



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

**January 21, 2021 – 6:00 p.m.**

- 1. Call to Order/Roll Call**
- 2. Town Commission Liaison Report – Mayor Charles Burkett**
- 3. Approval of Minutes – December 17, 2020**
- 4. Applications:**
  - A. 9248 Emerson Avenue – New Single Family Home**
  - B. 9157 Froude Avenue – Garage Conversion**
  - C. 9165 Abbott Avenue – Garage Conversion and Addition**
  - D. 9432 Byron Avenue – Garage Conversion and Internal**
  - E. 9417 Carlyle Avenue – Garage Conversion**
  - F. 400 93<sup>rd</sup> Street – Front Yard Fence**
  - G. 9461 Harding Avenue – Door sign**
- 5. Next Meeting Date: January 28, 2021**
- 6. Discussion Items:**
  - A. Future Agenda Items**
- 7. Adjournment**

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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](http://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**

**December 17, 2020 – 6:00 p.m.**

**1. Call to Order/Roll Call**

Chair Frankel called the meeting to order at 6:01 p.m.

**Present:** Chair Judith Frankel, Board Member Fred Landsman, Board Alternate Member Horace Henderson, Board Alternate Member Michael Dranoff and Vice Chair Oliver Sanchez.

**Absent:** Board Member Ruben Bravo and Board James MacKenzie.

**Also, Present:** Mayor Charles Burkett, Town Planner Walter Keller, Assistant Town Attorney Tony Recio and Town Manager Andrew Hyatt

**2. Town Commission Liaison Report – Mayor Charles Burkett**

Mayor Burkett introduced himself as the new Commission Liaison for the Planning and Zoning Board. He stated that his intention is to strictly communicate the Board's recommendations to the Commission and the Chair can speak to the Mayor and he would bring those issues or recommendations to the Commission. He will not be attending the Planning and Zoning meetings.

Chair Frankel stated that she was under the impression that the Board is not able to communicate with other board members.

Town Attorney Recio stated that each board member individually can speak with the Mayor.

Chair Frankel stated that she will send the Mayor notes and information and the information with the Town Planner to give to the Mayor.

Mayor Burkett welcomed Town Planner Keller. He spoke regarding having additional meetings to take care of the backlog and he will work with the Commission.

Board Member Landsman welcomed Mayor Burkett and asked what caused the change in Commission Liaison.

Mayor Burkett stated that they want the Board to do their work and be able to function properly.

**3. Approval of Minutes – September 24, 2020**

A motion was made by Board Member Henderson to approve the September 24, 2020 Planning and Zoning Board Meeting Minutes, seconded by Board Member Landsman. The motion carried with a 5-0 vote.

**4. 2021 Planning and Zoning Board Meeting Dates**

Deputy Town Clerk Herbello provided the Board with the upcoming 2021 Planning and Zoning Board meeting dates.

Vice Chair Sanchez asked regarding the backlog and noticed the agenda for tonight's meeting is very small. He asked if the Board has access to the backlog?

Chair Frankel stated that she will defer to the Town Planner and he was only appointed November 19 and he did not have time to review the applications.

Town Planner Keller introduced himself and spoke regarding having to review projects with multiple codes and not having meetings. He stated that projects being sent back for more revisions has caused the backlog and in order to get to the board within the time frame, these were the ones that were ready to appear before the Board. He stated that there are approximately 20 projects.

Vice Chair Sanchez asked if within the time of transition that they were without a Town Planner if that caused the backlog.

Town Planner Keller addressed the comments made by Vice Chair Sanchez and stated it is hard for him to take applications to the Board without him being able to review them himself.

Town Attorney Recio stated that they are operating under a unique situation due to the Zoning in Progress and code changes and Town Planner Keller is having to review several codes and this is not a normal situation.

Board Member Henderson asked Town Planner Keller if it would be better to have an additional Board Meeting on January 21, 2021.

Town Planner Keller stated that it would be beneficial to have the meeting on January 21, 2021 due to the projects that have been waiting and an extra meeting would facilitate moving some of these projects along.

Board Member Landsman asked Town Planner Keller if he has enough time for notice period and his review to give him a viable book of agenda items to review.

Town Planner Keller stated yes that would help.

Vice Chair Sanchez asked if they will be adding more meetings in other months.

Chair Frankel stated that they are only approving the additional January 21, 2021 meeting.

A motion was made by Board Member Henderson to accept the 2021 Planning and Zoning Board Meeting dates as amended by adding January 21, 2021 as a Special Planning and Zoning Board Meeting, seconded by Board Member Landsman. The motion carried with a 4-1 vote with Vice Chair Sanchez voting in opposition.

Board Member Henderson introduced himself to the other Board Members.

Board Member Dranoff introduced himself to the other Board Members.

## **5. Applications:**

### **A. 824 88<sup>th</sup> Street – Awning**

Town Planner Keller introduced the item and provided the staff recommendations as stated below:

- Review of the application package prepared by the former Town Planner and current planning staff review of the codes and Google Street View photo images of the property indicates the Applicant complies with all the 2006, 2008 and the current Municode relative to a garage conversion and should be approved under the current codes and move forward. He stated that a gate is proposed and the gates are consistent with the Code.

Chair Frankel closed the public comment.

Chair Frankel asked if the gates are part of the application.

Town Planner Keller stated it is part of the application.

Vice Chair Sanchez stated that he does not see the gates noted anywhere.

Town Planner Keller stated that the first packet did not include the gate but the packet received from the Clerk's Office did have the gates and it has a drawing.

Vice Chair Sanchez stated that he has a concern with the gate and asked if they can discuss what they have in front of them which is the carport.

Chair Frankel stated that they take fences and gates seriously and that is a specific consideration and fences can feel and look different and can be a barrier to community. She would like to table the gate to a separate meeting.

Town Planner Keller stated that there was no fence indicated but they have a very large hedge, one goes out to Froude Avenue and the other to 88<sup>th</sup> Street.

Town Attorney Recio stated that it is in the Survey that was in the packet but the application does not include the gate and it is appropriate to just look at what they have in front of them.

Further discussion took place among the Board Members and Town Planner Keller regarding height requirement and compliance with the Codes and if the earlier code requires a special exception and certain discrepancies.

Board Member Dranoff asked if the new code contemplates canopies.

Town Attorney Recio addressed the comments made and explained the special exception with the new codes.

The following individual from the public spoke on the item:

George Kousoulas spoke regarding the canopies.

Jeff Rose spoke regarding the canopies.

Vice Chair Sanchez spoke regarding certain requirements for the canopies.

Town Planner Keller stated that one of the requirements for the canopies is that they have to be in compliance with the South Florida Building Code.

Further discussion took place among the Board Members and the Town Planner regarding height and setback requirements for this application.

A motion was made by Board Member Landsman to approve the application with constraints of height, no approval or discussion of any gates for access to the driveway, neutral color for the awning, minimum height from the ground of 7 feet and meets the minimum height requirement., seconded by Board Member Henderson. The motion carried with a 4-1 vote with Board Member Dranoff voting in opposition.

## **B. 9157 Froude Avenue – Garage Conversion**

Town Planner Keller introduced the item and provided the staff recommendations as stated below:

- Review of the application package prepared by the former Town Planner and current planning staff review of the codes and Google Street View photo images of the property indicates the Applicant complies with all the 2006, 2008 and the current Municode relative to a garage conversion and should be approved.

Chair Frankel opened to public comment.

Chair Frankel closed public comment.

Board Member Landsman asked if there is a conversion and they are looking for approval for work that was done years ago. He asked if permits were ever pulled.

Town Planner Keller stated that they would like to secure approval for what was done previously and, in any event, they would like to do anything else and does not believe permits were pulled.

Vice Chair Sanchez asked that there is a bathroom in the floor plans and if it is bundled up in the garage conversion. He asked what compelled the current homeowner to get the documentation after the fact when it might have been done by a previous owner. He stated that what stood out to him was a demolition of a sunroom that is not discussed in the application.

Town Planner Keller stated that he does not know anything about the sunroom and the bathroom might have been existing prior to the conversion.

Chair Frankel stated that it is common when an owner would like to do additional work and they are required to have everything up to code and permitted and this application is only for the garage conversion.

Vice Chair Sanchez asked if this is the only thing the owner is asking for and no other application.

Town Planner Keller stated that he does not know if there is anything else on this property.

Further discussion took place among the Board and the Town Planner regarding the demolition of the sunroom and the description of the work that is stated and the reason why they are requesting the permits now in order to solve code violations.

Chair Frankel stated that the plans are confusing with the demolition of the structure in the back.

Board Member Landsman commented that the first two applicants have no representation for the Board to be able to ask questions.

Chair Frankel is hesitant to move forward due to the ambiguities with this application and not having the applicant attending to answer questions.

Vice Chair Sanchez stated that all you can do is speculate what motivates this application and asked if they have been cited or fined.

Town Attorney Recio stated that they are remedying a code violation and they would need design review approval for the demolition of the rear and those two things are reflected in their application and if they do not feel comfortable approving it, they would have to either to deny or defer this item.

A motion was made by Board Member Henderson to defer the item to January 21, 2021 and request the applicant to appear and provide additional plans to make it clear, seconded by Board Member Landsman. The motion carried with a 5-0 vote.

### **C. 9454 Harding Avenue – Sign**

Town Planner Keller introduced the item and provided the staff recommendations as stated below:

- The Applicant's proposed sign in 35 SF with green LED illumination. It is recommended the permanent wall sign be approved subject to the following conditions:
  1. The size of the proposed sign shall be limited to a maximum of 25 SF per the Code; and
  2. The sign shall be illuminated with white LEDs per the Code.

Chair Frankel opened public comments.

Chair Frankel closed public comments.

Discussion took place among the Board Members and the Town Planner regarding the recommendations, the LED illumination and if the owners are accepting the proposed changes.

Chair Frankel stated that the white LED is behind the green.

Vice Chair Sanchez asked if the entire sign is illuminated or is it the entire round part of the signage.

Town Planner Keller responded to the comments made by Vice Chair Sanchez.

Chair Frankel stated that the sign is required to be lit.

Board Member Dranoff spoke regarding the size of the sign.

A motion was made by Board Member Landsman to approve the application to ensure they are meeting code, seconded by Vice Chair Sanchez. The motion carried with a 5-0 vote.

#### **D. 9472 Harding Avenue – Sign**

Town Planner Keller introduced the item and provided the staff recommendations as stated below:

- The Applicant's proposed sign is not dimensioned in the application. Based on the more restrictive Code, it is recommended the sign be approved subject to the following conditions:
  1. The size of the proposed sign shall be limited to a maximum of 1.5 SF per the Code; and
  2. The sign lettering be 8 inches or less and sign material comply with 90-73. a (3) c.

Chair Frankel opened the floor to public comment.

Chair Frankel closed the floor to public comment.

Discussion among the Board Members took place regarding the sign and their new location.

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

#### **6. Next Meeting Date: January 28, 2021**

Deputy Town Clerk Herbello advised the Board members of the next meeting date being January 21, 2021 at 6:00 p.m. and January 28, 2021 at 6:00 p.m.

#### **7. Discussion Items:**

##### **A. Future Agenda Items**

Chair Frankel stated that she would like to go over what they are looking for in the packets that will make it easier for the Board.

The following individuals from the public spoke:

Vinicius Souza spoke regarding the backlog of applications and the fact that her application was not on this agenda.

George Kousoulas spoke regarding canopies and clarifying the language in the new code. He also spoke regarding the awkwardness of dealing with



the old code, new code and addendums and the difficulty for the Planning and Zoning Board as well as the Town Planner.

Jeff Rose spoke regarding canopies

Chair Frankel explained to speaker Souza why there is a backlog and the new dates of the upcoming meetings.

Vice Chair Sanchez asked speaker Souza when he submitted his application.

Vinicius Souza stated he submitted it on September 17, 2020 and was late for the September meeting.

Chair Frankel addressed the comments made by George Kousalous. She asked Town Manager Hyatt if he had a timeline with the Zoning in Progress.

Town Manager Hyatt stated that they are trying to get as much done in a short period of time and they will be addressing the issue.

Discussion took place among the Board regarding the Zoning in Progress.

Town Attorney Recio stated that the draft of the 2006 code with some additions is consistent with the current zoning in progress and is a good idea to consolidate and that is what this draft entails.

Chair Frankel asked Town Attorney Recio what the process for approval is for the zoning in progress.

Assistant Town Attorney Recio answered Chair Frankel's question and explained the process for approval of the zoning in progress which requires at least 3 public hearings.

Chair Frankel stated that in bigger developments it is important to have all the details correct for their review. When they are collecting information or packets it's important to get the details correct especially in the next few meetings. If the Town Planner is not getting the information needed then they will move to the back of the list. She gave examples of surveys, landscapes, any kinds of fencing, gates, canopies they want to see ahead of time for review.

Board Member Henderson asked for Town Planner Keller to ask the applicants to attend the meeting for any questions.

Future agenda items:  
Canopies and carports

**8. Adjournment.**

A motion was made by Board Member Henderson to adjourn the meeting without objection at 7:51 p.m. The motion received a second from Board Member Landsman. The motion carried with a 5-0 vote.

Respectfully submitted,

Accepted this \_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Judith Frankel, Chair

Attest:

\_\_\_\_\_  
Sandra McCready, MMC  
Town Clerk



# Memorandum

**To:** Planning and Zoning Board  
**Thru:** Andrew Hyatt, Town Manager  
**From:** Walter Keller, PE, AICP., Town Consultant Planner  
Marlin Engineering, Inc.  
**CC:** Jason Greene, Assistant Town Manager  
Lillian Arango, Town Attorney  
**Date:** January 10, 2021  
**RE:** 9248 Emerson Avenue – New Single-Family Residence

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**Background:** This application is a request to construct a new 2-story single family residence. The parcel is located in the H30B Zoning District with Emerson Avenue on the east and Bay Drive on the west. The average lot depth is 128± feet with a width of 50 feet. The Applicant indicates the lot size is 6,368 square feet (SF). The proposed airconditioned floor space totals 4,350 SF. An existing one-story single-family residence will be demolished in order to construct the new dwelling. An overhead view of the lot from the Miami Dade County Property Appraiser is provided on the following page.

**Governing Codes:** The Zoning in Progress requirements for a new 2-story single family dwelling are detailed in the following Zoning Codes:

**2006 Code:** Front yard landscape 50% minimum; Rear yard landscape 40%.

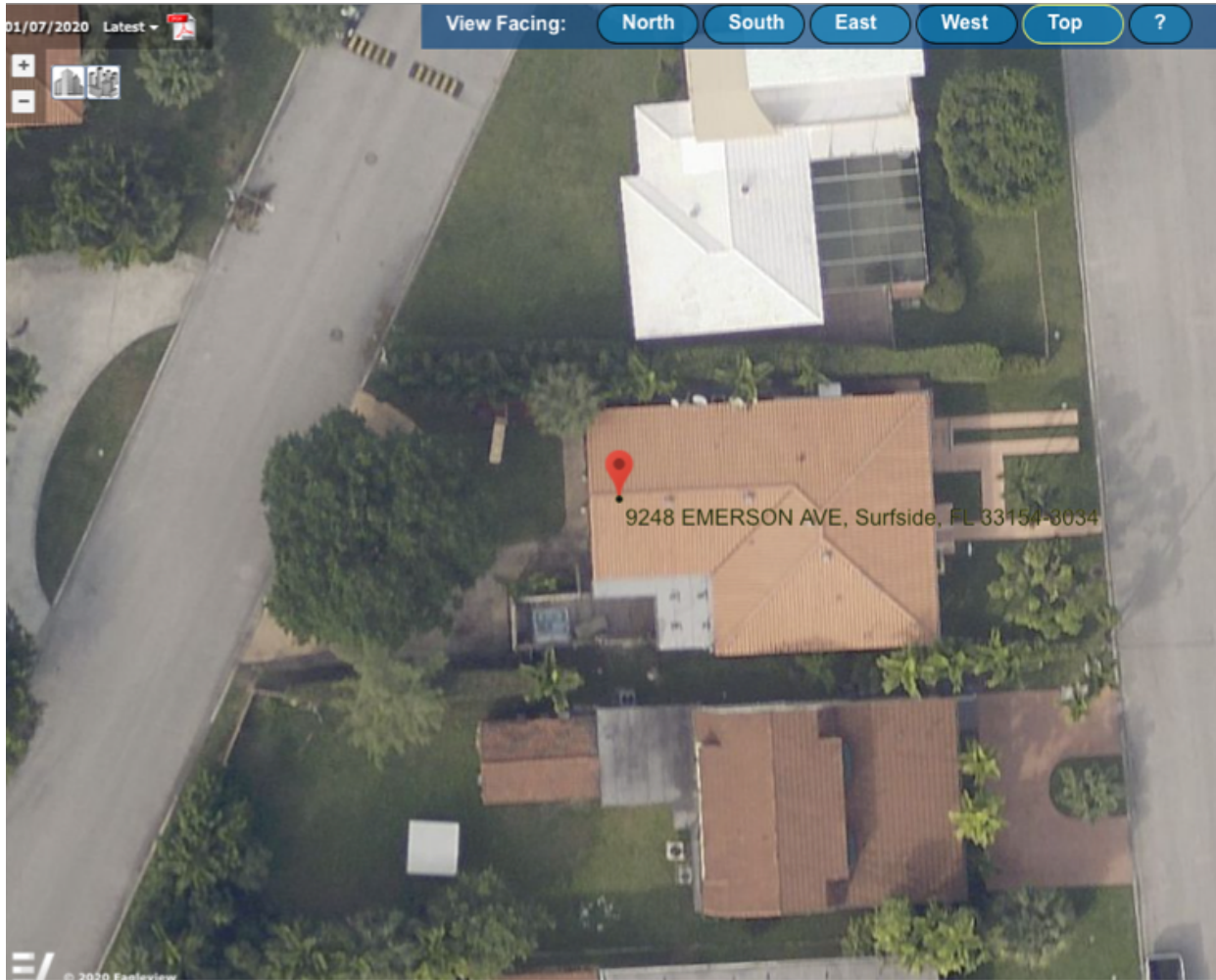
**2020 Code:** Base Flood Elevation +2; Pervious area 35% minimum; Street trees 2; Minimum 5 trees of two different species and 25 shrubs per lot; Residential Design Guidelines (building massing, decorative features, architectural style, wall materials and finishes; roof materials, types and slopes; windows and trims).

**2006/2020 Codes:** Maximum lot coverage 40%; Maximum height 30 ft; Front and rear setback 20 ft; Front setback permeability 50%.

**Zoning in Progress:** Maximum 40% lot coverage does not include uncovered steps and exterior balconies; uncovered terraces, patios, porches open on 2 sides; covered terraces, patios or porches open on 2 sides (these exemptions not to exceed 15% of the total footprint); second story lot coverage is limited to 32% of the lot area or 80% of the first floor area (whichever is less); lots greater than 112.5 feet in depth need to have front and rear yards combined to equal at least 36% of the lots depth; 20% of all landscaping must be Florida Friendly.



## Town of Surfside, Florida Development Review



**9248 Emerson Avenue Overhead View from the Miami Dade County Property Appraiser**

**Staff Recommendation:** Review of the application package submitted by the Applicant and review relative to code requirements indicates the Applicant complies with the 2006, the current Municode and the Zoning in Progress requirements and should be approved subject to the following minor comments:

- relocate the Emerson Avenue Sabal Palms onto the lot
- verify the accessory uses (pool, decks, steps, and terraces) do not exceed the 15% requirement.



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


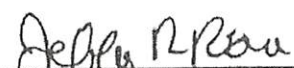
**TOWN OF SURFSIDE  
SINGLE-FAMILY and TWO-FAMILY SITE PLAN APPLICATION**

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	9248 Emerson Surfside W/Louis Motkin
PHONE / FAX	310-666-7556
AGENT'S NAME	Jeffrey R. Rose
ADDRESS	8851 Floude Ave, Surfside, FL 33154
PHONE / FAX	305-733-2485
PROPERTY ADDRESS	9248 Emerson Ave, Surfside, FL 33154
ZONING CATEGORY	H30B
DESCRIPTION OF PROPOSED WORK	New 2 story single family home

<u>INTERNAL USE ONLY</u>			
Date Submitted	10-7-2020	Project Number	20-1315
Report Completed		Date	10-8-2020
Fee Paid	\$ 700.		

<u>ZONING STANDARDS</u>	Required	Provided
Plot Size	5,600	6,368
Setbacks (F/R/S)	20'   20'   5'	20'   20' 10"   5'
Lot Coverage	40%	39%
Height	30'	30'
Pervious Area	35%	36%

	10-7-20		10/8/2020
SIGNATURE OF OWNER	DATE	SIGNATURE OF AGENT	DATE

Town of Surfside - Single-Family and Two-Family Site Plan Application



**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:

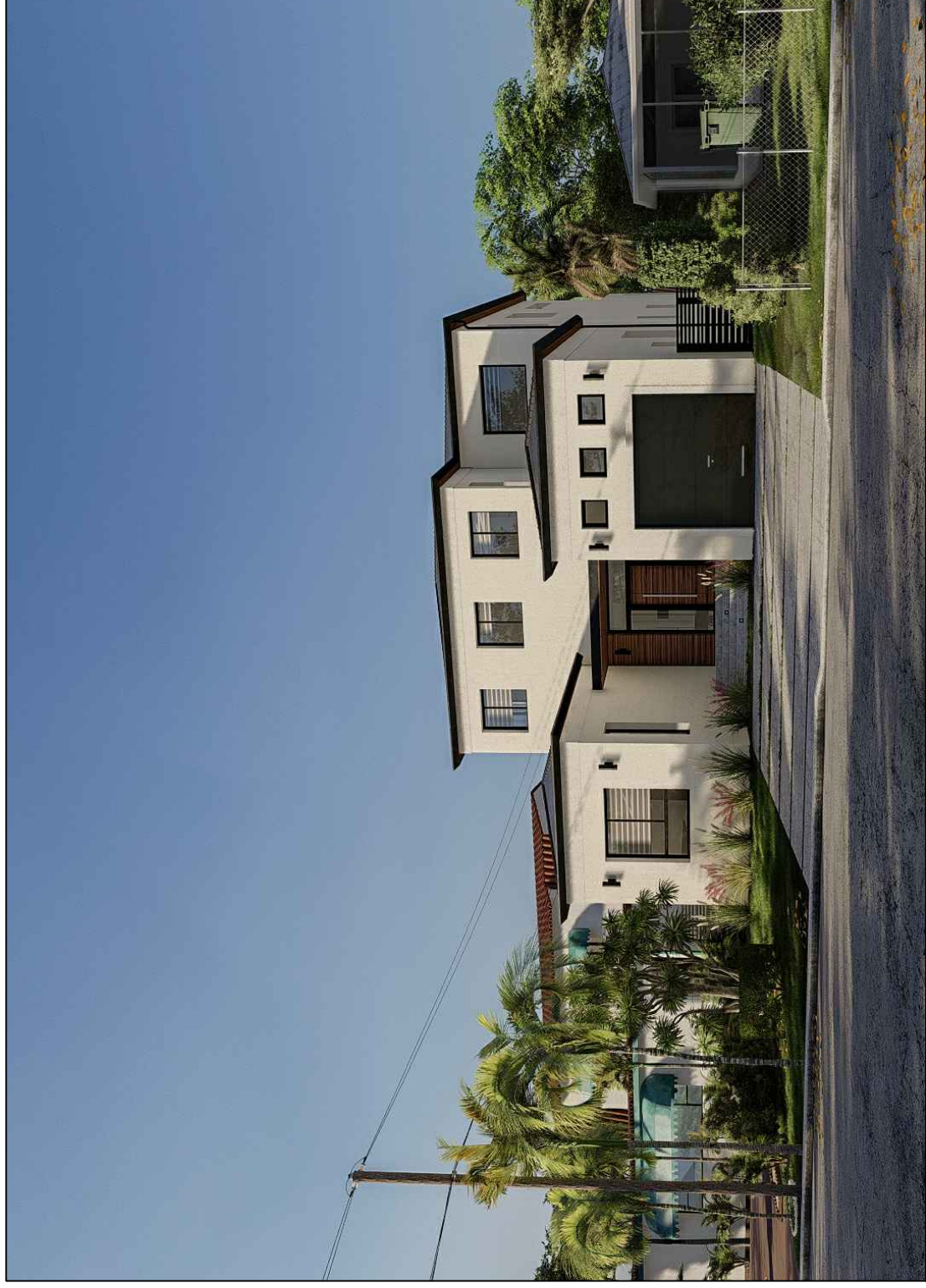
Jeffrey R. Rose

10/5/2000

NAME OF REPRESENTATIVE

DATE

NEW SINGLE FAMILY HOME  
OWNER: 9248 EMERSON SURFSIDE LLC  
9248 EMERSON AVENUE  
SURFSIDE, FLORIDA 33154



## ZONING REQUIREMENTS: H30B

LOT SIZE: 6,368.15 SQ.FT.

MAX. LOT COVERAGE: 40% (6,368.15)= 2,524 SQ.FT.

### FIRST FLOOR BUILDING SET BACKS:

	<u>REQUIRED</u>	<u>PROPOSED</u>
FRONT SET BACK	20'-0"	20'-0"
SOUTH SET BACK	5'-0"	5'-0"
NORTH SET BACK	5'-0"	5'-0"
REAR SET BACK	20'-0"	22'-10"
FIRST FLOOR LOT COVERAGE	2,524 SQ.FT.	2,488 SQ.FT.
FIRST FLOOR AREA + TERRACE	N/A	2,819 SQ.FT.

### SECOND FLOOR BUILDING SET BACKS:

	<u>REQUIRED</u>	<u>PROPOSED</u>
FRONT SET BACK AVERAGE	30'-0"	35'-5"
REAR SET BACK	20'-0"	29'-9"
SOUTH INTERIOR SET BACK AVERAGE	10'-0"	10.07'
NORTH INTERIOR SET BACK AVERAGE	10'-0"	10.34'

UPPER FLOOR AREA UNDER A/C PROPOSED 1,902 SQ.FT. (76% OF FIRST FLOOR)

MAX. HEIGHT FROM CROWN OF ROAD 2 STORIES 30'-0" 2 STORIES 30'-0"

MIN. PERVIOUS AREA (35% OF 6,368.15 SQ.FT.) 2,229 SQ.FT. 2,295 SQ.FT.  
FRONT SET BACK PERMEABILITY (50% OF 1,036 SQ.FT) 518 SQ.FT. 553 SQ.FT.

## LANDSCAPING REQUIREMENTS: H30B

STREET TREES (SABAL PALMETTO PALMS)	2	2
LOT TREES (ROYAL PALM- ROYSTONEA REGIA)	5	7
SHRUBS (DWARF FAKAHATCHEE GRASS)	25	25

## ZONING REQUIREMENTS S PER 2006 ZONING CODE: RS-2

LOT SIZE: 6,368.15 SQ.FT.

MAX. LOT COVERAGE: 40% (6,368.15)= 2,524.26 SQ.FT.

### FIRST FLOOR BUILDING SET BACKS:

	<u>REQUIRED</u>	<u>PROPOSED</u>
FRONT SET BACK	20'-0"	20'-0"
SOUTH SET BACK	5'-0"	5'-0"
NORTH SET BACK	5'-0"	5'-0"
REAR SET BACK	20'-0"	22'-10"
FIRST FLOOR LOT COVERAGE	2,524 SQ.FT.	2,448 SQ.FT.
TERRACE 15% (2,524) MAX	379 SQ.FT.	331 SQ.FT.

### SECOND FLOOR BUILDING SET BACKS:

	<u>REQUIRED</u>	<u>PROPOSED</u>
FRONT SET BACK AVERAGE	20'-0"	30'-2"
REAR SET BACK	20'-0"	29'-9"
SOUTH INTERIOR SET BACK AVERAGE	5'-0"	10.07'
NORTH INTERIOR SET BACK AVERAGE	5'-0"	10.35'

UPPER FLOOR AREA UNDER A/C PROPOSED 2,524 SQ.FT. 1,902 SQ.FT.

MAX. HEIGHT FROM CROWN OF ROAD 30'-0" 30'-0"

MIN. PERVIOUS AREA  
FRONT SET BACK PERMEABILITY (50% OF 1,036 SQ.FT) 518 SQ.FT. 553 SQ.FT. (53%)  
REAR SET BACK PERMEABILITY (40% OF 1,645 SQ.FT.) 658 SQ.FT. 1,022 SQ.FT. (62%)



DRAWING LOG	
1	10/06/20 P&Z BOARD SET

**NEW SINGLE FAMILY HOME OWNERS: 9248 EMERSON SURFSIDE LLC**  
**9248 EMERSON AVENUE**  
**SURFSIDE, FLORIDA 33154**

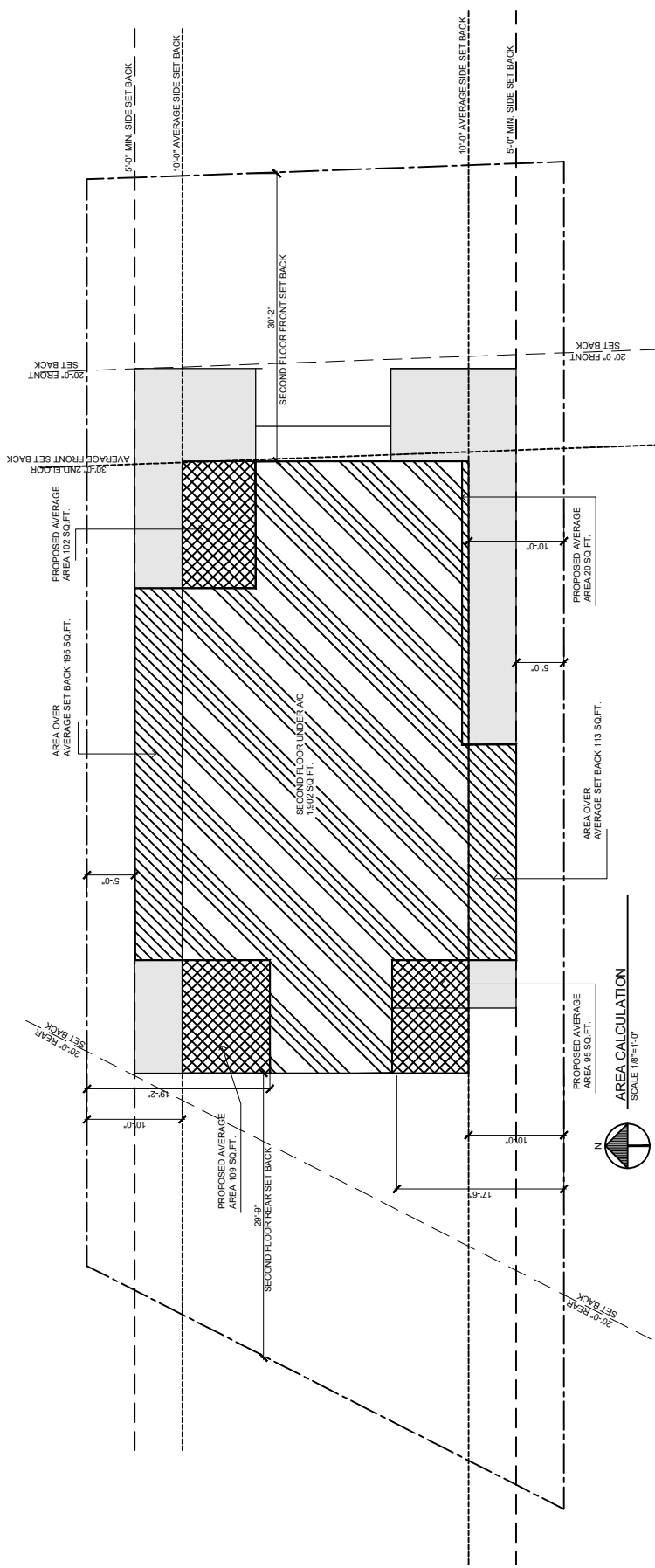
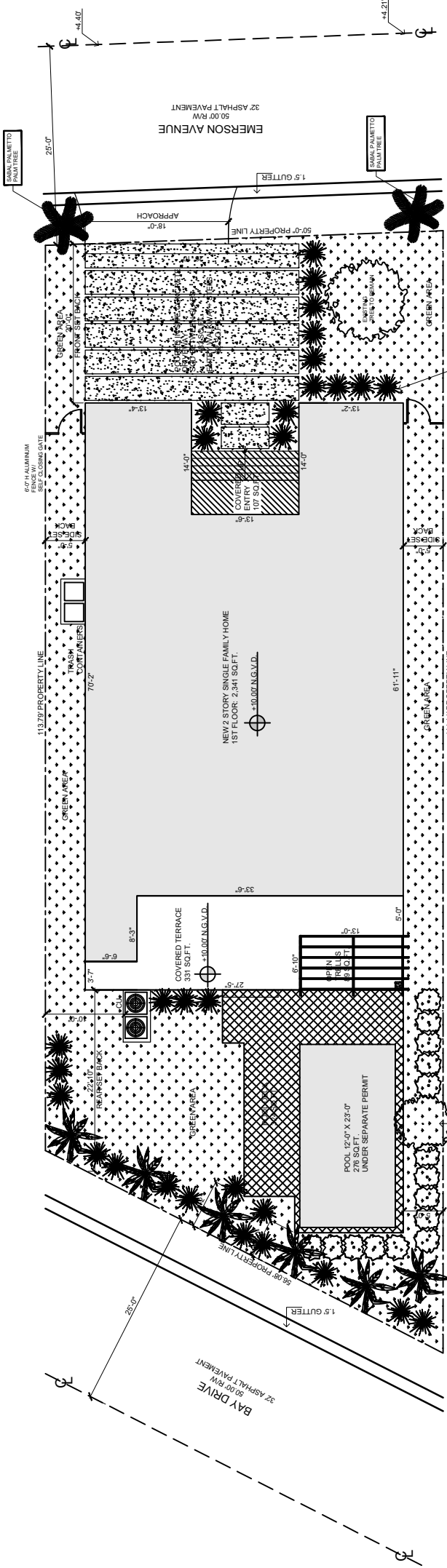
FL LIC. # 14320

**JORGE D. MANTILLA ARCHITECT**  
 5901 SW 63RD COURT SOUTH MIAMI FLORIDA 33143  
 STATE OF FLORIDA LICENSE NO. 14320  
 P: (305) 815-4649 E-mail: mantillaarchitect@gmail.com

**DRAWN BY: V.V.I.**  
**REVIEW BY: J.D.M.**  
**SCALE:**  
 1/4" = 1'-0"  
**RELEASE DATE:**  
 10-06-20

**A-101 SITE PLAN**

SHEET NO. 1 OF 7



ZONING REQUIREMENTS - LUOB		ZONING REQUIREMENTS - LUOB	
LOT AREA (SQ. FT.)	8,000	LOT AREA (SQ. FT.)	8,000
MIN. LOT COVERAGE (PERCENT)	20%	MIN. LOT COVERAGE (PERCENT)	20%
FRONT YARD SETBACK (MIN.)	10'-0"	FRONT YARD SETBACK (MIN.)	10'-0"
REAR YARD SETBACK (MIN.)	5'-0"	REAR YARD SETBACK (MIN.)	5'-0"
SIDE YARD SETBACK (MIN.)	5'-0"	SIDE YARD SETBACK (MIN.)	5'-0"
MAX. LOT AREA (SQ. FT.)	8,000	MAX. LOT AREA (SQ. FT.)	8,000
MIN. LOT AREA (SQ. FT.)	8,000	MIN. LOT AREA (SQ. FT.)	8,000
MIN. FRONT YARD SETBACK (MIN.)	10'-0"	MIN. FRONT YARD SETBACK (MIN.)	10'-0"
MIN. REAR YARD SETBACK (MIN.)	5'-0"	MIN. REAR YARD SETBACK (MIN.)	5'-0"
MIN. SIDE YARD SETBACK (MIN.)	5'-0"	MIN. SIDE YARD SETBACK (MIN.)	5'-0"
MIN. GREEN AREA (PERCENT)	20%	MIN. GREEN AREA (PERCENT)	20%
MIN. GREEN AREA (SQ. FT.)	1,600	MIN. GREEN AREA (SQ. FT.)	1,600
MIN. FRONT PORCH (MIN.)	5'-0"	MIN. FRONT PORCH (MIN.)	5'-0"
MIN. REAR PORCH (MIN.)	5'-0"	MIN. REAR PORCH (MIN.)	5'-0"
MIN. SIDE PORCH (MIN.)	5'-0"	MIN. SIDE PORCH (MIN.)	5'-0"
MIN. WINDOW AREA (PERCENT)	20%	MIN. WINDOW AREA (PERCENT)	20%
MIN. WINDOW AREA (SQ. FT.)	1,600	MIN. WINDOW AREA (SQ. FT.)	1,600
MIN. WINDOW AREA (MIN.)	10'-0"	MIN. WINDOW AREA (MIN.)	10'-0"
MIN. WINDOW AREA (MAX.)	10'-0"	MIN. WINDOW AREA (MAX.)	10'-0"
MIN. WINDOW AREA (AVG.)	10'-0"	MIN. WINDOW AREA (AVG.)	10'-0"
MIN. WINDOW AREA (RANGE)	10'-0"	MIN. WINDOW AREA (RANGE)	10'-0"
MIN. WINDOW AREA (TYPICAL)	10'-0"	MIN. WINDOW AREA (TYPICAL)	10'-0"
MIN. WINDOW AREA (EXCEPTION)	10'-0"	MIN. WINDOW AREA (EXCEPTION)	10'-0"
MIN. WINDOW AREA (OTHER)	10'-0"	MIN. WINDOW AREA (OTHER)	10'-0"
MIN. WINDOW AREA (NOTE)	10'-0"	MIN. WINDOW AREA (NOTE)	10'-0"
MIN. WINDOW AREA (FOOTNOTES)	10'-0"	MIN. WINDOW AREA (FOOTNOTES)	10'-0"

NEW SINGLE FAMILY HOME  
 OWNERS: 9248 EMERSON SURFSIDE LLC  
 9248 EMERSON AVENUE  
 SURFSIDE, FLORIDA 33154

FL LIC. N° 14320

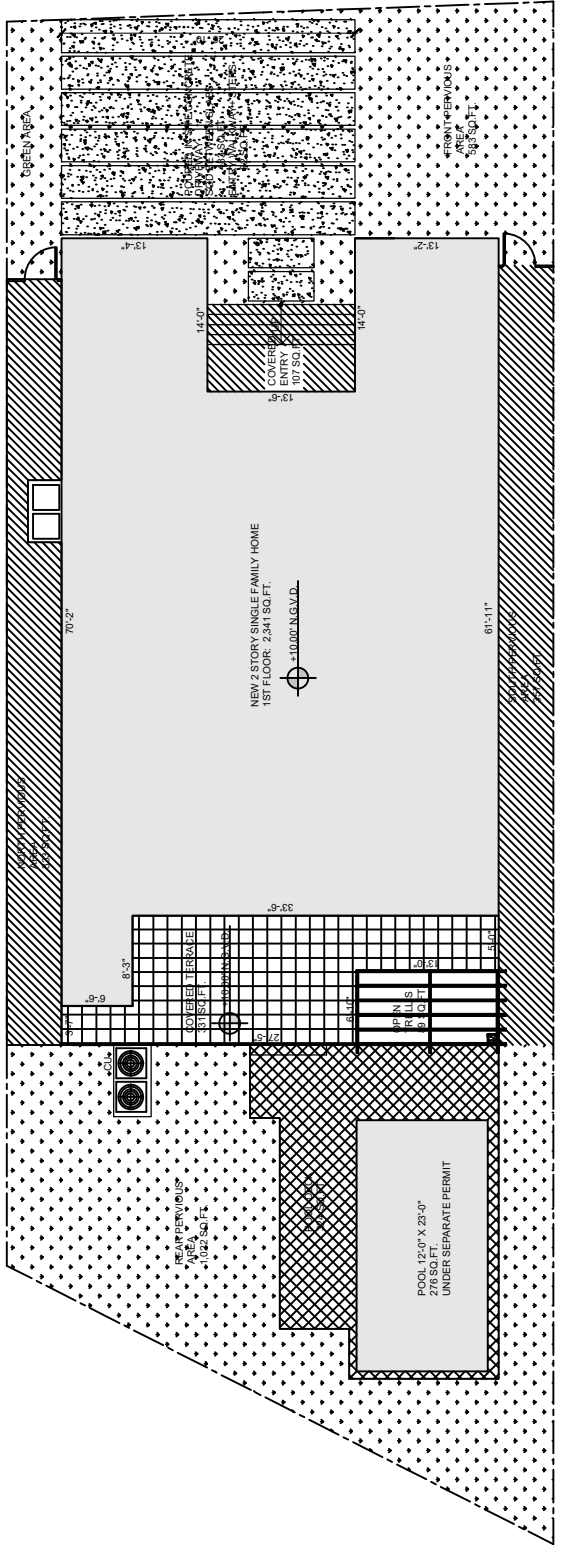
JORGE D. MANTILLA  
 ARCHITECT  
 5901 SW 69th COURT SOUTH MIAMI FLORIDA 33143  
 P: (305) 815-4649 E-mail: mantillaarchitect@gmail.com

DRAWN BY: V.V.I.  
 REVIEW BY: J.D.M.  
 SCALE: 1/4" = 1'-0"  
 RELEASE DATE: 10-06-20

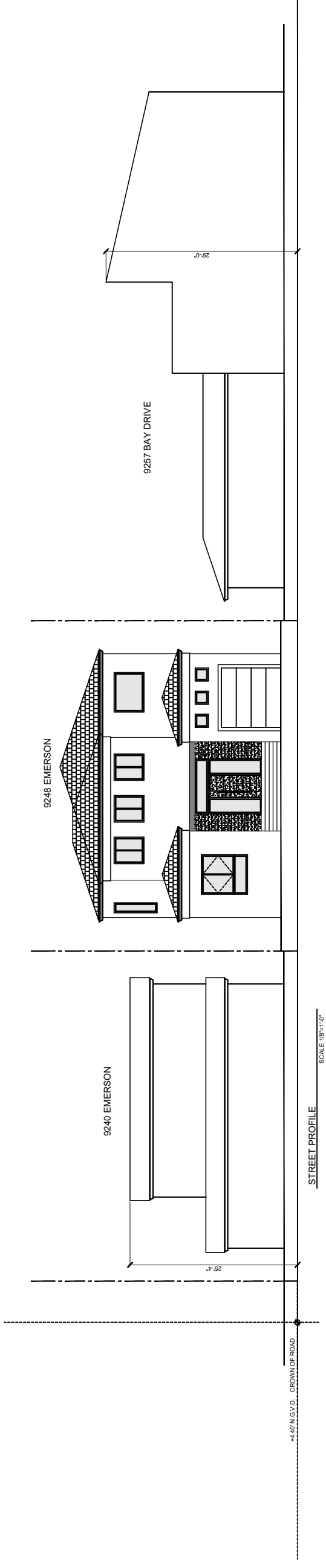
**A-102**  
 STREET PROFILE

SHEET NO. 2 OF 7

DRAWING LOG	
1	10/06/20 P&Z BOARD SET



PERVIOUS/IMPERVIOUS AREAS  
 SCALE 3/16" = 1'-0"



DRAWING LOG	
1	10-06-20 P&E BOARD SET

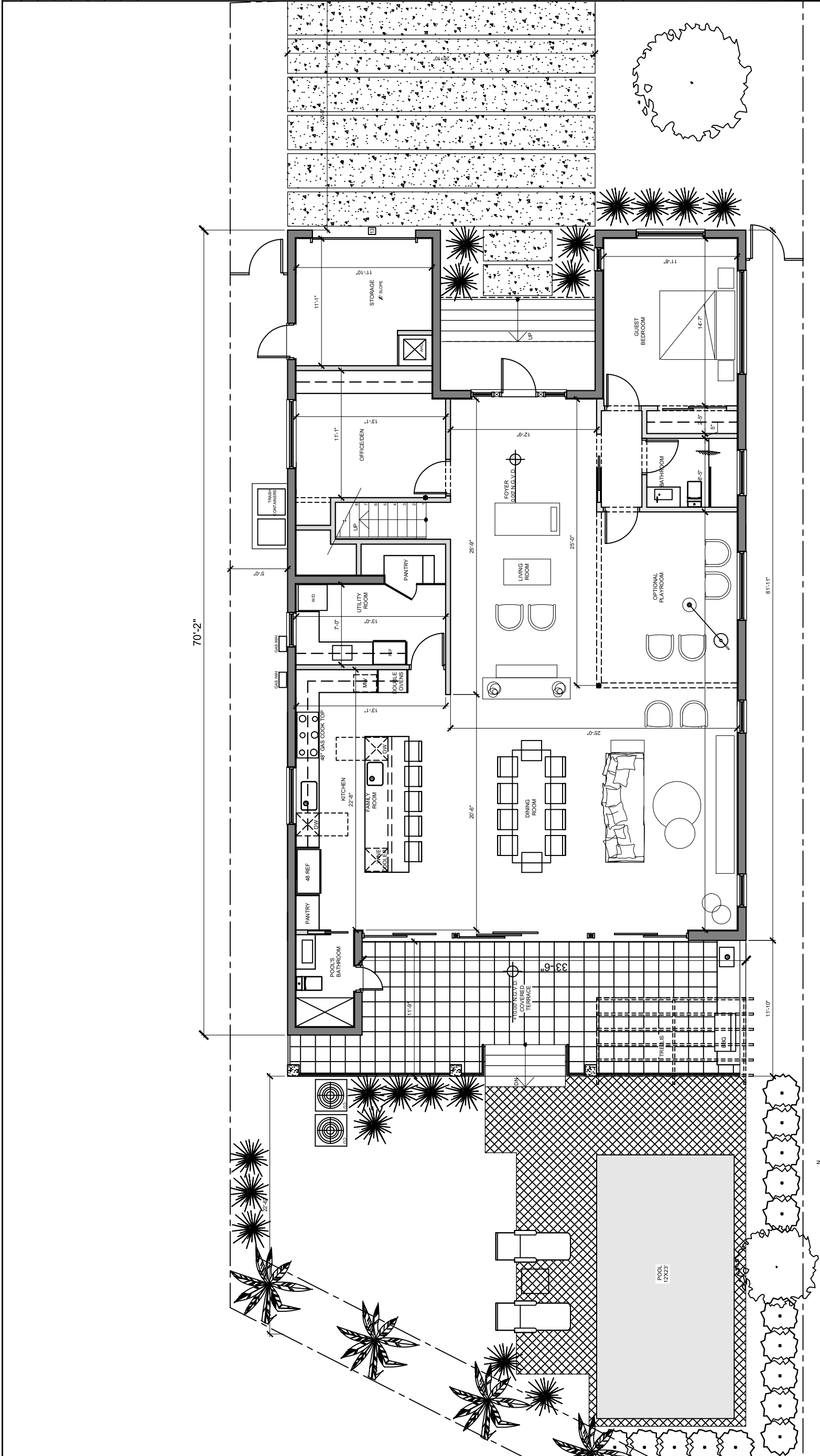
NEW SINGLE FAMILY HOME  
 OWNERS: 9248 EMERSON SURFSIDE LLC  
 9248 EMERSON AVENUE  
 SURFSIDE, FLORIDA 33154

FL LIC# 14320

JORGE D. MANTILLA  
 ARCHITECT  
 5901 SW 69th COURT SOUTH MIAMI FLORIDA 33143  
 P: (305) 815-4649 E: mail: mantillaarchitect@gmail.com

DRAWN BY: V.V.I.  
 REVIEW BY: J.D.M.  
 SCALE: 1/4" = 1'-0"  
 RELEASE DATE: 10-06-20

**A-201**  
 FIRST FLOOR  
 PLAN  
 SHEET NO. 3 OF 7



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

NEW SINGLE FAMILY HOME  
 OWNERS: 9248 EMERSON SURFSIDE LLC  
 9248 EMERSON AVENUE  
 SURFSIDE, FLORIDA 33154

FL LIC# 14320

JORGE D. MANTILLA  
 ARCHITECT  
 5901 SW 69th COURT SOUTH MIAMI FLORIDA 33143  
 P: (305) 815-4649 E-mail: mantillaarchitect@gmail.com

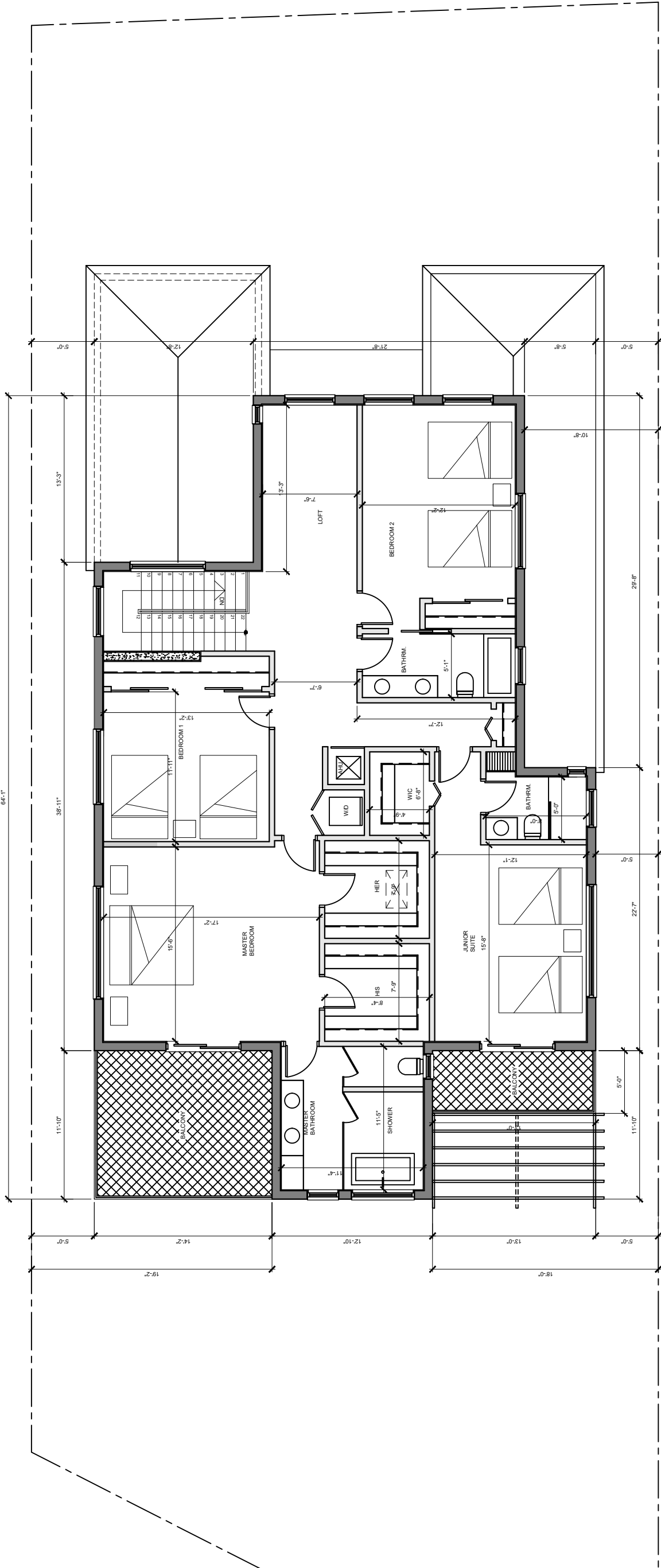
DRAWN BY: V.V.I.  
 REVIEW BY: J.D.M.

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

RELEASE DATE:  
 10-06-20

**A-202**  
 SECOND FLOOR  
 PLAN

4 OF 7



PROPOSED 2ND FLOOR PLAN  
 SCALE: 1/4"=1'-0"

DRAWING LOG	
1	10/06/20 P&E BOARDSET

DRAWING LOG	
1	10/06/20 P&Z BOARD SET

NEW SINGLE FAMILY HOME  
 OWNERS: 9248 EMERSON SURFSIDE LLC  
 9248 EMERSON AVENUE  
 SURFSIDE, FLORIDA 33154

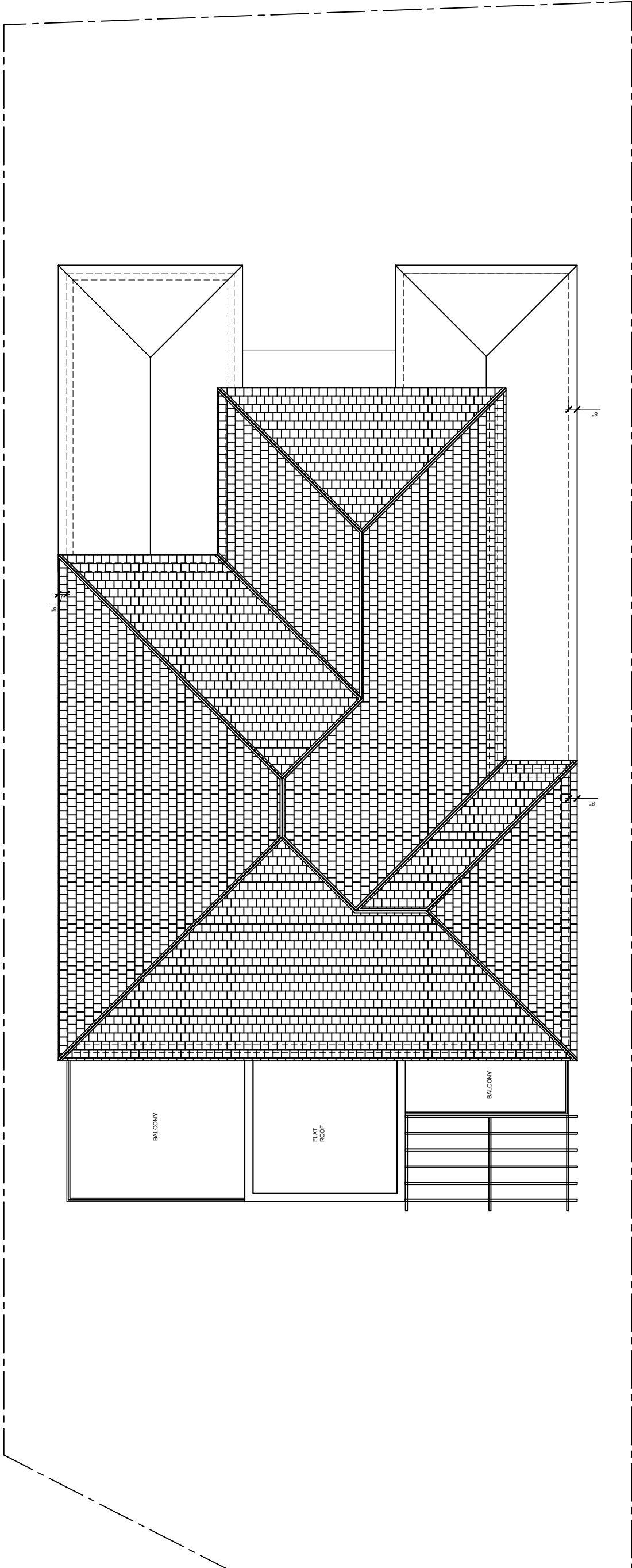
FL. LIC. # 14320

JORGE D. MANTILLA  
 ARCHITECT  
 5901 SW 69th COURT SOUTH MIAMI FLORIDA 33143  
 P. (305) 815-4649 E-mail: mantillaarchitect@gmail.com

DRAWN BY: V.V.I  
 REVIEW BY: J.D.M.  
 SCALE: 1/4" = 1'-0"  
 RELEASE DATE:  
 10-06-20

**A-203**  
 ROOF PLAN

SHEET NO. 8 OF 7



PROPOSED ROOF PLAN  
 SCALE 1/4"=1'-0"

DRAWING LOG	1	10/06/20	P & Z BOARD SET

NEW SINGLE FAMILY HOME  
 OWNERS: 9248 EMERSON SURFSIDE LLC  
 9248 EMERSON AVENUE  
 SURFSIDE, FLORIDA 33154

FL LIC# 14320

JORGE D. MANTILLA  
 ARCHITECT  
 5901 SW 69th COURT SOUTH MIAMI FLORIDA 33143  
 STATE OF FLORIDA LICENSE NO. 14320  
 P. (305) 815-4649 E. mail: mantillaarchitect@gmail.com

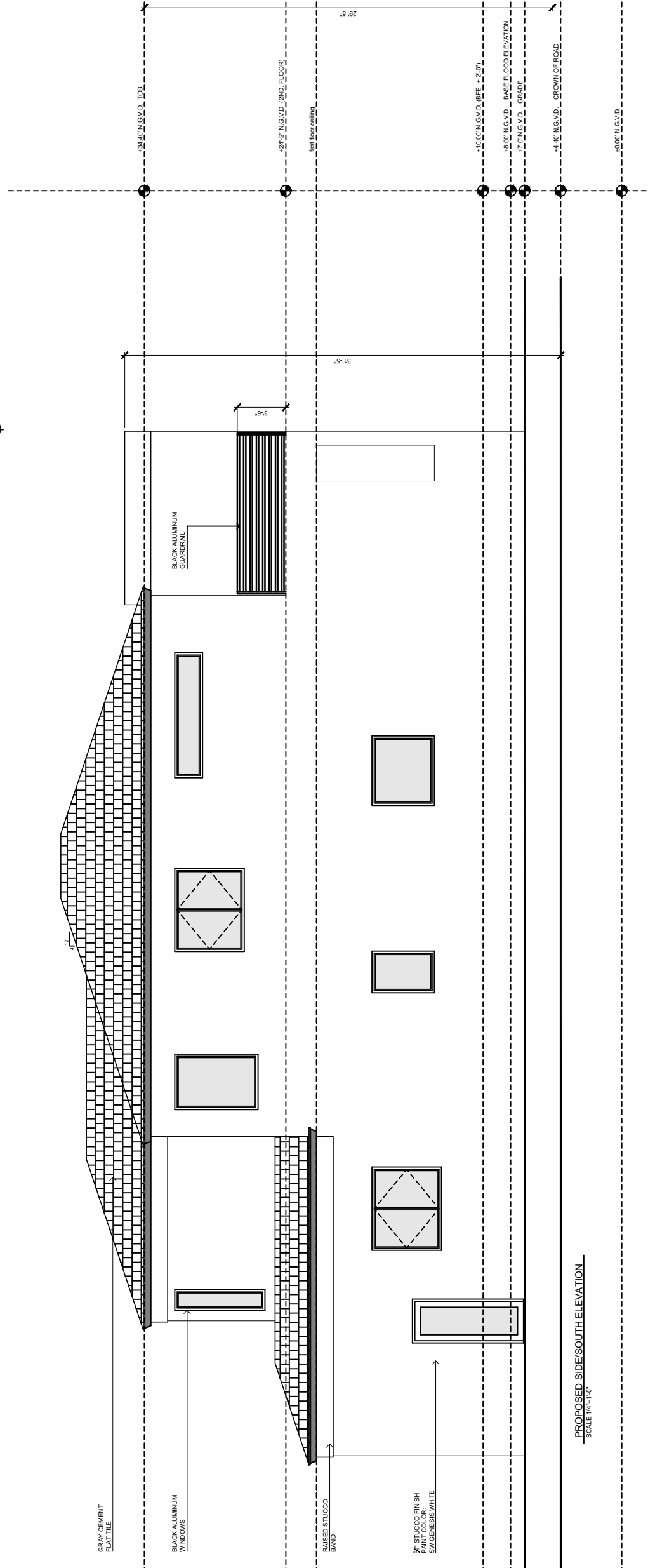
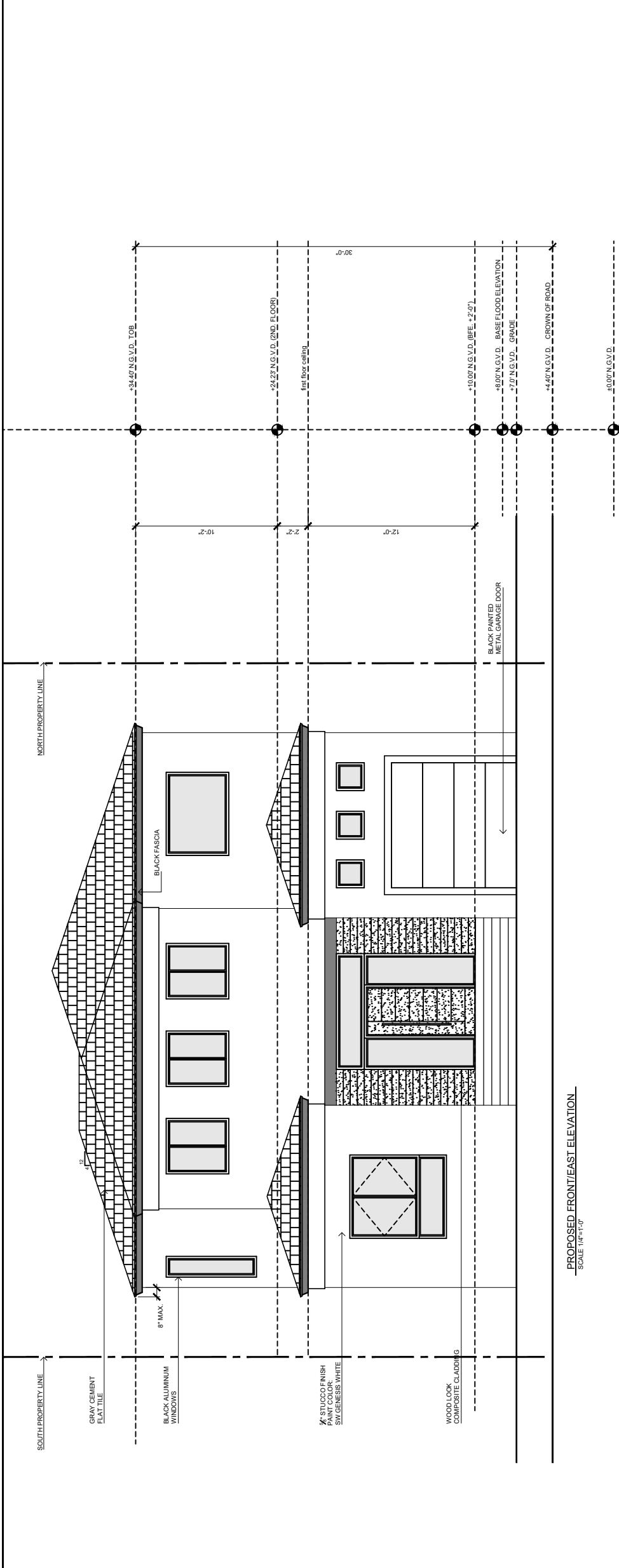
DRAWN BY: V.V.I.  
 REVIEW BY: J.D.M.

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

RELEASE DATE:  
 10-06-20

**A-301**  
 BUILDING  
 ELEVATIONS

SHEET NO.



NEW SINGLE FAMILY HOME  
 OWNERS: 9248 EMERSON SURFSIDE LLC  
 9248 EMERSON AVENUE  
 SURFSIDE, FLORIDA 33154

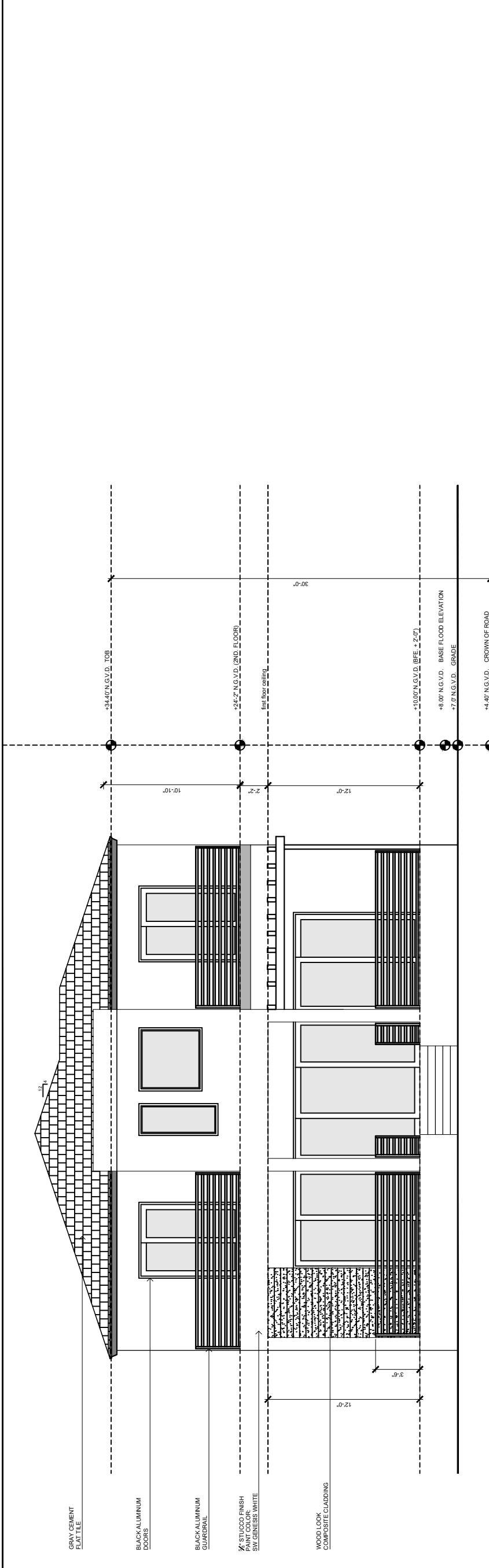
FL LIC# 14320

JORGE D. MANTILLA  
 ARCHITECT  
 5901 SW 63rd COURT SOUTH MIAMI FLORIDA 33143  
 STATE OF FLORIDA LICENSE NO. 14320  
 P. (305) 815-4649 E-mail: mantillaarchitect@gmail.com

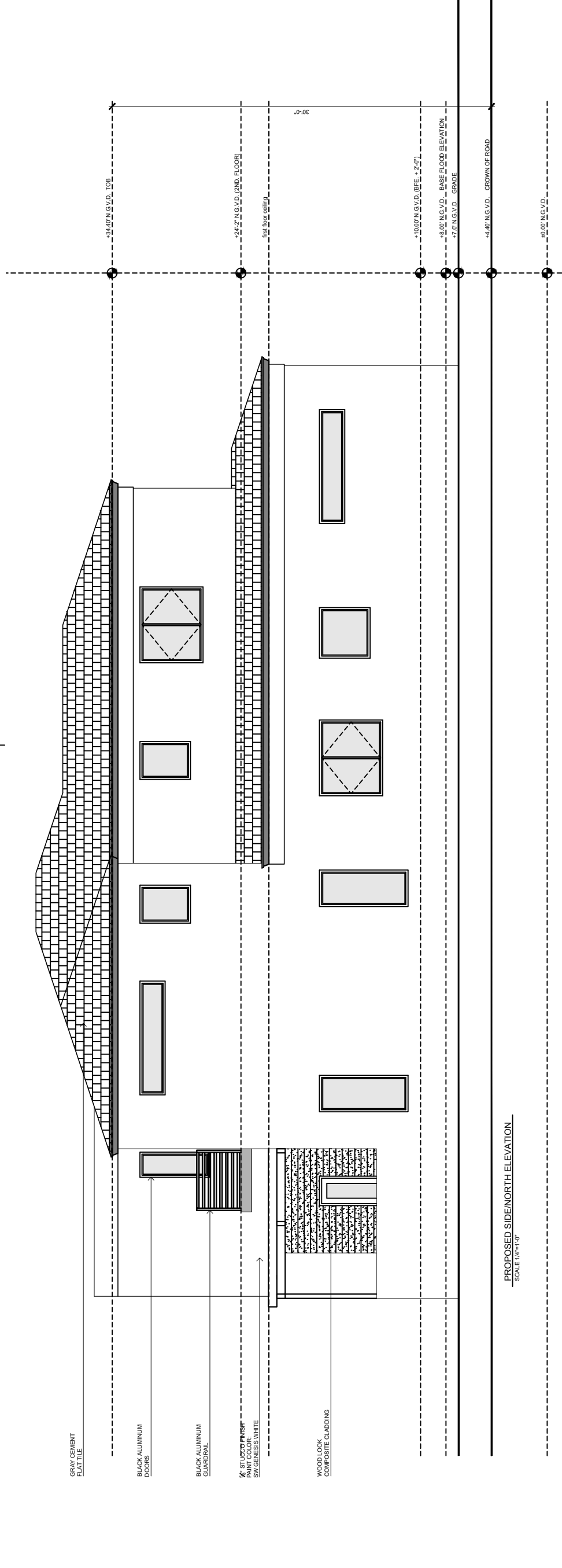
DRAWN BY: V.V.I.  
 REVIEW BY: J.D.M.  
 SCALE:  
 1/4" = 1'-0"  
 RELEASE DATE:  
 10-06-20

**A-302**  
 BUILDING  
 ELEVATIONS

SHEET NO. 7 OF 7



PROPOSED REARWEST ELEVATION  
 SCALE 1/4"=1'-0"



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

# MAP OF BOUNDARY SURVEY

Property Address:  
9248 Emerson Avenue, Surfside, Florida 33154

Project No. 21032

Page 1 of 1

Additions and deletions to this Survey Map are prohibited. This Survey Map and Report are not valid without the signature and original raised seal or without the authenticated electronic signature and seal of the undersigning Florida licensed Surveyor and Mapper.

## LEGAL DESCRIPTION:

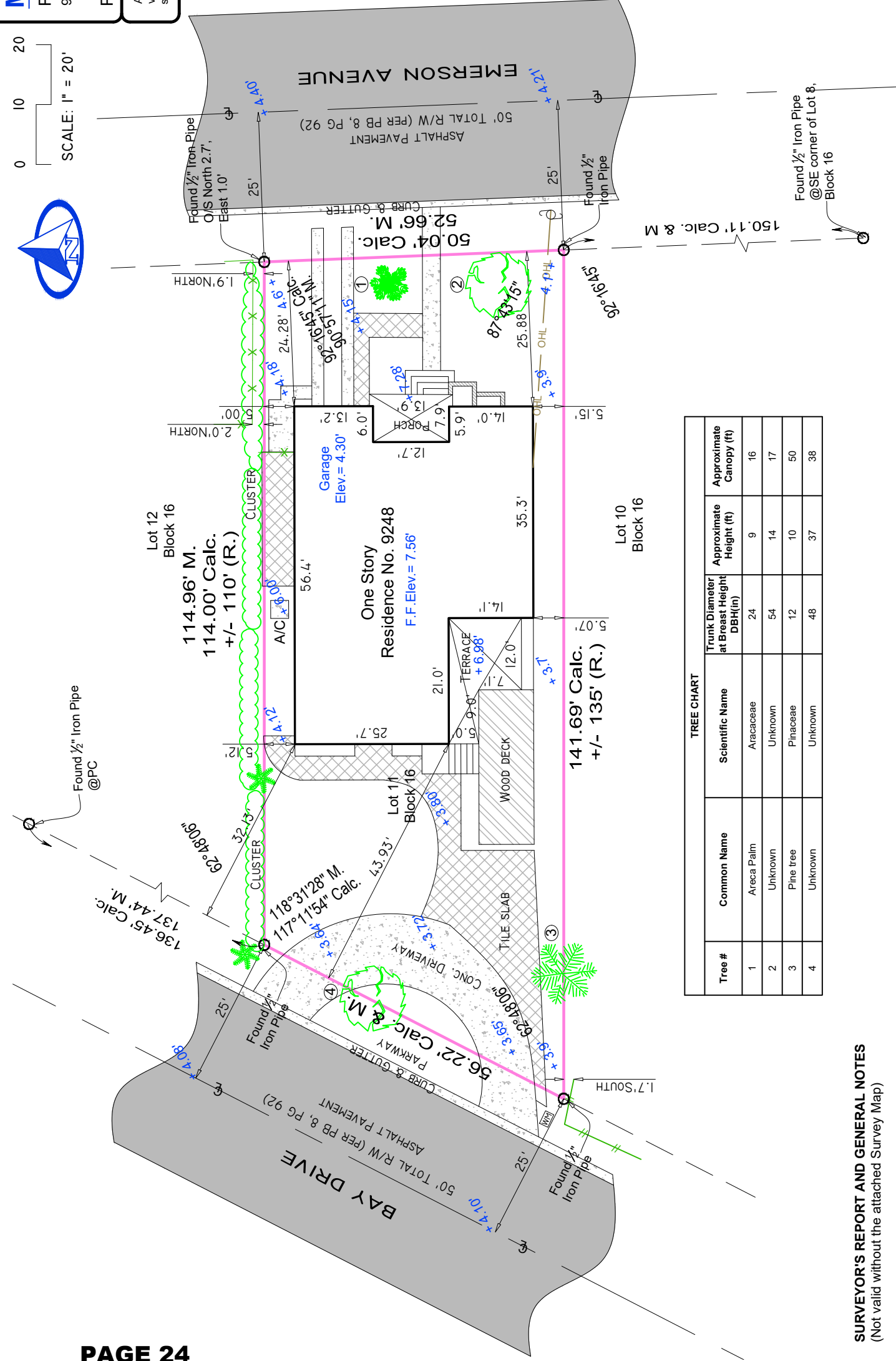
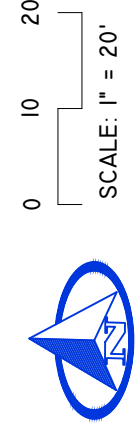
Lot 11, Block 16, ALTOS DEL MAR NO.5, according to the plat thereof, as recorded in Plat Book 8, Page 92, of the Public Records of Miami-Dade County, Florida.

**BELLO & BELLO**

LAND SURVEYING CORP. • LB#7262  
12230 SW 131 AVENUE • SUITE 201 • MIAMI FL 33186  
Phone: 305.251.9606 • Fax: 305.251.6057  
e-mail: info@belloland.com • www.bellolandsurveying.com

## LEGEND & ABBREVIATIONS

- CONC. = CONCRETE (CONC.)
- WOOD BLOCK WALL = WOOD BLOCK WALL
- WOOD DECK = WOOD DECK
- COVERED AREA = COVERED AREA
- ASPHALT = ASPHALT
- CHAIN LINK FENCE (CLF) = CHAIN LINK FENCE (CLF)
- WOOD FENCE (WF) = WOOD FENCE (WF)
- POST AND RAIL FENCE (PRF) = POST AND RAIL FENCE (PRF)
- OVERHEAD WIRES = OVERHEAD WIRES
- OH = OVERHEAD
- WATER VALVE (WV) = WATER VALVE (WV)
- POWER POLE (PP) = POWER POLE (PP)
- GUY ANCHOR (GA) = GUY ANCHOR (GA)
- WATER METER (WM) = WATER METER (WM)
- CONC. LIGHT POLE (LP) = CONC. LIGHT POLE (LP)
- WELL = WELL
- STREET SIGN = STREET SIGN
- SANITARY MANHOLE = SANITARY MANHOLE
- DRAINAGE MANHOLE = DRAINAGE MANHOLE
- MANHOLE = MANHOLE
- FIRE HYDRANT = FIRE HYDRANT
- CABLE BOX (CATV) = CABLE BOX (CATV)
- PFL TRANSFORMER = PFL TRANSFORMER
- CATCH BASIN OR INLET = CATCH BASIN OR INLET
- EXISTING ELEVATION = EXISTING ELEVATION
- PERMANENT REFERENCE MONUMENT (PRM) = PERMANENT REFERENCE MONUMENT (PRM)
- PROPERTY CORNER = PROPERTY CORNER
- PERMANENT CONTROL POINT (PCP) = PERMANENT CONTROL POINT (PCP)
- P.T. = POINT OF TANGENCY
- P.C. = POINT OF CURVATURE
- P.C.C. = POINT OF COMPOUND CURVE
- P.R.C. = POINT OF REVERSE CURVE
- B.M. = BENCH MARK
- B.R. = BEARING REFERENCE
- T.B.M. = TEMPORARY BENCH MARK
- P.L. = PROPERTY LINE
- C. = CENTER LINE
- M. = MONUMENT LINE
- CALC. = CALCULATED
- MEAS. = FIELD MEASURED
- P. = PER PLAT
- PSM = PROFESSIONAL SURVEYOR AND MAPPER
- A.C. = AIR CONDITIONER PAD
- ENCR. = ENCROACHMENT
- F.F. ELEV. = FINISHED FLOOR ELEVATION
- XX-XXX = DENOTES PLAT BOOK XX - PAGE XX
- ORB = OFFICIAL RECORD BOOK
- CBS = CONCRETE BLOCK STRUCTURE
- R/W = RIGHT OF WAY
- ELEV. = ELEVATION
- SEC. = SECTION
- T. = TOWNSHIP
- R. = RANGE
- PB = PLAT BOOK
- PG = PAGE
- RI. = RECORD



Tree #	Common Name	Scientific Name	Trunk Diameter at Breast Height DBH(in)	Approximate Height (ft)	Approximate Canopy (ft)
1	Areca Palm	Aracaceae	24	9	16
2	Unknown	Unknown	54	14	17
3	Pine tree	Pinaceae	12	10	50
4	Unknown	Unknown	48	37	38

## SURVEYOR'S REPORT AND GENERAL NOTES

(Not valid without the attached Survey Map)

- Legal Description has been furnished by the client.
- References to "Deed", "Record" or "Plat" refer to documents and instruments of record as part of the pertinent information used for this survey work. Measured distances, directions and angles along boundary lines are in consistency with corresponding values from records, unless otherwise shown.
- These lands are subject to additional restrictions of record that were not furnished to the undersigning registered surveyor. A title search has not been performed by the surveyor.
- North arrow direction is based on an assumed Meridian. Bearings are based on an assumed meridian on a well-established line, said line is being noted as BR on the Survey Map.
- Only above ground improvements are shown herein. Foundations, underground features and utilities have not been located.
- Survey markers found in the field have no identification unless otherwise shown. Any survey marker set by our company is labeled LB 7262 or PSM 6169.
- Survey ownership has not been determined. Distances from existing fences to boundary lines are approximate. Fence/walls width and conditions must be considered to determine true location. Lands located beyond perimeter fences might or might not be being used by adjoining. Adjoining parcels have not been investigated.
- This Survey Map is intended to be displayed at the scale shown hereon. Data is expressed in U.S. Survey Foot.
- This Survey Map is being prepared for the use of the party/parties that it is certified to and does not extend to any unnamed individual, entity or assignee.
- FLOODPLAIN INFORMATION:** As scaled from Federal Insurance Rate Map (FIRM) of Community No. 120659 (Town of Surfside), Panel 0144, Suffix L, revised on Sept. 11th, 2009, this real property falls in Zone "AE" with Base Flood Elevation 8 feet (NGVD 1929).
- HORIZONTAL ACCURACY:** Accuracy obtained thru measurements and calculations meets and exceeds the minimum horizontal feature accuracy for a Suburban area being equal to 1 foot in 7,500 feet.
- VERTICAL CONTROL AND ACCURACY:** The elevations as shown are referred to the National Geodetic Vertical Datum of 1929 (NGVD 1929). The closure in feet, as computed, meets the standard of plus or minus 0.05 feet times the squared root of the loop distance in miles. Elevation are based on a level loop from and to the following official Bench Marks:  
Bench Mark # 1: Miami-Dade County Public Works Department Bench Mark T-243, Elevation = 13.03 feet  
Bench Mark # 2: Miami-Dade County Public Works Department Bench Mark D-181, Elevation = 9.74 feet

## I HEREBY CERTIFY TO:

Theodora Rose and Marco Rose.  
That this Survey conforms to the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in applicable provisions of chapter 5J-17, Florida Administrative code pursuant to Section 472.027 Florida Statutes. This Survey is accurate and correct to the best of my knowledge and belief.

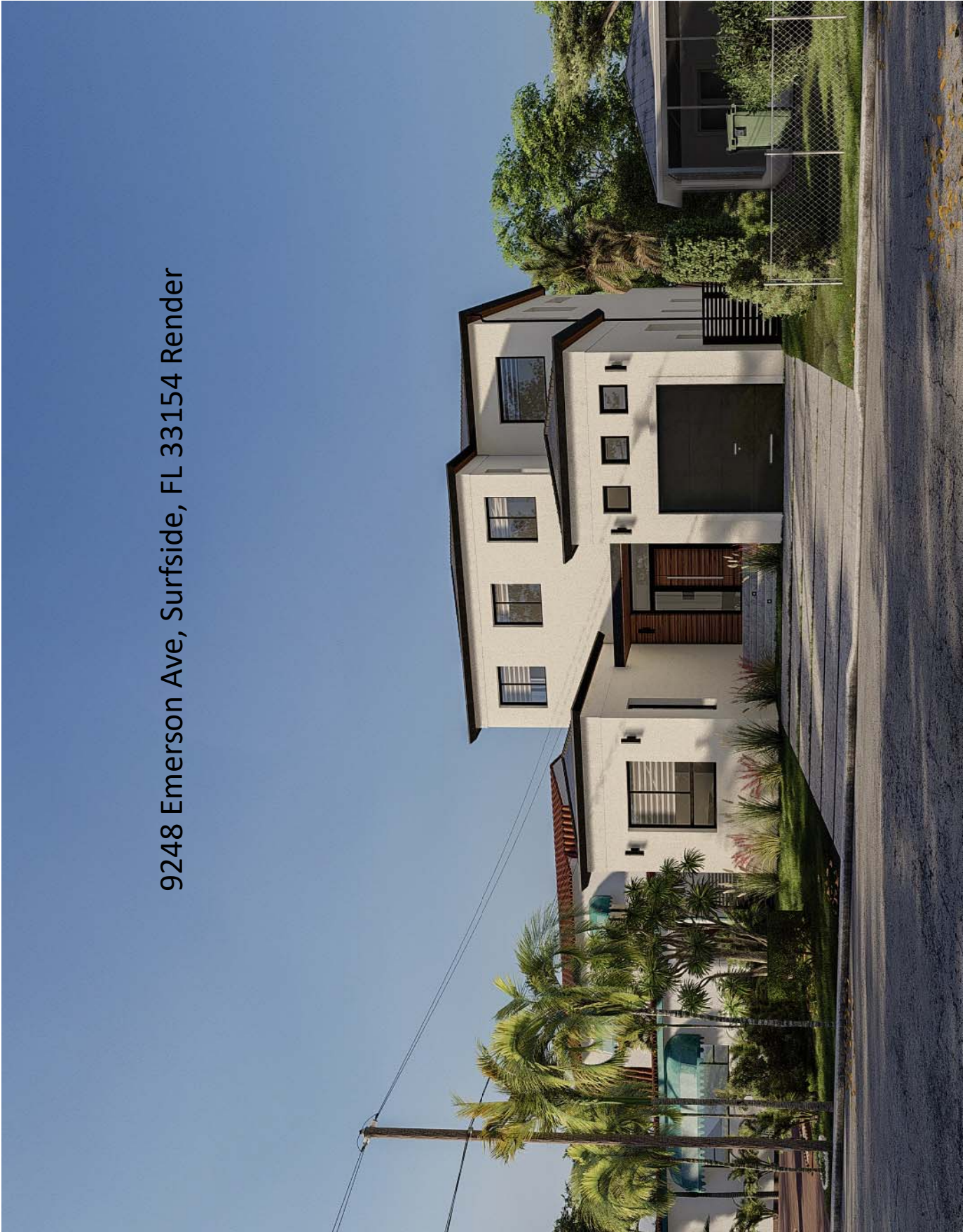
Odalys C. Bello-Iznaga  
Professional Surveyor and Mapper LS6169 - State of Florida  
Field Work Date: 10/05/2020



**9248 Emerson Ave**  
**SURFSIDE, FLORIDA 33154**

**EXTERIOR MATERIALS PRESENTATION  
TO PLANNING & ZONING BOARD**

9248 Emerson Ave, Surfside, FL 33154 Render



# ROOFING

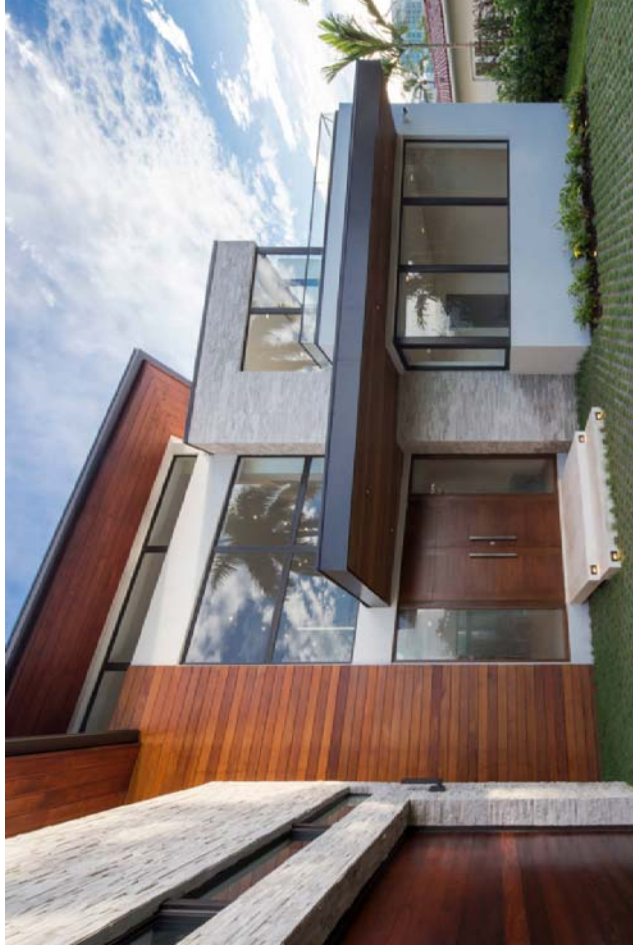


Cement Tile Roof  
4591 Gray Range Profile: Bel Air  
Eagle Roofing Products  
OR Similar make and color

# EXTERIOR WALL FINISHES



**EXTERIOR PAINT**  
SHERWIN WILLIAMS – GENESIS WHITE OR SIMILAR  
OVER A DOUBLE COAT OF SMOOTH STUCCO FINISH

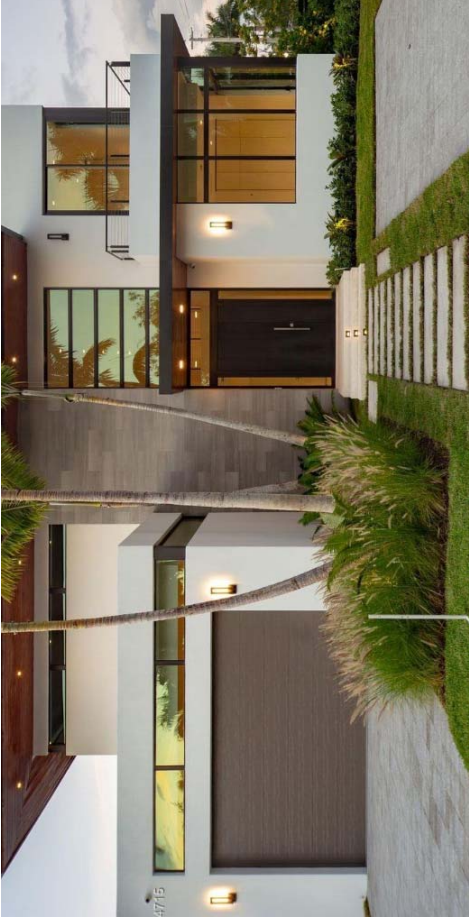


**EXTERIOR VERTICAL WOOD ACCENT WALL**



**EXTERIOR CEILING ACCENT**

Eco Windows and Doors Dark Bronze/Black Color  
or Similar Brand and Color



# LIGHTING, WINDOWS, & BALCONY RAILING



Exterior Front Light Fixture  
Max Kelvin Color 3,000 or  
less



Exterior Back Railing  
Dark Bronze/Black  
Color

# DRIVEWAY

Concrete Driveway  
With grass in between



# Neighbors

9240 Emerson Ave  
Left (South) of Subject



9248 Emerson Ave  
Subject Property



9257 Bay Dr  
Right (North) of Subject



9250 Bay Dr  
Behind (West) of Subject



9249 Emerson Ave  
Across (East) of Subject







# Memorandum

**To:** Planning and Zoning Board  
**Thru:** Andrew Hyatt, Town Manager  
**From:** Walter Keller, PE, AICP., Town Consultant Planner  
Marlin Engineering, Inc.  
**CC:** Jason Greene, Assistant Town Manager  
Lillian Arango, Town Attorney  
**Date:** January 10, 2021  
**RE:** **9157 Froude Avenue Garage Conversion**

---

**Background:** This application is a request to approve a prior conversion of an existing garage into a 3<sup>rd</sup> bedroom. The parcel is located in the H30B Zoning District. In addition to this Memorandum, an Agenda Packet submitted by the Applicant with review by James Hickey, the former Town Planner is attached.

**Governing Codes:** The Zoning in Progress requirements for a garage conversion are detailed in the following Zoning Code sections:

**2006 Code: 90-145(b)1(d)** – allows for a garage conversion provided the garage door is replaced with a solid exterior wall with at least one window and with access internally from the main premises.

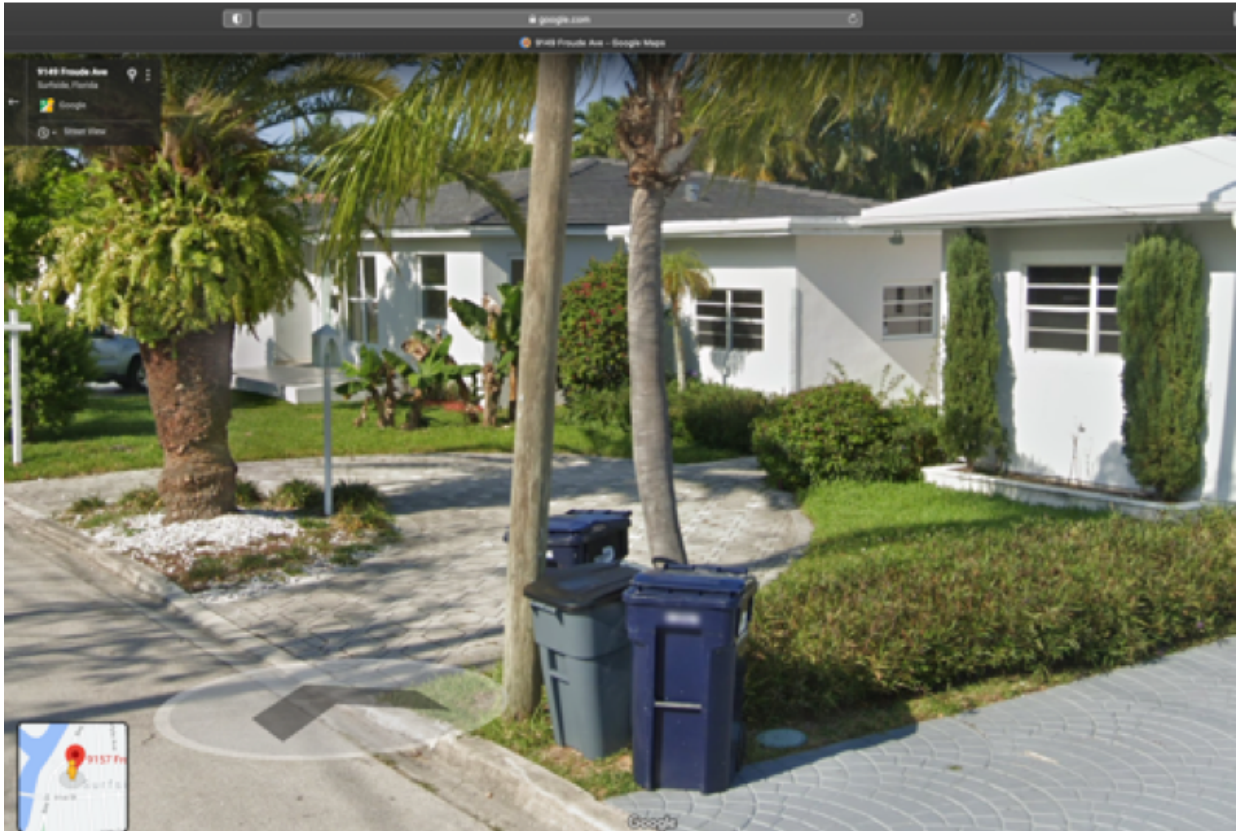
**2008 Code: 90.41.4** – Also allows if an exterior door is no longer at grade level, stairs may be installed to comply with the Florida Building Code but must not extend more than 24 inches into the side or rear setbacks.

**Current Municode: 90-50.1(1)(7)** – further requires if the garage is at the front or primary corner of the property, landscaping should be along the base of the exterior wall.

**Staff Recommendation:** Review of the application package prepared by the former town planner and current planning staff review of the codes and Google Street View photo images of the property (see attached) indicates the Applicant complies with all the 2006, 2008 and the current Municode relative to a garage conversion and should be approved. Note, the removal of the rear sunroom was to resolve a code violation (see Applicant package sheet 3).



# Town of Surfside, Florida Development Review



9157 Froude Avenue Google Street View



## 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 3<sup>rd</sup> 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***

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

***Decorative Features***

<b>Required</b>	<b>Proposed</b>
Decorative features should be stylistically consistent throughout the entire building.	Consistent

***Overall Architectural Style***

<b>Required</b>	<b>Proposed</b>
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***

<b>Required</b>	<b>Proposed</b>
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***

<b>Required</b>	<b>Proposed</b>
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***

<b>Required</b>	<b>Proposed</b>
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 9<sup>th</sup>, 2020]**

<b>Required</b>	<b>Proposed</b>
<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"> <li>(1) Uncovered steps and exterior balconies</li> <li>(2) Uncovered terraces, patios, breezeways, or porches which are open on two (2) sides; and</li> <li>(3) Covered terraces, patios, breezeways, or porches which are open on two (2) sides.</li> </ul> <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"> <li>(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.</li> <li>(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.</li> </ul>	<ul style="list-style-type: none"> <li>(1) Existing setbacks</li> <li>(2) N/A</li> </ul>
<p>In the H30A/H30B districts, each lot must provide:</p> <ul style="list-style-type: none"> <li>(1) 35% of each lot must be pervious</li> <li>(2) 50% of the front yards and 40% of the rear yards must be landscaped</li> <li>(3) 20% of all landscaping must be Florida Friendly</li> </ul>	<ul style="list-style-type: none"> <li>(1) Not provided (existing – coverage is not changing)</li> <li>(2) Not provided (existing – coverage is not changing)</li> <li>(3) Not provided (existing)</li> </ul>



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__

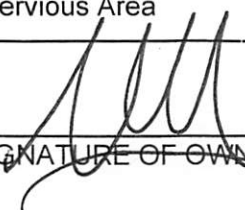

**TOWN OF SURFSIDE**  
**SINGLE-FAMILY and TWO-FAMILY SITE PLAN APPLICATION**

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.

<b>PROJECT INFORMATION</b>	
OWNER'S NAME	INFINITY HIGHLAND OAKS LLC
PHONE / FAX	954.255.0083
AGENT'S NAME	Joaquin Jones
ADDRESS	2000 NW 150 <sup>th</sup> 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

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

<b>ZONING STANDARDS</b>	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.

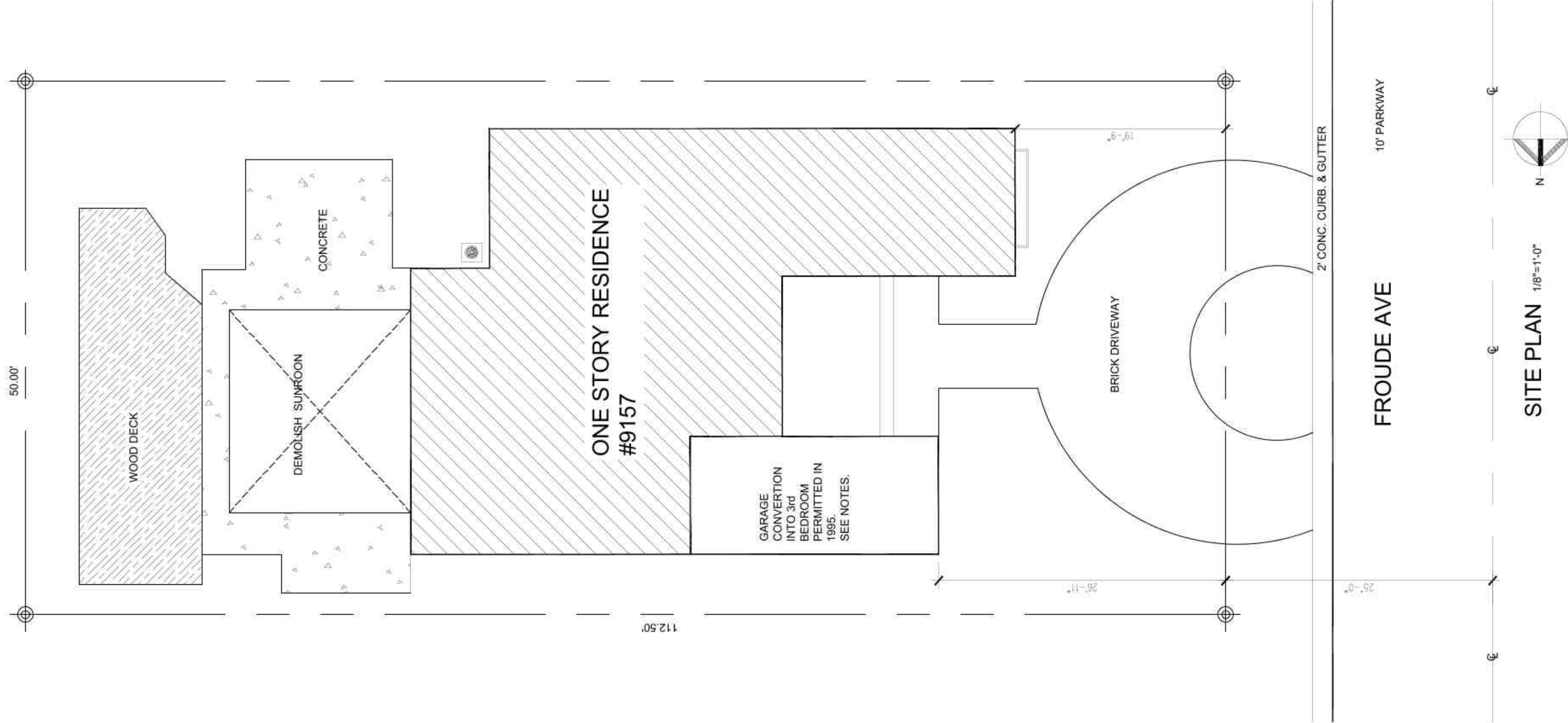
Plans and completed applications (including all supporting documentation) must be submitted to the Building Department at least 21 days prior to the meeting, with the payment of applicable fees (example: \$200.00 for Plan Review for Zoning), at which time they will be considered. Incomplete plans and 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.

This block contains several official documents:
 

- A 'PERMIT APPLICATION CARD' with handwritten information and a 'MAY 15 2007' stamp.
- A 'PERMIT' document with handwritten details and a 'MAY 15 2007' stamp.
- A 'NOTES' page with handwritten text.
- A 'MAY 15 2007' stamp from the 'MAYOR'S OFFICE'.
- A 'MAY 15 2007' stamp from the 'COUNTY CLERK'.
- A 'MAY 15 2007' stamp from the 'COUNTY ENGINEER'.
- A 'MAY 15 2007' stamp from the 'COUNTY HEALTH DEPARTMENT'.
- A 'MAY 15 2007' stamp from the 'COUNTY PLANNING DEPARTMENT'.
- A 'MAY 15 2007' stamp from the 'COUNTY ZONING DEPARTMENT'.
- A 'MAY 15 2007' stamp from the 'COUNTY COMMUNITY DEVELOPMENT DEPARTMENT'.
- A 'MAY 15 2007' stamp from the 'COUNTY ECONOMIC DEVELOPMENT DEPARTMENT'.
- A 'MAY 15 2007' stamp from the 'COUNTY ENVIRONMENTAL PROTECTION DEPARTMENT'.
- A 'MAY 15 2007' stamp from the 'COUNTY FIRE DEPARTMENT'.
- A 'MAY 15 2007' stamp from the 'COUNTY POLICE DEPARTMENT'.
- A 'MAY 15 2007' stamp from the 'COUNTY PUBLIC WORKS DEPARTMENT'.
- A 'MAY 15 2007' stamp from the 'COUNTY PUBLIC SAFETY DEPARTMENT'.
- A 'MAY 15 2007' stamp from the 'COUNTY PUBLIC UTILITIES DEPARTMENT'.
- A 'MAY 15 2007' stamp from the 'COUNTY PUBLIC WORKS DEPARTMENT'.
- A 'MAY 15 2007' stamp from the 'COUNTY PUBLIC SAFETY DEPARTMENT'.
- A 'MAY 15 2007' stamp from the 'COUNTY PUBLIC UTILITIES DEPARTMENT'.

DATE	BY	REVISION
05/15/07	AL	1
05/15/07	AL	2
05/15/07	AL	3
05/15/07	AL	4
05/15/07	AL	5
05/15/07	AL	6
05/15/07	AL	7
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05/15/07	AL	49
05/15/07	AL	50

**GENERAL NOTES:**

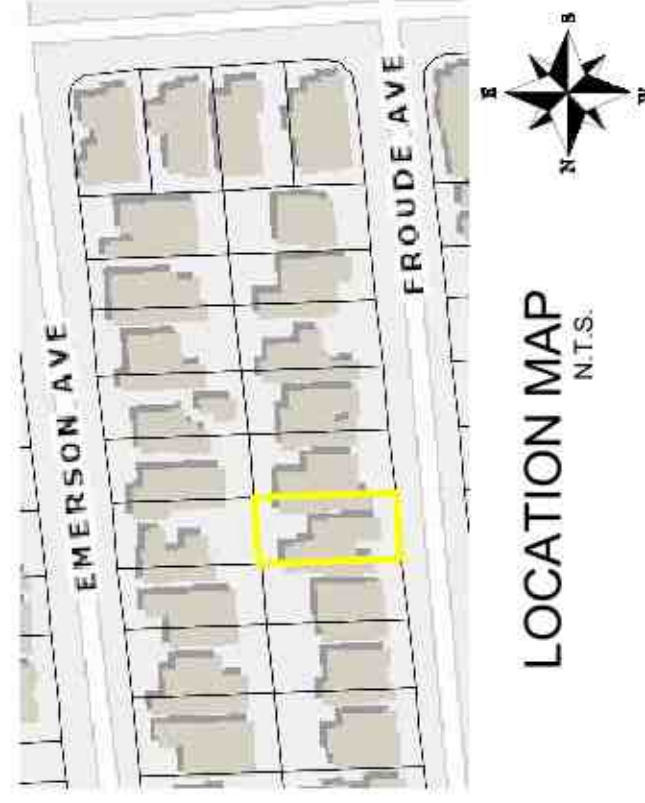
- 1- ALL ALTERATION LEVEL 2 WORK SHALL COMPLY WITH:
  - A. THESE GENERAL NOTES (UNLESS OTHERWISE NOTED ON PLANS OR SPECIFICATIONS).
  - B. SIXTH EDITION OF FLORIDA BUILDING CODE RESIDENTIAL EXISTING BUILDING 2017
  - C. ALL APPLICABLE LOCAL AND STATE CODES, ORDINANCES AND REGULATIONS.
- 2- ON SITE VERIFICATION 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 THE PROTECTION OF ALL EXISTING UTILITIES, INCLUDING ALL FENCES, BARRICADES, ETC., 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 1FOLIO 14-2235-001-2240



LOCATION MAP N.T.S.

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

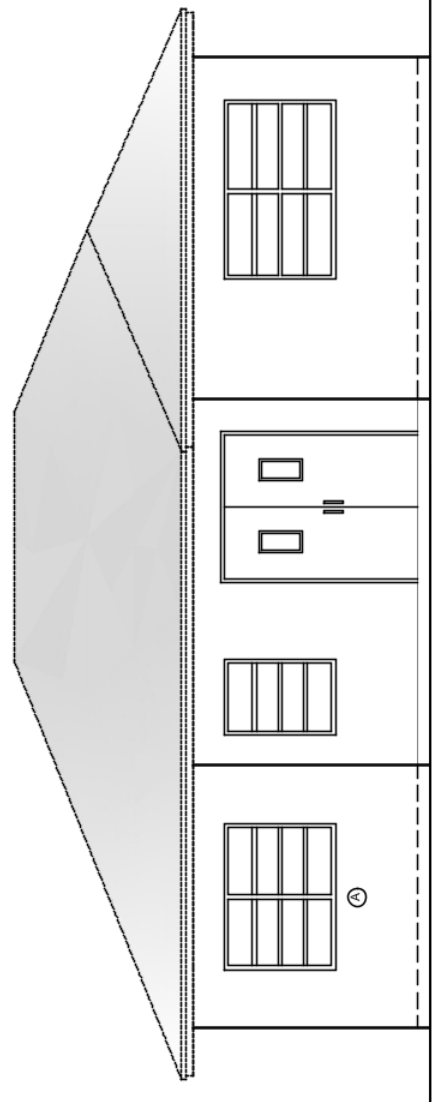
Professional seal for Rodolfo Alonso P.E., State of Florida, License No. 61603. The seal includes the text 'RODOLFO ALONSO P.E.', 'PE LIC. # 61603', '9015 W 22 ST', 'MIAMI, FLORIDA 33165', 'workdome@att.net', 'PH: (305) 219 8761', and 'NO. 61603 STATE OF FLORIDA PROFESSIONAL ENGINEER LICENSE'.

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

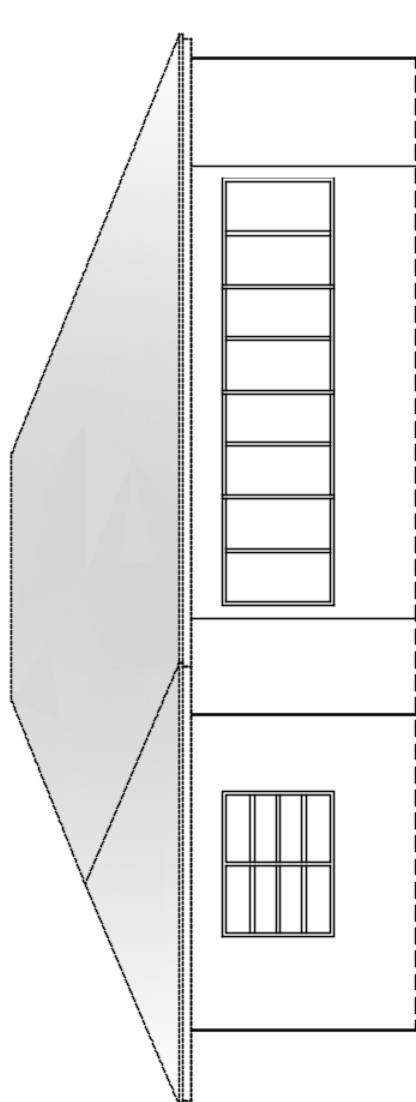
DATE	REVISION

**LEGEND**

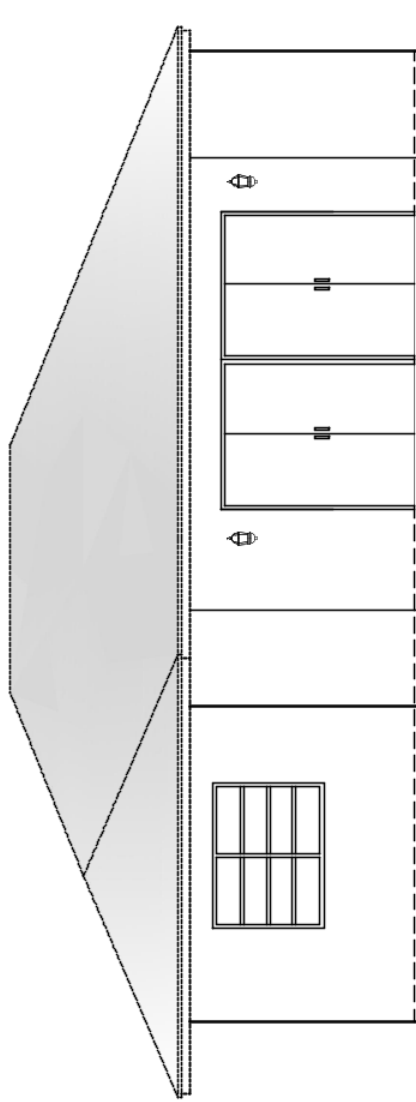
- EX. 8" CBS
- EX. 4" PARTITION
- EX. 6" EXTERIOR WOOD FRAME WALL TO BE DEMOLISHED



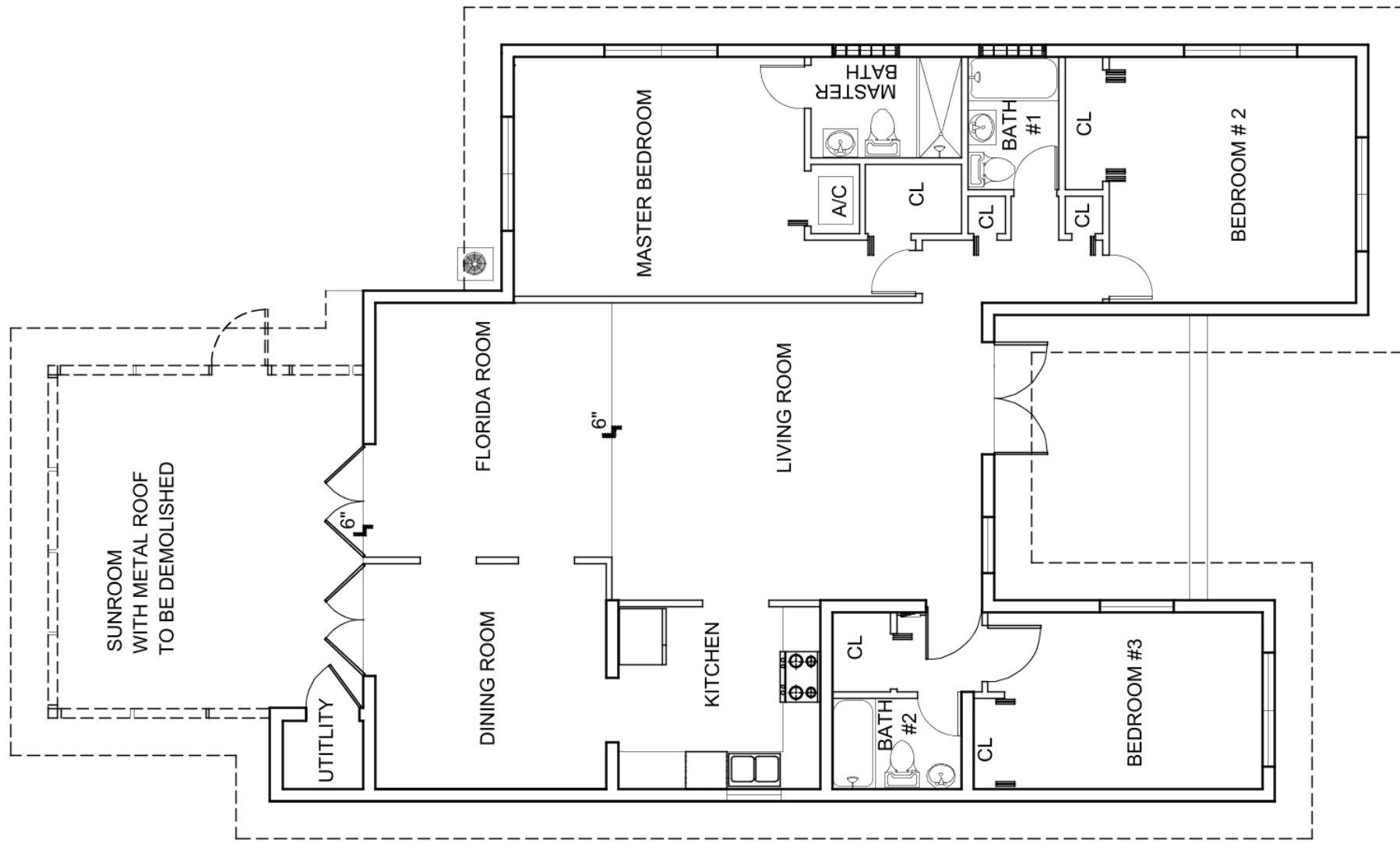
EXISTING WEST ELEVATION TO REMAIN SCALE: 1/8"=1'-0"



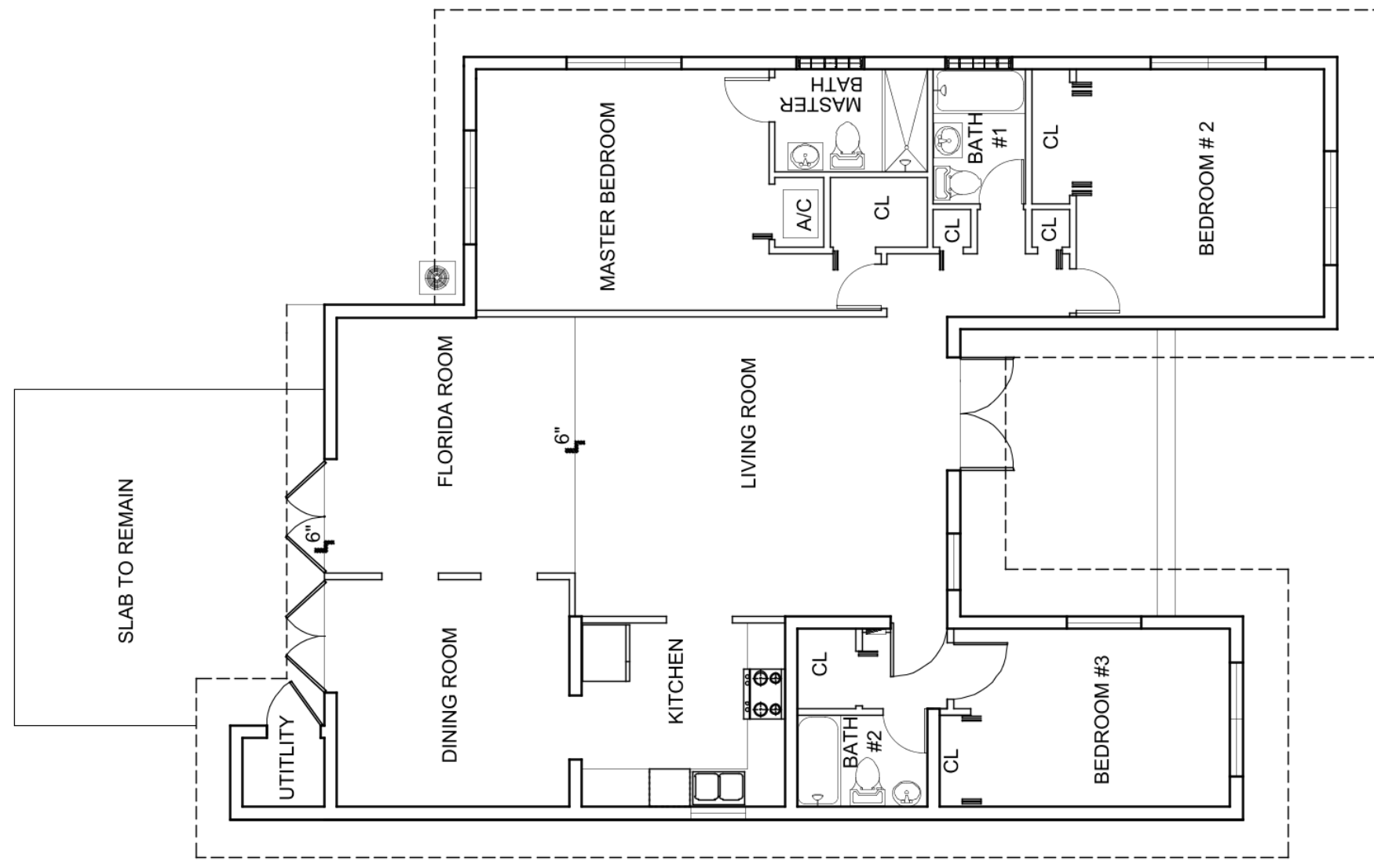
EXISTING EAST ELEVATION SCALE: 1/8"=1'-0"



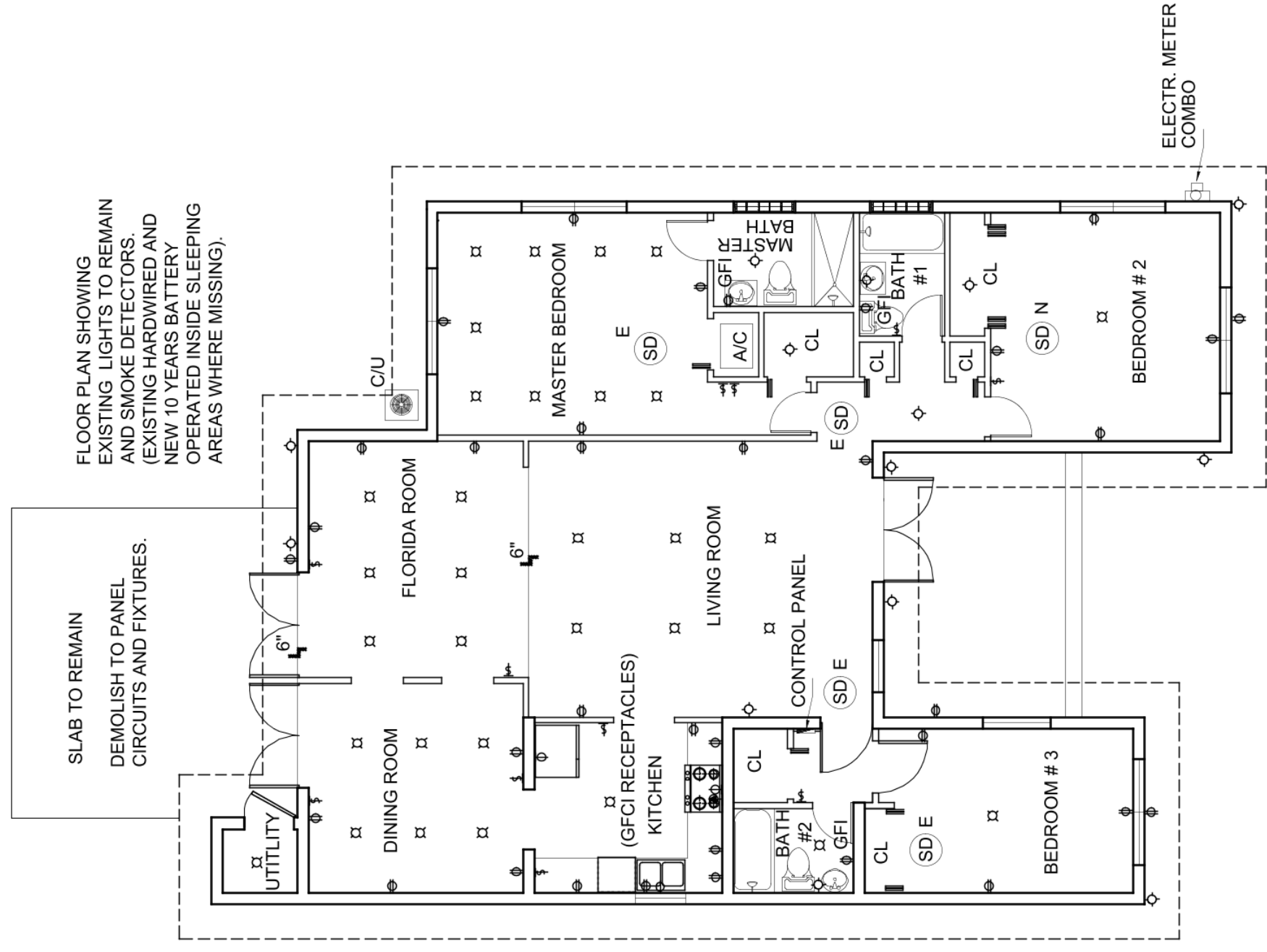
PROPOSED EAST ELEVATION SCALE: 1/8"=1'-0"



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.

FLOOR PLAN SHOWING EXISTING LIGHTS TO REMAIN (EXISTING HARDWIRED AND NEW 10 YEARS BATTERY OPERATED INSIDE SLEEPING AREAS WHERE MISSING).

SLAB TO REMAIN DEMOLISH TO PANEL CIRCUITS AND FIXTURES.

ELECTR. METER COMBO

NO.	DATE	REVISION

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



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

DWG. TITLE

FLOOR PLAN DETAILS NOTES ELEVATIONS

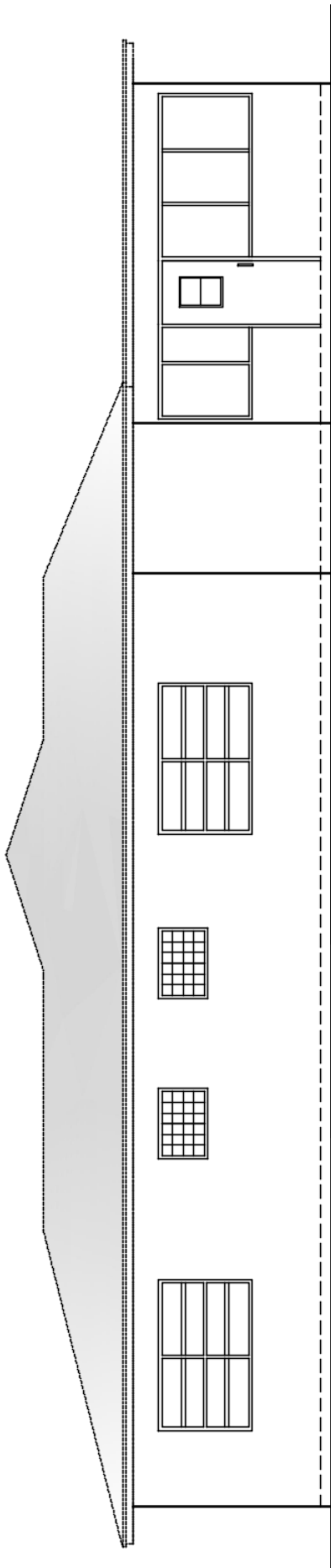
SCALE AS SHOWN

DRAWN BY MD R.A.

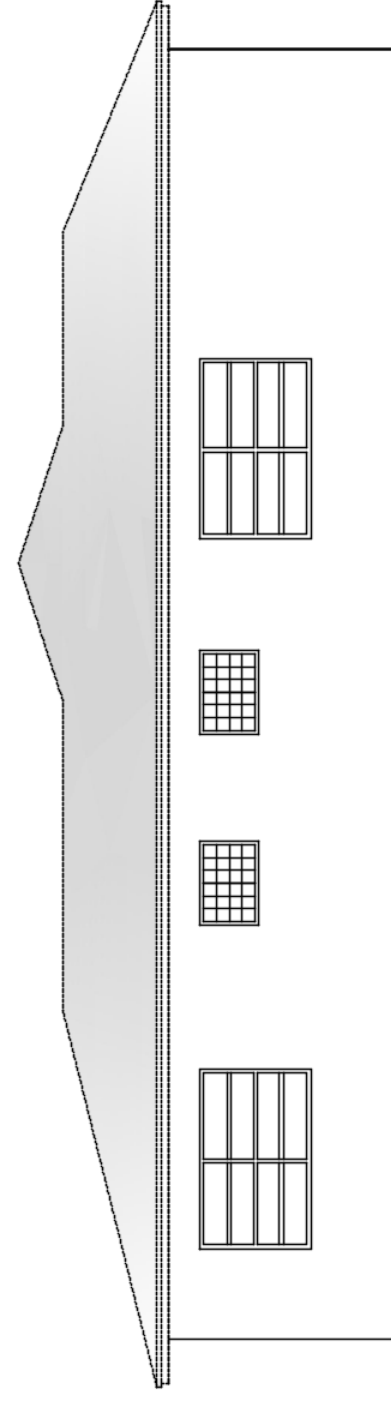
PROJECT NO. 2020071301

DATE 07/13/2020

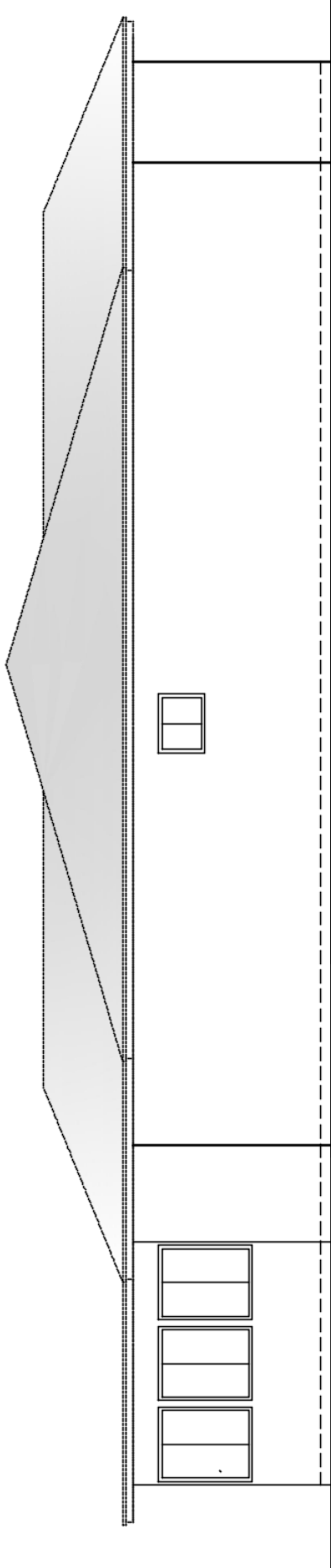
SHEET NUMBER A-2



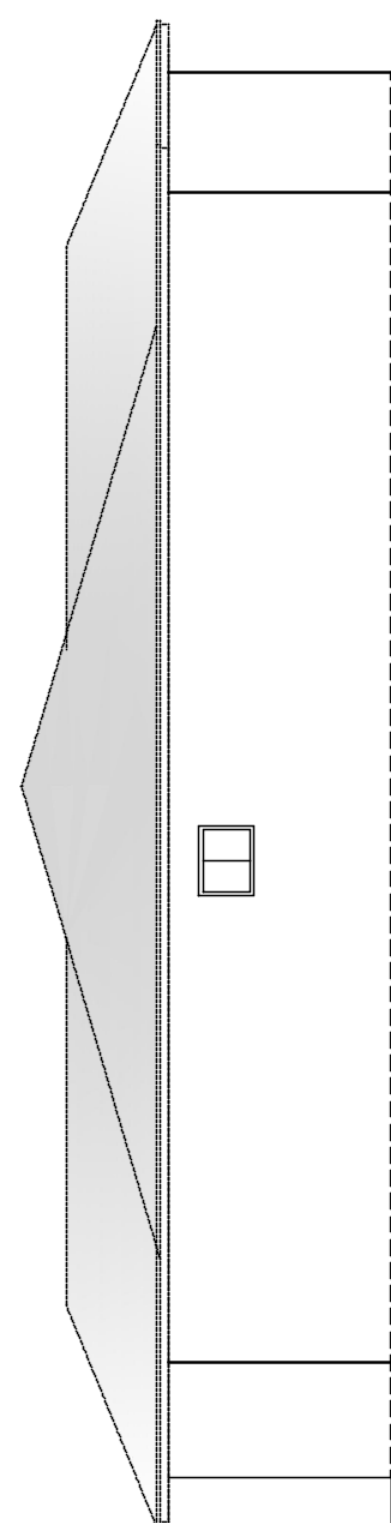
EXISTING SOUTH ELEVATION SCALE: 1/8"=1'-0"



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



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



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

CONTRACT FOR THE SERVICES OF ARCHITECTURE AND ENGINEERING PROFESSIONALS SHALL REMAIN THE PROPERTY OF RODOLFO ALONSO P.E. AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF RODOLFO ALONSO P.E. RODOLFO ALONSO P.E. IS PROMPTLY CONTACTED BY THE CLIENT FOR ANY AND ALL BIDDING AND CONTRACTING RESPONSIBILITY FOR VERIFYING ALL SITE CONDITIONS PRIOR TO PROCEEDING WITH WORK. EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROVATE CONSENTATION TO RODOLFO ALONSO P.E. REPRODUCTION OF DRAWINGS AND SPECIFICATIONS OF SERVICE SHALL REMAIN THE PROPERTY OF RODOLFO ALONSO P.E. AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF RODOLFO ALONSO P.E. RODOLFO ALONSO P.E. IS PROMPTLY CONTACTED BY THE CLIENT FOR ANY AND ALL BIDDING AND CONTRACTING RESPONSIBILITY FOR VERIFYING ALL SITE CONDITIONS PRIOR TO PROCEEDING WITH WORK.

# 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

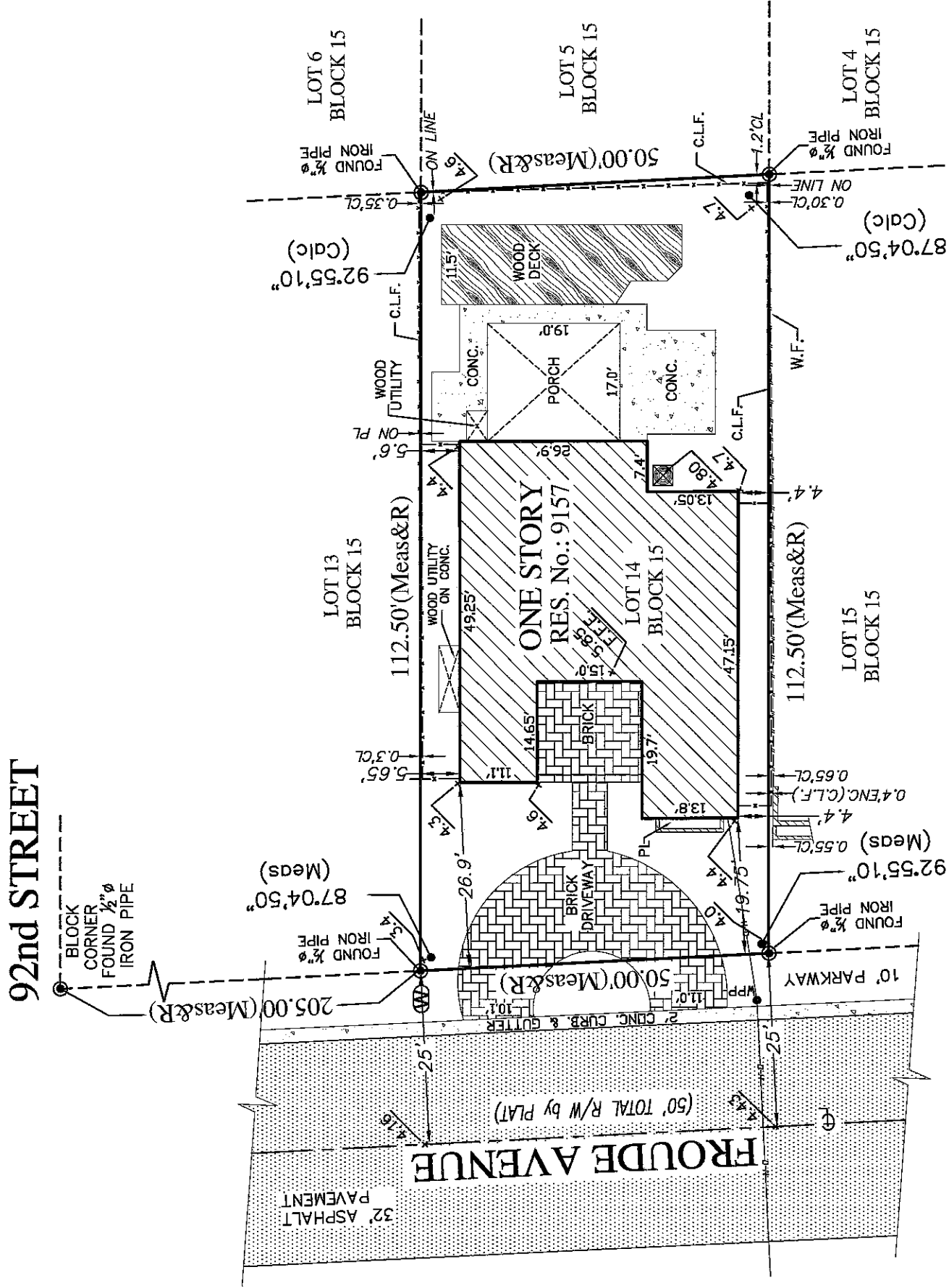
9157 Froude Avenue, Surfside, Fl. 33154.      DATE: 06-21-2020      JOB No.: 20-32093      SKETCH No.: 29663

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

REVISIONS:

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

# SKETCH OF SURVEY



**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



# Memorandum

**To:** Planning and Zoning Board  
**Thru:** Andrew Hyatt, Town Manager  
**From:** Walter Keller, PE, AICP., Town Consultant Planner  
Marlin Engineering, Inc.  
**CC:** Jason Greene, Assistant Town Manager  
Lillian Arango, Town Attorney  
**Date:** January 10, 2021  
**RE:** 9165 Abbott Avenue Single Family Addition and Renovations

---

**Background:** This application is a request to approve a 540 square foot (SF) addition to an existing single-family residence with additional renovations to the roof, exterior, windows and driveway. The parcel is located in the H30B Zoning District. The Applicant has provided a current survey and provided details on the improvements and proposed elevations. An overhead aerial photo from the Miami Dade County Property Appraiser and a Google Street View are provided on the following page.

**Governing Codes:** The Zoning in Progress requirements for the proposed improvements are detailed in the following Zoning Codes:

**2006 Code:** Front yard landscape 50% minimum; Rear yard landscape 40%.

**2020 Code:** Base Flood Elevation +2; Pervious area 35% minimum; Residential Design Guidelines (building massing, decorative features, architectural style, wall materials and finishes; roof materials, types and slopes; windows and trims).

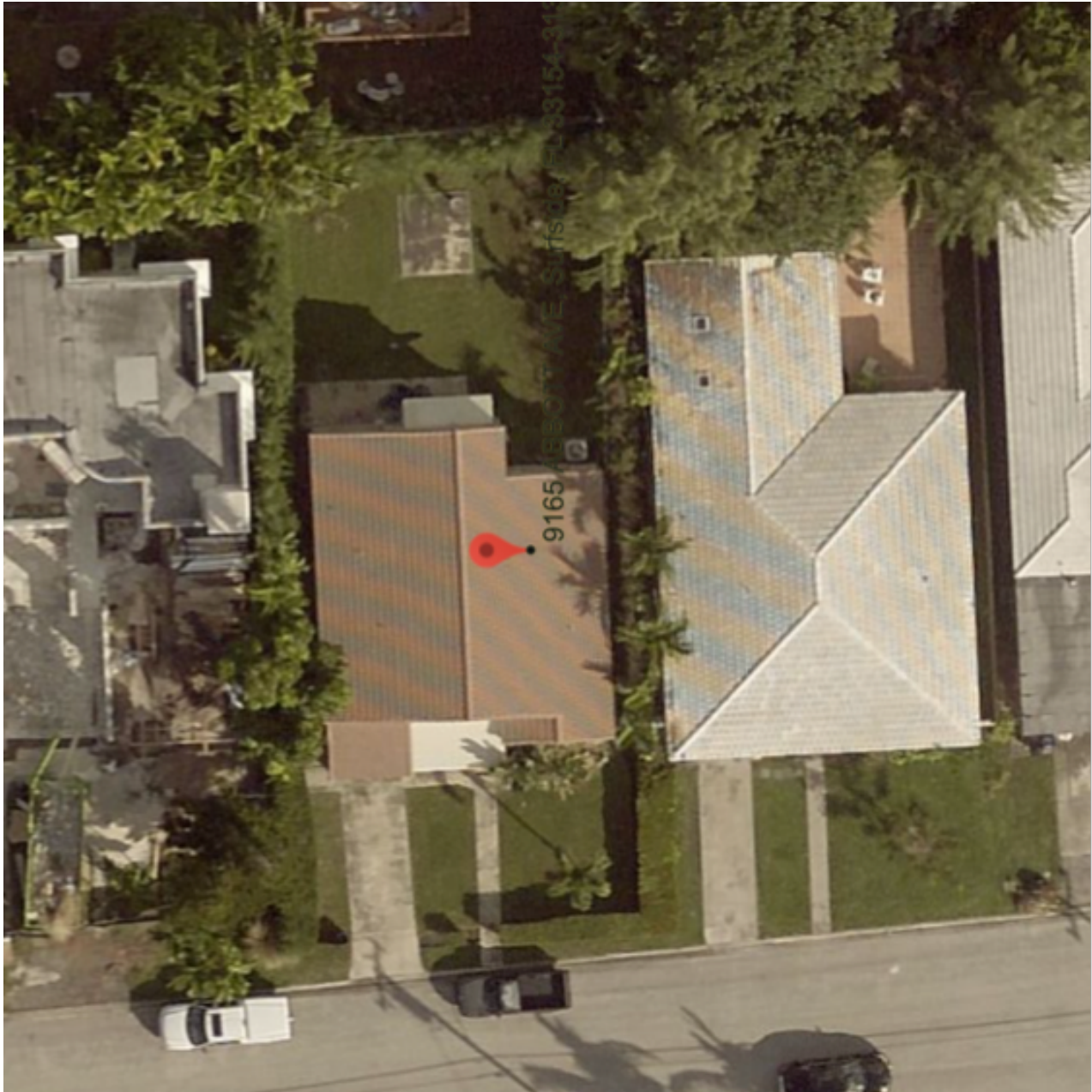
**2006/2020 Codes:** Maximum lot coverage 40%; Maximum height 30 ft; Front and rear setback 20 ft; Front setback permeability 50%.

**Zoning in Progress:** Maximum 40% lot coverage does not include uncovered steps and exterior balconies; uncovered terraces, patios, porches open on 2 sides; covered terraces, patios or porches open on 2 sides (these exemptions not to exceed 15% of the total footprint).





Town of Surfside, Florida  
Development Review



9165 Abbott Avenue Overhead View from the Miami Dade County Property Appraiser





**9165 Abbott Avenue Google Street View**

**Staff Recommendation:** Review of the application package, aerial photos from the property appraiser, Google Street View and planning staff review of the codes indicates the Applicant generally complies with all the 2006, the current Municode and Zoning in Progress relative to the proposed improvements and should be approved subject to following comments.

- Provide calculations and worksheet verifying 50% landscape area in the front yard setback
- Provide calculations and worksheet verifying 40% landscape area in the rear yard setback
- Provide calculations and worksheet verifying building floor area is 40% or less of the lot size
- Provide information and material details on the driveway improvements
- Verify the accessory uses (pool, decks, steps, and terraces) do not exceed the 15% requirement
- Verify the maximum building height does not exceed 15 feet
- Verify the eaves on the new roof does not extend more than 8 inches into the side yard



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.

<b><u>PROJECT INFORMATION</u></b>	
OWNER'S NAME	My 3 Kids LLC
PHONE / FAX	(305) 608-0337
AGENT'S NAME	Juan C David
ADDRESS	1385 Coral Way Suite 404 Miami, Fl 33145
PHONE / FAX	(305) 285-4343 / (305) 285-4330
PROPERTY ADDRESS	9165 Abbott Ave. Surfside 33154
ZONING CATEGORY	RS-2 0800 - SGL FAMILY - 1701-1900 SQ
DESCRIPTION OF PROPOSED WORK	-New 524.00 SF addition to existing Residence an partial Interior Remodeling

<b><u>INTERNAL USE ONLY</u></b>			
Date Submitted	_____	Project Number	20-1546
Report Completed	_____	Date	_____
Fee Paid	\$ _____		

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

Cavoley Baurnel, mgzi 12.08.20  
 SIGNATURE OF OWNER MY 3 KIDS LLC DATE

[Signature] 12.08.20  
 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:**

<u>Juan C David</u>	<u>12.08.20</u>
NAME OF REPRESENTATIVE	DATE

# ELEVATION CERTIFICATE

**Important:** Follow the instructions on pages 1-9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION					FOR INSURANCE COMPANY USE
A1. Building Owner's Name BARRY S. BAUMEL & CAROLYN P. BAUMEL, HUSBAND AND WIFE					Policy Number:
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 9165 ABBOTT AVENUE					Company NAIC Number:
City SURFSIDE		State Florida		ZIP Code 33154	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) LOT 13, BLK 6, , PB 10, PG 63, FOLIO # 14-2235-001-0710					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>RESIDENTIAL</u>					
A5. Latitude/Longitude: Lat. <u>25°52'45.17" N</u> Long. <u>80°07'26.34" W</u> 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>8</u>					
A8. For a building with a crawlspace or enclosure(s):					
a) Square footage of crawlspace or enclosure(s) <u>0.00</u> sq ft					
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>0</u>					
c) Total net area of flood openings in A8.b <u>0.00</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
A9. For a building with an attached garage:					
a) Square footage of attached garage <u>232.00</u> sq ft					
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>0</u>					
c) Total net area of flood openings in A9.b <u>1473.12</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number MIAMI-DADE COUNTY 120659			B2. County Name MIAMI-DADE		B3. State Florida
B4. Map/Panel Number 12086C 0163	B5. Suffix L	B6. FIRM Index Date 09-11-2009	B7. FIRM Panel Effective/ Revised Date 09-11-2009	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) <u>+ 8 FT. N.G.V.D.</u>
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/Source: _____					
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/Source: _____					
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					

**ELEVATION CERTIFICATE**

OMB No. 1660-0008  
Expiration Date: November 30, 2022

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 9165 ABBOTT AVENUE			Policy Number:
City SURFSIDE	State Florida	ZIP Code 33154	Company NAIC Number

**SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)**

C1. Building elevations are based on:  Construction Drawings\*  Building Under Construction\*  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, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: # SEE COMMENTS Vertical Datum: N.G.V.D.1929

Indicate elevation datum used for the elevations in items a) through h) below.

NGVD 1929  NAVD 1988  Other/Source: \_\_\_\_\_

Datum used for building elevations must be the same as that used for the BFE.

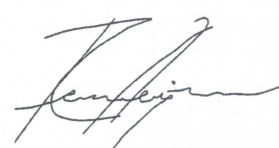

Check the measurement used.

- |   |       |     |  |                                 |
|---|-------|-----|--|---------------------------------|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor)   | _____ | 8.6 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| b) Top of the next higher floor   | _____ | N/A | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| c) Bottom of the lowest horizontal structural member (V Zones only)   | _____ | N/A | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| d) Attached garage (top of slab)  | _____ | 6.2 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| e) Lowest elevation of machinery or equipment servicing the building<br>(Describe type of equipment and location in Comments) | _____ | 8.5 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| f) Lowest adjacent (finished) grade next to building (LAG)  | _____ | 6.0 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| g) Highest adjacent (finished) grade next to building (HAG)   | _____ | 6.5 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support                                  | _____ | N/A | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |

**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.

Were latitude and longitude in Section A provided by a licensed land surveyor?  Yes  No  Check here if attachments.

Certifier's Name RENE AIGUESVIVES	License Number 4327		
Title PROFESSIONAL LAND SURVEYOR			
Company Name ALVAREZ AIGUESVIVES AND ASSOCIATES			
Address 9789 SW 72 STREET			
City MIAMI	State Florida		ZIP Code 33173
Signature 	Date 08-24-2020	Telephone (305) 220-2424	Ext.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)  
C2.e) MACHINERY ELEVATION REFERS TO A/C UNIT PAD LOCATED ON REAR SIDE OF THE HOUSE  
LATITUDE/LONGITUDE OBTAINED USING GOOGLE EARTH.  
BENCHMARK USED: D-181 (MIAMI-DADE), ELEVATION = 4.08 FT (N.G.V.D.)  
HIGHEST CROWN OF ROAD ELEVATION = 6.50 FT (N.G.V.D.)

20-24977

# ELEVATION CERTIFICATE

OMB No. 1660-0008  
Expiration Date: November 30, 2022

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 9165 ABBOTT AVENUE			Policy Number:
City SURFSIDE	State Florida	ZIP Code 33154	Company NAIC Number

## 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, crawlspace, or enclosure) is \_\_\_\_\_  feet  meters  above or  below the HAG.
- b) Top of bottom floor (including basement, crawlspace, or enclosure) is \_\_\_\_\_  feet  meters  above or  below the LAG.
- E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 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 or Owner's Authorized Representative's Name

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP Code \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_ Telephone \_\_\_\_\_

Comments

Check here if attachments.





# BUILDING PHOTOGRAPHS

See Instructions for Item A6.

OMB No. 1660-0008

Expiration Date: November 30, 2022

## ELEVATION CERTIFICATE

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 9165 ABBOTT AVENUE			Policy Number:
City SURFSIDE	State Florida	ZIP Code 33154	Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.



Photo One

Photo One Caption FRONT VIEW

Clear Photo One



Photo Two

Photo Two Caption REAR VIEW

Clear Photo Two

# BUILDING PHOTOGRAPHS

Continuation Page

OMB No. 1660-0008

Expiration Date: November 30, 2022

## ELEVATION CERTIFICATE

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 9165 ABBOTT AVENUE			Policy Number:
City SURFSIDE	State Florida	ZIP Code 33154	Company NAIC Number

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.

Photo Three

Photo Three Caption SIDE VIEW

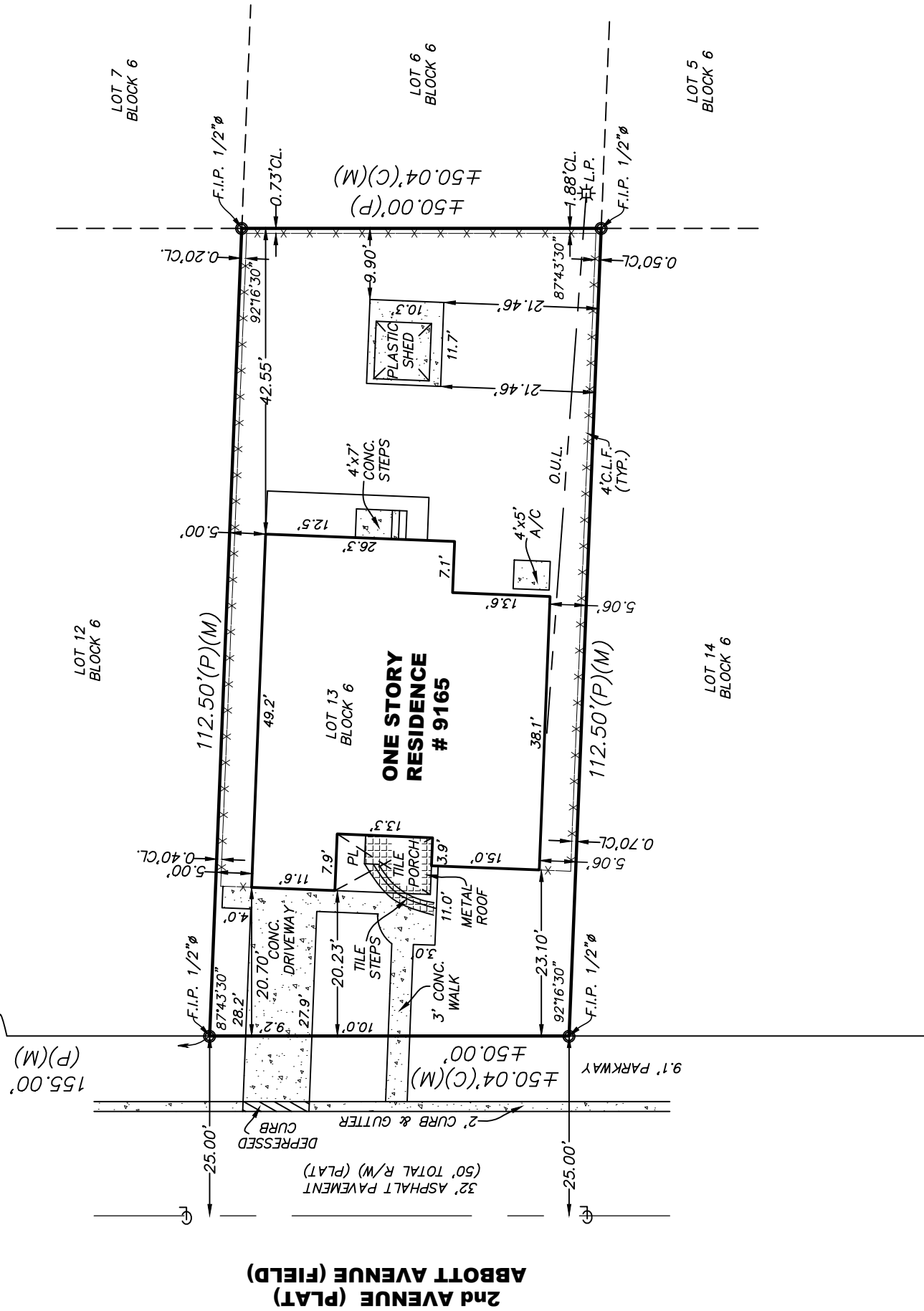
Clear Photo Three

Photo Four

Photo Four Caption SIDE VIEW

Clear Photo Four

**QUAMASH STREET (PLAT)  
92nd STREET (FIELD)**



This property is described as:  
Lot 13, Block 6,  
ALTOS DEL MAR #4,  
according to the Plat thereof,  
as recorded in Plat Book 10, Page 63,  
of the Public Records of Miami-Dade County, Florida

**Certified to:**  
Barry S. Baumel & Carolyn P. Baumel  
Chicago Title Insurance Company  
Greenberg Traurig, P.A.

**NOTES:**  
- No visible Encroachments in this Lot  
- No platted Easement in this Lot.

**Address:**  
9165 Abbott Avenue, Surfside, FL 33154

Bearing, if any, shown based on N/A (reference) N/A

**"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."**

**LEGEND**

- A = Arc
- ASPH = Asphalt
- BM = Bench Mark
- BRG = Bearing
- CATV = Catch basin
- CB = Catch basin
- CBS = Concrete Block Structure
- CH = Chord
- Chattahoochee
- C = Center Line
- CLF = Chain Link Fence
- CL = Clear
- CONC. = Concrete
- D = Delta
- Ø = Diameter
- DH = Drill Hole
- DME = Drainage & Maintenance Easement
- E.B. = Electric Box
- Enc. = Encroachment
- F.F. = Finish Floor
- F.H. = Fire Hydrant
- F.I.R. = Found Iron Rebar
- FPL = Florida Power & Light
- F.I.P. = Found Iron Pipe
- FD. = Found
- L.P. = Light Pole
- M = Measured
- M.F. = Metal Fence
- M.H. = Manhole
- M = Monument Line
- MON. = Monument
- N/A = Not Applicable
- N/D = Nail & Disc
- NTS = Not to Scale
- O/S = Offset
- O.U.L. = Overhead Utility Lines
- OH = Overhang
- P = Plat
- PB = Plat Book
- PC = Point of Curvature
- P.C.C. = Point of Compound Curvature
- PCP = Permanent Control Point
- PG = Page
- P.I. = Point of Intersection
- PL = Property Line
- PL = Planter
- P.O.B. = Point of Beginning
- P.O.C. = Point of Commencement
- P.P. = Power Pole
- P.R.M. = Permanent Reference Monument
- P.R.C. = Point of Reverse Curvature
- PT = Point of Tangency
- R = Radius
- R/R = Railroad
- PSM = Professional Surveyor Mapper
- R/W = Right-of-Way
- SWK = Sidewalk
- Sec. = Section
- (TYP) = Typical
- T = Tangent
- U.E. = Utility Easement
- W.F. = Wood Fence
- W.M. = Water Meter
- W.V. = Water Valve
- ⊕ = Denotes Spot Elevations Taken

**NOTE:**  
a) All clearances and/or encroachments shown hereon are of the apparent physical use, fence legal ownership, or matters of title are made or implied.  
b) The issue of this survey is only for the exclusive and specific use of those persons, parties or institutions in the certification.  
c) Code restrictions and the search not reflected in this survey.  
d) Underground utilities, improvements, footings and encroachments, if any not located.  
e) The flood information shown hereon does not imply that the subject property will or will not be free from flooding or damage and does not create liability on the part of the firm or employee thereof, for any damage that occurs from reliance on said information.  
f) Lands depicted hereon were surveyed per legal description provided by client and no claims as to ownership or matters of title are made or implied.  
g) All roads shown hereon are public unless otherwise noted.  
h) No identification cap found on property corners unless otherwise noted.  
i) Distance along boundary are record and measured unless otherwise noted.  
j) The graphic portions of this document are intended to be displayed at the graphic/name scales as depicted. Said scale may be altered in reproductions and as such, should be considered when obtaining scaled data. Accuracy: The expected use of land as classified in the minimum technical standards (5J17-FAC), is "Suburban". The Minimum relative distance accuracy for the type of boundary survey is 1 foot in 7,500 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.  
k) Contact the appropriate authorities prior to any design work or excavation on the herein described parcel for building, zoning information and utilities location.

REVISIONS:  
11-06-2020 Revisions *RA*

FLOOD ZONE	AE	COMM. No.	120659	PANEL No.	0163	SUFFIX:	L	Not valid unless it bears the signature and the original raised seal of Florida licensed Surveyor and Mapper.
F.I.R.M. DATE	09/11/09	F.I.R.M. INDEX	09/11/09	BASE ELEV.	+ 8'	N.G.V.D.		

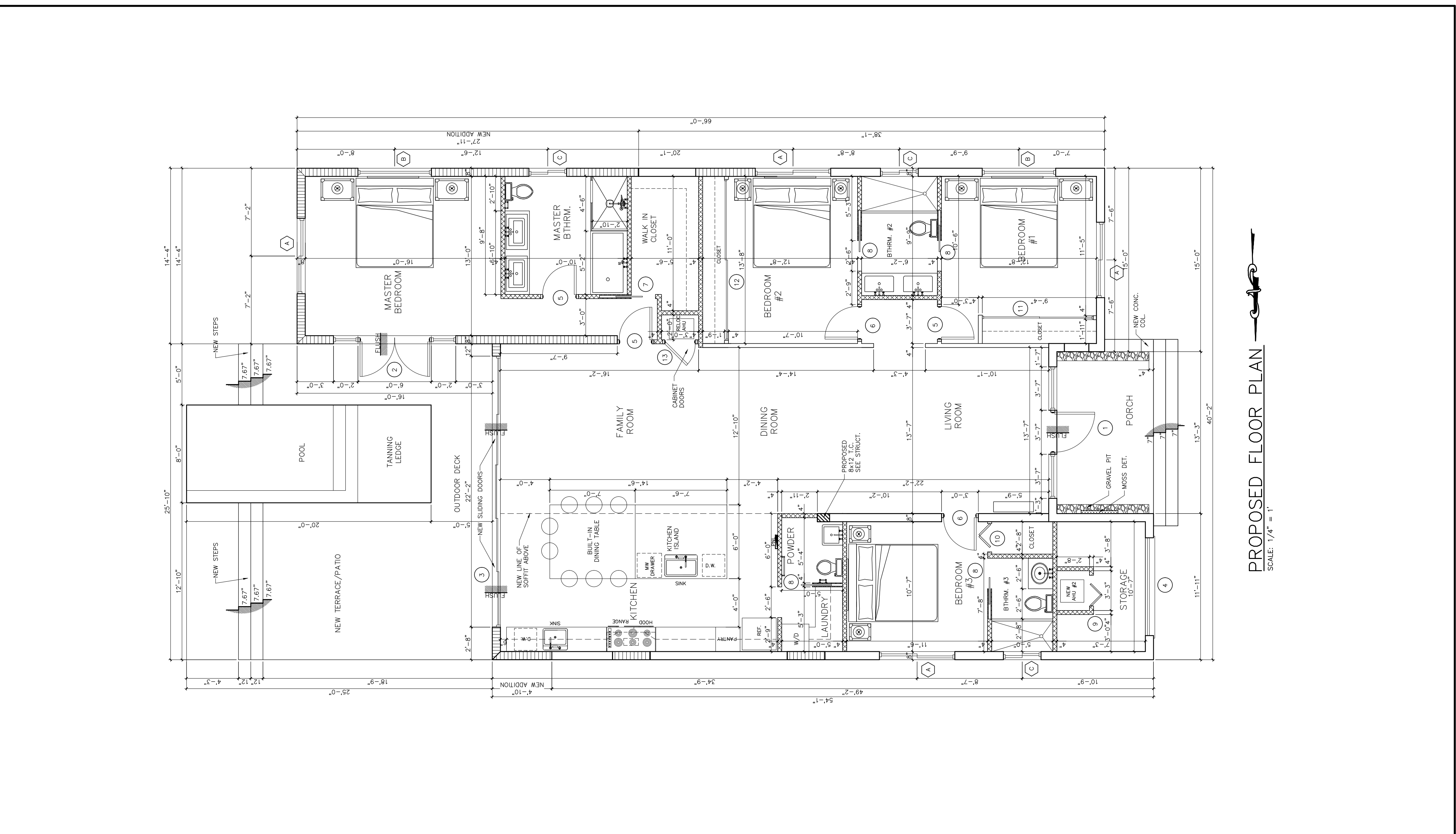
**Alvarez, Aiguesvives and Associates, Inc.**  
Surveyors, Mappers and Land Planners  
9789 Sunset Drive, Miami, FL 33173  
Ph. 305-385-0385 ~ 305.220.2424 L.B. No. 6867  
fastsurvey@aol.com ~ aasurvey@aol.com

Field Date: 08/21/20  
Scale: 1"=20'  
Drawn by: D.G.  
Drwg. No.: 20-24977

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 5J-17, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.

*René Aiguesvives*  
**RENE AIGUESVIVES** 08/21/2020  
**PROFESSIONAL SURVEYOR AND MAPPER** No. 4327. State of Florida.





**PROPOSED FLOOR PLAN**  
 SCALE: 1/4" = 1'

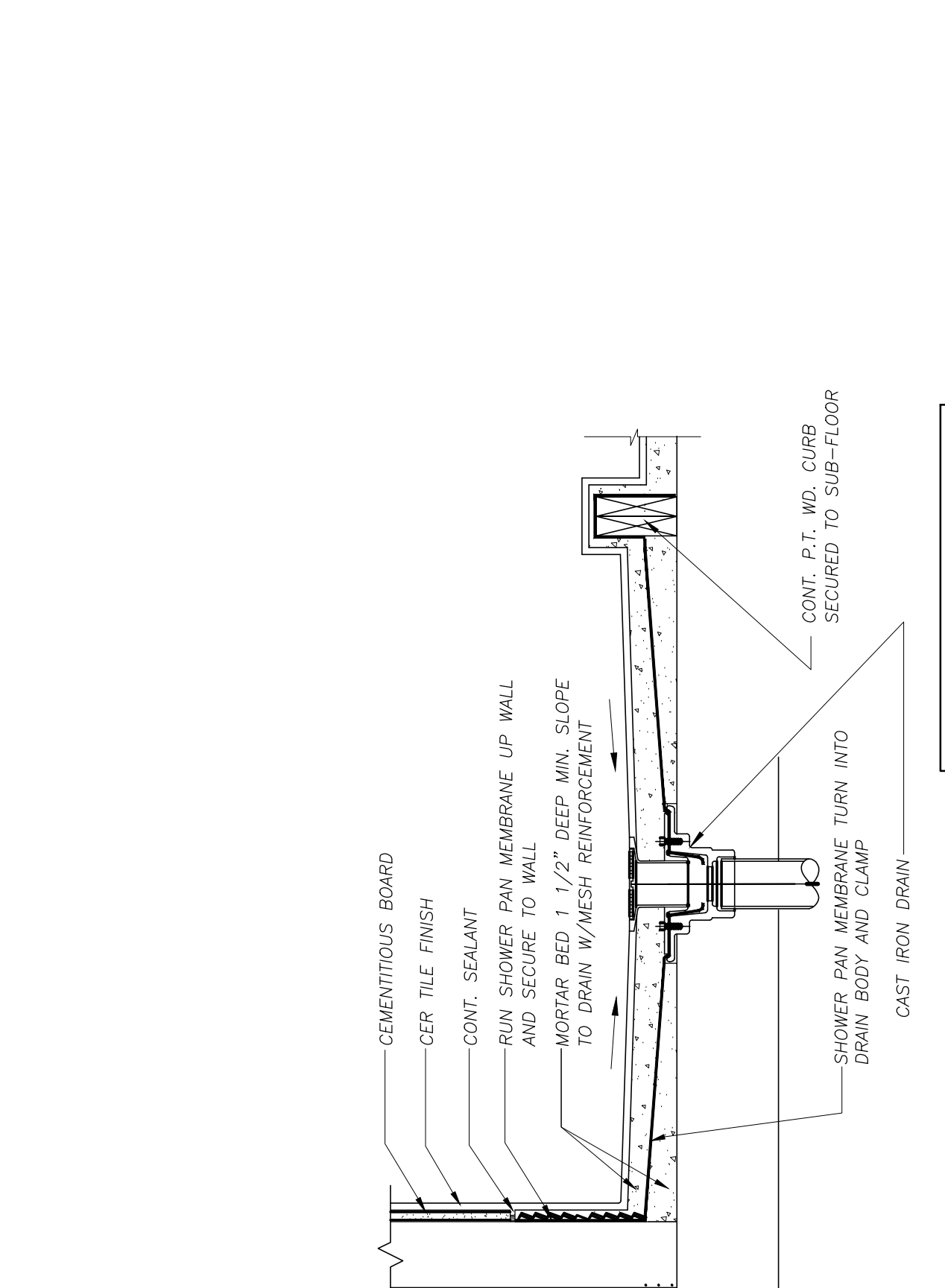
**CONSTRUCTION LEGEND:**

	NEW PARTITION: 1 5/8" X 3 5/8" MTL. ST. FRAME PARTITION 24" O/C W/ 5/8" GYPSUM BOARD EACH SIDE W/ TYPE "S" DRYWALL SCREW 8" O.C. @ PERM. 12" @ FIELD
	NEW MASONRY WALL: 8" CONC. BLOCK W/ STUCCO OVER 1/2" P.T. FURRING BTW. AND R-41 INSUL. BTW.
	EXIST MASONRY WALL
	EXISTING TO BE REMOVED
	EXIST MASONRY TO BE REMOVED

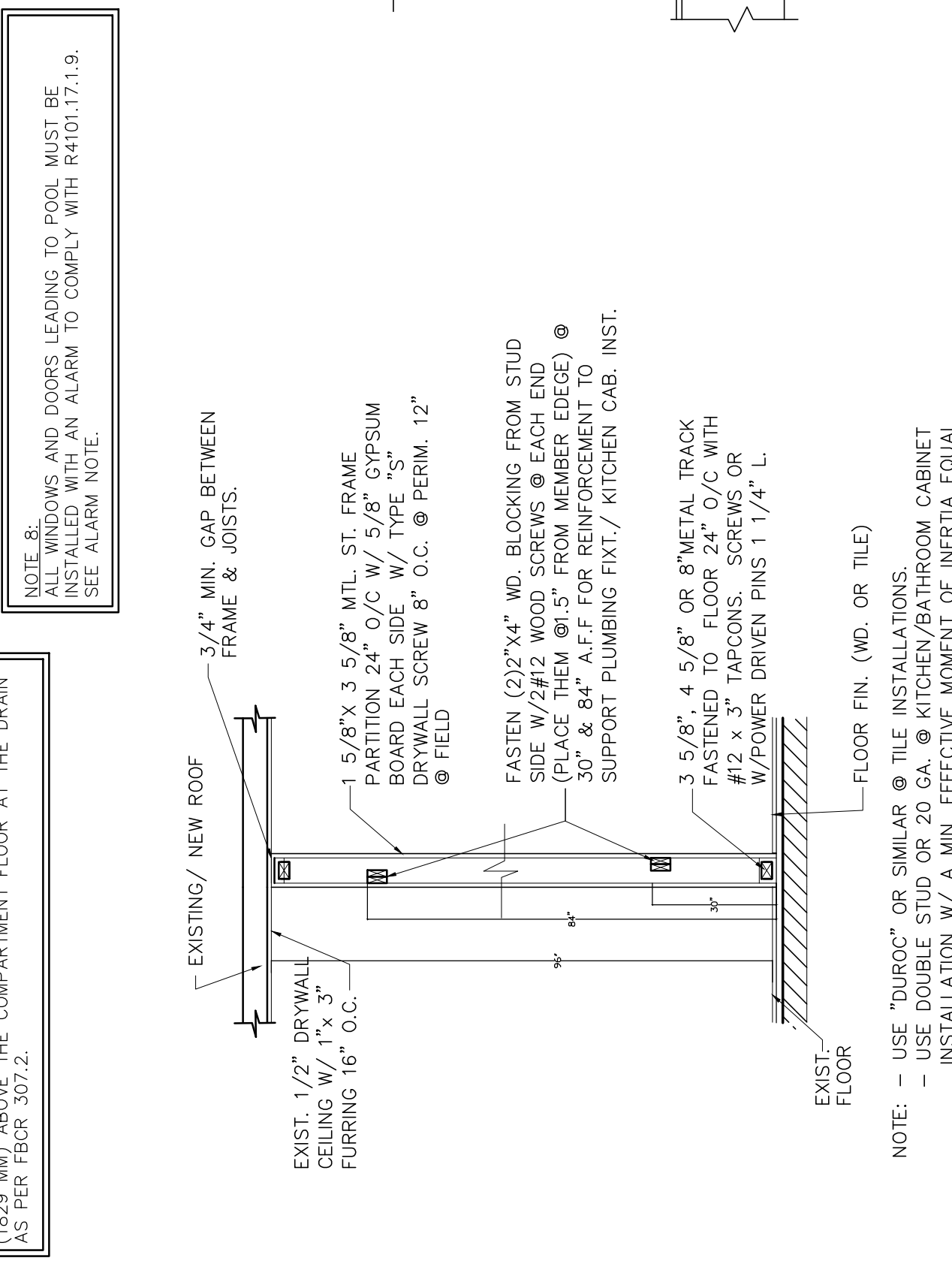
- NOTE 5:** SLIDING DOORS IN PATH OF EGRESS SHALL BE READILY OPENABLE FROM EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT TO COMPLY WITH FBC R311.1 AND R311.2.
- NOTE 10:** R311.1.3 FLOOR ELEVATIONS AT THE REQUIRED EGRESS DOOR SHALL NOT BE MORE THAN 1/4" INCHES (6 MM) LOWER THAN THE TOP OF THE THRESHOLD.
- NOTE 11:** FLOOR ELEVATIONS FOR OTHER EXTERIOR DOORS, DOORS OTHER THAN THE REQUIRED EGRESS DOOR SHALL BE PROVIDED WITH LANDINGS OR FLOORS NOT MORE THAN 7/8" INCHES (196 MM) BELOW THE TOP OF THE THRESHOLD.
- NOTE 12:** EVERY BATHROOM DOOR SHALL DESIGN TO ALLOW OPENING FROM THE INSIDE DURING AN EMERGENCY WHEN IS LOCKED. FBC 420.3.1.2
- NOTE 13:** EVERY CLOSET LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN FROM THE INSIDE THE CLOSET. FBC 420.3.1.1.2

- NOTE 3:** SIZE EGRESS WINDOW: THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24 INCHES (610 MM) AND THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20 INCHES (508 MM). THE MINIMUM NET CLEAR OPENING AREA SHALL BE 5.7 SQ FT. (0.53 M<sup>2</sup>).
- NOTE 4:** DOORS & WALLS, ROOF TRUSSES, ROOFING MEMBRANE, AND RAILING UNDER SEPARATE PERMIT.
- NOTE 5:** PROVIDE MINIMUM 22" CLEAR WIDTH SHOWER ACCESS AS PER FBC R277.08.1.1.
- NOTE 6:** WALL AND CEILING FINISHES SHALL HAVE A FLAME-SPREAD CLASSIFICATION OF NOT GREATER THAN 200 PER FBC 2017 SMOKE-DEVELOPED INDEX OF NOT GREATER THAN 450 PER AS PER ASTM E-84 OR UL273 AND FBC 2017 R302.9.2.
- NOTE 7:** INSULATION MATERIAL, FACINGS & VAPOR RETARDERS TO BE INSTALLED IN ALL BATHROOMS AND KITCHENS. INSULATION SHALL BE 1" SWAGE-DEVELOPED INDEX AND TO EXCEED 450 AS PER ASTM E84 OR UL273 AS PER FBC R302.10.1.
- NOTE 8:** ALL WINDOWS AND DOORS LEADING TO POOL MUST BE INSTALLED WITH AN ALARM TO COMPLY WITH R4101.17.1.9. SEE ALARM NOTE.

- NOTE 1:** GLASS IN DOORS SHALL BE CATEGORY II SAFETY GLAZING, INCLUDING SLIDING GLASS DOORS, AS PER FBC R308.4.1 & 2406.4.1. PANELS ADJACENT TO DOORS (WITHIN 24") SHALL BE OF CATEGORY II SAFETY GLAZING AS PER FBC R308.4.2 & 2406.4.2.
- NOTE 2:** GLASS WHERE THE BOTTOM EDGE IS LESS THAN 18" A.F.F. SHALL BE CATEGORY II SAFETY GLAZING AS PER FBC R308.4.3.
- NOTE 3:** GLAZING IN GUARDS AND RAILINGS, INCLUDING STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL IN-FILL PANELS, SURFACE SHALL BE CATEGORY II SAFETY GLAZING AS PER FBC R308.4.4.
- NOTE 4:** GLASS OF SHOWER DOORS, AND IN WINDOWS ADJACENT TO SHOWER DOORS AS PER FBC R308.4.5 & 2406.4.5.
- NOTE 5:** SAFETY GLAZING FOR DOORS AS PER FBC R308.4.6 & 2406.4.6.
- NOTE 6:** ADJACENT TO STAIRWAYS SHALL BE CATEGORY II SAFETY GLAZING AS PER FBC R308.4.6, R308.4.7, 2406.4.6 & 2406.4.7.
- NOTE 7:** IN THE BATHROOM PROV. FLOOR TILE, WALL TILE & WALL, CERAMIC TILE OR GLASS MAT) TO COMPLY WITH FBC 2017 SEC 6702.4.2.
- NOTE 8:** "BATHUB AND SHOWER COMPARTMENTS SHALL HAVE FLOORS AND WALLS CONSTRUCTED OF SMOOTH, CORROSION RESISTANT MATERIALS TO A HEIGHT OF NOT LESS THAN 72 INCHES (1829 MM) ABOVE THE COMPARTMENT FLOOR AT THE DRAIN" AS PER FBC 307.2.



**SHOWER DTL.**  
 SCALE: N.T.S.



**TYP. PARTITION**  
 SCALE - N.T.S.

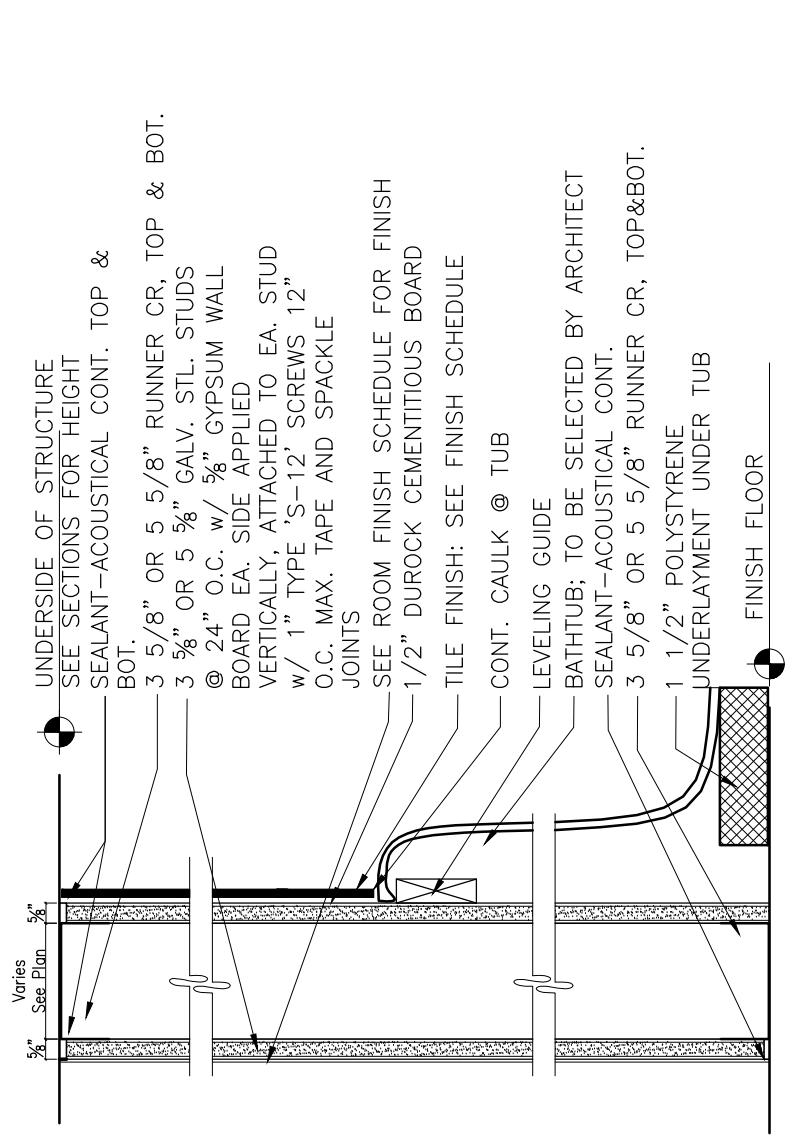
**WINDOW SCHEDULE**

MARK	WINDOW TYPE	SIZE	QTY	SHGC	U-FACTOR	NOTES
A	HORIZONTAL SLIDER (X0)	74"Wx50 5/8"H	4 UNITS	0.50	1.08	IMPACT WINDOW (SEE NOA ATTACHED # 17-1114.05)
B	FIXED WINDOW (O)	72"Wx24"H	2 UNITS	0.50	1.08	IMPACT WINDOW (SEE NOA ATTACHED # 17-1114.10)
C	HORIZONTAL SLIDER (X0)	37"Wx38 1/8"H	3 UNITS	0.50	1.08	IMPACT WINDOW (SEE NOA ATTACHED # 17-1114.05)

**DOOR SCHEDULE**

MARK	QTY	WIDE	HIGH	THICK	TYPE	MTL.	THOLD	SHGC	U-FACTOR	REMARKS
1	1	3'-7"	8'-0"	1 3/4"	SWINGING	WOOD	---	---	---	EXTERIOR, HINGE RIGHT
2	1	3'-7"	8'-0"	1 3/4"	SIDELITE	ALM	---	0.50	1.08	EXTERIOR
3	1	6'-0"	8'-0"	1 3/4"	DOUBLE SWINGING	ALM	---	0.50	1.08	EXTERIOR
4	2	2'-0"	8'-0"	1 3/4"	SIDELITE	ALM	---	0.50	1.08	EXTERIOR
5	1	22'-2"	8'-0"	1 5/8"	SLIDING GLASS DOOR	ALM	---	0.50	1.08	EXTERIOR (5 PANELS)
6	1	8'-0"	8'-0"	1 5/8"	GARAGE DOOR	WOOD	---	---	---	EXTERIOR
7	2	3'-0"	6'-8"	1 5/8"	SWINGING	WOOD	---	---	---	INTERIOR, HINGE RIGHT
8	1	2'-0"	6'-8"	1 5/8"	POCKET	WOOD	---	---	---	INTERIOR, HINGE LEFT
9	4	2'-6"	6'-8"	1 5/8"	POCKET	WOOD	---	---	---	INTERIOR (WALK IN CLOSET)
10	1	2'-6"	6'-8"	1 1/4"	BI-FOLD	WOOD	---	---	---	INTERIOR (BTHRM. #2, 3 & POWDER)
11	1	2'-4"	6'-8"	1 1/4"	BI-FOLD	WOOD	---	---	---	INTERIOR (1 DOOR - 2 PANELS SOLID DOOR (STORAGE))
12	1	9'-1"	6'-8"	1 1/4"	SLIDING	WOOD	---	---	---	INTERIOR (1 DOOR - 2 PANELS SOLID DOOR (BEDROOM 3))
13	1	13'-2"	6'-8"	1 1/4"	SLIDING	WOOD	---	---	---	INTERIOR (CLOSET BEDROOM 1)
14	1	13'-2"	6'-8"	1 1/4"	SLIDING	WOOD	---	---	---	INTERIOR (CLOSET BEDROOM 2)
15	1	2'-10"	6'-8"	1 1/4"	BI-FOLD	WOOD	---	---	---	INTERIOR (1 DOOR - 2 PANELS PULL LOWER (AC CLOSET TRM))

**PARTITION TYPE TUB**  
 SCALE: N.T.S.



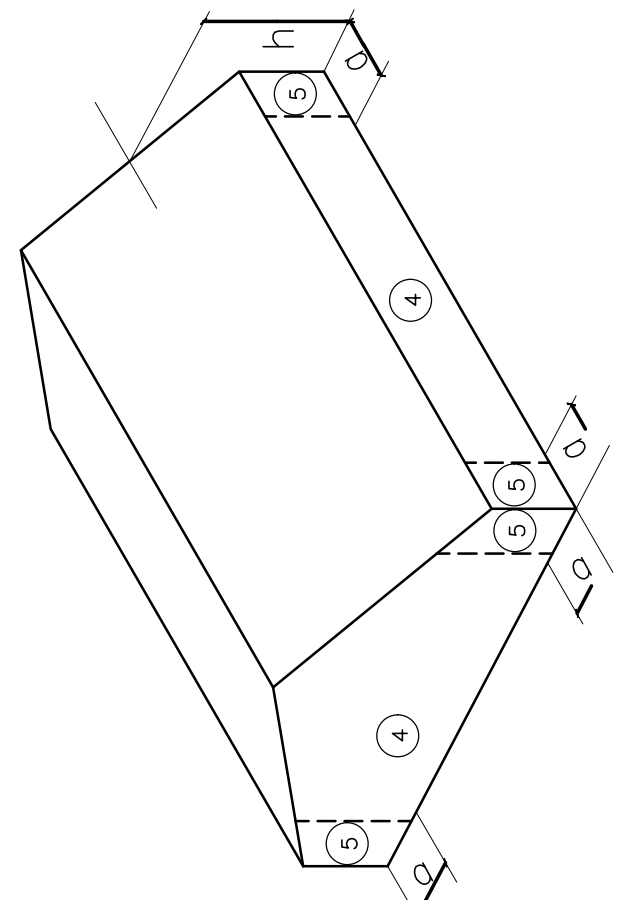
# FLORIDA BUILDING CODE, 2017 DESIGN PRESSURES FOR COMPONENTS & CLADDING

(VERSION 1.02)

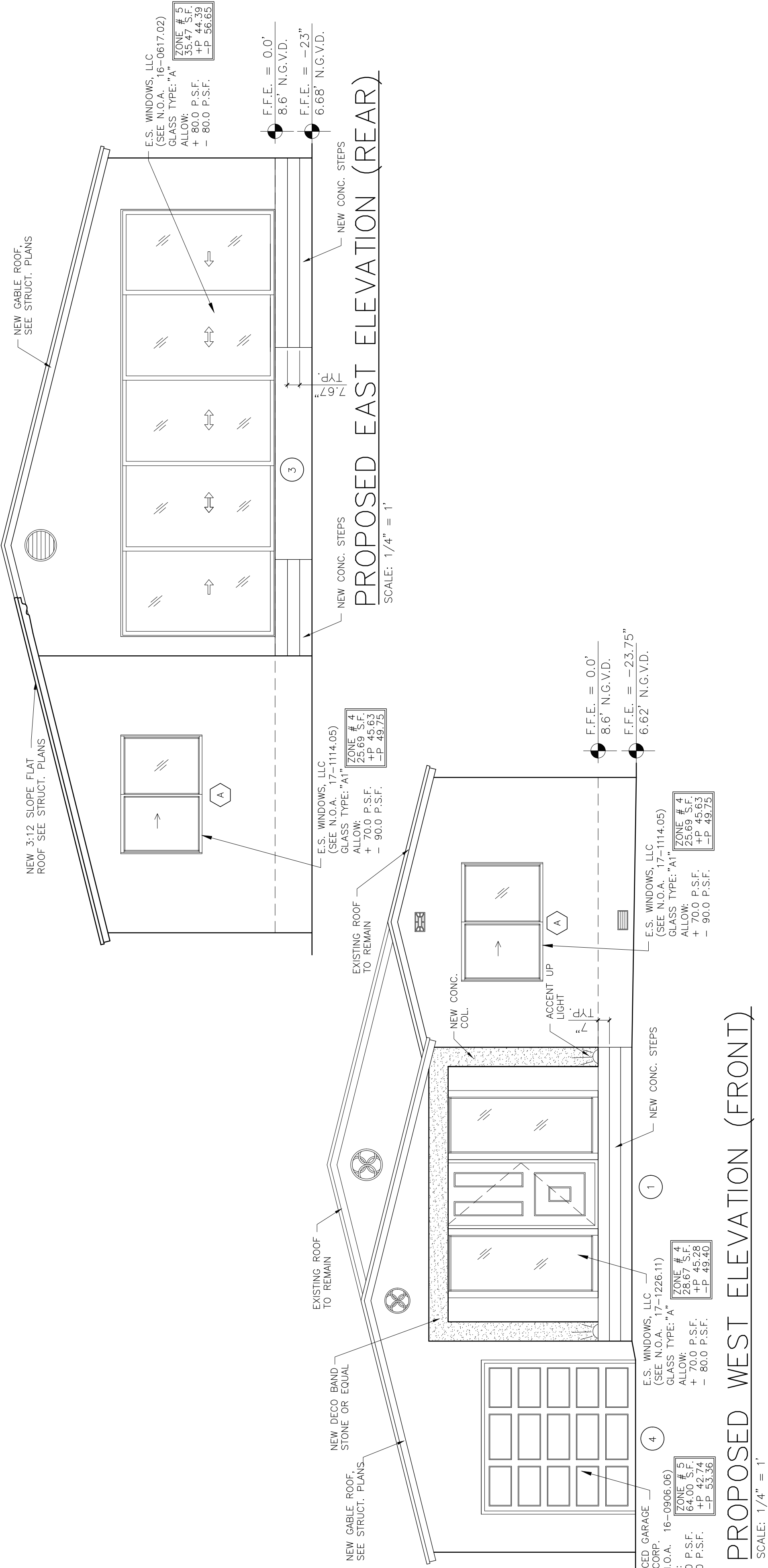
BUILDING DATA		JOB INFORMATION	
Wind Velocity (mph)	175	Company	JCD ARCHITECT, INC.
Exposure Category	D	Prepared By	Employee
Directionality Factor (K <sub>d</sub> )	.85	Client Name	CAROLYN BAUMEL
Mean Roof Height (ft)	13.50	Job Description	ADD. & INTERIOR REMODELING
Building Width (ft)	40.16	Job Number	
Building Length (ft)	66.00		
Roof Slope (X:12)	3.0		

## WALL OPENINGS

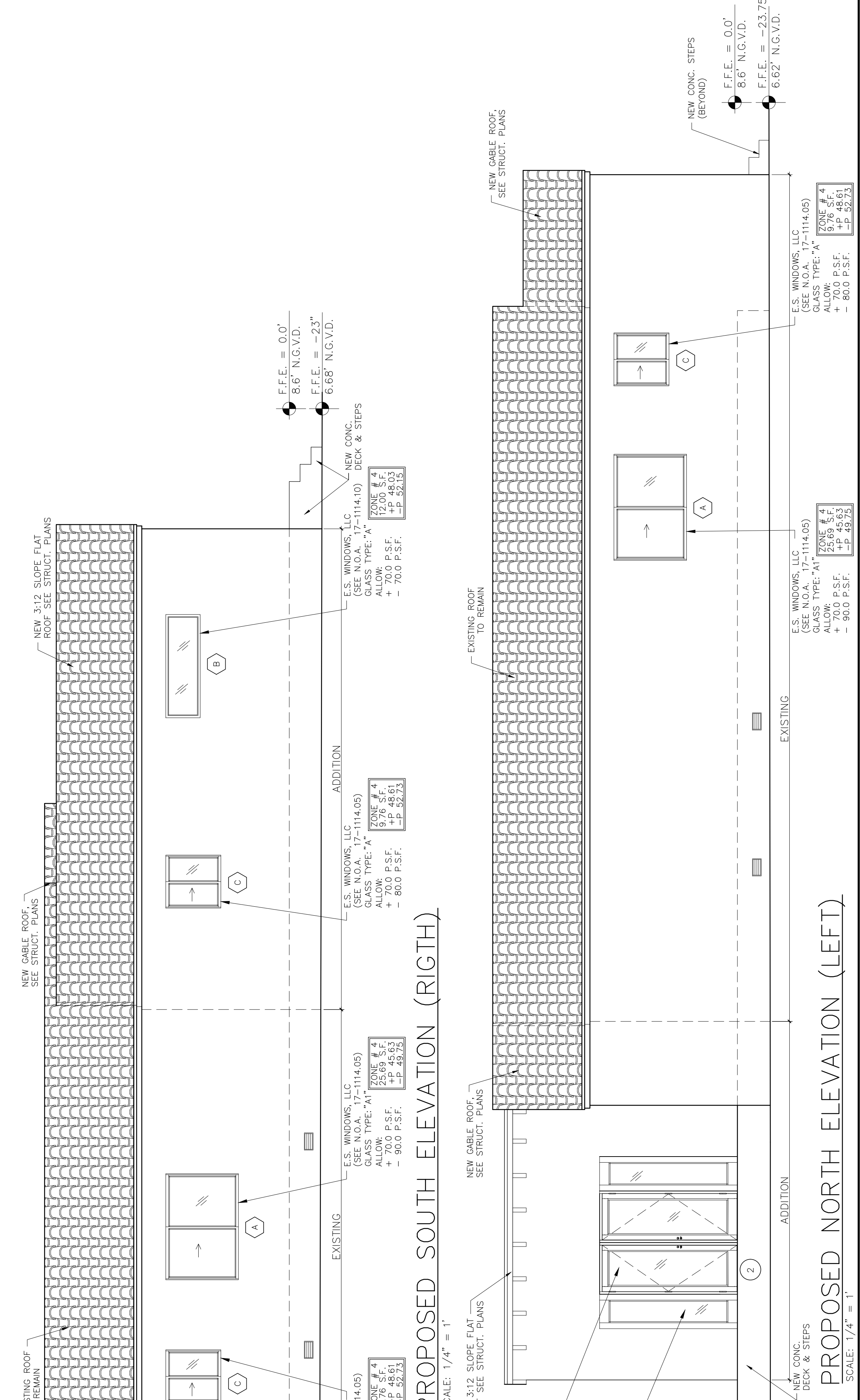
OPENING MARK	OPENING DESCRIPTION	LOCATION ZONE	OPENING ELEV. (ft)	OPENING WIDTH (inches)	OPENING HEIGHT (inches)	MAXIMUM POSITIVE PRESSURE (psf)	MAXIMUM NEGATIVE PRESSURE (psf)
A	TYPICAL WINDOW	4	5.00	74.0	50.6	45.63	-49.75
B	TYPICAL WINDOW	5	5.00	72.0	24.0	48.03	-63.93
C	TYPICAL WINDOW	4	5.00	72.0	24.0	48.03	-52.15
		4	5.00	37.0	38.4	48.81	-52.73
1	TYPICAL DOOR	4	5.00	43.0	96.0	45.28	-49.40
2	SIDELITE	4	5.00	43.0	96.0	45.28	-49.40
3	SIDELITE	5	5.00	72.0	96.0	43.85	-55.17
4	TYPICAL DOOR	5	5.00	24.0	96.0	47.12	-62.11
		5	5.00	266.0	96.0	44.39	-56.65
		5	5.00	96.0	96.0	42.74	-53.36



Width of End Zone (e) in Feet = 4.02



PROPOSED WEST ELEVATION (FRONT)  
SCALE: 1/4" = 1'



PROPOSED SOUTH ELEVATION (RIGHT)  
SCALE: 1/4" = 1'

PROPOSED NORTH ELEVATION (LEFT)  
SCALE: 1/4" = 1'

REVISIONS
11.24.20 1ST. ISSUE

ADD. & INT. REMODELING  
CAROLYN BAUMEL  
9165 ABBOT AVENUE  
SURFSIDE, FL. 33154

JCD ARCHITECT, Inc.  
LEED ACCREDITED PROFESSIONAL  
Architecture Interiors Planning Construction  
JUAN C. DAVID R.A. #0015344  
1385 Coral Way, Suite 404 Miami, Florida 33145 Phone: (305) 285-4343 Fax: (305) 285-4338

Job No. \_\_\_\_\_  
Date \_\_\_\_\_  
Scale: SHOWN

Seal  
AA-26001560  
Sheet No. A-2



FRONT WEST FACADE



SIDE NORTH FACADE

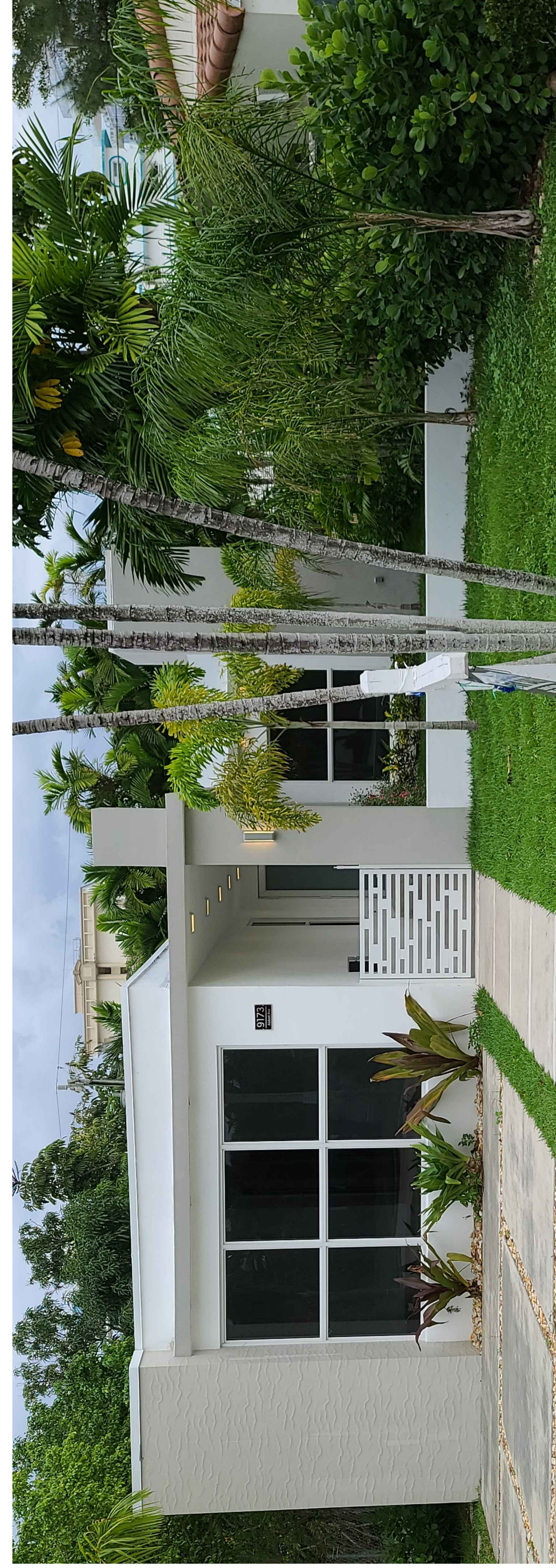


REAR EAST FACADE



SIDE SOUTH FACADE

**BUILDING COLORS :**  
 FACADE = BONE WHITE (FACADE)  
 ROOF = TERRACOTA (ROOF TILES)  
 WINDOWS = WHITE ALUMINUM



LEFT HOUSE FRONT WEST FACADE



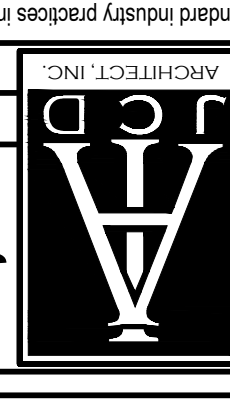
RIGHT HOUSE FRONT WEST FACADE

Seal  
 AA-26001560  
 Sheet No.

A-3

ADD. & INT. REMODELING  
 CAROLYN BAUMEL  
 9165 ABBOTT AVENUE  
 SURFSIDE, FL. 33154

**JCD ARCHITECT, Inc.**  
 Design & Development  
 LEAD ACCREDITED PROFESSIONAL  
 JUAN C. DAVID R.A. #0015344  
 Architecture Interiors Planning Construction  
 1385 Coral Way, Suite 404 Miami, Florida 33145 Phone: (305) 285-4343 Fax: (305) 285-4330



Job No.  
 Date  
 Scale SHOWN

Revisions


11.24.20 1ST ISSUE

Designs are subject to modification or change as required by actual measurements, standard industry practices in light of existing structural and other conditions, applicable bldg codes, and the like. These plans are and shall remain the property of Mr. David and shall not be sold or reproduced without its prior written consent. Mr. David shall be notified of any changes req'd by actual measurements, etc. as aforesaid prior to submission of any phase for bid or construction.



# Memorandum

**To:** Planning and Zoning Board  
**Thru:** Andrew Hyatt, Town Manager  
**From:** Walter Keller, PE, AICP., Town Consultant Planner  
Marlin Engineering, Inc.  
**CC:** Jason Greene, Assistant Town Manager  
Lillian Arango, Town Attorney  
**Date:** January 10, 2021  
**RE:** 9432 Byron Avenue Garage Conversion

---

**Background:** This application is a request to approve a conversion of an existing garage into a Den with bathroom. The parcel is located in the H30B Zoning District. The Applicant has provided an older survey but also took photographs which indicate the survey is still applicable. An overhead aerial photo from the Miami Dade County Property Appraiser is provided on the following page.

**Governing Codes:** The Zoning in Progress requirements for a garage conversion are detailed in the following Zoning Code sections:

**2006 Code: 90-145(b)1(d)** – allows for a garage conversion provided the garage door is replaced with a solid exterior wall with at least one window and with access internally from the main premises.

**2008 Code: 90.41.4** – Also allows if an exterior door is no longer at grade level, stairs may be installed to comply with the Florida Building Code but must not extend more than 24 inches into the side or rear setbacks.

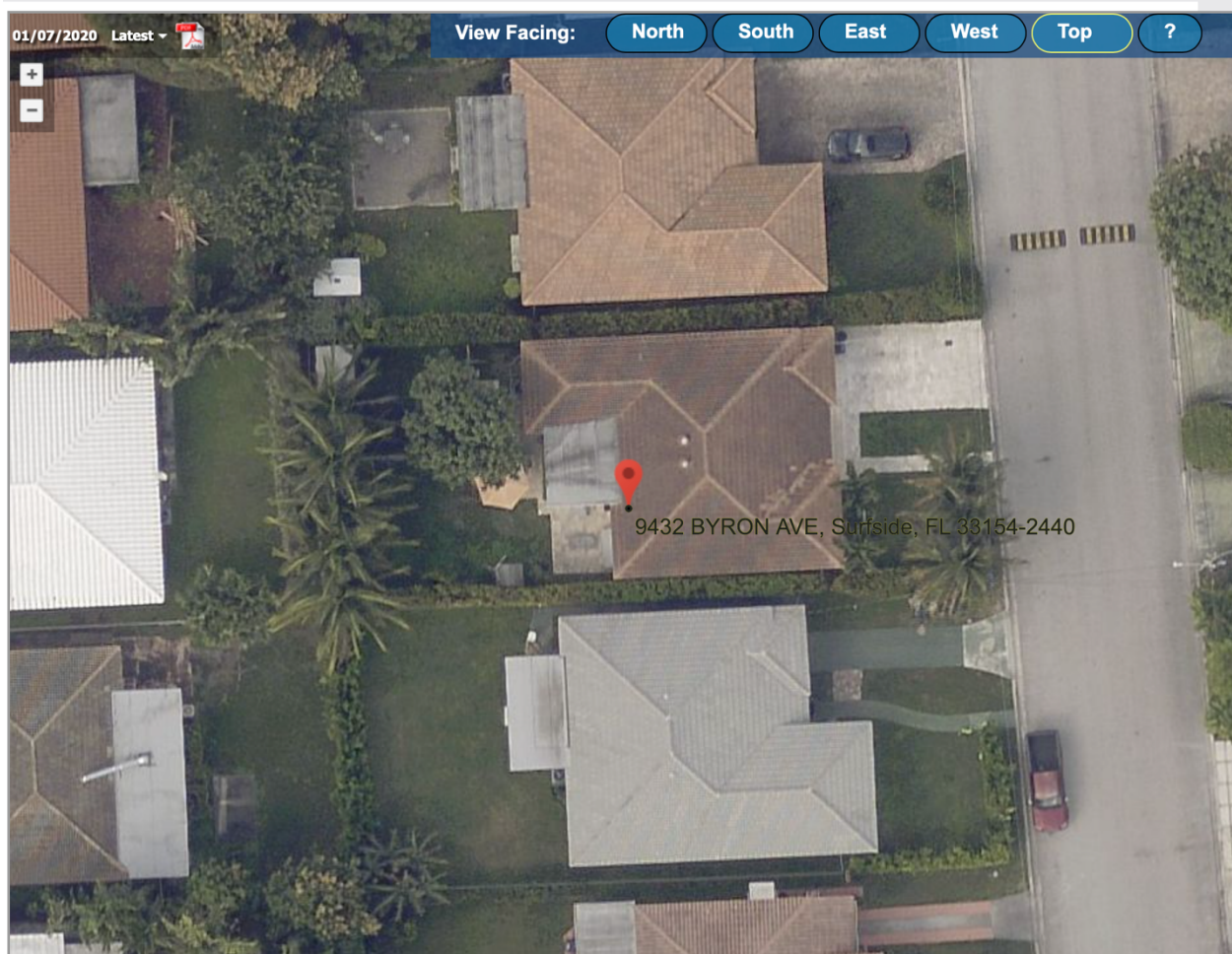
**Current Municode: 90-50.1(1)(7)** – further requires if the garage is at the front or primary corner of the property, landscaping should be provided along the base of the exterior wall.

**Staff Recommendation:** Review of the application package, aerial photos from the property appraiser, applicant photos and planning staff review of the codes indicates the Applicant complies with all the 2006, 2008 and the current Municode relative to a garage conversion and should be approved subject to installing a planter along the front of the new wall.





# Town of Surfside, Florida Development Review



**9432 Byron Avenue Overhead View from the Miami Dade County Property Appraiser**



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.

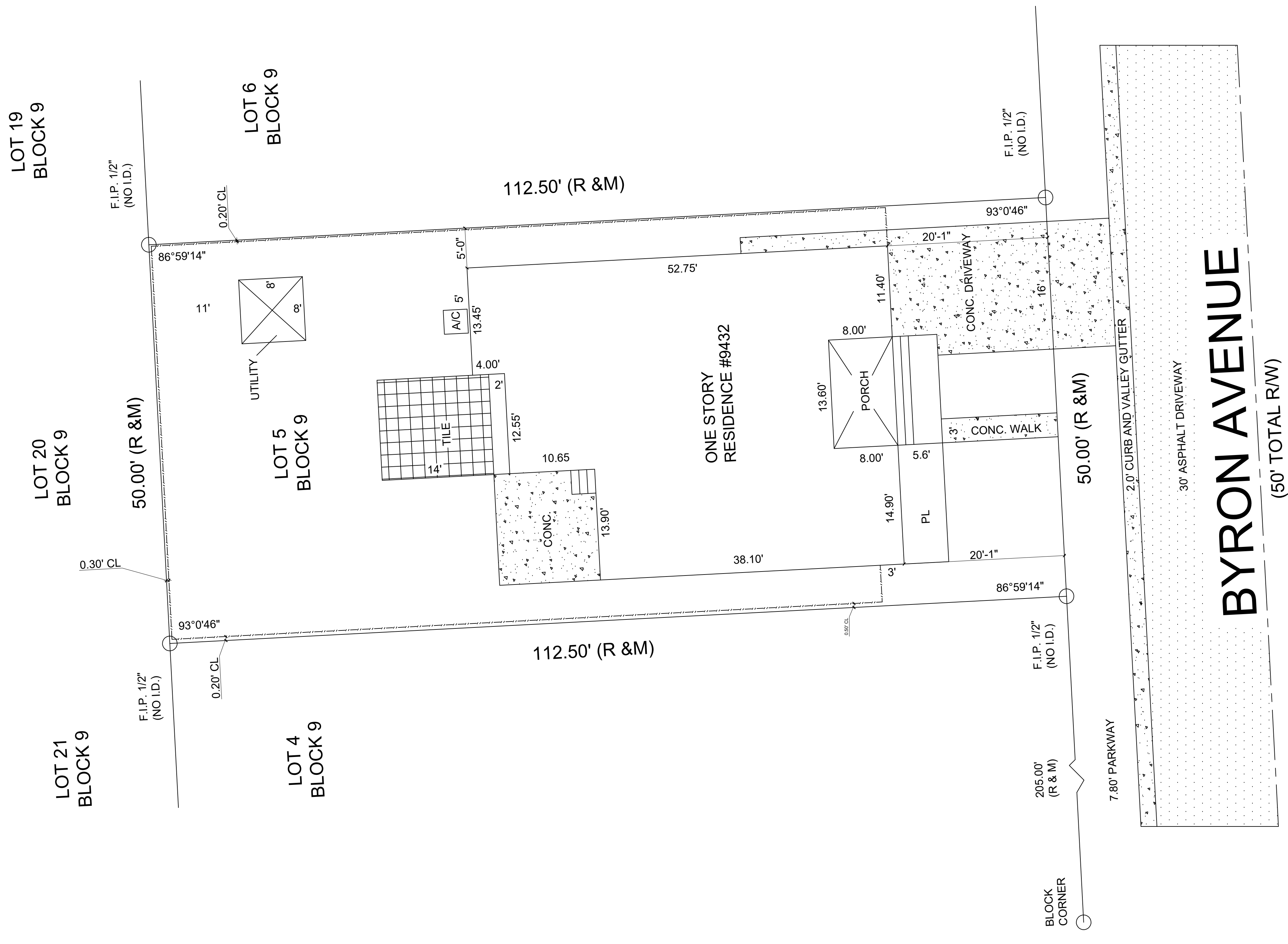
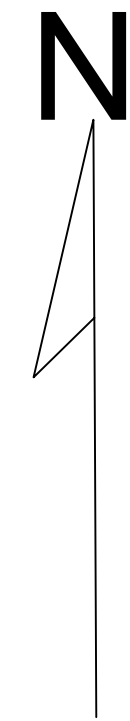
<b>PROJECT INFORMATION</b>	
OWNER'S NAME	<u>Vinicius Souza and Patricia R. Fonseca</u>
PHONE / FAX	<u>305-343-0969 / 305-766-9582</u>
AGENT'S NAME	_____
ADDRESS	<u>9432 BYRON AVENUE, SURFSIDE, FL</u>
PHONE / FAX	_____
PROPERTY ADDRESS	<u>9432 BYRON AVENUE, SURFSIDE, FL</u>
ZONING CATEGORY	_____
DESCRIPTION OF PROPOSED WORK	<u>Removals (i) garage conversion (ii) bedrooms renovations</u>

<b>INTERNAL USE ONLY</b>	
Date Submitted	<u>9/17/20</u> Project Number <u>2020-1236</u>
Report Completed	_____ Date _____
Fee Paid	<u>\$ 200.00</u>

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

Patricia R. Fonseca 09/17/2020  
SIGNATURE OF OWNER DATE

\_\_\_\_\_  
SIGNATURE OF AGENT DATE



**SITE PLAN**

1/8" = 1'-0"

BYRON AVENUE  
(50' TOTAL R/W)

**DRAWING INDEX**

A1	SITE PLAN
A2	EXISTING /DEMO FLOOR PLAN
A3	PROPOSED FLOOR PLAN
A4	ELEVATIONS
S1	FOUNDATION PLAN
M1	MECHANICAL PLAN
E1	ELECTRICAL PLAN
P1	PLUMBING PLAN

**AREA CALCULATIONS**

EXISTING AC AREA	1,503 SF
EXISTING GARAGE	234 SF
EXISTING TOTAL UNDER ROOF	1737 SF
CONVERT GARAGE TO ROOM	234 SF

**SCOPE OF WORK**

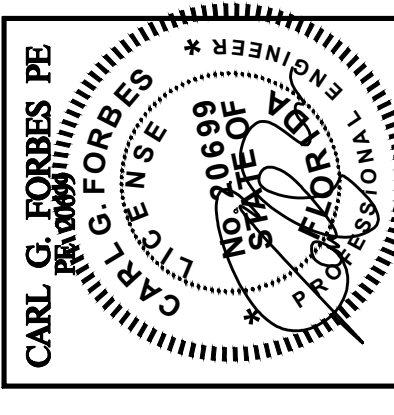
- REMODEL BATH FROM ONE BATHROOM TO TWO BATHROOMS.
- CONVERT GARAGE TO BEDROOM AND BATHROOM

**DESIGN CRITERIA**

ALL STRUCTURAL ELEMENTS, EXPOSED TO WIND, HAVE BEEN DESIGNED PER THE GUIDELINES OF THE ASCE 7-10 FBC 2017 6TH EDITION  
 WIND SPEED = 175 MPH 3 SEC GUST EXPOSURE C  
 IMPORTANCE FACTOR = 1.00  
 BUILDING CATEGORY- II  
 Kg=0.85 FOR MWFRS WITH LOAD FACTORS  
 ROOF HEIGHT IS 12'-4"  
 PART: OPEN STRUCTURE  
 LIVE LOAD ..... .30 PSF  
 DEAD LOAD ..... .25 PSF

1. TYPE OF CONSTRUCTION: TYPE VB
2. OCCUPANCY GROUP R-3 RESIDENTIAL 1 STORY
3. FLOOD ZONE AE ELEV. NAVD F.F.E. 8.26 NAVD

REVISIONS	DATE



ENGINEER OF RECORD  
**CARL G. FORBES PE**  
 1000 SOUTH DIXIE HIGHWAY WEST  
 POMPANO BEACH, FLORIDA 33069  
 PHONE: 954-682-6651 FAX: 954-903-4288  
 EMAIL: CARL@FORBESPELLC.COM

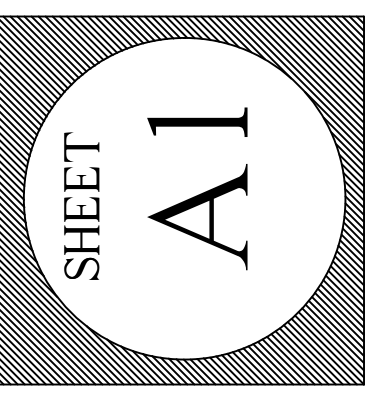
**PROPERTY ADDRESS**  
 9432 BYRON AVENUE  
 SUFFSIDE, FLORIDA

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 1000 SOUTH DIXIE HIGHWAY WEST  
 POMPANO BEACH, FLORIDA 33069  
 PHONE: 561-443-9661  
 EMAIL: carlosvilaca@gmail.com

DRAWN BY:  
**CARLOS VILACA**  
 1000 SOUTH DIXIE HIGHWAY WEST  
 POMPANO BEACH, FLORIDA 33069  
 PHONE: 561-443-9661  
 EMAIL: carlosvilaca@gmail.com

DATE: 9-2-20  
 SCALE: 1/8" = 1'-0"  
 PROJECT: 9432 BYRON AVENUE



REVISIONS	DATE
1	
2	
3	
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6	

ENGINEER OF RECORD  
**CARL G. FORBES PE**  
 9302 SOUTH DIXIE HIGHWAY WEST  
 POMPANO BEACH, FLORIDA 33068  
 PHONE: 954-442-9661 FAX: 954-442-9662  
 EMAIL: carlosvilaca@gmail.com

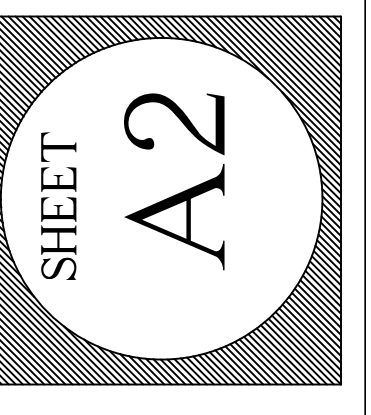
**PROPERTY ADDRESS**  
 9302 BYRON AVENUE  
 SUFFSIDE, FLORIDA

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 POMPANO BEACH, FLORIDA 33069  
 PHONE: 954-442-9661  
 EMAIL: carlosvilaca@gmail.com

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 1000 SOUTH DIXIE HIGHWAY WEST  
 POMPANO BEACH, FLORIDA 33069  
 PHONE: 954-442-9661  
 EMAIL: carlosvilaca@gmail.com

DATE: 9-2-20  
 SCALE: 1/4" = 1'-0"  
 PROJECT: 9432 BYRON AVENUE



### GENERAL NOTES

THE CONTRACTOR SHALL COORDINATE ALL OF THE WORK OF ALL TRADES. THE CONTRACTOR SHALL REVIEW THE DRAWINGS IN THEIR ENTIRETY BEFORE STARTING WORK AND SHALL ACCEPT FULL RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IN WRITING OF ANY DISCREPANCIES OR CONFLICTS IN THE DRAWINGS THAT MAY AFFECT THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND SERVICES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND SERVICES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND SERVICES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND SERVICES.

### RENOVATION NOTES

CONTRACTOR SHALL TAKE ALL NECESSARY SAFETY PRECAUTIONS TO INSURE THE HEALTH & SAFETY OF ALL PERSONS, & SHALL COMPLY WITH ALL OSHA REQUIREMENTS. ALL WORKERS SHALL WEAR PROTECTIVE SAFETY EQUIPMENT AS REQUIRED.

ALL WORKMANSHIP SHALL BE NEAT, CLEAN, TRUE AND CORRECT.

THE CONTRACTOR SHALL PROVIDE THE NECESSARY TEMPORARY CLOSING OF DAY'S NEW OPENINGS IN WALLS, ROOFS OR FLOORS AT THE END OF EACH DAY'S WORK TO KEEP THE BUILDING WEATHER TIGHT AND SECURE.

ENGINEER SHALL NOT BE LIABLE FOR THE PROPER PROCEDURE OF REMOVAL & SHORING WORK OF STRUCTURE BEING ALTERED AND/OR REMOVED. IF A STRUCTURAL COMPONENT IS TO BE ALTERED, REMOVED OR DEMOLISHED A STRUCTURAL ENGINEER SHALL BE RETAINED FOR DIRECTION. STRUCTURAL INTEGRITY SHALL BE MAINTAINED AT ALL TIMES.

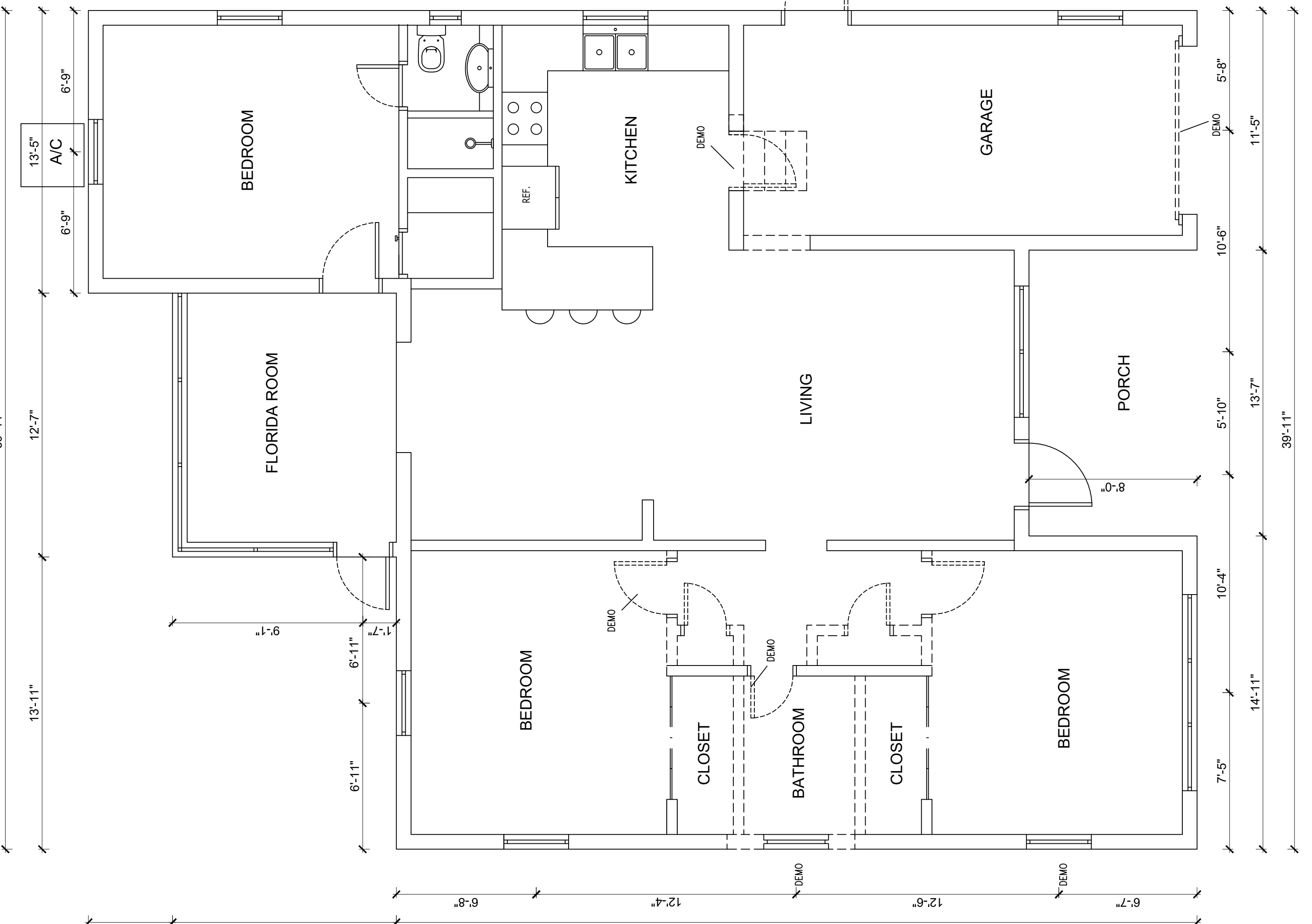
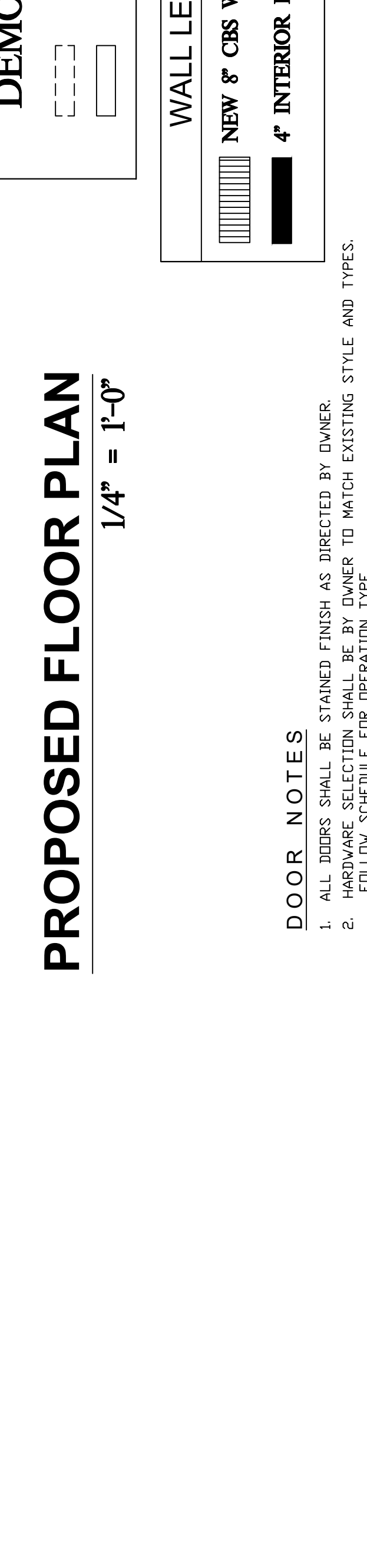
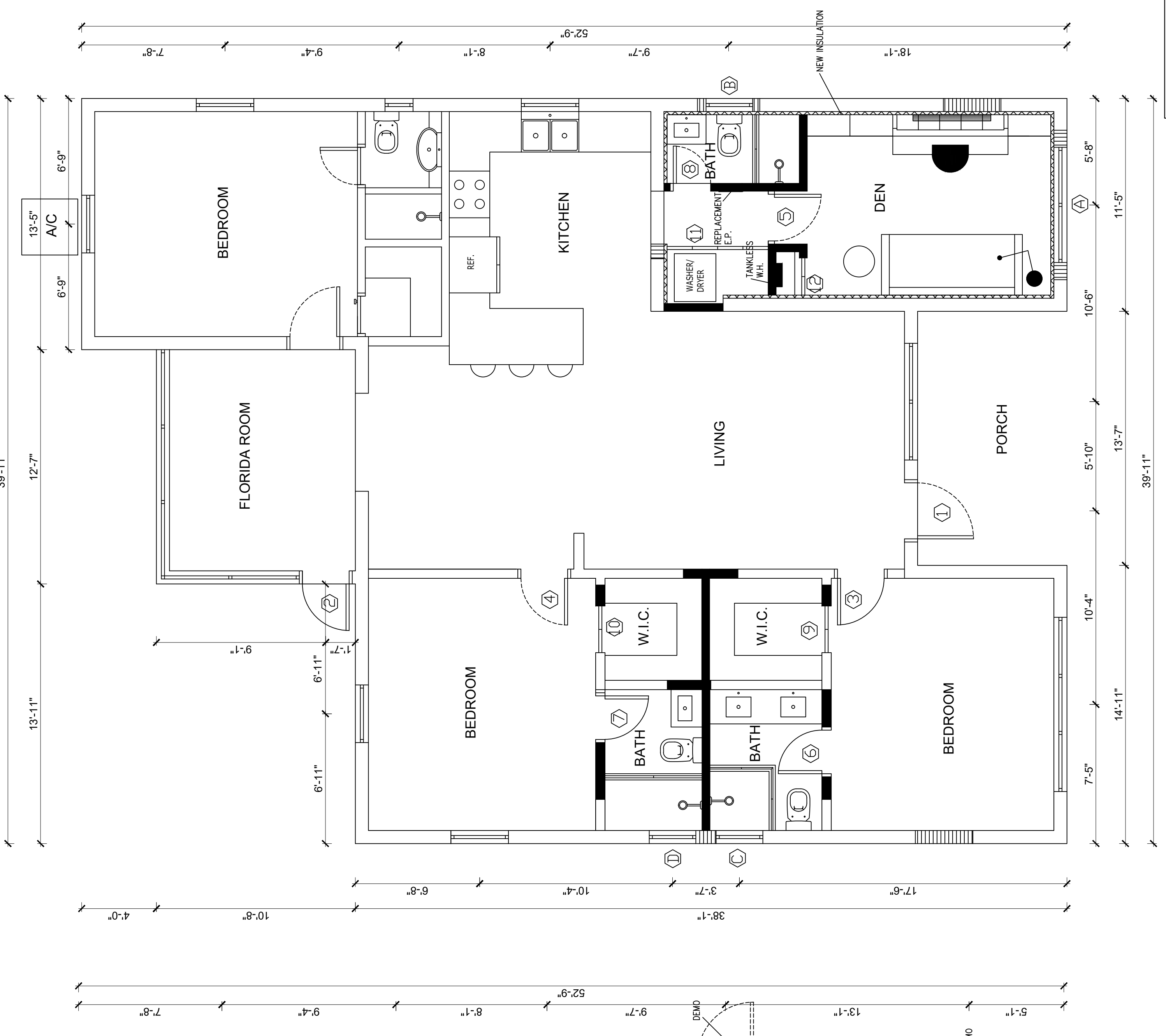
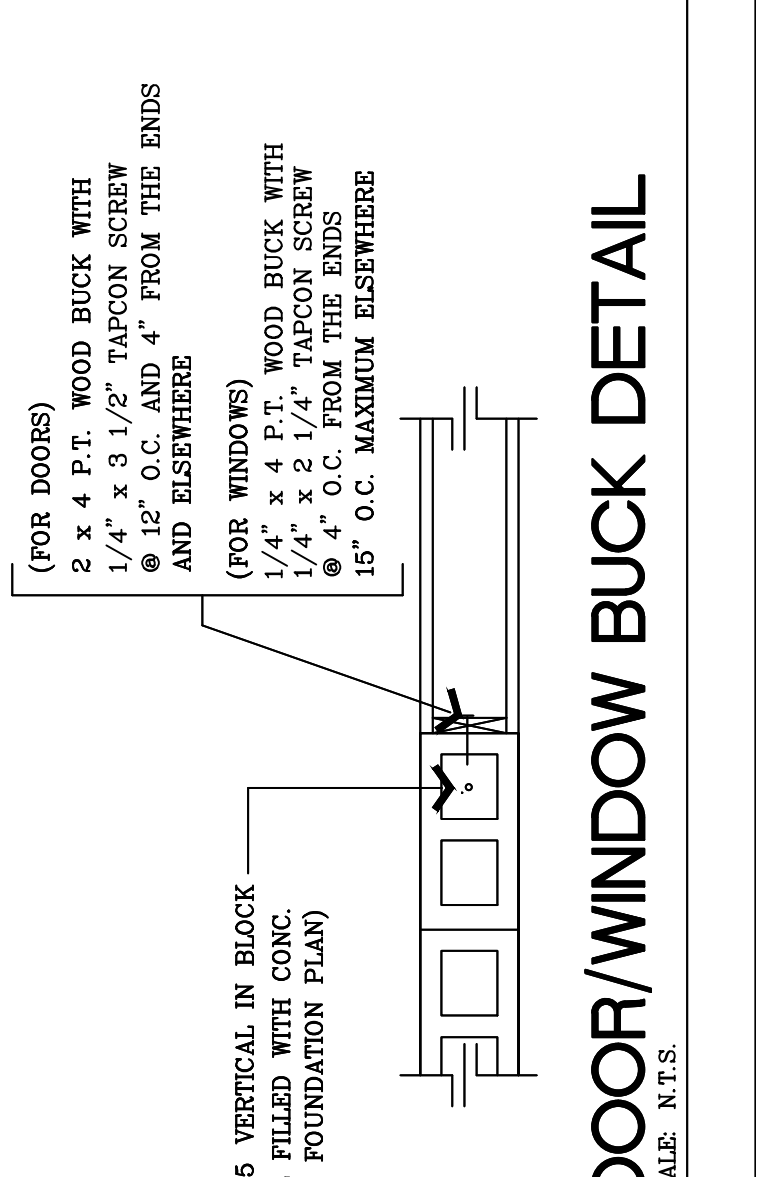
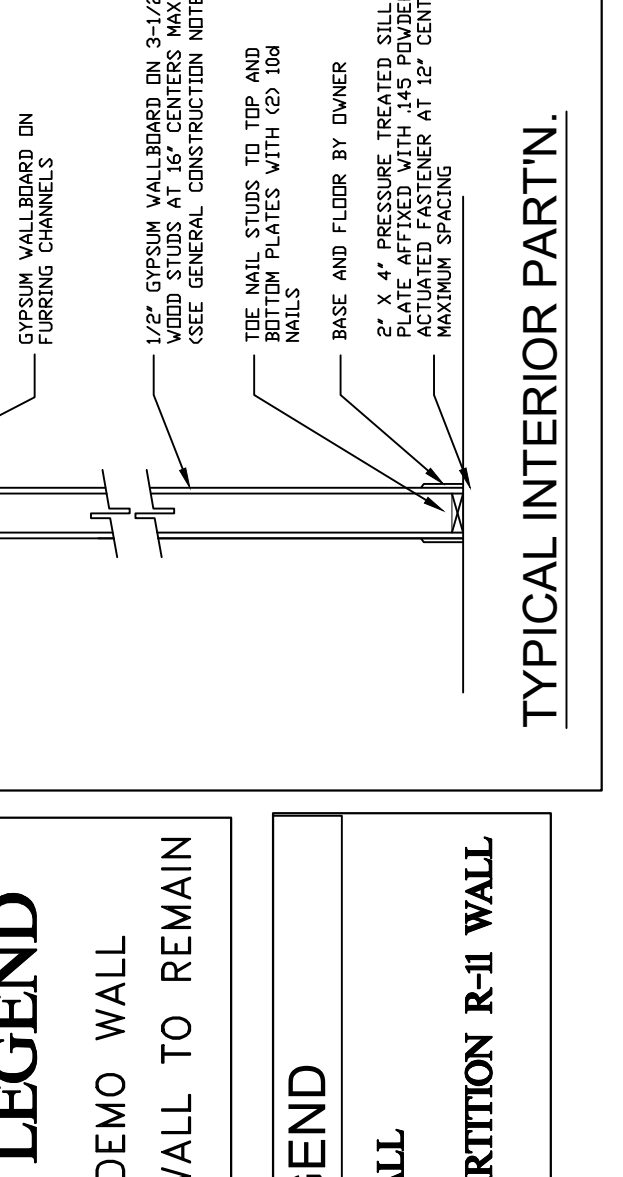
THE CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION TO ALL EXISTING WORK, FURNISHINGS, AND FIXTURES/ APPLICATIONS THAT ARE TO BE RETAINED, SO THAT THEY WILL NOT BE DAMAGED.

THE CONTRACTOR SHALL PATCH, REPAIR OR REPLACE EXISTING WORK DAMAGED BY NEW CONSTRUCTION.

DISCONNECT & DEACTIVATE ALL UTILITIES PRIOR TO ANY DEMOLITION AND/ OR REMOVAL OF ANY WORK.

REMOVE ALL PLUMBING FIXTURES AND ELECTRICAL EQUIPMENT INDICATED FOR REMOVAL ON THE DEMOLITION PLAN AND CAP OR TIE OFF TO INSURE THE SAFETY OF INDIVIDUALS IN THESE AREAS.

EQUIPMENT SUCH AS HOT WATER HEATERS, AIR CONDITIONING EQUIPMENT, ELECTRIC PANELS AND ELECTRIC EQUIPMENT ETC. SHALL NOT BE REMOVED IF NOT INDICATED TO BE REMOVED WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER.



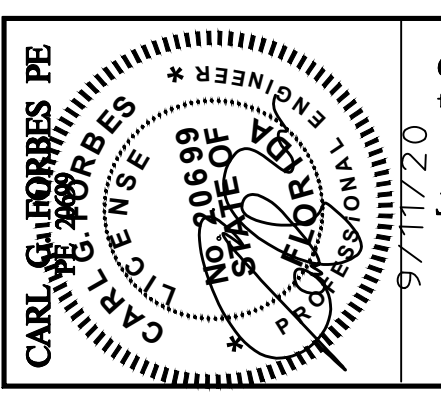
### DOOR SCHEDULE

DOOR	SIZE	W	H	TH	MANUFACTURER/PRODUCT	WIND APPROVAL	PRESSURES	REMARKS
EXTERIOR	1	GLASS	ALUMINUM	METAL	ECO WINDOW SYSTEMS	ECO WINDOW SYSTEMS	(SERIE 600) EXTERIOR DOOR	
EXTERIOR	2	GLASS	ALUMINUM	METAL	ECO WINDOW SYSTEMS	ECO WINDOW SYSTEMS	(SERIE 600) EXTERIOR DOOR	
INTERIOR	3	WOOD	WOOD	WOOD	WOOD	WOOD	INTERIOR DOOR	
INTERIOR	4	WOOD	WOOD	WOOD	WOOD	WOOD	INTERIOR DOOR	
INTERIOR	5	WOOD	WOOD	WOOD	WOOD	WOOD	INTERIOR DOOR	
INTERIOR	6	WOOD	WOOD	WOOD	WOOD	WOOD	INTERIOR DOOR	
INTERIOR	7	WOOD	WOOD	WOOD	WOOD	WOOD	INTERIOR DOOR	
INTERIOR	8	WOOD	WOOD	WOOD	WOOD	WOOD	INTERIOR DOOR	
INTERIOR	9	WOOD	WOOD	WOOD	WOOD	WOOD	INTERIOR DOOR (BI-FOLD)	
INTERIOR	10	WOOD	WOOD	WOOD	WOOD	WOOD	INTERIOR DOOR (BI-FOLD)	
INTERIOR	11	WOOD	WOOD	WOOD	WOOD	WOOD	INTERIOR DOOR (BI-FOLD)	
INTERIOR	12	WOOD	WOOD	WOOD	WOOD	WOOD	INTERIOR DOOR (BI-FOLD)	

### WINDOWS SCHEDULE

WINDOW	SIZE	W	H	TH	MANUFACTURER/PRODUCT	WIND APPROVAL	PRESSURES	REMARKS
A	74" x 39"	GLASS	ALUMINUM	METAL	ECO WINDOW SYSTEMS	ECO WINDOW SYSTEMS	SERIE "ECO GUARD 100" ALUMINUM SINGLE HUNG WINDOW	
B	26" x 26"	GLASS	ALUMINUM	METAL	ECO WINDOW SYSTEMS	ECO WINDOW SYSTEMS	SERIE "ECO GUARD 100" ALUMINUM SINGLE HUNG WINDOW	
C	26" x 26"	GLASS	ALUMINUM	METAL	ECO WINDOW SYSTEMS	ECO WINDOW SYSTEMS	SERIE "ECO GUARD 100" ALUMINUM SINGLE HUNG WINDOW	
D	26" x 26"	GLASS	ALUMINUM	METAL	ECO WINDOW SYSTEMS	ECO WINDOW SYSTEMS	SERIE "ECO GUARD 100" ALUMINUM SINGLE HUNG WINDOW	

REVISIONS	DATE
6	
5	
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3	
2	
1	



ENGINEER OF RECORD  
**CARL G. FORBESS PE**  
 1000 SOUTH DIXIE HIGHWAY WEST  
 POMPANO BEACH, FLORIDA 33060  
 PHONE: 954-682-6651 FAX: 954-903-4284  
 EMAIL: CARL@FORBESSENGINEERING.COM

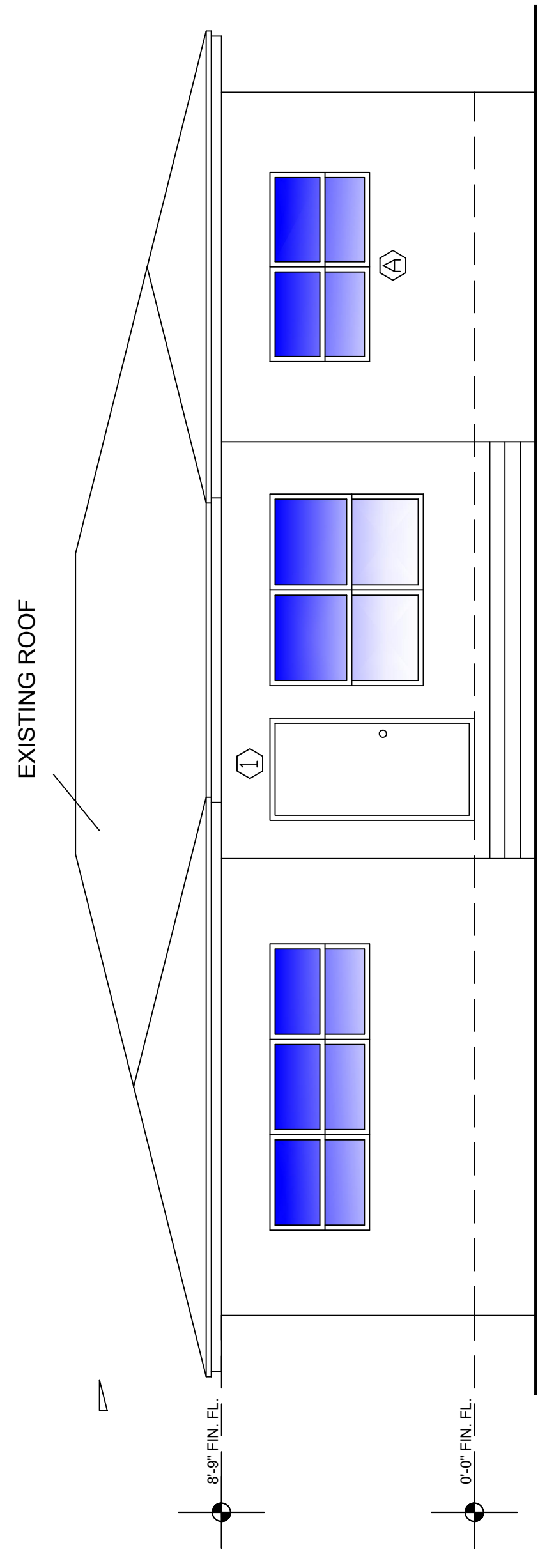
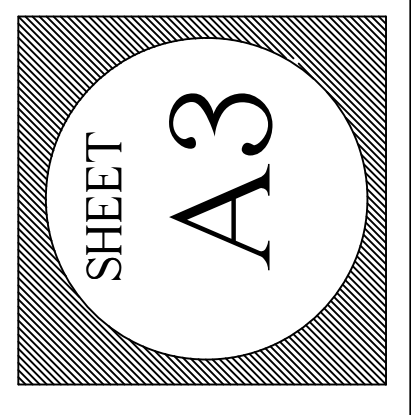
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 9432 BYRON AVENUE  
 SURFSIDE, FLORIDA

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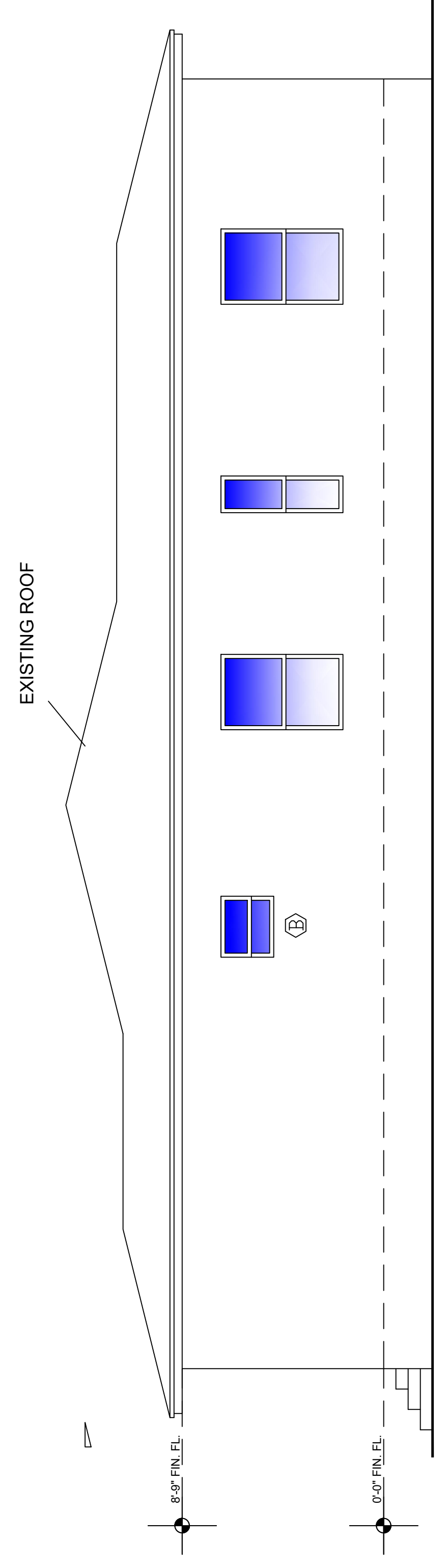
PLANS DRAWN BY  
**CARLOS VILACA & ASSOCIATES USA**  
 1000 SOUTH DIXIE HIGHWAY WEST  
 POMPANO BEACH, FLORIDA 33069  
 PHONE: 561-443-9661  
 EMAIL: carlosvilaca2@gmail.com

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**CARLOS VILACA**  
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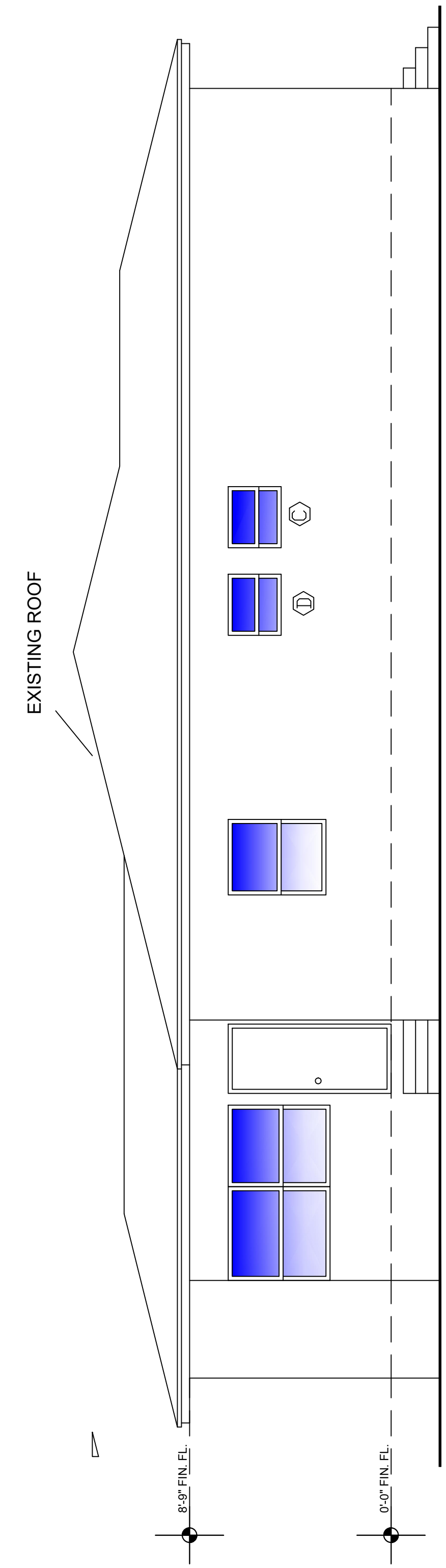
DATE: 9-2-20  
 SCALE: 1/4" = 1'-0"  
 PROJECT: 9432 BYRON AVENUE



**FRONT ELEVATION**  
 1/4" = 1'-0"



**RIGHT ELEVATION**  
 1/4" = 1'-0"



**LEFT ELEVATION**  
 1/4" = 1'-0"







9432











# Memorandum

**To:** Planning and Zoning Board  
**Thru:** Andrew Hyatt, Town Manager  
**From:** Walter Keller, PE, AICP., Town Consultant Planner  
Marlin Engineering, Inc.  
**CC:** Jason Greene, Assistant Town Manager  
Lillian Arango, Town Attorney  
**Date:** January 10, 2021  
**RE:** 9417 Carlyle Avenue Garage Conversion

---

**Background:** This application is a request for a garage conversion to provide a 220 square foot (SF) bedroom, bathroom and laundry area. The parcel is located in the H30B Zoning District. An overhead aerial from the Property Appraiser and a Google Street View are provided on the following pages.

**Governing Codes:** The Zoning in Progress requirements for a garage conversion are detailed in the following Zoning Code sections:

**2006 Code: 90-145(b)1(d)** – allows for a garage conversion provided the garage door is replaced with a solid exterior wall with at least one window and with access internally from the main premises.

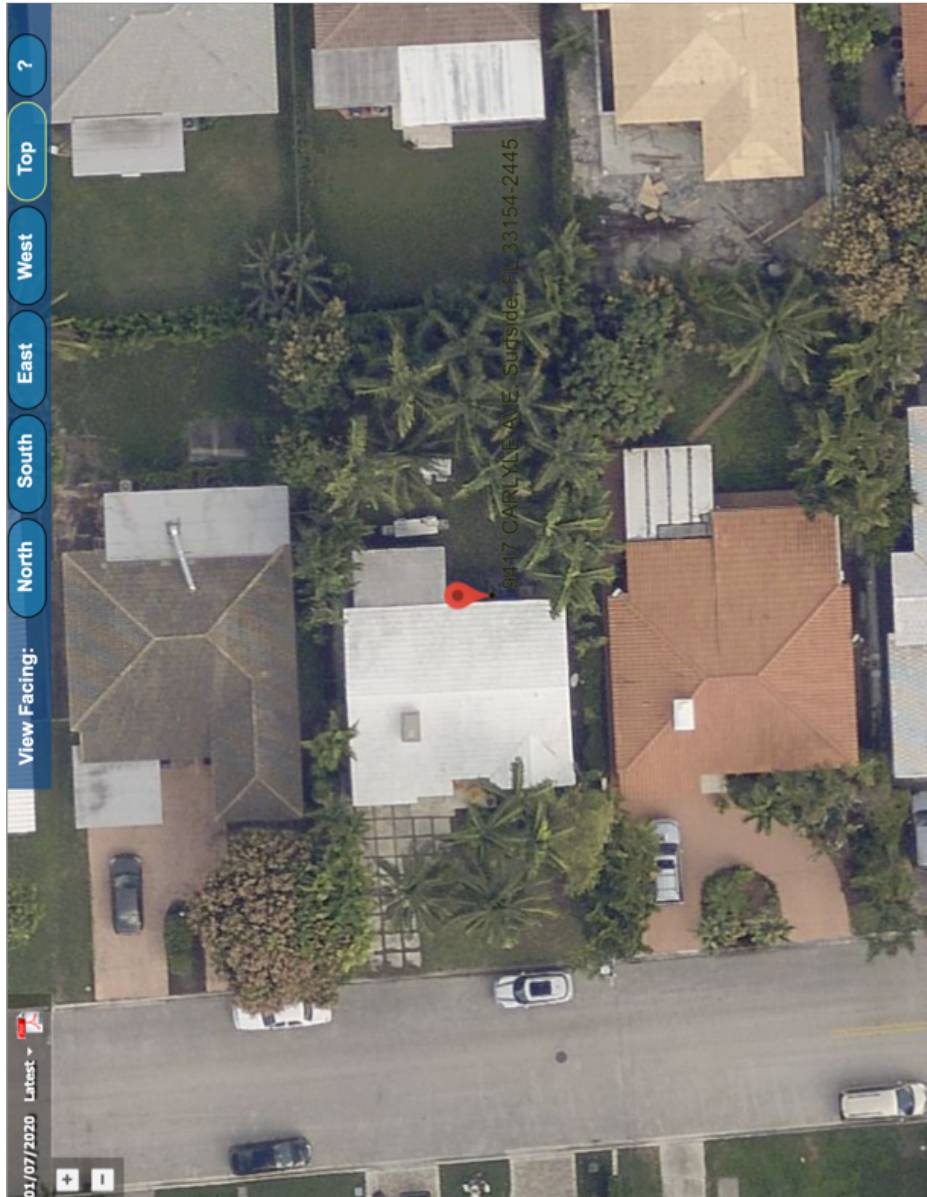
**2008 Code: 90.41.4** – Also allows if an exterior door is no longer at grade level, stairs may be installed to comply with the Florida Building Code but must not extend more than 24 inches into the side or rear setbacks.

**Current Municode: 90-50.1(1)(7)** – further requires if the garage is at the front or primary corner of the property, landscaping should be along the base of the exterior wall.

**Staff Recommendation:** Review of the application package and planning staff review of the codes and Google Street View photo images of the property (see attached) indicates the Applicant complies with all the 2006, 2008 and the current Municode relative to a garage conversion and should be approved subject to providing landscaping in front of the new wall or placing a planter with landscaping in front of the new wall.



# Town of Surfside, Florida Development Review



9417 Carlyle Avenue Overhead View from the Miami Dade County Property Appraiser



Town of Surfside, Florida  
Development Review



9417 Carlyle Avenue Google Street View



4th (Jes) Cw. / 2 weeks power

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.

**PROJECT INFORMATION**

OWNER'S NAME	ROGERIO VIEIRA FILHO
PHONE / FAX	786-828-9950
AGENT'S NAME	ALBERT ESKOWAN
ADDRESS	760 NE 115th BISC. BLVD #C 33161
PHONE / FAX	786 338 5936
PROPERTY ADDRESS	9417 Carlyle W. Surfside 33154
ZONING CATEGORY	
DESCRIPTION OF PROPOSED WORK	Garage Conversion - (1 Den + 1 Bath).

**INTERNAL USE ONLY**

Date Submitted	9.10.2020	Project Number	2020-1196
Report Completed		Date	9.10.2020
Fee Paid	\$ 200.00		

**ZONING STANDARDS**

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

N-111                      8/27/20  
SIGNATURE OF OWNER                      DATE

[Signature]                      August 26/2020  
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.

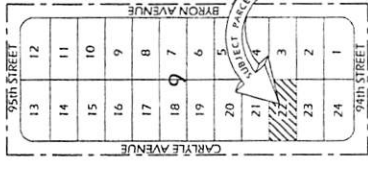
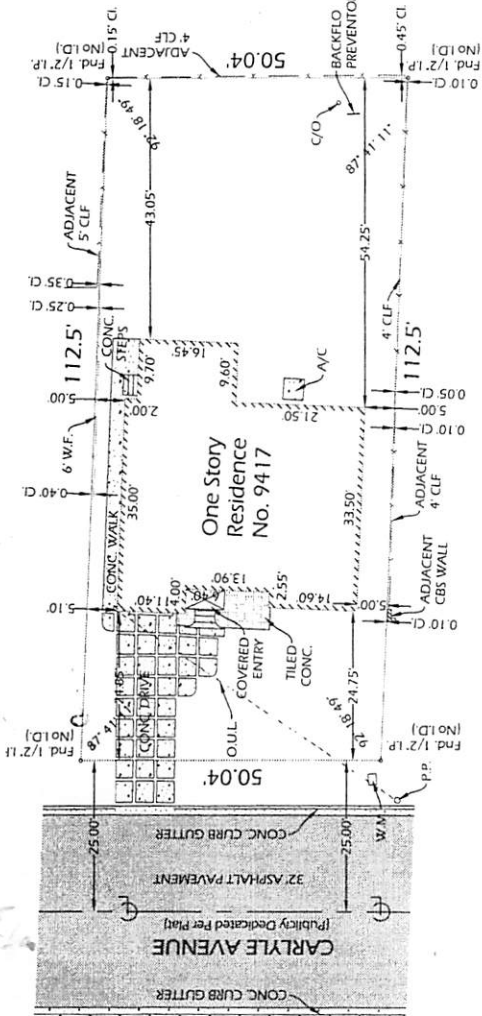
Please advise the name of the Representative who will attend the hearing on behalf of this application:

NAME OF REPRESENTATIVE

DATE

*ROBERT ESTEWARI*      *SEP 7 / 2000*





**LEGEND**

A	Central Angle	PL	Plat
ASC	Air Conditioner	PLS	Professional Land Surveyor
ASPH	Asphalt	POB	Point of Beginning
BBO	Barbecue	POC	Point of Commencement
C	Calculated	POE	Point of Easement
CB	Catch Basin	PRC	Point of Reference Curvature
CBS	Concrete Block Structure	PRM	Point of Reference Monument
CH	Chain	PT	Point of Tangency
CHPT	Chain Point	R	Radius
CL	Chain Link Fence	RES	Residence
CLF	Concrete	RLS	Registered Land Surveyor
CLC	Clear	RNG	Range
CONC	Concrete	R/S	Right of Way
D	Deed	S	Section
DH	Dial Hole	T	Tangent
DME	Drainage & Maintenance Easement	TOW	Township
E	Easement	UTL	Utility Easement
ENC	Encroachment	U	Utility
EP	Found 1/2" Iron Pipe	WF	Wood Fence
FIP	Found 1/2" Iron Pipe	WM	Water Meter
FH	Fire Hydrant	WME	Wall Maintenance Easement
FL	Flag		
FR	Flag		
FS	Flag		
GC	Grade Control Valve		
ICV	Identification		
ID	Iron Pipe		
IP	Iron Pipe		
LB	Licensed Business		
LME	Lake Maintenance Easement		
LP	Light Pole		
M	Measured		
ME	Maintenance Easement		
MF	Metal Fence		
M	Monument		
Mon.	Monument		
N/A	Not Applicable		
N/D	Nail & Ditch		
N	Number		
N/S	North-South		
O/S	Off-Set		
OUL	Overhead Utility Lines		
P	Plat		
PB	Plat Book		
PC	Point of Curvature		
PCP	Permanent Central Point		
PI	Page		
PI	Point of Intersection		
PKWY	Parkway		
P	Property Line		
PL	Plat		
PLS	Professional Land Surveyor		
POB	Point of Beginning		
POC	Point of Commencement		
POE	Point of Easement		
PRC	Point of Reference Curvature		
PRM	Point of Reference Monument		
PT	Point of Tangency		
R	Radius		
RES	Residence		
RLS	Registered Land Surveyor		
RNG	Range		
R/S	Right of Way		
RSM	Registered Surveyor & Mapper		
R/W	Right of Way		
S	Section		
S	Side Walk		
Sec.	Section		
T	Tangent		
TOW	Township		
UTL	Utility Easement		
U	Utility		
WF	Wood Fence		
WM	Water Meter		
WME	Wall Maintenance Easement		

**LEGAL DESCRIPTION:**  
 Lot 22, Block 9, ALTOS DEL MAR NO. 6, according to the Plat thereof, as recorded in Plat Book 8, Page 106, of the Public Records of MIAMI-DADE County, Florida.

**CERTIFIED TO:** Rogério Moreira Vieira Filho & Roberta de Almeida de Fonseca Vieira, Law Offices of Rodrigo S. Da Silva, P.A.; Old Republic National Title Insurance Company; A&D Mortgage LLC, its successors and/or assigns, as their interests may appear.

**PREPARED FOR:** Rogério Moreira Vieira Filho & Roberta de Almeida de Fonseca Vieira, 9417 Carlyle Avenue, Surfside, FL 33154

**Encroachments:**  
 1. Overhead utility lines.  
 2. Portion of the concrete drive is encroaching over the West boundary line into the street Right-of-Way (Carlyle Avenue).

**SURVEYOR'S SEAL**  
 Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper, this map/report is for informational purposes only and is not valid.

**REVISÉD:**

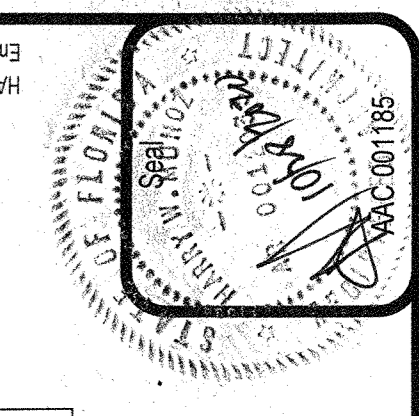
**BOUNDARY SURVEY**

*Nelson Mojarena*  
 NELSON MOJARENA  
 Registered Surveyor & Mapper No. 5504  
 State of Florida

**MOJARENA & ASSOCIATES, INC.**  
 Land Surveyors & Mappers  
 Certificate of Authorization No. 6698  
 P.O. Box 56-0126  
 Miami, FL 33256-0126 (305) 278-2494

FLOOD ZONE:	AE	BASE:	8
DATE:	04-16-20	DWN. BY:	N.M.
SCALE:	1" = 20'	JOB NO.:	20-0080

Surveyor's Notes:  
 • All clearances and/or encroachments shown hereon are of apparent nature. Fence ownership by visual means. Legal ownership of fences not determined.  
 • Encroachments noted:  
 1. Underground structures, if any, not located.  
 2. Easements shown hereon are of apparent nature. Legal ownership by visual means. Legal ownership of fences not determined.  
 • Leads shown, if shown, are based on assumed meridian or Plat of Record.  
 • This certification is only for land as described. It is not a certification of title, zoning, easements, or freedom from encumbrances. ABSTRACT NOT REVIEWED.  
 • There may be additional restrictions not shown on this survey that may be found in the public records of this county. ABSTRACT NOT REVIEWED.  
 • This BOUNDARY SURVEY has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any unnamed party.  
 • This survey was based on the monuments found on the field. No construction in any manner should be made without the prior written consent of the Surveyor.



LOT AREA	AREA	PERCENT OF LOT AREA
5,628 SQFT (0.1291 ACRES)	5,628 SQFT	100%
BUILDING COVERAGE	1,479 SQFT	26.3%
WALKS & DRIVEWAY	528 SQFT	9.3%
LANDSCAPE AREA	3,621 SQFT	64.4%

**STANDARDS / RESULTS**

**TOWN OF SURFSIDE ZONING CODE, APPLICABLE REQUIREMENTS**

DISTRICT	PERMITTED	PROPOSED
H3B3	MAXIMUM HEIGHT: 30 FEET	EXISTING HOME 11' 0"

*Sec. 90-4.5 Setbacks*

SETBACKS (SINGLE-STORY STRUCTURES UP TO 10 FEET IN HEIGHT)	PERMITTED	PROPOSED
INTERIOR SIDE SETBACK	MINIMUM 5 FEET	EXISTING (5.0)
REAR SETBACK	MINIMUM 20 FEET	EXISTING (43.05)

*Sec. 90-4.0 Lot Standards*

LOT STANDARDS	PERMITTED	PROPOSED
LOT COVERAGE	MAXIMUM 40%	1479 SQFT = 26.3% IN CABLE COVED
PERVIOUS AREA	MINIMUM 25%	64.4% (EXISTING)

*Sec. 90-5.0 (1) Wall Openings, parapets, awnings*

WALL OPENINGS	PERMITTED	PROPOSED
ALL ELEVATIONS FOR SINGLE STORY ADDITIONS SHALL RESULT IN A ZERO PERCENT NET LOSS OF WALL OPENING INCLUDING WINDOWS, DOORS, OR PORCHES, PORCHES, OR COLONNADES.	10% FOR ALL ELEVATIONS	NO NET LOSS IN WALL OPENING AT EAST AND SOUTH ELEVATIONS OF EXISTING HOUSE

*Sec. 90-5.0 (4) Architecture and roof decks*

ROOF MATERIALS	PERMITTED	PROPOSED
PERMITTED ROOF MATERIALS	A. GLAZED TILE OR B. WATER RESISTANT TILE OR C. SOLID COLOR CEMENT TILE WHICH COLOR SHALL BE THE SAME COLOR INTENSITY THROUGHOUT PROVIDED APPROVAL BY THE DNR OR	EXISTING FLAT ROOF DECK

REQUIRED	PROPOSED
MINIMUM LOT WIDTH	50.0 FEET
MINIMUM LOT AREA	5,000 FEET
MINIMUM LOT COVERAGE	40%

*Sec. 90-5.0 Lot Standards*

REQUIRED	PROPOSED
WALL OPENINGS	10% FOR ALL ELEVATIONS
ROOF MATERIAL	(A) CLAY TILE (B) WHITE CONCRETE TILE (C) WATER RESISTANT TILE WHICH COLOR SHALL BE THE SAME COLOR INTENSITY THROUGHOUT PROVIDED APPROVAL BY THE DESIGN REVIEW BOARD (D) ARCHITECTURALLY EMBELLISHED METAL IF GRANTED APPROVAL BY THE DESIGN REVIEW BOARD (E) OTHER PERMITTED MATERIALS IF GRANTED APPROVAL BY THE DESIGN REVIEW BOARD.

**CODE IN EFFECT FOR DESIGN STANDARDS:**

- FLORIDA BUILDING CODE EXISTING 2017
- FLORIDA BUILDING CODE RESIDENTIAL 2017
- NEC (NFPA 70) 2014
- CITY OF SURFSIDE ZONING CODE
- FLORIDA FIRE PROTECTION CODE, 6th EDITION

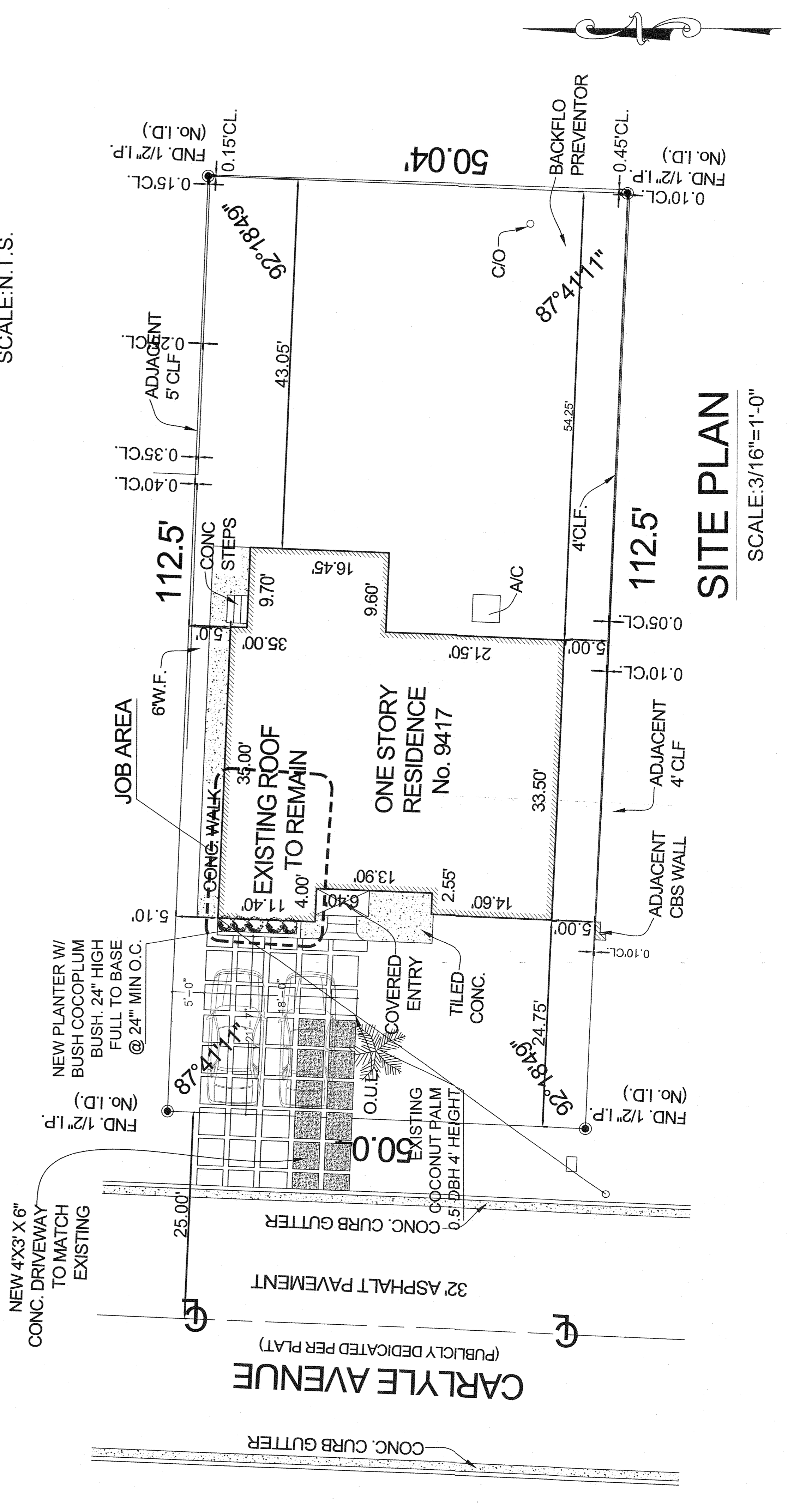
**LEGAL DESCRIPTION:**  
 LOT 12, BLOCK 6, ALTOS DEL MAR, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 63 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

**ALL MISSING, BROKEN, CRACKED AND UPLIFTED SIDEWALK, CURB & GUTTER SHALL BE RECONSTRUCTED PRIOR TO PUBLIC WORKS CO./TCCO APPROVAL**



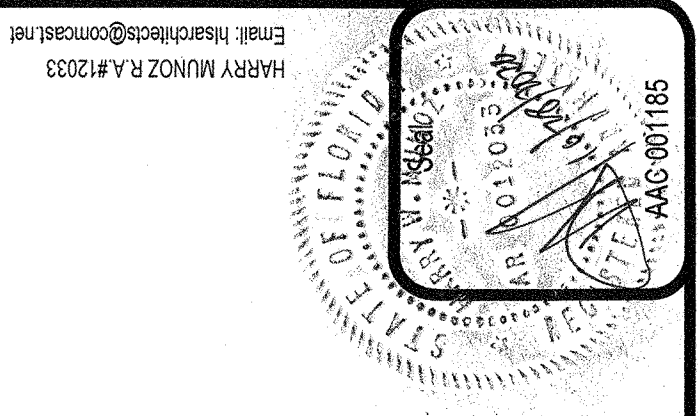
**AREA PLAN**  
SCALE: N.T.S.

JOB AREA



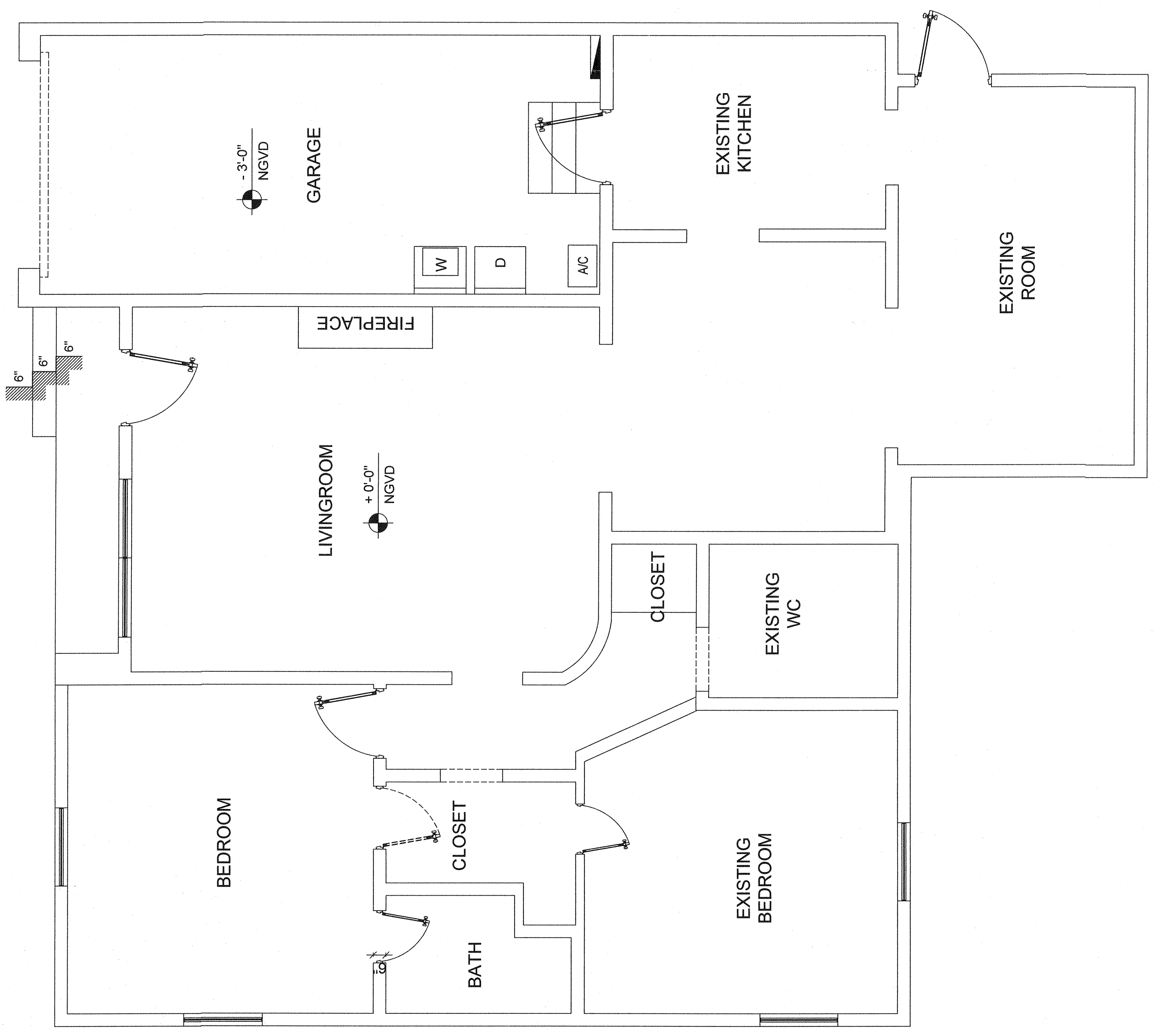
**SITE PLAN**  
SCALE: 3/16" = 1'-0"

Revisions	By

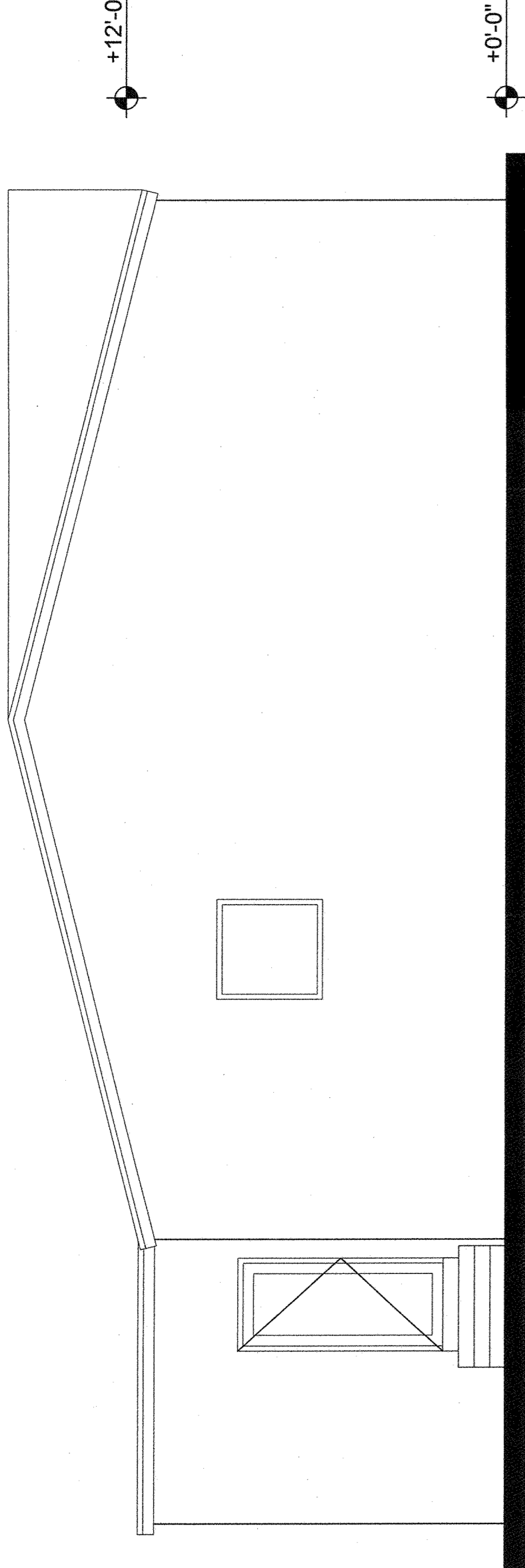
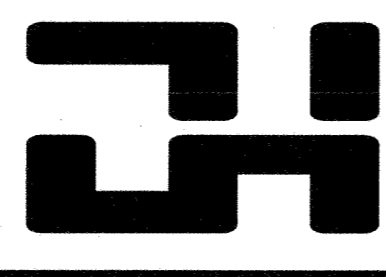


**GENERAL DEMOLITION NOTES:**

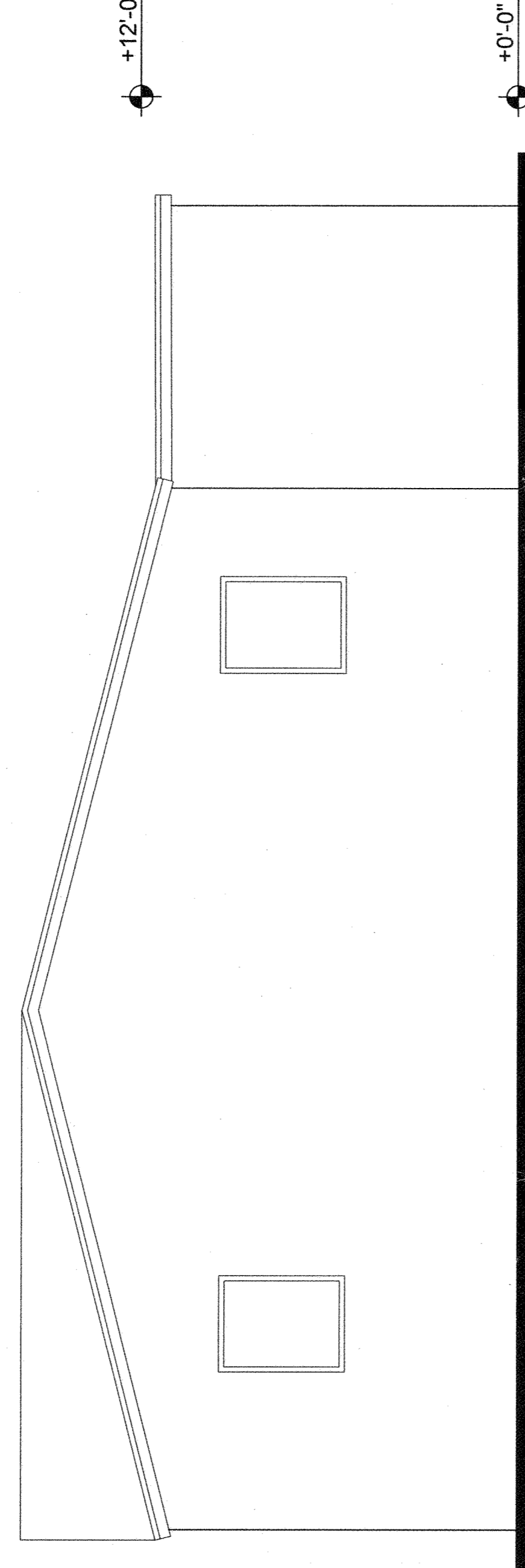
- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AFFECTING THE PRELIMINARY DEMOLITION; WHETHER SHOWN OR NOT SHOWN, ITEMS MAY HAVE TO BE RELOCATED AND/OR TEMPORARILY SUSPENDED, SUPPORTED, OR REMOVED AS REQUIRED FOR PURPOSES OF DESIGN DISCOVERY. THE SECONDARY AND FINAL DEMOLITION PHASE IS TO BE INITIATED UPON COMPLETION OF ALL DESIGN DOCUMENTS AND FINALIZATION OF THE DESIGN INTENT.
- PRELIMINARY DEMOLITION DOES NOT IMPACT MECHANICAL, HVAC, PLUMBING, AND FIRE PROTECTION SYSTEMS. THE REMOVAL AND RELOCATION OF ABOVE STATED ITEMS IS PENDING FINALIZATION OF THE DESIGN INTENT. BATH ROOM AND PLUMBING FIXTURES ARE TO BE LEFT IN THEIR EXACT LOCATIONS.
- GENERAL CONTRACTOR SHALL COORDINATE PRELIMINARY DEMOLITION OPERATIONS WITH ALL OTHER REQUIRED SUB-CONTRACTORS AND RESPECTIVE TRADES WHERE APPLICABLE. ALL DEMOLITION WORK SHALL BE CONDUCTED UNDER CONTROLLED CONDITIONS.
- REMOVE FIXTURES AND ELECTRICAL DEVICES AS INDICATED ON PLAN. PRELIMINARY DEMOLITION PLAN ONLY REFLECTS IMPACTED OUTLETS AND SWITCHES. FIXTURES ARE NOT CURRENTLY INSTALLED.
- COORDINATE ANY SHUTDOWN OF EXISTING SERVICES AND EQUIPMENT REMAINING IN USE WITH OWNERS' REPRESENTATIVE. PROVIDE ADEQUATE NOTICE AND MAKE PROVISIONS TO MINIMIZE IMPACT TO ANY NEIGHBORING UNITS OR TENANTS.
- REMOVE ALL CONDUIT AND WIRE BACK TO NEAREST UPSTREAM DEVICE REMAINING IN SERVICE. WHERE DEMOLITION WORK AFFECTS ELECTRICAL SERVICE TO DOWNSTREAM DEVICES TO REMAIN; EXTEND CONDUIT AND WIRE AS REQUIRED TO MAINTAIN ELECTRICAL SERVICE.
- DISPOSE OF ALL MATERIALS OFF SITE, ALL MATERIALS SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL FEDERAL STATE AND LOCAL REGULATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE REMOVAL AND DISCARDING OF ALL DEMOLITION WASTE INCLUDING ANY UNFORESEEN ITEMS WITHIN THE SCOPE OF THE PROJECT.
- CARE SHOULD BE EXERCISED DURING DEMOLITION TO HAVE THE LEAST IMPACT ON THE CONDUIT OF EXISTING DEVICES. WHERE FEASIBLE EXISTING CONDUIT SHOULD BE LEFT INTACT AND TEMPORARILY SUPPORTED UNTIL THE DESIGN INTENT CAN ESTABLISH THE DESIRED RELOCATION AND/OR REMOVAL. SERVICE IN SUCH CASES NEEDS TO BE INTERRUPTED.
- CARE SHOULD BE EXERCISED TO PROTECT ALL EXISTING FINISHED SURFACES AND APPLIANCES DURING DEMOLITION. THE CONTRACTOR IS EXPECTED TO PROTECT FROM DUST AND DEBRIS ALL EXISTING APPLIANCES THROUGHOUT THE UNIT, INCLUSIVE OF BATHROOM FIXTURES, PLUMBING FIXTURES, CABINETRY, KITCHEN APPLIANCES, ETC.



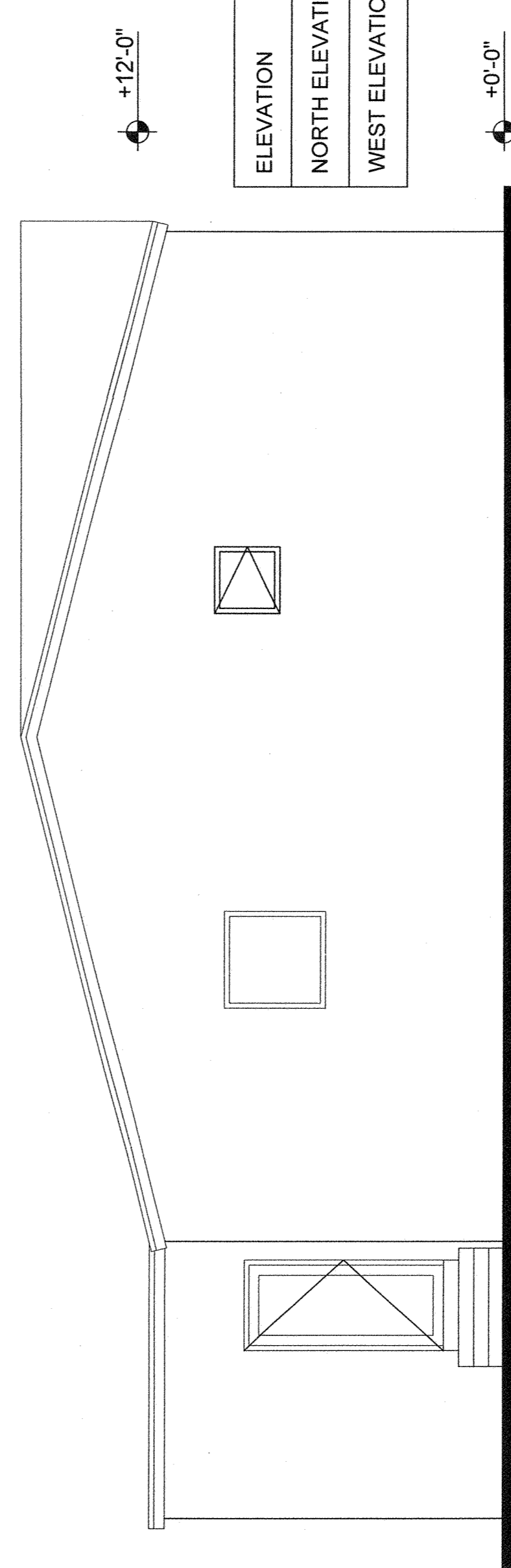
**EXISTING/DEMOLITION FLOOR PLAN**  
 SCALE: 3/8"=1'-0"



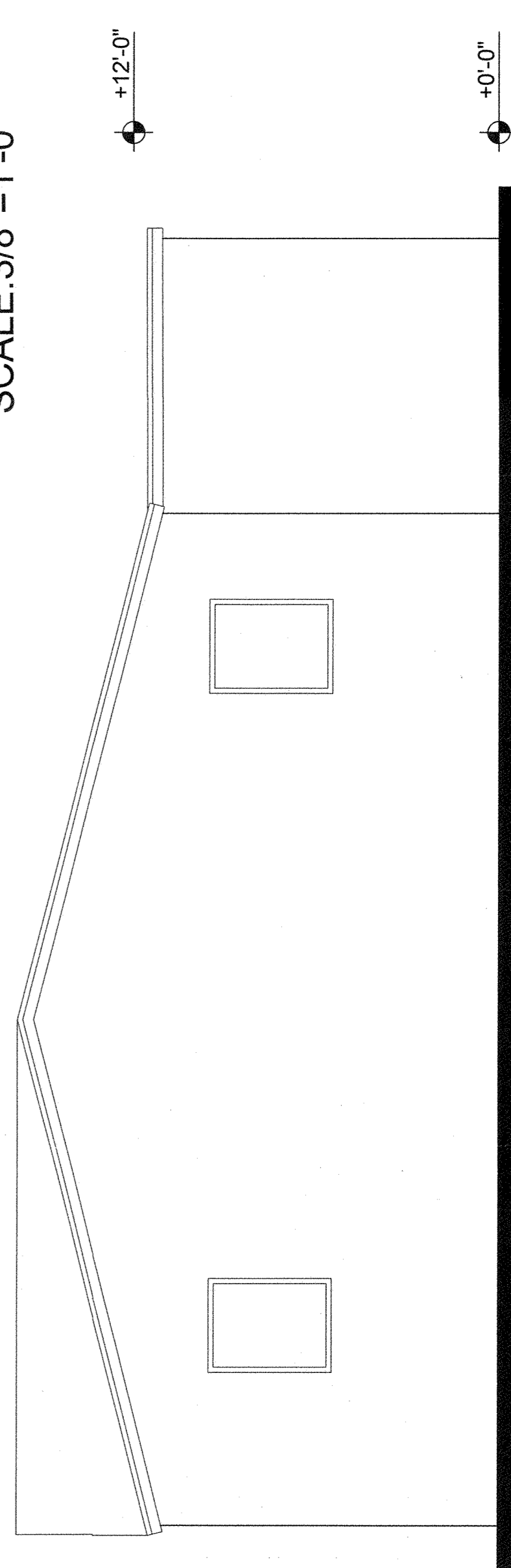
**EXISTING NORTH ELEVATION**  
 SCALE:3/8"=1'-0"



**EXISTING SOUTH ELEVATION**  
 SCALE:3/8"=1'-0"



**NEW NORTH ELEVATION**  
 SCALE:3/8"=1'-0"

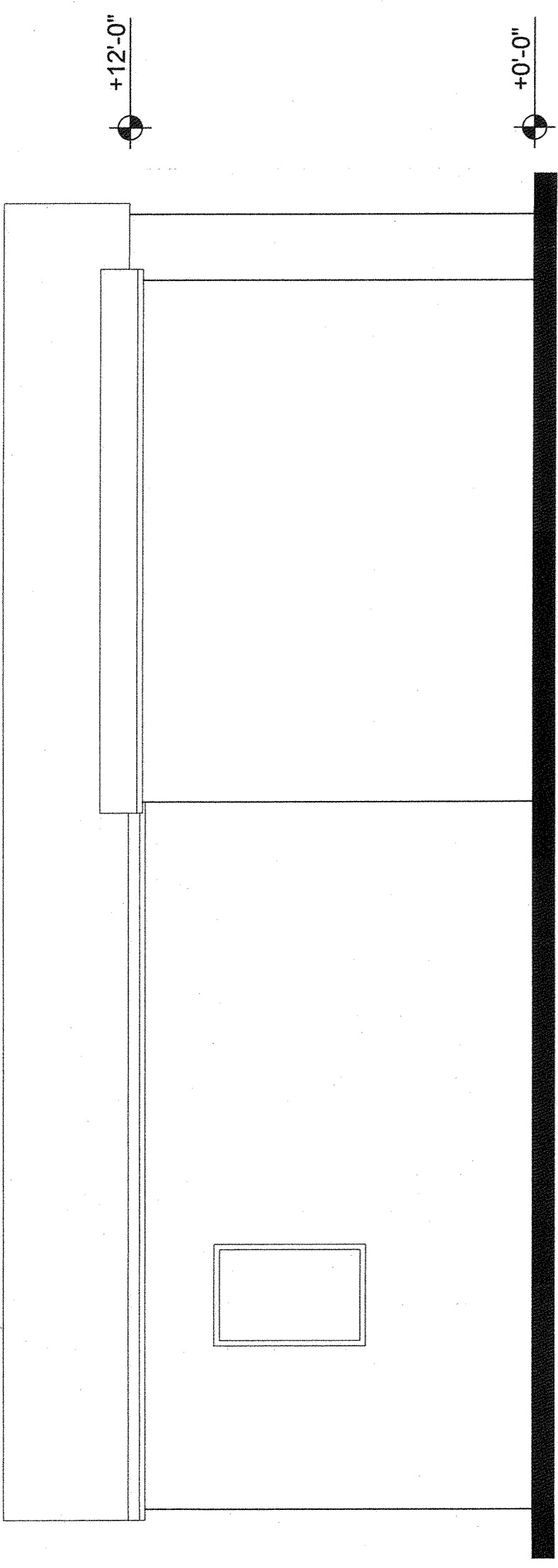


**NEW SOUTH ELEVATION**  
 SCALE:3/8"=1'-0"

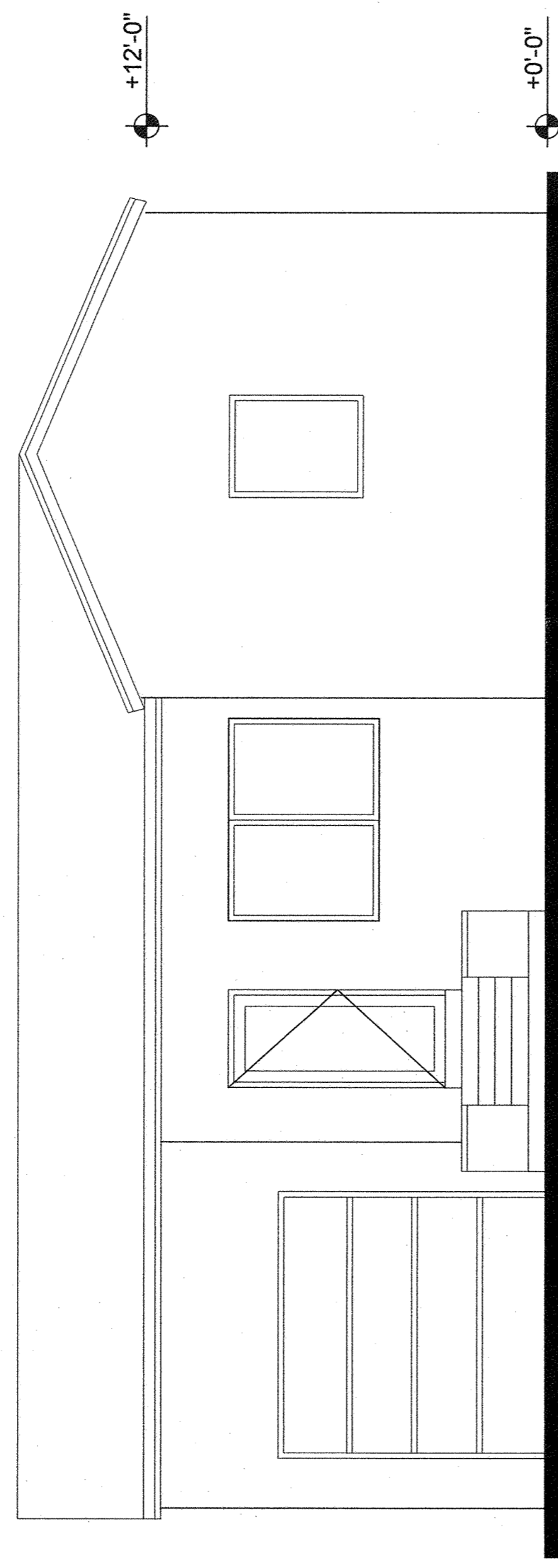
ELEVATION	EXISTING WALL OPENING %	NEW WALL OPENING %
NORTH ELEVATION	6.4%	7.4%
WEST ELEVATION	27.47 %	* 18.8%

\* GARAGE DOOR REMOVED

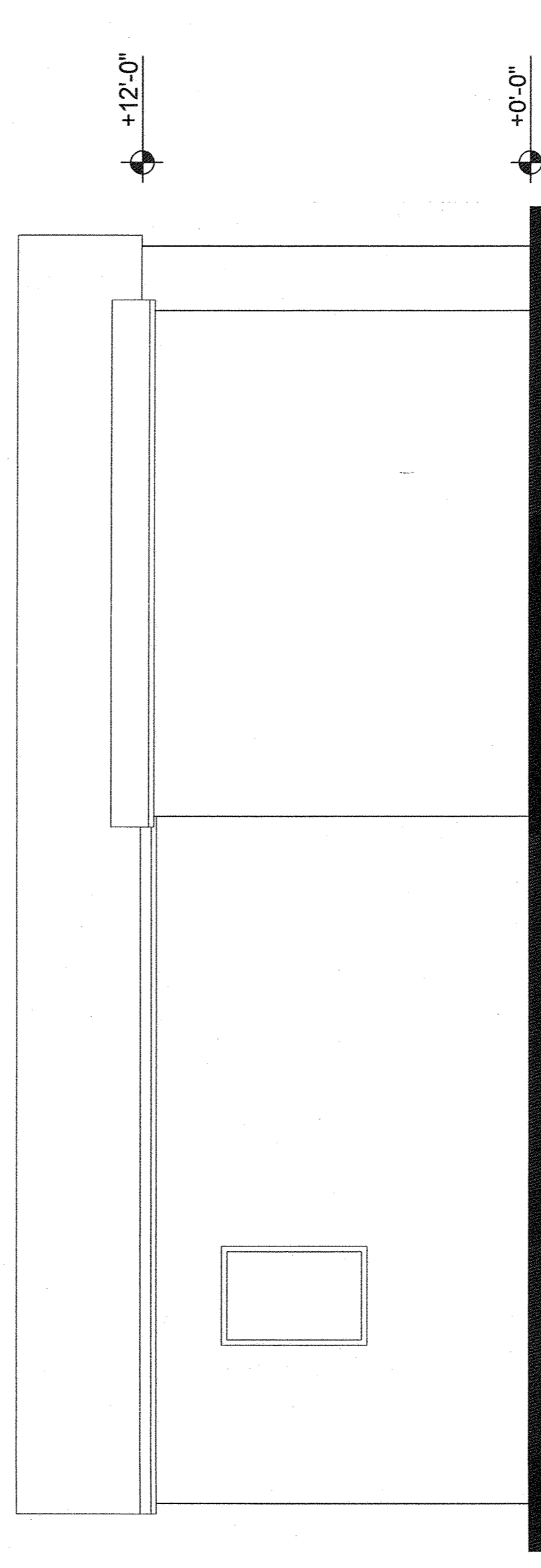
WHITE ESP ALUMINUM FRAME WINDOWS  
 W/ GREY GLASS IN ALL ELEVATIONS  
 ALL OTHER COLORS TO MATCH EXISTING



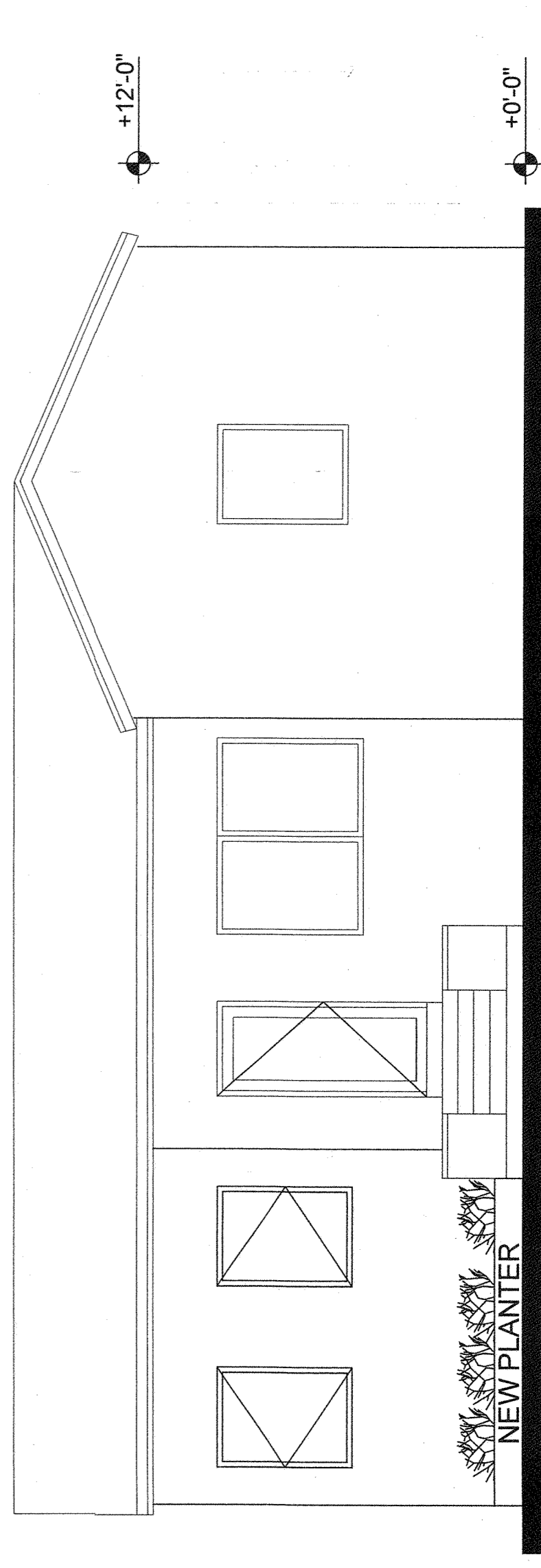
**EXISTING EAST ELEVATION**  
 SCALE:3/8"=1'-0"



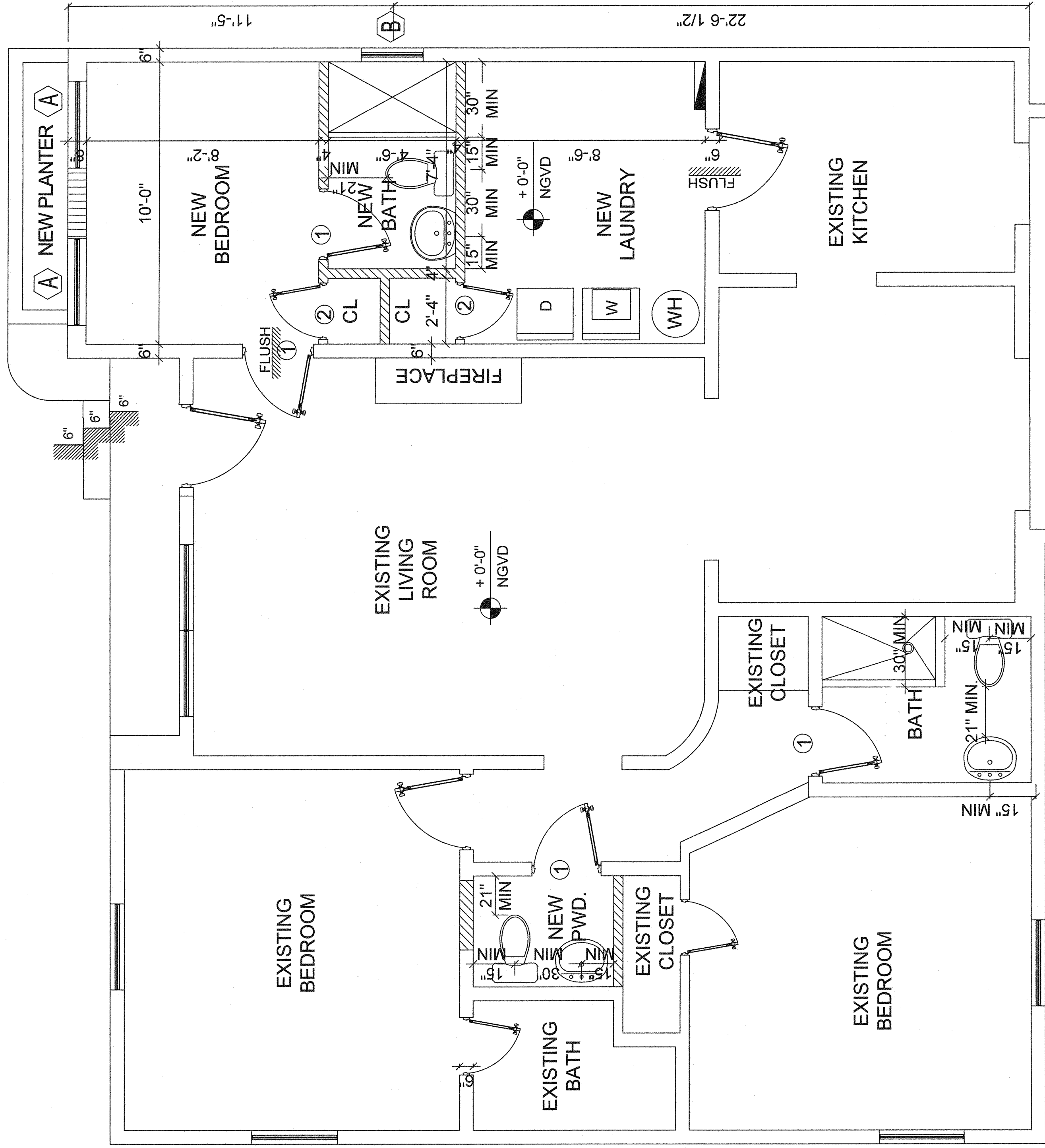
**EXISTING WEST ELEVATION**



**NEW EAST ELEVATION**  
 SCALE:3/8"=1'-0"



**NEW WEST ELEVATION**  
 SCALE:3/8"=1'-0"



**SAFETY / EGRESS DOOR NOTES:**

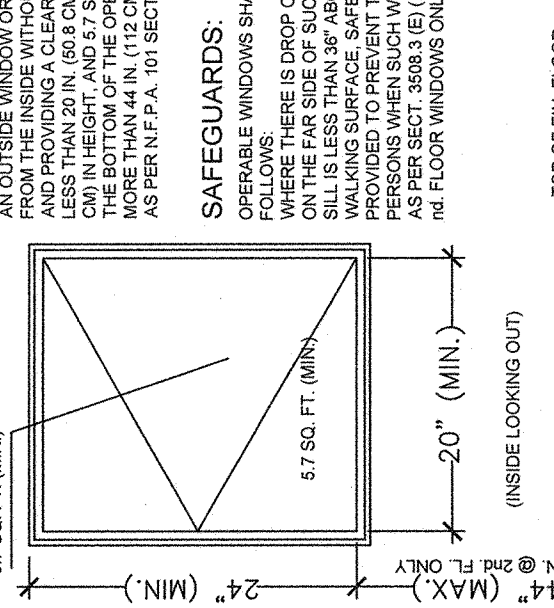
NO DOOR IN THE PATH OF TRAVEL OF MEANS OF ESCAPE SHALL BE LESS THAN 32" WIDE EXCEPT THAT BATHROOM DOORS MAY BE 24" WIDE, UNLESS A LARGER DOOR IS PROVIDED. EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN UNDER THE AGE OF 5 YEARS CANNOT OPERATE THE DOOR. EVERY BATHROOM DOOR LATCH SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY. REQUIREMENTS OF SECTION 212.4.3 AND 212.4.4 OF NFPA 101, EGRESS WHEN THE BUILDING IS OCCUPIED. ALL LOCKING DEVICES WHICH IMPERE OR PROHIBIT EGRESS OR WHICH CANNOT BE EASILY ENGED SHALL BE PROHIBITED.

**EGRESS WINDOW NOTES:**

AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INTERIOR SHALL BE PROVIDED AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20" IN HEIGHT AND 20" IN WIDTH. THE CLEAR OPENING SHALL BE MEASURED FROM THE OPERABLE PART OF THE WINDOW OR DOOR TO THE OPERABLE PART OF THE WINDOW OR DOOR. AS PER NFPA 101, SECTION 202.2.3 (1).

**SAFEGUARDS:**

WINDOWS SHALL BE PROTECTED A FOLLOWING: WINDOWS SHALL BE PROTECTED A SILL IS LESS THAN 18" ABOVE THE NEAR SIDE ON THE FINE SIZE OF SUCH WINDOWS AND THE SILL SHALL BE PROVIDED TO PREVENT THE FALL OF GLASS AS PER SECTION 202.2.3 (1) UNAPPLICABLE IN 2<sup>ND</sup> FLOOR WINDOWS ONLY.



**EGRESS WINDOW DETAIL**

SCALE: N.T.S.

**WINDOW SCHEDULE**

No	GLASS TYPE	DESCRIPTION	WIDTH	HEIGHT	NOTES
(A)	CASEMENT	CASEMENT	3'-1"	4'-2 5/8"	ALUM. EGRESS
(B)	CASEMENT	CASEMENT	2'-2"	2'-2"	CLASS II SEC. GLASS

**PROPOSED FLOOR PLAN**

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

**DOOR SCHEDULE**

No.	TYPE	DESCRIPTION/REMARKS	WIDTH	HEIGHT	DOOR	MATERIAL	FRAME	NOTES
(1)	SWING		2'-10"	6'-8"	WOOD	WOOD	WOOD	
(2)	SWING		2'-0"	6'-8"	WOOD	WOOD	WOOD	

HARDWARE SHALL BE SUBMITTED TO ENGINEER FOR APPROVAL  
ALL CLOSET AND BATH DOOR SHALL BE OPERABLE FROM BOTH SIDES IN CASE OF EMERGENCY

**CONSTRUCTION NOTES**

THE CONTRACTOR SHALL INSPECT ALL EXISTING CONDITIONS. VERIFY ALL ON SITE DIMENSIONS, EQUIPMENT AND BUILDING SERVICE REQUIREMENTS PRIOR TO COMMENCEMENT OF WORK. ORIGINAL BUILDING PLANS SHOULD BE REVIEWED TO ASSESS THE ENTIRE SCOPE OF THE PROJECT.  
THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH ALL OTHER TRADES INCLUDING THE EXISTING STRUCTURAL ELEMENTS OF THE BUILDING.  
THE CONTRACTOR SHALL PROVIDE ALL ELEMENTS OF THE SYSTEMS AS INTENDED BY THE DESIGN TO RESULT IN COMPLETE AND WORKABLE SYSTEMS IN ACCORDANCE WITH ALL STATE AND LOCAL CODES, SAFETY STANDARDS AND GOVERNING ORDINANCES.  
ALL FINISH MATERIALS CHOSEN FOR THIS SPACE WILL BE DETERMINED.  
ALL CONSTRUCTION SHALL CONFORM TO ALL CODE REGULATIONS AND RESTRICTIONS.  
THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL DEBRIS. DRAWINGS ARE DIAGRAMMATIC. DO NOT SCALE FOR EXACT LOCATION OF OPENINGS. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH PROGRESS OF THE CONSTRUCTION.  
REQUIRED INSURANCE SHALL BE PROVIDED BY CONTRACTOR FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK.  
CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, FEES, INSPECTIONS AND TESTS. CONTRACTORS SHALL VERIFY ALL DIMENSIONS ON JOB PRIOR TO BEGINNING CONSTRUCTION. DIMENSIONS SHALL TAKE PRECEDENCE OVER DRAWINGS.

**SCOPE OF WORK:**

INCLUDES BUT NOT LIMITED TO:

- NEW BEDROOM
- NEW BATHROOMS
- NEW LAUNDRY

**WORK AREA:**

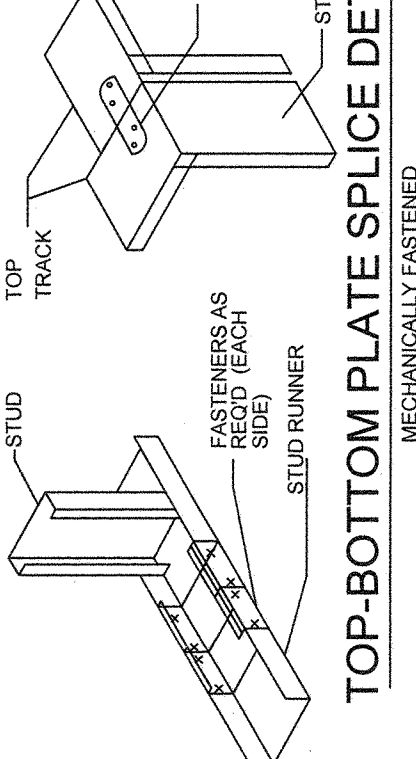
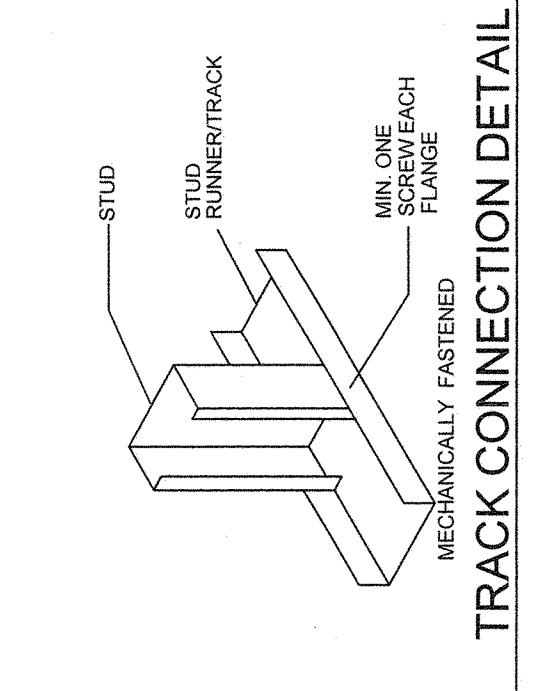
BEDROOM AND BATHROOM AREA: 220 SQFT

**CODE IN EFFECT:**

FLORIDA BUILDING CODE EXISTING 2017

**LEGEND**

- EXISTING WALL
- NEW 8" THICK CMU EXTERIOR WALL
- NEW INTERIOR WALL

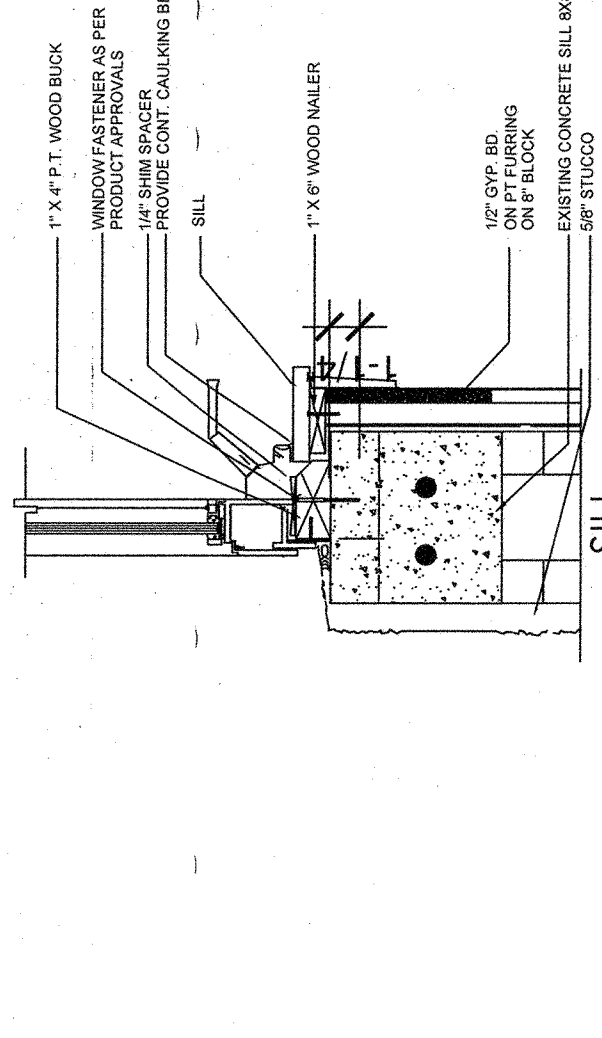
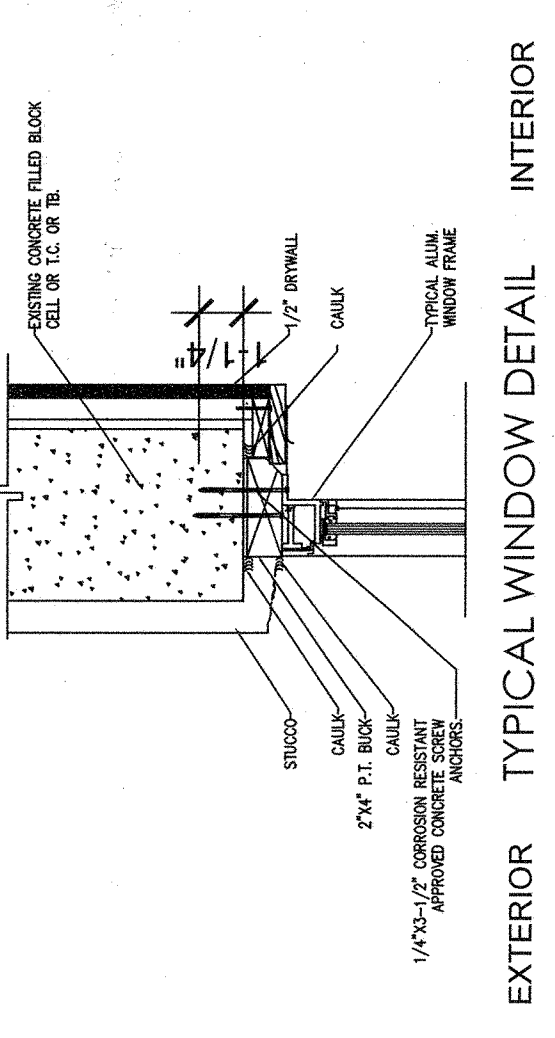


**DETAIL A/A-1**

STEEL STUDS PER WALL TYPE. SCREWS AS REQUIRED PER CODE, TYP.

- NOTES:**
1. VERIFY SHOWER PAN SLOPE TO DRAIN PER F.B.C. P417.5.2
  2. ALL THE GLASS OF FRENCH DOORS, SHOWER DOORS AND IN WINDOWS 60" HORIZONTALLY WITH VERTICAL EDGE LESS THAN 80" A.F.F. ADJACENT TO TUBS & SHOWER COMPARTMENTS SHALL BE CATEGORY II SAFETY GLAZING - FBC R308.4.5 & TABLE R308.3.1(1).
  3. DRYWALL IN BATHROOM SHALL BE MOISTURE RESISTANT. PROVIDE CEMENT BOARD BEHIND TILES IN WET AREAS IN COMPLIANCE WITH FBC 2509.12. PROVIDE TILES IN BATHROOM WET AREAS TO 72 INCHES MINIMUM ABOVE DRAIN INLET IN COMPLIANCE WITH CHAPTER FBCR 307.2
  4. TILE IN SHOWER WALLS SHALL BE EXTEND TO 72 IN. ABOVE FINISH SHOWER FLOOR. ALL OTHER WALL TO BE DRYWALL AND PAINT FINISH.
  5. FLAME SPREAD FOR WALL AND CEILING FINISHES TO BE 200. SMOKE DEVELOPED MAX. 450 - FBC R302.9. AND FLAME SPREAD FOR INSULATION TO BE MAX. 25. SMOKE DEVELOPED MAX. 450 - FBC R302.10.

CODE FOR DESIGN STANDARDS:  
FLORIDA BUILDING CODE 2017  
FLORIDA BUILDING CODE- EXISTING 2017  
FLORIDA FIRE PROTECTION CODE 9th ED.  
LEVEL OF ALTERATION: LEVEL 2  
TYPE OF CONSTRUCTION: V-B  
OCCUPANCY: RESIDENTIAL - EXISTING R-2

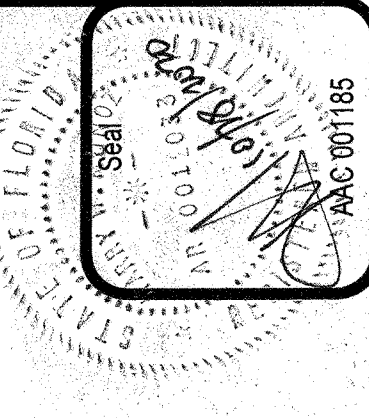


**WINDOW AND DOOR BUCK DETAIL**

NTS.

IF THE DESIGN PRESSURES IN THE WINDOW DOES NOT EXCEED 65 P.S.F., SECURE THE 2" WOOD BUCK TO THE STRUCTURE USING 1/4" X 3/4" CORROSION RESISTANCE APPROVED CONCRETE ANCHORS ON 16" O.C. (MIN. 4 ANCHORS PER END). FROM THE ENDS) ON ASTM C-80 CONCRETE AND 8" O.C. FROM THE ENDS) DIRECTLY TO THE STRUCTURE WITH 1/4" X 3/4" CORROSION RESISTANT APPROVED CONCRETE ANCHORS WITH A MINIMUM EMBEDMENT OF 1 1/4" SPACED AS IT IS ON THE NOTICE OF ACCEPTANCE. A NOMINAL 1" X 3" WOOD SPACER SHALL BE USED TO MAINTAIN THE 1/4" GAP BETWEEN THE BUCK AND THE CONCRETE BLOCK SHALL REMAIN TO BE 1 1/4" MIN.

- ALL 2" X WOOD BUCK END/OR 1" X 3" WOOD SPACER SHALL BE PROPERLY CAULKED.
- REFER TO THE INSTALLATION INSTRUCTIONS FOR THE SPECIFIC PRODUCT BEING INSTALLED AND SHIM, LEVER, AND SQUARE TO ENSURE PROPER OPERATION.
- FILL VOID BETWEEN WINDOW AND WOOD BUCK WITH INSULATION, BEING CAREFUL NOT TO BOV WINDOW FRAME.
- APPLY A CONTINUOUS BEAD OF URETHANE SEALANT AROUND WINDOW. APPLICATION, AND INSTALLATION.



NO.	DATE	REVISION

9417 CARLYLE AVENUE,  
 SURFSIDE, FL 33154

PROJECT NAME  
**LANDSCAPE PLAN**  
 SHEET TITLE

DRAWN MS
CHECKED
DATE 10-29-2020
SCALE
JOB. NO.
SHEET
<b>L1</b>

AREA	PERCENT OF LOT AREA
LOT AREA	100%
5629.55 SQFT (0.1291 ACRES)	
BUILDING COVERAGE	26.3%
1478 SQFT	
WALKS & DRIVEWAY	9.3%
526 SQFT	
LANDSCAPE AREA	64.4%
3625.5 SQFT	

**STANDARDS / RESULTS**

TOWN OF SURFSIDE ZONING CODE, APPLICABLE REQUIREMENTS

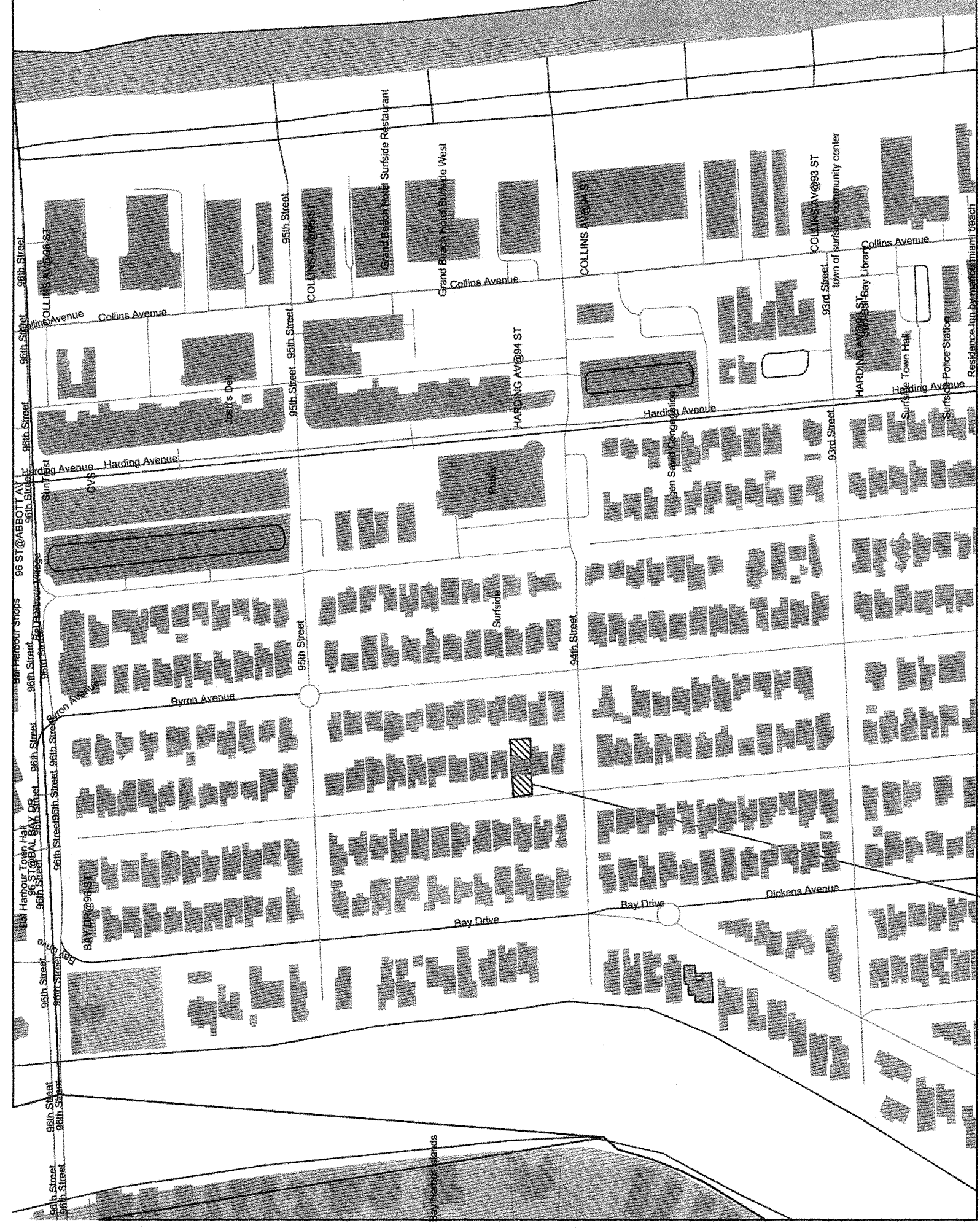
Sec. 90-43 Maximum Building Height	PROPOSED
DISTRICT H08B	EXISTING HOME 11'0"
Sec. 90-45 Setbacks	
SETBACKS (SINGLE STORY AREAS UP TO 15 FEET IN HEIGHT)	PROPOSED
INTERIOR SIDE SETBACK	EXISTING (6'0)
REAR SETBACK	EXISTING (4'0)
Sec. 90-46 Lot Standards	
LOT STANDARDS	PROPOSED (6295.5 SQFT = 100%)
LOT COVERAGE	14% (EXISTING)
PERVIOUS AREA	64% (EXISTING)
Sec. 90-50 (3) Wall Openings, single story additions	
WALL OPENINGS	PROPOSED
ALL ELEVATIONS FOR SINGLE STORY ADJACENT WALLS SHALL BE RECONSTRUCTED TO MATCH EXISTING ELEVATIONS INCLUDING WINDOWS, DOORS, OR PORCHES. SETBACKS, OR COLUMNS.	
Sec. 90-51 Lot Standards	
LOST STANDARDS LOSS	PROPOSED
MINIMUM LOT WIDTH	50' FEET
MINIMUM LOT AREA	5,000 FEET
MINIMUM LOT COVERAGE	46%
Sec. 90-51 Lot Standards	
WALL OPENINGS	PROPOSED
ALL ELEVATIONS SHALL BE AT LEAST 10% FOR ALL ELEVATIONS	

REQUIRED	PROPOSED
LOST STANDARDS LOSS	
MINIMUM LOT WIDTH	50' FEET
MINIMUM LOT AREA	5,000 FEET
MINIMUM LOT COVERAGE	46%
Sec. 90-51 Lot Standards	
WALL OPENINGS	PROPOSED
ALL ELEVATIONS SHALL BE AT LEAST 10% FOR ALL ELEVATIONS	

TOWN OF SURFSIDE ZONING CODE

**LEGAL DESCRIPTION:**  
 LOT 12, BLOCK 6, ALDOS DEL MAR, ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 63 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

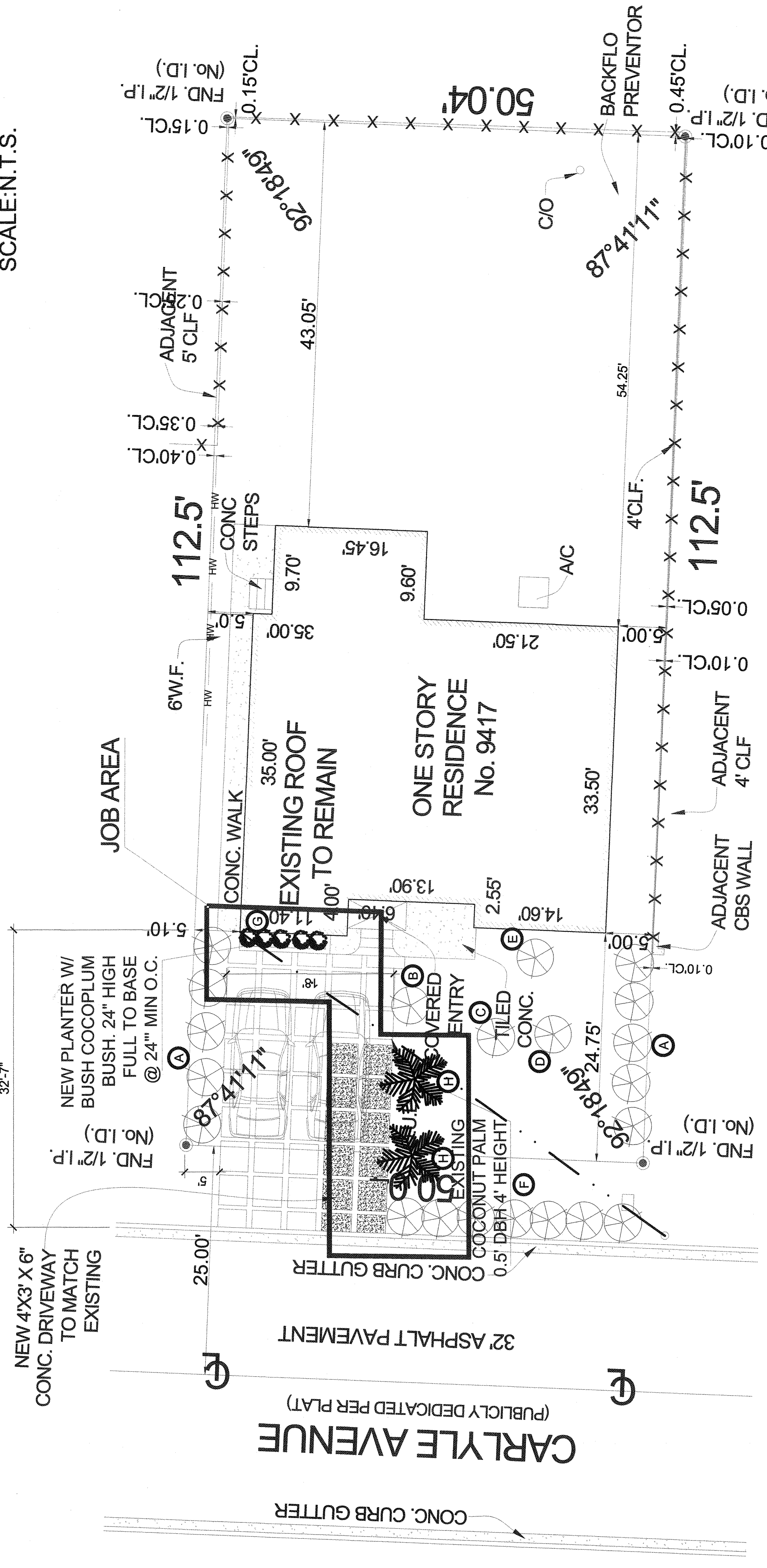
ALL MISSING, BROKEN, CRACKED AND UPLIFTED SIDEWALK, CURB & GUTTER SHALL BE RECONSTRUCTED PRIOR TO PUBLIC WORKS CO/TCO APPROVAL  
 DRILL AND EPOXY #4 BAR 3 INCHES INTO EXISTING CONCRETE FOR ANY NEW TO EXISTING CONCRETE REPAIRS.



**AREA PLAN**  
 SCALE: N.T.S.

TYPE	ACTION	NATURE	QTY	HEIGHT
(A)	EXIST. TO REMAIN	SUNSHINE PALM	10	12' - 16'
(B)	EXIST. REMOVE	ARECA PALM	1	10' - 12'
(C)	EXIST. REMOVE	BRUGAMSA	1	-
(D)	EXIST. TO REMAIN	ROBELLINI PALM	1	DOUBLE 6' - 8'
(E)	EXIST. TO REMAIN	BAMBOO	6	12' - 14'
(F)	EXIST. TO REMAIN	CLUSIA	8	4' - 5'
(G)	NEW	COCOPALM BUSH	5	1.5' - 3'
(H)	NEW	FOXTAIL PALM	2	8' - 12'
				24" O.C.
				8' O.C.

**JOB AREA**



**(LANDSCAPE) SITE PLAN**  
 SCALE: 1/8" = 1'-0"



# Memorandum

**To:** Planning and Zoning Board  
**Thru:** Andy Hyatt, Town Manager  
**From:** Walter Keller, PE, AICP., Town Consultant Planner  
Marlin Engineering, Inc.  
**CC:** Jason Greene, Assistant Town Manager  
Lillian Arango, Town Attorney  
**Date:** January 10, 2021  
**RE:** 400 93<sup>rd</sup> Street - Fence

---

**Background:** This application is a fence request for a corner lot. The parcel is located in the H30B Zoning District. The Applicant has provided a current survey and provided details on the proposed improvements. The lot is 112.5 feet long and 55 feet wide. An overhead aerial photo from the Miami Dade County Property Appraiser and a Google Street View are provided on the following pages.

Discussions with the Applicant indicate a desire to create a fenced area for his children. Therefore a fence is proposed on the property line on Abbott Avenue following the corner radii and then northward on a line 12 feet from the 93<sup>rd</sup> Street right of way connecting to the house corner. The Applicant planted a hedge recently which is located in the public right-of-way of both Abbott Avenue and 93<sup>rd</sup> Street. Gates are proposed on the 93<sup>rd</sup> Street property line for his walk, driveway access and access to the north side yard.

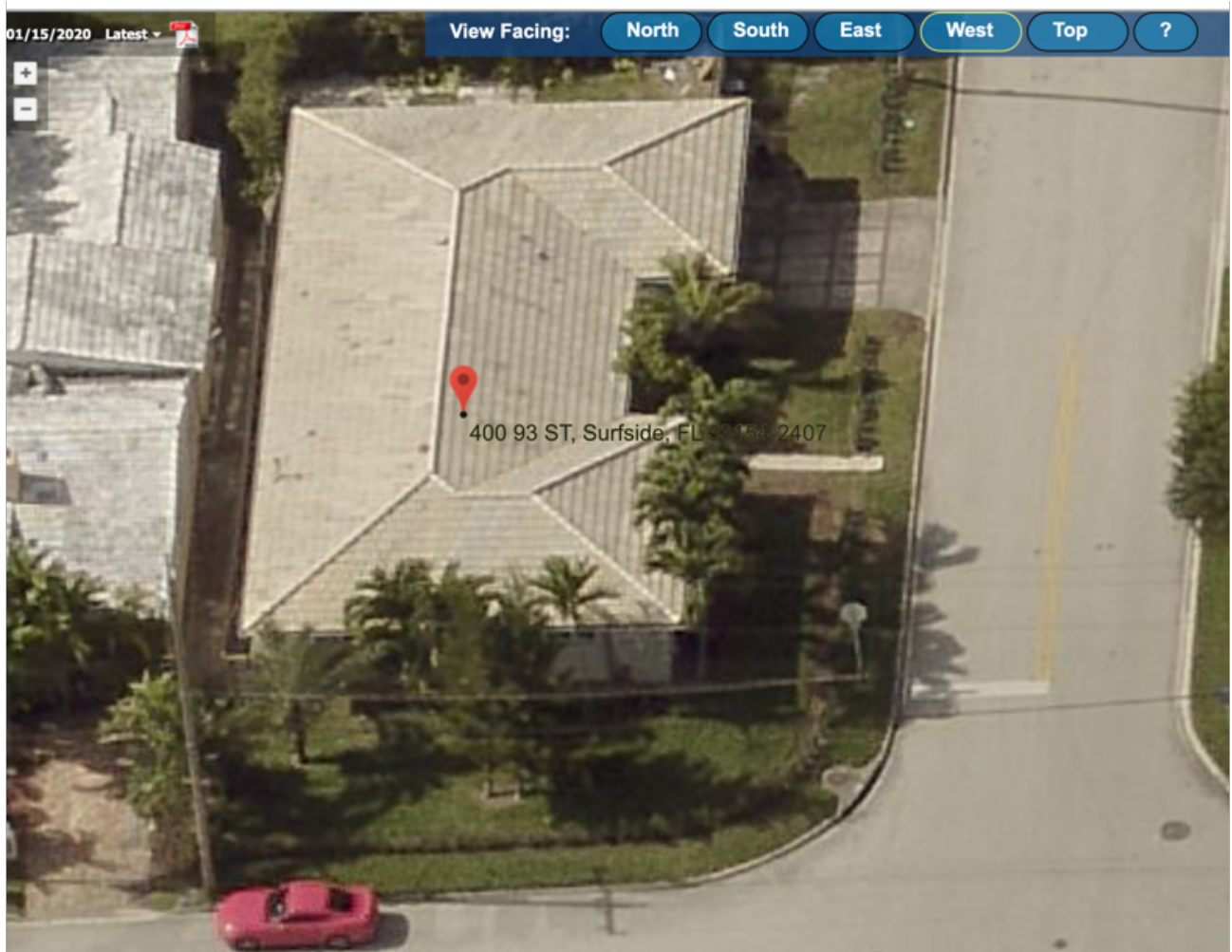
**Governing Codes:** The Zoning in Progress requirements for the proposed improvements are detailed in the following Zoning Codes:

**2006 Code:** No fence or wall can be constructed in a front yard or a corner lot in a side yard that abuts a right of way; no fence or wall can conflict with the vision clearances

**2020 Code:** A fence or ornamental wall may be placed within a front yard or primary corner yard if granted design review approval by the Planning and Zoning Board. Maximum height is 4 feet plus ½ foot for each 10 feet exceeding 50 feet



Town of Surfside, Florida  
Development Review



400 93<sup>rd</sup> Street Angled View from the Miami Dade County Property Appraiser







## Town of Surfside, Florida Development Review



**400 93<sup>rd</sup> Street Google Street View**

**Staff Recommendation:** Review of the application package, aerial photos from the Property Appraiser, Google Street View and planning staff review of the codes recommends the Planning and Zoning Board find a 4-foot high picket fence be approved on Abbott Avenue as proposed by the Applicant. It is also recommended the existing hedge be relocated in close proximity to the property line. The proposed 4-foot high gates on 93<sup>rd</sup> Street also be approved as requested by the Applicant provided they are located outside of the public right of way.



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

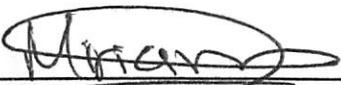

**TOWN OF SURFSIDE**  
**MULTI-FAMILY AND NON-RESIDENTIAL DESIGN REVIEW APPLICATION**  
 (Signs, awnings, store fronts, fences, and walls etc)

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.

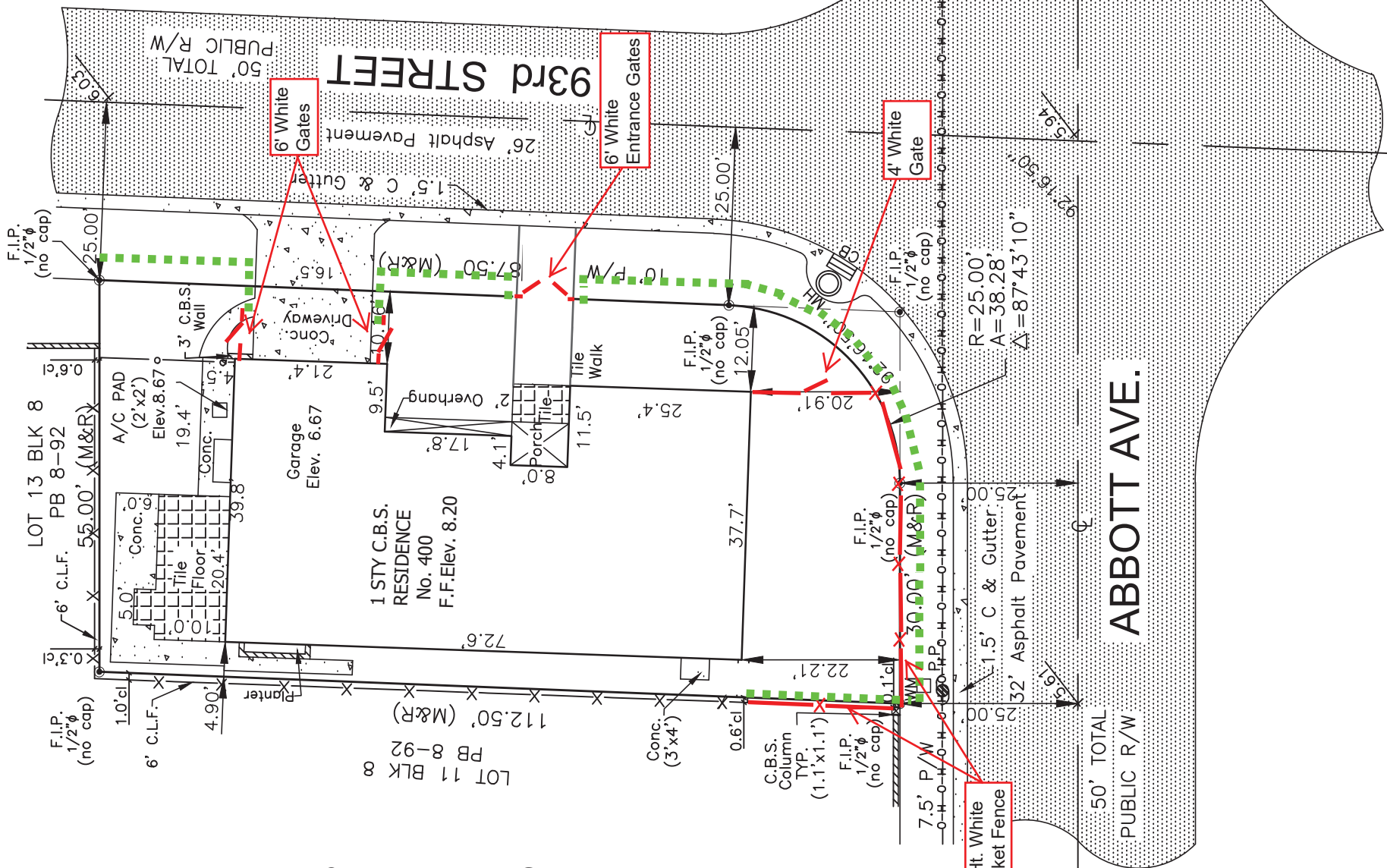
<b><u>PROJECT INFORMATION</u></b>	
OWNER'S NAME	David Elmaleh
PHONE / FAX	786-879-4951
AGENT'S NAME	Isa Garcia
ADDRESS	* 400 93 St. Surfside, Fl. 33154 (Job address)
PHONE / FAX	
PROPERTY ADDRESS	400 93 St. Surfside, Fl. 33154
ZONING CATEGORY	
DESCRIPTION OF PROPOSED WORK	Aluminium picket fence

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

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

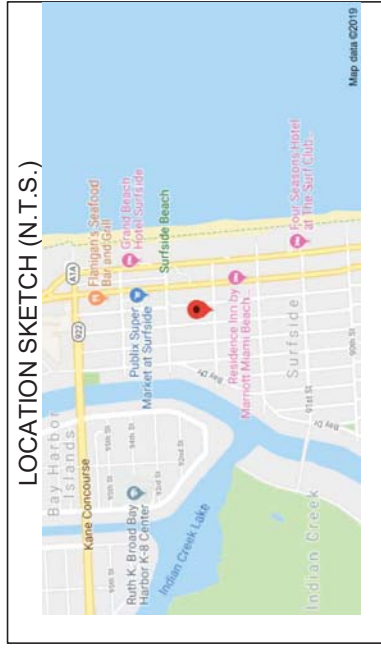
	2/16/20		2/14/2020
SIGNATURE OF OWNER	DATE	SIGNATURE OF AGENT	DATE

SKETCH OF BOUNDARY SURVEY  
SCALE: 1" = 20'



**SCOPE OF WORK:**

- 4' HEIGHT ALUMINUM WHITE PICKET FENCE TO BE INSTALLED AS SHOWN ON ABBOTT AVE.
- ONE 4' WHITE GATE AND 3 SIX FOOT WHITE GATES TO BE INSTALLED AS SHOWN. THE SIX FOOT GATES ARE TO BE LOCATED ON EITHER SIDE OF THE DRIVEWAY AND AT THE ENTRANCE TILE WALK. THE 4' GATE IS PART OF THE 4' PICKET FENCE, FACING 93rd STREET.
- EXISTING HEDGES ARE REPRESENTED BY THE DASHED GREEN LINE



MR. & MRS. DAVID ELMALEH  
400 93rd STREET  
SURFSIDE, FLORIDA 33154  
PERMIT # 20 669



SIGNED AND SEALED BY ADOLFO D. LOPEZ, AIA FOR FENCE LOCATION ONLY.

LEGAL DESCRIPTION:  
LOT 12, BLOCK 8, 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 BENMERGUI, P. A.

NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL 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: 08/14/19

GUILLERMO A. GUERRERO  
PROFESSIONAL SURVEYOR & MAPPER No. 6453

NOTES/REVISIONS: N/A

PROPERTY ADDRESS: 400 93RD ST SURFSIDE, FL 33154

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  
COUNTY: MIAMI-DADE

COMM/PANEL No. 12086 0163L  
DATE OF FIRM: 09/11/09

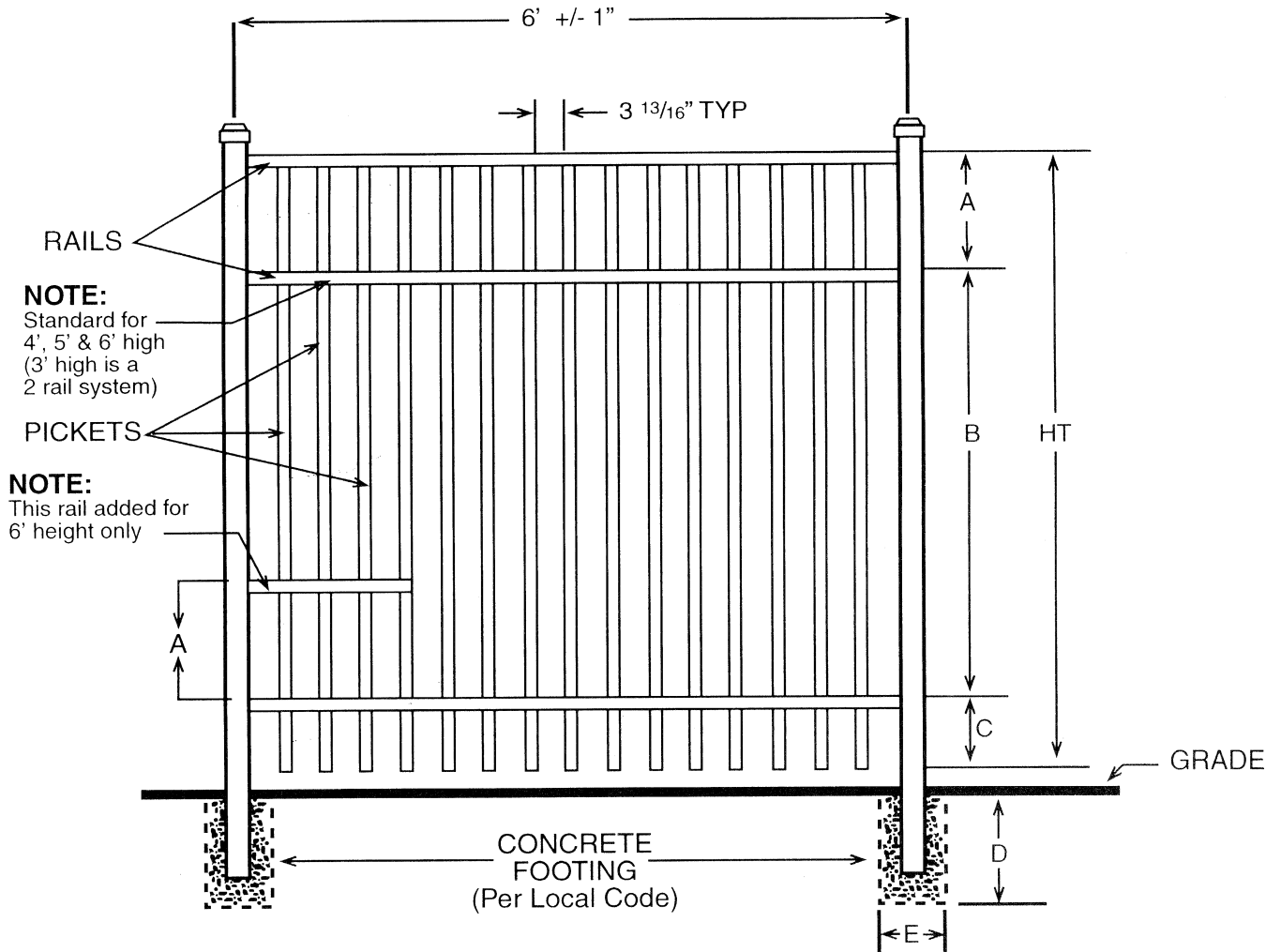
GUILLERMO A. GUERRERO  
Professional Surveyor & Mapper No. 6453  
682 East 21st Street, Hialeah, FL 33013  
(305)333-3328 Cell  
guerteropsm@aol.com

SCALE: 1"=20'  
JOB No. GG-19-

NOTES:  
a) The flood information shown hereon does not imply that the referenced property or will not be free from flooding or damage and 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 platted easements and right-of-ways. There may exist additional restrictions and/or encumbrances which affect this property.  
c) Elevations shown hereon are with references to the National Geodetic Vertical Datum (NGVD) unless otherwise noted. Underground utilities and encroachments, if any, not identified nor located except as may be indicated hereon.  
d) All roads shown hereon are public unless otherwise noted.  
e) The issue of this survey is only for the exclusive and specific use of those persons, parties or institutions in the Certification.  
f) Code restrictions and title search not reflected in this survey.  
g) Underground utilities and encroachments, if any, not located.  
h) Lands depicted hereon were surveyed per legal description provided by client and no claims as to ownership or matters of title are made or implied.  
i) All roads shown hereon are public unless otherwise noted.  
j) No identification cap found on property corners unless otherwise noted.  
k) Distance along boundary are recorded and measured unless otherwise noted.  
l) The graphic portions of this document are intended to be displayed at the graphic/home scales as depicted. Said scale may be altered in reproductions and as such, should be considered when obtaining scaled data.

ABBREVIATIONS:  
U.E.=Utility Easement  
P.=Property Line  
B.C.=Block Corner  
R/W=Right-of-Way  
CONC.=Concrete  
CL=Clear  
ENCR=Encroaching  
F.N.&D.=Found Nail & Disc  
O.U.L.=Overhead Utility Line  
W/M=Water Meter  
F.I.P.=Found Iron Pipe  
F.N.=Found Nail  
A.=Central Angle  
B.M.=Bench Mark  
Chatta.=Chattahoochee  
F.D.H.=Found Drill Hole  
P.C.=Point of Curvature  
Comm.=Community  
Pl.=Plat  
P.O.B.=Point of Beginning  
F.H.=Fire Hydrant  
M.=Measured  
N/A=Non applicable  
O/S=Off Set  
R.P.=Right of Passage  
R.R.=Railroad  
S.I.P.=Set Iron Pipe & cap  
No.=Number

NOTES:  
P.O.C.=Point of Commencement  
P.C.C.=Point of Compound Curvature  
D.M.E.=Drainage & Easement  
P.R.M.=Permanent Reference Monument  
P.R.C.=Point of Reverse Curvature  
F.P.L.=Florida Power & Light  
D.E.=Drainage Easement



ALUMINUM MFG., INC.

**UAF 200**  
FLAT TOP

SPECIFICATIONS RESIDENTIAL	
Posts	2" x 2" x .060 Wall 2" x 2" x .080 Wall 2" x 2" x .125 Wall 2 1/2" X 2 1/2" X .100 Wall
Horizontal Rails Side Walls Top Walls	1 1/8" x 1" .082" .062"
Pickets Picket Spacing	5/8" x 5/8" x .050 Wall 3 13/16" or 1 5/8"
Available Heights	3, 3 1/2, 4, 5 & 6 Ft.

DIMENSIONS					
HT	A	B	C	D	E
3'	6"	24 1/2"	5 1/2"	Per Local Code	
3 1/2'	6"	30 1/2"	5 1/2"	Per Local Code	
4'	6"	36 1/2"	5 1/2"	Per Local Code	
5'	6"	48 1/2"	5 1/2"	Per Local Code	
6'	6"	60 1/2"	5 1/2"	Per Local Code	

**www.YourFenceStore.com**  
**info@yourfencestore.com**  
**Toll Free 1-866-56-FENCE**

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# Memorandum

**To:** Planning and Zoning Board  
**Thru:** Andrew Hyatt, Town Manager  
**From:** Walter Keller, PE, AICP., Town Consultant Planner  
Marlin Engineering, Inc.  
**CC:** Jason Greene, Assistant Town Manager  
Lillian Arango, Town Attorney  
**Date:** January 10, 2021  
**RE:** 9461 Harding Avenue Door Signs

---

**Background:** This application is a request to place a double door window signs. The parcel is located in the SD-B40 Zoning District. In addition to this Memorandum, an Agenda Packet submitted by the Applicant with review by James Hickey, the former Town Planner is attached.

**Governing Codes:** The Zoning in Progress requirements for window and door signs are detailed in the following Zoning Code sections:

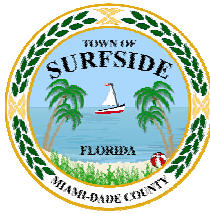
**2006 Code: 90-209(c)6(e)** – Provides a window sign of 1.5 square foot (SF) for each window or door. In addition, the lettering is limited to 8 inches in height and the total area of the sign cannot exceed 20% of the window and or door area.

**2008 Code: 90.71.1** – Also allows a window sign of 1.5 square foot (SF) for each window or door. In addition, the lettering is limited to 8 inches in height and the total area of the sign cannot exceed 20% of the window and or door area.

**Current Municode: 90-73.a(3)c** – The Code only limits the sign to not exceed 20% of the window or door area. Lettering is limited to 8 inches in height. Allowable material include painted gold leaf, silver leaf, silk-screened, cut or polished metal, cut or frosted vinyl and etched glass.

**Staff Recommendation:** The Applicant's proposed signs is not dimensioned in the application. Based on the more restrictive Code, it is recommended the sign be approved subject to the following conditions:

1. The size of the proposed door signs shall be limited to a maximum of 1.5 SF per the Code; and,
2. The sign lettering shall be 8 inches or less with the sign material consistent with **Sec. 90-73.a(3)c**.



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

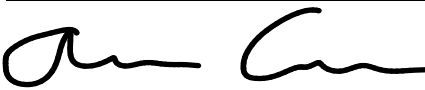

**TOWN OF SURFSIDE**  
**MULTI-FAMILY AND NON-RESIDENTIAL DESIGN REVIEW APPLICATION**  
 (Signs, awnings, store fronts, fences, and walls etc)

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.

<b><u>PROJECT INFORMATION</u></b>	
OWNER'S NAME	Joe Goldstein
PHONE / FAX	9549622318
AGENT'S NAME	Avrohom Salomon
ADDRESS	18 garfield st lakewood nj 08701
PHONE / FAX	9179128451
PROPERTY ADDRESS	9461 Harding ave.
ZONING CATEGORY	Window sings
DESCRIPTION OF PROPOSED WORK	Company logos on double front doors

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

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

	10/07/2020		10/07/2020
SIGNATURE OF OWNER	DATE	SIGNATURE OF AGENT	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.

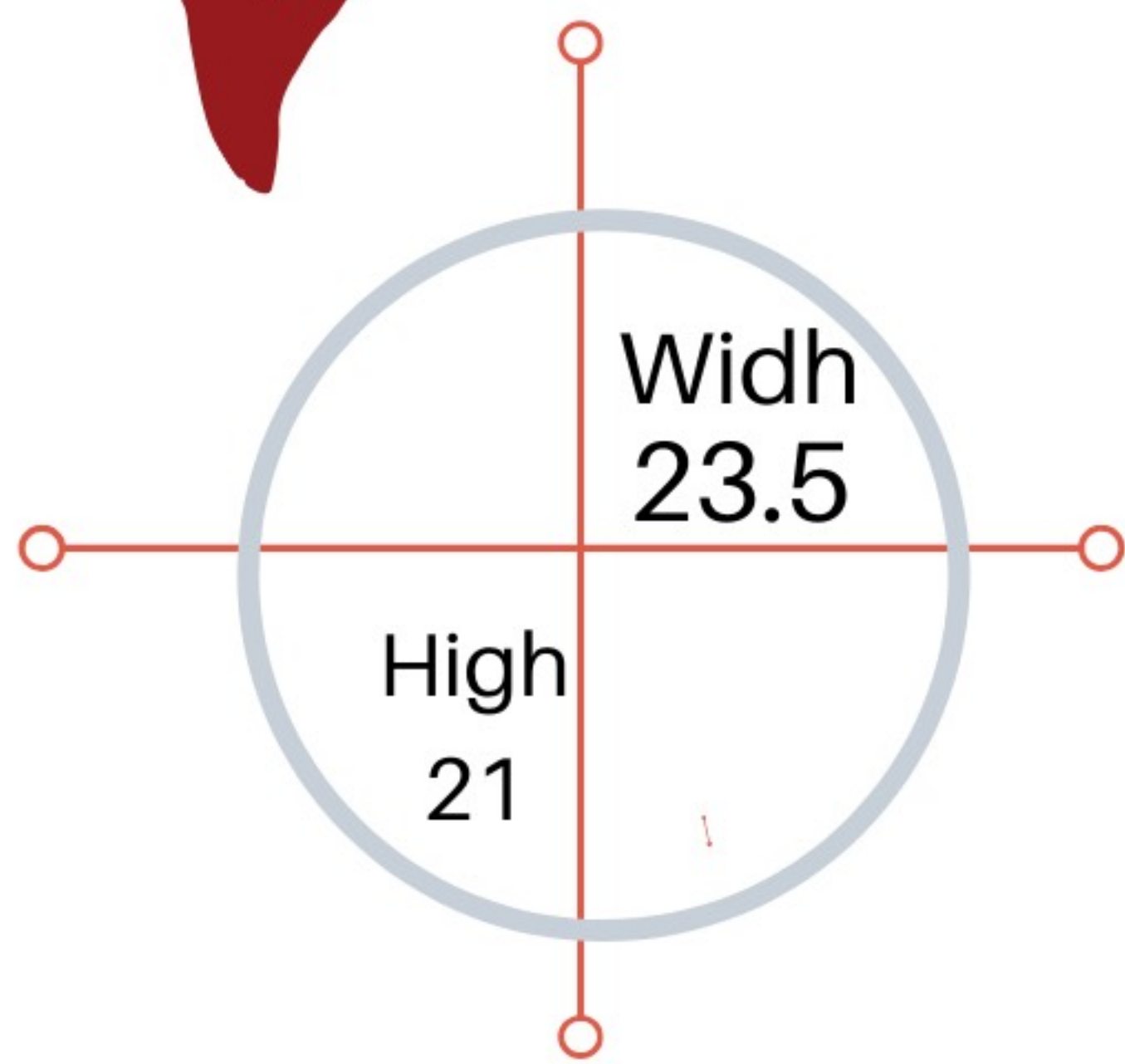
**Please advise the name of the Representative who will attend the hearing on behalf of this application:**

<u>Matias Cammarota</u>	<u>10/07/2020</u>
NAME OF REPRESENTATIVE	DATE





# Rita's Logo measurements



Store Address: 9461 Harding ave,

Surfside, 33141