

RESOLUTION NO. 19-Z- 2591

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA, APPROVING A SITE PLAN AND CONDITIONAL USE APPLICATION TO PERMIT THE DEVELOPMENT OF PROPERTY LOCATED ON THE WEST SIDE OF COLLINS AVENUE BETWEEN 93RD STREET AND 94TH STREET WITH THE ADDRESSES OF 9300-9380 COLLINS AVENUE FOR A 205 HOTEL DEVELOPMENT WITH THREE ROOFTOP POOLS WITH CONDITIONS OF APPROVAL; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Eden Surfside, LLC (“Applicant”), Owner of the properties located at 9300, 9316, 9322, 9340, 9348, 9364, 9372, 9380 Collins Avenue, Surfside, FL 33154, and legally described as provided on Exhibit “A” attached hereto, with a general location of the west side of Collins Avenue between 93th Street and 94th Street, Surfside, FL, (the “Property”) submitted an “Application” on May 16, 2018, requesting site plan approval from the Town of Surfside, Florida for a 205 room hotel development with conditional use approval of 3 roof-top pools; and

WHEREAS, the Property was developed with 100 multifamily units which are proposed to be or have been demolished; and the building façade at 9340 Collins Avenue has been designated as historic by the Miami-Dade County Historic Preservation Board which will remain with the hotel development; and

WHEREAS, on November 29, 2018, the Planning & Zoning Board, at a duly noticed and televised quasi-judicial public hearing, after reviewing the Application and hearing from its professional staff, the Applicant, and members of the public, considered the requirements of the Town Zoning Code and the Application’s consistency with the Town of Surfside Comprehensive Plan and recommended the Application for approval with conditions; and

WHEREAS, on February 26, 2019, the Town Commission, at a duly noticed and televised quasi-judicial public hearing, reviewed the Application and hearing from its professional staff, the Applicant, and members of the public, and considering the recommendation of the Planning & Zoning Board, the requirements of the Town Zoning Code, the Application’s consistency with the Town of Surfside’s Comprehensive Plan, and the substantial competent evidence presented at the hearing.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA, APPLICABLE TO APPLICANT, ITS SUCCESSORS AND/OR ASSIGNS, AS FOLLOWS:

SECTION 1. RECITALS AND FINDINGS OF FACT.

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

B. The Town Commission finds that the proposed Site Plan and Conditional Uses, as conditioned, are in compliance with the requirements and criteria set forth in the applicable Town Code and the Comprehensive Plan.

SECTION 2. SITE PLAN APPROVAL. The request to approve a site plan is hereby granted as shown on the site plan submitted to the Building Department on May 31, 2018 and updated on November 7, 2018, by Arquitectonica, except as modifications are required by this approval or the Building Official.

SECTION 3. CONDITIONAL USE APPROVAL. The conditional use of the property for three (3) rooftop hotel pools as shown on the site plan approved herein, is hereby granted.

SECTION 4. CONDITIONS. The APPROVALS granted herein are subject to the following conditions:

1. This approval incorporates the conditions of approval as provided in the staff report from the Miami-Dade Office of Historic Preservation, attached as Exhibit "B " hereto and made a part hereof.
2. A recorded covenant that states that the landscaping material and design approved per the site plan shall not be modified without a site plan amendment. Materials may be changed out due to maintenance, but shall be reinstalled with the same materials per the approved site plan.
3. The Applicant shall extend the length of the Valet pull-out to accommodate a minimum of three (3) vehicles. The modifications to the stacking should include the required pavement marking and signage at the traffic circle per MUTCD standards.
4. Any fencing or walls within the setback and along a right-of-way shall be reviewed by the Planning and Zoning Board but will not be subject to a site plan amendment.
5. The underground utilities on the approved site plan shall be installed per the plans on file and any change requires Town Commission approval.
6. The Applicant shall install a plaque on the exterior of the historic building notifying the public of the historic designated building.

7. Applicant shall meet with the neighboring property owners and provide a place to locate seismic monitors at their neighbors' properties to measure the impact of construction on neighboring properties.

8. Applicant shall plant the shade trees closer to the sidewalk for the purpose of providing shade.

9. The Applicant shall provide contact information to the Town Manager for the designated manager on duty for construction and hotel operations on the Property.

10. The Applicant's voluntary proffer to contribute \$272,000 to the Town, to be paid prior to the issuance of the first building permit.

11. The Applicant's voluntary proffer to contribute up to \$220,000 for Adaptive Signal Control Technology and associated infrastructure to be used at locations as determined by the Town. Said funds may be used at the Town's discretion for design, engineering, planning, permitting, installation and construction observation or for any costs related to the planning, design, development, and implementation of said systems.

12. The Applicant's proffer of a donation of \$5,400 a year toward the electric cart program, if such a program is established prior to the issuance of a certificate of occupancy.

13. The Applicant's voluntary proffer to contribute \$60,000 to the Town, to be matched by the Town, to create a Resiliency Fund to address adaptation and/or mitigation of climate change to be paid after the demolition permit is issued only if the Town has established the Resiliency Fund. Provided, that if the Town has not established the Resiliency Fund and contributed the matching \$60,000 donation at the time the certificate of occupancy is issued, this condition shall be waived.

14. The rooftop pools hours of operation shall be limited from 7 am to dusk.

15. The rooftop deck hours of operation shall be limited from 7 am to dusk.

16. The rooftop deck shall not have live music. Recorded music, over a distributive sound system, no greater than 75 dba measured 1 meter from any speaker, is permitted only between the hours of 11 am to 7 pm. No music is permitted prior to 11 am or after 7 pm.

17. The rooftop deck and garden shall not be used for organized events or activities after dusk.

18. The rooftop perimeter glass fence shall be made of laminated (two layers) safety glass 60" in height.

19. The ballroom and the pre-function space shall not be used for two separate events at the same time.

20. The ballroom and the pre-function space shall not be used collectively as a single occupied event space simultaneously.

21. There shall not be more than one event at a time on the Property that is open to non-hotel guests.

22. All lighting on the rooftop deck shall be internally focused.

23. The use of the garden shall conclude by dusk. Live or recorded music, over a distributive sound system, no greater than 75 dba measured 1 meter from any speaker, is permitted only between the hours of 11 am to 7 pm.

24. Provide a hedge along the south property line of the garden which shall be a height of 10 feet within one year of the final inspection.

25. The Applicant shall comply with the following proffered conditions related to the two single family residents abutting the property on the west and located at 9325 Harding Avenue and 9333 Harding Avenue (the "Neighbors"), specifically, the Applicant shall:

a. Provide an escrow account for the purposes of guaranteeing financial performance of Applicant.

b. Include the Neighbors on the Applicant's insurance certificates which shall be maintained until one year after the issuance of the certificate of occupancy.

c. Remove standing water and provide pest control services.

d. Have a third party company install and monitor seismic monitors to be placed on the Applicant's property within 1-foot of the Neighbors properties and maintained throughout construction. The seismic monitors will be able to be monitored via the internet by the Neighbors. If vibrations exceed an agreed upon range or causes visible cracking an alarm will go off altering the contractor to stop activity.

e. Pay for a structural engineer's assessment of each Neighbor's home before construction commences and after the completion of construction. Applicant will also pay for damages caused during construction.

f. Pay for damage to outdoor areas of Neighbor's properties.

g. Install underground electric lines to service the Neighbors properties.

h. Pay for the Neighbors' temporary lodging should there be a disruption to utility services longer than 24 hours.

i. Pay for the replacement of the Neighbors' appliances damaged by electrical surges during construction.

j. Use a low reflective glass.

k. Provide an 8-foot or the maximum height allowable construction fence around the Neighbors properties.

l. Provide the results of any environmental tests to the Neighbors and provide a debris removal schedule to the Neighbors.

m. Provide direct contact information of the Applicant and contractor to the Neighbors and an escalation list.

26. Provide landscaping and/or water feature in the valet drop off area.

27. The Applicant shall enter into an agreement providing for and maintain at all times 24-hour valet parking service at the hotel and shall provide a copy of said agreement to the Town Manager or his designee upon request. The agreement should include periodic evaluation and field verification of the valet operations to confirm the required number of valet attendants to optimize the on-site vehicle stacking.

28. All employees shall be required to park on-site on the Property.
29. Applicant shall improve the public sidewalks with pavers with the design approved by the Town Manager or designee. Applicant shall provide a suitable transition between public and private sidewalks.
30. The Applicant shall restore all adjacent roadways damaged by construction to Town of Surfside and FDOT standards prior to issuance of a certificate of occupancy.
31. All deliveries and loading after certificate of occupancy, during business operation, shall occur on-site and shall not block the street, sidewalk or any right-of-way.
32. All voluntary proffers and commitments made to the Town of Surfside pursuant to the Resolution, including but not limited to those described in 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 and any change in ownership, or modification of the site plan or design, whether substantial or minor in nature, shall not excuse the performance or the payments, all of which are part of the Conditions subject to which the Applicant's request for site plan approval were granted.
33. In the event the Applicant obtains a building permit and the permit expires, it shall be required to comply with Section 14-55 entitled "Vacant lots or buildings" of the Town of Surfside Code, including but not limited to the posting of a bond to defray the cost the Town may incur if required to secure and maintain the site, if necessary, and as may be required by the Building Official.
34. The Applicant for this purpose 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 in the event construction is abandoned, or ceases prior to completion.
35. A bond or equivalent amount of cash, in an amount not to exceed five percent of the construction cost shall be posted to repair or 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 what property shall be replaced will be in the reasonable determination of the Director of Public Works. The Director of Public Works and the Building Official shall determine the amount jointly. The bond or cash equivalent shall be posted prior to the issuance of the foundation permit. The bonding requirements of this condition and the immediately preceding condition may be satisfied by posting one bond that covers both conditions.
36. The Applicant shall maintain an interactive website and provide a telephone contact number for 24-hour access during construction and provide for a maximum of 24 hour response complaint/response mechanism for nearby property owners. The website URL will be advertised by the Applicant to Town residents.

37. The Applicant shall comply with calculating the cost of construction and auditing procedures pursuant to Town of Surfside Ordinance No. 16-1656 (Section 14-29 of the Town Code).

38. The Applicant 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. A bond in the amount and duration determined by the Town Manager or designee shall be posted to ensure the survival of landscaping material for one or more years after the Certificate of Occupancy is issued.

39. The Applicant agrees to design the project to be LEED silver certifiable and use best efforts to obtain Florida Green Lodging certification within 12 months of issuance of the certificate of occupancy and maintain such certification thereafter.

40. 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 dust and construction debris. The Applicant shall comply with the regulations of the Code of the Town of Surfside relating to construction site operations including construction hours and fencing. The Applicant will use its good faith efforts to minimize vibration and noise during construction of the project. Applicant and/or its contractors will assign personnel during construction to minimize sand, dust and debris from vehicles entering Collins Avenue and/or Harding Avenue from the construction site. Applicant shall ensure that contractors swing no heavy loads off property.

41. Sixty days prior to submittal of its request for a demolition permit, Applicant shall submit a demolition plan to Town Manager and Town Building Official that meets all Federal, State, and local requirements and that recycles a minimum of eighty percent (80%) of the demolition material.

42. The Applicant shall provide a structured or engineered rigid metal or wooden construction fence with portals or windows, as required by the Town Code. The fence shall be approved by the Town Manager and shall be maintained in good condition throughout the construction process until the Certificate of Occupancy is issued.

43. The Applicant shall meet all requirements of the Department of Public Works for the location and design of trash containers prior to the issuance of a building permit. All service roll gates shall be at least 15 feet high and shall be of a decorative design to enhance the aesthetics of the building.

44. The Applicant shall meet all requirements of the Department of Public Works and Miami-Dade County for storm drainage services.

45. The Applicant shall present evidence of a Construction Parking Plan for the provision of off-street parking outside of Town limits or on Applicant's property within the Town, for construction workers during the period of construction of the approved project prior to the issuance of a building permit. The Applicant and the Applicant's general contractor shall direct all workers not to park their vehicles in residential neighborhoods or lease parking spaces from Town residents or park in Town parking lots and Town parking metered spaces. The

Construction Parking Plan shall be reviewed and if found satisfactory and approved by the Town Manager prior to the issuance of a building permit.

46. The Applicant and the Applicant's contractors are responsible to enforce the Construction Parking Plan with all employees, contractors and subcontractors. The Applicant shall be fined five hundred dollars (\$500) for the first parking ticket and one thousand dollars (\$1,000) for each subsequent parking ticket issued to construction workers for parking in residential neighborhoods or Town public parking while working on the construction site (limit of one fine per vehicle per day). The construction parking plan shall provide the following:

47. The Applicant agrees that all contractor and subcontractor agreements applicable to this development shall include a separate clause prohibiting construction workers from parking on residential streets or public parking lots and that Applicant shall submit the proposed clause for the approval of the Town Manager or designee within 45 days of the effective date of this Resolution.

48. Applicant shall provide monthly reports to the Town Manager of any problems or complaints with regard to workers parking their vehicles in residential neighborhoods.

49. If the Town Manager deems necessary, the Applicant shall provide more frequent reports and develop additional preventive measures to protect the residential neighborhoods.

50. Any change in ownership of the current property owner shall be fully disclosed in writing to the Town Manager and Town Attorney immediately upon said change occurring. Any change of ownership of the project shall not extend or modify any of the dates for payment or performance included in this Resolution or in any related agreements referenced in this Resolution nor shall any change of ownership modify or excuse or extend any of the payment obligations contained in this Resolution or in any related agreements referenced in this Resolution. All payment obligations and performance obligations of any kind set forth in this Resolution and in these Conditions are binding on the Applicant, its heirs, successors and assigns.

51. The Applicant shall only apply for a Certificate of Occupancy and Certificate of Use from the Town once compliance with all terms and conditions of this Development Order are met and documented. 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.

52. The applicant shall provide a Unity of Title in a form acceptable to the Town Attorney for all parcels included in the site plan to the Town prior to the issuance of the first foundation permit.

53. The Applicant shall provide water/sewer fees to the Town of Surfside in the amount prescribed in Town Code Section 78-83 and calculated using all fixtures in the buildings. Said fee shall be paid at the issuance of a Building Permit and there shall be no offset for existing fixtures if such offset is prohibited by law. The Applicant shall ensure the Town's water/sewer infrastructure is ready to receive the approved utility connections referenced in condition No. 5 above. At the option of the Town, the Town may allow the Applicant to construct

improvements to the Town water/sewer infrastructure and provide a partial credit to the Applicant on the basis of one-half the reasonable cost of improvements.

54. The Applicant shall provide the Town with a detailed schedule for the construction of the project (the "Construction Schedule") within sixty (60) days of approval of the application by the Town Commission. Any modification shall be submitted in the same manner.

55. Applicant shall use its own lot for staging of construction to minimize lane closures.

SECTION 5. VIOLATION OF CONDITIONS. Failure to adhere to the terms and conditions of this Resolution shall be considered a violation of the Town Code and persons found violating the conditions shall be subject to the penalties prescribed by the Town Code, including but not limited to, the revocation of any of the approval(s) granted in this Resolution. The Applicant understands and acknowledges that it must comply with all other applicable requirements of the Town Code before it may commence construction or operation, and that the foregoing approval in this Resolution may be revoked by the Town at any time upon a determination by the Town Commission, following a public hearing, that the Applicant is in non-compliance with the Town Code or the conditions of this Approval and has failed to cure, or to provide an acceptable plan to timely cure, the non-compliance.

SECTION 6. 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.

SECTION 7. REPEAL. Resolution No. 17-Z-2418, adopted on January 19, 2017, pertaining to the Property, is hereby repealed in its entirety.

SECTION 8. EFFECTIVE DATE. This Resolution shall become effective upon adoption.

PASSED AND ADOPTED this 26 day of February 2019.

Motion by Vice Mayor Gielchinsky

Second by Commissioner Cohen

FINAL VOTE ON ADOPTION

Commissioner Barry Cohen
Commissioner Michael Karukin
Commissioner Tina Paul
Vice Mayor Daniel Gielchinsky

Yes
No
No
Yes

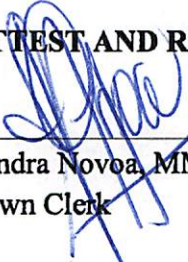
Mayor Daniel Dietch

yes



Daniel Dietch, Mayor

ATTEST AND RENDERED THIS 30 DAY OF May, 2019:



Sandra Novoa, MMC
Town Clerk

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

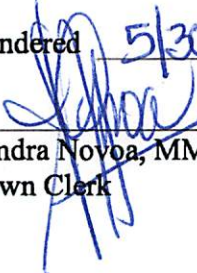


Weiss Serota Helfman Cole & Bierman, P.L.
Town Attorney

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

I, Sandra Novoa, MMC, Town Clerk of the Town of Surfside, Florida, do hereby certify that the above and foregoing is a true and correct copy of Resolution No.19-Z-2591 adopted by the Town Commission at its meeting held on the 26th day of February, 2019.

Rendered 5/30/2019



Sandra Novoa, MMC
Town Clerk

EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

Lots 1 through 12 and Lot 19, Inclusive, Block 3, 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, Florida

EXHIBIT "B"

**MIAMI-DADE COUNTY OFFICE OF HISTORIC PRESERVATION
STAFF REPORT**



Regulatory and Economic Resources Department

Office of Historic Preservation
111 NW 1st Street, Mailbox 114 • 12th Floor
Miami, Florida 33128
T 305-375-4958

November 26, 2018

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

Re: Bougainvillea Apartments, COA #2018-53-R, Conditions

Dear Property Owner:

The Miami-Dade County Office of Historic Preservation has reviewed your Certificate of Appropriateness (COA) application, which modestly revises the previously approved COA #2016-03-S. The application to rehabilitate and incorporate the historic Bougainvillea Apartments, located at 9340 Collins Avenue, Surfside, FL, into a new development, is approved, provided the following conditions are met:

1. The Property Owner shall, in collaboration with County Historic Preservation Staff, produce a high-quality heritage tourism brochure focused on the history of the Town of Surfside, to be completed and available for distribution *prior to the final Certificate of Occupancy* of the development.
2. The Property owner shall provide a publicly accessible gallery and interpretive exhibit space, either within the 9340 building or at another suitable, publicly accessible space within the Town. Exhibits shall include historical photographs, memorabilia, timelines, and other materials to adequately educate residents and visitors on Surfside's history and development. Property Owner shall collaborate with County Historic Preservation Staff as to the content of the exhibit. The exhibit shall be completed *prior to the final Certificate of Occupancy* of the development.
3. If any discrepancy exists between the plans and the elevations or renderings, actual construction shall defer to the plans.

The Miami-Dade County Office of Historic Preservation thanks you for your submittal of the required COA application. COA approvals are valid for one year. If the work approved in this COA has not begun by November 26, 2019, contact our office to apply for an extension. Please do not hesitate to contact us with any additional questions.

Sincerely,

A handwritten signature in black ink that reads "Sarah K. Cody".

Sarah K. Cody
Historic Preservation Chief
Miami-Dade County

Cc: Mr. Matthew A. Barnes, AICP, Akerman LLP
Ms. Sarah Sinatra Gould, Town Planner, Surfside
Mr. Ross Prieto, Building Official, Surfside



RECEIVED
 OCT 24 2018
 MIAMI-DADE COUNTY
 OFFICE OF HISTORIC PRESERVATION

APPROVED
 NOV 26 2018
 Miami Dade County
 Office of Historic Preservation
 Authorized Signature

OFFICE OF HISTORIC PRESERVATION
 111 NW 1ST STREET, MAILBOX 114
 MIAMI, FL 33128
 (305) 375-4958

CERTIFICATE OF APPROPRIATENESS (COA)

For Historically Designated Properties, or Properties within Historic Districts

I. PROPERTY INFORMATION INFORMACIÓN DE LA PROPIEDAD

ADDRESS (Dirección) 9340 Collins Avenue CITY (Ciudad) Surfside ZIP (Zip) 33154

SITE DESIGNATION NAME (if applicable) (Nombre del Edificio) Bougainville Apartments

DISTRICT NAME (if applicable) (Nombre del Distrito) not applicable

FOLIO NUMBER (Numero de Folio) 14-2235-006-0260

II. APPLICANT INFORMATION INFORMACIÓN DEL SOLICITANTE

NAME OF OWNER (Nombre de Dueño) Eden Surfside, LLC PHONE (teléfono) 786-802-7980

ADDRESS (Dirección) 3921 Alton Road, Suite 138, M EMAIL (correo electrónico) mboymelgreen@gmail.com

NAME OF APPLICANT (if other than owner) (Nombre del Solicitante) Matthew Barnes of Akerman, LLP

CONTACT PHONE (Teléfono) 305-755-5825 EMAIL matthew.barnes@akerman

APPLICANT IS: (Solicitante es:) OWNER (Dueño) RENTER/LEASEE (Inquilino) CONTRACTOR (Contratista) LEGAL AGENT (Representante legal)

FOR OFFICE USE ONLY		
Solamente por uso de oficina		
APPLICATION# <u>2018-53-R</u>	DATE RECEIVED <u>10/24/18</u>	STAFF INITIALS <u>SKC</u>
(“R” for Regular, “S” for Special)	<u>Rev. plans: 11/20/18</u>	
<input type="checkbox"/> APPROVED	APPROVAL DATE <u>11/26/18</u>	
<input type="checkbox"/> DENIED		
<input checked="" type="checkbox"/> APPROVED WITH CONDITIONS (see attached conditions sheet)	BOARD DATE <u>N/A</u>	



III. PROJECT TYPE TIPO DE PROYECTO

PLEASE CHECK ALL THAT APPLY:

(Por favor marque todos que aplican)

- New Construction** *(construcción nueva)*
- Restoration/Rehabilitation** *(restauración)*
- Relocation/Moving a Structure** *(traslado)*
- Demolition** *(demolición)*
- Excavation/
Ground Disturbing Activities** *(excavación)*

- Paint** *(pintura)*
- Repairing Existing** *(reparación)*
- Landscaping** *(areas verdes)*
- Interior Work Only**
(Únicamente el interior)

IV. PROJECT DESCRIPTION DESCRIPCIÓN DE PROYECTO

Please describe in detail the proposed project, including any new construction, demolition, the removal or replacement of existing materials, and all other proposed changes to the current structure. Attach an additional sheet if necessary.

Por favor describa el proyecto en detalle. Adjuntar pagina adicional si es necesario. Por favor describir el proyecto en ingles.

see enclosed cover letter

CHECK ANY STRUCTURAL SYSTEMS OR ELEMENTS THAT WILL BE AFFECTED BY THIS PROJECT:

Marque el sistema estructural o componente que sera afectado por este proyecto:

- | | | |
|-------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Roof
<i>(techo)</i> | <input checked="" type="checkbox"/> Foundation
<i>(cimiento)</i> | <input checked="" type="checkbox"/> Steps or Stairways
<i>(escaleras)</i> |
| <input checked="" type="checkbox"/> Windows
<i>(ventanas)</i> | <input type="checkbox"/> Porches or Porte Cochère
<i>(portal ó porche)</i> | <input checked="" type="checkbox"/> Painting/Finishes
<i>(pintura/acabado)</i> |
| <input checked="" type="checkbox"/> Doors
<i>(puertas)</i> | <input checked="" type="checkbox"/> Siding/Stucco/Façade Work
<i>(entablado de exteriores)</i> | <input checked="" type="checkbox"/> Walls/Structural
<i>(pared ó estructura)</i> |



V. CHECKLIST OF REQUIRED ATTACHMENTS

ALL APPLICATIONS MUST INCLUDE AT LEAST ONE COLOR PHOTO OF THE BUILDING

- PAINTING YOUR BUILDING**
 - Color photos of each side of the building to be painted
 - Paint Samples of the colors you wish to use (please indicate trim, wall, and accent colors)
- FENCING, WALLS, NEW POOL, DRIVEWAYS, or LANDSCAPING**
 - Site plan showing exact location(s) of fence, wall, pool, driveway, or proposed landscaping
 - Elevation drawings of fence, including height dimensions and material
 - Color photographs of the proposed location for the fence, pool, driveway, or landscaping
 - Description of landscaping, including type and placement (if applicable)
- WINDOWS or DOORS**
 - A color photograph of each side of the house
 - Existing elevations, which show the window placement, configuration, and material.
 - Proposed elevations, which show the new window placement, style of window, and material, and include all proposed muntins, if any
 - Manufacturer's brochure or a catalog picture of the requested window or door, and NOA
- NEW ROOF**
 - Color photos of the front of the building and existing roof
 - Manufacturer's brochure of requested roof showing color and material and NOA

RENOVATIONS/ADDITIONS or NEW CONSTRUCTION


- Color photos of each side of the building
- Site plan
- Landscape plan, including documentation of any proposed tree removal (if applicable)
- Elevations of all affected facades showing Existing Conditions (11"x17" set of plans)
- Elevations of all affected facades with Proposed Alterations or Additions (11"x17" set)
- Floor Plans
- Manufacturer's brochure or catalog pictures of any new or replacement materials being used in project

VI. OWNER ATTESTATION

I certify to the best of my knowledge that all the information provided within this application is correct and accurately portrays the proposed project.


10/23/2018

 Signature of Owner (Firma del Dueño) Date (Fecha)


10/23/2018

 Signature of Applicant (if other than owner) (Firma del Solicitante) Date (Fecha)