Town of Surfside
SPECIAL PLANNING & ZONING BOARD
AGENDA
February 11, 2021 – 6:00 p.m.

1. Call to Order/Roll Call

2. Town Commission Liaison Report – Mayor Charles Burkett

3. Applications:
   A. 9133 and 9149 Collins Avenue – Amendment to Site Plan
   B. 9165 Abbott Avenue – Garage Conversion and Addition
   C. 9573 Harding Avenue – Wall Sign

4. Reconsideration of 1221 Biscaya Drive Motion by Board Member James Mackenzie

5. Next Meeting Date: February 25, 2021

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.
Memorandum

To: Planning and Zoning Board
Thru: Andrew Hyatt, Town Manager
From: Walter Keller, PE, AICP., Town Consultant Planner
Marlin Engineering, Inc.
CC: Jason Greene, Assistant Town Manager
Lillian Arango, Town Attorney
Date February 1, 2021
RE: 9133 – 9149 Collins Avenue – Seaway Condo Acquisition LLC – Site Plan Amendment

Background: This application is a request for a Site Plan Amendment to the approved development plans of the property commonly known as the Seaway Villas and Surf Club Apartments. This project is an aggregation of the two properties totaling 2.16 acres. The Surf Club Apartments 30 units will be demolished and the Seaway Villas with 28 units will be partially protected, renovated and major portions demolished. The Miami Dade Historic Preservation Board recommended approval of the redevelopment plan due to the restoration of the villas and landscaped courtyard which are important feature of the site. The approved redeveloped site and 12 story structure includes 48 condo units and 31 hotel units. The partially protected and restored Seaway Villas will include 2 units and 1,100 square feet of restaurant and lounge. A total of 127 parking spaces were proposed in an underground garage using parking lifts.

A new architect of record has been engaged and a request for Site Plan Amendment presented. Proposed changes to the Site Plan include:

- A Density Reduction from 48 units and 29 hotel rooms to 31 units and 26 hotel rooms
- Expansion of the underground parking garage from 36,250 SF to 58,242 SF
- Balcony revisions to remove notches in the balcony design on the north and south levels
- Balcony revisions on the 11th floor level to be consistent with the lower floors
- The addition of decorative stone louvers and balconies on the 2nd and 3rd levels.

The proposed amendments in the density retain the general massing of the building. The expansion of the underground garage to approach the property limits is to reduce the number of parking spaces provided by lifts to allow for self-parking. The basis for the removal of the notches and other architectural revisions will be provided by the Applicant.

A series of architectural renderings indicate where the specific changes are proposed.

Staff Recommendation: Additional information is being assembled for this application and may be available for the Planning and Zoning Board prior to the February 11th meeting. Due to the complexity of the request, this item may be continued to the February 25th meeting for further discussion.
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.

<table>
<thead>
<tr>
<th>PROJECT INFORMATION</th>
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<tbody>
<tr>
<td>OWNER'S NAME</td>
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<tr>
<td>PHONE / FAX</td>
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<tr>
<td>AGENT'S NAME</td>
</tr>
<tr>
<td>ADDRESS</td>
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<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>
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<table>
<thead>
<tr>
<th>INTERNAL USE ONLY</th>
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<tbody>
<tr>
<td>Date Submitted</td>
</tr>
<tr>
<td>Report Completed</td>
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<tr>
<td>Fee Paid</td>
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<tr>
<td>Project Number Date</td>
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<table>
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<tr>
<th>ZONING STANDARDS</th>
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<tbody>
<tr>
<td>Plot Size</td>
</tr>
<tr>
<td>Required N/A</td>
</tr>
<tr>
<td>40'</td>
</tr>
<tr>
<td>30'</td>
</tr>
<tr>
<td>20'/ 10'</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 DATE 12/23/2020
SIGNATURE OF AGENT DATE 12/23/2020

Town of Surfside – Multi-Family and Non-Residential Site Plan Application

PAGE 2
TOWN OF SURFSIDE
MULTI-FAMILY AND NON-RESIDENTIAL SITE-PLAN APPLICATION
PLANNING AND ZONING BOARD Rules and Procedures (June 2002)

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

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

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

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

John K. Shubin, Esq. and Ian E. DeMello, Esq.  12/23/20

NAME OF REPRESENTATIVE       DATE
TOWN OF SURFSIDE
SUBMISSION CHECKLIST
MULTI-FAMILY AND NON-RESIDENTIAL SITE-PLAN APPLICATION

Project Name ____________________________  Project Number ____________________________

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

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

☐ Ownership Affidavit

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

FOR THE FOLLOWING PLEASE PROVIDE:

- Two (2) full sized sets (24” x 36” sheets) of complete design development drawings signed and sealed
- One (1) flash drive, 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:
     - Gross acreage
     - Net acreage

Cont.
- Gross acreage covered by the property excluding road easements and rights-of-way, if any
  - Number of dwelling units and density for residential uses only
  - Square footage of ground covered by buildings or structures and designation of use.
  - Required number of parking spaces
  - Number of parking spaces provided
  - Pervious, impervious and paved surface, in square footage and percentage
- Site Plan location sketch, including section, township, and range, showing adjacent property owners
- Geometry of all paved areas including centerlines, dimensions, radii, and elevations
- Location of trash and garbage disposal system and provisions for accessibility to garbage trucks
- Loading areas and provisions for accessibility to vehicles of the required type
- Areas for emergency vehicles and fire engines, and provisions for accessibility to vehicles of the required type
- Number of sets required shall be determined by Town Staff.
- Other such information as required by the Town.

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

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

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

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

- Pavement markings and traffic signing plan

- Schematic water and sewer plan
  Please show / provide the following:
  - Location and size of all mains and lift stations
Cont.

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

- Architectural Elevations (Minimum scale of 1/8" = 1')
  *Please show / provide the following:*
  - Separate elevations of all sides of existing and proposed buildings with all dimensions, including height.
  - Label exterior materials, color, texture and trim, roof material, Roof color and pitch, windows, doors, screens, skylights and all exposed mechanical equipment and screening
  - Provide color elevations, showing all material finishes, textures and landscaping for all elevations of the proposed building(s) and structure(s), which should include at a minimum:
    - All exterior materials, colors and finishes, keyed to samples provided
    - Roof slopes and materials including specifications and color
    - Detail of doors, windows, garage doors
    - Dimensions of structure(s) - height, width, and length
    - Deck, railing, stairs details including materials, colors, finishes, and decorative details
    - Exposed foundation treatment
    - Gutters and eaves

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

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

December 24, 2020

Mr. Andrew Hyatt  
Town Manager  
Town of Surfside  
9293 Harding Avenue  
Surfside, FL 33154

Re:  Seaway Villas and Surf Club Apartments  
Application for Site-Plan Amendment (“Application”)

Dear Town Manager Hyatt:

On behalf of this firm’s client, Seaway Condo Acquisition LLC (“Owner” or “Applicant”), the owner of property located at 9133-9149 Collins Avenue, Surfside, FL and commonly known as the Seaway Villas and Surf Club Apartments (the “Property”), we are hereby applying for amendments to the site plan approved pursuant to Resolution No. 18-2489 (the “Prior Approval”). As more fully explained below, the project has a new architect of record and the Applicant is requesting minor amendments to the site plan that include: (i) an overall reduction of 24 units (19 fewer condominium units and 5 fewer hotel rooms); (ii) a larger underground footprint for the parking garage; and (iii) minor exterior balcony changes for levels 2 through 12 of the new tower that will provide a more cohesive project design (the “Amended Site Plan”). The proposed amendments are included in Amended Sheets A1.03 through A4.02, attached to this Application. No additional amendments are requested to the Prior Approval, conditional uses, or the historic Seaway building.

Density Reduction.

The Prior Approval included 48 condominium units and 31 hotel rooms. To accommodate market demand, the Applicant is seeking to reduce project density by a total of 24 units. The condominium units will be reduced from 48 units to 29 units and the hotel rooms will be reduced from 31 rooms to 26 rooms.

<table>
<thead>
<tr>
<th>Condominium Units</th>
<th>Hotel Rooms</th>
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<tbody>
<tr>
<td>Permitted Prior Approval Amended</td>
<td>Prior Approval Amended</td>
</tr>
<tr>
<td>199 units</td>
<td>48 units</td>
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Parking Garage Improvements.

As shown on Amended Sheet A3.00, Applicant proposes a larger underground parking garage, increasing the area from 36,250 square feet to 58,242 square feet. The Prior Approval included a significant number of car lifts to achieve the parking counts required by the Town Code. To accommodate market changes and consumer demand, including a desire to self-park as a result of the Covid-19 pandemic, Applicant proposes to minimize the car lifts and expand the underground garage footprint to accommodate more traditional methods of parking while maintaining the same amount of parking spaces as the Prior Approval (127 spaces). All proposed changes to the parking garage are underground and will not impact the Prior Approval’s above-grade landscaping, ingress/egress, or the historic Seaway building.

Amended Underground Parking Area

<table>
<thead>
<tr>
<th>Prior Approval</th>
<th>Amended</th>
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<tbody>
<tr>
<td>36,250 Sqft.</td>
<td>58,242 Sqft.</td>
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Required Parking Based on Amended Site Plan

<table>
<thead>
<tr>
<th>Required</th>
<th>Prior Approval</th>
<th>Amended</th>
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<tbody>
<tr>
<td>102</td>
<td>127</td>
<td>127</td>
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</table>

Balcony Modifications.

As shown on Amended Sheets A0.00, A1.03, A1.04, A1.05, A2.00, A3.00, A3.02, A4.01, and A4.02, Applicant’s new architect of record, ODP Architects, has proposed minor exterior design enhancements that include removing “notches” in balcony design on the north and south sides of levels 2 through 12; extending a balcony on the 11th level to make the design consistent with lower typical floors; and adding decorative stone louvers and balconies on the 2nd and 3rd levels to provide privacy for unit owners and hotel units. No amendments are proposed to the exterior of the historic Seaway building.

The Application for minor amendments is consistent with the Town Code and the design guidelines of the Town and we respectfully request approval. Thank you in advance for your consideration and, as always, should you have any questions, please don’t hesitate to contact us.

Respectfully submitted,

John K. Shubin
Ian E. DeMello
For the firm
DECORATIVE STONE LOUVERS AND ADD
BALCONY ON 2ND & 3RD LEVEL TO PROVIDE
PRIVACY FOR UNIT OWNERS AND HOTEL UNITS

11TH BALCONY EXTENSION TO
MATCH LOWER TYPICAL FLOORS

RENDERING MODIFIED BY JDA ON 12/22/2020
RENDERING MODIFIED BY JDA ON 12/22/2020

BALCONY NOTCHES REMOVED ON ALL LEVELS 3-12
### REQUIRED PARKING CALCULATION
(SURFSIDE CODE SEC. 90-77(c))

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<th>UNIT TYPE</th>
<th>RESIDENTIAL APARTMENT UNITS</th>
<th>HOTEL UNITS</th>
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<tr>
<td></td>
<td>PREVIOUSLY APPROVED SITE PLAN</td>
<td>CURRENT PLANS</td>
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<tr>
<td>HISTORIC BUILDING</td>
<td>2</td>
<td>1</td>
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<tr>
<td>NEW TOWER</td>
<td>46</td>
<td>26</td>
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<td>TOTAL UNITS</td>
<td>46</td>
<td>26</td>
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<table>
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<tr>
<th>UNIT TYPE</th>
<th>2 AND 3 BEDROOM</th>
<th>4 BEDROOM OR MORE</th>
<th>GUEST PARKING</th>
<th>HOTEL ROOMS</th>
<th>HOTEL ANCILLARY SPACES</th>
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<tbody>
<tr>
<td># OF UNITS</td>
<td>10</td>
<td>19</td>
<td>29</td>
<td>26</td>
<td>12100/SF</td>
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<td>PARKING SPACE PER UNIT</td>
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<td>2.25</td>
<td>1 / 15</td>
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<td>1/100/SF</td>
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<td>PARKING SPACES REQUIRED</td>
<td>20</td>
<td>43</td>
<td>2</td>
<td>26</td>
<td>11</td>
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<td>102</td>
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(PARKING SPACES (INCLUDING ADA SPACES - PER FBC ACCESSIBILITY CODE 208.2))

### PREVIOUSLY APPROVED PARKING SPACES

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<th>REQUIRED PARKING SPACES</th>
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<tr>
<th>SPACES</th>
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<th>PROVIDE</th>
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<tbody>
<tr>
<td></td>
<td>STANDARD</td>
<td>TANDEM</td>
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<tr>
<td></td>
<td>(INCLUDING ADA)</td>
<td>(36)</td>
</tr>
<tr>
<td>PRIVATE RESIDENCE SPACES</td>
<td>65</td>
<td>50</td>
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<tr>
<td>HOTEL SPACES</td>
<td>37</td>
<td>1</td>
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<tr>
<td>TOTAL PARKING SPACES PROVIDED</td>
<td>127</td>
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Memorandum

To: Planning and Zoning Board
Thru: Andrew Hyatt, Town Manager
From: Walter Keller, PE, AICP., Town Consultant Planner
       Marlin Engineering, Inc.
CC: Jason Greene, Assistant Town Manager
    Lillian Arango, Town Attorney
Date: February 1, 2021
RE: 9165 Abbott Avenue Single Family Addition and Renovations

Background: This application is a request to approve a 540 square foot (SF) addition to an existing single-family residence with additional renovations to the garage, roof, exterior, windows and driveway. The parcel is located in the H30B Zoning District. The Applicant has provided a current survey and provided details on the improvements and proposed elevations. An overhead aerial photo from the Miami Dade County Property Appraiser and a Google Street View are provided on the following page.

Governing Codes: The Zoning in Progress requirements for the proposed improvements are detailed in the following Zoning Codes:

    2006 Code: Front yard landscape 50% minimum; Rear yard landscape 40%.
    2020 Code: Base Flood Elevation +2; Pervious area 35% minimum; Residential Design Guidelines (building massing, decorative features, architectural style, wall materials and finishes; roof materials, types and slopes; windows and trims).
    2006/2020 Codes: Maximum lot coverage 40%; Maximum height 30 ft; Front and rear setback 20 ft; Front setback permeability 50%.

Zoning in Progress: Maximum 40% lot coverage does not include uncovered steps and exterior balconies; uncovered terraces, patios, porches open on 2 sides; covered terraces, patios or porches open on 2 sides (these exemptions not to exceed 15% of the total footprint).

The Applicant submitted additional information to address pervious area, compliance with front and rear yard landscape area and modifications of the front yard hardscape. Additional revisions were made to revise the front elevation in the vicinity of the front door – porch area.
9165 Abbott Avenue Overhead View from the Miami Dade County Property Appraiser
Staff Recommendation: Review of the application package, aerial photos from the property appraiser, Google Street View and planning staff review of the codes indicates the Applicant complies with the 2006 Code, the current Municode and Zoning in Progress relative to the proposed improvements and should be approved.
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           My 3 Kids LLC
PHONE / FAX            (305) 608-0337
AGENT'S NAME           Juan C David
ADDRESS                1385 Coral Way Suite 404 Miami, Fl 33145
PHONE / FAX            (305) 285-4343 / (3050 285-4330
PROPERTY ADDRESS       9165 Abbott Ave. Surfside 33154
ZONING CATEGORY        RS-2 0800 - SGL FAMILY - 1701-1900 SQ
DESCRIPTION OF PROPOSED WORK
New 524.00 SF addition to existing Residence an partial Interior Remodeling

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

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

SIGNATURE OF OWNER 01.28.21
DATE 01.28.21
SIGNATURE OF AGENT 01.28.21
DATE 01.28.21

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)

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

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

Juan C David 01.28.21
NAME OF REPRESENTATIVE DATE
TOWN OF SURFSIDE
SUBMISSION CHECKLIST
SINGLE-FAMILY and TWO-FAMILY SITE PLAN APPLICATION

Project Name: Addt & Int. Remodeling Carolyn Baumel
Project Number: 

SUBMITTAL REQUIREMENTS FOR REVIEW:

☐ Completed "Single-Family and Two-Family Site Plan Application" form

☐ Application fee: $200.00 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) flash drive, 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 non-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
January 29th, 2021

Town of Surfside
Planning & Zoning Dept.
Surfside, FL 33154

Owner: My 3 Kids, Llc.
Address: 9165 Abbott Ave.
          Town of Surfside, FL 33154

Item#: 4C, 9165 Abbott Ave.

Dear P&Z Board members,

This is the re-submittal of the above Project that was deferred by the Planning and Zoning Board at the January 21 meeting, specifically regarding the application of Item 4C, 9165 Abbott Avenue.

The items missing per the P&Z Board were the area calculations of the: Front Yard; Rear Yard & Max accessory uses. These areas are provided in the attached submittal. Also the “stone framing” around the entrance has been deleted as noted by Mr. James MacKenzie to maintain more of the character of the building.

Please consider this presentation on your February 11th. Board Meeting.

Kind regards

JUAN C. DAVID R.A.
LEED A.P.
A.R.# 15344

Tel# (786) 443-6750
ELECTRICAL DATA
NEW 60 A SUB PANEL W/ 60 A CB
LOAD CALCULATION
ELECTRICAL RISER
NEW ELECTRICAL RISER

ARCHITECT, INC.
Design & Development

1385 Coral Way, Suite 207         Miami, Florida 33145          Phone: (305) 285-4343          Fax: (305) 285-4330

Design & Remodeling
9155 Abbott Avenue
Surfside, Florida 33154

ADD. & INT. REMODELING

PAGE 31

REV.

11.24.20 1ST. ISSUE

AA-26001560

JUAN C. DAVID R.A.  0015344
LEED ACCREDITED PROFESSIONAL
JCD  ARCHITECT  INC.

ADD. & INT. REMODELING
NOTE:

INSTALL ALL ROOFING MATERIALS AND ACCESSORIES IN COMPLIANCE WITH CURRENT NOTICE OF ACCEPTANCE NUMBER (NOA) INSTALLATION INSTRUCTIONS.

ALL ROOFING COMPONENTS SHALL HAVE A CURRENT NOTICE OF ACCEPTANCE NUMBER (NOA) PRINTED ON THE MATERIAL AND/OR CONTAINER, AS MANDATED BY THE BUILDING CODE COMPLIANCE OFFICE.

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<td>2#5 @ 12&quot;</td>
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WOOD TRUSS TO EXIST. BEAM 12201150 NU VUE DBL NVRT-20 2250 20-0519.037-16d 9- 1/4"Ø

WOOD TRUSS TO NEW CONC BEAM 12201150 NU VUE NVTAS 218 1804 20-0519.038-10d

WOOD RAFTER TO CONC BEAM 13501120 NU VUE NVHTA-16 2078 20-0526.0510-10dx1 1/2" 6-10dx1 1/2"

WOOD TRUSS TO CONC BEAM 21801900 NU VUE NVHTA-24 3117 20-0526.0518-10dx1 1/2" 6-10dx1 1/2"

WOOD TRUSS TO WOOD WALL 21801900 NU VUE NVRT-18 2270 20-0519.037-16d 7-16d

WOOD RAFTER TO STEEL BEAM 19501520 SIMPSON HUS28 2000 FL. 10531.1122-16d 8-16d

WOOD JOIST TO KNEE WALL 19501520 NU VUE DBL NVRT-20 2250 20-0519.037-16d

KNEE WALL TO WD. BLOCKING 19501520 NU VUE DBL NVRT-20 2250 20-0519.037-16d

CONNECTION "7" DETAIL "A"
ADD 2#5 LONG

RB-1 DETAIL

RB-2 DETAIL

NEW COLUMN AT EXISTING WALL DETAIL

NEW BEAM TO EXISTING BEAM CONNECTION

RETROFIT DETAIL

SHOWN
This property is described as:
Lot 13, Block 6, ALTOS DEL MAR #4, according to the Plat thereof, as recorded in Plat Book 10, Page 63, of the Public Records of Miami-Dade County, Florida

Certified to:
Barry S. Baumel & Carolyn P. Baumel
Chicago Title Insurance Company
Greenberg Traurig, P.A.

Address:
9165 Abbott Avenue, Surfside, FL 33154

NOTES:
- No visible Encroachments in this Lot.
- No platted Easement in this Lot.

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.
Memorandum

To: Planning and Zoning Board
Thru: Andrew Hyatt, Town Manager
From: Walter Keller, PE, AICP., Town Consultant Planner
Marlin Engineering, Inc.
CC: Jason Greene, Assistant Town Manager
Lillian Arango, Town Attorney
Date: February 1, 2021
RE: 9573 Harding Avenue Miamira Jewelers Wall, Window and Door Signs

Background: This application is a request to place a permanent wall sign. Signs are also proposed for the windows and door. The parcel is located in the SD-B40 Zoning District. In addition to this Memorandum, an Agenda Packet submitted by the Applicant is attached.

Governing Codes: The Zoning in Progress requirements for a permanent wall sign and window/door signs are detailed in the following Zoning Code sections:

**2006 Code: 90-209(c)1** – Provides a wall sign of 1 square foot (SF) for each 1 foot of frontage. In the Business District for stores with less than 25 feet of frontage, a 25 SF sign is allowed. This store front has 14 feet of frontage.

**2008 Code: 90.71.1** – Also allows a wall sign of 1 square foot (SF) for each 1 foot of frontage. In the Business District for stores with less than 25 feet of frontage, a 25 SF sign is allowed. This store front has 14 feet of frontage.

**Current Municode: 90-73.a(3b)(2)** – The Code has further restrictions including requiring a 1/4 inch to 2 inch offset from the wall to allow rain water to drain and limits illumination to white LEDs.

**Current Municode: 90-73.a(3)c** – The Code limits the window and door signs to not exceed 20% of the window or door area. Lettering is limited to 8 inches in height. Allowable material includes painted gold leaf, silver leaf, silk-screened, cut or polished metal, cut or frosted vinyl and etched glass. The proposed window and door signs are consistent with the Code.

Staff Recommendation: Recommend approval of the window and door signs. The Applicant’s proposed wall sign is 21.3 SF. The illumination of the sign is not specified. It is recommended the permanent wall sign also be approved subject to the following condition:

- The sign shall be illuminated with white LEDs per the Code.
**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.

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<th>ZONING STANDARDS</th>
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<td><strong>Sign Area (if applicable)</strong></td>
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<td><strong>Awning Size (if applicable)</strong></td>
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<tr>
<td>21.31 ft</td>
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<tr>
<td><strong>Fence Height (if applicable)</strong></td>
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<tr>
<td>21.31 ft</td>
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<tr>
<td><strong>Wall Height (if applicable)</strong></td>
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<td>21.31 ft</td>
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**SIGNATURE OF OWNER** 11/3/2020

**SIGNATURE OF AGENT** 11/2/2020
MIAMIRA JEWELERS

STORE

ELEVATION: WEST

CUSTOMER: MIAMIRA JEWELERS
ADDRESS: 9573 HARDING AVENUE
MUNICIPALITY: CITY OF SURFSIDE
REP SALES: ARTURO
DESIGNER: JULIANA

START DATE: 10/21/2020
REVISION DATES:
REV 1:
REV 2:
REV 3:
REV 4:
REV 5:

SINGLE SIDED
DOUBLE SIDED
NON ILLUMINATED
ILLUMINATED
EXTERIOR
INTERIOR

VINYLS

PAINT

CUSTOMER SIGNATURE
DATE

PLEASE REVIEW DISCLAIMER AND CUSTOMER APPROVAL NOTES CAREFULLY, CHECK APPROPRIATE BOX AND RETURN TO SAUL SIGNS, INC.
CONCRETE WALL

CHEMICAL BOND

1/2" PVC LETTERS LETTERS AND LOGO

THREADED RODS MOUNTED
10/24" DIA. x 2" LONG EPOXY SEALED
(2) MIN PER LETTER, (4) MIN PER LOGO

MINIMUM EMBEDMENT 1 1/2"

This Design Complies with 2017 FBC 6th Edition
ASCE 7-10. Wind Speed 175 MPH Exposure C

Alejandro Vargas P.E. License # 63894
1025 Cedar Falls Dr Weston FL 33327
MIAMI JEWELERS
9573 HARDING AVENUE
MIAMI, FL 33014

PROPOSED SIGN / WHITE VINYL
SINGLE SIDED
NON ILLUMINATED
EXTERIOR

START DATE: 10/21/2020
REVISION DATES:
REV 1: 
REV 2: 
REV 3: 
REV 4: 
REV 5: 

V1
V2
V3

PAINT
CUSTOMER SIGNATURE:
DATE:

JOB #: 20645
CUSTOMER: MIAMI JEWELERS
ADDRESS: 9573 HARDING AVENUE
MUNICIPALITY: CITY OF SURF-SIDE
REP SALES: ARTURO DESIGER: JULIANA

VINYLS
P1
P2
P3

PAGE 1
PAGE 47

Please review disclaimer and customer approval notes carefully. Check appropriate box and return to Saul Signs Inc.

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1900 West 84th St., Hialeah, FL 33014 / Phone: (305) 266-8484 / Fax: (305) 266-8483 / info@saulsigns.com

F O R I L L U S T R A T I O N P U R P O S E O N LY
Good Morning Team,

Please see email below regarding a “motion to reconsider” for 1221 Biscaya Drive.

Please advise.

Regards,

Sandra N. McCready, BPA, MMC
Town Clerk
FACC South District Director
MDCMCA Past President

Town of Surfside
9293 Harding Avenue
Surfside, Florida 33154
Phone (305) 861-4863 Ext. 226
Fax (305) 861-1302
smccready@townofsurfsidefl.gov
Good morning Ms. McCready

I, James Mackenzie, member of the Planning and Zoning Board at the Town of Surfside would like to request “Reconsideration of 1221 Biscaya”. To be added to the February 11, 2021 agenda. Please advice.
Thank you

Regards

James Mackenzie
Planning and Zoning board member

Sent from my iPad

On Feb 1, 2021, at 4:24 PM, Sandra McCready <smccready@townofsurfsidefl.gov> wrote:

Good Afternoon Mr. MacKenzie,

Please see below an email from Mr. Recio regarding your motion to reconsider and the proper steps.

Hope this helps you understand the process and the steps to follow.

Regards,

Sandra N. McCready, BPA, MMC
Town Clerk
FACC South District Director
MDCMCA Past President
<image005.png>
<image006.jpg>

Town of Surfside
9293 Harding Avenue
Surfside, Florida 33154
Phone (305) 861-4863 Ext. 226
Fax (305) 861-1302
smccready@townofsurfsidefl.gov

<image007.jpg>
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From: Tony Recio <TRecio@wsh-law.com>
Sent: Monday, February 1, 2021 4:18 PM
To: Sandra McCready <smccready@townofsurfsidefl.gov>
Subject: Motion to reconsider
As we discussed, Mr. Mackenzie’s email should ask for “Reconsideration of 1221 Biscaya – Motion by Mr. Mackenzie” to be added to the Feb 11 agenda. When it get to that item, he needs to formally make a motion. If he does not, or if it does not get a second, then the reconsideration does not occur and the item’s denial becomes final. It cannot be considered after the Feb 11 meeting.

Let me know if you have any questions

ANTHONY L.

RECIO

PARTNER

<image001.png>

2525 Ponce de Leon Blvd., Suite 700 | Coral Gables, FL 33134
P: (305) 854-0800  E: trecio@wsh-law.com  Bio | wsh-law.com | vCards

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THINK BEFORE YOU PRINT
This message, together with any attachments, is intended only for the addressee. It may contain information which is legally privileged, confidential and exempt from disclosure. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution, use, or any action or reliance on this communication is strictly prohibited. If you have received this e-mail in error, please notify the sender immediately by telephone or by return e-mail and delete the message, along with any attachments.

Pursuant to the Fair Debt Collection Practices Act, this communication is from a debt collector. Any information obtained will be used for the purpose of collecting a debt.

NOTE: Florida Public Records Law provides that most written communications to or from Municipal employees regarding town business are public records, available to the public and media upon request. Therefore, this e-mail message may be subject to public disclosure.
Memorandum

To: Planning and Zoning Board
Thru: Andrew Hyatt, Town Manager
From: Walter Keller, PE, AICP., Town Consultant Planner
       Marlin Engineering, Inc.
CC: Jason Greene, Assistant Town Manager
     Lillian Arango, Town Attorney
Date: January 18, 2021
RE: 1221 Biscaya Drive Fence and Gate

Background: This application is a request for a front yard fence, 16-foot driveway gate and pedestrian gate on Biscaya Drive. The parcel is located in the H30A Zoning District adjacent to the Biscaya Drive bridge. An overhead aerial view from the Miami-Dade County Property Appraiser is provided on the following page with two Google Street View captures on page 3. In addition to this Memorandum, an Agenda Packet was submitted by the Applicant.

Governing Codes: The Zoning in Progress requirements for a front yard fence are detailed in the following Zoning Code sections:

2006 Code: Sec 90-163 – An ornamental fence, wall or hedge, not more than 5 feet in height may project into any side or rear yard. No fence, wall or ornamental fence shall be constructed in a front yard.

Current Municode: 90-56.2 & 3 – Allows fence or ornamental walls in the front yard or primary corner yard if granted design review approval by the Planning and Zoning Board. Further limits height for a lot wider than 50 feet a 4-foot height plus 1/2 foot for each 10 feet exceeding 50 feet.

Zoning in Progress: 50% of front yards must be landscaped and 20% of all landscape area must be Florida Friendly as defined in the Current Zoning Code.

Applicant Package: A seven-page presentation package was prepared by Swedroe Architects and a separate current survey was also provided. The Applicant is requesting a 5-foot high aluminum and or wood fence complying with the 50% opacity requirement. The most recent discussions with the architect indicate a 4 ½ foot high black aluminum fence with 16-foot motorized gate with a 3-foot wide pedestrian gate is desired. The architect’s plan provides 605 square feet of landscape area in the front yard setback area.
1221 Biscaya Drive Miami-Dade County Property Appraiser’s Overhead View
Staff Recommendation: Recommend a 4 ½ foot black aluminum metal fence placed on the south property line of Biscayne Drive with a 16-foot wide motorized driveway gate and a 3 foot wide pedestrian gate be approved complying with the 50% opacity requirement.

The Applicant to provide 605 square feet of landscape area in the front yard setback area as depicted in the Applicant’s package.

The Planning and Zoning Board gives design approval of the Applicant’s proposal and conditions.
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.

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<td>Lot Coverage</td>
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SIGNATURE OF OWNER  DATE  SIGNATURE OF AGENT  DATE
### Guejman Residence

1221 Biscaya Drive  
Surfside, Florida 33154

### PLANNING & ZONING SUBMITTAL  
October 9, 2020

Laurie Swedroe, A.I.A. – AR15812 AIA 30074662  
Swedroe Architects – 12000 Biscayne Blvd 200  
Miami, Florida 33181 Tel: 305-725-4108

<table>
<thead>
<tr>
<th>Index</th>
<th>Project Summary</th>
<th>Project Data</th>
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</table>
| Cover Sheet | Front Yard – 6’ Ht. Horizontal Fence  
Setback +/- 30’ from front property line. Florida Friendly landscaping along south side of new fence and at focal feature centered on existing driveway. | LEGAL DESCRIPTION: LOT 25, BLOCK 27, OF NORMANDY BEACH AMENDED & REVISED, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 41, PAGE 6, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA FOLIO 14-2234-003-0400  
CERTIFIED TO: SEBASTIAN GUEJMAN |
| • Location Map – Survey  
• Photos of Adjacent Properties East  
• Photos of Adjacent Properties West  
• South Elevation of New Fence & Images  
• Plant Material for South facing fence | | |
NOTES:

"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."

The intended use of this survey is for Mortgage purposes only, any other use is not valid without the written consent of the signing Professional Surveyor and Mapper.

SKETCH OF BOUNDARY SURVEY
LEGAL DESCRIPTION:
LOT 25, BLOCK 27, OF NORMANDY BEACH AMENDED & REVISED,
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 41,
PAGE 6, OF THE PUBLIC RECORDS OF MIAMI—DADE COUNTY, FLORIDA.
FOLIO 14—2234—003—0400

CERTIFIED TO:
SEBASTIAN GUEJMAN, A MARRIED MAN.
LAURA L. RUSSO, ESQ., LLC
NORTH AMERICAN TITLE INSURANCE COMPANY.

LOCATION SKETCH (N.T.S.)

POINT LAKE

27

BISCAYA DRIVE

NOTES: NO ENCROACHMENTS FOUND AT THE TIME OF THIS SURVEY
Front Yard Landscaping
1,210 SF; 50%
Required: 605 SF

Horizontal Wood Fence with layered landscaping
(Podocarpus – Green Island Ficus – Ground Orchids) and focal feature Ligustrum Trees.

Guejman Residence           1221 Biscaya Drive Surfside          New Fence – Front Yard – South Elevation
South Florida Plant Guide

(3) Ligustrum Trees

Clusia Hedge – West Side Yard

Podocarpus macrophyllus

Green Buttonwood Tree Hedge – East

Shady Lady Tree

Zoysia Empire grass

Green Island Ficus Low Hedge

Ficus Pumila - Creeping Fig

Pentas lanceolata

Shady Lady Tree

Zoysia Empire grass

Spathoglottis plicata - Ground Orchids

Lantana depressa

Creeping Fig -

Passion Vine

Bufordii Holly

Guejman Residence

1221 Biscaya Drive Surfside

Front Yard - Plant Material