</td>
<td></td>
</tr>
<tr>
<td>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</td>
<td></td>
</tr>
<tr>
<td>4. Metal.</td>
<td></td>
</tr>
</tbody>
</table>

**Windows and Trims**

<table>
<thead>
<tr>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Window styles should always be consistent among all elevations of a building.</td>
<td>Consistent</td>
</tr>
<tr>
<td>Frame materials should never vary on a single building.</td>
<td>Consistent</td>
</tr>
<tr>
<td>Window, door and eave trim should be consistent on all elevations of the house</td>
<td>Consistent</td>
</tr>
</tbody>
</table>

**FINDINGS**

Staff finds the application does not meet the Code. Staff finds that the applicant has not provided an average side setback on the second floor. Code section 90-48.7 states that second floor balconies or terraces shall not be counted towards the setback, except when the roof line of the balcony meets the average setbacks for the second floor. Therefore, the covered portion of the terrace may not count towards the average side setbacks. The applicant has also counted the entire balcony towards the setback, rather than utilizing a point of measurement, such as where the second wall building terminates. Lastly, each side requires a side setback, it cannot be aggregated to one side of the building.
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: Jeffrey R Rose and Leah R Rose LLC
PHONE / FAX: 305-733-2485
AGENT'S NAME: Jeff Rose
ADDRESS: 9851 Flouler Ave, Surfside, FL 33154
PHONE / FAX: 305-733-2485
PROPERTY ADDRESS: 9181 Abboh Ave, Surfside, FL 33154
ZONING CATEGORY: H30B Single Family
DESCRIPTION OF PROPOSED WORK: New 2 story single family home

INTERNAL USE ONLY

Date Submitted Project Number
Report Completed Date
Fee Paid

ZONING STANDARDS

<table>
<thead>
<tr>
<th>Required</th>
<th>Provided</th>
</tr>
</thead>
<tbody>
<tr>
<td>Plot Size</td>
<td>5,625</td>
</tr>
<tr>
<td>20 20 17.5</td>
<td></td>
</tr>
<tr>
<td>Setbacks (F/R/S)</td>
<td>5,625</td>
</tr>
<tr>
<td>40%</td>
<td></td>
</tr>
<tr>
<td>Lot Coverage</td>
<td>30'</td>
</tr>
<tr>
<td>Height</td>
<td>35'</td>
</tr>
<tr>
<td>Pervious Area</td>
<td>40%</td>
</tr>
</tbody>
</table>

Jeffrey R Rose 12/17/19  Jeffrey R Rose 12/17/19
SIGNATURE OF OWNER DATE SIGNATURE OF AGENT DATE

Town of Surfside – Single-Family and Two-Family Site Plan Application
Plans for a new single family home are being submitted for the above property. Two different options are being submitted to ensure that the property meets the average side setback requirements for the second floor. Given the varying interpretations of the code requirements, we are providing a brief description and comparison of the two options and the applicable code provisions.

The property is within the H30B district and the upper-story floor area is 50-64% of the first-story floor area and therefore, the applicable setbacks are located in Section 90-4.5(a)(4) of the Code of the Town of Surfside, (“Code”). Per Section 90-4.5(a)(4), the second-floor average side setback is 7.5’ or 7’6”.

Option 1

The proposed average side setback of the north side is 7.88’. The proposed average side setback of the south side is 9.98’.

When compared to Option 2, this Option 1 includes an additional bathroom in the southwest corner of the second story. In Option 2, this space is an uncovered balcony.

Option 2

The proposed average side setback is 7.84’. Because the Code provides that any number of variations can occur around the average setback line to reach the minimum average setback, all side setbacks were added together to reach the average side setback of 7.84’.

When compared to Option 1, this Option 2 includes an uncovered balcony in the southwest corner of the second story. In Option 1, this space is a bathroom.
January 10, 2020

Sent via Certified Mail, Return Receipt

Dear Neighbor:

We are Jeff and Leah Rose and currently live at 8851 Froude Avenue.

We are writing to let you know that we recently purchased the empty lot at 9181 Abbott Ave. and plan on building a new home there. We’ve submitted plans to Surfside’s Planning and Zoning Board for review and a meeting before the Board is taking place on Thursday, January 30th at 6:00 p.m. at:

Town of Surfside
9293 Harding Avenue, 2nd Floor
Surfside, FL 33154

If you have any questions or would like to discuss the project, please do not hesitate to contact us.

Thank you,

Jeff and Leah Rose

[Signature]

[Signature]
NEW SINGLE FAMILY HOME
OWNERS: JEFF & LEAH ROSE
9181 ABBOTT AVENUE
SURFSIDE, FLORIDA 33154
9181 ABBOTT AVENUE
SURFSIDE, FLORIDA 33154

EXTERIOR MATERIALS PRESENTATION
TO PLANNING & ZONING BOARD
ROOFING

CHARCOAL GREY TILE
EXTERIOR WALL FINISHES

EXTERIOR PAINT
SHERWIN WILLIAMS – GENESIS WHITE OVER A DOUBLE COAT OF SMOOTH STUCCO FINISH

EXTERIOR VERTICAL ACCENT WALL
TEXTURED GRAY PORCELAIN TILE

EXTERIOR CEILING ACCENT
TEXTURED GRAY PORCELAIN TILE
DOORS
LIGHTING, WINDOWS, & BALCONY RAILING
DRIVEWAY

GRASS DIAMOND PAVER
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 and Zoning Board
Thru: Guillermo Olmedillo, Town Manager
From: Sarah Sinatra Gould, AICP, Town Planner
CC: Lillian Arango, Town Attorney
Date: January 30, 2020
Re: 9025 Dickens Avenue – Addition

The property is located at 9025 Dickens Avenue, within the H30B zoning district. The applicant is requesting to build new additions to the first floor and second floor totaling 862 square feet. The additions include a covered deck, master bedroom, bathroom, closet and balcony.

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

- Applicable Zoning Code regulations, along with the results of the review
- Applicable Design Guideline standards, along with the results of the review
- Staff Recommendation
**STANDARDS / RESULTS**

**Town of Surfside Zoning Code, Applicable Requirements**

**Sec. 42.92 Lowest Floor Elevation**

<table>
<thead>
<tr>
<th>Residential</th>
<th>Lowest Floor</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-Family Residential</td>
<td>Base Flood +2</td>
<td>10 NGVD (existing)</td>
</tr>
</tbody>
</table>

**Sec. 90.43 Maximum building heights**

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

**Sec. 90-45. Setbacks**

<table>
<thead>
<tr>
<th>H30A AND H30B UPPER STORY FLOOR AREA IS 50% TO 64% OF FIRST STORY AREA</th>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum Lot Coverage</td>
<td>40%</td>
<td>36% (2066/5600=.36)</td>
</tr>
<tr>
<td>FIRST STORY (UP TO 15 FT IN HEIGHT)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Primary frontage</td>
<td>Minimum 20 FT</td>
<td>25.2’ (existing)</td>
</tr>
<tr>
<td>Interior side (Lots over 50 feet in width)</td>
<td>10% of the frontage</td>
<td>5’ (existing)</td>
</tr>
<tr>
<td>Rear</td>
<td>Minimum 20 FT</td>
<td>20’2”</td>
</tr>
<tr>
<td>UPPER STORY OR WALL PLANES GREATER THAN 15 FT IN HEIGHT</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Primary frontage</td>
<td>Minimum 20 FT / Average 22.5</td>
<td>Minimum: +20’ (existing) Average: +22.5’ (existing)</td>
</tr>
<tr>
<td>Interior side (lots over 50 feet in width)</td>
<td>Minimum 10% / Average N/A</td>
<td>Minimum: +5’</td>
</tr>
<tr>
<td>Rear</td>
<td>Minimum 20 FT / Average n/a</td>
<td>Minimum: 20’2”</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Every part of a required yard shall be open to the sky, except ordinary projections of sills, cornices, roof eaves and ornamental features</th>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>May project not more than 24 inches into any required yard</td>
<td>Projecting 24” into the yard</td>
</tr>
</tbody>
</table>
Sec. 90.49 Lot standards

<table>
<thead>
<tr>
<th>Lot Standards H30A</th>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Lot width</td>
<td>50 feet</td>
<td>50.06 feet</td>
</tr>
<tr>
<td>Minimum lot area</td>
<td>8,000 feet</td>
<td>5,600 SF</td>
</tr>
<tr>
<td>Maximum lot coverage</td>
<td>40%</td>
<td>36% (2066/5600=.36)</td>
</tr>
<tr>
<td>Pervious area</td>
<td>35% (minimum)</td>
<td>55% (3118/5600=.55)</td>
</tr>
</tbody>
</table>

Sec. 90.50 Architecture and roof decks

<table>
<thead>
<tr>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
</table>
| 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. |
| Wall openings | 10% for all elevations +10% for all elevations |
| 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. |
|               | New Medium Grey Cement Tile |

Town of Surfside Adopted Residential Design Guidelines

Building Massing

<table>
<thead>
<tr>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building forms should be varied enough to avoid monotony and to avoid pyramidal</td>
<td>Consistent</td>
</tr>
</tbody>
</table>
massing and should be compatible with surrounding houses.

### Decorative Features

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

### Overall Architectural Style

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

### Wall Materials and Finishes

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

### Roof Materials, Types, and Slopes

<table>
<thead>
<tr>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Roof types and slopes should be generally the same over all parts of a single building.</td>
<td>The applicant is proposing a pitched roof (4/12 pitch) with small portions being flat New Medium Grey Cement Tile</td>
</tr>
<tr>
<td>Restricted materials for roofs are pre-determined in the Town's Building Code, which restricts roofing materials to: 1. Clay tile; 2. White concrete tile; 3. Solid color cement tile which color is impregnated with the same color intensity throughout, provided said color is first approved by the planning and zoning board; and 4. Metal.</td>
<td></td>
</tr>
</tbody>
</table>

### Windows and Trims

<table>
<thead>
<tr>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Window styles should always be consistent among all elevations of a building.</td>
<td>Consistent</td>
</tr>
<tr>
<td>Frame materials should never vary on a single building.</td>
<td>Consistent</td>
</tr>
<tr>
<td>Window, door and eave trim should be consistent on all elevations of the house</td>
<td>Consistent</td>
</tr>
</tbody>
</table>
FINDINGS

Staff finds the application meets the Code.
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.

<table>
<thead>
<tr>
<th>PROJECT INFORMATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>OWNER'S NAME</td>
</tr>
<tr>
<td>PHONE / FAX</td>
</tr>
<tr>
<td>AGENT'S NAME</td>
</tr>
<tr>
<td>ADDRESS</td>
</tr>
<tr>
<td>PHONE / FAX</td>
</tr>
<tr>
<td>PROPERTY ADDRESS</td>
</tr>
<tr>
<td>ZONING CATEGORY</td>
</tr>
<tr>
<td>DESCRIPTION OF PROPOSED WORK</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>ZONING STANDARDS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Plot Size</td>
</tr>
<tr>
<td>Setbacks (F/R/S)</td>
</tr>
<tr>
<td>Lot Coverage</td>
</tr>
<tr>
<td>Height</td>
</tr>
<tr>
<td>Pervious Area</td>
</tr>
</tbody>
</table>

Town of Surfside – Single-Family and Two-Family Site Plan Application
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:

William Arthur 1/8/20
NAME OF REPRESENTATIVE DATE
TOWN OF SURFSIDE
SUBMISSION CHECKLIST
SINGLE-FAMILY and TWO-FAMILY SITE PLAN APPLICATION

Project Name 9025 Dickens  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

☑ One (1) CD, with site plan in PDF format, or other common windows based format SENT TO SARA
- 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
☐ 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
- 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
Sebastien and Tiffany DesMarais

9025 Dickens Ave
Surfside, FL 33154
(954) 554-8766

Dear Town of Surfside,

I am the owner and resident of the house at 9025 Dickens Avenue in Surfside. I purchased the house in 2012 and have resided there since. Our latest survey conducted was on June 30, 2017. I attest that I have not made any modifications to the property that would in any way change the results of the latest survey report.

If you have any questions for me, please feel free to contact me: (954) 554-8766.

Regards,

[Signature]

Sebastien and Tiffany DesMarais
DESIGN DEVELOPMENT DRAWINGS

PROPOSED NEW ADDITIONS AND RENOVATIONS FOR:

Sebastian & Tiffany Desmarias
9025 DICKENS AVE.
SURFSIDE, FLORIDA

BIRD'S EYE VIEW LOOKING NORTH WESTERLY

SHEET INDEX

CRV 1.0: COVER SHEET, MASSING DRAWING
SURVEY: SURVEY
DD 1.0: FLOOR PLAN, AREA CALCULATIONS
DD 2.0: EXTERIOR ELEVATIONS
DD 3.0: CROSS SECTION, CONCEPTS
DD 4.0: EXISTING FLOOR PLANS, ELEVATIONS

CRV1.0
Proposed Renovations & Additions to:
9025 Dickens Ave.
Surfside, Florida

Sebastian & Tiffany Desmarias

William Arthur- Architect/Builder
9867 SW 194th Street
Palmetto Bay, Florida 33157

ARCHITECT OF RECORD
William F. Arthur
AR-0012074

LOCATION PLAN

AREA CALCULATIONS

NEW COVERED PORCH AREA NON-CONDITIONED SPACE.
EXISTING INTERIOR-CONDITIONED SPACE.
NEW INTERIOR CONDITIONED SPACE
NEW SECOND FLOOR BEDROOM ADDITION.

1421.0sf
156.54sf
489.34sf

TOTAL LOT AREA=5600sf
ALLOWABLE FLOOR AREA 5600 x .40 =2240sf
TOTAL EXISTING SF = 1421.0sf
TOTAL NEW CONSTRUCTION (CONDITIONED SPACE) 1st LEVEL=156.54sf
NEW PORCH AREA 1st LEVEL (NON-CONDITIONED)=216.32sf
NEW CONSTRUCTION ABOVE=489.34sf.
TOTAL FLOOR AREA (CONDITIONED SPACE) 1421+156.54+489.34=2066.88sf

TOTAL BUILDING FOOTPRINT PER TAX RECORDS
1793sf

FLOOR AREA RATIO
LOT COVERAGE (PERVIOUS AREA)
LESS THAN ALLOWABLE
GREATER THAN REQUIRED

SITE PLAN
SCALE: 3/16"=1'-0"

EXIST. LAUNDRY
EXIST. KITCHEN
EXIST. DINING
EXIST. BEDRM.
EXIST. BEDRM.
EXIST. BATH
EXIST. CLO
EXIST. GARAGE
EXIST. LIVING RM.
EXIST. CLO
EXIST. BATH
EXIST. FAMILY RM.

NEW COVERED PORCH
NEW STAIR WELL
NEW FOYER
REMOVE PORTION OF NON-BEARING WALL
NEW FLAT ROOF OVERHANG

EXISTING DRIVE WAY STRIPS
EXISTING CONC WALK
REMOVE EXIST CONC PATIO AREA & REPLACE WITH GRASS

NEW COVERED SCREEN PORCH AREA
NEW FRONT PORCH

20'-2"
7'-4"
11'-8"
44'-10"

(2) PALMS
GEIGER TREE
CARAMBA TREE
(2) COCONUT PALMS
MANGO
COCONUT PALM
ELDERBERRY TREE
JASMINE HEDGE
CLUSIA HEDGE

6" CURB-REFER TO SURVEY
GRAVEL
CROSS SECTION

SCALE: 1/4"=1'-0"

DESIGN DEVELOPMENT

PROJECT DESCRIPTION:

OWNER:

PLUMBING & AHU

SHEAR WALL FRAMING

I-BEAM CANTILEVER AT BALCONY

PLUMBING & AHU

SHEAR WALL FRAMING

FRONT/WEST PERSPECTIVE VIEW

2X6 FRAMED HIP ROOF

9 1/2" WOOD TRUSS JOIST

PERIMETER W10X13.5 W/ MICRO-LAMS BOLTED EACH SIDE

2X6 FRAMED SHEAR WALLS
Proposed Renovations & Additions to:
9025 Dickens Ave.
Surfside, Florida

Sebastian & Tiffany Desmarias

William F. Arthur - Architect/Builder
9867 SW 194th Street
Palmetto Bay, Florida 33157

ARCHITECT OF RECORD
William F. Arthur
AR-0012074

PROJECT DESCRIPTION:

EXIST EAST REAR ELEVATION
SCALE: 3/16"=1'-0"

EXIST WEST/FRONT ELEVATION
SCALE: 3/16"=1'-0"

EXIST NORTH ELEVATION
SCALE: 3/16"=1'-0"

EXIST SOUTH ELEVATION
SCALE: 3/16"=1'-0"

EXISTING FLOOR PLAN
SCALE: 3/16"=1'-0"

EXIST. LAUNDRY
EXIST. KITCHEN
EXIST. DINING
EXIST. BEDRM.
EXIST. BEDRM.
EXIST. BATH
EXIST. CLO
EXIST. PORCH
EXIST. GARAGE
EXIST. LIVING RM.
EXISTING FLOOR PLAN
SCALE: 3/16"=1'-0"

WEST FRONT VIEW
NORTH EAST REAR VIEW
SOUTHEAST REAR VIEW
NORTH LEFT SIDE VIEW
SOUTH RIGHT SIDE VIEW

NORTHWEST FRONT VIEW
SOUTHWEST SIDE VIEW

30'-5"
47'-0"
11'-8"
44'-10"
14'-2"
12'-10"
12'-5"
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: January 30, 2019
Re: 9525-31 Harding Avenue – Cororan

The subject property is located at 9525-31 Harding Avenue and is within the SD-B40 zoning district. The applicant is requesting one (1) Permanent Wall Sign.

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. 90-73

<table>
<thead>
<tr>
<th>Signs</th>
<th>Permitted</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area</td>
<td>Wall Sign</td>
<td>Wall Sign [38 foot frontage]</td>
</tr>
<tr>
<td></td>
<td>For frontages less than 25 feet, a total sign area up to 25 square feet maximum shall be permitted.</td>
<td>18.02 SF</td>
</tr>
<tr>
<td>Types</td>
<td>The following types of individually-mounted letter signs shall be permitted. No open face channel letters shall be permitted.</td>
<td>Reverse Channel letter</td>
</tr>
<tr>
<td></td>
<td>i. Reverse channel letter.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>ii. Push-through letter.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>iii. Pan channel letter.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>iv. Raceway mounted letter. All exposed raceways must be painted to match finish of wall face of the building.</td>
<td></td>
</tr>
<tr>
<td>Offset</td>
<td>Signs shall be off-set from the wall a minimum of one quarter inch to a maximum of two inches to permit rain water to flow down the wall face</td>
<td>Offset 1 inch</td>
</tr>
<tr>
<td>---------------</td>
<td>-------------------------------------------------------------------------------------------------------------------------------------</td>
<td>--------------</td>
</tr>
<tr>
<td>Illumination</td>
<td>All signage, lettering, logos or trademarks shall be required to be lit with white illumination from dusk to dawn. The illumination may be either internal illumination or external illumination, however, all walls below the sign shall be illuminated with white wall wash LED lighting. It shall be located and directed solely at the sign. The light source shall not be visible from or cast into the right-of-way, or cause glare hazards to pedestrians, motorists, or adjacent properties. Lighting shall meet all applicable electrical codes. Intensities of illumination shall be approved by the building official of the town before issuance of a sign permit.</td>
<td>All signage, lettering, logos or trademarks shall be required to be lit with white illumination from dusk to dawn. Illumination is proposed but illumination color is undetermined – make as condition</td>
</tr>
</tbody>
</table>

**FINDINGS**

Staff finds the application meets the Code requirements subject to the following;

**Condition of Approval**

1) Currently, the applicant is proposing an illuminated wall sign but does not specify what color illumination is proposed. Per Code section 90-73, sign illumination is limited to white LED.
A complete submittal includes all items on the "Multi-family and Non-Residential Design Review 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**  
Joseph Cohen

**PHONE / FAX**  
305) 532-6992 (F) 305) 532-3524

**AGENT'S NAME**  
Cesar Sanchez

**ADDRESS**  
45 NW 21 St

**PHONE / FAX**  
305-532-6992

**PROPERTY ADDRESS**  
9525-31 Harding Ave, LLC

**ZONING CATEGORY**

**DESCRIPTION OF PROPOSED WORK**

"CerCoran"

---

**INTERNAL USE ONLY**

Date Submitted  

Project Number  

Report Completed  

Date  

Fee Paid  

$

---

**ZONING STANDARDS**

<table>
<thead>
<tr>
<th>Sign Area (if applicable)</th>
<th>Required</th>
<th>Provided</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Awnning Size (if applicable)</th>
<th>Required</th>
<th>Provided</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Fence Height (if applicable)</th>
<th>Required</th>
<th>Provided</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Wall Height (if applicable)</th>
<th>Required</th>
<th>Provided</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

12-9-15  

**SIGNATURE OF OWNER**

Joseph Cohen  

12-9-19

**SIGNATURE OF AGENT**

Town of Surfside – Multi-Family and Non-Residential Design Review Application
**MOUNTING DETAILS**

**REVERSE CHANNEL INDIVIDUAL LETTERS WITH LED**

(TRANSVERSAL VIEW)

- 0.063 ALUM.SIDE RETURNS
- 0.090 alum. Face painted as per section
- 3.00.4d color as per design & side returns
- Led self supported
  - Attached w/3m vhb by
  - Manufacturing suggested
  - System as per nec 600-41
- 3/16 lexan backs
- SPACERS ½" X 1"
- Transformer cane
- Led power supply 12 volt.
- ½" wire conduit w/ #12 wire, thhn. Thwn.
  - (grounded) as per nec 600.24 ground wire
- 20 Amps Lockable switch

**MOUNTING HARDWARE CHART**

<table>
<thead>
<tr>
<th>WALL</th>
<th>MASONRY</th>
<th>WOOD</th>
<th>METAL</th>
<th>CONCRETE</th>
</tr>
</thead>
<tbody>
<tr>
<td>3 MIN. PER LETTER</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3/8&quot; X 3&quot; SUP-R-SLEEVE</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>1/4&quot; X 3/4&quot; TAP CONS</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1/4&quot; LAG BOLTS</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3/8&quot; X 2 3/4&quot; TOGGLE BOLTS</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>#10 X 2&quot; HEX SCREWS</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3/8&quot; X 3&quot; WOOD SCREWS</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**PANEL SCHEDULE**

- ALL ELECTRICAL COMPONENTS ARE UL LISTED AND APPROVED
- ALL SIGNS GROUNDED ACCORDING TO NEC 600.24 OF THE N.E.C.

**LED SPECIFICATIONS**

- Input Voltage 12VDC
- Module Level Power: 2.0 W/ft
- System Level Power: 2.25 W/ft
- Delivered Lumens: 66 Lm/W
- Viewing Angle: 120°
- Correlated Color Temp: 4000K
- L70 Calculated Life: 99,000
- Operating Temperature: -40 to 140°F

**NOTE:** Time Clock and Photo Cell Required
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 and Zoning Board

Thru: Guillermo Olmedillo, Town Manager

From: Sarah Sinatra Gould, AICP, Town Planner

CC: Lillian Arango, Town Attorney

Date: January 30, 2020

Re: 9381 Carlyle Avenue – Addition

The property is located at 9381 Carlyle Avenue, within the H30B zoning district. The applicant is requesting to build new additions at the front and rear of the property. The additions include an extension to the rear of the home, paver deck, pool, paver driveway, paver walkway and metal electric gate for the driveway.

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

- Applicable Zoning Code regulations, along with the results of the review
- Applicable Design Guideline standards, along with the results of the review
- Staff Recommendation
STANDARDS / RESULTS

Town of Surfside Zoning Code, Applicable Requirements

Sec. 42.92 Lowest Floor Elevation

<table>
<thead>
<tr>
<th>Residential</th>
<th>Lowest Floor</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-Family Residential</td>
<td>Base Flood +2</td>
<td>10 NGVD (existing)</td>
</tr>
</tbody>
</table>

Sec. 90.43 Maximum building heights

<table>
<thead>
<tr>
<th>Height</th>
<th>Required Maximum</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>H30B</td>
<td>15 feet</td>
<td>Less than 15'</td>
</tr>
</tbody>
</table>

Sec. 90-45. Setbacks

<table>
<thead>
<tr>
<th>H30A AND H30B (SINGLE-STOREY STRUCTURES UP TO 15 FEET IN HEIGHT)</th>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum Lot Coverage</td>
<td>40%</td>
<td>40% (2,245/5,627 = .40)</td>
</tr>
<tr>
<td>FIRST STORY (UP TO 15 FT IN HEIGHT)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Primary frontage</td>
<td>Minimum 20 FT</td>
<td>25' (existing)</td>
</tr>
<tr>
<td>Interior side (Lots over 50 feet in width)</td>
<td>10% of the frontage</td>
<td>5' (existing)</td>
</tr>
<tr>
<td>Rear</td>
<td>Minimum 20 FT</td>
<td>20'</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Every part of a required yard shall be open to the sky, except ordinary projections of sills, cornices, roof eaves and ornamental features</th>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>May project not more than 24 inches into any required yard</td>
<td></td>
<td>24”</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Air conditioning equipment, pool pump or other mechanical equipment may be located in a required rear setback, provided;</th>
<th>A. Such equipment is at least 15 feet from any other single-family or two-family residence</th>
<th>A. +15’ away from any other single-family home</th>
</tr>
</thead>
<tbody>
<tr>
<td>B. shall maintain at least a five-foot setback from the rear and side yards</td>
<td>B. 5’ setback from the side and rear</td>
<td></td>
</tr>
<tr>
<td>C. is not visible from any street or waterway</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Sec. 90.49 Lot standards

<table>
<thead>
<tr>
<th>Lot Standards H30A</th>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Lot width</td>
<td>50 feet</td>
<td>50 feet</td>
</tr>
<tr>
<td>Minimum lot area</td>
<td>8,000 feet</td>
<td>5,627 SF</td>
</tr>
<tr>
<td>Maximum lot coverage</td>
<td>40%</td>
<td>40% (2,245/5,627 = .40)</td>
</tr>
<tr>
<td>Pervious area</td>
<td>35% (minimum)</td>
<td>35%</td>
</tr>
</tbody>
</table>

Sec. 90.50 Architecture and roof decks

<table>
<thead>
<tr>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Unique Elevation</strong></td>
<td>A unique elevation from the main buildings of the adjacent two (2) homes shall be created through the modulation of at least three (3) of the following architectural features: (a) Length, width and massing of the structure; (b) Number of stories; (c) Façade materials; (d) Porches and other similar articulation of the front façade; (e) Number and location of doors and windows; and (f) Roof style and pitch.</td>
</tr>
<tr>
<td><strong>Wall openings</strong></td>
<td>The north elevation does not appear to meet the 10% wall opening coverage</td>
</tr>
<tr>
<td>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.</td>
<td>Provide the existing elevations showing that no net loss of wall openings is occurring.</td>
</tr>
<tr>
<td><strong>Roof Material</strong></td>
<td>New roof tiles to match existing dark grey tiles.</td>
</tr>
<tr>
<td>(a) Clay Tile; (b) White concrete tile; (c) Solid color cement tile which color is impregnated with the same color intensity throughout, provided said color if granted approval by the Design Review Board; (d) Architecturally embellished metal if granted approval by the Design Review Board; or</td>
<td></td>
</tr>
</tbody>
</table>
(e) Other Florida Building Code approved roof material(s) if granted approval by the Design Review Board.

### Sec. 90.54 Accessory Structures

<table>
<thead>
<tr>
<th>Accessory buildings</th>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>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:</td>
<td>(a) 5' setback</td>
<td></td>
</tr>
<tr>
<td>(a) Rear: Five feet.</td>
<td>(b) 5' setback</td>
<td>(c) Does not apply</td>
</tr>
<tr>
<td>(b) Interior side: Five feet.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(c) Primary (front) and secondary (Corner): Ten feet.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Sec. 90.56 Fences, walls and hedges

<table>
<thead>
<tr>
<th>Fence</th>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>90-56.1.A</td>
<td>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.</td>
<td>Existing wooden fence in side and rear</td>
</tr>
<tr>
<td>90-56.2</td>
<td>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</td>
<td>Requires approval by the planning and zoning board</td>
</tr>
<tr>
<td>90-56.4</td>
<td>Front yard and corner yard fences and ornamental walls</td>
<td>Provide additional details as it relates to the proposed fence in the front. In doing so, show that the requirements of code section 90-56.4 are being met.</td>
</tr>
<tr>
<td>Lot frontage is less than or equal to 50 ft in width</td>
<td>Maximum Height:</td>
<td></td>
</tr>
<tr>
<td>(a) 4ft</td>
<td>Maximum Opacity:</td>
<td></td>
</tr>
<tr>
<td>All wall and fence surfaces two (2) feet measured from grade shall maintain a maximum opacity of fifty (50) percent</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Paving Yards</th>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front setback permeability</td>
<td>50% minimum</td>
<td>&gt;50%</td>
</tr>
<tr>
<td>Front yard landscaped</td>
<td>30% minimum</td>
<td>&gt;30%</td>
</tr>
<tr>
<td>Rear yard landscaped</td>
<td>20% minimum</td>
<td>&gt;20%</td>
</tr>
<tr>
<td>Number of Curb Cuts</td>
<td>One minimum</td>
<td>2</td>
</tr>
<tr>
<td>Curb Cut side set back</td>
<td>5 feet minimum</td>
<td>&gt;5 feet</td>
</tr>
</tbody>
</table>
Curb cut width

Two curb cuts, each curb cut shall not be more than 12 feet in width, and there shall be at least 12 feet between curb cuts.

9’6” curb cut and 6’0” curb cut. Distance separation appears to meet the minimum 12’ separation.

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.

Sandset pavers

Sec. 90-77 Off-Street Parking Requirements

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

Town of Surfside Adopted Residential Design Guidelines

Building Massing

<table>
<thead>
<tr>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building forms should be varied enough to avoid monotony and to avoid pyramidal massing and should be compatible with surrounding houses.</td>
<td>Consistent</td>
</tr>
</tbody>
</table>

Decorative Features

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

Overall Architectural Style

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

Wall Materials and Finishes

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

**Roof Materials, Types, and Slopes**

<table>
<thead>
<tr>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Roof types and slopes should be generally the same over all parts of a single building.</td>
<td>The applicant is proposing a pitched roof (4/12 pitch) with small portions being flat</td>
</tr>
<tr>
<td>Restricted materials for roofs are pre-determined in the Town’s Building Code, which restricts roofing materials to: 1. Clay tile; 2. White concrete tile; 3. Solid color cement tile which color is impregnated with the same color intensity throughout, provided said color is first approved by the planning and zoning board; and 4. Metal.</td>
<td>New roof tiles to match existing dark grey tiles</td>
</tr>
</tbody>
</table>

**Windows and Trims**

<table>
<thead>
<tr>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Window styles should always be consistent among all elevations of a building.</td>
<td>Consistent</td>
</tr>
<tr>
<td>Frame materials should never vary on a single building.</td>
<td>Consistent</td>
</tr>
<tr>
<td>Window, door and eave trim should be consistent on all elevations of the house</td>
<td>Consistent</td>
</tr>
</tbody>
</table>

**FINDINGS**

Staff finds the application meets the Code with the following conditions met:

1) The north elevation does not appear to meet the 10% wall opening coverage minimum. Provide additional details showing that this minimum is met or adjust the plans to meet such minimum.

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. Provide the existing elevations showing that no net loss of wall openings is occurring.

3) Provide additional details as it relates to the proposed fence in the front yard. In doing so, show that the requirements of code section 90-56.4 are being met.

4) Provide additional details as it relates to the new metal electric sliding gate for the driveway. Such gate should be setback from the edge of the street 20' for access purposes.
Condition of approval:

1) 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.
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.

<table>
<thead>
<tr>
<th>PROJECT INFORMATION</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>OWNER'S NAME</td>
<td>Janet Saura</td>
</tr>
<tr>
<td>PHONE / FAX</td>
<td>954-609-7524</td>
</tr>
<tr>
<td>AGENT'S NAME</td>
<td>James Bogan</td>
</tr>
<tr>
<td>ADDRESS</td>
<td>P.O. Box 191311 Miami Beach 33119</td>
</tr>
<tr>
<td>PHONE / FAX</td>
<td>305-305-3748</td>
</tr>
<tr>
<td>PROPERTY ADDRESS</td>
<td>9381 Carlyle Ave</td>
</tr>
<tr>
<td>ZONING CATEGORY</td>
<td>RS5</td>
</tr>
<tr>
<td>DESCRIPTION OF PROPOSED WORK</td>
<td>new addition @ rear</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>INTERNAL USE ONLY</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Date Submitted</td>
<td>1/8/20</td>
</tr>
<tr>
<td>Report Completed</td>
<td>1/8/20</td>
</tr>
<tr>
<td>Fee Paid</td>
<td>$200.00</td>
</tr>
<tr>
<td>Project Number</td>
<td>2020-292</td>
</tr>
<tr>
<td>Date</td>
<td>1/8/20</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>ZONING STANDARDS</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Plot Size</td>
<td>Required</td>
</tr>
<tr>
<td></td>
<td>Provided</td>
</tr>
<tr>
<td>Setbacks (F/R/S)</td>
<td>25' 20' 5'</td>
</tr>
<tr>
<td>Lot Coverage</td>
<td>40%</td>
</tr>
<tr>
<td>Height</td>
<td>11'-4&quot;</td>
</tr>
<tr>
<td>Pervious Area</td>
<td>53%</td>
</tr>
</tbody>
</table>

Signature of Owner       Signature of Agent
-----------------------  -----------------------
Janet Marie Sauer        Donald V. Heed

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

DATE

1-6-20
TOWN OF SURFSIDE
SUBMISSIONCHECKLIST
SINGLE-FAMILY and TWO-FAMILY SITE PLAN APPLICATION

Project Name: Carlyle
Project Number: ________________

SUBMITTAL REQUIREMENTS FOR REVIEW:
☐ Completed "Single-Family and Two-Family Site Plan Application" form
☐ Application fee: $_________ 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.
- 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
ZONING INFORMATION:
EXISTING SITE DATA:
EXISTING C.B.S. RESIDENCE
NEW EXTERIOR ADDITION

CARLYLE AVENUE
50.04'
112.50'

NEW SITE PLAN
SCALE 1/8"=1'-0"
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: January 30, 2020
Re: 9433 Harding Avenue

The subject property is located at 9433 Harding Avenue and is within the SD-B40 zoning district. The applicant is requesting one (1) Permanent Window Sign for the business of Miami Beach Chocolates.

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. 90-73**

<table>
<thead>
<tr>
<th>Signs</th>
<th>Permitted</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Area</strong></td>
<td>Permanent Window Sign</td>
<td>Permanent Window Sign</td>
</tr>
<tr>
<td></td>
<td>Inclusive of logos or trademarks shall not exceed 20 percent of glass area</td>
<td>Not provided</td>
</tr>
<tr>
<td><strong>Lettering</strong></td>
<td>Shall not exceed 8 inches in height</td>
<td>Not provided</td>
</tr>
<tr>
<td><strong>Lettering Materials</strong></td>
<td>Acceptable Materials</td>
<td>Not provided</td>
</tr>
<tr>
<td></td>
<td>Painted gold leaf, Silver leaf, Silk-screened, Cut or polished metal, Cut</td>
<td></td>
</tr>
<tr>
<td></td>
<td>or frosted vinyl, Etched glass</td>
<td></td>
</tr>
</tbody>
</table>

ITEM 4G
RECOMMENDATION

Staff recommends denial.

1) Provide the area of the sign. Per code section 90-73, inclusive of logos or trademarks shall not exceed 20 percent of the glass area of the window or door in which the sign is proposed.

2) Provide the lettering dimensions. Per code section 90-73, lettering shall not exceed 8 inches in height.

3) Provide the lettering materials. Per code section 90-73, acceptable materials include painted gold leaf, silver leaf, silk-screened, cut or polished metal, cut or frosted vinyl, etched glass.
**TOWN OF SURFSIDE**

**MULTI-FAMILY AND NON-RESIDENTIAL DESIGN REVIEW APPLICATION**

(Signs, awnings, store fronts, fences, and walls etc)

A complete submittal includes all items on the "Multi-family and Non-Residential Design Review 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.

<table>
<thead>
<tr>
<th>PROJECT INFORMATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>OWNER'S NAME</td>
</tr>
<tr>
<td>PHONE / FAX</td>
</tr>
<tr>
<td>AGENT'S NAME</td>
</tr>
<tr>
<td>ADDRESS</td>
</tr>
<tr>
<td>PHONE / FAX</td>
</tr>
<tr>
<td>PROPERTY ADDRESS</td>
</tr>
<tr>
<td>ZONING CATEGORY</td>
</tr>
<tr>
<td>DESCRIPTION OF PROPOSED WORK</td>
</tr>
</tbody>
</table>

**INTERNAL USE ONLY**

| Date Submitted | 1/8/20 |
| Report Completed | 1/8/20 |
| Fee Paid        | $200.00 |
| Project Number  | 2020-291 |
| Date            | 1/8/20 |

**ZONING STANDARDS**

<table>
<thead>
<tr>
<th>Required</th>
<th>Provided</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sign Area (if applicable)</td>
<td></td>
</tr>
<tr>
<td>Awning Size (if applicable)</td>
<td></td>
</tr>
<tr>
<td>Fence Height (if applicable)</td>
<td></td>
</tr>
<tr>
<td>Wall Height (if applicable)</td>
<td></td>
</tr>
</tbody>
</table>

**SIGNATURE OF OWNER** 01/06/20

**SIGNATURE OF AGENT** 11/12/20

Town of Surfside – Multi-Family and Non-Residential Design Review Application
TOWN OF SURFSIDE
SUBMITTAL CHECKLIST
MULTI-FAMILY AND NON-RESIDENTIAL DESIGN REVIEW
(Signs, awnings, store fronts, fences, and walls etc)

Project Name: Mini Beach Chocolates
Project Number: ______________

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

☐ Application fee: $________ made out to “Town of Surfside”

☐ Ownership Affidavit

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

FOR THE FOLLOWING PLEASE PROVIDE:

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

PLANS SHALL INCLUDE IF APPLICABLE:

☐ Sign Plan (Minimum scale of 1" = 20'). Please show / provide the following:
  ☐ Entire parcel(s) with dimensions and lot size in square feet
  ☐ Location of existing and proposed signs with square footage
  ☐ Material of proposed sign
  ☐ Manner of Illumination of proposed sign
  ☐ Method of securing or fastening proposed sign
  ☐ Wording of the proposed sign, with coordinating letter size
  ☐ Architectural Elevations of façade

☐ Awning Plan or Storefront Change (Minimum scale of 1" = 20'). Please show / provide the following:
  ☐ Entire parcel(s) with dimensions and lot size in square feet
  ☐ Location of Existing and proposed awnings with square footage
  ☐ Material of proposed awning or storefront change
  ☐ Method of securing or fastening proposed awning
  ☐ Window and framing materials
  ☐ Wording of the proposed awning, with coordinating letter size
  ☐ Architectural Elevations of façade

Cont.
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: January 30, 2019
Re: 9565 Harding Avenue – Condotti

The subject property is located at 9565 Harding Avenue and is within the SD-B40 zoning district. The applicant is requesting one (1) permanent wall sign, four (4) window signs and one (1) projecting sign.

Staff has reviewed the current application for consideration by the P&Z 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. 90-73

<table>
<thead>
<tr>
<th>Signs</th>
<th>Permitted</th>
<th>Proposed</th>
</tr>
</thead>
</table>
| **Area** | Wall Sign  
For frontages less than 25 feet, a total sign area up to 25 square feet maximum shall be permitted | Wall Sign  
16 square feet |
| **Types** | The following types of individually mounted letter signs shall be permitted. No open face channel letters shall be permitted.  
i. Reverse channel letter.  
ii. Push-through letter.  
iii. Pan channel letter.  
iv. Raceway mounted letter. All exposed raceways must be painted to match finish of wall face of the building. | Push through letter |
<table>
<thead>
<tr>
<th>Offset</th>
<th>Signs shall be off-set from the wall a minimum of one quarter inch to a maximum of two inches to permit rain water to flow down the wall face</th>
<th>Requiring the applicant to provide mounting details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Illumination</td>
<td>All signage, lettering, logos or trademarks shall be required to be lit with white illumination from dusk to dawn. The illumination may be either internal illumination or external illumination, however, all walls below the sign shall be illuminated with white wall wash LED lighting. It shall be located and directed solely at the sign. The light source shall not be visible from or cast into the right-of-way, or cause glare hazards to pedestrians, motorists, or adjacent properties. Lighting shall meet all applicable electrical codes. Intensities of illumination shall be approved by the building official of the town before issuance of a sign permit.</td>
<td>Requiring the applicant to provide illumination details</td>
</tr>
</tbody>
</table>

**Sec. 90-73**

<table>
<thead>
<tr>
<th>Signs</th>
<th>Permitted</th>
<th>Proposed</th>
</tr>
</thead>
</table>
| Area  | Permanent Window Sign  
Inclusive of logos or trademarks shall not exceed 20 percent of glass area | Permanent Window Sign (Front Door Sign)  
Less than 20% coverage |
| Lettering | Shall not exceed 8 inches in height | 2.5” letter height |
| Lettering Materials | Acceptable Materials  
Painted gold leaf, Silver leaf, Silk-screened, Cut or polished metal, Cut or frosted vinyl, Etched glass | Cut vinyl letters gold in color applied to the exterior of glass |

<table>
<thead>
<tr>
<th>Signs</th>
<th>Permitted</th>
<th>Proposed</th>
</tr>
</thead>
</table>
| Area  | Permanent Window Sign  
Inclusive of logos or trademarks shall not exceed 20 percent of glass area | Permanent Window Sign (Window Sign 1)  
Less than 20% coverage |
<p>| Lettering | Shall not exceed 8 inches in height | 6” maximum letter height |</p>
<table>
<thead>
<tr>
<th>Lettering Materials</th>
<th>Acceptable Materials</th>
<th>Painted gold leaf, Silver leaf, Silk-screened, Cut or polished metal, Cut or frosted vinyl, Etched glass</th>
<th>Cut vinyl letters gold in color applied to the exterior of glass</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Signs</th>
<th>Permitted</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area</td>
<td>Permanent Window Sign</td>
<td>Permanent Window Sign (Window Sign 2)</td>
</tr>
<tr>
<td></td>
<td>Inclusive of logos or trademarks shall not exceed 20 percent of glass area</td>
<td>Less than 20% coverage</td>
</tr>
<tr>
<td>Lettering</td>
<td>Shall not exceed 8 inches in height</td>
<td>6” maximum letter height</td>
</tr>
<tr>
<td>Lettering Materials</td>
<td>Acceptable Materials</td>
<td>Painted gold leaf, Silver leaf, Silk-screened, Cut or polished metal, Cut or frosted vinyl, Etched glass</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Signs</th>
<th>Permitted</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area</td>
<td>Permanent Window Sign</td>
<td>Permanent Window Sign (Vertical letters inside window)</td>
</tr>
<tr>
<td></td>
<td>Inclusive of logos or trademarks shall not exceed 20 percent of glass area</td>
<td>Less than 20% coverage</td>
</tr>
<tr>
<td>Lettering</td>
<td>Shall not exceed 8 inches in height</td>
<td>8” maximum letter height</td>
</tr>
<tr>
<td>Lettering Materials</td>
<td>Acceptable Materials</td>
<td>Painted gold leaf, Silver leaf, Silk-screened, Cut or polished metal, Cut or frosted vinyl, Etched glass</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Signs</th>
<th>Permitted</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area</td>
<td>Projecting Sign</td>
<td>Projecting Sign</td>
</tr>
<tr>
<td></td>
<td>The maximum sign area for projecting signs shall be eight square feet.</td>
<td>Less than 20% coverage</td>
</tr>
<tr>
<td>Lettering</td>
<td>The maximum lettering height shall be six inches unless otherwise integrated into a creative graphic design as approved by the design review board.</td>
<td>8” maximum letter height</td>
</tr>
<tr>
<td>Projecting</td>
<td>Projecting Distance</td>
<td>The location/size of the existing projecting sign is not changing.</td>
</tr>
<tr>
<td></td>
<td>Signs shall not project more than five feet from any main building wall nor shall they be mounted above ground level tenant space</td>
<td></td>
</tr>
<tr>
<td><strong>Illumination</strong></td>
<td>Projecting signs shall not have electric lights, attached electric fixtures, or any manner of illumination.</td>
<td></td>
</tr>
<tr>
<td>------------------</td>
<td>---------------------------------------------------------------------------------------------------</td>
<td></td>
</tr>
</tbody>
</table>

**RECOMMENDATION**

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

1) Provide mounting details and illumination details of the wall sign.
2) The vertical black wooden sign on the interior of the window is limited to the following acceptable materials - Painted gold leaf, Silver leaf, Silk-screened, Cut or polished metal, Cut or frosted vinyl, Etched glass
**Front Door**

"Vinyl Gold"

*Logo Colosseum*

13" x 8.5" = 3.6% of space

*Letters*

19" x 2.5" = 1.5% of space

*CONDOTTI*

Door size is

86" x 35.5" = 3.096" Square Inches

3.6% + 1.5% = 4.1% of the Door Space

Call for your appointment

22.5" x 3.5"

= 78.75" Square Inches

Phone #

305 590-5304

16 1/4" x 2"

32.5" Square Inches

Approximately another 1.8% to 2% of space

Not even a 10% of front door.
Condotti Sign
8' x 24''
Lamps to be Concealed
(at roof surface)
Material: Acrylic, base and letters

Mounting Details:
The sign will be held attached for (3) big and long screws of 1'' diameter crossing the wall, protected by a short pipe across the wall and secured behind the wall.

Lighting Details: We have (3) lamps, each one with a light output of 4,300 lumens, 65 Watts, color temp: 6500K, color rendering 80 CRI. It will be relocated from the position on the picture to a new and concealed location on the roof of the side wall... This week will be relocated and concealed.
WINDOW 1
Bottom Sign and Logo in "Vinyl Gold" Ball
Colosseum Logos: 30" x 20" wide = 600" sq. inches
Letter under (Condotti) 47" x 5" tall = 235" sq. inches
Total size is 8,008" square inches
occupied space by Logo/Letters 835" sq. inches.

Logo: 600" square inches = 7.5% of Window.
Letters: 235 " " " = 2.9% of Window.
Total, both together 10.4%

Total Window (1) sq. inches is 8,008"^2
Size is 104" x 77"
Window 2
Bottom Sign and Logo in "Vinyl Gold"
Colosseum Logo 30" x 20" wide = 600 Sq. inches
Letters under (Condotti) 47" x 5" tall = 235 Sq. inches
Total Window Size is 8,088 Sq. Inches
Total space % occupied by Letters/Logo are 8.35 Sq. Inches, equivalent to 10.4% of the Door.

Logo: 600” Sq. Inches = 7.5% of Window.
Letters: 235” Sq. Inches = 2.9% of Window
All Together (Both) = 10.4% of The Window Space

Window (2) Size is 104” x 77” = 8,088” Sq. Inches
Black Vertical Sign
Letters To be placed 18" tall. 65 wide 1½" behind the glass in 3½"

Final Vertical Acronyms
CONDOTTI LETTERS (VERTICAL LETTERS)
Inside the store/window
8" tall x 6.5" wide, thickness 3/4"

(Black Color)
12" to 14"
Behind the glass window
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 and Zoning Board
Thru: Guillermo Olmedillo, Town Manager
From: Sarah Sinatra Gould, AICP, Town Planner
CC: Lillian Arango, Town Attorney
Date: January 30, 2020
Re: 9513 Harding Avenue – Pampaloni

The subject property is located at 9513 Harding Avenue and is within the SD-B40 zoning district. The applicant is requesting one (1) Permanent Wall Sign.

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. 90-73

<table>
<thead>
<tr>
<th>Signs</th>
<th>Permitted</th>
<th>Proposed</th>
</tr>
</thead>
</table>
| Area    | Wall Sign
For frontages less than 25 feet, a total sign area up to 25 square feet maximum shall be permitted | Wall Sign [11’2” frontage]
5.83 SF |
| Types   | The following types of individually-mounted letter signs shall be permitted. No open face channel letters shall be permitted.
   i. Reverse channel letter.
   ii. Push-through letter.
   iii. Pan channel letter.
   iv. Raceway mounted letter. All exposed raceways must be painted to match finish of wall face of the building. | Reverse Channel letter |
<table>
<thead>
<tr>
<th><strong>Offset</strong></th>
<th>Signs shall be off-set from the wall a minimum of one quarter inch to a maximum of two inches to permit rain water to flow down the wall face</th>
<th>TBD</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Illumination</strong></td>
<td>All signage, lettering, logos or trademarks shall be required to be lit with white illumination from dusk to dawn. The illumination may be either internal illumination or external illumination, however, all walls below the sign shall be illuminated with white wall wash LED lighting. It shall be located and directed solely at the sign. The light source shall not be visible from or cast into the right-of-way, or cause glare hazards to pedestrians, motorists, or adjacent properties. Lighting shall meet all applicable electrical codes. Intensities of illumination shall be approved by the building official of the town before issuance of a sign permit.</td>
<td>Currently, the applicant is proposing no illumination. All signage, lettering, logos or trademarks shall be required to be lit with white illumination from dusk to dawn. Illumination is proposed but illumination color is undetermined.</td>
</tr>
</tbody>
</table>

**FINDINGS**

Staff finds the application meets the Code requirements subject to the following;

1) Signs shall be off-set from the wall a minimum of one quarter inch to a maximum of two inches to permit rain water to flow down the wall face.

**Condition of Approval**

1) Currently, no illumination is proposed. All signage, lettering, logos or trademarks shall be required to be lit with white illumination from dusk to dawn.
TOWN OF SURFSIDE
MULTI-FAMILY AND NON-RESIDENTIAL DESIGN REVIEW APPLICATION
(Signs, awnings, store fronts, fences, and walls etc)

A complete submittal includes all items on the "Multi-family and Non-Residential Design Review 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: GIANFRANCO PAMPALONI
PHONE / FAX: 011 39.335 7312469
AGENT'S NAME: MARIANNE MEISCHEID
ADDRESS: 9225 Collins Ave #803, Surfside, FL 33154
PHONE / FAX: 917-693-1312
PROPERTY ADDRESS: 9513 Harding Ave, Surfside, FL 33154
ZONING CATEGORY: Commercial Sign in the SD-B40 zone
DESCRIPTION OF PROPOSED WORK: Individually Mounted Letter Sign

INTERNAL USE ONLY
Date Submitted: 1/9/20
Report Completed: 1/9/20
Fee Paid: $200.00
Project Number: 2020-303
Date: 1/9/20

ZONING STANDARDS
Sign Area (if applicable): Required 25 SF or LESS Provided 7 SF
Awning Size (if applicable): ________________________
Fence Height (if applicable): ________________________
Wall Height (if applicable): ________________________

SIGNATURE OF OWNER: ________________________ DATE: 1/9/20
SIGNATURE OF AGENT: ________________________ DATE: 1/2/2020

Town of Surfside – Multi-Family and Non-Residential Design Review Application
TOWN OF SURFSIDE

SUBMITTAL CHECKLIST

MULTI-FAMILY AND NON-RESIDENTIAL DESIGN REVIEW
(Signs, awnings, store fronts, fences, and walls etc)

Project Name __________________________ Project Number __________________________

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

Application fee: $200.00 made out to “Town of Surfside”

Ownership Affidavit

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

FOR THE FOLLOWING PLEASE PROVIDE:

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

PLANS SHALL INCLUDE IF APPLICABLE:

Sign Plan (Minimum scale of 1" = 20'). Please show / provide the following:
  - Entire parcel(s) with dimensions and lot size in square feet
  - Location of existing and proposed signs with square footage
  - Material of proposed sign
  - Manner of Illumination of proposed sign
  - Method of securing or fastening proposed sign
  - Wording of the proposed sign, with coordinating letter size
  - Architectural Elevations of façade

Awning Plan or Storefront Change (Minimum scale of 1" = 20'). Please show / provide the following:
  - Entire parcel(s) with dimensions and lot size in square feet
  - Location of Existing and proposed awnings with square footage
  - Material of proposed awning or storefront change
  - Method of securing or fastening proposed awning
  - Window and framing materials
  - Wording of the proposed awning, with coordinating letter size
  - Architectural Elevations of façade

Cont.
TOWN OF SURFSIDE
MULTI-FAMILY AND NON-RESIDENTIAL DESIGN REVIEW
(Signs, awnings, store fronts, fences, and walls etc)

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:

MARIANNE MEISCHEID 1/2/2020
NAME OF REPRESENTATIVE DATE
January 7, 2020

Town of Surfside
9293 Harding Avenue
Surfside, Florida 33154

To Whom it May Concern:

I am the Owner of 9513 Harding Avenue, Surfside.

This will serve to advise that I give permission to my Tenant, Gianfranco Pampaloni, to install his letter signage on the facade of my building, above the storefront and below the awning.

Thanking you in advance for allowing Mr. Pampaloni to install this signage.

Sincerely,

Christine Justice
SIGNAGE NOTES:
1. SIGNAGE LOCATION: ON FACADE, ABOVE STOREFRONT AND BELOW AWNING. THIS IS A SIGN MEANT TO IDENTIFY THE STORE TO THE PEDESTRIAN ON THE IMMEDIATE SIDEWALK
2. SIGNAGE MATERIAL: POLYCARBONATE LETTERS
3. ILLUMINATION: NONE
4. FASTENING: CONCEALED BOLTS TO FACADE
5. WORDING: BUSINESS NAME, AS INDICATED ON ELEVATION
6. SIGNAGE AREA: 8.83 SF PROVIDED, 25 SF ALLOWED.
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 and Zoning Board
Thru: Guillermo Olmedillo, Town Manager
From: Sarah Sinatra Gould, AICP, Town Planner
CC: Lillian Arango, Town Attorney
Date: January 30, 2020
Re: 9481 Bay Drive – Addition

The property is located at 9481 Bay Drive, within the H30B zoning district. The applicant is requesting a 382 SF addition and 716 SF of interior remodeling to the existing residence including new lighting and receptacles, HVAC, plumbing and new doors and windows.

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
- Staff Findings
### STANDARDS / RESULTS

**Town of Surfside Zoning Code, Applicable Requirements**

#### Sec. 42.92 Lowest Floor Elevation

<table>
<thead>
<tr>
<th>Residential</th>
<th>Lowest Floor</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-Family Residential</td>
<td>Base Flood +2</td>
<td>10 NGVD (existing)</td>
</tr>
</tbody>
</table>

#### Sec. 90.43 Maximum building heights

<table>
<thead>
<tr>
<th>Height</th>
<th>Required Maximum</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>H30B</td>
<td>15 feet</td>
<td>Less than 15’</td>
</tr>
</tbody>
</table>

#### Sec. 90-45. Setbacks

<table>
<thead>
<tr>
<th>H30A AND H30B (SINGLE-STORY STRUCTURES UP TO 15 FEET IN HEIGHT)</th>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum Lot Coverage</td>
<td>40%</td>
<td>37.9% (2,129/5,625=0.37)</td>
</tr>
<tr>
<td>FIRST STORY (UP TO 15 FT IN HEIGHT)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Primary frontage</td>
<td>Minimum 20 FT</td>
<td>20’2”</td>
</tr>
<tr>
<td>Interior side (Lots over 50 feet in width)</td>
<td>10% of the frontage</td>
<td>5’1”</td>
</tr>
<tr>
<td>Rear</td>
<td>Minimum 20 FT</td>
<td>24.83’</td>
</tr>
</tbody>
</table>

#### Sec. 90.49 Lot standards

<table>
<thead>
<tr>
<th>Lot Standards H30A</th>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Lot width</td>
<td>50 feet</td>
<td>50 feet</td>
</tr>
<tr>
<td>Minimum lot area</td>
<td>8,000 feet</td>
<td>5,625 SF</td>
</tr>
<tr>
<td>Maximum lot coverage</td>
<td>40%</td>
<td>37.9% (2,129/5,625=.37)</td>
</tr>
<tr>
<td>Pervious area</td>
<td>35% (minimum)</td>
<td>48.23% (2713/5625=.48)</td>
</tr>
</tbody>
</table>

#### Sec. 90.50 Architecture and roof decks

<table>
<thead>
<tr>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>A unique elevation from the main buildings of the adjacent two (2) homes shall be created through the modulation of at least three (3) of the following architectural features: (a) Length, width and massing of the structure; (b) Number of stories;</td>
<td>A unique elevation from the main buildings of the adjacent two (2) homes is created through the modulation of; (a) Length, width and massing of the structure (b) Number of stories</td>
</tr>
</tbody>
</table>
### Wall openings
- 10% for all elevations
- >10%

### Roof Material
- Clay Tile
- White concrete tile
- 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
- Architecturally embellished metal if granted approval by the Design Review Board
- Other Florida Building Code approved roof material(s) if granted approval by the Design Review Board
- Terracotta roof tiles

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

<table>
<thead>
<tr>
<th>Paving Yards</th>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front setback permeability</td>
<td>50% minimum</td>
<td>&gt;50%</td>
</tr>
<tr>
<td>Front yard landscaped</td>
<td>30% minimum</td>
<td>&gt;30%</td>
</tr>
<tr>
<td>Rear yard landscaped</td>
<td>20% minimum</td>
<td>&gt;20%</td>
</tr>
<tr>
<td>Number of Curb Cuts</td>
<td>One minimum</td>
<td>1</td>
</tr>
<tr>
<td>Curb Cut side set back</td>
<td>5 feet minimum</td>
<td>&gt;5 feet</td>
</tr>
<tr>
<td>Curb cut width</td>
<td>Two curb cuts, each curb cut shall not be more than 12 feet in width, and there shall be at least 12 feet between curb cuts</td>
<td>7'5&quot;</td>
</tr>
</tbody>
</table>
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.

Paver Drive (Existing)

Sec. 90-77 Off-Street Parking Requirements

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

Town of Surfside Adopted Residential Design Guidelines

Building Massing

<table>
<thead>
<tr>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building forms should be varied enough to avoid monotony and to avoid pyramidal massing and should be compatible with surrounding houses.</td>
<td>Consistent</td>
</tr>
</tbody>
</table>

Decorative Features

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

Overall Architectural Style

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

Wall Materials and Finishes

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

<table>
<thead>
<tr>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Roof types and slopes should be generally the same over all parts of a single building.</td>
<td>The applicant is proposing a pitched roof (1.5/12 pitch) with small portions being flat</td>
</tr>
<tr>
<td>Restricted materials for roofs are predetermined in the Town's Building Code, which restricts roofing materials to:</td>
<td>Terracotta roof tiles</td>
</tr>
<tr>
<td>1. Clay tile;</td>
<td></td>
</tr>
<tr>
<td>2. White concrete tile;</td>
<td></td>
</tr>
<tr>
<td>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</td>
<td></td>
</tr>
<tr>
<td>4. Metal.</td>
<td></td>
</tr>
</tbody>
</table>

### Windows and Trims

<table>
<thead>
<tr>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Window styles should always be consistent among all elevations of a building.</td>
<td>Consistent</td>
</tr>
<tr>
<td>Frame materials should never vary on a single building.</td>
<td>Consistent</td>
</tr>
<tr>
<td>Window, door and eave trim should be consistent on all elevations of the house</td>
<td>Consistent</td>
</tr>
</tbody>
</table>

### FINDINGS

Staff finds the application meets the Code.
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.

<table>
<thead>
<tr>
<th>PROJECT INFORMATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>OWNER'S NAME</td>
</tr>
<tr>
<td>PHONE / FAX</td>
</tr>
<tr>
<td>AGENT'S NAME</td>
</tr>
<tr>
<td>ADDRESS</td>
</tr>
<tr>
<td>PHONE / FAX</td>
</tr>
<tr>
<td>PROPERTY ADDRESS</td>
</tr>
<tr>
<td>ZONING CATEGORY</td>
</tr>
<tr>
<td>DESCRIPTION OF PROPOSED WORK</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>INTERNAL USE ONLY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Date Submitted</td>
</tr>
<tr>
<td>Report Completed</td>
</tr>
<tr>
<td>Fee Paid</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>ZONING STANDARDS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Plot Size</td>
</tr>
<tr>
<td>Setbacks (F/R/S)</td>
</tr>
<tr>
<td>Lot Coverage</td>
</tr>
<tr>
<td>Height</td>
</tr>
<tr>
<td>Pervious Area</td>
</tr>
</tbody>
</table>

Signature of Owner 1/10/20

Signature of Agent 1/10/20
**ELEVATION CERTIFICATE**

**Important:** Follow the instructions on pages 1–9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

### SECTION A – PROPERTY INFORMATION

<table>
<thead>
<tr>
<th>A1. Building Owner's Name</th>
<th>Bernard S. Baumel and Carolyn P. Baumel, husband and wife</th>
</tr>
</thead>
<tbody>
<tr>
<td>A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.</td>
<td>9481 BAY DRIVE</td>
</tr>
<tr>
<td>City</td>
<td>State</td>
</tr>
<tr>
<td>SURFSIDE</td>
<td>Florida</td>
</tr>
<tr>
<td>A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)</td>
<td>LOT 14 BLK 12, ALTOS DEL MAR NUMBER 6, P.B 8 P.G 106, FOLIO # 14-2235-007-2340</td>
</tr>
<tr>
<td>A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.)</td>
<td>RESIDENTIAL</td>
</tr>
<tr>
<td>A5. Latitude/Longitude:</td>
<td>Lat. 25°48'15.84&quot; N Long. 80°14'08.93&quot; W</td>
</tr>
<tr>
<td>A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.</td>
<td></td>
</tr>
<tr>
<td>A7. Building Diagram Number</td>
<td>1A</td>
</tr>
</tbody>
</table>

#### A8. For a building with a crawlspace or enclosure(s):

a) Square footage of crawlspace or enclosure(s) __0__ sq ft

b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade __0__

c) Total net area of flood openings in A8.b __0__ sq in

d) Engineered flood openings? □ Yes ☒ No

#### A9. For a building with an attached garage:

a) Square footage of attached garage __200__ sq ft

b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade __0__

c) Total net area of flood openings in A9.b __0__ sq in

d) Engineered flood openings? □ Yes ☒ No

### SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

<table>
<thead>
<tr>
<th>B1. NFIP Community Name &amp; Community Number</th>
<th>TOWN OF SURFSIDE 120659</th>
</tr>
</thead>
<tbody>
<tr>
<td>B2. County Name</td>
<td>MIAMI-DADE</td>
</tr>
<tr>
<td>B3. State</td>
<td>Florida</td>
</tr>
<tr>
<td>B4. Map/Panel Number</td>
<td>12086C 0144</td>
</tr>
<tr>
<td>B5. Suffix</td>
<td>L</td>
</tr>
<tr>
<td>B6. FIRM Index Date</td>
<td>09/11/2009</td>
</tr>
<tr>
<td>B7. FIRM Panel Effective/Revised Date</td>
<td>09/11/2009</td>
</tr>
<tr>
<td>B8. Flood Zone(s)</td>
<td>AE</td>
</tr>
<tr>
<td>B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth)</td>
<td>+ 8 FT N.G.V.D.</td>
</tr>
</tbody>
</table>

#### B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9:

□ FIS Profile ☒ FIRM □ Community Determined □ Other/Source:

#### B11. Indicate elevation datum used for BFE in Item B9: ☒ NGVD 1929 □ NAVD 1988 □ Other/Source:

#### B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? □ Yes ☒ No

Designation Date: ____________________ ☒ CBRS ☒ OPA
ELEVATION CERTIFICATE

IMPORTANT: In these spaces, copy the corresponding information from Section A.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
9481 BAY DRIVE

City
SURFSIDE

State
Florida

ZIP Code
33154

FOR INSURANCE COMPANY USE

Policy Number:

Company NAIC Number

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on:
☐ Construction Drawings* ☐ Building Under Construction* ☑ Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized:
# S-243 (MIAMI-DADE) Vertical Datum: N.G.V.D.1929

Indicate elevation datum used for the elevations in items a) through h) below.
☐ NGVD 1929 ☐ NAVD 1988 ☐ Other/Source:

Datum used for building elevations must be the same as that used for the BFE.

a) Top of bottom floor (including basement, crawlspace, or enclosure floor) 5.29
☐ feet ☑ meters

b) Top of the next higher floor
N/A
☐ feet ☑ meters

c) Bottom of the lowest horizontal structural member (V Zones only)
N/A
☐ feet ☑ meters

d) Attached garage (top of slab)
4.27
☐ feet ☑ meters

e) Lowest elevation of machinery or equipment servicing the building
(Describe type of equipment and location in Comments)
4.50
☐ feet ☑ meters

f) Lowest adjacent (finished) grade next to building (LAG)
3.9
☐ feet ☑ meters

g) Highest adjacent (finished) grade next to building (HAG)
4.1
☐ feet ☑ meters

h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support
N/A
☐ feet ☑ meters

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information.

I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor?
☑ Yes ☐ No ☐ Check here if attachments.

Certifier's Name
RENE AIGUESVIVES

License Number
4327

Title
PROFESSIONAL LAND SURVEYOR

Company Name
ALVAREZ AIGUESVIVES AND ASSOCIATES

Address
9789 SW 72 STREET

City
MIAMI

State
Florida

ZIP Code
33173

Signature

Date
10/09/2019

Telephone
(305) 220-2424

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)
C2.e)
MACHINERY ELEVATION REFERS TO A/C UNIT PAD LOCATED ON REAR SIDE OF THE HOUSE
LATITUDE/LONGITUDE OBTAINED USING A GPS MAGELLAN MAESTRO 4210
BENCHMARK USED: S-243 (MIAMI-DADE), ELEVATION = 11.77 FT (N.G.V.D.)
CROWN OF ROAD ELEVATION = 4.47 FT (N.G.V.D.)

19-24436

FEMA Form 086-0-33 (7/15) Replaces all previous editions.
# ELEVATION CERTIFICATE

**IMPORTANT:** In these spaces, copy the corresponding information from Section A.

| Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. | 9481 BAY DRIVE |
| City | State | ZIP Code |  |
| SURFSIDE | Florida | 33154 |

## FOR INSURANCE COMPANY USE

- Policy Number:  
- Company NAIC Number:  

### SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

**E1.** Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).

- **a)** Top of bottom floor (including basement, crawl space, or enclosure) is  
  - [ ] feet  
  - [ ] meters  
  - [ ] above or [ ] below the HAG.  

- **b)** Top of bottom floor (including basement, crawl space, or enclosure) is  
  - [ ] feet  
  - [ ] meters  
  - [ ] above or [ ] below the LAG.

**E2.** For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is  
  - [ ] feet  
  - [ ] meters  
  - [ ] above or [ ] below the HAG.

**E3.** Attached garage (top of slab) is  
  - [ ] feet  
  - [ ] meters  
  - [ ] above or [ ] below the HAG.

**E4.** Top of platform of machinery and/or equipment servicing the building is  
  - [ ] feet  
  - [ ] meters  
  - [ ] above or [ ] below the HAG.

**E5.** Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance?  
- [ ] Yes  
- [ ] No  
- [ ] Unknown. The local official must certify this information in Section G.

## SECTION F – PROPERTY OWNER (OR OWNER’S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

**Property Owner or Owner’s Authorized Representative’s Name**

**Address**

**City**

**State**

**ZIP Code**

**Signature**

**Date**

**Telephone**

**Comments**

[ ] Check here if attachments.

---

FEMA Form 086-0-33 (7/15)  
Replaces all previous editions.  
Form Page 3 of 6
### ELEVATION CERTIFICATE

**IMPORTANT:** In these spaces, copy the corresponding information from Section A.

**FOR INSURANCE COMPANY USE**

| Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. | OMB No. 1660-0008 |
| 9481 BAY DRIVE | Expiration Date: November 30, 2018 |

| City | State | ZIP Code |
| SURFSIDE | Florida | 33154 |

### SECTION G – COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.

**G1.** The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)

**G2.** A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.

**G3.** The following information (Items G4–G10) is provided for community floodplain management purposes.

<table>
<thead>
<tr>
<th>G4. Permit Number</th>
<th>G5. Date Permit Issued</th>
<th>G6. Date Certificate of Compliance/Occupancy Issued</th>
</tr>
</thead>
</table>

**G7.** This permit has been issued for: 

- [ ] New Construction  
- [ ] Substantial Improvement

**G8.** Elevation of as-built lowest floor (including basement) of the building: 

- [ ] feet  
- [ ] meters  
Datum: 

**G9.** BFE or (in Zone AO) depth of flooding at the building site: 

- [ ] feet  
- [ ] meters  
Datum: 

**G10.** Community's design flood elevation: 

- [ ] feet  
- [ ] meters  
Datum: 

<table>
<thead>
<tr>
<th>Local Official's Name</th>
<th>Title</th>
</tr>
</thead>
<tbody>
<tr>
<td>Community Name</td>
<td>Telephone</td>
</tr>
<tr>
<td>Signature</td>
<td>Date</td>
</tr>
</tbody>
</table>

Comments (including type of equipment and location, per C2(e), if applicable)

- [ ] Check here if attachments.
This property described as:
Lot 14, Block 12,
ALTOS DEL MAR No. 6,
according to the Plat thereof
as recorded in Plat Book 8, Page 106,
of the Public Records of Miami-Dade County, Florida.

Certified to:
Bernard S. Baumel and Carolyn P. Baumel
Greenberg Traurig, P.A.
Address:
9481 Bay Drive, Surfside, FL 33154

"THIS SURVEY DECLARATION IS MADE ON THE FIELD DATE INDICATED, TO THE OWNER(S) LISTED. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS."

REVISIONS:

BOUNDARY SURVEY.
I HEREBY CERTIFY: that this survey meets the standards of practice as set forth by the FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS in chapter 5J-17 Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.

RENE AIGUESVIVES 10/11/19

PROFESSIONAL SURVEYOR AND MAPPER No. 4327. State of Florida
SIDE NORTH FACADE

FRONT WEST FACADE

SIDE SOUTH FACADE

REAR EAST FACADE

BUILDING COLORS:

FACADE = BONE WHITE (WALLS)
ROOF = TERRACOTA (ROOF TILES)
WINDOWS = WHITE ALUM.
HOT WATER HEATER DETAIL

NOTE:

- ALL PIPING MUST COMPLY WITH APA-2600 AND IRC GAS REQUIREMENTS
- ALL PIPING MUST BE GALVANIZED STEEL PIPE SCHEDULE 40
- ALL UNDERGROUND GAS LINE PROTECTIVE COVERAGE & WRAPINGS MUST BE FACTORY APPLIED OR POLYETHYLENE PLASTIC PIPE

SCHEDULE 40 METAL PIPE
GAS TABLE TO BE USED:
P-A-002, AP-MP-2017

POLYETHYLENE PLASTIC PIPING
GAS TABLE TO BE USED:
P-A-002, AP-MP-2017

9481 BAY DR.
ADD. & INT. REMODELING (PHASE II)
SURFSIDE, FL. 33154
12.17.19 1ST. ISSUE
P-2

WATER PLAN
ADD. & INT. REMODELING
PHASE II
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
To: Planning & Zoning Board

From: Sarah Sinatra Gould, AICP, Town Planner

Date: 01/30/2020

Subject: Eden Surfside, LLC Site Plan Amendment

The agent for the applicant, Neisen Kasdin of Akerman, LLP on behalf of the owner, Eden Surfside, LLC is proposing a site plan amendment to allow for the total demolition and replacement of the façade of the historic building located at 9340 Collins Avenue.

The site plan was originally approved on February 26, 2019 and included preservation of the western 10 feet of the historic building’s façade. The applicant has indicated that through the preparation of the construction plans, it was discovered that the façade would be compromised. The applicant has requested a complete demolition and rebuilding of the historic façade to the Miami-Dade Historic Preservation Board (HPB). This request has been granted by HPB and revised certificate of appropriateness and remediation plan have been issued.

The Planning and Zoning Board is requested to provide a recommendation to the Town Commission. Historic preservation is governed by Miami-Dade County, therefore, the staff recommendation is provided by County Staff in a letter to the applicant dated December 23, 2019 and attached herein.
TOWN OF SURFSIDE
MULTI-FAMILY AND NON-RESIDENTIAL SITE-PLAN APPLICATION

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

PROJECT INFORMATION

OWNER'S NAME: Eden Surfside, LLC.
PHONE / FAX: 305-787-3998 / no fax
AGENT'S NAME: Neisen Kasdin, Akerman LLP
ADDRESS: 98 SE 7th Street, Suite 1100, Miami, FL 33131
PHONE / FAX: 305-374-5600 / 305-374-5095
PROPERTY ADDRESS: 9380, 9372, 9364, 9348, 9340, 9332, 9316 and 9300 Collins Avenue
ZONING CATEGORY: H40
DESCRIPTION OF PROPOSED WORK: amendment of previously approved site plan and conditional use Resolution 19-Z-2951 to replace Exhibit B with more recent County COA which allows for total demolition of historic facade at 9340 Collins and replication of facade, not change to previously approved site plan, see letter of intent for further details

INTERNAL USE ONLY

Date Submitted: 1-2-20
Report Completed: Project Number: 1-2-20
Fee Paid: $1,200.00

ZONING STANDARDS

Plot Size
Setbacks (F/R/S)
Lot Coverage
Height
Pervious Area

SIGNATURE OF OWNER: [Signature] 12-26-19
SIGNATURE OF AGENT: [Signature] 1/2/20

Town of Surfside – Multi-Family and Non-Residential Site Plan Application
TOWN OF SURFSIDE
SUBMISSION CHECKLIST
MULTI-FAMILY AND NON-RESIDENTIAL SITE-PLAN APPLICATION

Project Name  Eden Hotel  Project Number  

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

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

☐ Ownership Affidavit

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

FOR THE FOLLOWING PLEASE PROVIDE:

- Ten (10) full sized sets (24" x 36" sheets) of complete design development drawings signed and sealed
- One (1) CD, with site plan in PDF format, or other common windows based format.
- Provided prior to Design Review Board Meeting - Fifteen (15) reduced sized sets (11" x 17" sheets) of the complete design development drawings

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

Please show / provide the following:

☐ A legal description, including the section, township, and range or subdivision lot and block.

☐ Site boundaries clearly identified, and ties-to-section corners

☐ Proposed uses

☐ Location and height of all structures and total floor area with dimensions to lot lines, and designations of use

☐ Building separations

☐ Vehicular circulation system for cars, bicycles, and other required vehicle types, with indication of connection to public rights-of-way

☐ Location of all parking and loading areas

☐ All adjacent rights-of-way, with indication of ultimate right-of-way line, center line, width, paving width, existing median cuts and intersections, street light poles, and other utility facilities and easements

☐ Location of all cross streets and driveways within three hundred fifty (350) feet of property limits

☐ Pedestrian circulation system

☐ Provider of water and wastewater facilities

☐ Existing and proposed fire hydrant location

☐ The following computations:
  o Gross acreage
  o Net acreage

Cont.
o Gross acreage covered by the property excluding road easements and rights-of-way, if any
  o Number of dwelling units and density for residential uses only
  o Square footage of ground covered by buildings or structures and designation of use.
  o Required number of parking spaces
  o Number of parking spaces provided
  o Pervious, impervious and paved surface, in square footage and percentage

- Site Plan location sketch, including section, township, and range, showing adjacent property owners
- Geometry of all paved areas including centerlines, dimensions, radii, and elevations
- Location of trash and garbage disposal system and provisions for accessibility to garbage trucks
- Loading areas and provisions for accessibility to vehicles of the required type
- Areas for emergency vehicles and fire engines, and provisions for accessibility to vehicles of the required type
- Number of sets required shall be determined by Town Staff.
- Other such information as required by the Town.

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

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

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

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

- Pavement markings and traffic signing plan

- Schematic water and sewer plan
  Please show / provide the following:
  o Location and size of all mains and lift stations
Paving and drainage plans

*Please show / provide the following:*
- Location of all drainage features and retention areas, if any

Architectural Elevations (Minimum scale of 1/8" = 1')

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

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

- Such additional data, maps, plans, or statements as the Town may require to fully describe and evaluate the particular proposed plan
January 2, 2020

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

RE: Modification of site plan and conditional use resolution 19-Z-2951 for previously approved hotel project at 9300 – 9380 Collins Avenue

Dear Mr. Olmedillo,

Our firm represents Eden Surfside, LLC (the "Applicant"), the owner of the properties which span from 93rd to 94th Streets (9300 – 9380 Collins Avenue) facing Collins Avenue, located in Surfside (the "Property").

As you know on February 26, 2019 the Town Commission approved the site plan and conditional use for the construction of a 205-room hotel. At the time the site plan was approved the plans called for the preservation of the historic façade at 9340 Collins Avenue in place.

As the preparation of the construction plans progressed after the site plan approval was obtained, it became clear that the extent of the excavation of the below grade garage would infringe upon the western ten (10) feet of the historic façade. So Applicant discussed demolishing the western 10 feet of the historic façade with the County Office of Historic Preservation. County staff required that the request go to the County Historic Preservation Board (the "HPB") and on August 21, 2019 the HPB approved the demolition of the western 10 feet. The HPB also approved\(^1\) Applicant’s ability, if approved by the County Historic Preservation Chief, to demolish more of the historic façade, including the entire façade, if structural conditions of the façade were such that preserving the façade in place would destroy too much of the façade or if preserving it in place were too unsafe for the construction workers — but only if the historic façade would be replicated in the same location.

\(^1\) See Condition #1 of the County Certificate of Appropriateness, COA-2019-24-S.
On December 23, 2019, Sarah Cody, the County Historic Preservation Chief, approved Applicant’s plans to demolish the entire historic façade and replicate it in the same location — see enclosed letter regarding same. Enclosed with the application materials are copies of the documents Ms. Cody approved, which are a 3-page laser survey of the historic façade prepared by Maser Consulting, P.A., a 29-page pre-construction condition report prepared by NV5 (which contains 90 pictures of the historic façade and 5 video catalogs), a 9-page structural observation report prepared by WSP (the structural engineer for the Eden project), and a 3-page set of plans prepared by Arquitectonica detailing the reconstruction of the historic façade.

Key findings from the structural observation report prepared by WSP include:

- Page 5, "...damages were observed throughout the exterior walls and balconies of the structure. The main damages observed were exterior cracking in the structure and water damage...."

- Page 5, "...some signs of water damage/infiltration were apparent throughout the basement level slab on grade... Ultimately, this type of structural system is usually brittle and prone to extensive damage and cracking during a temporary support/bracing condition."

- Page 9, "Overall, the existing structure is in a poor/fragile condition, as observed from the apparent cracks and water infiltration in structural members. The likely cause of these damages is insufficient maintenance and/or the eighty years of exposure to sea air abundant in salt, since concrete is naturally permeable compound, which is further amplified by cracks due to loading, or creep and shrinkage."

- Page 9, "It is also important to note that steel reinforcement embedded within concrete structural members was not observed. Given the water damage observed around exterior structural members, we also infer that any steel embedded within concrete has likely corroded, and caused internal delamination between the concrete and steel interface."

- Page 9, "Temporary shoring of the historical façade during construction should be avoided given that the shoring would require additional puncturing of the structure to provide an adequate connection. This is particularly damaging to brittle materials such as structural brick and concrete masonry, which the portion of the existing house to be maintained is predominantly comprised of."

- Page 9, "Maintaining the historical façade on site during construction, would also expose the structure to unfavorable conditions, such as but no limited to: large ground motions resulting in excessive vibrations creating new cracks and enlarging existing cracks throughout the structure, and the continued exposure of the structure to coastal weather conditions further aggravating the present water damage. Aggravated damages to the structure could also lead to loosened spalling concrete at the balconies, which could be potentially hazardous for pedestrians/construction workers below."

- Page 9, "We recommend rebuilding the existing historical façade with new reinforced concrete, including water protection measurements such as DCI admixtures and galvanized reinforcement. In our opinion, this would be better for the preservation and longevity of the structure. Rebuilding would reduce the likelihood of additional damages to the existing structure by providing better control of extraneous factors damaging structure,
and allow for current damages to be addressed simultaneously with the new construction. Moreover, the replacement of weakened structural materials with new materials would likely minimize the maintenance required for long-term serviceability."

Because the façade has been designated as historic by Miami-Dade County, the ultimate authority on what can and cannot happen to the historic façade rests with Miami-Dade County. The County — both in terms of the HPB and the Historic Preservation Chief — have deemed it in the best interest of the historic façade to replicate it and they have approved a certificate of appropriateness and remediation plan to implement the replication.

Nothing else in the approved project is changing from what was approved on February 26, 2019. The site plan and floor plans are the same. Because the project is the same, the scope of the review of this amendment to the site plan approval must be limited to the change of replicating the historic façade instead of preserving it in place.

We look forward to working with your professional staff during the review of the proposed project.

Sincerely,

Neisen O. Kasdin
December 23, 2019

9340 Collins Avenue LLC
1000 E Hallandale Beach Blvd
Hallandale, FL 33009

Re: Bougainvillea Apartments Remediation Plan, COA #2019-24-S

Dear Property Owner:

As per the conditions of Special Certificate of Appropriateness #2019-24-S, the Miami-Dade County Office of Historic Preservation has reviewed the submitted remediation plan. It is evident that a thorough level of testing and assessment was undertaken at the historic site known as Bougainvillea Apartments, and that the results show that attempting to demolish just two 10-foot segments on the north and south sides of the designated façade would result in unsafe work conditions, and in further deterioration of the façade. Thus, the demolition must exceed the scope of work as described in the plans submitted under COA #2019-24-S.

The Office of Historic Preservation approves implementation of the recommendation detailed in the remediation plan. This encompasses full demolition of the façade and a historically-accurate reconstruction. Prior to obtaining a building permit from the Town of Surfside for the reconstruction of the historic façade, the applicant shall submit architectural plans to the Miami-Dade County Office of Historic Preservation for administrative review. Said plans shall be prepared in accordance with the results of the LIDAR scanning, the previously approved plans submitted under COA #2019-24-S, and a thorough review of the original building plans, to ensure accuracy to the original architectural character and details.

The applicant should also be aware that the other conditions required under the approval of COA #2019-24-S remain in effect.

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

Sincerely,

Sarah K. Cody
Historic Preservation Chief
Miami-Dade County

Encl. Miami-Dade County Historic Preservation Board Resolution No. 2019-07

Cc: Mr. Matthew A. Barnes, AICP, Akerman LLP
Ms. Sarah Sinatra Gould, AICP, Planner, Town of Surfside
Mr. Ross Prieto, Building Official, Town of Surfside
RESOLUTION DECIDING THE APPLICATION FOR SPECIAL CERTIFICATE OF APPROPRIATENESS #2019-24-S FOR 9340 COLLINS AVENUE

WHEREAS, a portion of the building formerly known as Bougainvillea Apartments, located at 9340 Collins Avenue, Surfside, Florida was designated by the Historic Preservation Board of Miami-Dade County on December 18, 2014; and

WHEREAS, the property owner was previously granted approval to renovate and integrate the designated façade into a new development under COA #2016-03-S; and

WHEREAS, the property owner has applied for a Special Certificate of Appropriateness to demolish and reconstruct portions of the north and south façades and to alter treatment of the west façade; and

WHEREAS, the folio number and legal description for the subject property is as follows:

TAX FOLIO NUMBER: 14-2235-006-0260

LEGAL DESCRIPTION: ALTOS DEL MAR NO 5 PB 8-92
LOT 6 & LOT 19 BLK 3
LOT SIZE IRREGULAR
OR 19350-4711 1000 1

WHEREAS, only a portion of the above referenced property was designated and the legal description for the designated portion of the subject property is provided in a boundary survey, a copy of which is attached hereto as Exhibit A and incorporated by reference; and
Resolution #2019-07
Page 2

WHEREAS, on August 21, 2019, the Historic Preservation Board of Miami-Dade County conducted a public hearing to decide the application for Special Certificate of Appropriateness for partial demolition and reconstruction and alteration of the treatment of the west façade at 9340 Collins Avenue, Surfside, Florida, pursuant to the procedures set forth in Section 16A-11(3).

NOW, THEREFORE, BE IT RESOLVED BY THE HISTORIC PRESERVATION BOARD OF MIAMI-DADE COUNTY, FLORIDA, that,

Section 1: The foregoing recitals are approved and incorporated in this Resolution.

Section 2: Having considered this matter at a public hearing, the application for Special Certificate of Appropriateness #2019-24-S is hereby approved.

Section 3: This approval has been conditioned upon the following:

1. The Property Owner shall, prior to submitting an application for a demolition permit with the Town of Surfside, submit to the Office of Historic Preservation staff for administrative review a remediation plan in the event that the partial demolition exceeds the scope of the work as described in the plans submitted under the subject application, COA #2019-24-S.

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

3. The Property owner shall provide a publicly accessible gallery and interpretive exhibit space, either within the 9300 block of Collins Avenue or at another suitable, publicly accessible space within the town. Creation of the space outside of the 9300 block of Collins Avenue is contingent upon the Town of Surfside accepting such condition. Exhibits shall include historical photographs, memorabilia, timelines, and other materials to adequately educate residents and visitors on Surfside’s history and development. Property Owner shall collaborate with County Office of Historic Preservation staff as to the content of the exhibit. The exhibit shall be completed prior to the final Certificate of Occupancy of the development.
Resolution #2019-07
Page 3

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

The foregoing resolution was offered by Board Member Lourdes Solera who moved its adoption. The motion was seconded by Board Member Anthony Rionda and upon being put to a vote, the vote was as follows:

<table>
<thead>
<tr>
<th>Name</th>
<th>Vote</th>
<th>Name</th>
<th>Vote</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cecilia Stewart, Chairwoman</td>
<td>YES</td>
<td>W. R. (Bob) Smith, III, Vice Chairman</td>
<td>YES</td>
</tr>
<tr>
<td>Gary Appel</td>
<td>YES</td>
<td>Paul George</td>
<td>ABSENT</td>
</tr>
<tr>
<td>Melinda Jester</td>
<td>YES</td>
<td>Megan McLaughlin</td>
<td>YES</td>
</tr>
<tr>
<td>Anthony Rionda</td>
<td>YES</td>
<td>Lourdes Solera</td>
<td>ABSENT</td>
</tr>
</tbody>
</table>

Prepared by:

Sarah K. Cody, Historic Preservation Chief
Office of Historic Preservation
STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

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

Witness my signature and official seal this 26th day of August, 2019, in the County and State aforesaid.

(Notary Seal)

Claudia Luna  
Signature of Notary

Notary, Public State of Florida  
Claudia Luna  
Printed Name

My Commission Expires:
9340 COLLINS AVENUE
Structural Observation Report
B1810948.001
November 21, 2019

Prepared By:
Carlos Pera De Valor
Structural Designer
No. 71156

Reviewed By:
Esteban Alfonso
Vice President
Florida Director of Building Structures
<table>
<thead>
<tr>
<th>Project Name</th>
<th>9300-9380 Collins- Eden Hotel</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Number</td>
<td>B1810948.001</td>
</tr>
<tr>
<td>Date</td>
<td>07 November 2019</td>
</tr>
<tr>
<td>Time</td>
<td>9 a.m.</td>
</tr>
<tr>
<td>Venue</td>
<td>9340 Collins Ave - Jobsite</td>
</tr>
<tr>
<td>Subject</td>
<td>Historical Façade- Observation</td>
</tr>
<tr>
<td>Client</td>
<td>Eden Surfside LLC</td>
</tr>
<tr>
<td>Present</td>
<td>WSP – Esteban Anzola, Eden Surfside – Levi Boymelgreen, MOSS</td>
</tr>
</tbody>
</table>

Table of Contents

1.0 Introduction ..........................................................................................................................3
2.0 General Information ................................................................................................................3
3.0 Observation Inspection Criterion ..........................................................................................4
4.0 Historic Façade Observations ..............................................................................................5
5.0 Conclusions ............................................................................................................................9
6.0 Recommendations ...................................................................................................................9
1.0 INTRODUCTION

At the request of Eden Surfside LLC, on November 7, 2019, WSP USA Buildings Inc. visited Bougainvillea Apartments located at 9340 Collins Avenue, Surfside, FL, 33154, to visually assess the structural conditions of the portion of the historic façade to remain. The following report provides a detailed account of the observations from the visual inspection of the existing building. Recommendations are proposed based on the empirical observations.

2.0 GENERAL INFORMATION

The Bougainvillea Apartments is a two-story residential building with a partial level below ground, located at 9340 Collins Avenue, Surfside, FL, 33154. A portion of the existing building front, first built in 1940, is to be renovated and integrated with the proposed new construction on the property, as specified by the Miami Dade Historic Preservation Board. The site can be seen highlighted on the map view and satellite view in Figures 1 and 2, respectively.

Figure 1: Site Plan (Map View) [Source: MapQuest]  Figure 2: Site Plan (Satellite View) [Source: MapQuest]
OBSERVATION REPORT

3.0 OBSERVATION INSPECTION CRITERION

The visual inspection of the existing building aimed to identify the current state of the structure, particularly looking for visible signs of structural distress. These visual cues may indicate a compromise in the strength and/or stability of the structure. Conversely, an absence of these visual cues likely indicates that the structure has been well maintained and has been adequately designed for strength and stability.

Common signs of structural distress are: visible deformations (i.e. bending, twisting, rotating, buckling), cracking, discoloration (i.e. corrosion, concrete staining, blistering), and water infiltration. For structures using concrete as a structural material, such as the Bougainvillea Apartments, visible cracking can be particularly informative regarding the performance of the structure. It can provide an indication of the limit state governing the strength of the member, and inform if the section is near capacity. For example: a cluster/concentration of diagonal cracks along the section of the beam/slab near a support may indicate that the shear strength of floor member is near capacity. However, since the structure is relatively old and concrete is a non-linear material (i.e. material properties vary over time), diminutive sporadic cracks throughout a concrete member are likely a consequence of fatigue, thermal stress or other extraneous factors, and are expected regardless if adequate steel reinforcement is provided.

Another factor to consider is that the Bougainvillea Apartments is a coastal structure, which is exposed to atmospheric moisture abundant with salt from sea water. Since concrete is a naturally permeable compound, chloride from sea salt dissolved in water can propagate through the concrete pours and react with the steel embedded within, causing corrosion. The chemical reaction causing corrosion typically commences at the perimeter of the steel reinforcement, and propagates towards the centroid of the reinforcement until most of the metal has reacted. Damaged steel results in weakened reinforcement for the structural concrete, which can amplify visible deformations. Moreover, corrosion at the perimeter of the steel reinforcement can diminish bonding between the concrete and steel, likely leading to cracking, spalling, and/or delamination.
4.0 HISTORIC FAÇADE OBSERVATIONS

Based on our preliminary observations of the historic façade, we observed most exterior structural members to be covered with architectural finishes, as shown in Figures 3 to 5. Despite being covered, apparent damages were observed throughout the exterior walls and balconies of the structure. The main damages observed were exterior cracking in the structure and water damage, inferred from visible stains/darkening on the outer face of structural concrete members. These damages are displayed in Figures 6 to 10.

Probes were also conducted in the interior section of the existing building. From the probes, it was observed that the structural system for part of the existing building was a combination of unreinforced brick, exterior masonry bearing walls, and a timber joist floor system, as shown in Figures 11 to 15. Cracking and water damage observed along the building exterior was not apparent in the building interior. This can likely be attributed to the lack of exposure to coastal weather conditions. Moreover, the timber joist floor system did not show apparent deformation or cracking along the wood, and at the connection to the perimeter wall supports, as shown in Figure 12.

Foundation condition could not be observed, but some signs of water damage/infiltration were apparent throughout the basement level slab on grade. The observed foundation wall from the building basement level is shown in Figure 14. Ultimately, this type of structural system is usually brittle and prone to extensive damage and cracking during a temporary support/bracing condition.
Figure 5: Historic Building (North Face)

Figure 6: Observed deterioration and cracking

Figure 7: Observed deterioration and water damage in historic balconies

Figure 8: Observed deteriorations and brick cracking at south corner elevation
Figure 9: Observed balconies deterioration and water damage at north elevation

Figure 10: Observer cracking/spalling at underside of entrance balcony

Figure 11: Observed timber joist floor system

Figure 12: Observed concrete lintel and wood floors at north face
Figure 13: Observed exterior brittle brick construction at south historic corner from interior

Figure 14: Observed exterior brittle masonry construction at north face from interior

Figure 15: Observed exterior brittle masonry construction at building front from interior

Figure 16: Observed foundation wall condition
5.0 CONCLUSIONS

Exterior remaining section of the Bougainvillea Apartments showed apparent damage. Overall, the existing structure is in a poor/fragile condition, as observed from the apparent cracks and water infiltration in structural members. The likely cause of these damages is insufficient maintenance and/or the eighty years of exposure to sea air abundant in salt, since concrete is naturally permeable compound, which is further amplified by cracks due to loading, or creep and shrinkage. The foundation wall observed was concealed by architectural finishes. However, given the water damage observed throughout the structure, it is common to assume that this staining also occurred at the foundation wall, and the steel reinforcement embedded within has most likely corroded.

It is also important to note that steel reinforcement embedded within concrete structural members was not observed. Given the water damage observed around exterior structural members, we also infer that any steel embedded within concrete has likely corroded, and caused internal delamination between the concrete and steel interface. Corrosion in steel is a natural chemical reaction to convert refined metals into a more chemically-stable compound. For steel reinforcement, the reaction occurs between infiltrated water, oxygen, iron in steel, and a catalyst. The latter depends on the chemical composition of ambient surroundings. For coastal structures, the most likely catalyst to contribute to the corrosion of steel are chlorine ions from the salt in sea water.

6.0 RECOMMENDATIONS

Temporary shoring of the historical façade during construction should be avoided given that the shoring would require additional puncturing of the structure to provide an adequate connection. This is particularly damaging to brittle materials such as structural brick and concrete masonry, which the portion of the existing house to be maintained is predominantly comprised of. See temporary bracing concept plan (S1-310) for reference.

Maintaining the historical façade on site during construction, would also expose the structure to unfavorable conditions, such as but not limited to: large ground motions resulting in excessive vibrations creating new cracks and enlarging existing cracks throughout the structure, and the continued exposure of the structure to coastal weather conditions further aggravating the present water damage. Aggravated damages to the structure could also lead to loosened spalling concrete at the balconies, which could be potentially hazardous for pedestrians/construction workers below.

If reparation is found to be needed to address deteriorated concrete and steel, the concrete would have to be chipped until the steel is exposed and all deteriorated concrete surrounding steel is removed. If damage is repairable, steel can be cleaned of corrosion and reformed with new high strength non-shrink grout. Otherwise the structural member would have to be replaced.

We recommend rebuilding the existing historical façade with new reinforced concrete, including water protection measurements such as DCI admixtures and galvanized reinforcement. In our opinion, this would be better for the preservation and longevity of the structure. Rebuilding would reduce the likelihood of additional damages to the existing structure by providing better control of extraneous factors damaging structure, and allow for current damages to be addressed simultaneously with the new construction. Moreover, the replacement of weakened structural materials with new materials would likely minimize the maintenance required for long-term serviceability.
October 10, 2019

Mr. Levi Boymelgreen
Eden Surfside, LLC.
9380 Collins Avenue
Surfside, Florida 33154

Re: Pre-Construction Condition Survey Report
Proposed Eden Hotel
9300 – 9380 Collins Avenue
Surfside, Florida 33154
NV5 Project No. 16642

Dear Mr. Boymelgreen:

NV5 is pleased to submit this report as part of our scope of services described in our Proposal No. 19-0855 (Pre-Construction Condition Survey) dated October 7, 2019. This report presents the findings of our pre-construction condition survey of the structures in the vicinity of the proposed Eden Hotel.

PROJECT INFORMATION

The project site is located at 9300 to 9380 Collins Avenue in Surfside, Florida. It is bounded by 94th Street to the north, 93rd Street to the south, Collins Avenue to the east, and by low-rise residential developments to the west. Based on a March 30, 2016 site survey prepared by Cousins Surveyors that we reviewed, the site dimensions are approximately 130 feet east-west by about 600 feet north-south. It is currently occupied by several buildings one (1) to three (3) levels tall, as well as asphalt and concrete/brick paving, and a large gravel-covered central section that is currently used as parking lot. We are unaware of the site development history beyond its current condition. The survey drawing indicates site grades range between about +10 feet relative to the 1929 National Geodetic Vertical Datum (NGVD) near Collins Avenue to about Elevation +5 feet NGVD on the west side of the site.

We reviewed a set of undated drawings prepared by Arquitectonica. The drawings indicate the site is to be developed with a 4-level residential structure above grade, and one level of basement parking. The structure footprint will occupy most of the site except for required setbacks.

NV5 previously performed geotechnical study and provided the results in a report titled Report of Subsurface Exploration & Geotechnical Engineering Study, Proposed 4-Level Residential, Building, 9300 – 9380 Collins Avenue, Surfside, Florida, NV5 Project No. 15345, dated September 27, 2016.

NV5 previously performed a pre-construction condition surveyed for the properties located at 9325 and 9333 Harding Avenue, Surfside and provided the results in a report titled Pre-Construction Condition Survey Report, Proposed Eden Hotel, 9300-9380 Collins Avenue, Surfside, Florida 33154, NV5 Project No. 16642, dated September 27, 2019.

STRUCTURES OF CONCERN

The subject structure of concern for both the Pre-Construction Condition Survey is:

1. 9340 Collins Avenue, Surfside, Florida – Three-level commercial building.
**PRE-CONSTRUCTION CONDITION SURVEY**

The pre-construction condition survey was performed by NV5 on October 8, 2019. The survey consisted of collecting photographs and videos of the existing exterior and interior features of the structure of concern where access was available. The western portion of the building has been demolished. The remaining portion of the building consist of a three-level structure.

Photographs and videos were obtained from the ground using a high-resolution camera. The individual photographs taken were approximately uniformly spaced and are identified in order. A summary of the number of photographs and video documentation of the structure is presented below.

1. 90 photographs and 4 videos—9340 Collins Avenue
CLOSURE
We appreciate the opportunity to provide specialized engineering services on this project and look forward to an opportunity to participate in construction related aspects of the development. If you have questions about information contained in this report contact the writer at 305.230.6603.

Sincerely,
NV5, Inc.

Esteban Rios, E.I.
Project Engineer

Appendices:  Photo and Video Log
            Reference Photographs

Digital Files:  90 Photographs
               4 Videos

Distribution:  1 Copy to Addressee via Email
               Copy to NV5 File

F:\DOC\NV5 Reports\16642_Eden Hotel_6300 6380 Collins Avenue_Surfside_FL_Preconstruction Condition Report-10-10-19.docx

# Pre-Construction Condition Survey-Photo and Video Log

**PROJECT:** 16842 - Eden Hotel - 9340-9380 Collins Avenue, Surfside, Florida  
**CLIENT:** Eden Surfside, LLC.  
**NVS REP:** E. Rios  
**STRUCTURES OF CONCERN:** 9340 Collins Avenue, Surfside, Florida (9340)

<table>
<thead>
<tr>
<th>Photo ID</th>
<th>Structure</th>
<th>Area</th>
<th>Date</th>
<th>File Type</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>9340-74</td>
<td>9340 Collins Avenue</td>
<td>West Façade</td>
<td>10/8/2019</td>
<td>Photo</td>
<td>General view of west façade.</td>
</tr>
<tr>
<td>9340-75</td>
<td>9340 Collins Avenue</td>
<td>West Façade</td>
<td>10/8/2019</td>
<td>Photo</td>
<td>Detail view of west façade.</td>
</tr>
<tr>
<td>9340-76</td>
<td>9340 Collins Avenue</td>
<td>West Façade</td>
<td>10/8/2019</td>
<td>Photo</td>
<td>Detail view of west façade.</td>
</tr>
<tr>
<td>9340-77</td>
<td>9340 Collins Avenue</td>
<td>West Façade</td>
<td>10/8/2019</td>
<td>Photo</td>
<td>Detail view of west façade.</td>
</tr>
<tr>
<td>9340-78</td>
<td>9340 Collins Avenue</td>
<td>West Façade</td>
<td>10/8/2019</td>
<td>Photo</td>
<td>Detail view of west façade.</td>
</tr>
<tr>
<td>9340-79</td>
<td>9340 Collins Avenue</td>
<td>West Façade</td>
<td>10/8/2019</td>
<td>Photo</td>
<td>Detail view of west façade.</td>
</tr>
<tr>
<td>9340-80</td>
<td>9340 Collins Avenue</td>
<td>West Façade</td>
<td>10/8/2019</td>
<td>Photo</td>
<td>Detail view of west façade.</td>
</tr>
<tr>
<td>9340-81</td>
<td>9340 Collins Avenue</td>
<td>West Façade</td>
<td>10/8/2019</td>
<td>Photo</td>
<td>Detail view of west façade.</td>
</tr>
<tr>
<td>9340-82</td>
<td>9340 Collins Avenue</td>
<td>West Façade</td>
<td>10/8/2019</td>
<td>Photo</td>
<td>Detail view of west façade.</td>
</tr>
<tr>
<td>9340-83</td>
<td>9340 Collins Avenue</td>
<td>West Façade</td>
<td>10/8/2019</td>
<td>Photo</td>
<td>Detail view of west façade.</td>
</tr>
<tr>
<td>9340-84</td>
<td>9340 Collins Avenue</td>
<td>West Façade</td>
<td>10/8/2019</td>
<td>Photo</td>
<td>Detail view of west façade.</td>
</tr>
<tr>
<td>9340-85</td>
<td>9340 Collins Avenue</td>
<td>West Façade</td>
<td>10/8/2019</td>
<td>Photo</td>
<td>Detail view of west façade.</td>
</tr>
<tr>
<td>9340-86</td>
<td>9340 Collins Avenue</td>
<td>West Façade</td>
<td>10/8/2019</td>
<td>Photo</td>
<td>Detail view of west façade.</td>
</tr>
<tr>
<td>9340-87</td>
<td>9340 Collins Avenue</td>
<td>West Façade</td>
<td>10/8/2019</td>
<td>Photo</td>
<td>Detail view of west façade.</td>
</tr>
<tr>
<td>9340-88</td>
<td>9340 Collins Avenue</td>
<td>West Façade</td>
<td>10/8/2019</td>
<td>Photo</td>
<td>Detail view of west façade.</td>
</tr>
<tr>
<td>9340-89</td>
<td>9340 Collins Avenue</td>
<td>West Façade</td>
<td>10/8/2019</td>
<td>Photo</td>
<td>Detail view of west façade.</td>
</tr>
<tr>
<td>VID-1</td>
<td>9340 Collins Avenue</td>
<td>West Façade</td>
<td>10/8/2019</td>
<td>Video</td>
<td>Detail video of east façade. Duration: 45 seconds.</td>
</tr>
<tr>
<td>VID-2</td>
<td>9340 Collins Avenue</td>
<td>East Façade</td>
<td>10/8/2019</td>
<td>Video</td>
<td>Detail video of east façade. Duration: 40 seconds.</td>
</tr>
<tr>
<td>VID-3</td>
<td>9340 Collins Avenue</td>
<td>North Façade</td>
<td>10/8/2019</td>
<td>Video</td>
<td>Detail video of north façade. Duration: 10 seconds.</td>
</tr>
<tr>
<td>VID-4</td>
<td>9340 Collins Avenue</td>
<td>North Façade</td>
<td>10/8/2019</td>
<td>Video</td>
<td>Detail video of north façade. Duration: 10 seconds.</td>
</tr>
<tr>
<td>VID-5</td>
<td>9340 Collins Avenue</td>
<td>West Façade</td>
<td>10/8/2019</td>
<td>Video</td>
<td>Detail video of west façade. Duration: 10 seconds.</td>
</tr>
</tbody>
</table>
Project: Eden Hotel
Project No.: 16642
Structure of Concern: 9340 Collins Avenue, Surfside, Florida
Project: Eden Hotel
Project No.: 16642
Structure of Concern: 9340 Collins Avenue, Surfside, Florida
Project: Eden Hotel
Project No.: 16642
Structure of Concern: 9340 Collins Avenue, Surfside, Florida
Project: Eden Hotel
Project No.: 16642
Structure of Concern: 9340 Collins Avenue, Surfside, Florida
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
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.

<table>
<thead>
<tr>
<th>PROJECT INFORMATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>OWNER’S NAME</td>
</tr>
<tr>
<td>PHONE / FAX</td>
</tr>
<tr>
<td>AGENT’S NAME</td>
</tr>
<tr>
<td>ADDRESS</td>
</tr>
<tr>
<td>PHONE / FAX</td>
</tr>
<tr>
<td>PROPERTY ADDRESS</td>
</tr>
<tr>
<td>ZONING CATEGORY</td>
</tr>
<tr>
<td>DESCRIPTION OF VARIANCE REQUESTED</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>INTERNAL USE ONLY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Date Submitted</td>
</tr>
<tr>
<td>Project Number</td>
</tr>
<tr>
<td>Comments</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>ZONING STANDARDS</th>
<th>Required</th>
<th>Provided</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Coverage</td>
<td>N/A for this application.</td>
<td></td>
</tr>
<tr>
<td>Dimension of yards</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Setbacks (F/R/S)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parking</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Loading</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pervious Area</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

SIGNATURE OF OWNER DATE SIGNATURE OF AGENT DATE
TOWN OF SURFSIDE
SUBMISSION CHECKLIST
GENERAL VARIANCE APPLICATION

Project Name: Arte Surfside  Project Number: _________________________
Review Date: _________________________

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

☐ 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 have 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’).
  ✓ Ten (10) full sized sets of complete design development drawings (24” x 36” sheets) signed and sealed
  ✓ Eight (8) reduced sized copies of the plans (11” x 17” sheets) (to be provided prior to Design Review Board Meeting)

*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
A map indicating the general location of the property.

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

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;

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

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;

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

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.

Such additional data, maps, plans, or statements as the Town may require to fully describe and evaluate the particular proposed plan.
Tenant or Owner Affidavit

I, ____________________________________________, 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.

Print Name of Petitioner

Signature of Petitioner

STATE OF ____________________________ COUNTY OF ____________________________

The foregoing instrument was acknowledged before me this ______ day of ____________________________, 20 _____, by ____________________________________________, who is personally known to me or who has produced as identification and who (did) (did not) take an oath.

Printed Name of Notary Public

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.

Carter N. McDowell

Print Name of Petitioner

Signature of Petitioner

STATE OF Florida COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me by means of __ physical presence or __ online notarization, this 9th day of January, 2020, by Carter N. McDowell, who is personally known to me and who (did) (did not) take an oath.

Printed Name of Notary Public

Signature of Notary Public

My Commission Expires: ____________________________
Company Affidavit

I, Alex Sapir on behalf of SC 8955 LLC, being first duly sworn, depose and say that I am the President of the aforesaid company, and as such have been authorized by the company to file this application for public hearing; that all answers to the questions in said application and all sketches, data and other supplementary matter attached to and made a part of this application are honest and true to the best of our knowledge and belief; that said company is the owner/tenant of the property described herein and which is the subject matter of the proposed hearing. We understand that this application must be complete and accurate before a hearing can be advertised. In the event that I or any one appearing on our 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.

ALEX SAPIR
Print Name of Petitioner

Signature of Petitioner

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 8th day of January, 2020, by Alex Sapir as the President of SC 8955 LLC, who is personally known to me or who has produced ___ as identification and who (did) (did not) take an oath.

Emily Kersten Arencibia
Printed Name of Notary Public

Signature of Notary Public

My Commission Expires: 03/10/2023

Notary Public State of Florida
Emily Kersten Arencibia
My Commission GG 396839
Expires 03/10/2023
## Disclosure of Interest

If the property, which is the subject of the application, is owned or leased by a CORPORATION, list the principal stockholders and the percentage of stock owned by each. Note: where the principal officers or stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity.

### SC 8955 LLC

<table>
<thead>
<tr>
<th>Company Name</th>
<th>Percentage of Stock</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>ASRR Surfside JV LLC</strong>, 261 Madison Avenue, 27th Floor, New York, NY 10016</td>
<td>75%</td>
</tr>
<tr>
<td><strong>Owned by:</strong> Sapir Corp Ltd. (Public company traded on Tel Aviv Stock Exchange)</td>
<td>100%</td>
</tr>
<tr>
<td><strong>OZL Investments Corp.,</strong> 251 Little Falls Drive, Wilmington, DE 19808</td>
<td>12.5%</td>
</tr>
<tr>
<td><strong>Owned by:</strong> Mrs. Ozlem Onal</td>
<td>100%</td>
</tr>
<tr>
<td><strong>Surfside Beach Investments LLC,</strong> 3370 Mary Street, Miami, FL 33133</td>
<td>12.5%</td>
</tr>
<tr>
<td><strong>Owned by:</strong> Mr. Giovanni Fasciano</td>
<td>100%</td>
</tr>
</tbody>
</table>

If the property which is the subject of the application is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. [Note: where the beneficiary (ies) consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity.]

### Trust Name

<table>
<thead>
<tr>
<th>Name, Address and Office</th>
<th>Percentage of Stock</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

If the property which is the subject of the application is owned or leased by a PARTNERSHIP or LIMITED PARTNERSHIP, list the principals of the partnership, including general and limited partners, and the percentage of ownership held by each. [Note: where the partners(s) consist of another partnership(s), corporation(s), trust(s), or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity.]

### Partnership of Limited Partnership Name

<table>
<thead>
<tr>
<th>Name, Address</th>
<th>Percentage of Ownership</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>
If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. [Note: where the principal officers, stockholders, beneficiaries, or partners consist of another corporation, trust, partnership, or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural person) having the ultimate ownership interest in the aforementioned entity].

<table>
<thead>
<tr>
<th>Name</th>
<th>Date of Contract</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Name and Address</th>
<th>Percentage of Interest</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust.

|                               |                        |
|                               |                        |
|                               |                        |
|                               |                        |

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed. The above is full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature of Applicant: Alex Sapir on behalf of SC 8955 LLC
Print Name of Applicant

STATE OF FLORIDA                 COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 8th day of January, 2020, by Alex Sapir as the President of SC 8955 LLC, who is personally known to me or who has produced _____ as identification and who (did) (did not) take an oath.

Emily Kersten Arencibia
Printed Name of Notary Public

My Commission Expires: 03/10/2023

Note: Disclosure shall not be required of any entity, the equity interests in which are regularly traded on an established securities market in the United States or other country; or of any entity, the ownership interest of which are held in a limited partnership consisting of more than 5,000 separate interest and where no one person or entity holds more than a total of 5% of the ownership interest in the limited partnership.
January 9, 2020

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

Re: Letter of Intent for General Variance for Property Located at 8926 Collins Avenue, Surfside, Florida

Dear Ms. Sinatra Gould:

This firm represents SC 8955 LLC¹, the applicant ("Applicant") and owner of the property located at approximately 8926 Collins Avenue in the Town of Surfside (the "Property"), more particularly described in the attached application materials. The Applicant respectfully requests approval of a variance to allow existing Florida Power & Light ("FPL") utility equipment to remain in its current location, whichencroaches approximately three feet five inches (3'5") into the 10-foot landscape buffer area.

The Property is developed with a three-story parking garage containing amenities (the "Garage") that serves the 16-unit residential condominium project across Collins Avenue (the "Project") known as Arte Surfside. The Project, inclusive of the Garage, received site plan approval from the Town Commission in January of 2017. The Applicant subsequently obtained a foundation permit and began initial construction of the Garage in March 2017.

Following the commencement of foundation work, the Applicant engaged in extensive discussions with FPL regarding the location of the necessary FPL transformer on the Property. After continued discussions and analysis, FPL mandated in May of 2017 that the transformer be located in its current location within the Property's southeast corner because FPL requires direct access to the equipment from Collins Avenue. Following this decision by FPL, the Applicant updated the master permit landscape plans on file with the Town to reflect the FPL transformers and resubmitted revised plans in June 2017. After responding to an additional round of comments from the Building Department, the master building permit was issued in December 2017 and the Project was subsequently constructed with the FPL equipment in the location required by FPL.

As part of the review for TCO and Final CO for the building, Town staff subsequently alerted the Applicant that the FPL transformer is located partially within the 10-foot landscape

¹ Entity name was changed from ASRR Suzer 8955 LLC to ASRR 8955 LLC and finally to SC 8955 LLC following original site plan approval. The relevant documents from the Florida Division of Corporations are attached.

MIAMI 6682410.3 82110/47752
buffer area required by Section 90-91.2(1) of the Town’s Code of Ordinances (the “Code”), within which only landscape groundcover is permitted. Accordingly, the Applicant requests the issuance of a general variance permitting a maximum 3’5” encroachment to allow the two existing pieces of FPL equipment to continue to occupy approximately 40 square feet of the required 1,500 square-foot landscape buffer along Collins Avenue as shown on the plans submitted as part of this application.

The requested variance meets the general variance criteria of Section 90-36 of the Code as the location of the transformer was dictated by FPL, creating a special circumstance not applicable to other properties that was not the result of actions of the Applicant. The requested variance is the minimum variance possible to permit reasonable use of the Garage, the location of the transformer being approximately 6’7” from the property line rather than 10 feet, a variance of only 3’5”. The Applicant is proposing extensive landscape treatments to reduce the visual impact of this necessary equipment, as detailed in the attached application materials.

Based on the foregoing, the Applicant respectfully requests the issuance of a variance to allow an encroachment of 3’5” into the 10-foot landscape buffer area required by Section 90-91.2(1). Please do not hesitate to contact the undersigned with any questions or if you need additional information.

Sincerely,

Carter N. McDowell

CC: Guillermo Olmedillo, Town Manager
Carly Grimm, Bilzin Sumberg
ALL PLUMBING FIXTURES SHALL CONFORM TO THE STANDARDS SET FORTH IN THE
NOVEMBER 2016

PROVIDE MINIMUM CLEAR HEIGHT OF 98" FROM GARAGE ENTRANCE TO VAN

PROTECT ALL EXPOSED PIPING IN PARKING AREAS EXPOSED TO TRAFFIC. REFER TO

THROUGHOUT PARKING GARAGE.

ALL COVERED BALCONY SLABS ARE SLOPED A MINIMUM OF 1/8" PER FOOT UNLESS

LEVEL 1 - FLOOR PLAN

LEVEL 1 - FLOOR PLAN

F.P.

G.C. TO MAINTAIN MINIMUM CLEAR HEIGHT OF 7'-6" FROM ALL OBSTRUCTIONS

SHEET

PROPERTY LINE= 100'-0"

PROPERTY LINE= 150'-1"

FRONT SETBACK = 20'-0"

MINIMUM 1'-1"

STAIR 1

STAIR 1

(07-06-2018)

W1

LEVEL 1 - FLOOR PLAN

LEVEL 1 - FLOOR PLAN

LEVEL 1 - FLOOR PLAN

LEVEL 1 - FLOOR PLAN

LEVEL 1 - FLOOR PLAN

LEVEL 1 - FLOOR PLAN

LEVEL 1 - FLOOR PLAN

LEVEL 1 - FLOOR PLAN

LEVEL 1 - FLOOR PLAN

LEVEL 1 - FLOOR PLAN

LEVEL 1 - FLOOR PLAN

LEVEL 1 - FLOOR PLAN

LEVEL 1 - FLOOR PLAN

LEVEL 1 - FLOOR PLAN

LEVEL 1 - FLOOR PLAN

LEVEL 1 - FLOOR PLAN

LEVEL 1 - FLOOR PLAN

LEVEL 1 - FLOOR PLAN

LEVEL 1 - FLOOR PLAN

LEVEL 1 - FLOOR PLAN

LEVEL 1 - FLOOR PLAN
FPL Transformer Setback from Property Line
UNDERSTORY PLANTING PLAN - WEST LOT

<table>
<thead>
<tr>
<th>VINES</th>
<th>SYMBOL</th>
<th>QTY</th>
<th>SCIENTIFIC NAME</th>
<th>COMMON NAME</th>
<th>NATIVE</th>
<th>DBH</th>
<th>HEIGHT CANOPY/SPREAD</th>
</tr>
</thead>
<tbody>
<tr>
<td>PALMS</td>
<td>CRN</td>
<td>46</td>
<td>Clusia rosea &quot;nana&quot;</td>
<td>CRN 46</td>
<td>Yes</td>
<td></td>
<td>5' SP 10'</td>
</tr>
<tr>
<td></td>
<td>CG2</td>
<td>38</td>
<td>Clusia guttifera</td>
<td>CG2 38</td>
<td>Yes</td>
<td></td>
<td>15' SP 25'</td>
</tr>
<tr>
<td></td>
<td>CG3</td>
<td>143</td>
<td>Trachelospermum jasminoides</td>
<td>CG3 143</td>
<td>Yes</td>
<td></td>
<td>25' SP 35'</td>
</tr>
<tr>
<td></td>
<td>CYF</td>
<td>319</td>
<td>Ernodea littoralis</td>
<td>CYF 319</td>
<td>Yes</td>
<td></td>
<td>35' SP 45'</td>
</tr>
<tr>
<td>SHRUBS AND GROUNDCOVERS</td>
<td>TRC</td>
<td>669</td>
<td>Ficus microcarpa 'Green Island'</td>
<td>TRC 669</td>
<td>Yes</td>
<td></td>
<td>40' SP 10'</td>
</tr>
<tr>
<td></td>
<td>CRN</td>
<td>46</td>
<td>Clusia rosea &quot;nana&quot;</td>
<td>CRN 46</td>
<td>Yes</td>
<td></td>
<td>5' SP 10'</td>
</tr>
<tr>
<td></td>
<td>CG2</td>
<td>38</td>
<td>Clusia guttifera</td>
<td>CG2 38</td>
<td>Yes</td>
<td></td>
<td>15' SP 25'</td>
</tr>
<tr>
<td></td>
<td>CG3</td>
<td>143</td>
<td>Trachelospermum jasminoides</td>
<td>CG3 143</td>
<td>Yes</td>
<td></td>
<td>25' SP 35'</td>
</tr>
<tr>
<td></td>
<td>CYF</td>
<td>319</td>
<td>Ernodea littoralis</td>
<td>CYF 319</td>
<td>Yes</td>
<td></td>
<td>35' SP 45'</td>
</tr>
<tr>
<td></td>
<td>TRC</td>
<td>669</td>
<td>Ficus microcarpa 'Green Island'</td>
<td>TRC 669</td>
<td>Yes</td>
<td></td>
<td>40' SP 10'</td>
</tr>
<tr>
<td></td>
<td>CRN</td>
<td>46</td>
<td>Clusia rosea &quot;nana&quot;</td>
<td>CRN 46</td>
<td>Yes</td>
<td></td>
<td>5' SP 10'</td>
</tr>
<tr>
<td></td>
<td>CG2</td>
<td>38</td>
<td>Clusia guttifera</td>
<td>CG2 38</td>
<td>Yes</td>
<td></td>
<td>15' SP 25'</td>
</tr>
<tr>
<td></td>
<td>CG3</td>
<td>143</td>
<td>Trachelospermum jasminoides</td>
<td>CG3 143</td>
<td>Yes</td>
<td></td>
<td>25' SP 35'</td>
</tr>
<tr>
<td></td>
<td>CYF</td>
<td>319</td>
<td>Ernodea littoralis</td>
<td>CYF 319</td>
<td>Yes</td>
<td></td>
<td>35' SP 45'</td>
</tr>
<tr>
<td></td>
<td>TRC</td>
<td>669</td>
<td>Ficus microcarpa 'Green Island'</td>
<td>TRC 669</td>
<td>Yes</td>
<td></td>
<td>40' SP 10'</td>
</tr>
</tbody>
</table>

TOTAL TREES/PALMS: 251

WEST LOT PLANTING SCHEDULE

<table>
<thead>
<tr>
<th>SYMBOL</th>
<th>QTY</th>
<th>SCIENTIFIC NAME</th>
<th>COMMON NAME</th>
<th>NATIVE</th>
<th>DBH</th>
<th>HEIGHT CANOPY/SPREAD</th>
</tr>
</thead>
<tbody>
<tr>
<td>EP</td>
<td>10</td>
<td>Myrcianthes fragrans</td>
<td>CRN 10</td>
<td>Yes</td>
<td></td>
<td>12' SP 24'</td>
</tr>
<tr>
<td>CRN</td>
<td>46</td>
<td>Myrcianthes fragrans</td>
<td>CRN 46</td>
<td>Yes</td>
<td></td>
<td>5' SP 10'</td>
</tr>
<tr>
<td>CG2</td>
<td>38</td>
<td>Myrcianthes fragrans</td>
<td>CG2 38</td>
<td>Yes</td>
<td></td>
<td>15' SP 25'</td>
</tr>
<tr>
<td>CRN</td>
<td>46</td>
<td>Myrcianthes fragrans</td>
<td>CRN 46</td>
<td>Yes</td>
<td></td>
<td>5' SP 10'</td>
</tr>
<tr>
<td>CG2</td>
<td>38</td>
<td>Myrcianthes fragrans</td>
<td>CG2 38</td>
<td>Yes</td>
<td></td>
<td>15' SP 25'</td>
</tr>
<tr>
<td>CRN</td>
<td>46</td>
<td>Myrcianthes fragrans</td>
<td>CRN 46</td>
<td>Yes</td>
<td></td>
<td>5' SP 10'</td>
</tr>
</tbody>
</table>

TOTAL TREES/PALMS: 251

TOTAL PERCENTAGE: 43%
8955 Collins Ave | West Lot | Understory Plan

**GREEN ISLAND FICUS, TYP.**  
*Ficus microcarpa* 'Green Island'

**SMALL LEAF CLUSIA, TYP.**  
*Clusia guttata*

**BLUE SKY VINE**  
*Thunbergia grandiflora*

**ASIAN JASMINE**  
*Trachelospermum asiaticum*

**JAPANESE PITTOSPORUM**  
*Pittosporum tobira 'Variegata'*

**VEHICULAR SITE TRIANGLE**

**JAPANESE PITTOSPORUM**  
*Pittosporum tobira* '

**ASIATIC JASMINE**  
*Trachelospermum asiaticum*

**DWARF PITCH APPLE**  
*Clusia rosea nana*

**GARDEN DESIGN**  
8955 Collins Ave | West Lot | Understory Plan

**GARDEN DESIGN**  
8955 Collins Ave | West Lot | Understory Plan
MEDJOOL DATE PALM
(Phoenix dactylifera ‘Medjool’)

DAHOON HOLLY
(Ilex cassine)

SMALL LEAF CLUSIA
(Clusia guttifera)

DWARF PITCH APPLE
(Clusia rosea nana)

GREEN ISLAND FICUS
(Ficus microcarpa ‘Green Island’)

JAPANESE PITTOSPORUM
(Pittosporum tobira ‘Variegata’)

ASIATIC JASMINE
(Trachelospermum asiaticum)
SEE ENLARGEMENT OF EXISTING

DAHOON HOLLY, TYP.
(Ilex cassine)

MEDJOOL DATE PALM
(Phoenix dactylifera 'Medjool')

BLUE SKY VINE
(Thunbergia grandiflora)

PITCH APPLE
(Clusia rosea)

COLLINS AVE.
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 and Zoning Board
Thru: Guillermo Olmedillo, Town Manager
From: Sarah Sinatra Gould, AICP, Town Planner
CC: Lillian Arango, Town Attorney
Date: January 30, 2020
Re: ARTE Variance

Request

The property owner, SC 8955 LLC, is requesting a variance from the Town of Surfside Zoning Code for the property located at 8926 Collins Avenue. The applicant is requesting approval to allow for the existing Florida Power & Light ("FPL") utility transformers to remain in their current location on site. The current location of the utility transformers encroaches three feet five inches (3'5") into the required 10-foot landscaped buffer area, where only landscape ground cover is permitted. Accordingly, the Applicant requests the issuance of a general variance permitting a maximum three feet five inch (3’5”) encroachment to allow the two existing pieces of FPL equipment to continue to occupy approximately 40 square feet of the required 1,500 square-foot landscape buffer along Collins Avenue.

The request is to be granted a variance from Section 90.91-2(1), Required Buffer Landscaping Adjacent to Streets and Abutting Properties.

Section 90-36(1)(a) allows for variances from certain code provisions including open spaces. Therefore, the applicant is permitted to apply for a variance from the required landscape buffer.

Background

The current state of the parcel is developed with a three-story parking garage containing amenities which serve the residential ARTE condominium project across Collins Avenue. The project, inclusive of the garage, received site plan approval from the Town Commission in January of 2017. The Applicant subsequently obtained a foundation permit and began initial construction of the garage in March of 2017. Following the commencement of foundation work, the Applicant engaged in discussions with FPL regarding the location of the necessary FPL transformers on the property. FPL mandated in May of 2017 that the transformers shall be located in their current location within the property’s southeast corner because FPL required direct access to the equipment from Collins Avenue. As part of the review for TCO and Final CO for the building, the Town requires a final landscape inspection. The Town’s consulting landscape reviewer found that the FPL transformers are partially located within the required 10-foot landscape buffer.
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 location of the transformers was not included by the applicant during the site plan review process and thus directed by FPL to place the transformer in its current location.

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

The special conditions and circumstances are a direct result of the chosen location for the utility transformers dictated by FPL. The applicant did not choose to place the FPL transformers in their current location, however, the applicant did not coordinate the location with FPL prior to construction of the buildings. Therefore, if the applicant had considered the transformer during the site plan process, it's possible the location could have been modified, but this cannot be confirmed.
(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 landscaped buffer requirement to protect this additional 40 square feet would prohibit the placement of the utility equipment in its required location, equipment which is necessary in the Town. FPL requires direct access to the equipment from Collins Avenue, the Applicant was directed by FPL to install the transformer in its current location, which encroaches into approximately 40 square feet of the 1,500 square-foot landscaped buffer.

(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 location of the utility transformers was determined by FPL. It was unknown by FPL that the placement of such equipment encroached into the required landscaped buffer, however, the applicant is required to incorporate the code requirements into all components of their application.

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

The setback encroachment is not expected to increase or provide greater financial return. An applicant’s desire for a greater financial return and or maximum financial return does not constitute a hardship.

(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;**

Granting the variance application would not convey the same treatment to the applicant as to the owner of other lands, buildings, or structures in the same zoning district as it will have a reduced buffer.

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

The requested variance is the minimum variance possible to permit reasonable use of the garage, the location of the transformer being approximately six feet seven inches (6’7”) from the property line rather than 10 feet, a variance of three feet five inches (3’5”).

(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 granting of the general variance is not consistent with the code because it reduces the required landscape buffer. As mitigation for this encroachment, the applicant is proposing extensive landscape treatments to reduce the visual impact.
Findings

All of the criteria has not been met, however, the applicant has indicated that FPL has required this transformer and is proposing to mitigate the encroachment by landscape screening. The applicant has indicated that FPL has required the transformer in the existing location but it has not been confirmed that FPL would have required the transformer regardless of the location of the buildings in the approved site plan.

Exhibits

1. Application
2. Site Plan
<table>
<thead>
<tr>
<th>ITEM</th>
<th>OUTCOME</th>
<th>NEXT STEPS</th>
<th>TENTATIVE SCHEDULE</th>
<th>COMPLETE</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>FUTURE PZ DISCUSSION ITEMS</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Update to sign code</td>
<td>Need to make revisions to the sign code including limiting the overall allowances for window signage to one window or door rather than multiple</td>
<td>Staff to prepare</td>
<td>Future PZ</td>
<td></td>
</tr>
<tr>
<td>Stepback discussion</td>
<td>Commission has requested the PZ board analyze this requirement</td>
<td>Prepare visual and calculation of volume, how much square footage does this equate to</td>
<td>Future PZ</td>
<td></td>
</tr>
<tr>
<td>Modifications to the second story</td>
<td>PZ Requests discussion including side setbacks, discussion of 80% of 2nd floor</td>
<td>Provide text to PZ</td>
<td>Joint Meeting with PZ &amp; Commission</td>
<td></td>
</tr>
<tr>
<td>Tint of glass in Business District</td>
<td>DVAC requested PZ analyze the current code</td>
<td>DVAC to analyze business district</td>
<td>Future PZ</td>
<td></td>
</tr>
<tr>
<td>Synthetic turf</td>
<td>Consider expansion of proposed ordinance</td>
<td>Provide samples and example city ordinance (i.e. Lighthouse Point)</td>
<td>February PZ</td>
<td></td>
</tr>
<tr>
<td>Increasing Freeboard</td>
<td></td>
<td></td>
<td>Future PZ</td>
<td></td>
</tr>
<tr>
<td><strong>ON FUTURE COMMISSION AGENDA</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Aggregated Lots</td>
<td>PZ requested discussion analyzing impacts on lots</td>
<td></td>
<td>Future Commission</td>
<td></td>
</tr>
<tr>
<td>Landscaping in front of fences</td>
<td>PZ requested fences along a ROW to have landscaping</td>
<td>Propose code amendment to propose landscaping</td>
<td>Future Commission</td>
<td></td>
</tr>
<tr>
<td>Circulation pattern</td>
<td>PZ discussion on pedestrian safety and walkability</td>
<td>Pilot project</td>
<td>Ongoing</td>
<td></td>
</tr>
<tr>
<td>Impact fee discussion</td>
<td></td>
<td></td>
<td>Ongoing</td>
<td></td>
</tr>
<tr>
<td><strong>COMPLETED</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Freeboard &amp; Height</td>
<td>PZ requests discussion on additional freeboard &amp; height</td>
<td>Joint meeting with Commission on 8-26-19 No action</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Topic</td>
<td>Description</td>
<td>Date</td>
<td>Result</td>
<td></td>
</tr>
<tr>
<td>-------------------------------------------</td>
<td>-----------------------------------------------------------------------------</td>
<td>--------------------------------</td>
<td>--------------------------------</td>
<td></td>
</tr>
<tr>
<td>Parking needs</td>
<td>Evaluate if parking code requirements are expected to be status quo based on current ride sharing trends or if the need will be reduced</td>
<td>Commission gave direction not to move forward with any action</td>
<td>No action</td>
<td></td>
</tr>
<tr>
<td>Fences &amp; Hedges in the front of single family residences</td>
<td>Discussion on hedge height in the front</td>
<td>December Commission—2nd reading</td>
<td>Fences &amp; Hedges in the front of single family residences Approved</td>
<td></td>
</tr>
<tr>
<td>Landscape Plans</td>
<td>Require landscape plans for large scale renovations (renovations affecting more than 50% of the square footage of the house)</td>
<td>Requested Ross to attend meeting to discuss requirements for landscape plans as well as the drainage review process</td>
<td>November PZ No further action requested.</td>
<td></td>
</tr>
<tr>
<td>Sidewalk aesthetics</td>
<td>Prepare discussion item to determine if walkability can be improved.</td>
<td>Prepare graphics depicting 8 ft wide sidewalk &amp; landscape buffer</td>
<td>November PZ Sidewalk aesthetics No action</td>
<td></td>
</tr>
<tr>
<td>Aggregation of Single Family</td>
<td>Requested by the Town Commission</td>
<td>Discuss limitations on building length</td>
<td>August Commission—First Reading, November second reading Adopted</td>
<td></td>
</tr>
<tr>
<td>Resiliency Strategy</td>
<td>Move-to sustainability</td>
<td>No-action</td>
<td>Completed</td>
<td>No-action</td>
</tr>
<tr>
<td>-----------------------------------------------------------------------------------</td>
<td>------------------------</td>
<td>-----------</td>
<td>-----------</td>
<td>-----------</td>
</tr>
<tr>
<td>Parking in Single Family</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ways to increase pervious area of lots</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Limitation on building length in H40 &amp; H30C</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Architecturally Significant ordinance for other zoning districts.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Green Roofs</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Topic</td>
<td>Action</td>
<td>Date</td>
<td>Status</td>
<td></td>
</tr>
<tr>
<td>--------------------------------------</td>
<td>------------------------------------------------------------------------</td>
<td>-----------------------</td>
<td>------------</td>
<td></td>
</tr>
<tr>
<td>Photovoltaic Incentives</td>
<td>Requested by the Town Commission: Discuss requiring solar panels for all residential properties</td>
<td>February PZ</td>
<td>No-action</td>
<td></td>
</tr>
<tr>
<td>Driveway</td>
<td>Prepare code modification that limits a driveway so that it does not exceed the front plane of the home.</td>
<td>January Commission</td>
<td>Complete</td>
<td></td>
</tr>
<tr>
<td>Give a foot, get a foot relating Sea Level Rise</td>
<td>Place on agenda for discussion on referendum</td>
<td>February Commission 2nd reading</td>
<td>Complete</td>
<td></td>
</tr>
<tr>
<td>- Flat Roof vs. Pitch roof</td>
<td>Modify ordinance to include roof pitch above top of the truss as an architectural feature</td>
<td>February Commission 2nd reading</td>
<td>Complete</td>
<td></td>
</tr>
<tr>
<td>Roof Pitch of Single Family</td>
<td>Review if a trellis attached to the house is considered an accessory structure.</td>
<td>This has not been a reoccurring issue. Provide direction if this is necessary.</td>
<td>This has not been a reoccurring issue.</td>
<td></td>
</tr>
<tr>
<td>Average side setback /Massing</td>
<td>Modify ordinance for additional side setbacks on upper floors for single family homes</td>
<td>Direction if this is necessary. The Town has already modified the code to prohibit covered balconies counted towards setbacks.</td>
<td>Average side setback /Massing</td>
<td>Modify ordinance for additional side setbacks on upper floors for single family homes</td>
</tr>
<tr>
<td>-----------------------------</td>
<td>----------------------------------------------------------------------------------</td>
<td>-----------------------------------------------------------------</td>
<td>-----------------------------</td>
<td>----------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Satellite dishes</td>
<td>Further review—by staff</td>
<td>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.</td>
<td>Satellite dishes</td>
<td>Further review—by staff</td>
</tr>
<tr>
<td>Commercial waste and recycling container screening</td>
<td>Screening for containers, green screen, vegetation, include pictures from Commissioner Kligman</td>
<td>Draft code amendment</td>
<td>Commercial waste and recycling container screening</td>
<td>Screening for containers, green screen, vegetation, include pictures from Commissioner Kligman</td>
</tr>
<tr>
<td>Driveway material regulations</td>
<td>Modify code to allow stamped concrete and concrete slabs with decorative rock or grass in between</td>
<td>Draft code amendment</td>
<td>Driveway material regulations</td>
<td>Modify code to allow stamped concrete and concrete slabs with decorative rock or grass in between</td>
</tr>
<tr>
<td>Painting—of—commercial structures</td>
<td>Town Staff to prepare ordinance</td>
<td>Prepare ordinance for commission</td>
<td>Painting—of—commercial structures</td>
<td>Town Staff to prepare ordinance</td>
</tr>
<tr>
<td>Task</td>
<td>Action</td>
<td>Direction</td>
<td>Task</td>
<td>Action</td>
</tr>
<tr>
<td>----------------------------------------------------------------------</td>
<td>------------------------------------------------------------------------</td>
<td>--------------------------------------------------------------------------</td>
<td>----------------------------------------------------------------------</td>
<td>------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Residential or commercial wind turbine regulations</td>
<td>Prepare ordinance regulating wind turbines including hurricane precautions, noise regulations, insurance considerations</td>
<td>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.</td>
<td>Residential or commercial wind turbine regulations</td>
<td>Prepare ordinance regulating wind turbines including hurricane precautions, noise regulations, insurance considerations</td>
</tr>
<tr>
<td>Setback for parapet above 30 feet on single family homes</td>
<td>Prepare ordinance to require additional setback</td>
<td>Direction if this is still necessary as the code could be modified to encourage pitched roofs.</td>
<td>Setback for parapet above 30 feet on single-family homes</td>
<td>Prepare ordinance to require additional setback</td>
</tr>
<tr>
<td>Final Zoning Inspections</td>
<td>Town Manager will analyze</td>
<td>Building performs inspections based on conditions on the plans. Need direction if anything further is necessary.</td>
<td>Final Zoning Inspections</td>
<td>Town Manager will analyze</td>
</tr>
<tr>
<td>Requiring noticing for demolition of houses</td>
<td>Research option and place on agenda for discussion</td>
<td></td>
<td>Requiring noticing for demolition of houses</td>
<td>Research option and place on agenda for discussion</td>
</tr>
<tr>
<td>Sign Definitions</td>
<td>Modify sign definitions for monument and sign area</td>
<td>Drafted code amendment</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Carports</td>
<td>Require improved surface on frame</td>
<td>Addressed in Code</td>
<td>September PZ</td>
<td>Yes</td>
</tr>
<tr>
<td>Provide summary on construction hours and noise ordinance</td>
<td>Place update on PZ agenda</td>
<td></td>
<td>September PZ</td>
<td>Yes</td>
</tr>
<tr>
<td>Workforce housing update</td>
<td>Reviewing entire section relating to DRB</td>
<td>Draft code amendment</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Add requirement for licensed architect for DRB submittals</td>
<td>Place on PZ agenda</td>
<td>Work authorization to be approved in NOVEMBER</td>
<td>January Commission</td>
<td>Complete</td>
</tr>
<tr>
<td>Corridor Analysis</td>
<td>Study corridor between Collins &amp; Harding</td>
<td>Prepare code amendments</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Single Family Paint Colors</td>
<td>Discussion with the Planning &amp; Zoning Board to determine if a color palette is appropriate for single family homes and what colors/criteria should be included</td>
<td>Place on future Planning and Zoning agenda for discussion</td>
<td>In-contract</td>
<td>Complete</td>
</tr>
<tr>
<td>Parking Trust Fund</td>
<td>Discussion with the Planning &amp; Zoning Board to provide a cap for payment into the fund</td>
<td>Ordinance on July PZ agenda</td>
<td>In-contract</td>
<td>Complete</td>
</tr>
<tr>
<td>Turtle Lighting</td>
<td>Town Staff to prepare review</td>
<td>No ordinance necessary. Turtle lighting already required—in code.</td>
<td>COMPLETE</td>
<td>Town Staff to prepare review</td>
</tr>
<tr>
<td>Topic</td>
<td>Details</td>
<td>Status</td>
<td></td>
<td></td>
</tr>
<tr>
<td>-----------------------------------------------------</td>
<td>-------------------------------------------------------------------------</td>
<td>---------------------------------------------</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Downtown Color Palette</td>
<td>Discussion with the Planning &amp; Zoning Board to determine if a color palette is appropriate and what colors/criteria should be included</td>
<td>In-contract</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Place on future Planning and Zoning agenda for discussion</td>
<td>Replaced with repainting of structures.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bay Drive &amp; 96th Street</td>
<td>Open Bay Drive off 96th Street</td>
<td>Police and Building to research</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Staff will research</td>
<td>No change. Police Chief cited safety concerns</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sign/awning code</td>
<td>Discussed at Joint Meeting</td>
<td>Work Authorization—approved</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Staff beginning to work on draft</td>
<td>July Commission August Commission</td>
<td></td>
<td></td>
</tr>
<tr>
<td>As built reviews for residential projects</td>
<td>Discuss increasing canopy in town, street trees, what can be planted in ROW</td>
<td>Research and prepare report for discussion and possible code amendment</td>
<td>In-contract</td>
<td>March PZ</td>
</tr>
<tr>
<td>Interpretation of base flood elevation for the H120 district</td>
<td>No change</td>
<td>No further action needed</td>
<td>N/A</td>
<td>COMPLETE</td>
</tr>
<tr>
<td>Solar panel regulations</td>
<td>Prepare ordinance regulating solar panels</td>
<td>Draft code amendment</td>
<td>In-contract</td>
<td>March PZ</td>
</tr>
<tr>
<td>Car charging station regulations</td>
<td>Prepare ordinance regulating car charging stations requiring them in new multi family, research what other communities are doing</td>
<td>Draft code amendment</td>
<td>In-contract</td>
<td>December PZ</td>
</tr>
<tr>
<td>Pyramiding effects of stepbacks in the H120 district</td>
<td>No action necessary since Planning and Zoning Board currently reviewing stepbacks as part of wall frontage modifications</td>
<td>N/A</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Garage door clarification</td>
<td>Modify code to remove requirement for two separate garage doors</td>
<td>Draft code amendment</td>
<td>In-contract</td>
<td>November PZ</td>
</tr>
<tr>
<td>Requirement</td>
<td>Discussion with the Planning &amp; Zoning Board</td>
<td>Prepare ordinance for commission</td>
<td>In-contract</td>
<td>June-PZ</td>
</tr>
<tr>
<td>--------------------------------------------</td>
<td>------------------------------------------------------------------------------------------------------------</td>
<td>-------------------------------------------------------------------------------------------------</td>
<td>-------------</td>
<td>-----------</td>
</tr>
<tr>
<td>10% window opening requirement per story</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Landscaping in front of converted garage</td>
<td>Determine if landscaping planter is sufficient versus requiring landscaping.</td>
<td>Reviewed code and determined that planter is only permitted in cases where the driveway would be too short.</td>
<td>In-contract</td>
<td>No further modification necessary</td>
</tr>
<tr>
<td>Sheds</td>
<td>Modify ordinance to increase square footage, but reduce height and add landscape requirements.</td>
<td>Draft code amendment</td>
<td>In-contract</td>
<td>Discussed at March meeting.</td>
</tr>
</tbody>
</table>