



TOWN OF SURFSIDE
Office of the Town Manager
MUNICIPAL BUILDING
9293 HARDING AVENUE
SURFSIDE, FLORIDA 33154-3009
Telephone (305) 861-4863

LETTER TO COMMISSION

No.: 204-2025

To: Mayor Charles W. Burkett, Vice Mayor Tina Paul, and
Members of the Town Commission

From: Mark Blumstein, Town Manager *MB*

Date: June 20, 2025

Subject: **Surfside Building Department – Plan Reviews Activity Report**

The purpose of this Letter to Commission (LTC) is to transmit the attached Plan Review Activity Report for the period June 16 to June 20, 2025.

This Report highlights the **105** total reviews performed by reviewer as follows:

- *Building/Structural* by Daniel Dominguez – 9 reviews;
- *Flood Review* by Erica Valdes – 3 reviews;
- *Building/Structural* by Ulises Fernandez – 17 reviews;
- *Electrical* by Candelario Martinez – 17 reviews;
- *Mechanical* by Jan Perez – 8 reviews;
- *Planning/Zoning* by Scarlet Hammons – 23 reviews;
- *Plumbing* by Roberto Conde – 9 reviews;
- *Building/Roofing* by Ulises Fernandez – 4 reviews;
- *Permit Reviews* by Manuel Salazar – 4 reviews;
- *Public Works* by Andre Eugent – 5 reviews; and
- *Structural/Multi-Family* by Chrome Engineering – 6 reviews.

I trust you will find this Report informative and insightful to better understand how our Town Building Department staff serves the Town and its residents and businesses.

If you have any questions or need additional information, feel free to contact me.

Enclosed: Surfside Building Department – Review Activity Report (June 16 – June 20, 2025)



ALL REVIEWS BY DUE DATE BY DEPARTMENT (06/16/2025 TO 06/20/2025) FOR TOWN OF SURFSIDE

Reviewer	Permit Number	Address	Submittal	Review	Review Status	Version	Required	Complete Date	Assigned Date	Due Date
BUILDING										
Daniel Dominguez	2025-007530-BC	9133 Abbott Ave FI 33154	Building Review (Commercial)	Building	Approved	1	Yes	05/27/2025	05/23/2025	06/16/2025
	2025-007549-BR	9148 Emerson Ave FI 33154	Building Review (Residential)	Building	Approved	2*	Yes	06/02/2025	06/02/2025	06/16/2025
	2025-007551-BR	1277 Biscaya Dr FI 33154	Building Review (Residential)	Building	Approved	1	Yes	05/27/2025	05/23/2025	06/16/2025
	2025-007555-BR	608 88Th St FI 33154	Building Review (Residential)	Building	Requires Re-submit	1	Yes	05/27/2025	05/27/2025	06/17/2025
	<i>Comments: PROVIDE SURVEY SHOWING FENCE LOCATIONS AND DIMENSIONS PENDING ZONING</i>									
	2025-007557-BR	600 88Th St FI 33154	Building Review (Residential)	Building	Approved	1	Yes	05/28/2025	05/23/2025	06/16/2025
	2025-007559-BR	8888 Collins Ave FI 33154	Building Review (Residential)	Building	Requires Re-submit	1	Yes	06/18/2025	05/29/2025	06/19/2025
	<i>Comments: PROVIDE WIND LOAD CALCULATIONS OR MIAMI DADE COUNTY WIND LOAD CHART AS PER ASCE 7-22</i>									
	2025-007560-BC	9540 Collins Ave FI 33154	Building Review (Commercial)	Building	Approved	1	Yes	06/03/2025	05/30/2025	06/20/2025
	2025-007563-BC	9225 Collins Ave FI 33154	Building Review (Commercial)	Building	Approved	1	Yes	05/30/2025	05/27/2025	06/17/2025
	2025-007565-BC	9543 Harding Ave FI 33154	Building Review (Commercial)	Building	Approved	1	Yes	05/28/2025	05/27/2025	06/17/2025
TOTAL REVIEWS FOR DANIEL DOMINGUEZ: 9										
Erica Valdes	2024-005391	9040 Abbott Ave FI 33154	Building Review (Residential)	Flood	Requires Re-submit	1	Yes	06/12/2025	06/03/2025	06/18/2025
	<i>Comments: Please clarify permit number and address as plans / site plan have conflicting addresses. Some plans have an address of 9057 Byron Ave and other plans have 9040 Abbott Ave.</i>									
	2025-007343-BR	9032 Garland Ave FI 33154	Building Review (Residential)	Flood	Approved	2*	Yes	06/13/2025	06/06/2025	06/20/2025
	2025-007560-BC	9540 Collins Ave FI 33154	Building Review (Commercial)	Flood	Approved	1	Yes	06/02/2025	05/30/2025	06/20/2025
	TOTAL REVIEWS FOR ERICA VALDES: 3									
Manuel Salazar	2023-005091-BC	8851 Harding Ave FI 33154	Building Review (Commercial)	Flood	Approved	2*	Yes	06/03/2025	06/03/2025	06/17/2025
	2025-007588-BR	9016 Byron Ave FI 33154	Building Review (Residential)	Building	Approved	1	Yes	06/05/2025	05/30/2025	06/20/2025
	<i>Comments: approved through email</i>									
	2025-007589-BR	9016 Byron Ave FI 33154	Building Review (Residential)	Building	Approved	1	Yes	06/05/2025	05/30/2025	06/20/2025
	Recert. -2025-007572	8877 Collins Ave FI 33154	Building Review (Commercial)	Building	Pending Assignment	1	Yes		05/28/2025	06/18/2025
	TOTAL REVIEWS FOR MANUEL SALAZAR: 4									
Ulises Fernandez	2023-005091-BC	8851 Harding Ave FI 33154	Building Review (Commercial)	Building	Approved	2*	Yes	06/03/2025	06/03/2025	06/17/2025
	2025-007326	9484 Harding Ave FI 33154	Sign Review	Building	Pending Assignment	1	Yes		06/03/2025	06/17/2025
	2025-007343-BR	9032 Garland Ave FI 33154	Building Review (Residential)	Building	In Review	2*	Yes		06/06/2025	06/20/2025

ALL REVIEWS BY DUE DATE BY DEPARTMENT (06/16/2025 TO 06/20/2025)

Reviewer	Permit Number	Address	Submittal	Review	Review Status	Version	Required	Complete Date	Assigned Date	Due Date
	2025-007451-BC	9001 Collins Ave Fl 33154	Building Review (Commercial)	Building	In Review	1	Yes		05/28/2025	06/18/2025
	2025-007479-BC	8877 Collins Ave Fl 33154	Building Review (Commercial)	Building	In Review	2*	Yes		06/06/2025	06/18/2025
	2025-007480-BC	8925 Collins Ave Fl 33154	Building Review (Commercial)	Building	In Review	2*	Yes		06/02/2025	06/16/2025
	2025-007500-BR	9148 Carlyle Ave Fl 33154	Building Review (Residential)	Building	In Review	2*	Yes		06/03/2025	06/16/2025
	2025-007515-BR	8911 Collins Ave Fl 33154	Building Review (Residential)	Building	Approved	2*	Yes	06/03/2025	06/02/2025	06/16/2025
	2025-007527-BR	9032 Froude Ave Fl 33154	Building Review (Residential)	Building	Requires Re-submit	1	Yes	05/29/2025	05/23/2025	06/16/2025
	<i>Comments: 1. NEED MIAMI-DADE COUNTY APPROVAL. 2. PLEASE SHOW ALL SERVICE LINES ON SITE PLAN. 3. PLEASE SHOW COMPLIANCE WITH FBC R319 ADDRESS IDENTIFICATION. 4. PLEASE SHOW ELEVATIONS FOR EXISTING SIDEWALK AND CROWN OF ROAD ON SITE PLAN. 5. PLEASE SHOW ALL PROPOSED ELEVATIONS FOR FINISH FLOOR AND GRADE ON SITE PLAN. 6. PLEASE CLARIFY FLOOR ELEVATION SHOWN ON GARAGE AS 0'-0". 7. PLEASE SHOW REQUIRED FLOOD VENTS AT GARAGE. 8. PLEASE SHOW SIZE AND LOCATION OF ALL REQUIRED DRAINS AND OVER-FLOWS ON ALL ROOF AND BALCONY AREAS. 9. PLEASE SHOW CLEARLY MINIMUM REQUIRED SHOWER ACCESS AND ENCLOSURE TYPE. 10. PLEASE INCLUDE NOTE ON PLANS THAT ALL WINDOWS & DOORS, RAILINGS, ROOFING, WATER-PROOFING, DRIVEWAY AND POOL SHALL BE UNDER A SEPARATE PERMIT.</i>									
	2025-007539-BR	9517 Bay Dr Fl 33154	Building Review (Residential)	Building	Requires Re-submit	1	Yes	06/03/2025	05/29/2025	06/19/2025
	<i>Comments: 1. PLANS MISSING DESIGN PROFESSIONAL SIGNATURE AND SEAL. 2. DEMOLITION PLAN TO SHOW REMOVAL EXISTING CONCRETE SLAB FOR NEW DRAIN LINES. 3. PLANS TO INCLUDE FLOOR REPAIR DETAIL. 4. SHOW SHOWER CURB DETAIL. 5. SHOW COMPLIANCE WITH MINIMUM WIDTH OF SHOWER ACCESS. 6. PLANS NOT CLEAR, WILL THERE BE AN ADDITIONAL SHOWER INSTALLED? 7. PROVIDE DOOR SCHEDULE FOR ALL NEW DOORS. 8. ALL ROOMS AND FIXTURES TO BE PROPERLY LABELED. 9. SHOW DETAIL TO COMPLY WITH 307.2. 10. FURTHER COMMENTS MAY FOLLOW, AS PLANS ARE NOT CLEAR AND MISSING REQUIRED INFORMATION.</i>									
	2025-007551-BR	1277 Biscaya Dr Fl 33154	Building Review (Residential)	Building	Requires Re-submit	1	Yes	06/17/2025	05/28/2025	06/18/2025
	<i>Comments: Need proper plans to show the intended scope of work.</i>									
	2025-007575-BC	9048 Collins Ave Fl 33154	Building Review (Commercial)	Building	In Review	1	Yes		06/13/2025	06/20/2025
	2025-007579-BC	9340 Harding Ave Fl 33154	Building Review (Commercial)	Building	Approved	1	Yes	06/18/2025	05/29/2025	06/19/2025
	2025-007580-BC	9540 Collins Ave Fl 33154	Building Review (Commercial)	Building	In Review	1	Yes		05/30/2025	06/20/2025
	2025-007591-BR	9316 Byron Ave Fl 33154	Building Review (Residential)	Building	Requires Re-submit	1	Yes	06/03/2025	05/30/2025	06/20/2025
	<i>Comments: 1. PLEASE CLARIFY ON SCOPE OF WORK OF THIS IS A REMODELING PERMIT OR JUST WINDOWS AND DOORS (SUB-PERMIT). 2. FOR WINDOWS AND DOORS SUB-PERMIT, PLEASE SUBMIT PRODUCT APPROVAL DOCUMENTS AND WIND LOAD CALCULATIONS.</i>									
	2025-007641-BR	716 88 St Fl 33154	Building Review (Residential)	Building	In Review	1	Yes		06/10/2025	06/19/2025
	2025-007658-BC	9225 Collins Ave Fl 33154	Building Review (Commercial)	Building	In Review	1	Yes		06/12/2025	06/19/2025

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Reviewer	Permit Number	Address	Submittal	Review	Review Status	Version	Required	Complete Date	Assigned Date	Due Date
TOTAL REVIEWS FOR ULISES FERNANDEZ: 17										
TOTAL REVIEWS FOR BUILDING: 33										
ELECTRICAL										
Candelario Martinez	2023-005091-BC	8851 Harding Ave FI 33154	Building Review (Commercial)	Electrical	Approved	2*	Yes	06/03/2025	06/03/2025	06/17/2025
	2025-007326	9484 Harding Ave FI 33154	Sign Review	Electrical	Approved	1	Yes	06/10/2025	06/03/2025	06/17/2025
	2025-007398	300 Surfside Blvd FI 33154	Electrical Trade Review	Electrical	Approved	2*	Yes	05/13/2025	06/04/2025	06/18/2025
	2025-007438	9332 Bay Dr FI 33154	Electrical Trade Review	Electrical	Requires Re-submit	2*	Yes	06/10/2025	06/05/2025	06/19/2025
2025-007527-BR	<i>Comments: It appears that now there are more changes than just smoke alarms as per application description. Please provide a narrative for all changes and if other trades are affected you may need to revise application and submitted plans.</i>									
	2025-007527-BR	9032 Froude Ave FI 33154	Building Review (Residential)	Electrical	Requires Re-submit	1	Yes	05/27/2025	05/23/2025	06/16/2025
2025-007539-BR	<i>Comments: It appears that this design will include LED linear/strip lighting. Please show the following on plans: a. Location and type of driver/transformer to be used. b. Specify type of LED to be used (length, wattage, etc.). c. Type and gauge/size of conductor to be used on secondary/LV side of driver/transformer.</i>									
	2025-007539-BR	9517 Bay Dr FI 33154	Building Review (Residential)	Electrical	Requires Re-submit	1	Yes	05/30/2025	05/29/2025	06/19/2025
2025-007557-BR	<i>Comments: 1. Please indicate AIC rating of service equipment to be replaced. 2. Please indicate all carbon monoxide detectors in the locations required by R315 of the FBC.</i>									
	2025-007557-BR	600 88Th St FI 33154	Building Review (Residential)	Electrical	Approved	1	Yes	05/27/2025	05/23/2025	06/16/2025
MEP-2025-007548	9517 Bay Dr FI 33154	Electrical Trade Review	Electrical	Approved	1	Yes	06/03/2025	05/30/2025	06/20/2025	
MEP-2025-007567	<i>Comments: Application related to master 2023-007539.</i>									
	MEP-2025-007567	9116 Harding Ave FI 33154	Electrical Trade Review	Electrical	Requires Re-submit	1	Yes	06/03/2025	05/30/2025	06/20/2025
MEP-2025-007582	<i>Comments: Application must be from a certified/registered electrical contractor and not a CGC.</i>									
	MEP-2025-007582	9149 Collins Ave FI 33154	Electrical Trade Review	Electrical	Approved	2*	Yes	06/10/2025	06/06/2025	06/20/2025
MEP-2025-007583	9149 Collins Ave FI 33154	Electrical Trade Review	Electrical	Requires Re-submit	1	Yes	06/03/2025	05/30/2025	06/20/2025	
MEP-2025-007584	<i>Comments: Need proof of approved fire alarm plans from MDC fire dept.</i>									
	MEP-2025-007584	9149 Collins Ave FI 33154	Electrical Trade Review	Electrical	Requires Re-submit	1	Yes	06/03/2025	05/30/2025	06/20/2025
MEP-2025-007585	<i>Comments: Master appears to be a private provider job. Need proof of approved fire alarm plans from MDC fire dept and if the private provider is doing plan review as well, they will need to review the plans for approval and submit them prior to this approval.</i>									
	MEP-2025-007585	9149 Collins Ave FI 33154	Electrical Trade Review	Electrical	Requires Re-submit	1	Yes	06/03/2025	05/30/2025	06/20/2025
MEP-2025-007586	9149 Collins Ave FI 33154	Electrical Trade Review	Electrical	Requires Re-submit	1	Yes	06/03/2025	05/30/2025	06/20/2025	

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Reviewer	Permit Number	Address	Submittal	Review	Review Status	Version	Required	Complete Date	Assigned Date	Due Date
		<i>Comments: Master appears to be a private provider job. Need proof of approved fire alarm plans from MDC fire dept and if the private provider is doing plan review as well, they will need to review the plans for approval and submit them prior to this approval.</i>								
	MEP-2025-007587	9149 Collins Ave FI 33154	Electrical Trade Review	Electrical	In Review	1	Yes		05/30/2025	06/20/2025
		<i>Comments: Master appears to be a private provider job. Need proof of approved fire alarm plans from MDC fire dept and if the private provider is doing plan review as well, they will need to review the plans for approval and submit them prior to this approval.</i>								
	Recert. -2025-007572	8877 Collins Ave FI 33154	Building Review (Commercial)	Electrical	Requires Re-submit	1	Yes	05/30/2025	05/28/2025	06/18/2025
		<i>Comments: It appears that repairs will be required as per design professionals review of thermography report and his comments. Prior to this approval all repairs must be completed with proper permits in final status and the design professional must submit a signed and sealed follow up statement say that all repairs are complete and the building is electrically safe for continued occupancy.</i>								

TOTAL REVIEWS FOR CANDELARIO MARTINEZ: 17

TOTAL REVIEWS FOR ELECTRICAL: 17

MECHANICAL										
Jan Perez	2023-005091-BC	8851 Harding Ave FI 33154	Building Review (Commercial)	Mechanical	Approved	2*	Yes	06/03/2025	06/03/2025	06/17/2025
	2025-007341-BR	300 Surfside Blvd FI 33154	Building Review (Residential)	Mechanical	Approved	2*	Yes	06/03/2025	06/03/2025	06/17/2025
	2025-007343-BR	9032 Garland Ave FI 33154	Building Review (Residential)	Mechanical	Requires Re-submit	2*	Yes	06/17/2025	06/06/2025	06/20/2025
		<i>Comments: same thing; need energy and heat load calculations</i>								
	2025-007399	300 Surfside Blvd FI 33154	Mechanical Trade Review	Mechanical	Approved	2*	Yes	06/03/2025	06/03/2025	06/17/2025
	2025-007451-BC	9001 Collins Ave FI 33154	Building Review (Commercial)	Mechanical	In Review	1	Yes		05/28/2025	06/18/2025
	2025-007527-BR	9032 Froude Ave FI 33154	Building Review (Residential)	Mechanical	Approved	1	Yes	06/17/2025	05/23/2025	06/16/2025
	2025-007539-BR	9517 Bay Dr FI 33154	Building Review (Residential)	Mechanical	Approved	1	Yes	06/03/2025	05/29/2025	06/19/2025
	MEP-2025-007546	9517 Bay Dr FI 33154	Mechanical Trade Review	Mechanical	Approved	1	Yes	06/03/2025	05/29/2025	06/19/2025

TOTAL REVIEWS FOR JAN PEREZ: 8

TOTAL REVIEWS FOR MECHANICAL: 8

PLANNING/ZONING										
Scarlet Hammons	2023-005091-BC	8851 Harding Ave FI 33154	Building Review (Commercial)	Planning/Zoning	Approved	2*	Yes	06/03/2025	06/03/2025	06/17/2025
	2024-006604	9273 Byron Ave FI 33154	Pool Review	Planning/Zoning	In Review	4*	Yes		06/13/2025	06/19/2025
	2025-007045	9024 Abbott Ave FI 33154	Pool Review	Planning/Zoning	In Review	3*	Yes		06/13/2025	06/20/2025
	2025-007319-BR	8951 Garland Ave FI 33154	Building Review (Residential)	Planning/Zoning	Approved	3*	Yes	06/09/2025	06/05/2025	06/19/2025
		<i>Comments: APPROVED WITH CONDITIONS: MIN. 5FT SIDE AND REAR SETBACK MUST BE PROVIDED</i>								
	2025-007326	9484 Harding Ave FI 33154	Sign Review	Planning/Zoning	Pending Assignment	1	Yes		06/03/2025	06/17/2025
	2025-007343-BR	9032 Garland Ave FI 33154	Building Review (Residential)	Planning/Zoning	In Review	2*	Yes		06/06/2025	06/20/2025
	2025-007447-BR	9450 Bay Dr FI 33154	Building Review (Residential)	Planning/Zoning	In Review	2*	Yes		06/06/2025	06/20/2025
	2025-007479-BC	8877 Collins Ave FI 33154	Building Review (Commercial)	Planning/Zoning	Approved	2*	Yes	06/18/2025	06/18/2025	06/20/2025

ALL REVIEWS BY DUE DATE BY DEPARTMENT (06/16/2025 TO 06/20/2025)

Reviewer	Permit Number	Address	Submittal	Review	Review Status	Version	Required	Complete Date	Assigned Date	Due Date
<p><i>Comments: MAXIMUM TIME LIMIT. A MAXIMUM TIME LIMIT SHALL BE ESTABLISHED FOR ALL TEMPORARY USES BASED ON THE ANTICIPATED MINIMUM AMOUNT OF TIME NEEDED TO CONDUCT THE PERMITTED ACTIVITY; PROVIDED, HOWEVER, THAT ANY TEMPORARY USE THAT IS CONTEMPLATED TO EXTEND BEYOND 90 DAYS SHALL BE PLACED ON THE TOWN COMMISSION AGENDA FOR COMMISSION REVIEW AND APPROVAL.</i></p> <p><i>TEMPORARY USES AND STRUCTURES RELATED TO REAL ESTATE DEVELOPMENT PROJECTS SHALL NOT BE MAINTAINED LONGER THAN THE TIME NECESSARY TO COMPLETE THE CONSTRUCTION OF THE PROJECT. REFER TO SEC. 90-36.1. - TEMPORARY USE OR STRUCTURE PERMIT.</i></p>										
				Planning/Zoning	Requires Re-submit	2*	Yes	06/16/2025	06/06/2025	06/16/2025
<p><i>Comments: PROVIDE DATES FOR TEMPORARY USE ON APPLICATION</i></p>										
	2025-007480-BC	8925 Collins Ave FI 33154	Building Review (Commercial)	Planning/Zoning	Requires Re-submit	2*	Yes	06/02/2025	06/02/2025	06/16/2025
<p><i>Comments: SPECS DOCUMENT RECEIVED ON 5/30, BUT STILL MISSING ITEMS. PROVIDED CODE AS A REFERENCE TO MEET ALL SYNTHETIC TURF REQUIREMENTS. PLEASE READ IT IN DETAIL AND FULLY SUBMIT ALL INFO TO COMPLY WITH THE SYNTHETIC TURF AND INSTALLATION STANDARDS. MISSING INFO WHETHER IT IS MANUFACTURED IN THE US, LEAD-FREE AND FLAME-RETARDANT, TYPE OF SUBGRADE, CROSS SECTION SPECIFYING THE LAYERS, SEAM TYPE, ETC. 2. SUBMIT PERMEABILITY PERCENTAGES FOR OVERALL LOT, FRONT, AND REAR AREAS 3. PROVIDE LANDSCAPING AND IRRIGATION PLANS WITH SCHEDULE. 4. MEET 40% FLORIDA-FRIENDLY PROVISION AND SPECIFY WHETHER NEW OR EXISTING 5. SUBMIT A NARRATIVE OR ADD NOTES ON PLANS FOR SCOPE CLARIFICATION, AS NEEDED. 6. IS THIS PART OF A MASTER PERMIT?</i></p>										
	2025-007496	9195 Collins Ave FI 33154	Pool Review	Planning/Zoning	Approved	1	Yes	06/18/2025	06/06/2025	06/20/2025
	2025-007500-BR	9148 Carlyle Ave FI 33154	Building Review (Residential)	Planning/Zoning	Approved	2*	Yes	06/09/2025	06/03/2025	06/17/2025
	2025-007520-BR	9341 Carlyle Ave FI 33154	Building Review (Residential)	Planning/Zoning	In Review	2*	Yes		06/16/2025	06/19/2025
	2025-007527-BR	9032 Froude Ave FI 33154	Building Review (Residential)	Planning/Zoning	In Review	1	Yes		05/23/2025	06/16/2025
	2025-007530-BC	9133 Abbott Ave FI 33154	Building Review (Commercial)	Planning/Zoning	Requires Re-submit	1	Yes	06/05/2025	05/23/2025	06/16/2025
<p><i>Comments: ZOYSIA GRASS IS NOT AN APPROVED MATERIAL FOR SOD, REVISE AND REPLACE WITH AN APPROVED MATERIAL. ADD TREE BRACES TO THE TREE PLANTING DETAIL ON LP2. ADD THE CALCULATIONS FOR TREE CANOPY REPLACEMENT TO LP2 TO VERIFY THAT THE CANOPY REPLACEMENT COMPLIES WITH THE TREE REMOVAL PERMIT. SPECIFY IF THE LANDSCAPE PLAN INCLUDES THE POOL AND/OR THE DRIVEWAY, IF SO THEN SETBACK DIMENSIONS ARE REQUIRED. SETBACKS FOR THE POOL AND POOL EQUIPMENT ARE 5 FT FROM REAR AND SIDE. SETBACKS FOR THE DRIVEWAY ARE 5 FT FROM THE SIDE. THE APPLICATION FORM SCOPE OF WORK WILL ALSO NEED TO BE CORRECTED. IF NOT A PART OF THIS PERMIT, ADD A NOTE THAT BOTH ARE TO BE REVIEWED UNDER SEPARATE PERMITS.</i></p>										
	2025-007555-BR	608 88Th St FI 33154	Building Review (Residential)	Planning/Zoning	Approved	1	Yes	06/13/2025	05/27/2025	06/17/2025
	2025-007556	9449 Collins Ave FI 33154	Special Event Review	Planning/Zoning	Requires Re-submit	1	Yes	06/16/2025	06/02/2025	06/16/2025
<p><i>Comments: PROVIDE NARRATIVE WITH DETAILS AS TO THE EXACT LOCATION OF THE CORPORATE DINNER. OUR MAIN CONCERN IS WHETHER THE LIGHTS OR SOUND WILL VIOLATE ANY TURTLE NESTING PROTECTION LAWS. PROVIDE AS MUCH INFORMATION AND WHETHER IT WILL BE INDOORS OR AT THE BEACH.</i></p>										
	2025-007565-BC	9543 Harding Ave FI 33154	Building Review (Commercial)	Planning/Zoning	In Review	1	Yes		05/27/2025	06/17/2025
	2025-007575-BC	9048 Collins Ave FI 33154	Building Review (Commercial)	Planning/Zoning	Approved	1	Yes	06/18/2025	06/13/2025	06/20/2025
	2025-007576-BC	9024 Collins Ave FI 33154	Building Review (Commercial)	Planning/Zoning	Approved	1	Yes	06/18/2025	05/30/2025	06/20/2025
	2025-007579-BC	9340 Harding Ave FI 33154	Building Review (Commercial)	Planning/Zoning	Requires Re-submit	1	Yes	06/16/2025	05/29/2025	06/19/2025

ALL REVIEWS BY DUE DATE BY DEPARTMENT (06/16/2025 TO 06/20/2025)

Reviewer	Permit Number	Address	Submittal	Review	Review Status	Version	Required	Complete Date	Assigned Date	Due Date
		<i>Comments: 1. PROVIDE TENT DIMENSIONS (LXWXH) IN FT</i> <i>2. PROVIDE A COPY OF THE CURRENT SITE SURVEY</i> <i>3. PROVIDE 5 FT REAR AND SIDE SETBACK FROM PROPERTY LINE</i> <i>4. PROVIDE LOCATION OF PLACEMENT OF TENT. ADVISE TO PLACE REAR OF PROPERTY WHERE NOT VISIBLE FROM RIGHT-OF-WAY, IF POSSIBLE. IF NOT, PROVIDE NARRATIVE WITH REASONING AND PROPOSED LOCATION.</i> <i>REFER AND COMPLY WITH BOTH SEC. 90-36.1. - TEMPORARY USE OR STRUCTURE PERMIT AND SEC. 90-54. - ACCESSORY BUILDINGS AND STRUCTURES IN THE H30A AND H30B DISTRICTS (EXAMPLE: 12FT MAX HEIGHT)</i>								
	2025-007580-BC	9540 Collins Ave FI 33154	Building Review (Commercial)	Planning/Zoning	Requires Re-submit	1	Yes	06/18/2025	05/30/2025	06/20/2025
		<i>Comments: PROVIDE PROPOSED TOTAL HEIGHT, MATERIALS, AND SPECS.</i>								
	2025-007641-BR	716 88 St FI 33154	Building Review (Residential)	Planning/Zoning	Requires Re-submit	1	Yes	06/12/2025	06/10/2025	06/16/2025
		<i>Comments: Submit a current property survey. fences and gates can be 5 feet in height when the width of the lot is greater than 50 feet. It is not clear what the revision to the gate is from the previously approved building permit 2023-5026. Provide a copy of the previously approved gate. Please note that fences and gates are not permitted within the right-of-way and must be completely within the property limits. Provide a written narrative to these comments with the resubmittal.</i>								

TOTAL REVIEWS FOR SCARLET HAMMONS: 23

TOTAL REVIEWS FOR PLANNING/ZONING: 23

PLUMBING										
Roberto Conde	2023-005091-BC	8851 Harding Ave FI 33154	Building Review (Commercial)	Plumbing	Approved	2*	Yes	06/03/2025	06/03/2025	06/17/2025
	2024-006158	9477 Harding Ave FI 33154	Plumbing Trade Review	Plumbing	Approved	1	Yes	05/30/2025	05/29/2025	06/19/2025
	2025-007501	9195 Collins Ave FI 33154	Plumbing Trade Review	Plumbing	Approved	1	Yes	05/28/2025	05/27/2025	06/17/2025
	2025-007527-BR	9032 Froude Ave FI 33154	Building Review (Residential)	Plumbing	Requires Re-submit	1	Yes	05/23/2025	05/23/2025	06/16/2025
		<i>Comments: 1. DERM</i> <i>2. PROVIDE A COPY OF THE ORDINANCE 89-95 COMPLIANCE FORM.</i> <i>3. PROVIDE A COPY OF THE WASD VERIFICATION FORM WITH PLANS.</i> <i>4. SIGN AND SEAL ALL PLUMBING PAGES, P.100, 1.01, 1.02, 2.01, 2.02, 3.01.</i> <i>5. PROVIDE THE FOLLOWING DETAILS: BACKFLOW PREVENTER, PVB FOR IRRIGATION, DRYWELL, ROOF DRAIN, TUB FILLER IN MASTER, WATER HEATER, INSULATION FOR RECIRCULATING HOT WATER LINE, RECIR PUMP DETAIL, WATER HAMMER ARRESTOR, ANTI CORROSIVE HANGER FOR UNDER STRUCTURE, AND A TUB/SHOWER PAN COMBO DETAIL.</i> <i>6. WATER HEATER SHALL BE INSTALLED ABOVE BASE FLOOD ELEVATION. PLEASE NOTE ON PLANS.</i> <i>7. NOTE ON PLANS: NO CELLULAR PVC PIPING ALLOWED UNDER THE STRUCTURE, FBC 2023 PLUMBING, 303.2</i> <i>8. SHOW SANITARY SEWER 5' AWAY FROM WATER METER. ROBERTO CONDE</i>								
	2025-007539-BR	9517 Bay Dr FI 33154	Building Review (Residential)	Plumbing	Approved	1	Yes	05/30/2025	05/29/2025	06/19/2025
	2025-007563-BC	9225 Collins Ave FI 33154	Building Review (Commercial)	Plumbing	Approved	1	Yes	05/28/2025	05/27/2025	06/17/2025
	2025-007564	9225 Collins Ave FI 33154	Plumbing Trade Review	Plumbing	Approved	1	Yes	05/28/2025	05/27/2025	06/17/2025
	MEP-2025-007547	9517 Bay Dr FI 33154	Plumbing Trade Review	Plumbing	Approved	1	Yes	05/30/2025	05/29/2025	06/19/2025
	MEP-2025-007554	9333 Byron Ave FI 33154	Plumbing Trade Review	Plumbing	Approved	1	Yes	05/28/2025	05/28/2025	06/18/2025

TOTAL REVIEWS FOR ROBERTO CONDE: 9

TOTAL REVIEWS FOR PLUMBING: 9

ALL REVIEWS BY DUE DATE BY DEPARTMENT (06/16/2025 TO 06/20/2025)

Reviewer	Permit Number	Address	Submittal	Review	Review Status	Version	Required	Complete Date	Assigned Date	Due Date
PUBLIC WORKS										
Andre Eugent	2023-005091-BC	8851 Harding Ave FI 33154	Building Review (Commercial)	Public Works	Approved	2*	Yes	06/03/2025	06/03/2025	06/17/2025
	2025-007435-BR	8858 Garland Ave FI 33154	Building Review (Residential)	Public Works	Approved	1	Yes	06/03/2025	06/03/2025	06/18/2025
	2025-007597	9165 Collins Ave FI 33154	Right of Way Review	Public Works	In Review	1	Yes		06/02/2025	06/16/2025
	2025-007600	8858 Garland Ave FI 33154	Right of Way Review	Public Works	Approved	1	Yes	06/03/2025	06/02/2025	06/16/2025
	2025-007626	9116 Harding Ave FI 33154	Right of Way Review	Public Works	Approved	1	Yes	06/20/2025	06/05/2025	06/19/2025
TOTAL REVIEWS FOR ANDRE EUGENT: 5										
TOTAL REVIEWS FOR PUBLIC WORKS: 5										
ROOF										
Ulises Fernandez	2025-007529-BR	9232 Byron Ave FI 33154	Roof Review	Roof	Approved	2*	Yes	06/17/2025	06/06/2025	06/20/2025
	Comments: Approved as per Ulises EMail									
	2025-007561-BR	8942 Hawthorne Ave FI 33154	Roof Review	Roof	In Review	1	Yes		05/27/2025	06/17/2025
	2025-007562-BR	9233 Bay Dr FI 33154	Roof Review	Roof	Approved	1	Yes	05/29/2025	05/27/2025	06/17/2025
	2025-007571-BC	9553 Harding Ave FI 33154	Building Review (Commercial)	Roof	Requires Re-submit	1	Yes	06/04/2025	05/28/2025	06/18/2025
Comments: 1. PLEASE SHOW PROOF OF PERMIT FOR EXISTING SHINGLE ROOF. 2. PLEASE SHOW REPAIR DETAILS (COMPLETE ROOFING PACKAGE FORMS).										
TOTAL REVIEWS FOR ULISES FERNANDEZ: 4										
TOTAL REVIEWS FOR ROOF: 4										
STRUCTURAL										
Structural Reviewer	2025-007045	9024 Abbott Ave FI 33154	Pool Review	Structural	Pending Assignment	3*	Yes		06/13/2025	06/20/2025
	2025-007343-BR	9032 Garland Ave FI 33154	Building Review (Residential)	Structural	Approved	2*	Yes	06/20/2025	06/06/2025	06/20/2025
	Comments: approved as per oscar's email									
	2025-007447-BR	9450 Bay Dr FI 33154	Building Review (Residential)	Structural	In Review	2*	Yes		06/06/2025	06/20/2025
	2025-007527-BR	9032 Froude Ave FI 33154	Building Review (Residential)	Structural	In Review	1	Yes		05/23/2025	06/16/2025
	2025-007557-BR	600 88Th St FI 33154	Building Review (Residential)	Structural	Approved	1	Yes	05/27/2025	05/23/2025	06/16/2025
	Recert. -2025-007572	8877 Collins Ave FI 33154	Building Review (Commercial)	Structural	Approved	1	Yes	06/10/2025	05/28/2025	06/18/2025
TOTAL REVIEWS FOR STRUCTURAL REVIEWER: 6										
TOTAL REVIEWS FOR STRUCTURAL: 6										
GRAND TOTAL OF ALL REVIEWS: 105										

** This review is a resubmittal*