



**TOWN OF SURFSIDE
PLANNING AND ZONING BOARD AND DESIGN REVIEW BOARD
AGENDA
DECEMBER 4, 2012
5:00 PM**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. APPROVAL OF MINUTES: (Deliver under separate cover)**
- 4. QUASI-JUDICIAL HEARINGS: TIME CERTAIN 7PM**

A. Chateau Ocean Residences Site Plan application TIME CERTAIN 7PM

The applicant is proposing an application for site approval of a multifamily residential building consisting of up to 85 units and 456,265 square feet of gross floor area and a conditional use for a lobby bar, a poolside bar and outdoor dining facilities.

Please be advised that the following items on the Agenda are Quasi-Judicial in nature. If you wish to object or comment upon an item, please complete a Public Speaker's Card indicating the agenda item number on which you would like to comment. You must be sworn before addressing the Board and you may be subject to cross-examination. If you refuse to submit to cross-examination, the board will not consider your comments in its final deliberation. Please also disclose any Ex-Parte communications you may have had with any Board member. Board members must also do the same.

- 5. DESIGN REVIEW BOARD:**
 - A. Request of the Tenant of Property located at 9415 Harding Avenue**

The applicant is requesting to install a sign in the front of the store.

- B. Request of the Owner of Property located at 1036-88 Street**

The applicant is requesting to install a white carport canopy.

- C. Request of the Owner of Property located at 9000 Bay Drive**

The applicant wishes to add two covered terraces and a pergola

- D. Starbucks - Discussion Item Only**

The applicant wishes to introduce the project to the Design Review Board to be formally reviewed at a later date.

6. PLANNING AND ZONING ORDINANCES:

A. Building Frontage Ordinance [Proposed Ordinance attached]

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA AMENDING THE TOWN OF SURFSIDE CODE OF ORDINANCES BY AMENDING CHAPTER 90 ZONING; SECTION 90-51 MAXIMUM FRONTAGE OF BUILDINGS; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

B. Combining the P&Z/DRB Ordinance [Proposed Ordinance attached]

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA AMENDING CHAPTER 90 "ZONING" BY DISSOLVING THE DESIGN REVIEW BOARD AND CONSOLIDATING THE DESIGN REVIEW FUNCTION INTO THE EXISTING FUNCTIONS OF THE PLANNING AND ZONING BOARD, CHANGING MEMBERSHIP REQUIREMENTS FOR PLANNING & ZONING BOARD; AND PROVIDING FOR FILLING OF VACANCIES; INCLUDING A TRANSITIONAL PROVISION; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

7. DISCUSSION RE LEGISLATIVE ITEMS FOR P & Z CONSIDERATION EITHER AT ITS OWN OR AS A JOINT MEETING WITH THE TOWN COMMISSION

8. JOINT REPORT OF PERMITS ISSUED FOR THE MONTHS OF SEPTEMBER AND OCTOBER 2012

9. ADJOURMENT

THIS MEETING IS OPEN TO THE PUBLIC. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, ALL PERSONS ARE DISABLED; WHO NEED SPECIAL ACCOMMODATIONS TO PARTICIPATE IN THIS MEETING BECAUSE OF THAT DISABILITY SHOULD CONTACT THE OFFICE OF THE TOWN CLERK AT 305-893-6511 EXT. 226 NO LATER THAN FOUR DAYS PRIOR TO SUCH PROCEEDING. HEARING IMPAIRED PERSONS MAY CONTACT THE TDD LINE AT 305-893-7936.

IN ACCORDANCE WITH THE PROVISIONS OF SECTION 286.0105, FLORIDA STATUTES, ANYONE WISHING TO APPEAL ANY DECISION MADE BY THE TOWN OF SURFSIDE COMMISSION, WITH RESPECT TO ANY MATTER CONSIDERED AT THIS MEETING OR HEARING, WILL NEED A RECORD OF THE PROCEEDINGS AND FOR SUCH PURPOSE, MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE WHICH RECORD SHALL INCLUDE THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

AGENDA ITEMS MAY BE VIEWED AT THE OFFICE OF THE TOWN CLERK, TOWN OF SURFSIDE TOWN HALL, 9293 HARDING AVENUE. ANYONE WISHING TO OBTAIN A COPY OF ANY AGENDA ITEM SHOULD CONTACT THE TOWN CLERK AT 305-861-4863.

TWO OR MORE MEMBERS OF TOWN COMMISSION OR OTHER TOWN BOARDS MAY ATTEND AND PARTICIPATE AT THIS MEETING. THESE MEETINGS MAY BE CONDUCTED BY MEANS OF OR IN CONJUNCTION WITH COMMUNICATIONS MEDIA TECHNOLOGY, SPECIFICALLY, A TELEPHONE CONFERENCE CALL. THE LOCATION 9293 HARDING AVENUE, SURFSIDE, FL 33154, WHICH IS OPEN TO THE PUBLIC, SHALL SERVE AS AN ACCESS POINT FOR SUCH COMMUNICATION.



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

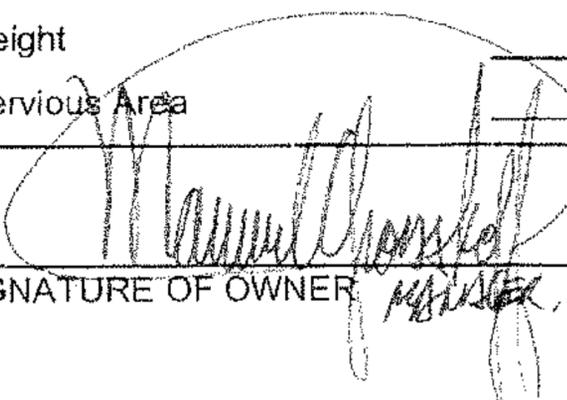
**TOWN OF SURFSIDE
MULTI-FAMILY AND NON-RESIDENTIAL SITE-PLAN APPLICATION**

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

PROJECT INFORMATION	
OWNER'S NAME	Chateau Ocean LLC
PHONE / FAX	305-777-7280 / 786-513-2626
AGENT'S NAME	Neisen Kasdin
ADDRESS	1 SE 3rd Avenue, 25th Floor, Miami, FL 33131
PHONE / FAX	305-374-5600 / 305-374-5095
PROPERTY ADDRESS	9379 Collins Avenue, 9365 Collins Avenue, 9349 Collins Avenue
ZONING CATEGORY	H120 90
DESCRIPTION OF PROPOSED WORK	Demolition of existing 92-room hotel; construction of 92 -unit residential condominium building and accessory amenities

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

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


7/6/2012


* SIGNATURE OF OWNER _____ DATE _____ SIGNATURE OF AGENT _____ DATE _____



Town of Surfside

Planning and Zoning Communication

Agenda Item #:

Agenda Date: December 4, 2012

Subject: Chateau Site Plan

From: Roger M. Carlton, Town Manager
Sarah Sinatra Gould, AICP, Town Planner

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 - a. Applications and Letters of Intent
 - b. Traffic Study
 - c. Site Plan Package

REQUEST:

The applicant, Neisen Kasdin, on behalf of Chateau Ocean, LLC is proposing a not to exceed 85 unit condominium located at 9365 Collins Avenue, previously the Best Western property. The proposed development will consist of not to exceed 85 luxury units as well as the following amenities which are only open to residents and their guests: a lobby bar, a poolside bar and outside dining facilities. A 2011 analysis by the Town Manager titled, the *Five Year Financial Forecast*, demonstrates the clear impact on the Town that various development strategies have on property taxes borne by our residents. The proposed condominium is in line with the Town Commission's direction to implement the *Five Year Financial Forecast* with the goal of reducing the property tax burden on existing residents and having quality development for infill parcels.

The Development Impact Committee (DIC) met in three open, advertised, televised sessions. The first was October 1, 2012 and 11 items were discussed. Three of these items relating to the voluntary proffers, the LEED designation and the landscaping were not resolved and therefore

the meeting was continued to October 9, 2012. The three items were still not resolved at the October 9, 2012 meeting. One last meeting was held on October 15, 2012. Those items have now been resolved. Twelve (12) conditions from the DIC meeting are recommended by the DIC to the Planning and Zoning/Design Review Boards. 42 additional conditions were added as a result of continued review of the project by staff, for a total of 54 conditions. The conditions become part of the covenant recorded for this project.

The total gross acreage of the site is 2.99 gross acres, which permits 325 units. The applicant is requesting not to exceed 85 units. Overall, the project requires no variances from Town Code requirements.

The following report identifies how the project meets the Town of Surfside Code requirements as well as providing an analysis of the Conditional Use application.

STAFF RECOMMENDATION

Recommendation: Staff recommends that the Planning and Zoning Board/Design Review Board recommend approval to the Town Commission of the Site Plan application and the Conditional Use application based on acceptance of the Development Conditions. This application will be heard by the Town Commission during a special meeting to be scheduled in January 2013.

Budget Impact: \$1,100,000 is estimated to be generated in annual ad valorem taxes beginning in FY14/15. The building permit fee of \$1,120,000 is projected for late FY12/13. The water and sewer fee of approximately \$90,000 is expected for late FY13/14. This revenue will be used to mitigate the impacts on our new/renovated water and sewer system. Finally, there is \$1,100,000 in voluntary proffers to mitigate off-site impacts and replace lost bed tax revenue including the following:

1. \$50,000 to the operation of a lifeguard stand funded over three fiscal years in the amount of \$20,000, \$15,000 and \$15,000. The lifeguard stand contribution will be combined with the \$30,000 already committed by the Grand Beach Hotel Surfside to provide a lifeguard stand with the final location to be determined.
2. A total not to exceed \$400,000 for the 94th Street street end project that includes landscape and streetscape improvements from Collins Avenue to the 94th Street beach access point. This project will include a similar artistic design approved for the 95th Street street end project with funds provided by the Grand Beach Hotel Surfside and the 9501 Collins Avenue condominium. The applicant will also provide a grand sculpture to be placed at the east end of 94th Street.
3. A \$200,000 contribution to the Park and Recreation Capital Program which will be added to the \$500,000 provided by the Surf Club project. As this plan is developed, a second story for the Community center may be included.
4. A \$200,000 contribution for the loss of bed tax collected by the Best Western during construction of the Chateau.

5. A \$250,000 contribution to the downtown improvement fund, which will be added to the \$400,000 previously committed by the Surf Club to provide an upgraded streetscape, landscaping and lighting for Harding Avenue from 96th Street to 94th Street.

Traffic Impact: A Traffic Study completed by Joaquin Vargas of Traf Tech Engineering, Inc. is attached to this memorandum. In essence, the traffic impact of a residential condominium building with not to exceed 85 units is less than the traffic impact of the existing 93 unit Best Western motel.

Growth Impact: The *Five Year Financial Forecast* and the Town's adopted Comprehensive Plan both encourage redevelopment on Collins Avenue. Therefore, the project is in line with the Town Commission's direction and goals.

Staff Impact: There has been no impact to staff other than the significant amount of work necessary to review the project and negotiate the Resolution before you today. The applicant has funded the review through the cost recovery process and the building permit review will be funded through the building permit fees.



Sarah Sinatra Gould, AICP, Town Planner



Roger M. Carlton, Town Manager

SITE PLAN REPORT

SITE PLAN INFORMATION:

Address	9349, 9365 and 9379 Collins Avenue
General Location	Collins Avenue and 94 th Street.
Property Size	2.99 gross acres
Zoning District	H120
Adjacent Zoning Districts	H120 to the north and south, H40 to the west
Future Land Use	High Density Residential/Tourist
Density Permitted	109 units per acre, which permits 325 units
Number of units proposed	Not to exceed 85 units
Number of parking spaces	Required: 168 Proposed: 180

ZONING CODE, APPLICABLE REQUIREMENTS

Sec. 90.42

Minimum Unit Sizes	Minimum Required	Proposed
One-bedroom	800 square feet	1,214 square feet
Two-bedroom	950 square feet	1,678 square feet
Three-bedroom	1150 square feet	2,522 square feet
Four-bedroom	N/A	3,435 square feet

Sec. 90.43

Maximum Building Heights	Maximum Required	Proposed
H120	120 feet maximum	120 feet

Sec. 90.44

Modification of Height	Maximum Permitted 30% of roof area	Proposed	Must be of high architectural quality integral to the design of the building
H120	20ft	20 feet for the elevator shafts only and 15 feet for the parapet wall	The mechanical equipment, rooftop decks and parapet walls meet these criteria.

Sec. 90.45(b)

Setbacks	Minimum Required		Proposed
H120	Front (Collins Avenue)	40 ft	40 ft
	Rear (Beach)	30ft	167ft
	Setback from platted bulkhead line	20 ft	20 ft
	Side (south)	10 ft	10 ft
	Side (north)	20 ft	20 ft

Sec. 90.47

Yards generally, allowable projections	Required	Proposed
H120 - Projection of balconies features into required yards	Maximum 8 feet for front, secondary and rear and 5 feet for interior side	Proposed does not exceed the maximum.

Sec. 90.49

Lot Standards	Required	Proposed
Minimum Lot width	50 feet	279.23 ft
Minimum Pervious area	20%	36%

Sec. 90.50.1(2)

Architecture	Required	Proposed
All elevations for new structures and multi-story additions (additions greater than fifteen (15) feet in height)	Minimum of 10% wall openings including windows, doors or transitional spaces defined by porches, porticoes or colonnades.	87% provided

<p>Roof materials are limited as follows:</p>	<ul style="list-style-type: none"> a. Clay Tile; or b. White concrete tile; or c. Solid color cement tile which color is impregnated with the same color intensity throughout, provided said color if granted approval by the Design Review Board; d. Architecturally embellished metal if granted approval by the Design Review Board; or e. Other Florida Building Code approved roof material(s) if granted approval by the Design Review Board. 	<p>Roof decks of buildings will be composed of wood decking, potted landscaping and private pools. The design meets the requirements of the code.</p>
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Sec. 90.50.2 (3)

Roof Deck Provisions	Required	Proposed
<p>Roof Decks are limited to</p>	<p>a. Maximum 70% of the aggregate roof area;</p>	<p>44%</p>
	<p>b. Shall not exceed the maximum roof height required by any abutting property's zoning designation;</p>	<p>120 feet</p>
	<p>c. Minimum setback of 10 feet from the roofline on all sides</p>	<p>Exceeds this requirement</p>

Sec. 90.51(1)

Maximum frontage of buildings	Required	Proposed
<p>H120</p>	<p>For every 100 feet, a minimum 6 foot change in wall plane</p>	<p>For every 100 feet there is a 6 foot horizontal change in wall plane</p>

Sec. 90.67.2

Underground utilities	Required	Proposed
	<p>All utilities including telephone, cable, and electrical systems shall be installed underground.</p>	<p>The lines will be installed underground and the landscaping plans reflect this requirement</p>

Sec. 90.77(c)

Off-Street Parking	Minimum Required	Proposed
	<p>166 spaces</p>	<p>180 of which 56 will be tandem spaces. This number may be adjusted proportionately if less than 85 units are built.</p>

Sec. 90.77(d)

	Minimum Permitted Unencumbered	Proposed
Tandem Parking	85 spaces shall be unencumbered	124 unencumbered spaces

Sec. 90.77(d)

	Minimum Required	Proposed
Visitor Parking	1 visitor parking space per 20 units = 5 spaces required	19 spaces

Sec. 90.83

Off-Street Loading	Minimum Required	Proposed
Multi-Family	1 space	1 space

Sec. 90.91

Vegetative Provisions	Minimum Required	Proposed
Xeriscape in pervious area	50%	83%

Sec. 90.91.2

Buffers	Minimum Required	Proposed
Landscape buffer adjacent to streets and abutting properties	10 feet on all sides of the property	At least 10 feet is proposed on all sides

Sec. 90.93

Open Space	Minimum Required	Proposed
Landscaping along all buildings and structures, shrubs and trees required in open space	6 feet of foundation plantings on all sides of the building	At least 6 feet of foundation plantings on all sides of the building

CONDITIONAL USE REPORT

CONDITIONAL USE

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

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

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

The proposed uses, which include a private outdoor dining facility and two bars for the use of the residents and their guests are consistent with the Comprehensive Plan and the Zoning Code. The lobby bar will be located within the building and the pool bar is shielded from the neighboring properties' view to the north and south by the layout of the building and the location of the cabanas. The outdoor dining facility will be shielded from the neighboring properties view by the cabanas. The Town has also prohibited live, amplified music at any time. Recorded music will be allowed from 11 am to dusk at no greater than 75 decibels.

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

The two proposed bars and outdoor dining facility are private and are only for the use of the residents of Chateau and their guests. Although these are private facilities, they are also limited to the hours of 8:00 am and midnight. These restrictions will ensure the proposed uses are not detrimental to the public health, safety or general welfare.

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

The proposed conditional uses will be compatible with the character of the surrounding buildings. The project is a luxury condominium building, which is replacing a low rise hotel use. The two neighboring buildings are residential buildings, which results in the proposed project being more compatible than the existing use. The conditional uses are proposed to be located in the interior of the site and will be shielded from view to avoid any impact to the neighbors, while adding a building that is architecturally consistent in

terms of materials, setbacks, color and height with other new residential buildings in the Town. The proposed building offers a curvilinear façade which meets the code requirements for articulation of the façade.

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

The proposed project has provided additional parking spaces over and above the code requirements. The queuing area is also sufficient for the residential units as well as the conditional uses. The traffic impact of the not to exceed 85 units, plus the conditional uses of the two bars and outdoor dining restricted to Chateau residents and their guests is actually less intense than the existing hotel use.

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

The proposed conditional uses are located in the center of the building or hidden by the cabanas and are buffered by cabanas and the design of the building. There will also be substantial landscaping to mitigate noise.

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

The proposed building is surrounded on three sides by existing uses and the fourth side is the ocean, therefore the establishment of the Conditional Uses will not impede the development of permitted uses in surrounding properties.

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

See Resolution for 56 additional conditions.

DEVELOPMENT IMPACT COMMITTEE SUMMARY

DEVELOPMENT IMPACT COMMITTEE MEETINGS SUMMARY

The Development Impact Committee (DIC) met in three open, advertised, televised sessions. The first was October 1, 2012 and 11 items were discussed. Three of these items including the voluntary proffers, the LEED designation and the landscaping were not resolved and therefore the meeting was continued to October 9, 2012. The three items were still not resolved at the October 9, 2012 meeting. One last meeting was held on October 15, 2012. Those items have now been resolved. Twelve (12) conditions from the DIC meetings are recommended by the DIC to the Planning and Zoning/Design Review Board and are stated below. The conditions become part of the covenant recorded with this project.

Staff Attendees: Roger M. Carlton, Town Manager
 Bill Evans, Public Works
 Randy Stokes, Public Works
 Miriam Maer, Consulting Attorney
 Tim Milian, Parks and Recreation
 Paul Gioia, Building Official
 Sarah Sinatra Gould, Town Planner

Applicant Attendees during the three meetings.

(Some may not have attended all meetings):

Esteban Koffsman, Chateau Group
 Manuel Grosskopf, Chateau Group
 Eli Klinger, Chateau Group
 Leo Serrate, VSN Engineering
 Joaquin Vargas, Traffic Tech Engineering
 Niesen Kasdin, Akerman
 Matthew Barnes, Akerman
 Alfonso Jurado, Arquitectonica
 Margarita Blanco, Arquitectonica
 Isis Mojica-Hunt, Arquitectonica

Citizen Attendees (who signed in)

(Some may not have attended all meetings):

John Perez
 Michael Levkovitz
 Barbara Cohen
 Louis Cohen
 Osvaldo Sanchez
 Anna Jacobo Blanchar
 Miguel Fernandez
 Beatriz Fernandez
 Norma (Last name not legible)
 Carl (Last name not legible)
 David Heland
 James Kite

Irene Kite
Al Tricomi
Delpine Tricomi

The following items were the result of the three meetings and subsequent follow up by Town Staff::

1. Applicant will need to improve accessibility to Collins Avenue. Dumpsters need to be picked up within the building.
2. Collins sidewalk shall be made Crimson Red concrete.
3. Bus shelter shall remain. Needs to be incorporated in the plans.
4. Recorded music is limited to 75 decibels.
5. Bar and other amenities are for residents and guests of residents only.
6. Building shall be LEED certified or meet energy efficiency requirements in an alternative methodology and an independent study acceptable to the Building Official.
7. Valet runners will be required for tandem parking but self-parking can still occur if it is separate from the tandem parking.
8. Contribution of \$200,000 to either a 2nd story on the Community Center or to general infrastructure projects in Parks & Recreation Department. Choice made by Town Commission
9. Contribution not to exceed \$400,000 to the redevelopment of 94th Street. There will also be a major sculpture donation for the east end of 94th Street.
10. Contribution of \$50,000 over 3 years to defray operational costs of lifeguard stand between 94th – 96th street with the location to be determined.
11. Contribution of \$200,000 to help defray the lost income from bed taxes generated from the Best Western during construction of the new project.
12. Contribution of \$250,000 to the Downtown Improvement Fund to include new streetscape, landscaping and lighting on Harding Avenue from 94th Street to 96th Street.

RESOLUTION

**TOWN OF SURFSIDE PLANNING & ZONING BOARD
RESOLUTION NO. 12-Z-_____**

A RESOLUTION OF THE TOWN OF SURFSIDE, FLORIDA PLANNING & ZONING BOARD AND DESIGN REVIEW BOARD RECOMMENDING THAT THE TOWN COMMISSION APPROVE, SUBJECT TO CERTAIN CONDITIONS, THE CONDITIONAL USE APPLICATION SUBMITTED BY CHATEAU OCEAN, LLC (THE "APPLICANT"), PURSUANT TO SECTION 90-23-2 OF THE TOWN ZONING CODE TO PERMIT THE DEVELOPMENT OF PRIVATE OUTDOOR DINING FACILITIES, LOBBY BAR, AND POOLSIDE BAR, AND THE SITE PLAN APPLICATION, PURSUANT TO SECTION 90-41 ET. SEQ. OF THE TOWN ZONING CODE TO PERMIT A MULTIFAMILY RESIDENTIAL CONDOMINIUM BUILDING WITH UP TO EIGHTY-FIVE (85) RESIDENTIAL UNITS, INCLUDING A ROOF TOP DECK, POOLS, 180 PARKING SPACES, TANDEM PARKING, AND 24-HOUR VALET PARKING, TO BE KNOWN AS "CHATEAU OCEAN", CONSISTING OF ONE 12-STORY BUILDING LOCATED AT THE SOUTHEAST CORNER OF COLLINS AVENUE AND 94 STREET, CURRENTLY WITH THREE STREET ADDRESSES OF 9349, 9365 AND 9379 COLLINS AVENUE, SURFSIDE, FL, AND PROVIDING FOR A SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

I. RECITALS.

WHEREAS, CHATEAU OCEAN, LLC, a Florida limited liability company (the "Applicant"), with an address of 1000 East Hallandale Beach Boulevard, Suite B, Hallandale Beach, FL 33009, owner of the property currently located at 9349, 9365 AND 9379 Collins Avenue, with a general location of the southeast corner of Collins Avenue and 94 Street, (the "Property"), presently the site of a Best Western Hotel, submitted an application to the Town of Surfside, Florida (the "Town") on July 13, 2012 ("the Application"), requesting permission to redevelop the Property as follows:

- A. Pursuant to Section 90-23 of the Town Zoning Code, conditional use approval for private outdoor dining facilities, lobby bar, and poolside bar as part of the redevelopment of the Property into a multifamily residential condominium with up to eighty-five (85) luxury units and accessory uses.
- B. Pursuant to section 90-41 et seq., of the Town Zoning Code, site plan approval of one twelve-story multifamily residential building consisting of no more than eighty-five (85) condominium units, a roof top deck, pools, 180 parking spaces including 56 tandem

parking spaces, and 24-hour valet parking.

Plans are on file and may be examined in the Town's Building Department titled "Chateau Ocean Residences" Surfside, FL 33154, dated November 19, 2012 by Arquitectonica, consisting of 48 pages, which plans may be modified at public hearing (hereinafter referred to as the "Plans").

List of Plan Sheets, consisting of 48 pages:

C-0 Location Map: 11/3/12, C-1 Site and Paving Plan: 11/19/12, C-2 Site and Paving Details: 11/19/12, C-3 Overall Grading and Drainage Plan: 11/19/12, C-4 Grading and Drainage Plan: 11/19/12, C-5 Grading and Drainage Plan: 11/19/12, C-6 Grading and Drainage Details: 11/03/12, C-7 CDS Hydrodynamic Separator Details: 11/03/12, C-8 Sediment Tank and Drainage Well No. 1 Details: 11/17/12, C-9 Sediment Tank and Drainage Well No. 2 Details: 11/17/12, C-10 Sediment Tank and Drainage Well No. 3 Details: 11/17/12, C-11 Water Distribution System Location Map: 08/08/12, C-12 Site Utilities Plan: 11/19/12, C-13 Site Utilities Plan Detail "A": 11/19/12, L-0001 Landscape Notes: 11/19/12, L-0002 Landscape Calculations: 11/19/12, L-0003 Landscape Calculations: 11/19/12, L-1100 Master Plan: 11/19/12, L-1101 Tree Disposition Plan: 11/19/12, L-1102 Tree Mitigation Plan: 11/19/12, L-1103 Disposition Schedule: 11/19/12, L-1110 Hardscape Plan: 11/19/12, L-1120 Proposed Tree Planting Plan: 11/19/12, L-1130 Proposed Shrubs and Groundcover Plan: 11/19/12, L-1140 General Dimensions: 11/19/12, L-2000 Landscape Elevations: 11/19/12, L-3100 Landscape Sections, 11/19/12, L-5000 Hardscape Details: 11/19/12, L-5010 Planting Details: 11/19/12, A0.000 Context Photos: 11/16/12, D1.100 Demolition Plan: 11/16/12, A0.001 Site Plan: 11/16/12, A0.002 Diagrams: 11/18/12, A1.101 Basement Floor Plan: 11/18/12, A1.102 Lobby Level Floor Plan: 11/18/12, A1.103 Levels 2 to 9 Floor Plan: 11/18/12, A1.104 Levels 10 to Roof Floor Plan: 11/18/12, A3.001 West Elevation: 11/16/12, A3.002 East Elevation: 11/18/12, A3.003 North Elevation: 11/18/12, A3.004 South Elevation: 11/18/12, A4.000 Cross Section A: 11/18/12, A4.001 Cross Section B: 11/18/12, A7.000 Parking Details: 11/18/12, A7.001 Loading Area & Parking Sign: 11/18/12, A8.000 Renderings: 11/18/12, A8.001 Renderings: 11/18/12, A8.002 Renderings: 11/18/12

Legal: Lot 7, 8, 9, 10, 11 and 12, Block 2, of "ALTOS DEL MAR NO 5" according to the Plat thereof, as recorded in Plat Book 8, page 92, of the Public Records of Miami-Dade County, FL AND; that portion of land lying East of said Lots 7, 8, 9, 10, 11 and 12, Block 2; bounded on the North by the Easterly extension of the North line of said Lot 12; Bounded on the East by the EROSION CONTROL LINE, according to the plat thereof, as recorded in Plat Book 105 at Page 62, of the Public Records of Miami-Dade County, Florida; bounded on the South by the Easterly extension of the South line of said Lot 7; bounded on the West by the East line of said Lots 7, 8, 9, 10, 11 and 12, Block 2.

ADDRESS: currently 9349, 9365 and 9379 Collins Avenue, Surfside, FL

WHEREAS, the Town's Development Review Group, pursuant to the Town's Zoning Code, reviewed the site plan application and provided technical comments to the Town staff and to the Applicant; and

WHEREAS, the Town's Development Impact Committee, after notice posted on the Town's website, reviewed the Application and heard from the Applicant, its representatives and

legal counsel during three open and televised sessions on October 1, 2012, October 9, 2012 and October 15, 2012, and, in conjunction with the Town's professional staff and consultants, made recommendations to the Town's Planning and Zoning Board in accordance with the criteria set forth in the Town's Zoning Code. Its recommendations for approval, subject to the conditions set out in the Development Review Committee Report, are incorporated herein; and

WHEREAS, all of the conditions of the Town's Development Impact Committee and the Town Planner and its other professional staff and consultants, as the same may be modified by the Town Commission, shall be accepted by the Applicant and contained in a covenant running with the land recorded in the Public Records of Miami-Dade County, Florida; and

WHEREAS, on December 4, 2012, the Town's Planning & Zoning Board and Design Review Board at a duly advertised, noticed and televised quasi-judicial public hearing, reviewed the Application and the accompanying documentation, heard from the Town's professional staff, the Applicant, and members of the public, and considered the requirements of Section 90-23 of the Town Zoning Code for Conditional Use Approval, Section 90-41 et seq. of the Town Zoning Code for Site Plan Approval, and the Application's consistency with the Town of Surfside Comprehensive Plan.

NOW THEREFORE BE IT RESOLVED BY THE TOWN OF SURFSIDE PLANNING AND ZONING BOARD AND DESIGN REVIEW BOARD TO RECOMMEND TO THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA, AS FOLLOWS:

II. INCORPORATION OF RECITALS.

All recitals are incorporated into the body of this Resolution as if same were fully set forth herein.

III. APPROVALS.

The Planning and Zoning Board and the Design Review Board recommend to the Town Commission approval of the Applicant's requests in accordance with the terms of this Section III, per plans on file, subject to all of the conditions set forth in Section IV of this Resolution and subject to the execution of all attendant agreements no later than the issuance of the initial building permit for the Chateau Ocean (the "Chateau Project" or the "Project").

- A. The Applicant's request for approval of a Conditional Use for private outdoor dining facilities, lobby bar, and poolside bar as part of the redevelopment of the Property for a multifamily residential condominium with up to eighty-five (85) units and accessory uses.
- B. The Applicant's request for approval of a Site Plan for a twelve-story multifamily residential building consisting of no more than eighty-five (85) condominium units, a roof top deck, pools, 180 parking spaces including 56 tandem parking spaces, and 24-hour valet parking.

IV. CONDITIONS.

A. Conditions to be met prior to Town Commission hearing:

- 1) Prior to the date of the Town Commission hearing, Applicant shall provide the following: (a) On sheet C-5, provide a storm connection to separator at 90 degree angle which will not be in conflict with allowable angle per separator detail on sheet C-7. (b) On sheet C-6, indicate where the Pollution Retardant Baffle structure shall be used. (c) On sheets C-8, C-9 and C-10 indicate where the well structures utilizing the 15" interconnect pipe shall be installed and/or connected to other well structures. (d) Provide revised preliminary storm water management calculations for the proposed development.

- 2) Prior to the date of the Town Commission hearing, Applicant's counsel shall provide a legal opinion that the Application does not violate the terms of Section Four (4) of the Town Charter, the Town of Surfside Comprehensive Plan and the Town of Surfside Zoning Code, or in lieu thereof, shall provide an agreement from Applicant in a form sufficient and acceptable to the Town Attorney to defend and hold harmless, and covenant not to sue the Town, including its elected and appointed officials, consultants and employees, against any suits, claims or demands arising from this approval of the Application for conditional use approval and site plan approval.

- 3) Prior to the date of the Town Commission hearing on this application, Applicant shall comply with the following:
 - a) Provide the inside height measurement of the 1'-6" raised planters and the color of all the proposed above ground planters;
 - b) Correct the following landscape specifications located on the plant lists on Sheet L-1130 to obtain a minimum 75% coverage: LS; SB; TF
 - c) Correct the hardscape plan located on Sheet L-1110 with regards to walkway in front of the building.
 - d) Indicate all planting areas on the plans.
 - e) Change the proposed Silver buttonwood hedge and trees to another species that the Town will approve.
 - f) Change the three (3) proposed Clusia trees located on the SE side to match the three (3) Simpsons stopper on the NE side and add another Sabal palm to the two groups of two Sabal palms located on the SE side.
 - g) Provide the required irrigation plan for review prior to the Town Commission meeting with the following items: Main lines with sleeves, sizes and specifications; Valve locations, size, and specifications; Pump location, size specifications and water source; Backflow prevention device type and specifications; Zone layout plan; Provide 100% coverage and 100% overlap; Indicate the type of head, specifications and spacing; Indicate location of rain sensor, second water meter and rain water cisterns; Indicate methods used to achieve compliance with xeriscape principals.

B. Conditions To Be Completed Before Grade Or Building Permits Are Issued:

- 4) Prior to the issuance of grade or building permits, Applicant shall comply with the following:
- (a) Provide, on Sheet C-5 of the Plans, a storm connection to separator at 90 degree angle which will not be in conflict with allowable angle per separator detail on Sheet C-7 of the Plans.
 - (b) Indicate, on Sheet C-6 of the Plans, where the PRB structure shall be used.
 - (c) Indicate, on Sheets C-8, C-9 and C-10, where the well structures utilizing the 15" interconnect pipe shall be installed / connected to other well structures.
 - (d) Provide revised preliminary storm water management calculations for the proposed development.
- 5) Within thirty (30) days after the date of adoption of this Resolution by the Town Commission, the Applicant shall provide the Town with a detailed schedule for the construction of the Project (the "Construction Schedule"). Failure to meet the stated achievement dates in the Construction Schedule shall not excuse or delay any payments due, or performances required, as applicable, pursuant to Conditions No. 24 (Lost Resort Tax Reimbursement); No. 26 (Lifeguard Stand Contribution); No. 27 (94th Street End Project); No. 28 (Donated Sculpture at East End of 94th Street); No. 29 (Town's Parks and Recreation Capital Infrastructure Program); and No. 30 (Downtown Business District).
- 6) Within sixty (60) days of the effective date of this Resolution the Applicant shall submit a clause for the approval of the Town Manager and Town Attorney which clause shall be included in all contractor and subcontractor agreements applicable to this development and which states that all construction workers are prohibited from parking on residential streets or public parking lots. Prior to application for the initial building permit, the Applicant shall submit a construction parking plan providing off-street parking for construction workers during the period of construction of the Chateau Project to the Town Manager for review and approval. The construction parking plan shall provide: (a) Applicant's general contractor shall direct all workers to park at off street sites; (b) no workers shall park their vehicles in residential neighborhoods; and (c) Applicant shall provide monthly reports to the Town Manager of any problems or complaints with regard to workers parking their vehicles off site and in residential neighborhoods and, as the Town Manager may deem necessary, shall provide more frequent reports and develop additional preventive measures to protect the residential neighborhoods.
- 7) Sixty (60) days prior to submittal of its request for a demolition permit, Applicant shall submit a demolition plan that meets all Federal, State, and local requirements and that recycles a minimum of eighty percent (80%) of the demolition material.
- 8) Prior to issuance of any building permit, Applicant shall execute a covenant running with the land, binding upon its heirs, successors and assigns, subject to the approval of the Town

Attorney, which shall be recorded in the public records of Miami-Dade County, FL at Applicant's sole expense, containing all of the conditions and provisions required by this Resolution, including but not limited to the requirement that the Project shall provide twenty-four (24) hour valet parking service. This recorded covenant may be amended from time to time and shall be re-recorded after each amendment at the Applicant's sole expense after approval by the Town Attorney. In addition to other amendments that may occur, the recorded covenant shall be amended each time any modifications or changes are made to this Resolution. In addition, if changes are made to the approved site plan or conditional uses which do not require the Resolution to be amended, the covenant shall be amended and re-recorded at the Applicant's sole expense as set forth above if deemed necessary in the opinion of the Town Attorney.

9) Prior to the issuance of the initial building permit, a bond or equivalent amount of cash shall be posted with the Town to replace public property damaged during the construction of the Project pursuant to the terms of Section 14.30 of the Town Code. The final determination regarding property to be replaced shall be made by the Director of Public Works and the Building Official.

10) The Applicant shall provide a bond not to exceed five percent of the construction cost, as required by the Building Official. These funds shall be used to secure property and the construction site for the Project in the event construction is abandoned, or ceases prior to completion, or to repair public infrastructure damaged by construction, and to maintain the site during abandonment.

11) The Applicant shall furnish payment and performance bonds, cash, or letter(s) of credit issued in a form and by a bank reasonably acceptable to the Town to ensure Applicant's performance and/or payment of the public improvements; however, if the Town has completed the public improvements prior to issuance of the Temporary Certificate of Occupancy, the Town shall be paid the sums due in cash immediately upon demand. The payment and performance bond(s) required by this Resolution shall be issued by a surety having a minimum rating of A-1 in the Best's Key Rating Guide, Property/Casualty edition, shall be subject to the approval of the Town and shall include this legend: "This bond (these bonds) may not be cancelled or allowed to lapse until thirty (30) days after receipt by the Town of Surfside, by certified mail, returned receipt requested, addressed to: "TOWN MANAGER with a copy to: TOWN ATTORNEY, both addressed to: 9293 Harding Avenue, Surfside, FL 33154-309" of written notice from the issuer of the bond of its intent to cancel or to not renew." As improvements and payments are made in accordance with the terms of this Resolution, the Town, in its sole discretion, may reduce or eliminate the bond amount. These rights reserved by the Town with respect to any construction bond or other performance or payment bond established pursuant to this section are in addition to all other rights and remedies the Town may have under this Resolution, in law or in equity.

12) No building permits shall be issued (except for demolition, temporary power and construction trailers) unless the Applicant has submitted all documents required under this approval as of that date, in form and content subject to the approval of the Town Attorney and Town Manager, and shall have paid all professional reimbursements and other payments required by the Code of the Town of Surfside to be paid as of that date, including but not limited

to, the connection and development fees in accordance with Section 78-83 of the Code of the Town of Surfside, entitled "development fee imposed; time of payment."

13) Prior to the issuance of the initial building permit, the Applicant shall submit plans for the construction of an appropriate barrier between the construction site and adjoining properties in order to minimize blowing of sand and construction debris. Applicant shall comply with the regulations of the Code of the Town of Surfside relating to construction site operations, including but not limited to the installation of a chain link construction fence with a windscreen displaying a rendering of the Project. Applicant shall use its good faith efforts to minimize vibration and noise during construction of the Project.

14) Prior to issuance of the initial Building Permit Applicant shall provide a unity of title in a form acceptable to the Town Attorney for all parcels. The unity of title shall be recorded in the Public Records of Miami-Dade County, FL, at the expense of the Applicant.

15) Prior to or at the time of issuance of the initial Building Permit, the Applicant shall provide water/sewer fees to the Town of Surfside in the amount prescribed in the Code Section 78-83 and calculated using all fixtures in the existing building as an off-set.

16) Prior to issuance of the initial building permit, Applicant shall provide evidence of approvals from MD-PERA for storm water, sanitary, sewer, and Miami-Dade County Public Health Unit for water, and from the State Department of Environmental Protection for improvements located east of the bulkhead line, including but not limited to water features, removable cabanas and hardscape and any other approvals required by any other agencies.

17) Prior to the issuance of the initial building permit, the Applicant shall meet all requirements of the Department of Public Works for trash containers.

18) All gates within the Project shall be of a decorative design to enhance the aesthetics of the buildings, as determined by the Town Planner and the Town Manager. All service roll gates shall be at least fifteen (15) feet high and shall be of a decorative material to enhance the building.

19) Prior to the issuance of the initial building permit for the Project, the driveway permit along Collins Avenue must be approved and permitted by Florida Department of Transportation ("FDOT").

20) All pedestrian features shall comply with the Americans With Disabilities Act (ADA), including but not limited to detectable warning features at driveway locations and shall be identified with details of ADA conforming handicapped ramps.

21) Proof of an FDOT permit shall be required prior to any work being performed within the Collins Avenue right of way.

22) The Applicant shall maintain an interactive website during construction and provide for a maximum of twenty-four (24) hour complaint/response mechanism for nearby property owners.

23) The site plan and conditional use approvals shall remain valid for a period of 24-months from the date of adoption of the Resolution by the Town Commission. If no building permit is issued within the 24-month time period, the site plan and conditional use approvals shall be considered null and void and of no force and effect unless extensions of time are obtained pursuant to applicable law, but subject to Condition No. 5 which states in pertinent part: "Failure to meet the stated achievement dates in the Construction Schedule shall not excuse or delay" the mandatory payments set forth in Conditions Nos. 24, 26, 27, 28, 29, and 30. Neither the expiration of permits or expiration of the site plan and conditional use approval, nor the obtaining or failure to obtain extensions of time shall excuse or delay the obligation of the Applicant, its heirs, successors and/or assigns to make the mandatory payments as set forth in these Conditions.

Conditions relating to Public Improvements, to be completed prior to issuance of any Temporary or Partial Certificate of Occupancy:

24) The Applicant shall contribute a total of \$200,000 to the Town's Resort Tax Fund to partially replace the loss of Resort Tax revenues generated by the existing hotel on the Property in the following manner: No later than the earlier of the date of issuance of the first demolition permit for the Property, or, the date the hotel on the Property ceases to operate, the Applicant shall make quarterly payments in the amount of \$25,000 each, with the last payment to be made twenty-one (21) months from the anniversary of the first payment. Notwithstanding the preceding schedule of payments, the entire \$200,000 shall be contributed to the Town no later than twenty-four (24) months from the date of adoption of this Resolution.

25) All voluntary proffers and commitments made to the Town of Surfside pursuant to the Resolution and these Conditions shall be binding upon Applicant, its heirs, successors and assigns, and, as to payments, shall be due and payable, or in the event of an action, shall be performed, in strict compliance with the manner and within the time frames set forth in these Conditions. Applicant acknowledges and agrees that the site plan approval and conditional use approval are subject to all of the payment and performance obligations set forth in these conditions, and that there shall be no extensions, modifications or waivers of these payment and performance due dates and obligations for any reason, including (but not limiting), by way of example of matters that will not excuse payment and performance, considerations of force majeure, labor strikes, declaration of war, natural, economic, or nationwide disturbances, changes in ownership, modifications of the site plan or design, delays in meeting the Construction Schedule, changes in economic conditions or market indicators, locally or otherwise, whether substantial or minor in nature.

26) The Applicant shall contribute the sum of \$50,000 to the operational cost of a lifeguard stand as follows: \$20,000 shall be paid to the Town within thirty (30) days of the issuance of the initial building permit for the Chateau Project, \$15,000 shall be paid on the twelve (12) month anniversary of the first payment, and the remaining \$15,000 shall be paid twenty-four (24) months from the date of the first payment. The design and location of the lifeguard stand shall be determined by the Town in its sole discretion with input from the Applicant. The entire amount

of \$50,000 shall be paid to the Town if a building permit has not been issued for the Chateau Project within twenty-four (24) months from the date of this Resolution.

27) The Applicant shall fund a total not to exceed \$400,000, including up to \$32,000 for architectural, engineering and permitting services, for the 94th Street End Project which includes landscape, hardscape and streetscape improvements (the "Work") from Collins Avenue to the 94th Street beach access point west of the "hard pack" in the following manner: Within six months from the date of issuance of the initial building permit, Applicant shall submit a design prepared by Arquitectonica and mutually acceptable to Town and to Applicant, for the 94th Street End Project. The Town Commission shall review and approve the design within 60 days after its submittal to Town, after which date of approval Applicant shall have a period of 60 days to elect whether to contribute the amount of \$368,000, or to do the Work. Applicant and Town Manager shall then have 30 days from date of Applicant's decision to agree upon a construction schedule for the completion of the 94th Street End Project. If Applicant elects not to do the Work, the remaining amount of \$368,000 shall be paid to the Town within five days of its decision. If no building permit has been issued for Chateau Project within 24 months from date of adoption of this Resolution, the remaining amount of \$368,000 shall not be due until a building permit is issued for the Chateau Project, or an alternate development project is approved by Town Commission. Unless the 94th Street End Project has been completed, the unpaid balance of the \$400,000 shall be paid to Town by Applicant prior to transfer of more than twenty percent (20%) interest in the Chateau Project.

28) Prior to the completion of the 94th Street End Project, the Applicant shall donate to the Town a unique, original sculpture installed at the east end of 94th Street. The design of the sculpture, with regard to compatibility with the aesthetics of the Chateau Project and the 94th Street End Project, shall be subject to the reasonable approval of the Town Planner, after consultation with the Design Review Board or its successor organization. There shall be appropriate recognition of the donation in signage associated with the sculpture and the 94th Street End.

29) The Applicant shall contribute \$200,000 for the Town's Parks and Recreation Capital Infrastructure Program, to be paid as follows: \$100,000 shall be paid to the Town on the earlier of April 1, 2014, or twelve (12) months from the date of issuance of the first building permit for the Chateau Project, and the remaining \$100,000 shall be paid on the earlier of six months from the date of the first payment, or on July 1, 2014.

30) The Applicant shall contribute \$250,000 to the "Town of Surfside Downtown Improvement Fund" to be designated in a special account to be used solely for upgraded streetscape, hardscape, landscaping and lighting for the Downtown Business District in the following manner: \$50,000 shall be paid within five (5) days of the award by the Town Commission of capital construction project(s) benefitting the Downtown Business District, but no later than June 30, 2013; \$100,000 shall be paid three months from the date of the first payment, but no later than September 30, 2013, and the remaining \$100,000 shall be paid prior to the issuance of the Temporary Certificate of Occupancy for the Chateau Project. Notwithstanding the preceding schedule of payments, the entire \$250,000 shall be paid to the Town no later December 31, 2013.

C. Conditions To Be Completed Before any Partial or Temporary Certificate of Use or Occupancy is issued:

31) Prior to the issuance of a Temporary Certificate of Occupancy, all proposed signage shall be submitted, reviewed and approved under a separate application for review by the Design Review Board or its successor entity.

32) All parking for the Chateau Project shall be constructed in compliance with the Town Code in all respects, including but not limited to width, depth and floor to ceiling clearance, with no obstructions.

33) Prior to issuance of the Temporary Certificate of Occupancy, the design of the litter receptacles shall be determined by the Department of Public Works. The Applicant shall fund the cost of litter receptacles along Collins Avenue and along 94th Street in a quantity, design and location acceptable to the Department of Public Works.

34) The Applicant shall design the Chateau Project with all of the energy requirements necessary to obtain the equivalency of LEED Silver Certification, as certified by Applicant to the satisfaction of the Town Building Official at the time the plans are submitted for building permit. Applicant acknowledges and agrees that the Town Manager, at his/her sole discretion, may retain a consultant to certify that compliance with the plans as submitted shall match or exceed all of the energy requirements necessary to obtain the equivalency of LEED Silver Certification, and that Applicant shall reimburse the Town for the reasonable charges of the consultant. The Town's Building Official shall be responsible for verifying the implementation, at a minimum, of all of the items set forth in the letter dated November 8, 2012 addressed to the Chateau Group, signed by Steven Feller, P.E., President of Steven Feller, P.E., P.L., and the accompanying report, together with the "LEED 2009 for New Construction and Major Renovation Project Checklist for Chateau Ocean dated 11/10/2012" referenced in the report, all of which, together with the undated opinion letter from The Spinnaker Group, signed by Rob Hink, Principal, consisting of ten (10) pages, are attached to this Resolution and made a part hereof as "Composite Exhibit "A". After prior approval of the language by the Town Attorney, this condition shall be included as a separate clause in any declaration of condominium recorded on the Property in the Public Records of Miami-Dade County, FL, and in any amendments to such declaration, and proof of such inclusion shall be provided to the Town Manager and Town Attorney within ten (10) days from the date of recordation.

35) The Town Manager, or the Town Attorney, with regard to legal review, may refer any application submitted by Applicant before or after the issuance of a building permit to such engineering, planning, legal, technical or environmental consultant(s) or professional(s) retained by the Town as such officials may deem reasonably necessary to enable him/her to review the application as required by law, and the Town shall be reimbursed by Applicant for reasonable fees and charges made by such consultant(s) or professional(s) within thirty (30) days of submission of a Town voucher. These fees and charges are in addition to any and all other fees required by other law, rule or regulation of the Town Code.

- 36) The Applicant shall meet all requirements of the Department of Public Works and Miami-Dade County for water, sewer and storm drainage services.
- 37) The Collins Avenue sidewalk adjacent to Applicant's Property shall be constructed of "Crimson Red" concrete as utilized in surrounding properties on Collins Avenue and Harding Avenue.
- 38) The Applicant shall comply with all applicable conditions and permit requirements of Permitting and Environmental Resource Agency (PERA), the Miami-Dade County Fire Department, the Water and Sewer Department, Department of Environmental Protection (DEP), the Florida Department of Transportation (FDOT) and any other applicable regulatory agency.
- 39) The Applicant, its successors and assigns shall comply with all Town ordinances applicable to development and permit approvals at the time of adoption of the Resolution and in the event the Applicant does not commence construction within six (6) months from the date a demolition permit is issued it shall be required to comply with Section 14.55 of the Surfside Code in effect at the time of the passage of this Resolution, as may be amended from time to time, including the posting of additional bond(s) to defray the cost of the Town having to perform these tasks, if necessary, and as may be required by the Building Official.

D. Conditions To Be Completed Before Issuance of Certificate of Occupancy:

- 40) Any change in the ownership of the current owner, Chateau Ocean, LLC, greater than twenty percent (20%) shall be fully disclosed in writing to the Town Manager and Town Attorney immediately upon the transfer of interest. Said change of ownership shall not extend any of the dates or modify or excuse or extend any of the payment obligations or performance obligations included in this Resolution or in any agreements referenced in this Resolution.

E. Continuing Conditions of Approval:

- 41) A material amendment to the site plan or conditional use approval shall be processed in the same manner as the original site plan. A minor amendment shall be reviewed and approved by the Town Manager and the Town Planner or, in the Town Manager's sole discretion, may be referred to the Town Commission for review and approval in the same manner as the original site plan and conditional use applications. A reduction in the number of residential units and a proportionate reduction in the number of parking spaces shall be considered a minor amendment. In the absence of controlling language in the Town's Zoning Code, the determination of whether a change is considered material or minor shall be in the sole discretion of the Town Manager after consultation with the Town Planner and Town Attorney, subject to the following limitations: to be considered a minor amendment, a change does not change lot coverage, setbacks, height limitations, as well as density or intensity calculations set forth in a previously approved site plan; does not require a variance to meet the requirements of the Code; does not require or create any change in the location, size and general site compatibility of any buildings, lighting and signs; does not cause an increase in the number of average daily trips; does not alter

the location of any points of ingress, egress, access and vehicular and pedestrian patterns to the site; does not substantially decrease the value of or substantially change the character or location of any improvement or amenity; change to landscape material, location, planting techniques, species, or size as deemed necessary by the Town Manager due to availability or site conditions; and does not result in the cancellation of any condition placed upon the site plan as originally approved.

42) Applicant shall have sufficient staff available to minimize congestion and facilitate the loading and unloading processes at both loading dock areas. The hours of operation of the loading docks shall be limited to: Monday through Friday from the hours of 9 a.m. to 4 pm., and on Saturday from 9 a.m. to 12 pm. (noon), only. No service or delivery using the loading docks shall be made on Sundays, or before or after the above stated hours on any other day. This schedule applies to, by way of example and not limitation, garbage trucks, recycling collectors, other waste haulers, moving vans and delivery vehicles. After prior approval of the specific clause by the Town Attorney, this condition shall be included as a separate clause in any declaration of condominium recorded on the Property in the Public Records of Miami-Dade County, FL, and in any amendments to such declaration, and proof of such inclusion shall be provided to the Town Manager and Town Attorney within ten (10) days from the date of recordation.

43) Live, amplified music shall be prohibited outdoors. Recorded music no greater than 75 decibels shall be allowed from 11:00 a.m. to dusk. This shall be reviewed annually through the Conditional Use approval.

44) The Applicant and its successors and assigns, including but not limited to the successor condominium association, shall maintain all landscaping materials on site in good condition, replacing diseased, dying or dead plant material as necessary so as to present a healthy and orderly appearance at all times.

45) The private outdoor dining facilities, lobby bar and poolside bar shall only be open to residents of the Project and their invited guests. Signage advertising the private outdoor dining facilities and bars viewable from the sidewalk, abutting rights-of way, adjacent streets or public beach shall not be permitted. Operating hours for the outdoor dining facilities, lobby bar and poolside bar shall be limited to 8:00 AM to 12 midnight.

46) The words "Bal Harbor", "Miami Beach," and "Sunny Isles Beach" shall not be used immediately preceding or following the words "Chateau Ocean". The words "Miami Beach" and "Sunny Isles Beach" shall not be part of the website address for the Chateau Beach. References in the marketing materials to nearby communities shall be limited to descriptions of entertainment, shopping or dining locations, and names of nearby communities shall not be used to describe the location of the Project, which shall only be described as being located in Surfside or in the Town of Surfside, Florida.

47) The Applicant shall feature businesses located in the downtown area of the Town of Surfside as a part of marketing information about the Project included in any sales brochures or

similar information provided to potential purchasers or tenants or to real estate sales personnel engaged in marketing the Project or in bringing prospective residents to the Project.

48) Dumpsters shall be serviced wholly within the Chateau building envelope. All dumpsters that are stored in the parking level shall be delivered to the trash room on the north side of the first floor of the building no later than 7 a.m. on collection days. The servicing of the dumpsters and their locations shall not be visible from pedestrians or passing motorists on the sidewalks, abutting rights-of way, adjacent streets or public beach.

49) Continuous twenty-four hour valet parking service shall be provided by the Chateau Project as required by the Town Code due to the existence of tandem parking spaces in the parking garage. During peak hours, defined as 12 noon to 8 p.m. Monday through Thursday, and 12 noon to 9 p.m. Friday, Saturday and Sunday, there shall be a sufficient number of valets to assure no queuing exists on Collins Avenue.

50) The Applicant acknowledges the Department of Environmental Protection's Beach Erosion Control Plan, and that there will be a lease between State DEP and the County and a management agreement between the County and the Town of Surfside, the terms of which shall be binding on Applicant to the extent it applies.

51) Upon issuance of a hurricane warning by the National Weather Service or similar agency, all removable items from the beach, pool decks, roof decks and other outdoor spaces shall be immediately removed and secured.

52) There shall be no service of glass or aluminum containers, and to the extent feasible, biodegradable straws shall be used on the beach by Applicant, and Applicant shall use good faith efforts to ensure that there shall be no service of plastic straws on the beach.

53) The Applicant shall obtain a certificate of occupancy and certificate of use from the Town upon compliance with all terms and conditions. The certificate of occupancy and certificate of use shall be subject to cancellation upon violation of any of the conditions, in accordance with the law.

54) Applicant acknowledges and agrees that each failure to make a payment required in Conditions Nos. 24, 26, 27, 28, 29 and 30 (the "Public Improvement Payments") in accordance with the terms of this Resolution is a violation of a condition of approval of the site plan and conditional uses and shall constitute a separate Event of Default, and that, upon occurrence of an Event of Default, Surfside, five days after providing Applicant an opportunity to cure (the "Cure Period") by mailing a certified letter, return receipt requested, (the "Notice of Default"), referencing the recorded Resolution, addressed to Applicant at: 1000 East Hallandale Beach Boulevard, Suite B, Hallandale Beach, FL 33009 (Applicant shall notify Town of any change of address by delivering written notice entitled: "Notice of Change of Address for Chateau Ocean LLC," by certified mail, to: TOWN MANAGER with a copy to: TOWN ATTORNEY, both addressed to: 9293 Harding Avenue, Surfside, FL 33154) may exercise all of the remedies set forth herein and provided by law, both equitable and legal, including the recording of a lien, for each Event of Default, at Applicant's expense, in the Public Records of Miami-Dade County in

accordance with Florida Statutes against all of the Property. Applicant agrees and acknowledges that its failure to make a payment resulting in an Event of Default which is not cured within the Cure Period by making full payment or payments in accordance with the terms of the Conditions shall constitute a complete waiver of any rights or defenses it may have to challenge the recording of the lien or liens or of any proceedings to enforce the liens, including but not limited to the filing of a foreclosure action against Applicant, its successors and/or assigns, and the entry of a Final Judgment of Foreclosure or a judicial proceeding to recover a money judgment for the amount of the liens plus accrued interest, attorneys fees and all costs incurred by Surfside in pursuing the collection of the unpaid funds under any and all laws that may be applicable, including but not limited to the Constitutions of the State of Florida and the United States of America. In addition to or as an alternative, Surfside may use any other enforcement mechanism provided by law. Further, Applicant agrees that any forbearance on the part of Surfside to exercise any of its rights in the event of a default by Applicant, its heirs, successors, or assigns shall not be deemed or construed to be a waiver of Surfside's rights hereunder in the event of a subsequent default.

V. MISCELLANEOUS PROVISIONS.

1. **COUNTERPARTS.** This Resolution may be executed in counterparts, each of which shall be an original, and all of which shall constitute one and the same instrument.

2. **SEVERABILITY CLAUSE.** In the event any portion or section of this Resolution is determined to be invalid, illegal or unconstitutional by a court or agency of competent jurisdiction, such decision shall in no way affect the remaining portions of this Resolution, which shall remain full force and effect.

VI. **EFFECTIVE DATE.** This resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 4th day of December, 2012

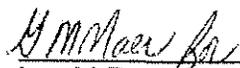
Motion by Planning and Zoning Board Member _____
Second by Planning and Zoning Board Member _____

FINAL VOTE ADOPTION

Member, Armando Castellanos _____
Member, Jennifer Dray _____
Member, Carli Koshal _____
Vice Chair, Peter Glynn _____
Chair, Lindsay Lecour _____

Lindsay Lecour, Chair

**APPROVED AS TO FORM AND
LEGAL SUFFICIENCY FOR
THE TOWN OF SURFSIDE ONLY:**



Lynn M. Dannheisser, Town Attorney

chateau pz reso edits 1129 v5 docx



November 8, 2012

Chateau Group
1000 E. Hallandale Beach Blvd.
#B
Hallandale, FL 33009

Steven Feller P.E., LEED AP
Anatoly Averbuch
Robert Raynor
Michael Torrey, C.I.P.E.,
LEED AP
Jack Nedlin

COMPOSITE EXHIBIT "A"

Dear Esteban:

The enclosed report describes in simple language how we propose to improve the energy and water usages for the Chateau Ocean Project in Surfside.

By doing all of these items, we will be able to obtain maximum LEED points based on our climatic environment.

I am available to meet with whomever next week.

Very truly yours,

STEVEN FELLER, P.E., P.L.

Steven Feller, P.E.
President

St: mcs
cc: File- Chateau1 08-Report

500 Northeast Third Avenue • Fort Lauderdale, Florida 33301
954 467 1402 • Fax 954 467 5752
Please visit our website: www.fellerpe.com



THE SPINNAKER GROUP

501 SPINNAKER
 WESTON, FL 33326
www.thespinnakergroupinc.com
 (954) 413-0905
 Fax (954) 217-8111

Chateau Group
 1000 E. Hallandale Beach Blvd.
 #B
 Hallandale, FL 33009

We have reviewed the attached LEED Scorecard and the letter from Steven Feller, PE regarding LEED certification for the Chateau Condominium that is being planned for Surfside. It is our professional opinion that the credits and prerequisites outlined on the LEED scorecard are achievable for this project. This will require the design team, the contractor and the owner to meet all of the requirements for the credits as outlined in LEED for New Construction Version 3, 2009.

We are available for further discussion if required

Sincerely

Rob Hink, LEED AP, BD&C, O&M, ND
 LEED Faculty
 Principal,
 The Spinnaker Group



Sustainable Design • Building Commissioning
 LEED™ Consulting

The purpose of the following report is to show the developers of this project Chateau @ Surfside are complying with all of the energy requirements necessary to obtain LEED Silver Certification. The way LEED allows us to show this compliance is to compare our building to a standard baseline building as described in the LEED Handbook.

We also ran this comparison for a LEED Certified (only) building. the most important inputs into getting the desired results are as follows:

1. Glass U-1.2 SC 0.3, wall insulation value of R-13, roof insulation value R-25, heat pump EER-13.
2. Glass U-0.87 SC 0.41, wall insulation value of R-13, roof insulation Value R-30, Heat pump EER-17 (this scenario is Esteban's desirable glass and EER).
3. Glass U-0.22 SC 0.25, wall insulation value of R-13, roof insulation value R-30 Heat pump EER-17 (Pass the Florida Energy Calc 2010)

Using these values get us the following building "block" cooling loads in tons.

1. Glass U-1.2 SC 0.3 Block Load is 465 tons.
2. Glass U-0.87 SC 0.41 Block Load is 491 tons.
3. Glass U-0.22 SC 0.25 Block Load is 392 tons.

The Calculations Summary is attached to the end of this from the baseline building to LEED Certified is 24%. The power restriction (KW) to go from the baseline building to LEED Silver is 39%. This is what the developer of chateau Surfside is proposing.

Additionally to comply with LEED Silver, we are implementing the following:

As per comparison sheet, the base line is as per ASHRAE 2010 Appendix G VS the proposed building which reflect the actual aspects of the building.

1. The roof insulation in the proposed has been improved from R-25 to R-30.
2. The wall insulation has been improved from R-13 to R-30.
3. The glass value has improved from U-1.2 and SC-0.3 to U-0.22 and SC-0.25.
4. The major improvement is the heat pump which has been improved from EER-12 as per (Florida building Code 2010 and ASHRAE 90.1) to the High Efficient heat pump with EER-17. As you see, the reduction in electrical demand just by improving the EER of the heat pump to 17 is 39%.
5. Boiler efficiency has been improved from 85% to 95%.
6. The plumbing fixtures flow has been improved to reflect 30% less consumption than the base line as per chart (that is also at the end of this report).
7. LED light will be used in the corridor and common area which reduces the LPD from 1.1 watt/sq. ft. to average 0.3-0.5 watt/sq. ft.
8. Using conductivity meter in the cooling tower to reduce the amount of blow-down water.
9. Having CO2 sensor installed in the high density area to maintain the quality of air.
10. Provide ventilation to meet the minimum requirement of Section 4 thru 7 of ASHRAE Standard 62.1-2007.

11. Install permanent monitoring system to ensure the ventilation system maintaining design minimum requirement and generate alarm when the air flow value or CO2 level varies by 10%.
12. Installing MERV 13 in all major units (Common Areas).
13. Provide individual lighting control for 90% of the building occupants to enable adjustments to suit individual.
14. Design of the HVAC System and building envelope to meet the requirement of ASHRAE 55 to provide a comfortable thermal environment.
15. Zero use of CFC-based refrigerant in the HVAC Machine to reduce stratospheric ozone depletion.
16. Variable frequency drive will be installed in the pumping system and cooling tower fans to modulate the consumption of the energy resulting in reducing the electricity.
17. All the appliances throughout the buildings are going to be Energy Star.

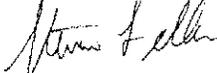
As you can see from the A/C tonnage and electric power use reductions when complying with LEED Silver, this building is able to achieve maximum points for our climatic conditions.

Certification

I certify that this information and the results obtained comply with the appropriate LEED Calculation Methods.

Very truly yours,

STEVEN FELLER, P.E., P.I.



Steven Feller, P.E., LEED AP BD + C
#22046
President

SF:mew
cc A. Averbach
File - Chateau1108Report

Comparison Between ASHRAE 90.1-2010 and Proposed LEED Silver for Chateau Orman				
	ASHRAE Standard (Baseline)		ASHRAE Proposed/Targeted LEED	
	Building		ASHRAE Insulated Glass Targeted LEED Silver	
ENVELOPE	Wall R value	R-13.0 Assembly U-0.124 Steel frame	R-15 Assembly U-0.07	R-15 Assembly U-0.07
	Floors	R-Model for, commended	R-Model for, commended	R-Model for, commended
	ROOF	Insulated entirely above deck Total R-25	Insulated entirely above deck R-30	Insulated entirely above deck R-30
	Vertical Glazing	U-1.20 B, SC-0.29	U-0.87 R, SC-0.41	U-0.72 B, SC-0.25
HEAT PUMPS	Min Heat pump EER	EER - 12.0	EER - 12.0	EER - 17.0
	Approximate Block Load Tonnage	465 Ton	491 Ton	392 Ton
	Percent of Tonnage Reduction	5% Reduction		
POWER FOR Standard H.P.		0.92 kw/ton=432 kw		
POWER FOR High EFFICIENT H.P.			0.67 kw/ton=329 kw	0.67 kw/ton=263kw
PERCENT OF KW REDUCTION			23.8% reduction Alt#1 vs Alt#2	39% reduction Alt#1 vs Alt#3
PERCENT OF KW REDUCTION	Percentage improvements between standard glass and standard efficient HP w/ good glass and high efficient HP			
Cost \$/Ton of Standard Heat pump		\$193/Ton		
Cost \$/Ton of High efficient Heat pump			\$533/Ton	\$533/Ton
Total Price of heat pumps Purchase		\$135,245	\$461,703	\$206,936
Insulation Cost/Ton		\$420/Ton	\$440/Ton	\$440/Ton
Earth. Mech. Installation Cost		\$1,953,000	\$2,180,040	\$1,760,280
				20% reduction Alt#2 vs Alt#3

		Comparison Between Baseline Plumbing Fixture and Target Proposed Lead Silver for Chateau Occ					
		Standard (Baseline) Building			Proposed/Targeted LEED Silver Building		
Water Closet		1.6 gpf				1.28 gpf	
Urinal		1 gpf				0.5 gpf	
Shower head		2.5 gpm				1.5 gpm	
Public Lav		0.5 gpm				0.5 gpm	
Private Lav		2.2 gpm				1.5 gpm	
Kitchen Sink		2.2 gpm				1.8 gpm	



LEED 2009 for New Construction and Major Renovation

Project Checklist
 Chateau Ocean
 Date 11/10/2012

Sustainable Sites			Possible Points: 26
21	0	5	
Y	N	P	
1			Prereq 1 Construction Activity Pollution Prevention
5			Credit 1 Site Selection 1
		1	Credit 2 Development Density and Community Connectivity 5
6			Credit 3 Brownfield Redevelopment 1
1			Credit 4.1 Alternative Transportation—Public Transportation Access 6
3			Credit 4.2 Alternative Transportation—Bicycle Storage and Changing Rooms 1
		2	Credit 4.3 Alternative Transportation—Low-Emitting and Fuel-Efficient Vehicles 3
1			Credit 4.4 Alternative Transportation—Parking Capacity 2
		1	Credit 5.1 Site Development—Protect or Restore Habitat 1
1			Credit 5.2 Site Development—Maximize Open Space 1
1			Credit 6.1 Stormwater Design—Quantity Control 1
1			Credit 6.2 Stormwater Design—Quality Control 1
1			Credit 7.1 Heat Island Effect—Non-roof 1
1			Credit 7.2 Heat Island Effect—Roof 1
		1	Credit 8 Light Pollution Reduction 1

Water Efficiency			Possible Points: 10
5	4	1	
Y	N	P	
2	2		Prereq 1 Water Use Reduction -20% Reduction
		2	Credit 1 Water Efficient Landscaping 2 to 4
			<input type="checkbox"/> Reduce by 50% 2
			<input type="checkbox"/> No Potable Water Use or Irrigation 4
	2		Credit 2 Innovative Wastewater Technologies 2
3		1	Credit 3 Water Use Reduction 2 to 4
			<input type="checkbox"/> Reduce by 30% 2
			<input type="checkbox"/> Reduce by 35% 3
			<input type="checkbox"/> Reduce by 40% 4

6		0		25		Energy and Atmosphere		Possible Points: 35	
Y		Prereq 1		Fundamental Commissioning of Building Energy Systems					
Y		Prereq 2		Minimum Energy Performance					
Y		Prereq 3		Fundamental Refrigerant Management					
0		15	Credit 1	Optimize Energy Performance				1 to 19	
				<input type="checkbox"/>	Improve by 12% for New Buildings or 8% for Existing Building Renovations				1
				<input type="checkbox"/>	Improve by 14% for New Buildings or 10% for Existing Building Renovations				2
				<input type="checkbox"/>	Improve by 16% for New Buildings or 12% for Existing Building Renovations				3
				<input type="checkbox"/>	Improve by 18% for New Buildings or 14% for Existing Building Renovations				4
				<input type="checkbox"/>	Improve by 20% for New Buildings or 16% for Existing Building Renovations				5
				<input type="checkbox"/>	Improve by 22% for New Buildings or 18% for Existing Building Renovations				6
				<input type="checkbox"/>	Improve by 24% for New Buildings or 20% for Existing Building Renovations				7
				<input type="checkbox"/>	Improve by 26% for New Buildings or 22% for Existing Building Renovations				8
				<input type="checkbox"/>	Improve by 28% for New Buildings or 24% for Existing Building Renovations				9
				<input type="checkbox"/>	Improve by 30% for New Buildings or 26% for Existing Building Renovations				10
				<input type="checkbox"/>	Improve by 32% for New Buildings or 28% for Existing Building Renovations				11
				<input type="checkbox"/>	Improve by 34% for New Buildings or 30% for Existing Building Renovations				12
				<input type="checkbox"/>	Improve by 36% for New Buildings or 32% for Existing Building Renovations				13
				<input type="checkbox"/>	Improve by 38% for New Buildings or 34% for Existing Building Renovations				14
				<input type="checkbox"/>	Improve by 40% for New Buildings or 36% for Existing Building Renovations				15
				<input type="checkbox"/>	Improve by 42% for New Buildings or 38% for Existing Building Renovations				16
				<input type="checkbox"/>	Improve by 44% for New Buildings or 40% for Existing Building Renovations				17
				<input type="checkbox"/>	Improve by 46% for New Buildings or 42% for Existing Building Renovations				18
				<input type="checkbox"/>	Improve by 48%+ for New Buildings or 44%+ for Existing Building Renovations				19
			7	Credit 1	On-Site Renewable Energy				1 to 7
				<input type="checkbox"/>	1% Renewable Energy				1
				<input type="checkbox"/>	3% Renewable Energy				2
				<input type="checkbox"/>	5% Renewable Energy				3
				<input type="checkbox"/>	7% Renewable Energy				4
				<input type="checkbox"/>	9% Renewable Energy				5
				<input type="checkbox"/>	11% Renewable Energy				6
				<input type="checkbox"/>	13% Renewable Energy				7
2				Credit 3	Enhanced Commissioning				2
2				Credit 4	Enhanced Refrigerant Management				2
			3	Credit 5	Measurement and Verification				3
2				Credit 6	Green Power				2

5 3 6			Materials and Resources		Possible Points: 14
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Prereq 1	Storage and Collection of Recyclables	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 1.1	Building Reuse—Maintain Existing Walls, Floors, and Roof	1 to 3
		<input type="checkbox"/>		Reuse 55%	1
		<input type="checkbox"/>		Reuse 75%	2
		<input type="checkbox"/>		Reuse 95%	3
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 1.2	Building Reuse—Maintain 90% of Interior Non-Structural Elements	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 2	Construction Waste Management	1 to 2
		<input type="checkbox"/>		50% Recycled or Salvaged	1
		<input type="checkbox"/>		75% Recycled or Salvaged	2
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 3	Materials Reuse	1 to 2
		<input type="checkbox"/>		Reuse 5%	1
		<input type="checkbox"/>		Reuse 10%	2
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 4	Recycled Content	1 to 2
		<input type="checkbox"/>		10% of Content	1
		<input type="checkbox"/>		20% of Content	2
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 5	Regional Materials	1 to 2
		<input type="checkbox"/>		10% of Materials	1
		<input type="checkbox"/>		20% of Materials	2
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 6	Rapidly Renewable Materials	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 7	Certified Wood	1

10 2 2			Indoor Environmental Quality		Possible Points: 15
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Prereq 1	Minimum Indoor Air Quality Performance	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Prereq 2	Environmental Tobacco Smoke (ETS) Control	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 1	Outdoor Air Delivery Monitoring	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 2	Increased Ventilation	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 2.1	Construction IAQ Management Plan—During Construction	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 2.2	Construction IAQ Management Plan—Before Occupancy	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 4.1	Low-Emitting Materials—Adhesives and Sealants	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 4.2	Low-Emitting Materials—Paints and Coatings	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 4.3	Low-Emitting Materials—Flooring Systems	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 4.4	Low-Emitting Materials—Composite Wood and Agrifiber Products	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 5	Indoor Chemical and Pollutant Source Control	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 6.1	Controllability of Systems—Lighting	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 6.2	Controllability of Systems—Thermal Comfort	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 7.1	Thermal Comfort—Design	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 7.2	Thermal Comfort—Verification	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 8.1	Daylight and Views—Daylight	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 8.2	Daylight and Views—Views	1

5	0	1	Innovation and Design Process	Possible Points: 6
1			Credit 1.1 Education	1
1			Credit 1.2 Low Mercury lighting	1
1			Credit 1.3 Integrated Pest Management	1
1			Credit 1.4 Cooling Tower Management	1
		1	Credit 1.5 Innovation in Design: Specific Title	1
1			Credit 1.6 LEED Accredited Professional	1
1	2	1	Regional Priority Credits	Possible Points: 4
1			Credit 1.1 Regional Priority: Specific Credit	1
		1	Credit 1.2 Regional Priority: Specific Credit	1
	1		Credit 1.3 Regional Priority: Specific Credit	1
	1		Credit 1.4 Regional Priority: Specific Credit	1
53	11	41	Total	Possible Points: 110

Certified 43 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 100

APPLICATIONS AND LETTERS OF INTENT



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

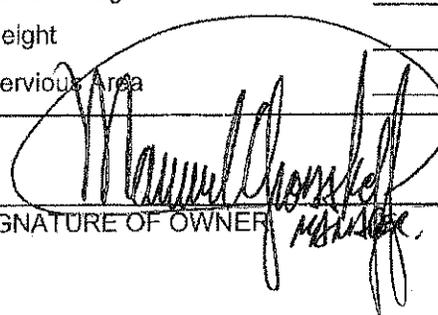
**TOWN OF SURFSIDE
MULTI-FAMILY AND NON-RESIDENTIAL SITE-PLAN APPLICATION**

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

<u>PROJECT INFORMATION</u>	
OWNER'S NAME	Chateau Ocean LLC
PHONE / FAX	305-777-7280 / 786-513-2626
AGENT'S NAME	Neisen Kasdin
ADDRESS	1 SE 3rd Avenue, 25th Floor, Miami, FL 33131
PHONE / FAX	305-374-5600 / 305-374-5095
PROPERTY ADDRESS	9379 Collins Avenue, 9365 Collins Avenue, 9349 Collins Avenue
ZONING CATEGORY	H120
DESCRIPTION OF PROPOSED WORK	Demolition of existing 92-room hotel; construction of 90-unit residential condominium building and accessory amenities

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

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

*  7/6/2012
 SIGNATURE OF OWNER _____ DATE _____ SIGNATURE OF AGENT _____ DATE _____
 Town of Surfside – Multi-Family and Non-Residential Site Plan Application

OWNER AFFIDAVIT FOR CORPORATION or PARTNERSHIP
(Circle one)

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

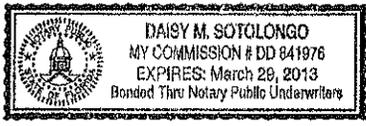
I, MANUEL CAROSSKOFF being duly sworn, depose and say that I am the MANAGER of CHATEAU OCEAN LLC and as such, have been authorized by such entity to file this application; that all answers to the questions in the application and all sketches, data and other supplementary matter attached to and made a part of the application are true and correct to the best of our knowledge and belief; that the corporation is the owner of the property described herein

MANUEL CAROSSKOFF
PRINT NAME

Manuel Caroskoff
SIGNATURE

Sworn to and subscribed before me this day of 6th July, 2012. The foregoing instrument was acknowledged before me by Manuel Caroskoff of CHATEAU OCEAN LLC on behalf of such entity, who has produced as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP:



Daisy M. Sotolongo
NOTARY PUBLIC
DAISY M. SOTOLONGO
PRINT NAME

My Commission Expires: 3/29/2013



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 Tuesday 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 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:

Neisen Kasdin

NAME OF REPRESENTATIVE

DATE



Neisen O. Kasdin

Akerman Senterfitt
 One Southeast Third Avenue
 Suite 2500
 Miami, FL 33131-1714
 Tel: 305.374.5600
 Fax: 305.374.5095

neisen.kasdin@akerman.com

October 1, 2012

VIA HAND DELIVERY

Roger Carlton
 Town Manager
 Town of Surfside
 9293 Harding Avenue
 Surfside, FL 33154

RE: 2nd REVISED Letter of Intent – Chateau Ocean Residences site plan and conditional use application

Dear Mr. Carlton,

Our firm represents the Chateau Group, LLC (hereinafter the "Applicant" or "Owner"), who is the owner of the properties at 9379, 9365 and 9349 Collins Avenue (collectively the "Property"), located generally at the southeast corner of Collins Avenue and 94th Street. The Property is currently improved with a 92-room Best Western Hotel.

Please accept this letter as our letter of intent for an application for site plan and conditional use approval for the proposed Chateau Ocean Residences (the "Proposed Project"). The Proposed Project will consist of one building, consisting of up to 85 multifamily residential units, which equals a density of approximately 28 units per acre based on the 2.99 gross acre size of the Property.

The Proposed Project is an elegantly designed 12-story building that steps back generously from the north and south side yards as the building increases in height. The Proposed Project is not required to step back from the north side, which abuts 94th Street, but it does step back in equal proportion to the step backs provided on the south side of the Property, which will minimize the visual impact of the building on the property to the north of the Proposed Project as well as to properties located to the west of the Property. We submit that the Proposed Project meets the Town's adopted Design Guidelines.

Programmatically, the Proposed Project is significantly less intense than what is permitted by right on the Property. The Property is approximately 2.99 gross acres and is zoned H120, which allows aggregated lots to be developed at 85% of the density allowed by the Comprehensive Plan. The Property is designated as High Density Residential / Tourist on the
 akerman.com

{25195166;1}

Roger Carlton
October 1, 2012
Page 2

Future Land Use Map, which has a corresponding maximum density of 109 units/acre. Therefore, the Property could be developed with up to 277 residential units or 277 hotel rooms. The Proposed Project represents about a 69% reduction in the maximum permitted density that could be developed on the Property.

Moreover, the Proposed Project represents a significant reduction in the amount of traffic that will be generated by the Property. A residential condominium unit generates, on average, about one-third less traffic (PM peak hour) than a hotel room. Therefore, the Proposed Project, which has less proposed condominium units than existing hotel rooms, will have a traffic impact that is substantially less than the existing hotel. Compared to what could be built on the site (277 hotel rooms) the traffic impact is even less. In fact, according to the traffic study submitted to the Town, prepared by Traf Tech Engineering, Inc., the number of daily trips is expected to decrease by 53%, the number of AM peak hour trips is expected to decrease by 44% and the number of PM peak hour trips is expected to decrease by 41%.

The Proposed Project will utilize the existing driveway curb cut on Collins Avenue that is located towards the southern end of the site as the main entrance driveway for the building. Vehicles would then ramp up to a second floor valet drop off, where a valet parker would then drive the vehicle down to the ground floor where all of the parking is located. Upon return of the driver's vehicle, a driver would exit the site via a curb cut onto 94th Street. Parking is provided in a combination of regular, tandem and mechanically/vertically stacked spaces. There are 85 unencumbered parking spaces provided, which meets the minimum amount of unencumbered spaces required by Code (1 per unit). Valet parking will be provided at all times (24/7).

The Proposed Project will also have a tremendous positive effect on the property tax revenues for the Town of Surfside. Currently, the Property has an assessed value of approximately \$11.1 million and the Town of Surfside collected \$61,471.30 in property taxes from the Property in 2011. The estimated total assessed value of the Proposed Project upon completion is approximately \$210 million and based on the Town's current millage rate of 5.5 the Proposed Project would return approximately \$1.1 million in property tax revenue to the Town each year. This is over \$1 million more per year than the current amount of property tax revenues received. Over the course of 20 years, the additional property tax revenue for the Town adds up to approximately \$20.8 million.

Additionally, the Proposed Project will generate up to 150 construction jobs at the peak period of construction activity and will provide approximately 20 permanent jobs upon completion.

CONDITIONAL USES

The Proposed Project also includes a bar in the lobby, a poolside bar for the pool on the ground floor and outdoor dining on the ground floor. The Proposed Project also proposes to use a mechanical parking lift system other than the parking system provided for in the Town Code. Bars and outdoor dining facilities are permitted as accessory conditional uses in the H120 zoning district and mechanical parking lift systems other than those specified in the Town Code are permitted as

Roger Carlton
 October 1, 2012
 Page 3

a conditional use. Conditional uses are subject to the seven (7) review criteria contained in Section 90-23.2 of the Zoning Code. Below we have listed the review criteria in bold and underline text and our response to each criteria follows.

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

The proposed outdoor dining facility and two bars are consistent with the Comprehensive Plan and Zoning Code. The two bars and the outdoor dining facility will be only for the use of residents and their guests, which is mandated by the conditional use table notes in the Zoning Code. The lobby bar will be located within the confines of the building. The pool bar, while located outside, will be shielded from view from the adjacent properties to the north and south by the parking garage and cabanas. The outdoor dining facility located to the east of the pool will also be shielded from view by the cabanas.

Goal #1 of the Future Lane Use Element states, "*Ensure that the character and location of future land uses provides high economic and quality of life benefits to the Town's residents...*" The inclusion of the accessory outdoor dining and bar facilities with the Proposed Project will enhance the quality of life for residents of the Proposed Project.

Regarding the mechanical parking lift system, the only provision of the Town Code that the automated parking does not meet is the minimum height requirement of 14' 4". The mechanical parking lift system chosen by the Applicant can operate with 13' 0" of vertical clearance. All of the criteria for automated parking systems such as noise and visual protection are being met by the Applicant. Therefore, the proposed automated parking system is consistent with the Zoning Code by protecting adjacent properties from noise intrusion.

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

The two proposed bars and outdoor dining facility will not be detrimental to the public health, safety or general welfare. The two bars and outdoor dining facility will only be open to residents and their guests, thus limiting the volume of potential users for these facilities. Moreover, the pool bar and outdoor dining facility will be operated with hours of operation that ensure any potential noise from the pool bar and outdoor dining are minimized and limited to normal operating times. The proposed operating hours for the outdoor dining and bar facilities is from 8:00 AM to midnight.

The Applicant is considering several mechanical parking lift systems, all of which are established manufacturers of parking lifts and have proven safety records. Further, the parking system will only be operated by the valet operators, not the general public. Therefore, the operation of the parking system will not endanger the public health or safety.

(3) The proposed use shall be compatible with the community character of the immediate neighborhood. In addition to compatibility there must be congruity between the subject development and neighboring improvements and surroundings including but not limited to

Roger Carlton
 October 1, 2012
 Page 4

form, spacing, heights, setbacks, materials, color, rhythm and pattern of architectural or aesthetic interest or value as well as with any overlays and other development schemes or legislation.

The proposed conditional uses will be compatible with the character of the immediate neighborhood. The Proposed Project is a high-end, luxury residential building and the two neighboring properties are both residential uses. Further, the Proposed Project is replacing a hotel use, which is typically more intrusive to neighboring properties from a traffic and noise perspective. The pool bar and outdoor dining are proposed to be located in the center of the Property, as far away from the neighboring properties as possible, and will be screened from view from the neighboring properties by the parking garage and the cabanas.

The proposed mechanical parking lift system will not have any detrimental impact on the community character. The mechanical parking system will be fully enclosed within the parking garage and will not be visible from the exterior of the building and noise and vibration barriers will be utilized to ensure that sound and vibration emissions are minimized.

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

The two bars and outdoor dining facility will only be open to residents and their guests, thus the parking impact of the proposed conditional uses will be negligible. The Proposed Project has been designed to meet the parking requirements of the Zoning Code and the two bars and outdoor dining facility will be connected to the main use building through pedestrian connections.

The mechanical parking lift system will only be operated by valet attendants. Further, the queuing study prepared by TrafTech Engineering analyzed the expected time it will take a valet parker to take a car, park it in the parking lift system and return to the valet stand and found that queue times and lengths will not exceed standard operating conditions.

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

The pool bar and outdoor dining facility will be buffered from the neighboring properties by the cabanas and part of the parking garage structure.

The mechanical parking lift system will utilize noise and vibration barriers to ensure that the surrounding walls decrease sound and vibration emissions outside of the parking garage. Also, the parking lift system will not be visible from the exterior of the building.

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

Roger Carlton
October 1, 2012
Page 5

The establishment of the two bars, the outdoor dining and the mechanical parking lift system will not have any impact nor impede the development or redevelopment of the surrounding properties for uses which are permitted in the zoning district.

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

The Owner is receptive to working with staff and the Town's review boards on any conditions that are necessary to protect the public welfare while allowing for the private enjoyment of the Property by its future residents.

In sum, the Proposed Project:

- is consistent with the Comprehensive Plan and Zoning Code;
- is much less intense than what is permitted as of right by the Zoning Code;
- is less intense than what currently exists on the Property;
- will reduce overall vehicular traffic to the Property;
- is designed and planned in a way that does not require any variances and provides greater step backs on the north side than required by the Zoning Code;
- includes three conditional uses (two bars, outdoor dining facility and a mechanical parking lift system other than that specified by the Town Code) that satisfy all of the conditional review criteria in the Zoning Code;
- will create large property tax revenues to the Town (over \$1 million per year);
- will create temporary construction jobs and permanent jobs.

Based on the foregoing positive aspects of the Proposed Project, we respectfully request you and your staff's favorable review of the Proposed Project. We look forward to working with you and the Town's professional staff and review boards during the Town's review process.

Sincerely,

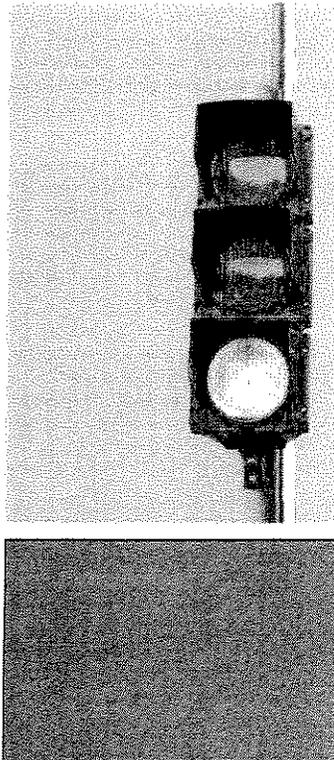
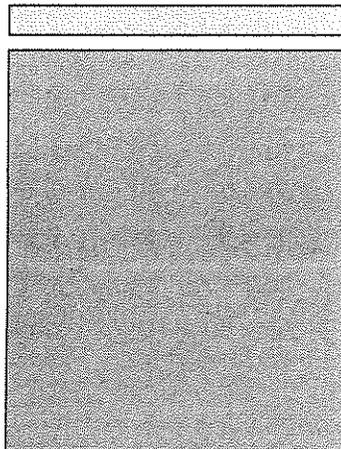


Neisen O. Kasdin

TRAFFIC STUDY

Chateau Ocean

traffic study



prepared for:
Chateau Group

Traf Tech
ENGINEERING, INC.

July 2012

Traf Tech
ENGINEERING, INC.

July 27, 2012

Mr. Esteban Koffsmon LEED AP
Chateau Group
1000 E. Hallandale Beach Boulevard #B
Hallandale Beach, Florida 33009

Re: Chateau Ocean - Traffic Study

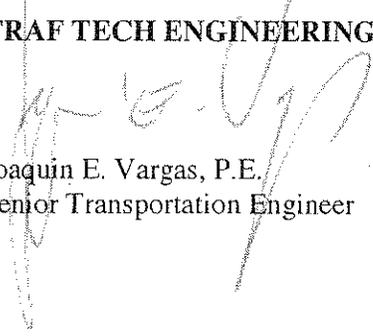
Dear Mr. Koffsmon:

Traf Tech Engineering, Inc. is pleased to provide you with the results of the traffic statement undertaken for the proposed re-development project planned to be located at southeast corner of Collins Avenue and 94th Street in the Town of Surfside in Miami-Dade County, Florida.

It has been a pleasure working with Chateau Group on this project.

Sincerely,

TRAF TECH ENGINEERING, INC.



Joaquin E. Vargas, P.E.
Senior Transportation Engineer

8400 North University Drive, Suite 309, Tamarac, Florida 33321
Tel: (954) 582-0988 Fax: (954) 582-0989

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INTRODUCTION

Chateau Ocean is a proposed 90-unit high-rise residential complex planned to be located at the south east corner of the intersection of Collins Avenue and 94th Street in the Town of Surfside in Miami-Dade County, Florida. The site is currently developed with a 92-room hotel.

Traf Tech Engineering, Inc. was retained by Chateau Group to conduct a traffic study in connection with the proposed redevelopment project. The study addresses the traffic generated by the proposed apartment project and the projected driveway volumes at the three access driveways (one on Collins Avenue and two on 94th Street).

This study is divided into four (4) sections, as listed below:

1. Inventory
2. Trip Generation
3. Trip Distribution and Traffic Assignment
4. Conclusions

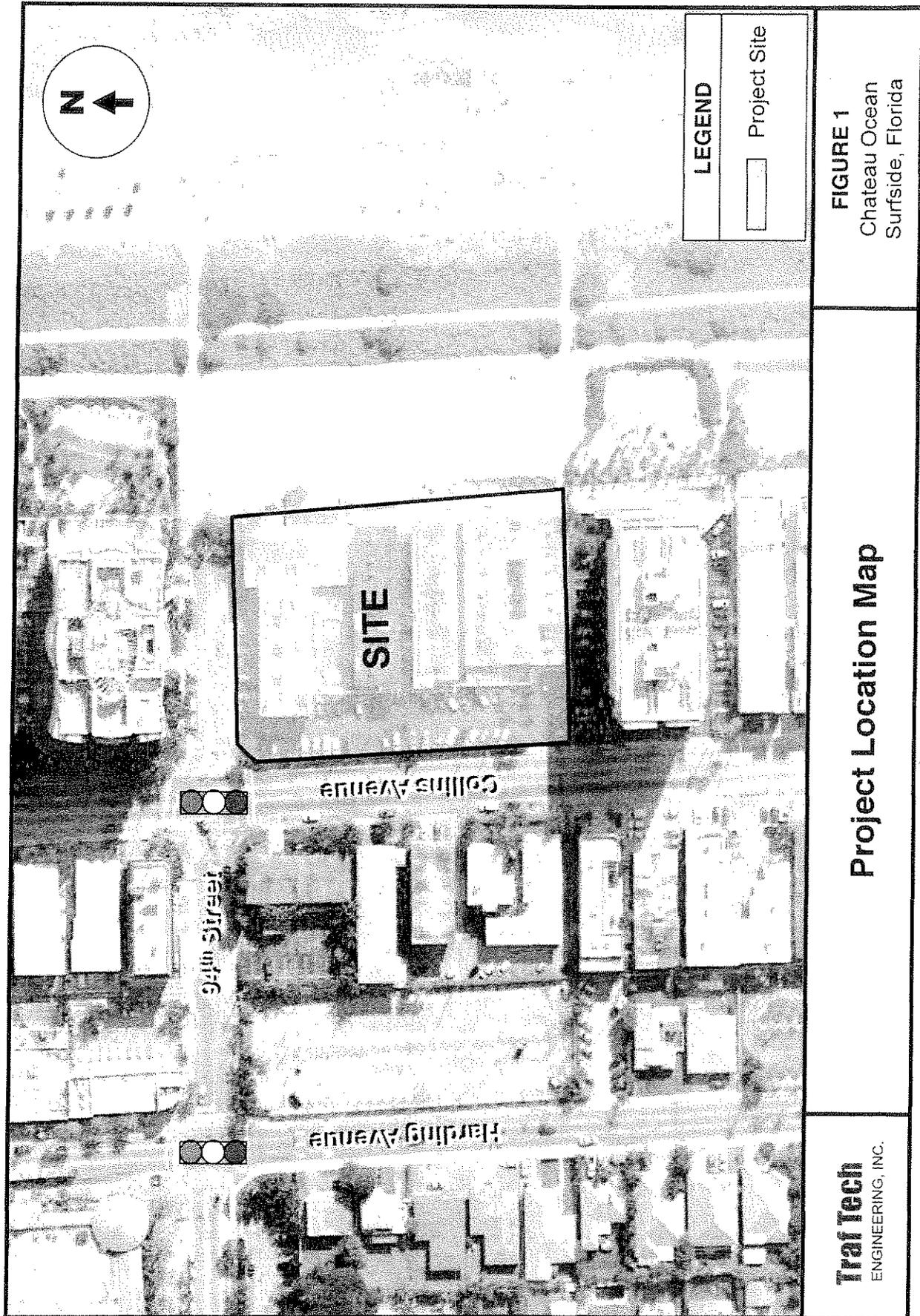


FIGURE 1
Chateau Ocean
Surfside, Florida

Project Location Map

TrafTech
ENGINEERING, INC.

INVENTORY

Existing Land Use and Access

The project site currently consists of a 92-room hotel. Access to existing lodging facility is provided via a right-turn in/right-turn out driveway on Collins Avenue and a wide dropped-curb along 94th Street.

Proposed Land Use and Access

The proposed redevelopment project will result in 90 high-rise residential units. The existing access driveway on Collins Avenue will remain but will be restricted to right-turns inbound only (safety improvement). Moreover, the wide dropped-curb on 94th Street will be eliminated by converting it into two access driveways, which will also improve traffic operations and safety.

Appendix A contains a copy of the proposed site plan (Ground Floor) for the project.

Roadway System

One major roadway (Collins Avenue) is located adjacent to the project site. Collins Avenue (State Road A1A) is a one-way (northbound) 3-lane arterial roadway with a posted speed limit of 30 miles per hour near 94th Street. SR A1A is classified as an Access Class 7 facility by the Florida Department of Transportation.

TRIP GENERATION

A trip generation analysis was conducted for the proposed redevelopment project. The analysis was performed using the trip generation rates published in the Institute of Transportation Engineer's *ITE Trip Generation Manual* (8th Edition). The trip generation analysis was undertaken for daily, AM peak hour, and PM peak hour conditions. According to ITE's *Trip Generation Manual* (8th Edition), the most appropriate "land use" categories for the existing and proposed land uses are:

HIGH RISE RESIDENTIAL CONDOMINIUM/TOWNHOUSE (ITE Land Use 232)

Daily Trip Generation

$$T = 4.18 (X)$$

Where T = number of daily trips

X = number of dwelling units

AM Peak Hour

$$T = 0.34 (X) \text{ (19\% inbound and 81\% outbound)}$$

Where T = number of AM peak hour trips

X = number of dwelling units

PM Peak Hour

$$T = 0.38 (X) \text{ (62\% inbound and 38\% outbound)}$$

Where T = number of PM peak hour trips

X = number of dwelling units

HOTEL (ITE Land Use 310)

Daily Trips

$$T = 8.17 (X)$$

Where T = average daily vehicle trip ends

X = number of hotel rooms

AM Peak Hour

$$T = 0.56 (X) \text{ (61\% inbound and 39\% outbound)}$$

Where T = average AM peak hour vehicle trip ends

X = number of hotel rooms

PM Peak Hour

$$T = 0.59 X \text{ (53\% inbound and 47\% outbound)}$$

Where T = average PM peak hour vehicle trip ends

X = number of hotel rooms

Using the above-listed trip generation rates from the ITE document, a trip generation analysis was undertaken for the existing and proposed land uses. The results of this effort are documented in Table 1.

TABLE 1				
Trip Generation Summary				
Chateau Ocean - Surfside, Florida				
Land Use	Size	Number of Trips		
		Daily	AM Peak	PM Peak
EXISTING USE				
Hotel	92 rooms	752	52	54
PROPOSED USE				
Residential	90 units	376	31	34
Difference		-376	-21	-20

Source: ITE Trip Generation Manual (8th Edition)

As indicated in Table 1, the proposed Chateau Ocean residential development is anticipated to generate approximately 376 daily trips, approximately 31 AM peak hour trips (6 inbound and 25 outbound) and approximately 34 new trips (21 inbound and 13 outbound) during the typical afternoon peak hour. When compared to the existing use on the site, the proposed 90-unit high-rise residential complex is projected to generate approximately 376 less daily trips, approximately 21 less AM peak hour trips, and approximately 20 less PM peak hour trips when compared to the existing hotel use on the site. Therefore, it is concluded that the proposed Chateau Ocean project will benefit the transportation network located within the Town of Surfside.

TRIP DISTRIBUTION AND TRAFFIC ASSIGNMENT

The trip distribution and traffic assignment for the Chateau Ocean project were based on Miami-Dade County's Cardinal Distribution information for the study area, examination of the surrounding roadway network characteristics, and existing land use patterns. Table 2 summarizes the county's cardinal distribution data for the project area (TAZ 602) based on the latest SERPM data published by Miami-Dade County.

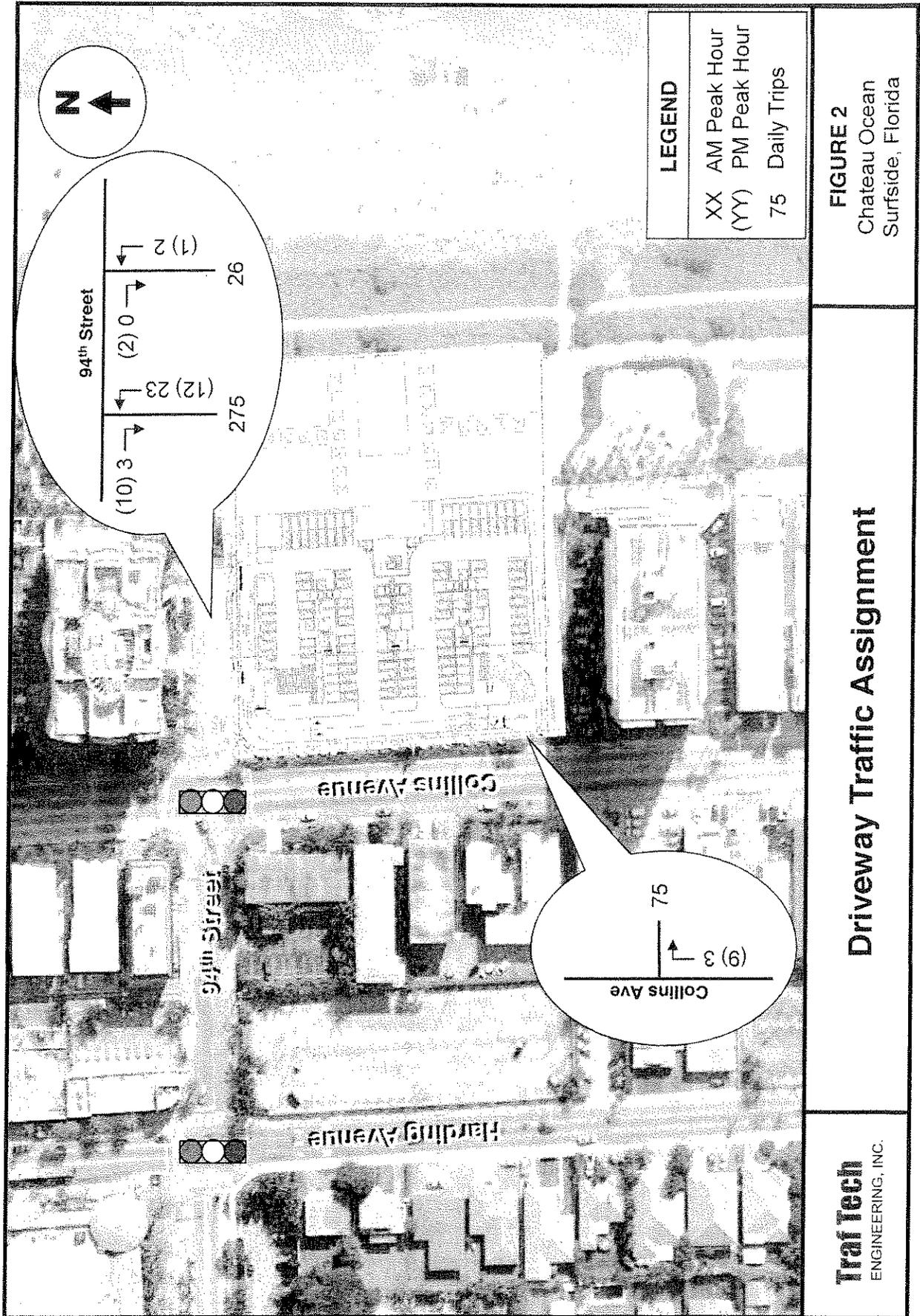
Direction		% of Total Trips
North:	Northwest	31.77%
	Northeast	0.81%
South:	Southwest	27.30%
	Southeast	1.60%
East:	Northeast	0.00%
	Southeast	0.00%
West:	Northwest	21.59%
	Southwest	16.93%
Total		100.00%

Source: Miami-Dade County (2035 SERPM)

Using the trip distribution documented in Table 2, the following traffic assignment was assumed for the proposed redevelopment project:

- 55% to and from the north via Collins Avenue/Harding Avenue
- 45% to and from the south via Collins Avenue/Harding Avenue

The AM and PM peak hour traffic generated by the project was assigned to the project driveways using the traffic assignment documented above. The project traffic assignment is summarized in Figure 2. As indicated in Figure 2, the projected northbound right-turning volume at the proposed SR A1A right-turn-in only driveway does not warrant the installation of a separate right-turn lane (maximum hourly volume expected is 9, or approximately one vehicle every six minutes 40 seconds).



CONCLUSIONS

Chateau Ocean is a proposed 90-unit apartment complex planned to be located at the south east corner of the intersection of Collins Avenue and 94th Street in the Town of Surfside in Miami-Dade County, Florida. The site is currently developed with a 92-room hotel.

Traf Tech Engineering, Inc. was retained by Chateau Group to conduct a traffic study in connection with the proposed redevelopment project. The study addresses the traffic generated by the proposed apartment project and the projected driveway volumes at the three access driveways (one on Collins Avenue and two on 94th Street).

The project site currently consists of a 92-room hotel. Access to existing lodging facility is provided via a right-turn in/right-turn out driveway on Collins Avenue and a wide dropped-curb along 94th Street.

The proposed redevelopment project will replace the hotel with a 90 apartment-unit apartment complex. The existing access driveway on Collins Avenue will remain but will be restricted to right-turns inbound only (safety improvement). Moreover, the wide dropped-curb on 94th Street will be eliminated by converting it into two access driveways, which will also improve traffic operations and safety.

The proposed Chateau Ocean residential development is anticipated to generate approximately 376 daily trips, approximately 34 AM peak hour trips (6 inbound and 25 outbound) and approximately 34 new trips (21 inbound and 13 outbound) during the typical afternoon peak hour. When compared to the existing use on the site, the proposed 90-unit high-rise residential complex is projected to generate approximately 376 less daily trips, approximately 21 less AM peak hour trips, and approximately 20 less PM peak hour trips when compared to the existing hotel use on the site. Therefore, it is concluded that the proposed Chateau Ocean project will benefit the transportation network located within the Town of Surfside.

The projected northbound right-turning volume at the proposed SR A1A right-turn-in only driveway does not warrant the installation of a separate right-turn lane (maximum hourly volume expected is 9, or approximately one vehicle every six minutes 40 seconds).

APPENDIX A
Site Plan for Chateau Ocean

SITE PLAN PACKAGE



MEMORANDUM

To: Design Review Board
 Thru: Roger M. Carlton, Town Manager
 From: Sarah Sinatra Gould, AICP, Town Planner
 CC: Lynn Dannheisser, Town Attorney
 Date: December 5, 2012
 Re: 9415 Harding Avenue, Sign Permit

The property is located at 9415 Harding Avenue, within the SD-B40 zoning district. The applicant is requesting to install new reverse channel lettering. The proposed letters are dark metallic gray with an orange stylized "H" logo. The revised drawing is below:



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

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



STANDARDS / RESULTS

Town of Surfside Zoning Code, Applicable Requirements

Sec. 90.41(c)

Regulated Uses	Permitted	Proposed
SD-B40	Restaurant	Restaurant

Sec. 90-71.1

Signs	Permitted	Proposed
Area	37 square feet	36.97 square feet
Approved word content	Signs may include the following: 1) Trade name of establishment 2) Nature of business, services rendered or products sold on premises.	Name of establishment "The Harbour Grill"
Location	With the exception of theater marquees and V-box signs, no sign shall be erected so that any portion thereof shall project over a dedicated street or sidewalk or so that any portion thereof shall project more than five feet from any main building wall.	Sign does not project over the sidewalk or street.

RECOMENDATION

Staff recommends approval of the application.



MEMORANDUM

To: Design Review Board
Thru: Roger M. Carlton, Town Manager
From: Sarah Sinatra Gould, AICP, Town Planner
CC: Lynn Dannheisser, Town Attorney
Date: December 5, 2012
Re: 1036 88th Street
New Carport Canopy

The property is located at 1036 88th Street within the H30A zoning district. The applicant is requesting installation of a white carport canopy.

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

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





Town of Surfside Zoning Code, Applicable Requirements

Sec. 90-58. - Carport canopies.

Requirement	Proposed
(1) Such canopy shall not exceed 20 feet in length, nor ten feet in width.	Canopy is 19 feet long and 10 feet wide.
(2) The height of such canopy shall not exceed ten feet.	Height is 10 feet and two inches.
(3) The height of the side openings shall be at least six feet, three inches.	Height of side openings is 7 feet.
(4) Such canopy shall be subject to the following minimum setbacks: a. <i>Rear</i> : Five feet. b. <i>Interior side</i> : Five feet. c. <i>Primary (front) and secondary (corner)</i> : Two feet. d. <i>Rear of street curb</i> : Seven feet.	a. Not applicable. Canopy is in front of the residence. b. Interior side setback is 5 feet 6 inches. c. Front setback is 26 feet d. Not applicable. Canopy is in front of the residence.
(5) A canopy shall at all times remain open on all four sides, if free standing, and open on three sides if attached to the main building.	Canopy is open on all sides.
(6) The area under a canopy must be entirely paved by an approved paving material.	There are existing pavers in the parking area where canopy will be installed.
(2) The framework height shall be a maximum of ten feet and a minimum of seven feet above grade. No uprights shall be installed closer than two feet from the front lot line.	Framework height is 7 feet and 6 inches. The canopy is approximately 26 feet from the front lot line.



RECOMMENDATION

Staff recommends approval with the following conditions:

- 1) Please submit a revised plan showing the following:
 - a. Reduce canopy by two inches in height to a maximum of ten feet per code section 90-58.



MEMORANDUM

To: Design Review Board
Thru: Roger M. Carlton, Town Manager
From: Sarah Sinatra Gould, AICP, Town Planner
CC: Lynn Dannheisser, Town Attorney
Date: December 5, 2012
Re: 9000 Bay Drive, Terrace and pergola addition

The property located at 9000 Bay Drive, within the H30A zoning district. The applicant is requesting the addition of two covered terraces plus a new pergola. The improvements will also include new paving, landscaping and decorative features.

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

- Applicable Design Guidelines standards, along with the results of the review
- Staff Recommendation



Town of Surfside Design Guidelines, Applicable Requirements

Required	Proposed
<p>Transparency and Void Requirements</p> <p>90.5-1(3) 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.</p>	<p>No loss of wall openings.</p>
<p>Decorative features such as porch or balcony rails and columns, other columns and capitals, window sills and any other decorative elements should be stylistically consistent throughout the entire building.</p>	<p>Stylistically consistent.</p>
<p>Window, door and eave trim should be consistent on all elevations of the house, in terms of material, material dimensions and decorative features such as shape, carving, routing, reveals, etc. Replicating the original trim style for additions or remodels of older, traditional styles is particularly important.</p>	<p>Stylistically consistent.</p>

RECOMMENDATION

Staff recommends approval.



DRB Meeting	5 D ___/___/20__
Application / Plans Due	___/___/20__

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	STARBUCKS COFFEE CO / NEW YORK COMMUNITY BANK
PHONE / FAX	954-583-9990 / 954-583-3995
AGENT'S NAME	Brian Plewinski
ADDRESS	4101 Ravenswood Rd, Suite 201, Ft Lauderdale, FL 33312
PHONE / FAX	786-200-2807 / 954-583-3995
PROPERTY ADDRESS	9560 Harding Ave
ZONING CATEGORY	SD-B40
DESCRIPTION OF PROPOSED WORK	Tenant Buildout and Storefront change for new Starbucks

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

ZONING STANDARDS	Required	Provided
Sign Area (if applicable)	_____	_____
Awning Size (if applicable)	_____	_____
Fence Height (if applicable)	_____	_____
Wall Height (if applicable)	_____	_____

Jorge Martinez
 SIGNATURE OF OWNER 11/26/12 DATE

[Signature]
 SIGNATURE OF AGENT 11.26.12 DATE



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 Tuesday 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 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:

Brian Plewinski

11.26.12

NAME OF REPRESENTATIVE

DATE



Town of Surfside Planning and Zoning Communication

Agenda Item #:

Agenda Date: October 25, 2012

Subject: Building Frontage Ordinance

From: Roger M. Carlton, Town Manager
Sarah Sinatra Gould, AICP, Town Planner

Background: Section 90-51.1 of the Code (Attachment 1) provides for articulation (breaking the visual plane) of wall frontage without specifying limits on the maximum length of a building. This code provision was adopted as part of the zoning code rewrite that was adopted on August 8, 2010 after substantial discussion and public input lasting many months. The 2008 Code, Section 90-180 (Attachment 2) regulated the maximum frontage of buildings based on the zoning district. The 2010 code was put in place to allow flexibility in design and to encourage more creativity than occurred in the past.

Vice Mayor Karukin requested that an amendment to the building frontage requirements be placed on the October 9, 2012 agenda for first reading (Attachment 3). That amendment was passed on a four to one vote in order for the item to be sent to Planning and Zoning for review. The language of his request is as follows:

“Section 90-51 regulates the maximum continuous wall frontage of buildings. Currently, the code only requires changes in wall plane. The code makes no mention of a maximum building length or building length limitations. Consequently, in its current form, building length could be unlimited.

For example, if a city block is about 600 feet, minus 30 feet in combined north and south setbacks, our code would permit a building 570 feet long. This amendment proposes a maximum building length of no greater than 270 feet. Perimeter setbacks and the incremental step backs of 1 foot for every 3 feet above 30 feet in height should be retained.

Although my preference is no greater than 150 feet of continuous wall frontage, I do recognize that such a limitation may not be practical considering a 30 year old policy in the comprehensive plan that recognizes the likelihood of continued property aggregation. Therefore a building no longer than the size of what could fit on ½ a city block (e.g., the Best Western site) seems like a reasonable compromise.”

Town Commission Meeting: Due to time constraints, the Town Commission did not discuss the ordinance at their October 9, 2012 meeting and requested that the item be thoroughly discussed at the October 25, 2012 Planning and Zoning Board, with graphics (Attachment 4) provided by staff to represent the proposed modification.

Recommendation: Staff has completed an analysis of this request by preparing graphics that demonstrate a theoretical building length at 270 feet, inclusive of the setbacks after 30 feet in height required by Section 90-48.5, the setbacks and the required articulation in the H120 zoning district. The H40 and H30 zoning districts do not require setbacks, but do have required building articulations and setbacks. Staff has concluded that although changes to the code limiting the frontage of the building could result in some buildings becoming non-conforming, staff recognizes that future building lengths limited to 270 feet can still achieve the required, setbacks, setbacks and articulations required by the code as well as allow and encourage creative design by future applicants and their architects. Therefore, staff is recommending approval of the 270 foot building length restriction.

It should be noted that any changes to the code would apply to those applications filed after the adoption of the ordinance. All pending applications will continue to be reviewed under the current code.

Budget Impact: N/A

Growth Impact: N/A

Staff Impact: N/A



Sarah Sinatra Gould, AICP, Town Planner

Roger M. Carlton, Town Manager

Sec. 90-51. – Maximum frontage of buildings.

90-51.1 Continuous wall frontage shall be articulated as follows:

- (4) H30C: For every 50 feet, a minimum three foot change in wall plane.
- (2) H40: For every seventy-five (75) feet, a minimum six foot change in wall plane.
- (3) H120: For every 100 feet, a minimum six-foot change in wall planes. The change shall be either vertical or horizontal.
- (4) Structured parking garages: see section 90-49.4

(Ord. No. 1558, § 2(Exh. A), 8-10-10; Ord. No. 1572, § 2, 4-12-11)

Attachment 2

Sec. 90-180. Maximum frontage and depth of buildings.

The intent of the maximum frontage and depth of buildings regulations is to preserve the existing and historical scale and character of these zoning districts of moderate to high density lodgings apartments and motels with typical 50-foot and 75-foot frontage in the RD-1, RD-2 and RM-1 districts and beachfront apartments and hotels in the RT-1 district of 100-foot to 150-foot widths, accented with front courtyards, landscaped terraces and through view corridors, and to foster compatible scale relationships with abutting districts, so as to assure adequate light, air and open space within and adjacent to these zoning districts.

- (4) In the RD-1 and RD-2 districts, building walls facing a public right-of-way shall not exceed 50 feet in length measured parallel to the public right-of-way. Maximum total building width or depth shall not exceed 100 feet. Adjacent segments of the building wall facing the public right-of-way shall vary in their setback by not less than 25 feet. Spaces (with building walls on three sides) formed by such setbacks or recesses in the building wall shall have a minimum width of 25 feet measured parallel to the public street right-of-way. The open areas created by such setback variations shall be substantially landscaped with over-story and under-story plant material further to reinforce the visual separation of building wall segments and reduce the scale of the overall structure.

- (2) In the RM-1 district, building walls facing a public right-of-way shall not exceed 75 feet in length measured parallel to the public right-of-way. Maximum total building width or depth shall not exceed 150 feet. Adjacent segments of the building wall facing the public right-of-way shall vary in their setback by not less than 25 feet. Spaces (with building walls on three sides) formed by such setbacks or recesses in the building wall shall have a minimum width of 35 feet measured parallel to the public right-of-way. The open areas created by such setback variations shall be substantially landscaped with over-story and under-story plant material further to reinforce the visual separation of building wall segments and reduce the scale of the overall structure.

- (3) The maximum frontage of any building on Collins Avenue (north to south) located in the RT-1 district shall not exceed 150 feet. No building in the RT-1 district may be erected, constructed or reconstructed with a depth in excess of 200 feet.

- (4) All buildings so constructed shall meet all other requirements set forth for the district in which they are located.
(Code 1960, § 18-31; Ord. No. 1418, § 2, 7-10-01)

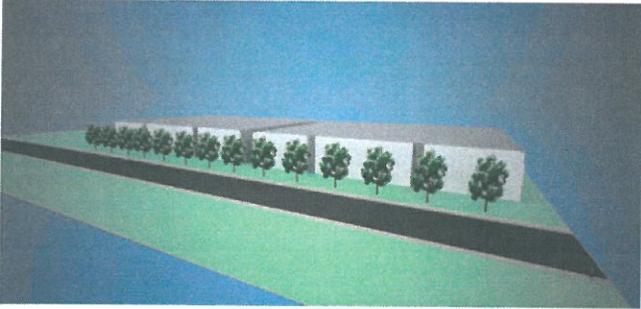
Sec. 90-51. – Maximum frontage of buildings.

90-51.1 Continuous wall frontage shall not exceed 270 feet and be articulated as follows:

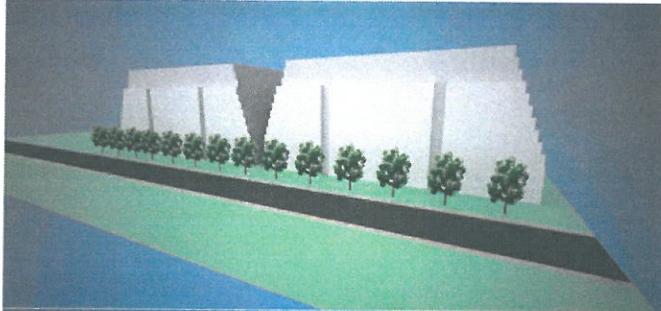
- (4) H30C: For every 50 feet, a minimum three foot change in wall plane.
- (2) H40: For every seventy-five (75) feet, a minimum six foot change in wall plane.
- (3) H120: For every 100 feet, a minimum six-foot change in wall planes. The change shall be either vertical or horizontal.
- (4) Structured parking garages: see section 90-49.4

(Ord. No. 1558, § 2(Exh. A), 8-10-10; Ord. No. 1572, § 2, 4-12-11)

H40



H120



ORDINANCE NO. 2012-_____

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA AMENDING CHAPTER 90 “ZONING” BY DISSOLVING THE DESIGN REVIEW BOARD AND CONSOLIDATING THE DESIGN REVIEW FUNCTION INTO THE EXISTING FUNCTIONS OF THE PLANNING AND ZONING BOARD, CHANGING MEMBERSHIP REQUIREMENTS FOR PLANNING & ZONING BOARD; AND PROVIDING FOR FILLING OF VACANCIES; INCLUDING A TRANSITIONAL PROVISION; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, by Ordinance 2007-1487, as re-adopted by Ordinance 10-1558, the Town created design review guidelines and a design review board (DRB) to interpret and make recommendations on the application of same to site specific properties; and

WHEREAS, after several years of applying the guidelines which have served the Town well but after having some difficulty locating architects to serve on the DRB, it seems to be in the best interest of the Town to continue to apply the design review guidelines but streamline the process by folding the function of the DRB into the existing functions of the Planning & Zoning Board (P & Z Board); and

WHEREAS, in order to effectuate this legislative intent, it is necessary to amend Chapter 90 of Town Code of Ordinances to remove references to the Design Review Board contained therein and amend the requirements of the P & Z Board; and

WHEREAS, the Town Commission has conducted a first reading on October 9, 2012,
and

WHEREAS, the Planning and Zoning Board, as the local planning agency for the Town, shall conduct a hearing on the proposed amendment on October 25, 2012 with due public notice and input; and a second duly noticed public hearing on these regulations as required by law on November 13, 2012 and further finds that the proposed changes to the Code are necessary and in the best interests of community.

THE COMMISSION OF THE TOWN OF SURFSIDE HEREBY ORDAINS:

Section 1. **Recitals.** The above Recitals are true and correct and are incorporated herein by this reference.

Section 2. **Zoning.** Chapter 90 “Zoning” of the Town Code is hereby amended to read as follows:

Sec. 90-15. - Membership/quorum, minimum qualifications, officers, terms of officers, vacancies, general regulations, recommendations, expenditures, indebtedness.

- 1) *Membership/quorum:* The planning and zoning board membership and quorum requirements for zoning matters and design review matters are as follows:
 - a. *Zoning matters:* The planning and zoning board, when performing its zoning functions, shall consist of five members. One of the board members must be a Florida-licensed architect and at a minimum another, one member, must be ~~or~~ a Florida-licensed general contractor or certified planner (AICP) or a Florida-licensed landscape architect, or a Registered Interior Designer, or a Florida Licensed attorney. Each commissioner shall be entitled to one board appointment, not subject to majority approval. Three members present at the planning and zoning board meetings shall constitute a quorum.
 - b. *All board matters:* One town commissioner shall be a liaison, non-voting representative without a vote at all planning and zoning board meetings.
- 2) *Minimum board member qualifications:* All board members must have been a town resident for a minimum period of one year, except for the licensed architects, including the Florida-

licensed landscape architect, if applicable, who must have been a town resident for a minimum period of six months. ~~The Florida-licensed architects must have a minimum of five years of practical experience in the field of landscape design.~~ To the extent that no licensed architect (whether for service on the design review board only as more specifically described in section 90-18 hereinbelow) who is also a town resident can be identified and is willing to serve at the time of appointment to either board, then the commission may select a non-resident architect who otherwise fulfills the requirements of this section, provided that appointment shall be ratified by a majority of the board of commissioners. To the extent an architect (resident or non-resident) cannot be located within three (3) months of the vacancy, this requirement may after a majority vote of the Commission become null and void until such time this board member vacates the position before his/her term expires or a full new board is appointed whichever comes first.

- 3) *Officers:* The board shall elect one of its members as chairman and one of its members as vice-chairman, at its first regular meeting in April of each year. In the event of the resignation, removal, or inability of the chairman to serve, the vice-chairman shall succeed to the chairman position for the unexpired term; and the board shall, thereupon, elect one of its members as vice-chairman for the unexpired term. The chairman shall preside at all meetings. In the chairman's absence, the vice-chairman shall preside. The chairman shall submit all board reports and recommendations to the town commission, by and through the chairman, vice-chairman or the town commission liaison member. The town shall provide a secretary for the board and the town clerk shall be custodian of all records, books and journals of the board.
- 4) *Board member term(s):* The term of each board member appointment shall begin on the last Thursday of April of the year in which the board member is appointed and end when a successor board member is appointed or on the last Thursday in April, whichever dates comes first. The term of any board member filling a vacancy created on the board as provided in paragraph (5) shall begin at the time of the board members appointment and end the last Thursday in April or whenever a replacement is appointed.
- 5) *Vacancies:* A vacancy shall exist: (1) on the date that any member ceases to possess the minimum required membership qualifications provided herein; ~~or~~ (2) when a board member has been absent from three consecutive regularly convened board meetings or has been absent from five regularly convened board meetings within a board year, or (3) if the appointing Commissioner resigns or his position otherwise becomes vacant during his/her term. Vacancies on the board shall be filled by appointment for the unexpired term in the same manner as original appointments are made provided however, if the seat shall remain vacant longer than a three (3) month period for any reason, the Town Commission collectively by majority appoint a temporary member until such Commission position is filled in accordance with the Town Charter and Code.
- 6) *Transition Provision:* Inasmuch as the enactment of this Ordinance will occur mid-term, and the P & Z Board as currently composed contains no architect, any architect currently serving on the DRB at the time of enactment, shall continue to serve in an ex officio capacity with the P & Z Board and that the comments of that ex officio member will be considered and accorded equal weight with those who vote. Upon the expiration of the term of the current P & Z Board, this provision shall become null and void.

Sec. 90-16. - Meetings: board year; timeframe; ~~order of presentation~~; location.

1. *Board year:* The board year shall commence on the last Thursday of April in each year.
2. *Meetings on zoning matters/timeframe:* Regular board meetings for zoning matters shall be held on the last Thursday of each month. The chair may call special meetings and may cancel or continue meetings as may be necessary.
3. ~~*Meetings on design review matters/timeframe:* The board shall meet as needed on design review matters. The chairman may call special meetings and may cancel or continue meetings as may be necessary.~~
4. ~~*Order of presentation for zoning matters and design review matters:* In order to avoid unnecessary project costs and delays, the board shall address and finalize each project zoning matter prior to initiating each project design review, to the extent applicable.~~
5. ~~3.~~ *Location of all board meetings:* All board meetings shall be held in the Town Hall or Community Center.

Sec. 90-17. - Powers and duties.

1. *Zoning matters:* The planning and zoning board shall act as an advisory board to the town commission on zoning matters and design review matters. The boards' powers and duties are as follows:
 - a. To perform its responsibilities as the local planning agency pursuant to local and state government comprehensive planning and land development regulations (F.S. Ch. 163);
 - b. To review and make recommendations to the town manager and the town commission regarding the adopting and amendment of the official zoning map; the land development regulations amendments; zoning district boundary changes; and comprehensive plan amendments;
 - c. To review and make recommendations to the town commission, on applications pertaining to site plans (if applicable) zoning changes, special use permits, conditional use variances vested rights and any other zoning applications;
 - d. To conduct such studies and investigations required under the Town Code and/or requested by the town commission and as needed from time to time to sit in a joint session with the Town Commission as requested by the Town Commission; and
 - e. The planning and zoning board shall have such other duties pertaining to zoning matters as prescribed by law, this section and the Town Code.
2. *Design review:* The planning and zoning board shall conduct a design review for all structures to be constructed and renovated within town limits on the terms outlined.
3. *FEMA review:* The planning and zoning board when constituted as a design review board-as set forth in section 90-18 herein below, shall act as the variance and appeals board pursuant Chapter 42, "Floods," Division 6, Variance Procedures, sections 42-111 through 42-117

Sec. 90-18. - Design review board.

~~The planning and zoning board, when performing its design review and FEMA variance and appeals board functions shall be constituted as the design review board and shall have seven members. The seven members shall include the five members appointed by the commission and two additional Florida licensed architects, one of which may be a Florida licensed landscape architect. Both of these architects shall be appointed by a majority of the town commission. Four members present at the planning and zoning board design review meetings shall constitute a quorum and at least one of the four members shall be a licensed~~

architect. The design review process is set forth as follows:

(1)

Purpose. This section is intended to promote excellence in architectural and urban design; preservation of the town's historic and architectural and neighborhood character; and desirable urban growth and development. To implement this goal, ~~the design review board is hereby created to review and make advisory recommendations to the planning and zoning board~~ will make recommendations as to whether the design of new developments and/or improvements within the town are consistent with and in conformance with the design guidelines set forth in the Town Code. The design guidelines are attached thereto as Exhibit A [at the end of this chapter] provided that the town commission may amend said guidelines from time to time via resolution. The guidelines as amended, shall govern and be applied as fully set forth herein.

(2)

Design review procedure:

a.

All applications for new developments or improvements that are subject to the town's adopted design guidelines shall be referred to the board for review and consideration.

b.

The board shall review each application whether for development of single-family, multifamily, commercial or other districts for conformity with the town's adopted design guidelines and ~~recommend the application to the planning and zoning board for approval, approval with conditions, or disapproval of the application.~~ approve, approve with conditions, or deny the application. With regard to the design review process, no applicant shall be required to appear before the design review-planning and zoning board more than twice per application.

c.

Meetings held by the board for review and recommendations of applications shall be arranged to permit participation by the person or group making the application or request and representatives of such person or group, if desired. Architectural plans and drawings of the building facades, lists of finish materials and other information necessary to provide adequate insight into the proposed development/improvement shall be provided to the board by the person or group making the proposal or request.

(3)

Design review application fees are set forth in the town designated fee schedule.

(4)

All meetings of ~~the design review board~~ shall be publicly noticed.

Sec. 90-19. - Single-family and two-family development review process.

90-19.5 Design guidelines. The town has adopted design guidelines intended to provide direction and suggestions for all development. The purpose of the ~~design review~~ planning and zoning board is to interpret those guidelines and provide guidance to the applicants as to how the design should be revised to more closely approximate or reflect the town's adopted guidelines. The applicant shall then incorporate those suggestions prior to proceeding to building permit.

90-19.6 Single-family and two-family development shall be reviewed by the ~~design review~~ planning and zoning board.

90-19.7 The following shall be exempt from ~~design review~~ planning and zoning board review; however, the design guidelines shall be followed:

- (1) Interior or rear yard fences.
- (2) Interior renovations.
- (3) Awnings.
- (4) Screens.
- (5) Driveways.
- (6) Re-roofs

90-19.8 The following are required for submittal to the planning and zoning board for design review-~~board~~:

90-19.9 Effective period of planning and zoning board design review ~~board~~ approval. An approval from the ~~design review~~ planning and zoning board shall be effective until the development is completed except that if, after 24 months from the date of the approval by the ~~design review~~ planning and zoning board a building permit for a principal building has not been issued and remains in effect, the approval shall be null and void.

Sec. 90-20. - Development review requirements for submittals other than single-family and two-family.

- (1) Generally. Review and approval of a site plan by staff reviewing agencies, ~~the design review board~~, and the development impact committee, the planning and zoning board, and the town commission is required prior to any development of land in the town.
- (2) Process. Submit plans (sets to be determined by town staff as appropriately needed), which are distributed to the staff members of the development review group (DRG).

(a) The DRG member shall review the site plan and prepare comments. The comments shall be forwarded to the town manager or designee. The comments shall be addressed by the applicant, if applicable. The town manager or designee shall hold a development review group meeting with appropriate town staff and the applicant to discuss the comments.

(b) After the revisions and upon review of the final site plan by the DRG members, the site plan will be scheduled for the next available town ~~design review board~~ and planning and zoning board meetings. ~~If possible, the planning and zoning board meeting and the design review board meeting should be held on the same date. The materials required under subsection 90-19.8 should not be duplicated for both the planning and zoning board meeting and design review board meeting. They shall be considered one submittal package.~~

(3) Submittal requirements for DRG, ~~and the planning and zoning and design review board~~ are provided below.

90-20.2 Exempt development. Notwithstanding any other provision of this chapter, the following activities shall not require site plan approval, however, may require planning and zoning board design review ~~board~~ approval:

- (1) The deposit and contouring of fill on land.
- (2) Construction of a single-family home on an existing single-family lot.
- (3) Construction of a single duplex on an existing single lot.

Sec. 90-23. - Conditional uses.

90-23.2 Standards of review. In addition to the standards set forth in this zoning code for the particular use, all proposed conditional uses shall meet each of the following standards:

- (1) The proposed use shall be consistent with the Comprehensive Plan and the Zoning Code;
- (2) The establishment, maintenance or operation of the proposed use shall not be detrimental to or endanger the public health, safety, or general welfare;
- (3) The proposed use shall be compatible with the community character of the immediate neighborhood. In addition to compatibility there must be congruity between the subject development and neighboring improvements and surroundings including

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but not limited to form, spacing, heights, setbacks, materials, color, rhythm and pattern of architectural or aesthetic interest or value as well as with any overlays and other development schemes or legislation.

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

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

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

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

Sec. 90-70. - Sign permits.

(c) *Permit review.* Unless otherwise exempt, the ~~design review~~ planning and zoning board shall review the sign to determine if the proposed sign is in compliance with the design review criteria.

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

Section 4. Inclusion in the Code. It is the intention of the Mayor and Town Commission of the Town of Surfside, and it is hereby ordained, that the provisions of this ordinance shall become and be made a part of the Code of the Town of Surfside, Florida. The sections of this ordinance may be renumbered or re-lettered to accomplish such intention, and the word “ordinance” may be changed to “section”, “article”, or other appropriate word.

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

Section 6. Effective Date. This ordinance shall become effective in ten (10) days after second reading.

PASSED and ADOPTED on First Reading the ___ day of _____, 2012.

PASSED and ADOPTED on Second Reading this _____ day of _____, 2012.

Daniel Dietch, Mayor

ATTEST:

Sandra Novoa, Town Clerk

APPROVED AS TO FORM AND LEGALITY FOR THE USE AND BENEFIT OF THE TOWN OF SURFSIDE ONLY:

Lynn M. Dannheisser
Town Attorney

On Final Reading Moved by: _____

On Final Reading Seconded by: _____

VOTE ON ADOPTION:

Commissioner Michelle Kligman	yes	_____	no	_____
Commissioner Marty Olchyk	yes	_____	no	_____
Commissioner Joseph Graubart	yes	_____	no	_____
Vice Mayor Michael Karukin	yes	_____	no	_____
Mayor Daniel Dietch	yes	_____	no	_____



TOWN OF SURFSIDE
Office of the Town Attorney

MUNICIPAL BUILDING
 9293 HARDING AVENUE
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Lynn M. Dannheisser
 Town Attorney

Telephone: 305 993-1065

MEMORANDUM

TO: Planning & Zoning Board

FROM: Lynn M. Dannheisser, Town Attorney *[Signature]*

CC: Roger Carlton, Town Manager

DATE: December 4, 2012

SUBJECT: Topics for discussion for the joint meeting of the Town Commission and Planning & Zoning Board.

As you may recall a joint meeting between the Town Commission and Planning & Zoning Board is to be scheduled to specifically discuss the topic of reorganization of the Planning & Zoning Board and development review procedures. (Attached)

Vice Mayor Karukin has requested that in addition to those topics the below items be added as discussion items during the joint meeting.

The suggested discussion items are:

- Property Aggregations - In anticipation of more property aggregation, what can be done to prevent a 700-unit building from being erected?
- Setbacks - Should setback requirements be increased for buildings with more than 150 feet of wall frontage?
- Step backs - Should step back requirements be applied to interior structures on the same parcel of land?
- Parking – Whether applicants should/can be permitted to intentionally avoid parking requirements by paying into the parking fund?
- Maximum Frontage – This item has already been presented for discussion with the Town Commission.

- Minimum Floor Area Ratio – What should specifications be and how and when shall they be applied?
- Efficiency Units – Should there be a limitation placed upon the number of efficiency units permitted in multi-family dwellings?
- “Net” vs. “Gross” – What is the impact of using “net” versus “gross” acre in density language potentially requiring a change to Policy 1.1 of the Comprehensive Plan.

The upshot of most of Vice Mayor’s research are what controls need to be put in place to limit massive structures from being built on larger aggregate parcels. Commissioner Graubart also expressed similar issues and may bring forth a list of his own issues.

Question for today: At this time Staff is requesting for the Planning and Zoning Board members to determine whether you would like to discuss the above items in a joint session with the Town Commission, or, if you prefer to discuss at a series of regularly scheduled Planning & Zoning meetings.

CURRENT PROVISIONS	PROPOSED REVISIONS *those titles in red represent sections where there are new/changed provisions.
<p>Article I. In General</p> <p>Sec. 90-1. - General rules of construction.</p> <p>Sec. 90-2. - Definitions.</p> <p>Sec. 90-3. - Enforcement, interpretation, purpose and conflict.</p> <p>Sec. 90-4. - Policy and objectives.</p> <p>Sec. 90-5. - Compliance with regulations.</p> <p>Sec. 90-6. - Zoning in progress, applicability, temporary hold on permits and licenses.</p> <p>Sec. 90-7. - Buildings under construction.</p> <p>Sec. 90-8. - Outstanding permits.</p> <p>Sec. 90-9. - Relationship to the comprehensive plan.</p> <p>Sec. 90-10. - Provision for storm drainage.</p> <p>Sec. 90-11. - Charges for consulting services established.</p> <p>Sec. 90-12. - Escrow accounts.</p> <p>Sec. 90-13. - Collection of fees.</p>	<p>Article I. In General</p> <p>Sec. 90-1. General Rules of construction.</p> <p>Sec. 90-2. Definitions.</p> <p>Sec. 90-3. Enforcement, interpretation, purpose and conflict.</p> <p>Sec. 90-4. Policy and objectives.</p> <p>Sec. 90-5. Compliance with regulations.</p> <p>Sec. 90-6. Zoning in progress.</p> <p>Sec. 90-7. Buildings under construction.</p> <p>Sec. 90-8. Outstanding Permits.</p> <p>Sec. 90-9. Relationship to the comprehensive plan.</p> <p>Sec. 90-10. Provision for storm drainage.</p> <p>Sec. 90-11. Charges for consulting services established.</p> <p>Sec. 90-12. Escrow accounts.</p> <p>Sec. 90-13. Collection of fees.</p>
<p>Article II. Administration and Enforcement</p> <p>DIVISION 1. - PLANNING AND ZONING BOARD</p> <p>Sec. 90-14. - Created.</p> <p>Sec. 90-15. - Membership/quorum, minimum qualifications, officers, terms of officers, vacancies, general expenditures, indebtedness.</p> <p>Sec. 90-16. - Meetings: board year; timeframe; order of presentation; location.</p> <p>Sec. 90-17. - Powers and duties.</p> <p>Sec. 90-18. - Design review board.</p> <p>Sec. 90-19. - Single-family and two-family development review</p>	<p>Article II. Administration and Enforcement</p> <p>Division 1. Town Commission.</p> <p>Sec. 90-14. Town Commission.</p> <p>Division 2. Planning and Zoning Board</p> <p>Sec. 90-145. - Created.</p> <p>Sec. 90-156. - Membership/quorum, minimum qualifications, officers, terms of officers, vacancies, general regulations, recommendations, expenditures, indebtedness.</p> <p>Sec. 90-167. - Meetings: board year; timeframe; order of presentation; location.</p> <p>Sec. 90-178. - Powers and duties.</p>

<p>process.</p> <p>Sec. 90-20. - Development review requirements for submittals other than single-family and two-family.</p> <p>Sec. 90-21. - Certificate of occupancy.</p> <p>Sec. 90-22. - Changes and amendments.</p> <p>Sec. 90-23. - Conditional uses.</p> <p>Sec. 90-24. - No-fee operational licensing of not-for-profit places of public assembly.</p> <p>Sec. 90-25. - Home-based and common-area based assembly uses.</p> <p>Sec. 90-26. - Home offices.</p> <p>Sec. 90-27. - Certificates of use.</p> <p>DIVISION 2. - NONCONFORMING USES, LOTS AND STRUCTURES</p> <p>Sec. 90-28. - Nonconforming uses and structures—Purpose and scope.</p> <p>Sec. 90-29. - Nonconforming lots.</p> <p>Sec. 90-30. - Nonconforming use of buildings.</p> <p>Sec. 90-31. - Discontinuance of nonconforming uses.</p> <p>Sec. 90-32. - Existence of nonconforming use.</p> <p>Sec. 90-33. - Alterations or enlargement of nonconforming structures.</p> <p>Sec. 90-34. - Nonconforming uses not validated.</p> <p>DIVISION 3. - SPECIAL EXCEPTIONS, ZONING CHANGES, CONDITIONAL USES AND VARIANCES</p> <p>Sec. 90-35. - Planning and zoning board; town commission; applications for site plan, amendments to the land use plan, special exceptions, zoning changes, conditional uses and variances; public noticing requirements; rules of procedure.</p> <p>Sec. 90-36. - Variances.</p> <p>Sec. 90-36.1. - Temporary use or structure permit.</p> <p>Sec. 90-37. - Special exceptions.</p> <p>Sec. 90-38. - Lapse of special exception or variance.</p>	<p>Sec. 90-18. - Design review board.</p> <p>Sec. 90-19. - Single-family and two-family development review process.</p> <p>Sec. 90-20. - Development review requirements for submittals other than single-family and two-family.</p>
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<p>Article III. Establishment of Zoning Designations</p> <p>Sec. 90-39. - Zoning districts.</p> <p>Sec. 90-40. - Regulating maps.</p>	<p>Article III. Development Review Procedures</p> <p><u>Sec. 90-19. Creation of process.</u></p> <p><u>Sec. 90-20. Procedures of General Applicability.</u></p> <p><u>Sec. 90-20.1 Who may file.</u></p> <p><u>Sec. 90-20.2. Application requirements.</u></p> <p><u>Sec. 90-20.3 Preapplication conference.</u></p> <p><u>Sec. 90-20.4 Filing of applications.</u></p> <p><u>Sec. 90-20.5 Public hearing and notices procedure.</u></p> <p><u>Sec. 90-20.6 Reschedule meeting dates and withdrawal.</u></p> <p><u>Sec. 90-20.7. Resubmission of applications after denial.</u></p> <p><u>Sec. 90-20.8. Reliance on information presented by applicant.</u></p> <p><u>Sec. 90-20.9. Application annulment.</u></p> <p><u>Sec. 90-20.10 Restriction upon variance and other development applications.</u></p> <p><u>Sec. 90-20.11 Quasi-judicial proceedings.</u></p> <p><u>Sec. 90-20.12 Resolutions for approval.</u></p> <p><u>Sec. 90-20.13 Time limit.</u></p> <p><u>Sec. 90-20.14. Fees and bonuses.</u></p> <p><u>Sec. 90-20.15. General development provisions.</u></p> <p><u>Sec. 90-20.16. Zoning clearance.</u></p> <p><u>Sec. 90-20.17. Charter schools/private educational facilities.</u></p> <p><u>Sec. 90-21. Development Impact Committee.</u></p> <p><u>Sec. 90-22. Administrative Site Plan Review.</u></p> <p><u>Sec. 90-23. Permitted Uses.</u></p> <p>Sec. 90-2324. - Conditional uses.</p> <p>Sec. 90-2425. - No-fee operational licensing of not-for-profit places of public assembly.</p> <p>Sec. 90-2526. - Home-based and common-area based assembly uses.</p> <p>Sec. 90-2627. - Home offices.</p> <p>Sec. 90-2728. - Certificates of use.</p> <p>Sec. 90-2829. - Nonconforming uses and structures—Purpose and</p>
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	<p>scope.</p> <p>Sec. 90-2930. - Nonconforming lots.</p> <p>Sec. 90-3031. - Nonconforming use of buildings.</p> <p>Sec. 90-3132. - Discontinuance of nonconforming uses.</p> <p>Sec. 90-3233. - Existence of nonconforming use.</p> <p>Sec. 90-3334. - Alterations or enlargement of nonconforming structures.</p> <p>Sec. 90-3435. - Nonconforming uses not validated.</p> <p>Sec. 90-2136. - Certificate of occupancy.</p> <p>Sec. 90-2237. - Changes and amendments.</p> <p>Sec. 90-3638. - Variances.</p> <p>Sec. 90-36-139. - Temporary use or structure permit.</p> <p>Sec. 90-3740 - Special exceptions.</p> <p>Sec. 90-3841. - Lapse of special exception or variance.</p>
<p>Article V. Design Standards</p>	<p>Article IV. Establishment of Zoning Designations</p>
<p>Article VI. Signs</p>	<p>Article V. Design Standards</p>
<p>Article VII. Off Street Parking and Loading</p>	<p>Article VI. Signs</p>
<p>Article VIII. Landscape Requirements</p>	<p>Article VII. Off Street Parking and Loading</p>
<p>Article IX. Religious Land Use Relief Procedures</p>	<p>Article VIII. Landscape Requirements</p>
	<p>Article IX. Religious Land Use Relief Procedures</p>

ORDINANCE NO. 2012-_____

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA AMENDING CHAPTER 90 "ZONING" BY AMENDING THE DEVELOPMENT REVIEW PROCESS AND SPECIFICALLY AMENDING ARTICLE I "IN GENERAL" AND SECTIONS 90-1 "GENERAL RULES OF CONSTRUCTION"; SECTION 90-2 "DEFINITIONS"; SECTION 90-3 ENFORCEMENT, INTERPRETATION, PURPOSE AND CONFLICT; SECTION 90-15 "MEMBERSHIP/QUORUM, MINIMUM QUALIFICATIONS, OFFICERS, TERMS OF OFFICERS, VACANCIES, GENERAL REGULATIONS, RECOMMENDATIONS, EXPENDITURES, INDEBTEDNESS"; SECTION 90-16 "MEETINGS: BOARD YEAR, TIMEFRAME; ORDER OF PRESENTATION; LOCATION"; AND SECTION 90-17 "POWERS AND DUTIES"; AND SPECIFICALLY DELETING SECTIONS 90-18 "DESIGN REVIEW BOARD; SECTION 90-19 "SINGLE FAMILY AND TWO FAMILY DEVELOPMENT REVIEW PROCESS"; SECTION 90-20 "DEVELOPMENT REVIEW REQUIREMENTS FOR SUBMITTALS OTHER THAN SINGLE-FAMILY AND TWO-FAMILY"; AND ADDING SPECIFICALLY UNDER ARTICLE II "ADMINISTRATION AND ENFORCEMENT" DIVISION 1 "TOWN COMMISSION AND SECTION 90-14 "TOWN COMMISSION"; AND SPECIFICALLY ADDING ARTICLE III "DEVELOPMENT REVIEW PROCEDURES" AND SECTIONS 90-19 "CREATION OF PROCESS"; SECTION 90-20 "PROCEDURES OF GENERAL APPLICABILITY"; SECTION 90-22 "SITE PLAN REVIEW"; SECTION 90-23 "PERMITTED USES"; AND RENUMBERING ALL OTHER EXISTING SECTIONS TO CONFORM WITH CHANGES; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the consolidation of the design review and planning and zoning boards functions would streamline the design and development review process; and

WHEREAS, in order to effectuate this legislative intent, it is necessary to amend Chapter 90 of Town Code of Ordinances to remove references to the Design Review Board contained therein and create a specific development review sequence based on the present process; and

WHEREAS, it is in the best interests of the public health, safety and welfare of the Town of Surfside to ensure the Zoning Code sets forth a streamlined process for development review; and

WHEREAS, the Planning and Zoning Board, as the local planning agency for the Town, shall conduct a hearing on the proposed amendment on September 27, 2012 with due public notice and input; and

WHEREAS, the Town Commission shall have conducted a first duly noticed public hearing on these regulations as required by law on September 19, 2012; and

WHEREAS, the Town Commission shall have conducted a duly noticed second public hearing on these regulations as required by law on October 9, 2012

THE COMMISSION OF THE TOWN OF SURFSIDE HEREBY ORDAINS:

Section 1. **Recitals.** The above Recitals are true and correct and are incorporated herein by this reference.

Section 2. **Zoning.** Chapter 90 “Zoning” of the Town Code is hereby amended to read as follows:

ARTICLE I. - IN GENERAL.

Sec. 90-1. - General rules of construction.

The following general rules of construction shall apply to the regulations contained in this chapter:

1. The singular number includes the plural and the plural the singular, unless the context clearly indicates the contrary.
2. Words used in the present tense include the past and future tenses, and the future the present.
3. Words and terms not defined herein shall be interpreted in accordance with their normal dictionary meaning and customary usage.
4. In the interpretation and application of any provision of these regulations, the provision shall be held to the minimum requirement adopted for the promotion of the public health, safety, comfort, convenience and general welfare. It is not intended by these regulations to interfere with or abrogate or annul any easements, covenants, or other agreements, provided however, that where these regulations impose a greater restriction upon the use of buildings or premises or upon the height of buildings, or require larger open spaces or yards or lot areas that are imposed or required by other ordinances, rules, regulations, or by easements, covenants, or agreements, the provisions of these regulations shall govern.
5. Where this code includes regulations on the same point as contained in any other law or ordinance, the provisions of this Code shall govern; except that where the regulations of the other law or ordinance are more restrictive than those of this code, the other shall govern.
6. Whenever a provision of this Code requires any Town officer or employee to do some act or perform some duty, this Code shall be construed to authorize delegation to professional-level subordinates to perform the required act or duty unless the terms of the provision or section specify otherwise. Following any reorganization of the structure or duties of existing departments, authority shall be delegated to the appropriate successor department or division.

Section 90-2. Definitions.

Administrative Official. The administrative official shall be the town manager or designee and shall provide technical support and advice for the preparation and implementation of the comprehensive plan and this zoning code, and shall perform such other functions as requested by the town commission and authorized by this zoning code, and consistent with the Florida Building Code.

Design Review Group (DRG). The design review group shall be the appropriate town staff as determined by the Town Manager responsible for development review as set forth herein.

Zoning Clearance. A zoning clearance is the procedure used by the Town to verify that a proposed land use or structure is allowing in the applicable zoning district, and that the project complies with the development standards of this Zoning Code that apply to the use, consistent with the Comprehensive Plan.

Sec. 90-3. - Enforcement, interpretation, purpose and conflict.

1. The town manager or designee shall designate personnel who shall have the authority to enforce the provisions of this Code.
2. Where it is found that any of the provisions of this Code are being violated, enforcement proceedings may be initiated against the real property owner, the tenant if applicable and any other person violating the provisions of this Code. Any enforcement procedure authorized by the Town of Surfside Code of Ordinances or state law may be used to enforce the provisions of this Code. It shall be at the discretion of the town manager or designee to determine which method of enforcement is appropriate and whether more than one method of enforcement should be brought.
3. In addition to enforcement by the town manager or designee, the provisions of this Code may be enforced by the Surfside Police Department if appropriate.
4. Further, the town commission may direct the town attorney to bring an action for injunctive relief in appropriate circumstances.
- ~~5. Where this Code includes regulations on the same point as contained in any other law or ordinance, the provisions of this Code shall govern; except that where the regulations of the other law or ordinance are more restrictive than those of this Code, the other shall govern.~~
- ~~6. In interpreting and applying the provisions of these regulations, they shall be held to be the minimum requirements for the promotion of the public safety, health, convenience, comfort, prosperity, or general welfare. It is not intended by these regulations to interfere with or abrogate or annul any easements, covenants, or other agreement, provided however, that where these regulations impose a greater restriction upon the use of buildings or premises or upon the height of buildings, or require larger open spaces or yards or lot areas than are imposed or required by other ordinances, rules, regulations, or by easements, covenants, or agreements, the provisions of these regulations shall govern.~~

Article II. Administration and Enforcement.

Division 1. Town Commission.

Sec. 90-14. Town Commission.

1. Town Commission Powers and Duties in Land Development Matters. The Town Commission shall have the powers and duties listed herein in regard to the zoning code and all land development regulations.. The Commission's authority shall include but not be limited to approval, approval with conditions, or modifications or denial.
 - a. To adopt and amend the Official Zoning Map in accordance with the procedures outlined herein.
 - b. To adopt amendments to the zoning code and any future land development regulations and the Comprehensive Plan.
 - c. To review and act upon applications for conditional uses in accordance with this Code.
 - d. To review and act upon applications for certain temporary uses in accordance with this Code.
 - e. To review and act upon variances from the development standards of these regulations.
 - f. To perform design review applying the Design Review Guidelines set forth in Appendix "A" to the Zoning Code
 - g. To act as the Board to review flood variance waivers or any other FEMA issue.
 - h. To make the ultimate interpretation as to uncertainties within the Code based on administrative, Planning & Zoning Board recommendations;

- i. To hear and determine appeals from levels of service compliance in accordance with state statutes;
- j. To review and act upon final plats prior to recording and/or plat revisions in accordance with the procedures outlined herein.
- k. To hear and decide appeals when it is alleged that there is an error in any order, requirement, decision, determination made by any administrative official acting pursuant to the Code, except where state or Town regulations or this Code specifically provide otherwise.
- l. To enter into development agreements.
- m. To review and act upon appeals to vested rights determinations.
- n. To review administrative decisions as set forth herein.

Division 1-2. Planning and Zoning Board

Sec. 90-1415. - Created.

There is created a town planning and zoning board.

Sec. 90-1516. - Membership/quorum, minimum qualifications, officers, terms of officers, vacancies, general regulations, recommendations, expenditures, indebtedness.

1. *Planning & Zoning Board Membership/quorum:* The planning and zoning board membership and quorum requirements for zoning matters and design review matters are as follows:
 - a. The planning and zoning board, when performing its zoning functions, shall consist of five members. One of the board members must be a Florida-licensed architect and at a minimum another, one member, must be or a Florida-licensed general contractor or certified planner (AICP) or a Florida-licensed landscape architect, or a Registered Interior Designer, or a Florida Licensed attorney. Each commissioner shall be entitled to one board appointment, not subject to majority approval. Three members present at the planning and zoning board meetings shall constitute a quorum.
 - b. *All board matters:* One town commissioner shall be a liaison, non-voting representative without a vote at all planning and zoning board meetings.
2. *Minimum board member qualifications:* All board members must have been a town resident for a minimum period of one year, except for the licensed architects, including the Florida-licensed landscape architect, if applicable, who must have been a town resident for a minimum period of six months. ~~The Florida-licensed architects must have a minimum of five years of practical experience in the field of landscape design.~~ To the extent that no licensed architect (whether for service on the design review board only as more specifically described in ~~section 90-18~~ hereinbelow) who is also a town resident can be identified and is willing to serve at the time of appointment to either board, then the commission may select a non-resident architect who otherwise fulfills the requirements of this section, provided that appointment shall be ratified by a majority of the board of commissioners.
3. *Officers:* The board shall elect one of its members as chairman and one of its members as vice-chairman, at its first regular meeting in April of each year. In the event of the resignation, removal, or inability of the chairman to serve, the vice-chairman shall succeed to the chairman position for

the unexpired term; and the board shall, thereupon, elect one of its members as vice-chairman for the unexpired term. The chairman shall preside at all meetings. In the chairman's absence, the vice-chairman shall preside. The chairman shall submit all board reports and recommendations to the town commission, by and through the chairman, vice-chairman or the town commission liaison member. The town shall provide a secretary for the board and the town clerk shall be custodian of all records, books and journals of the board.

4. *Board member term(s)*: The term of each board member appointment shall begin on the last Thursday of April of the year in which the board member is appointed and end when a successor board member is appointed or on the last Thursday in April, whichever dates comes first. The term of any board member filling a vacancy created on the board as provided in paragraph (5) shall begin at the time of the board members appointment and end the last Thursday in April or whenever a replacement is appointed.
5. *Vacancies*: A vacancy shall exist: (1) on the date that any member ceases to possess the minimum required membership qualifications provided herein; ~~or~~ (2) when a board member has been absent from three consecutive regularly convened board meetings or has been absent from five regularly convened board meetings within a board year, or (3) if the appointing Commissioner resigns or his position otherwise becomes vacant during his/her term. Vacancies on the board shall be filled by appointment for the unexpired term in the same manner as original appointments are made provided however, if the seat shall remain vacant longer than a three (3) month period for any reason, the Town Commission collectively by majority appoint a temporary member until such Commission position is filled in accordance with the Town Charter and Code.
6. *General regulations governing members*: Board members shall be appointed in accordance with all applicable state, county and town ethics laws, rules and regulations. Appointed members of the board shall not, during their term, hold any other public office, paid position or serve on any other board under town government, except as a temporary board member, or that of a voluntary fireman.
7. ~~*Expenditures; indebtedness*: The town commission may authorize the expenditure by the planning and zoning board of such funds as the town commission may deem necessary to perform the requirements of this chapter. The town commission may appropriate from the general fund as set up in the annual budget and such sums as it may from time to time authorize the board to expend. The board may not incur indebtedness without prior commission approval.~~

Sec. 90-1617. - Meetings: board year; timeframe; order of presentation; location.

1. *Board year*: The board year shall commence on the last Thursday of April in each year.
2. *Meetings on zoning matters/timeframe*: Regular board meetings for zoning matters shall be held on the last Thursday of each month. The chair may call special meetings and may cancel or continue meetings as may be necessary.
3. *Meetings on design review matters/timeframe*: The board shall meet as needed on design review matters. The chairman may call special meetings and may cancel or continue meetings as may be necessary.

4. *Order of presentation for zoning matters and design review matters:* In order to avoid unnecessary project costs and delays, the board shall address and finalize each project zoning matter prior to initiating each project design review, to the extent applicable.
5. *Location of all board meetings:* All board meetings shall be held in the Town Hall or Community Center.

Sec. 90-1718.- Powers and duties.

1. *Zoning matters:* The planning and zoning board shall act as an advisory board to the town commission on zoning matters and design review matters. The boards' powers and duties are as follows:
 - a. To perform its responsibilities as the local planning agency pursuant to local and state government comprehensive planning and land development regulations (F.S. Ch. 163);
 - b. To review and make recommendations to the town manager and the town commission regarding the adopting and amendment of the official zoning map; the land development regulations amendments; zoning district boundary changes; and comprehensive plan amendments;
 - c. To review and make recommendations to the town commission, on applications pertaining to site plans (if applicable) zoning changes, special use permits, conditional use variances vested rights and any other zoning applications;
 - d. To conduct such studies and investigations required under the Town Code and/or requested by the town commission and as needed from time to time to sit in a joint session with the Town Commission as requested by the Town Commission; and
 - e. The planning and zoning board shall have such other duties pertaining to zoning matters as prescribed by law, this section and the Town Code.
2. *Design review:* The planning and zoning board shall conduct a design review for all structures to be constructed and renovated within town limits on the terms outlined below and in conformance with the Design Review Guidelines, to the extent that it does not allow for administrative review.
3. *FEMA review:* The planning and zoning board when constituted as a design review board-as set forth in section 90-1819 hereinbelow, shall act as the variance and appeals board pursuant Chapter 42, "Floods," Division 6, Variance Procedures, sections 42-111 through 42-117
4. *Administrative Review:* The administrative official shall be the town manager or designee, who shall provide technical support and advice for the preparation and implementation of the comprehensive plan and this zoning code, and shall perform such other functions as requested by the town commission and authorized by this zoning code, and consistent with the Florida Building Code. Specifically, and without limitation, the administrative official shall have the following duties:
 - a) Prepare and provide application forms for the development approvals authorized by this zoning code, and establish procedures for the processing of all applications, including setting required application filing deadlines to meet public hearing requirements;
 - b) Provide administrative interpretations of this zoning code;
 - c) Conduct pre-application conferences with applicants for development approval as required by this zoning code or as necessary or appropriate;

- d) Participate in the Development Impact Committee as established and set forth in section 90-21.
- e) Review and approve building permits for permitted uses;
- f) Issue building permits for uses that have received necessary approvals by the town commission or planning and zoning board pursuant to this zoning code;
- g) Approve minor administrative changes to approved site plans consistent with this zoning code;
- h) Review and approve certificates of occupancy and certificates of use;
- i) Prepare as necessary the record upon which each final decision of the town commission pursuant to the land development code is based, for purposes of any appeal to the circuit court of the eleventh judicial circuit in and for the county; and
- j) Approve administrative (de minimus) variances per section 90-38.2.

Sec. 90-1819. - Design review board.

The planning and zoning board, when performing its design review and FEMA variance and appeals board functions shall be constituted as the design review board and shall have seven members. The seven members shall include the five members appointed by the commission and two additional Florida licensed architects, one of which may be a Florida licensed landscape architect. Both of these architects shall be appointed by a majority of the town commission. Four members present at the planning and zoning board design review meetings shall constitute a quorum and at least one of the four members shall be a licensed architect. The design review process is set forth as follows:

(1)

Purpose. This section is intended to promote excellence in architectural and urban design; preservation of the town's historic and architectural and neighborhood character; and desirable urban growth and development. To implement this goal, the design review board is hereby created to review and make advisory recommendations to the planning and zoning board as to whether the design of new developments and/or improvements within the town are consistent with and in conformance with the design guidelines set forth in the Town Code. The design guidelines are attached thereto as Exhibit A [at the end of this chapter] provided that the town commission may amend said guidelines from time to time via resolution. The guidelines as amended, shall govern and be applied as fully set forth herein.

(2)

Design review procedure:

a.

All applications for new developments or improvements that are subject to the town's adopted design guidelines shall be referred to the board for review and consideration.

b.

The board shall review each application whether for development of single-family, multifamily, commercial or other districts for conformity with the town's adopted design guidelines and recommend

the application to the planning and zoning board for approval, approval with conditions, or disapproval of the application. No applicant shall be required to appear before the design review board more than twice per application.

c.

Meetings held by the board for review and recommendations of applications shall be arranged to permit participation by the person or group making the application or request and representatives of such person or group, if desired. Architectural plans and drawings of the building facades, lists of finish materials and other information necessary to provide adequate insight into the proposed development/improvement shall be provided to the board by the person or group making the proposal or request.

(3)

Design review application fees are set forth in the town designated fee schedule.

(4)

All meetings of the design review board shall be publicly noticed.

~~Sec. 90-19.— Single family and two-family development review process.~~

~~90-19.1 Permits.~~ No building shall be erected, constructed, altered, moved, converted, extended or enlarged without the owner or owners first having obtained a building permit from the building official. Such permit shall require conformity with the provisions of these regulations. When issued, such permit shall be valid for a period of 180 days. However, the town manager or designee may grant an extension to the permit due to an uncontrollable act of nature of up to 180 days.

~~90-19.2~~ The building official reviews all applications for building permits or certificates of occupancy for compliance with the provisions of the zoning code and all other applicable codes. The building official shall issue a building permit if the applicant demonstrates that the proposed development is in compliance with all applicable codes and in compliance with any and all development orders issued in connection with the project, and that all fees have been paid.

~~90-19.3 Permit card.~~ Upon approval of plan specifications and application for permit and payment of required fees, the building official shall issue a permit. The building official shall issue a permit card for each permit which shall bear the description of the property, identify the work being done, identify the owner and contactor and other pertinent information, and such card shall be maintained in a conspicuous place on the premises effected there by the hours of work and available on demand for examination.

~~90-19.4 Permit requirements.~~ The Florida Building Code as amended is hereby adopted as the regulation governing the construction of buildings and structures in the town. All qualified applicants desiring a permit to be issued by the building official as required shall file an application in writing on a form provided by the town. No development shall occur until and unless the building official has issued a building permit.

~~90-19.5 Design guidelines.~~ The town has adopted design guidelines intended to provide direction and suggestions for all development. The purpose of the design review board is to interpret those guidelines and provide guidance to the applicants as to how the design should be revised to more closely approximate or reflect the town's adopted guidelines. The applicant shall then incorporate those suggestions prior to proceeding to building permit.

~~90-19.6~~ Single family and two-family development shall be reviewed by the design review board.

~~90-19.7~~ The following shall be exempt from design review board review; however, the design guidelines shall be followed:

(1)

Interior or rear yard fences.

(2)

Interior renovations:

(3)

Awnings:

(4)

Screens:

(5)

Driveways:

(6)

Re-roofs

90-19.8 The following are required for submittal to the design review board:

(1)

Application form: Each application shall describe the land on which the proposed work is to be done by legal description, and address shall show the use or occupancy of the building or structure; shall be accompanied by plans and specifications as required; shall state the value of the proposed work; shall give such other information as may reasonably be required by the town manager or designee and the Florida Building Code; shall describe the proposed work and shall be attested to by the applicant and/or property owner.

(2)

Ownership affidavit.

(3)

Survey less than one year old. A survey over one year is sufficient as long as the property has not changed ownership and the owner provides an affidavit that no changes change occurred since the date of the survey.

(4)

Two full-sized sets of complete design-development drawings (24" x 36" sheets) signed and sealed by a registered architect. Eight reduced-sized (11" x 17") copies of the plans.

(5)

Surrounding context: Provide 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.

(6)

Site plan (minimum scale of 1" = 20')

a.

Show entire parcel(s) with dimensions and lot size in square feet.

b.

Show existing and proposed buildings with square footage.

c.

Show any buildings to be removed.

d.

Show all setbacks.

e.

Show dimensions and locations of all existing and proposed right-of-ways, easements and street frontage, including sidewalks, curb and gutter and planting strips.

f.

Show 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.

g.

Show the location of all existing and proposed trees, vegetation, palms and note tree species.

h.

Show locations and dimensions of parking spaces and lot layout.

i.

Show driveway entrance width and setbacks from property line.

(7)

Architectural elevations (Minimum scale of $\frac{1}{8}'' = 1'$):

a.

Provide color elevations, showing all material finishes, textures and landscaping for all elevations of the proposed building(s). They should include, at a minimum:

b.

All exterior materials, colors and finishes, keyed to samples provided.

c.

Roof slopes and materials and color.

d.

Detail of doors, windows, garage doors.

e.

Lighting locations and details.

f.

Dimensions of structure(s) — height, width, and length.

g.

Deck, railing, stairs details including materials, colors, finishes, and decorative details.

h.

Exposed foundation treatment.

i.

Gutters and eaves.

j.

Abutting structure heights.

90-19.9 Effective period of design review board approval. An approval from the design review board shall be effective until the development is completed except that if, after 24 months from the date of the approval by the design review board a building permit for a principal building has not been issued and remains in effect, the approval shall be null and void.

(1)

Extensions for good cause, not to exceed a total of one year for all extensions, may be granted by the town commission, at its sole discretion, provided the applicant submits a request in writing to the town manager or designee in advance of the expiration of the original approval, setting forth good cause for such an extension. For the purpose of this Section, a building permit for a principal building shall cease to be in effect once required inspections have lapsed or once a certificate of completion or certificate of occupancy is issued.

(2)

All approvals which have been granted prior to the effective date of this chapter, shall be null and void and of no further force or effect if not utilized within two years after the effective date of this chapter, unless vested rights are demonstrated pursuant to subsection 90-5(11) of the zoning code. The foregoing provision of this paragraph shall not apply if the governmental resolution granting the approval expressly

established a specific time limitation for utilizing the approval. In such instances, the time limitation established by such resolution shall prevail.

Sec. 90 20. — Development review requirements for submittals other than single family and two family.

(1)

Generally. Review and approval of a site plan by staff reviewing agencies, the design review board, and the development impact committee, the planning and zoning board, and the town commission is required prior to any development of land in the town.

(2)

Process. Submit plans (sets to be determined by town staff as appropriately needed), which are distributed to the staff members of the development review group (DRG).

(a)

The DRG member shall review the site plan and prepare comments. The comments shall be forwarded to the town manager or designee. The comments shall be addressed by the applicant, if applicable. The town manager or designee shall hold a development review group meeting with appropriate town staff and the applicant to discuss the comments.

(b)

After the revisions and upon review of the final site plan by the DRG members, the site plan will be scheduled for the next available town design review board and planning and zoning board meetings. If possible, the planning and zoning board meeting and the design review board meeting should be held on the same date. The materials required under subsection 90 19.8 should not be duplicated for both the planning and zoning board meeting and design review board meeting. They shall be considered one submittal package.

(3)

Submittal requirements for DRG, planning and zoning and design review board are provided below.

(a)

Application. An application is required for site plan approval. This application shall include the following where applicable:

(b)

Site plan. A site plan, the overall size of which shall be 24" × 36", drawn at a scale not less than 1" = 20' and shall include the following:

i.

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

ii.

Site boundaries clearly identified, and ties to section corners.

iii.

Proposed uses.

iv.

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

v.

Building separations.

vi.

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.

vii.

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 350 feet of property limits.

viii.

Pedestrian circulation system.

ix.

Provider of water and wastewater facilities.

x.

Existing and proposed fire hydrant locations.

xi.

The following computations:

▲

Gross acreage.

▲

Net acreage. 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.

xii.

Site plan location sketch, including section, township, and range, showing adjacent property owners.

xiii.

Geometry of all paved areas including centerlines, dimensions, radii, and elevations.

xiv.

Location of trash and garbage disposal system and provisions for accessibility to garbage trucks.

xv.

Loading areas and provisions for accessibility to vehicles of the required type.

xvi.

Areas for emergency vehicles and fire engines, and provisions for accessibility to vehicles of the required type.

xvii.

Number of sets required shall be determined by town staff.

xviii.

Other such information as required by the town.

(e)

Survey. A survey less than one 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.

(d)

Landscaping plan and irrigation plan. Landscaping plan and irrigation plan with landscaping calculations, existing tree survey with indication of existing native vegetation that will be preserved, as required herein.

(e) Lighting plan. Lighting plan showing photometric measurements, lighting details and spillage onto adjacent properties and rights-of-way.

(f) Sign plan for all signs which will be on site.

(g) Pavement markings and traffic signing plan.

(h) Schematic water and sewer plan. Plans shall include the location and size of all mains and lift stations (*Note: Final engineering plans must be submitted and approved.*)

(i) Paving and drainage plans. Plans shall show the location of all drainage features and retention areas, if any.

(j) Architectural elevations (minimum scale of $\frac{1}{8}'' = 1'$):

i. Show separate elevations of all sides of existing and proposed buildings with all dimensions, including height.

ii. Label exterior materials, color, texture and trim, roof material, roof color and pitch, windows, doors, screens, skylights and all exposed mechanical equipment and screening.

iii. 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.

k. Signs:

i. Show dimensioned locations and mounting details of signs on building elevations and locations of signs on site plan.

ii. Note colors, materials, lighting and dimensions.

iii.

Show dimensions and square footages (proposed and existing).

iv.

Identify materials and colors— Background, trim/border, and copy.

v.

Show fonts and graphics.

(4)

Developmental impact committee.

(a)

There is hereby established a developmental impact committee composed of seven members representing the following town departments and disciplines:

i.

Town manager

ii.

Town attorney

iii.

Public works/landscape

iv.

Planning and zoning

v.

Park and recreation department

vi.

Engineering and traffic engineering

vii.

Building

(b)

The developmental impact committee shall review all developments (except single family and two family homes) and recommend where applicable, whether, and the extent to which:

i.

The development, as proposed, conforms to the comprehensive plan and the zoning code;

ii.

The development, as proposed, will have a favorable or unfavorable impact on the environment and natural resources, including a consideration of the means and estimated cost necessary to minimize the adverse impacts, if any;

iii.

The development, as proposed, will have a favorable or unfavorable impact on the economy of the Town of Surfside;

iv.

The development, as proposed, will efficiently use or unduly burden water, sewer, solid waste disposal, education, recreation or other necessary public facilities which have been constructed or planned and budgeted for construction in the area;

v.

The development, as proposed, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, public streets, and roads, which have been planned and budgeted for construction in the area, and if the development is or will be accessible by private or public roads or streets.

vi.

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

vii.

In the event of redevelopment, applicant shall also submit a detailed plan for demolition.

(e)

The committee shall meet prior to the planning and zoning board's hearing on the application. The committee shall be chaired by the town manager. The town manager or designee shall prepare a summary report of the development application to be distributed to and reviewed by the development impact committee prior to the committee meeting.

(d)

The town manager or designee shall prepare a summary report of the results of the development impact committee to be transmitted to the planning and zoning board and town commission upon their review of the development application.

(e)

The committee shall review and make recommendations pursuant to the criteria stated in (2) to the planning and zoning board and town commission whether, and to the extent to which, the development will efficiently use or unduly burden water, sewer, solid waste disposal, education, recreation or other necessary public facilities or public transportation facilities, including roads and streets, which have been constructed or planned and budgeted for construction in the area, and whether the proposed development will have a favorable or unfavorable impact on the economy of the Town of Surfside.

(f)

No public hearing shall be held by any board on any application subject to review by the developmental impact committee until the committee has made its recommendations with regard thereto.

(g)

Development impact committee meetings shall be noticed on the town website and shall be open to the public who may comment during a specific time scheduled on the agenda.

90-20.1 Site plan amendments. If an applicant's development plans change after previously receiving final site plan approval, the applicant may file an application for revised final site plan approval with the town manager or designee. However, no application will be considered for property that is the subject of pending code enforcement action by the town or that has an unpaid code enforcement lien.

(+)

Site plan amendment criteria.

a.

Amendments may not be contrary to a condition of the original site plan approval or any previously approved amendment (except that conditions that were imposed for a particular use may be lifted if that use is deleted from the site plan).

b.

Amendments may not change the character or location of any structure on the property that is not part of the main building.

e.

Amendments may not alter the location of any points of ingress or egress from the public right-of-way, nor alter any vehicular or pedestrian flows.

90-20.2 Exempt development. Notwithstanding any other provision of this chapter, the following activities

shall not require site plan approval, however, may require design review board approval:

(1)

The deposit and contouring of fill on land.

(2)

Construction of a single family home on an existing single family lot.

(3)

Construction of a single duplex on an existing single lot.

90-20.3 Effective period of final site plan approval. An approved final site plan shall be effective until the development is completed except that if, after 24 months from the date the site plan is approved by the planning and zoning board a building permit for a principal building has not been issued and remains in effect, the site plan shall be null and void.

(1)

Extensions for good cause, not to exceed a total of one year for all extensions, may be granted by the town commission, at its sole discretion, provided the applicant submits a request in writing to the town manager or designee in advance of the expiration of the original approval, setting forth good cause for such an extension. For the purpose of this section, a building permit for a principal building shall cease to be in effect once required inspections have lapsed or once a certificate of completion or certificate of occupancy is issued. In those cases where a development includes more than one principal building and it is contemplated that the development shown on a site plan will not be completed with a building permit for a principal building continuously in effect, approval by the planning and zoning board of a phasing schedule must be obtained as part of the overall site plan approval. Amendments to the original site plan shall not extend this time frame unless an extension is expressly granted by the planning and zoning board as a part of the approval of the amendment.

(2)

All approvals which have been granted prior to the effective date of this chapter, shall be null and void and of no further force or effect if not utilized within two years after the effective date of this chapter, unless vested rights are demonstrated pursuant to subsection 90-5(11) of the zoning code. The foregoing provision of this paragraph shall not apply if the governmental resolution granting the approval expressly established a specific time limitation for utilizing the approval. In such instances, the time limitation established by such resolution shall prevail.

ARTICLE III. DEVELOPMENT REVIEW PROCEDURES.

Sec. 90-20. Creation of process. The Town Manager or his/her designee, (hereinafter the "Town Manager"), is hereby authorized to establish a development review process and to review and render recommendations on applications for development, conditional uses, temporary uses, variances, plats, development agreements, vested rights determinations, site plans and any other approval, condition or action contemplated by this Zoning Code and the Comprehensive Plan.

1. Determinations concerning uses or characteristics of uses not specified.

a. Applicability. Where there is substantial doubt as to whether a particular use or uses, or classes of uses, or characteristics of use not specifically identified in this zoning ordinance, are of the same general character as those listed as permitted or conditional uses, or where use restrictions are either not provided or require interpretation, the Town Manager, upon request from any administrative agency, officer or department head of the Town, or on his/her own initiative, shall make a determination in these matters, or on any issue regarding the development review

process or intent of the zoning code provision involved. He/she shall give due consideration to the intent of the zoning regulation concerning the district involved, the character of uses specifically identified, and the character of the use or uses in question and the intent of the drafters.

- b. Appeal. On a determination made by the Town Manager in the manner set out above, an application for an appeal from such determination may be made to the Town Commission in writing, specifying the grounds for error, no later than 30 days from the issuance of the Town Manager's decision. The application for appeal from the determination or interpretation shall be scheduled for hearing before the Town Commission at the next regularly scheduled
 - c. Effect of findings by Town Manager.
 - i. If in making the determination the Town Manager finds that the determination or interpretation, as set forth hereinabove are of unusual or transitory nature or are unlikely to recur frequently and, unless his/her determination thereon is reversed on grounds of error on appeal to the Town Commission, the determination shall thereafter be binding on all officers and agencies of the Town as an administrative ruling, and without further action on, or amendment of this zoning ordinance.
 - ii. Where the Town Manager or Town Attorney finds, in making the determination or interpretation as set forth herein that such determination or interpretation is likely to lead to public uncertainty and confusion, the Town Attorney shall initiate a proposed amendment to the Zoning Code to rectify the omission. Notwithstanding the foregoing, until final action has been taken on such proposed amendment, the determination or interpretation of the Town Manager shall be binding on all officers and agencies of the Town as an interim administrative ruling.
2. Direct referral to the Town Commission. At the Town Manager's discretion, he/she may choose to take the matter for interpretation directly to the Town Commission for direction.

Sec. 90-21. Procedures of general applicability.

Sec. 90-21.1 Who may file. An application for site plan approval may be filed only by the fee simple owner of the land affected by the site plan or a contract purchaser or lessee, if applicable, of said land authorized by the fee simple owner to file such an application. Fourteen days prior to hearing, all contracts for purchase or leases must be presented or the application and any action taken thereon shall be considered null and void. Evidence of ownership of title must be presented to, and deemed legally sufficient by, the Town. In the case of an amendment to the Comprehensive Plan or Official Zoning Map, an application may be filed by the property fee simple owner or the Town of Surfside.

Sec. 90-21.2 Application requirements. Every application for a site plan shall be in a form specified by the Town and shall be accompanied by a fee, as established from time to time by the Town, to defray the costs of processing and reviewing the application and the required notice. (Professional fees shall be charged to the applicant in accordance with Section 90-11 hereinabove, as may be amended from time to time, after the hearing on the application and must be collected prior to permitting as provided for in the cost recovery program of the Town.) The application shall also be accompanied by the required notice. The applicant shall submit 10 copies of the application, accompanied by plans, data, or documents specified by the application form. The applicant, at its sole expense, shall timely supply such other

additional copies as may be required by the Town.

Sec. 90-21. 3 Preapplication conference. This is not mandatory and shall be at applicants request for all submittals other than single-family and two-family. If so requested, the Administrative Official shall schedule and hold preapplication conferences for the purpose of reviewing the proposed site plan, prior to the formal submission of an application for site plan approval. Formal application or filing of a complete application and plans with the Town is not required for the preapplication conference. Failure of staff to identify any requirements at a preapplication conference shall not constitute waiver of the requirement by staff or the decisionmaking body.

Sec. 90-21. 4 Filing of applications.

(1) The Administrative Official shall establish application filing deadlines and a review schedule for all applications.

(2) If an application is incomplete, the Administrative Official shall notify the applicant in writing of the deficiencies within five working days of receipt of the application. Upon determination that the application is complete, the Administrative Official shall distribute said application to the appropriate staff and reviewing agencies, including but not limited to the Design Review Group, Town Manager, Town Attorney, Planning Consultants, Building Official, landscape architect, traffic engineers, and other appropriate county and state agencies including, but not limited to Fire, PERA, WASA, Army Corps, FDOT and other appropriate review agencies.

a) **For applications other than single-family and two-family development;**

1. Review and approval of a site plan by staff reviewing agencies, the development impact committee, the planning and zoning board, and the Town Commission is required prior to any development of land in the Town.
2. An application for development approval may not be scheduled for public hearing until all required information has been submitted and the required review agencies have completed their review pursuant to section 90-21 Development Impact Committee.
3. Upon a determination by the Administrative Official that the applicant has addressed all reviewing agency comments or indicated s/he is declining to respond, the Administrative Official shall submit full recommendations to the Town Manager and Town Attorney prior to its issuance to the applicant and the public. Said review shall be conducted in accordance with the procedures set forth in section 90-21 Development Impact Committee.
4. Once the Town Manager and Town Attorney review said recommendation, they shall advise the Administrative Official that a public hearing shall be scheduled for the next available zoning agenda meeting, but in any case, not before the Development Impact Committee recommendations to the applicant.

b) **For applications for single-family and two-family development;**

1. The Administrative Official and the Building Official shall review all applications for building permits or certificates of occupancy for compliance with the provisions of the zoning code and all other applicable codes. The Building Official shall issue a building permit if the applicant demonstrates that the proposed development is in compliance with any and all development orders issues in connection with the project, and all fees have been paid.

- c) **For applications for zoning change review criteria:**
1. In order to approve an application for zoning change the town commission must find that the application complies with each of the following criteria. The applicant is required to provide a report at the time the application is filed which includes documentation that the application complies with each of the below criteria:
 - a. The zoning change is consistent with the comprehensive plan;
 - b. The proposed change will result in development that is consistent in scale and character with those within 300 feet of the site;
 - c. The resulting boundaries of the zoning district are logically drawn;
 - d. The proposed change will not reduce property values in the town;
 - e. The proposed change will enhance the quality of life in the town; and
 - f. There are substantial and compelling reasons why the proposed change is in the best interests of the town.

Sec. 90-20. 5 Public hearing and notices procedure. Public hearing and notices procedures. All public hearing and notice requirements shall be provided in accordance with the provisions of F.S. § 163.3184 for a change to the Town's adopted Future Land Use Map, F.S. § 166.041 for adoption of ordinances and resolutions, and the Town's quasi-judicial legislation as may be amended, excluding single-family and two-family variance requests. Written recommendations of the Town Manager or his designee shall be developed and such recommendations shall become a part of the hearing file and record, and open for public inspection. Notice of the time and place of the public hearing describing the nature of the application and street address of the property shall be published in a newspaper of general circulation in the Town not less than 10 days prior to the public hearing. A notice containing substantially the same information set forth in the published notice shall be mailed to the property owners of record located within a radius of 300 feet of the property described in the application not less than 10 days prior to the public hearing. Where practicable, such advertising shall contain, in addition to a legal description, a street address, together with the specific, intended use in layman's language, i.e., "apartment house" rather than "multiple dwelling," "grocery store" rather than "Retail and General Commercial Use." The property shall be posted no later than 10 days prior to the hearing in a manner conspicuous to the public, by a sign or signs of 18 inches by 24 inches, containing information concerning the application, including but not limited to the applied for zoning action and the time and place of the public hearing. All costs of advertising, mailing and posting shall be borne by the applicant. The sign shall denote the following:

REQUEST FOR: _____
 PLANNING AND ZONING MEETING: DATE AND TIME
 TOWN COMMISSION MEETING: DATE AND TIME

TOWN HALL
 9293 Harding Avenue
 Surfside, FL 33154

COMPLETE INFORMATION REGARDING THE APPLICATION IS AVAILABLE BY CONTACTING THE TOWN HALL AT _____.

Modifications made to the application and site plan (regardless of cause or reason for those changes) subsequent to the issuance of the recommendation from Town Manager shall cause the matter to be deferred until such time that the changes have been reviewed in accordance with the

procedures set forth herein and in any case, not less than 30 days after such modifications have been submitted to the Town.

Sec. 90-20. 6 Rescheduled meeting dates and withdrawal. Public hearings for applications may be deferred or continued, by and at the discretion of the Town Commission, to a meeting date certain. If a deferral is either not elected or not granted, the Town Commission, within its discretion, may grant a withdrawal of the zoning application with or without prejudice. If a zoning applicant is provided with an opportunity to withdraw its application without prejudice, the application which is subject to said withdrawal may be re-filed at any time. If, however, a zoning applicant is allowed to withdraw its application with prejudice, that application shall not be resubmitted for reconsideration to the Town Commission for a period of six (6) months after the date the withdrawal with prejudice is granted by the Town Commission. In the event an application in whole or in part has been twice or more denied or withdrawn, a period of two years must run prior to the filing of any subsequent application. In any case, the applicant shall bear the costs associated with either the withdrawal or re-filing.

Sec. 90-20. 7 Resubmission of applications after denial. An application for development approval may not be resubmitted for reconsideration to the Town Commission for a period of one year after the date on which an application for substantially the same development approval has been denied by the Town Commission.

Sec. 90-20. 8 Reliance on information presented by applicant. The Town and its departments, boards and agencies shall have the right to rely on the accuracy of statements, documents and all other information presented to them by the applicant or his agent, in review of an application for development approval issued.

Sec. 90-20. 9 Application annulment. If an applicant fails to act upon a submitted application within a ninety-day period after receiving written comments from the Administrative Official and/or reviewing agencies, the application will be deemed null and void.

Sec. 90-20. 10 Restriction upon variance and other development applications.

1. Under those circumstances in which work has been done or a use has been established or conducted without obtaining the necessary building permit or development order, no application for a variance, conditional use, temporary use, new use or site plan approval (the "approval") related to such construction work or to such use may be considered by the Town Commission unless the violation which resulted from the conduct of such construction work or the establishment or conduct of such use is halted so as to remedy the violation of the Town's Zoning Code. Cessation of activity is required prior to the application being submitted for review.
2. Under those circumstances in which a permit or development order was issued for the conduct of construction work or the establishment or conduct of a use, but which nevertheless gives rise to the necessity for an approval application because of noncompliance with permit or development order conditions or otherwise, no application shall be accepted for review until the violative activity has ceased.

Sec. 90-20. 11 Quasi-Judicial proceedings. The following applications are quasi-judicial and shall comply with the Town's quasi-judicial legislation:

1. Site-specific rezoning.

2. Conditional use applications.
3. Special exceptions.
4. Variances, including, but not limited to: trees, signs, setback, distance requirements between buildings or other variances permitted by this chapter.
5. Development of regional impact.
6. Site plan (or site plan amendment).
7. Amendments to the land use plan.
8. Any other development approval deemed to be quasi-judicial by the town attorney.

Sec. 90-20.12 *Resolutions for approval.* Resolutions for approval of a site plan, special exceptions, variances and conditional use shall be sent to each member of the planning and zoning board by the town manager (or designee) following approval by the Town Commission (except for a rezoning of a parcel which shall be adopted by the ordinance as provided by law, and forwarded to the planning and zoning board in the same manner). All resolutions approving site plans, special exceptions, variances and conditional uses granted by the Commission shall be kept in a journal maintained for such purpose.

Sec. 90-20.13 *Time limit.* Within two years after the Commission takes affirmative action approving an application for a variance, conditional use, other quasi-judicial zoning approval (other than a rezoning) or site plan approval (the "approval"), the approval must be utilized in accordance with its terms. In the event that the approval is not timely utilized, the approval by the Commission shall automatically expire and shall be considered void and of no effect. When taking affirmative action to approve an application, the Commission may extend the time limitations set forth above, by specifically authorizing a longer period of time for utilization of the approval. Additionally, the Commission may grant a time extension for utilization of the approval upon a showing of good cause in an application for extension of time filed prior to the expiration of the initial time period. An approval shall be deemed to be utilized if the use pursuant thereto shall have been established, or if a building permit has been issued, acted upon and the development to which such approval is an integral part is progressively and continuously carried to conclusion.

Sec. 90-20.14 *Fees, charges, and fines.* Upon final approval of the application, and after the Building Department has reviewed and approved the plan, no building permit shall be issued, or if issued, shall be deemed valid, unless and until all professional fees, fines, and/or other charges, as may be amended from time to time, imposed in accordance with Town legislation have been paid and collected in full.

Sec. 90-20.15 *General development provisions.*

1. *Time periods/expiration - completed application.* A completed application (as determined by the Administrative Official) for a development order submitted after the effective date of this Zoning Code shall be valid for a period of twelve months. The application shall expire on the twelve month anniversary of the submission date of the application in the event a hearing has not been scheduled based upon said application has not been obtained by said date. The application shall expire earlier in the event of the final denial of the application prior to the expiration of the twelve-month period.
2. *Time periods/expiration - development order.* Each and every development order issued by the Town pursuant to this Zoning Code shall be valid for a period of 24 months from the date of issuance of the development order and a building permit must be obtained during said twenty-

four-month period (and construction begun and continue thereunder) except in the event a different time period to obtain a building permit is expressly authorized by the Town Commission and set forth in the development order. The foregoing sentence shall apply to development orders for all developments, inclusive of multiphase projects. A development order shall expire earlier in the event any condition or requirement of the development order containing a specific time period for performance is not timely satisfied as provided therein. In the event a building permit is not timely obtained or thereafter expires (or due to noncompliance with express conditions) and a development order expires, as provided above, it shall be deemed null and void and a new development order shall be required prior to development consistent with the Zoning Code then in effect. This subsection shall not apply to land use plan amendments or rezoning.

3. Extensions of time. If a developer desires additional time (beyond the twenty-four-month or other specified period), the developer may request an extension from the Town Commission by completing an application for extension prior to the expiration of the twenty-four month or other specified period. The Town Commission shall consider any such request on a case-by-case basis and may grant an extension for a period of time deemed reasonable by the Town Commission if the developer clearly established good cause for the extension and that the need for the extension is based substantially on events or occurrences beyond the control of the developer; provided, however, that, while the inability to obtain financing, volatility in the economy and/or changes in the market conditions affecting a project, as examples, may not constitute circumstances beyond the control of the developer, two or more of these factors combined and/or in combination with other relevant factors may be sufficient, as determined by the Town Commission, to establish the need for the extension.
4. Building permit validity and expiration. Upon issuance of a building permit to effectuate development approved by a development order, the rules and regulations of the Florida Building Code, as amended by Miami-Dade County or Town of Surfside, if applicable, shall determine the period of validity of the permit, subject to the Town's completion date requirements as set forth in this Zoning Code. However, in the event a building permit expires and becomes null and void, the development order for which the permit was issued shall contemporaneously expire and become null and void. This subsection shall not apply to land use plan amendments or rezoning. The foregoing shall not apply to dates the State of Florida has pre-empted or if any resolution by the Town Commission established a different time period.
5. Permit card. Upon approval of plan specifications and application for permit and payment of required fees, the building official shall issue a permit. The building official shall issue a permit card for each permit which shall bear the description of the property, identify the work being done, identify the owner and contactor and other pertinent information, and such card shall be maintained in a conspicuous place on the premises effected there by the hours of work and available on demand for examination.
6. Permit requirements. The Florida Building Code as amended is hereby adopted as the regulation governing the construction of buildings and structures in the town. All qualified applicants desiring a permit to be issued by the building official as required shall file an application in writing on a form provided by the town. No development shall occur until and unless the building official has issued a building permit.

7. Completion date. All development authorized by a development order pursuant to the Zoning Code shall be complete and shall have satisfied all requirements for issuance of a certificate of occupancy or certificate of completion, as applicable, within 24 months from the date of issuance of the building permit authorizing development as approved in the development order, except in the event a different time period to obtain a certificate of occupancy or certificate of completion, as applicable, is expressly authorized by the Town Commission and set forth in the development order. If additional time (beyond the twenty-four month or other specified period), is desired by a developer, the developer may request an extension from the Town Commission as more particularly set forth hereinabove.

Sec. 90-20.16 Zoning clearance. Zoning clearance shall be required for all buildings and structures hereinafter erected, constructed, altered, or repaired within any zoning district established by the Zoning Code, and for the use of vacant land or for a change in the character of the use of land within any district established by the Zoning Code. No building permit shall be issued until a zoning clearance memorandum has been issued by the Administrative Official.

Sec. 90-20.17 Charter schools/private educational facilities. Notwithstanding any other provision in the Town Code, charter schools or private educational facilities with a student population of 40 or more students shall be required to submit a site plan, which includes vehicular queuing requirements as set forth in section 90-81.10, for a public hearing in accordance with the provisions herein. For the purpose of this subsection, "charter school" shall mean an educational institution which is authorized and maintained in accordance with the provisions of Chapter 1002, Florida Statutes, as same may be amended from time to time. For the purpose of this subsection, "private educational facility" is an educational facility which is not considered a public school or a charter school or a day-care facility under state law. Development approval may be issued administratively for charter schools or private educational facilities with a student population of 39 students or less, except where the Town Manager or designee has decided that the review of the Town Commission is required.

Sec. 90-20.18 through 90-20.99. Reserved.

Sec. 90-21. Developmental impact committee.

Sec. 90-22. Site plan review.

- A. Application required. Application for site plan review and approval shall be submitted to the Town in writing by the property owner or authorized representative on forms provided by the Administrative Official. A fee as established by the Town Commission shall be paid by the applicant.
- B. Exempt development. The following activities shall not require submission of a site plan pursuant to this section:
1. The deposit and contouring of fill on land.
 2. Construction of a single-family home on an existing single-family lot.
 3. Construction of a single residential duplex on an existing residential duplex lot.
 4. Land clearing activity done in compliance with a valid land-clearing permit issued pursuant to the Zoning Code and a Town engineering permit.

5. Demolition.
 6. Storage sheds on single-family residential lots, gazebos and tiki huts provided all other requirements of the Zoning Code are met.
 7. Site plans for government agency facilities that are consistent with the development standards of the zoning district.
- C. General site plan application requirements. All site plans must be prepared, signed and sealed by one or more of the following professionals:
1. A landscape architect registered by the State of Florida.
 2. An architect registered by the State of Florida.
 3. A civil engineer registered by the State of Florida.
 4. A land surveyor registered by the State of Florida.
- D. Site plan submission requirements. An application for site plan review shall include 10 sets of folded and collated plans containing the following:
1. Sealed current survey prepared by a Florida registered land surveyor, certified as to meeting the requirements of Chapter 5J-17, Florida Administrative Code. At a minimum the survey shall show the property's topography, water bodies, easements, rights-of-way, existing structures and paved areas. This survey shall be based upon current ownership and encumbrance report and shall so be stated on the survey itself.
 2. A tree survey is required if there are indications of existing native tree species or mature trees or palms not on the Miami-Dade County list of exotic or invasive species on the site when development is proposed within Town areas of particular concern as identified in the Town's Comprehensive Plan. The tree survey shall comply with the following minimum standards:
 - a. Tree surveys shall be prepared by and bear the seal of a registered land surveyor licensed to practice in the State of Florida. Tree species shall be identified by a registered landscape architect licensed to practice in the State of Florida.
 - b. Surveys shall delineate property boundaries, easements, and rights-of-way, bodies of surface water, and protected trees or groupings of trees. The species of trees to be removed or relocated shall be identified. In the case of a grouping of trees, the predominant species mix and estimated number shall be identified. Trees or areas of vegetation, which are required to be preserved, shall be delineated. Areas infested with prohibited or controlled plant species shall also be delineated and identified. Surveys shall also indicate such other information as may be required by the Administrative Official that is reasonable and necessary for the adequate administration of this section.
 3. Site development plans (Scale to be one inch equals 20 feet unless prior approval is received otherwise) shall include in proper form, detail, dimension and scale, the following:
 - a. Location, size and height of all principal and accessory structures, including buildings, wall, fences, walkways, driveways, parking areas, including garage and loading areas.
 - b. The building and floor plan, including roof plan.
 - c. Location, character and enclosure of all outside facilities for waste storage and disposal and/or outdoor storage, if any.
 - d. Exterior elevation with material, color designation, architectural finish treatments, surface treatments and curbing proposed for parking and loading areas including ingress and egress drives.
 - e. Landscaping plan (signed and sealed by a Florida registered landscape architect and planting schedule). Plans shall include required and provided quantities of plant

materials.

- f. Location, size, character, height and orientation of all signs.
 - g. Placement, height, and fixture design of all major exterior lighting fixtures, including hours of operation illumination and shielding of exterior lighting, certification by a registered professional engineer or registered architect that exterior lighting, as designed will not exceed the footcandle levels at the adjacent private property lines.
 - h. Off-site sketch map including, but not limited to, location of structures, utilities, rights-of-way and curb cuts within 300 feet of the subject property and other pertinent features.
 - i. Information as to all perimeter buffer requirements for adjacent properties.
 - j. A master site plan is required for all phased development.
 - k. Site data information including but not limited to zoning districts, permitted and proposed FAR, lot coverage, open space, parking, building height, density, setbacks and lot size information.
 - l. Details of all types of parking spaces and parking and truck loading areas showing ingress and egress.
 - m. Estimated construction schedule.
 - n. All signage locations, types and details.
 - o. Engineering plans (scale to be one inch equals 20 feet unless prior approval is received otherwise) including water, sewer, paving and drainage and utility locations.
 - p. Locations and details of all entry features (if applicable).
 - q. The location and owners of all adjoining lands as shown on the latest tax records, copies of all existing and proposed deed restrictions or covenants applying to the property, including covenants and agreements restricting the use, establishing future ownership and maintenance responsibilities for recreation and open space areas, existing zoning and prior zoning approvals and any other legal agreements documents and information required by the Administrative Official or the Town Commission.
 - r. Other elements integral to the proposed development as considered necessary by the Town Commission.
- E. Site plan review. The Administrative Official, Planning and Zoning Board, and consultants shall review all elements of the site plan and shall issue a preliminary recommendation to the Town Commission to assist the Commission in their site plan review and approval.
- F. Town Commission review.
1. Upon a determination by the Administrative Official that a site plan complies with the review criteria and the site plan has received recommendations from the DIC in accordance with Section 90-21 herein, all site plans will be placed on the quasi-judicial portion of the Town Commission agenda for final Town Commission action in accordance with the objective standards set forth below:
 2. Action.
 - a. On acting on site plan applications, the Town Commission shall consider:
 - i. The review and recommendations of the Administrative Official, staff, the DIC, the Planning and Zoning Board and all outside consultants who render reports with respect to the site plan under review;
 - ii. Conformity of the site plan with the restrictions and requirements of the zoning code and consistency with the goals, policies and objectives of the Comprehensive Plan. The Town Commission's review shall include, but not

necessarily be limited to, the general considerations set forth hereinbelow as well as all items contained in the submission list and set forth herein above and determine whether or not these considerations conform to the requirements of the land development regulations in each category:

- a. Location, arrangement, size and general site compatibility of buildings, lighting and signs;
 - b. Acceptability and arrangement of vehicular traffic access and circulation, including intersections, road widths, pavement surfaces, dividers and traffic controls;
 - c. Location, arrangement, appearance and sufficiency of off-street parking and loading;
 - d. Acceptability and arrangement of pedestrian traffic access and circulation, walkway structures, control of intersections with vehicular traffic and overall pedestrian convenience;
 - e. Acceptability of stormwater and drainage facilities;
 - f. Acceptability of water supply and sewage disposal facilities;
 - g. Acceptability, type and arrangement of trees, shrubs and other landscaping constituting a visual and/or noise buffer between the applicant's adjoining lands, including the maximum retention of existing vegetation;
 - h. Acceptability of fire lanes and other emergency zones and the provision of fire hydrants;
 - i. Special attention to the adequacy and impact of structures, roadways and landscaping in areas with susceptibility to ponding, flooding and/or erosion.
3. The Town Commission's review shall be conducted at a public hearing.
 4. Action by the Town Commission shall consist of one of the following:
 - a. Continue or table, pending further review by staff and consultants.
 - b. Deny the site plan if the Town can find it does not meet the criteria contained herein, and/or the site plan, as presented, is adverse to the public interest.
 - c. Approve or approve with conditions providing that upon action by the Town Commission, submission and review by Administrative Official and staff for Applicant's compliance with conditions of approval by the Town Commission, and upon payment by the applicant of all fees and reimbursable costs to the Town within 30 days of Commission action as verified by the Administrative Official then and that event the Building Official may approve issuance of a permit. Failure of an applicant to pay such fees and reimbursable costs shall become and be a lien upon the land involved and shall be added to and result in an immediate expiration of site plan approval within 10 days written notice to applicant. No permit shall issue without payment of same, in any case.
- G. Approved plans. An approved site plan shall remain valid for a period of 24 months from the date of approval. If no building permit is issued within the twenty-four-month time period, the site plan shall be considered null and void. Additionally, if at anytime building permits lapse the site plan shall be considered null and void. An extension may be granted by the Town Commission if the applicant shows good cause in the delay in obtaining building permits if requested prior to expiration.
 - H. Site plan revisions. Where a proposed revision of an approved site plan affects the overall design and layout or where the proposal will require review under this section, the fee for processing the revision

shall be the same as the initial submittal. All other revisions shall require a minor modification-processing fee as established by the Town Commission.

1. Major modification. Any change to an approved site plan that does not meet the criteria for review as a minor modification shall be deemed a major modification. All major modifications shall be processed in the same manner as an original site plan.
 2. Minor modification. The Town Manager may administratively approve "minor" changes and deviations from an approved site plan which are in compliance with the provisions and intent of this chapter and which do not depart from the principal concept of the approved plan. An amendment shall be considered a minor modification if in compliance with each of the following limitations:
 - a. The modification does not change lot coverage, setbacks, height limitations, as well as density or intensity calculations set forth in a previously approved site plan;
 - b. The change is not an alteration that would otherwise require a variance or would not meet the requirements of the Code of the Town of Surfside;
 - c. There is no change in the location, size and general site compatibility of building, lighting and signs;
 - d. The change does not alter the location of any points of ingress, egress, access and vehicular and pedestrian patterns to the site;
 - e. The changes does not substantially decrease the value of or substantially change the character or location of any improvement or amenity;
 - f. Change to landscape material, location, planting techniques, species, or size as deemed necessary by the Town Manager or his/her designee due to availability or site conditions; and
 - g. The change does not result in a material modification or the cancellation of any condition placed upon the site plan as originally approved.
 3. Upon considering whether a modification has met the criteria to be deemed a minor modification, the Town Manager or his/her designee, shall render a decision as to whether the modification shall be reviewed. The Town Manager or his/her designee shall have the discretionary authority to require Town Commission review of any modification whether minor or major.
 4. The Town Manager shall file a written report to the Town Commission advising of any minor modifications to a previously approved site plan.
- I. Engineering plans. No building permit shall be issued for any approved site plan unless and until all final engineering plans for water, the Town's Administrative Official approves sewer, roadway and drainage systems and a permit for it has been issued. Prior to the issuance of a building permit the applicant shall provide a copy of the approved site plan, on disc, in a format compatible with the Town's engineering applications.
 - J. Copy of approved site plans required. Following Town sign off, but prior to the issuance of a building permit, a copy of the approved site plan shall be submitted to the Administrative Official. The copy shall be in the same scale and identical to the approved site plan.
 - K. Conformance with approved site plans. Prior to the issuance of a Certificate of Occupancy, two as-built surveys shall be submitted to the Administrative Official. The as-built surveys shall be in the

same scale as the approved site plan. In case of any conflicts the approved site plan shall prevail.

Sec. 90-23 Permitted Uses.

1. *Purpose.* Permitted uses are considered to be fundamentally appropriate within the district in which they are located and are deemed to be consistent with the Comprehensive Plan. These uses are permitted as of right, subject to the required permits and procedures described in this section. Permitted uses require final site plan review and approval for compliance with the standards applicable to a particular permitted use as provided in the Zoning Code.
2. *Permits required.* Except as explicitly provided herein, no use designated as a permitted use in this chapter shall be established until after the person proposing such use has applied for and received all required development permits.

Sec. 90-2324 Conditional Uses.

90-2324.1 Purpose. Conditional Uses are generally compatible with the other land uses permitted in a zoning district but, because of their unique characteristics or potential impacts on the surrounding neighborhood and the town as a whole, require individual review as to their location, design, configuration, and/or operation for the particular use at the particular location proposed, as well as the imposition of individualized conditions in order to ensure that the use is compatible with the surrounding neighborhoods and appropriate at a particular location.

90-2324.2 Standards of review. In addition to the standards set forth in this zoning code for the particular use, all proposed conditional uses shall meet each of the following standards:

1. The proposed use shall be consistent with the Comprehensive Plan and the Zoning Code;
2. The establishment, maintenance or operation of the proposed use shall not be detrimental to or endanger the public health, safety, or general welfare;
3. The proposed use shall be compatible with the community character of the immediate neighborhood. In addition to compatibility there must be congruity between the subject development and neighboring improvements and surroundings including but not limited to form, spacing, heights, setbacks, materials, color, rhythm and pattern of architectural or aesthetic interest or value as well as with any overlays and other development schemes or legislation;
4. Adequate provisions shall be included for parking and safe traffic movement, both vehicular and pedestrian, both internal to the use and in the area which will serve the use;
5. Adequate measures exist including landscaping or other buffering measures or shall be taken to mitigate any adverse effects of noise, light or other potential nuisances; and
6. The establishment of the conditional use shall not impede the development of surrounding properties for uses permitted in the zoning district; and
7. Any other condition imposed by the ~~Design Review~~ Planning and Zoning

Board, administrative official, and/or the Development Impact Committee.

90-2324.3 Applications requirements. No use designated, as a conditional use shall be established until after such use has received approval under the provisions of this section and has received all other permits required by the town. An application for conditional use approval shall be filed with the town. The application shall include:

1. An illustrative site plan.
2. An application fee, as established by the Town Commission.
3. A written summary of the proposed project.
4. Ownership affidavit and owner's sworn statement to consent, if applicable.
5. A survey less than one year old including owner's affidavit that no changes have occurred since the date of the survey.

90-2324.4 Procedures; Conditional Uses. Application and fee shall be submitted to the Town for a Conditional Use review and are subject to the requirements of section 90-24. Applications for approval of a Conditional Use shall be heard by the Planning and Zoning board for a recommendation to the Town Commission. The Planning and Zoning board's report may contain recommendations to the Town Commission in approving the Conditional Use. The Town Commission may establish these and/or additional conditions for an approval by a simple majority vote. Outdoor dining facilities, hotel swimming pools, and other similar facilities shall be required to obtain an annual Conditional Use permit. The permit will dictate hours of activity and other conditions necessary to provide compatibility with the surrounding neighborhood.

90-2324.5 Conditional Uses Expiration.

90-2324.6 Annual Permit Requirements. After approval by the Town Commission, a Conditional Use shall be required to obtain an annual permit. The Town Manager or designee shall review the annual permit application to determine if the Conditional Use continues to comply with the Standards of Review in Section 90-2324.2 and any additional conditions approved by the Town Commission. This permit shall include a fee as established by the Town Commission. The permit shall be submitted for and proceed concurrently with the annual business tax receipt.

90-2324.7 Revocation. If the Conditional Use fails to meet the Standards of Review in Section 90-2324.2 or the conditions approved by the Town Commission, a Conditional Use permit may be rescinded after the Conditional Use permit holder has been notified of these deficiencies. An administrative decision to revoke by the Town may be appealed to the Town Manager within thirty (30) days of the revocation. The Town Manager shall schedule an informal hearing with the applicant and his decision shall be rendered within ten days of the meeting in writing. That decision will be considered final. Any decision made by the Town Manager regarding Conditional Use permits may be appealed to the Town Commission.

Sec. 90-21 25. - No-fee operational licensing of not-for-profit places of public assembly.

~~9024~~ 25.1

~~9024~~ 25.2

~~9024~~ 25.3

~~9024~~ 25.4

~~9024~~ 25.5

Sec. 90-~~2526~~. - Home-based and common-area based assembly uses.

Sec. 90.-~~2526~~.1 Applicability.

Sec. 90.-~~2526~~.2

Sec. 90.-~~2526~~.3 Frequency of home-based and common area based assembly uses.

Sec. 90.-~~2526~~.4 Parking Standard.

Sec. 90-~~2627~~. - Home offices.

Sec. 90-~~2728~~. - Certificates of use.

90-~~2728~~.1 Term of certificate of use and transfer.

90-~~2728~~.2 Due date for payment of certificate of use fee.

90-~~2728~~.3 Fees.

90-~~2728~~.4 Application procedures.

(7) *Obtaining a certificate of occupancy prior to issuance of certificate of use.* All businesses required to obtain a certificate of occupancy from the town manager or designee pursuant to ~~Section 307~~ of the Florida Building Code, must do so prior to the issuance of a certificate of use. Any certificate of occupancy issued by Miami-Dade County shall be honored by the town, provided that the occupancy for which the certificate was issued remains the same.

90-2728.5 Grounds for denial.

- (1) The town manager or designee, as appropriate, shall have the authority to deny an application for a certificate of use on the following grounds:
 - a. That the applicant has failed to disclose or has misrepresented a material fact or any information required by this division in the application.
 - b. That the applicant desiring to engage in the business, as described in the application, has selected a proposed site or type of business activity, which does not comply with the town's zoning ordinance or other laws of the town.
 - c. That the applicant has failed to obtain a certificate of occupancy as required by ~~Section 307~~ of the Florida Building Code.

90-2728.6 Renewal of certificate of use.

90-2728.7 Display of certificate.

90-2728.8 Duties of building department.

90-2728.9 Examination of records.

90-2728.10 Approval of business location required.

90-2728.11 Lost or stolen certificates.

90-2728.12 Obtaining certificate by false statement.

90-2728.13 Illegal activity not approved by certificate.

90-2728.14 Revocation of certificate of use.

90-2728.15 Right of inspection.

90-2728.16 Penalties for offenses.

Sec. 90-2829. - Nonconforming uses and structures—Purpose and scope.

Sec. 90-2930. - Nonconforming lots.

Sec. 90-3031. - Nonconforming use of buildings.

Sec. 90-3132. - Discontinuance of nonconforming uses.

90-3132.1 Discontinuance or destruction of a nonconforming use or structure.

Sec. 90-3334. - Alterations or enlargement of nonconforming structures.

Sec. 90-3435. - Nonconforming uses not validated.

Sec. 90-2136. - Certificate of occupancy.

1. No vacant land shall be occupied or used until a certificate of occupancy shall have been issued by the building official after approval by the administrative official.
2. No premises shall be used and no buildings hereafter erected or structurally altered shall be used, occupied, or changed use until a certificate of occupancy and compliance shall have been issued by the building official, stating that the building or proposed use of a building or premises complies with the building laws and the provisions of these regulations. The administrative official shall first review and approve the application for certificate of occupancy prior to the building official review and issuance of said certificate.
3. Certificates of occupancy and compliance shall be applied for within ten days after the erection or structural alteration of such have been completed in conformity with the provisions of these regulations. A record of all certificates shall be kept on file in the office of the building official.

Sec. 90-2237. - Changes and amendments.

90-22.1 Reconsideration of district boundary changes.

90-22.2 Withdrawal of a petition.

Sec. 90-3638. - Variances.

90-3638.1 General variances.

90-3638.2 Administrative variances.

Sec. 90-36139. - Temporary use or structure permit.

(b) *Reviews and approval.* An application for temporary use as defined by Section 3103 of the Florida Building Code shall be submitted and reviewed for conformance with the procedures contained in Section 107 and Section 3103 and such other Sections of the Florida Building Code as may be applicable.

Sec. 90-3740. - Special exceptions.

Sec. 90-3841. - Lapse of special exception or variance.

ARTICLE IVV. DISTRICT REGULATIONS

Sec. 90-4142. - Regulated uses.

Sec. 90-41.142.1. - Short term rental of single family dwellings, two-family dwellings, multi-family dwellings and townhomes.

Sec. 90-4243. - Minimum unit sizes.

Sec. 90-4344. - Maximum building heights.

Sec. 90-4445. - Modifications of height regulations.

Sec. 90-4546. - Setbacks.

Sec. 90-45.146.1. - Aggregation of lots.

Sec. 90-4647. - Projections into required setbacks.

Sec. 90-4748. - Yards generally, allowable projections.

Sec. 90-4849. - Modification of side and rear yard regulations.

Sec. 90-4950. - Lot standards.

Sec. 90-49.150.1. - Entrances, windows and storefronts.

Sec. 90-49.250.2. - Awnings and canopies.

Sec. 90-49.350.3. - Materials and finishes.

Sec. 90-49.450.4. - Structured parking garages.

ARTICLE ~~VVI~~ DESIGN STANDARDS

Sec. 90-5051. - Architecture and roof decks.

Sec. 90-5152. - Maximum frontage of buildings.

Sec. 90-5253. - Required clearances.

Sec. 90-5354. - Portable storage units.

Sec. 90-5455. - Accessory buildings and structures in the H30A and H30B districts.

Sec. 90-5556. - Accessory buildings and structures in the H30C, H40, SD-B40 and H120 districts.

Sec. 90-5657. - Fences, walls and hedges.

Sec. 90-56.157.1. - Construction fencing.

Sec. 90-5758. - Marine structures.

Sec. 90-5859. - Carport canopies.

Sec. 90-5960. - Outdoor receiving and broadcasting antennae

Sec. 90-6061. - Construction adjacent to bulkhead lines.

Sec. 90-6162. - Paving in front and rear yards in H30 and H40 districts.

Sec. 90-6263. - Outdoor lighting.

Sec. 90-6364. - Miscellaneous elevations for seawalls, and groins.

Sec. 90-6465. - Combined lots.

Sec. 90-6566. - Boat parking.

Sec. 90-6667. - Temporary storage of campers and house trailers.

Sec. 90-6768. - Emergency power generators.

Sec. 90-67.168.1. - Service areas and mechanical equipment.

Sec. 90-67.268.2. - Underground and above-ground utilities.

ARTICLE ~~VII~~VII. SIGNS

Sec. 90-6869. - General and miscellaneous provisions.

Sec. 90-6970. - Sign design parameters.

Sec. 90-7071. - Sign permits.

Sec. 90-7172. - Permanent signs by district.

Sec. 90-7273. - Exempt signs.

Sec. 90-7374. - Prohibited signs.

Sec. 90-7475. - Temporary signs.

Sec. 90-7576. - Non-conforming signs.

Sec. 90-76.77 - Sign construction and maintenance.

ARTICLE ~~VIII~~VIII. OFF STREET PARKING AND LOADING

DIVISION 1. OFF STREET PARKING

Sec. 90-7778. - Off-street parking requirements.

Sec. 90-7879. - Interpretation of these requirements.

Sec. 90-7980. - Restricted and prohibited parking.

Sec. 90-8081. - Joint use and off-site facilities.

Sec. 90-8182. - Design standards.

DIVISION 2. OFF STREET LOADING

Sec. 90-8283. - Off-street loading requirements.

Sec. 90-8384. - Interpretation of the chart.

Sec. 90-8485. - Design standards.

ARTICLE ~~VIII~~VIII. LANDSCAPE REQUIREMENTS

Sec 90-8586. - General.

Sec. 90-8687. - Landscape permit plans.

Sec. 90-8788. - Installation of landscaping and irrigation.

Sec. 90-8889. - Maintenance of landscaped areas.

Sec. 90-8990. - Plant material

Sec. 90-9091. - Vegetative provisions.

Sec. 90-9192. - Landscape buffer areas between residential and non-residential properties and vehicular use areas.

Sec. 90-9293. - Sight triangles and clearances.

Sec. 90-9394. - Open space.

Sec. 90-9495. - Landscape buffers.

Sec. 90-9596. - Single-family H30A and H30B district landscape requirements.

Sec. 90-9697. - Preparer's certification of landscape compliance.

Sec. 90-9798. - Tree removal, tree relocation, tree preservation, and tree abuse.

Sec. 90-9899. - Landscape manual and materials.

ARTICLE ~~IXX~~. RELEGIOUS LAND USE RELIEF PROCEDURES.

Sec. 90-99100. - Religious land use relief procedures.

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

Section 4. Inclusion in the Code. It is the intention of the Mayor and Town Commission of the Town of Surfside, and it is hereby ordained, that the provisions of this ordinance shall become and be made a part of the Code of the Town of Surfside, Florida. The sections of this ordinance may be renumbered or re-lettered to accomplish such intention, and the word "ordinance" may be changed to "section", "article", or other appropriate word.

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

Section 6. Effective Date. This ordinance shall become effective in ten (10) days after second reading.

PASSED and ADOPTED on First Reading the ___ day of _____, 2012.

PASSED and ADOPTED on Second Reading this _____ day of _____, 2012.

Daniel Dietch, Mayor

ATTEST:

Sandra Novoa, Town Clerk

APPROVED AS TO FORM AND LEGALITY FOR THE USE AND BENEFIT OF THE TOWN OF SURFSIDE ONLY:

Lynn M. Dannheisser
Town Attorney

On Final Reading Moved by: _____

On Final Reading Seconded by: _____

VOTE ON ADOPTION:

Commissioner Joseph Graubart	yes _____	no _____
Commissioner Michelle Kligman	yes _____	no _____
Commissioner Marta Olchyk	yes _____	no _____
Vice Mayor Michael Karukin	yes _____	no _____
Mayor Daniel Dietch	yes _____	no _____

APPLICATION	DATE	APPLICATION TYPE AND DESCRIPTION	VALUATION	ADDRESS/ PARCEL NUMBER FOLIO NUMBER	PROPERTY OWNER/ CONTRACTOR
01-00000853	8/09/01	SHUT STORM SHUTTERS/PANELS	\$1050	8925 GB DICKENS AVE 6 -0 -0 -0 /13 /NB2A 1422350051790	ABRAMOWITZ, MICHAEL R. DECOLORS CONTRACTORS INC
STRUCTURE - 000 000		6 OPENINGS STORM SHUTTERS		ISSUE DATE 9/05/12	SUBCONTRACTOR (S)
PERMIT TYPE -		SHUT 01 STORM SHUTTERS/PANELS			
05-00000170	1/10/05	WIND EXTERIOR OPERABLE WINDOWS AND SLIDING DOORS	\$10920	9009 GB HAWTHORNE AVE 17 -0 -0 -0 /20 /ADM4 1422350012931	ROSEN SAUL SECURE WINDOWS
STRUCTURE - 000 000		INSTALL WINDOWS & DOORS		ISSUE DATE 9/18/12	SUBCONTRACTOR (S)
PERMIT TYPE -		EXWD 00 EXTERIOR WINDOWS/DOORS			
05-00000264	3/02/05	MECH MECHANICAL PERMITS	\$7000	9009 GB HAWTHORNE AVE 17 -0 -0 -0 /20 /ADM4 1422350012931	ROSEN SAUL ATLANTIC AIR CONDITIONING & RE
STRUCTURE - 000 000		CHANGE OUT STON		ISSUE DATE 9/12/12	SUBCONTRACTOR (S)
PERMIT TYPE -		MECH 01 MECHANICAL PERMITS			
10-00000525	7/21/10	MECH MECHANICAL PERMITS	\$6211	9056 GB BYRON AVE 8 -0 -0 -0 /9 /ADM4 1422350011181	CARIGLIO, MICHAEL & STEPHANIE BLUE BREEZE AIR CONTITIONING
STRUCTURE - 000 000		REPLACE 3.5 TON UNIT		ISSUE DATE 9/05/12	SUBCONTRACTOR (S)
PERMIT TYPE -		MAC2 01 A/C REPLACEMENT			
12-00000138	10/14/11	RPRS ALTERATIONS AND REPAIRS	\$619000	9578 GB HARDING AVE 20 -0 -0 -0 /6 /ADM6	OHIO SAVINGS BANK OAK CONSTRUCTION CO, INC.
STRUCTURE - 000 000		EXPANSION OF CVS		ISSUE DATE 9/14/12	SUBCONTRACTOR (S)
PERMIT TYPE -		ELE1 03 ELECTRICAL PERMITS SLB1 00 SLAB		9/25/12	
12-00000252	12/01/11	ELEC ELECTRICAL PERMITS	\$4600	9225 GB COLLINS AVE 3 -4 -5 -0 /1 /ADM5	FOUR WINDS CONDOMINIUM INC. LIGHTGATE, INC.
STRUCTURE - 000 000		ELECTRICAL ROUGH OUTLETS		ISSUE DATE 9/18/12	SUBCONTRACTOR (S)
PERMIT TYPE -		ELE1 01 ELECTRICAL PERMITS			
12-00000433	2/28/12	RPRS ALTERATIONS AND REPAIRS	\$260000	400 GB 90 ST 18 -0 -0 -0 /8 /NB2A 1422350051130	SADOVNIK, SASHA G DETAIL CONSTRUCTION 4 YOU
STRUCTURE - 000 000		WALLS, ROOF, RENOVATE KITCHEN		ISSUE DATE 9/10/12	SUBCONTRACTOR (S)
PERMIT TYPE -		ELE1 00 ELECTRICAL PERMITS ELE1 01 ELECTRICAL PERMITS MECH 00 MECHANICAL PERMITS		9/10/12 9/10/12 9/25/12	METRO ELECTRIC SERVICE INC. METRO ELECTRIC SERVICE INC. ALFRESCO AIR INC.

APPLICATION	DATE	APPLICATION TYPE AND DESCRIPTION	VALUATION	ADDRESS/ PARCEL NUMBER FOLIO NUMBER	PROPERTY OWNER/ CONTRACTOR
12-00000442	3/01/12	RPRS ALTERATIONS AND REPAIRS	\$80320	9225 GB COLLINS AVE 3 -4 -5 -0 /1 /ADM5	FOUR WINDS CONDOMINIUM INC. DEXTER CORPORATION
STRUCTURE - 000 000		INTERIOR REMODEL			SUBCONTRACTOR(S)
PERMIT TYPE -		ELE1 02 ELECTRICAL PERMITS		9/27/12	
		RPR1 02 ALTERATIONS AND REPAIRS		9/27/12	
12-00000467	3/14/12	WIND EXTERIOR OPERABLE WINDOWS AND SLIDING DOORS	\$6000	9317 GB CARLYLE AVE 22 -0 -0 -0 /10 /ADM5 1422350061910	HORN, MICHAEL
STRUCTURE - 000 000		WINDOW REPLACEMENT			SUBCONTRACTOR(S)
PERMIT TYPE -		EXWD 01 EXTERIOR WINDOWS/DOORS		9/21/12	
12-00000501	3/29/12	RADD RESIDENTIAL ADDITION	\$40000	8942 GB HAWTHORNE AVE 9 -0 -0 -0 /24 /NB2A 1422350053740	GOLFARI, PABLO & CIRCA BUILDERS INC
STRUCTURE - 000 000		MASTER BEDROOM & BATHROOM			SUBCONTRACTOR(S)
PERMIT TYPE -		EXWD 00 EXTERIOR WINDOWS/DOORS		9/18/12	
12-00000630	6/11/12	WIND EXTERIOR OPERABLE WINDOWS AND SLIDING DOORS	\$12613	8959 GB HARDING AVE 2 -0 -0 -0 /2 /NB2A 1422350050150	DAOUST, JEAN PIERRE STORMWISE SOUTH FLORIDA INC.
STRUCTURE - 000 000		INSTALL 26 IMPACT WINDOWS			SUBCONTRACTOR(S)
PERMIT TYPE -		EXWD 00 EXTERIOR WINDOWS/DOORS		9/04/12	
12-00000631	6/12/12	RPRS ALTERATIONS AND REPAIRS	\$22000	501 GB 89 ST 10 -0 -0 -0 /12 /NB2A 1422350051660	SANTOS, MARY ROBBINS GUNITE CO INC
STRUCTURE - 000 000		GUNITE REPAIR TO TIEBEAM			SUBCONTRACTOR(S)
PERMIT TYPE -		RPR1 01 ALTERATIONS AND REPAIRS		9/24/12	
12-00000693	7/19/12	WIND EXTERIOR OPERABLE WINDOWS AND SLIDING DOORS	\$14000	8819 GB HAWTHORNE AVE 8 -0 -0 -0 /22 /NB2A 1422350053440	PEREZ-TOLON, LUIS HOGAN CONSTRUCTION
STRUCTURE - 000 000		REPLACE WINDOWS/ DOORS W HURRICANE WIND			SUBCONTRACTOR(S)
PERMIT TYPE -		EXWD 00 EXTERIOR WINDOWS/DOORS		9/24/12	
12-00000694	7/20/12	UTTR UTILITY/TRENCHING PERMIT	\$20	8918 GB DICKENS AVE 12 -0 -0 -0 /16 /NB2A 1422350052410	MONICA OTANO TECO / PEOPLES GAS SYSTEM
STRUCTURE - 000 000		NEW GAS LINE			SUBCONTRACTOR(S)
PERMIT TYPE -		UTTR 00 UTILITY/TRENCHING PERMIT		9/13/12	
12-00000699	7/24/12	RPRS ALTERATIONS AND REPAIRS	\$440000	9559 9595 GB COLLINS AVE 5 -- -- -12 /2 /ADM6 1422350070240	SOLIMAR COAST TO COAST GENERAL CONTRAC

APPLICATION DATE	APPLICATION TYPE AND DESCRIPTION VALUATION	ADDRESS/ PARCEL NUMBER FOLIO NUMBER	PROPERTY OWNER/ CONTRACTOR
12-00000699	(CONTINUED)		
STRUCTURE - 000 000	CONCRETE RESTORATION		
PERMIT TYPE -	RPRI 00 ALTERATIONS AND REPAIRS	ISSUE DATE 9/27/12	SUBCONTRACTOR (S)
12-00000716	RPRS ALTERATIONS AND REPAIRS \$11500	8995 GB COLLINS AVE 1 -2 -0 -0 /1A /NB2A	THE SURF HOUSE CONDOMINIUM INC MEGA BUILDERS LLC
STRUCTURE - 000 000	HIGH HATS & SWITCH OUTLET		
PERMIT TYPE -	PLM1 00 PLUMBING PERMITS	ISSUE DATE 9/05/12	SUBCONTRACTOR (S)
12-00000717	UTTR UTILITY/TRENCHING PERMIT	9580 GB CARLYLE AVE 11 -0 -0 -0 /11 /ADM6 1422350072080	PSG PLUMBING SERVICE LIPSKAR, AARON & DEVORA TECO / PEOPLES GAS SYSTEM
STRUCTURE - 000 000	NEW GAS LINE		
PERMIT TYPE -	UTTR 00 UTILITY/TRENCHING PERMIT	ISSUE DATE 9/13/12	SUBCONTRACTOR (S)
12-00000718	WIND EXTERIOR OPERABLE WINDOWS AND SLIDING DOORS \$28000	8777 GB COLLINS AVE -0 -0 -0 -0 /4 /NB2A	CHAMPLAIN TOWERS SOUTH CONDO. READY WINDOW SALES & SERVICE
STRUCTURE - 000 000	REPLACING SLIDING DOORS		
PERMIT TYPE -	EXWD 00 EXTERIOR WINDOWS/DOORS	ISSUE DATE 9/06/12	SUBCONTRACTOR (S)
12-00000719	WIND EXTERIOR OPERABLE WINDOWS AND SLIDING DOORS \$28000	8777 GB COLLINS AVE -0 -0 -0 -0 /4 /NB2A	CHAMPLAIN TOWERS SOUTH CONDO. READY WINDOW SALES & SERVICE
STRUCTURE - 000 000	REPLACING SLIDING GLASS DOORS		
PERMIT TYPE -	EXWD 00 EXTERIOR WINDOWS/DOORS	ISSUE DATE 9/06/12	SUBCONTRACTOR (S)
12-00000722	UTTR UTILITY/TRENCHING PERMIT \$20	9025 GB DICKENS AVE 15 -0 -0 -0 /12 /ADM4 1422350011740	JOHN S DESMARAIS & TECO / PEOPLES GAS SYSTEM
STRUCTURE - 000 000	UTTR 00 UTILITY/TRENCHING PERMIT		
PERMIT TYPE -	UTTR 00 UTILITY/TRENCHING PERMIT	ISSUE DATE 9/13/12	SUBCONTRACTOR (S)
12-00000755	DEMO OTHER DEMOLITION \$5000	8995 GB COLLINS AVE 1 -2 -0 -0 /1A /NB2A	THE SURF HOUSE CONDOMINIUM INC CONSTRUCTION DEPOT INC
STRUCTURE - 000 000	INTERIOR DEMOLITION		
PERMIT TYPE -	ELE1 00 ELECTRICAL PERMITS RPRI 00 ALTERATIONS AND REPAIRS	ISSUE DATE 9/12/12 9/12/12	SUBCONTRACTOR (S)
12-00000758	PAVE PAVING \$6000	8934 GB HARDING AVE 14 -0 -0 -0 /7 /NB2A 1422350050930	WILLIAMSON, SUNITA PHOENIX CONSTRUCTION SERVICES

 APPLICATION TYPE AND DESCRIPTION
 DATE VALUATION ADDRESS/
 PARCEL NUMBER
 FOLIO NUMBER
 PROPERTY OWNER/
 CONTRACTOR

12-00000758 (CONTINUED)

STRUCTURE - 000 000 PAVERS DRIVEWAY & WALKWAY
 PERMIT TYPE - PAV1 00 PAVING
 ISSUE DATE 9/05/12
 SUBCONTRACTOR (S)

12-00000759 WIND EXTERIOR OPERABLE WINDOWS AND SLIDING DOORS
 8/29/12 \$22000
 8858 GB HAWTHORNE AVE
 2 -0 -0 -0 /23 /NB2A
 1422350053540
 NAMEIECH, PHILLIPPE
 FORMULA DEV & CONST MANAGEMENT

STRUCTURE - 000 000 REPLACE DOORS & WINDOWS
 PERMIT TYPE - EXWD 00 EXTERIOR WINDOWS/DOORS
 ISSUE DATE 9/05/12
 SUBCONTRACTOR (S)

12-00000761 MECH MECHANICAL PERMITS
 8/30/12 \$3600
 9224 GB BYRON AVE
 4 -0 -0 -0 /9 /ADM5
 1422350061520
 LAMM, CLIFFORD & MIA M
 DNS AIR, INC

STRUCTURE - 000 000 AC REPLACEMENT
 PERMIT TYPE - MAC2 00 A/C REPLACEMENT
 ISSUE DATE 9/05/12
 SUBCONTRACTOR (S)

12-00000764 RPRS ALTERATIONS AND REPAIRS
 8/31/12 \$28000
 8995 GB COLLINS AVE
 1 -2 -0 -0 /1A /NB2A
 THE SURF HOUSE CONDOMINIUM INC
 DURECON CONSTRUCTION

STRUCTURE - 000 000 CONCRETE REPAIRS
 PERMIT TYPE - RPR1 00 ALTERATIONS AND REPAIRS
 ISSUE DATE 9/11/12
 SUBCONTRACTOR (S)

12-00000766 ROOF ROOFING
 8/31/12 \$15600
 9025 GB ABBOTT AVE
 15 -0 -0 -0 /5 /ADM4
 1422350010550
 OSCAR A CHAVEZ BATTA
 STAR PAINTING & WATERPROOFING

STRUCTURE - 000 000 REROOF EXISTING TILE TO CONCRETE TILE
 PERMIT TYPE - ROO1 00 ROOFING
 ISSUE DATE 9/12/12
 SUBCONTRACTOR (S)

12-00000767 FENC.FENCES AND/OR WALLS
 9/04/12 \$690
 9145 GB BAY DR
 3 -0 -0 -0 /19 /ADM4
 1422350012790
 SCHLAEPPI, YVES

STRUCTURE - 000 000 WOOD FENCE
 PERMIT TYPE - FEWA 00 FENCES AND/OR WALLS
 ISSUE DATE 9/05/12
 SUBCONTRACTOR (S)

12-00000768 ROOF ROOFING
 9/04/12 \$14000
 9173 GB EMERSON AVE
 12 -0 -0 -0 /14 /ADM4
 1422350012050
 GUALDA, HECTOR J.
 MARGO GC, INC.

STRUCTURE - 000 000 RE ROOF 200 SQ TILE ROOF
 PERMIT TYPE - ROO1 00 ROOFING
 ISSUE DATE 9/06/12
 SUBCONTRACTOR (S)

12-00000770 MECH MECHANICAL PERMITS
 9/05/12 \$2800
 8855 GB COLLINS AVE
 16 -17 -18 -19 /1 /NB2A
 1422350050090
 CHAMPLAIN TOWERS EAST
 MANAGEMENT&CONSULTING INC.

 APPLICATION APPLICATION TYPE AND DESCRIPTION
 DATE VALUATION

 12-00000770 (CONTINUED)

PROPERTY OWNER/
 CONTRACTOR

ADDRESS/
 PARCEL NUMBER
 FOLIO NUMBER

STRUCTURE - 000 000 CHANGE OUT SPLIT UNIT
 PERMIT TYPE - MAC2 00 A/C REPLACEMENT

ISSUE DATE
 9/10/12

SUBCONTRACTOR(S)

12-00000772 GARA GARAGE SALE
 9/05/12

8950 GB HAWTHORNE AVE
 10 -0 -0 -0 /24 /NB2A
 1422350053750

SPERDUTO, PAULA

STRUCTURE - 000 000 GARA 00 GARAGE SALE
 PERMIT TYPE - GARA 00 GARAGE SALE

ISSUE DATE
 9/05/12

SUBCONTRACTOR(S)

12-00000773 WIND EXTERIOR OPERABLE WINDOWS AND SLIDING DOORS
 9/06/12 \$2487

1400 GB BISCAYA DR
 8 -9 -0 -0 /26 /NB2A
 1422340030080

LINDENFELD, DANYA
 AUTOMATED HOME SERVICES INC

STRUCTURE - 000 000 REPLACING GARAGE DOORS
 PERMIT TYPE - EXWD 00 EXTERIOR WINDOWS/DOORS

ISSUE DATE
 9/10/12

SUBCONTRACTOR(S)

12-00000775 RPRS ALTERATIONS AND REPAIRS
 9/06/12 \$500

9273 GB COLLINS AVE
 10 -0 -0 -0 /1 /ADM5
 1422350060060

MANATEE CONDOMINIUM ASSN. INC.

STRUCTURE - 000 000 DEMO CEILING AND WALL
 PERMIT TYPE - ELEC 00 ELECTRICAL PERMITS
 RPR1 00 ALTERATIONS AND REPAIRS

ISSUE DATE
 9/21/12

SUBCONTRACTOR(S)

12-00000776 LAND LANDSCAPING PERMITS
 9/06/12 \$1200

401 GB 95 ST
 1 -0 -0 -0 /7 /ADM6
 1422350071060

BOROCHOFF, JONATHAN & RENEE

STRUCTURE - 000 000 LAND 00 LANDSCAPING
 PERMIT TYPE - LAND 00 LANDSCAPING

ISSUE DATE
 9/19/12

SUBCONTRACTOR(S)

12-00000777 PAVE PAVING
 9/06/12 \$2450

9141 GB CARLYLE AVE
 16 -0 -0 -0 /10 /ADM4
 1422350011420

IZQUIERDO, JOSE & CARIDAD
 RAINBOW CONCRETE SA, INC

STRUCTURE - 000 000 STAMP CONCRETE WALKWAY & DRIVEWAY
 PERMIT TYPE - PAV1 00 PAVING

ISSUE DATE
 9/17/12

SUBCONTRACTOR(S)

12-00000779 GARA GARAGE SALE
 9/07/12

9265 GB EMERSON AVE
 16 -0 -0 -0 /13 /ADM5
 1422350062520

LLUNA, CARLOS

STRUCTURE - 000 000 GARA 00 GARAGE SALE
 PERMIT TYPE - GARA 00 GARAGE SALE

ISSUE DATE
 9/07/12

SUBCONTRACTOR(S)

12-00000783 ELEC ELECTRICAL PERMITS
 9/10/12 \$2000

9516 GB BAY DR
 2 -3 -0 -0 /14 /ADM6
 1422350072570

GOLDFARB, IGHAL &
 ABELL & TURRENTINE

APPLICATION DATE	APPLICATION TYPE AND DESCRIPTION	VALUATION	ADDRESS/ PARCEL NUMBER FOLIO NUMBER	PROPERTY OWNER/ CONTRACTOR
12-00000783	(CONTINUED)			
12-00000785	STRUCTURE - 000 000 REPLACING METER GUTS WITH SAME 300 AMP PERMIT TYPE - ELE1 00 ELECTRICAL PERMITS	\$9985	9349 GB ABBOTT AVE 18 -0 -0 -0 /6 /ADM5 1422350061000	MURRAY, ANDREW & MARIE DEPENDABLE SHUTTER SERVICE
12-00000786	STRUCTURE - 000 000 REPLACE IMPACT WINDOWS PERMIT TYPE - EXWD 00 EXTERIOR WINDOWS/DOORS	\$8996	9511 GB COLLINS AVE 2 -3 -4 -0 /2 /ADM6	9500 OCEAN CONDOMINIUM, INC. DEPENDABLE SHUTTER SERVICE
12-00000787	STRUCTURE - 000 000 ACCORDION SHUTTERS PERMIT TYPE - SHUT 00 STORM SHUTTERS/PANELS	\$8850	9133 GB COLLINS AVE 1 -2 -3 -0 /2 /ADM4	SURF CLUB APARTMENTS, INC. JERRY ATTARDI GENERAL
12-00000790	STRUCTURE - 000 000 FLOORS/CABINETS/BATHROOMS PERMIT TYPE - RPR1 00 ALTERATIONS AND REPAIRS	\$5600	8942 GB HAWTHORNE AVE 9 -0 -0 -0 /24 /NB2A 1422350053740	GOLFARI, PABLO & A.P.A PLUMBING CORPORATION
12-00000791	STRUCTURE - 000 000 BATHROOM RENOVATION PERMIT TYPE - PLM1 00 PLUMBING PERMITS	\$4783	8850 GB EMERSON AVE 17 -0 -0 -0 /18 /NB2A 1422350052820	BAUMGART, ERIC SERVICE AMERICA
12-00000794	STRUCTURE - 000 000 ROOF ROOFING PERMIT TYPE - MAC2 00 A/C REPLACEMENT	\$8300	9580 GB CARLYLE AVE 11 -0 -0 -0 /11 /ADM6 1422350072080	LIPSKAR, AARON & DEVORA GNSD UNLIMITED ROOF SERVICES C
12-00000795	STRUCTURE - 000 000 WIND EXTERIOR OPERABLE WINDOWS AND SLIDING DOORS PERMIT TYPE - RO01 00 ROOFING	\$850	9175 GB BAY DR 10 -11 -0 -0 /18 /ADM4 1422350012701	GOMEZ, EDUARDO J B GARAGE DOORS INC

 APPLICATION APPLICATION TYPE AND DESCRIPTION VALUATION DATE

 ADDRESS/
 PARCEL NUMBER
 FOLIO NUMBER

 PROPERTY OWNER/
 CONTRACTOR

12-00000795 (CONTINUED)

STRUCTURE - 000 000 GARAGE DOOR REPLACEMENT
 PERMIT TYPE - EXWD 00 EXTERIOR WINDOWS/DOORS

12-00000796 WIND EXTERIOR OPERABLE WINDOWS AND SLIDING DOORS \$850
 9/19/12

STRUCTURE - 000 000 GARAGE DOOR REPLACEMENT
 PERMIT TYPE - EXWD 00 EXTERIOR WINDOWS/DOORS

12-00000798 ROOF ROOFING \$14500
 9/21/12

STRUCTURE - 000 000 RE ROOF TILE/ LOW PROFILE CONCRETE TILE
 PERMIT TYPE - RO01 00 ROOFING

12-00000799 WIND EXTERIOR OPERABLE WINDOWS AND SLIDING DOORS \$1085
 9/24/12

STRUCTURE - 000 000 GARAGE DOOR REPLACEMENT
 PERMIT TYPE - EXWD 00 EXTERIOR WINDOWS/DOORS

12-00000802 ROOF ROOFING \$15000
 9/25/12

STRUCTURE - 000 000 RE ROOF TILES
 PERMIT TYPE - RO01 00 ROOFING

12-00000812 GARA GARAGE SALE
 9/28/12

STRUCTURE - 000 000 GARA 00 GARAGE SALE

TOTAL PERMITS ISSUED 54 TOTAL PERMITS HELD 0
 TOTAL APPLICATION VALUATION 1,776,380

GRAND TOTAL ISSUED 54 GRAND TOTAL HELD 0
 GRAND TOTAL APPLICATION VALUATION 1,776,380

APPLICATION DATE	APPLICATION TYPE AND DESCRIPTION	VALUATION	ADDRESS/ PARCEL NUMBER FOLIO NUMBER	PROPERTY OWNER/ CONTRACTOR
5/23/97	FENC FENCES AND/OR WALLS	\$700	8939 GB ABBOTT AVE 4 -5 -0 -0 /7 /NB2A 1422350050850	REYES, WILFREDO
2/23/06	STRUCTURE - 000 000 5' SHADOWBOX FENCE/NORTH SIDE OF PROP. PERMIT TYPE - FEWA 00 FENCES AND/OR WALLS		ISSUE DATE 10/18/12	SUBCONTRACTOR(S)
2/23/06	RPRS ALTERATIONS AND REPAIRS	\$2000	9401 GB COLLINS AVE 1 -2 -3 -0 /1 /ADM6 1422350070010	AZURE BEACH DEVELOPMENT, LTD. BUILT TO LAST CONSTRUCTION SER
9/22/11	STRUCTURE - 000 000 INT. REM. BUILT-UP, INSTALLATION OF HITHATS PERMIT TYPE - ELE1 00 ELECTRICAL PERMITS RPR1 00 ALTERATIONS AND REPAIRS		ISSUE DATE 10/17/12	SUBCONTRACTOR(S) NOVOA ELECTRICAL CONTRACTORS I
9/22/11	RPRS ALTERATIONS AND REPAIRS	\$53200	9225 GB COLLINS AVE 3 -4 -5 -0 /1 /ADM5	FOUR WINDS CONDOMINIUM INC. ALL CONSTRUCTION & DEVELOPERS
9/30/11	STRUCTURE - 000 000 INTERIOR REMODELING / ELEC/PLUMB PERMIT TYPE - PLM1 01 PLUMBING PERMITS RPR1 01 ALTERATIONS AND REPAIRS		ISSUE DATE 10/25/12	SUBCONTRACTOR(S)
9/30/11	CERTIFICATE OF USE		9195 GB COLLINS AVE 8 -9 -0 -0 /2 /ADM4	CARLISLE ON THE OCEAN ASSOC.
10/14/11	STRUCTURE - 000 000 CARLISLE ON THE OCEAN CONDO ASSOC. INC. PERMIT TYPE - CU 01 CERTIFICATE OF USE-NEW		ISSUE DATE 10/23/12	SUBCONTRACTOR(S)
10/14/11	RPRS ALTERATIONS AND REPAIRS	\$619000	9578 GB HARDING AVE 20 -0 -0 -0 /6 /ADM6	OHIO SAVINGS BANK OAK CONSTRUCTION CO, INC.
10/14/11	STRUCTURE - 000 000 EXPANSION OF CVS PERMIT TYPE - RPR1 03 ALTERATIONS AND REPAIRS RPR1 04 ALTERATIONS AND REPAIRS		ISSUE DATE 10/31/12	SUBCONTRACTOR(S)
10/14/11	ONWC OTHER NEW CONSTRUCTION	\$53618000	9449 GB COLLINS AVE 4 -5 -6 -7 /1 /ADM6 1422350070020	BEACH HOUSE PROPERTY LLC. MACROS CONSTRUCTION AND SERVIC
10/19/11	STRUCTURE - 000 000 NEW HOTEL "GRAND BEACH HOTEL" PERMIT TYPE - ELE1 01 ELECTRICAL PERMITS ELE1 02 ELECTRICAL PERMITS		ISSUE DATE 10/16/12	SUBCONTRACTOR(S) COMRES INCORPORATED MELODY INC
10/19/11	ELEC ELECTRICAL PERMITS	\$25000	9418 GB COLLINS AVE 4 -5 -6 - /4 /ADM6	SURFSIDE OWNER LLC NOVOA ELECTRICAL CONTRACTORS I
	STRUCTURE - 000 000 TEMPORARY POWER FOR FUTURE CONTRUCTION		ISSUE DATE	SUBCONTRACTOR(S)

APPLICATION	PERMIT TYPE	DATE	APPLICATION TYPE AND DESCRIPTION VALUATION	ADDRESS/ PARCEL NUMBER FOLIO NUMBER	ISSUE DATE	SUBCONTRACTOR (S)	PROPERTY OWNER/ CONTRACTOR
12-00000147	(CONTINUED)						
	PERMIT TYPE -		ELE1 01 ELECTRICAL PERMITS	10/03/12		J & M ELECTRICAL CONTRACTORS,	
12-00000329	RPRS ALTERATIONS AND REPAIRS	1/19/12	\$25000	9017 GB ABBOTT AVE 16 -0 -0 -0 /5 /ADM4 1422350010560	10/04/12	ZETZEL, JONAS D.	
	STRUCTURE - 000 000		WINDOWS AND DOORS AND WALLS				
	PERMIT TYPE -		ELE1 00 ELECTRICAL PERMITS	10/04/12			
	PERMIT TYPE -		RPR1 02 ALTERATIONS AND REPAIRS	10/04/12			
12-00000501	RADD RESIDENTIAL ADDITION	3/29/12	\$40000	8942 GB HAWTHORNE AVE 9 -0 -0 -0 /24 /NB2A 1422350053740	10/02/12	GOLFARI, PABLO & CIRCA BUILDERS INC	
	STRUCTURE - 000 000		MASTER BEDROOM & BATHROOM				
	PERMIT TYPE -		ELE1 00 ELECTRICAL PERMITS	10/02/12		INDUSTRIAL ELECTRICAL SYSTEMS	
12-00000617	RPRS ALTERATIONS AND REPAIRS	5/31/12	\$64000	9249 GB ABBOTT AVE 18 -19 -0 -0 /5 /ADM5 1422350060781	10/15/12	SHIFMAN, OFFY & ESTHER	
	STRUCTURE - 000 000		INTERIOR REMODELING				
	PERMIT TYPE -		PLM1 01 PLUMBING PERMITS	10/24/12			
12-00000742	RPRS ALTERATIONS AND REPAIRS	8/16/12	\$45000	9511 GB COLLINS AVE 2 -3 -4 -0 /2 /ADM6	10/15/12	9500 OCEAN CONDOMINIUM, INC. ACTION RESTORATION, INC	
	STRUCTURE - 000 000		ALTERATION & REPAIRS				
	PERMIT TYPE -		ELE1 00 ELECTRICAL PERMITS	10/15/12			
			MECH 00 MECHANICAL PERMITS	10/15/12			
			PLM1 00 PLUMBING PERMITS	10/15/12			
			RPR1 00 ALTERATIONS AND REPAIRS	10/15/12			
12-00000760	RPRS ALTERATIONS AND REPAIRS	8/29/12	\$10500	9273 GB COLLINS AVE 10 -0 -0 -0 /1 /ADM5 1422350060060	10/12/12	MANATEE CONDOMINIUM ASSN. INC. OTALORA CONSTRUCTION SOLUTIONS	
	STRUCTURE - 000 000		BATHROOM REVAVATION				
	PERMIT TYPE -		PLM1 00 PLUMBING PERMITS	10/12/12			
			RPR1 00 ALTERATIONS AND REPAIRS	10/12/12			
12-00000765	WIND EXTERIOR OPERABLE WINDOWS AND SLIDING DOORS	8/31/12	\$10000	9401 GB COLLINS AVE 1 -2 -3 -0 /1 /ADM6 1422350070010	10/09/12	AZURE BEACH DEVELOPMENT. LTD. GLASSWALL LLC	
	STRUCTURE - 000 000		REPLACE CASEMENT WINDOW HINGES				
	PERMIT TYPE -		EXWD 00 EXTERIOR WINDOWS/DOORS	10/09/12			
12-00000778	RPRS ALTERATIONS AND REPAIRS	9/07/12	\$28925	9225 GB COLLINS AVE 3 -4 -5 -0 /1 /ADM5	10/09/12	FOUR WINDS CONDOMINIUM INC. DEXTER CORPORATION	

APPLICATION DATE	APPLICATION TYPE AND DESCRIPTION	VALUATION	ADDRESS/ PARCEL NUMBER FOLIO NUMBER	PROPERTY OWNER/ CONTRACTOR
12-00000778	(CONTINUED)			
STRUCTURE - 000 000	INT REMODEL/FLOOR/KITCHEN CABINETS			
PERMIT TYPE -	RPR1 00 ALTERATIONS AND REPAIRS		ISSUE DATE 10/12/12	SUBCONTRACTOR (S)
12-00000780	WIND EXTERIOR OPERABLE WINDOWS AND SLIDING DOORS	\$20000	8777 GB COLLINS AVE -0 -0 -0 /4 /NB2A	CHAMPLAIN TOWERS SOUTH CONDO. CAROUSEL DEVELOPMENT & RESTORA
STRUCTURE - 000 000	REPLACE SLIDING GLASS DOOR			
PERMIT TYPE -	EXWD 00 EXTERIOR WINDOWS/DOORS		ISSUE DATE 10/22/12	SUBCONTRACTOR (S)
12-00000781	RPRS ALTERATIONS AND REPAIRS	\$198000	8911 GB COLLINS AVE 9 -10 -0 -0 /1A /NB2A 1422350050050	RIMINI BEACH CONDO, INC. SNAPP INDUSTRIES
STRUCTURE - 000 000	CONCRETE REPAIRS TO BALCONY			
PERMIT TYPE -	RPR1 00 ALTERATIONS AND REPAIRS		ISSUE DATE 10/18/12	SUBCONTRACTOR (S)
12-00000782	ROOF ROOFING	\$19000	9208 GB EMERSON AVE 4 -0 -0 -0 /16 /ADM5 1422350062741	BALBOA, ALAN & ELISA A SQUARED ROOFING INC
STRUCTURE - 000 000	RE ROOF TILE			
PERMIT TYPE -	ROO1 00 ROOFING		ISSUE DATE 10/17/12	SUBCONTRACTOR (S)
12-00000787	RPRS ALTERATIONS AND REPAIRS	\$8850	9133 GB COLLINS AVE 1 -2 -3 -0 /2 /ADM4	SURF CLUB APARMENTS, INC. JERRY ATTARDI GENERAL
STRUCTURE - 000 000	FLOORS/CABINETS/BATHROOMS			
PERMIT TYPE -	ELE1 00 ELECTRICAL PERMITS PLM1 00 PLUMBING PERMITS		ISSUE DATE 10/22/12 10/01/12	SUBCONTRACTOR (S)
12-00000789	SIGN PERMANENT SIGNS	\$1750	9421 GB HARDING AVE 31 -32 -0 -0 /4 /ADM6 1422350070640	DONALD KOSKI PLUMBING JOHNSON, PAULINE ROME INTERSTATE SIGNCRAFTERS
STRUCTURE - 000 000	PERMANENT SIGN "CLEANERS"			
PERMIT TYPE -	ELE1 00 ELECTRICAL PERMITS PSIG 00 PERMANENT SIGN /BLDG PERMIT		ISSUE DATE 10/10/12 10/10/12	SUBCONTRACTOR (S)
12-00000792	RPRS ALTERATIONS AND REPAIRS	\$10000	9040 GB COLLINS AVE 5 -6 -0 -0 /4 /ADM4 1422350010290	YASMINA SURFSIDE LLC BUILDING WORKS CONSTRUCTION CO
STRUCTURE - 000 000	ALT REPAIRS LEVEL 1 DUE TO WATER DAMAGE			
PERMIT TYPE -	RPR1 00 ALTERATIONS AND REPAIRS		ISSUE DATE 10/22/12	SUBCONTRACTOR (S)
12-00000793	WIND EXTERIOR OPERABLE WINDOWS AND SLIDING DOORS	\$11919	9511 GB COLLINS AVE 2 -3 -4 -0 /2 /ADM6	9500 OCEAN CONDOMINIUM, INC. OCEAN DOORS AND WINDOWS

APPLICATION TYPE AND DESCRIPTION
 DATE VALUATION ADDRESS/
 PARCEL NUMBER PROPERTY OWNER/
 FOLIO NUMBER CONTRACTOR

12-00000809 (CONTINUED)

STRUCTURE - 000 000 GARAGE DOOR
 PERMIT TYPE - EXWD 00 EXTERIOR WINDOWS/DOORS

12-00000811 PAVE PAVING
 9/28/12 \$2800
 ISSUE DATE 10/03/12
 525 GB 92 ST
 24 -0 -0 -0 /9 /ADM5
 1422350061700
 SUBCONTRACTOR (S) JOSE FUENTES

STRUCTURE - 000 000 PAVEMENT REPLACEMENT
 PERMIT TYPE - PAVI 00 PAVING

13-00000001 ELEC ELECTRICAL PERMITS
 10/01/12 \$300
 ISSUE DATE 10/11/12
 9224 GB HARDING AVE
 4 -0 -0 -0 /5 /ADM5
 1422350060650
 SUBCONTRACTOR (S) WEHBE, AMERICO
 JADE ELECTRICAL SERVICES CORP.

STRUCTURE - 000 000 ELECT SAFETY INSPECTION
 PERMIT TYPE - ELEI 00 ELECTRICAL PERMITS

13-00000002 ELEC ELECTRICAL PERMITS
 10/02/12 \$199
 ISSUE DATE 10/08/12
 424 GB SURFSIDE BLVD
 4 -0 -0 -0 /S /SWAY
 1422350030770
 SUBCONTRACTOR (S) PACK, AVERY
 ADT LLC

STRUCTURE - 000 000 BUAL 00 BURGLAR ALARM SYSTEM
 PERMIT TYPE - BUAL 00 BURGLAR ALARM SYSTEM

13-00000004 MECH MECHANICAL PERMITS
 10/03/12 \$4500
 ISSUE DATE 10/05/12
 9433 GB BAY DR
 20 -0 -0 -0 /12 /ADM6
 1422350072390
 SUBCONTRACTOR (S) ORDONEZ, FERNANDO & CARMEN
 ALL AIR OF SOUTH DADE

STRUCTURE - 000 000 REPLACE DUCT WORK
 PERMIT TYPE - MAC2 00 A/C REPLACEMENT

13-00000005 WIND EXTERIOR OPERABLE WINDOWS AND SLIDING DOORS
 10/04/12 \$1300
 ISSUE DATE 10/09/12
 8874 GB ABBOTT AVE
 20 -0 -0 -0 /9 /NB2A
 1422350051300
 SUBCONTRACTOR (S) GOMEZ, SERGIO I.

STRUCTURE - 000 000 REFALCE FRONT DOR/GARAGE DOOR
 PERMIT TYPE - EXWD 00 EXTERIOR WINDOWS/DOORS

13-00000006 ELEC ELECTRICAL PERMITS
 10/05/12 \$199
 ISSUE DATE 10/08/12
 9040 GB BYRON AVE
 6 -0 -0 -0 /9 /ADM4
 1422350011170
 SUBCONTRACTOR (S) ESSEY, GINA
 ADT LLC

STRUCTURE - 000 000 BURGLAR ALARM
 PERMIT TYPE - BUAL 00 BURGLAR ALARM SYSTEM

13-00000007 ROOF ROOFING
 10/05/12 \$18100
 ISSUE DATE 10/17/12
 9124 GB CARLYLE AVE
 1 -0 -0 -0 /11 /ADM4
 1422350011450
 SUBCONTRACTOR (S) MOTOLA, JACK & RACHELLE
 FLORIDA ROOF-TECH CORP

APPLICATION DATE	APPLICATION TYPE AND DESCRIPTION	VALUATION	ADDRESS/ PARCEL NUMBER FOLIO NUMBER	PROPERTY OWNER/ CONTRACTOR
13-00000015	(CONTINUED)			
STRUCTURE - 000 000	PLANS TAKEN TO THE FIRE DEPT. 10/10/12			
PERMIT TYPE -	RPRI 00 ALTERATIONS AND REPAIRS		ISSUE DATE 10/22/12	SUBCONTRACTOR (S)
13-00000016	WIND EXTERIOR OPERABLE WINDOWS AND SLIDING DOORS	\$12300	9316 GB CARLYLE AVE 3 -0 -0 -0 /11 /ADM5 1422350061960	RENE AND JOEL BETH NAVRATIK DEPENDABLE SHUTTER SERVICE
STRUCTURE - 000 000	INSTALLATION OF IMPACT WINDOWS & DOORS			
PERMIT TYPE -	EXWD 00 EXTERIOR WINDOWS/DOORS		ISSUE DATE 10/17/12	SUBCONTRACTOR (S)
13-00000017	MECH MECHANICAL PERMITS	\$3000	9511 GB COLLINS AVE 2 -3 -4 -0 /2 /ADM6	9500 OCEAN CONDOMINIUM, INC. INNOVATION AIR CONDITIONING IN
STRUCTURE - 000 000	CANTRAL AC REPLACEMENT			
PERMIT TYPE -	MAC2 00 A/C REPLACEMENT		ISSUE DATE 10/16/12	SUBCONTRACTOR (S)
13-00000018	PLMB PLUMBING PERMITS	\$300	8925 GB COLLINS AVE 5 -6 -7 -8 /1A /NB2A 1422350050030	MIRAGE CONDO ASSOC. INC. RODLAND ENTERPRISES INC
STRUCTURE - 000 000	ELECTRIC WATER HEATER			
PERMIT TYPE -	FLM1 00 PLUMBING PERMITS		ISSUE DATE 10/17/12	SUBCONTRACTOR (S)
13-00000019	RPRS ALTERATIONS AND REPAIRS	\$5200	9401 GB COLLINS AVE 1 -2 -3 -0 /1 /ADM6 1422350070010	AZURE BEACH DEVELOPMENT. LTD. EP LLC
STRUCTURE - 000 000	INSTALL FLOOR TILE			
PERMIT TYPE -	RPRI 00 ALTERATIONS AND REPAIRS		ISSUE DATE 10/18/12	SUBCONTRACTOR (S)
13-00000020	RPRS ALTERATIONS AND REPAIRS		9257 GB BAY DR 12 -0 -0 -0 /16 /ADM5 1422350062840	FARIN, DAVID
STRUCTURE - 000 000	HANDICAMP RAMP			
PERMIT TYPE -	RPRI 00 ALTERATIONS AND REPAIRS		ISSUE DATE 10/16/12	SUBCONTRACTOR (S)
13-00000023	WIND EXTERIOR OPERABLE WINDOWS AND SLIDING DOORS	\$11900	824 GB SURFSIDE BLVD 4 -0 -0 -0 /0 /SWAY 1422350030540	WAISMAN, DANIEL FLORIDA STORM PANELS
STRUCTURE - 000 000	REPLACING WINDOWS & DOORS			
PERMIT TYPE -	EXWD 00 EXTERIOR WINDOWS/DOORS		ISSUE DATE 10/22/12	SUBCONTRACTOR (S)
13-00000025	WIND EXTERIOR OPERABLE WINDOWS AND SLIDING DOORS	\$14521	9049 GB EMERSON AVE 12 -0 -0 -0 /13 /ADM4 1422350011880	FABREGAS, LIZ READY WINDOW SALES & SERVICE

APPLICATION	DATE	APPLICATION TYPE AND DESCRIPTION	VALUATION	ADDRESS/ PARCEL NUMBER FOLIO NUMBER	PROPERTY OWNER/ CONTRACTOR
13-00000025	(CONTINUED)				
STRUCTURE - 000 000		REPLACE WINDOWS & DOORS IMPACT			
PERMIT TYPE -		EXWD 00 EXTERIOR WINDOWS/DOORS		10/26/12	SUBCONTRACTOR (S)
13-00000028	10/23/12	MECH MECHANICAL PERMITS	\$4140	9380 GB CARLYLE AVE 11 -0 -0 /11 /ADM5 1422350062040	EISENBERG, HAROLD TRUSTEE CHANIN MECHANICAL LC
STRUCTURE - 000 000		4 TON CHANGE OUT			
PERMIT TYPE -		MAC2 00 A/C REPLACEMENT		10/25/12	SUBCONTRACTOR (S)
13-00000029	10/23/12	RPRS ALTERATIONS AND REPAIRS	\$5300	9273 GB COLLINS AVE 10 -0 -0 /1 /ADM5 1422350060060	MANATEE CONDOMINIUM ASSN. INC.
STRUCTURE - 000 000		CHANGE CABINET/SINK/COOKTOP			
PERMIT TYPE -		ELE1 00 ELECTRICAL PERMITS		10/31/12	SUBCONTRACTOR (S)
		PLM1 00 PLUMBING PERMITS		10/31/12	
		RPR1 00 ALTERATIONS AND REPAIRS		10/31/12	
13-00000030	10/24/12	RPRS ALTERATIONS AND REPAIRS		1268 GB BISCAYA DR 21 -22 -23 -0 /26 /NB2A 1422340030220	SWEDROE, ROBERT & RITA
STRUCTURE - 000 000		PHOTO SHOOT			
PERMIT TYPE -		RPR1 00 ALTERATIONS AND REPAIRS		10/25/12	SUBCONTRACTOR (S)
13-00000033	10/26/12	MECH MECHANICAL PERMITS	\$3460	8911 GB COLLINS AVE 9 -10 -0 -0 /1A /NB2A 1422350050050	RIMINI BEACH CONDO, INC. FLOW TECH AIR CONDITIONING
STRUCTURE - 000 000		CHANGE OUT			
PERMIT TYPE -		MAC2 00 A/C REPLACEMENT		10/31/12	SUBCONTRACTOR (S)
13-00000036	10/30/12	GARA GARAGE SALE		9116 GB HARDING AVE 1 -2 -6 -0 /C /SWAY 1422350030020	FEDERAL NATIONAL MORTGAGE
STRUCTURE - 000 000		GARA 00 GARAGE SALE		10/30/12	SUBCONTRACTOR (S)
13-00000039	10/30/12	GARA GARAGE SALE		1221 GB BISCAYA DR 25 -0 -0 -0 /27 /NB2A 1422340030400	EDELSTEIN, BERNARD
STRUCTURE - 000 000		GARA 00 GARAGE SALE		10/30/12	SUBCONTRACTOR (S)

TOTAL PERMITS ISSUED 68 TOTAL PERMITS HELD 0
 TOTAL APPLICATION VALUATION 54,975,284

APPLICATION APELICATION TYPE AND DESCRIPTION VALUATION DATE

ADDRESS/
PARCEL NUMBER
FOLIO NUMBER

PROPERTY OWNER/
CONTRACTOR

GRAND TOTAL ISSUED 68 GRAND TOTAL HELD 0

GRAND TOTAL APPLICATION VALUATION 54,975,284