



**TOWN OF SURFSIDE
DESIGN REVIEW BOARD
AND
PLANNING AND ZONING BOARD**

**AGENDA
OCTOBER 27, 2016
6:00 PM**

Town Hall Commission Chambers – 9293 Harding Ave., 2nd Floor
Surfside, Florida 33154

Any person who received compensation, remuneration or expenses for conducting lobbying activities is required to register as a lobbyist with the Town Clerk prior to engaging in lobbying activities per Town Code Sec. 2-235. "Lobbyist" specifically includes the principal, as defined in this section, as well as any agent, officer or employee of a principal, regardless of whether such lobbying activities fall within the normal scope of employment of such agent, officer or employee. The term "lobbyist" specifically excludes any person who only appears as a representative of a not-for-profit corporation or entity (such as charitable organization, a trade association or trade union), without special compensation or reimbursement for the appearance, whether direct, indirect, or contingent, to express support or opposition to any item.

Per Miami Dade County Fire Marshal, the Commission Chambers has a maximum capacity of 99 people. Once reached this capacity, people will be asked to watch the meeting from the first floor.

DESIGN REVIEW BOARD

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. APPROVAL OF MINUTES: September 29, 2016**
- 4. DESIGN REVIEW BOARD APPLICATIONS:**

A. Request of the Owner of Property located at 9348 Abbott Avenue.

The applicant is proposing to enclose an existing screened in patio.

B. Request of the Owner of Property located at 9257 Dickens Avenue.

The applicant is proposing the construction of a new two story single-family residence.

C. Request of the Owner of Property located at 9528 Bay Drive.

The applicant is proposing the construction of an additional garage and a gate in the front of their single-family residence. The applicant's plans also show a trellis in the front and rear and a new driveway.

5. DISCUSSION ITEM:

A. Architectural Significant Buildings on H120 Zoned Lots

6. QUASI-JUDICIAL APPLICATION:

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 in 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.

**A. 8955 COLLINS AVENUE and 8926 COLLINS AVENUE
and 8943 HARDING AVENUE**

A RESOLUTION OF THE TOWN OF SURFSIDE, FLORIDA, PLANNING AND ZONING BOARD; RECOMMENDING APPROVAL OF A SITE PLAN APPLICATION, PURSUANT TO SECTION 90-41 ET SEQ. OF THE ZONING CODE TO PERMIT THE DEVELOPMENT OF PROPERTY LOCATED ON THE EAST AND WEST SIDES OF COLLINS AVENUE WITH THE ADDRESSES OF 8955 COLLINS AVENUE AND 8926 COLLINS AVENUE AND 8943 HARDING AVENUE FOR 16 CONDOMINIUM UNITS AND A PARKING STRUCTURE AND RECREATIONAL AMENITIES WITH CONDITIONS OF APPROVAL; PROVIDING FOR A SEVERABILITY CLAUSE AND PROVIDING FOR AN EFFECTIVE DATE.

7. ADJOURNMENT.

PLANNING AND ZONING BOARD

**AGENDA
OCTOBER 27, 2016
6:00 PM**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. APPROVAL OF MINUTES: September 29, 2016**
- 4. QUASI-JUDICIAL APPLICATION:**

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 in 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.

**A. 8955 COLLINS AVENUE and 8926 COLLINS AVENUE
and 8943 HARDING AVENUE**

A RESOLUTION OF THE TOWN OF SURFSIDE, FLORIDA, PLANNING AND ZONING BOARD; RECOMMENDING APPROVAL OF A SITE PLAN APPLICATION, PURSUANT TO SECTION 90-41 ET SEQ. OF THE ZONING CODE TO PERMIT THE DEVELOPMENT OF PROPERTY LOCATED ON THE EAST AND WEST SIDES OF COLLINS AVENUE WITH THE ADDRESSES OF 8955 COLLINS AVENUE AND 8926 COLLINS AVENUE AND 8943 HARDING AVENUE FOR 16 CONDOMINIUM UNITS AND A PARKING STRUCTURE AND RECREATIONAL AMENITIES WITH CONDITIONS OF APPROVAL; PROVIDING FOR A SEVERABILITY CLAUSE AND PROVIDING FOR AN EFFECTIVE DATE.

5. DISCUSSION ITEMS:

- 1. Commission Liaison Update – Commissioner Daniel Gielchinsky**
- 2. Notice for demolition of houses**
- 3. Future Agenda items**

6. ADJOURNMENT.

THIS MEETING IS OPEN TO THE PUBLIC. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, ALL PERSONS WHO ARE DISABLED AND NEED SPECIAL ACCOMMODATIONS TO PARTICIPATE IN THIS MEETING BECAUSE OF THAT DISABILITY SHOULD CONTACT THE OFFICE OF THE TOWN CLERK AT 305-861-4863 EXT. 226 NO LATER THAN FOUR DAYS PRIOR TO SUCH PROCEEDING. IN ACCORDANCE WITH THE PROVISIONS OF SECTION 286.0105, FLORIDA STATUTES, ANYONE WISHING TO APPEAL ANY DECISION MADE BY THE TOWN OF SURFSIDE COMMISSION, WITH RESPECT TO ANY MATTER CONSIDERED AT THIS MEETING OR HEARING, WILL NEED A RECORD OF THE PROCEEDINGS AND FOR SUCH PURPOSE, MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE WHICH RECORD SHALL INCLUDE THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. 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.



**TOWN OF SURFSIDE
DESIGN REVIEW BOARD
AND
PLANNING AND ZONING BOARD**

**MINUTES
SEPTEMBER 29, 2016
7:00 PM**

Town Hall Commission Chambers – 9293 Harding Ave., 2nd Floor
Surfside, Florida 33154

DESIGN REVIEW BOARD

1. CALL TO ORDER

Vice Chair Judith Frankel called the meeting to order at 7:03 p.m. and introduced new DRB member Gregg Covin.

2. ROLL CALL

Recording Clerk Melissa Richards called the roll with the following members present: Vice Chair Judith Frankel, Board Member Brian Roller, Board Member Richard Iacobacci, Board Member Jorge Gutierrez, Board Member Peter Glynn, and Board Member Gregg Covin. Chair Lindsay Lecour was absent. Commissioner Daniel Gielchinsky attended as liaison.

3. APPROVAL OF MINUTES: **AUGUST 25, 2016**

Board Member Iacobacci made a motion to approve. The motion received a second from Board Member Gutierrez and all voted in favor. Liaison Gielchinsky gave an update on the Commission level.

4. DESIGN REVIEW BOARD APPLICATIONS:

A. Request of the Owner of Property located at 9532 Carlyle Avenue

The applicant is proposing the construction of a second story addition to the existing Single-family residence. This application was deferred from the August Design Review Board meeting due to concerns with the roof top deck. The applicant has decided to remove the roof top deck.

Town Planner Sarah Sinatra presented the item. Member Roller spoke about consistent material being used.

Board Member Gutierrez made a motion to approve with the following condition:

1. The rear setback shall be no less than 20 feet measured from the closet point of the home to the rear of the property line.

The motion received a second from Board Member Glynn and all voted in favor with Chair Lecour absent.

B. Request of the Owner of Property located at 9000 Bay Drive.

The applicant is requesting a four-foot high picket style fence along the east portion of their property to enclose the portion of their lot that they utilize as their side yard. The fence will be concealed with existing landscaping.

Town Planner Sarah Sinatra presented the item.

Board Member Roller made a motion to approve. The motion received a second from Board Member Gutierrez and all voted in favor with Chair Lecour absent.

C. Request of the Owner of Property located at 9454 Harding Avenue.

The applicant is requesting an illuminated channel lettering sign for a new retail shop, Levinsky Roasting, Nuts & Dried Fruits. The proposed signage includes red and white lettering and a channel letter logo.

Town Planner Sarah Sinatra presented the item. There was discussion regarding re-patching vs. restoring a façade.

Board Member Roller made a motion to approve with the following conditions:

1. No electrical equipment shall be visible.
2. The existing electrical equipment shall be removed and concealed.
3. The façade shall be restored and repainted.

The motion received a second from Board Member Gutierrez and all voted in favor with Chair Lecour absent.

5. DISCUSSION ITEMS:

A. Architectural Significant Buildings on H120 Zoned Lots

Commissioner Gielchinsky presented the item. He gave an overview of the item and what was deliberated at the September 13, 2016 Commission Meeting and read comments from Members of the Commission. Attorney Graham Penn spoke about the ordinance and gave a detailed visual presentation. Mr. Halpern gave information on the item. Assistant Town Attorney Jane Graham gave information about opting out of the Miami-Dade County Historic Preservation Authority.

The Board discussed the item and expressed their views. Architect Kobi Karp answered questions from the Board and Town Manager Olmedillo gave some insight on the item.

After a lengthy discussion, Member Glynn summarized that the DRB should have complete rights and final say on what is architecturally significant and requests the applicant to bring back a copy of a study for the DRB review.

Vice Chair Frankel opened the public hearing.

- George Kousoulas a resident and architect spoke in favor of the ordinance and thought it was very good.

- Mayor Daniel Dietch speaking as a resident spoke about the ordinance and why he is in favor of the ordinance. The Mayor gave further details and answered questions from the Board.

No one else wishing to speak, Vice Chair Frankel closed the public hearing.

The Board is not in favor of moving forward at this time but would like to review this further and requests copies of the study. They also suggested some new language in the ordinance as per their discussion.

Board Member Roller left at approximately 8:40 p.m.

Liaison Gielchinsky left at 9:15 p.m.

5. ADJOURNMENT.

There being no further business to come before the Design Review Board the meeting adjourned at 9.44 p.m.

Accepted this _____ day of _____, 2016

Chair Lindsay Lecour

Attest:

Sandra Novoa, MMC
Town Clerk

PLANNING AND ZONING BOARD

MINUTES
SEPTEMBER 29, 2016
7:00 PM

1. CALL TO ORDER

Vice Chair Judith Frankel called the meeting to order at 9:45 p.m.

2. ROLL CALL

Recording Clerk Melissa Richards called the roll with the following members present: Vice Chair Judith Frankel, Board Member Richard Iacobacci and Board Member Peter Glynn. Board Member Brian Roller and Chair Lindsay Lecour were absent.

3. APPROVAL OF MINUTES: August 25, 2016

Board Member Glynn made a motion to approve. The motion received a second from Board Member Iacobacci and all voted in favor with Chair Lecour and Board Member Roller absent.

4. ORDINANCE: MONUMENT SIGN

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA AMENDING CHAPTER 90 “ZONING”; SECTION 90-69. DEFINITIONS; AMENDING THE DEFINITION OF “AREA” OF A SIGN TO INCLUDE THE SUPPORTING STRUCTURE WITHIN THE MAXIMUM ALLOWABLE SIGN AREA; AMENDING THE DEFINITION OF “MONUMENT SIGN” TO ADD THAT THE BASE OF THE SIGN IS INDEPENDENT OF THE WALL, ENTRY FEATURE OR FENCE; PROVIDING FOR INCLUSION IN THE CODE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

Recording Clerk Melissa Richards read the title of the ordinance.
Town Planner Sarah Sinatra presented the item.

Vice Chair Frankel opened the public hearing. No one wishing to speak Vice Chair Frankel closed the public hearing.

There was no discussion by the Board.

Board Member Glynn made a motion to recommend approval to the Commission. The motion received a second from Board Member Iacobacci and all voted in favor with Chair Lecour and Board Member Roller absent.

4. DISCUSSION ITEMS:

Town Planner Sinatra gave a brief update on the items below.

- 1. Carport Canopy**
- 2. Requiring Notice of Demolition of Houses**
- 3. Workforce housing update**
- 4. Construction hours update**
- 5. Roof Pitch & Height**
- 6. Future Agenda Items**

6. ADJOURNMENT.

There being no further business to come before the Planning and Zoning Board the meeting adjourned at 9.57 p.m.

Accepted this _____ day of _____, 2016

Chair Lindsay Lecour

Attest:

Sandra Novoa, MMC
Town Clerk



MEMORANDUM

To: Design Review Board
Thru: Guillermo Olmedillo, Town Manager
From: Sarah Sinatra Gould, AICP, Town Planner
CC: Linda Miller, Town Attorney
Date: October 27, 2016
Re: 9348 Abbott Avenue, Side Addition

The property is located at 9348 Abbott Avenue, within the H30B zoning district. The applicant is proposing to enclose an existing screened in patio. This is located on the side of the home, not visible to the street.



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

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

STANDARDS / RESULTS
Town of Surfside Zoning Code, Applicable Requirements

Sec. 90-45. Setbacks

Setbacks	Required	Proposed
Primary Frontage	Minimum 20 feet	N/A
Interior side	Minimum 6.5 feet	5.1 feet
Rear	Minimum 20 feet	N/A

Sec. 90.49 Lot standards

Lot Standards H30B	Required	Proposed
Minimum Lot width	50 feet	50 feet
Minimum lot area	5,600 feet	5,630 square feet
Maximum lot coverage	40%	40%
Pervious area	35% (minimum)	No change

Sec. 90.50 Architecture and roof decks

	Required	Proposed
Unique Elevation	A unique elevation from the main buildings of the adjacent two (2) homes shall be created through the modulation of at least three (3) of the following architectural features: (a) Length, width and massing of the structure; (b) Number of stories; (c) Façade materials; (d) Porches and other similar articulation of the front façade; (e) Number and location of doors and windows; and (f) Roof style and pitch.	The façade is stucco.
Wall openings	10% for all elevations	The proposed south elevation includes two new windows.
Roof Material	(a) Clay Tile; (b) White concrete tile; (c) Solid color cement tile which color is impregnated with the same color intensity throughout, provided said color if granted approval by the Design Review Board; (d) Architecturally embellished metal if granted approval by the Design Review Board; or	Flat roof is proposed.

	(e)Other Florida Building Code approved roof material(s) if granted approval by the Design Review Board.	
--	--	--

Town of Surfside Adopted Residential Design Guidelines

Building Massing

Required	Proposed
Building forms should be varied enough to avoid monotony and to avoid pyramidal massing and should be compatible with surrounding houses.	Consistent

Decorative Features

Required	Proposed
Decorative features should be stylistically consistent throughout the entire building.	Consistent.

Overall Architectural Style

Required	Proposed
The overall style of each house should be consistent on all sides of the building, as well as among all portions of the roof.	Consistent.

Wall Materials and Finishes

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

Roof Materials, Types, and Slopes

Required	Proposed
Roof types and slopes should be generally the same over all parts of a single building.	Consistent
Restricted materials for roofs are pre-determined in the Town's Building Code, which restricts roofing materials to: 1. Clay tile; 2. White concrete tile; 3. Solid color cement tile which color is impregnated with the same color intensity throughout, provided said color is first approved by the planning and zoning board; and 4. Metal.	Flat roof is proposed.

Windows and Trims

Required	Proposed
-----------------	-----------------

Window styles should always be consistent among all elevations of a building.	Consistent.
Frame materials should never vary on a single building.	No variation.
Window, door and eave trim should be consistent on all elevations of the house	Consistent.

RECOMMENDATION

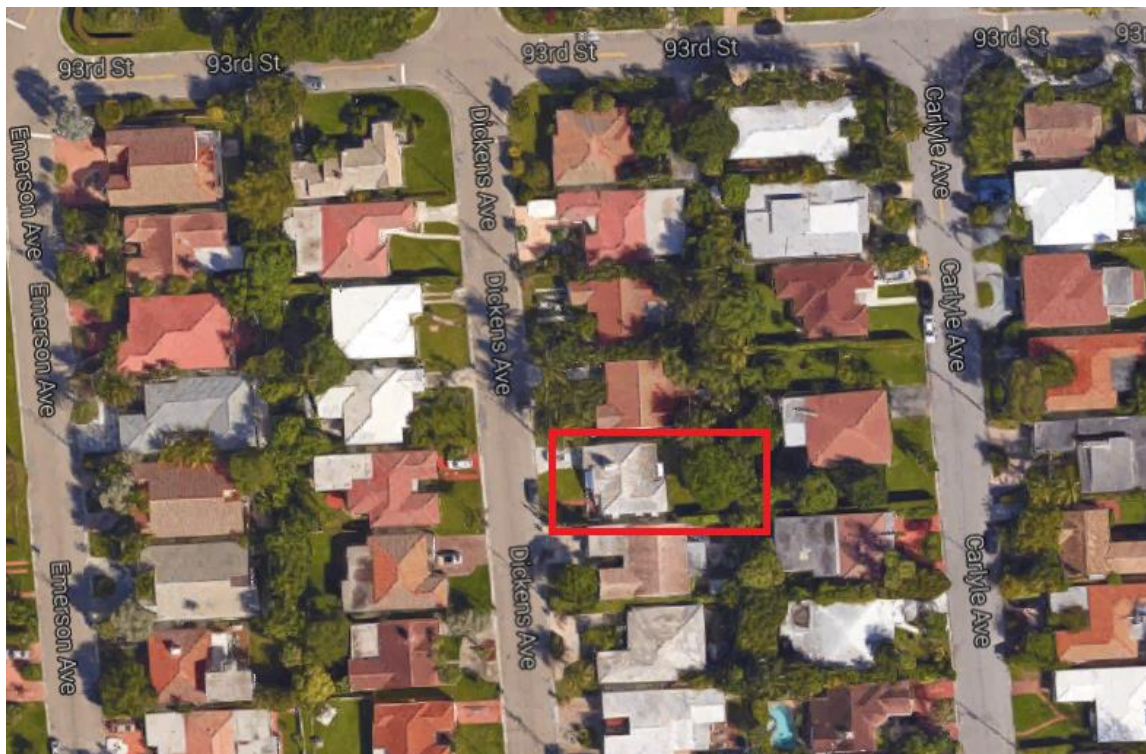
Staff recommends approval.



MEMORANDUM

To: Design Review Board
 Thru: Guillermo Olmedillo, Town Manager
 From: Sarah Sinatra Gould, AICP, Town Planner
 CC: Linda Miller, Town Attorney
 Date: October 27, 2016
 Re: 9257 Dickens Avenue, New Residence

The property is located at 9257 Dickens Avenue, within the H30B zoning district. The applicant is proposing the construction of a new two story single-family residence.



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

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

STANDARDS / RESULTS
Town of Surfside Zoning Code, Applicable Requirements

Sec. 90.43 Maximum building heights

Height	Required Maximum	Proposed
H30B	30 feet	29 feet

Sec. 90-45. Setbacks

Setbacks	Required	Proposed
Primary Frontage	Minimum 20 feet	25 feet, 9 inches
Interior side	Minimum 5 feet	5 feet
Rear	Minimum 20 feet	26 feet, 9 inches

Sec. 90-45. Setbacks

H30B UPPER STORY FLOOR AREA IS LESS THAN 80% OF FIRST STORY FLOOR AREA	Required	Proposed 76%
Maximum Lot Coverage	40%	39%
FIRST STORY		
Primary Frontage	Minimum 20 feet	25 feet, 9 inches
Interior side	Minimum 5 feet	5 feet
Rear	Minimum 20 feet	26 feet, 9 inches
UPPER STORY		
Primary frontage	Minimum 20 feet/Average 30 feet	29 feet, 2 inches
Interior side	Minimum 5 Feet/ Average 10 feet	Average of 10 feet
Rear	Minimum 20 feet/ Average n/a	26 feet, 9 inches

Sec. 90.49 Lot standards

Lot Standards H30B	Required	Proposed
Minimum Lot width	50 feet	50 feet
Minimum lot area	5,600 feet	5,625 square feet
Maximum lot coverage	40%	39%
Pervious area	35% (minimum)	35%

Sec. 90.50 Architecture and roof decks

	Required	Proposed
Unique Elevation	A unique elevation from the main buildings of the adjacent two (2) homes shall be created through the modulation of at least three (3) of the following architectural features:	The façade is stucco, glass and stone cladding and is a two story structure, which is different that the neighboring facades.

	(a) Length, width and massing of the structure; (b) Number of stories; (c) Façade materials; (d) Porches and other similar articulation of the front façade; (e) Number and location of doors and windows; and (f) Roof style and pitch.	
Wall openings	10% for all elevations	North elevation: 19.3% South elevation: 11.2% East elevation: 23.5% West elevation: 41.7%
Roof Material	(a) Clay Tile; (b) White concrete tile; (c) Solid color cement tile which color is impregnated with the same color intensity throughout, provided said color if granted approval by the Design Review Board; (d) Architecturally embellished metal if granted approval by the Design Review Board; or (e) Other Florida Building Code approved roof material(s) if granted approval by the Design Review Board.	Flat roof is proposed.

Sec. 90.61.1 Paving in front and rear yards in H30 and H40 Districts

Paving Yards	Required	Proposed
Front setback permeability	50% minimum	50%
Front yard landscaped	30% minimum	50%
Rear yard landscaped	20% minimum	40%
Number of Curb Cuts	One	One
Curb Cut side set back	5 feet minimum	5 feet
Curb cut width	18 feet width maximum	10 feet
Driveway Materials	Limited to the following 1. Pavers 2. Color and texture treated concrete, including stamped concrete 3. Painted concrete shall not be permitted. 4. Asphalt shall not be permitted.	Pavers

Sec. 90-77 Off-street Parking Requirements

Required	Minimum Space Requirements	Proposed
----------	----------------------------	----------

Single-family	2 spaces	2 spaces
---------------	----------	----------

Sec. 90-89.4(6). Street Tree Requirements

Required	Required	Proposed
Street trees shall be required at one shade tree/palm tree per 20 linear feet of street frontage thereof along all public or private street right-of-ways in all zoning districts.	2 trees	2 trees

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

Required	Required	Proposed
A minimum of five trees of two different species and 25 shrubs shall be planted per lot.	5 trees, 25 shrubs	3 trees, 6 palms (equivalent to 2 trees), 25 seagrapes and 135 clusia hedges

Town of Surfside Adopted Residential Design Guidelines***Building Massing***

Required	Proposed
Building forms should be varied enough to avoid monotony and to avoid pyramidal massing and should be compatible with surrounding houses.	Consistent

Main Entries

Required	Proposed
Prominent and oriented to the street	Main entry is prominent.
Rendered in appropriate scale for the block as well as the individual building	The majority of the structures are one story in nature and a two story structure, while allowed, is of a different scale than the neighboring properties.
Entry feature should not extend above the eave line of the structure	The entry feature does not extend above the eave line.
Should not be obstructed from view by fences, landscaping or other visual barriers	Main entry is not obstructed from view.

Decorative Features

Required	Proposed
Decorative features should be stylistically consistent throughout the entire building.	Consistent.

Overall Architectural Style

Required	Proposed
----------	----------

The overall style of each house should be consistent on all sides of the building, as well as among all portions of the roof.	Consistent.
---	-------------

Parking Driveways

Required	Proposed
The width of paved driveways on private property as well as driveway cuts at the curb should be as narrow as possible	10 feet

Driveway Treatments

Required	Proposed
Town encourages the use of pavers	Pavers

Wall Materials and Finishes

Required	Proposed
The same material should be used on all building elevations unless multiple materials are a legitimate expression of the particular style.	The building will be stucco, glass and stone cladding.

Roof Materials, Types, and Slopes

Required	Proposed
Roof types and slopes should be generally the same over all parts of a single building.	Consistent
Restricted materials for roofs are pre-determined in the Town's Building Code, which restricts roofing materials to: 1. Clay tile; 2. White concrete tile; 3. Solid color cement tile which color is impregnated with the same color intensity throughout, provided said color is first approved by the planning and zoning board; and 4. Metal.	Flat roof is proposed.

Windows and Trims

Required	Proposed
Window styles should always be consistent among all elevations of a building.	Consistent.
Frame materials should never vary on a single building.	No variation.
Window, door and eave trim should be consistent on all elevations of the house	Consistent.

RECOMMENDATION

Staff recommends approval.



MEMORANDUM

To: Design Review Board
Thru: Guillermo Olmedillo, Town Manager
From: Sarah Sinatra Gould, AICP, Town Planner
CC: Linda Miller, Town Attorney
Date: October 27, 2016
Re: 9528 Bay Drive – Garage Addition

The property is located at 9528 Bay Drive, within the H30A zoning district. The applicant is proposing the construction of an additional garage and a gate in the front of their single-family residence. The applicant's plans also show a trellis in the front and rear and a new driveway.



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

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

STANDARDS / RESULTS
Town of Surfside Zoning Code, Applicable Requirements

Sec. 90-45. Setbacks

Setbacks	Required	Proposed
Primary Frontage	Minimum 20 feet	56.9 feet
Interior side	Minimum 7.5 feet	7.5 feet
Rear	Minimum 20 feet	20 feet

Sec. 90.49 Lot standards

Lot Standards H30A	Required	Proposed
Minimum Lot width	50 feet	75 feet
Minimum lot area	8,000 square feet	13,650 square feet
Maximum lot coverage	40%	33%
Pervious area	35% (minimum)	66%

Sec. 90.50 Architecture and roof decks

	Required	Proposed
Unique Elevation	A unique elevation from the main buildings of the adjacent two (2) homes shall be created through the modulation of at least three (3) of the following architectural features: (a)Length, width and massing of the structure; (b)Number of stories; (c)Façade materials; (d)Porches and other similar articulation of the front façade; (e)Number and location of doors and windows; and (f)Roof style and pitch.	The façade is stucco. Two garage doors are proposed. The applicant is also providing a new porch and trellis.
Wall openings	10% for all elevations	10.6%
Roof Material	(a) Clay Tile; (b) White concrete tile; (c) Solid color cement tile which color is impregnated with the same color intensity throughout, provided said color if granted approval by the Design Review Board; (d)Architecturally embellished metal if granted approval by the Design Review Board; or (e)Other Florida Building Code approved roof material(s) if granted approval by the Design Review Board.	Tile roof to match existing.

90-56.4 Front yard and corner yard fences and ornamental walls

Required	Proposed
4 ft + ½ ft per 10 feet of lot width exceeding 50 feet, maximum 5 ft. Maximum opacity of 50%	5 foot high, 50% opacity maximum

Town of Surfside Adopted Residential Design Guidelines***Building Massing***

Required	Proposed
Building forms should be varied enough to avoid monotony and to avoid pyramidal massing and should be compatible with surrounding houses.	Consistent. The home is one story in height. The addition is a 306 square foot addition which is consistent with the design of the house and surrounding properties.

Main Entries

Required	Proposed
Prominent and oriented to the street	Main entry is prominent.
Rendered in appropriate scale for the block as well as the individual building	The majority of the structures are one story in nature.
Entry feature should not extend above the eave line of the structure	The entry feature does not extend above the eave line.
Should not be obstructed from view by fences, landscaping or other visual barriers	Main entry is not obstructed from view.

Decorative Features

Required	Proposed
Decorative features should be stylistically consistent throughout the entire building.	Consistent.

Overall Architectural Style

Required	Proposed
The overall style of each house should be consistent on all sides of the building, as well as among all portions of the roof.	Consistent.

Wall Materials and Finishes

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

Roof Materials, Types, and Slopes

Required	Proposed
Roof types and slopes should be generally the same over all parts of a single building.	Consistent
Restricted materials for roofs are pre-determined in the Town's Building Code, which restricts roofing materials to:	Tile is proposed.

1. Clay tile; 2. White concrete tile; 3. Solid color cement tile which color is impregnated with the same color intensity throughout, provided said color is first approved by the planning and zoning board; and 4. Metal.	
--	--

Windows and Trims

Required	Proposed
Window styles should always be consistent among all elevations of a building.	Consistent.
Frame materials should never vary on a single building.	No variation.
Window, door and eave trim should be consistent on all elevations of the house	Consistent.

RECOMMENDATION

Staff recommends approval.



MEMORANDUM

To: Design Review Board

From: Commissioner Daniel Gielchinsky

CC: Guillermo Olmedillo, Town Manager
Linda Miller, Town Attorney
Sarah Sinatra Gould, AICP, Town Planner

Date: October 27, 2016

Re: Architecturally Significant Buildings on H120 Zoned Lots

Discussion: At the September 13, 2016 Town Commission meeting, Agenda Item 4B2 proposed a first reading ordinance to create a classification of “architecturally significant” buildings for older structures in H-120 zoned lots which may have architectural value. (See Attachment “A” Item 4B2 Commission Communication dated September 13, 2016 and Ordinance). At the September 13, 2016 meeting, the Town Commission discussed the item and voted to recommend that the Board review, discuss and make further recommendations as needed. Attached is an email dated September 22, 2016 from Graham Penn, Esq. which includes suggestions to amend the proposed first reading ordinance based on discussion from the Commission's first hearing. (See Attachment “B” Email dated September 22, 2016). On September 29, 2016 the Design Review Board requested the item be brought back for discussion for the October 27, 2016 meeting and to include graphics of the massing design. Attached is an email dated from October 19, 2016 from Graham Penn, Esq. which provides massing drawings. (See Attachment “C”).



**Town of Surfside
Commission Communication**

Agenda #:

Agenda Date: September 13, 2016

Subject: Architecturally Significant Buildings on H120 Zoned Lots

From: Commissioner Daniel Gielchinsky

Background: A building owner / potential developer has approached the Commission with its ideas about how to balance the need for renovations and expansions to older buildings in the H-120 zone (east side of Collins Avenue). The owner's goals appear to be to preserve the buildings in order to retain the Town's character while allowing expansion to occur in a manner that would not require the building to comply with existing building codes that would have the building adopt a "wedding cake" style as additional floors are added to the existing structure. I have expressed my concern that older structures are at significant risk from sea level rise and storm surge because they were developed with ground floor elevations that are often significantly below the current requirements.

Some of the older structures in the H-120 zone have architectural value but may not meet the requirements to be qualified as "historic" under the Miami-Dade County Code. Accordingly, this proposed ordinance would create a classification of an "architecturally significant" building in the H-120 zone. The three architectural styles that are present in the Town are Mediterranean Revival, Streamline Modern, and Miami Modern. In order to qualify as architecturally significant under the terms of the proposed ordinance, a building would need to have been constructed prior to 1970 and incorporate at least three of the typical characteristics of its architectural style.

The proposed architectural significance program is not intended to supplant the County's existing historic preservation program, but to exist as an alternative for buildings that have value as being emblematic of the Town's architectural development. This concept is similar to that employed by the City of Miami Beach

to encourage the preservation of older properties outside of the City's historic districts.

Determination of Architectural Significance. The process would be initiated by the owner of an H-120 zoned lot who seeks to renovate and/or expand an existing building. The property owner would prepare an analysis of the architectural value of the building prepared by a license architect to be filed as part of an application seeking designation, at the property owner's sole cost and expense. The analysis, as well as any other information deemed necessary, would be reviewed by Town staff as well as a third party consultant retained by the Town at the property owner's sole expense. Because the designation process will be undertaken voluntarily by a property owner, the Town would not be responsible for any of the costs associated with the program.

If the Design Review Board determines that a building meets the requirements for designation, the property owner will be able to process a site plan approval application using the existing building's setbacks for any expansions or extensions. Renovations and new additions would not be subject to the standard H-120 setback requirements, i.e. the "wedding cake" effect of adding floors to an existing building. The expanded portion of the structure would be required to stay within the existing building envelope, and could not be constructed past the existing setbacks.

Proposed Standards for Architectural Significance. The attached ordinance will require a property owner to demonstrate that the building meets four criteria:

1. The building must be deemed to be a representative example of its architectural style. In order to qualify as a representative example, a building must incorporate at least three of the typical characteristics of its architectural style to be deemed to be architecturally significant.
2. The building must have not been altered in a manner in that substantially impacts the original building design or obscures significant architectural elements that are emblematic of its architectural style in a manner that cannot be reversed without unreasonable expense.
3. Significant exterior architectural characteristics, features, or details of the building remain intact.
4. The building embodies the scale, character and massing of the built context of its immediate area.

Application of Architectural Significance. Following the determination by the Design Review Board approving a property owner's request for a determination of architectural significance, any expansions to the existing building would be eligible

to rely on the existing building's setbacks rather than the setbacks that would otherwise apply in the H-120 district.

While the ordinance would provide setback relief for construction in the H-120 zone, the ordinance would also place significant limits on new development. First, any redevelopment would need to remain consistent and compatible with the existing building, maintaining the architectural significance of the building. The attached ordinance would add three additional criteria to be applied by the Town in any application for a revision to, expansion of, or addition to, an architecturally significant building:

1. The proposed alteration or addition does not require demolition or alteration in a manner that would render the building no longer architecturally significant.
2. The proposed alteration or addition is designed in a manner that is compatible with the existing building.
3. The proposed alteration or addition is compatible with the as-built scale and character of the surrounding neighborhood.

Assuming the proposed expansion meets these additional criteria, would also require both the existing building and the new development to comply with the Town's minimum finished floor elevation requirements for all portions of the building.

The building owner believes that the attached proposed ordinance therefore: (1) incentivizes the preservation of existing buildings that have architectural significance by allowing reasonable and compatible expansions to existing buildings in the H-120 zone; and (2) helps encourage investment that protects existing buildings against the impact of sea level rise and storm surge.

ORDINANCE NO. 16-_____

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA AMENDING CHAPTER 90 "ZONING", AND SPECIFICALLY AMENDING SECTION 90-2 "DEFINITIONS" AND 90-33 "ALTERATION OR ENLARGEMENT OF NONCONFORMING STRUCTURES" TO PERMIT ALTERNATIVES FOR THE REDEVELOPMENT OF EXISTING ARCHITECTURALLY SIGNIFICANT BUILDINGS IN THE H120 ZONING DISTRICT; PROVIDING FOR INCLUSION IN THE CODE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town of Surfside ("Town") proposes to amend its Code of Ordinances to address expansions to existing nonconforming architecturally significant structures in the H120 zoning district; and

WHEREAS, the current regulations discourage the renovation and expansion of existing buildings on H120 lots, which may lead to the deterioration of structures; and

WHEREAS, the Town desires to incentivize the preservation, renovation and enhancement of architecturally significant buildings on H120 zoned lots by amending the provisions governing nonconforming structures; and

WHEREAS, the Town proposes to provide an alternative development option for owners of buildings deemed architecturally significant; and

WHEREAS, the Town Commission held its first public hearing on September 13, 2016 having complied with the notice requirements required by Florida Statutes; and

WHEREAS, the Planning and Zoning Board, as the local planning agency for the Town, held its hearing on the proposed amendment on September 29, 2016 with due public notice and input; and

WHEREAS, the Town Commission conducted a second duly noticed public hearing on these regulations as required by law on October 13, 2016; and

WHEREAS, the Town Commission hereby finds and declares that adoption of this Ordinance is in the best interest of the Town.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA AS FOLLOWS:

Section 1. Recitals. The foregoing "WHEREAS" clauses are ratified and confirmed as being true and correct and are made a specific part of this Ordinance.

Section 2. Code Amendment. The code of the Town of Surfside, Florida is hereby amended as follows:

Sec. 90-2. - Definitions.

* * *

Architecturally Significant Building: A building constructed prior to 1970 that has been determined by the Town, at the request of a property owner, to possess characteristics of a specific architectural style constructed in the Town pursuant to Section 90-33(3) of the Town Code. The exterior of the structure must be recognizable as an example of its style and/or period, and its architectural design integrity must not have been modified in a manner that cannot be reversed without unreasonable expense. The three recognized significant architectural styles in the Town are Mediterranean Revival, Streamline Modern, and Miami Modern.

* * *

Section 3. Code Amendment. The code of the Town of Surfside, Florida is hereby amended as follows:

Sec. 90-33. - Alterations or enlargement of nonconforming structures.

Except as provided in this section a nonconforming structure shall not be enlarged in any manner or undergo any structural alteration unless to make it a conforming structure. Such alteration or enlargement may be permitted provide that:

- (1) Enlargement or alteration itself conforms to the requirement of these regulations;
- (2) Building non-conformity only as to height area or floor area requirements may be altered or extended; enlarged so long as it does not increase the degree of non-conformity for the applicable district.
- (3) Alterations or additions to architecturally significant buildings on H120 zoned lots that are nonconforming as to setbacks may follow existing building lines as long as the alteration or addition maintains the architectural integrity of the existing building. The lesser of the current code-required setback or the existing building line shall be deemed to be the required setback line. Any redevelopment project undertaken under this subsection must comply with the Town's minimum finished floor elevation requirements for all portions of the building.

(a) Determinations of Architectural Significance. Determinations of architectural significance will be made as follows:

(1) All requests for a determination of architectural significance must be made by a property owner in writing on the forms promulgated by the Town. As part of the determination application, a property owner will submit an analysis of the architectural qualities of the existing structure prepared by a licensed architect, at the property owner's expense, demonstrating why the building is consistent with the Code's definition of an architecturally significant building. This analysis shall be accompanied with other materials deemed necessary by the Town Manager or designee to accommodate the review, including, but not limited to, all available data and documentation regarding the building, site, or features.

(2) The Town Manager or designee will review the analysis prepared by the property owner and issue a recommendation as to whether the building meets the Town's standards of architectural significance. The property owner shall be responsible for the Town's costs associated with this review, including the fees charged by any necessary consultants.

(3) Determinations of architectural significance will be made by the Design Review Board, after public hearing, based on the following requirements.

(a) The building must be deemed to be a representative example of its architectural style. In order to qualify as a representative example, a building must incorporate at least three of the typical characteristics of its architectural style to be deemed to be architecturally significant. Elements of the relevant styles are as follows:

i. Miami Modern.

(A) Use of readily available materials such as concrete block, exposed concrete, aluminum, stucco, stone and aggregate materials.

(B) Use of asymmetry, acute angles, boomerang shapes, cutouts, pylons, arches, geometric shapes, repetitive motifs or hyperparaboloids.

- (C) Use of plate-glass, ribbon, clerestory and canted windows.
- (D) The mixture of two or more textured surfaces.
- (E) Use of brise-soleils and architectural screen block.
- (F) Overhanging roof plates and projecting floor slabs.
- (G) Exemplifies a regional style of architecture constructed in the post-war period.

ii. Streamline Modern.

- (A) Building forms that evoke automobiles, trains, ocean liners, and airplanes.
- (B) Massing that reflects abstract, simplified forms with rounded corners devoid of much applied decoration.
- (C) Horizontal compositions, bands of windows, racing stripes, and flat roofs.
- (D) Use of vitrolite, glass block, chrome, stainless steel, and terrazzo.
- (E) "Eyebrow" ledges over the windows, front porches.
- (F) Use of nautical motifs like porthole windows, and bas-relief panels depicting tropical scenes.

iii. Mediterranean Revival.

- (A) Use of bell towers, awnings, porches, balconies, carved stonework.
- (B) Style reflects the architectural influences of the Mediterranean coast: Italian, Byzantine, French, and Moorish themes from southern Spain.

- (C) Application of Spanish baroque decoration to openings, balconies, and cornices.
- (D) Use of arches, parapets, twisted columns, pediments, and other classical details.
- (E) Use of stucco walls, red tile roofs, wrought iron grilles and railings, wood brackets and balconies.
- (F) Use of casement windows.

(b) The building must have not been altered in a manner in that substantially impacts the original building design or obscures the significant architectural elements in a manner that cannot be reversed without unreasonable expense.

(c) Significant exterior architectural characteristics, features, or details of the building remain intact.

(d) The building embodies the scale, character and massing of the built context of its immediate area.

(b) Alterations to Architecturally Significant Buildings. Any alteration proposed for a building on H120 zoned lots determined by the Design Review Board to be architecturally significant will be reviewed by the Town Manager or his designee and the Design Review Board to determine whether:

- i. The proposed alteration or addition does not require demolition or alteration in a manner that would render the building no longer architecturally significant;
- ii. The proposed alteration or addition is designed in a manner that is compatible with the existing building; and
- iii. The proposed alteration or addition is compatible with the as-built scale and character of the surrounding neighborhood.

(c) Site Plan review for Architecturally Significant Buildings. Any addition requiring a site plan that is proposed for a building determined by the Design Review Board to

be architecturally significant will be reviewed by the Town Manager or designee, the Design Review Board, the Planning and Zoning Board, and the Town Commission to determine whether:

- i. The proposed alteration or addition does not require demolition or alteration in a manner that would render the building no longer architecturally significant;
- ii. The proposed alteration or addition is designed in a manner that is compatible with the existing building; and
- iii. The proposed alteration or addition is compatible with the as-built scale and character of the surrounding neighborhood.

Section 4. 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 5. Inclusion in the Code. It is the intention of the Town Commission, and it is hereby ordained that the provisions of this Ordinance shall become and made a part of the Town of Surfside Code of Ordinances, that the sections of this Ordinance may be renumbered or re-lettered to accomplish such intentions; and the word "Ordinance" may be changed to "Section" or other appropriate word.

Section 6. Conflicts. Any and all Ordinances and Resolutions or parts of Ordinances or Resolutions in conflict herewith are hereby repealed.

Section 7. Effective Date. This ordinance shall become effective upon adoption.

PASSED AND ADOPTED on first reading this __ day of _____, 2016.

PASSED AND ADOPTED on second reading this __ day of _____, 2016.

On Final Reading Moved by: _____

On Final Reading Second by: _____

FINAL VOTE ON ADOPTION:

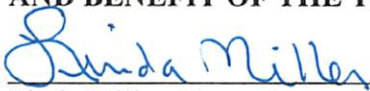
Commissioner Daniel Gielchinsky	_____
Commissioner Michael Karukin	_____
Commissioner Tina Paul	_____
Vice Mayor Barry Cohen	_____
Mayor Daniel Dietch	_____

Daniel Dietch, Mayor

ATTEST:

Sandra Novoa, MMC, Town Clerk

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



Linda Miller, Town Attorney

From: Graham Penn <GPenn@brzoninglaw.com>
Sent: Thursday, September 22, 2016 1:58 PM
To: Daniel Gielchinsky; Linda Miller; Guillermo Olmedillo; Sarah Sinatra
Subject: Potential Amended Language for the Arch Sign Ordinance

Folks,

Based on the comments made during the Commission hearing, we think the following revised language might improve the ordinance:

1. There was discussion that the ordinance should take into account the existing size of buildings, especially on smaller lots, to avoid the creation of buildings that are out of scale with their surroundings. Accordingly, we would like the P&Z to consider recommending this language be added:

Redevelopment projects seeking to utilize the setback exception of this subsection shall be limited as follows:

Lots 100' or greater in width may increase the number of stories on the site by a ratio of 4 total floors for every existing floor, up to a maximum of 120'.

Lots less than 100' in width may increase the number of stories on the site by a ratio of 3 total floors for every existing floor, up to a maximum of 120'.

2. There was additional discussion suggesting that the "sustainability" requirements of the ordinance be increased. We therefore suggest the following bolded language be incorporated into the text:

Any redevelopment project undertaken under this subsection must comply with the Town's minimum finished floor elevation requirements for all portions of the building **and further must be designed and developed in accordance with Leadership in Energy & Environmental Design (LEED) building design and construction standards.**

We look forward to discussing the ordinance with the P&Z and DRB members next week. Thanks again.

Graham

Bio	Vcard
<p>GRAHAM PENN, ESQ.</p> <p>Bercow Radell & Fernandez, P.A. 200 South Biscayne Boulevard, Suite 850 Miami, FL 33131</p> <p>305.377.6229 Office 305.775.0340 Cell 305.377.6222 Fax gpenn@brzoninglaw.com</p>	

From: Graham Penn <GPenn@brzoninglaw.com>
Sent: Wednesday, October 19, 2016 11:27 AM
To: Linda Miller; Sarah Sinatra; Guillermo Olmedillo
Subject: Arch. Significant Building Ordinance

Linda,

As requested by the P&Z Board at its September 29th meeting, I delivered to the Town sets of massing drawings. These drawings compare redevelopment plans for a couple of sites that compare the current code to the proposed ordinance.

Graham

	Bio	Vcard
GRAHAM PENN, ESQ.		
Bercow Radell & Fernandez, P.A. 200 South Biscayne Boulevard, Suite 850 Miami, FL 33131		
305.377.6229 Office 305.775.0340 Cell 305.377.6222 Fax gpenn@brzoninglaw.com		
 BERCOW RADELL & FERNANDEZ ZONING, LAND USE AND ENVIRONMENTAL LAW		

The information contained in this electronic message is privileged and confidential and is intended only for the use of the individual named above and others who have been specifically authorized to receive it. If the recipient is not the intended recipient, you are hereby notified that any dissemination, distribution or duplication of the communication is strictly prohibited. If you have received this communication in error, or if any problems occur with transmission, please immediately notify us by telephone (305) 374-5300.



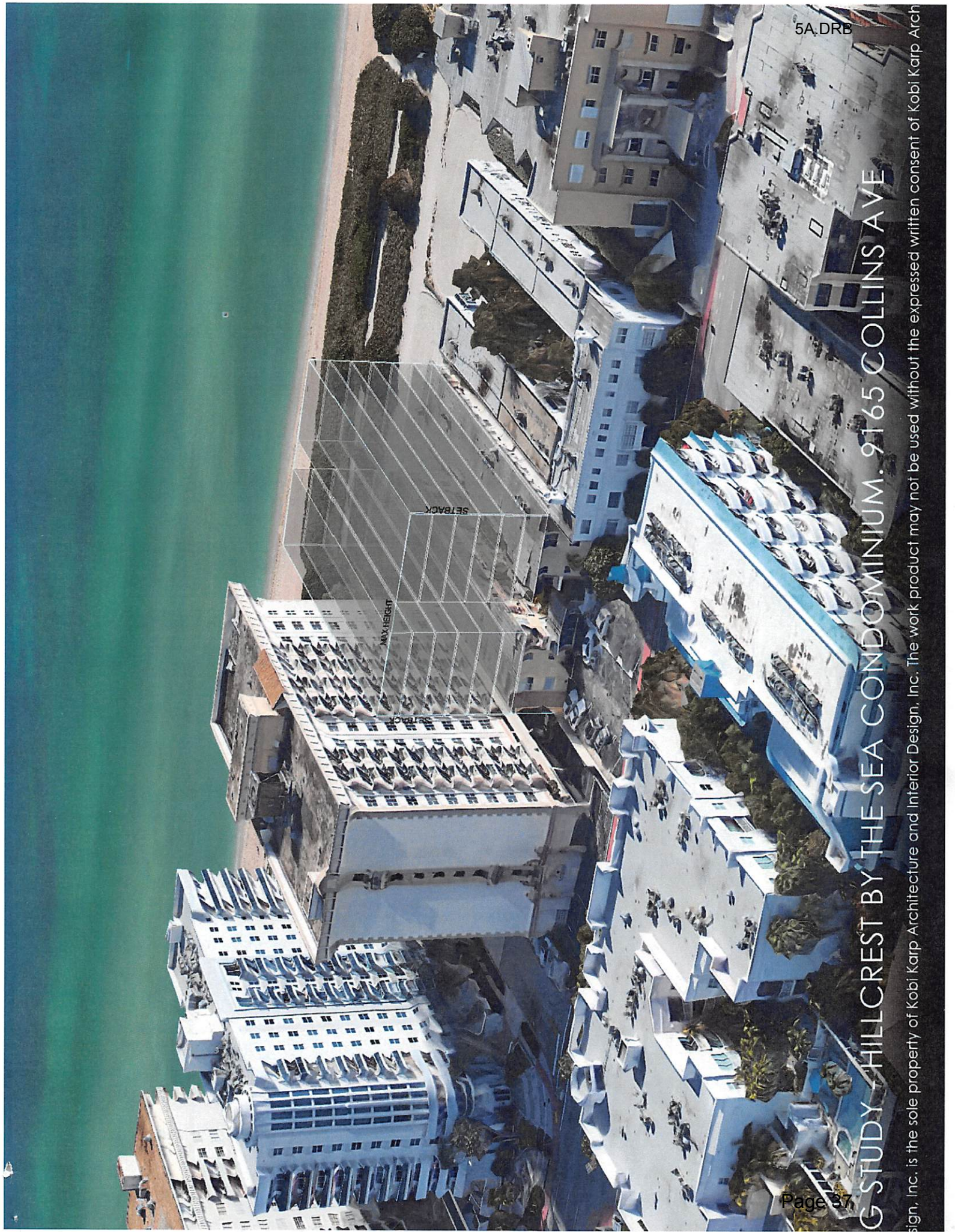
5A DRB

JUDY. SEASIDE CONDOMINIUM. 9241 COLLINS AVE

is the sole property of Kobi Karp Architecture and Interior Design, Inc. The work product may not be used without the expressed written consent of Kobi

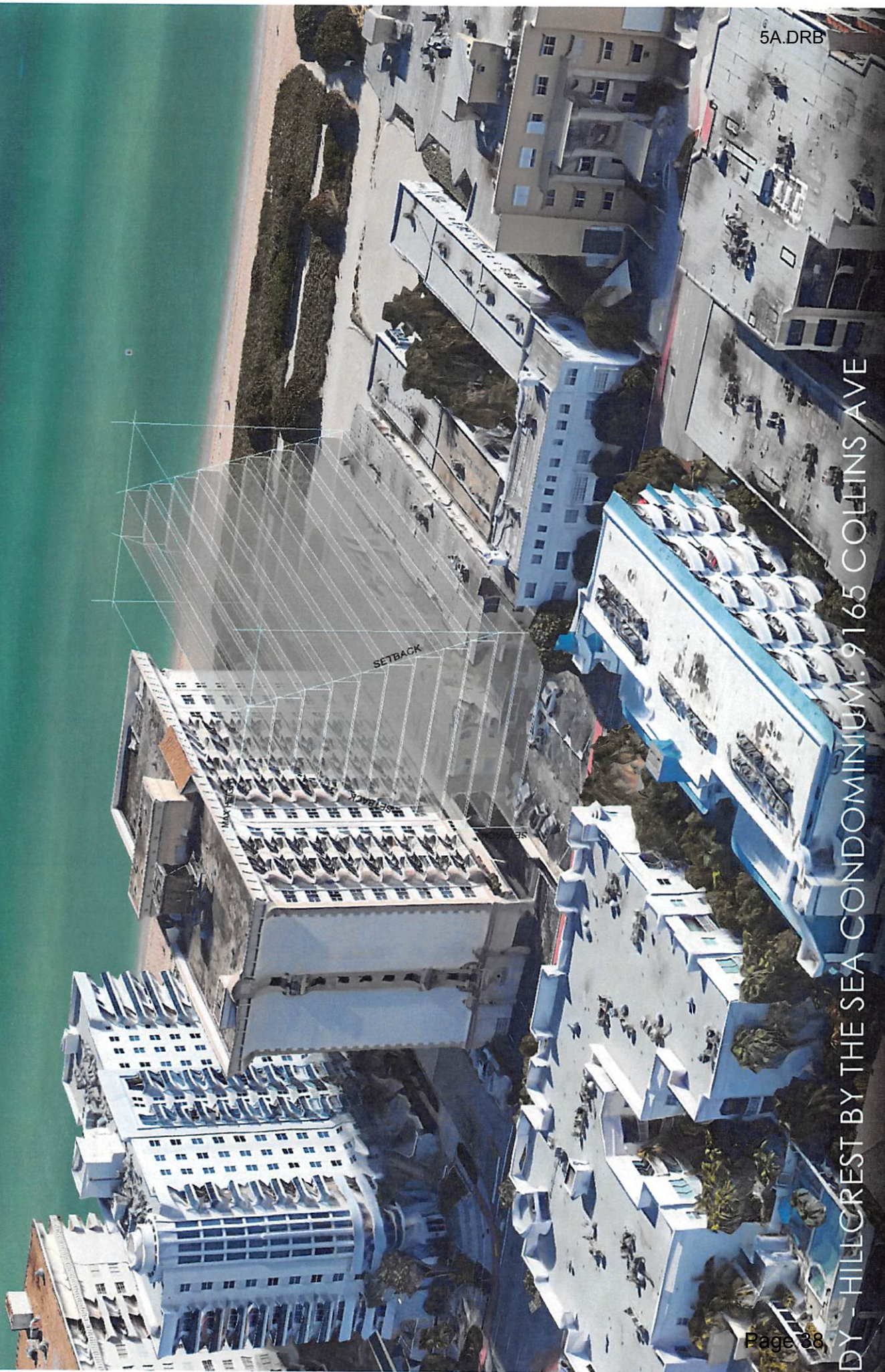


DE CONDOMINIUM. 9341 COLLINS AVE



G STUDY - HILLCREST BY THE SEA CONDOMINIUM, 9165 COLLINS AVE

sign, Inc. is the sole property of Kobi Karp Architecture and Interior Design, Inc. The work product may not be used without the expressed written consent of Kobi Karp Arch



BY - HILLCREST BY THE SEA CONDOMINIUM: 9165 COLLINS AVE



Town of Surfside Design Review Board and Planning & Zoning Board Communication

Agenda Date: October 27, 2016

Subject: 8955 Collins Avenue and 8926 Collins Avenue and 8943 Harding Avenue

From: Guillermo Olmedillo, Town Manager
Sarah Sinatra Gould, AICP, Town Planner

Table of Contents:

1. Application and Letter of Intent
2. Development Impact Committee
3. Resolution
4. Site Plan Package

REQUEST:

Carter McDowell, Esq. of Bilzin, Sumberg, for the owner, Asrr Suzer, 8955 LLC is proposing a site plan to develop a 12 story tower located at 8955 Collins Avenue. The proposed tower will include 16 units comprised 3, 4, 5 and 6 bedroom condominiums. The project includes residential on the east side of Collins Avenue and a parking structure with a tennis court on the west side of Collins Avenue.

The initial site plan application was submitted on May 31, 2016. Staff confirmed that the package was complete and scheduled a Development Review Group (DRG) meeting for June 20, 2016. The members of DRG include Planning, Engineering, Landscape Architecture, Survey, Traffic Engineering, Police, Town Administration and Building. 65 comments were provided to the applicant at this meeting. The applicant then revised the site plan and resubmitted a package on July 11, 2016 and a second DRG meeting was held on July 25, 2016.

The Development Impact Committee (DIC) consisting of the Town Manager, Town Attorney's Office, Town Planner, Building Official, Police Captain, Landscape Reviewer, Public Works Director, TEDACS Director and Parks and Recreation Director met in an open, advertised, televised session on September 1, 2016 to discuss this application. The applicant proffered \$160,000 to the Town to offset impacts from the project, which equates to \$10,000 per unit. The fee is based on their analysis of other Miami-Dade jurisdictions impact fees, which would have resulted in less funding.

The total gross acreage of the site is 1.35 acres, which would permit 130 units. The code requires a 15% reduction in density for aggregated properties, meaning, if a property is split

between more than one site and the owner wants the benefit of amalgamating that property, the property will be subject to a 15% overall density reduction. This results in the permitted density of 110 units, due to the properties on the west being aggregated. The applicant is demolishing 58 existing units and replace these units with 16 condominium units. The prior site's 58 units were mostly 1 and 2 bedroom units and the proposed condominium includes 57 bedrooms. This is a decrease of 42 units from the existing conditions. The number of bedrooms from the existing conditions to the proposed plan is slightly less.

STAFF RECOMMENDATION

Recommendation: Staff recommends that the Planning and Zoning Board recommend approval of the site plan application based on the acceptance of the Development Conditions.

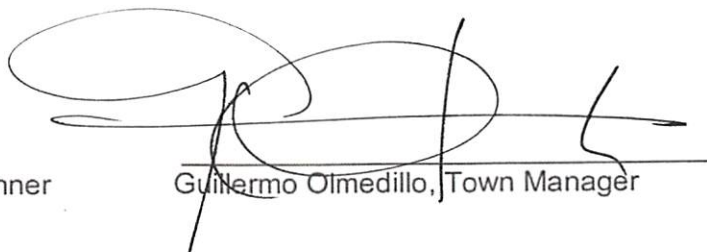
Budget Impact: The applicant is proposing a \$160,000 voluntary proffer to mitigate off-site impacts resulting from the project.

Growth Impact: The property has a maximum density permitted of 110 units. The project includes 16 new condominium units, replacing 58 units. The existing site has 58 units made up of primarily one and two bedroom units and the proposed has 57 bedrooms. The project includes 42 less units than the existing conditions to offset the impacts of growth and number of bedrooms in the proposed site plan is slightly less than the existing.

Staff Impact: 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



Guillermo Olmedillo, Town Manager

SITE PLAN INFORMATION:

Address	8955 Collins Avenue
General Location	East and west side of Collins Avenue, south of 90 th Street
Property Size	East Parcel: .80 gross acres West Parcel: .55 gross acres
Zoning District	East Parcel: H120 West Parcel: H40
Adjacent Zoning Districts	East Parcel: H120 to the north and south, H40 to the west West Parcel: H40 & H30 to the north, H40 & H30 to the south, H30C and H30B to the west, and H120 to the east
Future Land Use	East Parcel: High Density Residential/Tourist West Parcels: Moderate High Density Residential
Density Permitted	East Parcel: 109 units per acre West Parcel: 79 units per acre Total: 130 X 15% reduction = 110 units permitted
Number of units proposed	East Parcel: 16 dwelling units West Parcel: 0 dwelling units TOTAL: 16 units proposed
Number of parking spaces	East Parcel: 0 spaces West Parcel: 53 spaces TOTAL Provided: 49 spaces TOTAL Required: 34 spaces

ZONING CODE, APPLICABLE REQUIREMENTS**Sec. 90.42**

Minimum Unit Sizes	Minimum Required	Proposed
One-bedroom	800 square feet	N/A – none provided

Two-bedroom	950 square feet	N/A – none provided
Three-bedroom	1150 square feet	3,153 square feet
Four- six bedrooms	N/A	7,100 square feet

Sec. 90.43

Maximum Building Heights	Maximum Required	Proposed
H120	120 feet maximum	120 feet
H40	40 feet maximum	35 feet
H30C	30 feet max	0 feet – No vertical structure is proposed on the H30C property, only a parking ramp.

Sec. 90.44

Modification of Height	Maximum Permitted		Proposed	Must be of high architectural quality integral to the design of the building
H120	20ft	30% of roof area	20 feet	The mechanical equipment, rooftop decks and parapet walls meet these criteria.
H40	12 ft.	10% of roof area	12 feet	
H30C	3 feet	10% of roof area	0 feet	

Sec. 90.45(b)

Setbacks	Minimum Required		Proposed
H120	Front (Collins Avenue)	40 ft	40 ft
	Rear (Beach)	30ft	141 ft
	Setback from platted bulkhead line	20 ft	21 ft
	Side	10 ft	10 ft
H40	Front (Collins Avenue)	20 ft	20 ft
	Side	10ft	10 ft
	Rear	10 ft	10 ft
H30C	Front (Harding Avenue)	20 ft	20 ft

	Side	10 ft	10 ft
	Rear	N/A	

Sec. 90.47

Yards generally, allowable projections	Required	Proposed
H120 - Projections of balconies features into required yards	Maximum 8 feet for front, secondary and rear and 5 feet for interior side	6 foot 9 inch front encroachment and 3 foot 8 inch side encroachment
H30C & H40 – Projection of open, unenclosed building entrance porches, platforms, stairs or paved terraces,	Maximum 6 feet and the encroachments shall not provide less than a 24-inch setback to the property line.	No encroachments proposed.

Sec. 90.47.8

Cantilevered Canopy	Required	Proposed
Cantilevered canopy will be permitted in the required front yard, subject to the following	Must be completely supported (cantilevered) from the main structure	Supported (cantilevered) from main structure.
	Minimum 65% transparent	Canopy is more than 65% transparent
	Maximum frontage of 30 feet in width	30 feet proposed
	Maximum 20 foot extension into front setback	Extends 18 feet, 6 inches into setback
	Shall not extend into any side setback area	Does not extend into side setback area

Sec. 90.49

Lot Standards	Required	Proposed
Minimum Lot width	50 feet	East Parcel: 100 ft West Parcel fronting Collins: 150 ft West Parcel fronting Harding: 50 ft
Minimum Pervious area	20%	East Parcel: 27% West Parcel: 26%

Sec. 90-49.4. - Structured parking garages.

	Required	Proposed
Overall form	For every 50 feet of a building wall in any direction, there shall be a three-foot minimum change in wall plane.	North/South elevation= 50' with 15' change in wall plane West elevation= 38'-4" with 15' change in wall plane
	For every 100 feet of a building wall parallel to the public right of way, there shall be a minimum ten-foot wide and minimum three-foot deep separation of wall plane	Minimum ten-foot wide and minimum three-foot deep separation of wall plane.
	Façade treatments fronting a public right-of-way shall provide architectural treatments consistent with and compatible to those across the public right-of-way or abutting properties and consistent with immediate buildings.	Façade treatments fronting a public right-of-way will have architectural treatments consistent with and compatible to those across the public right-of-way or abutting properties and consistent with immediate buildings
	For the first ten feet of height along all blank walls, a minimum of 80 percent landscape coverage, such as a vine or hedges, shall be installed and maintained.	80 percent landscape coverage for first 10 feet
	For façades above the first ten feet, a minimum of 50 percent landscape coverage, such as vines or planters, shall be installed and maintained.	50 percent landscape above first 10 feet
	All vegetative coverage shall be maintained and watered appropriately to sustain health and coverage indefinitely without adverse impact to the structure.	All vegetative coverage will be maintained and be watered appropriately to sustain health and coverage indefinitely without adverse impact to the structure
	Service areas and mechanical equipment associated with a primary use are permitted.	Mechanical equipment room proposed in parking structure
	Ground floor level façade	Façades shall not provide wall openings greater than eight feet in any direction, except for ingress and egress purposes. All wall openings, except for ingress and egress purposes, shall be separated by a minimum five-foot wide wall.

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.	East and west buildings both meet or exceed 10% wall openings
Roof materials are limited as follows:	<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 deck of east building will be a private roof terrace for the penthouse and will consist of a pool.</p> <p>The west building will include a tennis court on the roof.</p>

Sec. 90.50.2 (3)

Roof Deck Provisions	Required	Proposed
Roof Decks are limited to	a. Maximum 70% of the aggregate roof area;	50%
	b. Shall not exceed the maximum roof height required by any abutting property's zoning designation;	120 feet
	c. Minimum setback of 10 feet from the roofline on all sides	10 feet

Sec. 90.61.1

Paving in front and rear yards in H40 Districts	Required	Proposed
Front setbacks, amount that may be paved with any type of material that is not readily permeable by rainwater and groundwater.	Maximum 50% paved	24% paved
Front Yard Landscaping	Minimum 30%	Approximately 76%
Rear Yard Landscaping	Minimum 20%	24%

Sec. 90.67.2

	Required	Proposed
Underground utilities	All utilities including telephone, cable, and electrical systems shall be installed underground.	The lines will be installed underground and have developed their landscaping plans accordingly.

Sec. 90.77(c)

	Minimum Required	Proposed
Off-Street Parking		East Parcel: 0
	34 Spaces	West Parcel: 49
		TOTAL: 49

Sec. 90.83

Off-Street Loading	Minimum Required	Proposed
Multifamily, 20,000-100,000 sq ft	The gross leasable area is less than 100,000, therefore 1 loading space is required	1 space on site

Sec. 90.91

Vegetative Provisions	Minimum Required	Proposed
Xeriscape in pervious area	50%	87%

Sec. 90.91.2

Buffers	
Landscape buffer adjacent to streets and abutting properties	Application meets or exceeds all requirements.

Sec. 90.93

Open Space	
Landscaping along all buildings and structures, shrubs and trees required in open space	Application meets or exceeds all requirements.

APPLICATION AND LETTER 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	ASRR SUZER 8955 LLC
PHONE / FAX	917-902-6876
AGENT'S NAME	Husein Sonara
ADDRESS	261 Madison Avenue, 27th Fl, New York, NY 10016
PHONE / FAX	212-971-0111
PROPERTY ADDRESS	8955 Collins Avenue, Surfside, FL 33154
ZONING CATEGORY	H120, H40, and H30C
DESCRIPTION OF PROPOSED WORK	Applicant is seeking site plan approval for a residential condominium.

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

<u>ZONING STANDARDS</u>	Required	Provided
Plot Size		Multiple zoning designations included
Setbacks (F/R/S)		in project site - Please refer to plans
Lot Coverage		for zoning data.
Height	_____	_____
Pervious Area	_____	_____

			5/4/16
SIGNATURE OF OWNER	DATE	SIGNATURE OF AGENT	DATE

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



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

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

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

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

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

Alex Sapir
NAME OF REPRESENTATIVE

5/4/16
DATE

OWNER AFFIDAVIT FOR CORPORATION OR PARTNERSHIP

STATE OF New York
COUNTY OF New York

I, Alex Sapir President, being duly sworn, depose and say that I am the Owner of the property located at 8955 Collins Ave, more particularly described on Exhibit A and Blizin Sumberg Beana Price & Axelrod LLP has been authorized by such entity to file this application with the Town of Surfside, Florida.; 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. We understand this application must be completed and accurate before a hearing can be advertised. I also hereby authorize the Town of Surfside to enter the subject property for the purpose of posting a NOTICE OF PUBLIC HEARING on the property as required by law and I take the responsibility of removing this notice after the date of hearing.

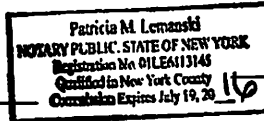
Alex Sapir
PRINT NAME

[Signature]
SIGNATURE

Sworn to and subscribed before me this 4 day of May, 2016. The foregoing instrument was acknowledged before me by Alex Sapir, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

Patricia M Lemanski
NOTARY PUBLIC

NOTARY SEAL OR STAMP



My Commission Expires: _____

PRINT NAME

Owner Affidavit: Survey

STATE OF NEW YORK
COUNTY OF NEW YORK

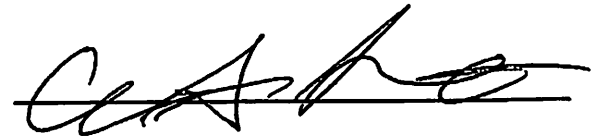
I, Alex Sapir, being duly sworn, depose and say that I am an Officer of ASRR Suzer 8955 LLC, a Delaware Limited Liability Company, which is the Owner of the property located at 8955 Collins Avenue, 8926 Harding Avenue and 8943 Harding Avenue, in the Town of Surfside, Florida, 33154 (collectively, the "Property"), more particularly described in Exhibit "A", and that no changes to said Property have occurred since the completion of the attached survey, prepared by Fortin, Leavy, Skiles, Inc, dated 12/20/15 + updated 5/26/16, that would affect the accuracy of or information contained in said survey.

ASRR Suzer 8955 LLC
a Delaware Limited Liability Company

By: Alex Sapir
Title: Officer

Sworn to and subscribed before me this 25th day of May, 2016. The foregoing instrument was acknowledged before me by Alex Sapir, Officer of ASRR Suzer 8955 LLC, a Delaware Limited Liability Company, who has produced Drivers License as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



NOTARY PUBLIC

JAMIE SHOSHANA NEMATZADEH

My Commission Expires: 1/13/18

PRINT NAME



Carter N. McDowell
 Tel 305-350-2355
 Fax 305-351-2239
 cmcdowell@bilzin.com

May 27, 2016

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

Re: Letter of Intent for Site Plan Approval for Property Located at 8955 Collins Avenue, Surfside, Florida

Dear Ms. Sinatra:

This firm represents ASRR Suzer 8955 LLC, the applicant ("Applicant") and owner of the property located at approximately 8955 Collins Avenue in the Town Surfside (the "Property"), more particularly described in Exhibit "A" attached hereto. The Applicant respectfully requests site plan approval for a proposed residential condominium to be located on the Property (the "Project").

The Project consists of two corresponding structures to the east and west of Collins Avenue. The 12-story, 104,515 square-foot structure to the east will contain 16 residential units and associated amenities. This structure will replace an existing condominium with approximately 40 residential units, greatly reducing the density and traffic generation of the site. The Project's 63 parking spaces will be provided in the four-story, 48,162 square-foot west structure along with recreational uses and related facilities.

Thoughtfully designed by Citterio-Viel & Partners and Kobi Karp Architecture and Interior Design, the Project's massing is articulated with a series of terraces, creating beautiful outdoor spaces while allowing the building to step back from neighboring structures. The use of prestigious materials, natural stone, bronze-colored finishes, and glass respects the historical context of Surfside while offering contemporary structures that will enhance the aesthetic value of the surrounding Collins Avenue corridor.

The Applicant is not aware of any variances or additional zoning approvals necessary for this Project. Based on the foregoing, the Applicant respectfully requests site plan approval from the Town of Surfside. Please do not hesitate to contact me should you have any questions or need additional information.

Sincerely,


 for Carter N. McDowell

CNM:BSBPA

Carter N. McDowell
Tel 305-350-2355
Fax 305-351-2239
cmcdowell@bilzin.com

October 7, 2016

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

Re: **Voluntary Proffer for ASRR Suzer Project at 8955 Collins Avenue**
Project No.: 08-1763.26

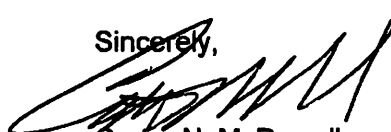
Dear Mr. Olmedillo:

This firm represents ASRR Suzer 8955 LLC, the applicant ("Applicant") and owner of the property located at 8955 and 8926 Collins Ave and 8943 Harding Avenue in the Town Surfside (the "Property"). As you are aware the Applicant has applied for site plan approval for the development of a residential condominium on the Property (the "Project").

The Project consists of two structures to the east and west of Collins Avenue. The primary 12-story condominium structure located on the eastern lots will contain 16 residential units and associated amenities. This structure will replace the former Winter Garden condominium, which contained approximately 44 residential units. The secondary three-story structure, located on the western lots, will provide the Project's 49 parking spaces along with recreational uses and related facilities.

As the Town has not adopted its own impact fees, in lieu of those impact fees for the Project, as part of its application for Site plan approval the Applicant hereby proffers to make a voluntary contribution of \$10,000 per condominium unit, totaling \$160,000, to the Town of Surfside prior to the issuance of the main building permit for the construction of the Project. The Applicant suggests that these funds be used for recreational improvements to the beach and along the shoreline or pedestrian improvements along the southern portion of Collins Avenue, but leaves the final determination as to the use of these funds for capital improvements to the discretion of the Town Commission. Please do not hesitate to contact me should you have any questions or need additional information.

Sincerely,


Carter N. McDowell

CNM

cc: Sarah Sinatra Gould
Linda Miller, Esq

MIAMI 5174335.2 82110/47752

DEVELOPMENT IMPACT COMMITTEE REPORT

DEVELOPMENT IMPACT COMMITTEE MEETING

The Development Impact Committee (DIC)* met on September 1, 2016 to discuss the application for the 8955 Collins Avenue ("the Project"). The DIC meeting was attended by the following:

Staff Attendees: Guillermo Olmedillo, Town Manager
 Joe Kroll, Public Works Director
 Linda Miller, Town Attorney
 Jane Graham, Assistant Town Attorney
 Nancy Stroud, Consulting Attorney
 Sarah Sinatra Gould, Town Planner
 Bill Tesauro, Landscape Reviewer
 Chief Allen, Police
 Ross Prieto, Building Official

Applicant Attendees:
 Nathan Feldman, Owner's Representative
 Carter McDowell, Attorney, Bilzin Sumberg
 Carly Grimm, Attorney, Bilzin Sumberg
 Matt Picard, Architect, Kobi Karp
 Kemal Muskara, Architect, Kobi Karp
 Walter Lugo, Engineer, Ocean Engineering
 Laura Rogers, Landscape Architect, Enea
 Carolina Monterio, Landscape Architect, Enea

Citizen Attendees (who signed in): None

***NOTE:** The DIC meetings are televised on the Town's Channel 77 and are well on the Town's website and posted on Town Hall.

The following were discussed:

1. The applicant shall provide an easement for the use of the hardpack.
2. The valets must go around the block rather than attempting to cross Collins from the garage exit on the west side of the property directly to the east side of Collins.

The applicant proposed a \$160,000 contribution to the Town.

RESOLUTION

RESOLUTION NO. 16-Z-0_____

A RESOLUTION OF THE TOWN OF SURFSIDE, FLORIDA, PLANNING AND ZONING BOARD; RECOMMENDING APPROVAL OF A SITE PLAN APPLICATION, PURSUANT TO SECTION 90-41 ET SEQ. OF THE ZONING CODE TO PERMIT THE DEVELOPMENT OF PROPERTY LOCATED ON THE EAST AND WEST SIDES OF COLLINS AVENUE WITH THE ADDRESSES OF 8955 COLLINS AVENUE AND 8926 COLLINS AVENUE AND 8943 HARDING AVENUE FOR 16 CONDOMINIUM UNITS AND A PARKING STRUCTURE AND RECREATIONAL AMENITIES WITH CONDITIONS OF APPROVAL; PROVIDING FOR A SEVERABILITY CLAUSE AND PROVIDING FOR AN EFFECTIVE DATE.

I. RECITALS.

WHEREAS, ASRR SUZER 8955, LLC (“Applicant”), Owners of the properties located at 8955 Collins Avenue and 8926 Collins Avenue and 8943 Harding Avenue, Surfside, FL 33154, with a general location of the east and west sides of Collins Avenue south of 90th Street, Surfside, FL, (the “Property”) submitted an application to the Town of Surfside, Florida (the “Application”) on May 4, 2016, requesting site plan approval for a development of a 12 story tower housing 16 condominiums and associated amenities, and a 3 story parking structure with recreational uses and related facilities; and

WHEREAS, the project proposes to demolish approximately 58 existing dwelling units of an existing condominium known as Winter Gardens; and

WHEREAS, the project proposes to reduce the total number of existing dwelling units (58) by a net of 42 units for a total of 16 dwelling units, and slightly fewer total bedrooms; and

Plans are on file and may be examined in the Building Department entitled “8955 Collins,” which plans may be modified at public hearing (hereinafter referred to as the “Plans”) prepared by Kobi Karp Architecture and Interior Design and consisting of 94 Plan sheets.

Legal Description: **See attached Exhibit “A” “Legal Description”**

ADDRESS: 8955 Collins Avenue and 8926 Collins Avenue and
8943 Harding Avenue, Surfside, FL 33154

WHEREAS, on September 1, 2016, the Town’s Development Impact Committee, after notice posted on the Town’s website, met in a televised meeting, reviewed the

Application and made discussed the application and provided guidance to the Applicant regarding the criteria set forth in the Town's Zoning Code; and

WHEREAS, on October 27, 2016, 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's Comprehensive Plan and recommended the Application for approval with conditions by the Town Commission; and

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

II. INCORPORATION OF 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 Planning and Zoning Board finds that the proposed Site Plan is in compliance with the requirements and criteria set forth in the applicable Town Code and the Comprehensive Plan, and recommends to the Town Commission that the Site Plan be approved with conditions of approval as stated below.

II. APPROVAL AND CONDITIONS OF APPROVAL.

- A. The Applicant's request for approval of the site plan, consisting of 16 condominium units with a 105,277 square foot residential building on the east lot and a 45,535 square foot parking structure with a tennis court on the west lot is recommended to be granted with conditions.
- B. The following are also recommended to be included as conditions of approval:
 - 1. The underground utilities on the approved site plan shall be installed without alternatives. The Applicant shall demonstrate that the underground utilities will be accommodated in the configuration proposed prior to a foundation permit.
 - 2. The Applicant voluntarily proffers \$160,000 to the Town, to be payable prior to the issuance of the main building permit for the construction of the Project.
 - 3. 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.

4. Sand excavated seaward of the Coastal Construction Control Line shall be subject the "Beach Sand Quality" regulations pursuant to Chapter 34, Division 2 of the Town's Code of Ordinances.
5. The Applicant, its successors and assigns shall comply with all Town laws, ordinances, and resolution at the time of approval of the site plan. 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.
6. 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, or to repair public infrastructure damaged by construction and to maintain the site during abandonment.
7. A bond or equivalent amount of cash, in an amount not to exceed five percent of the construction cost, shall be posted 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 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 any building permit. The bonding requirements of this condition and the immediately preceding condition may be satisfied by posting one bond that covers both conditions.
8. The Applicant shall maintain an interactive website 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.
9. The Applicant shall conduct an audit of the construction costs at the conclusion of the construction and shall pay the difference in the building permit fee, if any, prior to Certificate of Occupancy.

10. 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.
11. The Applicant agrees to design the project to be LEED silver certifiable.
12. 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 from the construction site.
13. 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.
14. The Applicant shall provide a chain link construction fence with a windscreen, as required by the Town Code. The windscreen shall display a rendering of the project and be maintained in good condition throughout the construction process.
15. 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.
16. The Applicant shall meet all requirements of the Department of Public Works and Miami-Dade County for storm drainage services.
17. 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.

18. 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 each 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:
 - (a) 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 Town Manager Designee within 45 days of the effective date of this Resolution.
 - (b) Applicant shall provide monthly reports to the Town Manager of any problems or complaints with regard to workers parking their vehicles in residential neighborhoods; and
 - (c) If the Town Manager deems necessary, the Applicant shall provide more frequent reports and develop additional preventive measures to protect the residential neighborhoods.
19. Any change in ownership of the current property owner, up to and including the turnover of ownership to the condominium association, greater than twenty percent (20%) 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.
20. The Applicant shall obtain a certificate of occupancy and certificate of use from the Town once compliance with all terms and conditions of this Development Order are met. 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.

21. The Applicant will provide a perpetual, irrevocable easement in favor of the public encumbering the eastern area of the Property, including the area commonly referred to as the "hardpack" with public access up to the Erosion Control Line which includes the beach walking path and the dune ("the Easement"). The Easement shall be executed by the Applicant prior to the Town Commission approval of the Application and held in escrow by Bilzen Sumberg Baena Price & Axelrod, LLP. Upon the Applicant's election to proceed under the approval of the Application, the Easement shall be released from escrow and recorded by the Applicant in the Public Records of Miami-Dade County.
22. 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 building permit.
23. 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 1 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.
24. 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.

IV. 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.

V. EFFECTIVE DATE. This Resolution shall become effective upon adoption.

PASSED AND ADOPTED this ____ day of _____, 2016

Motion by Planning and Zoning Board Member _____,

Second by Planning and Zoning Board Member _____.

FINAL VOTE ADOPTION:

Member Peter Glynn _____

Member Richard Iacobacci _____

Member Brian Roller _____

Vice Chair Judith Frankel _____


Chair Lindsay Lecour _____

Lindsay Lecour, Chair

ATTEST:

Sandra Novoa, MMC
Town Clerk

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



Linda Miller, Town Attorney

Exhibit "A"
Legal Description

LEGAL DESCRIPTION:

Lots 3 and 4 in Block 1A of "2nd Amended Plat of Normandy Beach" according to the plat thereof as recorded in Plat Book 16 at Page 44 of the Public Records of Miami-Dade County, Florida.

AND

A parcel of land lying East of Block 1-A, "2nd Amended Plat of Normandy Beach" according to the Plat thereof as recorded in Plat Book 16 at Page 44 of the Public Records of Miami-Dade County, Florida; and lying West of the Erosion Control Line as shown on establishment of EROSION CONTROL LINE, according to the plat thereof, as recorded in Plat Book 105, Page 62, of said Public Records, and Lying South of the Easterly extension of the North line of Lot 3 of said Block 1-A; and lying Northerly of the Easterly extension of the South line of Lot 4 of said Block 1-A.

AND

Lots 13, 14 and 15, LESS the East 10 feet thereof, Block 2, SECOND AMENDED PLAT OF NORMANDY BEACH, according to the Plat thereof, recorded in Plat Book 16, Page 44, of the Public Records of Miami-Dade County, Florida.

AND

Lot 4, Block 2, SECOND AMENDED PLAT OF NORMANDY BEACH, according to the Plat thereof, recorded in Plat Book 16, Page 44, of the Public Records of Miami-Dade County, Florida.

SITE PLAN PACKAGE



MEMORANDUM

To: Planning and Zoning Board

From: Commissioner Daniel Gielchinsky

CC: Guillermo Olmedillo, Town Manager
Linda Miller, Town Attorney
Sarah Sinatra Gould, AICP, Town Planner

Date: October 27, 2016

Re: Budget Approval for Planning & Zoning Board
Resolution No. 2016-Z-01 – Streetscape

Discussion: On April 12, 2016, the Commission voted favorably with respect to the Planning & Zoning Board's Resolution No. 2016-Z-01 – Streetscape. I have attached a copy of this Resolution for your reference.

Through our budget process, the Town Commission has approved the P&Z's use of funds in the amount of \$30,000 to address the streetscape issues. There was a sizable turnout at the last Commission meeting to support this project in light of the recent storm-related and other power outages.


Please proceed with this initiative in the manner proposed by the Planning & Zoning Board Streetscape Resolution.



**TOWN OF SURFSIDE
Commission Communication**

Agenda Item # 9G

Agenda Date: April 12, 2016

From:  Guillermo Olmedillo, Town Manager

Subject: Planning and Zoning Board Resolution No. 2016-Z-01 - Streetscape

Background: The Planning and Zoning Board during the March 31, 2016 meeting passed Resolution No. 2016-Z-01 which discusses the need for the consultation and study related to a more pedestrian friendly streetscape in the Town of Surfside to explore the following ideas: 1) one way streets to calm and slow traffic, 2) adding sidewalks to improve walkability throughout the community, 3) creating a tree shade canopy over sidewalk, 4) undergrounding utilities, 5) improving the aesthetics and safety for the Town's neighborhoods, and 6) wayfinding through signage. The Resolution directed the Town Clerk to include a copy of Resolution No. 2016-Z-01 in the April 12, 2016 Town Commission Agenda.

Analysis: The Town of Surfside Planning and Zoning Board recommended the Town Commission consider creating a more cohesive pedestrian friendly experience throughout the Town to benefit the health, safety and wellbeing of the Surfside community. The attached Resolution recommends that the Town of Surfside Commission appropriate resources from the General Fund to the Planning and Zoning Board as requested to provide for the consultation and study related to a more pedestrian friendly streetscape in the Town of Surfside.

Section 90-15(8) of the Town of Surfside Code of Ordinances provides that 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 Chapter 90 "Zoning" of the Town of Surfside Code of Ordinances. 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 Planning and Zoning Board may not incur indebtedness without prior Town Commission approval.

Recommendation: Staff recommends the Town Commission considers Resolution No. 2016-Z-01.

**TOWN OF SURFSIDE PLANNING AND ZONING BOARD
RESOLUTION NO. 16-Z-01**

A RESOLUTION OF THE TOWN OF SURFSIDE, FLORIDA PLANNING AND ZONING BOARD; RECOMMENDING TO THE TOWN OF SURFSIDE COMMISSION PURSUANT TO SECTION 90-15(8) OF THE TOWN OF SURFSIDE CODE OF ORDINANCES TO APPROPRIATE RESOURCES FROM THE GENERAL FUND TO THE PLANNING AND ZONING BOARD AS REQUESTED TO PROVIDE FOR THE CONSULTATION AND STUDY RELATED TO A PEDESTRIAN FRIENDLY STREETScape; DIRECTING THE TOWN CLERK TO INCLUDE A COPY OF THIS RESOLUTION IN THE APRIL 12, 2016 TOWN COMMISSION AGENDA; PROVIDING FOR RECOMMENDATION OF APPROVAL; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town of Surfside Planning and Zoning Board has recommended the Town Commission consider creating a more cohesive pedestrian friendly experience throughout the Town to benefit the health, safety and wellbeing of the Surfside community; and

WHEREAS, the Town of Surfside Planning and Zoning Board is requesting resources for consultation and study with an urban planner and/or other experts on how to develop a more pedestrian friendly streetscape, to explore the following ideas: 1) one way streets to calm and slow traffic, 2) adding sidewalks to improve walkability throughout the community, 3) creating a tree shade canopy over sidewalks, 4) undergrounding utilities, 5) improving the aesthetics and safety for the Town's neighborhoods, and 6) wayfinding through signage; and

WHEREAS, the Planning and Zoning Board requires funding and resources for the consultation and study of a more pedestrian friendly streetscape; and

WHEREAS, Section 90-15(8) of the Town of Surfside Code of Ordinances provides that 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 Chapter 90 "Zoning" of the Town of Surfside Code of Ordinances. 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; and

WHEREAS, the Planning and Zoning Board recommends the Town of Surfside Commission supports the Planning and Zoning Board through appropriating funds from the general fund for consultants, studies, and other information and expertise as needed to develop local planning and zoning solutions to develop a more pedestrian friendly streetscape.

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING BOARD OF THE TOWN OF SURFSIDE, FLORIDA, AS FOLLOWS:

Section 1. Recitals. That the above and foregoing recitals are true and correct and are incorporated herein by reference.

Section 2. Urging the Town of Surfside Commission to Appropriate Resources to the Planning and Zoning Board for the Study and Consultation on a Pedestrian Friendly Streetscape. The Planning and Zoning Board recommends to the Town of Surfside Commission pursuant to Section 90-15(8) of the Town of Surfside Code to appropriate resources from the General Fund to the Planning and Zoning Board as requested to provide for the consultation and study related to a more pedestrian friendly streetscape in the Town of Surfside, exploring the following ideas: 1) one way streets to calm and slow traffic, 2) adding sidewalks to improve walkability throughout the community, 3) creating a tree shade canopy over sidewalk, 4) undergrounding utilities, 5) improving the aesthetics and safety for the Town's neighborhoods, and 6) wayfinding through signage.

Section 3. Approval. The Planning and Zoning Board recommends approval of this Resolution.

Section 4. Direction to the Town Clerk. The Town Clerk is hereby directed to include a copy of this Resolution in the April 12, 2016 Town Commission Agenda.

Section 5. Effective Date. This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED this 31st day of March, 2016

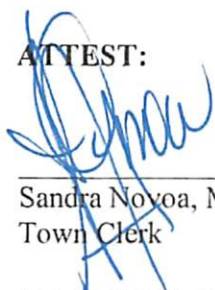
Motion by Planning and Zoning Board Member Glynn,
Second by Planning and Zoning Board Member Castellanos

FINAL VOTE ADOPTION

Member, Armando Castellanos	<u>yes</u>
Member, Peter Glynn	<u>yes</u>
Member, Moshe Rubenstein	<u>Absent</u>
Vice Chair, Jacob Kligman	<u>Absent</u>
Chair, Lindsay Lecour	<u>yes</u>

Lindsay Lecour
Lindsay Lecour, Chair

ATTEST:



Sandra Noyoa, MMC
Town Clerk

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



Linda Miller, Town Attorney



Town of Surfside Planning and Zoning Board Communication

Agenda Date: October 27, 2016

Subject: Require noticing of demolition of houses

From: Sarah Sinatra Gould, AICP, Town Planner

Background: The Planning and Zoning Board requested staff to research a code amendment requiring the noticing of neighboring properties when a property is proposed to be demolished. Staff researched numerous codes but we have not found an example of this type of noticing. If the Planning and Zoning Board wanted to require mailed notices, staff needs direction on the following:

1. Would the notices be to the adjacent property owners (front sides and rear) or to a certain radius (300 feet surrounding the property)?
2. Would the notices be required to be sent prior to Design Review Board or prior to a demolition permit? If it is prior to Design Review Board, is the intent for the public to speak on the proposed design?
3. Would this be for full demolitions only or are partial demolitions also included?

Sarah Sinatra Gould, AICP, Town Planner

Guillermo Olmedillo, Town Manager

ITEM	OUTCOME	NEXT STEPS	IN CONTRACT OR WORK AUTHORIZATION	TENTATIVE SCHEDULE	COMPLETE
FUTURE PZ DISCUSSION ITEMS					
Setback for parapet above 30 feet on single family homes	Prepare ordinance to require additional setback	Draft code amendment		November PZ	
Requiring noticing for demolition of houses	Research option and place on agenda for discussion			October PZ	
Roof Pitch of Single Family	Modify ordinance to include roof pitch above top of the truss as an architectural feature	Draft code amendment		November PZ	
Requiring larger sidewalks on east side of Collins	Discussion item for PZ from the Town Commission to require setback of walls and fences on Collins to provide larger sidewalks			Future (November or December depending on items on agenda)	
Air Flow on Corridor				Future (November or December depending on items on agenda)	
Impact fee discussion				November PZ	
Give a foot, get a foot relating Sea Level Rise - Flat Roof vs. Pitch roof	Place on agenda for discussion on referendum			Future PZ	
Ways to increase pervious area of lots	Place on PZ agenda for discussion. Provide PZ with current standards			December PZ	

Tree Canopy Initiative/ Single family district Streetscape master plan	\$8,000 budgeted in the FY 2014-2015 budget for the tree canopy	Town Manager analyzing. Would need inclusion in the budget for additional projects.				
Fences & Hedges in the front of single family residences	Modify ordinance	Discussion on hedge height in the front		November PZ		
Average side setback /Massing	Modify ordinance for additional side setbacks on upper floors for single family homes	Preparing graphics on reductions in 2 nd floor				On hold until full discussion of height and sea level rise.
Measuring height from crown of the road	Place on agenda for discussion relating to sea level rise. Staff confirmed height was measured from the crown to the top of the structure in the 2004 Code as well. This would require a referendum.	Include in future budget				
Satellite dishes	Further review by staff	Research and prepare report for discussion and possible code amendment	In contract	Future PZ		
Residential or commercial wind turbine regulations	Prepare ordinance regulating wind turbines including hurricane precautions, noise regulations, insurance considerations	Draft code amendment	In contract	Future PZ		
Green walls	Require green walls adjacent to alleys and other buildings that about public right of ways	Research and prepare report for discussion and possible	In contract	Future PZ		

Final Zoning Inspections	Zoning	Town Manager will analyze	code amendment				
Request for a referendum on one-way streets in residential to support a streetscape plan	to Commission for a referendum on one-way streets in residential to support a streetscape plan	In budget to perform analysis for update of undergrounding					
ON UPCOMING COMMISSION AGENDA							
ON FUTURE COMMISSION AGENDA							
Commercial waste and recycling container screening	Screening for containers, green screen, vegetation, include pictures from Commissioner Kligman	Draft code amendment	In contract				Waiting placement on Commission Agenda
Driveway material regulations	Modify code to allow stamped concrete and concrete slabs with decorative rock or grass in between	Draft code amendment	In contract				Waiting Placement on Commission Agenda
Painting of commercial structures	Town Staff to prepare ordinance	Prepare ordinance for commission	Building to prepare ordinance				Upcoming Commission agenda.
COMPLETED							
Sign Definitions	Modify sign definitions for monument and sign area	Drafted code amendment					
Garports	Require improved surface on frame	Addressed in Code				September PZ	Yes
Provide summary on construction hours and noise ordinance	Place update on PZ agenda					September PZ	Yes

Workforce housing update				September PZ	Yes
Add requirement for licensed architect for DRB submittals	Reviewing entire section relating to DRB	Draft code amendment			May Commission Agenda
Corridor Analysis	Study corridor between Collins & Harding	Prepare code amendments	Work authorization to be approved in NOVEMBER	January Commission	Complete
Single Family Paint Colors	Discussion with the Planning & Zoning Board to determine if a color palette is appropriate for single family homes and what colors/criteria should be included	Place on future Planning and Zoning agenda for discussion	In contract	Will add to Joint Meeting with PZ/Commission.	Complete
Parking Trust Fund	Discussion with the Planning & Zoning Board to provide a cap for payment into the fund	Ordinance on July PZ agenda	In contract	July Commission for 1 st reading, July PZ August Commission for 2 nd reading	Complete
Turtle Lighting	Town Staff to prepare review	No ordinance necessary. Turtle lighting already required in code.	COMPLETE	Turtle Lighting	Town Staff to prepare review
Downtown Color Palette	Discussion with the Planning & Zoning Board to determine if a color palette is appropriate and what colors/criteria should be included	Place on future Planning and Zoning agenda for discussion	In contract	Replaced with repainting of structures.	Complete
Bay Drive & 96 th Street	Open Bay Drive off 96 th Street	Staff will research	Police and Building to research	No change. Police Chief cited safety concerns	COMPLETE
Sign/awning code	Discussed at Joint Meeting	Staff beginning to work on draft	Work Authorization approved	July Commission August Commission	COMPLETE

As-built reviews for residential projects	Discuss increasing canopy in town, street trees, what can be planted in ROW	Research and prepare report for discussion and possible code amendment	In contract	March PZ	COMPLETE Added a program modification to FY2015 budget
Interpretation of base flood elevation for the H120 district	No change	No further action needed		N/A	COMPLETE
Solar panel regulations	Prepare ordinance regulating solar panels	Draft code amendment	In contract	March PZ	COMPLETE
Car charging station regulations	Prepare ordinance regulating car charging stations requiring them in new multi-family, research what other communities are doing	Draft code amendment	In contract	December PZ	COMPLETE
Pyramiding effects of setbacks in the H120 district	No action necessary since Planning and Zoning Board currently reviewing setbacks as part of wall frontage modifications			N/A	
Garage door clarification	Modify code to remove requirement for two separate garage doors	Draft code amendment	In contract	November PZ	COMPLETE
10% window opening requirement per story	Discussion with the Planning & Zoning Board	Prepare ordinance for commission	In contract	June PZ	November Commission for first reading
Landscaping in front of converted garage	Determine if landscaping planter is sufficient versus requiring landscaping.	Reviewed code and determined that planter is only permitted in cases where the driveway would be too short.	In contract	No further modification necessary	Yes

Sheds	Modify ordinance to increase square footage, but reduce height and add landscape requirements.	Draft code amendment	In contract	Discussed at March meeting.	Commission 1st reading in May. PZ in May
-------	--	----------------------	-------------	-----------------------------	--