



**Town of Surfside
PLANNING & ZONING BOARD
AGENDA**

September 24, 2020 – 6:00 p.m.

- 1. Call to Order/Roll Call**
- 2. Town Commission Liaison Report – Commissioner Salzhauer**
- 3. Approval of Minutes – August 27, 2020**
- 4. Applications:**
 - A. 9516 Bay Drive – New Single Family Residence**
 - B. 9309 Abbott Avenue – Addition**
 - C. 824 88 Street – Awning**
 - D. 1025 90th Street – Garage Conversion**
 - E. 9157 Froude Avenue – Garage Conversion**
 - F. 400 93rd Street – Front Yard Fence**
 - G. 9588 Harding Avenue – Sign**
 - H. 9454 Harding Avenue - Sign**
 - I. 9341 Collins Avenue – Monument Sign**
 - J. 9472 Harding Avenue - Sign**
- 5. Discussion Items:**
 - A. Future Agenda Items**
- 6. Adjournment**

THIS MEETING IS OPEN TO THE PUBLIC. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, ALL PERSONS THAT ARE DISABLED; WHO NEED SPECIAL ACCOMMODATIONS TO PARTICIPATE IN THIS MEETING BECAUSE OF THAT DISABILITY SHOULD CONTACT THE OFFICE OF THE TOWN CLERK AT 305-861-4863 EXT. 226 NO LATER THAN FOUR DAYS PRIOR TO SUCH PROCEEDING.

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

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. A COMPLETE AGENDA PACKET IS ALSO AVAILABLE ON THE TOWN WEBSITE AT www.townofsurfsidefl.gov.

TWO OR MORE MEMBERS OF THE TOWN COMMISSION OR OTHER TOWN BOARDS MAY ATTEND THIS MEETING.

THESE MEETINGS MAY BE CONDUCTED BY MEANS OF OR IN CONJUNCTION WITH COMMUNICATIONS MEDIA TECHNOLOGY, SPECIFICALLY, A TELEPHONE CONFERENCE CALL. THE LOCATION 9293 HARDING AVENUE, SURFSIDE, FL 33154, WHICH IS OPEN TO THE PUBLIC, SHALL SERVE AS AN ACCESS POINT FOR SUCH COMMUNICATION.



**Town of Surfside
PLANNING & ZONING BOARD
MINUTES**

August 27, 2020 – 6:00 p.m.

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

1. Call to Order/Roll Call

Chair Frankel called the meeting to order at 6:05 p.m.

Present: Chair Judith Frankel, Board Member Fred Landsman, Board Member James MacKenzie (arrived at 6:10 p.m.), Board Member Ruben Bravo, and Board Member Oliver Sanchez.

Absent: Board Member Deborah Wecselman and Board Member Robert Izaurralde

Also, Present: Commissioner Eliana Salzhauer, Town Planner James Hickey, Assistant Town Attorney Edward Martos and Assistant Town Attorney Tony Recio.

2. Town Commission Liaison Report – Commissioner Salzhauer

Commissioner Salzhauer stated that the Commission discussed the Planning and Zoning Board and would invite their input in order to finalize the rewrite of the Code.

3. Approval of Minutes – July 30, 2020

A motion was made by Board Member Landsman to approve the July 30, 2020 Planning and Zoning Board Meeting Minutes, seconded by Board Member Sanchez. The motion carried with a 4-0 vote with Committee Member MacKenzie absent.

Chair Frankel would like to adjust the agenda in order to place some of the easier items to be heard first.

Assistant Town Attorney Recio stated that the following applicants did not sign the affidavit and hold harmless as required and will be deferred to September 24, 2020. Those items are items 5E, 5H, 5L and 5M.

A motion was made by Committee Landsman to defer items 5E, 5H, 5L and 5M to the September 24, 2020 agenda, seconded by Committee Member Bravo. The motion carried with a 5-0 vote.

Chair Frankel would like to hear items 5A, 5C, 5F, 5G and 5B in that order first and then continue down the list.

A motion was made by Committee member Sanchez to reorder the agenda as stated by Chair Frankel to hear items 5A, 5C, 5F, 5G and 5B in that order followed by the rest of the agenda items, seconded by Committee member Landsman. The motion carried with a 5-0 vote.

4. Appointment of a Vice Chair

Discussion among the Board Members took place regarding the appointment of a Vice Chair.

A motion was made by Committee Member Landsman to appoint Committee Member Sanchez as the Vice Chair for the Planning and Zoning Board, seconded by Committee Member Bravo. The motion carried with a 5 -0 vote.

5. Applications:

A. 9516 Bay Drive – New Single-Family Residence

Assistant Town Attorney Martos read the quasi-judicial statement into the record and polled the Board Members.

Chair Frankel stated that she was emailed by two of the applicants explaining their application. She confirmed that she can be impartial in these proceedings.

Committee Member MacKenzie stated that he received a call from one of the applicants and who was looking for further clarification. He confirmed that he can be impartial in these proceedings.

Committee Member Bravo stated that he received a text message from a neighbor to comment on this item. He confirmed that he can be impartial in these proceedings.

Vice Chair Sanchez stated that he received an email from the Town from one of the neighbors. He confirmed that he can be impartial in these proceedings.

Town Planner Hickey introduced the item. He stated that the property is located at 9516 Bay Drive, within the H30A zoning district. The applicant is requesting to build a new 10,543 square-foot two-story home. The plans include a new driveway, walkways, pool, deck, 3 car garage, covered patio and roof deck. The applicant plans to keep the existing gate and hedge.

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

- Applicable Zoning Code regulations for the 2006 and the 2020 codes based on the Zoning in Progress in place, along with the results of the review.
- Applicable Design Guideline standards, along with the results of the review from the 2020 Zoning Code only.
- Staff Recommendation

Staff finds the application meets the 2020 Zoning Code, the 2006 Zoning Code and the current Zoning in Progress provided the following conditions are met:

- 1) Pursuant to the Zoning in Progress notice published on August 9, 2020, and Section 90-6 of the Town of Surfside Code, the rooftop deck depicted on the plans is not permitted. This approval is subject to removal of this feature from the plans prior to building permit, except in the event that, prior to issuance of a building permit, the Town Commission adopts a zoning ordinance that allows the feature. In such case, the feature, as may be modified to meet the requirements for such feature imposed by the ordinance allowing it, may be approved as part of the building permit, unless, in the sole discretion of the Planning Director, such modifications to accommodate the feature materially impact the design approved by the Planning and Zoning Board or frustrate the intent of the Design Guidelines.
- 2) Pursuant to the Zoning in Progress notice published on August 9, 2020, and Section 90-6 of the Town of Surfside Code, ornamental and screening features projecting more than 6" within a setback depicted on the plans are not permitted. This approval is subject to removal of this feature from the plans prior to building permit, except in the event that, prior to issuance of a building permit, the Town Commission adopts a zoning ordinance that allows the feature. In such case, the feature, as may be modified to meet the requirements for such feature imposed by the ordinance allowing it, may be approved as part of the building permit, unless, in the sole discretion of the Planning Director, such modifications to accommodate the feature materially impact the design approved by the Planning and Zoning Board or frustrate the intent of the Design Guidelines.
- 3) Pursuant to the Zoning in Progress notice published on August 9, 2020, and Section 90-6 of the Town of Surfside Code, the stairway within the north setback depicted on the plans is not permitted. This approval is subject to removal of this feature from the plans prior to building permit, except in the event that, prior to issuance of a building permit, the Town Commission adopts a zoning ordinance that allows the feature. In such case, the feature, as may be modified to meet the requirements for such feature imposed by the ordinance allowing it, may be approved as part of the building permit, unless, in the sole discretion of the Planning Director, such modifications to accommodate the feature materially

impact the design approved by the Planning and Zoning Board or frustrate the intent of the Design Guidelines.

- 4) Pursuant to the Zoning in Progress notice published on August 9, 2020, and Section 90-6 of the Town of Surfside Code, a front and rear yard equaling less than 36% as depicted on the plans is not permitted. This approval is subject to removal of this feature from the plans prior to building permit, except in the event that, prior to issuance of a building permit, the Town Commission adopts a zoning ordinance that allows the feature. In such case, the feature, as may be modified to meet the requirements for such feature imposed by the ordinance allowing it, may be approved as part of the building permit, unless, in the sole discretion of the Planning Director, such modifications to accommodate the feature materially impact the design approved by the Planning and Zoning Board or frustrate the intent of the Design Guidelines.
- 5) Pursuant to the Zoning in Progress notice published on August 9, 2020, and Section 90-6 of the Town of Surfside Code, the rooftop deck depicted on the plans is not permitted. This approval is subject to removal of this feature from the plans prior to building permit, except in the event that, prior to issuance of a building permit, the Town Commission adopts a zoning ordinance that allows the feature. In such case, the feature, as may be modified to meet the requirements for such feature imposed by the ordinance allowing it, may be approved as part of the building permit, unless, in the sole discretion of the Planning Director, such modifications to accommodate the feature materially impact the design approved by the Planning and Zoning Board or frustrate the intent of the Design Guidelines.
- 6) Provide calculations demonstrating 35% pervious area is being met per 2020 Code Sec. 90.49. (42.73% stated on plans)
- 7) Pool is setback 15' from the Indian Creek Bulkhead line. Requires engineer's analysis indicating that the seawall will not be compromised by the pool per Sec 90-60.
- 8) A fence or ornamental wall may be placed within the front yard or primary corner yard if granted design review approval by the planning and zoning board per Sec 90-56.

Town Planner Hickey stated that the resubmittals would answer questions they might have.

Sharon Hakmon, applicant, discussed his project and stated that he made the changes required and complied with both the 2020 and 2006 code and all the requirements and recommendations made by the Board.

Assistant Town Attorney Recio noted for the record the email received on this item.

The following member of the public spoke on the item:

Anthony Blate asked what the setback is on this property. He also stated that according to 90-48.3 it states that the setback is 50 feet instead of the ones on Point Lake and believes the setback on this property is 50 feet. He requested that code to be read to him by the Town Attorney.

Town Planner Hickey stated that the required setback on Bay Drive is 25 feet and 50 feet on the south side of Surfside. The setbacks were verified and he was explained the interpretation of the code regarding the setbacks.

Assistant Town Attorney Martos read that section of the Code to speaker Blate and according to the Town Planner they are complying with the setbacks.

Commissioner Salzhauer stated that the interpretation of that code be up to the Attorney to interpret.

Assistant Town Attorney Martos addressed the comments made by speaker Blate and Commissioner Salzhauer and the interpretation of the Code is to be done by the Town Planner and not the Town Attorney.

Chair Frankel addressed the comments made by speaker Blate and Commissioner Salzhauer and what the determination of the interpretation of the Code is.

Chair Frankel closed public comments.

Board Member MacKenzie commented on Town Planner Hickey's recommendations and asked for clarification on portions of the recommendations and the setbacks of the property.

Town Planner Hickey addressed the comments and questions made by Board Member MacKenzie.

Vice Chair Sanchez addressed the comments made by speaker Blate and the urgency of the applicant complying with the Zoning in Progress and spoke regarding the email received from the neighbor from the south. He spoke regarding aspects of the plans including the roof deck, access and compliance with fire code. He spoke regarding the upgrading of the seawall and its inspection.

Town Planner Hickey addressed the comments made by Vice Chair Sanchez regarding the doors and recess steps and compliance with the fire code. He also stated that the seawall would get looked at by an engineer and they have to submit a report when they request a permit for the pool.

Chair Frankel asked regarding the upgrading of the seawall and asked if all water drains.

Building Official Prieto stated that all rain and stormwater has to be retained on the property and percolates into the green area on each lot.

Further discussion took place among the Board Members and Town Staff regarding the recommendations by Town Planner Hickey.

Board Member Landsman thanked the applicant for removing the roof deck. He commented on other board members' comments and details. He asked for the group to stay focused on what needs to be accomplished and what they are able to consider. He commented on the delay of all applications and the Town Planner will look at the code and the plans.

Board Member Bravo stated they have the same comments and agrees with Board Member Landsman and they have been discussing for the last hour the same items as before and everyone has their own interpretation. He does not think it is appropriate for this neighborhood and there are areas that he cannot comment on because he does not have enough information.

Chair Frankel stated they are trying to catch up with the plans and style and type of roof.

Chair Frankel agrees that it is difficult when things come in late. She commented on the stairwell being removed, the condition of the seawall and have it brought up to code. She commented on the massing of the home and stated that it is a very large home and even if it meets code, it does not comply with the intent of the design guidelines, and requested for the applicant to remove the gate.

Assistant Town Attorney Martos stated that some of the board members made direct requests and to give an opportunity to the applicant if he is able to make concessions to see where they stand on various ideas.

Sharon Hakmon addressed the comments and recommendations suggested by the Board members.

A motion was made by Vice Chair Sanchez to defer the item.

Assistant Town Attorney Recio clarified and stated that the board is entitled to approve, approve with conditions pursuant to guidelines but a deferral is up to the applicant and encourages the board to decide unless the applicant agrees to defer the item for a third time.

Commissioner Salzhauer commented on the air conditioning unit being on the roof top.

Chair Frankel asked the applicant if he is willing to come for A third time in order to defer the item. She commented on the design guidelines and the house is not in keeping with the guidelines of the neighborhood. They are requesting to reduce the massing of the 2nd floor and deferring the item for a third meeting in order to correct this.

Sharon Hakmon, applicant, addressed the comments made by the Board regarding the changes to his plans and the massing.

Chair Frankel addressed the comments made by the applicant regarding the changes needed to be made.

Assistant Town Attorney Martos explained the rules of deferring the items and how many meetings an applicant can be deferred to and asked if the applicant agrees to a deferral to a third meeting.

Beatriz Carta, attorney representing Sharon Hakmon, applicant, would like to understand and have a clear explanation of each one of the conditions her client is being asked to meet.

Chair Frankel stated that the Zoning in Progress was put into place by the Commission and not this Board and it was not discussed at the last meeting. What was discussed in the last meeting was the massing and the Board could give her more specifics which is the design guidelines.

Board Member MacKenzie spoke regarding the massing of the property and believes it needs to be articulated. The walls do not meet the guidelines and the massing on the front façade and the rear façade. He suggested to go back to his architect to set the walls back.

Applicant Hakmon is willing to move the stairs, move the AC and create some type of terrace inside and would like to keep the gate.

Attorney Carta asked for the criteria the Board is requesting.

Chair Frankel stated to bring the walls north and south back, at least one-half has to go back and the terrace uncovered, reducing the overall scale of the gate would improve the look from the street. She stated the conditions are the articulation of the north and south side, removal of the stairway, removal of the mechanical on the roof as required, seawall be up to code and 33% reduction.

Sharon Hakmon agrees to the deferral but does not agree with 50% of the setback of the second floor.

After a lengthy discussion on the item and changes requested by the Board, and the design review guidelines requirements, the following motion was made.

A motion was made by Board Member MacKenzie to defer the item to the September 24, 2020 meeting, seconded by Board Member Bravo. The motion carried with a 5-0 vote.

B. 9556 Carlyle Avenue - New Single-Family Residence

Town Planner Hickey introduced the item. He stated that the property is located at 9556 Carlyle Avenue, within the H30B zoning district. The applicant is requesting to build a new 4,506 square foot two-story home. The plans include a new driveway, walkway, pool, deck, covered terrace and jacuzzi.

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

- Applicable Zoning Code regulations for the 2006 and the 2020 codes based on the Zoning in Progress in place, along with the results of the review
- Applicable Design Guideline standards, along with the results of the review from the 2020 Zoning Code only.
- Staff Recommendation

Staff finds the application meets both the 2020 and 2006 Zoning Codes

[New single-family homes require notification the surrounding neighbors – 10 days prior to the review meeting]

- 1) Pursuant to the Zoning in Progress notice published on August 9, 2020, and Section 90-6 of the Town of Surfside Code, more than 15% for accessory structures is not permitted. This approval is subject to removal of this feature from the plans prior to building permit, except in the event that, prior to issuance of a building permit, the Town Commission adopts a zoning ordinance that allows the feature. In such case, the feature, as may be modified to meet the requirements for such feature imposed by the ordinance allowing it, may be approved as part of the building permit, unless, in the sole discretion of the Planning Director, such modifications to accommodate the feature materially impact the design approved by the Planning and Zoning Board or frustrate the intent of the Design Guidelines.
- 2) Pursuant to the Zoning in Progress notice published on August 9, 2020, and Section 90-6 of the Town of Surfside Code, eaves projecting more than 8” into the setback are not permitted. This approval is subject to removal of this feature from the plans prior to building permit, except in the event that, prior to issuance of a building permit, the Town Commission adopts a zoning ordinance that allows the feature. In such case, the feature, as may be modified to meet the requirements for such feature imposed by the ordinance allowing it, may be approved as part of the building permit,

unless, in the sole discretion of the Planning Director, such modifications to accommodate the feature materially impact the design approved by the Planning and Zoning Board or frustrate the intent of the Design Guidelines.

- 3) Pursuant to the Zoning in Progress notice published on August 9, 2020, and Section 90-6 of the Town of Surfside Code, the access steps in the north and south setback as depicted on the plans are not permitted. This approval is subject to removal of this feature from the plans prior to building permit, except in the event that the land development regulations in place at the time of building permit allow the feature. In such case, the feature, as may be modified to meet the requirements for the feature set forth in the applicable land development regulations, may be approved as part of the building permit, unless, at the sole discretion of the Planning Director, such modifications to accommodate the feature materially impact the design approved by the Planning and Zoning Board or frustrate the intent of the Design Guidelines.
- 4) Pursuant to the Zoning in Progress notice published on August 9, 2020, and Section 90-6 of the Town of Surfside Code, 20% of all landscaping must be Florida Friendly. Please provide details showing this ZIP condition is being met.

Jeff Rose, representing the applicant explained the project and the pavers as well as the pool deck concerns.

Town Planner Hickey stated if they would change the pool deck to an actual pool and jacuzzi they would be in compliance with the Zoning in Progress.

Pearl Dwek, the applicant, agrees to enlarge the pool if that is what will be needed for approval.

The following individual from the public spoke:
George Kousoulas

Chair Frankel stated that they should look at decorative features as well in the future.

Chair Frankel closed the public comments.

Vice Chair Sanchez stated he is concerned about the side stair entry. He asked regarding the trash containers and are our solid waste employees having to go inside the property to service the house.

Chair Frankel stated they removed the stairs and no door on the side due to the Zoning in Progress.

Jeff Rose stated that the client will be taking out the trash containers and will pull them forward.

Board Member MacKenzie spoke regarding the calculation on the second and first floor, articulation of second floor, and would like a condition of the roof and transparency of light coming through.

Chair Frankel suggested doing something with the color of the roof and likes the overhangs. She would like to discuss this further and amending it from the Zoning in Progress.

Vice Chair Sanchez wants to make sure that the garbage bins and recycling bins will be brought to the front.

Jeff Rose stated they would look for something lighter for the roof color and use cement tiles.

Board Member Landsman asked Pearl Dwek, applicant, if she agrees with the change of roof tile color as long as it is in the gray tones.

The applicant stated that she is fine with the change in the roof tile color.

A motion was made by Board Member Bravo to approve lightening the roof tile color, moving the trash cans forward, and the changes to the pool deck, seconded by Board Member Landsman. The motion carried with a 5-0 vote.

Discussion among the Board Members and Commissioner Salzhauer regarding the Zoning in Progress and its changes.

Board Member MacKenzie commented on the first-floor setback requirements.

Town Planner Hickey addressed the questions asked by Board Member MacKenzie.

C. 8955 Collins Avenue – Monument Sign

Town Planner Daniel Mantell introduced the item. He stated that the subject property is located at 8955 Collins Avenue and is within the H120 zoning district (RD-1 zoning district in the 2006 code). The applicant is requesting one Ground Mounted Monument Sign.

Staff has reviewed the current application for consideration by the Planning and Zoning Board. In this report Staff presents the following:

- Applicable Zoning Code regulations for the 2006 and the 2020 codes based on the Zoning in Progress in place along with the results of the review
- Applicable Design Guideline standards, along with the results of the review from the 2020 Zoning Code only.

- Staff Recommendation

Staff finds the application meets both the 2020 and 2006 Zoning Codes subject to the following:

- 1) Ensure the 5' minimum required setback is being met. Per 2020 code section 90-73.
- 2) Provide landscaping at the base of the monument sign. Per 2020 code section 90-73.

Yanelis Martinez, attorney for the applicant, presented the item.

Board Member Bravo asked if this is a permanent or temporary sign. He stated he could not find information on the illumination.

Town Planner Mantell stated it is a permanent sign.

Attorney Yanelis Martinez stated they use LED lights and addressed the questions by the Board Members regarding the sign and lettering as well.

Board Member Sanchez stated his recommendation was to remove the vinyl letters and keep the sign once the vinyl lettering is no longer needed.

Chair Frankel asked if there could be a condition that the applicant come back in a year to readdress the signage.

Assistant Town Attorney Recio stated that the applicant could come back in a year and whatever is no longer applicable could be removed.

Discussion took place among the Staff and Board members regarding the type of illumination of the sign.

A motion was made by Board Member MacKenzie for the applicant to come back in 12 months to review and remove the vinyl from the price down and continue keeping as a monument sign the name of the property, seconded by Board Member Bravo. The motion carried with a 5-0 vote.

D. 9177 Dickens Avenue – Addition

Town Planner Hickey introduced the item. He stated that the property is located at 9177 Dickens Avenue, within the H30B zoning. The applicant is requesting to build new additions to the first floor totaling roughly 922 square feet. The addition includes 2 bedrooms, 2 bathrooms and a new family room. The applicant also plans to convert the existing garage into livable space.

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

- Applicable Zoning Code regulations for the 2006 and the 2020 codes based on the Zoning in Progress in place, along with the results of the review
- Applicable Design Guideline standards, along with the results of the review from the 2020 Zoning Code only.
- Staff Recommendation

Staff finds the application meets both the 2020 and 2006 Zoning Codes and current Zoning in Progress subject to the following:

- (1) Architecturally embellished metal roof requires approval by the Design Review Board
- (2) The FFE of the addition will need to be confirmed with the Building Department at time of Building Permit.
- (3) Provide landscaping or a planter in front of the converted garage. Per code section 90-50.1, the installation of planter is only permitted when the landscaping will result in insufficient off-street parking. There is sufficient space in the front yard for a landscaped strip which will not impede off-street parking.

Section 90-50.1: If the garage entrance is located at the front or primary corner of the property, landscaping shall be provided along the base of the new exterior wall. When the installation of landscaping results in insufficient off-street parking, a landscaped planter shall be permitted in lieu of the required landscaping.

- (4) Pursuant to the Zoning in Progress notice published on August 9, 2020, and Section 90-6 of the Town of Surfside Code 20% of all landscaping must be Florida Friendly. Please provide details showing this ZIP condition is being met.

Edgar Gonzalez, the applicant, presented his project.

Chair Frankel closed public comments.

Vice Chair Sanchez asked regarding the ceiling heights, the windows and the footprint of the house as well as the raising of the structure.

Edgar Gonzalez, applicant, answered the questions by the Board and stated the entire roof will be done new and impact windows will be added.

Town Planner Hickey stated he will verify if conditions have been met.

Board Member MacKenzie asked if they are exceeding 50%.

Edgar Gonzalez, applicant, stated they are not exceeding the 50% and they are raising the floor of the house as per the owner of the house.

Further discussion took place among the Board members and the applicant regarding the raising of the floor

Board Member Bravo commented on the color of the roof.

Chair Frankel asked if the frames are all white.

Edgar Gonzalez, applicant, stated they are all white frames.

Board Member Landsman commended the applicant in not adding a second floor to the project.

A motion was made by Board Member Bravo to approve the application with a lighter colored roof, seconded by Board Member MacKenzie. The motion carried with a 5-0 vote.

E. 8927 Froude Avenue – Addition

Item was deferred to September 24, 2020 meeting.

F. 9491 Harding Avenue – Awning

Town Planner Mantell introduced the item. He stated that the property is located at 9491 Harding Avenue, within the SD-B40 zoning district. The current businesses include David and Saul Shoes, Sea View Cleaners, Specchio's, 26 & Tapas as well as other storefronts. The applicant is proposing to install with one single canvas black awning for the Harding Avenue and 95 Street facades. There are currently various awnings in different sizes and colors along the storefronts.

Staff has reviewed the current application for consideration by the Planning and Zoning Board. In this report, Staff presents the following:

- Existing and proposed awning
- Applicable Zoning Code regulations, along with the results of the review
- Staff Recommendation

Staff recommends approval by the Board provided the applicant complies with 2020 Sec. 90-49.2.4, "After 25 feet in length, an awning or canopy shall have either a break of a minimum of six inches or articulation of the awning or canopy."

The following individual from the public spoke on the item:
George Kousoulas

Chair Frankel closed the public comment.

Vice Chair Sanchez stated it looks elegant and asked why doesn't it extend to Barry Cohen's office past the store front.

Board Member Landsman also commented on the color and if it is a good choice for the heat and likes the approach.

Board Member Bravo also discussed the color and encouraged that the new code address this as well.

Board Member MacKenzie commented on the color and there not being drawings to see how it projects off the building into the sidewalk. He also asked about the 6-inch break.

Chair Frankel stated they as a Board cannot override the code and that she would prefer a lighter color.

Vice Chair Sanchez suggested getting the recommendation from DVAC moving forward.

Town Planners Hickey and Mantell commented on the 6-inch break and will work with the applicant with that.

Board Member Landsman gave his suggestions and comments.

A motion was made by Board Member Landsman to approve the application, seconded by Board Member MacKenzie. The motion carried with a 5-0 vote.

G. 9467 Harding Avenue – Façade Change and Outdoor Seating (*May be deferred*)

Town Planner Hickey introduced the item. He stated the property is located at 9467-9473 Harding Avenue, within the SD-B40 zoning district. The current businesses include a Kosher Land, a realty office, and medical spa. The applicant is proposing façade improvements with new windows, fenestration, a metal awning, as well as outdoor seating to expand the existing market into the three storefronts and rename it the Grove Kosher Market.

Staff has reviewed the current application for consideration by the Planning and Zoning Board. In this report, Staff presents the following:

- Applicable 2020 and 2006 Zoning Codes and the current Zoning in Progress along with the results of the review
- Staff Recommendation

Staff recommends approval as the proposed development meets the requirements of the 2006 and 2020 Zoning Codes and the current Zoning in Progress. Applicant will need to revise plans or provide the following information:

- 1) When sidewalk café permit is submitted it must meet the standards and criteria in 2020 Sec. 18-92.
- 2) Any signage for the proposed development will require review and approval by the Planning and Zoning Board.

Jordy Sopourn, representing the applicant, stated that Town Planner Hickey explained the project and he stated that his client is taking over all three tenant spaces to make a boutique grocery store.

Chair Frankel closed public comment.

Board Member Landsman commented on the removal of the awning and is in favor of awnings to provide protection from the elements and will they be bringing back an awning or covering.

Jordy Sopourn addressed the comments made by Board Member Landsman that there is a fair amount of covering.

Chair Frankel stated it is a nice and clean design and agrees that the old awning is beat up.

Board Member MacKenzie stated it is a good example of articulation of massing and likes the project.

Vice Chair Sanchez likes the project but wants to make sure they do not bump out too much.

A motion was made by Board Member MacKenzie to approve the application, seconded by Board Member Bravo. The motion carried with a 5-0 vote.

H. 9309 Abbott Avenue – Addition (*May be deferred*)

Item deferred to September 24, 2020 meeting.

I. 8712 Byron Avenue, Lot A - New Single-Family Residence (*May be deferred*)

Item deferred to September 24, 2020 meeting.

Yoann Andreu, applicant, spoke regarding hearing all three applications together and agrees with the deferral.

A motion was made by Board Member Bravo to defer the item to the September 24, 2020 meeting, seconded by Board Member Landsman. The motion carried with a 5-0 vote.

J. 8712 Byron Avenue, Lot B - New Single-Family Residence (*May be deferred*)

Item deferred to September 24, 2020 meeting.

Yoann Andreu, applicant, spoke regarding hearing all three applications together and agrees with the deferral.

A motion was made by Board Member Bravo to defer the item to the September 24, 2020 meeting, seconded by Board Member Landsman. The motion carried with a 5-0 vote.

K. 8712 Byron Avenue, Lot C - New Single-Family Residence (*May be deferred*)

Item deferred to September 24, 2020 meeting.

Yoann Andreu, applicant, spoke regarding hearing all three applications together and agrees with the deferral.

A motion was made by Board Member Bravo to defer the item to the September 24, 2020 meeting, seconded by Board Member Landsman. The motion carried with a 5-0 vote.

L. 924 93 Street - New Single-Family Residence (*May be deferred*)

Item deferred to September 24, 2020 meeting.

M. 824 88 Street – Awning (*May be deferred*)

Item deferred to September 24, 2020 meeting.

6. Discussion Items:

A. Future Agenda Items

Chair Frankel discussed Indian Creek and 25 vs 50; existing fences along the right away and if needed change with new development, update the seawall with new construction, awnings with lighter color, the 6-inch break, the accessory requirement and roof top overhangs. She also commented on sustainable green building, second floor requirements on second patios, side stairs, the placing of the garbage cans, as well as the location of the pool equipment.

Commissioner Salzhauer asked if DERM approval could be made part of any waterfront home that is being built. She asked Town Planner Hickey to forward to the entire Board the list of these discussion items from tonight's meeting.

Chair Frankel commented on Commissioner Salzhauer's comments regarding DERM.

Town Planner Hickey stated that they will need to meet the intent.

Board Member MacKenzie requested a landscape architect to submit a landscape plan with each new project.

Chair Frankel stated that is already part of the requirement and if they need to make any zoning changes, it has to be with a landscape architect.

Chair Frankel asked if Commissioner Salzhauer is working with the business district in obtaining their opinion on the awnings and it would have to be Commissioner Kesl who is the Liaison.

Commissioner Salzhauer commented on the two alternates being present and use of their expertise.

A motion was made to extend the meeting for 15 minutes to 10:20 p.m. by Board Member Landsman, seconded by Board Member Bravo. The motion carried with a 5-0 vote.

The following members of the public spoke:

George Kousoulas spoke regarding the building code and the Zoning in Progress.

Jeff Rose spoke regarding solar panels being a requirement on new construction, give a foot-get a foot, and measure potential versus actual.

Chair Frankel addressed the comments made by the public speakers.

Discussion took place among the Board and Town Planner Hickey regarding an additional meeting between the 09/24/2020 meeting and the regular October meeting.

Chair Frankel stated that if they are just changing landscaping they do not have to resubmit unless they are major changes.

7. Adjournment

A motion was made by Board Member Landsman to adjourn the meeting without objection at 10:28 p.m. The motion received a second from Board Member Bravo. All voted in favor.

Respectfully submitted,

Accepted this _____ day of _____, 2020.

Judith Frankel, Chair

Attest:

Sandra McCreedy, MMC
Town Clerk



MEMORANDUM

To: Planning and Zoning Board

Thru: Jason Greene, Interim Town Manager

From: James Hickey, AICP, Town Planner

CC: Lillian Arango, Town Attorney

Date: August 27, 2020 (continued from July 30 meeting)

Re: 9516 Bay Drive – New 2 Story Home

The property is located at 9516 Bay Drive, within the H30A zoning district. The applicant is requesting to build a new 10,543 square-foot two-story home. The plans include a new driveway, walkways, pool, deck, 3-car garage, covered patio and roof deck. The applicant plans to keep the existing gate and hedge. The applicant has resubmitted revised plans for consideration.



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

- Applicable Zoning Code regulations for the 2006 and the 2020 codes based on the Zoning in Progress in place, along with the results of the review.
- Applicable Design Guideline standards, along with the results of the review from the 2020 Zoning Code only.
- Staff Recommendation

STANDARDS / RESULTS

Town of Surfside Zoning Code, Applicable Requirements

2020 Sec. 42-92 Lowest Floor Elevation

Residential	Lowest Floor 2020	Lowest Floor 2006	Proposed
Single-Family Residential RS-1	Base Flood +2	Base Flood	10

**2020 Sec. 90-43 Maximum building heights
2006 Sec 90-155 District Regulation Tables**

Height	Required Maximum 2020	Required Maximum 2006	Proposed
H30A RS-1	30 feet	30 feet	29'11"

**2020 Sec. 90-44. - Modifications of height regulations.
2006 Sec. 90-176 – Modification of height regulations**

Height	Required Maximum 2020	Required Maximum 2006	Proposed
H30A RS-1	3 feet	1% of height (3 feet)	Nothing proposed

**2020 Sec. 90-45. Setbacks
2006 Sec 90-155 District Regulation Tables**

H30A AND H30B UPPER STORY FLOOR AREA IS 65% TO 80% OF FIRST STORY FLOOR AREA (Only 2020)	Required 2020 H30A AND H30B	Required 2006 RS-1	Proposed
<i>Maximum Lot Coverage</i>	40%	40%	34.49% (5,645/16,367=.389)
FIRST STORY (UP TO 15 FT IN HEIGHT)			
Primary frontage	Minimum 20 FT	Minimum 20 FT	20'
Interior side (When the site consists of more than one lot of record, as shown on plats in effect on November 13, 2018)	<i>Minimum 10% of frontage</i>	<i>Minimum 10% of frontage</i>	9'0" (10% of the 90' frontage)
Rear	Minimum 20 FT	Minimum 20 FT	46'1"

	UPPER STORY OR WALL PLANES GREATER THAN 15 FT IN HEIGHT		
Primary frontage	Minimum 20 FT / Average 25 FT	Minimum 20 FT	Minimum 20 FT / Average >25 FT
Interior side (Lots greater than 50' in width) (H30A - Wall length is greater than 20% of the lot depth)	Minimum: 10% of the frontage / Average 20% of the frontage Average: 20 FT or 20% of the frontage whichever is greater, plus 5 FT	Minimum: 10% of the frontage	Minimum: 9' (10%) Average: 18' (20%)
Rear	Minimum 20 FT / Average n/a	Minimum 20 FT	34'11" FT

2020 Sec. 90-47. – Yards generally, allowable projections

2006 Sec. 90-177 – Yards generally, allowable projections

	Required 2020	Required 2006	Proposed
Every part of a required yard shall be open to the sky, except ordinary projections of sills, cornices, roof eaves and ornamental features	May project not more than 24 inches into any required yard	May project not more than 24 inches into any required yard	See Zoning in Progress at end of staff's analysis
Air conditioning equipment, pool pump or other mechanical equipment may be located in a required rear setback, provided;	<ul style="list-style-type: none"> a. such equipment is at least 15 feet from any other single-family or two-family residence b. shall maintain at least a five-foot setback from the rear and side yards c. is not visible from any street or waterway 	<ul style="list-style-type: none"> a. such equipment is at least 15 feet from any other single-family or two-family residence b. is not visible for any street or roadway 	<ul style="list-style-type: none"> a. >15 FT b. >5 FT c. Screened by landscaping

2020 Sec. 90.49 Lot standards

2006 Sec 90-155 District Regulation Tables

Lot Standards H30A	Required 2020	Required 2006	Proposed
Minimum Lot width	50 feet	50 feet	90'
Minimum lot area	8,000 feet	8,000 feet	16,367 SF

Maximum lot coverage	40%	40%	34.49% (5,645/16,367=.389)
Pervious area	35% (minimum)	N/A	40.1%

2020 Sec. 90.50 Architecture and roof decks
2006 No Pertinent Section from Code

	Required 2020	Required 2006	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.	N/A	Applicant provided updated rendering showing front and rear elevations. Proposed home has a unique elevation from the two (2) adjacent homes and modulation in the front and rear massing of the structure; Various size and locations of windows on the north and south break up the façade.
Wall openings	10% for all elevations	N/A	+10% for all elevations
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.	N/A	Flat roof provided

2020 Sec. 90.50.2 Roof decks
2006 No Pertinent Section from Code

	Required 2020	Required 2006	Proposed
For properties in the H30A District	1) Exterior and interior stairs shall be permitted 2) No extension of stairs over 30-foot height limitation 3) 10-foot setbacks on sides and rear of building	N/A	See Zoning in Progress at end of staff's analysis

2020 Sec. 90.54 Accessory Structures
2006 Sec. 90-182 Accessory Structures

	Required 2020	Required 2006	Proposed
Accessory buildings	90-54.2 Accessory swimming pools and decks, open and unenclosed, or covered by a screen enclosure, may occupy a required rear, front, or side setback, subject to the following minimum setbacks: (a) Rear: Five feet. (b) Interior side: Five feet. (c) Primary (front) and secondary (Corner): Ten feet.	90-182 (b) Accessory swimming pools, open and unenclosed. Or covered by a screen enclosure, may occupy a rear or side yard setback, provided they are not located closer than five feet to a rear or interior side lot line and not closer than ten feet from any street lot line.	(a) >20' (b) >9'0" setback (c) N/A

2020 Sec. 90-60. - Construction adjacent to bulkhead lines.
2006 Sec. 90-187 – Construction adjacent to bulkhead lines.

	Required 2020	Required 2006 90-187	Proposed
Indian Creek bulkhead lines	A swimming pool construction landward of less than 20 feet of the Indian Creek bulkhead line shall be thoroughly investigated by a registered structural	A swimming pool construction landward of less than 20 feet of the Indian Creek bulkhead line shall be thoroughly investigated by a	Pool is setback more than 20 feet from bulkhead line.

	<p>engineer known to the building official to be qualified to evaluate retaining walls, seawalls, bulkhead or other shore protective structures. The structural engineer shall certify that said construction will not compromise the structural capacity of the adjacent retaining wall...</p>	<p>registered structural engineer known to the building official to be qualified to evaluate retaining walls, seawalls, bulkhead or other shore protective structures. The structural engineer shall certify that said construction will not compromise the structural capacity of the adjacent retaining wall...</p>	
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**2020 Sec. 90.56 Fences, walls and hedges –
2006 Sec 90-183 Fences, walls and hedges**

	Required 2020	Required 2006	Proposed
Fence	<p>90-56.1.A A fence or ornamental wall not more than six feet in height, as measured from grade, may project into or enclose an interior side or rear yard only.</p>	<p>90-183 A fence or ornamental wall not more than five feet in height, as measured from grade, may project into or enclose an interior side or rear yard only.</p>	<p>Does not apply. Will be required to comply if new fence or wall is proposed.</p>
	<p>90-56.2 A fence or ornamental wall may be placed within the front yard or primary corner yard if granted design review approval by the planning and zoning board</p>	<p>No fence, wall or structure of any kind shall be constructed in a front yard, nor on a corner lot in a side yard, where a side yard abuts a right of way.</p>	<p>Existing fence and gate</p>
	<p>90-56.4 Front yard and corner yard fences and ornamental walls</p> <p>Lot frontage is wider than or equal to 100 ft Maximum Height: (a) 4ft + ½ ft per 10 feet of lot width exceeding 50 feet, maximum 5 ft Maximum Opacity: All wall and fence surfaces two (2) feet measured from grade shall maintain a maximum opacity of fifty (50) percent</p>	<p>An ornamental hedge with a height of not more than three feet shall be permitted. Under no circumstances is any fence, wall or hedge to be located on a corner lot in such a way as to conflict with the requirements of section 190-181 (vision clearance)</p>	<p>Existing fence and gate</p>

**2020 Sec. 90.61 Paving in front and rear yards in H30 and H40 Districts
2006 Sec. 90-188 Paving front yards in single-family and two-family Districts**

Paving Yards	Required 2020	Required 2006	Proposed
Front setback permeability	50% minimum	50% minimum	>50% (76.4%)
Front yard landscaped	30% minimum	50% minimum	>50% (76.4%)
Rear yard landscaped	20% minimum	40% minimum	>40% (59.9%)
Number of Curb Cuts	One minimum	One minimum	1
Curb Cut side set back	5 feet minimum	5 feet minimum	>5 feet
Curb cut width	1 curb cut not more than 18' in width	1 curb cut not more than 18' in width	17'10"
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.	N/A	Existing Pavers

2020 -Sec. 90-77 Off-Street Parking Requirements

2006 - Sec. 90-226 Off-Street Parking Requirements

Required	Minimum Space Requirements 2020	Minimum Space Requirements 2006	Proposed
Single-family	2 spaces	2 spaces	+ 2 spaces

2020 Sec. 90-89.4(6). Street Tree Requirements

2006 No Pertinent Section from Code

	Required	Required 2006	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	N/A	Landscape plan in progress

**2020 Sec. 90-95. Single-family H30A and H30B district landscape requirements.
2006 No Pertinent Section from Code**

	2020 Required	2006 Required	Proposed
A minimum of five trees of two different species and 25 shrubs shall be planted per lot.	5 trees, 25 shrubs	N/A	Landscape plans in progress

**2020 Town of Surfside Adopted Residential Design Guidelines
2006 No Pertinent Section from Code**

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.	Building forms on front and rear are varied

Decorative Features

Required	Proposed
Decorative features should be stylistically consistent throughout the entire building.	Wood, glass and additional architectural features provided for the front façade. rear façade has glass and architectural features.

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.	Additional materials used on the front façade to enhance look of home from the street.

Roof Materials, Types, and Slopes

Required	Proposed
Roof types and slopes should be generally the same over all parts of a single building.	The applicant is proposing a flat roof
Restricted materials for roofs are pre-determined in the Town's Building Code, which restricts roofing materials to: 1. Clay tile;	Flat Roof

<p>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.</p>	
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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.	Consistent
Window, door and eave trim should be consistent on all elevations of the house	Consistent

Zoning in Progress (ZIP) Conditions [As of August 9th, 2020]

Required	Proposed
<p>Maximum 40% lot coverage provided however that the following shall not be included in determining the lot coverage:</p> <ul style="list-style-type: none"> (1) Uncovered steps and exterior balconies (2) Uncovered terraces, patios, breezeways, or porches which are open on two (2) sides; and (3) Covered terraces, patios, breezeways, or porches which are open on two (2) sides. <p>In no instance may the exemptions listed here exceed 15% of the total footprint of all principle and accessory buildings and structures.</p>	<p>34.9% (5,645/16,367=.38)</p> <p>Covered patio, pool deck and gazebo = 1,084SF = 19.2%</p> <p>Percentage includes pool and gazebo which do not count toward the 15%</p>
<p>In the H30A and H30B districts, second story lot coverage is limited to 32% of the lot area, or 80% of the first-floor area, whichever is less</p>	<p>Less than 80% of the first floor Provided (3,750/5,645 = 66%) 32% of the total lot area Provided (3,750/16,367 = 23%)</p>
<p>Existing setback requirements set forth in the Current Zoning Code will continue to apply, unless there is a greater restriction in the 2006 zoning code, except that only the following projections/encroachments shall be permitted:</p> <ul style="list-style-type: none"> (1) In the H30A, H30B and H30C districts west of Harding Avenue, eaves of sloped roofs may project up to 8" into any required yard. All other ornamental or screening features (in H30A/H30B) including cornices, sills, frames, and 	<p>Roof overhangs meet current zoning in progress.</p> <ul style="list-style-type: none"> (1) 6" for all overhangs within setbacks (2) 40 feet (20 feet in the front/46 feet in the rear) combined front yard and rear equates to 36% of the lot depth

<p>fins, may project no more than 6" into any required yard.</p> <p>(2) In the H30A/H30B districts, lots greater than 112.5 feet in depth will be required to provide front and rear yards that combine to equal at least 36% of the lot's depth.</p>	
<p>In the H30A/H30B districts, each lot must provide:</p> <p>(1) 35% of each lot must be pervious</p> <p>(2) 50% of the front yards and 40% of the rear yards must be landscaped</p> <p>(3) 20% of all landscaping must be Florida Friendly</p>	<p>(1) 42% pervious coverage</p> <p>(2) 76.4% for front yard & 48.1 for rear yard</p> <p>(3) TBD</p>
<p>The current zoning codes definition of building height will continue to apply to single family districts</p>	<p>Conforms</p>
<p>Roof decks shall not be permitted in any residential zoning district.</p>	<p>Roof deck has been removed and is no longer proposed</p>

RECOMMENDATION

Staff finds the application meets the 2020 Zoning Code, the 2006 Zoning Code and the current Zoning in Progress.

August P&Z Required Board Conditions:

- (1) Add articulation to the second floor north and south façade.

DM resubmittal review 9/3/2020:

Applicant has pushed back the terrace on the north and south façade creating adding articulation (pushed back roughly 2'6").

- (2) Removal of the access stairs to the roof.

DM resubmittal review 9/3/2020:

Applicant has removed the access stairs accordingly.

- (3) Removal of the rooftop mechanical equipment.

DM resubmittal review 9/3/2020:

Applicant has removed the rooftop mechanical equipment and relocated such equipment to the ground floor behind the garage.

- (4) Bring the seawall up-to-code.

Applicant intends to do so.

- (5) Removal of the front access gate.

DM resubmittal review 9/3/2020:

Applicant intends to keep the existing gate

Res. For : SHARON HAKMON
 9516 BAY DR
 SURFSIDE, FLORIDA



SHEET INDEX	
CV	COLOR RENDERING
CV1	SITE LAYOUT
CV2	SECOND FLOOR SETBACK TO PROPERTY LIN
CV3	PERVIOUS FIBRILLATION AND CALCULATIONS
T1	FREST AND SECOND FLOOR TABULATION
A1	FIRST FLOOR PLAN
A2	SECOND FLOOR PLAN
A3	ROOF DECK FLOOR PLAN
A4	FRONT ELEVATION REAR ELEVATION
A5	RIGHT ELEVATION LEFT ELEVATION

DESIGNED BY:

DESIGN ODYSSEY Inc.
Architectural Design

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 Phone (954) 418-7111
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 e-mail: designodyssey@aol.com
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8-24-2020

Sheet:

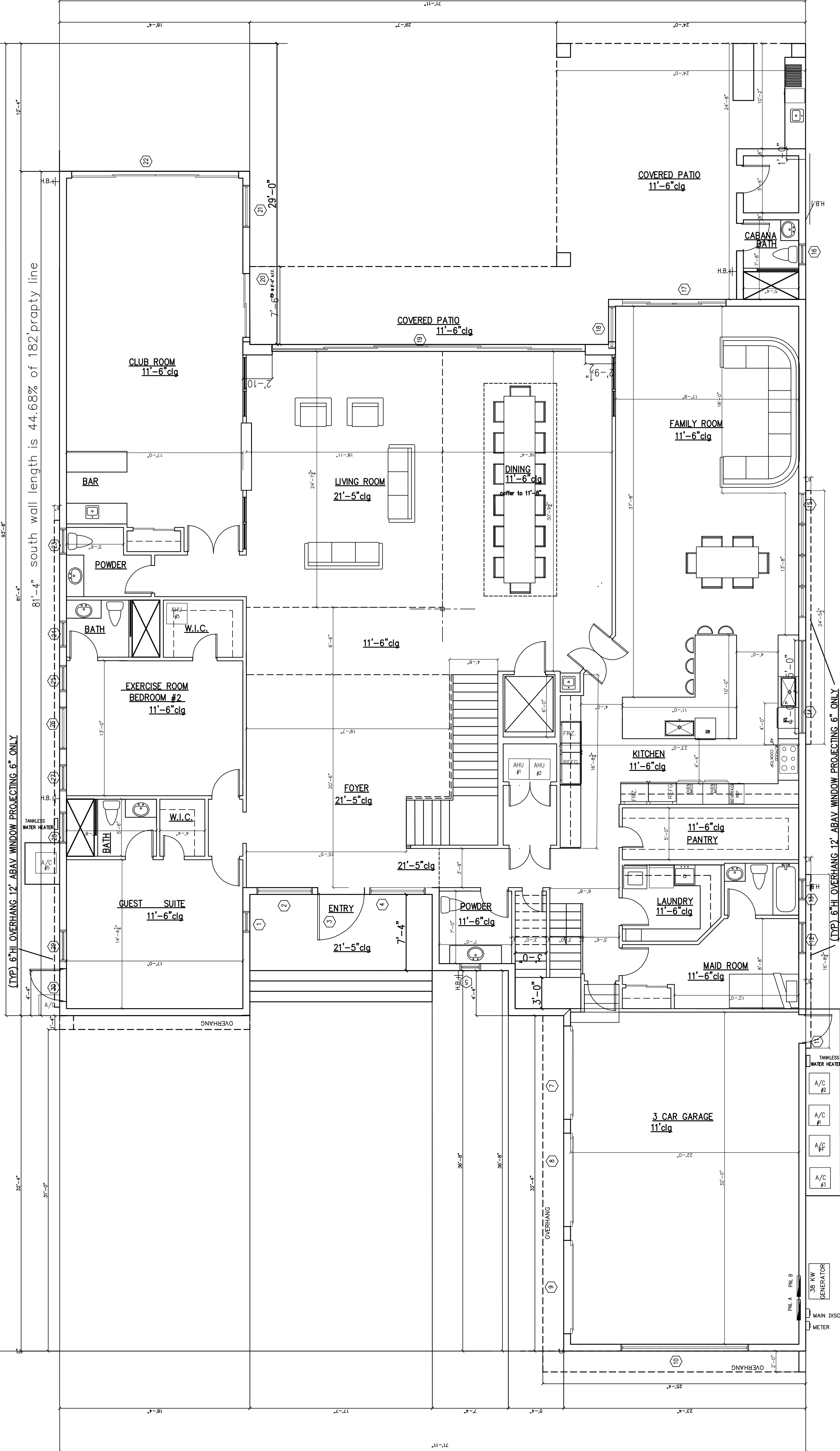
CV

FIN. FL. AT 10.00' NGVD

1 of 8

AREA CALCULATION

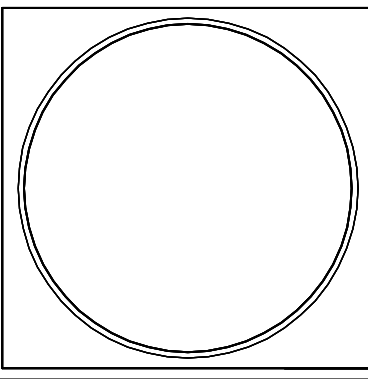
AC AREA 1st Flr	= 4865 SF	AC AREA 2nd Flr	= 3750 SF
3 CAR GARAGE	= 780 SF	OPEN TO 1 FLOOR(open area)	= 736 SF
TOTAL 1st STRUCTURAL AREA	= 5645 SF	TOTAL 2nd FLOOR	= 4486 SF
COVERED PATIO	= 727 SF	2nd Flr REAR OPEN BALCONY (sundeck)	= 931 SF
FRONT ENTRY (OPEN)	= 0 SF	2nd Flr FRONT OPEN BALCONY (sundeck)	= 87 SF
TOTAL 1st BUILDING AREA	= 6372 SF	TOTAL 2nd STRUCTURAL AREA(79.46% off 1st floor)	= 4486 SF
		TOTAL STRUCTURAL AREA	= 10543 SF
		TOTAL AC AREA	8615



north wall length is 63.64% of 182' property line

FIRST FLOOR PLAN 3/16"=1'-0"

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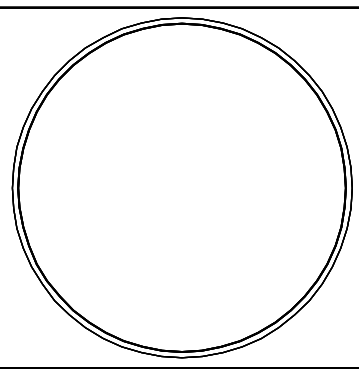
Res. For : SHARON HAKMON
9516 BAY DR
LOT : 3\4 BLOCK 14
SURFSIDE, FLORIDA

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Architectural Design
805 WEST COMMERCE BLVD
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CHECKED BY: ABEY
DRAWN BY:
DATE: 8-6-2020

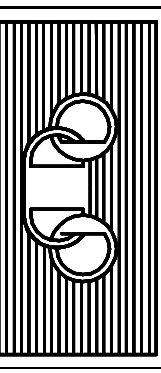
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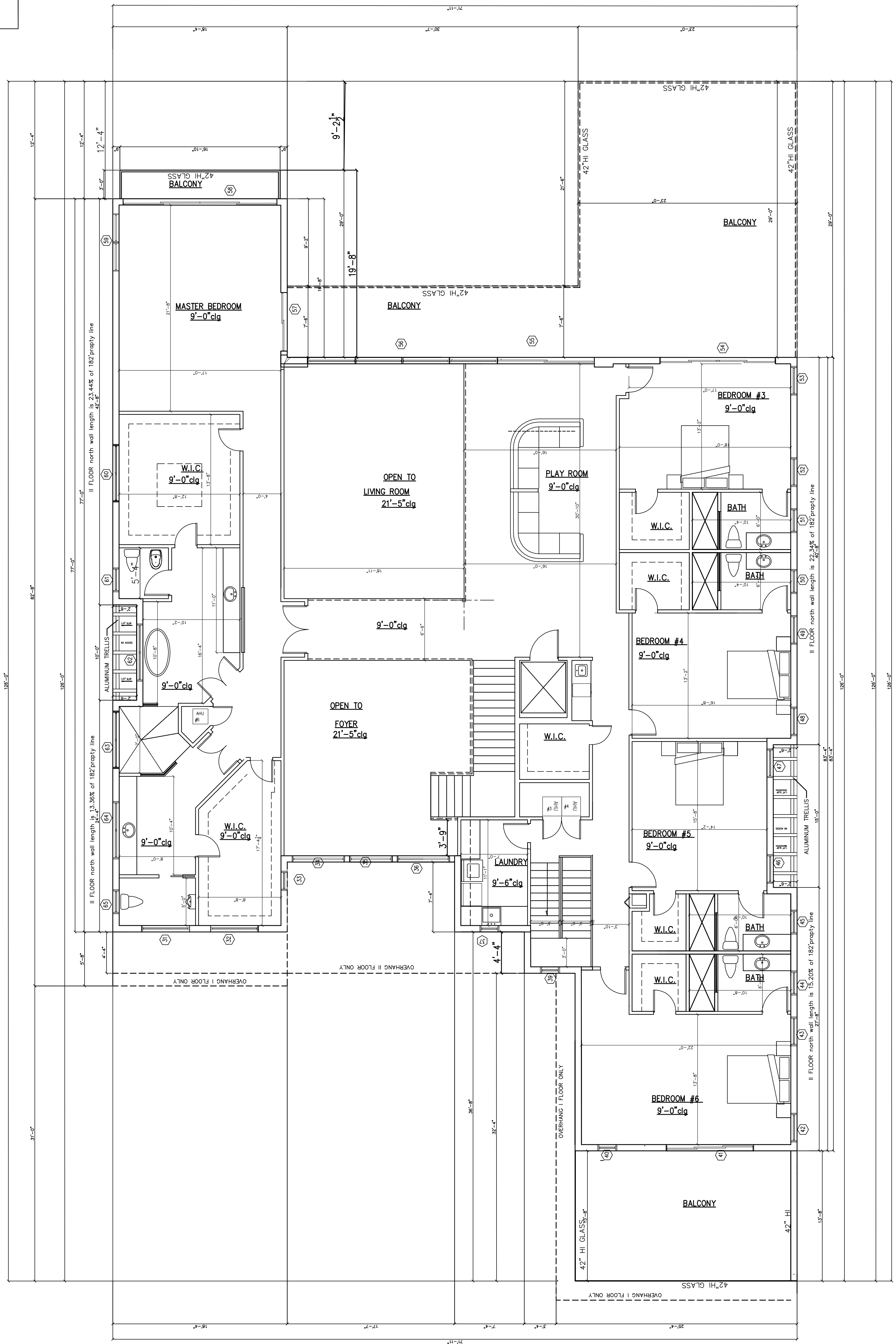
Res. For : SHARON HAKMON
 9516 BAY DR
 LOT : 3\4 BLOCK 14
 SURFSIDE, FLORIDA

DESIGN ODYSSEY Inc.
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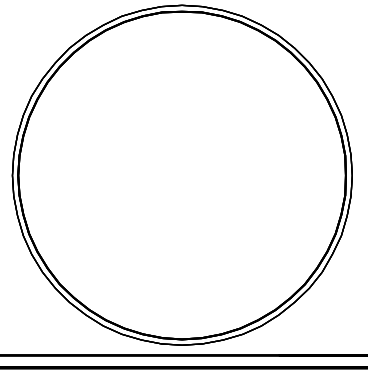
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 DRAWN BY:
 DATE: 8-6-2020

Sheet:
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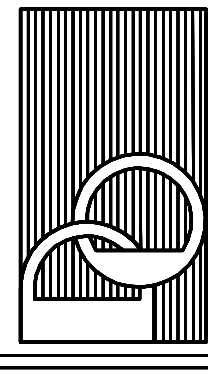


SECOND FLOOR PLAN
 3/16" = 1'-0"

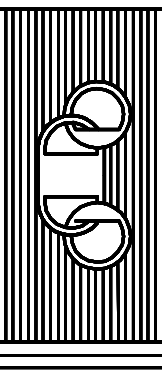
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Res. For : SHARON HAKMON
 9516 BAY DR
 LOT : 3\4 BLOCK 14
 SURFSIDE, FLORIDA

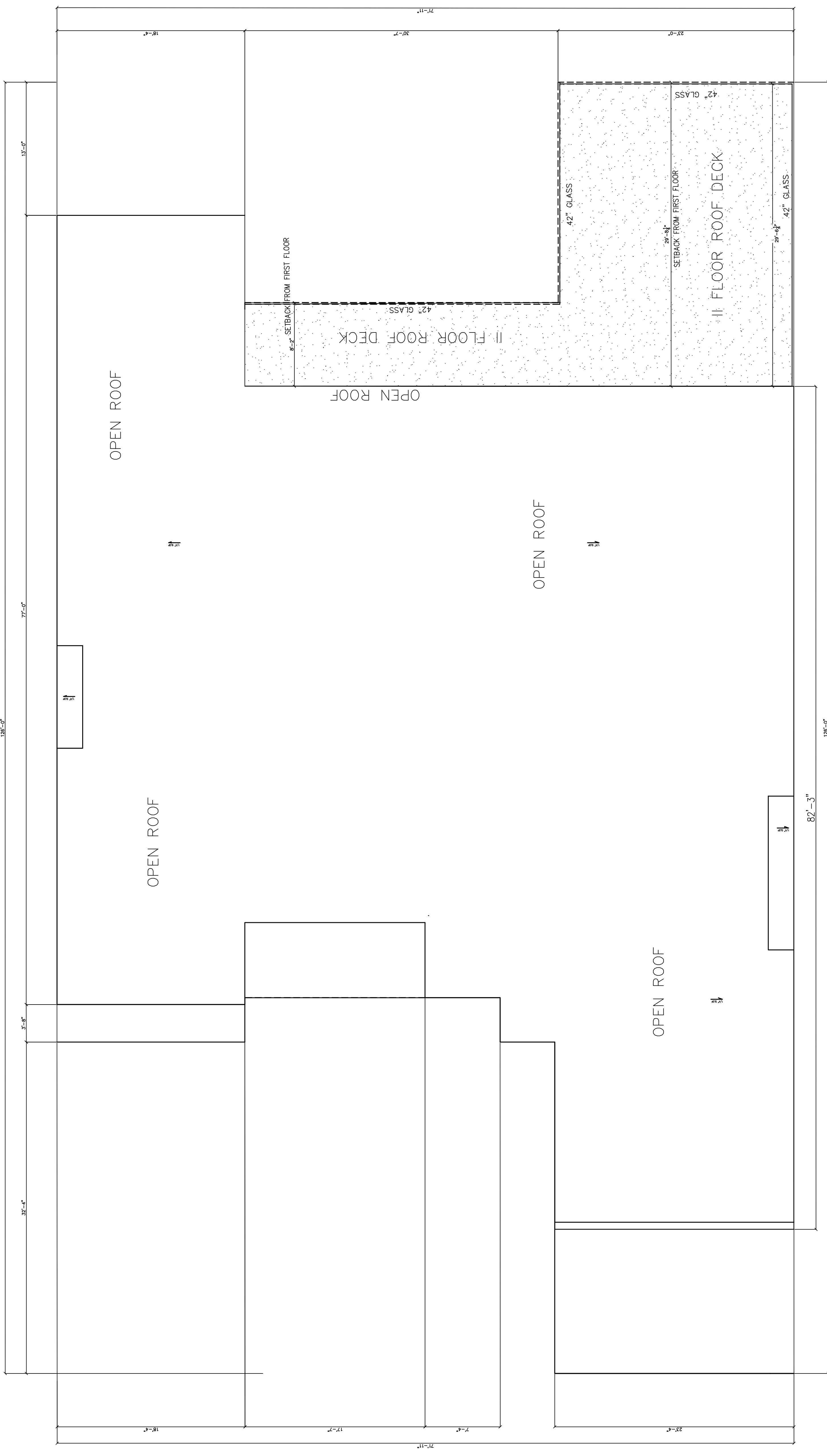


**DESIGN
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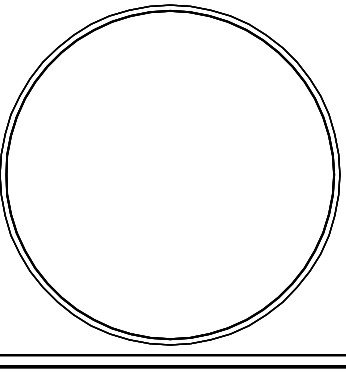
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 DATE: 8-6-2020

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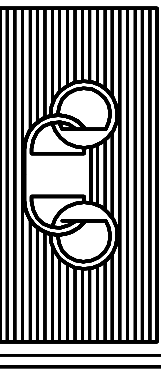
ROOF PLAN 3/16" = 1'-0"

REVISIONS	BY



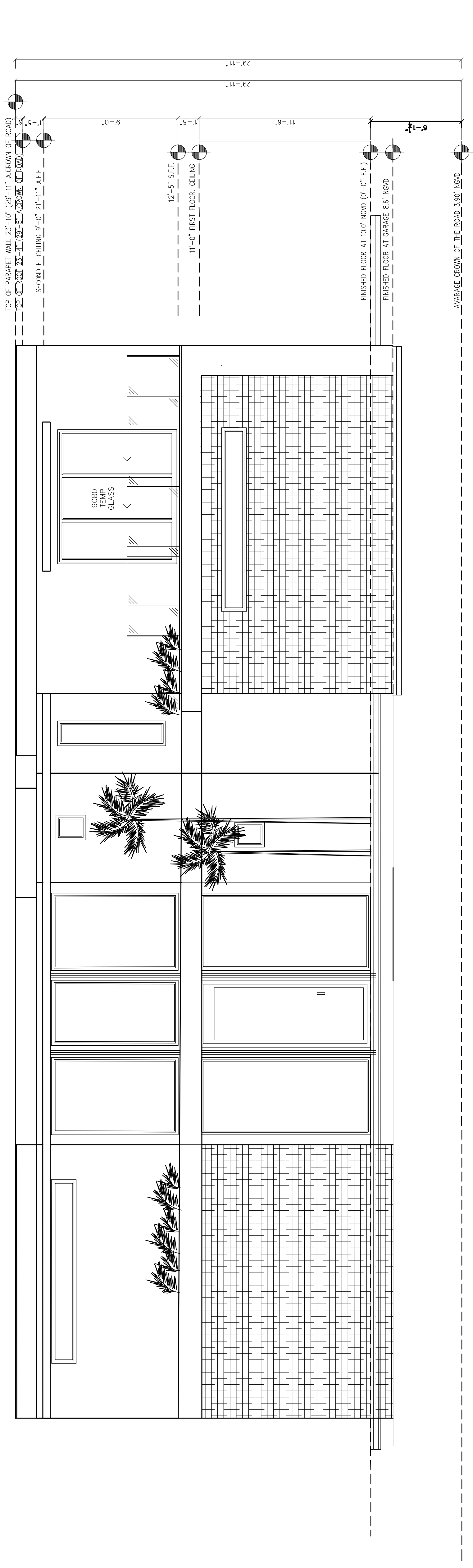
Res. For: SHARON HAKMON
 9516 BAY DR
 LOT: 3\4 BLOCK 14
 SURFSIDE, FLORIDA

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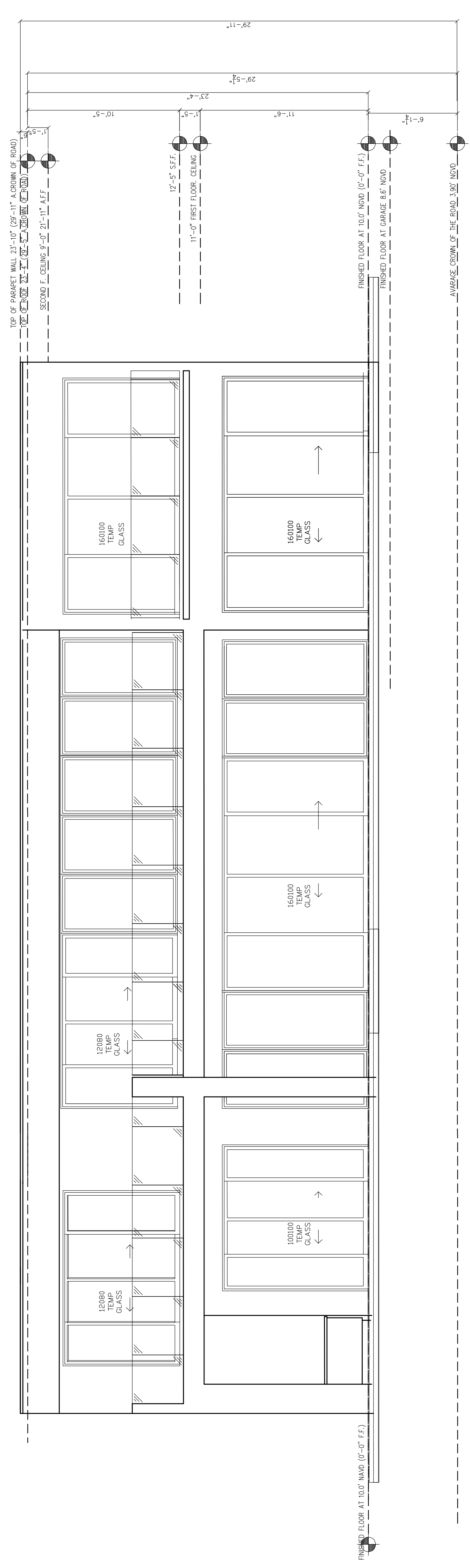


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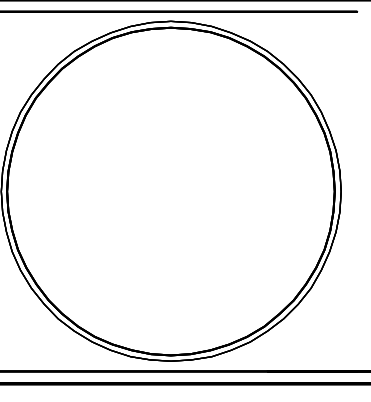


FRONT ELEVATION north
 SCALE: 1/4"=1'-0"



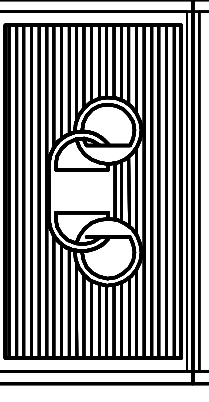
REAR ELEVATION west
 SCALE: 1/4"=1'-0"

REVISIONS	BY



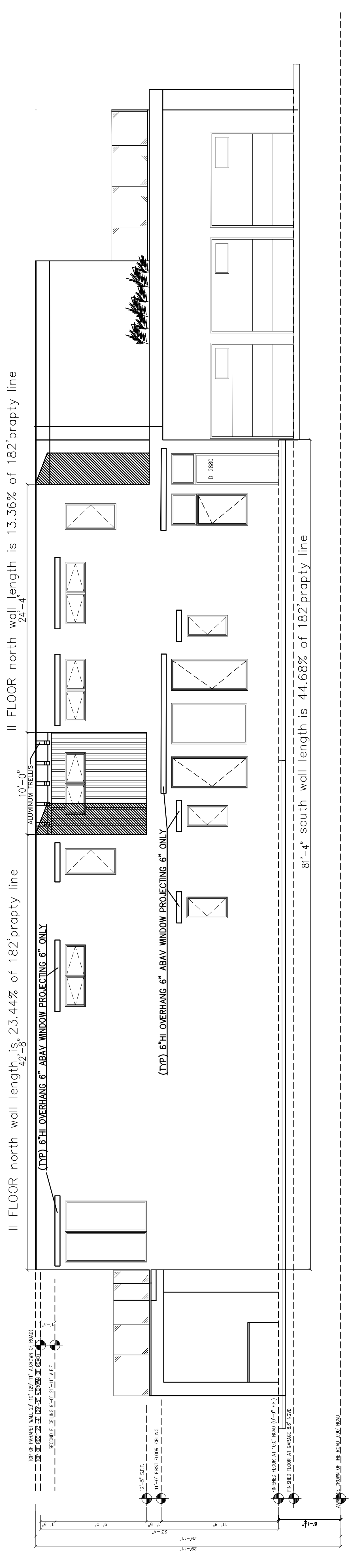
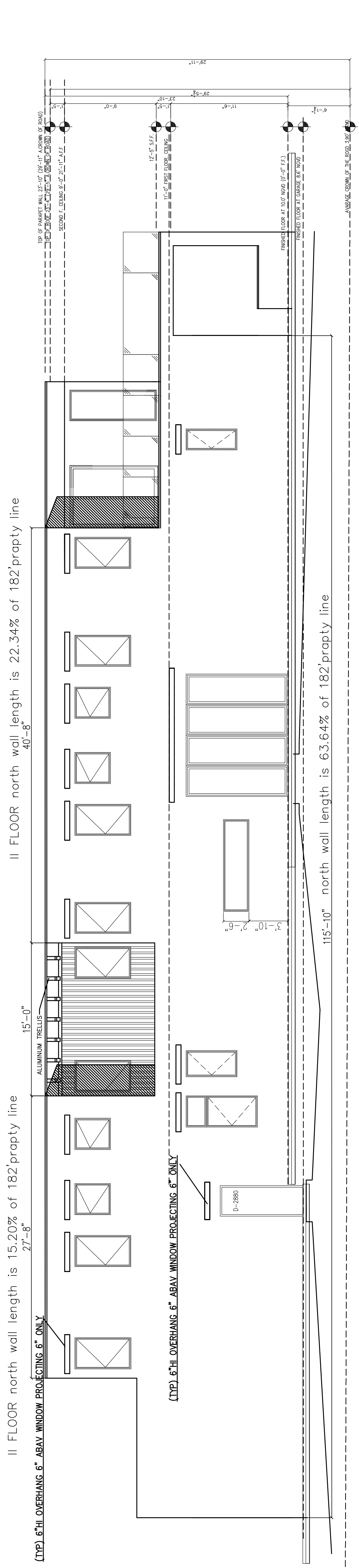
Res. For : SHARON HAKMON
 9516 BAY DR
 LOT : 3\4 BLOCK 14
 SURFSIDE, FLORIDA

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 CHECKED BY:
 DRAWN BY:
 DATE: 8-6-2020

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 5 of 6



Res. For SHARON HAKMON 9516 BAY DR LOT : 3\4 BLOCK 14 SURFSIDE, FLORIDA

PROPERTY ADDRESS:
9516 BAY DR, FLORIDA 33154

LEGAL DESCRIPTION:

Lots 2(40") and 3(50'), 90.0 feet Block 14, of "ALTOS DEL MAR NO.5" according to the Plat thereof, as recorded in Plat Book 8, Page 92, of the Public Records of Miami-Dade County, Florida.

SHEET INDEX	DESCRIPTION
CV1	SITE LAYOUT
CV2	SECOND FLOOR SETBACK TO PROPERTY LINE
T1	FIRST AND SECOND FLOOR TABULATION
A1	FIRST FLOOR PLAN
A2	SECOND FLOOR PLAN
A3	ROOF DECK FLOOR PLAN
A4	FRONT ELEVATION REAR ELEVATION
A5	RIGHT ELEVATION LEFT ELEVATION

ZONING:

FLOOD ZONE: AE

BASE ELEV: 8.0' NAVD

SITE DATA:

DESCRIPTION	AREA	% OF SITE
SITE AREA	16367	100.00%
WALKWAY/DRIVEWAY	1712	10.46%
DECK/POOL/OPEN GAZEBO	1719	10.51%
BLDG. FOOTPRINT	5645	34.49%
COVERED PATIO	727	04.44%
LANDSCAPING	6564	40.10%

FLOOD ZONE AE BFE 10' MIN F.F.

LAND USE:

RESIDENTIAL - medium-high

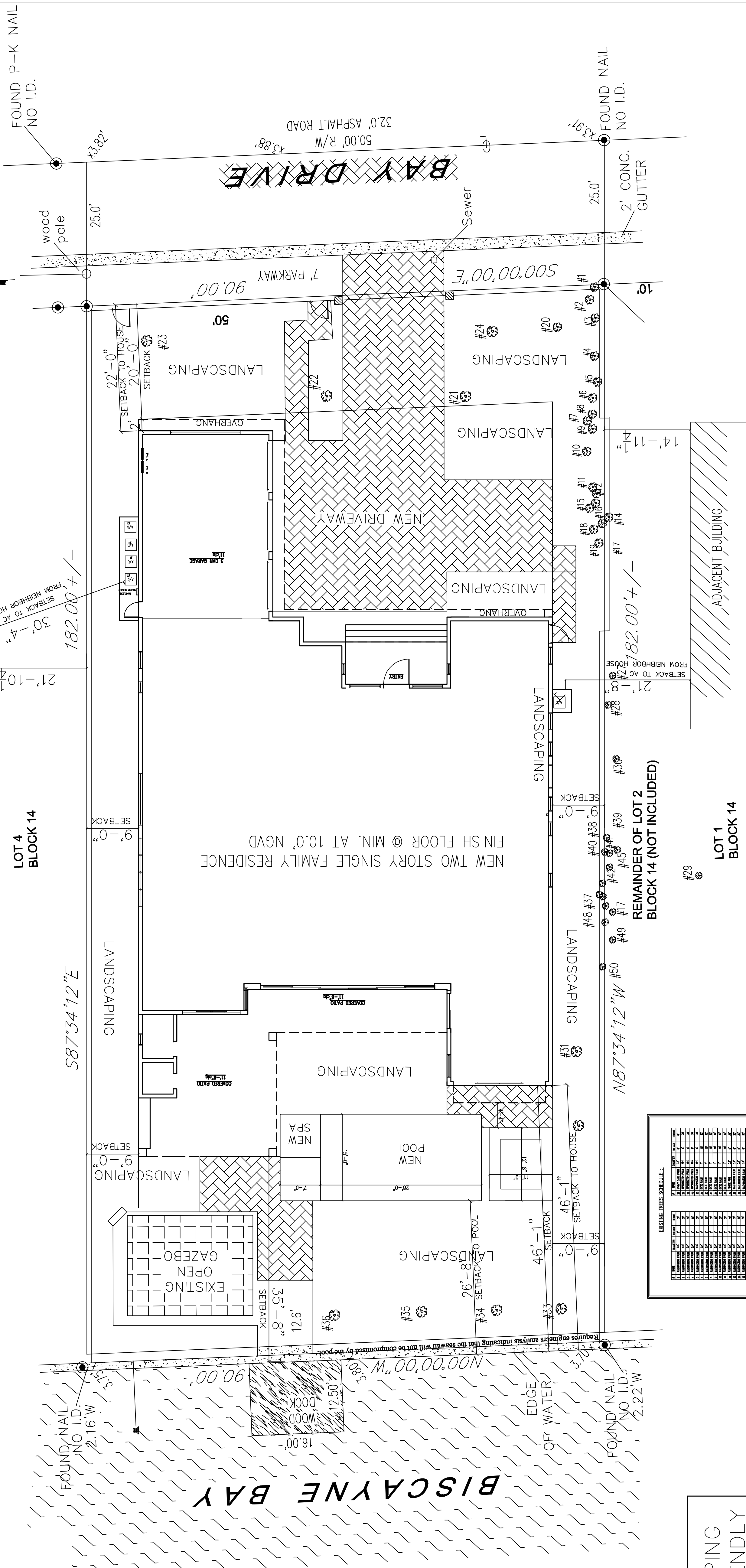
MAX LOT COVERAGE=40%(6546 S.F) PROVIDE 38.93% (6372 S.F)

(PVIOUS =LANDSCAPING 6564 S.F. = 40.10%

LIGHTS NOTE

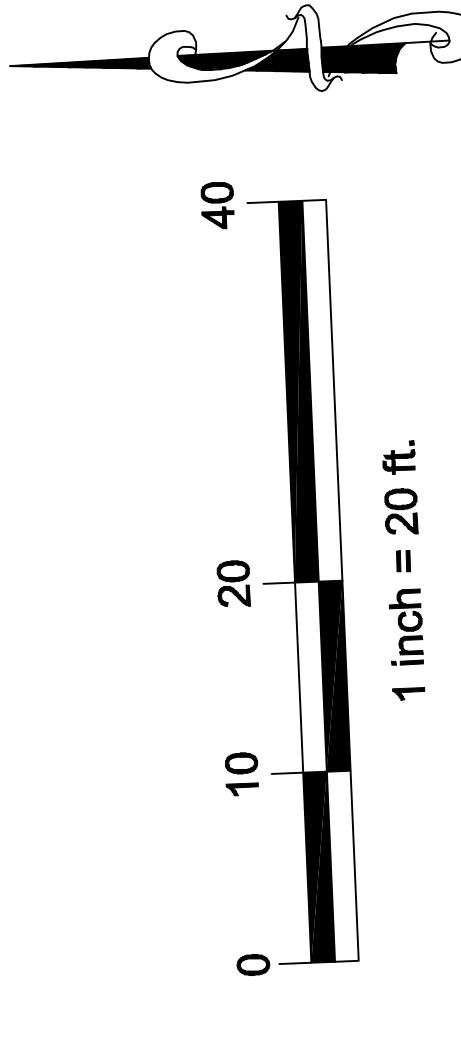
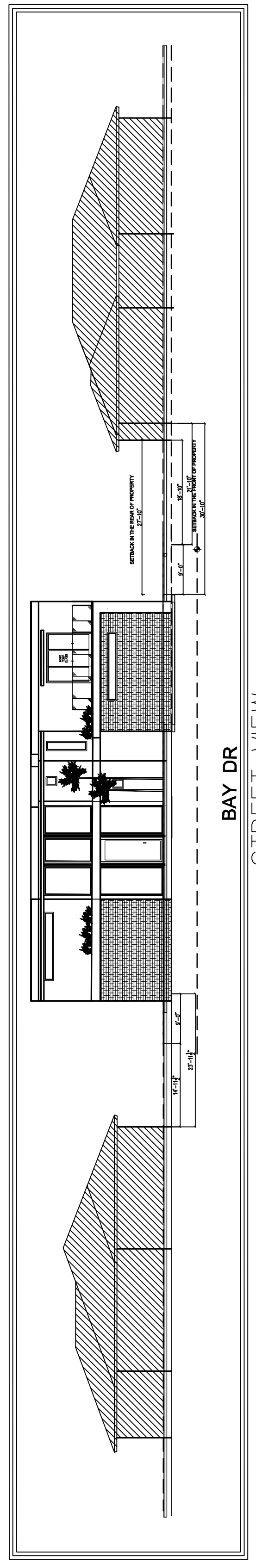
LIGHTS AROUND THE HOUSE SHOULD BE IN A LOW VOLUME DIM MODE
LIGHTS AROUND THE HOUSE SHOULD BE IN A LOW VOLUME DIM MODE
LIGHTING SHOULD NOT SPILL INTO ADJACENT NEIGHBORS
LIGHTING SHOULD NOT SPILL INTO THE FRONT STREET
PHOTOMETRIC PLANS WILL BE SUBMITTED TO THE BUILDING DEPARTMENT WITH CONSTRUCTION DOCUMENTS.

20% OF ALL LANDSCAPING
MUST BE FLORIDA FRIENDLY



SITE LAYOUT

SCALE: 1"=10'



DESIGNED BY:

DESIGN ODYSSEY Inc.
Architectural Design

965 W COMMERCIAL BLVD.
FORT LAUDERDALE FL 33309
Phone (954) 418-7111
Fax (954) 418-7110
e-mail: designodyssey@aol.com
WWW.DESIGNODYSSEY.NET

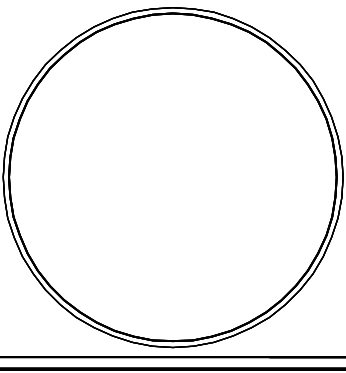
8-24-2020

Sheet:

CV1

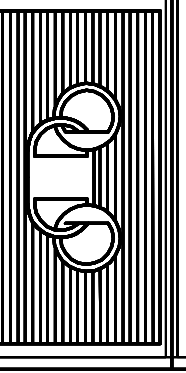
FIN. FL. AT 10.00' NGVD 1 of 8

REVISIONS	BY



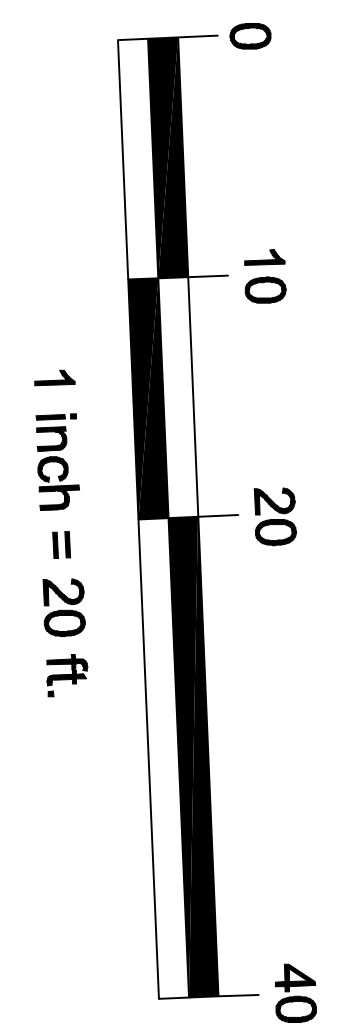
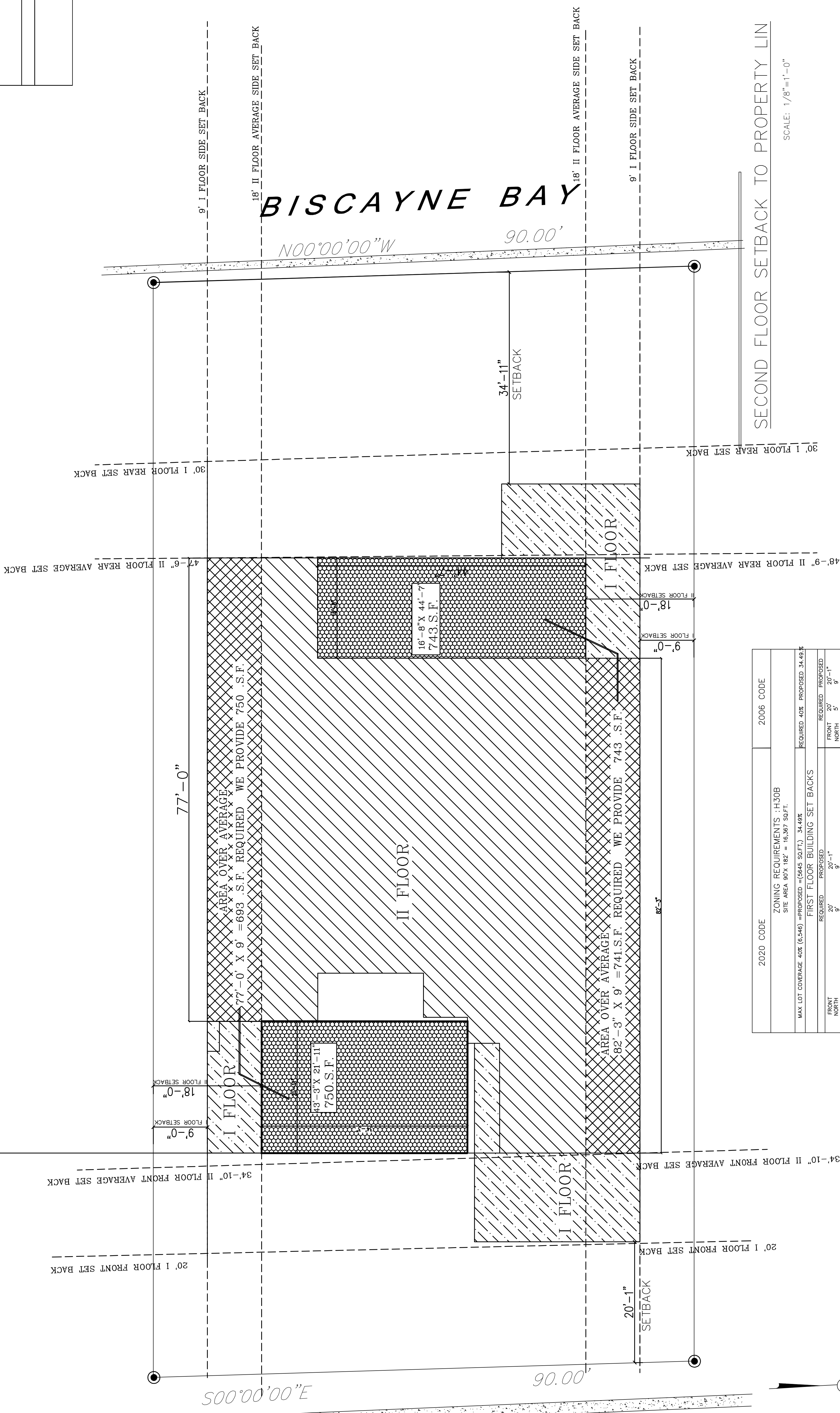
Res. For : SHARON HAKMON
 9516 BAY DR
 LOT : 3\4 BLOCK 14
 SURFSIDE, FLORIDA

DESIGN ODYSSEY Inc.
 Architectural Design
 665 WEST COMMERCIAL BLVD
 SUITE 100
 WEST PALM BEACH, FLORIDA 33411
 Phone (561) 418-7111
 e-mail: designodyssey@gmail.com
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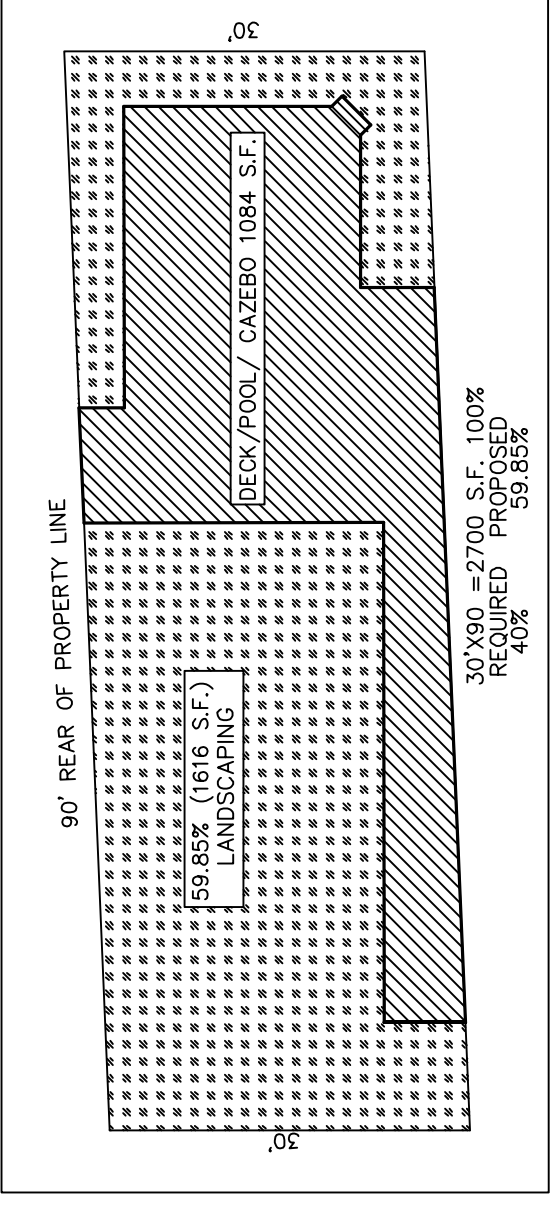
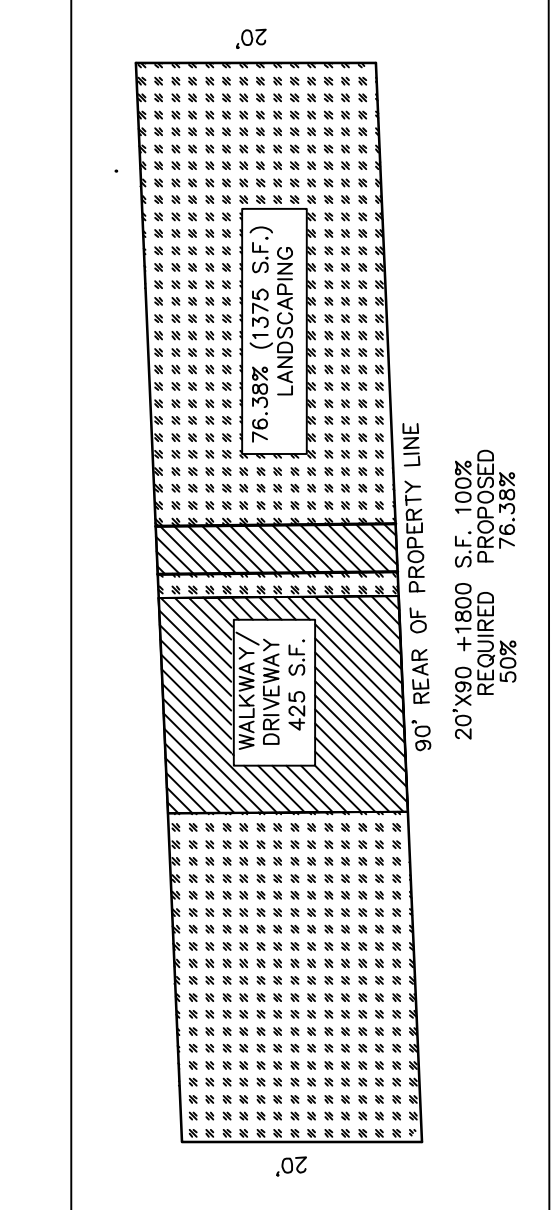
DESIGNED BY: ABEY
 DRAWN BY: TE
 DATE: 8-24-2020

Sheet: CV2
 4 of 15



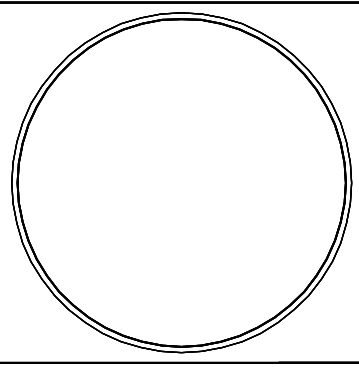
SECOND FLOOR SETBACK TO PROPERTY LIN

SCALE: 1/8"=1'-0"

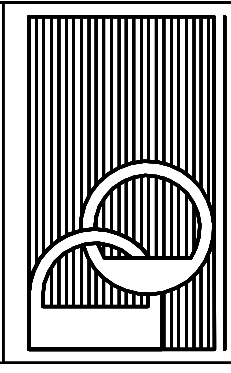


2020 CODE	2006 CODE	
ZONING REQUIREMENTS -H30B SITE AREA 90'X 182' = 16,367 SQ.FT.		
MAX LOT COVERAGE 40% (6,546) =PROPOSED = (6645 SQ.FT.) 34.48%	REQUIRED 40% PROPOSED 34.48%	
FIRST FLOOR BUILDING SET BACKS		
FRONT	REQUIRED	PROPOSED
NORTH	20'	20'-1"
SOUTH	5'	9'
REAR	5'	9'
REAR	30'	47'-6"
FIRST FLOOR LOT COVERAGE	5645 SQ.FT.	5647 SQ.FT.
FIRST FLOOR AREA + TERRACE	N/A	6372 SQ.FT.
SECOND FLOOR BUILDING SET BACKS		
FRONT	REQUIRED	PROPOSED
AVERAGE	20'	34'-11"
NORTH	5'	18' AVERAGE
SOUTH	5'	18' AVERAGE
REAR	30'	47'-6"
REAR	30'	47'-6"
UPPER FLOOR AREA UNDER AC	PROPOSED	3750 SQ.FT. (77% OF FIRST FLOOR)
UPPER FLOOR AREA + TERRACE	4681 SQ.FT.	
MAX HEIGHT FROM CROWN OF ROAD	2 STORES 30'-0"	2 STORES 30'-0"
MIN. LOT PERVIOUS(55% OPT.16.367 SQ. FT.)	5728 S.F.	5728 S.F.
REAR SET BACK PERMEABILITY AREA	42.73%	42.73%
30'X80' +2700 S.F. 100% DECK/POOL/ CAZEBO 1402 S.F.	40%	48.07% (1288 S.F.)
FRONT SET BACK PERMEABILITY AREA	50%	76.38% (1375 S.F.)
20'X60' +1800 S.F. 100% WALKWAY/DRIVEWAY 425 S.F.	50%	76.38% (1375 S.F.)

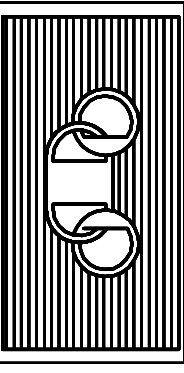
REVISIONS	BY



Res. For : SHARON HAKMON
 9516 BAY DR
 LOT : 3\4 BLOCK 14
 SURFSIDE, FLORIDA

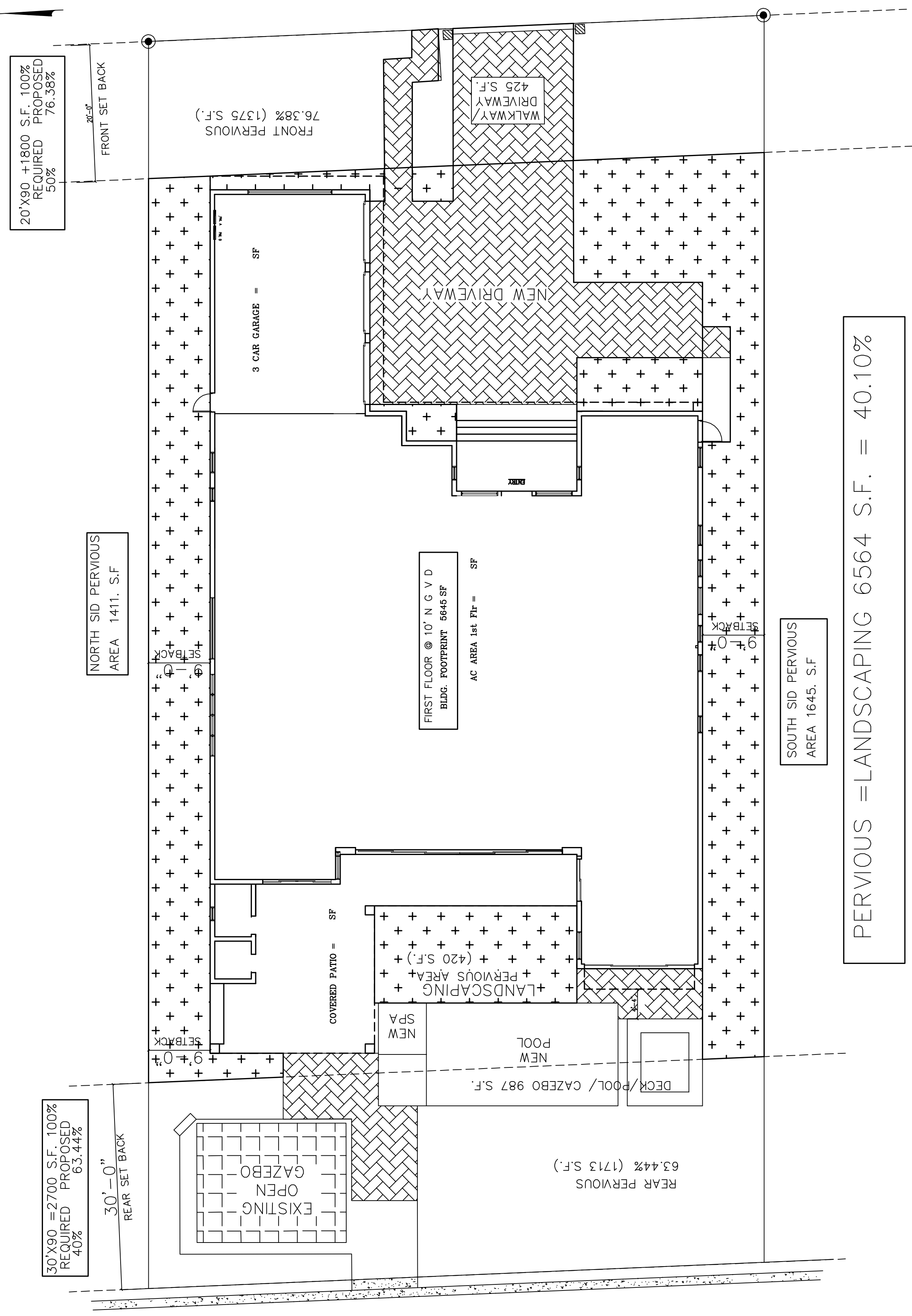


DESIGN ODYSSEY Inc.
 Architectural Design
 9516 BAY DRIVE, SUITE 100
 FORT LAUDERDALE, FL 33308
 Phone (954) 418-7111
 www.designodyssey.net



DESIGNED BY: ABEY
 CHECKED BY:
 DRAWN BY:
 DATE: 9-2-2020

Sheet:
CV3
 5 of 5



PERVIOUS FIBRILLATION AND CALCULATIONS

SCALE: 1/8"=1'-0"



MEMORANDUM

To: Planning and Zoning Board
Thru: Jason Greene, Interim Town Manager
From: James Hickey, AICP, Town Planner
CC: Lillian Arango, Town Attorney
Date: September 24, 2020
Re: 9309 Abbott Avenue – Addition

The property is located at 9309 Abbott Avenue, within the H30B zoning district. The applicant is requesting to build new additions to the first floor and second floor totaling roughly 1,000 square feet. The additions include a dining room/living room and playroom/family room.



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

- Applicable Zoning Code regulations for the 2006 and the 2020 codes and based on the Zoning in Progress in place, along with the results of the review.
- Applicable Design Guideline standards, along with the results of the review from the 2020 Zoning Code only.
- Staff Recommendation

STANDARDS / RESULTS

Town of Surfside Zoning Code, Applicable Requirements

2020 Sec. 42-92 Lowest Floor Elevation

Residential	Lowest Floor 2020	Lowest Floor 2006	Proposed
Single-Family Residential RS-2	N/A	N/A	7'2" NGVD based on FFE of existing structure (consistent with survey)

2020 Sec. 90-43 Maximum building heights

2006 Sec 90-155 District Regulation Tables

Height	Required Maximum 2020	Required Maximum 2006	Proposed
H30B RS-2	30 feet	30 feet	29'8" feet

2020 Sec. 90-45. Setbacks

2006 Sec 90-155 District Regulation Tables

H30A AND H30B UPPER STORY FLOOR AREA IS 65% to 80% OF FIRST STORY FLOOR AREA (Only 2020)	Required 2020 H30A AND H30B	Required 2006 RS-2	Proposed
<i>Maximum Lot Coverage</i>	40%	40%	39.2% (2,204/5,625=0.392)
FIRST STORY (UP TO 15 FT IN HEIGHT)			
Primary frontage	Minimum 20 FT	Minimum 20 FT	20' (existing)
Interior side (Lots less than 50 feet in width)	5 feet	5 feet	5' / 12'9" (north side)
Rear	Minimum 20 FT	Minimum 20 FT	20'
UPPER STORY OR WALL PLANES GREATER THAN 15 FT IN HEIGHT			
Primary frontage	Minimum 20 FT / Average 30 FT	Minimum 20 FT	Average 20' (existing structure)

Interior side (lots equal to or less than 50' in width) – Wall length is equal to or greater than 25% of the lot depth	Minimum 5 FT / Average 10 FT	Minimum: 10% of the frontage	North Side > 10' South Side > 5'
Rear	Minimum 20 FT / Average n/a	Minimum 20 FT	> 20' (no rear dimension provided)

2020 Sec. 90.49 Lot standards

2006 Sec 90-155 District Regulation Tables

Lot Standards H30B	Required 2020	Required 2006 RS-2	Proposed
Minimum Lot width	50 feet	50 feet	50'
Minimum lot area	5,600 feet	5,600 feet	5,625 SF
Maximum lot coverage	40%	40%	39.2% (2,204/5,625=0.392)
Pervious area	35% (minimum)	N/A	41.7% pervious

2020 Sec. 90.50 Architecture and roof decks

2006 No Pertinent Section from Code

	Required 2020	Required 2006	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.	N/A	(a) Existing 2-story street front will remain. 2-story addition to be built behind (b) Second story addition design is consistent with the existing structure (c) Façade materials are consistent (d) Front façade is existing (e) Windows/doors are consistent. (f) Roof style and pitch of addition is consistent with existing structure
Wall openings	10% for all elevations	N/A	+10% for all elevations

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.	N/A	Barrel roof to match existing (Light grey)
---------------	---	-----	---

Sec. 90.54 Accessory Structures
2006 Sec. 90-182 Accessory Structures

	Required 2020	Required 2006	Proposed
Accessory buildings	90-54.2 Accessory swimming pools and decks, open and unenclosed, or covered by a screen enclosure, may occupy a required rear, front, or side setback, subject to the following minimum setbacks: (a) Rear: Five feet. (b) Interior side: Five feet. (c) Primary (front) and secondary (Corner): Ten feet.	90-182 (b) Accessory swimming pools, open and unenclosed. Or covered by a screen enclosure, may occupy a rear or side yard setback, provided they are not located closer than five feet to a rear or interior side lot line and not closer than ten feet from any street lot line.	Existing small shed meets all setback requirements

2020 Sec. 90.61 Paving in front and rear yards in H30 and H40 Districts
2006 Sec. 90-188 Paving front yards in single-family and two-family Districts

Paving Yards	Required 2020	Required 2006	Proposed
Front setback permeability	50% minimum	50% minimum	Existing
Front yard landscaped	30% minimum	50% minimum	Existing

Rear yard landscaped	20% minimum	40% minimum	>80%
Number of Curb Cuts	One minimum	One minimum	1
Curb Cut side set back	5 feet minimum	5 feet minimum	>5 feet
Curb cut width	Two curb cuts, each curb cut shall not be more than 12 feet in width, and there shall be at least 12 feet between curb cuts	Two curb cuts, each curb cut shall not be more than 12 feet in width, and there shall be at least 12 feet between curb cuts	Existing driveway
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.	N/A	Existing pavers

2020 -Sec. 90-77 Off-Street Parking Requirements

2006 - Sec. 90-226 Off-Street Parking Requirements

Required	Minimum Space Requirements 2020	Minimum Space Requirements 2006	Proposed
Single-family	2 spaces	2 spaces	+ 2 spaces

2020 Sec. 90-89.4(6). Street Tree Requirements

2006 No Pertinent Section from Code

	Required	Required 2006	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 rights-of-way in all zoning districts.	2 trees	N/A	Provided

**2020 Sec. 90-95. Single-family H30A and H30B district landscape requirements.
2006 No Pertinent Section from Code**

	2020 Required	2006 Required	Proposed
A minimum of five trees of two different species and 25 shrubs shall be planted per lot.	5 trees, 25 shrubs	N/A	Provided

**2020 Town of Surfside Adopted Residential Design Guidelines
2006 No Pertinent Section from Code**

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.	Adjacent homes are Mediterranean style bungalows and existing home and addition are consistent with neighboring homes.

Decorative Features

Required	Proposed
Decorative features should be stylistically consistent throughout the entire building.	Windows are consistent with samples provided.

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.	Second story addition is consistent with existing home.

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.	Wall materials are consistent.

Roof Materials, Types, and Slopes

Required	Proposed
Roof types and slopes should be generally the same over all parts of a single building.	Proposed barrel tile for the addition is consistent with the existing home.
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;	Existing barrel tile roof. Proposed barrel tile roof

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.	Consistent
Window, door and eave trim should be consistent on all elevations of the house	Consistent

Zoning in Progress (ZIP) Conditions [As of August 9th, 2020]

Required	Proposed
Maximum 40% lot coverage provided however that the following shall not be included in determining the lot coverage: (1) Uncovered steps and exterior balconies (2) Uncovered terraces, patios, breezeways, or porches which are open on two (2) sides; and (3) Covered terraces, patios, breezeways, or porches which are open on two (2) sides. In no instance may the exemptions listed here exceed 15% of the total footprint of all principle and accessory buildings and structures.	39.2% (2,204/5,625=0.392)
In the H30A and H30B districts, second story lot coverage is limited to 32% of the lot area, or 80% of the first-floor area, whichever is less	80% of the first floor (1,716/2,204) (78%) 32% of the total lot area (1,716/5,625) (31%)
Existing setback requirements set forth in the Current Zoning Code will continue to apply, unless there is a greater restriction in the 2006 zoning code, except that only the following projections/encroachments shall be permitted: (1) In the H30A, H30B and H30C districts west of Harding Avenue, eaves of sloped roofs may project up to 8” into any required yard. All other ornamental or screening features (in H30A/H30B) including cornices, sills, frames, and fins, may project no more than 6” into any required yard. (2) In the H30A/H30B districts, lots greater than 112.5 feet in depth will be	Setbacks conform (1) Roof eaves and ornamental features do not project into the required yard. (2) (N/A)

required to provide front and rear yards that combine to equal at least 36% of the lots depth.	
In the H30A/H30B districts, each lot must provide: (1) 35% of each lot must be pervious (2) 50% of the front yards and 40% of the rear yards must be landscaped (3) 20% of all landscaping must be Florida Friendly	(1) >41.7% (2,346/5,625=.417) (2) Front yard existing; Rear yard >80% (3) Conforms
The current zoning codes definition of building height will continue to apply to single family districts	Height conforms
Roof decks shall not be permitted in any residential zoning district.	No roof deck proposed

RECOMMENDATION

Staff finds that the application meets both the 2020 and 2006 Zoning Codes and recommends approval.



DRB Meeting	06/25/2020
Application / Plans Due	06/04/2020

TOWN OF SURFSIDE
SINGLE-FAMILY and TWO-FAMILY SITE PLAN APPLICATION


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

20-715

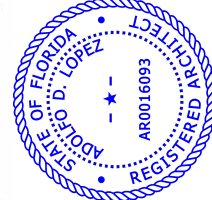
PROJECT INFORMATION	
OWNER'S NAME	Abraham Fried
PHONE / FAX	305.619.7773
AGENT'S NAME	
ADDRESS	9309 Abbott Ave
PHONE / FAX	305.619.7773
PROPERTY ADDRESS	9309 Abbott Ave
ZONING CATEGORY	H30B
DESCRIPTION OF PROPOSED WORK	Addition - Dining/Living + Family/Play room

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

ZONING STANDARDS	Required	Provided
Plot Size	112.5' X 50' = 5,625 sq ft	_____
Setbacks (F/R/S)	20 20 5	20 20 5
Lot Coverage	2250 sq ft	(12250)
Height	30'	30'
Pervious Area	1969 sq ft	1971(ft)

 _____
 6/3/2020 _____

 SIGNATURE OF OWNER DATE SIGNATURE OF AGENT DATE



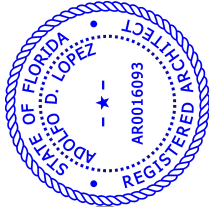
COMPLEXITY OF WORK

3D

JAM ASSOCIATES ARCHITECTS & ENGINEERS 9205 SW 154TH AVE MIAMI FLORIDA 33196

ABRAHAM & SARAH FRIED ADDITION OF: DINING/

LIVING, FAMILY/PLAYROOM 9309 ABBOT AVE

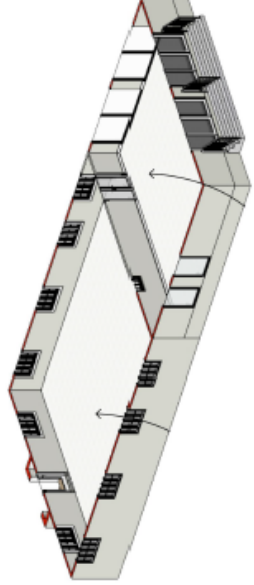
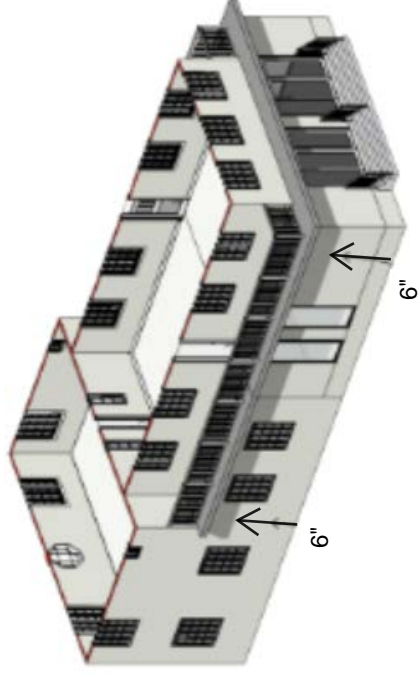


Document Number:

02

SCALE: 1/8" = 1"

T1	<p>FINISHED EXTERIOR ALL</p> <p>SCALE: 1/8" = 1'</p>	COM2
T2	<p>FINISHED SECOND FLOOR PLAN</p> <p>SCALE: 1/8" = 1'</p>	
T3	<p>FINISHED FIRST FLOOR PLAN</p> <p>SCALE: 1/8" = 1'</p>	



A1.1 - EXISTING LANDSCAPE PLAN

3D

T1

PERVIOUS AREA CALCULATION

REAR 50 X 20 = 1000 SQ. FT.
 SOUTH 92 X 5 = 460 SQ. FT.
 NORTH 68.7 X 12.9 = 886 SQ. FT.
 TOTAL = 2346 SQ. FT. (41.7% OF 5625 LOT SIZE)

JAM ASSOCIATES ARCHITECTS & ENGINEERS 9205 SW 154TH AVE MIAMI FLORIDA 33196
 ABRAHAM & SARAH FRIED ADDITION OF: DINING/ LIVING, FAMILY/PLAYROOM
 9309 ABBOT AVE



Document Number: **03**



AREA CALCULATIONS

3D

JAM ASSOCIATES ARCHITECTS & ENGINEERS 9205 SW 154TH AVE MIAMI FLORIDA 33196

ABRAHAM & SARAH FRIED ADDITION OF: DINING/ LIVING, FAMILY/DINING ROOM



Document Number:

04

T1

SITE PLAN

ZONING REQUIREMENTS: H30B

LOT SIZE: 112.50' X 50' = 5,625 SQ.FT.
 MAX. LOT COVERAGE: 40% (5,625) = 2,250 SQ.FT.

FIRST FLOOR BUILDING SET BACKS:

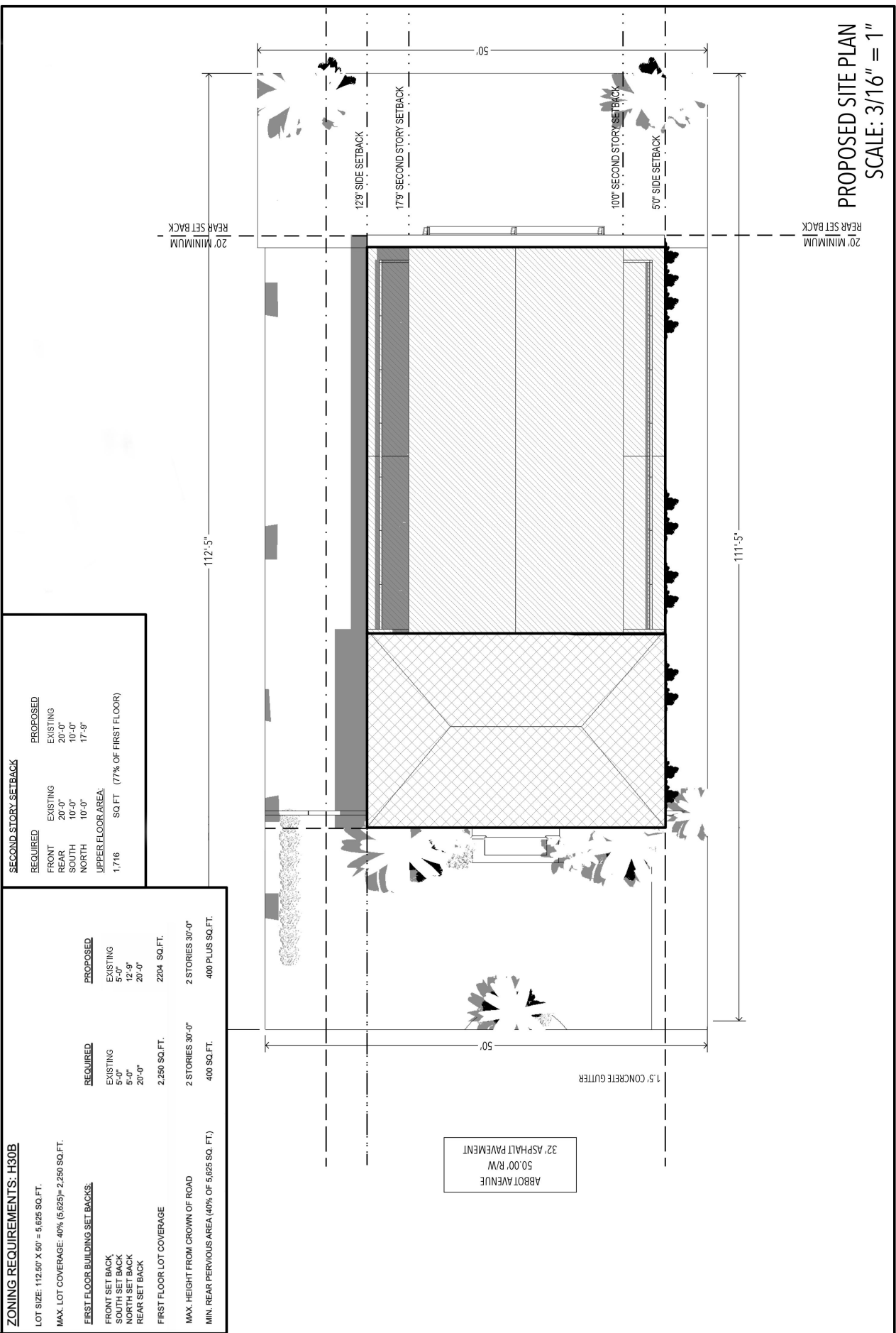
REQUIRED	EXISTING	PROPOSED
FRONT SET BACK	5'-0"	5'-0"
SOUTH SET BACK	5'-0"	12'-9"
NORTH SET BACK	5'-0"	20'-0"
REAR SET BACK	20'-0"	2,250 SQ.FT.

FIRST FLOOR LOT COVERAGE

REQUIRED	EXISTING	PROPOSED
MAX. HEIGHT FROM CROWN OF ROAD	2 STORIES 30'-0"	2 STORIES 30'-0"
MIN. REAR PERVIOUS AREA (40% OF 5,625 SQ. FT.)	400 SQ.FT.	400 PLUS SQ.FT.

SECOND STORY SETBACK

REQUIRED	EXISTING	PROPOSED
FRONT	20'-0"	20'-0"
REAR	10'-0"	10'-0"
SOUTH	10'-0"	17'-9"
NORTH	10'-0"	17'-9"
UPPER FLOOR AREA:		SQ. FT. (77% OF FIRST FLOOR)
	1,716	



PROPOSED SITE PLAN
 SCALE: 3/16" = 1"

FIRST FLOOR - FINISHED FLOOR PLAN

3D

JAM ASSOCIATES ARCHITECTS & ENGINEERS 9205
SW 154TH AVE MIAMI FLORIDA 33196

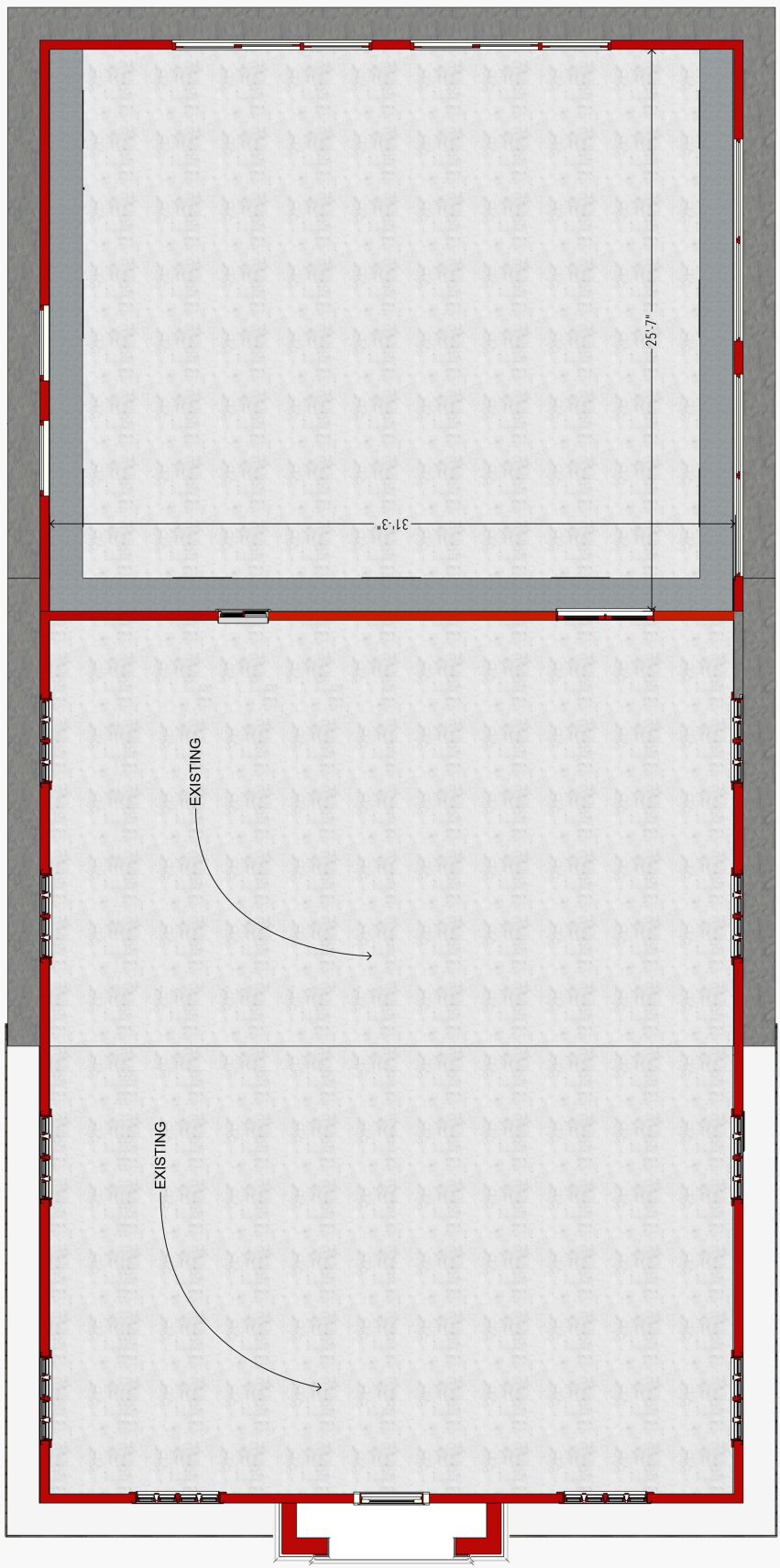
ABRAHAM & SARAH FRIED ADDITION OF: DINING/
LIVING, FAMILY/PLAYROOM

9309 ABBOT AVE



Document
Number:

05



SECOND FLOOR - FINISHED FLOOR PLAN

3D

JAM ASSOCIATES ARCHITECTS & ENGINEERS 9205
SW 154TH AVE MIAMI FLORIDA 33196

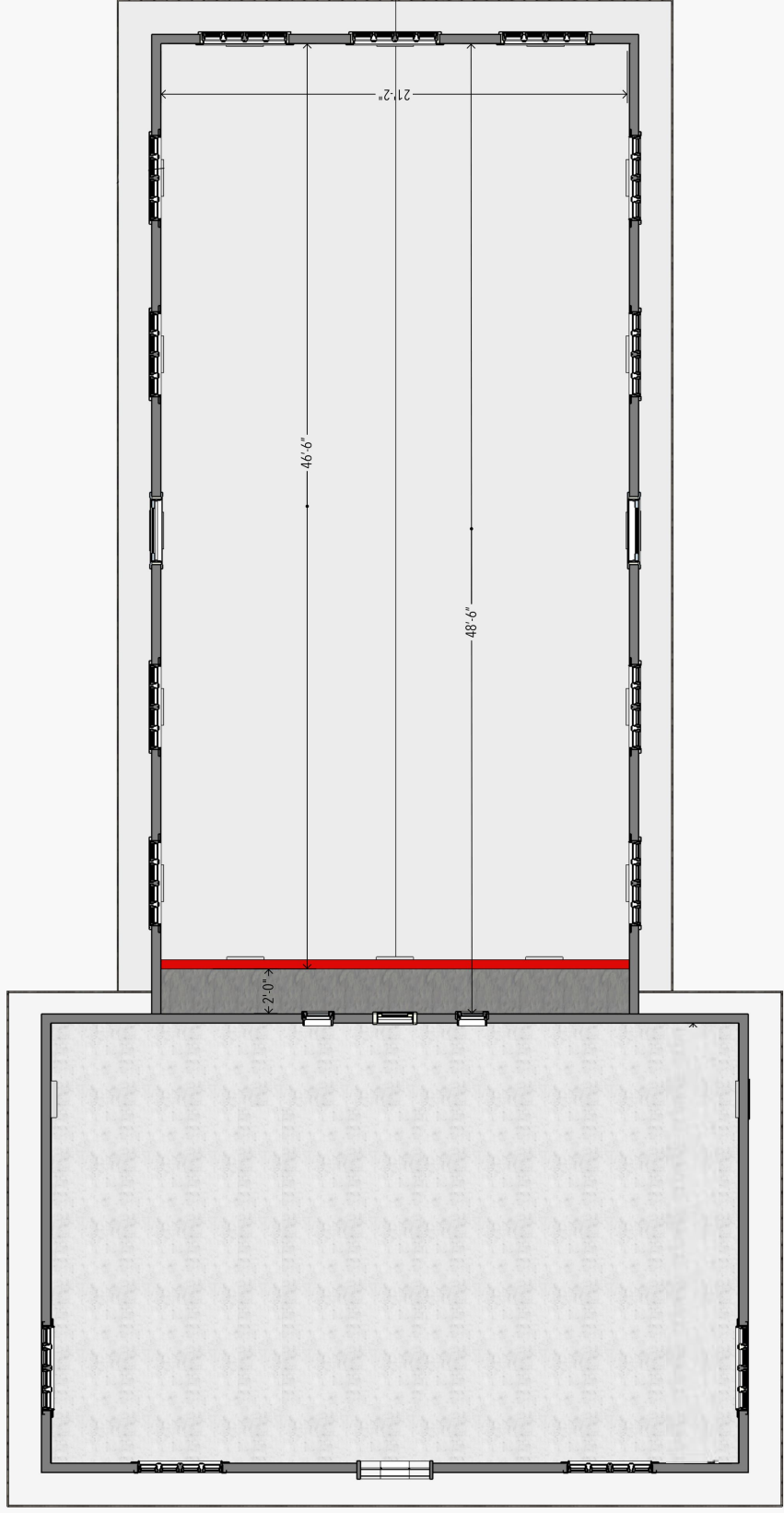
ABRAHAM & SARAH FRIED ADDITION OF: DINING/
LIVING, FAMILY/PLAYROOM

9309 ABBOT AVE



Document
Number:

06



ROOF

Barrel roof (S-Tiles)

Capistrano - 3679 Light Gray Range or similar model & color



EXTERIOR

WALL FINISH

Smooth Stucco

Benjamin Moore Seapearl LRV: 77.95 or similar model & color



WINDOWS

Aluminum Frame White Glass Windows or similar style



RAILINGS

Light Gray/Silver or similar style & color















MEMORANDUM

To: Planning and Zoning Board

Thru: Jason Greene, Town Manager

From: James Hickey, AICP, Town Planner

CC: Lillian Arango, Town Attorney

Date: September 24, 2020

Re: 824 88th Street – Carport Awning

The property is located at 824 88th Street, within the H30A zoning. The applicant is requesting to build a new carport awning totaling roughly 400 square feet. Such awning will be built over the driveway for use as a canopy for parked cars.



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

- Applicable Zoning Code regulations for the 2006 and the 2020 codes based on the Zoning in Progress in place, along with the results of the review
- Applicable Design Guideline standards, along with the results of the review from the 2020 Zoning Code only.
- Staff Recommendation

STANDARDS / RESULTS

Town of Surfside Zoning Code, Applicable Requirements

Sec. 90-58. - Carport canopies. (2020)

Sec. 90-185. – Carport Canopies (2006)

Residential	2020	2006	Proposed
Such canopy shall not exceed 20 feet in length, and 20 feet in width.	400 square feet (maximum area)	400 square feet (maximum area)	400 square feet
The height of such canopy shall not exceed ten feet.	10 feet (maximum height)	10 feet (maximum height)	10 feet
The height of the side openings shall be at least six feet, three inches.	6'3" side opening height	6'3" side opening height	8 feet in height
Rear setback	5 feet	5 feet	>5 feet
Interior side setback	5 feet	5 feet	>5 feet
Primary front and secondary corner	2 feet	2 feet	10 feet
Rear of street curb	7 feet	7 feet	10 feet
A canopy shall at all times remain open on all four sides, if free standing, and open on three sides if attached to the main building.	Open on all sides	Open on all sides	Open on all sides
The area under a canopy must be entirely paved by an approved paving material.	Paved underneath	Paved underneath	Paved underneath

FINDINGS

Staff finds the application meets both the 2020 and 2006 Zoning Codes and recommends approval



TOWN OF SURFSIDE

DRB Meeting <input checked="" type="checkbox"/>	___/___/20__
Application / Plans Due <input checked="" type="checkbox"/>	___/___/20__

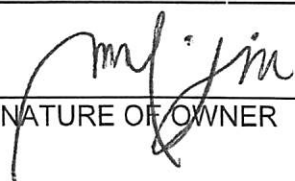
**TOWN OF SURFSIDE
SINGLE-FAMILY and TWO-FAMILY SITE PLAN APPLICATION**


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

PROJECT INFORMATION	
OWNER'S NAME	Ray Raslin
PHONE / FAX	305 785 6376
AGENT'S NAME	Antony Aguedo
ADDRESS	14121 NW 19th Ave Opa-Lal, FL 33084
PHONE / FAX	305 300 4170
PROPERTY ADDRESS	824 885X
ZONING CATEGORY	Awards
DESCRIPTION OF PROPOSED WORK	Carport 20' x 22'

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

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


 SIGNATURE OF OWNER 8/3/20 DATE

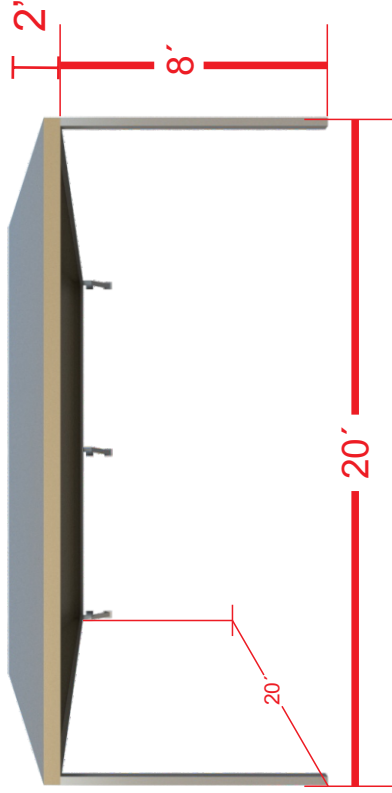

 SIGNATURE OF AGENT 8/4/20 DATE

Retos Services Plus LLC
15970 West St Rd 84 Sunrise, FL 33326
CGC1508959

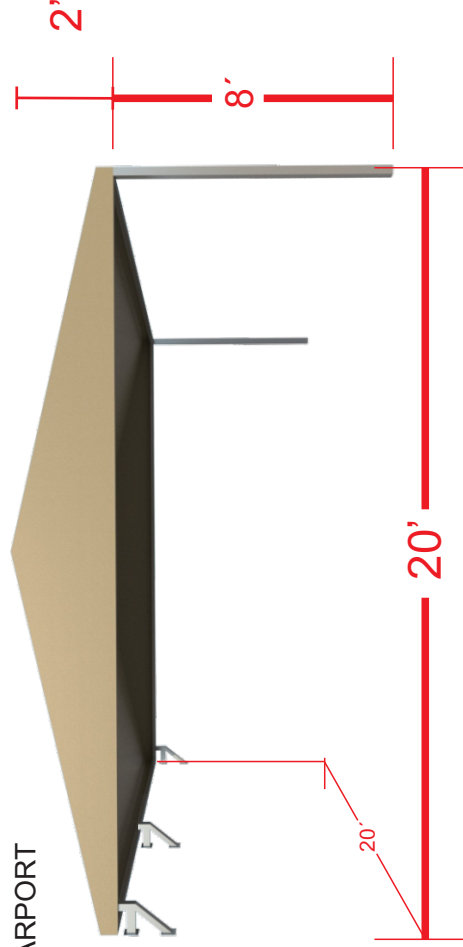
Roy Raskin
824 88th St Surfside, FL 33154

Carport South Elevation

RIGHT VIEW - CARPORT



FRONT VIEW - CARPORT



Propose SQ Ft: 440

Primary, Secondary & Curb Setback - 10'



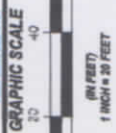
BACK PERSPECTIVE - CARPORT



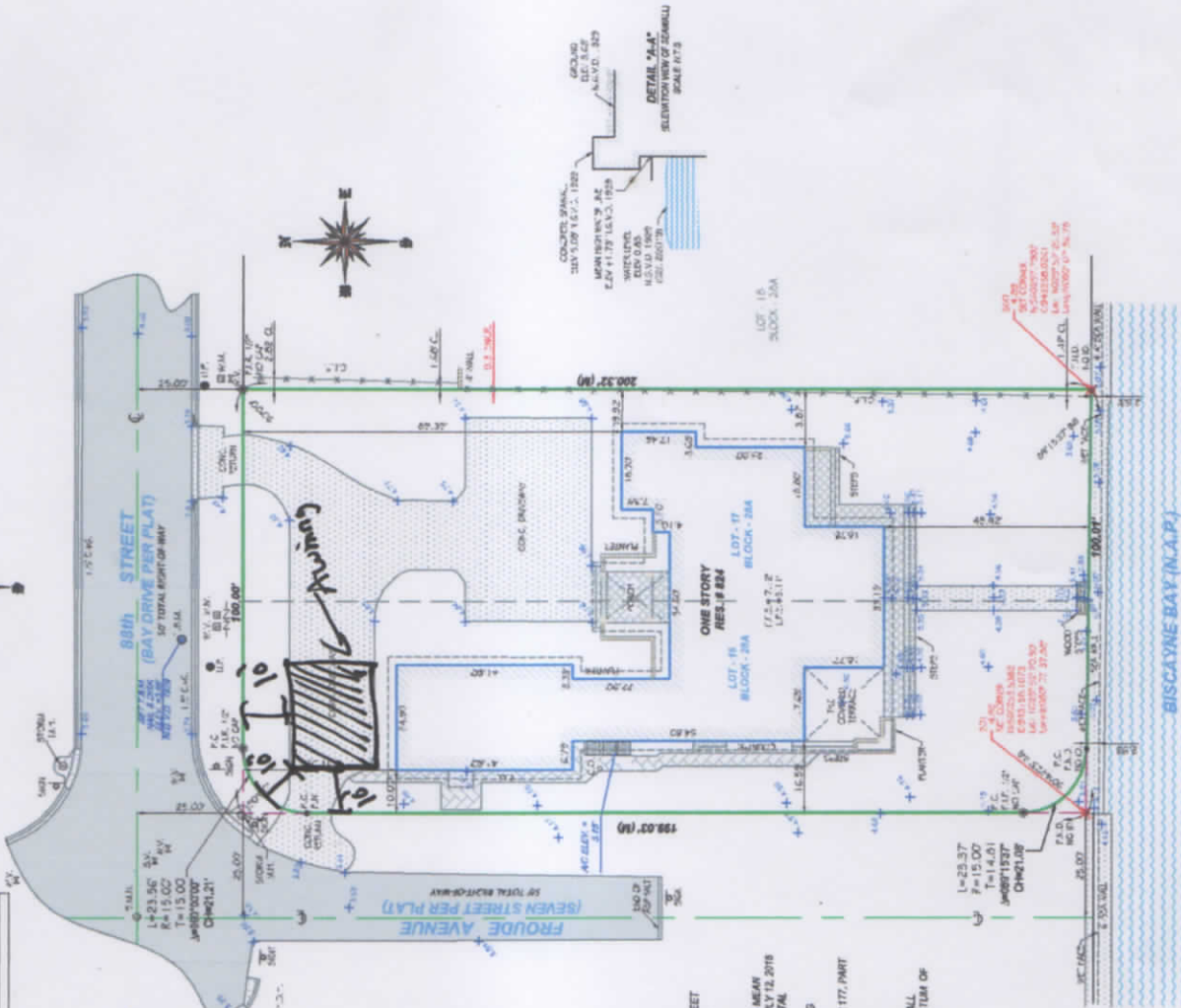
FRONT VIEW - CARPORT



JOHN IBARRA & ASSOCIATES, INC.
Professional Land Surveyors & Mappers
175 N.W. 27th Avenue, Suite 200
Boca Raton, FL 33431
Phone: (561) 995-5500
Fax: (561) 995-5501
www.jia-surveyors.com



SPECIFIC PURPOSE SURVEY
FOR STATE PLANE COORDINATES
WITH LATITUDE AND
LONGITUDE FOR THE SEAWALL



LEGAL DESCRIPTION:
LOT 18 AND 17, BLOCK 28A, SECOND ASSIGNED PLAT OF NORMAN'S BEACH SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 18, PAGE 41 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

PROPERTY ADDRESS:
2845 N.W. 17th St
Boca Raton, Florida, 33431

CERTIFICATION:
NOT MADE

ABBREVIATIONS:
A - ADJACENT PROPERTY
B - BOUNDARY LINE
C - CENTERLINE
D - DRIVE
E - EASEMENT
F - FENCE
G - GROUND
H - HIGHWAY
I - IRON FENCE
J - JOINT
K - KITCHEN
L - LAMP
M - MASONRY
N - NORTH
O - OPENING
P - PAVEMENT
Q - QUARTER
R - ROAD
S - SEAWALL
T - TRAIL
U - UTILITY
V - WALL
W - WINDOW
X - XING
Y - YARD
Z - ZONE

FLOOD ZONE INFORMATION:
THE MAP FLOOD ZONE HAS BEEN DESIGNATED TO BE THE DESIGNATED FLOOD ZONE TO BE APPLIED TO THE PROPERTY OF THE PROPERTY AS SHOWN ON THE SURVEY MAP. THE DESIGNATED FLOOD ZONE IS 100 YEAR FLOOD ZONE.

IMPROVEMENTS:
THE SURVEY IS MADE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 117, PART 1, FLORIDA STATUTES. THE SURVEY IS MADE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 117, PART 1, FLORIDA STATUTES.

DRAWN BY: LETVA
FIELD DATE: 02/12/2019
SURVEY NO.: 18-003963-2
SHEET: 1 OF 1

JOHN IBARRA
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 15734
FLORIDA
1998
175 N.W. 27th Avenue, Suite 200
Boca Raton, FL 33431
Phone: (561) 995-5500
Fax: (561) 995-5501
www.jia-surveyors.com

ORIGINAL SURVEY DESIGN:
APPROVED BY: [Signature]
DATE: [Date]

SEAL:
JOHN IBARRA
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 15734
FLORIDA
1998

MEAN HIGH WATER DETERMINATION:
AT THIS PROJECT USE MEAN HIGH WATER ELEVATION OF 6.18 FEET HIGHER THAN 1.73 FEET N.G.V.D. NATIONAL GEODETIC VERTICAL DATUM 1988.

FOR MEAN HIGH WATER ELEVATION CONTROL:
THE MEAN HIGH WATER ELEVATION WAS OBTAINED FROM A MEAN HIGH WATER SURVEY PROCEDURE APPROXIMATELY DATED JULY 12, 2018. THE SURVEY WAS CONDUCTED BY JOHN IBARRA & ASSOCIATES, INC. THE LOCATION OF THE MEAN HIGH WATER LINE WAS MADE USING CONVENTIONAL SURVEY METHODS.

NORTH FOR VERTICAL DATUM CONVERSION:
A CONSTANT FACTOR OF 1.13 FEET NEED TO BE APPLIED TO ALL ELEVATIONS TO CONVERT THEM TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1988.

REVISIONS	NO.	DATE
	09-03-2020	

THESE PLANS ARE FOR BUILDING PERMITS ONLY. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF SUNTIDE ORDINANCES AND ALL APPLICABLE CODES. APPROVAL AND SIGNATURE OF THE CITY ENGINEER AND JOB SITE SUPERVISOR MUST BE OBTAINED BEFORE CONSTRUCTION AND/OR INSTALLATION.

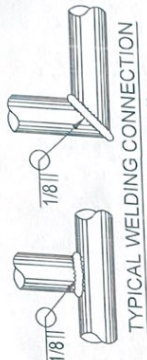
Consulting Engineering Services, Inc.
 8715 Lake Dr #8502, Coral FL 33166
 PH (954) 274-2429 FAX (786) 545-7636
 Web site: www.lemengineering.com
 E-mail: juan@lemengineering.com

AWNING SHOP DRAWINGS

Sunside, FL 33154
 8724 88th St
 Juan G. Moreno
 P.E. #69818
 FL Reg. P.E. #69818
 VALID ONLY WITH RAISE WITH SEAL

DESIGNED: J.M.
 DRAWN: J.M.
 CHECKED: J.M.
 DATE: 07/31/2020
 SCALE: AS SHOWN

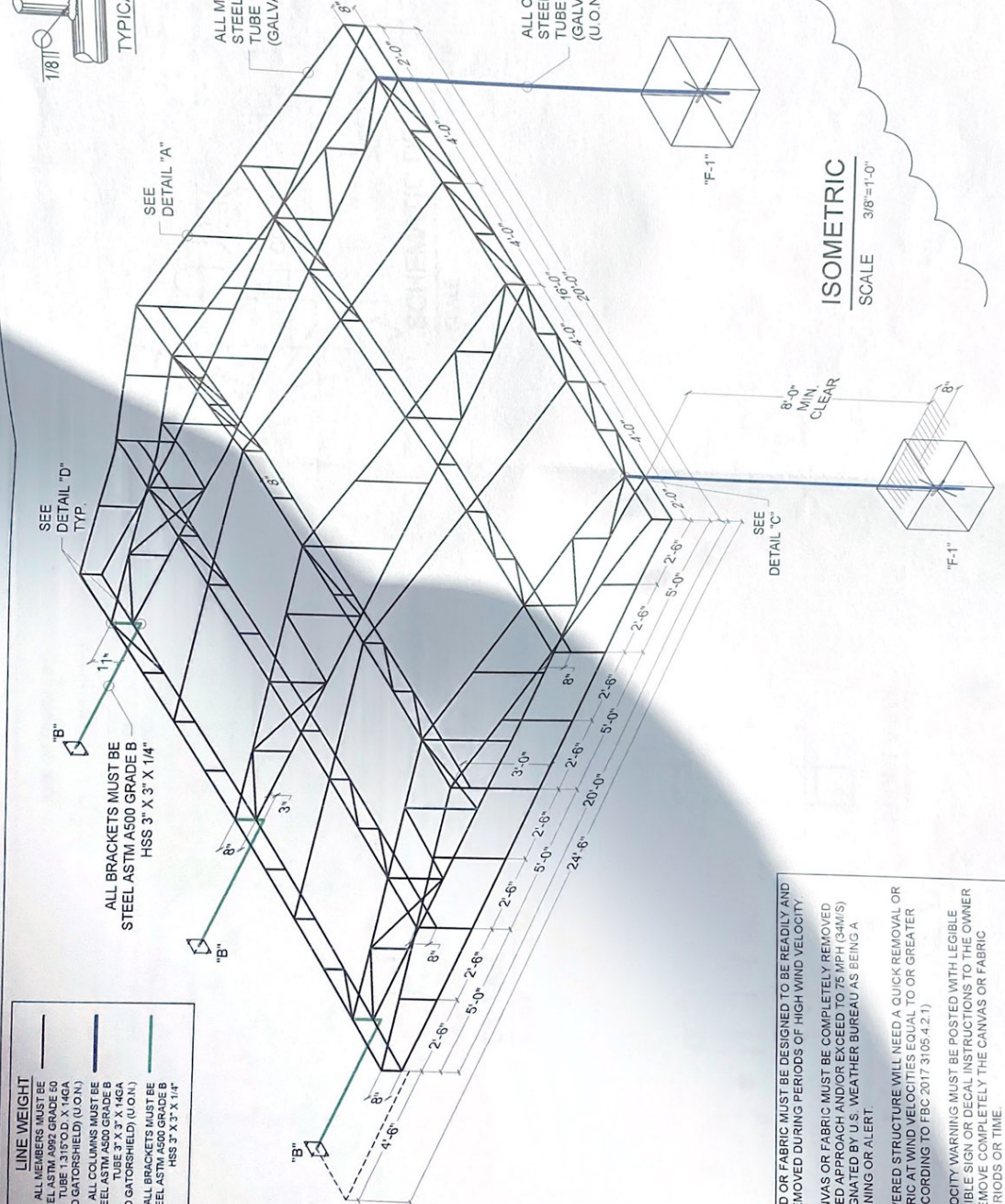
DRAWING NO. **SD-1**
 SHEET 1 OF 3



DETAIL "A"
 SCALE: N.T.S.

ALL MEMBERS MUST BE STEEL ASTM A992 GRADE 50 TUBE 1.315" O.D. X 14GA (GALVANIZED GATORSHIELD)

ALL COLUMNS MUST BE STEEL ASTM A500 GRADE B TUBE 3" X 3" X 14GA (GALVANIZED GATORSHIELD) (U.O.N)



ISOMETRIC
 SCALE 3/8"=1'-0"

LINE WEIGHT

—	ALL MEMBERS MUST BE STEEL ASTM A992 GRADE 50 (GALVANIZED GATORSHIELD) (U.O.N)
—	ALL COLUMNS MUST BE STEEL ASTM A500 GRADE B TUBE 3" X 3" X 14GA (GALVANIZED GATORSHIELD) (U.O.N)
—	ALL BRACKETS MUST BE STEEL ASTM A500 GRADE B HSS 3" X 3" X 1/4"

THE CANVAS AND OR FABRIC MUST BE DESIGNED TO BE READILY AND COMPLETELY REMOVED DURING PERIODS OF HIGH WIND VELOCITY. REMOVABLE CANVAS OR FABRIC MUST BE COMPLETELY REMOVED WHEN WIND SPEED APPROACH AND/OR EXCEED TO 75 MPH (34M/S) AND/OR AS DESIGNATED BY U.S. WEATHER BUREAU AS BEING A HURRICANE WARNING OR ALERT.

THIS FABRIC COVERED STRUCTURE WILL NEED A QUICK REMOVAL OR BREAKAWAY FABRIC AT WIND VELOCITIES EQUAL TO OR GREATER THAN 75 MPH (ACCORDING TO FBC 2017 3105.4.2.1)

A HIGH WIND VELOCITY WARNING MUST BE POSTED WITH LEGIBLE AND READILY VISIBLE SIGN OR DECAL INSTRUCTIONS TO THE OWNER OR TEAM TO REMOVE COMPLETELY THE CANVAS OR FABRIC DURING SUCH PERIODS OR TIME.

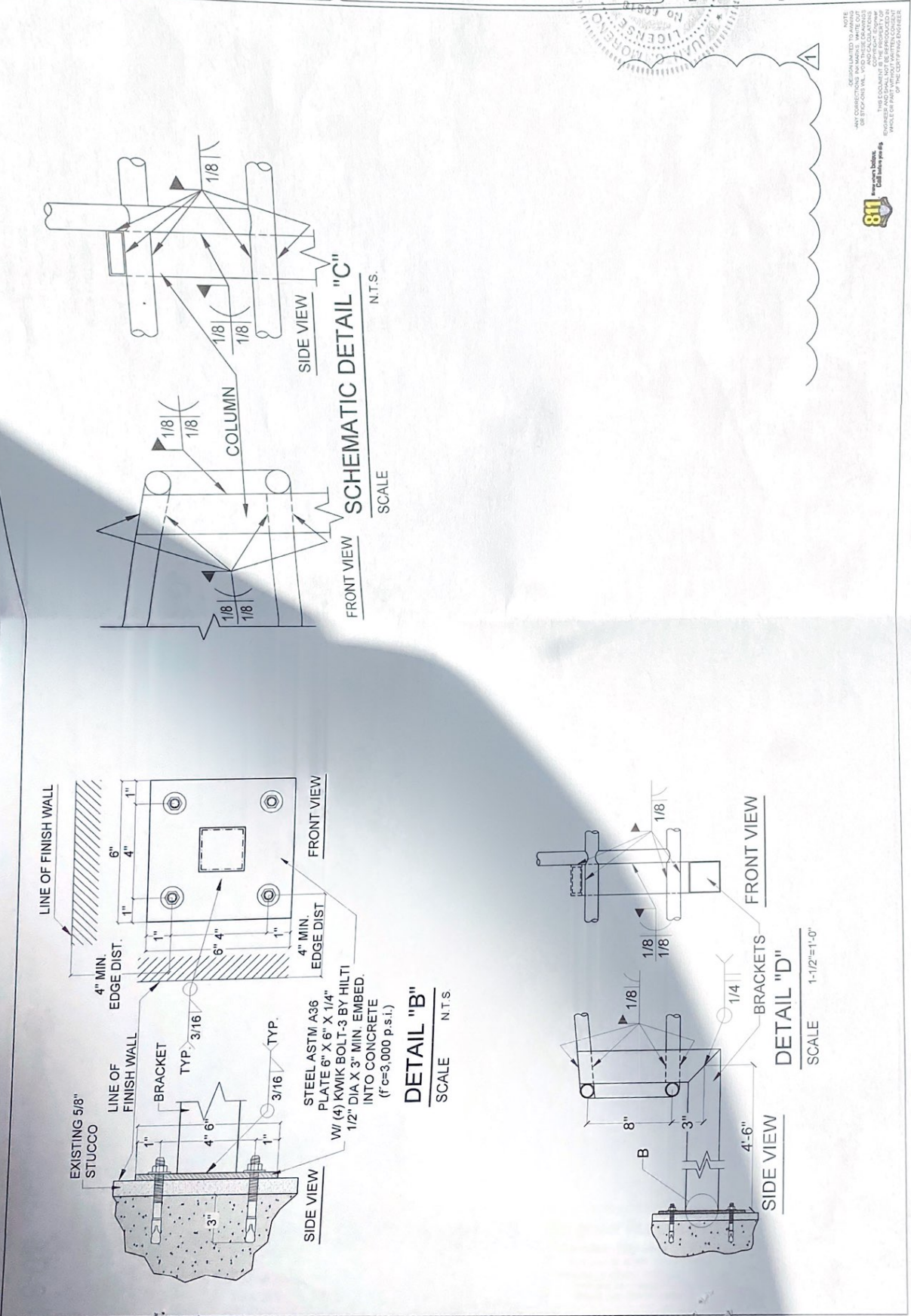
THE CANVAS OR FABRIC USED FOR AWNINGS OR FABRIC-COVERED FRAMES SHALL BE FLAME RESISTANT IN ACCORDANCE WITH NFPA 701.

DESIGNED AND DRAWN BY: JUAN G. MORENO, P.E. #69818
 ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF SUNTIDE ORDINANCES AND ALL APPLICABLE CODES.
 APPROVAL AND SIGNATURE OF THE CITY ENGINEER AND JOB SITE SUPERVISOR MUST BE OBTAINED BEFORE CONSTRUCTION AND/OR INSTALLATION.



AWNING SHOP DRAWINGS
 Engineer PLLC, CA# 29119
 Consulting Engineering Services
 8215 Lake Dr. #5502, Doral, FL 33166
 PH (954) 274-2429, FAX (766) 545-7636
 E-mail: Juan@engineeringpllc.com
 ALL DIMENSIONS AND JOBS SITE CONDITIONS MUST BE VERIFIED ON FIELD BY CONTRACTOR BEFORE ANY FABRICATION AND/OR INSTALLATION.
 THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE NOT TO BE CONSTRUED UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED.

AWNING SHOP DRAWINGS
 Juan C. Moreno
 DE 25708
 FL Reg. P.E. No. 82488th S4
 SUNSHINE STATE
 LICENSE
 No. 82488th S4
 VALID ONLY WITH PRAISE
 WITH SEAL
 THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF AWNING SHOP DRAWINGS AND SHALL BE APPLICABLE WITH THE APPLICABLE MINIMUM BUILDING CODES.
 DATE: 07/31/2020
 CHECKED: []
 DRAWING NO.: **SD-2**
 SHEET 2 OF 3



NOTE: CORRECTIONS IN PLANS - WRITE OUT ANY CORRECTIONS IN PLANS - WRITE OUT OR EROSION W/AL. V. AND CALCULATIONS. THIS DOCUMENT IS THE PROPERTY OF AWNING SHOP DRAWINGS AND SHALL BE APPLICABLE WITH THE APPLICABLE MINIMUM BUILDING CODES.

STRUCTURAL NOTES

ALL DIMENSIONS AND CONDITIONS MUST BE VERIFIED IN THE FIELD. DO NOT SCALE THE DRAWINGS. FOLLOW WRITTEN DIMENSIONS ONLY. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH THE AFFECTED PART OF THE WORK.

THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER THE BUILDING IS COMPLETE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCES TO INSURE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING ERECTION. OUR EXTENT OF LIABILITY IS LIMITED TO THE AMOUNT OF THE ENGINEERING FEE.

DESIGN WIND LOADS:

THE STRUCTURAL FRAMING WAS DESIGNED USING F.B.C. 2017 AND THE FOLLOWING PERMITTED LOADS:
 DESIGN WIND LOADS WERE DETERMINED IN ACCORDANCE WITH F.B.C. 2017 AND ASCE 7-10.

WIND VELOCITY	105 MPH	EXPOSURE CATEGORY	C
Kd	0.99	RISK CATEGORY	2
GCFI	1.0		

STRUCTURAL STEEL:

THE MATERIAL, FABRICATION, AND ERECTION OF STRUCTURAL STEEL SHALL COMPLY WITH THE SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS. THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION AISC 360-10, ALL ANGLES AND PLATES SHALL BE ASTM A36, F150/36KSI OR APPROVAL EQUAL OR ALL TUBES TO BE OUTSIDE DIAMETER, GALV. GATORSHIELD, STEEL F150/36KSI OR APPROVAL EQUAL OR ALL HOLLOW STRUCTURAL TUBES TO BE STEEL ASTM A500 GRADE B F150/36KSI OR APPROVAL EQUAL OR ALL ANCHOR BOLTS SHALL BE 1/2" DIA. A307 OR APPROVAL EQUAL OR ALL WASHERS UNDER THE TURNED ELEMENT BOLTS SHALL BE TIGHTENED IN ACCORDANCE WITH THE TURN-OF-THE-NUT METHOD. WELDING SHALL BE DONE BY AWS CERTIFIED WELDERS USING THE MOST ADVANCED WELDING TECHNIQUES. SHIELDED METAL ARC WELDING (SMAW) SHALL BE USED FOR LOW-HYDROGEN ELECTRODES. ALL STEEL SHALL RECEIVE SHOP AND FIELD TOUCH-UP COATS OF PAINT IN ACCORDANCE WITH SSPC SPECIFICATIONS.

CONCRETE:

CONCRETE SHALL ACHIEVE MINIMUM 28 DAY COMPRESSIVE STRENGTHS AS FOLLOWS: 3,000 PSI REGULAR WEIGHT FOR FOOTINGS. CONCRETE SLUMP SHALL NOT EXCEED 4" ± 1" PRIOR TO THE ADDITION OF PLASTICIZER. REQUIRED CONCRETE COVERAGE OVER REBAR SHALL BE AS FOLLOWS: 3" FOR CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH.

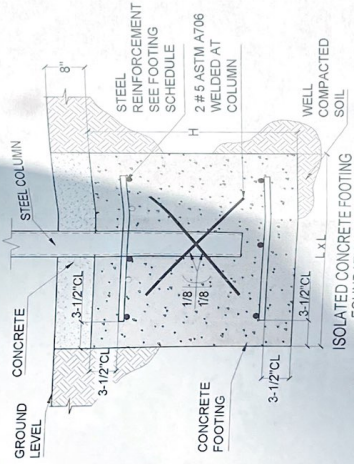
FOR CONCRETE EXPOSED TO EARTH AND/OR WEATHER: 1-1/2" FOR #5 AND #6; 2" FOR #8 AND LARGER. ALL CONCRETE SHALL COMPLY WITH ALL THE REQUIREMENTS OF ACI 301 AND ACI 318.5. BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE SHALL COMPLY WITH ALL THE REQUIREMENTS OF ACI 301 AND ASTM C-94 FOR MEASURING, MIXING, TOLERANCES, ETC. ALL CONCRETE SHALL BE CURED USING A CURING COMPOUND SHALL HAVE A MINIMUM OF 10% SOLIDS. THE CURING COMPOUND SHALL BE PLACED AS SOON AS THE FINISHING IS COMPLETED OR AS SOON AS THE VISIBLE WATER HAS LEFT THE UNFINISHED CONCRETE. ALL SCUFFED OR BROKEN AREAS IN THE CURING MEMBRANE SHALL BE RECOATED DAILY. CALCIUM CHLORIDES SHALL NOT BE UTILIZED IN THE WORK. OTHER ADMIXTURES MAY BE USED ONLY WITH THE APPROVAL OF THE ENGINEER.

REINFORCING STEEL:

REBAR SHALL BE ASTM A615 GRADE 60 DEFORMED BARS FREE FROM OIL SCALE AND RUST AND PLACED IN ACCORDANCE WITH THE TYPICAL BENDING DIAGRAM AND PLACING DETAILS OF THE ACI STANDARDS AND SPECIFICATIONS.

SOIL STATEMENT:

THE SOIL CONDITION AT THIS SITE HAS BEEN OBSERVED BY THE ENGINEER TO BE COMPOSED OF SAND AND SOIL. THE CAPACITY OF THE SOIL IS CONSIDERED TO HAVE ALLOWABLE MAXIMUM DESIGN BEARING CAPACITY OF 2000 P.S.F. (SHOULD ANY OTHER CONDITIONS OR MATERIALS BE ENCOUNTERED IN THE PROCESS OF CONSTRUCTION THE ENGINEER SHALL BE NOTIFIED BEFORE PROCEEDING WITH THE WORK). THE ENGINEER SHALL AT THE TIME OF CONSTRUCTION THE ENGINEER SHALL SUBMIT TO THE BUILDING OFFICIAL A LETTER ATTESTING THAT THE SITE HAS BEEN OBSERVED AND THAT THE FOUNDATION CONDITIONS ARE SIMILAR TO THOSE UPON WHICH THE DESIGN IS BASED.



FOOTING SCHEDULE

MARK	SIZE		REINFORCING	
	L x L	HEIGHT	TOP (T) & BOTTOM (B)	
F-1	2'-6" X 2'-6"	24"	1#5 @ 12" E.W.	

SD-3 DRAWING NO. 3 OF 3
 CHECKED BY: [Signature]
 DESIGNED BY: [Signature]
 DATE: 10/20/2021
 PROJECT: [Signature]
 811
 AMWINING SHOP DRAWINGS
 Engineer P.L.L.C. CA# 29119
 Consulting Engineering Services
 3195 Lakeside Drive, Suite 200, Jacksonville, FL 32209-3626
 Phone: 904.241.1111 Fax: 904.241.1112
 Email: jant@amwiningshops.com
 ULM LICENSED PROFESSIONAL ENGINEER
 FL REG. NO. 12345
 EXPIRES: 12/31/2022
 VALID ONLY IN FLORIDA
 10/20/2021



MEMORANDUM

To: Planning and Zoning Board

Thru: Jason Greene, Town Manager

From: James Hickey, AICP, Town Planner

CC: Lillian Arango, Town Attorney

Date: September 24, 2020

Re: 1025 90th Street – Garage Conversion

The property is located at 1025 90th Street, within the H30B zoning. The applicant is requesting to convert their existing 267 square-foot garage into a fourth bedroom. The owner is also planning to construct a new pool, wood pergola and new pavers for walkway and driveway, all under separate permits.



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

- Applicable Zoning Code regulations for the 2006 and the 2020 codes based on the Zoning in Progress in place, along with the results of the review
- Applicable Design Guideline standards, along with the results of the review from the 2020 Zoning Code only.
- Staff Recommendation

STANDARDS / RESULTS

Town of Surfside Zoning Code, Applicable Requirements

2020 Sec. 42-92 Lowest Floor Elevation

Residential	Lowest Floor 2020	Lowest Floor 2006	Proposed
Single-Family Residential RS-2	Base Flood +2	Base Flood	+6.31 Existing

**2020 Sec. 90-43 Maximum building heights
2006 Sec 90-155 District Regulation Tables**

Height	Required Maximum 2020	Required Maximum 2006	Proposed
H30B RS-2	30 feet	30 feet	Less than 30'

Sec. 90-45. Setbacks

Setbacks	Required 2020	Required 2006	Proposed 2006
Primary Frontage	Minimum 20 feet	Minimum 20 feet	20'0" – existing
Interior side (lots over 50 feet in width)	10% of the frontage (7.5')	10% of the frontage (7.5')	5'0" - existing
Secondary Frontage	10 ft	10 ft	15' - existing
Rear	Minimum 20 feet	Minimum 20 feet	10' - existing

**2020 Sec. 90.49 Lot standards
2006 Sec 90-155 District Regulation Tables**

Lot Standards H30B	Required 2020	Required 2006 RS-2	Proposed
Minimum Lot width	50 feet	50 feet	55'
Minimum lot area	5,600 feet	5,600 feet	6,160 square feet
Maximum lot coverage	40%	40%	N/A
Pervious area	35% (minimum)	N/A	38% provided (2,383/6,160=.38)

**2020 Sec. 90.50 Architecture and roof decks
2006 No Pertinent Section from Code**

	Required 2020	Required 2006	Proposed
Unique Elevation	A unique elevation from the main buildings of the adjacent two (2)	N/A	A unique elevation from the main buildings of the

	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.		adjacent two (2) homes is created through the modulation of; (a) Length, width and massing of the structure (b) Façade materials (c) Roof style and pitch
Wall openings	10% for all elevations	N/A	+10% for all elevations
Wall openings	All elevations for single story additions to existing structures shall result in a zero percent net loss of wall openings including windows, doors or transitional spaces defined by porches, porticoes or colonnades.	No net loss of wall openings	No net loss of wall openings
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.	N/A	Barrel tile roof (existing)

Sec. 90-50.1 (5) Garage Facades

Required 2020	Required 2006	Proposed
1 window	N/A	New window is proposed
If the garage entrance is located at the front or primary corner of the property, landscaping shall be provided along the base of the new exterior wall. When the installation of landscaping results in insufficient off-street parking, a landscaped planter shall be permitted in lieu of the required landscaping.	N/A	<u>Condition of Approval</u> Landscaping shall be provided along the base of the new exterior wall.

2020 -Sec. 90-77 Off-Street Parking Requirements
2006 - Sec. 90-226 Off-Street Parking Requirements

Required	Minimum Space Requirements 2020	Minimum Space Requirements 2006	Proposed
Single-family	2 spaces	2 spaces	+ 2 spaces

2020 Sec. 90.54 Accessory Structures
2006 Sec. 90-182 Accessory Structures

	Required 2020	Required 2006	Proposed
Accessory buildings	<p>90-54.2 Accessory swimming pools and decks, open and unenclosed, or covered by a screen enclosure, may occupy a required rear, front, or side setback, subject to the following minimum setbacks:</p> <p>(a) Rear: Five feet.</p> <p>(b) Interior side: Five feet.</p> <p>(c) Primary (front) and secondary (Corner): Ten feet.</p>	<p>90-182 (b) Accessory swimming pools, open and unenclosed. Or covered by a screen enclosure, may occupy a rear or side yard setback, provided they are not located closer than five feet to a rear or interior side lot line and not closer that ten feet from any street lot line.</p>	<p>(a) N/A (under separate permit)</p> <p>(b) N/A</p> <p>(c) N/A</p>

2020 Sec. 90.61 Paving in front and rear yards in H30 and H40 Districts
2006 Sec. 90-188 Paving front yards in single-family and two-family Districts

Paving Yards	Required 2020	Required 2006	Proposed
Front setback permeability	50% minimum	50% minimum	>50% existing
Front yard landscaped	30% minimum	50% minimum	>50% existing
Rear yard landscaped	20% minimum	40% minimum	<40% Existing
Number of Curb Cuts	One minimum	One minimum	1 (existing)
Curb Cut side set back	5 feet minimum	5 feet minimum	>5 feet
Curb cut width	1 curb cut not more than 18' in width	1 curb cut not more than 18' in width	10'7" existing
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.	N/A	Brick Pavers (existing)

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.	Consistent

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: <ol style="list-style-type: none"> 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. 	White concrete tile

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.	Consistent
Window, door and eave trim should be consistent on all elevations of the house	Consistent

Zoning in Progress (ZIP) Conditions [As of August 9th, 2020]

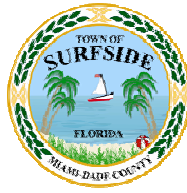
Required	Proposed
Maximum 40% lot coverage provided however that the following shall not be included in determining the lot coverage: <ol style="list-style-type: none"> (1) Uncovered steps and exterior balconies (2) Uncovered terraces, patios, breezeways, or porches which are open on two (2) sides; and (3) Covered terraces, patios, breezeways, or porches which are open on two (2) sides. In no instance may the exemptions listed here exceed 15% of the total footprint of all principle and accessory buildings and structures.	Existing lot coverage

In the H30A and H30B districts, second story lot coverage is limited to 32% of the lot area, or 80% of the first-floor area, whichever is less	There is not a second story – does not apply
Existing setback requirements set forth in the Current Zoning Code will continue to apply, unless there is a greater restriction in the 2006 zoning code, except that only the following projections/encroachments shall be permitted: (1) In the H30A, H30B and H30C districts west of Harding Avenue, eaves of sloped roofs may project up to 8” into any required yard. All other ornamental or screening features (in H30A/H30B) including cornices, sills, frames, and fins, may project no more than 6” into any required yard. (2) In the H30A/H30B districts, lots greater than 112.5 feet in depth will be required to provide front and rear yards that combine to equal at least 36% of the lots depth.	Existing setbacks (1) Less than 8” (2) N/A
In the H30A/H30B districts, each lot must provide: (1) 35% of each lot must be pervious (2) 50% of the front yards and 40% of the rear yards must be landscaped (3) 20% of all landscaping must be Florida Friendly	(1) Not provided (existing – coverage is not changing) (2) Not provided (existing – coverage is not changing) (3) Not provided (existing)
The current zoning codes definition of building height will continue to apply to single family districts	Conforms
Roof decks shall not be permitted in any residential zoning district.	N/A

FINDINGS

Staff finds the application meets both the 2020 and 2006 Zoning Codes subject to the following conditions of approval:

1. Comply with Sec. 90-50 (7) “If the garage entrance is located at the front or primary corner of the property, landscaping shall be provided along the base of the new exterior wall.”
2. The FFE of the addition will need to be confirmed with the Building Department at time of Building Permit.



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

TOWN OF SURFSIDE
SINGLE-FAMILY and TWO-FAMILY SITE PLAN APPLICATION

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

<u>PROJECT INFORMATION</u>	
OWNER'S NAME	Keith B. & Cara Roller
PHONE / FAX	305-484-6044
AGENT'S NAME	Victor J. Bruce
ADDRESS	370 NE 101st Street - Miami Shores, FL 33138
PHONE / FAX	305-310-5030
PROPERTY ADDRESS	1025 90th Street - Surfside, FL
ZONING CATEGORY	H30B
DESCRIPTION OF PROPOSED WORK	One-car garage conversion into Bedroom/Bathroom/Laundry Clo.; New pool and pergola

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

<u>ZONING STANDARDS</u>	Required	Provided
Plot Size	_____	_____
Setbacks (F/R/S)	_____ _____ _____	_____ _____ _____
Lot Coverage	_____	_____
Height	_____	_____
Pervious Area	<u>35% = 2,162.6 square feet</u>	<u>38% = 2,383 square feet</u>

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



TOWN OF SURFSIDE
SINGLE-FAMILY and TWO-FAMILY 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:

Victor J. Bruce

07-07-20

NAME OF REPRESENTATIVE

DATE



TOWN OF SURFSIDE
SUBMISSION CHECKLIST
SINGLE-FAMILY and TWO-FAMILY SITE PLAN APPLICATION

Project Name Roller Residence

Project Number _____

SUBMITTAL REQUIREMENTS FOR REVIEW:

- Completed "Single-Family and Two-Family Site Plan Application" form
- Application fee: \$ _____ made out to "Town of Surfside"
- Ownership Affidavit
- Survey less than one (1) year old. A survey over one (1) year is sufficient as long as the property has not changed ownership and the owner provides an affidavit that no changes have occurred since the date of the survey.
- Recent photographs, as visible from the street, of the subject property and of the adjacent two (2) homes on each side of the subject property on the same side of street. If the adjacent lot(s) are vacant then the next adjacent home(s) shall be utilized.

FOR THE FOLLOWING PLEASE PROVIDE:

- Two (2) full sized sets (24" x 36" sheets) of complete design development drawings signed and sealed
- One (1) CD, with site plan in PDF format, or other common windows based format.
- Provided prior to Design Review Board Meeting – Fifteen (15) reduced sized sets (11" x 17" sheets) of the complete design development drawings
- Site Plan (Minimum scale of 1" = 20').
Please show / provide the following:
 - Tabulations of total square footage, lot coverage, setbacks and acreage
 - Entire parcel(s) with dimensions and lot size in square feet
 - Existing and proposed buildings with square footage
 - Buildings to be removed
 - Setbacks
 - Dimensions and locations of all existing and proposed right-of-ways, easements and street frontage, including sidewalks, curb and gutter and planting strips
 - All existing and proposed site improvements, including, but not limited to, all utilities, retaining walls, fences, decks and patios, driveways and sidewalks, signs, parking areas, and erosion control features
 - Location of all existing and proposed trees, vegetation, palms and note tree species
 - Locations and dimensions of parking spaces and lot layout
 - Driveway entrance width and setbacks from property line
- Architectural Elevations (Minimum scale of 1/8" = 1'):
Please show / provide the following:
 - Provide color elevations, showing all material finishes, textures and landscaping for all elevations of the proposed building(s). They should include, at a minimum:
 - All exterior materials, colors and finishes, keyed to samples provided

Cont.



- Roof slopes and materials and color
 - Detail of doors, windows, garage doors
 - Lighting locations and details
 - Dimensions of structure(s) – height, width, and length
 - Deck, railing, stairs details including materials, colors, finishes, and decorative details
 - Exposed foundation treatment
 - Gutters and eaves
 - Abutting structure heights
-
- Provide samples of colors and/or materials mounted on a display board (to be provided prior to Design Review Board Meeting)
 - Such additional data, maps, plans, or statements as the Town may require to fully describe and evaluate the particular proposed plan

Project Description:

Flood Hazard Information:

-FBC 2017, Section 1612 Flood Loads:

Project is located in AE Flood Zone with a Base Flood Elevation (BFE) of +8.0 feet according to the Miami-Dade County Flood Map based on Flood Maps by FEMA

Existing FFE of house is: +6.31 feet

FIRM Map Number

12086CO163L

Legal description:

Lot 20, Altos del Mar, Block 18 according to the Plat thereof, as recorded in Plat Book 10, Page 63 of the Public Records of Miami-Dade County, Florida

Project address:

1025 90th Street
Surfside, Florida 33154

Folio number:

14-2235-001-2940

Scope:

1. One-car garage conversion into a Bedroom with full bath, Laundry Closet and A/C closet;
2. Relocation of front door from existing side to original front facing 90th Street;
3. New pool (under separate permit) and wood pergola;
4. New pavers for walkway and driveway (under separate permit)

Zoning Description:

Zoning:

H30B

Area breakdown:

Lot area: 6,160 s.f. (.14 acres)

Existing Bldg Footprint: 2,329 s.f.

Existing Habitable Area: 2,062 s.f.

Garage conversion into Bedroom/Bath/Laundry Clo. 267 s.f.

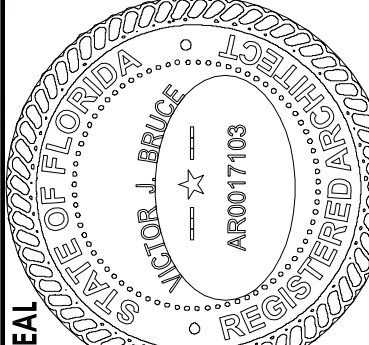
Total Habitable Area: 2,329 s.f.

Lot Coverage:

N/A

Pervious Space:

6,160 s.f. x 35% = 2,156 s.f. (min. required)
38% provided = 2,383 square feet



A426001388
VICTOR J. BRUCE
AR-0017103 -ID-4961
P.O. Box 530019
Miami Shores, Florida 33153
Tel: 305-310-5030
email: vb@b2-ai.com

All drawings & written materials herein, as instruments of service, shall remain the property of Bruce & Bruce, Inc., & shall not be reproduced or copied, in whole or in part, without the written consent of Bruce & Bruce, Inc. & may not be used or referenced for any other project. Information contained herein represents proprietary information of Bruce & Bruce, Inc. & shall not be disclosed to others. Those who use these documents do so in confidence.

Client Approval:
I have reviewed these plans & have been given the opportunity to ask questions about them prior to issue. These plans conform to our requirements and I understand that the same shall be used for additional service with potential impact on construction cost & scheduling.

accepted
 accepted as noted
signature:
date:

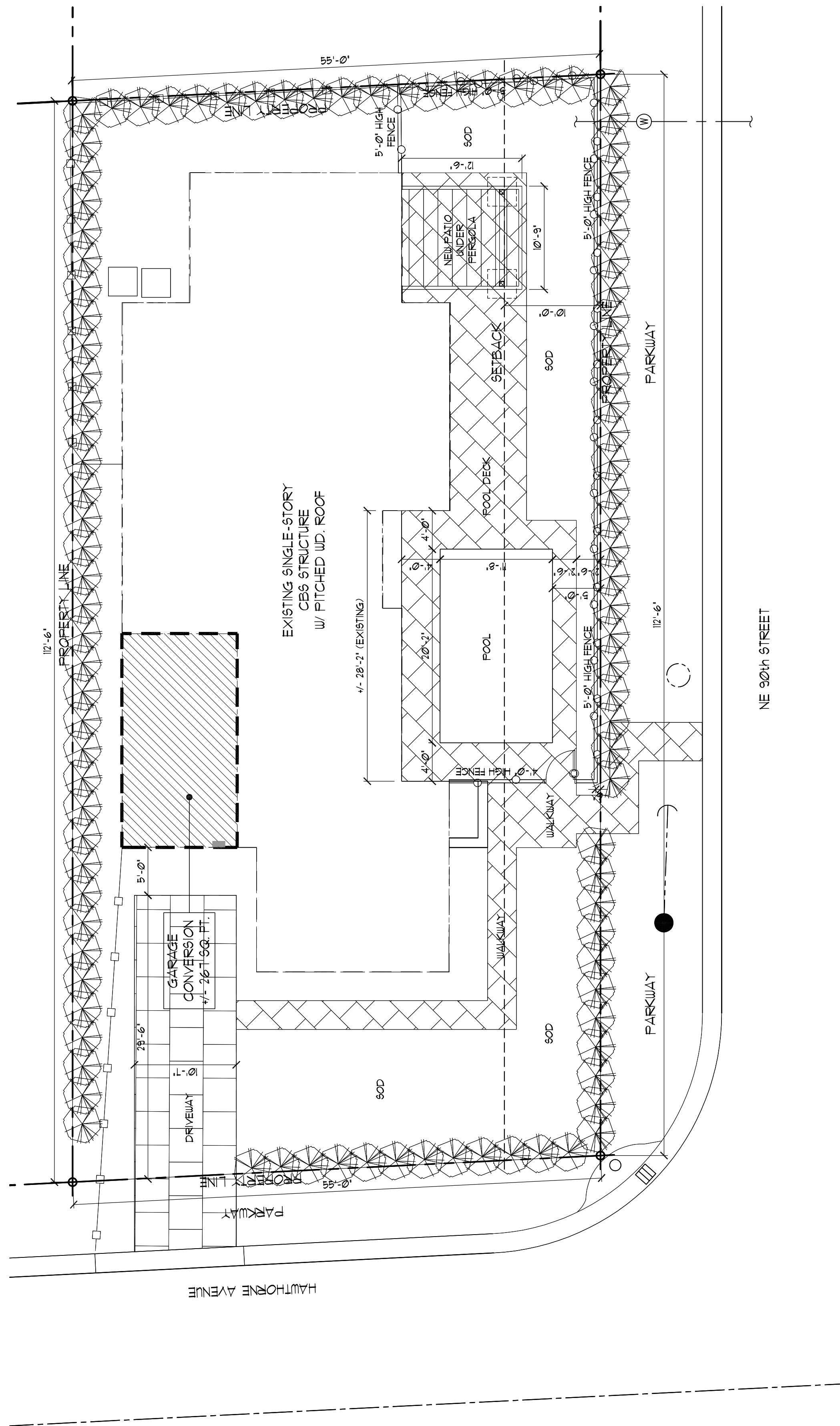
Issue	Description	Date
1	P2B	07-20

**Roller Residence-
Garage Conversion &
Interior Renovation**
1025 90th Street
Surfside, Florida 33154

Project Number
0485-roller

Drawing Title
**Proposed Site
Plan & Project
Information**

Sheet number:
A-1



1 SITE PLAN
SCALE: 1/8"=1'-0"



1 GARAGE DOOR - TO BE REPLACE WITH ALUM./GL WINDOW
SCALE: N/A



6 FRONT OF HOUSE - FUTURE LOCATION OF NEW POOL
SCALE: N/A



5 FRONT OF HOUSE - EXISTING DOOR TO BE RELOCATED
SCALE: N/A



4 FRONT OF HOUSE - AS SEEN FROM 90th STREET
SCALE: N/A

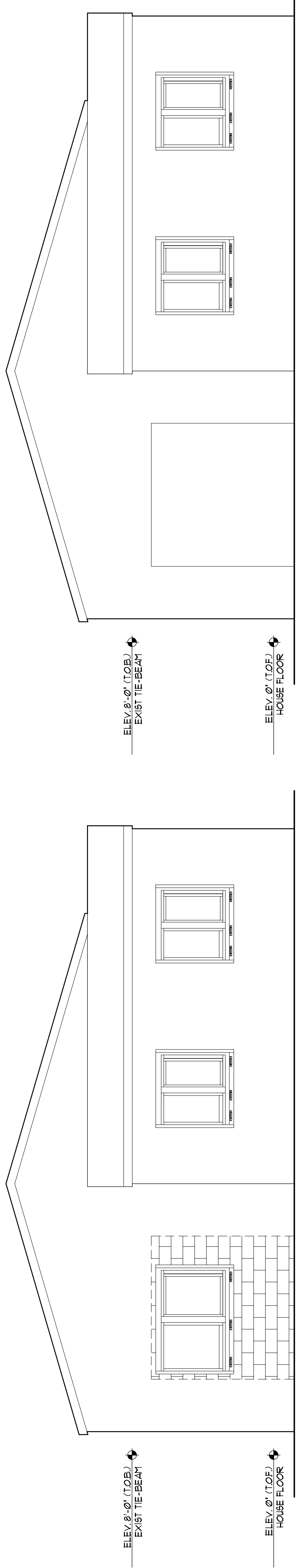
Issue	Description	Date
1	P2B	07-20

Project Name
Roller Residence - Garage Conversion & Interior Renovation
1025 90th Street
Surfside, Florida 33154

Project Number
0485-roller

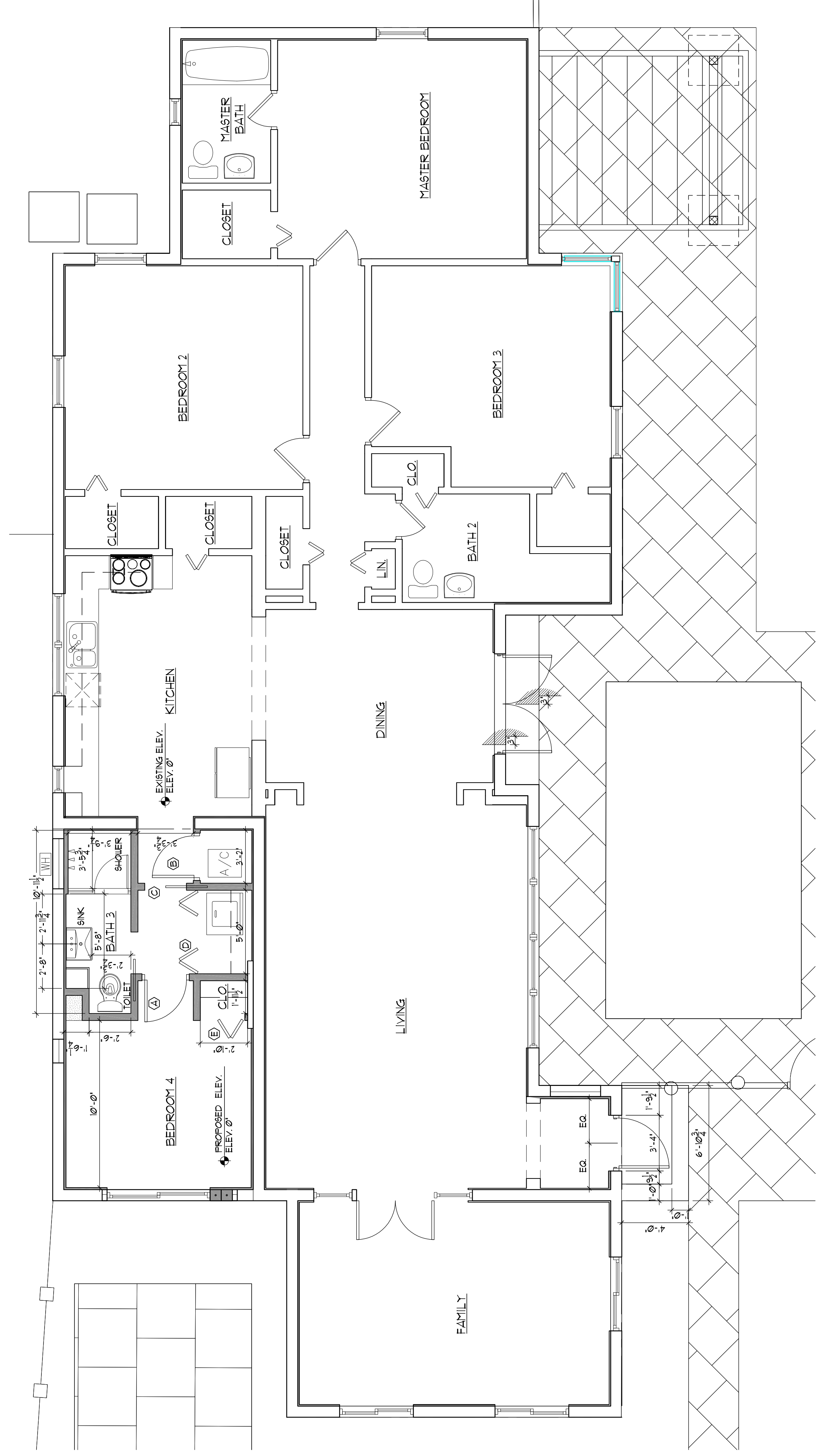
Drawing Title
Proposed Floor Plan & Photographs

Sheet number:
A-2



2 PROPOSED SIDE ELEVATION
SCALE: 1/4" = 1'-0"

3 PROPOSED SIDE ELEVATION
SCALE: 1/4" = 1'-0"



1 FLOOR PLAN
SCALE: 1/4" = 1'-0"

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expires February 28, 2009

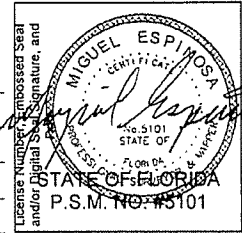
Important: Read the instructions on pages 1-8.

SECTION A - PROPERTY INFORMATION		For Insurance Company Use:
A1. Building Owner's Name K. BRIAN ROLLER AND CARA ROLLER		Policy Number
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1025 90 STREET City SURFSIDE State FL ZIP Code 33154		Company NAIC Number
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)		
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Residential</u>		
A5. Latitude/Longitude: Lat. _____ Long. _____ Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983		
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.		
A7. Building Diagram Number <u>1</u>		
A8. For a building with a crawl space or enclosure(s), provide		A9. For a building with an attached garage, provide:
a) Square footage of crawl space or enclosure(s) _____ sq ft		a) Square footage of attached garage _____ sq ft
b) No. of permanent flood openings in the crawl space or enclosure(s) walls within 1.0 foot above adjacent grade _____ sq in		b) No. of permanent flood openings in the attached garage walls within 1.0 foot above adjacent grade _____
c) Total net area of flood openings in A8.b _____ sq in		c) Total net area of flood openings in A9.b _____ sq in

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number 120659		B2. County Name Broward		B3. State FL	
B4. Map/Panel Number 0094	B5. Suffix F	B6. FIRM Index Date 10/2/1997	B7. FIRM Panel Effective/Revised Date 8/18/1992	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) 8
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9. <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other (Describe) _____					
B11. Indicate elevation datum used for BFE in Item B9: <input checked="" type="checkbox"/> NGVD 1929 <input type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other (Describe) _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)	
C1. Building elevations are based on: <input type="checkbox"/> Construction Drawings* <input type="checkbox"/> Building Under Construction* <input checked="" type="checkbox"/> Finished Construction *A new Elevation Certificate will be required when construction of the building is complete.	
C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, ARIA, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-g below according to the building diagram specified in Item A7. Benchmark Utilized _____ Vertical Datum <u>NGVD29</u> Conversion/Comments _____	
Check the measurement used.	
a) Top of bottom floor (including basement, crawl space, or enclosure floor) <u>6.31</u> <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)	
b) Top of the next higher floor <u>0</u> <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)	
c) Bottom of the lowest horizontal structural member (V Zones only) <u>0</u> <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)	
d) Attached garage (top of slab) <u>4.09</u> <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)	
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment in Comments) <u>0</u> <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)	
f) Lowest adjacent (finished) grade (LAG) <u>4.32</u> <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)	
g) Highest adjacent (finished) grade (HAG) <u>4.52</u> <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)	

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION			
This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.			
<input type="checkbox"/> Check here if comments are provided on back of form.			
Certifier's Name	MIGUEL ESPINOSA	License Number	5101
Title	PROFESSIONAL SURVEYOR & MAPPER	Company Name	MIGUEL ESPINOSA LAND SURVEYING, INC.
Address	5511 S.W. 8 STREET, SUITE 202	City	MIAMI
		State	FL
		ZIP Code	33134
Signature	<i>Miguel Espinosa</i>	Date	Dec 30, 2006
		Telephone	305-740-3319



IMPORTANT: In these spaces, copy the corresponding information from Section A.	For Insurance Company Use:
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1025 90 STREET	Policy Number
City SURFSIDE State FL ZIP Code 33154	Company NAIC Number

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

Copy both sides of this Elevation Certificate for (1) community official, (2) Insurance agent/company, and (3) building owner.

Comments

Signature	Date	<input type="checkbox"/> Check here if attachments
-----------	------	--

SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1-E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1-E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
- a) Top of bottom floor (including basement, crawl space, or enclosure) is _____ feet meters above or below the HAG.
- b) Top of bottom floor (including basement, crawl space, or enclosure) is _____ feet meters above or below the LAG.
- E2. For Building Diagrams 6-8 with permanent flood openings provided in Section A Items 8 and/or 9 (see page 8 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ feet meters above or below the HAG.
- E3. Attached garage (top of slab) is _____ feet meters above or below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is _____ feet meters above or below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? Yes No Unknown. The local official must certify this information in Section G.

SECTION F - PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. *The statements in Sections A, B, and E are correct to the best of my knowledge.*

Property Owner's or Owner's Authorized Representative's Name

Address	City	State	ZIP Code
Signature	Date	Telephone	
Comments			

Check here if attachments

SECTION G - COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8, and G9.

- G1. The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2. A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. The following information (Items G4.-G9.) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate Of Compliance/Occupancy Issued
-------------------	------------------------	---

G7. This permit has been issued for: New Construction Substantial Improvement

G8. Elevation of as-built lowest floor (including basement) of the building: _____ feet meters (PR) Datum _____

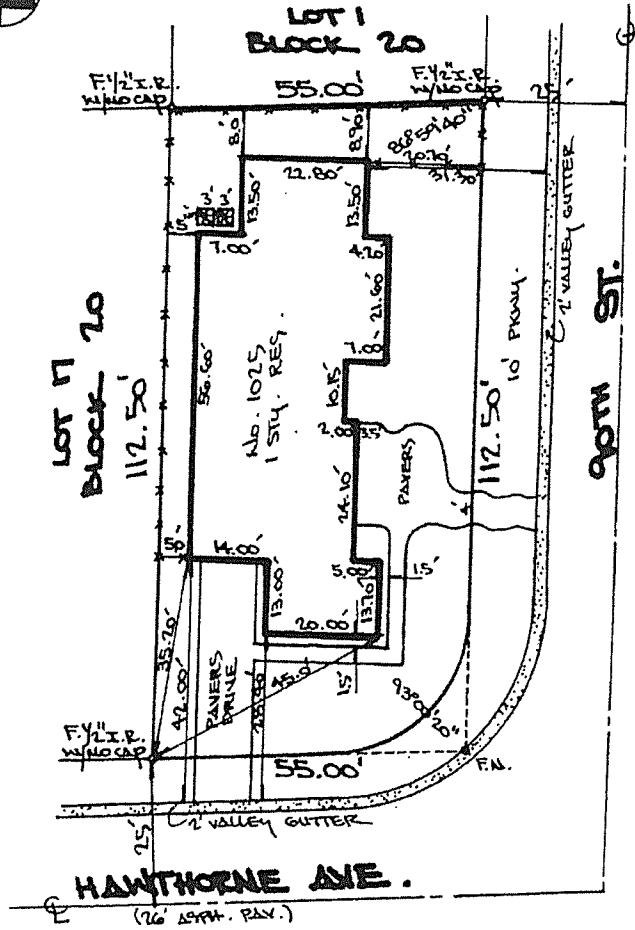
G9. BFE or (in Zone AO) depth of flooding at the building site: _____ feet meters (PR) Datum _____

Local Official's Name	Title
Community Name	Telephone
Signature	Date
Comments	

Check here if attachment



SCALE: 1"=20'



PAGE 1 OF 2
 Property Address:
 1025 90 STREET
 SURFSIDE, FL. 33154


Notes: N/A

Accepted By: _____

SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY THAT THIS "BOUNDARY SURVEY" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. THIS COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE STATE OF FLORIDA, BOARD OF PROFESSIONAL LAND SURVEYORS, CHAPTER 11174, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

SIGNED  FOR THE FIRM
 MIGUEL ESPINOSA
 STATE OF FLORIDA
 P.S.M. NO. 5101

THIS PLAT IS VALID WITH MY AN ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND/OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSED SURVEYOR AND MAPPER.



MIGUEL ESPINOSA
LAND SURVEYING, INC.
 5511 S.W. 8TH STREET, SUITE 202
 MIAMI, FLORIDA 33134

PHONE: (305) 740-3319
 FAX #: (305) 669-3190
 LB # 6463



MEMORANDUM

To: Planning and Zoning Board
Thru: Jason Greene, Town Manager
From: James Hickey, AICP, Town Planner
CC: Lillian Arango, Town Attorney
Date: September 24, 2020
Re: 9157 Froude Avenue – Garage Conversion

The property is located at 9157 Froude Avenue, within the H30B zoning. The applicant is requesting approval to convert their existing garage into a 3rd bedroom. The applicant converted the garage previously without receiving Planning and Zoning Board approval.



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

- Applicable Zoning Code regulations for the 2006 and the 2020 codes based on the Zoning in Progress in place, along with the results of the review
- Applicable Design Guideline standards, along with the results of the review from the 2020 Zoning Code only.
- Staff Recommendation

STANDARDS / RESULTS

Town of Surfside Zoning Code, Applicable Requirements

2020 Sec. 42-92 Lowest Floor Elevation

Residential	Lowest Floor 2020	Lowest Floor 2006	Proposed
Single-Family Residential RS-2	Base Flood +2	Base Flood	5.85 NGVD

Sec. 90-45. Setbacks

Setbacks	Required 2020	Required 2006	Proposed 2006
Primary Frontage	Minimum 20 feet	Minimum 20 feet	19'9"feet – existing
Interior side (50 feet in width)	5'	5'	N/A
Rear	Minimum 20 feet	Minimum 20 feet	N/A

2020 Sec. 90.49 Lot standards

2006 Sec 90-155 District Regulation Tables

Lot Standards H30B	Required 2020	Required 2006 RS-2	Proposed
Minimum Lot width	50 feet	50 feet	50'
Minimum lot area	5,600 feet	5,600 feet	5,600 square feet
Maximum lot coverage	40%	40%	Not provided – existing coverage is not changing
Pervious area	35% (minimum)	N/A	Not provided – existing coverage is not changing

2020 Sec. 90.50 Architecture and roof decks

2006 No Pertinent Section from Code

	Required 2020	Required 2006	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;	N/A	A unique elevation from the main buildings of the adjacent two (2) homes is created through the modulation of; (a) Length, width and massing of the structure

	(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.		(b) Façade materials (c) Roof style and pitch
Wall openings	10% for all elevations	N/A	+10% for all elevations
Wall openings	All elevations for single story additions to existing structures shall result in a zero percent net loss of wall openings including windows, doors or transitional spaces defined by porches, porticoes or colonnades.	No net loss of wall openings	No net loss of wall openings
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.	N/A	White concrete tile

Sec. 90-50.1 (5) Garage Facades

Required 2020	Required 2006	Proposed
1 window	N/A	New window existing
If the garage entrance is located at the front or primary corner of the	N/A	<u>Condition of Approval</u>

property, landscaping shall be provided along the base of the new exterior wall. When the installation of landscaping results in insufficient off-street parking, a landscaped planter shall be permitted in lieu of the required landscaping.		Landscaping shall be provided along the base of the new exterior wall. Currently, there is no landscaping located in front of the converted garage area.
--	--	---

2020 -Sec. 90-77 Off-Street Parking Requirements
2006 - Sec. 90-226 Off-Street Parking Requirements

Required	Minimum Space Requirements 2020	Minimum Space Requirements 2006	Proposed
Single-family	2 spaces	2 spaces	+ 2 spaces

2020 Sec. 90.61 Paving in front and rear yards in H30 and H40 Districts
2006 Sec. 90-188 Paving front yards in single-family and two-family Districts

Paving Yards	Required 2020	Required 2006	Proposed
Front setback permeability	50% minimum	50% minimum	Existing (less than 50%)
Front yard landscaped	30% minimum	50% minimum	Existing (less than 50%)
Rear yard landscaped	20% minimum	40% minimum	Existing (less than 40%)
Number of Curb Cuts	One minimum	One minimum	2 (existing)
Curb Cut side set back	5 feet minimum	5 feet minimum	>5 feet
Curb cut width	1 curb cut not more than 18' in width	1 curb cut not more than 18' in width	Existing
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.	N/A	Brick Pavers

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.	Consistent

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.	White concrete tile

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.	Consistent
Window, door and eave trim should be consistent on all elevations of the house	Consistent

Zoning in Progress (ZIP) Conditions [As of August 9th, 2020]

Required	Proposed
<p>Maximum 40% lot coverage provided however that the following shall not be included in determining the lot coverage:</p> <ul style="list-style-type: none"> (1) Uncovered steps and exterior balconies (2) Uncovered terraces, patios, breezeways, or porches which are open on two (2) sides; and (3) Covered terraces, patios, breezeways, or porches which are open on two (2) sides. <p>In no instance may the exemptions listed here exceed 15% of the total footprint of all principle and accessory buildings and structures.</p>	N/A to Garage Conversion Not provided
In the H30A and H30B districts, second story lot coverage is limited to 32% of the lot area, or 80% of the first-floor area, whichever is less	There is not a second story – does not apply
<p>Existing setback requirements set forth in the Current Zoning Code will continue to apply, unless there is a greater restriction in the 2006 zoning code, except that only the following projections/encroachments shall be permitted:</p> <ul style="list-style-type: none"> (1) In the H30A, H30B and H30C districts west of Harding Avenue, eaves of sloped roofs may project up to 8” into any required yard. All other ornamental or screening features (in H30A/H30B) including cornices, sills, frames, and fins, may project no more than 6” into any required yard. (2) In the H30A/H30B districts, lots greater than 112.5 feet in depth will be required to provide front and rear yards that combine to equal at least 36% of the lots depth. 	<ul style="list-style-type: none"> (1) Existing setbacks (2) N/A
<p>In the H30A/H30B districts, each lot must provide:</p> <ul style="list-style-type: none"> (1) 35% of each lot must be pervious (2) 50% of the front yards and 40% of the rear yards must be landscaped (3) 20% of all landscaping must be Florida Friendly 	<ul style="list-style-type: none"> (1) Not provided (existing – coverage is not changing) (2) Not provided (existing – coverage is not changing) (3) Not provided (existing)

The current zoning codes definition of building height will continue to apply to single family districts	Conforms
Roof decks shall not be permitted in any residential zoning district.	No roof deck proposed

FINDINGS

Staff finds the application meets both the 2020 and 2006 Zoning Codes subject to the following:

1. Comply with Sec. 90-50 (7) "If the garage entrance is located at the front or primary corner of the property, landscaping shall be provided along the base of the new exterior wall."
2. The FFE of the addition will need to be confirmed with the Building Department at time of Building Permit.



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

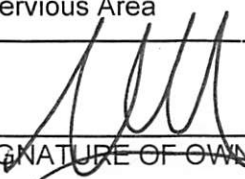

TOWN OF SURFSIDE
SINGLE-FAMILY and TWO-FAMILY SITE PLAN APPLICATION

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

<u>PROJECT INFORMATION</u>	
OWNER'S NAME	INFINITY HIGHLAND OAKS LLC
PHONE / FAX	954.255.0083
AGENT'S NAME	Joaquin Jones
ADDRESS	2000 NW 150 th ave suite 1105-2 Pembroke pines, FL, 33028
PHONE / FAX	
PROPERTY ADDRESS	9157 FROUDE AVE
ZONING CATEGORY	0800 SGL FAMILY - 1701-1900 SQ
DESCRIPTION OF PROPOSED WORK	LEGALIZE CODE VIOLATION 200045 demolishing attached structure

<u>INTERNAL USE ONLY</u>			
Date Submitted	7/30/20	Project Number	20-986
Report Completed		Date	
Fee Paid	\$ 200.00		

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

	07/30/2020		07/30/2020
SIGNATURE OF OWNER	DATE	SIGNATURE OF AGENT	DATE



TOWN OF SURFSIDE
SINGLE-FAMILY and TWO-FAMILY 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.

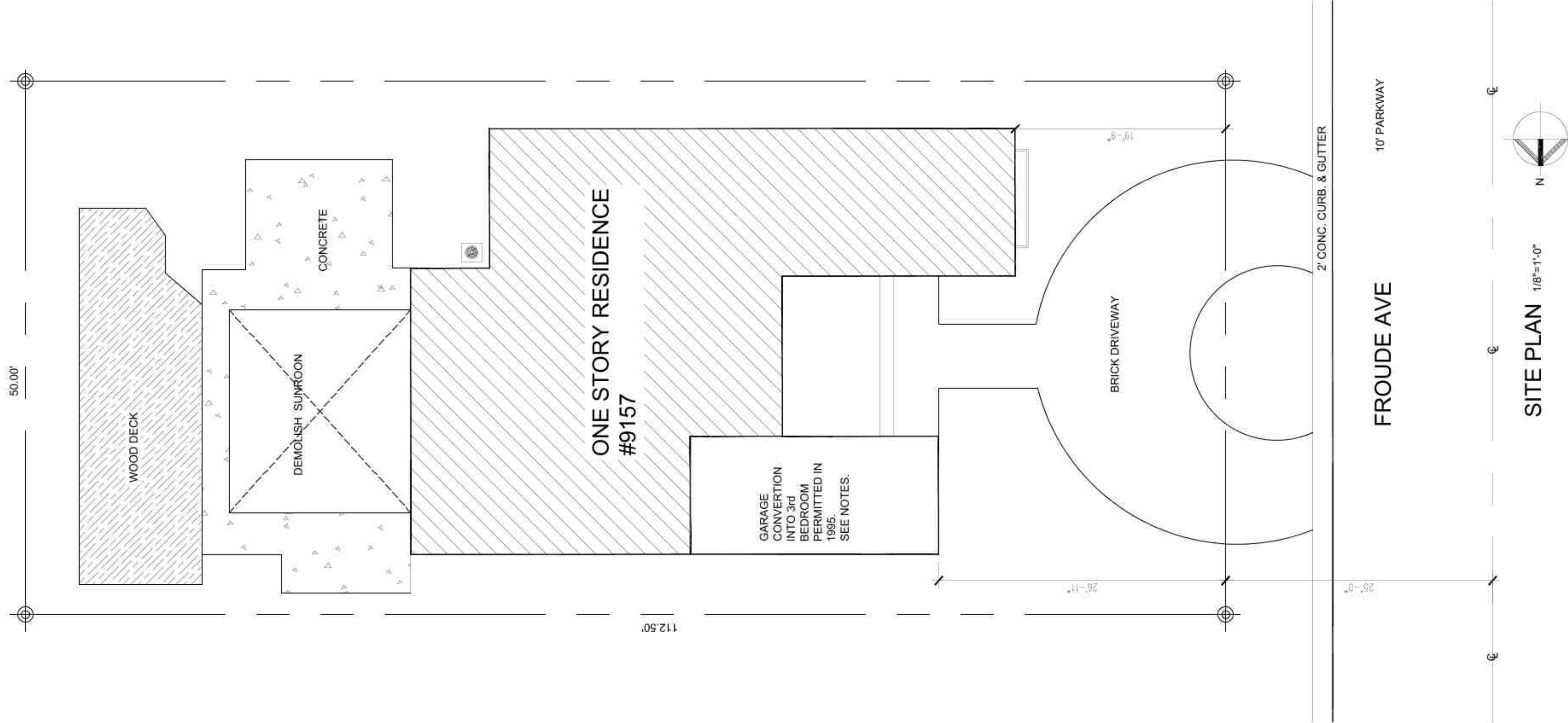
The applicant or duly authorized agent (per ownership affidavit) must be present at the meeting. If there are no applications for consideration by the Planning and Zoning Board, the monthly meeting may be cancelled at the discretion of the Chairman of the Board.

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

Sequin Toms
NAME OF REPRESENTATIVE

07/30/2020

DATE



SCOPE OF WORK:

1. DEMOLISH SUNROOM WITH METAL FLAT ROOF ON REAR. SCOPE OF WORK IS TO LEGALIZE CODE VIOLATION NUMBER 230945 (SEE NOTE BELOW).
2. ELECTRICAL: REMOVE SUNROOM CIRCUITS TO PANEL. ADD 10 YRS. BATTERY SMOKE DETECTORS INSIDE SLEEPING AREAS (KEEP OR REPLACEMENT EXISTING HARDWIRED SMOKE DET. OUTSIDE SLEEPING AREAS.)
3. PLUMBING: NO PLUMBING WORK.
4. MECHANICAL: NO MECHANICAL WORK.

LEGALIZATION NOTES:

GARAGE CONVERSION INTO 3RD BEDROOM WITHOUT PERMITS IS PART OF THIS CODE VIOLATION AS WELL AS REAR ADDITION BUT WE FOUND INFORMATION OF PERMIT #940000447 TO CONVERT GARAGE INTO A 3RD BEDROOM AND THE CONSTRUCTION OF 3RD EXISTING BATHROOM INSPECTED AND APPROVED.

MIAMI-DADE COUNTY TAX ASSESSMENT DEPARTMENT
PERMIT APPLICATIONS

NOTES:
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MIAMI-DADE CODES AND ORDINANCES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF MIAMI-DADE.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES AND STRUCTURES ON THE SITE.
5. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A SAFE AND SOUND CONDITION AT ALL TIMES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMEDIATION OF ANY DAMAGE TO ADJACENT PROPERTIES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF MIAMI-DADE.
8. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES AND STRUCTURES ON THE SITE.
10. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A SAFE AND SOUND CONDITION AT ALL TIMES.

PERMIT	DATE	TYPE	STATUS	ISSUED	EXPIRES	ISSUED	EXPIRES	ISSUED	EXPIRES
PERMIT	07/13/2020	DEMOLITION	ISSUED	07/13/2020	07/13/2021	07/13/2020	07/13/2021	07/13/2020	07/13/2021
PERMIT	07/13/2020	ELECTRICAL	ISSUED	07/13/2020	07/13/2021	07/13/2020	07/13/2021	07/13/2020	07/13/2021
PERMIT	07/13/2020	PLUMBING	ISSUED	07/13/2020	07/13/2021	07/13/2020	07/13/2021	07/13/2020	07/13/2021

GENERAL NOTES:

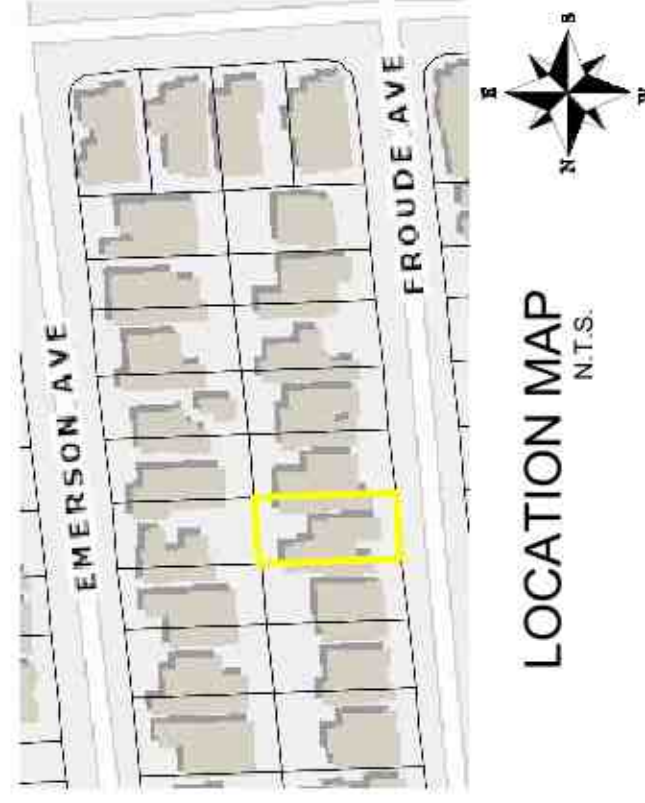
1. ALL ALTERATION LEVEL 2 WORK SHALL COMPLY WITH:
 - A. THESE GENERAL NOTES (UNLESS OTHERWISE NOTED ON PLANS OR SPECIFICATIONS).
 - B. SIXTH EDITION OF FLORIDA BUILDING CODE RESIDENTIAL EXISTING BUILDING 2017
 - C. ALL APPLICABLE LOCAL AND STATE CODES, ORDINANCES AND REGULATIONS.
2. ON SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL SUPERSEDE NOTED.
3. THE GENERAL NOTES AND TYPICAL DETAILS APPLY THROUGHOUT THE JOB UNLESS RESPONSIBILITY OF THE GENERAL CONTRACTOR. NOTED DIMENSIONS TAKES PRECEDENT OVER OTHERWISE NOTED OR SHOWN.
4. ALL CONDITIONS AND ALL APPLICABLE REQUIREMENTS OF THE CONTRACT BETWEEN SUBCONTRACTORS AND BUILDER SHALL GOVERN ALL SECTIONS OF THE SPECIFICATIONS.
5. ALL WORK THAT IS IMPLIED OR REASONABLY INFERRABLE FROM CONTRACTOR DOCUMENTS, DRAWINGS AND SPECIFICATIONS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ALL DRAWING AND SPECIFICATIONS ARE DIRECTED TO THE ATTENTION OF THE CONTRACTOR AND THE INCLUSION OF ANY WORK BY MENTION, NOTES OR DETAIL, ITEMIZATION OR IMPLICATION, HOWEVER BRIEF MEANS THAT COMPLETE PACKAGE FITS WITHIN THE DEFINITIONS OF NORMAL INDUSTRY STANDARDS.
6. ALL PERMITS, INSPECTIONS, APPROVALS, ETC. SHALL BE APPLIED FOR AND PAID BY THE SUBCONTRACTOR IN ALL FIELDS OF HIS WORK. PRIME BUILDING PERMITS SHALL BE OBTAINED BY THE GENERAL CONTRACTOR. PERMIT FEES AND OTHER LOCAL FEES SHALL BE PAID BY OWNER.
7. ALL WORK COMPLETED OR OTHERWISE, SHALL BE PROPERLY PROTECTED AT ALL TIMES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF MIAMI-DADE. AS MAY BE REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER WORK.
8. OMISSIONS: IN THE EVENT THAT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS THEN THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS PER SIMILAR CONDITION SHOWN OR NOTED; CONTRACTOR SHALL CONSULT DESIGNER BEFORE PROCEEDING WITH ANY WORK IN QUESTION.

GENERAL DEMOLITION NOTES:

1. THE SCOPE OF WORK HAS GENERALLY BEEN INDICATED ON THE DRAWING FOR CONTRACTORS INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE FULL SCOPE, EXTENT, NATURE AND MANNER OF DEMOLITION REQUIRED.
2. ONLY WORKMEN SKILLED AND KNOWLEDGEABLE IN THEIR RESPECTIVE TRADES SHALL BE EMPLOYED IN THE DEMOLITION OF ANY WORK.
3. CONTRACTORS SHALL TAKE SPECIAL CARE TO DEMOLISH ONLY THAT WORK WHICH IS REQUIRED TO BE DEMOLISHED AND NOT TO DISTURB ANY WORK WHICH IS TO REMAIN. IF IN THE COURSE OF DEMOLITION, CONTRACTOR DESTROYS OR DISTURBS ANY WORK WHICH IS TO REMAIN, THEN HE SHALL, AT HIS OWN EXPENSE, REPAIR OR REPLACE SUCH WORK AS NECESSARY.
4. ANY CUTS AND PENETRATIONS IN EXISTING WORK REQUIRED TO ACCOMPLISH NEW WORK SHALL BE KEPT TO AN ABSOLUTE MINIMUM.
5. ALL DEMOLITION WORK TO BE DONE DURING THOSE HOURS DESIGNATED BY OWNER.
6. REMOVE AND DISCARD ALL DEMOLISHED ITEMS IN A MANNER FULLY APPROVED BY THE CITY OF COUNTY AND ANY OTHER GOVERNMENT AGENCY.
7. DO NOT SCALE DRAWINGS.
8. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND JOB CONDITIONS PRIOR TO SUBMITTING BIDS AND SHALL REPORT TO THE OWNER'S REPRESENTATIVE ANY DISCREPANCIES OR OMISSIONS WHICH WOULD INTERFERE WITH SATISFACTORY COMPLETION OF WORK. ALL BUILDING DEPARTMENT PERMITS SHALL BE OBTAINED PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION WORK.
9. IN ALL CASES, THE CONTRACTOR SHALL PATCH ALL DISTURBED EXISTING STRUCTURES (WALLS, COLUMNS, ETC.) WHICH ARE TO REMAIN TO MATCH ADJACENT CONDITIONS AND PREPARE FOR THE RECEIPT OF NEW FINISHES.
10. CONTRACTOR SHALL PROTECT PATCH AND REPAIR ALL EXISTING WORK ADJACENT TO HIS WORK OR DAMAGED AS A RESULT OF HIS WORK.
11. CONTRACTOR SHALL PROTECT FROM DAMAGE ALL EXISTING MATERIALS TO BE REUSED AND SHALL ALSO MAINTAIN PROTECTION FOR ALL TRAFFIC AREAS OF BUILDING HE USES DURING THE EXECUTION OF WORK PERTAINING TO THIS CONTRACT WITH THE UNDERSTANDING THAT THE CONTRACTOR WILL REPAIR ANY DAMAGE ATTRIBUTABLE TO HIS OPERATION.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PERFORMANCE OF ALL CUTTING AND PATCHING MADE NECESSARY BY THE WORK OF ALL TRADES INVOLVED IN THIS ALTERATION.
13. ANY ELECTRICAL DEMOLITION TO BE DONE BY QUALIFIED ELECTRICAL CONTRACTOR AND COORDINATED WITH ELECTRICAL DRAWINGS.

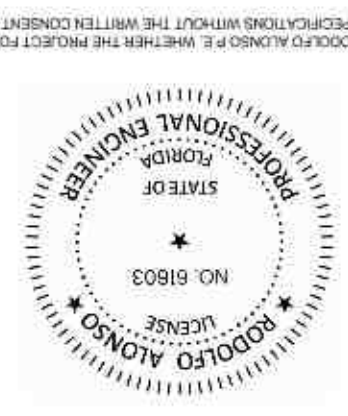
LEGAL DESCRIPTION:

ALTOS DEL MAR NO 4 PB 10-63 LOT 14 BLK 15 LOT SIZE 50,000 X 112
OR 19292-0112 09 2000 4 COC 22884-2371 09 2004 1F0LO 14-2235-001-2240



DWG TITLE	FLOOR PLAN DETAILS NOTES ELEVATIONS
SCALE	AS SHOWN
DRAWN BY	CHKD R.A.
PROJECT NO.	2020071301
DATE	07/13/2020
SHEET NUMBER	A-1

RODOLFO ALONSO P.E.
PE LIC. # 61603
9015 SW 32 ST
MIAMI, FLORIDA 33165
workdome@att.net
PH: (305) 219 8761

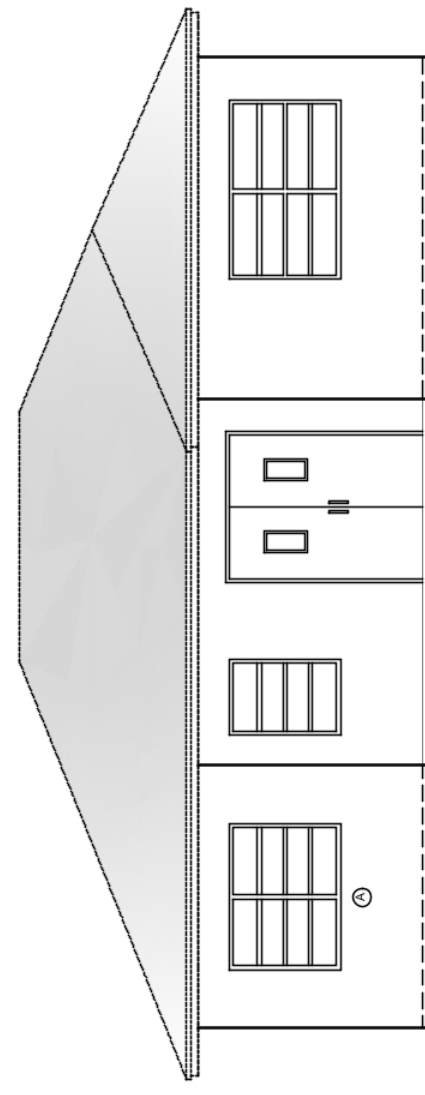


DEMOLISH SUNROOM ON REAR TO LEGALIZE
INFINITY HIGHLAND OAKS LLC
9157 FROUDE AVE
954.253.0083 INFO@SOMARIPROPERTYMANAGEMENT.COM

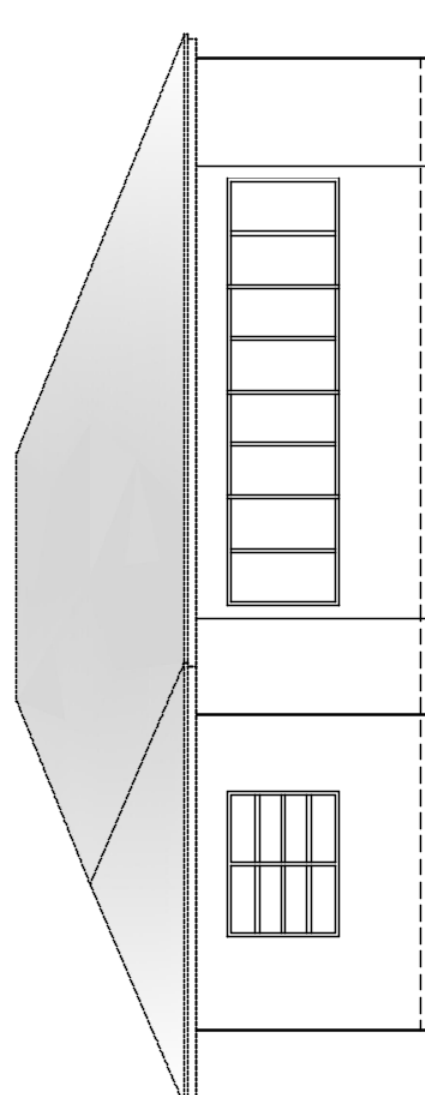
REVISION	DATE

LEGEND

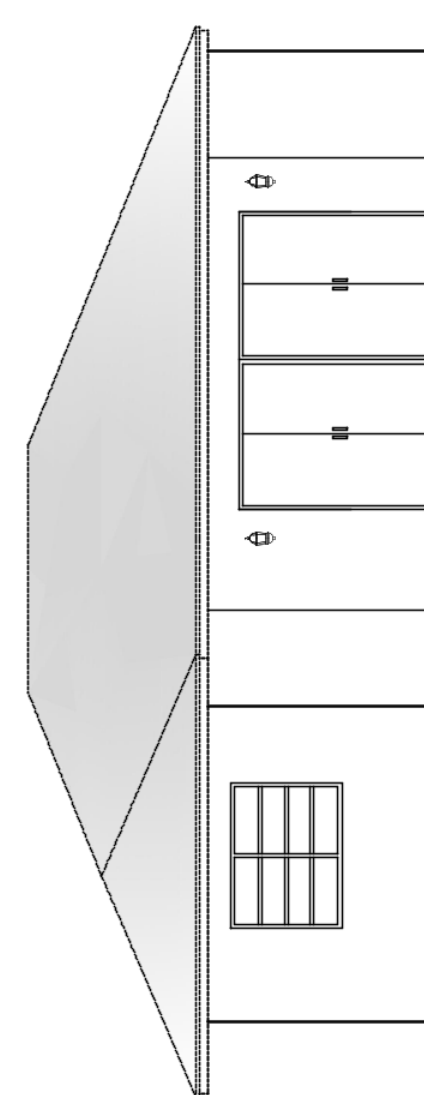
- EX. 8" CBS
- EX. 4" PARTITION
- EX. 6" EXTERIOR WOOD FRAME WALL TO BE DEMOLISHED



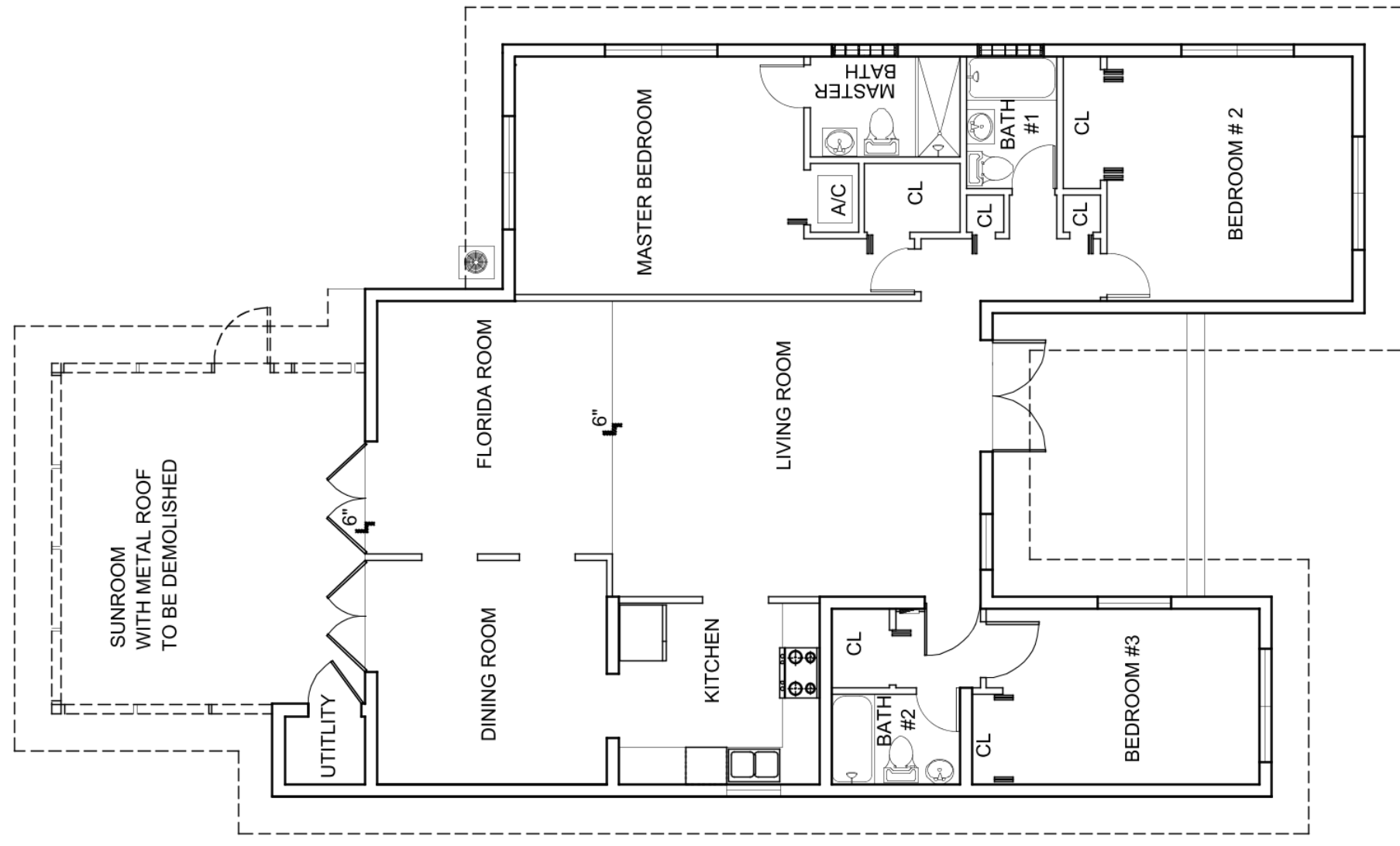
EXISTING WEST ELEVATION TO REMAIN SCALE: 1/8"=1'-0"



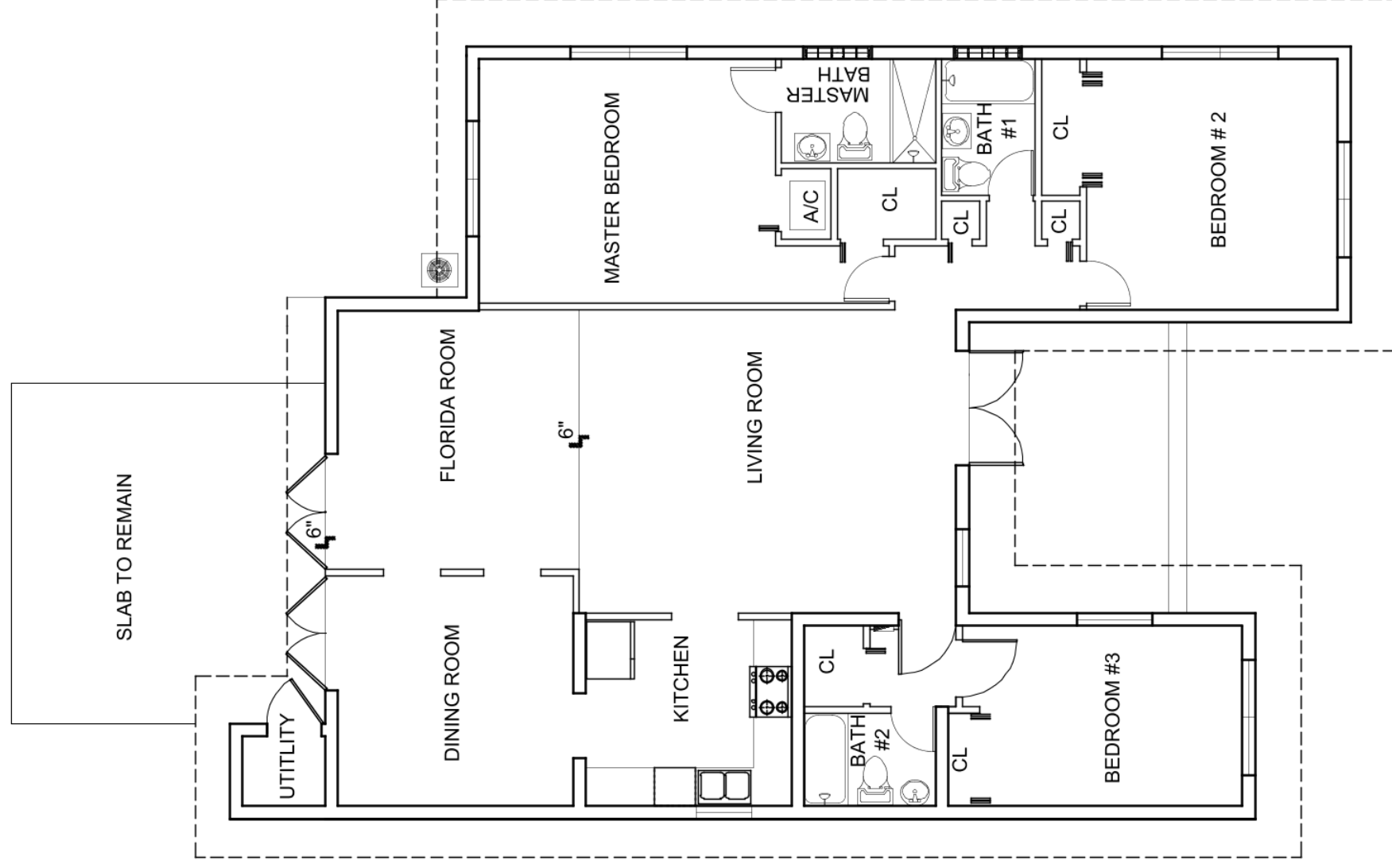
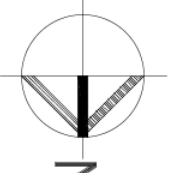
EXISTING EAST ELEVATION SCALE: 1/8"=1'-0"



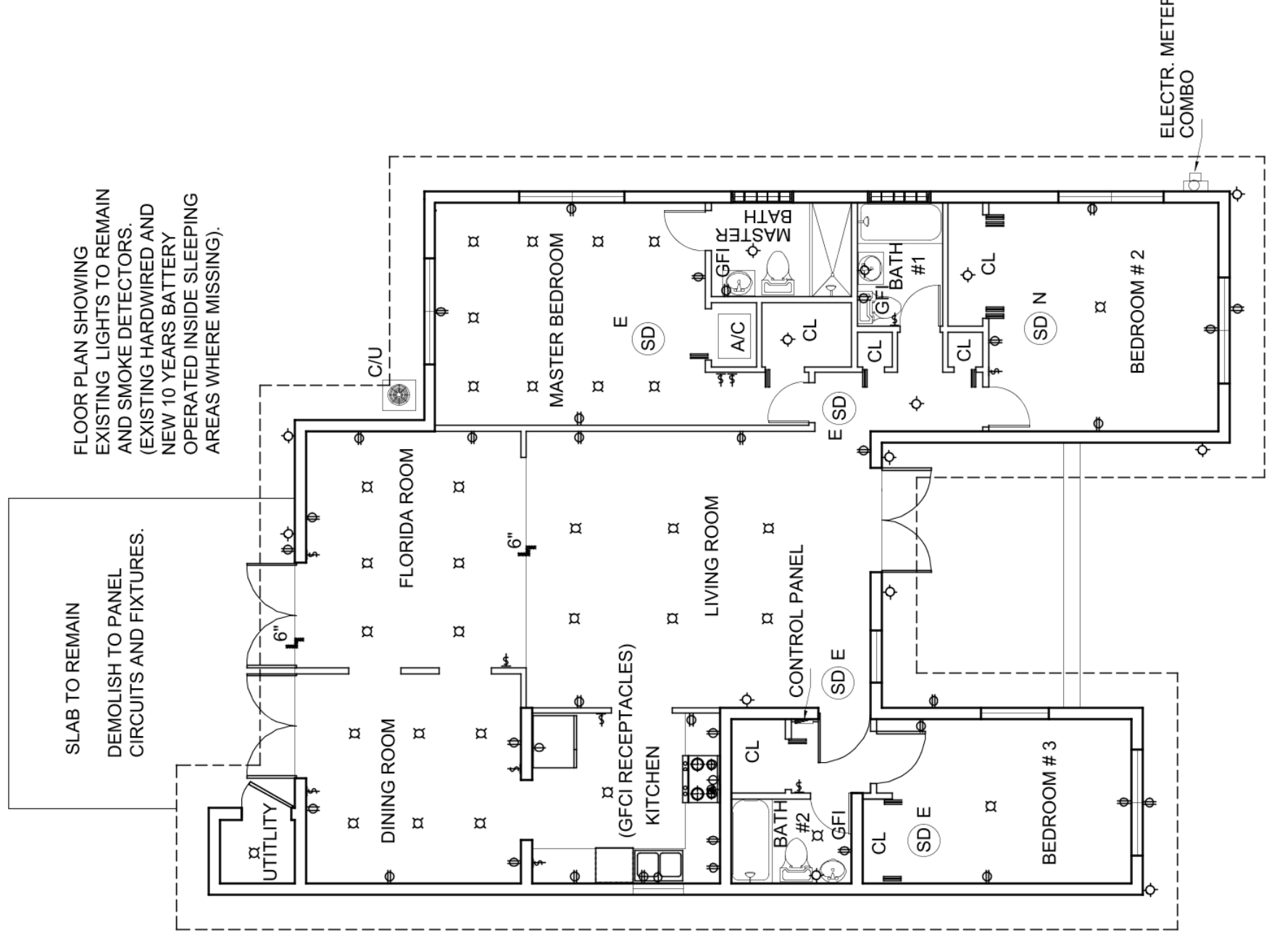
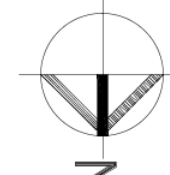
PROPOSED EAST ELEVATION SCALE: 1/8"=1'-0"



EXISTING FLOOR PLAN 1/8"=1'-0"

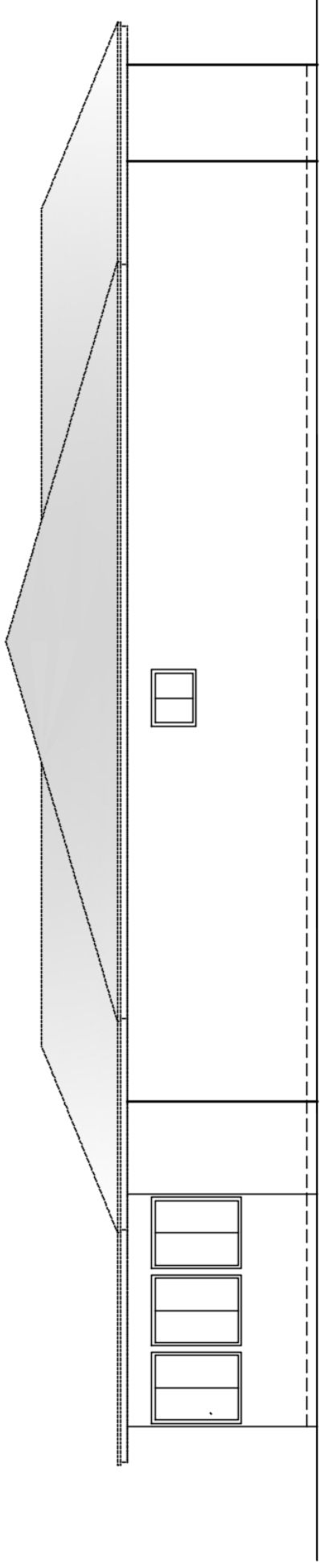


PROPOSED FLOOR PLAN 1/8"=1'-0"

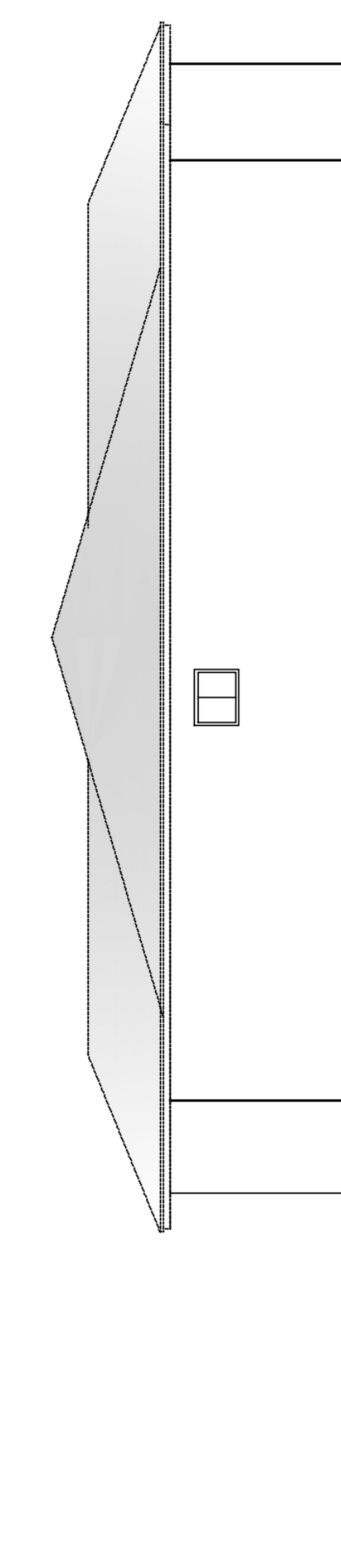


ELECTRICAL FLOOR PLAN 1/8"=1'-0"

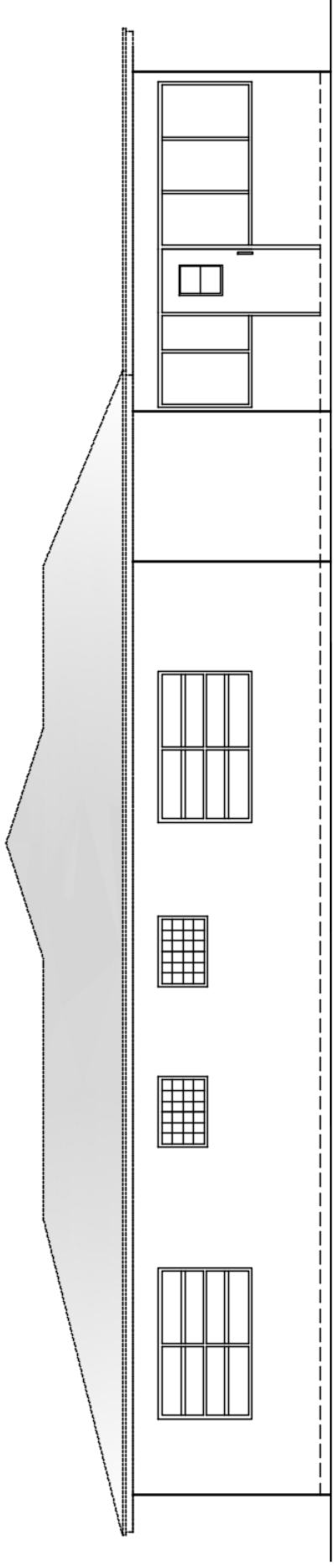
SD E EXISTING HARDWIRED N: 10 YRS BATTERY OPERATED SMOKE DETECTORS INSIDE BEDROOMS WHERE ARE MISSING.



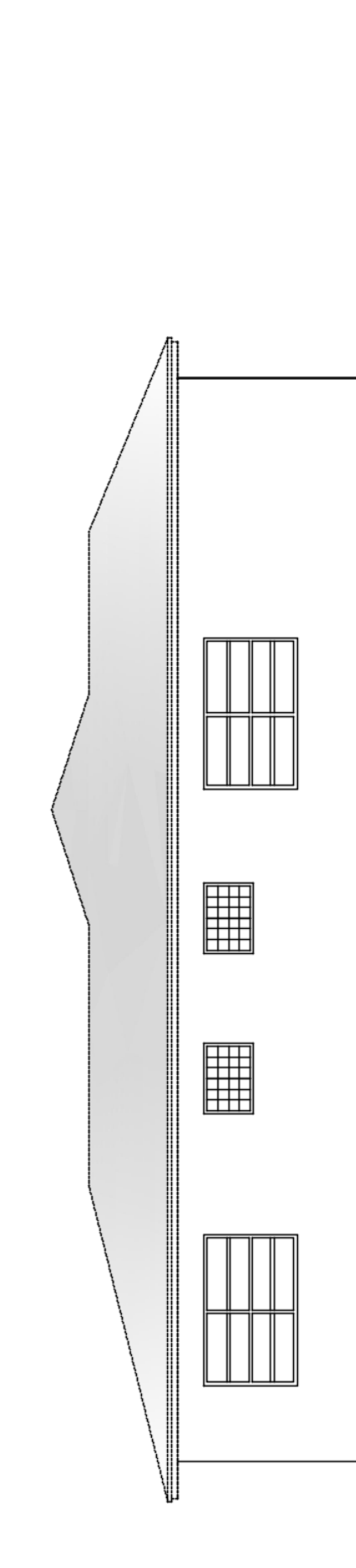
EXISTING NORTH ELEVATION SCALE: 1/8"=1'-0"



PROPOSED NORTH ELEVATION SCALE: 1/8"=1'-0"



EXISTING SOUTH ELEVATION SCALE: 1/8"=1'-0"



PROPOSED SOUTH ELEVATION SCALE: 1/8"=1'-0"

DWG. TITLE

FLOOR PLAN
DETAILS
NOTES
ELEVATIONS

SCALE	AS SHOWN
DRAWN BY	CHKD R.A.
MD	
PROJECT NO.	2020071301
DATE	07/13/2020
SHEET NUMBER	A-2

RODOLFO ALONSO P.E.
 PE LIC. # 61603
 9010 SW 32 ST
 MIAMI, FLORIDA 33165
 PH: (305) 219 8761
 WorkDone@att.net



DEMOLISH SUNROOM ON REAR TO LEGALIZE
 INFINITY HIGHLAND OAKS LLC
 9157 FROUDE AVE
 954.253.0083 INFO@SOMARIPROPERTYMANAGEMENT.COM

CONTRACT FOR THE REVISIONS HEREIN SHALL REMAIN THE PROPERTY OF RODOLFO ALONSO P.E. AND SHALL BE RETURNED TO HIM IMMEDIATELY UPON COMPLETION OF THE PROJECT. THE USER SHALL BE RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS PRIOR TO PROCEEDING WITH WORK. EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO RODOLFO ALONSO P.E. NO REVISIONS OR CHANGES SHALL BE MADE TO THIS CONTRACT OR ANY OTHER PROJECT OR DRAWING THEREON.

DATE	REVISION

SKETCH OF SURVEY

PREPARED BY:
GUNTER GROUP, INC.
 LAND SURVEYING - LAND PLANNING
 FLORIDA CERTIFICATE OF AUTHORIZATION # LB 4507
 9350 S.W. 22nd TERRACE
 MIAMI, FLORIDA 33165
 (305) 220-0073

LEGEND:

-  - CENTER LINE
-  - WATER METER
-  - WOOD POWER POLE
-  - EXISTING ELEVATION
-  - AIR CONDITIONER

ABBREVIATIONS:

R/W	RIGHT OF WAY
(Meas)	MEASURED
(R)	RECORD
RES.	RESIDENCE
No.	NUMBER
F.F.E.	FINISH FLOOR ELEVATION
C.L.F.	CHAIN LINK FENCE
W.F.	WOOD FENCE
PL	PLANTER
CL	CLEAR
ENC.	ENCROACH

PROPERTY ADDRESS: 9157 Froude Avenue, Surfside, Florida 33154.

LEGAL DESCRIPTION:

Lot 14, in Block 15, of ALTOS DEL MAR No. 4; according to the Plat thereof, as recorded in Plat Book 10, at Page 63, of the Public Records of Miami-Dade County, Florida.

FOR: Multitech Building.

SURVEYOR'S NOTES:

- 1) This survey was conducted for the purpose of a "Topographic Survey" only and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other entity.
- 2) The accuracy obtained by measurements and calculations on this survey, meets and exceeds the Standards of Practice requirements for a Suburban area (1 foot in 7,500 feet) as specified in Chapter 5J-17, Florida Administrative Code.
- 3) The North arrow direction shown herein is based on an assumed Meridian.
- 4) In some cases graphic representation have exaggerated to more clearly illustrate a particular area where dimensions shall have preference over graphic location.
- 5) Legal description was provided by the client and is subject to any dedications, limitations, restrictions reservations or easements of record.
- 6) Examination of the Abstract of Title will have to be made to determine recorded instruments, if any affecting the property; search of Public Records not performed by this office.
- 7) No effort was made by this office to locate any underground utilities and/or structures within or abutting the subject property.
- 8) This survey has been prepared for the exclusive use of the entities named hereon only and the certifications hereon do not extend to any unnamed parties.
- 9) Elevations shown referred to N.G.V. Datum 1929, Miami-Dade County benchmark No.: T-243, elevation 13.03 feet; located at Surfside Boulevard and Bay Drive (21 feet West wall of guard house); US C & G Brass disc in East end of North concrete guard rail of bridge over Indian creek.
- 10) According to the National Flood Insurance Program the subject property falls in Community No.: 120659, Panel No.: 0144, Suffix: L, Date of FIRM: 09-11-2009, Flood Zone: AE, based flood elevation: 8 feet.
- 11) Contact the appropriate authorities prior to any design work on the hereon-described parcel for Building and Zoning Information.
- 12) Professional Land Surveyor and Mapper in responsible charge: Rolando Ortiz LS 4312, State of Florida.
- 13) This survey is not valid without the signature and the raised seal of a Florida Licensed Land Surveyor and Mapper.

I hereby certify to Multitech Building; that the Sketch of Topographic Survey of the described property is true and correct to the best of my knowledge and belief, as recently surveyed and platted under my direction; also that meets the Standards of Practice set in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.



By: Rolando Ortiz LS 4312
 Professional Land Surveyor
 & Mapper, State of Florida.

SEAL

9157 Froude Avenue, Surfside, Fl. 33154.	DATE: 06-21-2020	JOB No.: 20-32093	SKETCH No.: 29663
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REVISIONS:

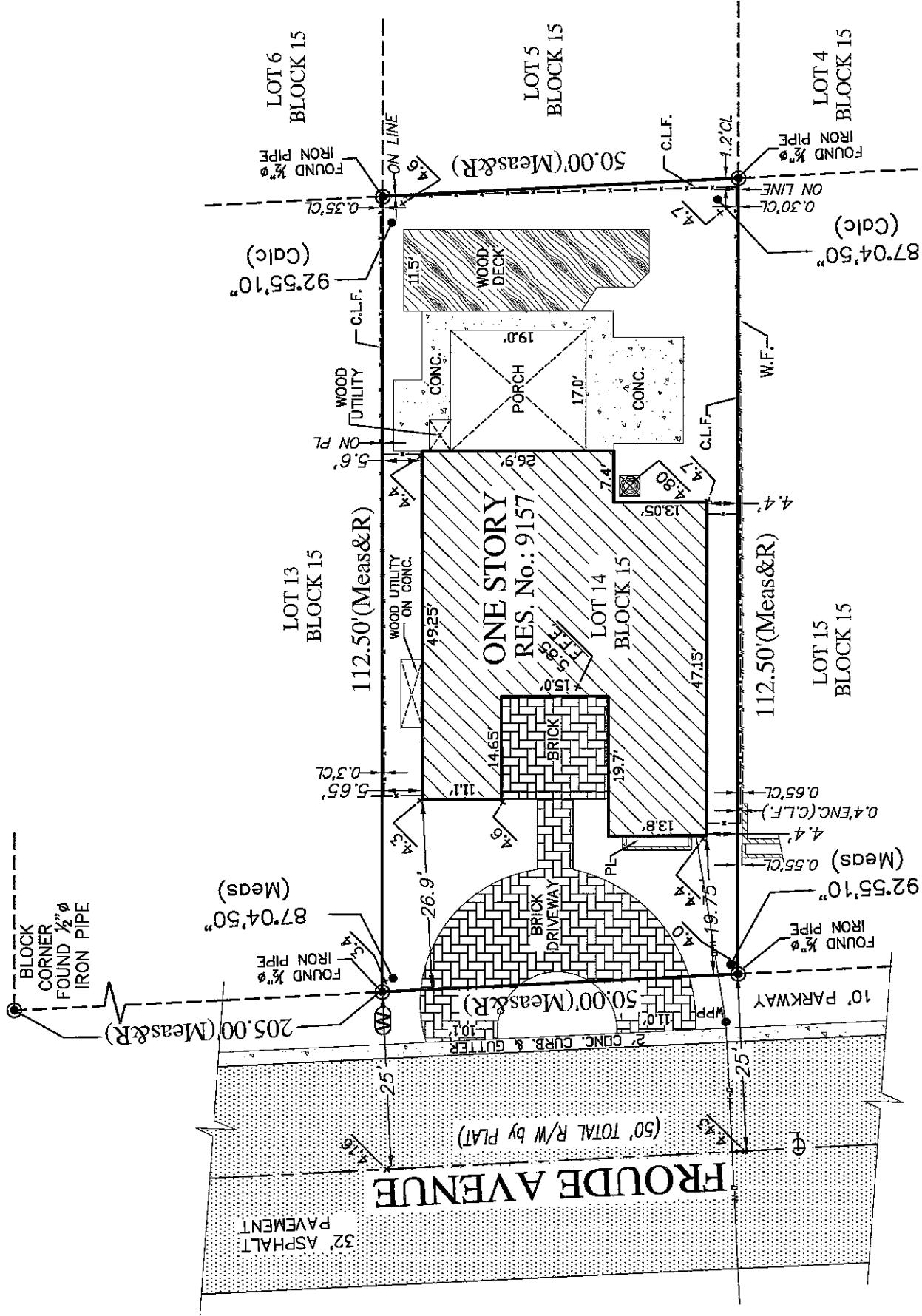
NOT VALID WITHOUT SHEET 2 OF 2
 (SHEET 2 OF 2 CONTAINS SKETCH OF SURVEY)

SCALE: 1"=20'	SHEET: 1 OF 2
---------------	---------------

SKETCH OF SURVEY



92nd STREET



NOT VALID WITHOUT SHEET 1 OF 2
(SHEET 1 OF 2 CONTAINS LOCATION MAP AND SURVEY NOTES)

GUNTER GROUP, INC. LAND SURVEYING - LAND PLANNING FLORIDA CERTIFICATE OF AUTHORIZATION NO. LB 4507 9350 S.W. 22nd TERRACE MIAMI, FLORIDA 33165 (305) 220-0073	Multitech Building 9157 Froude Avenue, Surfside, Fl. 33154.	DATE: 06-21-2020	JOB No.: 20-32093	SKETCH No.: 29663	REVISIONS: SCALE: 1"=20'	SHEET: 2 OF 2
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MEMORANDUM

To: Planning and Zoning Board

Thru: Jason Greene, Interim Town Manager

From: James Hickey, AICP, Town Planner

CC: Lillian Arango, Town Attorney

Date: September 24, 2020

Re: 400 93rd Street – Fence

The property is located at 400 93rd Street, within the H30B zoning district. The applicant is requesting to build white aluminum picket fence along with an entrance gate for the walkway and access gate for the 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 for the 2006 and the 2020 codes based on the Zoning in Progress in place, along with the results of the review.
- Applicable Design Guideline standards, along with the results of the review from the 2020 Zoning Code only.
- Staff Recommendation

STANDARDS / RESULTS

Town of Surfside Zoning Code, Applicable Requirements

**2020 Sec. 90.56 Fences, walls and hedges –
2006 Sec 90-183 Fences, walls and hedges**

	Required 2020	Required 2006	Proposed
Fence	<p>90-56.1.A A fence or ornamental wall not more than six feet in height, as measured from grade, may project into or enclose an interior side or rear yard only.</p>	<p>90-183 A fence or ornamental wall not more than five feet in height, as measured from grade, may project into or enclose an interior side or rear yard only.</p>	<p>Does not apply (not proposed in the rear or side)</p>
	<p>90-56.2 A fence or ornamental wall may be placed within the front yard or primary corner yard if granted design review approval by the planning and zoning board</p>	<p>No fence, wall or structure of any kind shall be constructed in a front yard, nor on a corner lot in a side yard, where a side yard abuts a right of way.</p>	<p>A fence or ornamental wall may be placed within the front yard or primary corner yard if granted design review approval by the planning and zoning board</p>
	<p>90-56.4 Front yard and corner yard fences and ornamental walls</p> <p>Wider than 50 ft and less than 100 ft: Maximum Height: (a) 4 ft + ½ ft per 10 feet of lot width exceeding 50 feet, maximum 5 ft</p> <p>Maximum Opacity: All wall and fence surfaces two (2) feet measured from grade shall maintain a maximum opacity of fifty (50) percent</p>	<p>An ornamental hedge with a height of not more than three feet shall be permitted. Under no circumstances is any fence, wall or hedge to be located on a corner lot in such a way as to conflict with the requirements of section 190-181 (vision clearance)</p>	<p>Lot frontages wider than 50 ft and less than 100 ft have a maximum fence height of 4 ft + ½ ft per 10 feet of lot width exceeding 50 feet, maximum 5 ft. Furthermore, all wall and fence surfaces above two (2) feet measured from grade shall maintain a maximum opacity of fifty (50) percent</p>

RECOMMENDATION

Staff finds the application meets the 2020 Zoning Code, the 2006 Zoning Code and the current Zoning in Progress provided the following conditions are met:

- 1) Lot frontages wider than 50 ft and less than 100 ft have a maximum fence height of 4 ft + $\frac{1}{2}$ ft per 10 feet of lot width exceeding 50 feet, maximum 5 ft. Furthermore, all wall and fence surfaces above two (2) feet measured from grade shall maintain a maximum opacity of fifty (50) percent. (Gates shall be required to meet this requirement)
- 2) Provide an elevation rendering for the proposed fence and gates to ensure a maximum opacity of 50% or less.



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

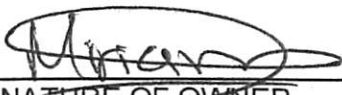

TOWN OF SURFSIDE
MULTI-FAMILY AND NON-RESIDENTIAL DESIGN REVIEW APPLICATION
 (Signs, awnings, store fronts, fences, and walls etc)

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

<u>PROJECT INFORMATION</u>	
OWNER'S NAME	David Elmaleh
PHONE / FAX	786-879-4951
AGENT'S NAME	Isa Garcia
ADDRESS	* 400 93 St. Surfside, Fl. 33154 (Job address)
PHONE / FAX	
PROPERTY ADDRESS	400 93 St. Surfside, Fl. 33154
ZONING CATEGORY	
DESCRIPTION OF PROPOSED WORK	Aluminium picket fence

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

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

	7/16/20		7/16/20
SIGNATURE OF OWNER	DATE	SIGNATURE OF AGENT	DATE

NOTES:

a) The flood information shown hereon does not imply that the referenced property will or will not be free from flooding or damage or does not create liability on the part of the firm, any officer or employee thereof, for any damage that results from reliance on said information.

b) The survey shows plotted easements and right-of-ways. There may exist additional restrictions and/or encumbrances which affect this property.

c) Elevations shown hereon are with reference to the National Geodetic Vertical Datum (NGVD) unless otherwise noted. Underground features, if any, not identified nor located hereon were surveyed per legal description provided by client and no claims as to ownership or matters of title are made or implied.

d) All roads shown hereon are public unless otherwise noted.

e) No identification cap found on property corners unless otherwise noted.

f) Distances along boundaries are recorded and measured unless otherwise noted.

g) The graphic portions of this document are intended to be displayed at the graphic/natural scales as depicted. Scale may be altered in reproductions and as such, should be considered when obtaining scaled data.

ABBREVIATIONS:

UE=Utility Easement
 B=C=Concrete
 M=Man Hole
 WF=Wood Fence
 R=Roads
 F=Found Rebor
 A=C=Air Conditioner
 CB=Catch Basin

Ch=Chord
 A=Arc Length
 ENR=Encroaching
 O.U.L=Overhead Utility Line
 R/M=Right-of-Way
 B=C=Block Corner
 C=Concrete
 M=Man Hole
 P=Property Line

R=Property Line
 B=C=Concrete
 M=Man Hole
 P=Property Line
 F=Found Rebor
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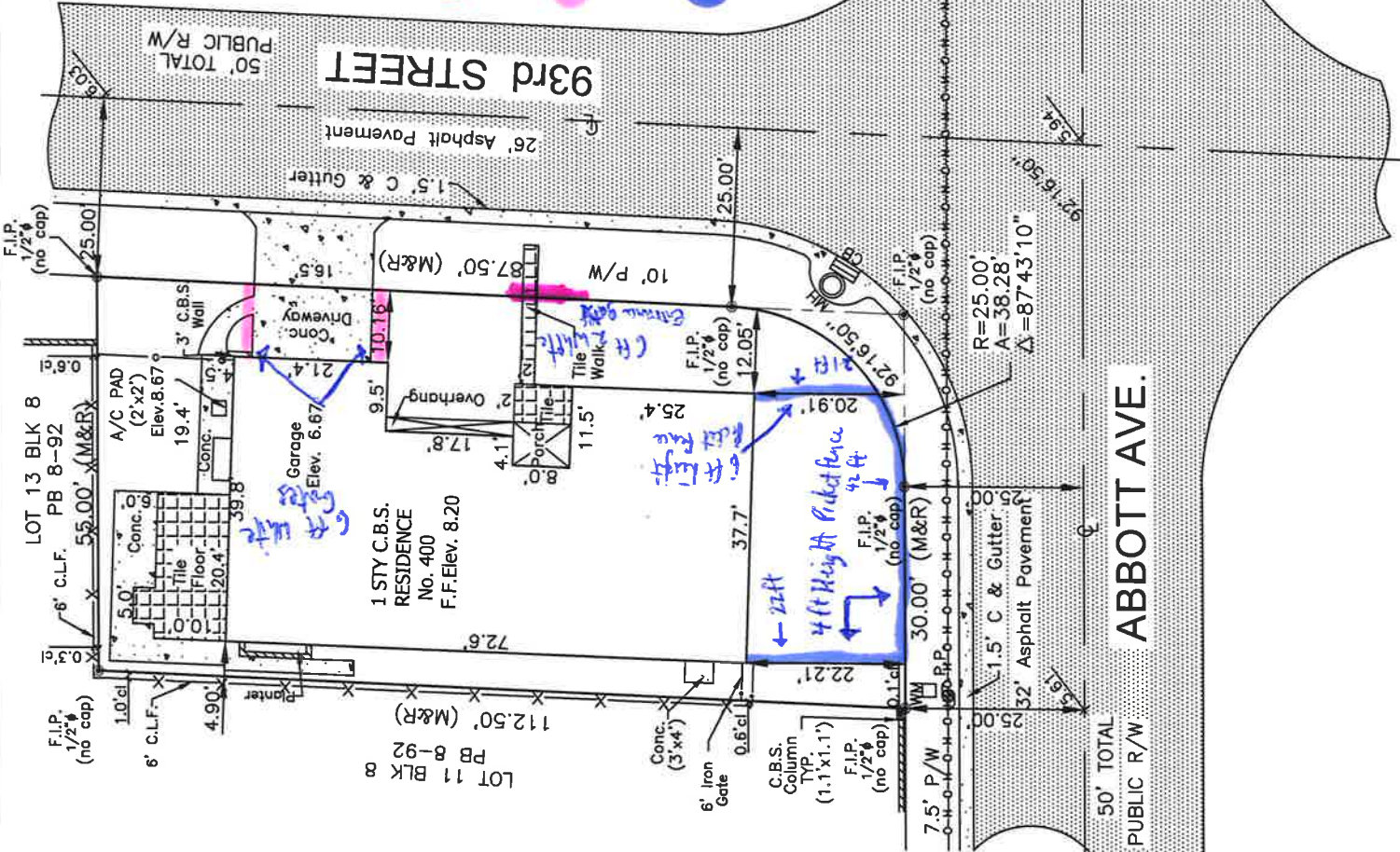
R=Property Line
 B=C=Concrete
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 A=Arc Length
 ENR=Encroaching
 O.U.L=Overhead Utility Line
 R/M=Right-of-Way
 B=C=Block Corner
 C=Concrete
 M=Man Hole
 P=Property Line

NOTES:

This Survey Declaration is made on the Field Date indicated, to the Owner(s) listed. It is not transferable to additional institutions or subsequent Owners.
 The intended use of this survey is for Mortgage purposes only, any other use is not valid without the written consent of the signing Professional Surveyor and Mapper.

SKETCH OF BOUNDARY SURVEY
SCALE: 1" = 20'



September 1 / 2020

LEGAL DESCRIPTION:
 LOT 12, BLOCK B, ALTOS DEL MAR NO. 5, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 92, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

CERTIFIED TO:
 DAVID ELMALEH AND MIRYAM BOUHSIRA-ELMALEH, HUSBAND AND WIFE
 LAW OFFICES OF ISAAC BENMARGUI, P. A.

LOCATION SKETCH (N.T.S.)

Mr. & Mrs. David Elmaleh
400 93rd Street
Surfside FL, 33154
Permit # 20 669

NOT VALID UNLESS IT BEARS THE SIGNATURE AND RAISED SEAL OF FLORIDA LICENSED SURVEYOR AND MAPPER

BOUNDARY SURVEY
 I hereby certify that this Survey meets the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 61G17-6 Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.
 Field Date: *09/14/19*
GUILLERMO A. GUERRERO
 PROFESSIONAL SURVEYOR & MAPPER No. 6453

NOT VALID UNLESS IT BEARS THE SIGNATURE AND RAISED SEAL OF FLORIDA LICENSED SURVEYOR AND MAPPER	BOUNDARY SURVEY I hereby certify that this Survey meets the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 61G17-6 Florida Administrative Code, pursuant to Section 472.027 Florida Statutes. Field Date: <i>09/14/19</i> GUILLERMO A. GUERRERO PROFESSIONAL SURVEYOR & MAPPER No. 6453
NOTES/REVISIONS	BASIS OF BEARINGS: N/A
PROPERTY ADDRESS: 400 93RD ST SURFSIDE, FL 33154	DATE OF FIRM: 09/11/09
LOWEST FLOOR ELEVATION: 8.20'	FLOOD ZONE: AE
LOWEST ADJACENT GRADE: N/A	BASE FLOOD ELEV.: 8.0'
BENCH MARK USED: Y-313	ELEVATION: 10.26
COMM/PANEL No. 12086 0163L	MIAMI-DADE COUNTY
JOB No. GG-19-	SCALE: 1"=20'



MEMORANDUM

To: Planning and Zoning Board
 Thru: Jason Greene, Interim Town Manager
 From: James Hickey, AICP, Town Planner
 CC: Lillian Arango, Town Attorney
 Date: September 24, 2020
 Re: 9588 Harding Avenue – Harding Realty

The subject property is located at 9588 Harding Avenue and is within the SD-B40 zoning district. The applicant is requesting one (1) Permanent Wall Sign. The sign will be relocated from its previous address to this new location.

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

- Applicable Zoning Code regulations for the 2006 and the 2020 codes based on the Zoning in Progress in place, along with the results of the review
- Applicable Design Guideline standards, along with the results of the review from the 2020 Zoning Code only.
- Staff Recommendation





STANDARDS / RESULTS

Town of Surfside Zoning Code, Applicable Requirements

Sec. 90-73 (2020)
Sec. 90-209 (2006)

Signs	Permitted 2020	Permitted 2006	Proposed
Area	<p><u>Wall Sign</u> For frontages less than 25 feet, a total sign area up to 25 square feet maximum shall be permitted. In no case shall the total sign area on any single operating enterprise exceed 150 square feet and no single sign shall exceed 45 square feet.</p>	<p><u>Wall Sign (26-foot frontage)</u> For frontages less than 25 feet, a total sign area up to 25 square feet maximum shall be permitted. In no case shall the total sign area on any single operating enterprise exceed 150 square feet and no single sign shall exceed 45 square feet.</p>	<p><u>Wall Sign (26-foot frontage)</u> 17 square feet proposed</p>
Types	<p>The following types of individually-mounted letter signs shall be permitted. No open face channel letters shall be permitted.</p> <ul style="list-style-type: none"> i. Reverse channel letter. ii. Push-through letter. iii. Pan channel letter. iv. Raceway mounted letter. All exposed raceways must be painted to match finish of wall face of the building. 	-	Reverse Channel letter



Offset	Signs shall be off-set from the wall a minimum of one quarter inch to a maximum of two inches to permit rain water to flow down the wall face	-	Offset a minimum of 1 inch
Illumination	All signage, lettering, logos or trademarks shall be required to be lit with white illumination from dusk to dawn. The illumination may be either internal illumination or external illumination, however, all walls below the sign shall be illuminated with white wall wash LED lighting. It shall be located and directed solely at the sign. The light source shall not be visible from or cast into the right-of-way, or cause glare hazards to pedestrians, motorists, or adjacent properties Lighting shall meet all applicable electrical codes. Intensities of illumination shall be approved by the building official of the town before issuance of a sign permit.	-	Illumination tbd

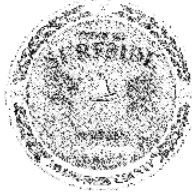
RECOMMENDATION

Staff finds the application meets both the 2020 and 2006 Zoning Codes subject to the following:

Condition of Approval



- 1) All signage, lettering, logos or trademarks shall be limited to white illumination. Please provide additional details showing this requirement is being met. Code section 90-73.



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

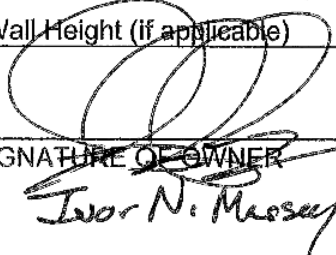
TOWN OF SURFSIDE
MULTI-FAMILY AND NON-RESIDENTIAL DESIGN REVIEW APPLICATION
 (Signs, awnings, store fronts, fences, and walls etc)

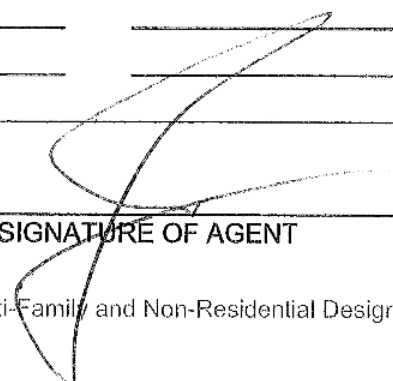
A complete submittal includes all items on the "Multi-family and Non-Residential Design Review Application Submission Checklist" document as well as completing this application in full. The owner and agent must sign the application with the appropriate supplemental documentation attached. Please print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

<u>PROJECT INFORMATION</u>	
OWNER'S NAME	9564 Harding Investment, LLC
PHONE / FAX	305-403-9200
AGENT'S NAME	Joshua Agriesti
ADDRESS	2830 N. 28 th Terr, Hollywood, FL 33020
PHONE / FAX	954-920-0905 - 954-920-0906
PROPERTY ADDRESS	9588 Harding Ave, Surfside, FL 33154
ZONING CATEGORY	
DESCRIPTION OF PROPOSED WORK	install illuminated reverse channel letters on exterior east elevation

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

<u>ZONING STANDARDS</u>	Required	Provided
Sign Area (if applicable)	17.0 sq	_____
Awning Size (if applicable)	_____	_____
Fence Height (if applicable)	_____	_____
Wall Height (if applicable)	_____	_____


 SIGNATURE OF OWNER
 Ivor N. Massey
 07/07/20
 DATE


 SIGNATURE OF AGENT
 7/14/20
 DATE



TOWN OF SURFSIDE
MULTI-FAMILY AND NON-RESIDENTIAL DESIGN REVIEW
(Signs, awnings, store fronts, fences, and walls etc)

PLANNING AND ZONING BOARD Rules and Procedures (June 2002)

The Planning and Zoning Board shall generally meet the last **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:

Joshua Miculitzki 7/14/20
NAME OF REPRESENTATIVE DATE

DESIGN CALCULATIONS

FOR

HARDING REALTY WALL-MOUNTED SIGNS 9588 Harding Ave – Surfside

GENERAL NOTES:

1. Design is in accordance with the Florida Building Code 6th Edition (2017) for use within and outside the High Velocity Hurricane Zone (HVHZ).
2. Wind loads have been calculated per the requirements of ASCE 7-10 as shown herein.
3. These engineering calculations pertain only to the structural integrity of those systems, components, and/or other construction explicitly specified herein and/or in accompanying engineering drawings. The existing host structure (if any) is assumed to be in good condition, capable of supporting the loaded system, subject to building department approval. No warranty, either expressed or implied, is contained herein.
4. System components shall be as noted herein. All references to named components and installation shall conform to manufacturer's or industry specifications as summarized herein.
5. Where site conditions deviate from those noted herein, revisions may be required or a separate site-specific engineering evaluation performed.
6. Aluminum components in contact with steel or embedded in concrete shall be protected as prescribed in the 2015 Aluminum Design Manual, Part 1. Steel components in contact with, but not encased in, concrete shall be coated, painted, or otherwise protected against corrosion.
7. Engineer seal affixed hereto validates structural design as shown only. Use of this specification by contractor, et. Al, indemnifies and saves harmless this engineer for all costs & damages including legal fees & appellate fees resulting from deviation from this design.

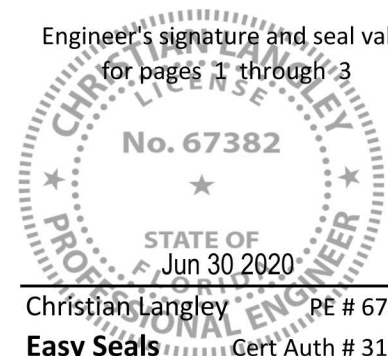
This document has been digitally signed and sealed by Christian Langley, PE on the date noted in this digital signature. Printed copies of this document are not considered signed & sealed, & the signature must be verified on any electronic copies.
Serial: 45 75 9E 00 F0 80 43 20 10 BB BC D2

Digitally signed
by Christian
Langley
Date: 2020.06.30
13:00:32 -04'00'

Index:

Pg 1	Cover
Pg 2	Wind Loads
Pg 3	Anchor Design

Engineer's signature and seal valid for pages 1 through 3



Christian Langley PE # 67382
Easy Seals Cert Auth # 31124

ASCE 7-10 Design Wind Loads

WALL-MOUNTED SIGNS

Building Specs

V = 175 mph *Basic wind speed*
 Exposure D

ASD Load Combo Coeff: 0.6

Calculations

$\alpha = 11.5$ *3-sec gust speed power law exponent*
 $z_g = 700'$ *Nominal ht. of atmos. boundary layer*
 $G_{cpi} = 0$ *Internal pressure coeff*

K_d = 0.85 *Directionality factor*

K_{zt} = 1.0 *Topographic factor*

A = 10 sq ft *Tributary area*

175 mph - Exp "D"						
WALL-MOUNTED SIGNS						
SIGN HEIGHT	ASD WIND PRESSURES		K _h = K _z	q _z	G _{Cp} (4)	G _{Cp} (5)
	CENTER (Zone 4)	CORNER (Zone 5)				
15 ft	45.3 psf	57.7 psf	1.03	68.7	-1.10	-1.40
20 ft	47.6 psf	60.6 psf	1.08	72.2	-1.10	-1.40
25 ft	49.5 psf	63.0 psf	1.13	75.0	-1.10	-1.40
30 ft	51.1 psf	65.1 psf	1.16	77.5	-1.10	-1.40
35 ft	52.5 psf	66.8 psf	1.19	79.6	-1.10	-1.40
40 ft	53.7 psf	68.4 psf	1.22	81.4	-1.10	-1.40
45 ft	54.9 psf	69.8 psf	1.25	83.1	-1.10	-1.40
50 ft	55.9 psf	71.1 psf	1.27	84.6	-1.10	-1.40
55 ft	56.8 psf	72.3 psf	1.29	86.1	-1.10	-1.40
60 ft	57.7 psf	73.4 psf	1.31	87.4	-1.10	-1.40
70 ft	48.5 psf	96.9 psf	1.35	89.7	-0.90	-1.80
80 ft	49.6 psf	99.2 psf	1.38	91.9	-0.90	-1.80
90 ft	50.6 psf	101.3 psf	1.41	93.8	-0.90	-1.80
100 ft	51.6 psf	103.1 psf	1.43	95.5	-0.90	-1.80
110 ft	52.4 psf	104.9 psf	1.46	97.1	-0.90	-1.80
120 ft	53.2 psf	106.5 psf	1.48	98.6	-0.90	-1.80
130 ft	54.0 psf	107.9 psf	1.50	99.9	-0.90	-1.80
140 ft	54.7 psf	109.3 psf	1.52	101.2	-0.90	-1.80
150 ft	55.3 psf	110.7 psf	1.54	102.5	-0.90	-1.80
175 ft	56.8 psf	113.7 psf	1.58	105.3	-0.90	-1.80
200 ft	58.2 psf	116.3 psf	1.62	107.7	-0.90	-1.80
250 ft	60.5 psf	120.9 psf	1.68	112.0	-0.90	-1.80

Wall Sign Anchor Design

Structure Dimensions & Loading

Design wind pressure:

P = 65.1 psf

Sign type:

Channel Letter

Sign size:

A = 1.8 sqft (per letter, critical)

Wall material:

Wood CDX or equiv, thickness to match Min Embed

Anchor type/size:

1/4" Toggle Bolt (r)

Ref: Powers Strap-Toggle, catalog

Min Embedment: 0.5"

Min edge dist: 2"

Min Spacing: 1.5"

Anchor tensile capacity:

Tcap = 169.4 lb (per anchor)

Check Anchors for Pullout

Total Reaction: $R_t = 116 \text{ lb}$... = $P \cdot A$ (per letter)No. of anchors req'd: $n = 0.7$ anchors per letter ... = R_t / cap **Total anchors required: 1 anchors per letter**

OK, typical anchor option shown. Limit to min (3) per letter, bal.
Ref anchor schedule for other anchor options.



A East Elevation: Install Existing Reverse Channel Letters
Scale: 1/4" = 1'-0"



Existing Condition

This document has been digitally signed and sealed by Christian Langley, PE on the date noted in this digital signature. Printed copies of this document are not considered signed & sealed, & the signature must be verified on any electronic copies.
Sole: 6/25/2019 10:16:29 AM EDT

Digitally signed
by Christian
Langley
Date: 2020.06.30
13:01:31 -04'00'

153 1/2"

HARDING REALTY

17.0 sf

- B** Install Existing Illuminated Reverse Channel Letters
Scale: 1/2" = 1'-0"
Install existing customer letters at new location.
Center on Facade.



Christian Langley
Florida PE #67382
1-888-371-3113
1200 N Federal Hwy, #200
Boca Raton, FL 33432

<p>APPROVED AS SUBMITTED BY: _____ DATE: _____</p> <p>APPROVED AS NOTED BY: _____ DATE: _____</p>	<p>CLIENT: HARDING REALTY PROJECT: Channel Letter Installation ADDRESS: 9588 Harding Ave, Surfside, FL</p> <p>SIGN TYPE: Reverse Channel Letters QUANTITY: 1 set</p>	<p>GRAPHPLEX SIGNS Sign Design & Manufacture 2830 North 28th Terrace • Hollywood, Florida 33020 954.920.0905 www.graphplex.com</p> <p>THIS ORIGINAL DRAWING (OR COPY) IS FOR YOUR CONSIDERATION FOR A PROJECT WE ARE PROPOSING FOR YOU. IT IS NOT TO BE COPIED (IN FULL OR PART) OR EXHIBITED TO ANYONE OUTSIDE YOUR ORGANIZATION WITHOUT WRITTEN PERMISSION FROM GRAPHPLEX SIGNS.</p>
<p>DRAWN BY: RL PM: Brooke Walker SALES: Josh Miculitzki</p>	<p>DATE: 5/13/2020(6/25/2020) FILENAME: Harding Realty/Channel Letter Installation-STRUCTURAL</p>	<p>PAGE#: 1</p>

General • Design in accordance with the requirements of the Fla Bldg Code 6th Ed (2017) for use within & outside the High Velocity Hurricane Zone (HVHZ). • This engineering certifies only the structural integrity of those systems, components, and/or other construction explicitly specified herein. • Electrical notes, details, & specifications are provided by and are the sole responsibility of the electrical contractor. No electrical review has been performed and no certification of such is intended. • Structural design meets requirements of ACI 318-14, AWS C360-10, ADM1-15, & NDS-15. • Notes: as applicable. • Steel components shall be coated, painted, or otherwise protected against corrosion per FCC Sec. 2203.27222.6. • Alum components in contact with steel or embedded in concrete shall be painted or protected as prescribed in ADM1-15(Ta), or plastic/neoprene spacers provided. • All welding shall comply with AWS requirements. • Steel welds: E70xx electrodes. • Aluminum welds: 4043 filler alloy. • Alum extrusions: 6063-16 or stronger, UNALCO. • ASD Load Coeff = 0.75. • Risk Category 2 Struct. • Sign Height = 30 ft max. • Wall components & cladding: • Kzt=1.0, Kd=0.85, G=0.85. • Zone 4: ± 51.1 psf. • Zone 5: ± 65.1 psf. • Wind 7-10 ASCE 7-10



1200 N Federal Hwy, #200
 Boca Raton, FL 33432
 Christian Langley
 Florida PE #67382
 Florida Auth #31124

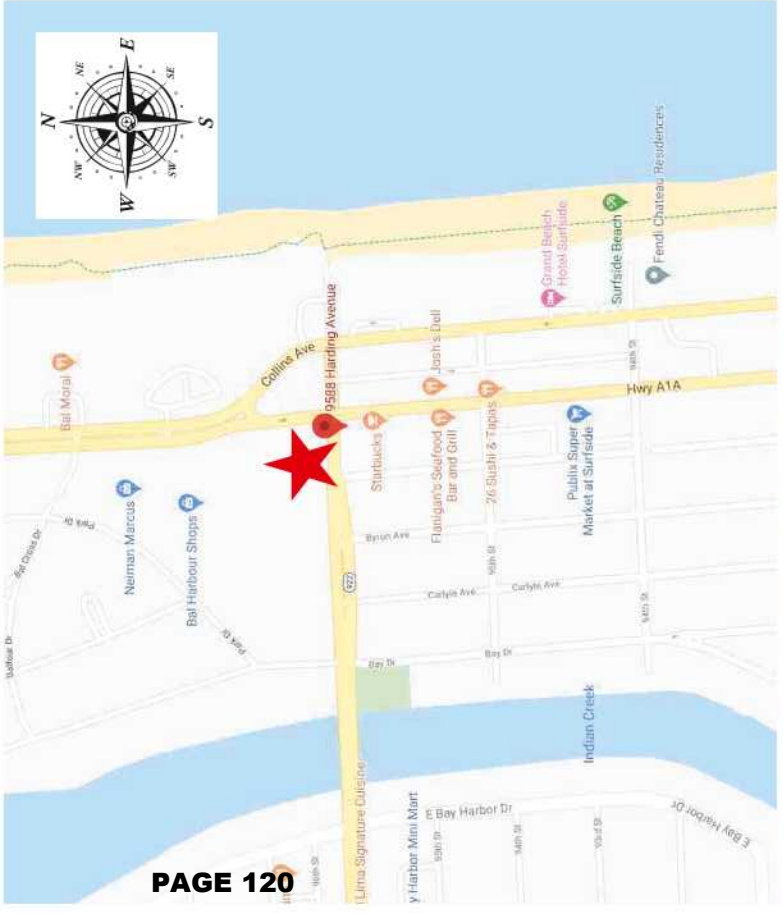
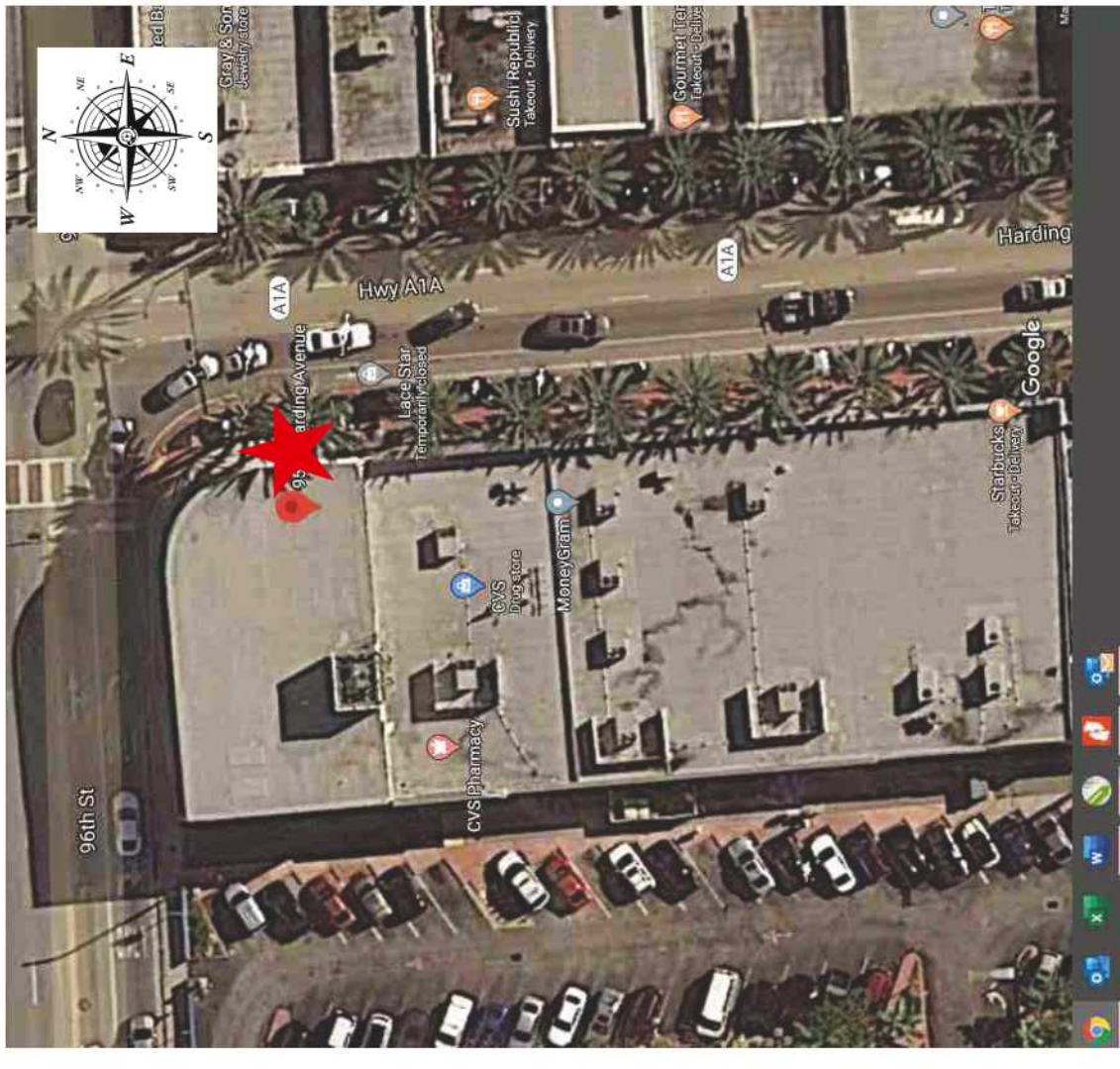


Client: HARDING REALTY
Location: 9588 Harding Avenue, Surfside, Florida

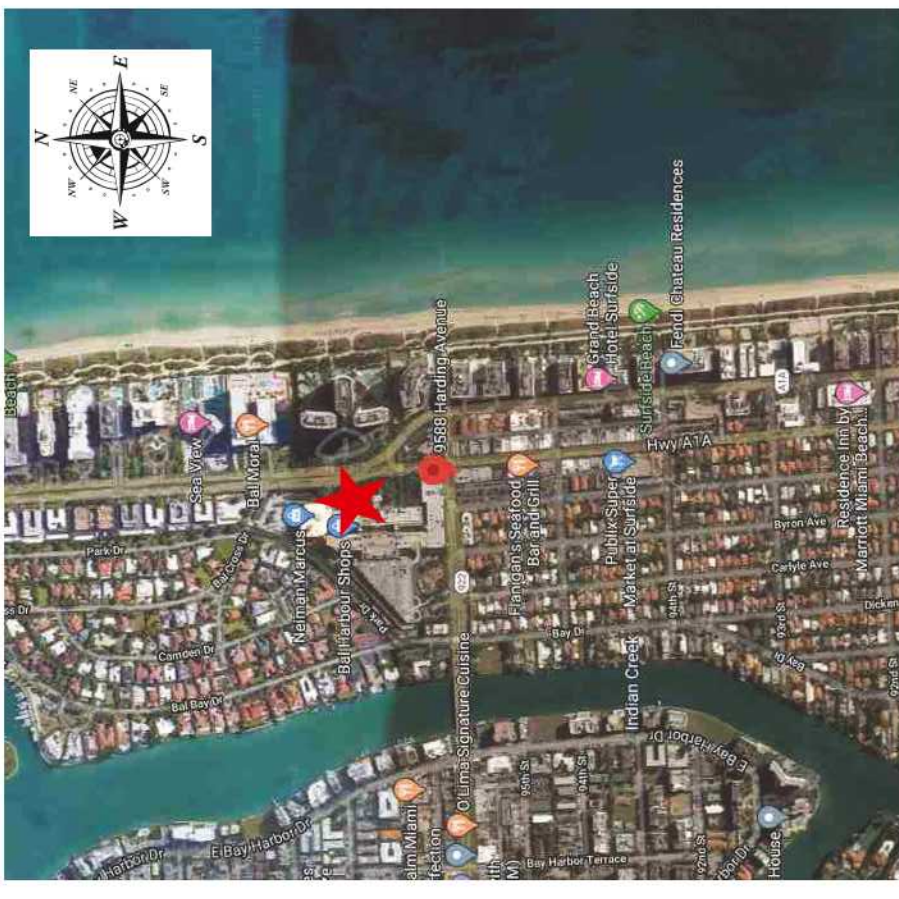
ELEVATION: EAST

This document has been digitally signed and sealed by Christian Langley, PE on the date noted in this digital signature. Printed copies of this document are not considered signed & sealed; the signature must be verified on any electronic copies.
 Digitally signed by Christian Langley
 Date: 2020.06.30 13:01:10 -04'00'

Proposed sign location



PAGE 120



GRAPHPLEX SIGNS
 Sign Design & Manufacture
 2830 North 28th Terrace • Hollywood, Florida 33020
 954.920.0905
 www.graphplex.com

THIS ORIGINAL DRAWING (OR COPY) IS FOR YOUR CONSIDERATION FOR A PROJECT WE ARE PROPOSING FOR YOU. IT IS NOT TO BE COPIED (IN FULL OR PART) OR EXHIBITED TO ANYONE OUTSIDE YOUR ORGANIZATION WITHOUT WRITTEN PERMISSION FROM GRAPHPLEX SIGNS.

CLIENT: HARDING REALTY
PROJECT: Channel Letter Installation
ADDRESS: 9588 Harding Ave, Surfside, FL

APPROVED AS SUBMITTED BY: _____
 APPROVED AS NOTED BY: _____

DATE: _____
 DATE: _____

DRAWN BY: RL
PM: Brooke Walker
SALES: Josh Miculitzki

DATE: 5/13/2020(6/25/2020)

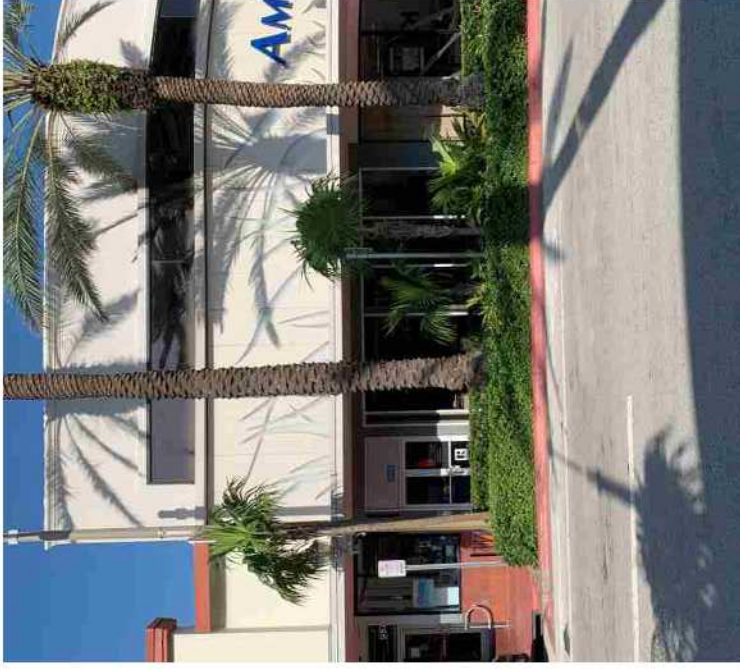
FILENAME: Harding Realty/Channel Letter Installation-STRUCTURAL

PAGE#: 3

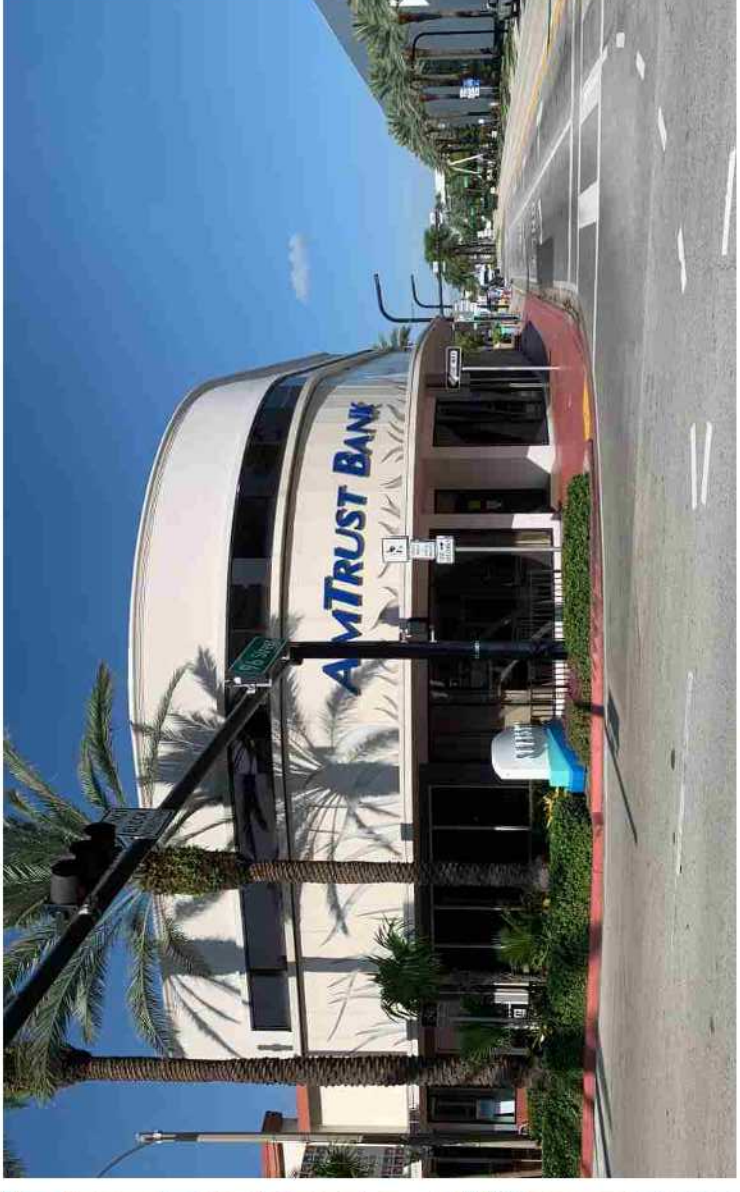
General - Design is in accordance with the requirements of the Fla. Bldg Code 6th Ed (2017) for use within & outside the High Velocity Hurricane Zone (HVHZ). - This engineering certifies only the structural integrity of those systems, components, and/or other construction explicitly specified herein. - Electrical notes, details, & specifications are provided by and are the sole responsibility of the electrical contractor. No electrical review has been performed and no certification of such is intended. - Structural design meets requirements of ACI 318-14, MSC 360-10, ADM1-15, & NDS-15. - **Notes:** as applicable. - Steel components shall be coated, painted, or otherwise protected against corrosion per FBC Sec. 2203.27222.6. - Alum components in contact with steel or embedded in concrete shall be painted or protected as prescribed in ADM1-15(Ta), or plastic/neoprene spacers provided. - All welding shall comply with AWS requirements. - Steel welds: E70xx electrodes. - Aluminum welds: 4043 filler alloy. - Alum extrusions: 6063-T6 or stronger, UN3.0. - **WIND LOADS:** ASCE 7-10 - V=175 mph - Exposure 'D' - Risk Category 2 Struct. - Sign Height = 30 ft max - Kzt=1.0, G=0.85 - Wall components & cladding: Zone 4: ± 51.1 psf - Zone 5: ± 65.1 psf



view of abutting building left of storefront



storefront



view to right of storefront



view directly across street from storefront



954.920.0905
www.graphplex.com
Sign Design & Manufacture
2830 North 28th Terrace • Hollywood, Florida 33020

CLIENT: HARDING REALTY
PROJECT: Channel Letter Installation
ADDRESS: 9588 Harding Ave, Surfside, FL

THIS ORIGINAL DRAWING (OR COPY) IS FOR YOUR CONSIDERATION FOR A PROJECT WE ARE PROPOSING FOR YOU. IT IS NOT TO BE COPIED (IN FULL OR PART) OR EXHIBITED TO ANYONE OUTSIDE YOUR ORGANIZATION WITHOUT WRITTEN PERMISSION FROM GRAPHPLEX SIGNS.

EXISTING CONDITIONS

APPROVED AS SUBMITTED BY: _____
 APPROVED AS NOTED BY: _____

DATE: _____
DATE: _____

DRAWN BY: RL
PM: Brooke Walker
SALES: Josh Miculitzki

DATE: 5/13/2020(6/25/2020)
FILENAME: Harding Realty/Channel Letter Installation-STRUCTURAL



MEMORANDUM

To: Planning and Zoning Board
 Thru: Jason Greene, Interim Town Manager
 From: James Hickey, AICP, Town Planner
 CC: Lillian Arango, Town Attorney
 Date: April 2, 2020
 Re: 9454 Harding Avenue – Vish

The subject property is located at 9454 Harding Avenue and is within the SD-B40 zoning district. The applicant is requesting one (1) Pemanent Wall Sign.

Staff has reviewed the current application for consideration by the Planning and Zoning Board. In this report, Staff presents the following:

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

STANDARDS / RESULTS

Town of Surfside Zoning Code, Applicable Requirements

Sec. 90-73

Signs	Permitted 2020	Permitted 2006	Proposed
Area	<p><u>Wall Sign</u> For frontages less than 25 feet, a total sign area up to 25 square feet maximum shall be permitted</p>	<p><u>Wall Sign (15-foot frontage)</u> For frontages less than 25 feet, a total sign area up to 25 square feet maximum shall be permitted. In no case shall the total sign area on any single operating enterprise exceed 150 square feet and no single sign</p>	<p><u>Wall Sign</u> 35 square feet</p>



		shall exceed 45 square feet.	
Types	<p>The following types of individually-mounted letter signs shall be permitted. No open face channel letters shall be permitted.</p> <ul style="list-style-type: none"> i. Reverse channel letter. ii. Push-through letter. iii. Pan channel letter. iv. Raceway mounted letter. All exposed raceways must be painted to match finish of wall face of the building. 	-	Channel letter
Offset	Signs shall be off-set from the wall a minimum of one quarter inch to a maximum of two inches to permit rain water to flow down the wall face	-	Sign is off-set 1.5"
Illumination	All signage, lettering, logos or trademarks shall be required to be lit with white illumination from dusk to dawn. The illumination may be either internal illumination or external illumination, however, all walls below the sign shall be illuminated with white wall wash LED lighting. It shall be located and directed solely at the sign. The	-	Illumination is white



	light source shall not be visible from or cast into the right-of-way, or cause glare hazards to pedestrians, motorists, or adjacent properties Lighting shall meet all applicable electrical codes. Intensities of illumination shall be approved by the building official of the town before issuance of a sign permit.		
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RECOMMENDATION

Staff finds the application meets both the 2020 and 2006 Zoning Codes and the current Zoning in Progress based on the applicant's revised set of plans dated September 15, 2020.



MEMORANDUM

To: Planning and Zoning Board
 Thru: Jason Greene, Interim Town Manager
 From: James Hickey, AICP, Town Planner
 CC: Lillian Arango, Town Attorney
 Date: April 2, 2020
 Re: 9454 Harding Avenue – Vish

The subject property is located at 9454 Harding Avenue and is within the SD-B40 zoning district. The applicant is requesting one (1) Pemanent Wall Sign.

Staff has reviewed the current application for consideration by the Planning and Zoning Board. In this report, Staff presents the following:

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

STANDARDS / RESULTS

Town of Surfside Zoning Code, Applicable Requirements

Sec. 90-73

Signs	Permitted 2020	Permitted 2006	Proposed
Area	<u>Wall Sign</u> For frontages less than 25 feet, a total sign area up to 25 square feet maximum shall be permitted	<u>Wall Sign (15-foot frontage)</u> For frontages less than 25 feet, a total sign area up to 25 square feet maximum shall be permitted. In no case shall the total sign area on any single operating enterprise exceed 150 square feet and no single sign	<u>Wall Sign</u> 35 square feet



		shall exceed 45 square feet.	
Types	<p>The following types of individually-mounted letter signs shall be permitted. No open face channel letters shall be permitted.</p> <ul style="list-style-type: none"> i. Reverse channel letter. ii. Push-through letter. iii. Pan channel letter. iv. Raceway mounted letter. All exposed raceways must be painted to match finish of wall face of the building. 	-	Channel letter
Offset	Signs shall be off-set from the wall a minimum of one quarter inch to a maximum of two inches to permit rain water to flow down the wall face	-	Sign is off-set 1.5"
Illumination	All signage, lettering, logos or trademarks shall be required to be lit with white illumination from dusk to dawn. The illumination may be either internal illumination or external illumination, however, all walls below the sign shall be illuminated with white wall wash LED lighting. It shall be located and directed solely at the sign. The	-	Illumination is white



	<p>light source shall not be visible from or cast into the right-of-way, or cause glare hazards to pedestrians, motorists, or adjacent properties. Lighting shall meet all applicable electrical codes. Intensities of illumination shall be approved by the building official of the town before issuance of a sign permit.</p>		
--	--	--	--

RECOMMENDATION

Staff finds the application meets both the 2020 and 2006 Zoning Codes and the current Zoning in Progress based on the applicant's revised set of plans dated September 15, 2020.



DRB Meeting	4 / 2 / 2020
Application / Plans Due	3 / 9 / 2020

TOWN OF SURFSIDE
MULTI-FAMILY AND NON-RESIDENTIAL DESIGN REVIEW APPLICATION
 (Signs, awnings, store-fronts, fences, and walls etc)

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

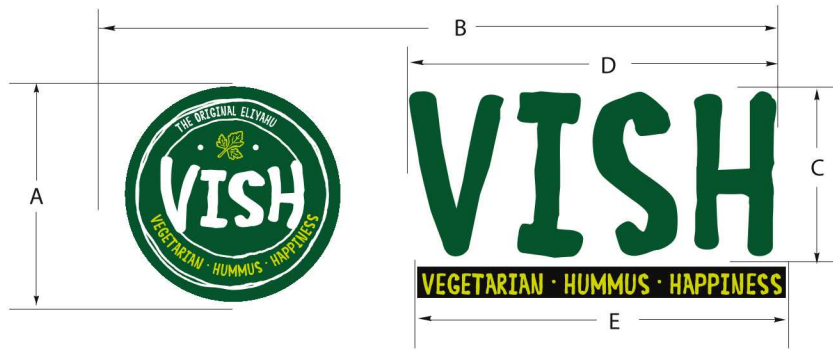
PROJECT INFORMATION	
OWNER'S NAME	Shemi Bar Natan
PHONE / FAX	786-325-9474
AGENT'S NAME	SERGIO LARMONA
ADDRESS	9454 Harding Ave, Surfside
PHONE / FAX	305 7638074
PROPERTY ADDRESS	
ZONING CATEGORY	
DESCRIPTION OF PROPOSED WORK	CHANNEL LETTERS ILLUMINATED BY LED'S

INTERNAL USE ONLY			
Date Submitted	3/9/20	Project Number	2020-553
Report Completed		Date	
Fee Paid	\$ 200.00		

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

SIGNATURE OF OWNER _____ DATE _____ SIGNATURE OF AGENT _____ DATE 3-5-2020

Font : ARIAL BLACK



	A	B	C	D	E	F
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Sq. Ft.
(A x B)

SP-FL-24B	34"	105"	24"	80"	75"	n/a	24.7"
-----------	-----	------	-----	-----	-----	-----	-------

Face Color : Green Trim Cap : Green Return : White Type Letters : Arial Black
Channel Letters Offset from wall 1.5" Aluminum spacers , White Led's

The external disconnect shall be located at the point the branch the branch circuit enters the enclosure and disconnect all wiring before it enters the sign or the wiring shall be in a raceway and the switch in a box isolated from the sign. NEC 600.6(A)(1)

DISCONNECTING LOCATED AT THE WALL SEPARATED FROM THE WIREWAY OR RACEWAY ,
DISCONNECTING LOCATED BEFORE THE POWER ENTERS THE SIGN



DRAWING MAKE BY:




PRESENTATION DRAWING

Client: VISH RESTAURANT
Client's Location: 9454 Harding Ave
 Surfside, FL, 33154
Sales Rep: Sergio
Project Manager: rocio
PM Approval:
Date: 09/15/2020
Drawn By: sergio carmona

CONTRACT INFORMATION

SERGIOS SIGNS
Scale: 3/16" = 1'-0"
Work Order#
Sign Description:
Mfg & Install: one (1) set each of intern.illum.channel letters 5" deep.

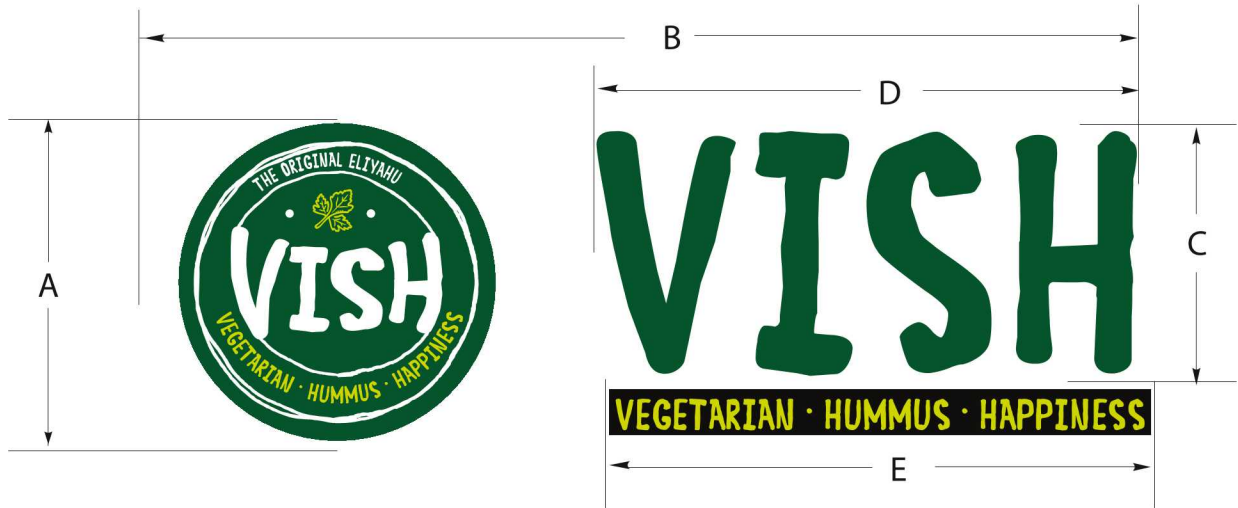
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

Underwriters Laboratories Inc.® 
Primary wires provided by customer. Sign voltage based upon 120v.

THIS IS AN ORIGINAL UN-PUBLISHED DRAWING CREATED BY sergiosigns. IT IS SUBMITTED FOR YOUR PERSONAL USE IN CONJUNCTION WITH A PROJECT BEING PLANNED FOR YOU BY sergiosigns. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION, NOR IT IS TO BE USED, REPRODUCED, COPIED OR EXHIBITED IN ANY FASHION.

Customer Approval:

Font : ARIAL BLACK



Face Color : Green Trim Cap : Green Return : White Type Letters : Arial Black
 Channel Letters Offset from wall 1.5" Aluminum spacers , White Led's

Return : 3" deep Aluminum .040 , Gloss White

Face: 3/16 Acrylic White , Apply translucent vinyl Green 3m Oracal

Wireway Cut out letters with white acrylic back , apply translucent green vinyl

Copy "Vegetarian Hummus Happiness"



Regular Channel logo 3" Deep
 Green jewelite , Green Return
 White Acrylic 3/16

Full Image Translucent Vinyl 3m

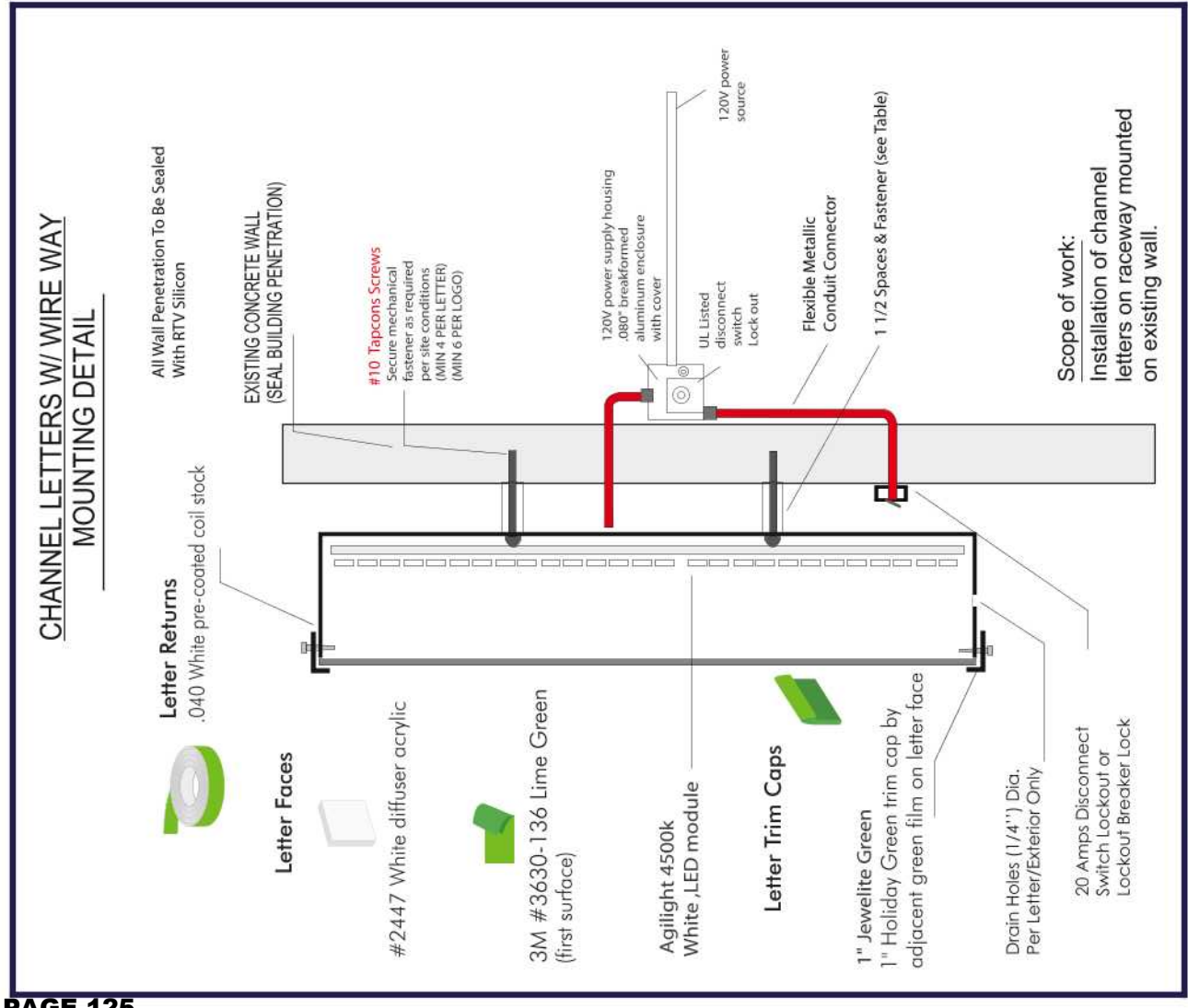


Regular Channel letters 3" Deep
 Green jewelite , Green Return
 White Acrylic 3/16
 Apply 3m Translucent Vinyl Green

Only Cut out letters Apply Translucent
 Green vinyl 3m Oracal
 Wireway Black background

N-02

Aluminum Panel Cross Sections (Shown for Dual-Color Film)



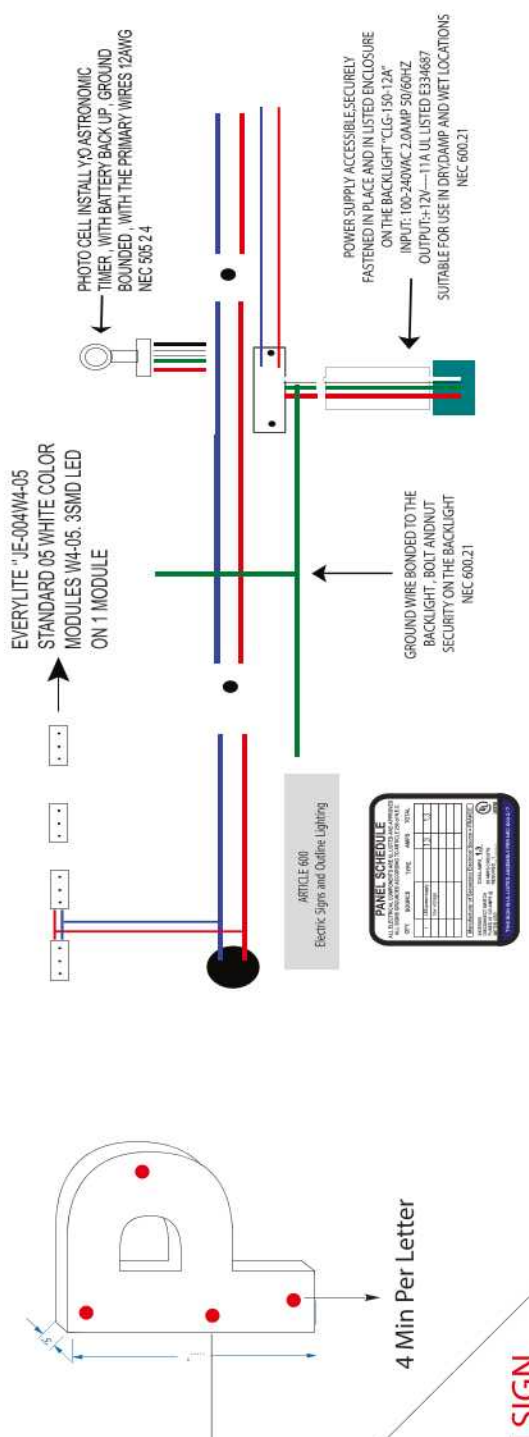
SIGNS MANUFACTURED AS PER NEC 600.21

FASTENER TABLE

MOUNTING HARDWARE	BUILDING CONSTRUCTION	
	MASONRY	WOOD / METAL
3/8" BOLTS THROUGH WALL	X	X
3/8" LAG BOLTS W/ LEAD SHIELDS	X	X
3/8" LAG BOLTS	X	X
3/8" TOGGLE BOLTS	X	X
3/8" SLEEVE ANCHORS	X	X
3/8" X 3" RED HEADS	X	X
#10 TAPCONS SCREWS 3.5" LONG	X	X
3/16 Aluminum Threaded Studs	X	X

NEC 2011 C405.2.4
COMBINATION OF PHOTOCELL AND TIMER
OR ASTRONOMICAL TIMER FBC2014

CHANNEL LETTERS WIREWAY

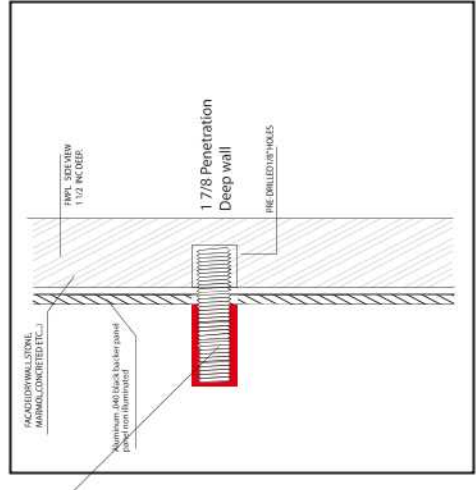
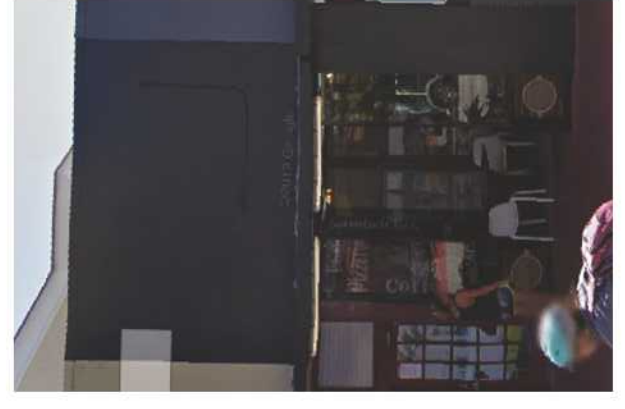


AERIAL PICTURE LOCATION SIGN



east@elevation

Existing



Contact Information

OWNER'S NAME:
Sergio Carmona
OWNER'S ADDRESS:
6003 Nw 72 Ave, Tamarac
OWNER'S PHONE No:
786-683-4392

ARCHITECT, ENGINEER, PROFESSIONAL CONSULTANT QUALIFIER'S, CONTRACTOR'S INFORMATION

NAME: **Victor Ceron**
ADDRESS:
8883 Fontainebleau Miami, Fl, 33172
PHONE No.: **786-6834392**
STATE REGISTRATION NUMBER AND DISCIPLINE:
CIVIL PE 63023

GENERAL STRUCTURAL NOTES:

1. Design is based on 175 mph 3 seconds gust design wind speed per FBC Exposure C. Loads combinations: 0.6 D + 0.6 W
2. Referenced Specifications, Codes and Standards: FBC 2014 / ASCE 7-10 / 2017 AISC ed. 13 th / ACI - 318-05 / NEC 2011.
3. Fastener and anchors shall be of the type and size indicated in these drawings. Use the specific manufacturer and model where indicated. Strictly follow
4. Sealing holes in facade for prevent water intrusion.

Sign must be installed in accordance with requirements of article 600 of National Electrical code and/or applicable local codes.
Sign components to be in strict compliance with all UL standards.



SEAL, DATE, SIGNATURE



MEMORANDUM

To: Planning and Zoning Board
 Thru: Jason Greene, Interim Town Manager
 From: James Hickey, AICP, Town Planner
 CC: Lillian Arango, Town Attorney
 Date: September 24, 2020
 Re: 9341 Collins Avenue – Monument Sign - Marbella Condominiums

The subject property is located at 9341 Collins Avenue and is within the H120 zoning district (Formerly the RD-1 zoning district in the 2006 code). The applicant is requesting to replace one (1) Ground Mounted Monument Sign.

Staff has reviewed the current application for consideration by the Planning and Zoning Board. In this report Staff presents the following:

- Applicable Zoning Code regulations for the 2006 and the 2020 codes based on the Zoning in Progress in place, along with the results of the review
- Applicable Design Guideline standards, along with the results of the review from the 2020 Zoning Code only.
- Staff Recommendation

STANDARDS / RESULTS

Town of Surfside Zoning Code, Applicable Requirements

2020 Sec. 90-73
 2006 Sec. 90-209

Signs	Permitted 2020	Permitted 2006	Proposed
Amount	One monument sign shall be permitted per street frontage	N/A	1
Area	<u>Monument Sign</u> The maximum sign area shall not exceed 25 square feet	N/A	<u>Monument Sign</u> 31 square feet
Height	The maximum height shall not exceed 5 feet from the ground	5 feet	6 feet
Setback	<u>Monument Sign</u> Shall maintain a 5-foot setback from all property lines and no portion shall be permitted to	5 feet	<u>Monument Sign</u> 5' minimum setback



	project within this 5-foot setback		
Landscaping	<u>Monument Sign</u> Required to be landscaped at the base	N/A	<u>Monument Sign</u> Landscaped at base
Illumination	<u>Monument Sign</u> May be internally or externally illuminated	N/A	<u>Monument Sign</u> Internal White illumination

RECOMMENDATION

Staff finds the application meets both the 2020 and 2006 Zoning Codes and the current Zoning in Progress based on the applicant's revised set of plans dated September 15, 2020.

~~924 921 7781~~ ~~Permit 11024~~



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

TOWN OF SURFSIDE
MULTI-FAMILY AND NON-RESIDENTIAL DESIGN REVIEW APPLICATION
 (Signs, awnings, store fronts, fences, and walls etc)

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

Permit: 20-937

PROJECT INFORMATION	
OWNER'S NAME	Marbella Condominium Inc.
PHONE / FAX	(305) 868-5208
AGENT'S NAME	Andy Oquendo / FOREVER SIGNS, INC.
ADDRESS	2400 West 3 RD Court
PHONE / FAX	(305) 970-0110 (CELLULAR) (305) 885-3411 (OFFICE)
PROPERTY ADDRESS	9341 Collins Ave. SURFSIDE, FL. 33154
ZONING CATEGORY	
DESCRIPTION OF PROPOSED WORK	Installation of New Monument Sign Remove Old

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

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

Moshe Schmeid 7/18/2020
 SIGNATURE OF OWNER DATE

Andy Oquendo 7/20/2020
 SIGNATURE OF AGENT DATE
 ANDY OQUENDO



TOWN OF SURFSIDE
MULTI-FAMILY AND NON-RESIDENTIAL DESIGN REVIEW
(Signs, awnings, store fronts, fences, and walls etc)

PLANNING AND ZONING BOARD Rules and Procedures (June 2002)

The Planning and Zoning Board shall generally meet the last 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:

NAME OF REPRESENTATIVE

ANDY OQUENDO

DATE

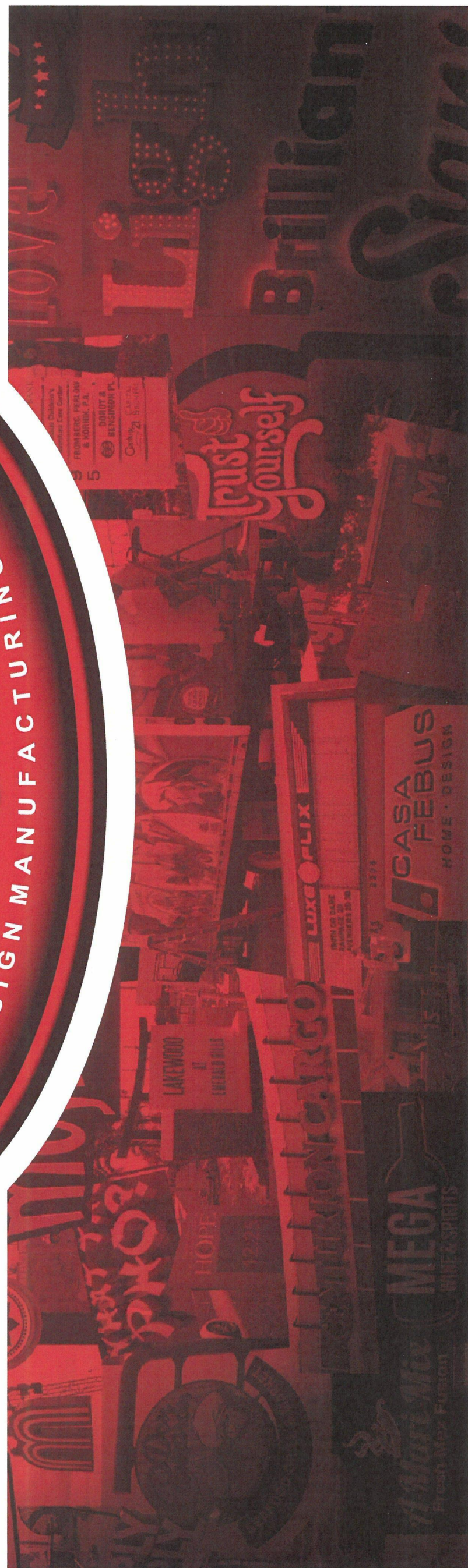
7/20/2020



SOUTH FLORIDA
LEADER IN CHANNEL
LETTER SIGN
PRODUCTION



SINCE 1998
LIGHTING UP
MIAMI AND
BEYOND

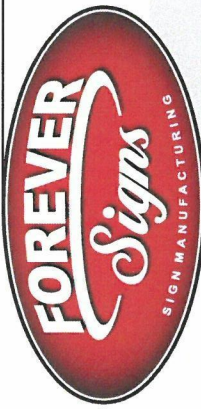




ACTUAL MONUMENT



PROPOSED MONUMENT



Project: 

 info@foreversignsusa.net



www.foreversignsusa.net



305.885.3411



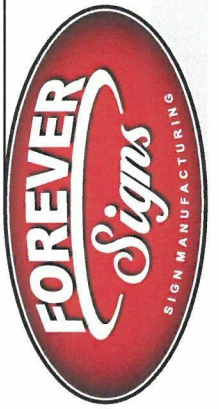
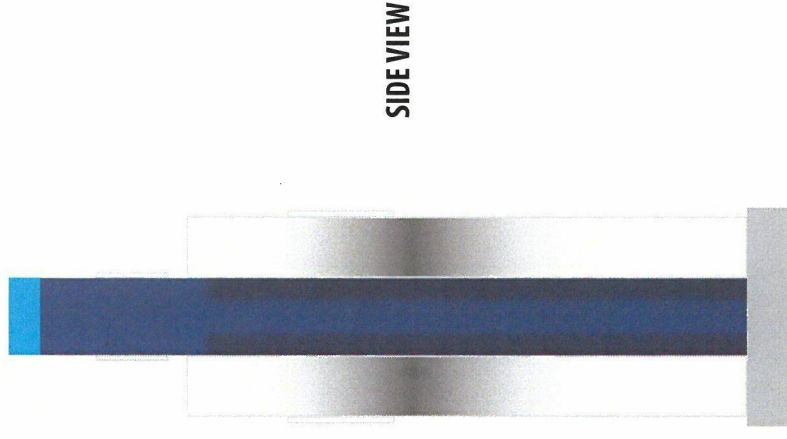
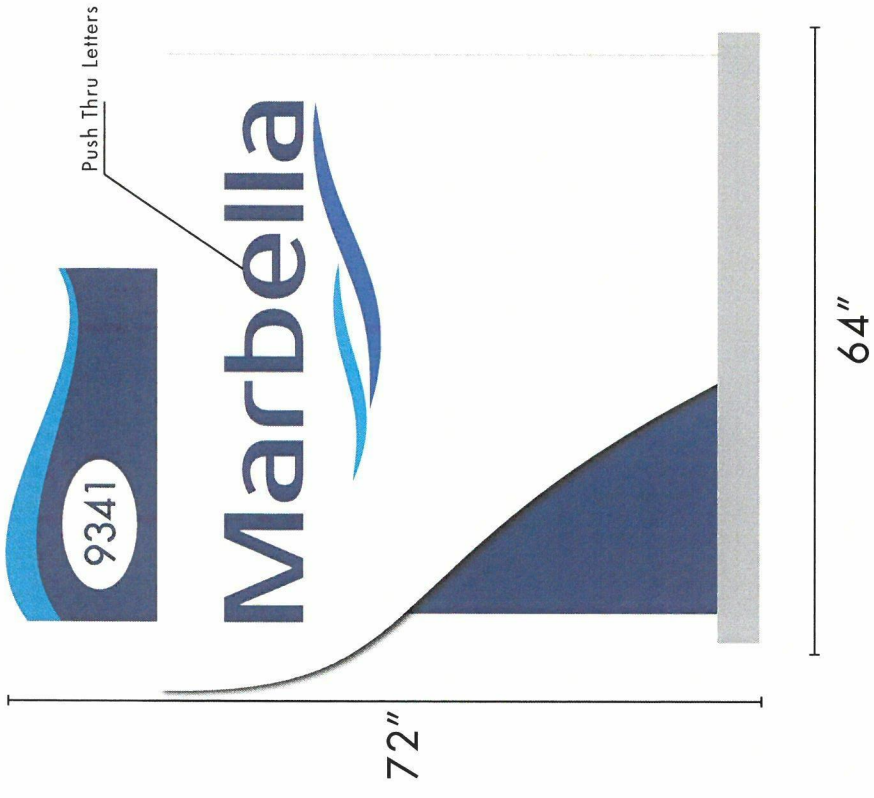
2400 W 3rd Ct, Hialeah, FL 33010

Sales Rep: Robin Perez **Date :** 5/8/2020 **Scale :** N/A **Sheet :**

Add: 9341 Collins Ave. Surside, Fl

The customer is fully responsible for final proof and layout approval prior to the sign manufacturing or printing. Forever Signs shall NOT be liable for errors in a final product caused by misspelling or low resolution images send it by customers

MONUMENT SIGN



Project: **Marbella**

info@foreversignsusa.net



www.foreversignsusa.net



305.885.3411

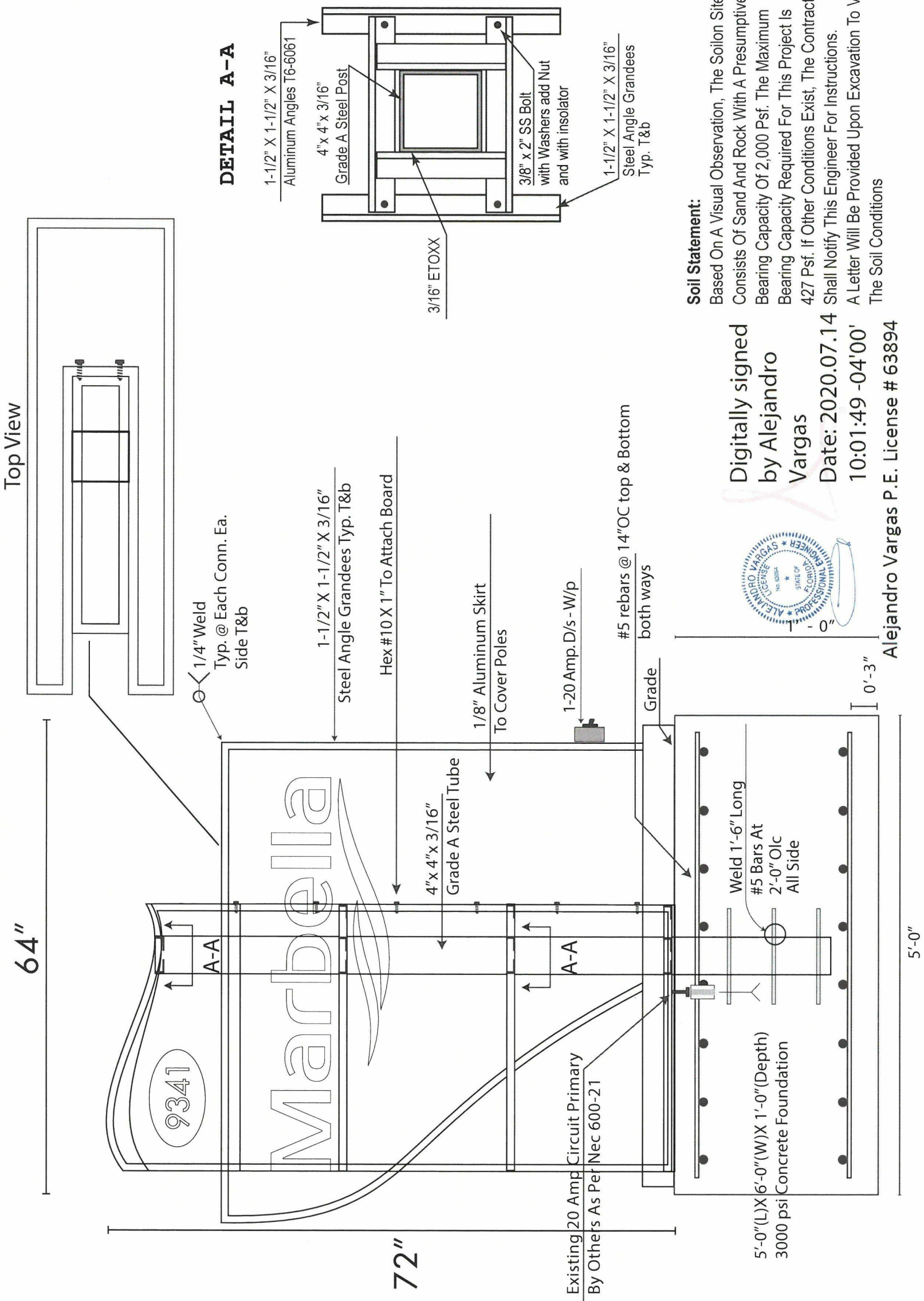


2400 W 3rd Ct, Hialeah, FL 33010

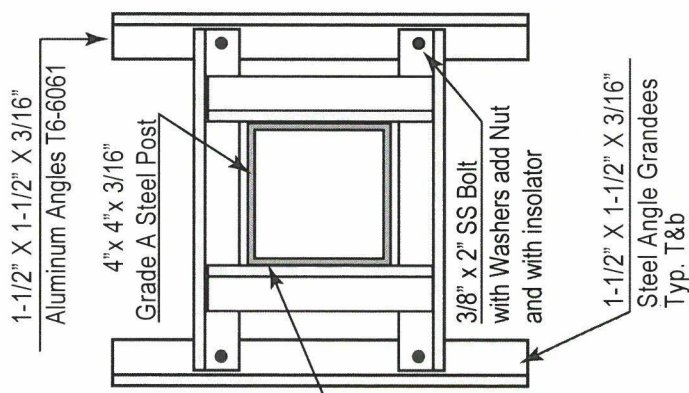
Sales Rep: Robin Perez Date : 5/8/2020 Scale : N/A Sheet :

Add: 9341 Collins Ave. Surside, FI

The customer is fully responsible for final proof and layout approval prior to the sign manufacturing or printing. Forever Signs shall NOT be liable for errors in a final product caused by misspelling or low resolution images send it by costumers



DETAIL A-A



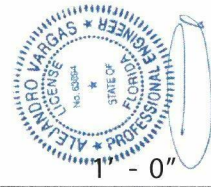
Soil Statement:

Based On A Visual Observation, The Soilon Site Consists Of Sand And Rock With A Presumptive Bearing Capacity Of 2,000 Psf. The Maximum Bearing Capacity Required For This Project Is 427 Psf. If Other Conditions Exist, The Contractor Shall Notify This Engineer For Instructions. A Letter Will Be Provided Upon Excavation To Verify The Soil Conditions

Digitally signed
by Alejandro
Vargas

Date: 2020.07.14

10:01:49 -04'00'



Alejandro Vargas P.E. License # 63894



Project:

Marbella

info@foreversignsusa.net



www.foreversignsusa.net



305.885.3411

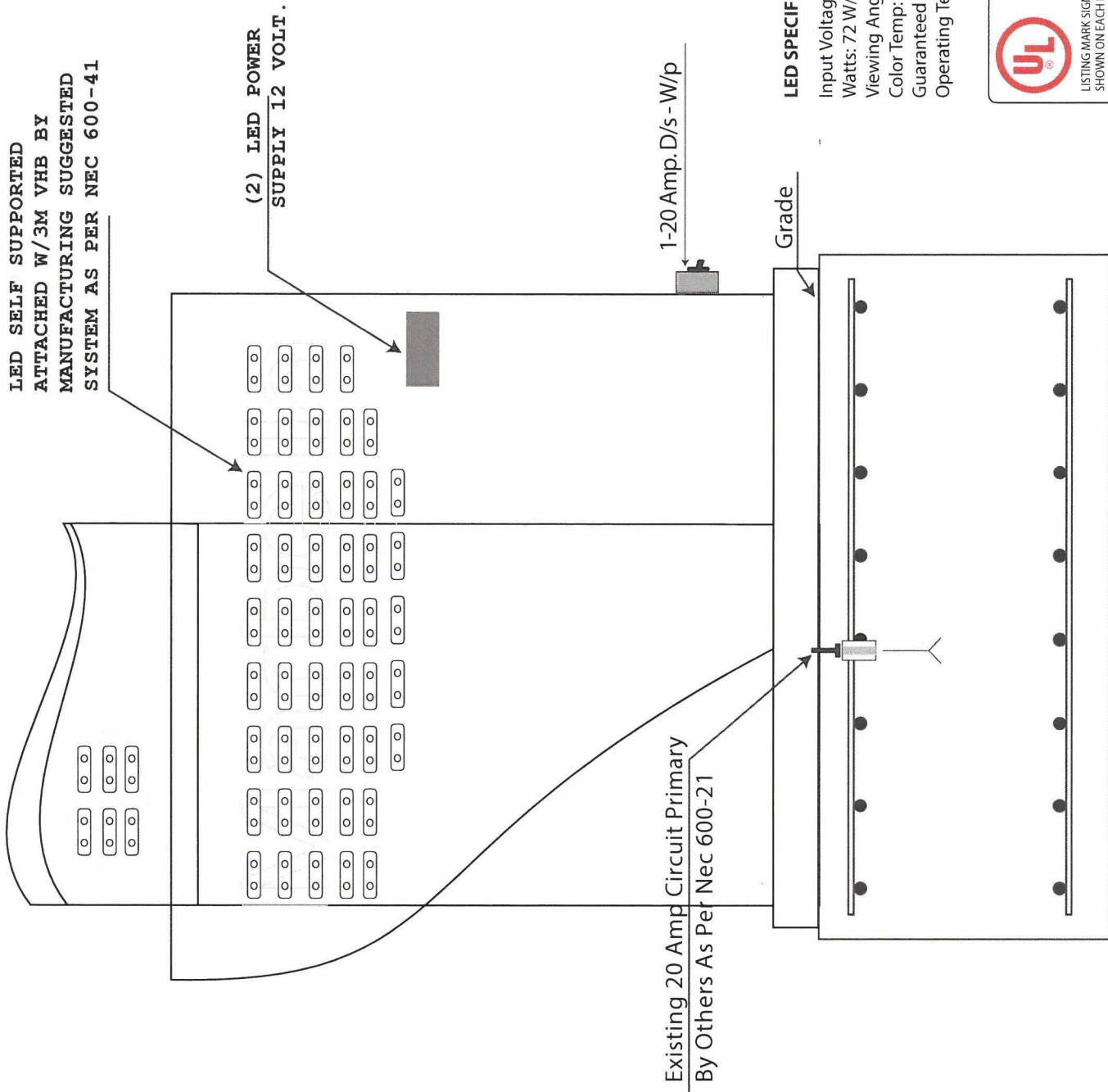


2400 W 3rd Ct, Hialeah, FL 33010

Sales Rep: Robin Perez Date: 5/8/2020 Scale: N/A Sheet:

Add: 9341 Collins Ave. Surside, FI

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LED SPECIFICATIONS

Input Voltage 12VDC
 Watts: 72 W/mod (1.44w/ft.)
 Viewing Angle: 160°
 Color Temp: Pure white (7000K)
 Guaranteed life over: 50,000 hours
 Operating Temperature: -40 to 140°F

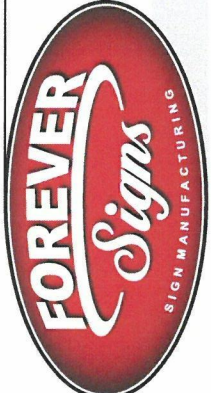


PANEL SCHEDULE
 ALL ELECTRICAL COMPONENTS ARE UL LISTED AND APPROVED
 ALL SIGNS GOUNDED ACCORDING TO ARTICLE 250 OF THE N.E.C.

WIRE SIZE	CIRCUIT NUMBER	BREAKER SIZE	LOAD DESCRIPTION (VA)	LOAD (VA)	PHASE	LOAD DESCRIPTION (VA)	BREAKER SIZE	WIRE SIZE
12	4	20A	SIGN					
LOAD PER PHASE			TOTAL LOAD			EXISTING ELECTRICAL SERVICE		
EXISTING DISCONNECT SWITCH 20 AMP CIRCUIT (S)			METER CTR.			PANEL #		

- 701351 24.0 VDC power supply for up to 2.50 amps.
- AWG # 18,2 conductor, PVC jacketed, NEC type power limited tray cable. (PLTC) with UL Listing. Used for letter to letter jumpers or extension of Power supply lead up to 15'.
- AWG #14,2 conductor, PVC jacketed, NEC type power limited tray cable (PLTC) with UL Listing. Used for extension of power supply lead up to 50'.
- UL Listed for wet location or NEMA 3R box, min. dimensions 12"x12"x16", vented (if power supply is to be mounted in a location exposed to weather).
- Cable tie downs (plastic with double sided tape for mounting).
- 4" nylon zip ties.
- Wire nuts (ideal P/N #30-072 blue).
- Sheet metal screws (#8 or #10) or rivets (1/8" or 3/16") for mounting frames.
- Rags or shop towels.
- Silicone sealant
- 1/2" conduct connectors for power supply primary (water tight if mounting power Supply in a box outdoors).
- Disconnect switch for primary power shutoff (see figure 13) Red Dot S323E, Leviton 1451-ICP or equivalent. The location of the disconnect switch after installation shall comply with Article 600.6(A) (1) of the National Electrical Code.
- ALL ELECTRICAL COMPONENTS ARE U.L. LISTED AS PER NEC 600.3
- PRIMARY 120 VOLTS #12 WIRES BY OTHERS
- SIGN GROUNDED ACCORDING TO NEC 600.24 AND 600.7
- CODES IN EFFECT ARE NEC 2014/FBC2017, 6TH EDITION
- THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A) (1) OF THE NATIONAL ELECTRIC CODE
- EXISTING PRIMARY ELECTRICAL SOURCE
- (1/2" CONDUIT METAL SHOWN, WIRE #12
- 120 VOLTS NEC 600-6 & 600-21

NOTE: Time Clock and Photo Cell Required



Project: Marbella

info@foreversignsusa.net

www.foreversignsusa.net

305.885.3411

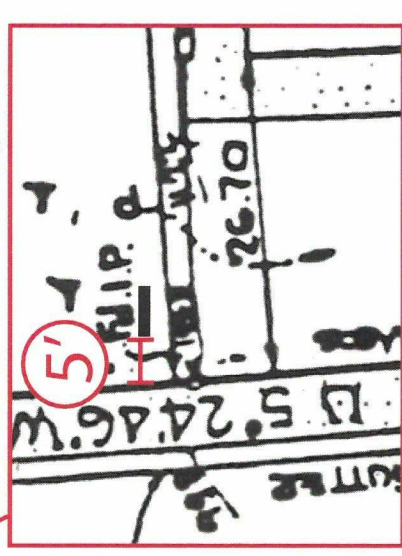
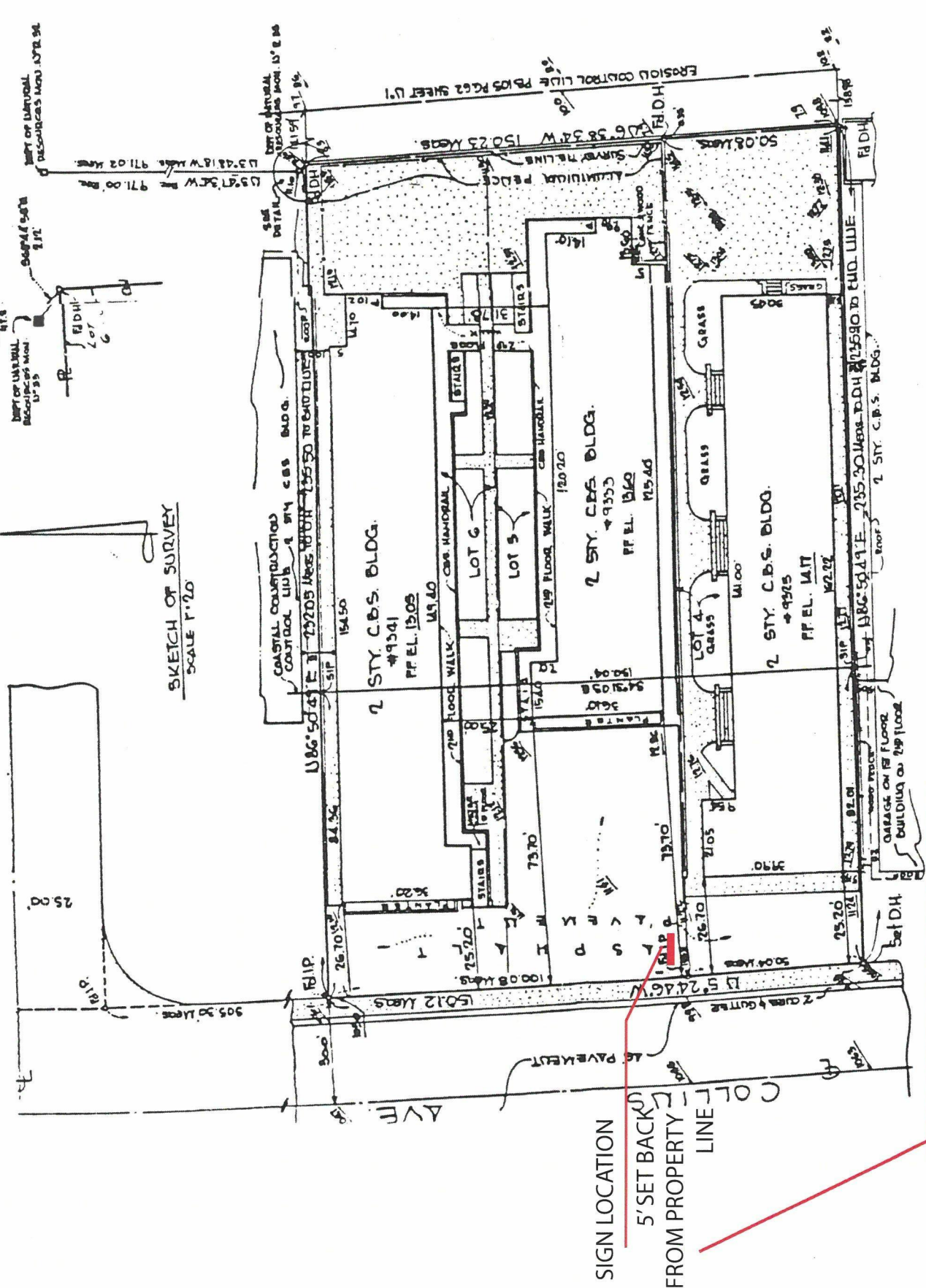
2400 W 3rd Ct, Hialeah, FL 33010

Sales Rep: Robin Perez **Date :** 5/8/2020 **Scale :** N/A **Sheet :**

Add: 9341 Collins Ave. Surside, Fl

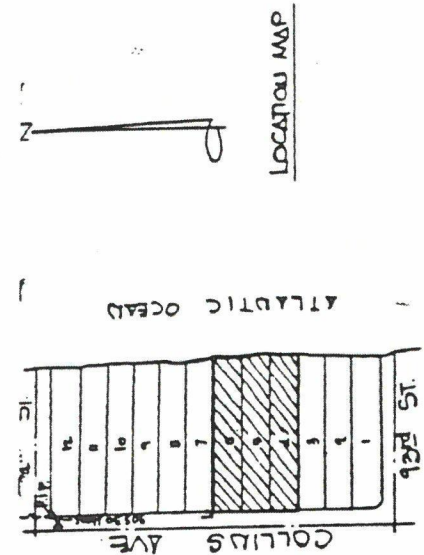
The customer is fully responsible for final proof and layout approval prior to the sign manufacturing or printing. Forever Signs shall NOT be liable for errors in a final product caused by misspelling or low resolution images send it by customers

MONUMENT SIGN



SKETCH OF SURVEY
SCALE 1"=20'

LOCATION MAP



LEGAL DESCRIPTIONS:

LOTS 4, 5 AND 6, BLOCK 2, OF "ALTOS DEL MAR LOTS" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8 AT PAGE 92 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

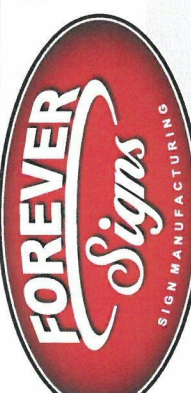
NOTES:

- OWNERSHIP IS SUBJECT TO OPINION OF TITLE; EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY.
- BEARINGS ARE RELATIVE TO AN ASSUMED MERIDIAN.
- END LINE DISTANCES CALCULATED FROM INFORMATION OBTAINED FROM ESTABLISHED END LINE PEGS PG 62 & 61 ELEVATIONS ARE RELATIVE TO THE U.G.V.D. OF MEAN SEA LEVEL AND ARE BASED ON A BENCH MARK SUPPLIED BY THE ENGINEERING DEPARTMENT OF DADE COUNTY, FLORIDA.
- B.M. - 2.315 ELEV. 9.59
- COASTAL CONSTRUCTION CONTROL LINE WAS ESTABLISHED AS PER THE FOLLOWING INFORMATION: PG 45, SHEET 1 AND PG 47, 8-CG INSTRUMENTS A.S.E. PG 35 AS SHOWN IN PG 14, PG 25 SHEET 5 AS RECORDED IN THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.
- MEAN HIGH WATER LINE WAS ESTABLISHED AT THIS TIME AS IT WAS NOT REQUESTED.
- ADDRESS 9341 COLLINS AVE, M.D. FLA.
- SURVEY PREPARED FOR - BELLA VISTA ASSOCIATES (CORP.)/G.M. PEREZ

CERTIFICATION:
I HEREBY CERTIFY THAT THE PROPERTY AS SHOWN AND DESCRIBED HEREON WAS SURVEYED UNDER MY OWN SUPERVISION AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THERE ARE NO ABOVE GROUND ENCROACHMENTS THEREON UNLESS OTHERWISE SHOWN ALSO THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS' PURSUANT TO SECTION 412.021, FLORIDA STATUTES.

Manuel G. Veda
MANUEL G. VEDA
PROFESSIONAL LAND SURVEYOR LY 2262
STATE OF FLORIDA

MANUEL G. VERA AND ASSOC., INC. ENGINEERING & LAND SURVEYORS 1000 S.W. 10TH STREET - MIAMI, FLORIDA 33138 - PH. 271-6284	
BOUNDARY SURVEY	
Property of:	MANUEL G. VERA AND ASSOC., INC.
Address:	1000 S.W. 10TH STREET - MIAMI, FLORIDA 33138
DATE:	OCT 2, 2020
DRAWN BY:	SDM
SCALE:	AS SHOWN
APP. NO.:	85-075-109



Project: **Marbella**

Sales Rep: Robin Perez
Date: 5/8/2020
Scale: N/A
Sheet: N/A

The customer is fully responsible for final proof and layout approval prior to the sign manufacturing or printing. Forever Signs shall NOT be liable for errors in a final product caused by misspelling or low resolution images send it by customers

Address: 9341 Collins Ave. Surside, Fl
www.foreversignsusa.net
305.885.3411

2400 W 3rd Ct, Hialeah, FL 33010

CSE - CONSULTING STRUCTURAL ENGINEERS

Certificate of Authorization # 26982

1025 Cedar Falls Dr Weston FL 33327

T 954 439 0194 F 954 384 9836 cseng2001@gmail.com

Date: June 25, 2020

Job: Marbella Monument Sign at 9341 Collins Ave Surfside FL

Customer: Forever Sign

Wind Claculations - Monument Sign (Solid Signs)

Building Codes: 2017 FBC and ASCE 7-10

Vult= Wind Velocity for strenght design Risk Category II

Vasd= Wind velocity for allowable stress design

Vasd= Vult*(0.6)^(1/2)

Vult= 175 MPH (Risk category = II)

Vasd= 136 MPH

Exposure = D

Height = 6 Feet

K_D = 0.85

K_Z = 1.03

K_{ZT} = 1.00

Q_z = Velocity Pressure

Q_z = 0.00256 * K_Z * K_{ZT} * K_D * V²

Q_z = 41.18 PSF

F = Design Wind Force

F = Q_z G C_f A_f

G = 0.85

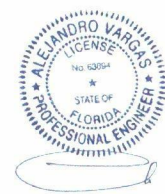
C_f = 1.55

A_f = Sign Area

A_f = 6' x 5.33'

A_f = 31.98 SF

F = 1735 LBF



Digitally signed

by Alejandro

Vargas

Date: 2020.07.14

10:01:49 -04'00'

Alejandro Vargas P.E. License # 63894

CSE - CONSULTING STRUCTURAL ENGINEERS

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1025 Cedar Falls Dr Weston FL 33327

T 954 439 0194 F 954 384 9836 cseng2001@gmail.com

Post Design

Mb= Moment at post base

$$CG = 6'/2 * 1.05 = 3.15'$$

$$Mb = 1735 \text{ Lbf} * 3.15'$$

$$Mb = 5,466 \text{ Lbf-ft}$$

SM = required Section Modulus

f'y= 39.000 PSI for Shape Grade A Steel

$$SM = Mb * 12(\text{in/ft}) / (f'y * .6)$$

$$SM = 5466 \text{ Lbf-ft} * 12(\text{in/ft}) / (39000 \text{ PSI} * .6)$$

$$SM = 2.80 \text{ IN}^3$$

Use 4" x 4" x 3/16" wall thickness Steel Tube Grade A with SM = 3.30 IN³ > 2.80 IN³, then OK.

Foundation Design

Concrete Foundation:

5'-0" (length) x 6'-0" (width) x 1'-0" (depth) Concrete Footing

Mr= Resisting Moment

Mo= Overturning Moment

$$Mo = F * (CG + 1.0')$$

$$Mo = 1735 \text{ Lbf} * (3.15' + 1.0')$$

$$Mo = 7,200 \text{ Lbf-ft}$$

$$Mr = 150 \text{ Lbf} / \text{CF} * (5' * 6' * 1') * 6'/2 + 300 \text{ Lbf} * 6'/2$$

$$Mr = 14400 \text{ Lbf-ft}$$



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SF= safety factor = Mr/Mo

SF= 2.00 > 1.5 Then OK.

qmax= $2P / 3bm$

P= $150\text{Lbf} / \text{CF} * (5' * 6 * 1') + 300 \text{ Lbf}$

P= 4800 Lbf

e= $M / P = 7200 \text{ Lbf-ft} / 4800 \text{ Lbf}$

e= 1.50 FT

m = $6' / 2 - 1.5' = 1.50'$

qmax= $2 * 4800 \text{ Lbf} / (3 * 5' * 1.50')$

qmax= 427 PSF < 2000 PSF then OK.

Steel Reinforcement Design

As = $0.0018 * 5' * 1.0' * 144 (\text{IN}^2 / \text{FT}^2)$

As = 1.30 IN²

Using # 5 rebar with 0.31 IN² ea then

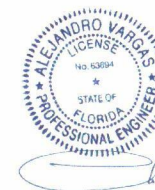
of # 5 rebars= $1.30 \text{ IN}^2 / 0.31 \text{ IN}^2 = 5 \text{ Units}$

D = distance between center on rebars

D= $4.5' / 4 \text{ spaces}$

D= 1.13 Ft = 13.5" < 18 " then OK

Then use # 5 rebars @ 14" OC



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MEMORANDUM

To: Design Review Board
Thru: Jason Greene, Interim Town Manager
From: James Hickey, AICP, Town Planner
CC: Lillian Arango, Town Attorney
Date: September 24, 2020
Re: 9472 Harding Window Sign – Mendel's BBQ

The subject property is located at 9472 Harding Avenue and is within the SD-B40 zoning district. The applicant is requesting one (1) Pemanent Window Sign.

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

- Applicable Zoning Code regulations for the 2006 and the 2020 codes based on the Zoning in Progress in place, along with the results of the review
- Applicable Design Guideline standards, along with the results of the review from the 2020 Zoning Code only.
- Staff Recommendation





STANDARDS / RESULTS

Town of Surfside Zoning Code, Applicable Requirements

Sec. 90-73

Signs	Permitted 2020	Permitted 2006	Proposed
Area	<p><u>Window Signs</u> 20 percent of the area of the glass window or door in which the sign is displayed.</p>	<p><u>Window Signs</u> 20 percent of the area of the glass window or door in which the sign is displayed.</p>	<p><u>Window Signs</u> Undetermined – Requiring the applicant to provide the dimensions of the window/door areas in which the stickers are proposed.</p>
Location	<p>With the exception of theater marquees and V-box signs, no sign shall be erected so that any portion thereof shall project over a dedicated street or sidewalk or so that any portion thereof shall project more than five feet from any main building wall.</p>	-	<p><u>Window Signs</u> Signs do not project over the sidewalk or street</p>
Permanent window sign	<p>Lettering shall not exceed eight inches in height. Acceptable materials include painted gold leaf or silver leaf, silk-screened, cut or polished metal, cut or frosted vinyl, and etched glass.</p>	<p>Shall not exceed eight inches in height</p>	<p>Undetermined - Requiring the applicant to provide the dimensions of the individual letters.</p>

RECOMMENDATION

Staff finds the application meets both the 2020 and 2006 Zoning Codes subject to the following:



- 1) Provide the dimensions of the window/door areas in which the stickers are proposed. In doing so, show that the maximum 20% coverage is not being exceeded.

- 2) Provide the dimensions of the letters. In doing so, show that the letters do not exceed 8 inches in height. Additionally, lettering shall be limited to painted gold leaf or silver leaf, silk-screened, cut or polished metal, cut or frosted vinyl, and etched glass.



7

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

TOWN OF SURFSIDE
MULTI-FAMILY AND NON-RESIDENTIAL DESIGN REVIEW APPLICATION
 (Signs, awnings, store fronts, fences, and walls etc)

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

<u>PROJECT INFORMATION</u>	Mendel Segal (Mendel's backyard BBQ & Brew)
OWNER'S NAME	
PHONE / FAX	913 295 7033
AGENT'S NAME	
ADDRESS	19313 NE 8th Ct Miami FL 33179
PHONE / FAX	
PROPERTY ADDRESS	9472 Harding Ave. Surfside FL 33154
ZONING CATEGORY	
DESCRIPTION OF PROPOSED WORK	stickers on doors and windows

<u>INTERNAL USE ONLY</u>			
Date Submitted	_____	Project Number	20-1097
Report Completed	_____	Date	_____
Fee Paid	\$ _____		

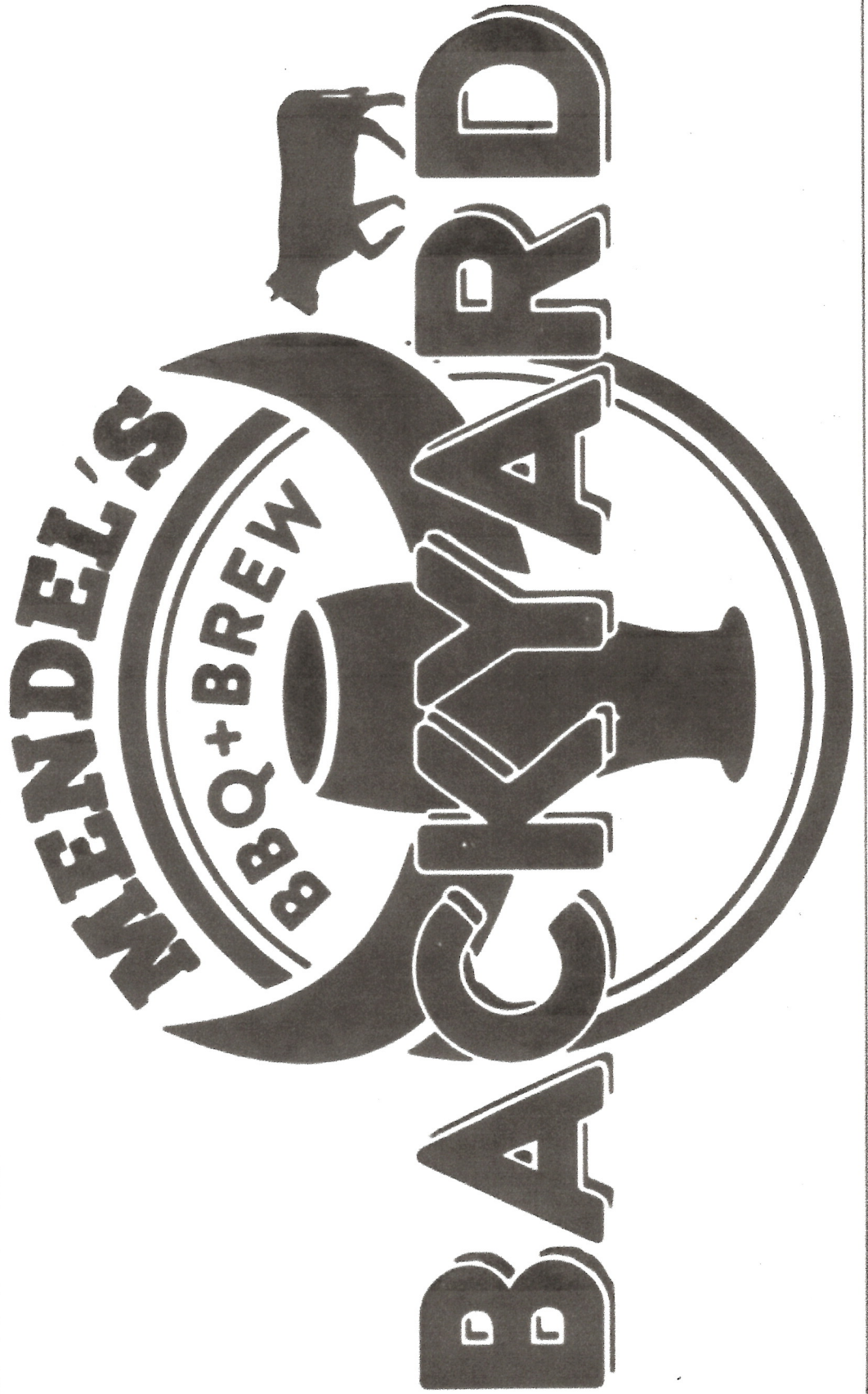
<u>ZONING STANDARDS</u>	Required	Provided
Sign Area (if applicable)	_____	_____
Awning Size (if applicable)	_____	_____
Fence Height (if applicable)	_____	_____
Wall Height (if applicable)	_____	_____



SIGNATURE OF OWNER DATE SIGNATURE OF AGENT DATE

Door 24" x 15"





ITEM	OUTCOME	NEXT STEPS	TENTATIVE SCHEDULE	COMPLETE
FUTURE PZ DISCUSSION ITEMS				
Fencing	Existing non-conforming fences and gates within community	Need additional direction for PZ Board	October PZ	
Seawalls	Determine whether to require seawall upgrades when constructing new SFR or additions >50%	Need to research what other communities require	October PZ	
Awnings in downtown district	Code currently requires a break in awnings every 25'	Coordination with the DVAC	Future PZ	
Accessory Structures	ZIP requires 15% maximum requirement regarding accessory structures	Analysis to determine a measurement	Future PZ	
Setback – Indian Creek versus Biscayne Bay	Town planner, Town attorney and Town building official researching information	Present findings to PZ Board	Future PZ	
Rooftop Overhangs	ZIP requires a maximum of 8" overhand for rooftop overhangs	Review whether the reduction from 24" to 8" impacts the aesthetics and overall architectural style for future SFR	Future PZ	
Revision Format	Require future applicants to show revisions of plans "clouded" to better define changes	Direction for PZ as to what the PZ Board would like to include	Future PZ	
Landscape Plans	Require Landscape Architect or appropriate design professional to sign and seal plans.	Included for all submittals, or just New SFR or additions over 50%	Future PZ	
PZ Board Alternates	Strategize on how to include alternates in meetings and discussions on future topics	Schedule future meeting with all PZ members including alternates to discuss ideas/options	Future PZ	
Side Stairs in Setbacks	Discuss whether to allow side stairs in side yard setbacks (current ZIP does not allow)	Coordination with TC needed to determine if Commission is in favor	Future PZ	

ON FUTURE COMMISSION AGENDA			
ZIP	Finalizing proposed changes		Not determined
COMPLETED			