



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

MAY 27, 2021 – 6:00 p.m.

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

Rule 7.05 Decorum. Any person making impertinent or slanderous remarks or who becomes boisterous while addressing the commission shall be barred from further appearance before the commission by the presiding officer, unless permission to continue or again address the commission is granted by the majority vote of the commission members present. No clapping, applauding, heckling or verbal outbursts in support or opposition to a speaker or his or her remarks shall be permitted. Signs or placards may be disallowed in the commission chamber by the presiding officer. Persons exiting the commission chambers shall do so quietly.

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

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

- 1. Call to Order/Roll Call**
- 2. Town Commission Liaison Report – Mayor Charles Burkett**
- 3. Approval of Minutes – April 29, 2021**
- 4. Applications:**
 - A. 824 88th Street – Driveway Gates**
 - B. 9538 Harding Avenue - Sign**
 - C. 8712 Byron Avenue – New Two Story Single Family Residence**
 - D. 9148 Emerson Avenue – Single Family Residence Addition with 2nd Story**
 - E. 9173 Abbott Avenue – Single Family – Den Addition**
 - F. 9473 Carlyle Avenue – Garage Conversion, Front Yard Pool and Driveway Revisions**
 - G. 9488 Byron Avenue – Front Door Relocation; Driveway Revisions, Windows and Doors**
 - H. 8834 Abbott Avenue – Driveway Gates**
 - I. 9501 Harding Avenue – Wall Sign**

- 5. Draft Proposed Zoning Code**
- 6. Next Meeting Date: June 24, 2021**
- 7. Discussion Items:**
 - A. Future Agenda Items**
- 8. Adjournment**

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

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

AGENDA ITEMS MAY BE VIEWED AT THE OFFICE OF THE TOWN CLERK, TOWN OF SURFSIDE TOWN HALL, 9293 HARDING AVENUE. ANYONE WISHING TO OBTAIN A COPY OF ANY AGENDA ITEM SHOULD CONTACT THE TOWN CLERK AT 305-861-4863. A COMPLETE AGENDA PACKET IS ALSO AVAILABLE ON THE TOWN WEBSITE AT www.townofsurfsidefl.gov.

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

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



**Town of Surfside
PLANNING & ZONING BOARD
MINUTES
APRIL 29, 2021 – 6:00 p.m.**

1. Call to Order/Roll Call

Chair Frankel called the meeting to order at 6:02 p.m.

Present: Chair Judith Frankel, Vice Chair Oliver Sanchez, Board Member Fred Landsman, and Board Member Bravo.

Absent: Board Member James MacKenzie and Alternate Board Member Horace Henderson.

Also, Present: Mayor Charles Burkett, Town Planner Walter Keller, Town Attorney Tony Recio, Town Manager Andrew Hyatt and Building Official Jim McGuinness.

2. Town Commission Liaison Report – Mayor Charles Burkett

Mayor Burkett spoke regarding the zoning code rewrite. He also stated that they have conducted several workshops. He stated that they have been able to memorialize several suggestions as well as changes and the Commission have provided what they consider important. He commented on the changes they have discussed and stated that they should be able to continue discussing the item at the next zoning code workshop.

3. Approval of Minutes – March 25, 2021

A motion was made by Board Member Landsman to approve the March 25, 2021, Planning and Zoning Board Meeting Minutes, seconded by Board Member Bravo. The motion carried with a 4-0 vote with Board Member Mackenzie absent.

Town Attorney Recio spoke regarding the Town of Surfside Emergency Order and that this will be the last virtual Planning and Zoning Board Meeting they will be having via zoom. He read Emergency Order 15 into the record.

Town Attorney Recio read the quasi-judicial statement into the record.

Town Attorney Recio confirmed compliance of advertisement and noticing with Deputy Town Clerk Herbello.

Deputy Town Clerk Herbello confirmed advertisement and noticing requirements.

Town Attorney Recio polled the Board Members.

Board Member Bravo stated that he was contacted by James Galvin and the discussion lasted about 20 minutes.

Town Attorney Recio asked Board Member Bravo if he is ready to provide an unbiased review of this application.

Board Member Bravo stated that he is able to provide an unbiased review.

Chair Frankel stated that she spoke with Kathleen Kaufman, Historic Preservation consultant for the Seaway.

Town Attorney Recio asked Board Member Bravo if she is ready to provide an unbiased review of this application.

Chair Frankel stated that she is able to provide an unbiased review.

Vice Chair Sanchez stated that he had a brief conversation with an adjacent neighbor of the project.

Town Attorney Recio asked Board Member Bravo if he is ready to provide an unbiased review of this matter.

Vice Chair Sanchez stated that he is able to provide an unbiased review.

Deputy Town Clerk Herbello swore in all applicants and individuals speaking on the items being heard tonight.

4. Applications:

A. 9133 and 9149 Collins Avenue – Seaway Project

Town Planner Keller introduced the item and that this is for an updated review on how to treat the historic portion of the property.

Background: This application is a request for a Site Plan Amendment to the approved development plans of the property commonly known as the Seaway Villas and Surf Club Apartments. This project is an aggregation of the two properties totaling 2.16 acres. The Surf Club Apartments 30 units will be demolished and the Seaway Villas with 28 units will be partially protected, renovated and major portions demolished. The Planning and Zoning Board recommended approval of a Site Plan Amendment at the February 11, 2021 meeting which was subsequently approved by the Town Commission on March 13, 2021.

The Site Plan Amendment approval included the 2017 Miami Dade Historic Preservation Board recommended approval of the redevelopment plan due to the restoration of the villas and landscaped courtyard which are an important feature of the site. The partially protected and restored Seaway Villas will include 2 units and 1,100 square feet of restaurant and lounge.

The current request for Site Plan Amendment is to incorporate the 2019 Miami Dade Historic Preservation Board recommended approval of the redevelopment plan which addresses the restoration and preservation method for the Seaway Villas. The site plan characteristics approved in the recent Site Plan Amendment do not change.

The Applicant is proposing special construction techniques to protect the historic portions of the Seaway Villas. The Applicant should present to the Board information on the proposed method.

This review may be supplemented prior to the Planning and Zoning Board meeting.

Staff Recommendation: Approve the proposed Site Plan Amendment to incorporate the 2019 Miami Dade Historic Preservation Board's approval.

Ian DeMello, attorney for the applicant, gave a PowerPoint presentation on the property as well as the request and needs on the additional conditions.

Chair Frankel asked what was the difference between their presentation today and what they presented at the last meeting.

Mr. DeMello addressed the questions by Chair Frankel and provided the explanation based on the PowerPoint presentation.

Chair Frankel asked what is different between now and what was approved in March.

Bill Thompson, representing the applicant, explained to the Board the difference from what was approved prior, discussed what was historical and required a second approval from Miami Dade County. He explained the different changes and new information received as it pertains to the west building and wings.

The following individual from the public spoke:
George Kousoulas

Chair Frankel closed public comments.

Board Member Bravo asked regarding restoring the existing structure and better exploratory work can be done onsite. He stated it is better from a construction point and for safety to demolish and recreate the same aesthetics. He stated it will be rebuilt on another location.

Mr. Thompson stated that it will take extensive reinforcement of the four walls of the west building, then they build a rail system to move it and then they are able to move it to its final destination. He stated that it will take about 6 months to move the building.

Board Member Landsman commended the applicant as they went through extraordinary efforts to reinforce, move and preserve the building while maintaining the integrity of the building.

Chair Frankel discussed the project and the courtyard portion of the project and stated that nothing visually has changed.

A motion was made by Board member Bravo to approve the application, seconded by Board Member Landsman. The motion carried with a 4-0 vote with Board Member MacKenzie absent.

Vice Chair Sanchez disconnected from the meeting at 6:36 p.m. due to technical difficulties.

B. 9424 Bay Drive – New Two-Story Single-Family Residence (*Deferred from the March 25, 2021 Planning and Zoning Board Meeting*)

Background: This application is a request to construct a new 2-story single family residence. The parcel is located in the H30A Zoning District at 9424 Bay Drive. The average lot depth is 182 feet with a width of 50 feet. The Applicant indicates the lot size is 9,100 square feet (SF). The proposed air-conditioned floor space and garage totals 6,407 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.

The setback requirements for the H30A Zoning District are 20-foot front, 5-foot side and 25 feet rear (adjacent to Indian Creek). The Applicant is proposing to comply with first floor setbacks with a setback on the rear lot of 43 feet. The Applicant's proposal on average setbacks is reasonable. Total lot pervious area is proposed to be 40.04% where 35% is required. The front yard setback pervious area is proposed at 52.5% where 50% is required. The rear yard setback area is proposed for 60% where 40% is required. The second floor under ac is proposed at 2,903 SF which is 31.9% where 32% is the maximum. Another measure of the second-floor size is it cannot be larger than 80% of the first floor. Again, the second-floor ac area is 2,903 which is larger than allowed. Lots greater than 112.5 feet are required to have the front and rear yards combined equal 36% or more. The 20-foot front yard and 43-foot rear yard when added together and divided by the 182-foot lot depth is 34.6%. A flat roof is proposed just below the 30 feet height requirement.

A variety of architectural enhancements are proposed. These items include significant breaks in the side walls, provision of balconies, dark metal trimmed windows, glass balcony railings and a large number of windows. The front elevation

includes a wood garage door with wood and metal enhancements around the entry door. While 2 color renderings are included the architectural details are not provided on the drawings.

Additional dimensioning needs to be added to the drawings related to previous details to allow checking of the calculations and percentages.

Applicant Package: A package of 9 drawings and an application was submitted by the Applicant. A recent survey was not submitted.

Staff Recommendation: The staff review for this request is being finalized and will be forwarded to the Board and Applicant prior to the meeting.

Town Planner Keller introduced the item and advised the Board that there are technical issues with this application and the plans they presently have are not the current plans and suggested to defer the item to the next meeting.

Vice Chair Sanchez reconnected to the meeting at 6:37 p.m.

Town Planner Keller stated that the correct plans have not been distributed and the electronic file may not be correct.

Chair Frankel asked that if they have been reviewing the wrong plans.

Town Planner Keller stated that his review was done on the new drawings.

Building Official McGuinness stated that the new plans being submitted are the updated ones.

The following individual from the public spoke:

George Kousoulas commented on the Town Planner Keller's staff report.

Jeff Rose, representing the applicant spoke regarding the project.

Abian Alsalsi, architect for the applicant spoke on the project.

Chair Frankel closed public comments.

Chair Frankel spoke regarding the 80% mass and having someone build a bigger first floor in order to have a second floor. She asked Town Planner Keller as to where they stand with the zoning code and do they have the flexibility.

Town Planner Keller stated that it can be interpreted that way and what has been presented does meet the zoning code.

Board Member Landsman asked regarding the look, façade and rendering of the property. He commented on the two homes and from a design perspective if it is

something that they should look at. He spoke regarding having variations of different looks.

Chair Frankel stated that they have to be mindful of styles.

Town Attorney Recio spoke regarding Section 90.50.1 of the Code and read it into the record.

Chair Frankel spoke regarding the design review guidelines and the styles of the homes.

Discussion took place regarding the survey and what is the staff recommendation.

Board Member Bravo spoke regarding an email received regarding opposition to the project. He stated that it does address the requirements per code and the style is very similar to others but does not think it is identical. He stated that he went around and saw what is near by and he did see it met the elements.

Vice Chair Sanchez asked Town Planner Keller regarding an item expressed in the letter is permeability and pervious area requirement.

Town Planner Keller stated that they did meet the pervious area requirements.

Vice Chair Sanchez stated that they want to be able to keep the character of Surfside.

Mr. Alsalsi addressed the comments and questions made by the Board.

Building Official McGuinness spoke regarding the overview of the design and they do not have an architectural theme district.

The following individuals from the public spoke:

Marzieh Ferber agrees with Town Planner Keller and George Kousoulas. He stated that he is in support of the project.

George Kousoulas spoke regarding the setback.

Town Attorney Recio clarified the design review criteria and guidelines.

A motion was made by Board Member Landsman to approve the application as stated without requiring the 272 feet, seconded by Vice Chair Sanchez. The motion carried with a 4-0 vote with Board Member Mackenzie absent.

C. 9208 Bay Drive – New Single-Family Residence

Background: This application is a request to construct a new 2-story single family residence. The parcel is located in the H30A Zoning District at 9208 Bay Drive. The average lot depth is 300 feet with a width of 50 feet. The Applicant indicates the lot size is 15,029 square feet (SF). The proposed air-conditioned floor space and garage totals 9,634 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.

The setback requirements for the H30A Zoning District are 20-foot front, 5-foot side and 50 feet rear (per Zoning in Progress). The Applicant is proposing to comply with first floor setbacks. The Applicant's proposal on average setbacks is reasonable. Total lot pervious area is proposed to be 37.3% where 35% is required. The front yard setback pervious area is proposed at 52.1% where 50% is required. The rear yard setback pervious area is proposed at 65.5%. The second floor under ac is proposed at 4,600 SF which is 30.6% where 32% is the maximum. Another measure of the second-floor size is it cannot be larger than 80% of the first floor. Again, the second-floor ac area is 4,600 SF which is 78.8%. Lots greater than 112.5 feet are also required to have the front and rear yards combined equal 36% or more. The 20-foot front yard and 62.7-foot rear yard when added together and divided by the 300-foot lot depth is 27.6%. A flat roof is proposed which is equal to the 30 feet height requirement. Table 1 on page 3 provides information on site characteristics and zoning requirements.

A variety of architectural enhancements are proposed. These items include significant breaks in the side walls, provision of balconies, a frosted glass garage door, glass balcony railings and a large number of windows. The north elevation includes a waterfall, wood ceiling planks and other features.

This review may be supplemented prior to the Planning and Zoning Board meeting.

Applicant Package: A package of drawings and an application was submitted by the Applicant. A recent survey was also submitted.

Staff Recommendation: It is recommended the Application be approved subject to the following comments:

- Limit accessory uses to 15% of the total footprint of the first floor (5,839 SF)
- Zoning in Progress does not currently provide for mechanical equipment on the roof
- Relocate the equipment and remove stairs to roof
- Resolve the front and rear setback percentage (36%) for lots greater than 112 feet
- Provide additional information on the gazebo and cabana bath.

Town Planner Keller introduced the item. He stated that he made some changes to his calculations as it pertains to zoning in progress and accessory uses.

Reuven Herssein, applicant, spoke on the project and presented the project. He asked if the Board would approve the application and as it pertains to the zoning code, they will have enough space to place the mechanical equipment on the roof.

Chair Frankel asked regarding the reduction of the size of the gazebo and the stairs.

Danny Sorogon, architect, spoke regarding the project and addressed the comments made by the Board Members as it pertains to the gazebo and mechanical equipment on the roof.

Chair Frankel spoke regarding the mechanical equipment on the roof and she cannot approve stairs that do not lead to a specific place.

Mr. Herssein stated that the stairs go to the roof, which have rooftop drains because it is a flat roof.

Chair Frankel said that her concern is using the roof as a roof deck.

Mr. Herssein stated that there is no plan for a rooftop deck, it is only for maintenance of the house.

Town Planner Keller stated that he also had concerns with the stairs.

Board Member Bravo thanked the applicant for their presentation and commented on the house being a beautiful modern home. He stated that it does present articulation and is a very interesting smart way to resolve the lot and area. He stated that his concerns are with the equipment on the roof as it pertains to the code. He stated that if it is allowed on the roof, it would go over the height allowed.

Town Planner Keller addressed the comments made by Board Member Bravo and spoke regarding the fixed height and there is not enough room in the code to place the mechanicals on the roof.

Further discussion took place among the applicant and the Board Members regarding the application, the roof top stairs and safety concerns.

Chair Frankel appreciates the design of the project and spoke regarding the mechanical equipment placement. She stated that it is a very large home on a large lot and they can find another place to put the mechanical equipment other than the roof.

Town Attorney Recio clarified the mechanical issue and gave a remedy as to getting to the roof other ways.

Chair Frankel will approve the application if they remove the stairs and mechanical equipment on the roof.

Town Planner Keller stated that the stairs could be hidden and they are not permitted under the zoning in progress.

Mr. Herssein asked for staff to approve conditionally if mechanical equipment on the roof is approved and if not, they agree to remove the stairs.

A motion was made by Board Member Bravo to approve the application with the staff recommendations, relocate the stairs, remove the mechanical equipment on the roof and the changes to the gazebo, seconded by Board Member Landsman. The motion carried with a 4-0 vote with Board Member MacKenzie absent.

D. 9416 Carlyle Avenue – New Single-Family Residence

Background: This application is a request to construct a new 2-story single family residence. The parcel is located in the H30B Zoning District at 9416 Carlyle Avenue. The average lot depth is 112.5 feet with a width of 50.12 feet. The Applicant indicates the lot size is 5,638.5 square feet (SF). The proposed airconditioned floor space totals 1,847 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.

The setback requirements for the H30B Zoning District are 20-foot front, 5-foot side and 20 feet rear. The Applicant is proposing a 20-foot 2-inch front setback with a setback on the rear lot of 27 feet 11 inches and 5-foot side setbacks. Total lot pervious area is proposed to be 40% where 35% is required. The front yard setback pervious area is proposed at 56% where 50% is required. The rear yard setback pervious area is over 40% where 40% is required. The second floor under ac is proposed at 1,489 SF which is 28% where 32% is the maximum. A flat roof is proposed at the 30 feet height requirement. Table 1 on page 3 provides information on site characteristics and zoning requirements.

A variety of architectural enhancements are proposed. These items include a second-floor balcony flush with the first story, dark metal trimmed windows, and glass balcony railings. The front elevation includes grass diamond driveway pavers and stairway lighting maximum 3,000 Kelvin color. The proposed exterior wall finishes are exterior tiles in gray and white, Sherwin Williams Genesis White over smooth stucco, and brown composite wood.

Detailed drawings were provided by the Applicant and the request for the pool is to be provided at a future date and is not included in this application.

Applicant Package: A package of 8 drawings and an application was submitted by the Applicant with a recent survey dated 1/29/2021.

Staff Recommendation: It is recommended the Application be approved subject to the following comments:

- Clarify the location of the air conditioning equipment
- Resubmit the Zoning Requirement sheet to correct discrepancies

This review may be supplemented prior to the Planning and Zoning Board meeting.

Town Planner Keller introduced the item.

Jeff Rose, representing the applicant spoke on the application and project.

Tzipora Shvarzblat, applicant, introduced the item.

Vice Chair Sanchez spoke regarding the project.

Board Member Landsman spoke regarding the uniqueness of the project and asked regarding the driveway.

Building Official McGuinness spoke regarding the pervious.

Board Member Bravo asked regarding the air conditioning equipment.

Mr. Rose addressed the comments made by Board Member Bravo regarding the equipment and keeping it on the ground. He stated that it could be moved to the top if the zoning code changes allowing it.

Discussion took place among the Board Members and Mr. Rose regarding the terrace and articulation on both sides.

A motion was made by Board Member Landmsan to approve the application with the air conditioning units as shown on A101 with the equipment on the back, seconded Board Member Bravo. The motion carried with a 4-0 vote with Board Member Mackenzie absent.

E. 8712 Byron Avenue Lot A – New Single-Family Residence

Background: This application is a request to construct a new 2-story single family residence with pool and pool deck. The parcel is located in the H30A Zoning District at the northwest corner of 88th Street and Byron Avenue. The lot depth is approximately 112.5 feet with a width of approximately 75 feet. The Applicant indicates the lot size is approximately 8,389 square feet (SF). The proposed floor space and garage totals 2,577 SF. An overhead view of the lot from the Miami Dade County Property Appraiser is provided on the following page.

The setback requirements for the H30A Zoning District are 20-foot front, 10-foot secondary front, 7.5-foot side and 20 feet rear (per Zoning in Progress). The Applicant is proposing 20'-6" front, 13'-6" secondary front, 7'-11" side and 21'-9" rear. The Applicant's proposed setbacks meet minimum requirements. The mechanical equipment in the side yard requires a 5-foot setback from the property line and 15 feet from the adjacent home. Total lot pervious area is proposed to be 43.56% where 35% is required. The front yard setback pervious area is proposed at 56.07% where 50% is required. The rear yard setback pervious area is proposed at 67.99% where 40% is required. The second floor is proposed at approximately 1,633 SF which is 19.5% where 32% is the maximum. Another measure of the second-floor size is it cannot be larger than 80% of the first floor. Again, the second-floor area is 1,633 SF

which is 68.76%. A flat roof is proposed just below the 30 feet height requirement. Table 1 on page 3 provides information on site characteristics and zoning requirements

The proposed driveway consists of pavers at 20'-10" and is aggregated with the walkway made of the same material at 11'-10", totaling 32'-8" in width and 860.5 square feet total.

A variety of architectural enhancements are proposed. These items include breaks in the side walls, provision of balconies, dark metal trimmed windows, glass balcony railings and a large number of windows. The front elevation includes a wood garage door with wood and metal enhancements around the entry door. The site plan includes color renderings and architectural details.

Two (2) street trees, five (5) lot trees and 25 shrubs are proposed, landscape specifications are not provided. The Code requires one street tree every 20 linear feet, requiring a total of eight (8) street trees, where only two (2) are provided. Five (5) different tree species are also required per Code. Again, the proposal does not specify landscaping, nor does it meet the requirements at this time.

No fences or walls are proposed for this site plan, architectural renderings show hedges along the perimeter of property, details not provided.

This review may be supplemented prior to the Planning and Zoning Board meeting.

Applicant Package: A package of plans and an application was submitted by the Applicant.

Staff Recommendation: It is recommended the Application be approved subject to the following comments:

- Provide the 15-foot required setback from adjacent house and properly screened mechanical equipment
- Provide landscape details for trees, shrubs and Florida Friendly requirements
- Reduce the driveway width from 20 feet 10 inches to 18 feet
- Reduce the walkway width from 11 feet 10 inches to 5 feet
- Provide a landscape strip between the driveway and walkway
- Town approval subject to MDC plat waiver approval

Town Planner Keller introduced the item.

Gabriel Ammar, applicant, spoke on the project.

Javi Vazquez, attorney representing the applicant, stated that that he is prepared to proceed with both applications as one presentation.

Vice Chair Sanchez spoke regarding the side setback and the placement of the air conditioning units.

Town Planner Keller stated what was moved on the corner house was the pool equipment.

Board Member Landsman spoke regarding the improvements on the lots and stated that the architecture is clean.

Board Member Bravo asked regarding the use of the space on sheet A3.2 (both sets are showing the same thing).

Mr. Andreu addressed the question by Board Member Bravo, the articulation and stated that they have several electric poles.

Further discussion took place among the Board Members and staff regarding the project.

Chair Frankel commented that both houses are identical to each other.

Mr. Ammar commented on another two homes on the water that are identical as well.

Further discussion took place regarding the different issues on differentiating the two homes.

The following individual from the public spoke:
George Kousoulas

Board Member Landsman spoke regarding the similarity of the projects and not opposed to the fact that they are similar since they are in the same family.

Board Member Bravo asked Town Attorney Recio to read Code Section 90.51 as it pertains to the similar properties.

Town Attorney Recio read Code Section 90.51 into the record.

Chair Frankel spoke regarding the material colors.

Discussion took place among the Board Members on the color of the home and the different materials on each house.

Mr. Vazquez asked the Board Members to not deny the application and would like to get an approval of both items.

Chair Frankel stated that Town Planner Keller gave options and stated that the applicant can come back.

A motion was made by Board Member Bravo to defer the item to the May 27, 2021 meeting, seconded by Board Member Landsman. The motion carried with a 4-0 vote with Board Member MacKenzie absent.

F. 8712 Byron Avenue Lot B – New Single-Family Residence

Town Planner Keller introduced the item.

Gabriel Ammar, applicant, spoke on the project.

Javi Vazquez, attorney representing the applicant, stated that that he is prepared to proceed with both applications as one presentation.

Vice Chair Sanchez spoke regarding the side setback and the placement of the air conditioning units.

Town Planner Keller stated what was moved on the corner house was the pool equipment.

Board Member Landsman spoke regarding the improvements on the lots and stated that the architecture is clean.

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Mr. Vazquez asked the Board Members to not deny the application and would like to get an approval of both items.

Chair Frankel stated that Town Planner Keller gave options and stated that the applicant can come back.

A motion was made by Board Member Landsman to approve the application with staff recommendations, seconded by Board Member Bravo. The motion carried with a 4-0 vote with Board Member MacKenzie absent.

A motion was made by Board Member Landsman to extend the meeting till 10:30 p.m., seconded by Board Member Bravo. The motion carried with a 4-0 vote with Board Member MacKenzie absent.

G. 940 88th Street – Single Family Addition

Background: This application is a request to modify an existing single-family residence. The parcel is located in the H30A Zoning District at 940 88th Street. The average lot depth is 200.25 feet with a width of 75 feet. The Applicant indicates the lot size is 15,015 square feet (SF). The existing floor area is 2,256 SF and is proposed at 4,503 SF with the covered car port. An overhead view of the lot from the Miami Dade County Property Appraiser is provided on the following page.

The setback requirements for the H30A Zoning District are 20-foot front, 7.5-foot side and 50 feet rear (per Zoning in Progress). The proposed setbacks are as follows and is in compliance with the code: 26 feet front, 69'-7" rear, and side setbacks will remain as existing at 7'-11" east and 5 feet west.

Total lot pervious area is proposed to be 41.7% where 35% is required. The front yard pervious area is proposed at 84.8% where 50% is required. The rear yard pervious area is proposed at 79.6% where 40% is required. Lots greater than 112.5 feet are also required to have the front and rear yards combined equal 36% or more. The 26-foot front yard and 69'-7" rear yard when added together and divided by the 200.25- foot lot depth is 47.7%. Table 1 on page 3 provides information on site characteristics and zoning requirements

The proposal includes the demolition and removal of the outside open terrace in the rear, front side entry roof, front and rear windows, front wall, front door, garage door and circular asphalt driveway. The proposed modifications and additions include enclosing the existing garage, addition of a car port, enclosing the front and rear terraces to living areas finish floor elevation to match existing, the addition of an

open terrace in the rear and driveway with pavers. A variety of architectural enhancements are also proposed. These items include breaks in the side walls, white metal trimmed windows to match existing, several new windows and French doors, entry feature and roof to match the existing pitched roof. The front elevation includes a glass entry door with columns and brow around the entry, new windows, a brick wall and wood slates. While color renderings are included, the architectural details are not provided on the drawings.

There are no proposed changes to the existing pool, fence, seawall or sea deck. No landscape details were provided. The proposed improvements may require the removal of several trees and bushes. Details and dimensions of the proposed driveway were not provided.

This review may be supplemented prior to the Planning and Zoning Board meeting.

Applicant Package: A package of drawings and an application was submitted by the Applicant. A recent survey was not submitted.

Staff Recommendation: It is recommended the Application be approved subject to the following comments:

- Provide information verifying building floor area, building features, pervious area and hardscape including existing and proposed
- Provide dimensions for the driveway
- Verify driveway width meets 18-foot maximum requirement and is setback 5 feet from the side yard
- Apply for tree removal permit for all trees to be removed from the site
- Provide details and location of mechanical equipment which must be at minimum 15 feet from adjacent home and cannot be visible from the street or waterway
- Provide details of architectural features
- Carport (canopy) is limited to 20 feet by 20 feet or 400 SF total
- Photometrics, lighting plan, must meet code and submitted to Building Department for approval

Town Planner Keller introduced the item and staff recommendations.

Lori Eduartez, applicant was sworn in.

Eddy Vazquez, representing the applicant introduced the project.

Vice Chair Sanchez asked regarding the carport on the drawings.

Further discussion took place among the Board Members and applicant regarding the application and requirements.

A motion was made by Board Member Landsman to approve the application, seconded by Board Member Bravo. The motion carried with a 4-0 vote with Board Member MacKenzie absent.

H. 9125 Emerson Avenue – Interior and Exterior Remodeling

Background: This application is proposing a remodel of the interior and exterior of a single-family home. In addition to the demolition of the existing asphalt/concrete driveway and replacement of the driveway with concrete pavers. The Applicant is also installing a patio in the rear with an outdoor paved area. Pavers will also be installed on the north side yard. The interior lot is zoned H30B totaling 5,600 square feet (SF) per MDCPA.

An aerial is provided on the following page and a Google Street View is located on page 3. In addition to this Memorandum, a package of a site plan, floor plan, elevations, photos, demolition plan, electrical plan, mechanical plan and plumbing plan was submitted by the Applicant.

The setback requirements for the H30B Zoning District are 20-foot front, 5-foot side and 20 feet rear (per Zoning in Progress). The Applicant is proposing 28'-3" in the rear, the front and side setbacks are existing and meet requirements.

Calculation for total pervious area is not provided, but estimated to be at 51% where 35% is required. The front yard pervious area is proposed at 64.6% where 50% is required. The rear yard pervious area is proposed at 74.8% where 40% is required. Table 1 on page 3 provides information on site characteristics and zoning requirements.

No changes to the existing fence or roof are proposed at this time.

The Applicant proposes the following exterior modifications as part of this application:

- Front (East) Elevation:
 - o Demolish brick ornament and replace with painted stucco
 - o Replace garage door with impact resistant garage door
 - o Install 2 decorative wall sconces near garage door
 - o Replace windows with impact resistant windows
 - o Replace front door with impact resistant door
 - o Demolish concrete planters and replace with garden area
- Rear (West) Elevation:
 - o Replace windows with impact resistant windows
 - o Replace 1 existing window with impact resistant exterior french doors
 - o Addition of an exterior patio with stairs
 - o Install 2 decorative wall sconces near exterior door
 - o Remove mechanical equipment and relocate
 - o Install open paved area in the rear (Patio and Paved Area = 360 SF)
- Left Side (South) Elevation:
 - o Demolish brick ornament and replace with painted stucco
 - o Replace windows with impact resistant windows

- o Remove existing door and block up
- o Demolish existing steps
- o Install mechanical equipment
- Right Side (North) Elevation:
 - o Replace three (3) windows with impact resistant windows
 - o Replace existing door with impact resistant glass door
 - o Remove two (2) windows and block up

This review may be supplemented prior to the Planning and Zoning Board meeting.

Applicant Package: A package of the site plan, elevations and construction documents were submitted by the Applicant.

Staff Recommendation: The proposed improvements appear to be generally consistent with the Town's Land Development Regulations. Recommend approval subject to the following conditions:

- Provide calculations, worksheet and information to determine pervious area requirements for the total lot
- Provide details of architectural colors and materials as part of this application
- Clarify if any trees are to be removed as part of this application; if so, a tree removal permit will be required for all trees removed
- Provide landscape details per code requirements, missing street trees and landscape details

Town Planner Keller introduced the item and recommended approval of the project.

Monique Castellon, representing the applicant, spoke regarding the project, the remodeling of the home and stated that they have the demolition permit.

Julio Emilio, representing the applicant, was sworn in and was available for any comments or questions.

Vice Chair Sanchez stated that this was the home of Vice Mayor Paul's parents. He stated that he is eager for the work to get done and would like it to happen in a timely manner. He thanked the applicant for keeping the integrity of the old house.

A motion was made by Board Member Bravo to extend the meeting for 10 minutes (until 10:40 p.m.), seconded by Board Member Landsman. The motion carried with a 4-0 vote with Board Member MacKenzie absent.

Building Official McGuinness requested certain amendments from the applicant regarding the floor plans for permitting purposes.

A motion was made by Board Member Landsman to approve the application, seconded by Board Member Bravo. The motion carried with a 4-0 vote with Board Member MacKenzie absent.

I. 924 88th Street – New Single-Family Modifications

Background: This application is a request to modify a previously approved single family site plan which is under construction. The parcel is located in the H30A Zoning District with a lot area of 15,570 square feet. In addition to this Memorandum, exhibits submitted by the Applicant are attached.

The Planning and Zoning Board approved a Site Plan Amendment at the January 28, 2021 Planning and Zoning Board meeting relative to the average setbacks on the second floor.

The Town's Zoning in Progress briefly expired in March. The Town's Municode became the governing development review and Zoning document when the Zoning in Progress expired. The Applicant submitted the request for the Site Plan Amendment during the expired period. The Applicant is requesting approval for a rooftop deck and for placement of the mechanical equipment on the roof.

Governing Code: Requirements for this request are detailed in the following Zoning Code section:

Current Municode: 90-50.2 (2) – For in H30A, roof decks can have exterior and interior stairs; stairs are limited to a 30-foot height; and, roof decks shall provide 10-foot setbacks on the rear and sides of the building.

Current Municode: 90-44.1 & 2 – Mechanical equipment is limited to 3 feet above the 30-foot maximum height.

This review may be supplemented prior to the Planning and Zoning Board meeting.

Staff Recommendation: The Applicant's proposed roof deck is consistent with the Code. The proposed location of the mechanical equipment is centered in the middle of the roof but exceeds the height allowance for H30A.

Town Attorney Recio gave a background of the application and stated that it was approved in January 2021. He stated at that time there were questions regarding the air conditioning unit. He stated that there was a lapse with the zoning in progress. He stated that you are working under the current zoning code and you can approve mechanical on the rooftop.

Town Planner Keller stated what was approved previously in January 2021.

Town Attorney Recio addressed the comments made and stated that this application was turned in during the zoning in progress.

Chair Frankel asked about the rooftop deck.

Town Planner Keller addressed the comments made regarding the rooftop deck.

Linden Nelson, applicant, was sworn in to answer any questions.

George Kousoulas, representing the applicant, spoke on the project and the lapse with the zoning in progress as well as the rooftop deck requirements.

Chair Frankel spoke regarding the height of the screening and the rooftop deck.

Board Member Bravo asked regarding the access of the area.

Discussion took place regarding the requirements for the rooftop deck.

Mr. Vazquez addressed the questions raised regarding the rooftop decks.

A motion was made by Vice Chair Sanchez to extend the meeting for 10 minutes (unto 10:56 p.m.), seconded by Chair Frankel. The motion carried with a 4-0 vote with Board Member MacKenzie absent.

Town Attorney Recio stated that mechanical equipment and screening is not mentioned in the code but mechanical rooms are mentioned with restrictions.

Vice Chair Sanchez asked how far along were they with the construction.

Mr. Linden answered Vice Chair Sanchez' question.

A motion was made by Board Member Landsman to approve the mechanical equipment on the top of the roof with the requested fencing and the same height shown, it will be covered, green and delightful as requested, seconded by Vice Chair Sanchez. The motion carried with a 4-0 vote with Board Member MacKenzie absent.

Board Member Bravo asked to make sure that all future applications will have proper renderings showing how they will look with the houses next door.

J. 824 88th Street – Front Yard Gates

Deferred to May 27, 2021 Meeting.

K. 9538 Harding Avenue – Sign

Deferred to May 27, 2021 Meeting.

5. Draft Proposed Zoning Code

Item was not discussed.

Deferred to May 27, 2021 Meeting

6. Next Meeting Date: May 27, 2021

Item was not discussed.

7. Discussion Items:

A. Future Agenda Items

Item was not discussed.

8. Adjournment

A motion was made by Board Member Landman to adjourn the meeting without objection at 11:00 p.m. The motion received a second from Board Member Bravo. The motion carried with a 4-0 vote with Board Member MacKenzie absent.

Respectfully submitted,

Accepted this _____ day of _____, 2021.

Judith Frankel, Chair

Attest:

Sandra McCreedy, 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
James McGuinness, Town Building Official
Date May 17, 2021
RE: 824 88th Street - Driveway Gates

Background: This address received approval for a driveway canopy in December 2020. The Applicant requested approval for driveway gates at the March Planning and Zoning meeting but did not receive approval. The Applicant has considered the Planning and Zoning Board's discussion and modified the request to construct driveway gates at the driveway connections to Froude Avenue and to 88th Street. The corner lot is located in the H30A Zoning District. In addition to this Memorandum, an Agenda Packet was submitted by the Applicant. A Google Aerial Photo is provided on page 2.

Governing Codes: The March 2021 Zoning in Progress requirements for fences and walls are detailed in the following Zoning Code sections:

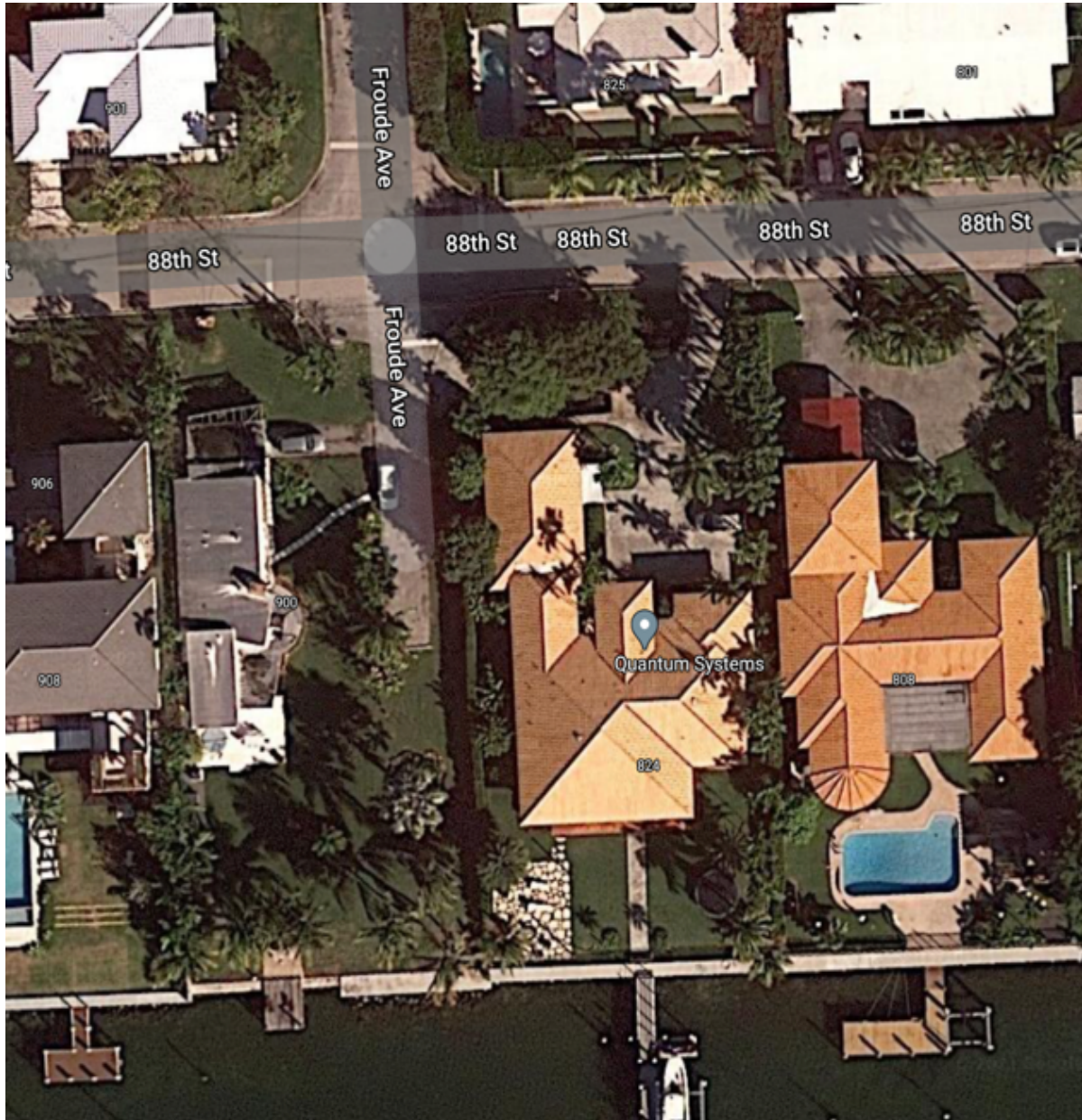
Current Municode: 90-56.2 & 3 – Allows fence or ornamental walls in the front yard or primary corner yard if granted design review approval by the Planning and Zoning Board. Further limits height for a lot wider than 50 feet a 4-foot height plus 1/2 foot for each 10 feet exceeding 50 feet.

This review may be supplemented prior to the Planning and Zoning Board meeting.

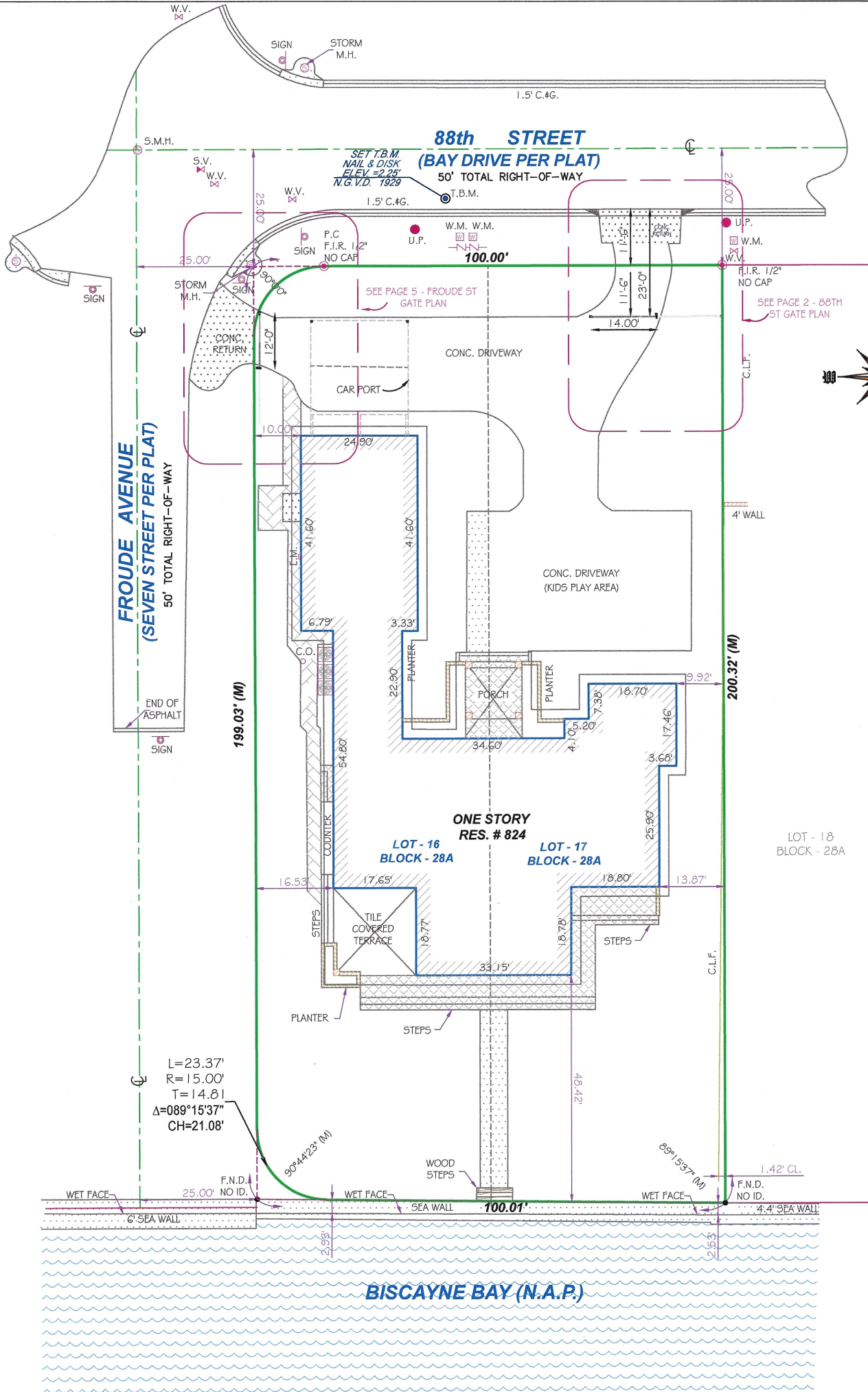
Staff Recommendation: This property has large hedges on both Froude Avenue and on 88th Street. Froude Avenue dead ends north of Biscayne Bay adjacent to this property. Engineered drawings provided by the Applicant indicate the gate on 88th Street is 5 feet high with the upper 3 feet close to 50% transparent. The gate on Froude Avenue is 2 feet 6 inches high and also close to 50% transparent. Staff would recommend the gates be fully 50% transparent. Staff does not have any issues with the driveway gates provided the Planning and Zoning Board gives design approval.



Town of Surfside, Florida
Development Review



824 88th Street Google Aerial Photo



FROUDE AVENUE
 (SEVEN STREET PER PLAT)
 50' TOTAL RIGHT-OF-WAY

88th STREET
 (BAY DRIVE PER PLAT)
 50' TOTAL RIGHT-OF-WAY

SET T.B.M.
 NAIL & DISK
 ELEV. = 2.26
 N.G.V.D. 1929

ONE STORY
RES. # 824

LOT - 16
BLOCK - 28A

LOT - 17
BLOCK - 28A

LOT - 18
 BLOCK - 28A

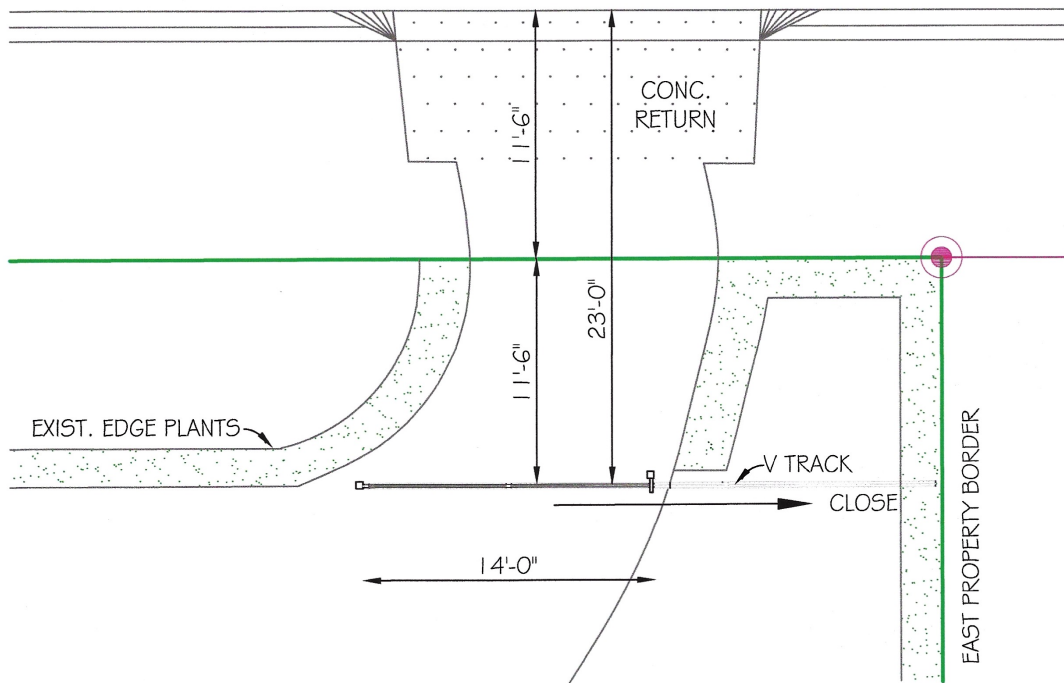
$L=23.37'$
 $R=15.00'$
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BISCAYNE BAY (N.A.P.)

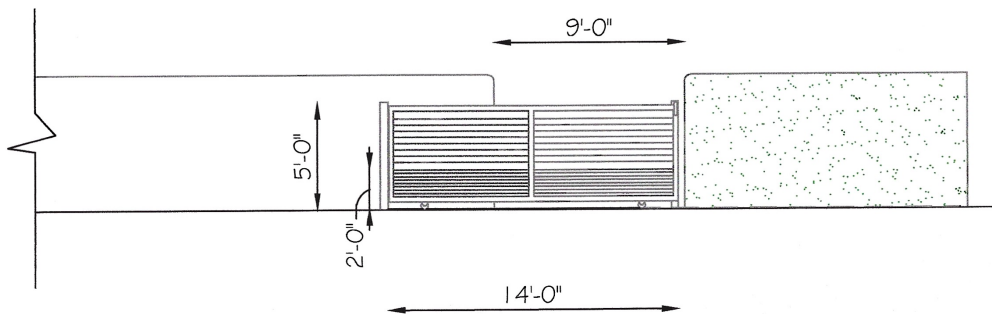


1 SURVEY AND GATES
 824 88TH STREET

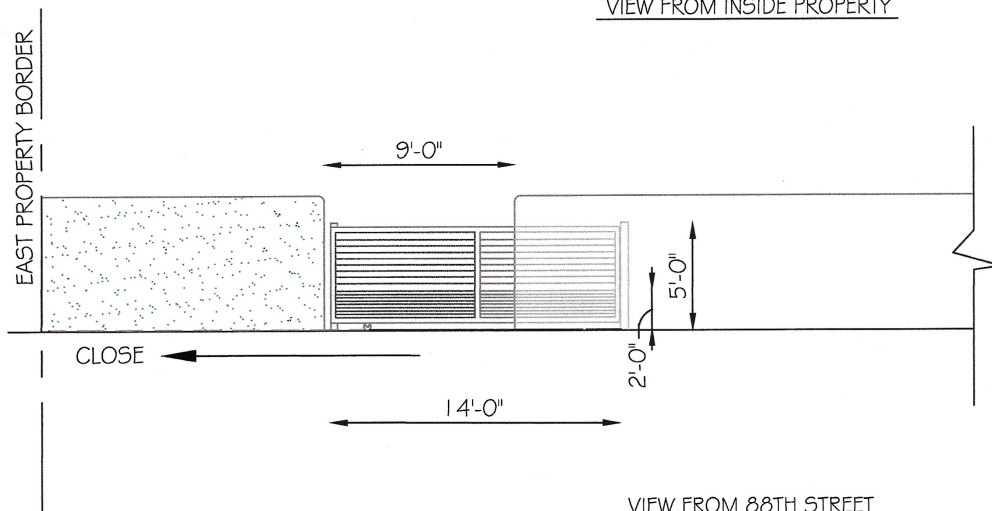
88th STREET



NEW LOCATION 88TH ST GATE PLAN



VIEW FROM INSIDE PROPERTY



VIEW FROM 88TH STREET



VIEW FROM 88TH STREET.



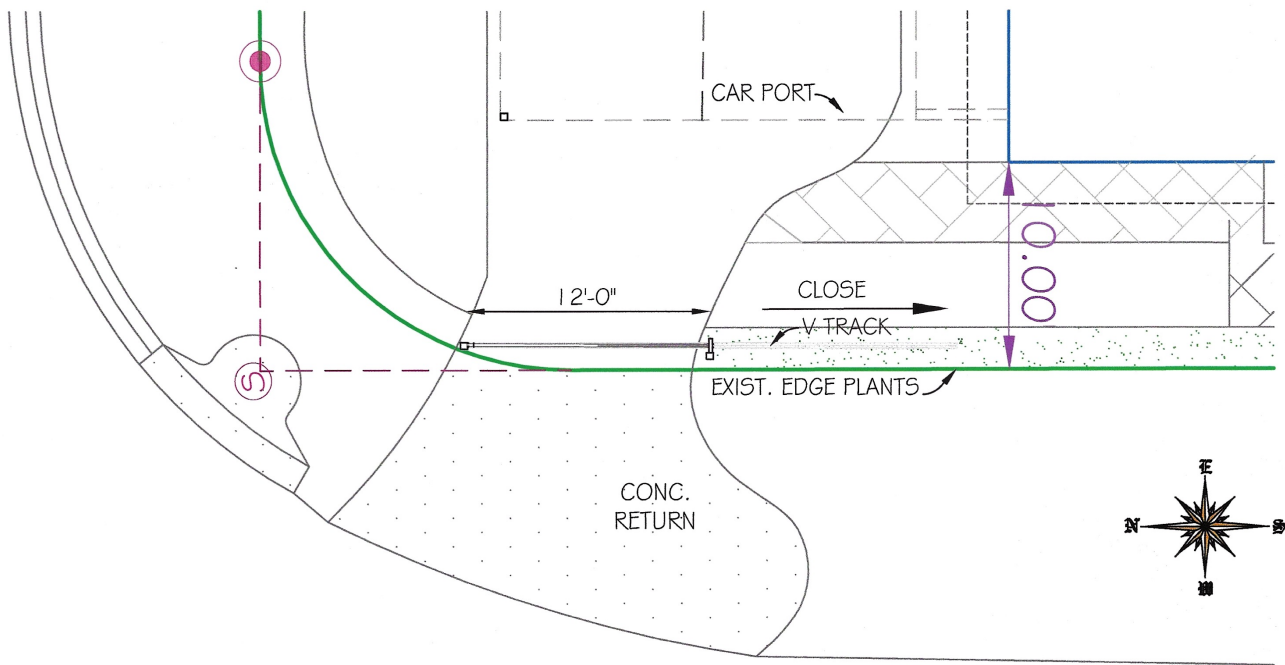
VIEW OF ROAD/GREEN EDGE CURVING INWARD.



VIEW OF INNER GREEN EDGE/NEW 88TH ST GATE LINE

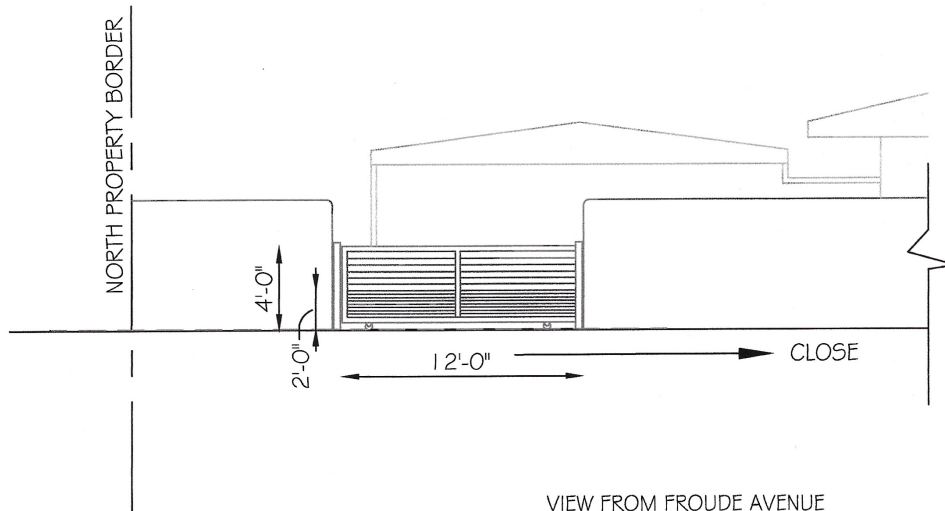


VIEW FROM INSIDE TO 88TH STREET.

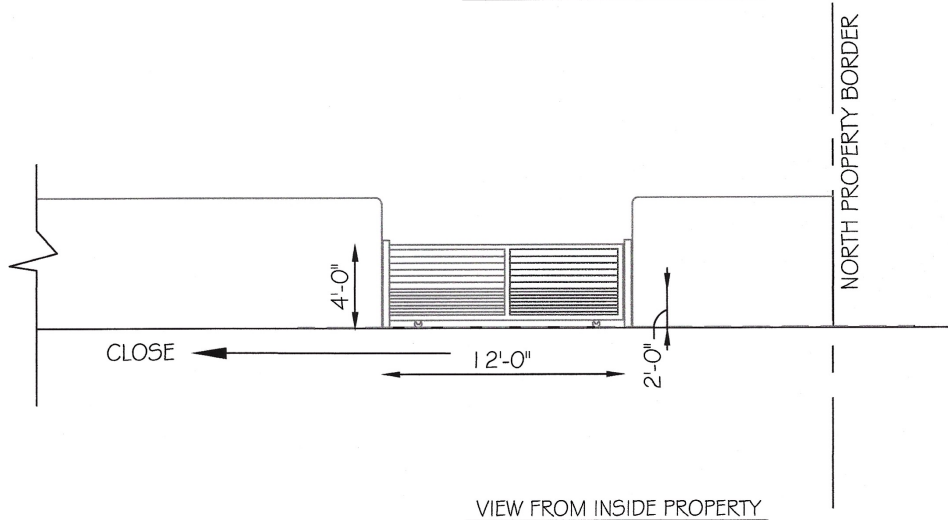


FROUDE AVENUE

FROUDE AVE GATE LOCATION



VIEW FROM FROUDE AVENUE



VIEW FROM INSIDE PROPERTY



VIEW FROM CORNER OF 88TH ST / FROUDE AVE



VIEW FROM FROUDE AVE



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
James McGuinness, Town Building Official
Date: May 17, 2021
RE: 9538 Harding Avenue – Lemel Medical Spa Sign

Background: This application is a request to place a Wall Sign in front of the building window. The parcel is located in the SD-B40 Zoning District and located at the rear of the building adjacent to the parking lot. In addition to this Memorandum, an Agenda Packet submitted by the Applicant is attached.

Governing Codes: The Zoning in Progress requirements for a permanent wall sign and window/door signs are detailed in the following Zoning Code sections:

Current Municode: 90-73.a (3b(2)) – Allows a wall sign of 1 square foot (SF) for each 1 foot of frontage. In the Business District for stores with less than 25 feet of frontage, a 25 SF sign is allowed. This store front has 18 feet of frontage and the proposed sign is 19.3 SF.

This review may be supplemented prior to the Planning and Zoning Board meeting.

Staff Recommendation: Recommend approval of the wall sign. It is recommended the permanent wall sign also be approved subject to the following condition:

- The sign shall be illuminated with white LEDs per the Code.

\$ 200.00



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.

PROJECT INFORMATION	
OWNER'S NAME	DONALD KAHN-H
PHONE / FAX	305-865-4311
AGENT'S NAME	N/A
ADDRESS	317-71 ST STREET
PHONE / FAX	
PROPERTY ADDRESS	9538 HARDING AVENUE
ZONING CATEGORY	
DESCRIPTION OF PROPOSED WORK	Signage in the REAR

INTERNAL USE ONLY			
Date Submitted	4.1.21	Project Number	21-226
Report Completed		Date	
Fee Paid	\$ 200.00		

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

	4/1/2021		4/1/21
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.

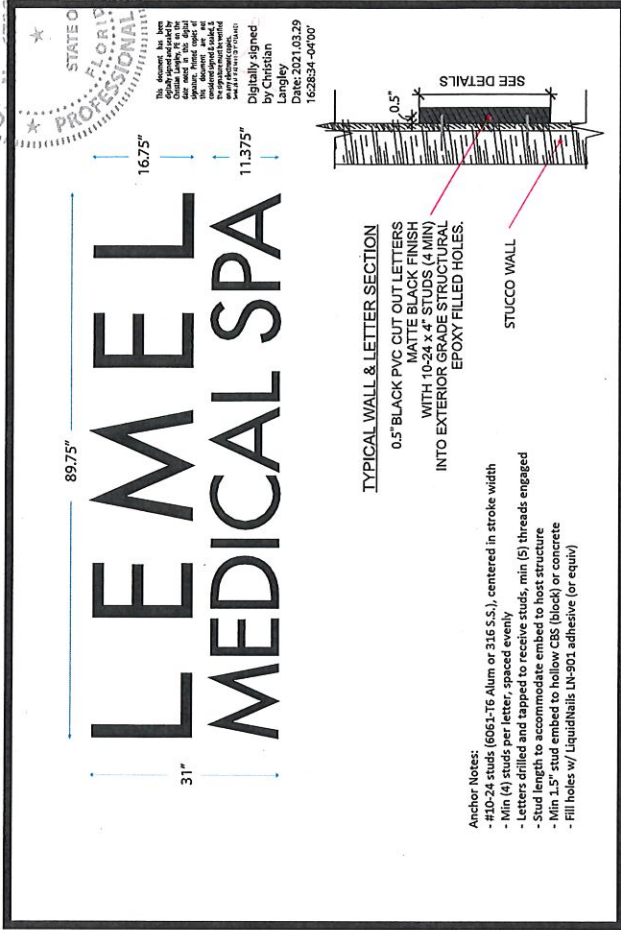
The applicant or duly authorized agent (per ownership affidavit) must be present at the meeting. If there are no applications for consideration by the Planning and Zoning Board, the monthly meeting may be cancelled at the discretion of the Chairman of the Board.

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

Wesley Smith
NAME OF REPRESENTATIVE

4/1/2021
DATE

Signage @ West Elevation (19.32 Sq Ft signage area)



1200 N Federal Hwy, #200
Boca Raton, FL 33432
1-888-371-3113
Christian Langley
Florida PE #6292
Cet of Auth# 181124

DATE: 2021.03.29
162834-0400

Digitally signed
by Christian
Langley

STATE OF FLORIDA
PROFESSIONAL ENGINEER
EXPIRES 03/31/2021

GREEN Seals
EASY
EASY
EASY

WIND LOADS:
ASCE 7-16
• V=175 mph
• Exposure 'D'
• ASD Load Coeff = 0.6
• Risk Category 2 Structure
• Sign Height = 30 ft max
• Kz1=1.0, Kd=0.85, G=0.85
• Wall components & cladding:
• Zone 4: ±51.1 psf
• Zone 5: ±55.1 psf

interaktivo solutions inc
Signs, Large Format Printing, Displays

470 Anshin Blvd, Bay Hallandale, FL 33009
Broward: 954-464-1116
Dade: 786-486-7956
Miami: 786-486-7126
email: pmanager@interaktivo.com

INTERNATIONAL SIGN ASSOCIATION MEMBER

INTERNATIONAL SIGN ASSOCIATION MEMBER

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Signage Solutions
Share Your Craft

BBB
Business Review

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CONTRACTOR

INTERAKTIVO SOLUTIONS INC
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786-486-7956

ENGINEER

Seal:

SALES: M.A.

REVISIONS:

DATE: 3/26/2020

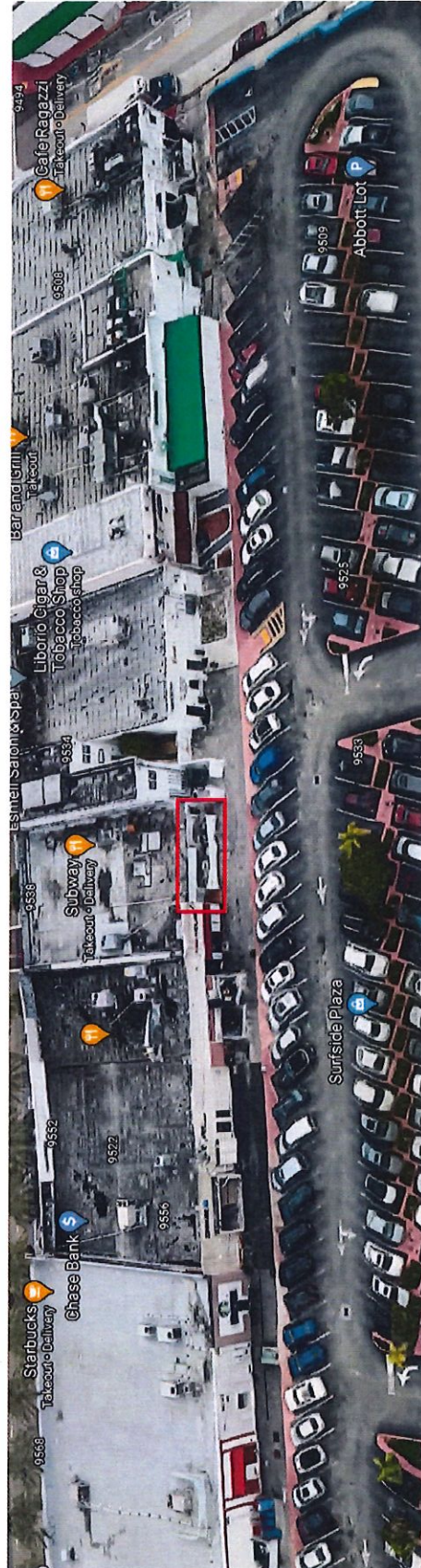
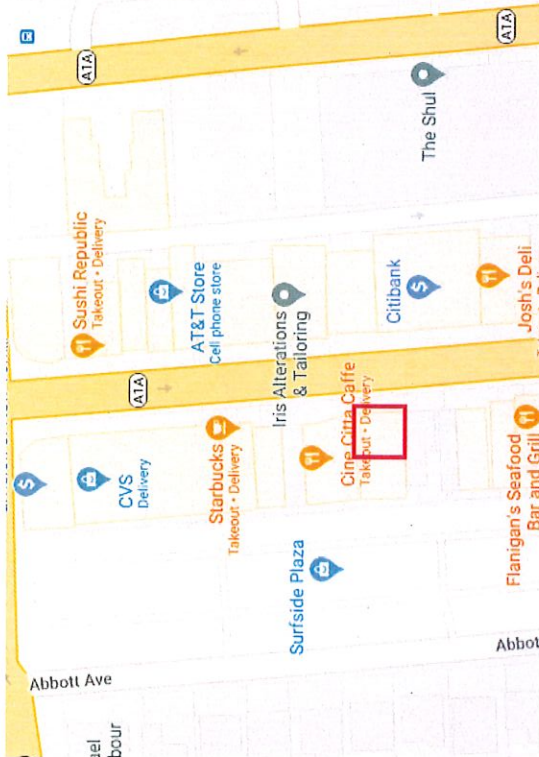
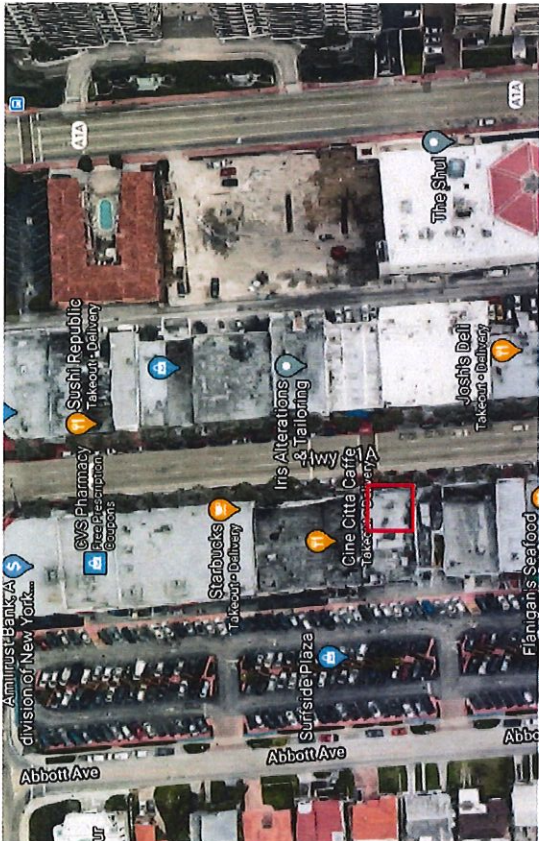
DWG# 20-379

CLIENT:

Medical Spa

LOCATION:
9538 Harding Ave,
Surfside, FL 33154

General - Design is accordance with the requirements of the Fla. Big Code 706 Ed (2020) for use with 6' or less width & outside the High Velocity Hurricane Zone (HVHZ). - The engineering certifies only the structural integrity of those systems, components, and/or other construction explicitly specified herein. - Electrical notes, details, & specifications are provided by and are the sole responsibility of the electrical contractor. Its electrical review has been performed and no certification of such is intended. - Structural design meets requirements of AISC 318-14, AISC 360-16, AISC 360-18, AISC 360-19, AISC 360-20, AISC 360-21, AISC 360-22, AISC 360-23, AISC 360-24, AISC 360-25, AISC 360-26, AISC 360-27, AISC 360-28, AISC 360-29, AISC 360-30, AISC 360-31, AISC 360-32, AISC 360-33, AISC 360-34, AISC 360-35, AISC 360-36, AISC 360-37, AISC 360-38, AISC 360-39, AISC 360-40, AISC 360-41, AISC 360-42, AISC 360-43, AISC 360-44, AISC 360-45, AISC 360-46, AISC 360-47, AISC 360-48, AISC 360-49, AISC 360-50, AISC 360-51, AISC 360-52, AISC 360-53, AISC 360-54, AISC 360-55, AISC 360-56, AISC 360-57, AISC 360-58, AISC 360-59, AISC 360-60, AISC 360-61, AISC 360-62, AISC 360-63, AISC 360-64, AISC 360-65, AISC 360-66, AISC 360-67, AISC 360-68, AISC 360-69, AISC 360-70, AISC 360-71, AISC 360-72, AISC 360-73, AISC 360-74, AISC 360-75, AISC 360-76, AISC 360-77, AISC 360-78, AISC 360-79, AISC 360-80, AISC 360-81, AISC 360-82, AISC 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Digitally signed by Christian Langley
 Date: 2021.03.29 16:28:24 -04'00'

1200 N Federal Hwy, #200 Boca Raton, FL 33432
 Christian Langley
 1-888-371-3113
 Florida PE #67362
 Cert of Auth #1124

ASCC 7-16
 • V=175 mph
 • Exposure D
 • ASD Load Coeff = 0.6
 • Risk Category 2 Structure
 • Sign Height = 30 ft max
 • K1=1.0, Kd=0.85, G=0.85
 • Wall components & cladding:
 • Zone 4: ±51.1 psf
 • Zone 5: ±65.1 psf

interaktivo solutions inc
 Signs - Large Format Printing, Displays
 470 Ansin Blvd, Bay Hallandale, FL 33009
 Broward: 954.454.1116
 Dade: 954.462.1126
 Date: 954.462.1126
 email: pmanager@interaktivo.com

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Seal:

ENGINEER

SALES: M.A.
REVISIONS:
DATE: 3/26/2020
DWG# 20-379

CLIENT:
Medical Spa
LOCATION:
 9538 Harding Ave,
 Surfside, FL 33154

General - Design to be reviewed with the requirements of the Florida Code 766.40 (2020) for use within 6 weeks of the high holiday hurricane zone (HRZ). - This engineering certifier only the structural integrity of these systems, components, and/or other construction explicitly specified herein. - Electrical notes, details, & specifications are provided by and are the sole responsibility of the electrical contractor. No electrical review has been performed and no certification of such is intended. - Structural design meets requirements of ASCE 7-16, ASCE 308-16, ASCE 310-16, ASCE 312-16, ASCE 313-16, ASCE 314-16, ASCE 315-16, ASCE 316-16, ASCE 317-16, ASCE 318-16, ASCE 319-16, ASCE 320-16, ASCE 321-16, ASCE 322-16, ASCE 323-16, ASCE 324-16, ASCE 325-16, ASCE 326-16, ASCE 327-16, ASCE 328-16, ASCE 329-16, ASCE 330-16, ASCE 331-16, ASCE 332-16, ASCE 333-16, ASCE 334-16, ASCE 335-16, ASCE 336-16, ASCE 337-16, ASCE 338-16, ASCE 339-16, ASCE 340-16, ASCE 341-16, ASCE 342-16, ASCE 343-16, ASCE 344-16, ASCE 345-16, ASCE 346-16, ASCE 347-16, ASCE 348-16, ASCE 349-16, ASCE 350-16, ASCE 351-16, ASCE 352-16, ASCE 353-16, ASCE 354-16, ASCE 355-16, ASCE 356-16, ASCE 357-16, ASCE 358-16, ASCE 359-16, ASCE 360-16, ASCE 361-16, ASCE 362-16, ASCE 363-16, ASCE 364-16, ASCE 365-16, ASCE 366-16, ASCE 367-16, ASCE 368-16, ASCE 369-16, ASCE 370-16, ASCE 371-16, ASCE 372-16, ASCE 373-16, ASCE 374-16, ASCE 375-16, ASCE 376-16, ASCE 377-16, ASCE 378-16, ASCE 379-16, ASCE 380-16, ASCE 381-16, ASCE 382-16, ASCE 383-16, ASCE 384-16, ASCE 385-16, ASCE 386-16, ASCE 387-16, ASCE 388-16, ASCE 389-16, ASCE 390-16, ASCE 391-16, ASCE 392-16, ASCE 393-16, ASCE 394-16, ASCE 395-16, ASCE 396-16, ASCE 397-16, ASCE 398-16, ASCE 399-16, ASCE 400-16.

Notes: - Steel components shall be coated, painted, or otherwise protected against corrosion per FIC AC 230.27222.1. - Main components in contact with steel or embedded in concrete shall be painted or protected as prescribed in ACI 308.4R-03. - All exposed fasteners shall be S.S. or have a protective coating for corrosion protection. - All welding shall comply with AWS requirements. - Steel welds: E70xx electrodes. - Aluminum welds: 6061 filler alloy. - Alum extrusions: 6061-T6 or stronger, UNL.



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
James McGuinness, Town Building Official
Date May 17, 2021
RE: 8712 Byron Ave (Lot A) – New 2 Story Single Family Residence

Background: This application is a request to construct a new 2-story single family residence with pool and pool deck. The parcel is located in the H30A Zoning District on Byron Avenue, near 88th Street. The lot depth is approximately 112.5 feet with a width of approximately 75 feet. The existing single-family structure was demolished. The Applicant indicates the lot size is approximately 8,437.5 square feet (SF). The proposed floor space and garage totals 2,577 SF. An overhead view of the lot from the Miami Dade County Property Appraiser is provided on the following page.

The setback requirements for the H30A Zoning District are 20-foot front, 10-foot secondary front, 7.5-foot side and 20 feet rear (per Zoning in Progress). The Applicant is proposing 21 feet front, 12'-6" north side, 8'-10" south side and 21'-9" rear. The Applicant's proposed setbacks meet minimum requirements. The mechanical equipment in the side yard requires a setback of 15 feet from the adjacent home.

Total lot pervious area is proposed to be 43.9% where 35% is required. The front yard pervious area is proposed at 57.4% where 50% is required. The rear yard pervious area is proposed at 68% where 40% is required. The second floor is proposed at approximately 1,633 SF which is 19.5% where 32% is the maximum for the lot. Another measure of the second-floor size is it cannot be larger than 80% of the first floor. The second-floor area is 1,633 SF which is 68.76%. A flat roof is proposed just below the 30 feet height requirement. Table 1 on page 3 provides information on site characteristics and zoning requirements

The proposed driveway consists of pavers at 20'-10" and is aggregated with the walkway made of the same material at 11'-10", totaling 32'-8" in width and 860.51 square feet total. The proposed driveway does not meet code requirements.

A variety of architectural enhancements are proposed. These items include breaks in the side walls, provision of balconies, dark metal trimmed windows, metal balcony railings and a large number of windows. The front elevation includes a wood garage door with wood and metal enhancements around the entry door. The site plan includes color renderings and architectural details.



Town of Surfside, Florida Development Review

Two (2) street trees, five (5) lot trees and 25 shrubs are proposed, landscape specifications are not provided. The Code requires one street tree every 20 linear feet, requiring a total of three (3) street trees, where only two (2) are provided. Five (5) different tree species are also required per Code. Again, the proposal does not specify landscaping, nor does it meet the requirements at this time.

No fences or walls are proposed for this site plan, architectural renderings show hedges along the perimeter of property, details not provided.

This review may be supplemented prior to the Planning and Zoning Board meeting.



8712 Byron Ave – Lot A MDCPA Overhead Aerial View



Town of Surfside, Florida Development Review

Table 1 – 8712 Byron Avenue Site Characteristics and Zoning Requirements

Address	8712 Byron Avenue	
General Location	Southern Border of Town	
Property Size	8,437.5 SF (112.5 Feet x 75 Feet)	
Zoning District	H30A	
Lowest Floor Elevation	Base Flood Elevation +10 Feet (N.G.V.D)	
Lot Coverage	Required	Proposed
Total Lot	40% Max. (3,375 SF)	30.6% (2,585 SF)
Exempt Accessory Uses	15% or Less	10.7% (906.9 SF)
2 nd Story Lot Coverage	32% of the Lot	20.2% (1,701 SF)
	80% of First Floor	67.5% (1,701 SF)
Lots > 112.5 Feet	Front + Back Yds = 36% of Lot	38%
Pervious Area Total Lot	35% w/20% FL Friendly	46% ±
Pervious Area Front Yd	50% w/20% FL Friendly	64%
Pervious Area Rear Yd	40% w/20% FL Friendly	68% ±
Height – Flat Roof	30 Ft: Avg Datum/Crown-High Pt.	29 Feet 2 Inches
Height – Pitched Roof	30 Ft: Avg Datum/Crown-Tie Beam.	N/A
Modification of Height	1% of Height to 3 Ft Max	TBD
Roof Decks	Prohibited	N/A
Setbacks		
Primary Frontage	20 Feet Min.	21 Feet
Secondary Corner	10 Feet Min.	N/A
Interior Side > 50 Ft	10% Frontage Width	8 Feet 10 Inches (South) 12 Feet 6 Inches (North)
Rear	20 Feet Min.	21 Feet 9 Inches
Pt. Lake & Adj. Canals	25 Feet Min	N/A
Biscayne Bay	50 Feet Min	N/A
Encroachments		
Eaves – Sloped Roofs	24 Inches Max	N/A
All Other Ornamentals	6 inches Max	N/A
Accessory Buildings		
Maximum Height	12 Feet Max	N/A.
Max. Aggregated Area	500 SF Max.	860.5 SF
Pools & Decks		738.8 SF
Primary Front and Secondary Corner	10 Feet Min 10 Feet Min	N/A N/A
Uncovered Patio	Rear & Side – 5 Feet Front & Corner -10 Feet	N/A N/A





Town of Surfside, Florida Development Review

Applicant Package: A package of plans and an application was submitted by the Applicant. The plan package was updated at the request of the Board to adjust the look of the residence to be different from the residence proposed for Lot B.

Staff Recommendation: It is recommended the Application be approved subject to the following comments:

- Town approval subject to MDC plat waiver approval and Town Commission plat waiver approval.



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

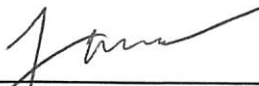
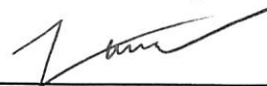
TOWN OF SURFSIDE
SINGLE-FAMILY and TWO-FAMILY SITE PLAN APPLICATION

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	JAG BYRON LLC
PHONE / FAX	786-218-3072
AGENT'S NAME	GABRIEL AMMAN
ADDRESS	924 93 RD STREET, SURFSIDE, FL 33154
PHONE / FAX	
PROPERTY ADDRESS	87xx BYRON AVE (8712 BYRON AVE) / LOTA
ZONING CATEGORY	H30A
DESCRIPTION OF PROPOSED WORK	NEW SINGLE FAMILY HOME

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

ZONING STANDARDS	Required	Provided
Plot Size	8000 SF	8437.50 SF
Setbacks (F/R/S)	20' 20' 7'-6"	21' 21'-9" 8'-10"
Lot Coverage	3200 SF (40%)	3107 SF (37%)
Height	30'	29'-2"
Pervious Area	2953 SF (35%)	3870 SF (46%)

	04/05/2021		04/05/2021
SIGNATURE OF OWNER	DATE	SIGNATURE OF AGENT	DATE

BYRON RESIDENCE LOT A

PROPERTY ADDRESS:
87xx BYRON AVENUE, SURFSIDE, FL 33154-3433

LEGAL DESCRIPTION:
 ALL OF LOT 6 AND THE SOUTH HALF OF LOT 7, IN BLOCK 29, OF "NORMANDY BEACH", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, AT PAGE 44, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
 THIS PARCEL "A" CONTAINING APPROXIMATELY:
 NET AREA: 8437.499 SQUARE FEET OR 0.1937 ACRES



INDEX OF DRAWINGS

C.S COVER SHEET / INDEX OF DRAWINGS
 S.V SURVEY

ARCHITECTURAL

- A-0.0 SITE PLAN
- A-1.0 GRADE / GROUND FLOOR PLAN
- A-1.1 SECOND FLOOR PLAN / ROOF PLAN
- A-2.0 ZONING DIAGRAM AND CALCULATIONS
- A-3.0 EAST & WEST ELEVATIONS
- A-3.1 EAST & WEST COLORED ELEVATIONS
- A-3.2 NORTH & SOUTH ELEVATIONS
- A-3.3 NORTH & SOUTH COLORED ELEVATIONS
- A-4.0 RENDERINGS
- L-1.0 LANDSCAPE PLAN

LOCATION MAP

20% LANDSCAPING MUST BE FLORIDA FRIENDLY

LIGHT NOTES

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

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CONSULTANTS:

PROJECT:
BYRON RESIDENCE, LOT A
87XX BYRON AVE,
SURFSIDE, FL 33154

DATE: 3/24/21
PROJECT NO

REVISION

DATE:
DRAFTED BY:
SCALE:

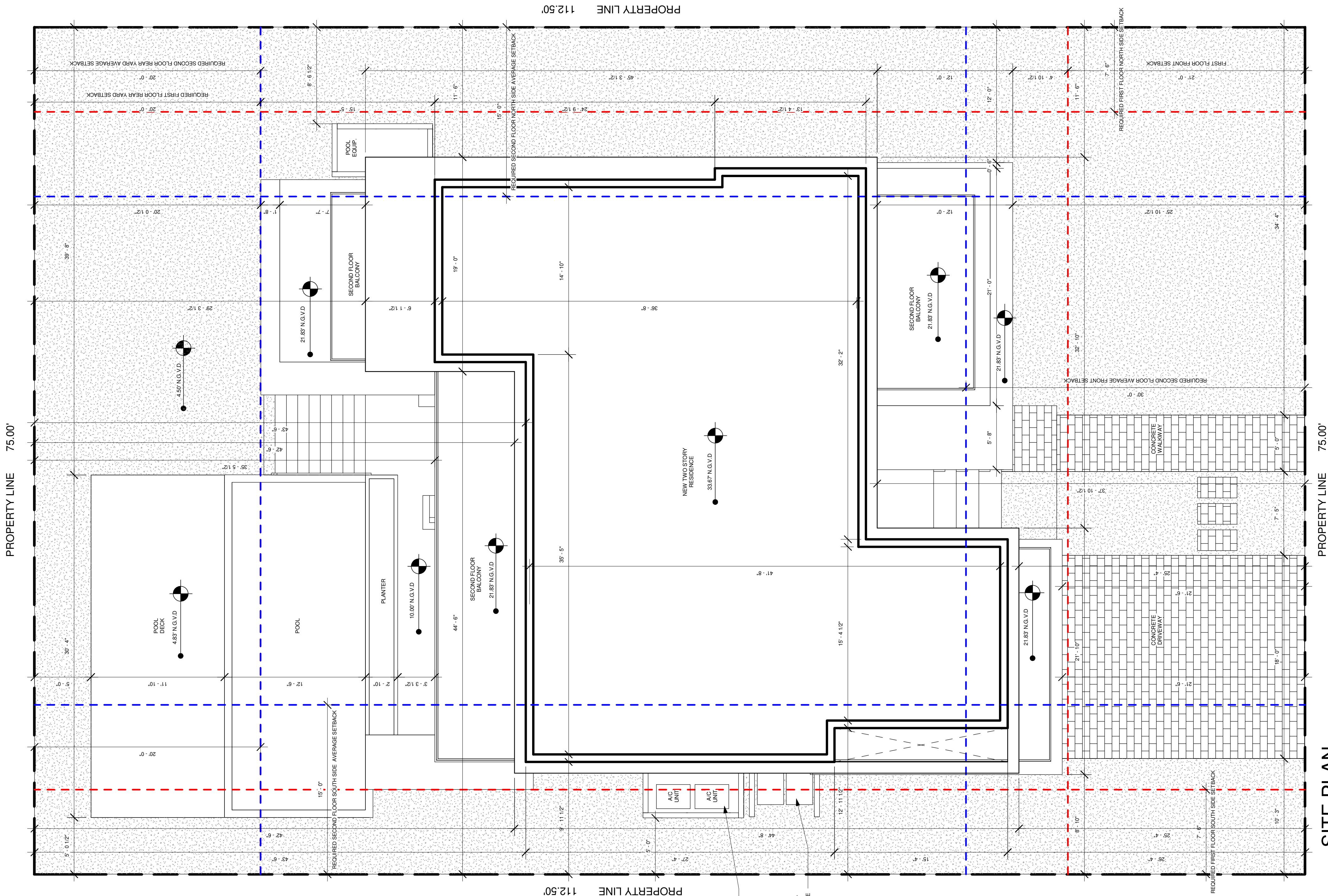
SITE PLAN

ARCHITECT OF RECORD

J. ALFREDO GAMARRA
LIC # AR0017394

A0.0

DRAWN BY: F.S



SITE PLAN

1 3/16" = 1'-0"

ZONING REQUIREMENTS	REQUIRED		PROPOSED
	2020 ZONING CODE: H30A	2006 ZONING CODE: RS-2	
MINIMUM LOT SIZE	8,000 SQ.FT	8,000 SQ.FT	8,437.50 SQ.FT
MAX. LOT COVERAGE OF FIRST FLOOR:	3,200 SQ.FT (40%)	3,200 SQ.FT (40%)	3,107 SQ.FT (37%)
MAX. LOT COVERAGE OF SECOND FLOOR:	2,560 SQ.FT (32%)	2,560 SQ.FT (32%)	1,859 SQ.FT (22%)
GROUND FLOOR AREA:	1,885 SQ.FT (80%)	1,885 SQ.FT (80%)	2,522 SQ.FT
MAX. 2ND FLOOR AREA: 80% OF FIRST FLOOR (GROSS AREA)	1,885 SQ.FT (80%)	1,885 SQ.FT (80%)	1,701 SQ.FT (67%)
GROUND FLOOR BUILDING SETBACKS:			
FRONT SETBACK	20' - 0"	20' - 0"	21' - 6"
REAR SETBACK	20' - 0"	20' - 0"	21' - 9"
SOUTH SIDE SETBACK	7' - 6"	5' - 0"	8' - 10"
NORTH SIDE SETBACK	7' - 6"	5' - 0"	12' - 6"
SECOND FLOOR BUILDING SETBACKS:			
FRONT SETBACK	30' - 0"	20' - 0"	32' - 10 1/2"
REAR SETBACK	20' - 0"	20' - 0"	37' - 11"
SOUTH SIDE SETBACK	15' - 0"	5' - 0"	17' - 0"
NORTH SIDE SETBACK	15' - 0"	5' - 0"	18' - 7"
MAX. HEIGHT FROM CROWN OF ROAD	2 STORIES (30'-0")	30' - 0"	2 STORIES (29'-2")
MIN. PERVIOUS AREA	2,959 SQ.FT (36% OF 8,437.50 SQ.FT)	3,375 SQ.FT (40% OF 8,437.50 SQ.FT)	3,870 SQ.FT (46%)
FRONT YARD SETBACK PERMEABILITY	50%	50%	64% (1,013 SQ.FT)
REAR YARD SETBACK PERMEABILITY	40%	40%	68% (1,110 SQ.FT)
LANDSCAPE REQUIREMENTS:			
STREET TREES	3	N/A	3
LOT TREES	5	N/A	5
SHRUBS	25	N/A	115



LOT A EXISTING ON BYRON AVE FRONTAGE



LOT A EXISTING ON BYRON AVE FRONTAGE



LOT A EXISTING ON BYRON AVE FRONTAGE



EXISTING RESIDENCE DIRECTLY TO THE SOUTH

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PROJECT:
BYRON RESIDENCE, LOT A
87XX BYRON AVE,
SURFSIDE, FL 33154

DATE: 3/24/21
PROJECT NO:

REVISION

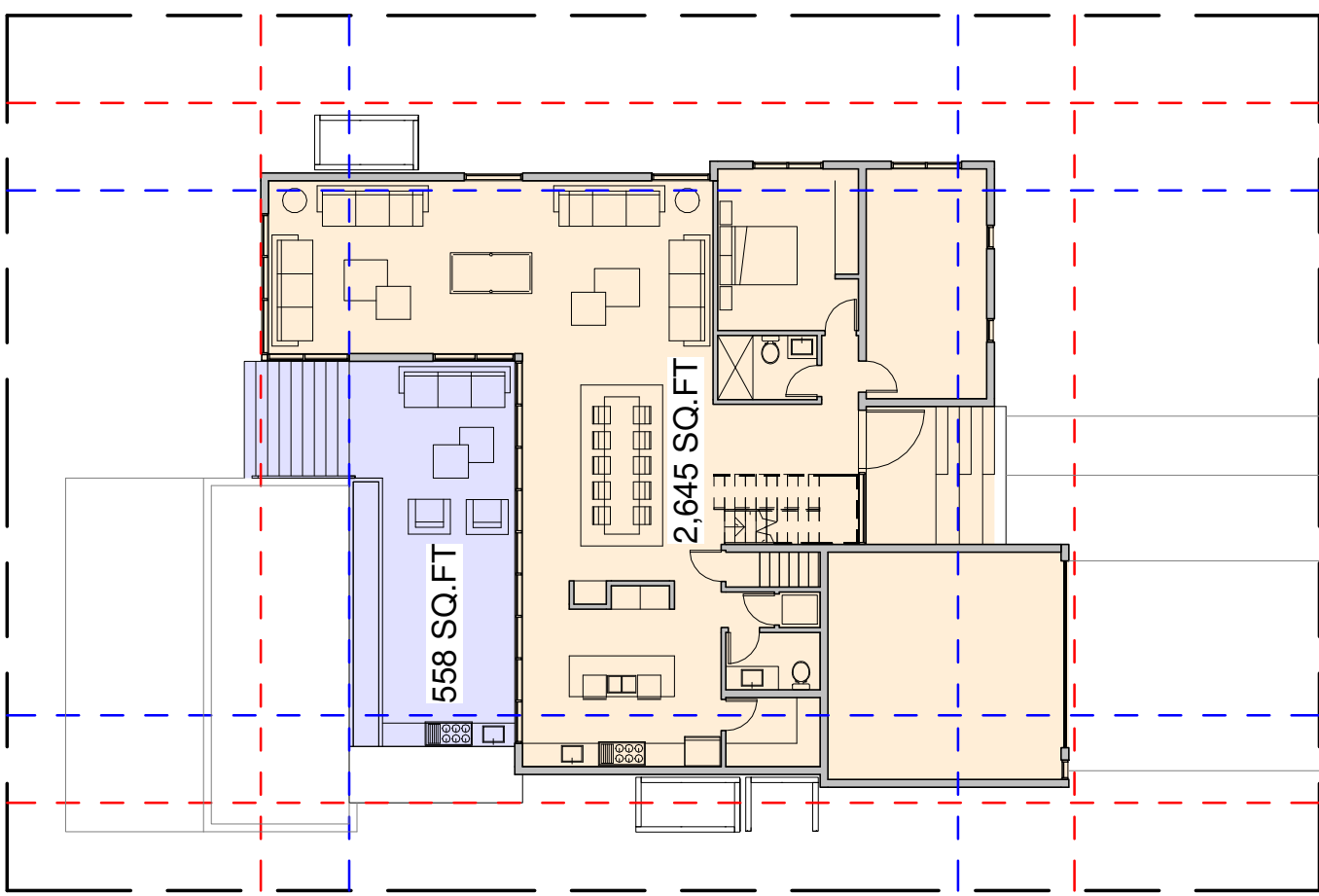
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ZONING DIAGRAM
AND CALCULATIONS

ARCHITECT OF RECORD

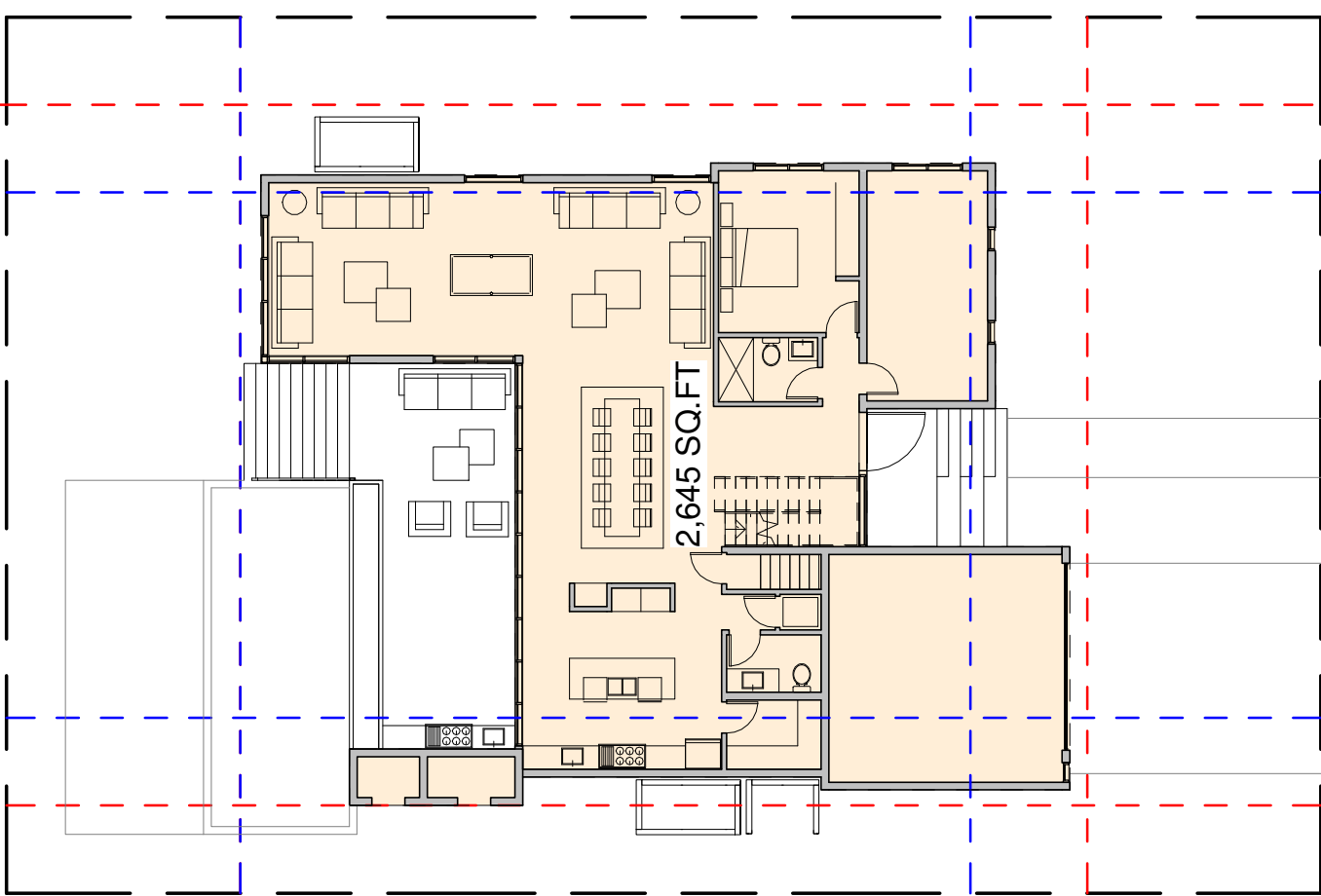
J. ALFREDO GARRA
LIC # AR0017394

LOT COVERAGE AREA
LOT SIZE = 8,437.50 SQ.FT
TOTAL FOOT PRINT = 3,947 SQ.FT
MAX. LOT COVERAGE ALLOWED = 3,375 SQ.FT (40%)
REQUIRED COVERED/ UNCOVERED TERRACE, PATIOS WHICH ARE OPEN ON TWO SIDES TO NOT EXCEED 15% OF TOTAL FOOT PRINT = 592 SQ.FT (15%)
PROPOSED COVERED/ UNCOVERED TERRACE, PATIOS WHICH ARE OPEN ON TWO SIDES TO NOT EXCEED 15% OF TOTAL FOOT PRINT = 558 SQ.FT (14%)
PROPOSED LOT COVERAGE = 2,645 SQ.FT (31%)



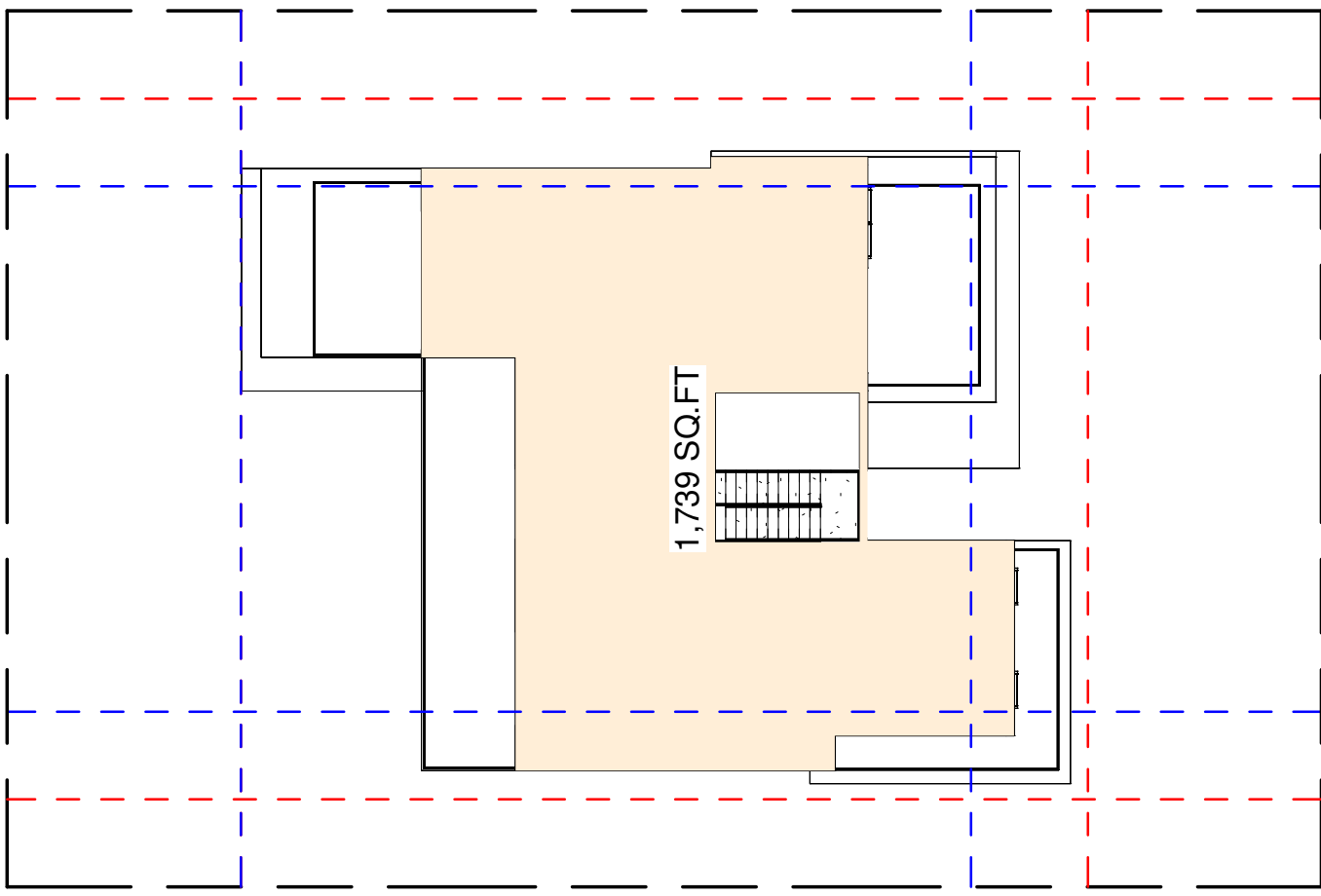
1 LOT COVERAGE
1/16" = 1'-0"

GROUND FLOOR AREA
GROUND FLOOR = 2,585 SQ.FT



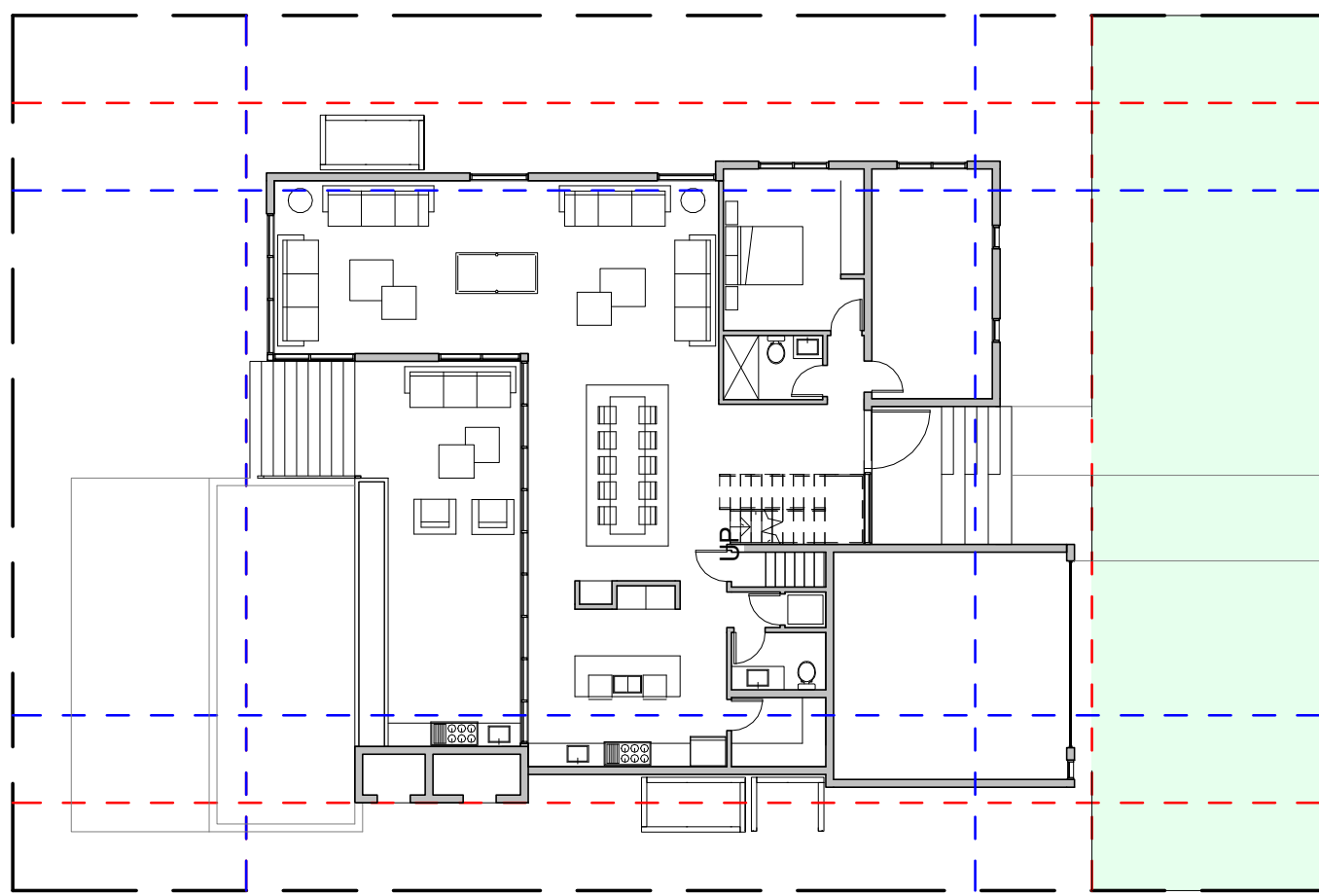
2 GROUND FLOOR AREA
1/16" = 1'-0"

SECOND FLOOR AREA
SECOND FLOOR = 1,739 SQ.FT



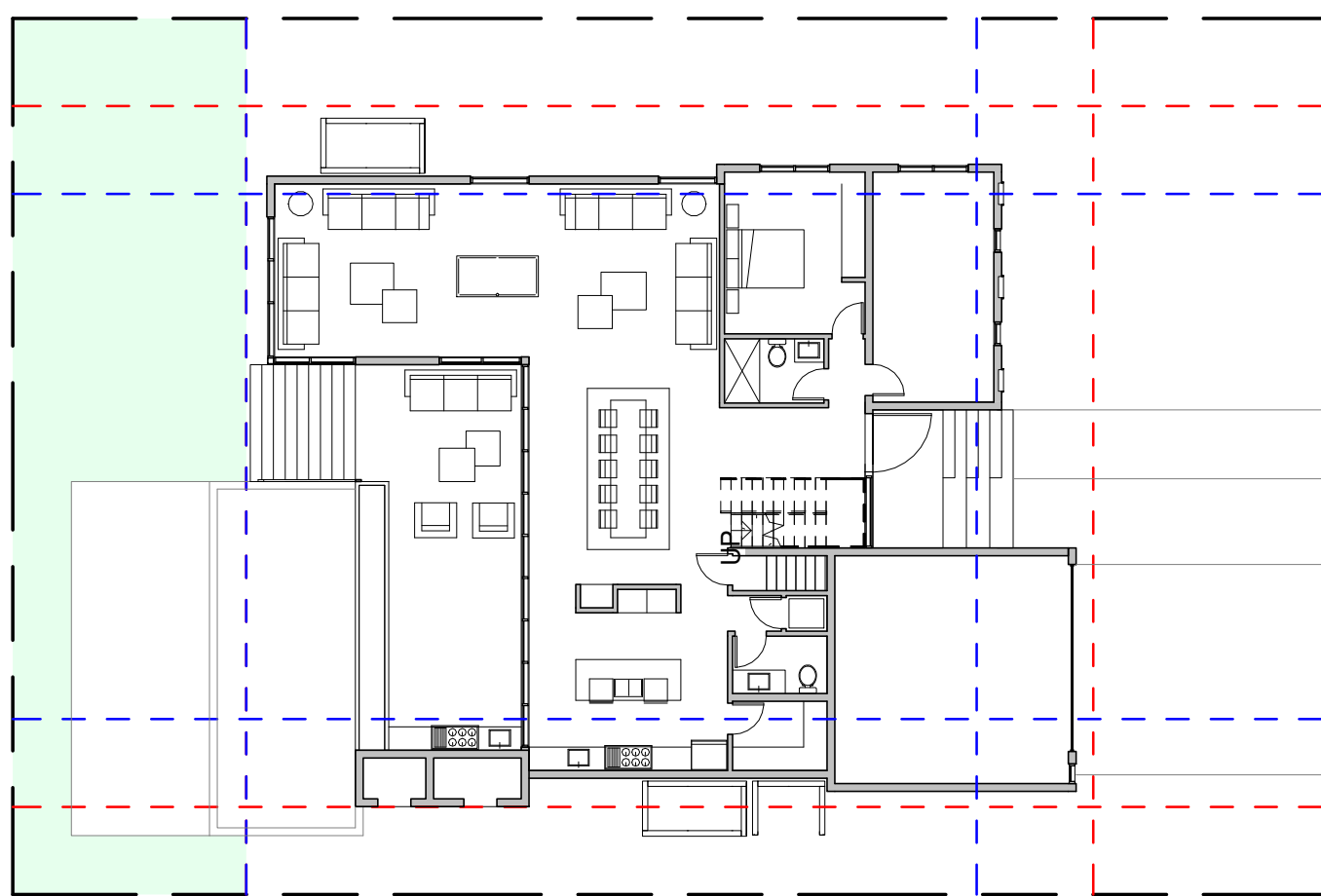
3 SECOND FLOOR AREA
1/16" = 1'-0"

FRONT YARD PERVIOUS / IMPERVIOUS CALCULATIONS
FRONT YARD AREA = 1499 SQ.FT
REQUIRED FRONT YARD PERVIOUS AREA = 749.5 SQ.FT (50%)
PROPOSED FRONT YARD PERVIOUS AREA = 1039 SQ.FT (69%)



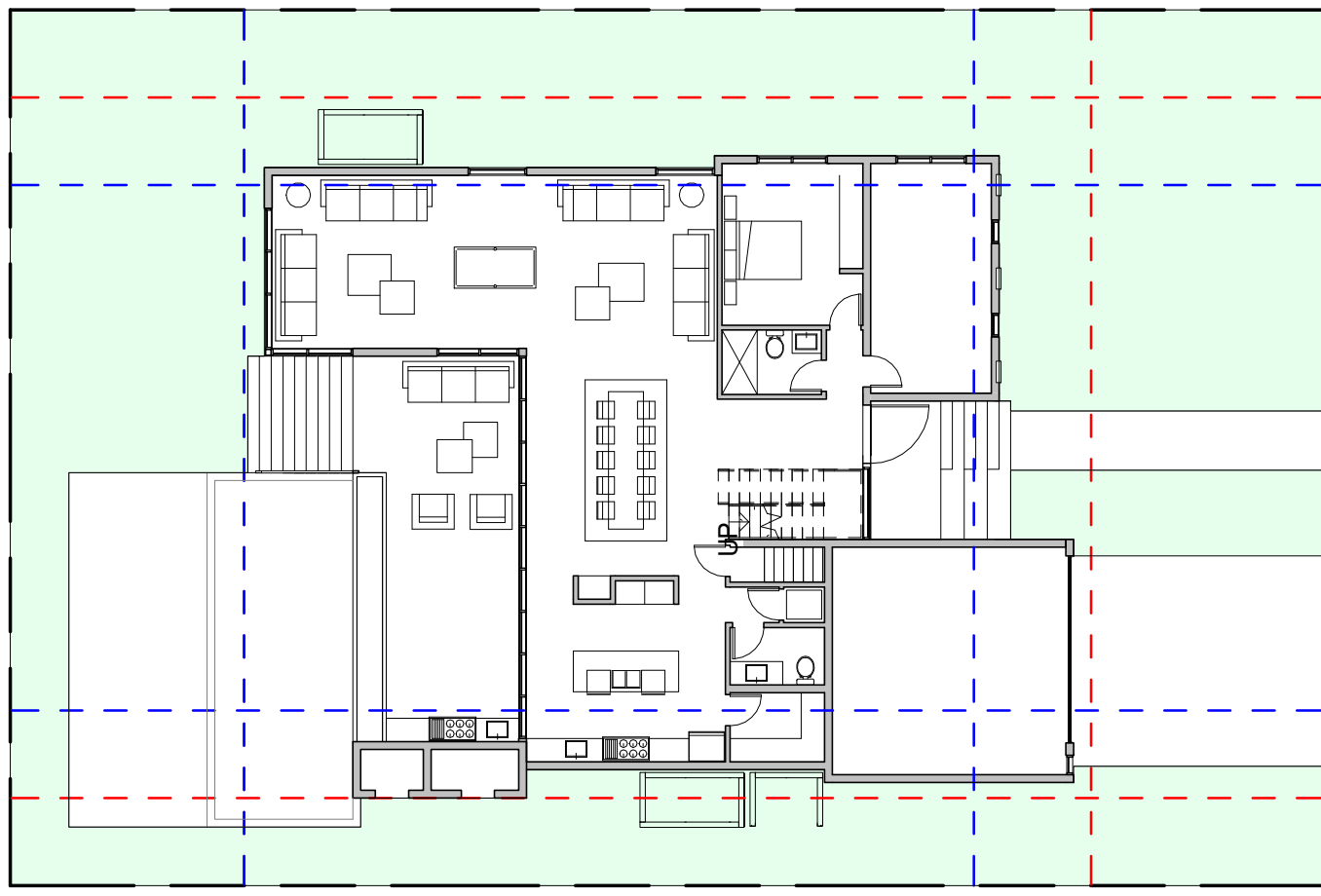
4 FRONT YARD PERVIOUS / IMPERVIOUS CALCULATIONS
1/16" = 1'-0"

REAR YARD PERVIOUS / IMPERVIOUS CALCULATIONS
REAR YARD AREA = 1500 SQ.FT
REQUIRED REAR YARD PERVIOUS AREA = 600 SQ.FT (40%)
PROPOSED REAR YARD PERVIOUS AREA = 1046 SQ.FT (70%)



5 REAR YARD PERVIOUS / IMPERVIOUS CALCULATIONS
1/16" = 1'-0"

SITE PERVIOUS / IMPERVIOUS CALCULATIONS
LOT SIZE = 8,437.50 SQ.FT
REQUIRED SITE PERVIOUS AREA = 3,375 SQ.FT (40%)
PROPOSED SITE PERVIOUS AREA = 3,890 SQ.FT (46%)



6 SITE PERVIOUS / IMPERVIOUS CALCULATIONS
1/16" = 1'-0"

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CONSULTANTS:

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BYRON RESIDENCE, LOT A
87XX BYRON AVE.
SURFSIDE, FL 33154

DATE: 3/24/21
PROJECT NO:

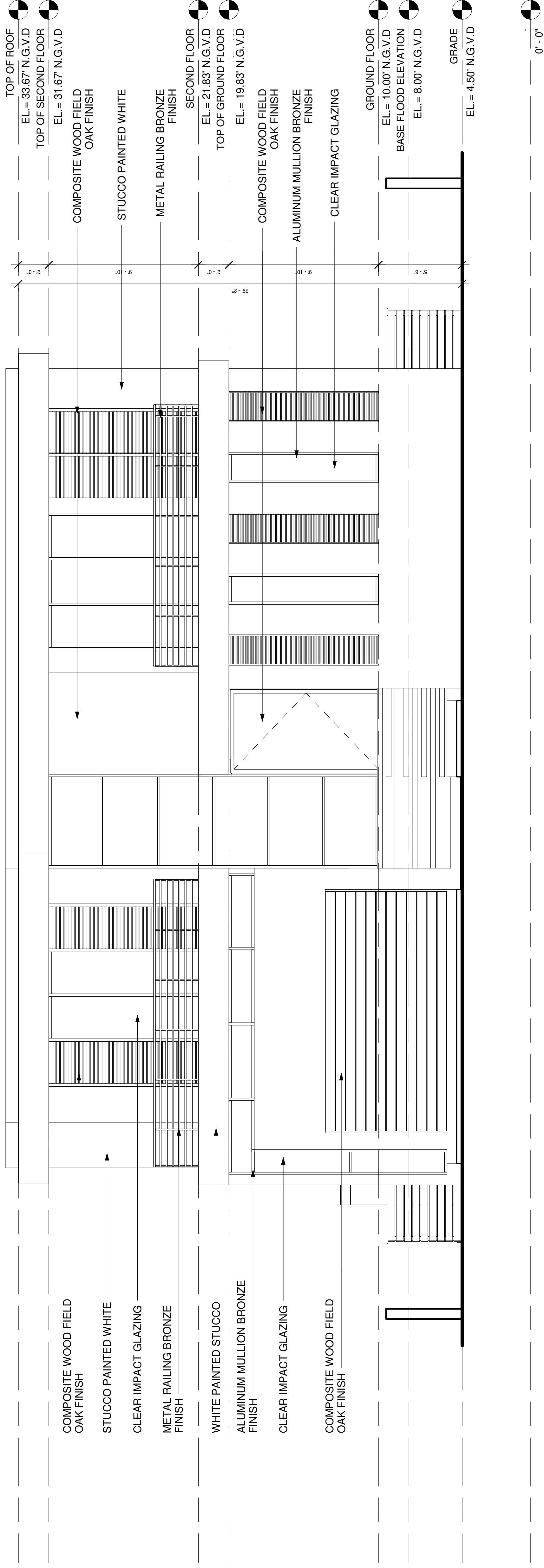
REVISION

DATE:
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SCALE:

EAST & WEST
ELEVATION

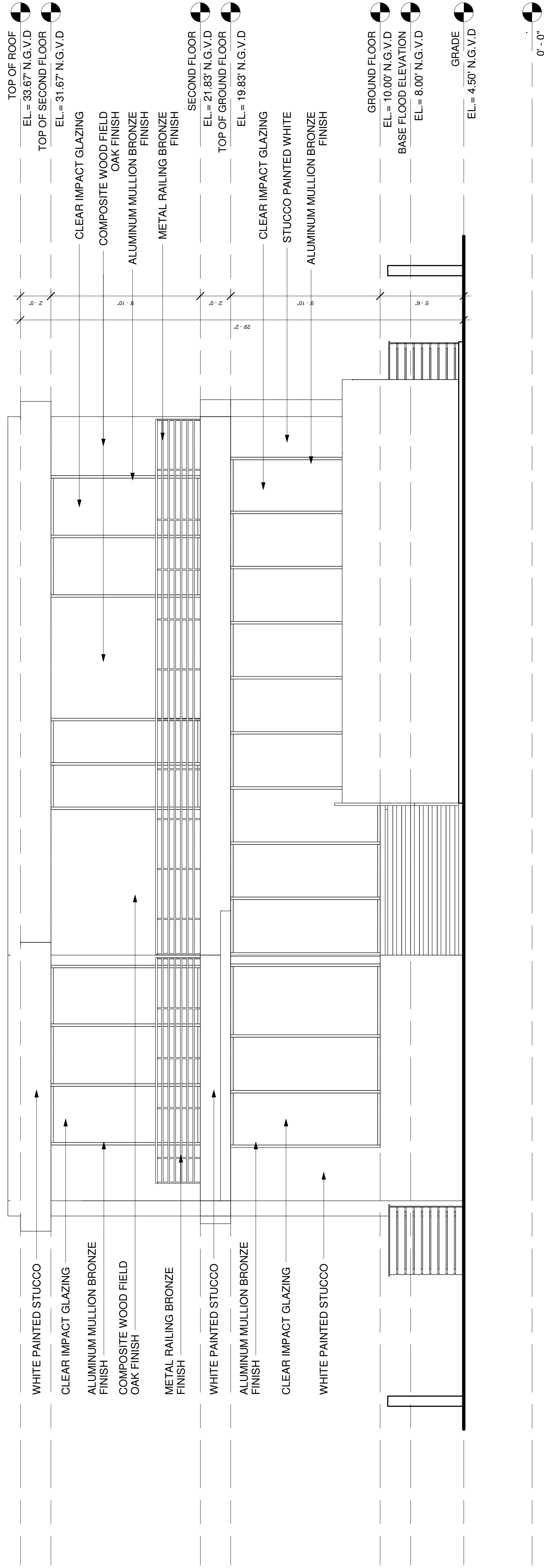
ARCHITECT OF RECORD

J. ALFREDO GAMARRA
LIC # AR0017394



1 EAST ELEVATION

1/4" = 1'-0"



2 WEST ELEVATION

1/4" = 1'-0"

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SURFSIDE, FL 33154

DATE:
PROJECT NO
3/24/21

REVISION

DATE:	3/24/21
PROJECT NO:	
REVISION:	
DATE:	
DRAFTED BY:	
SCALE:	

EAST & WEST
COLORED ELEVATION

ARCHITECT OF RECORD

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LIC # AR0017394



1 EAST COLORED ELEVATION



2 WEST COLORED ELEVATION

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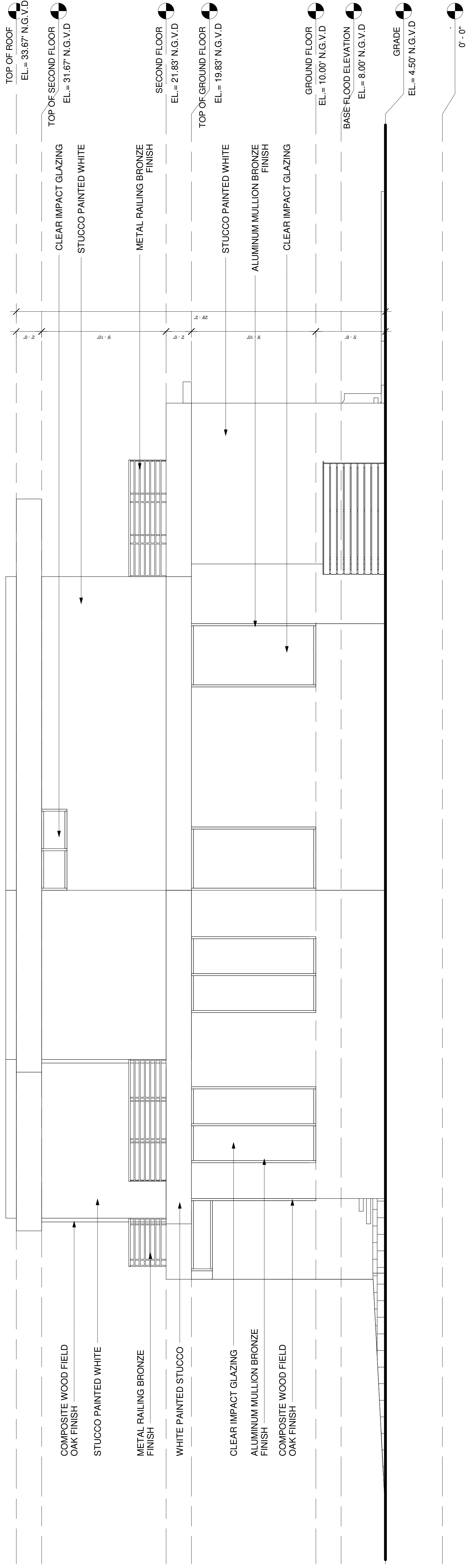
REVISION

DATE:
DRAFTED BY:
SCALE:

NORTH & SOUTH
ELEVATION

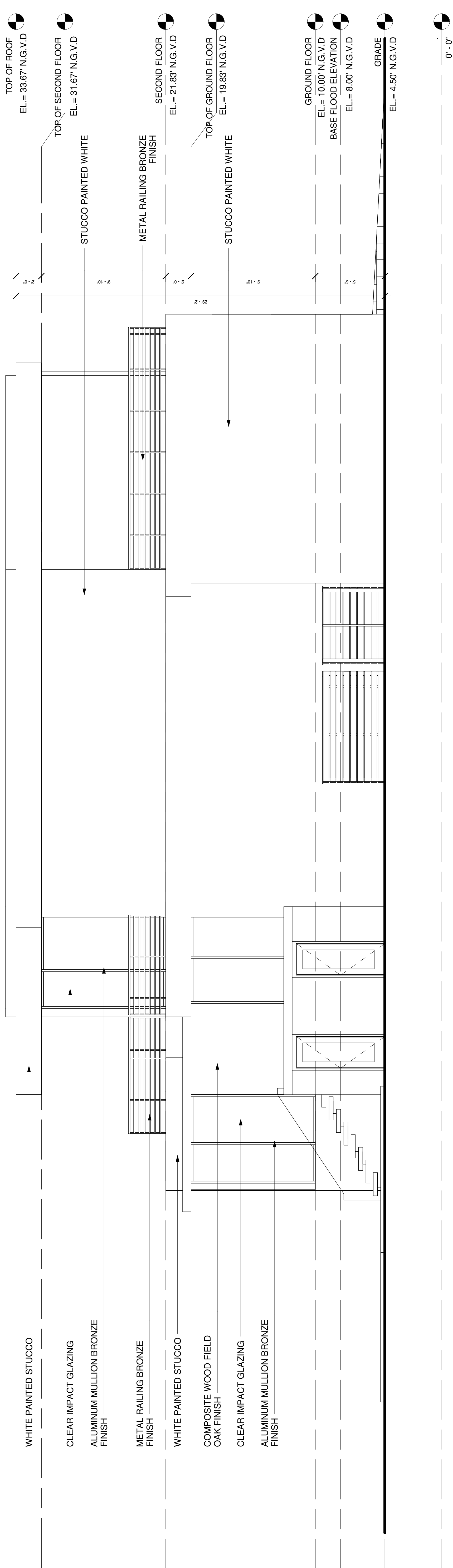
ARCHITECT OF RECORD

J. ALFREDO GAMARRA
LIC # AR0017394



1 NORTH ELEVATION

1/4" = 1'-0"



2 SOUTH ELEVATION

1/4" = 1'-0"

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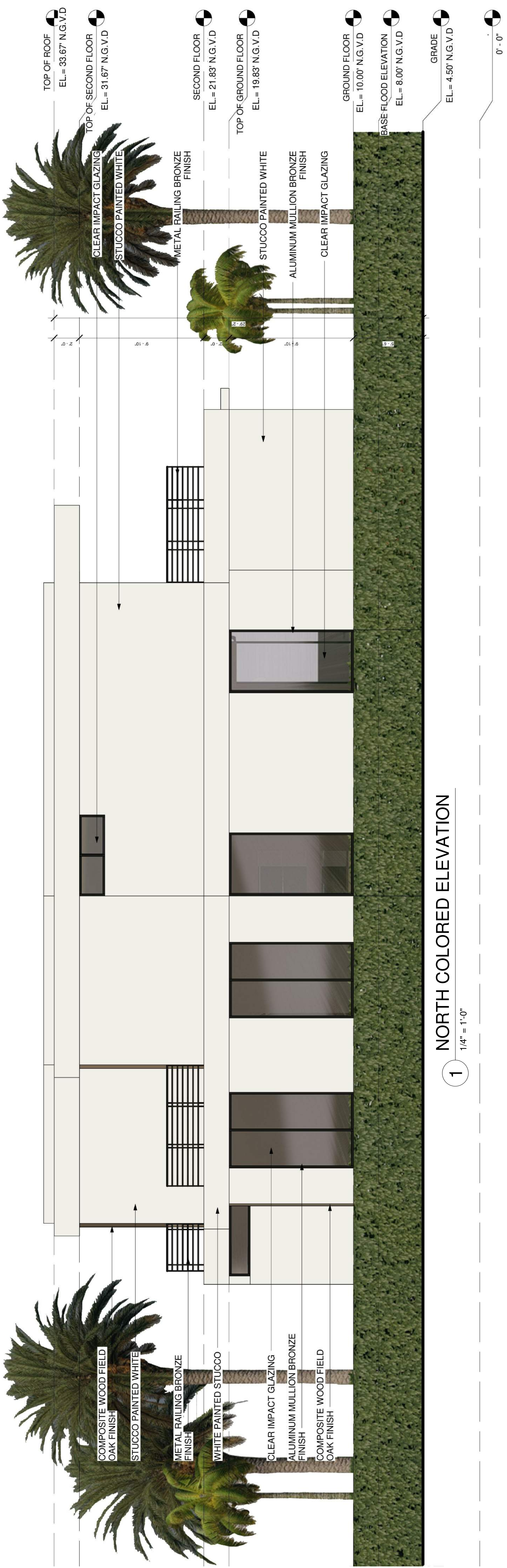
DATE:
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SCALE:

NORTH & SOUTH
COLORED ELEVATION

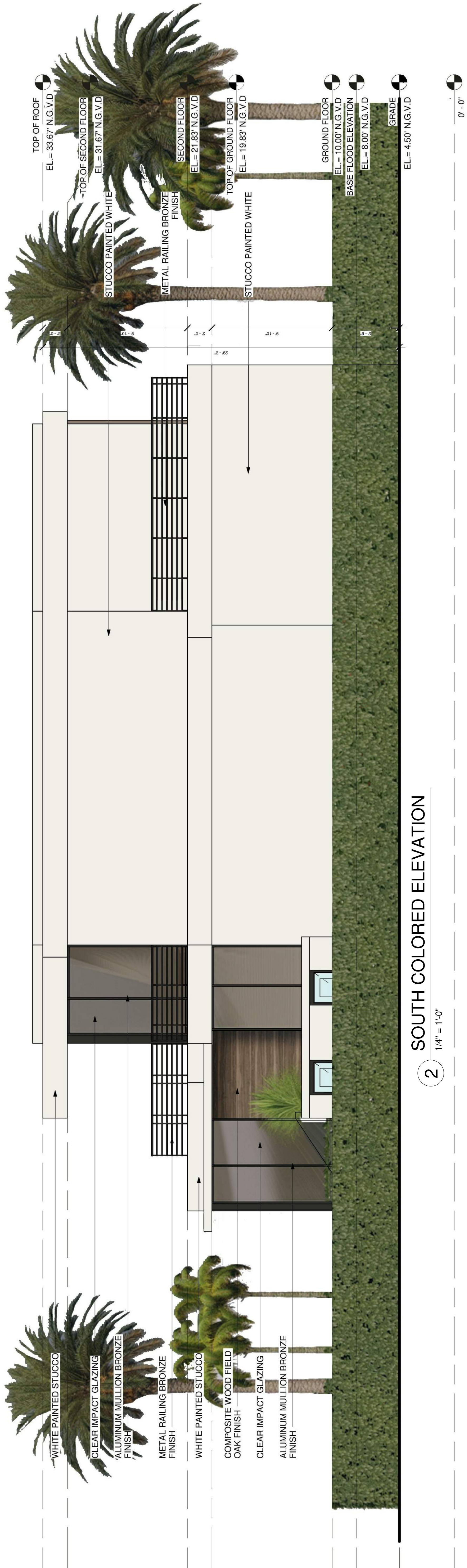
ARCHITECT OF RECORD

J. ALFREDO GAMARRA
LIC # AR0017994

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DF



1 NORTH COLORED ELEVATION
1/4" = 1'-0"



2 SOUTH COLORED ELEVATION
1/4" = 1'-0"

J. ALFREDO GAMARRA
LIC # AR0017394

ARCHITECT OF RECORD

RENDERINGS



DATE:
PROJECT NO

DATE: 3/24/21
PROJECT NO

REVISION

CONSULTANTS:

PROJECT:
BYRON RESIDENCE, LOT A
87XX BYRON AVE,
SURFSIDE, FL 33154

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SURFSIDE, FL 33154

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REVISION

DATE:
DRAFTED BY:
SCALE:

LANDSCAPE PLAN

ARCHITECT OF RECORD

J. ALFREDO GAMARRA
LIC # AR0017394

L1.0

DRAWN BY: F.S

GENERAL NOTES:

- All plant materials shall be Florida No.1 or better as given in the current Grade and Standards for Nursery Plants, 2nd Edition 1998 (w/ updates May 2005) Florida Department of Agriculture and Consumer Services, Division of Plant Industry.
- All plant materials shall be subject to inspection and approval by the Landscape Architect at place of growth and upon delivery for conformity to specification.
- All plants shall be true to species and variety and shall conform to measurements specified. All substitutions shall be submitted to the City and Landscape Architect for final approval.
- All plants shall be exceptionally heavy, symmetrical, tight knit and so trained in appearance as to be superior to form, branching and symmetry.
- Contractor shall notify SUNS H.L.N.E. (1-800-432-4770) for locations of existing utility lines 48 hours prior to beginning work. Contractor shall verify location of all utility lines and easements prior to commencing any work. Excavation in the vicinity of underground utilities shall be undertaken with care and by hand, if necessary. The Contractor bears full responsibility for this work and disruption or damage to utilities shall be repaired immediately at no expense to Owner.
- Grade B+, shredded sterilized Melaleuca or Eucalyptus mulch shall be used in all mass planting beds and for individual tree pits. All trees shall have a mulch ring with a depth of 3" and a diameter of 3'-4" around their base. All mulch shall be kept 4" from base of all plant material. Mulch bed shall be a minimum of 12" wider than plants measured from outside edge of foliage.
- Sod shall be St Augustine and free of weeds, insects, fungus, and disease, laid with alternating and abutting joints.
- All trees and shrubs shall be backfilled with a suitable planting soil consisting of 50 percent sand and 50 percent approved compost. All plant materials shall be planted with a minimum of 6 to 18 inches of planting soil around the root ball. Refer to planting details. Planting soil to be backfilled into plant pits by washing in. Planting beds shall be free from road, pea, egg, or colored rock, building materials, debris, weeds, noxious pests and disease.
- All sodded areas to have a minimum of 2" of planting soil as described in note #9.
- All trees shall be warranted by the Contractor and will be healthy and in flourishing condition of active growth one year from date of final acceptance.
- All shrubs, groundcovers, vines and sod shall be fully warranted for 90 days under same condition as above.
- All synthetic burlap, synthetic string or cords or wire baskets shall be removed before any trees are planted. All synthetic face shall be removed from trunks, branches, etc before inspection. The top 1/3 of any natural burlap shall be removed or tucked into the planting hole before trees are backfilled. Planting soil no deeper than the final grade surrounding the planting area.
- In areas where paved surfaces about sod or mulch, the final level of both surfaces should be even.
- All planting shall be installed with fertilizer at time of planting.
- All planting shall be installed in a sound, workmanlike manner and according to good planting procedures. Installation shall include watering, weeding, fertilizing, mulching, selective pruning and removal of refuse and debris on a regular basis so as to present a neat and well kept appearance at all times.
- All landscape and sod areas shall have an automatic irrigation system installed. Coverage should be 100% with 50% minimum overlap using rust free water to all landscape and sod areas. Spray upon public sidewalks, streets and adjacent properties should be minimized. Sodded areas and shrub/groundcover beds should be on separate irrigation zones for a more efficient system. Irrigation system shall be installed with a rainswitch device.
- All landscape and irrigation shall be installed in compliance with all local codes.
- The plan shall take precedence over the plant list, should there be any discrepancy between the two.

LANDSCAPE LEGEND

TREE FORMS AND PALMS
SHADE TREES MUST BE MINIMUM OF 12' OVERALL HEIGHT AND PALMS MUST BE A 8" CLEAR TRUNK. 5" TOTAL CALIPER CLUSTER OF 3-5' APART = 1 SHADE TREE

Key	BOTANICAL Name	Common Name	Height	Quantity
A	QUERCUS VIRGINIANA	LIVE OAK	18'	3
B	COCCOBLA UNIFERA	COCONUT PALM	20'-25'	5

SHRUB FORMS & GROUNDCOVERS
SODDING TO BE ST. AUGUSTINE FLORATAM

C	CLUBM-DUTTERRA	CLUBM-HEDGE	5'-6'	101
D	COCCOBLA UNIFERA	SEAGRASS	30"	15

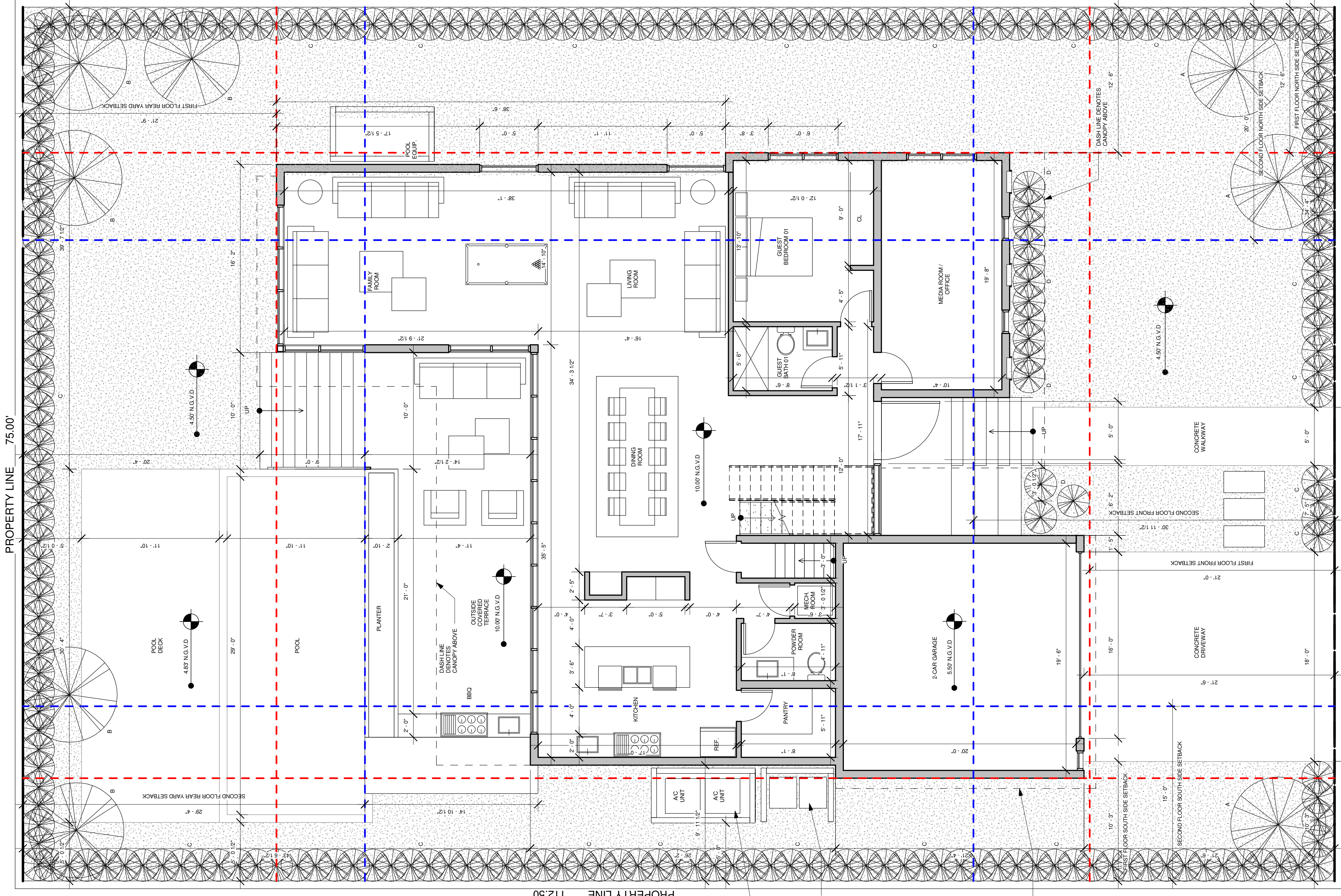
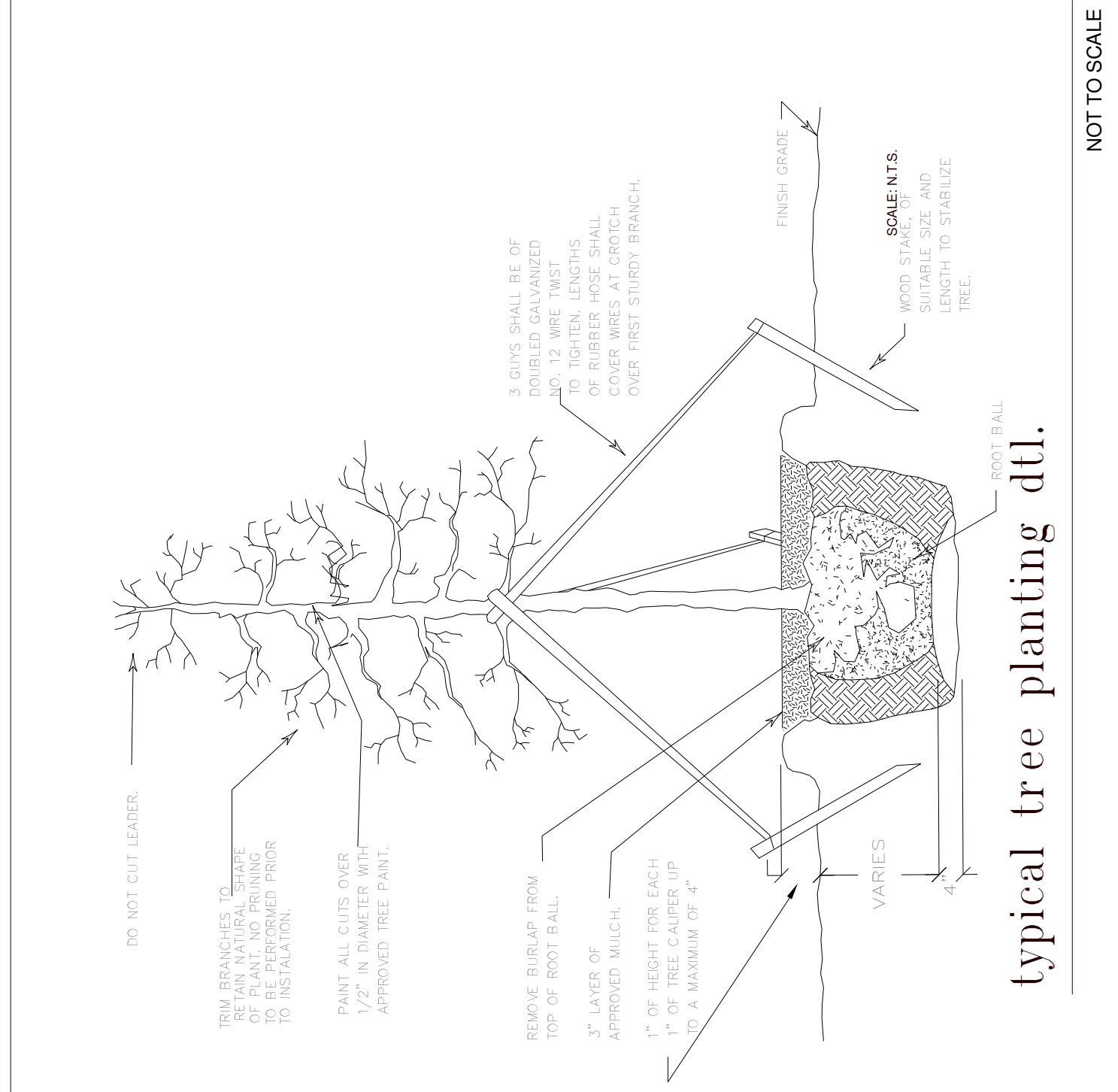
NOTE: EXISTING WOOD UTILITY POLE POWER LINES ARE ACROSS THE STREET. NEW PFL SUPPLY UNDER GROUND TO HOUSE.

LANDSCAPE NOTES

ALL LANDSCAPE AREAS (INCLUDING SWALES) TO RECEIVE IRRIGATION, 100% COVERAGE W/ 50% OVERLAP. BY

- ALL PLANT MATERIAL TO BE FLORIDA GRADE #1 OR BETTER.
- AUTOMATIC UNDERGROUND SPRINKLER SYSTEM. WATER SHALL BE RUST-FREE. SYSTEM EQUIPPED WITH RAIN SENSING DEVICE.
- SOD TO BE INSTALLED IN ALL OPEN AREAS, INCLUDING SWALE.
- ALL PLANTING BEDS AND TREE WELLS TO RECEIVE 2" GRADE "A" SHREDDED CYPRESS MULCH.
- NO EXISTING TREES WILL BE REMOVED OR RELOCATED UNLESS OTHERWISE NOTED.
- NO NEW PLANT MATERIAL SHALL BE PLANTED IN THE CANAL SIGHT VISIBILITY TRIANGLE.
- STAKING FOR TREES AND PALMS SHALL BE DONE IN ACCORDANCE WITH PLANTING DETAILS, ONLY.
- LANDSCAPE PLAN SHALL BE FOLLOWED AND INSTALLED WITH COMPLIANCE TO ALL LOCAL GOVERNMENT CODES.

NOTE:
1. AREA OF PLANTING WILL BE FULLY SODDED AFTER PLANTING OF NEW HEDGES.



LANDSCAPE PLAN

1 3/16" = 1'-0"

NOT TO SCALE



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
James McGuinness, Town Building Official
Date May 17, 2021
RE: 9148 Emerson Avenue – Single Family Residence Addition w/2nd Story

Background: This application is a request to renovate and expand an existing single family residence. The parcel is located in the H30B Zoning District at 9148 Emerson Avenue. The average lot depth is 112.5 feet with a width of 50 feet. The Applicant indicates the lot size is 5,627 square feet (SF). The proposed air-conditioned first floor space and garage totals 2,174 SF. The proposed air-conditioned second floor space is 870 SF. An overhead view of the lot from the Miami Dade County Property Appraiser is provided on the following page.

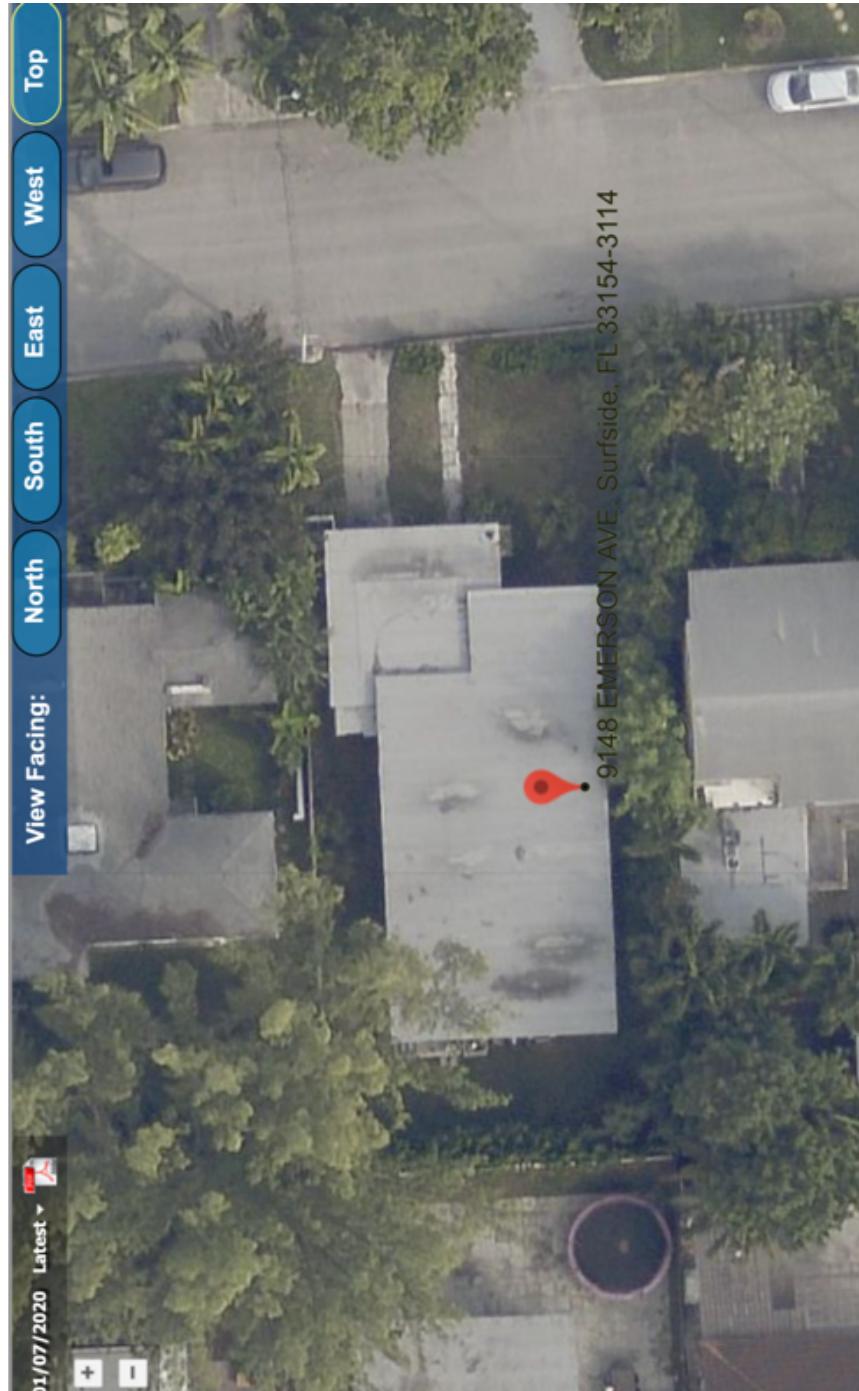
The setback requirements for the H30B Zoning District are 20 foot front, 5 foot side and 20 feet rear (per Zoning in Progress). The Applicant is proposing to comply with first floor setbacks. The Applicant's proposal on average setbacks is reasonable given the size of the second floor air conditioned floor area. Total lot pervious area is proposed to be 47.9% where 35% is required. The front yard setback pervious area is proposed at 72.1% where 50% is required. The rear yard setback pervious area is proposed at 92.7%. The second floor under ac is proposed at 870 SF which is 15.5% where 32% is the maximum. Another measure of the second floor size is it cannot be larger than 80% of the first floor. The second floor ac area is 870 SF which is 40.0%. A flat roof is proposed with a parapet which reaches a height of 27 feet 4 inches from the crown of the road. Table 1 on page 3 provides information on site characteristics and zoning requirements.

A large variety of architectural enhancements are proposed. These items include original art deco concrete screen, concrete eyebrows, scored stucco, coralina and zellige tiles, concrete breeze block and coralina, wood outswing door and aluminum flush garage door. The aluminum components to match new windows with anodized aluminum finish. Wood components will match white oak finish of front door. Flagstone pavers are proposed for the 8 foot wide driveway and the 4 foot walk.

This review may be supplemented prior to the Planning and Zoning Board meeting.



Town of Surfside, Florida Development Review



9148 Emerson Avenue MDCPA Angled Top View



Town of Surfside, Florida Development Review

Table 1 – 9148 Emerson Avenue Site Characteristics and Zoning Requirements

Address	9148 Emerson Avenue	
General Location	West Central Area of Town	
Property Size	5,627 SF (112.5 Feet x 50.06 Feet)	
Zoning District	H30B	
Lowest Floor Elevation	Base Flood Elevation +2 – 10.0 Feet	
Lot Coverage	Required	Proposed
Total Lot	40% Max. (2,511 SF)	38.6% (2,174 SF)
Exempt Accessory Uses	15% or Less	23.8% (1,286 SF)
2 nd Story Lot Coverage	32% of the Lot	15.5% (870 SF)
	80% of First Floor	40.0% (870 SF)
Lots > 112.5 Feet	Front + Back Yds = 36% of Lot	N/A
Pervious Area Total Lot	35% w/20% FL Friendly	47.9% ±
Pervious Area Front Yd	50% w/20% FL Friendly	71.2%
Pervious Area Rear Yd	40% w/20% FL Friendly	92.7%
Height – Flat Roof	30 Ft: Avg Datum/Crown-High Pt.	27.33 Feet
Height – Pitched Roof	30 Ft: Avg Datum/Crown-Tie Beam.	N/A
Modification of Height	1% of Height to 3 Ft Max	N/A
Roof Decks	Prohibited	N/A
Setbacks		
Primary Frontage	20 Feet Min.	20.67 Feet
Secondary Corner	10 Feet Min.	N/A
Interior Side < or = 50 Ft	5 Feet Min.	5 Feet
Interior Side > 50 Ft	10% Frontage Width	N/A
Rear	20 Feet Min.	21.42 Feet
Pt. Lake & Adj. Canals	25 Feet Min	N/A
Biscayne Bay	50 Feet Min	N/A
Encroachments		
Eaves – Sloped Roofs	24 Inches Max	N/A
All Other Ornamentals	6 inches Max	N/A
Accessory Buildings		
Maximum Height	12 Feet Max	N/A.
Max. Aggregated Area	500 SF Max.	TBD
Pool	14.67 Feet x 30 Feet	
Primary Front and	10 Feet Min	N/A
Secondary Corner	10 Feet Min	N/A
Uncovered Patio	Rear & Side – 5 Feet	N/A
	Front & Corner -10 Feet	N/A



Town of Surfside, Florida Development Review

Applicant Package: A package of drawings and an application was submitted by the Applicant. A recent survey was also submitted.

Staff Recommendation: It is recommended the Application be approved subject to the following conditions:

- Pergolas are limited to a 12 foot height.
- Include a Landscape Data Table on the Site Plan identifying existing and proposed plant material and consistency with Florida Friendly requirements.

UNSTAMPED COPY
 TOWN OF SURFSIDE



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	Mr. and Mrs. Daniel and Judith Frankel
PHONE / FAX	305-986-1836
AGENT'S NAME	Ricardo Lopez
ADDRESS	25 SE 2 Avenue, suite 427
PHONE / FAX	305-373-9833
PROPERTY ADDRESS	9148 Emerson Avenue
ZONING CATEGORY	H30B
DESCRIPTION OF PROPOSED WORK	New second floor to accommodate new Master Suite. Also Kitchen remodel, Dining Extension, new Powder Room under stairs, and new Dining Terrace w/ Pergola.

<u>INTERNAL USE ONLY</u>			
Date Submitted	<u>5/7/21</u>	Project Number	<u>21- 424</u>
Report Completed	<u>RF</u>	Date	<u>5.07.2021</u>
Fee Paid	\$ <u>200.00</u>		

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


5/7/21

2021.05.07
 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:

Ricardo Lopez

2021-05-27

NAME OF REPRESENTATIVE

DATE



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

Project Name _____

Project Number _____

SUBMITTAL REQUIREMENTS FOR REVIEW:

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

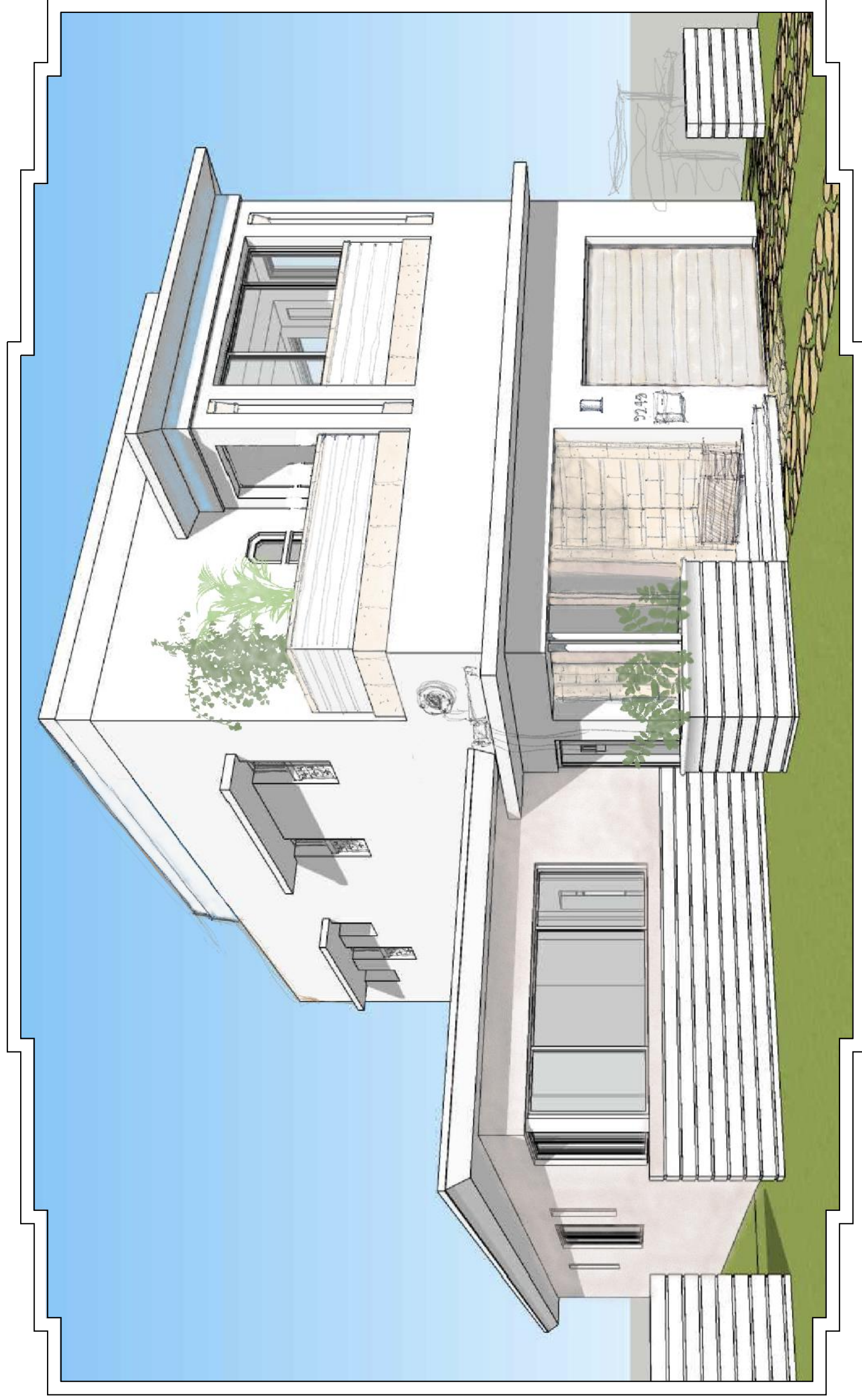
FOR THE FOLLOWING PLEASE PROVIDE:

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

Cont.



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



FRANKEL RESIDENCE
 9148 EMERSON AVENUE
 SURFIDE, FL 33154

SHEET INDEX

		PLANNING AND ZONING
		2021-05-27
A-0.0	COVER	X
A-0.1	SURVEY	X
A-0.2	SITE PICTURES	X
A-0.3	SITE PLAN/ROOF PLAN	X
A-0.4	ZONING REQUIREMENT TABULATIONS	X
A-1.1	FIRST FLOOR PLAN	X
A-1.2	SECOND FLOOR PLAN	X
A-2.1	FRONT/REAR ELEVATIONS	X
A-2.2	SIDE ELEVATIONS	X
A-3.1	ELEVATION DETAILS	X
A-3.2	MATERIAL FINISHES	X
A-3.3	MATERIAL FINISHES	X

TOWN OF SURFIDE
PLANNING AND ZONING
BOARD PRESENTATION

MAY 27, 2021

FLOREZ LOPEZ ARCHITECTURE
 THE INGRAMHAM BUILDING
 25 SOUTHEAST 2ND AVENUE, SUITE 427
 MIAMI, FL 33131 | 305-373-9833

FRANKEL RESIDENCE

9148 EMERSON AVE.
SURFSIDE
FLORIDA 33154

FLOREZ LOPEZ
ARCHITECTURE

INGRAM BUILDING
23 FORT WASHINGTON AVENUE
SUITE 427
MIAMI, FL 33131
305-373-5833
FLOREZLOPEZ@GMAIL.COM

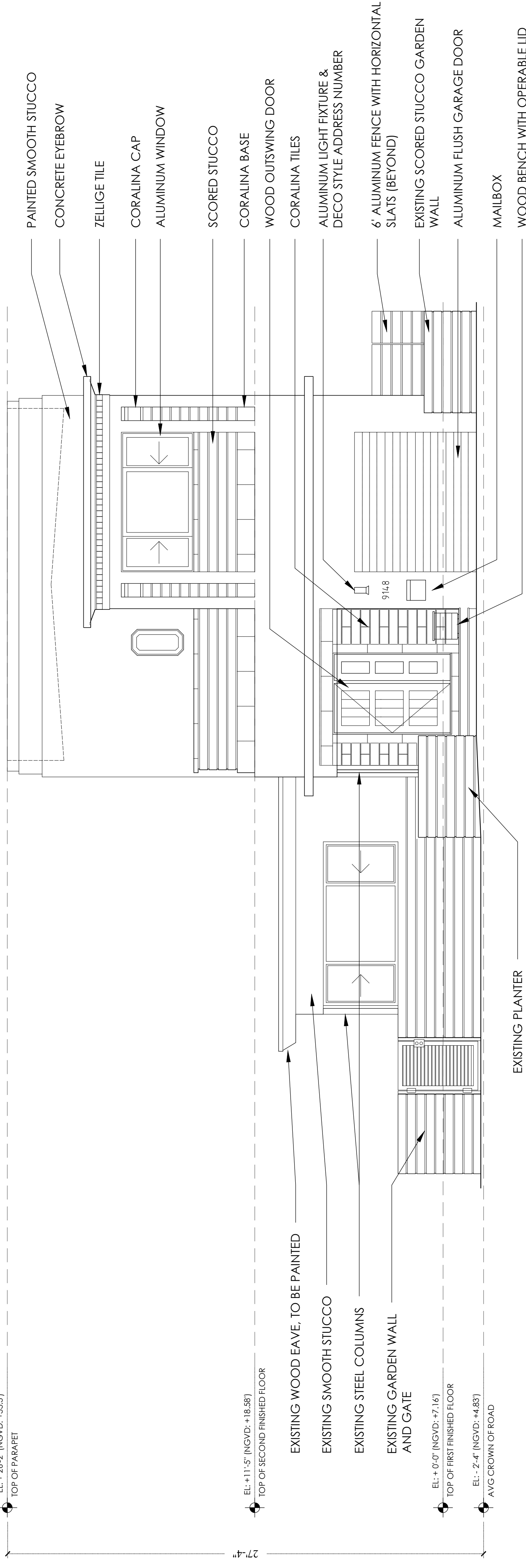
XUAN FLOREZ AS 14804

CONSULTANTS:

TOWN OF SURFSIDE
PLANNING AND ZONING
BOARD PRESENTATION
MAY 27, 2021

REVISIONS

SHEET NUMBER
A-2.1

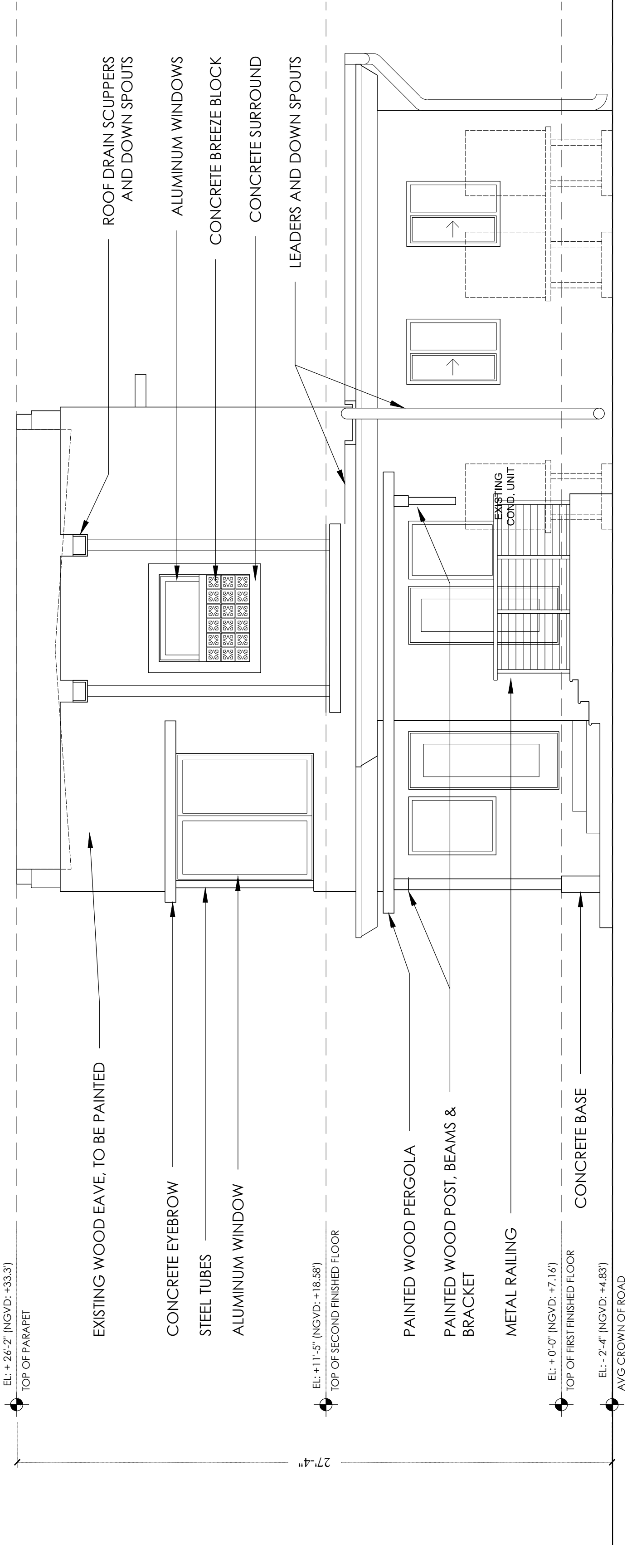


PROPOSED EAST ELEVATION

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

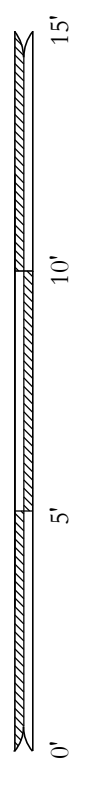
FINISH NOTES:

- ALL ALUMINUM COMPONENTS TO MATCH NEW WINDOWS WITH ANODIZED ALUMINUM FINISH, OR PAINTED IN SIMILAR WARM GRAY.
- ALL WOOD COMPONENTS TO MATCH WHITE OAK FINISH OF NEW FRONT DOOR + SIDE LITES
- ALL GLASS TO BE CLEAR
- SEE ELEVATION DETAILS FOR COLORED REPRESENTATION OF EXTERIOR FINISHES



PROPOSED WEST ELEVATION

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



FRANKEL RESIDENCE

9148 EMERSON AVE.
SURFSIDE
FLORIDA 33154

FLOREZ LOPEZ ARCHITECTURE

INGRAM BUILDING
1000 BAYVIEW AVENUE
SUITE 427
MIAMI, FL 33131
305-373-5833
#FLOREZLOPEZARCH.COM

XUAN FLOREZ AS 14804

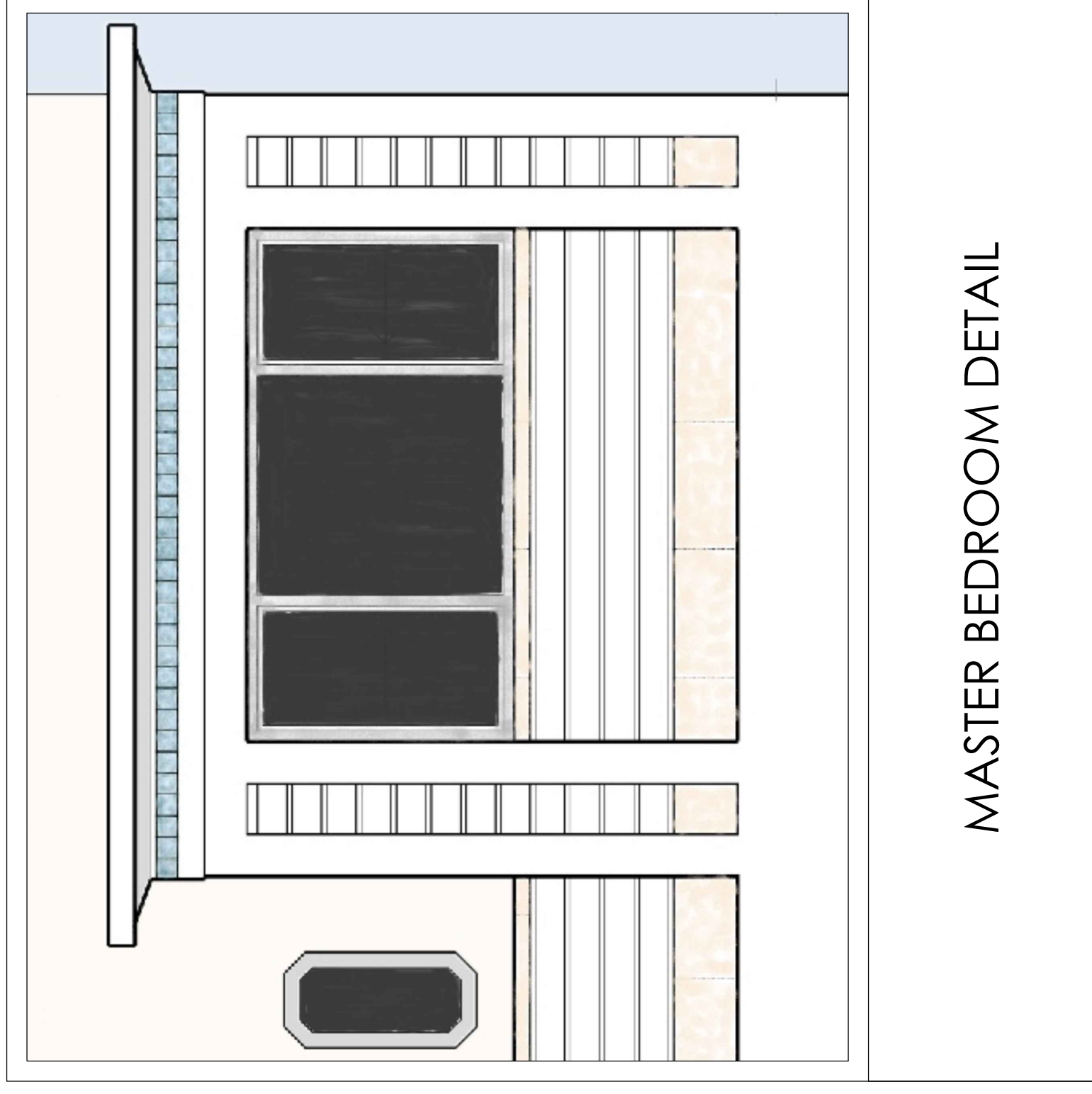
CONSULTANTS:

TOWN OF SURFSIDE
PLANNING AND ZONING
BOARD PRESENTATION

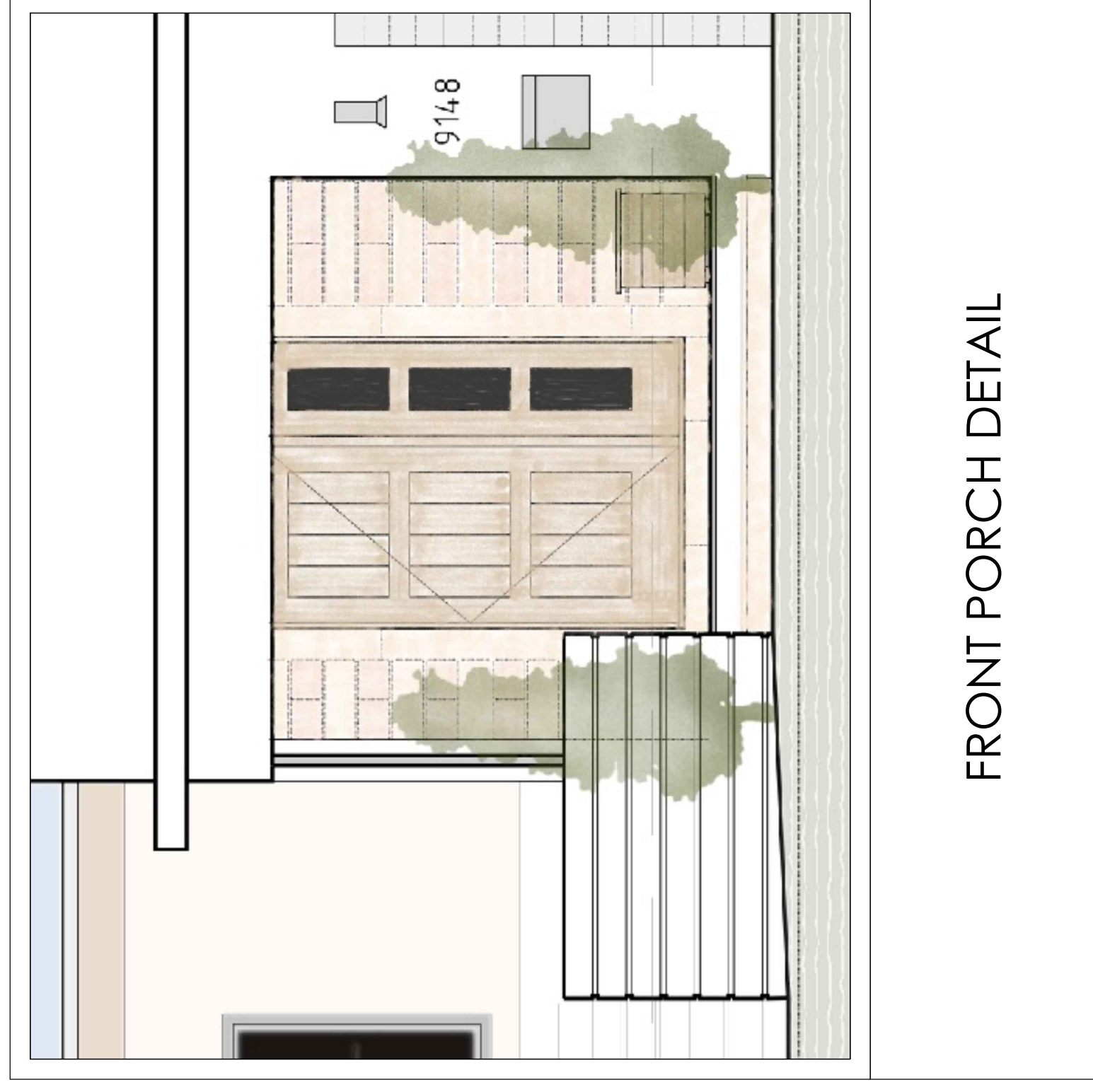
MAY 27, 2021

REVISIONS

SHEET NUMBER
A-3.1



MASTER BEDROOM DETAIL



FRONT PORCH DETAIL



9148 EMERSON PROPOSED FRONT ELEVATION

FRANKEL RESIDENCE

9148 EMERSON AVE.
SURFSIDE
FLORIDA 33154

FLOREZ LOPEZ
ARCHITECTURE
AA 24603853
INGRAM BUILDING
1400 BAY AVENUE
SUITE 427
MIAMI, FL 33131
305-373-9833
#FLOREZLOPEZARCH.COM

XUAN FLOREZ AA 94804

CONSULTANTS:

TOWN OF SURFSIDE
PLANNING AND ZONING
BOARD PRESENTATION
MAY 27, 2021

REVISIONS

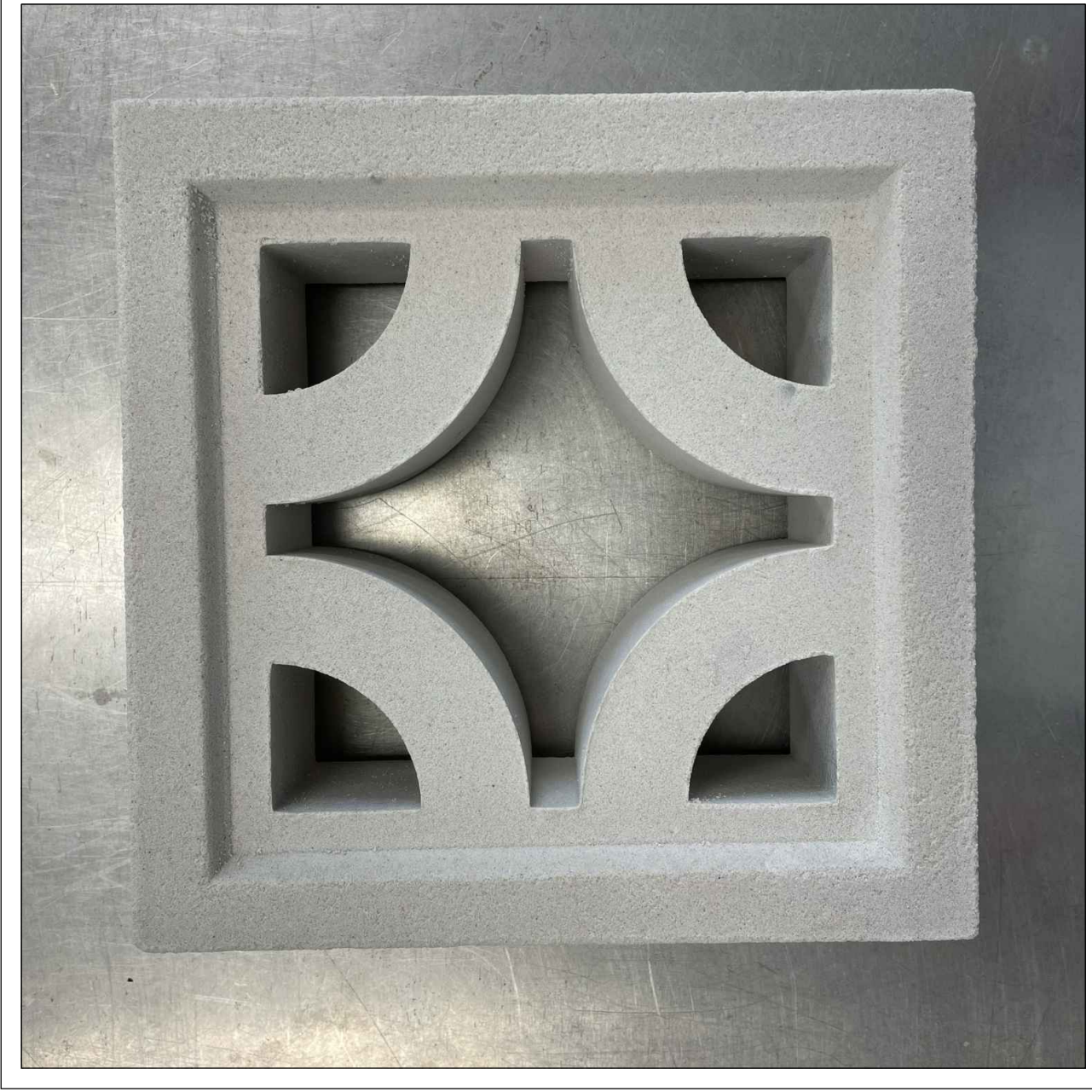
SHEET NUMBER
A-3.3



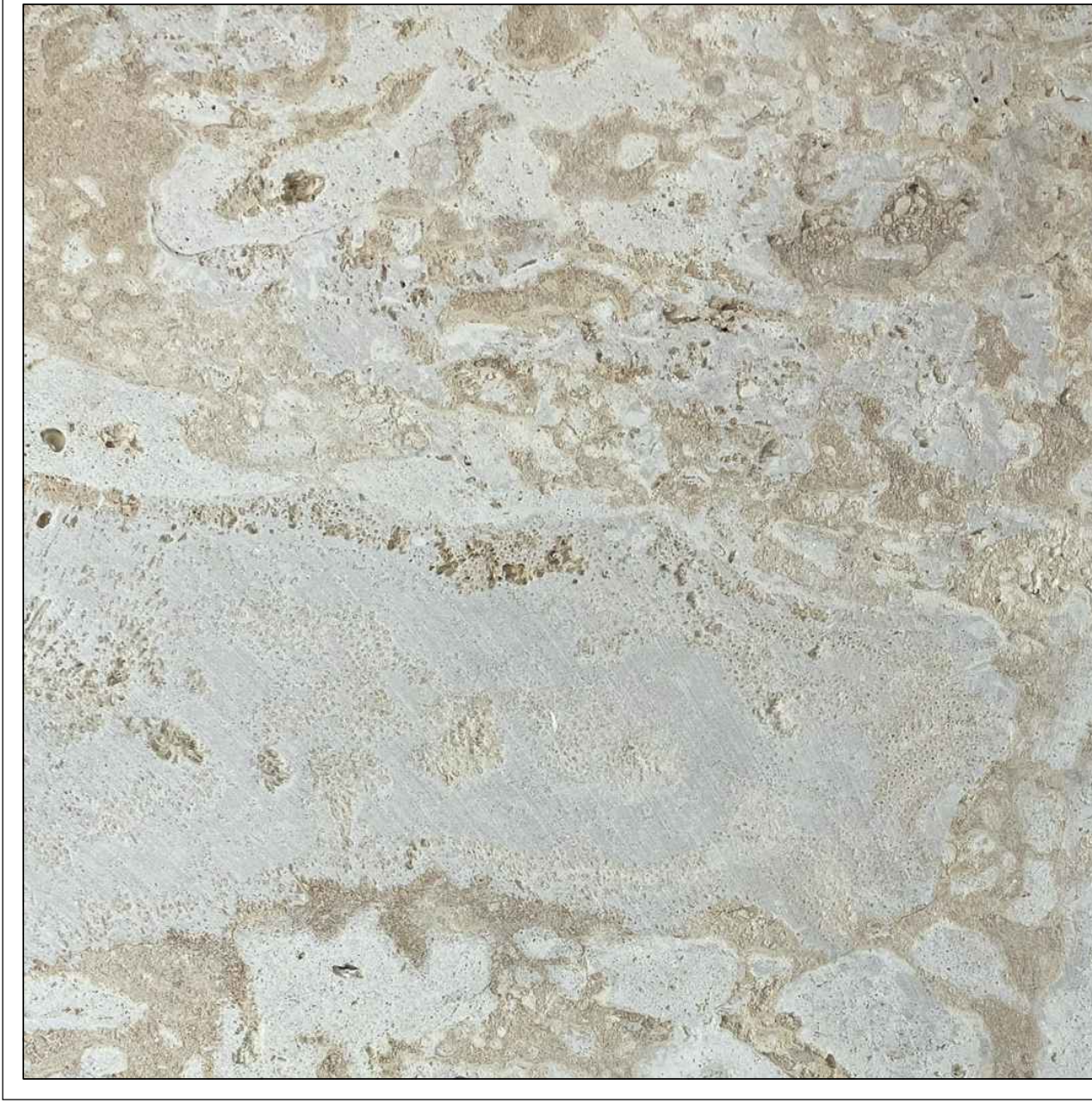
8 X 8 X 1/2" THICK
ENCAUSTIC CONCRETE TILE



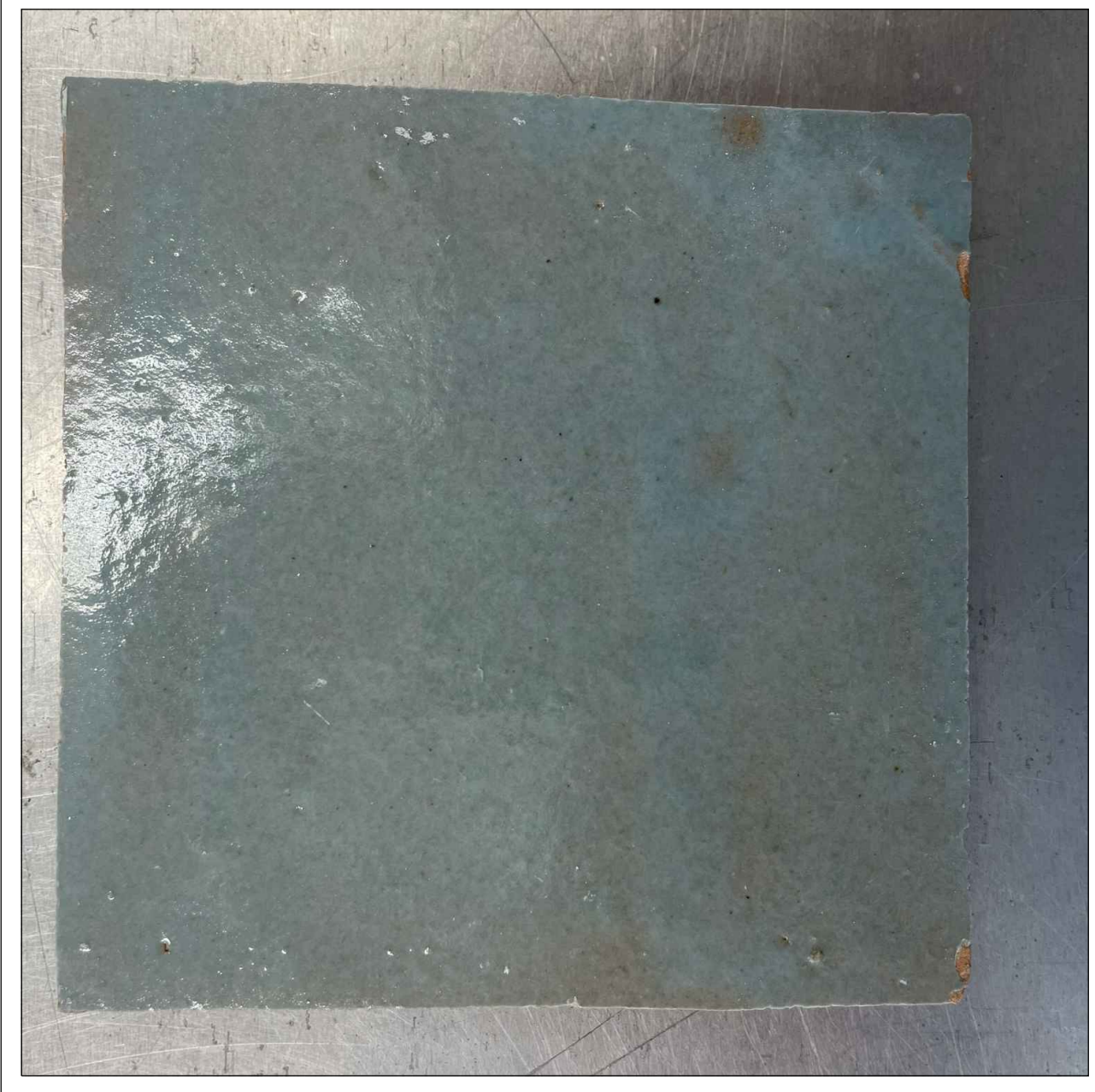
CORALINA PAVERS
1 3/4" THICK



8 X 8 PRECAST CONCRETE
BREEZE BLOCK



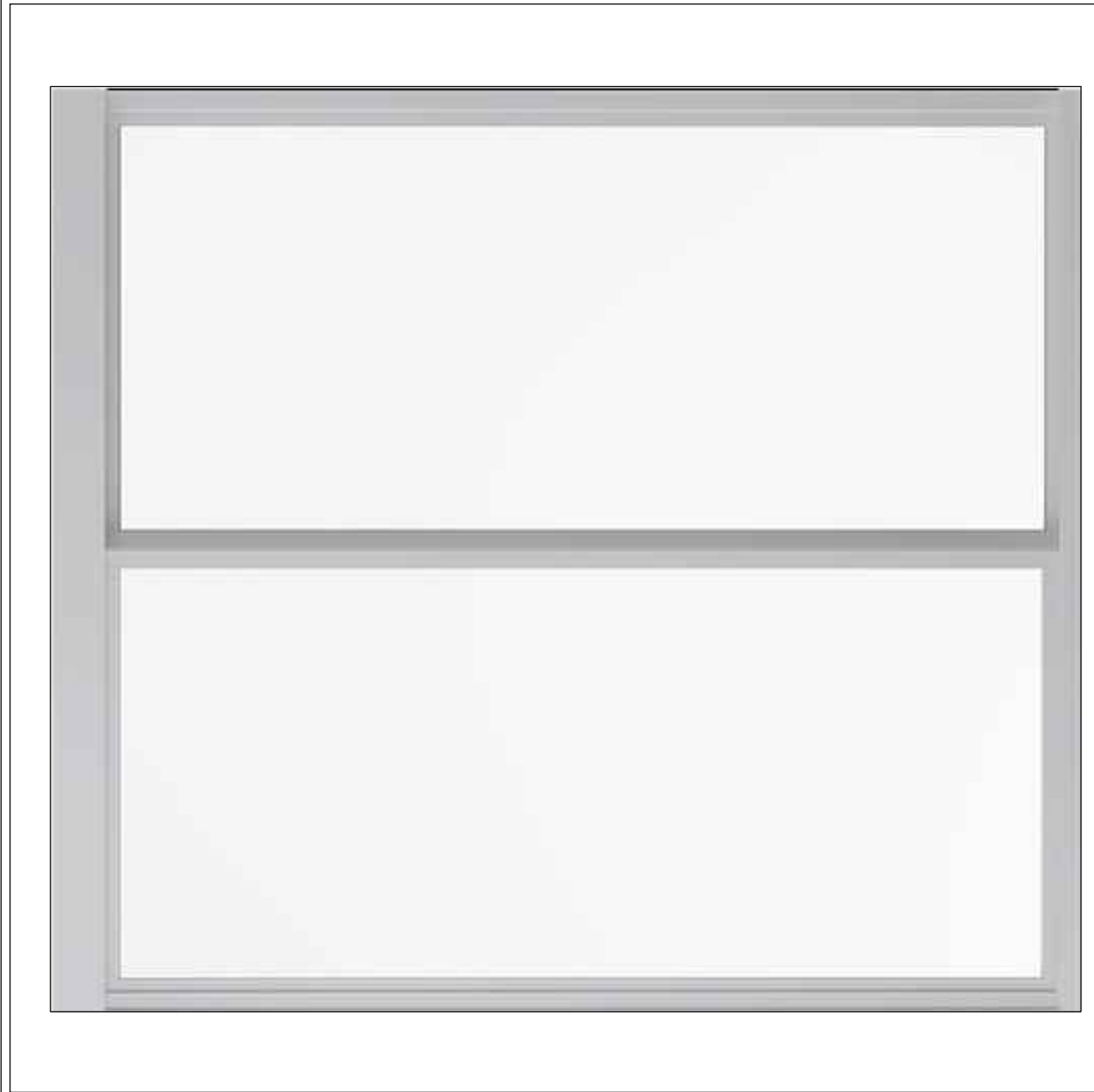
CORALINA TILE
PINK



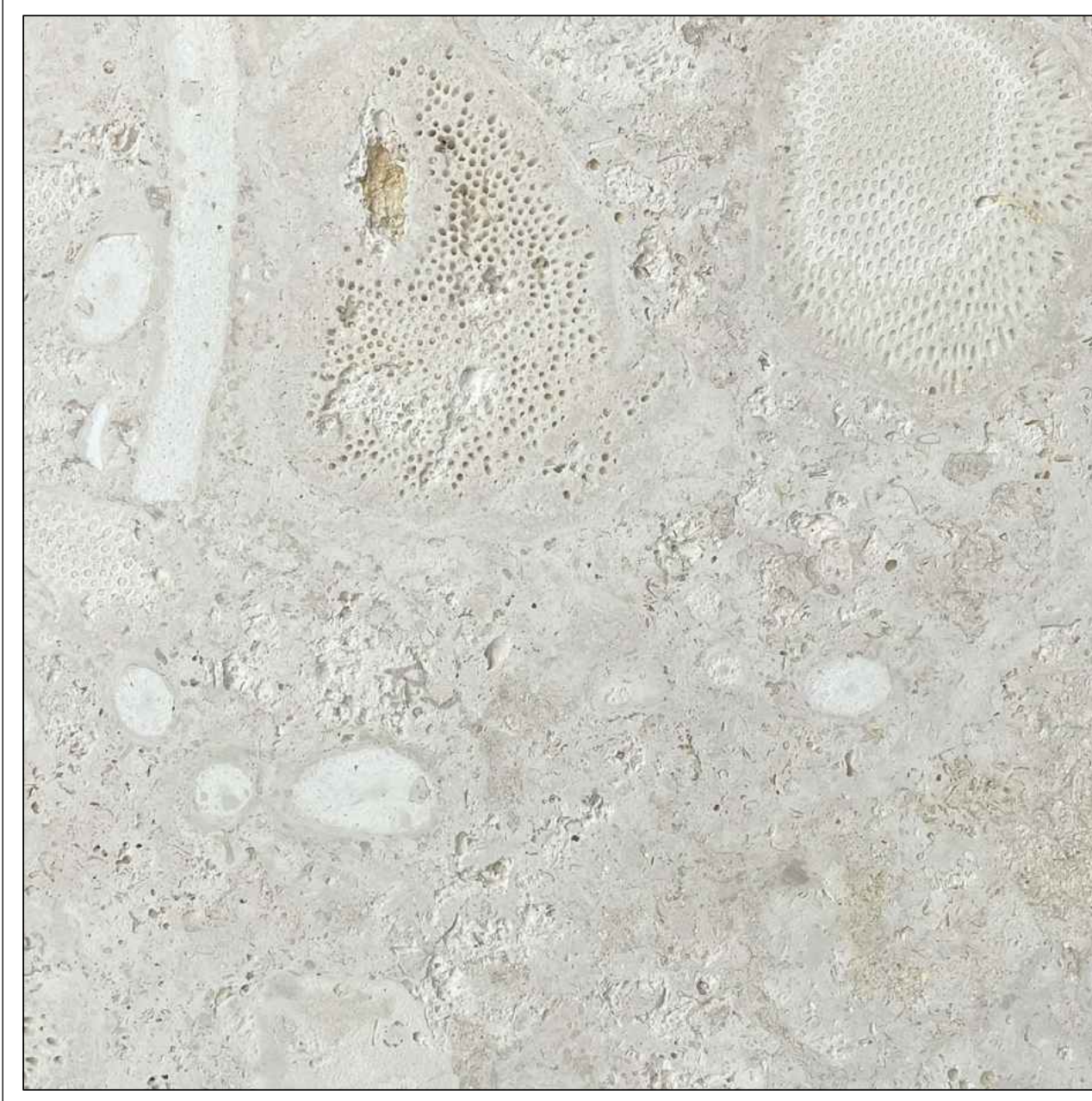
4" MOROCCAN
ZELIGE TILE
JADEITE / OYSTER



CORALINA TILE
GOLDEN



ALUMINUM WINDOWS
CLEAR ANODIZED FINISH, CLEAR GLASS



CORALINA TILE
BRIGHT WHITE

MATERIAL FINISHES

NOT TO SCALE



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
James McGuinness, Town Building Official
Date May 17, 2021
RE: 9173 Abbott Avenue – Single Family - Den Addition

Background: This Applicant received approval at the April 30, 2019 Planning and Zoning Board Meeting for substantial renovations which included a garage conversion, enclosing an open terrace area and other improvements. The Applicant is now proposing the addition of a 174 square foot den to the east (front) elevation. There are no other modifications proposed as part of this application. The interior lot is zoned H30B totaling 5,625 square feet (SF) per the site plan.

An Aerial is provided on the following page. In addition to this Memorandum, a package of a site plan, landscape plan, demolition plan, floor plan, roof plan, existing and proposed elevations was submitted by the Applicant.

The setbacks for the proposed addition will remain as existing. Lot coverage is proposed at 39.9% where 40% is allowed.

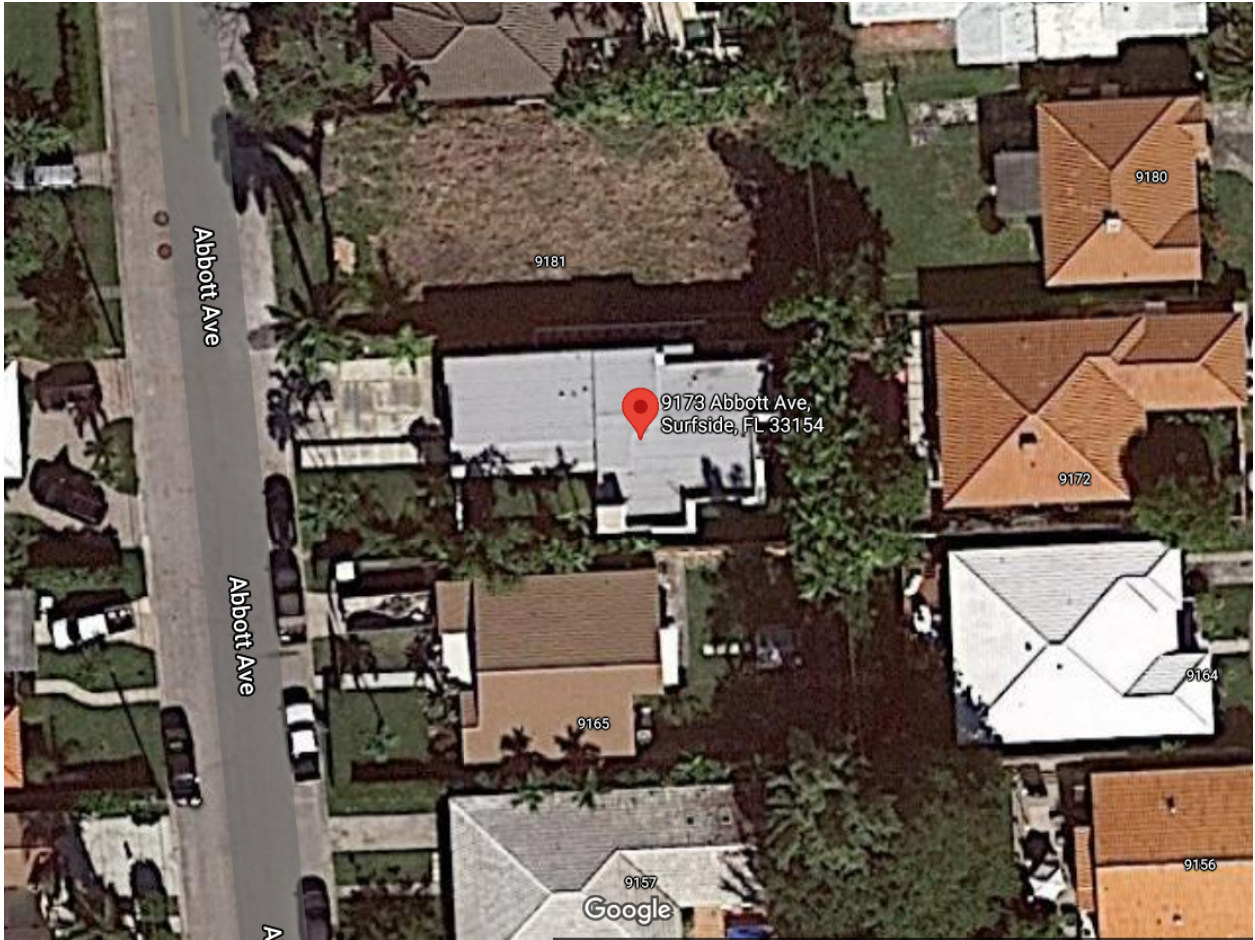
Calculation for total pervious area is proposed at 52.29% where 35% is required. The front yard pervious area is proposed at 64.6% where 50% is required. Table 1 on page 3 provides information on site characteristics and zoning requirements.

The proposed den will be 18'-0" in height and include a flat roof to match the existing roof. The den will include windows and match the existing façade.

Finally, the proposal will include the addition of 6 new palm trees. Five palms will be planted in the front yard and one palm will be planted in the side yard. Aerial review indicates a mixture of existing trees and shrubs on the property.



Town of Surfside, Florida Development Review



9173 Abbott Avenue Google Aerial



Town of Surfside, Florida Development Review

Table 1 – 9173 Abbott Avenue Site Characteristics and Zoning Requirements

Address	9173 Abbott Avenue	
General Location	Center	
Property Size	5,625 SF (112.5 Feet x 50 Feet)	
Zoning District	H30B	
Lowest Floor Elevation	Existing	
Lot Coverage	Required	Proposed
Total Lot	40% Max. (2,250 SF)	39.9% (2,248 SF)
Exempt Accessory Uses	15% or Less	N/A
2 nd Story Lot Coverage	32% of the Lot	N/A
	80% of First Floor	N/A
Lots > 112.5 Feet	Front + Back Yds = 36% of Lot	N/A
Pervious Area Total Lot	35% w/20% FL Friendly	52% ±
Pervious Area Front Yd	50% w/20% FL Friendly	Not Provided
Pervious Area Rear Yd	40% w/20% FL Friendly	Not Provided
Height – Flat Roof	30 Ft: Avg Datum/Crown-High Pt.	18'-0"
Height – Pitched Roof	30 Ft: Avg Datum/Crown-Tie Beam.	N/A
Modification of Height	1% of Height to 3 Ft Max	+ 4'-0"
Roof Decks	Prohibited	N/A
Setbacks		
Primary Frontage	20 Feet Min.	26.71" (Existing)
Secondary Corner	10 Feet Min.	N/A
Interior Side <= 50 Ft	5 Feet Min.	5'-0"
		5.05' (Existing)
Rear	20 Feet Min.	11.63' (Existing)
Pt. Lake & Adj. Canals	25 Feet Min	N/A
Biscayne Bay	50 Feet Min	N/A
Encroachments		
Eaves – Sloped Roofs	24 Inches Max	12"
All Other Ornamentals	6 inches Max	N/A
Accessory Buildings		
Maximum Height	12 Feet Max	N/A.
Max. Aggregated Area	500 SF Max.	N/A
Pools & Decks		N/A
Primary Front and	10 Feet Min	N/A
Secondary Corner	10 Feet Min	N/A
Uncovered Patio	Rear & Side – 5 Feet	N/A
	Front & Corner -10 Feet	N/A



Town of Surfside, Florida Development Review

Applicant Package: A package of the site plan, landscape plan, demolition plan, floor plan, roof plan, existing and proposed elevations was submitted by the Applicant.

Staff Recommendation: The proposed improvements are consistent with the Town's Land Development Regulations and can be approved subject to the following conditions:

- Clarify existing and proposed landscape characteristics relative to Florida Friendly plant material.
- Removal of any existing trees in the vicinity of the proposed den shall be consistent with tree permitting requirements.



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	Albert Estewari
PHONE / FAX	
AGENT'S NAME	Albert Estewari
ADDRESS	9173 Abholt Av. Surfside 33104
PHONE / FAX	784 338 1936
PROPERTY ADDRESS	9173 Abholt Av Surfside
ZONING CATEGORY	R
DESCRIPTION OF PROPOSED WORK	New 200φ Den

INTERNAL USE ONLY			
Date Submitted	4-1-2021	Project Number	21-220.
Report Completed		Date	
Fee Paid	\$ 200.00		

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

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.

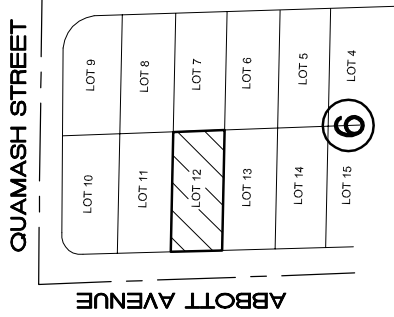
The applicant or duly authorized agent (per ownership affidavit) must be present at the meeting. If there are no applications for consideration by the Planning and Zoning Board, the monthly meeting may be cancelled at the discretion of the Chairman of the Board.

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

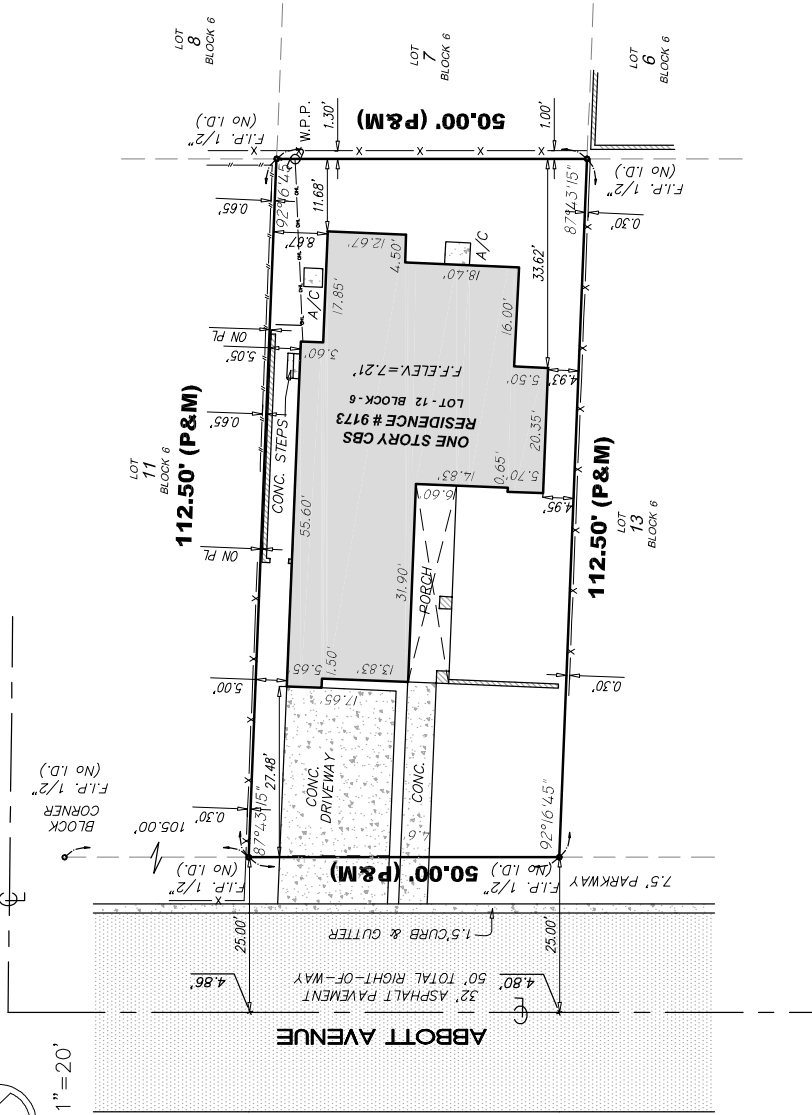
Alvin S. Venanzi
NAME OF REPRESENTATIVE

April 1/2021
DATE

LOCATION MAP
NOT TO SCALE



QUAMASH STREET



BOUNDARY SURVEY

LEGEND & ABBREVIATIONS:

- B.C. = BLOCK CORNER
- C. = CONCRETE
- D.E. = DRIVEWAY
- F. = FENCE
- G. = GRASS
- H. = HOLE
- I. = IRON
- J. = JUNCTION
- K. = KALON NAIL
- L. = LENGTH
- M. = METER
- N. = NORTH
- O. = OBTUSE ANGLE
- P. = PROPERTY
- Q. = QUAMASH STREET
- R. = RIGHT OF WAY
- S. = SOUTH
- T. = TANGENT
- U. = UTILITY
- V. = VERTICAL
- W. = WATER
- X. = X-CURB & CUTTER
- Y. = YARD
- Z. = ZONING

- A.E. = ANCHOR EASEMENT
- D.E. = DRAINAGE EASEMENT
- F.F. = FINISHED FLOOR
- N.T.S. = NOT TO SCALE
- P.C.P. = PERMANENT CONTROL POINT
- P.F. = FOUND
- R. = REBAR
- S. = STRUCTURE
- T. = TRANSFORMER
- U. = UTILITY
- V. = VERTICAL
- W. = WATER
- X. = X-CURB & CUTTER
- Y. = YARD
- Z. = ZONING

- B.C. = BLOCK CORNER
- CH. = CHORD
- CH. BRG. = CHORD BEARING
- C. = CENTER
- D.E. = DRIVEWAY
- F. = FENCE
- G. = GRASS
- H. = HOLE
- I. = IRON
- J. = JUNCTION
- K. = KALON NAIL
- L. = LENGTH
- M. = METER
- N. = NORTH
- O. = OBTUSE ANGLE
- P. = PROPERTY
- Q. = QUAMASH STREET
- R. = RIGHT OF WAY
- S. = SOUTH
- T. = TANGENT
- U. = UTILITY
- V. = VERTICAL
- W. = WATER
- X. = X-CURB & CUTTER
- Y. = YARD
- Z. = ZONING

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED THEREON MEETS THE MINIMUM REQUIREMENTS OF THE PROFESSIONAL SURVEYORS ACT, CHAPTER 472, F.S., AND IS IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF PROFESSIONAL SURVEYORS, STATE OF FLORIDA.

ADIS NUNEZ
REGISTERED LAND SURVEYOR
STATE OF FLORIDA #8924

DATE: 10/13/20
SCALE: 1" = 20'
FLOOD ZONE: AE
COMMUNITY # 120659
R.BELLO
JOB No. 20-866

BLANCO SURVEYORS INC.
Engineers • Land Surveyors • Planners • LB # 0007059
555 NORTH SHORE DRIVE
MIAMI BEACH, FL 33141
Email: blancosurveyorsinc@yahoo.com Fax: (305) 865-7810

SINCE 1987

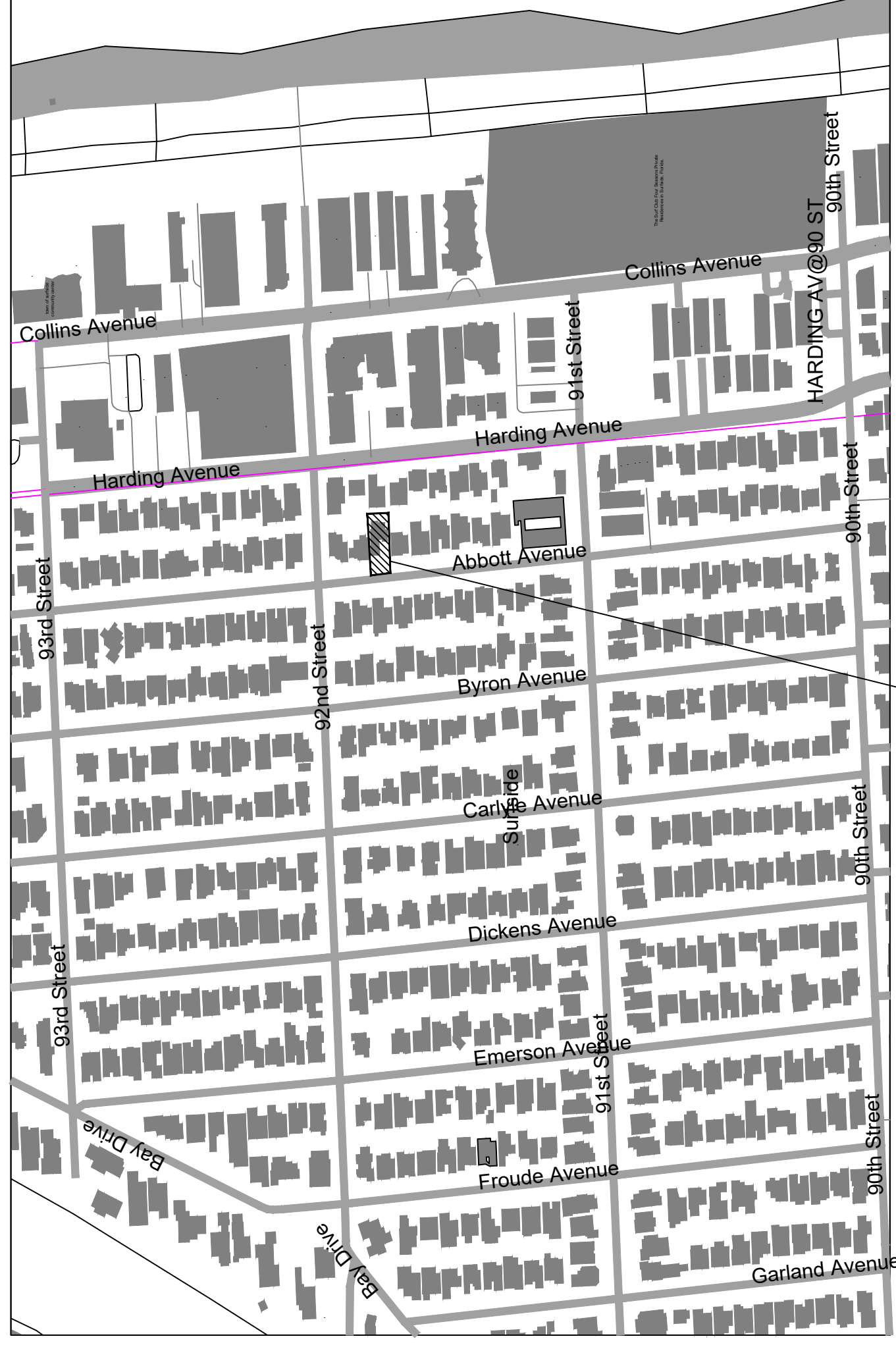
SURVEYOR'S SEAL

PROPERTY ADDRESS: 9173 ABBOTT AVE., SURFSIDE, FL. 33154

CERTIFIED TO:
ALBERT ESKENAZI
CLEAR TITLE SERVICES, INC.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

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

- SURVEYOR'S NOTES:**
- 1) OWNERSHIP SUBJECT TO OPINION OF TITLE
 - 2) NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 - 3) THE SURVEY DEPICTED HEREIN IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.
 - 4) LEGAL DESCRIPTION PROVIDED BY CLIENT.
 - 5) UNDERGROUND ENCROACHMENTS NOT LOCATED.
 - 6) ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929.
 - 7) OWNERSHIP OF FENCES ARE UNKNOWN.
 - 8) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
 - 9) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK FOR BUILDING AND ZONING INFORMATION.
 - 10) EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY.
 - 11) ELEVATIONS BASED OFF OF BM# D-181. LOC# 22315 SW ELEV. 9.74'
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- BEARINGS WHEN SHOWN ARE REFERRED TO AS ASSUMED VALUE OF SAID PB: 10 PG: 63

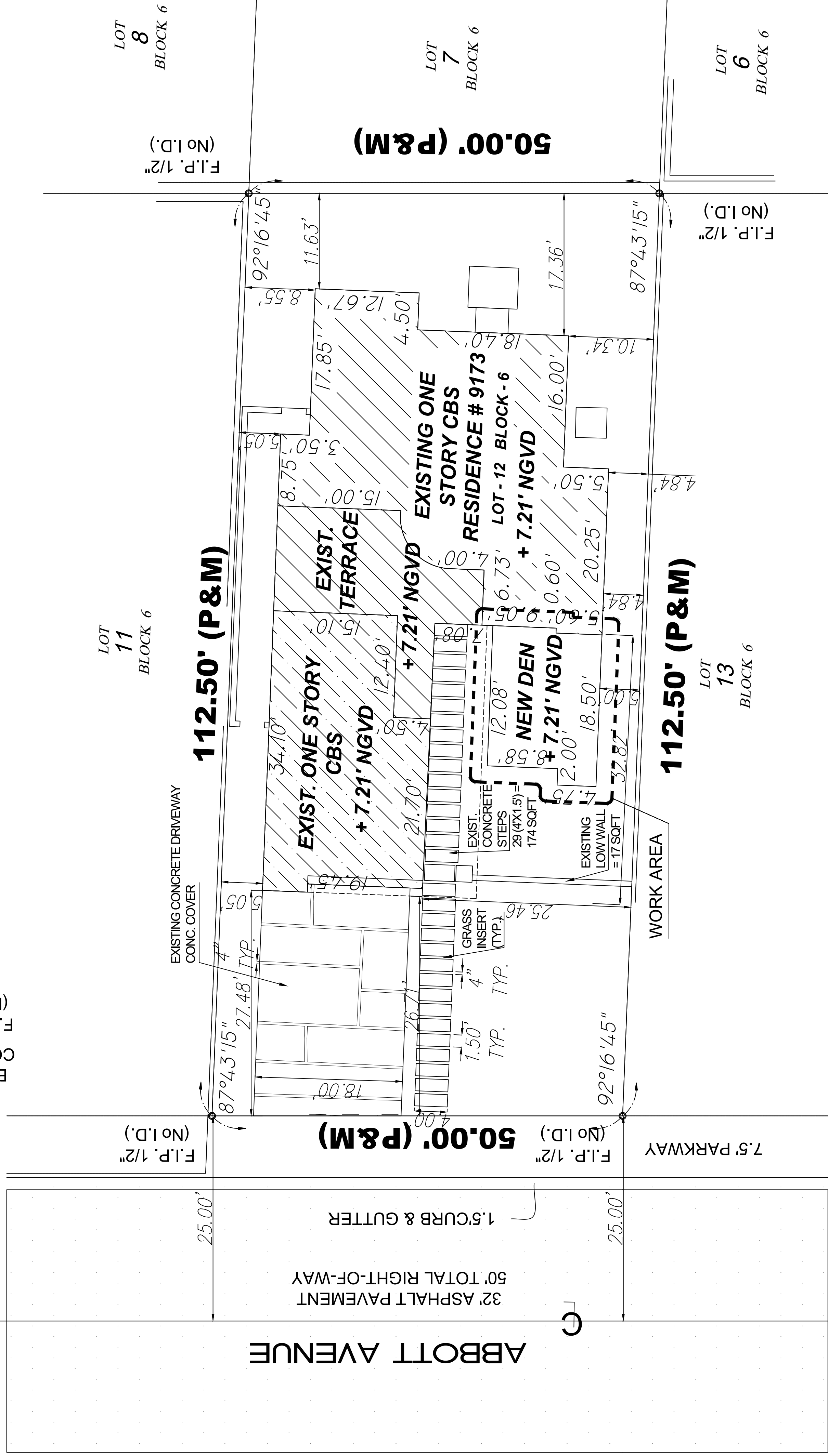


QUAMASH STREET

BLOCK CORNER
F.I.P. 1/2" (No I.D.)

KEY PLAN
SCALE: N.T.S.

JOB AREA



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

AREA	PERCENT OF LOT AREA
LOT AREA	5,625 SQFT (0.1281 ACRES)
BUILDING COVERAGE	38.9%
WALKS & DRIVEWAY	6.4%
PLANTERS	11.27%
LOW WALLS	0.94%
LANDSCAPE AREA	17.59%
	2,941 SQFT
	52.29%

STANDARDS / RESULTS

TOWN OF SURFSIDE ZONING CODE APPLICABLE REQUIREMENTS

DISTRICT	PERMITTED	PROPOSED
R-008	MAXIMUM HEIGHT: 30 FEET	PROPOSED ADDITION: 18'-7" EXISTING HOME: 14'-7" (REPLACE)
Sec. 90-45 Setbacks		
SETBACKS (SINGLE-STORY STRUCTURES, UP TO 9 FEET IN HEIGHT)	PERMITTED	PROPOSED
INTERIOR SIDE SETBACK	MINIMUM 5 FEET	EXISTING (6.00')
REAR SETBACK	MINIMUM 20 FEET	EXISTING (11.63')
Sec. 90-40 Lot Standards		
LOT STANDARDS	PERMITTED	PROPOSED (5,625 SQFT = 100%)
LOT COVERAGE	MAXIMUM 40%	2,248 SQFT = 39.9% IN GABLE COVERED
PERVIOUS AREA	MINIMUM 35%	92.29% (THE PROPOSED CHANGES RELATED TO REMOVAL OF A PORTION OF AN UNCOVERED PATIO)
Sec. 90-50 (3) Wall Opening and eave style setbacks		
WALL OPENINGS	PERMITTED	PROPOSED
ALL ELEVATIONS FOR SINGLE STORY ADDITIONS SHALL RESULT IN A ZERO PERCENT NET LOSS OF WALL OPENING AREA. TRANSITION SPACES DEFINED BY PORCHES, PORTICOES, OR COLONNADES.	10% FOR ALL ELEVATIONS	NO NET LOSS IN WALL OPENING AT EAST, NORTH & SOUTH ELEVATIONS OF EXISTING HOUSE
Sec. 90-50 (4) Architecture and roof details		
ROOF MATERIALS	PERMITTED	PROPOSED
PERMITTED ROOF MATERIALS	A. CLAY TILE OR B. WHITE CONCRETE TILE OR C. SOLID COLOR CEMENT TILE	FLAT ROOF DECK (TO MATCH EXISTING)
	WHICH COLOR CEMENT TILE IS TO BE USED SHALL BE DETERMINED WITH THE SAME COLOR INTENSITY THROUGHOUT. PROVIDED SAID COLOR IF GRANTED APPROVAL BY THE DESIGN REVIEW BOARD.	

Sec. 90-60 Lot standards	REQUIRED	PROPOSED
MINIMUM LOT WIDTH	50 FEET	50 FEET
MINIMUM LOT AREA	5,000 FEET	5,625
MINIMUM LOT COVERAGE	40%	39.9%
Sec. 90-60 Lot standards <th>REQUIRED</th> <th>PROPOSED</th>	REQUIRED	PROPOSED
WALL OPENINGS	10% FOR ALL ELEVATIONS	ALL ELEVATIONS HAVE AT LEAST 10% WALL OPENINGS.
ROOF MATERIAL	(A) CLAY TILE (B) SOLID COLOR CEMENT TILE WHICH IS TO BE DETERMINED WITH THE SAME COLOR INTENSITY THROUGHOUT. PROVIDED SAID COLOR IF GRANTED APPROVAL BY THE DESIGN REVIEW BOARD. (C) SOLID COLOR CEMENT TILE WHICH IS TO BE DETERMINED 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) SOLID COLOR MATERIALS IF GRANTED APPROVAL BY THE DESIGN REVIEW BOARD.	FLAT ROOF IS PROPOSED FOR ADDITION

Sec. 90-60 Lot standards	REQUIRED	PROPOSED
WALL OPENINGS	10% FOR ALL ELEVATIONS	ALL ELEVATIONS HAVE AT LEAST 10% WALL OPENINGS.
ROOF MATERIAL	(A) CLAY TILE (B) SOLID COLOR CEMENT TILE WHICH IS TO BE DETERMINED WITH THE SAME COLOR INTENSITY THROUGHOUT. PROVIDED SAID COLOR IF GRANTED APPROVAL BY THE DESIGN REVIEW BOARD. (C) SOLID COLOR CEMENT TILE WHICH IS TO BE DETERMINED 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) SOLID COLOR MATERIALS IF GRANTED APPROVAL BY THE DESIGN REVIEW BOARD.	FLAT ROOF IS PROPOSED FOR ADDITION

Sec. 90-60 Lot standards	REQUIRED	PROPOSED
WALL OPENINGS	10% FOR ALL ELEVATIONS	ALL ELEVATIONS HAVE AT LEAST 10% WALL OPENINGS.
ROOF MATERIAL	(A) CLAY TILE (B) SOLID COLOR CEMENT TILE WHICH IS TO BE DETERMINED WITH THE SAME COLOR INTENSITY THROUGHOUT. PROVIDED SAID COLOR IF GRANTED APPROVAL BY THE DESIGN REVIEW BOARD. (C) SOLID COLOR CEMENT TILE WHICH IS TO BE DETERMINED 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) SOLID COLOR MATERIALS IF GRANTED APPROVAL BY THE DESIGN REVIEW BOARD.	FLAT ROOF IS PROPOSED FOR ADDITION

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/TCO APPROVAL

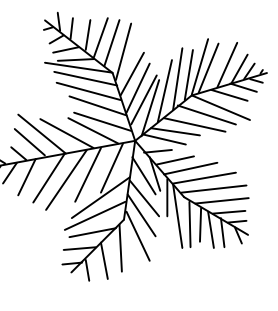
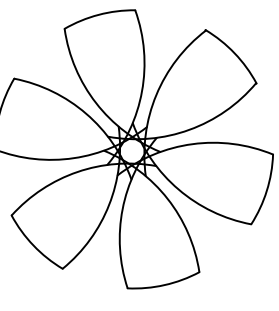
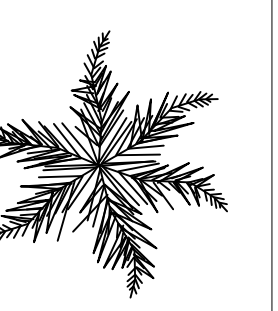
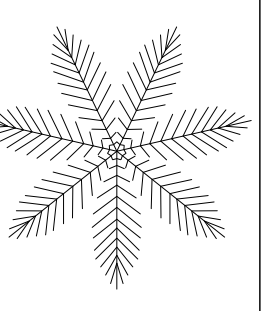
H.L.S.
 architects
 designers
 planners
 10710 N.E. 80th CIRCLE
 Parkland, FL 33076
 Florida Registration No. 12033
 954-572-9777
 design associates
 inc.

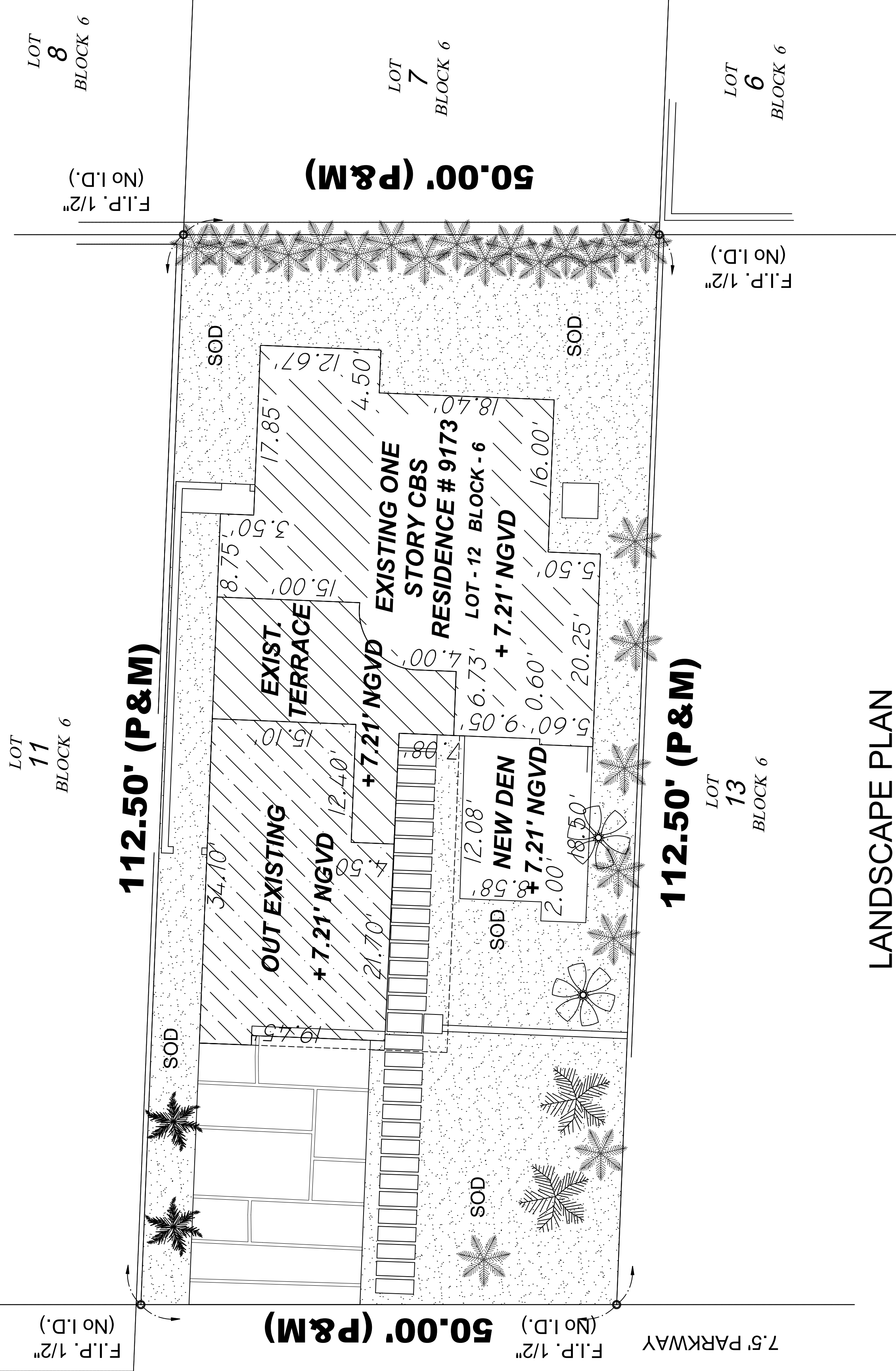
9173 ABBOTT AVE.
 SURFSIDE, FL. 33154

Date 03-15-18
 Scale AS SHOWN
 Drawn A.G./H.M.
 Job
 Sheet
SP-1
 Of 101 Sheets
 AAC 001185

Seal
 Harry Munoz

HARRY MUNOZ R.A.#12033
 Email: hmunoz@hlsdesign.com

PLANT MATERIAL LEGEND / SCHEDULE					
QTY	KEY	SYMBOL	SCIENTIFIC/COMMON MIN. SIZE	CATEGORY	NOTES
PER PLAN 2	QP		LAGERSTROEMIA INDICA QUEEN PALMS 6 FT IN HEIGHT, 2 FT SPREAD & 1-1/2" - 2" CALIPER	1	NEW PALM
PER PLAN 2	FP		LAGERSTROEMIA INDICA FOX TAIL PALM 6 FT IN HEIGHT, 2 FT SPREAD & 1-1/2" - 2" CALIPER	1	NEW PALM
PER PLAN 2	RP		CONOCARPUS ERECTUS SERICEUS ROYAL PALM 6 FT IN HEIGHT, 2 FT SPREAD & 1-1/2" - 2" CALIPER	1	NEW PALM
PER PLAN 23	CP		ADONIDIA MERRILLII CHRISTMAS PALM	1	EXISTING PALM
	SOD		ST AGUSTINE FLORATAM SOD		



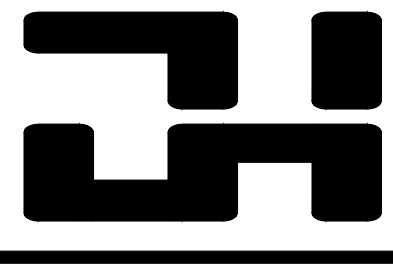
LANDSCAPE PLAN
SCALE: 1/8"=1'-0"

HARRY MUNOZ R.A.#12033
Email: hmunoz@concast.net

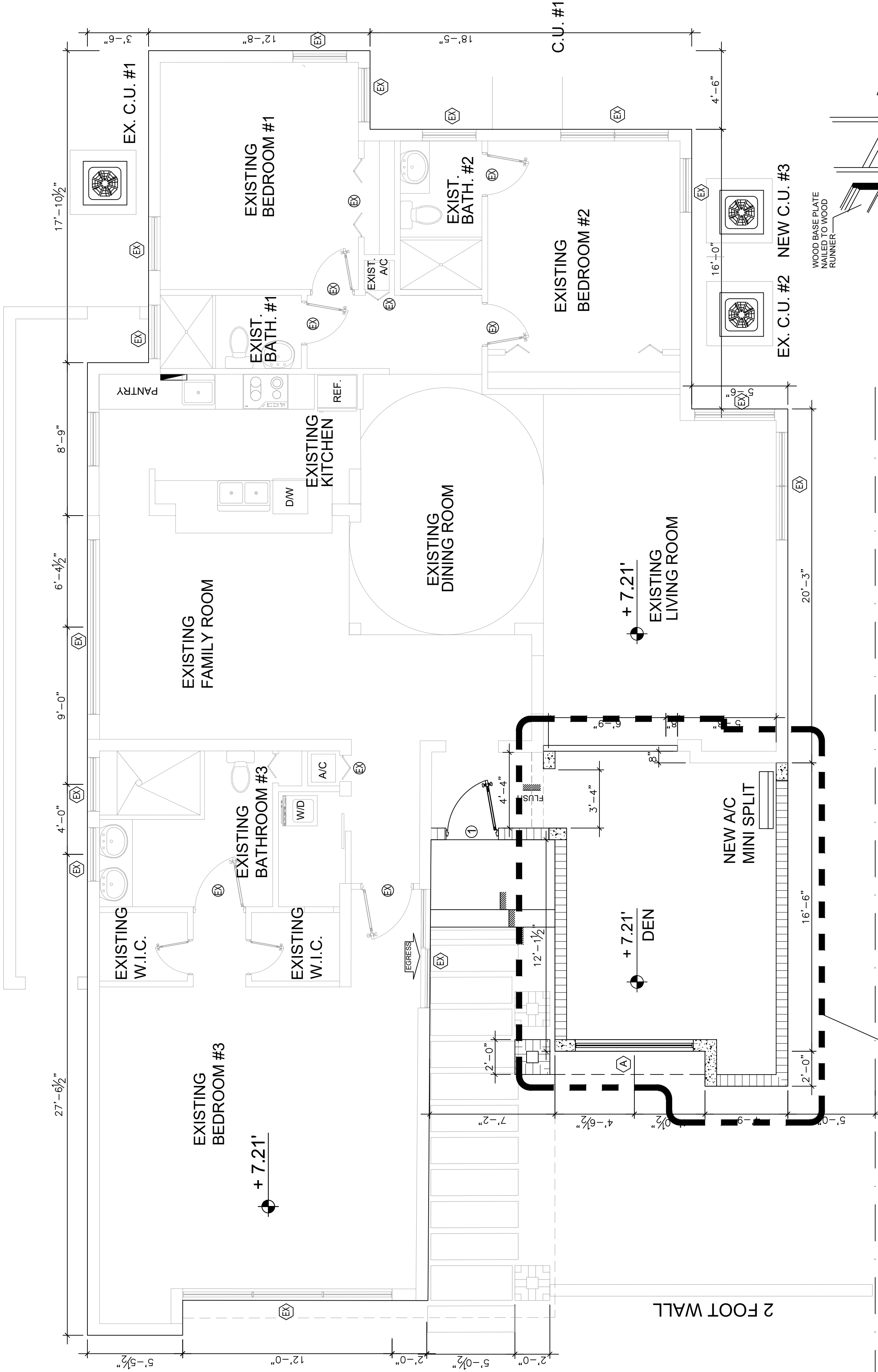
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Harry Munoz
AAC 001185

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H.L.S. inc.
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architects
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FLORIDA REGISTRATION No. 12033
954-572-9777



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Job
Sheet
L-1
Of 1072 Sheets



WORK AREA

PROPOSED FLOOR PLAN

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

NOTES:

- ALL THE GLASS OF FRENCH DOORS, SHOWER DOORS AND IN WINDOWS 60" HORIZONTALLY WITH VERTICAL EDGE LESS THAN 60" A.F.F. ADJACENT TO TUBS & SHOWER COMPARTMENTS SHALL BE CATEGORY II SAFETY GLAZING - FBC R308.4.5 & TABLE R308.3.1(1).
- 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.

PARTITION LEGEND

NEW 8" CONG. BLOCK - FINISH INTERIOR WITH 1/2" GYP. BD. ON 1" FURRING @ 24" O.C. WITH R4.1 BATT INSULATION AND STUCCO FINISH EXTERIOR	NEW WOOD EXTERIOR WALL W/ R-11 INSULATION	NEW INTERIOR PARTITION	EXIST. CMU WALL	NEW PARTITION
---	---	------------------------	-----------------	---------------

NOTES:

- NOTE WALL TYPES AND ASSEMBLIES DESCRIBED BELOW ARE TYPICAL FOR ALL PLAN VIEWS THE INFORMATION PRESENTS A MINIMUM STANDARD OF CONSTRUCTION. HOWEVER SPECIFIC DRAWINGS NOTES MAY DELINEATE IMPROVEMENTS TO THIS ESTABLISHES WALL HIERARCHY.
- PROVIDE FIRE STOPPING AT MID-SPAN FOR ALL FRAMED ASSEMBLIES OVER 7'-6" IN HEIGHT AND AT ALL WALL CEILING INTERSECTIONS.

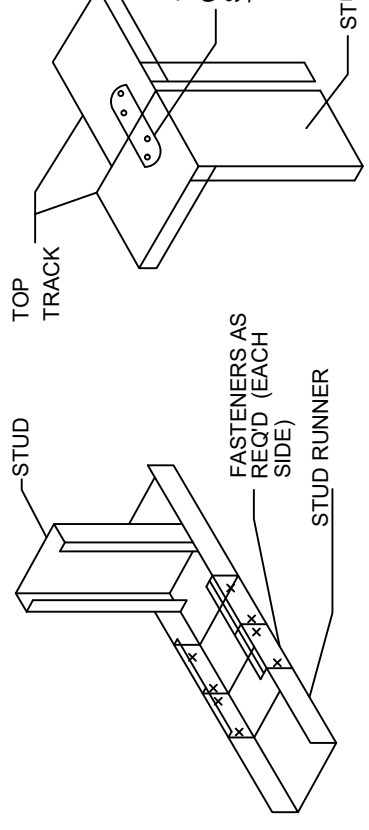
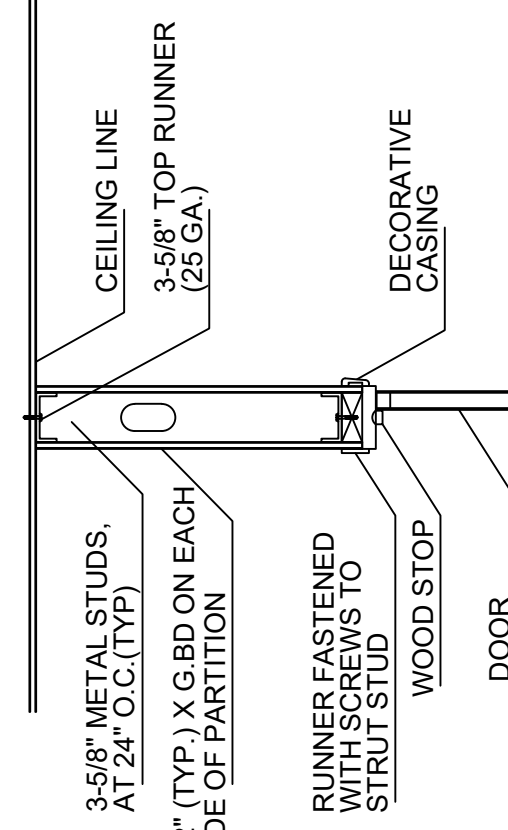
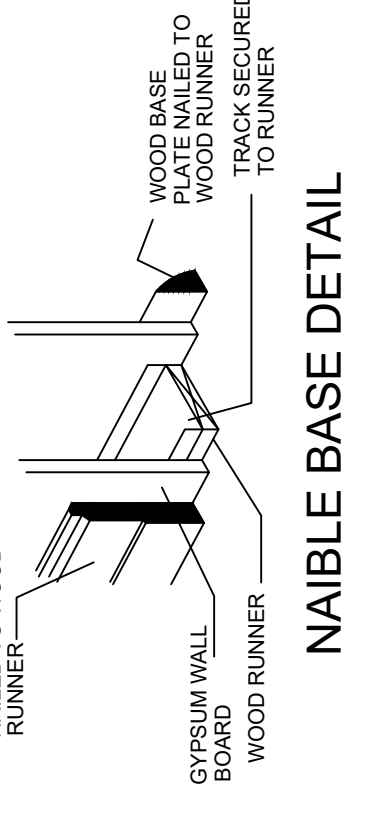
DOOR SCHEDULE

No.	TYPE	DESCRIPTION/REMARKS	WIDTH	HEIGHT	SIZE	DOOR	MATERIAL	FRAME	NOTES
1	SWING	ENTRY (RELOCATED)	3'-0"	8'-0"	8'-0"	ALUMINUM	ALUMINUM	ALUMINUM	LARGE MISSILE IMPACT

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

WINDOW SCHEDULE

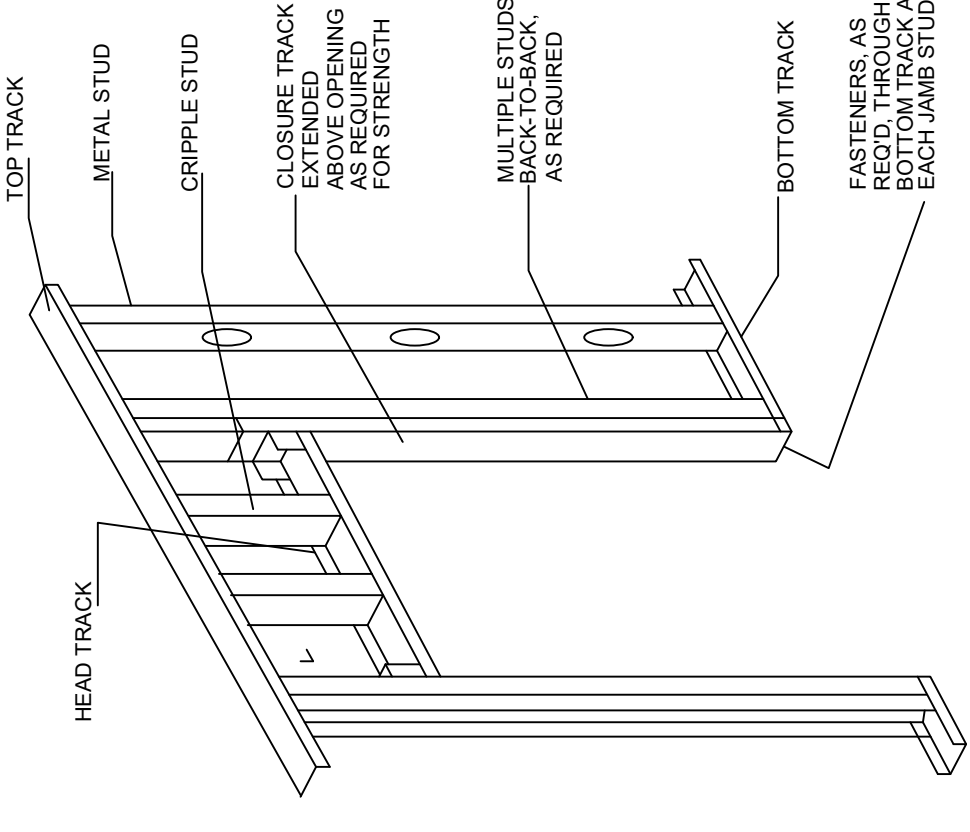
No.	GLASS TYPE	DESCRIPTION	OPENING	WIDTH	HEIGHT	NOTES
A	FIX WINDOW RELOCATED	U FACTOR = 1.3 SHGC= 0.5	8'-0"	8'-0"	8'-0"	EGRESS
B	FIX WINDOW RELOCATED	U FACTOR = 1.3 SHGC= 0.5	7'-9"	12'-0"	12'-0"	LARGE MISSILE IMPACT



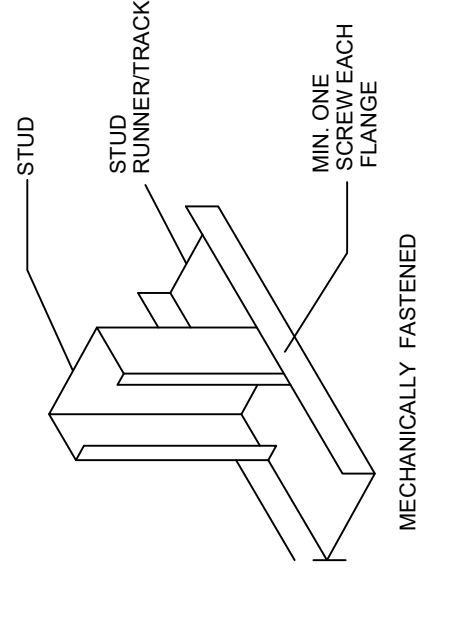
CONSTRUCTION NOTES

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.
CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON JOB PRIOR TO BEGINNING CONSTRUCTION. DIMENSIONS SHALL TAKE PRECEDENCE OVER DRAWINGS.

CODE FOR DESIGN STANDARDS:
FLORIDA BUILDING CODE 2017
LEVEL OF ALTERATION: LEVEL 2
TYPE OF CONSTRUCTION: II-B
OCCUPANCY: RESIDENTIAL - EXISTING

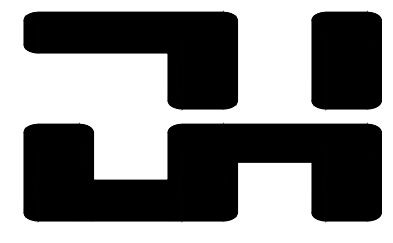


DETAIL A/A-1
STEEL STUDS PER WALL TYPE, SCREWS AS REQUIRED PER CODE, TYP.



TRACK CONNECTION DETAIL

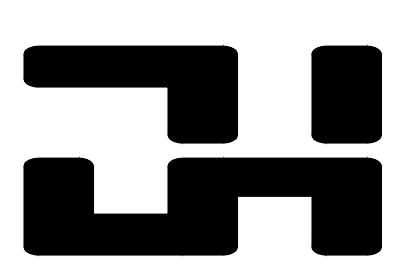
design associates
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architects
Parkland, FL 33076
10710 N.E. 80th Circle
Florida Registration No. 12038
954-572-9777



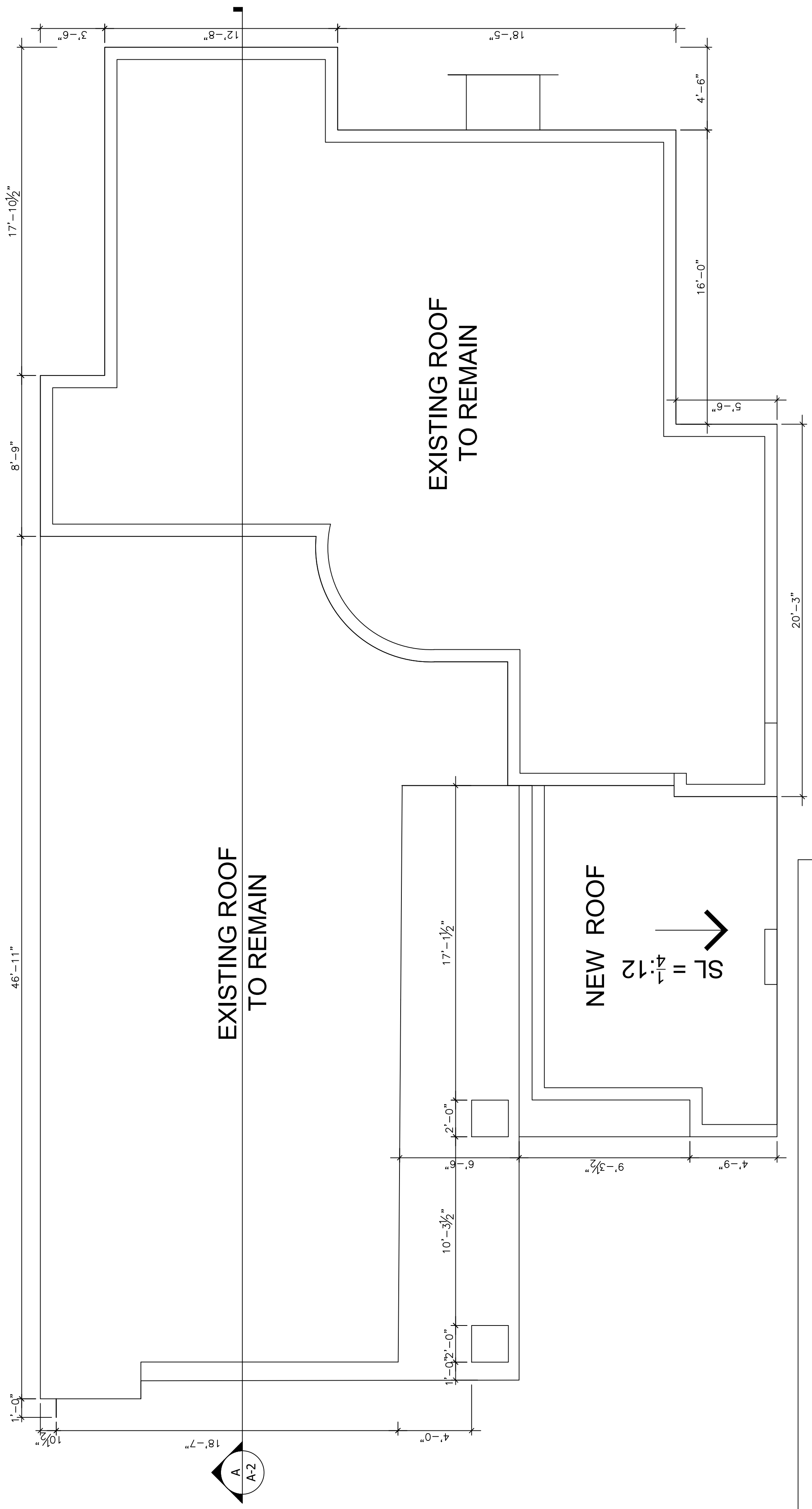
9173 ABBOTT AVE.
SURFSIDE, FL. 33154

Date 03-15-18
Scale AS SHOWN
Drawn A.G./H.M.
Job
Sheet

Harry Munoz
Seal
AAC 001185



Seal
Harry Munoz



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

NOTE:
G.C. TO COORDINATE ALL ROOF EQUIPMENT PENETRATIONS WITH MECHANICAL ELECTRICAL AND PLUMBING DRAWINGS- SUBMIT TRUSS SHOP DRWS FOR APPROVAL BEFORE FABRICATION.

ROOF COVERING SPECIFICATIONS

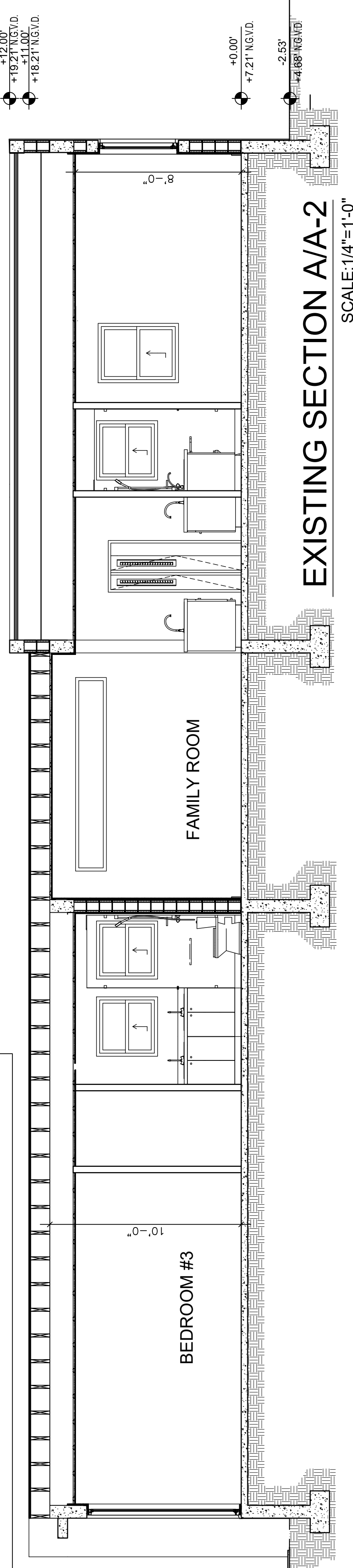
TILE ROOF:
90# ROOFING FELT ON 30# BASE SHEET ON 19/32 PLYWOOD. N.O.A. 14-0820.09

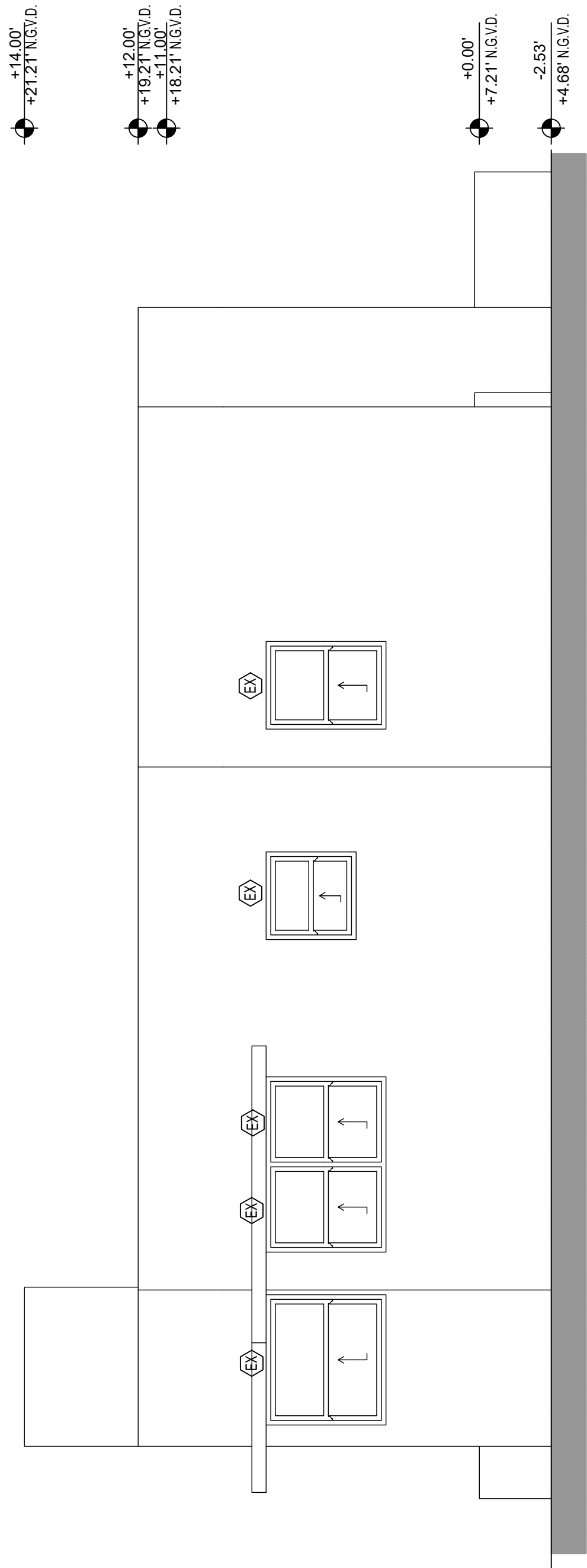
ROOF PLYWOOD:
PLYWOOD ROOF SHEATING SHALL BE RATED FOR EXPOSURE 1, HAVE A MINIMUM NOMINAL THICKNESS OF 19/32 INCH AND SHALL BE CONTINUOUS OVER TWO OR MORE SPANS WITH FACE GRAIN PERPENDICULAR TO SUPPORTS, AS PER F.B.C. 2322.2.3

NAILS:
NAILS SHALL BE HAND DRIVEN 10d COMMON NAILS [0.148 INCH (3.8 MM) DIAMETER BY 3 INCHES (76 MM) LONG WITH 0.312 INCH (7.9 MM) DIAMETER FULL ROUND HEAD] OR POWER DRIVEN 10d NAILS OF THE SAME DIMENSIONS (0.148 INCH DIAMETER BY 3 INCHES LONG WITH 0.312 INCH DIAMETER FULL ROUND HEAD) AS PER F.B.C. 2322.2.5.2

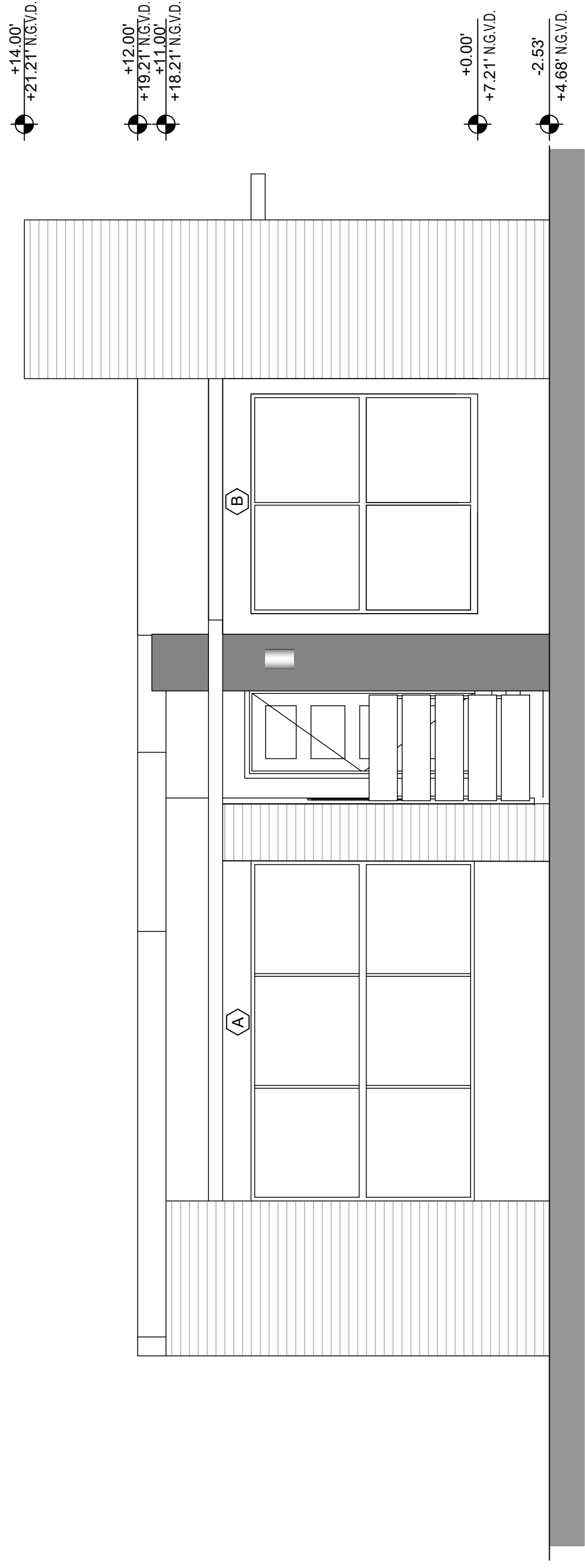
BASE SHEET ATTACHMENT ON WOOD DECKS:
NAILS SHALL BE MINIMUM 12 GAGE, ANNULAR RING SHANK NAILS HAVING NOT LESS THAN 20 RINGS PER INCH; HEADS NOT LESS THAN 3/8 INCH (9.5 MM) IN DIAMETER; AND LENGTHS SUFFICIENT TO PENETRATE THROUGH THE PLYWOOD PANEL OR WOOD PLANK DECKING NOT LESS THAN 3/16 INCH, OR TO PENETRATE INTO A 1 INCH (25.4 MM) OR GREATER, THICKNESS OF LUMBER NOT LESS THAN 1 INCH (25.4 MM). NAILS SHALL BE HOT DIPPED; ELECTRO OR MECHANICALLY GALVANIZED TO A THICKNESS SUFFICIENT TO RESIST CORROSION IN COMPLIANCE WITH APPENDIX "E" OF TAS 114. ALL NAILS SHALL BE PRODUCT CONTROL LISTED, AS PER F.B.C. 1519.5.1

METHOD OF ATTACHMENT OF TILE:
TILE SHALL BE ATTACHED TO SUBSTRATE USING POLYPRO AH 16 0 ADHESIVE (POLYFOAM) AS PER DADE COUNTY PRODUCT APPROVAL "94-040"

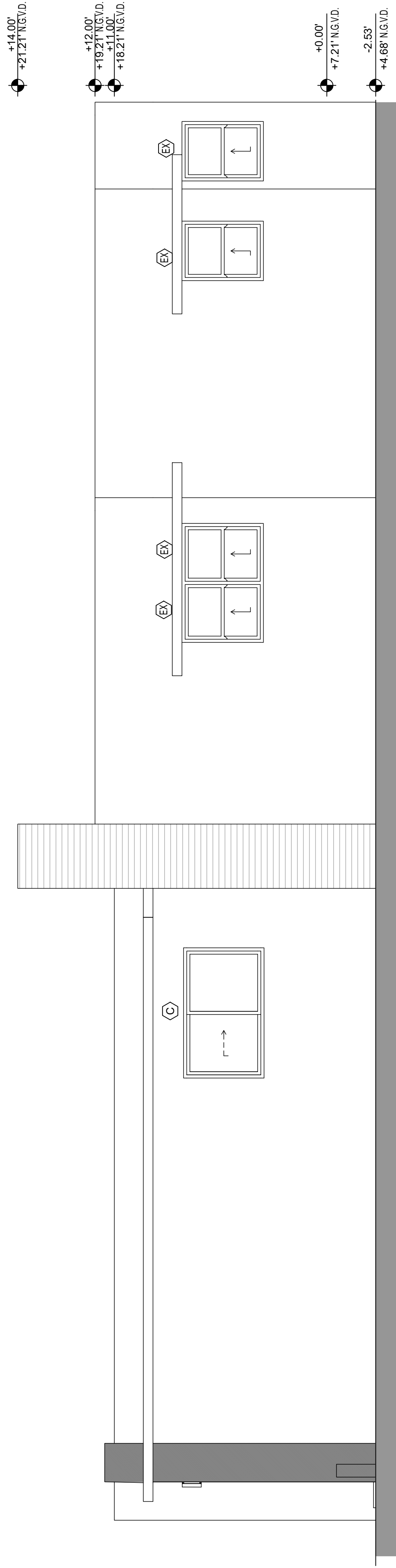




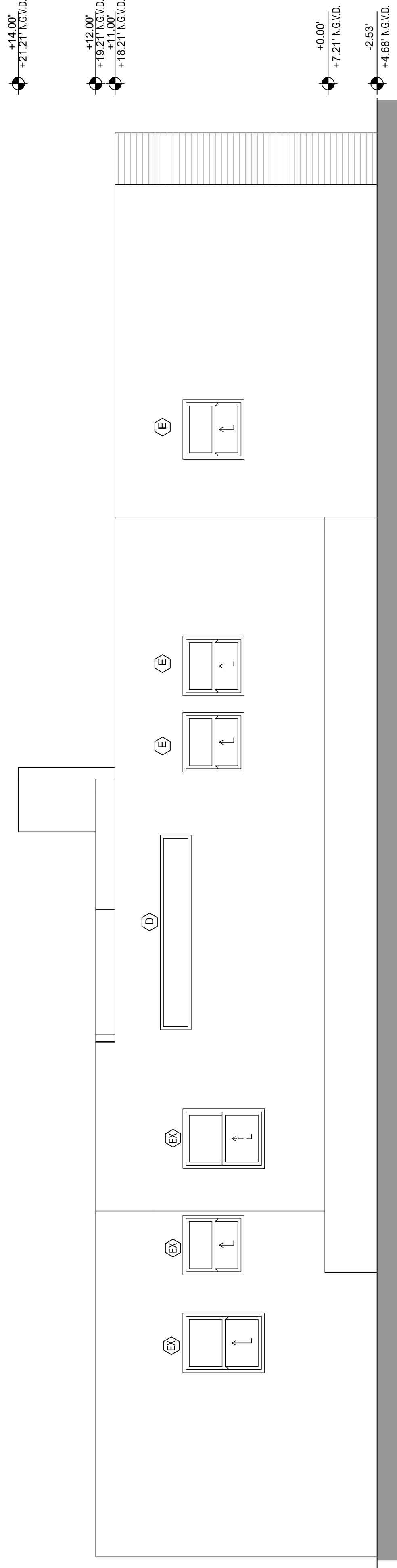
EXISTING EAST ELEVATION
SCALE: 1/4"=1'-0"



EXISTING WEST ELEVATION
SCALE: 1/4"=1'-0"



EXISTING SOUTH ELEVATION
SCALE: 1/4"=1'-0"



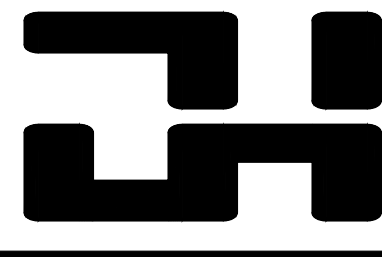
EXISTING NORTH ELEVATION
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HARRY MUNOZ R.A.#12033
Email: hmuoz@concast.net

Seal
Harry Munoz

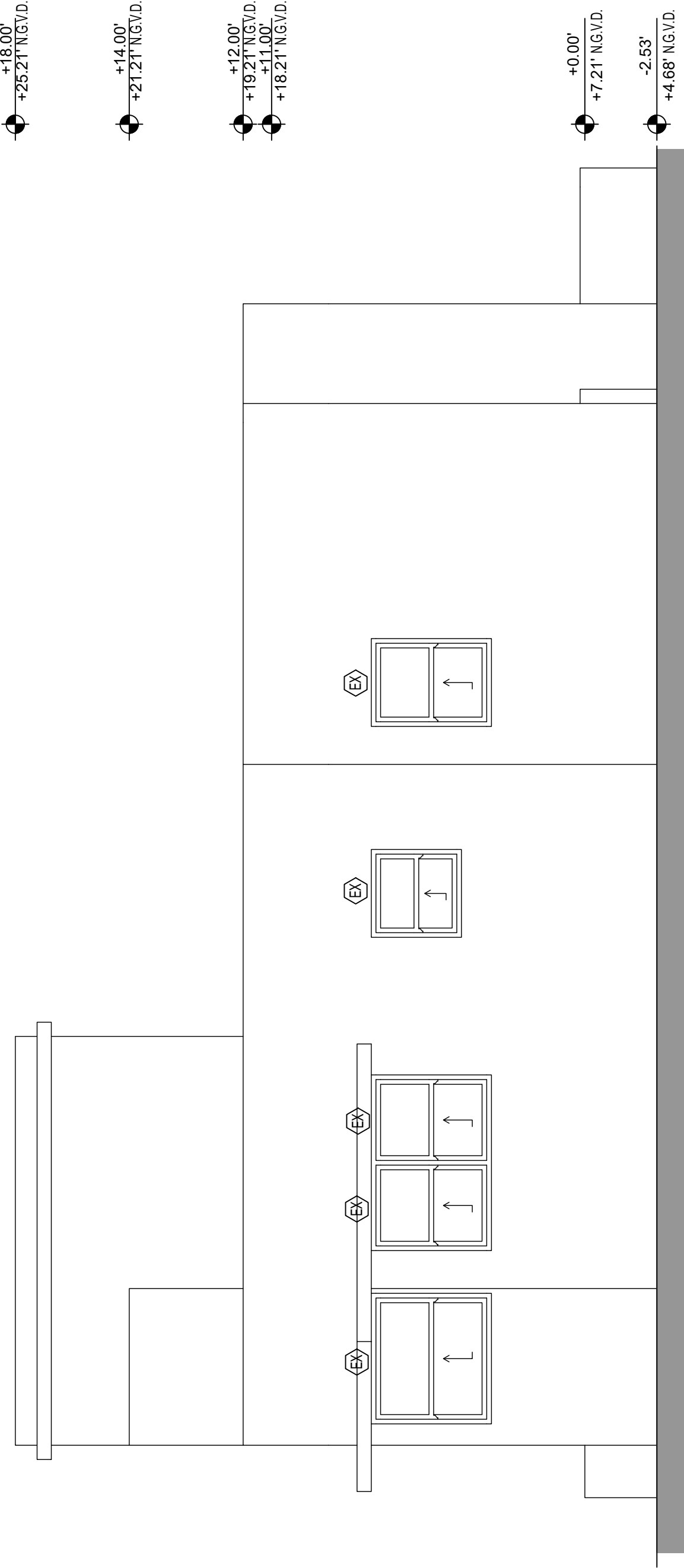
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MIAMI, FL. 33150

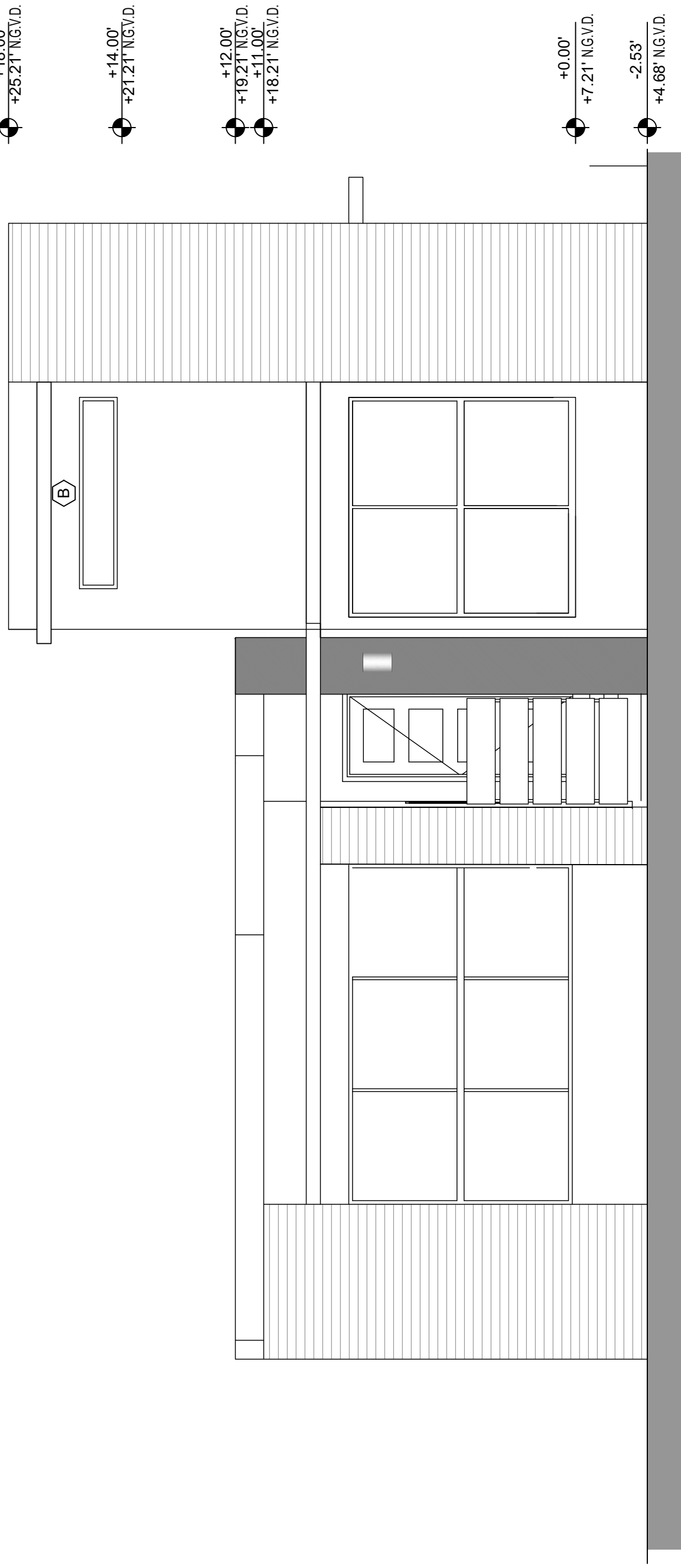


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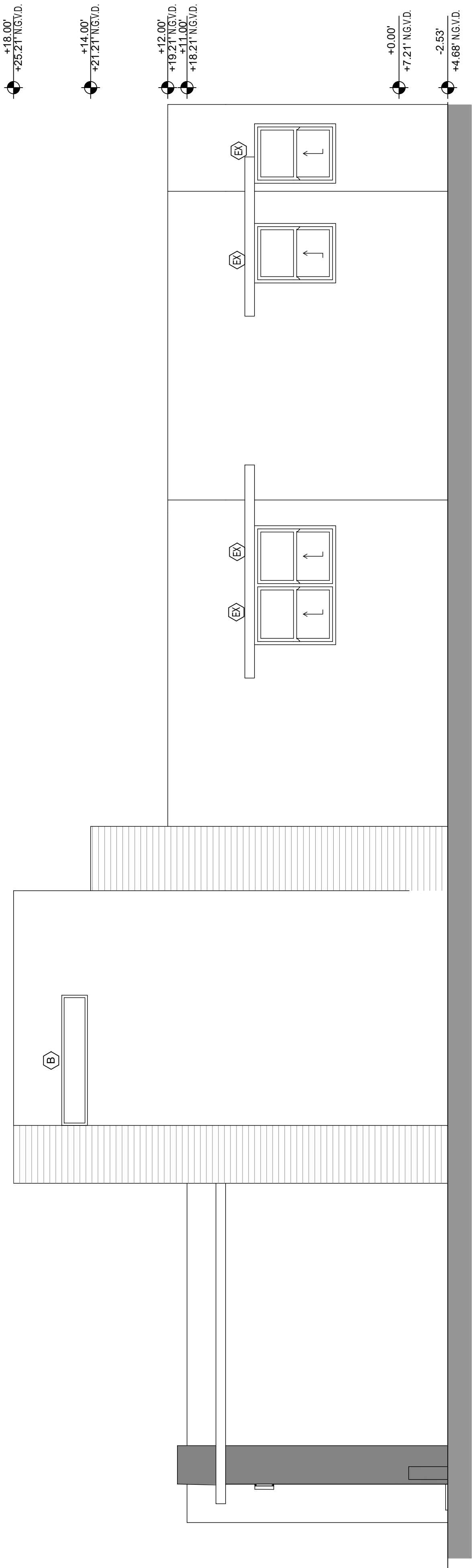
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A-3
Of 304 Sheets



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



NEW WEST ELEVATION
SCALE: 1/4"=1'-0"



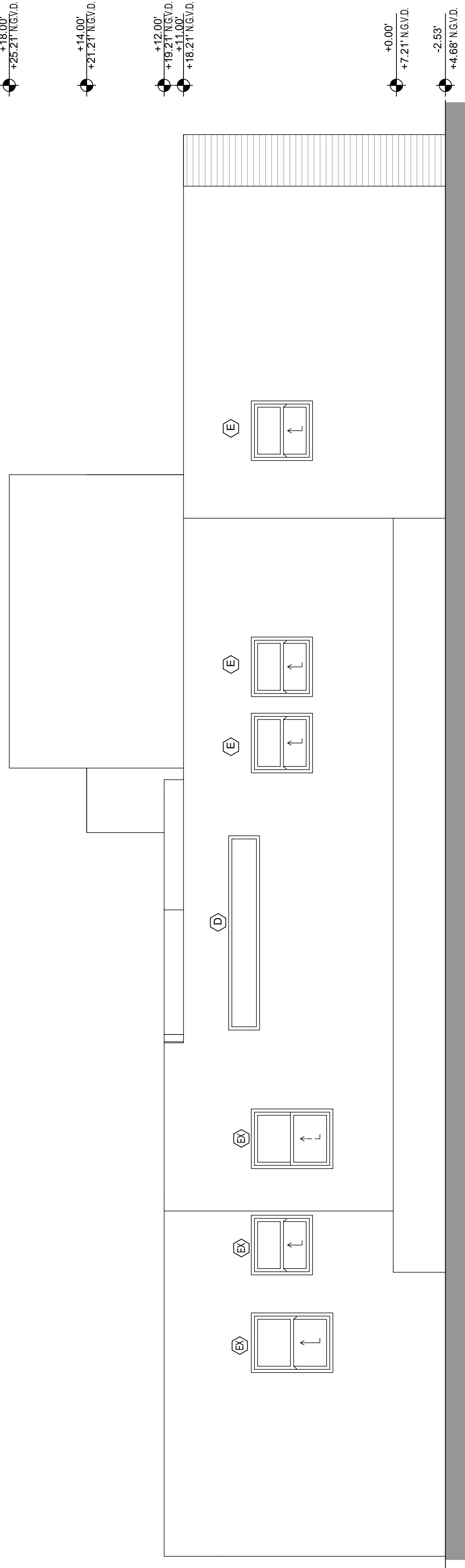
SOUTH ELEVATION
SCALE: 1/4"=1'-0"

WHITE ESP ALUMINUM FRAME WINDOWS
W/ GREY GLASS IN ALL ELEVATIONS

ALL ELEVATIONS TO MATCH COLOR
IN RENDERING

ELEVATION	EXISTING WALL OPENING %	NEW WALL OPENING %
NORTH ELEVATION	11.4%	* 10.2%
SOUTH ELEVATION	10.8 %	11.11%

* DOOR REMOVED



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

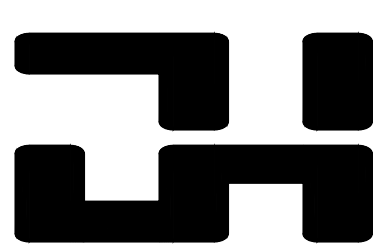
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Parkland FL 33076 954-572-9777
FLORIDA REGISTRATION No. 12033



Date 03-15-18
Scale AS SHOWN
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Job
Sheet
A-4
Of 40#4 Sheets



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
James McGuinness, Town Building Official
Date May 17, 2021
RE: 9473 Carlyle Avenue – Garage Conversion, Front Yard Pool and Driveway Revisions

Background: This application is a request to convert an existing garage to a bedroom, bathroom and part laundry/pantry. A pool is proposed in the southern area of the front yard. New impact windows and door are proposed for the front (east) elevation and two new windows are proposed on the northside of the converted garage where the exterior door is removed. The existing driveway will be replaced and widened to 18 feet using pervious turf blocks. The interior lot is zoned H30B totaling 5,600 square feet (SF). A Miami-Dade County Property Appraiser’s Angled Photo is provided on the following page.

Governing Codes: The March 2021 **Zoning in Progress** relevant requirements for lots in the H30B District are:

Maximum lot coverage is 40% of the lot (except swimming pools, screen enclosures and pergolas). Uncovered steps and exterior balconies; uncovered terraces, patios, breezeways, or porches open on two sides; and covered terraces, patios, breezeways, or porches open on two sides are not included but cannot exceed 15% of the total footprint.

Each lot must provide 35% pervious area and 50% of front yards and 40% of rear yards must be landscaped, and 20% of the landscaped area must be Florida Friendly as defined in the current Zoning Code.

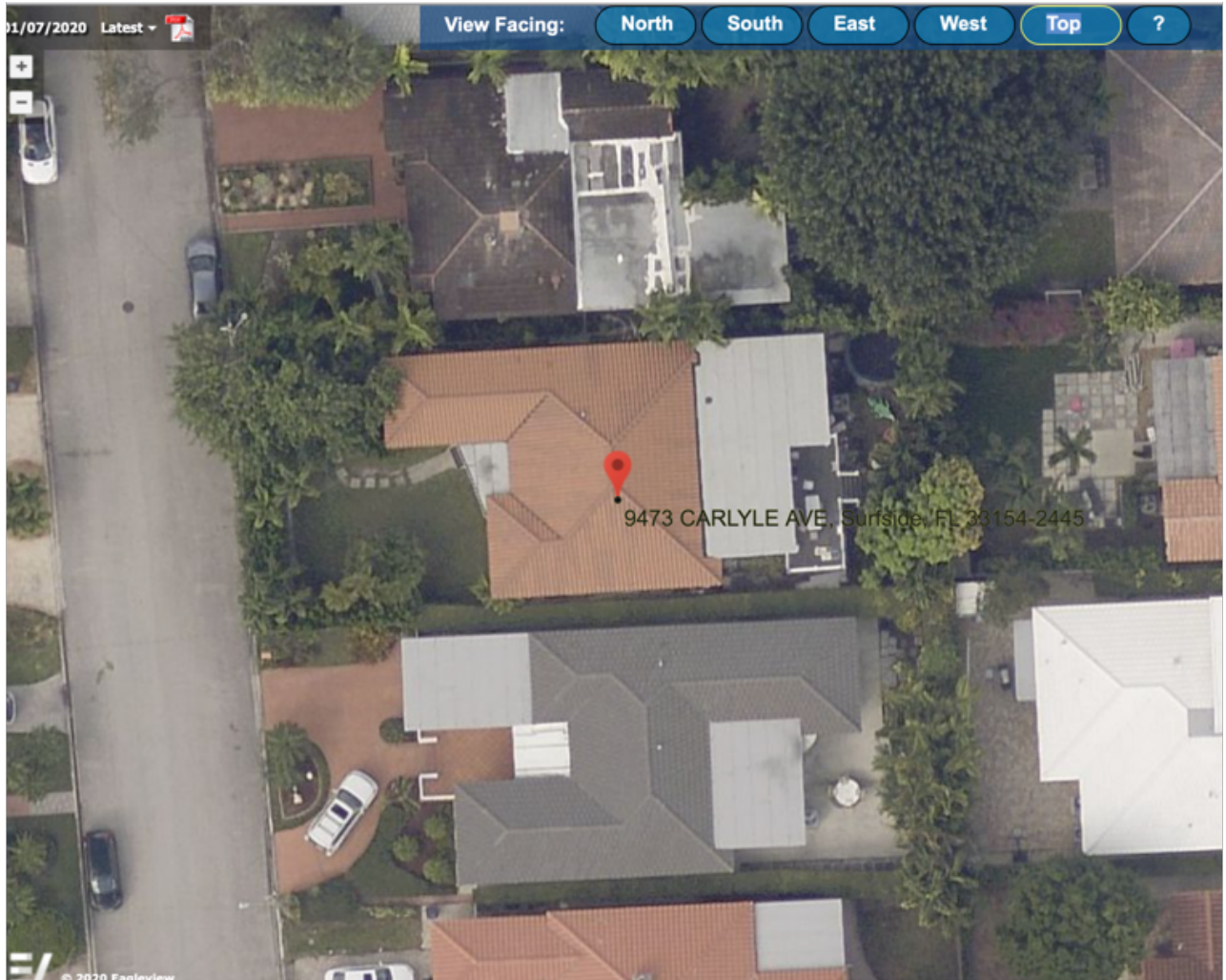
MuniCode: 90-50.1 (7) – allows for a garage conversion and the garage door maybe replaced with a solid exterior wall with at least one window and with access internally from the main premises. Landscaping shall be provided along the base of the new exterior wall.

MuniCode: 90-54.2 & 3 – uncovered pools and decks, porches, patios or terraces may occupy a setback provided they are located at least five feet from adjacent rear or interior side lot lines and ten feet from any street lot line.

MuniCode: 90-61(8) – *The proposed driveway should be located outside of the 5 foot side setback.*



Town of Surfside, Florida Development Review



9473 Carlyle Avenue Miami-Dade County Property Appraiser Angled Photo

Applicant Package: A package of drawings, elevations, materials detail and survey was submitted by the Applicant. Applicant provided details on pervious area calculations.



Town of Surfside, Florida Development Review

Staff Recommendation: The proposed Site Plan is recommended for approval subject to the following conditions:

- The 18 foot wide turf block driveway encroaches 2 feet into the side yard setback area and needs to be moved out of the side yard setback area.
- The pool encroaches into the front yard setback area. The pool needs to be revised to provide 10 feet separation from the property line adjacent to the street.
- Add a note that the garage floor will be raised to match the existing FFE of the existing residence.
- Clarify the status of other windows and doors which were not addressed in the elevations provided (sides and rear portions of residence).
- Provide calculations and documentation on the 50% front yard pervious/landscape area including turf block pervious characteristics and consistency with 20% Florida Friendly plant/tree requirements.

GARAGE CONVERSION
 OWNER: MR. SCHUMULY RUBASKIN
 9473 CARLYLE AVENUE
 SURFSIDE, FLORIDA 33154

FL LIC.# 14320

JORGE D. MANTILLA
 ARCHITECT
 5901 SW 83RD COURT SOUTH MIAMI FLORIDA 33143
 STATE OF FLORIDA LICENSE NO. 14320
 P: (305) 815-4649 E-mail: mantillaarchitect@gmail.com

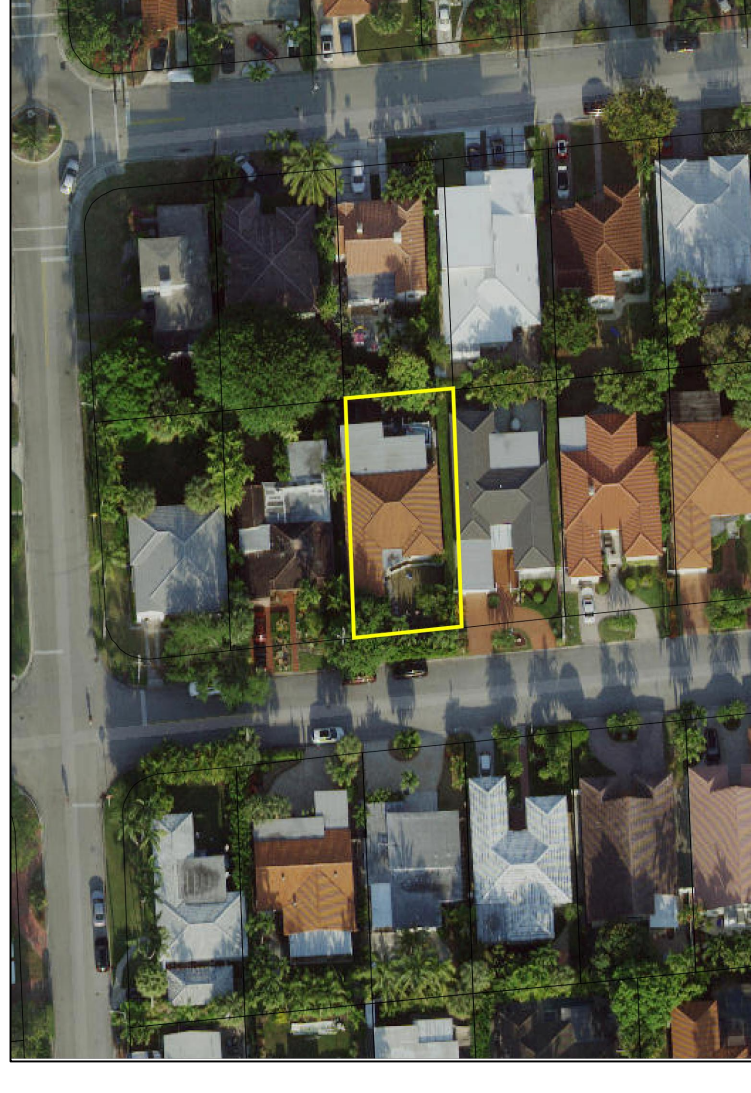
DRAWN BY: V.V.L.
 REVIEW BY: J.D.M.

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

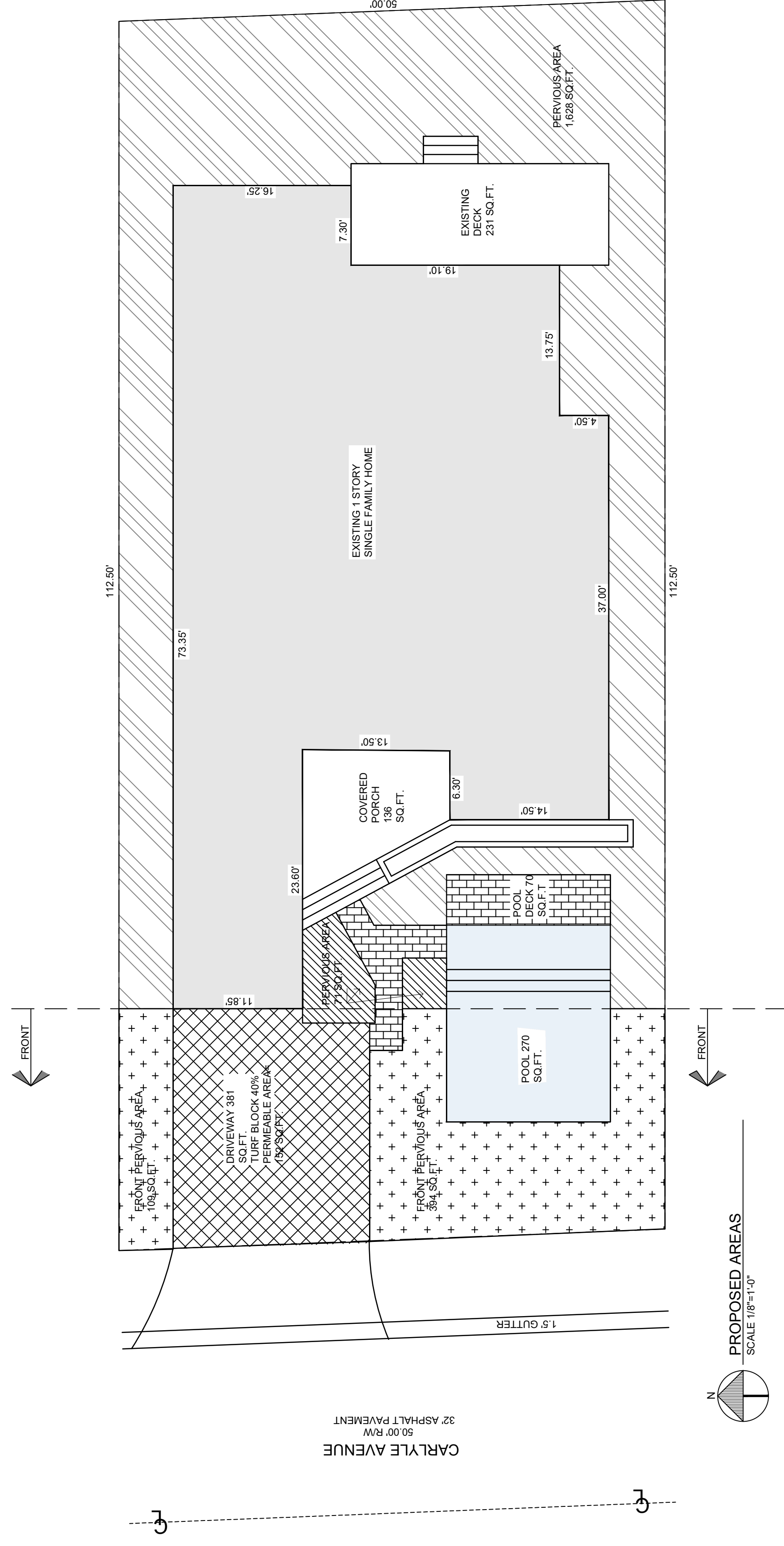
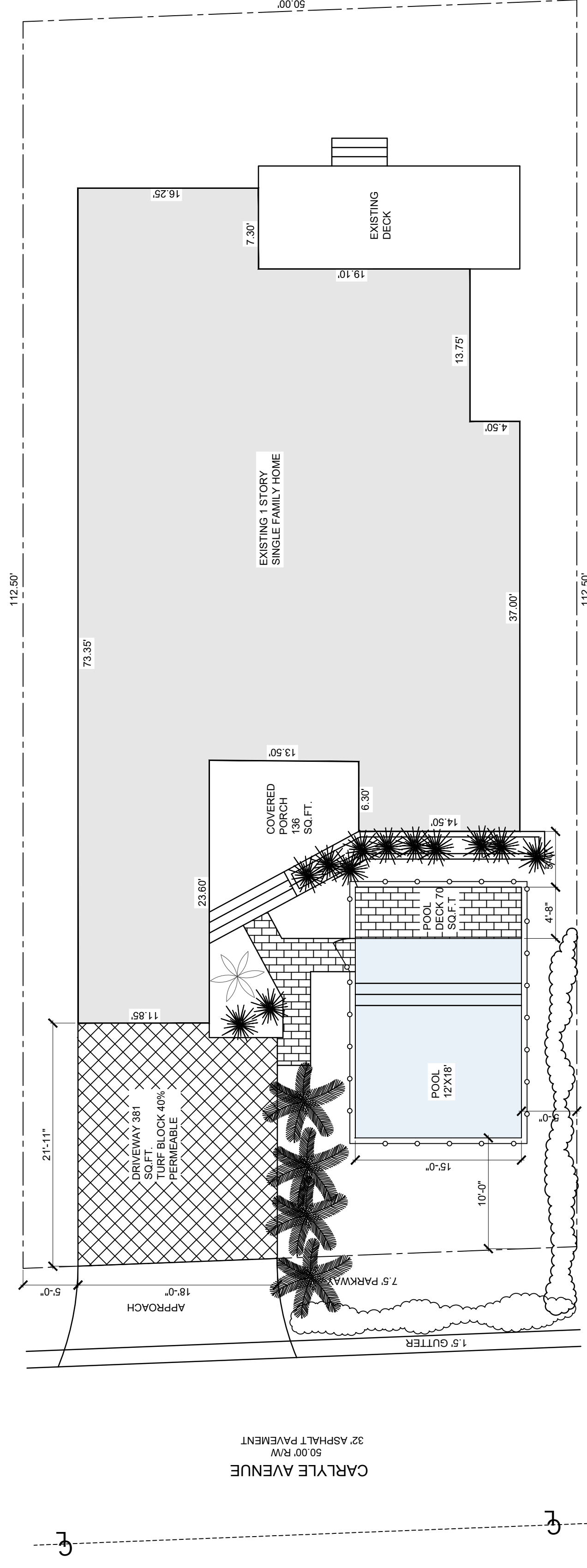
RELEASE DATE:
 05-05-21

A-101
 SITE & LOCATION
 PLAN

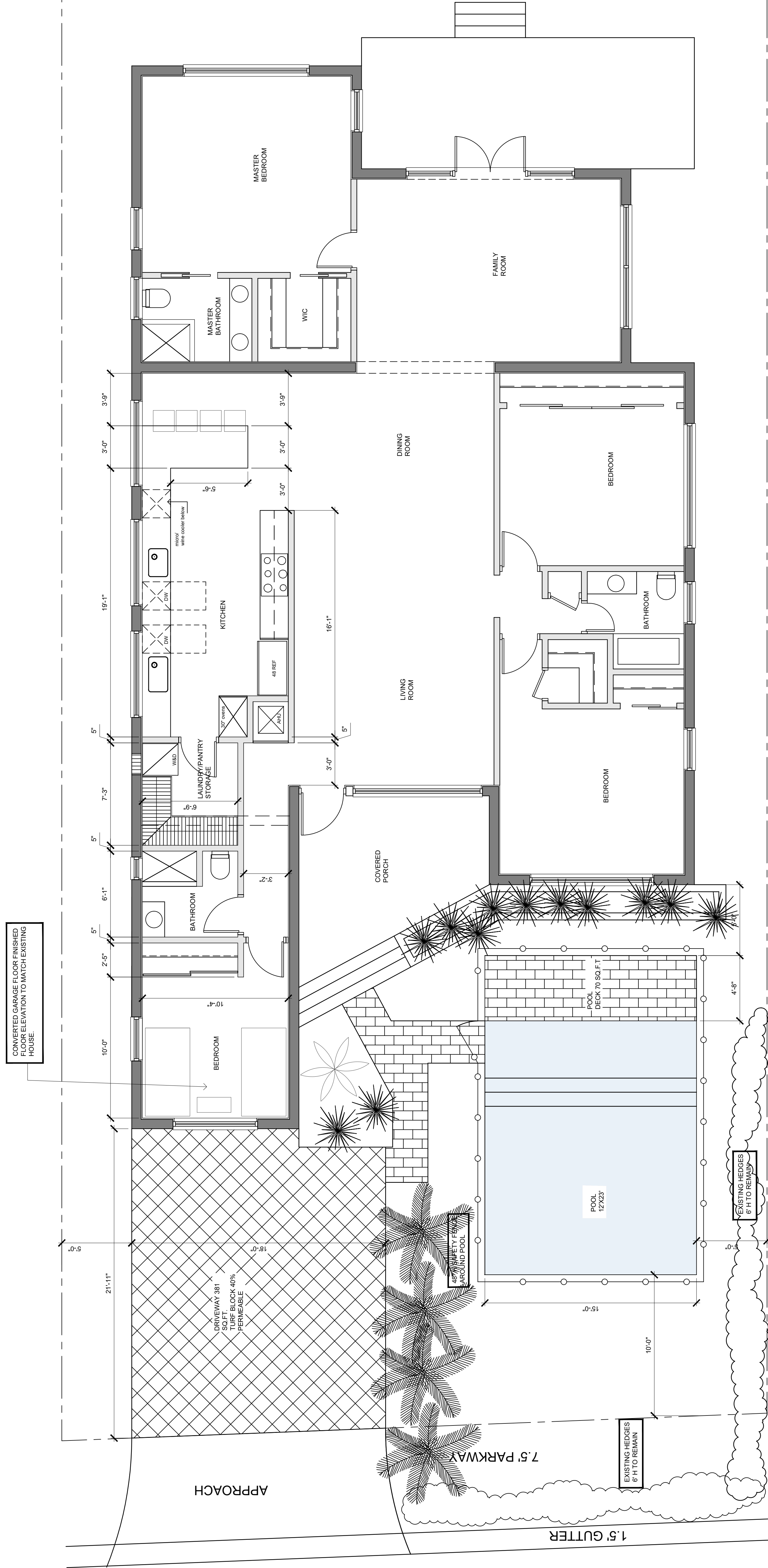
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LOCATION MAP
 NOT TO SCALE

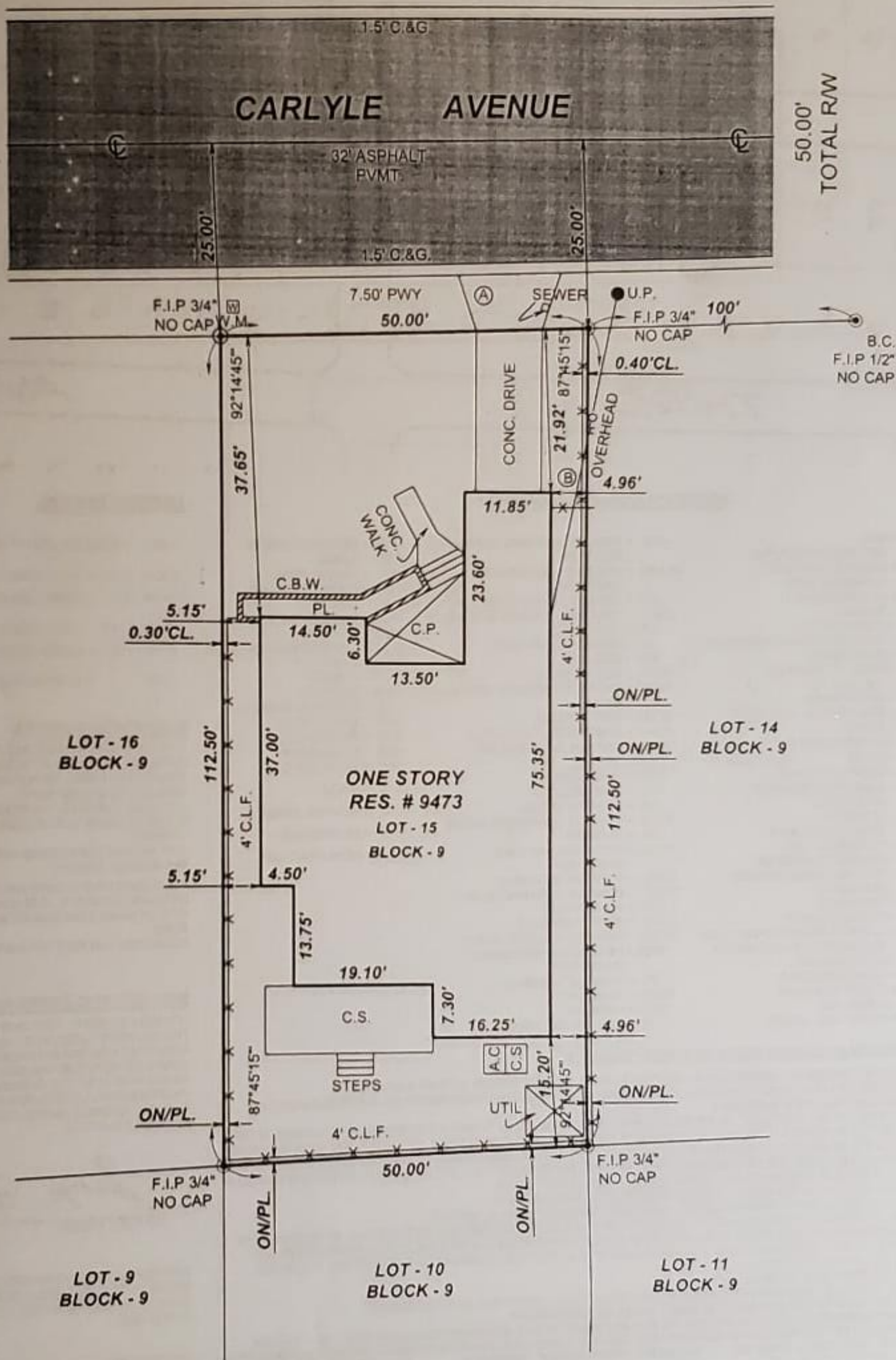


ZONING REQUIREMENTS: H30B	
LOT SIZE: 112.5' X 50' = 5,625 SQ. FT.	
MIN. PERVIOUS AREA (5% OF 5,625 SQ. FT.)	PROPOSED
FRONT SET BACK PERMEABILITY (5% OF 1,057 SQ. FT.)	REQUIRED
	2,292 SQ. FT.
	654 SQ. FT.
ZONING REQUIREMENTS S PER 2006 ZONING CODE: RS-2	
LOT SIZE: 5,625 SQ. FT.	
MIN. PERVIOUS AREA	
FRONT SET BACK PERMEABILITY (5% OF 1,057 SQ. FT.)	258.59 SQ. FT.
	654 SQ. FT.



BOUNDARY SURVEY

SCALE = 1" = 20'



SURVEYOR'S NOTE:

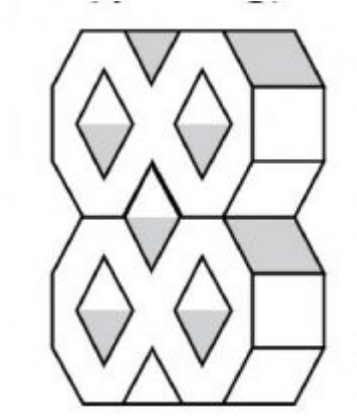
- A) Concrete Return Encroaching onto Right-of-way on the North side of Property.
- B) Overhead Utility Line Encroaching onto Subject Property on the East side of Property.

SURVEYOR'S NOTE:

There may be Easements recorded in the Public Records not shown on this Survey.
 The purpose of this Survey is for use in obtaining Title Insurance and Financing and should not be used for Construction purposes.

DRIVEWAY

GRASS DIAMOND PAVER

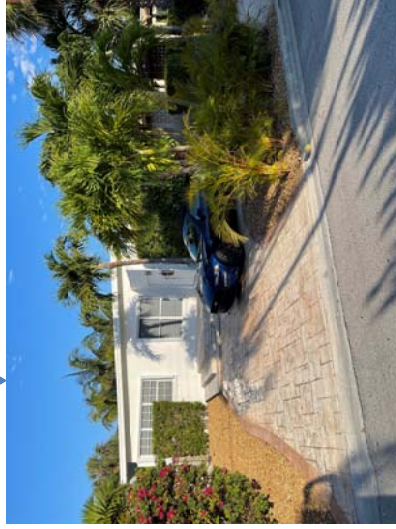


NEIGHBORS

Rear/East
9472 Byron Avenue



Front /West
9472 Carlyle Avenue



Subject Property
9473 Carlyle Ave



Left/North
9481 Carlyle Avenue



Right/South
9465 Carlyle Avenue





Item 4G

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
James McGuinness, Town Building Official
Date May 17, 2021
RE: 9488 Byron Avenue – Front Door Relocation, Driveway Revisions, Windows and Doors

Background: This application is a request to renovate an existing single family residence. The front door location will be moved to face Byron Avenue and a new 18 foot wide concrete driveway and 6 foot wide walkway. This corner lot is zoned H30B totaling 6,160 square feet (SF).

A Google Aerial Photo is provided on the following page and a Google 3D View is located on page 3.

Governing Codes: The March 2021 **Zoning in Progress** relevant requirements for lots in the H30B District are:

Maximum lot coverage is 40% of the lot (except swimming pools, screen enclosures and pergolas). Uncovered steps and exterior balconies; uncovered terraces, patios, breezeways, or porches open on two sides; and covered terraces, patios, breezeways, or porches open on two sides are not included but cannot exceed 15% of the total footprint.

Each lot must provide 35% pervious area and 50% of front yards and 40% of rear yards must be landscaped, and 20% of the landscaped area must be Florida Friendly as defined in the current Zoning Code.

MuniCode: 90-54.2 & 3 – uncovered pools and decks, porches, patios or terraces may occupy a setback provided they are located at least five feet from adjacent rear or interior side lot lines and ten feet from any street lot line.



Town of Surfside, Florida Development Review



9488 Byron Avenue Google Aerial Photo



Town of Surfside, Florida Development Review



9488 Byron Avenue Google Aerial Photo

Applicant Package: A package of drawings, elevations, materials detail and survey was submitted by the Applicant. Applicant provided details on pervious area calculations.

Staff Recommendation: The proposed improvements are consistent with the Town's Land Development Regulations subject to the following comments.

- Revise front yard area to provide 50% pervious/landscape area; and,
- Provide 10 foot setback from the 94th Street property line to the Pool and or Pool Deck.

SFH RENOVATION
 OWNER: MR. MICHAEL VINCIGUERRA
 9488 BYRON AVENUE
 SURFSIDE, FLORIDA 33154

FL LIC. # 14320

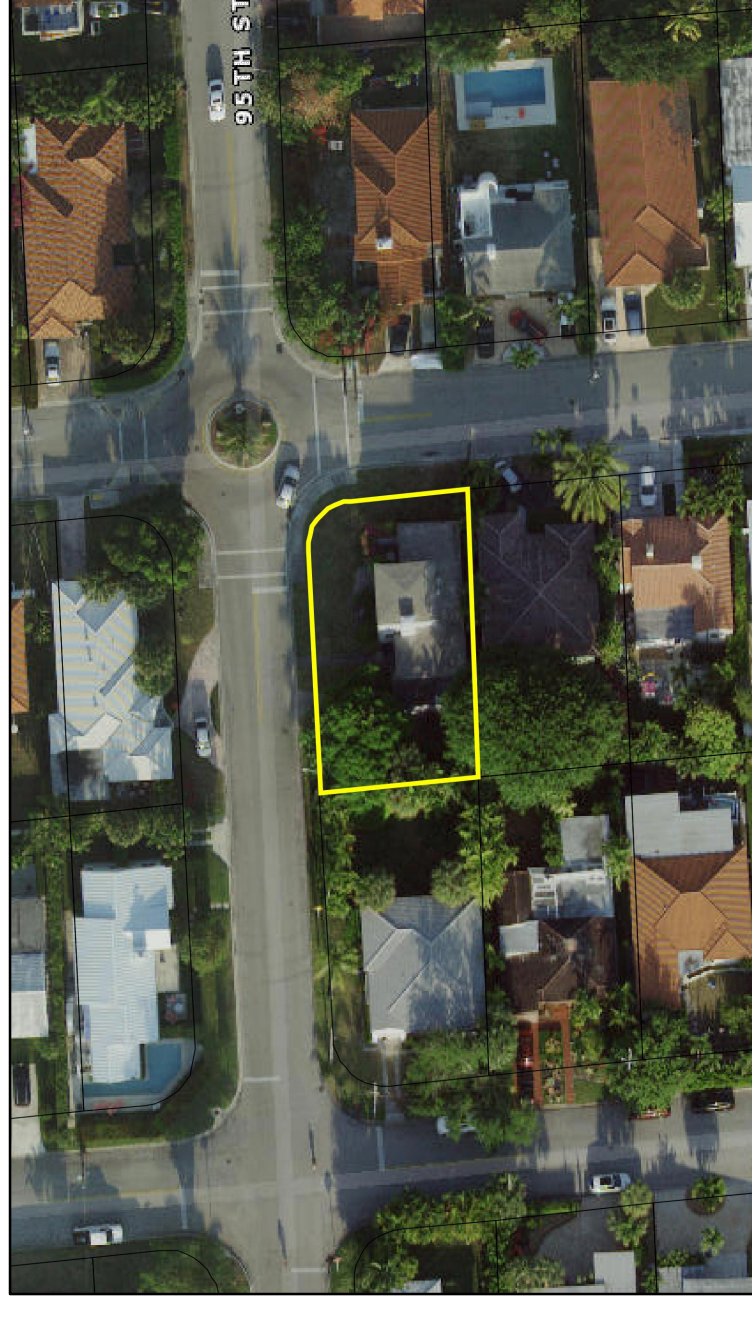
JORGE D. MANTILLA
 ARCHITECT
 5901 SW 83RD COURT SOUTH MIAMI FLORIDA 33143
 STATE OF FLORIDA LICENSE NO. 14320
 P: (305) 815-4649 E-mail: mantillaarchitect@gmail.com

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

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

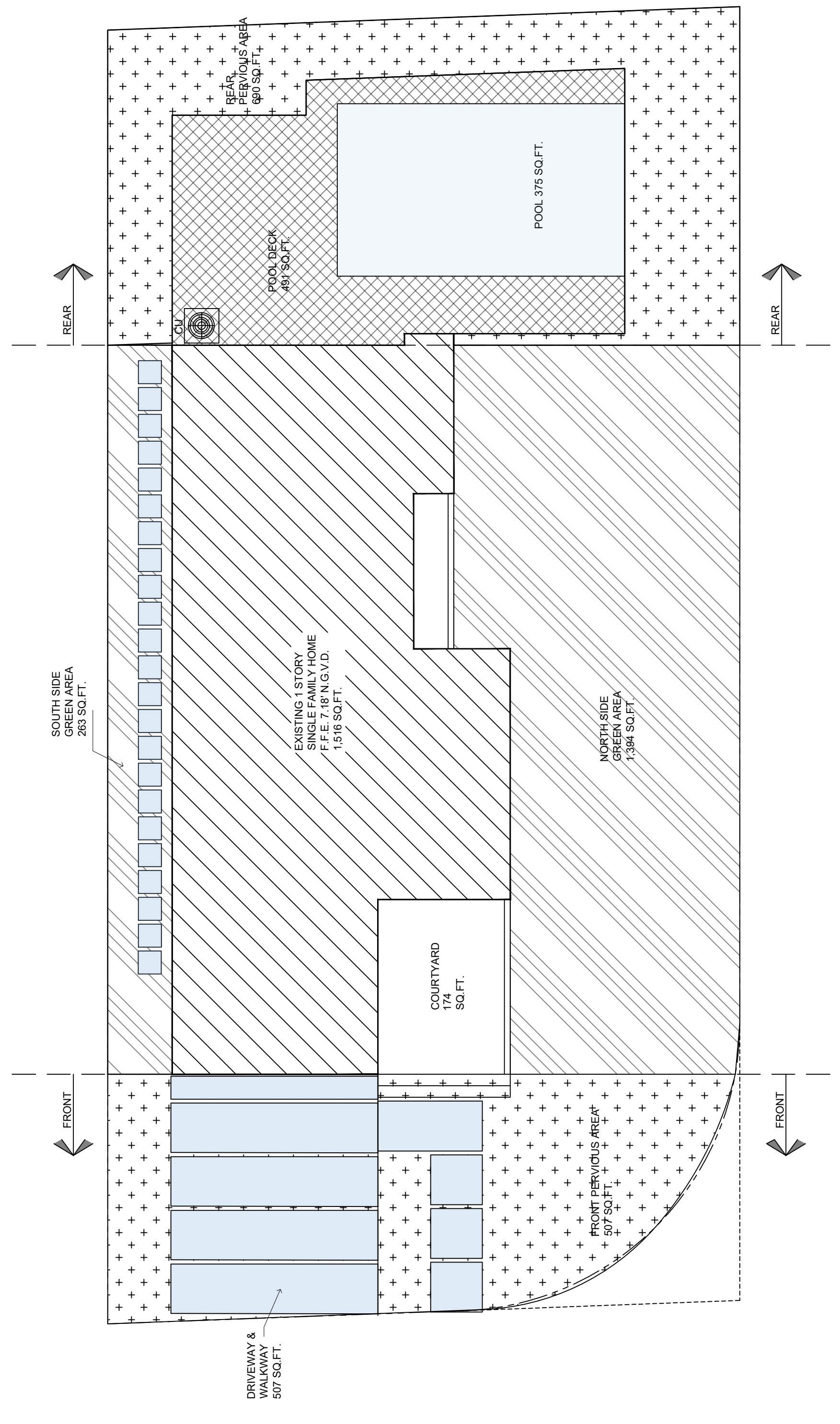
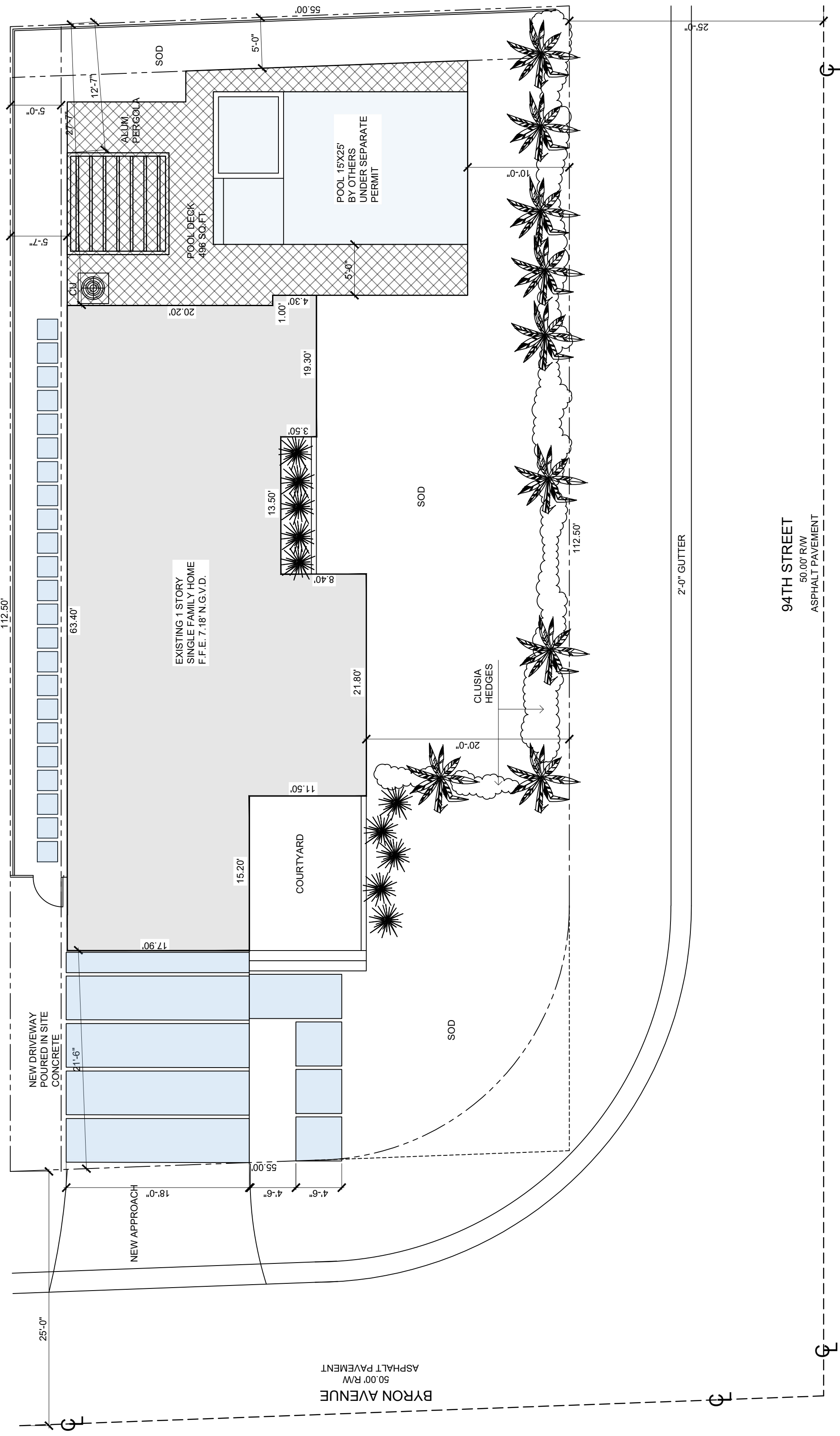
RELEASE DATE:
 06-12-2020

A-101
 SITE & LOCATION
 PLAN



LOCATION MAP
 NOT TO SCALE

ZONING REQUIREMENTS: H30B	
LOT SIZE: 112.5' x 85' = 6,187.50 SQ. FT.	PROPOSED: 2,224 SQ. FT. / 507 SQ. FT.
MIN. PERVIOUS AREA (35% OF 6,187.50 SQ. FT.): 2,165.62 SQ. FT.	REQUIRED: 2,187.50 SQ. FT. / 507 SQ. FT.
FRONT SET BACK PERMEABILITY (50% OF 1,014 SQ. FT.): 507 SQ. FT.	
ZONING REQUIREMENTS S PER 2006 ZONING CODE: RS-2	
LOT SIZE: 6,187.50 SQ. FT.	507 SQ. FT. / 600 SQ. FT.
MIN. PERVIOUS AREA	507 SQ. FT. / 624 SQ. FT.
FRONT SET BACK PERMEABILITY (50% OF 1,014 SQ. FT.): 507 SQ. FT.	
REAR SET BACK PERMEABILITY (40% OF 1,561 SQ. FT.): 624 SQ. FT.	



SFH RENOVATION
OWNER: MR. MICHAEL VINGUERRA
9488 BYRON AVENUE
SURFSIDE, FLORIDA 33154

FL LIC. N° 14320

JORGE D. MANTILLA
ARCHITECT
5901 SW 83RD COURT SOUTH MIAMI FLORIDA 33143
STATE OF FLORIDA LICENSE NO. 14320
P: (305) 815-4649 E-mail: mantillaarchitect@gmail.com

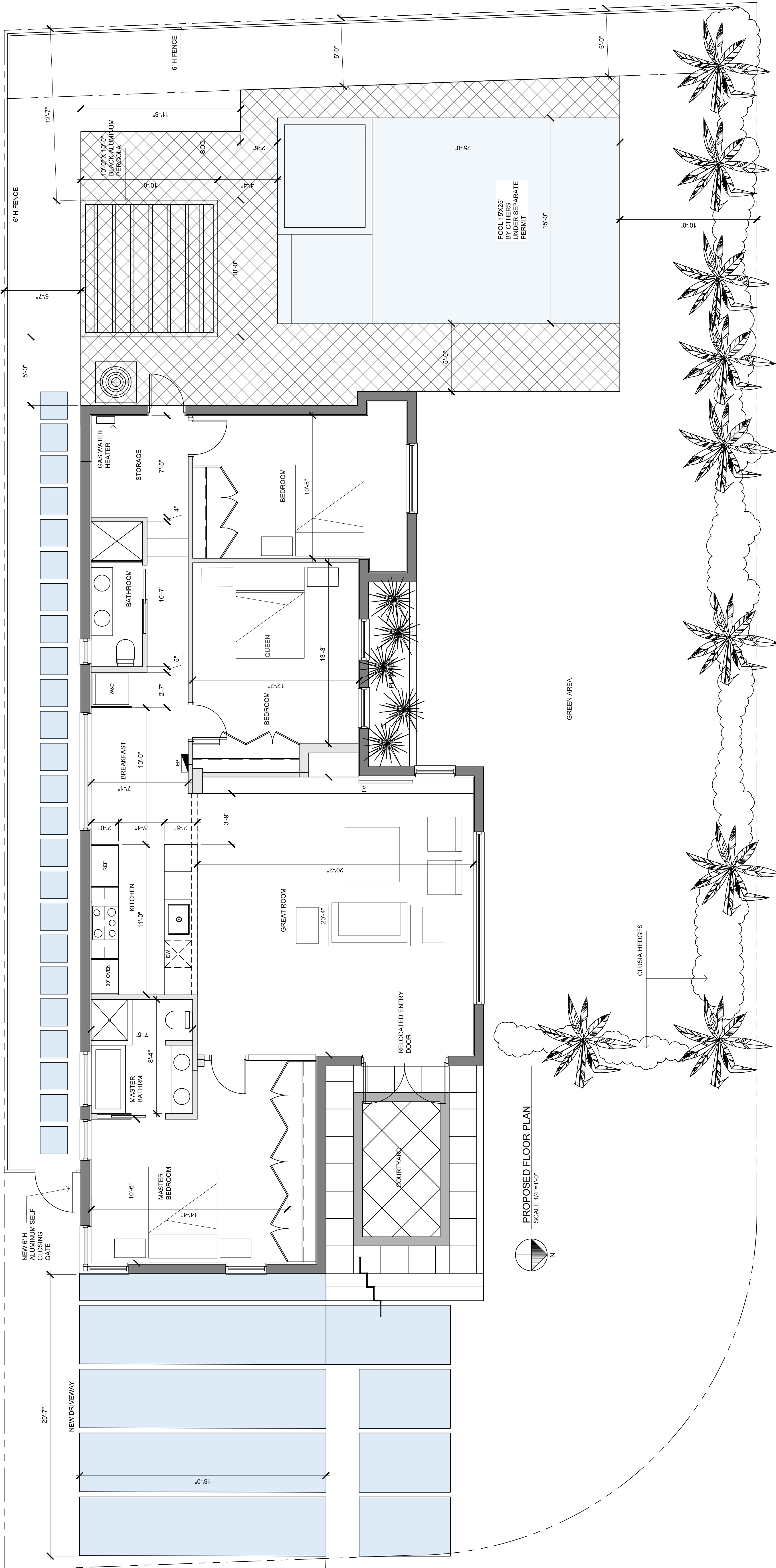
DRAWN BY: V.V.L
REVIEW BY: J.D.M.

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

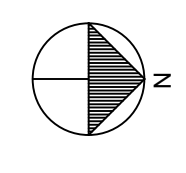
RELEASE DATE:
02-28-21

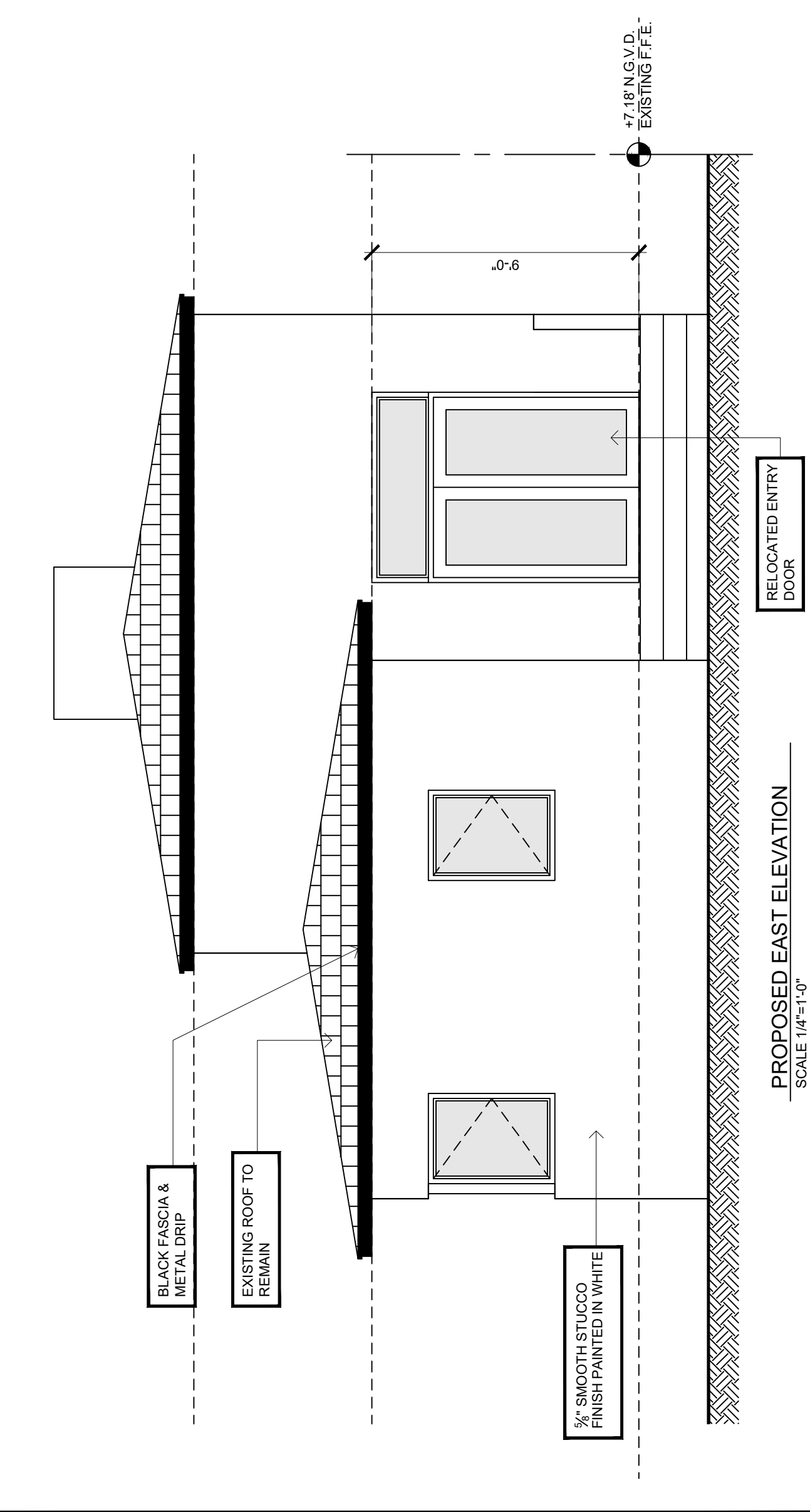
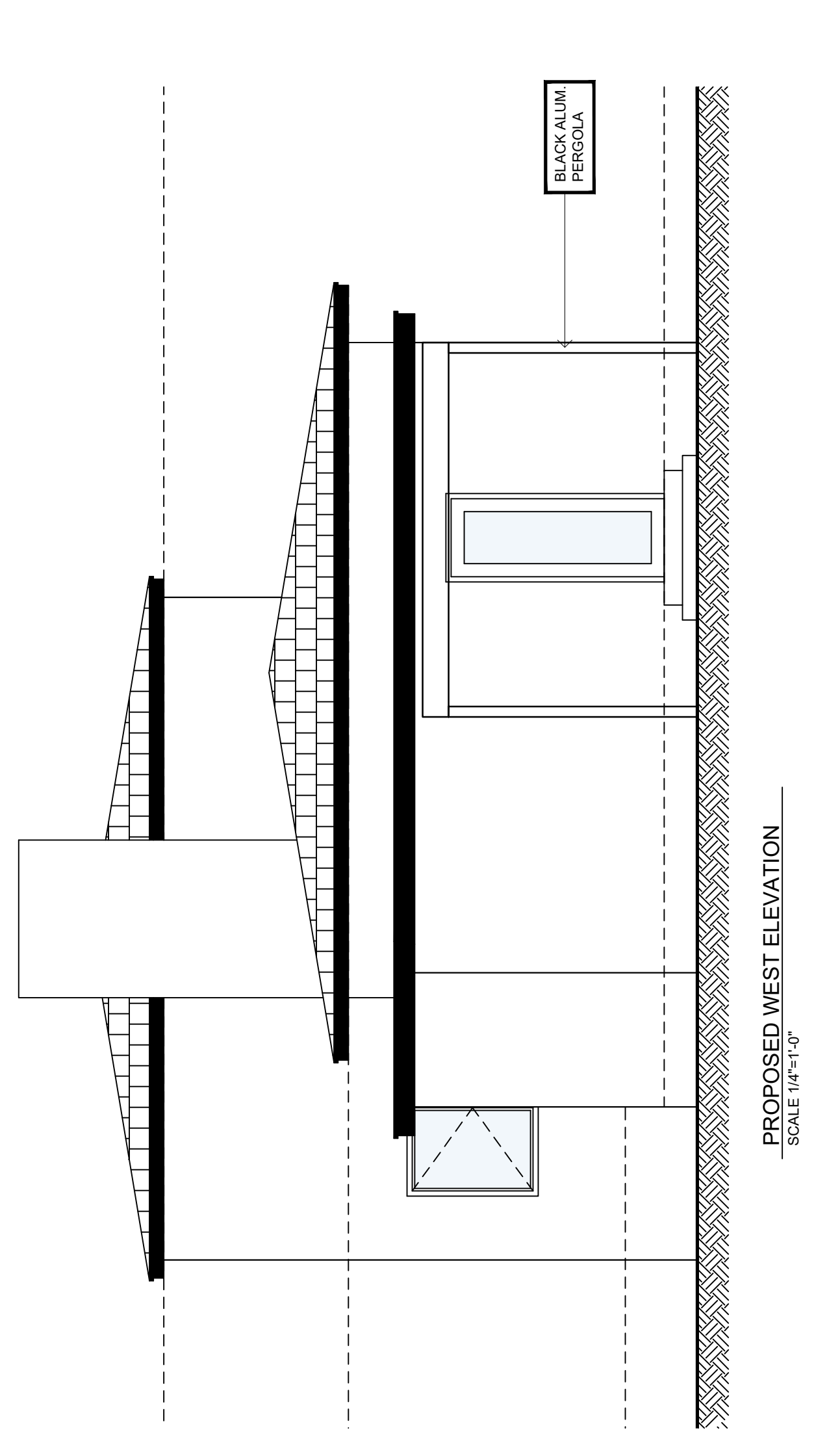
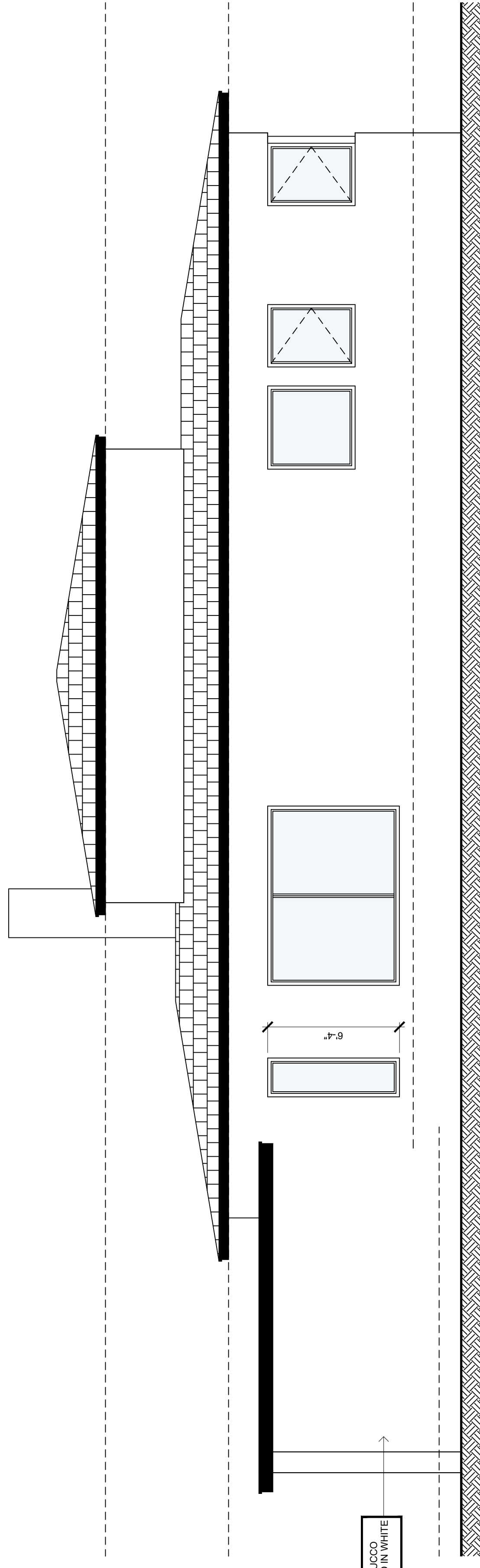
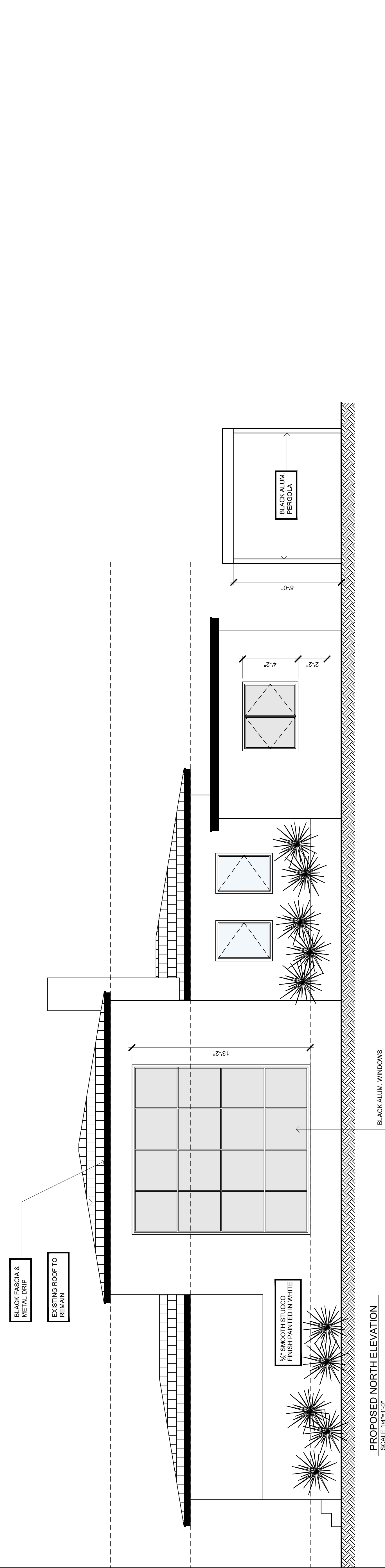
A-201
PROPOSED
FLOOR PLAN

SHEET NO.



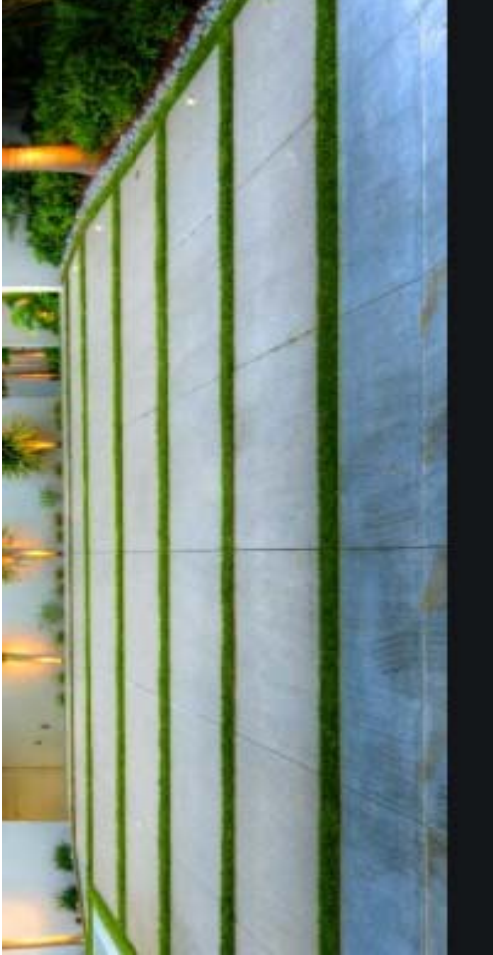
PROPOSED FLOOR PLAN
SCALE: 1/4"=1'-0"





DRIVEWAY

CONCRETE DRIVEWAY



Rear/West
9489 Carlyle Ave



NEIGHBORS

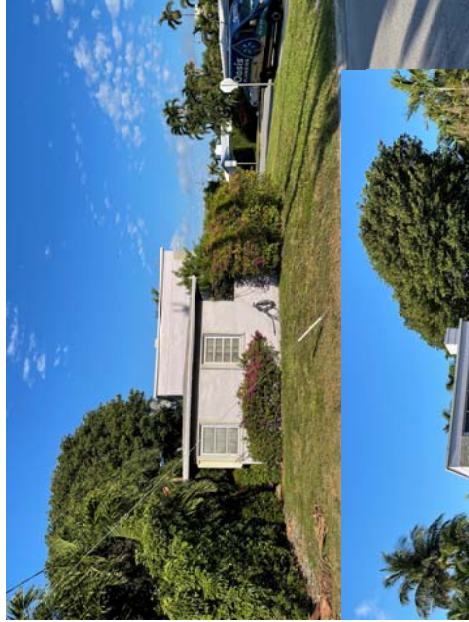
Front /East
424 95th ST



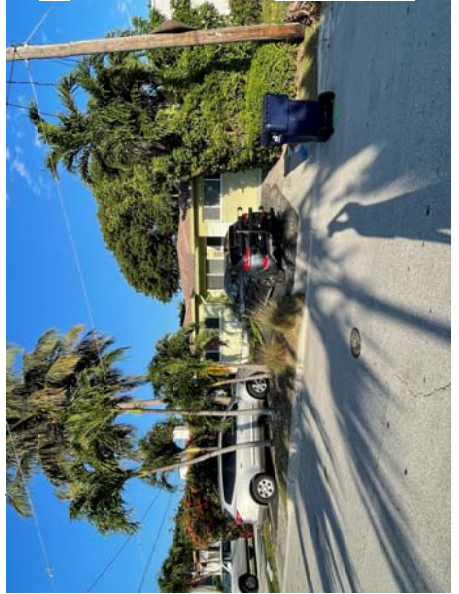
Right/North
501 95th St



Subject Property
9488 Byron Ave



Left/South
9480 Byron Ave





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
James McGuinness, Town Building Official
Date May 17, 2021
RE: 8834 Abbott Avenue - Driveway Gates

Background: This Applicant is requesting approval for two manual driveway gates off Abbott Avenue. This interior lot is located in the H30A Zoning District with 5,600 square feet of lot area with a width of 50 feet. In addition to this Memorandum, an Agenda Packet was submitted by the Applicant. The Applicant's property photo is more current than the Google Street View and is included in the Applicant's submittal.

Governing Codes: The March 2021 Zoning in Progress requirements for fences and walls are detailed in the following Zoning Code sections:

Current Municode: 90-56.2 & 3 – Allows fence or ornamental walls in the front yard or primary corner yard if granted design review approval by the Planning and Zoning Board. Further limits height for a lot wider than 50 feet a 4-foot height plus 1/2 foot for each 10 feet exceeding 50 feet.

The Applicant is proposing 2 swing gates on each opening. Each gate would be 70 ½ inches wide and 46 inches high. Based on the separation of the slats, the gate provides greater than 50% opacity. The gates have hedges and or landscape shrubs adjacent to the gates without fencing.

This review may be supplemented prior to the Planning and Zoning Board meeting.

Staff Recommendation: Staff does not have any issues with the driveway gates provided the Planning and Zoning Board issues design approval.



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

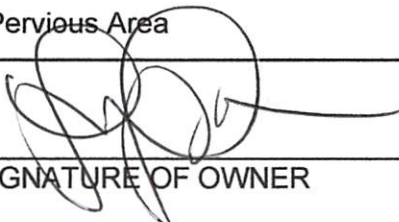
TOWN OF SURFSIDE
SINGLE-FAMILY and TWO-FAMILY SITE PLAN APPLICATION

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	Francesco Foggia and Daniela Tweri
PHONE / FAX	310-703-9730
AGENT'S NAME	
ADDRESS	8834 Abbott Avenue Surfside 33154
PHONE / FAX	310-703-9730
PROPERTY ADDRESS	
ZONING CATEGORY	
DESCRIPTION OF PROPOSED WORK	Drive way gate

<u>INTERNAL USE ONLY</u>			
Date Submitted	5.7.2021	Project Number	21-180
Report Completed	5/7/2021	Date	5/7/2021
Fee Paid	\$ 200.		

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


 _____ 5-7-21 _____
 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:

<u>Francesco Foggia and Daniela Tuven</u>	<u>5-7-21</u>
NAME OF REPRESENTATIVE	DATE



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

Project Name 8834 Abbott Avenue Project Number _____
Surfside Florida, 33154

SUBMITTAL REQUIREMENTS FOR REVIEW:

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

FOR THE FOLLOWING PLEASE PROVIDE:

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

Cont.



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

1355 NW 97TH AVE, SUITE 200
 MIAMI, FL 33172
 TELEPHONE: (305) 264-2660
 FAX: (305) 264-0229

Nova Surveyors, Inc.

SURVEY NO 5-0011178-2

LAND SURVEYORS

SHEET NO 1 OF 2

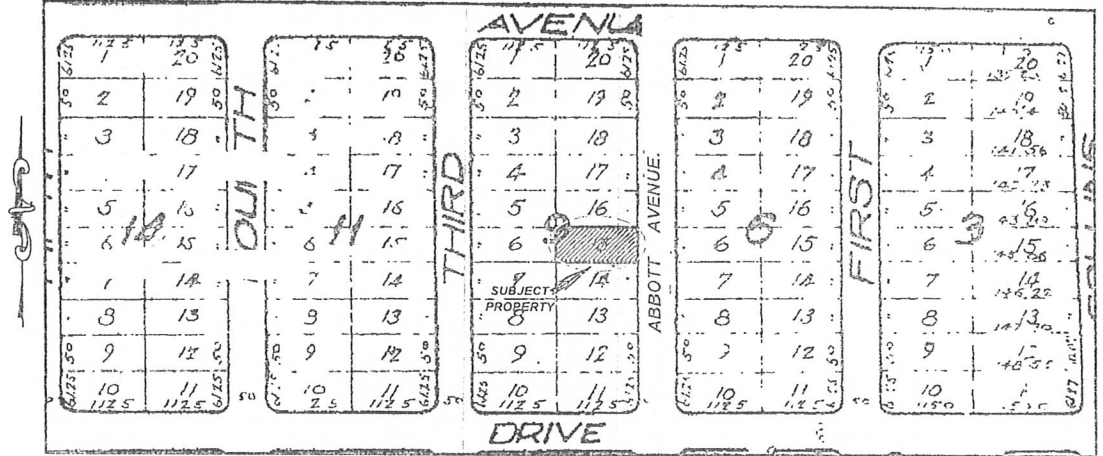
DRAWN BY: A.A.

SURVEY OF LOT 15, BLOCK 9, OF SECOND AMENDED PLAT OF NORMANDY BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGE 44, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY ADDRESS: 8834 ABBOTT AVE, MIAMI BEACH, FL 33154
 FOR: FRANCESCO FOGGIA

LOCATION SKETCH

Scale 1" = NT.S.



ABBREVIATION AND MEANING

- | | | |
|---|---|-----------------------------------|
| A = ARC | FNIP = FEDERAL NATIONAL INSURANCE PROGRAM | RAD. = RADIUS OF RADIAL RANGE |
| A/C = AIR CONDITIONER PAD | IN.&EG. = INGRESS AND EGRESS EASEMENT | R.P. = RADIUS POINT |
| A.E. = ANCHOR EASEMENT | L.F.E. = LOWEST FLOOR ELEVATION | R.O.E. = ROOF OVERHANG EASEMENT |
| ARR = ALUMINIUM ROOF | L.M.E. = LAKE MAINTENANCE EASEMENT | R/W = RIGHT-OF-WAY |
| AS = ALUMINIUM SHED | L.P. = LIGHT POLE | SEC. = SECTION |
| ASPH. = ASPHALT | M. = MEASURED DISTANCE | S.I.P. = SET IRON PIPE L.B. #6044 |
| B.C. = BLOCK CORNER | M.H. = MANHOLE | SWK = SIDEWALK |
| B.C.R. = BROWARD COUNTY RECORDS | N.A.P. = NOT A PART OF | T = TANGENT |
| B.M. = BENCH MARK | NGVD = NATIONAL GEODETIC VERTICAL DATUM | TWP = TOWNSHIP |
| B.O.B. = BASIS OF BEARINGS | N.T.S. = NOT TO SCALE | U.E. = UTILITY EASEMENT |
| C = CALCULATED | O.H.L. = OVERHEAD UTILITY LINES | U.P. = UTILITY POLE |
| C.B. = CATCH BASIN | O.R.B. = OFFICIAL RECORD BOOK | WM = WATER METER |
| C.B.W. = CONCRETE BLOCK WALL | O/S = OFFSET | W.R. = WOOD ROOF |
| CH = CHORD | OVH. = OVERHANG | W.S. = WOOD SHED |
| CH.B. = CHORD BEARING | P.B. = PLAT BOOK | |
| CL = CLEAR | P.C. = POINT OF CURVE | |
| C.L.F. = CHAIN LINK FENCE | P.C.C. = POINT OF COMPOUND CURVE | |
| C.M.E. = CANAL MAINTENANCE EASEMENTS | PL. = PLANTER | |
| CONC. = CONCRETE | P.L.S. = PROFESSIONAL LAND SURVEYOR | |
| C.P. = CONCRETE PORCH | P.O.B. = POINT OF BEGINNING | |
| C.S. = CONCRETE SLAB | P.O.C. = POINT OF COMMENCEMENT | |
| D.E. = DRAINAGE EASEMENT | P.P. = POWER POLE | |
| D.M.E. = DRAINAGE MAINTENANCE EASEMENTS | P.P.S. = POOL PUMP SLAB | |
| DRIVE = DRIVEWAY | P.R.C. = POINT OF REVERSE CURVE | |
| ENCR = ENCROACHMENT | PRM = PERMANENT REFERENCE MONUMENT | |
| E.T.P. = ELECTRIC TRANSFORMER PAD | PT = POINT OF TANGENCY | |
| F.F.E. = FINISHED FLOOR ELEVATION | PVMT = PAVEMENT | |
| F.H. = FIRE HYDRANT | PWY = PARKWAY | |
| F.I.P. = FOUND IRON PIPE | R. = RECORD DISTANCE | |
| F.I.R. = FOUND IRON ROD | | |
| F.N. = FOUND NAIL | | |
| F.N.D. = FOUND NAIL & DISK | | |

LEGEND TYPICAL

- OH— OVERHEAD UTILITY LINES
- ==== C.B.S. = WALL (CBW)
- X— C.L.F. = CHAIN LINK FENCE
- O— I.F. = IRON FENCE
- W— W.F. = WOOD FENCE
- * 0.00 = EXISTING ELEVATIONS

SURVEYOR'S NOTES

- 1) IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY. IF NOT, THEN BEARINGS ARE REFERRED TO COUNTY, TOWNSHIP MAPS
- 2) THIS IS A SPECIFIC PURPOSE SURVEY.
- 3) THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1.7500 FT.
- 4) IF SHOWN, ELEVATIONS ARE REFERRED TO MIAMI-DADE COUNTY.

BM# _____ ELEV. _____ FEET OF N.G.V.D. OF 1929.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON, AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION, COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

BY: *George Barr*
 GEORGE IBARRA (DATE OF FIELD WORK) 03-31-2020

PROFESSIONAL LAND SURVEYOR NO. 2534
 STATE OF FLORIDA (VALID COPIES OF THIS SURVEY WILL BEAR THE EMBOSSED SEAL OF THE ATTESTING LAND SURVEYOR)

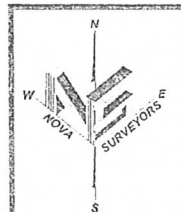
REVISED ON: _____

REVISED ON: _____

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY ("SURVEY"):

- THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY.
- THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING, AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.
- EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY. THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD, AND LEGAL DESCRIPTIONS PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
- BOUNDARY SURVEY MEANS A DRAWING AND / OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND / OR NOT TO SCALE.
- EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS OTHERWISE SHOWN.
- THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.
- ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS AND SETBACKS, AND THEY WILL BE RESPONSIBLE FOR SUBMITTING PLOT PLANS WITH THE CORRECT INFORMATION FOR THEIR APPROVAL FOR AUTHORIZATION TO AUTHORITIES IN NEW CONSTRUCTIONS, UNLESS OTHERWISE NOTED. THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.
- FENCE OWNERSHIP NOT DETERMINED.
- THIS PLAN OF SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED.
- HEREON, THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.
- THE SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE INFORMATION BELOW. THE LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION. THE FNIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN ZONE AE COMMUNITY/PANEL/SUFFIX 120659-0326-L DATE OF FIRM: 09-11-2009 BASE FLOOD ELEVATION N/A

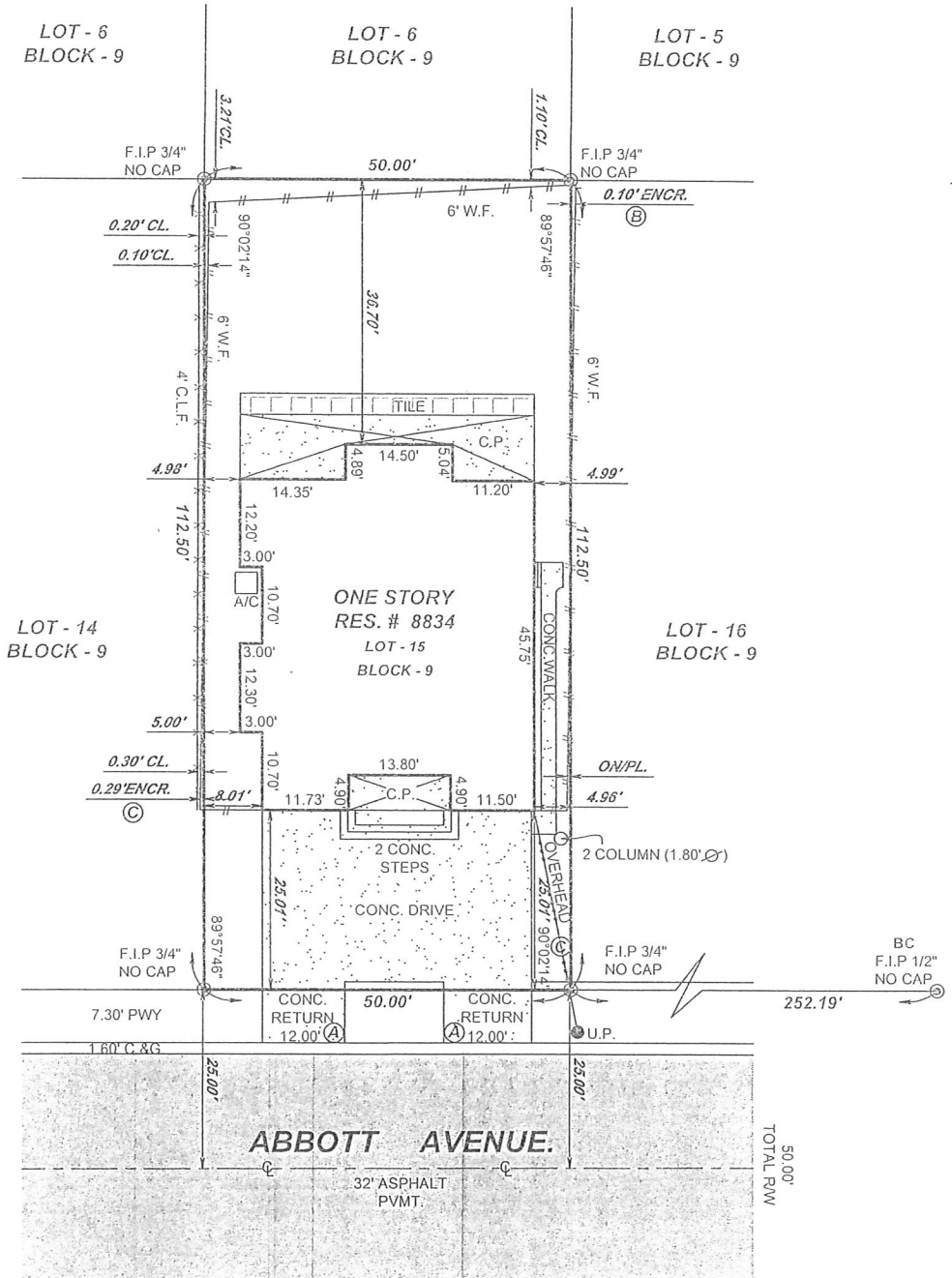
CERTIFIED TO: FRANCESCO FOGGIA
 GARDEN TITLE CORP
 FIRST AMERICAN TITLE INSURANCE COMPANY
 US BANK HOME MORTGAGE, ITS SUCCESSOR AND/OR ASSIGNS AS THEIR INTEREST MAY APPEAR



SURVEYOR'S SEAL

BOUNDARY SURVEY

SCALE = 1" : 20'

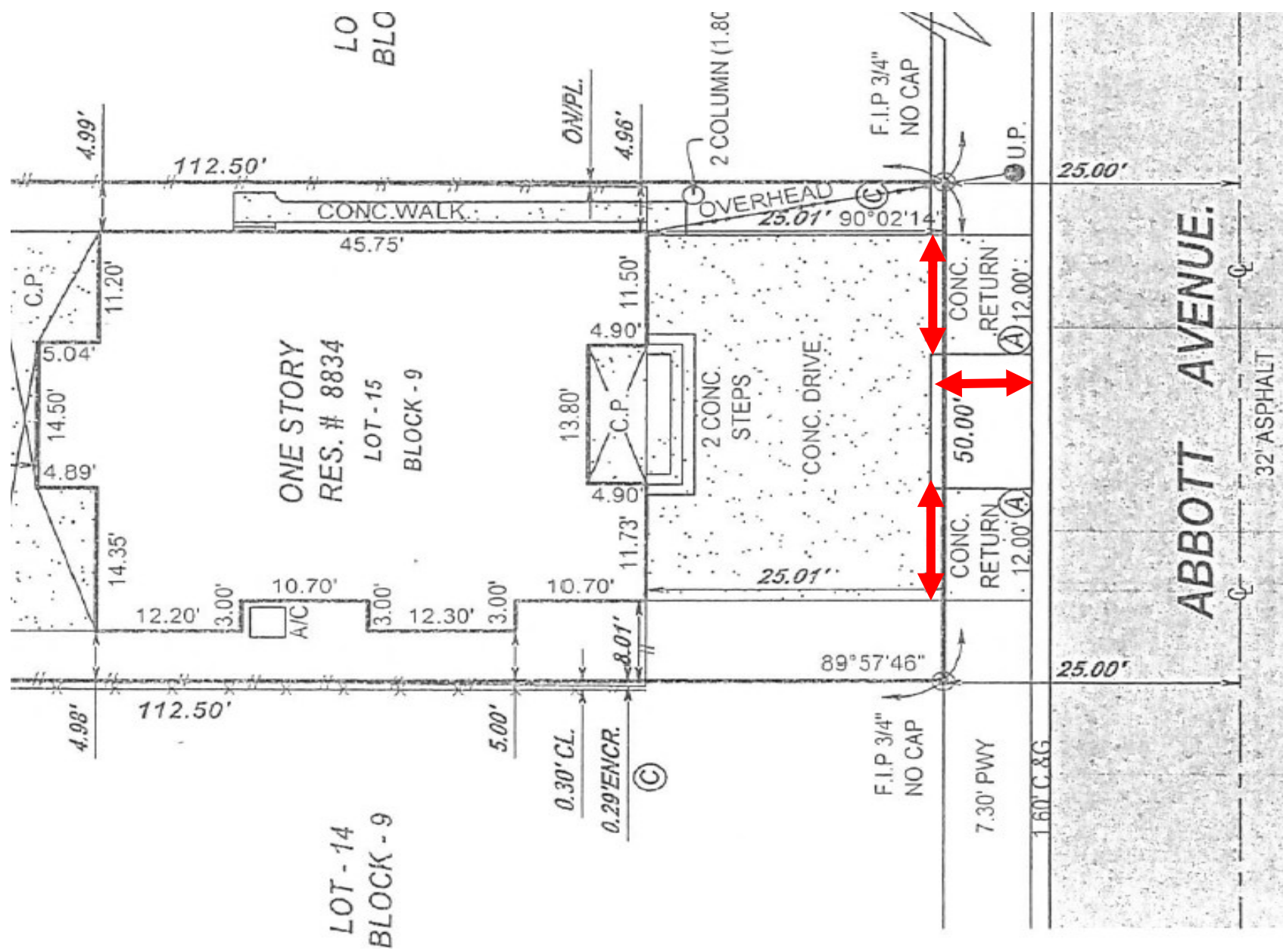


SURVEYOR'S NOTE:

- A) Concrete Return Encroaching onto Right-of-way on the East side of Property
- B) Wood Fence Encroaching onto Neighbor's Property (Lot, 16 Block 9) on the North side.
- C) Wood Fence Encroaching onto Neighbor's Property (Lot, 14 Block 9) on the South side.
- D) Overhead Utility Line Encroaching onto Subject Property on the Northeast side of Property.

SURVEYOR'S NOTE:

There may be Easements recorded in the Public Records not shown on this Survey.
 The purpose of this Survey is for use in obtaining Title Insurance and Financing and should not be used for Construction purposes.





EACH GATE = 70 1/2"W X 46"H HORIZONTAL SLATS OCEANVIEW STYLE, WHITE
SWING IN, MANUAL OPENING. ALL GATES ARE ACTIVE AND OPEN
1.75" SLATS, 2.75" REVEAL, 2.5" FRAME
POSTS = 5"L X 5"W X 46"H



8830 ABBOTT AVE



8834 ABBOTT AVE



8844 ABBOTT AVE



EXAMPLES OF DOUBLE DRIVEWAY GATES IN SURFSIDE





Item 4I

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
James McGuinness, Town Building Official
Date: May 17, 2021
RE: 9501 Harding Avenue – Wall Sign – Domino’s

Background: This application is a request to place a Wall Sign in front of 9501 Harding Avenue. The parcel is located in the SD-B40 Zoning District with 21 feet 5 ½ inches of frontage. The illuminated channel logo and letters will be front lit. Two different signs were submitted. Sign A has 24.6 Square Feet (SF) of area. Sign B has 55.34 SF of area. In addition to this Memorandum, an Agenda Packet submitted by the Applicant is attached.

Governing Codes: The Zoning in Progress requirements for a permanent wall sign are detailed in the following Zoning Code section:

Current Municode: 90-73.a (3b(2)) – Allows a wall sign of 1 square foot (SF) for each 1 foot of frontage. In the Business District for stores with less than 25 feet of frontage, a 25 SF sign is allowed. This store front has 21.44 feet of frontage and the proposed sign A is 24.6 SF. Sign B is not consistent with the Town Code.

This review may be supplemented prior to the Planning and Zoning Board meeting.

Staff Recommendation: Recommend approval of the wall sign. It is recommended the permanent wall Sign A with channel letters be approved subject to the following condition:

- The sign shall be offset from the wall a minimum of ¼ inch to a maximum of 2 inches to permit rain water to flow down the wall face.



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


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

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

<u>PROJECT INFORMATION</u>	
OWNER'S NAME	Shawn Grenald
PHONE / FAX	
AGENT'S NAME	Natalia Sagot
ADDRESS	9501 Harding Ave 12584 SW 128 St, Bay 1, Miami, FL 33186
PHONE / FAX	786-659-3931
PROPERTY ADDRESS	9501 Harding Ave.
ZONING CATEGORY	
DESCRIPTION OF PROPOSED WORK	

<u>INTERNAL USE ONLY</u>			
Date Submitted	5/6/21	Project Number	21-421
Report Completed		Date	5/6/21
Fee Paid	\$ 200.00		

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

SIGNATURE OF OWNER _____ DATE _____
 SIGNATURE OF AGENT  DATE 5/6/21



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:

Natalia Sagot

NAME OF REPRESENTATIVE

5/6/21

DATE



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

Project Name _____ Project Number _____

SUBMITTAL REQUIREMENTS FOR REVIEW:

- Completed "Multi-Family and Non-Residential Site Plan Application" form
- Application fee: \$_____ made out to "Town of Surfside"
- Ownership Affidavit
- Recent photographs of the subject property and all abutting, diagonal and fronting properties visible from the street (to be provided prior to Design Review Board Meeting)

FOR THE FOLLOWING PLEASE PROVIDE:

- Two (2) full sized sets (24" x 36" sheets) of complete design development drawings signed and sealed
- One (1) flash drive, with site plan in PDF format, or other common windows based format.
- *Provided prior to Design Review Board Meeting* – Fifteen (15) reduced sized sets (11" x 17" sheets) of the complete design development drawings

PLANS SHALL INCLUDE IF APPLICABLE:

- Sign Plan (Minimum scale of 1" = 20'). Please show / provide the following:
 - Entire parcel(s) with dimensions and lot size in square feet
 - Location of existing and proposed signs with square footage
 - Material of proposed sign
 - Manner of Illumination of proposed sign
 - Method of securing or fastening proposed sign
 - Wording of the proposed sign, with coordinating letter size
 - Architectural Elevations of façade
- Awning Plan or Storefront Change (Minimum scale of 1" = 20'). Please show / provide the following:
 - Entire parcel(s) with dimensions and lot size in square feet
 - Location of Existing and proposed awnings with square footage
 - Material of proposed awning or storefront change
 - Method of securing or fastening proposed awning
 - Window and framing materials
 - Wording of the proposed awning, with coordinating letter size
 - Architectural Elevations of façade

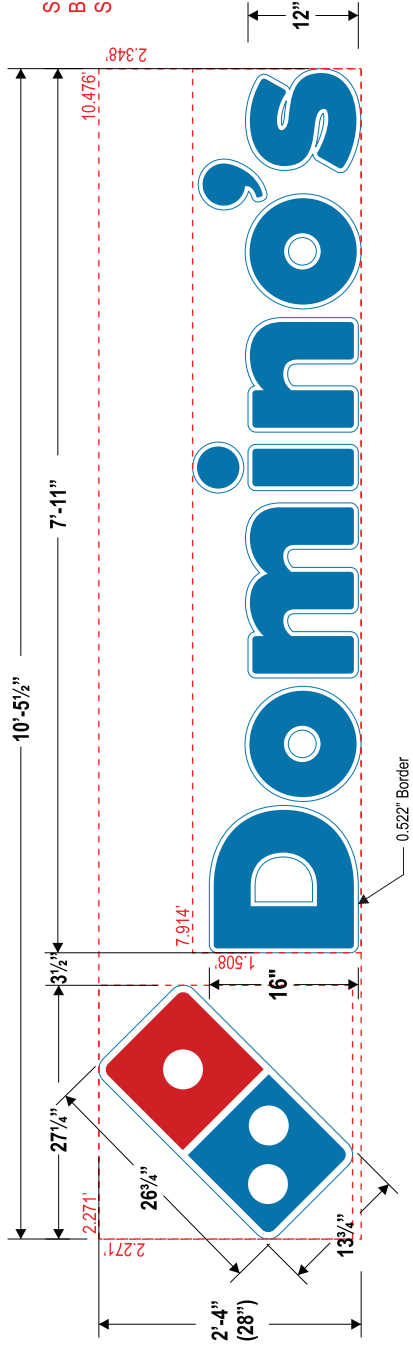
Cont.



- Fence or Wall Plan (Minimum scale of 1" = 20'). Please show / provide the following:
 - Entire parcel(s) with dimensions and lot size in square feet
 - Setbacks
 - Location of existing and proposed fence(s)
 - Length, width, and height of proposed fence(s)
 - Detailed material of proposed fence (color image of proposed fence material is suggested)
 - Elevations of fence or wall

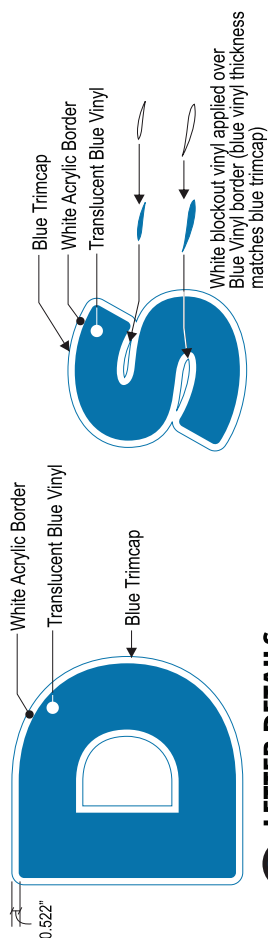
- Provide samples of colors and/or materials mounted on a display board (to be provided prior to Design Review Board Meeting)

- Such additional data, maps, plans, or statements as the Town may require to fully describe and evaluate the particular proposed plan.



SIGN AREA
BOXED LOG & LETTERS: 17.09 SQ. FT.
SINGLE BOX: 24.6 SQ. FT.

SIGNA	16" Domino's
Type:	Individual Channel Letters
Illumination:	Internally Illuminated LED
Square Footage:	24.6
To Grade:	Top of Sign to Grade = Bottom of Sign to Grade =



1 ILLUMINATED CHANNEL LOGO & LETTERS - LINEAR - FRONT LIT
QTY: ONE (1) SET
AREA: 24.6 SQ. FT.

Electrical Detail:

White LEDs
(1) 60w Transformer GEPS12-60U-NA
Total Amps: 0.60
(1) 20 amp 120V Circuit Req.

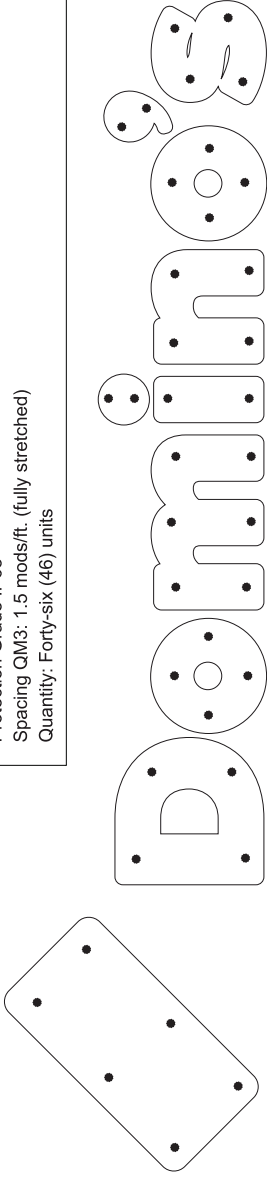
General Notes:
This sign is to be installed in accordance with the requirements of Article 600 of the National Electrical Code.

- 1) Grounded and bonded per NEC 600.7/NEC 250
- 2) Existing branch circuit in compliance with NEC 600.5, not to exceed 20 amps
- 3) Sign is to be UL listed per NEC 600.3
- 4) UL disconnect switch per NEC 600.6- required per sign component before leaving manufacturer*
*For multiple signs, a disconnect is permitted but not required for each section

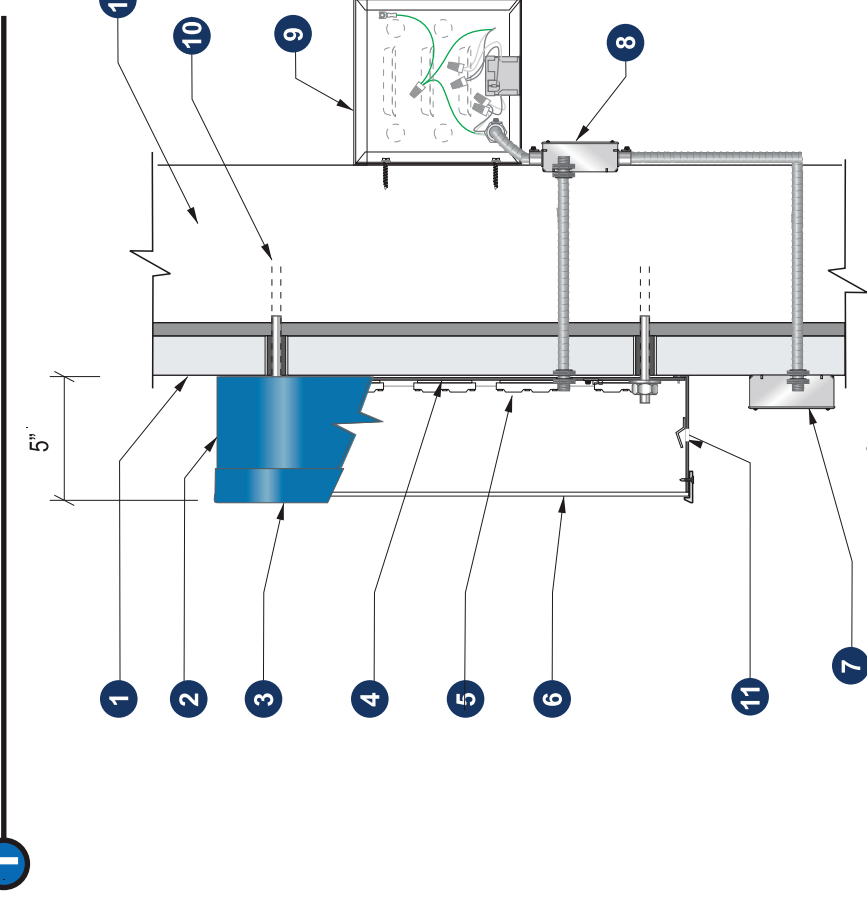
2020 FLORIDA BUILDING CODE: H105.3 WIND LOAD
DESIGNED AND CONSTRUCTED TO WITHSTAND WIND PRESSURE AS PROVIDED FOR IN CHAPTER 16, FBC 2020 7th Edition
ASCE 7-16, ASD, EXP CAT D, V=175 MPH, ZONE 5 LOADING

- Specifications: Channel Letter & Logo Set**
1. Existing Facade: TBD
 2. .040 Aluminum returns painted PMS 307 C Blue for letters and White for logo. Semigloss finish.
 3. Jewelite trimcap bonded to face; #8 pan head screws to returns painted to match PMS 307 C Blue for letters and White for logo
 4. 3mm Signabond Lite composite backs fastened to returns w/ 1/2" 18 gauge staples. Seal w/ VOC compliant 360 white latex caulk to prevent moisture intrusion.
 5. Principal Quik Mod 3 White LEDs
 6. 3/16" White acrylic faces w/ translucent vinyl applied to faces
 - 3M 3730-33 Red (for Logo)
 - 3M 3730-127 Intense Blue
 - 3M blackout white for "S" centers
 7. Disconnect switch UL Outdoor rated toggle type w/ neoprene boot per NEC 600-6
 8. Primary electrical feed in UL conduit / customer supplied UL junction box
 9. Transformers within UL enclosure (removable lid), 1/4" x 1" min screws
 10. 1/4" x 4" Tapcon screw (Min 3" Embedment)
 11. 1/4" Drain holes w/ light baffles at bottom of letter cans (2) per letter
 12. Concrete Block wall

- Specifications: Principle Quik Mod 3 LEDs**
- Beam Angle 170° Ultra-Wide Low Dome Batwing Optic with Diamondback Optic Lens Technology
Certifications UL & cUL Recognized (SAM Manual), CE, RoHS, CSA
Dimensions QM3: 0.69"W x 3.14"L x 0.25"H
Fastening Peel & stick / Mechanical screw hole
Input 12VDC, Power Supply P-LED 12VDC
Protection Grade IP68
Spacing QM3: 1.5 mods/ft. (fully stretched)
Quantity: Forty-six (46) units



2 Fastener Schedule
SCALE: 3/4"=1'-0"



3 Section @ LED Channel Letter
Front-Lit (Remote)

PROJECT NAME
Domino's
#3818

ADDRESS
9501 Harding Ave
Miami Beach, FL 33154

Invoice Number:
Sales Rep.: **JV** Customer Approval:
Designer: **MO** Date of Approval:

REVISIONS

4/7/21 M.O. Redesign sign layouts and locations	
4/17/21 M.O. Relocate sign "B" on rear fascia	

SIGNERGY
The interaction of a sign project that when combined produce a total effect that is greater than the sum of the individual elements, contributions, etc.

SCALE: AS NOTED ELSE WHERE
Drawing: 1/8"=1" NCH

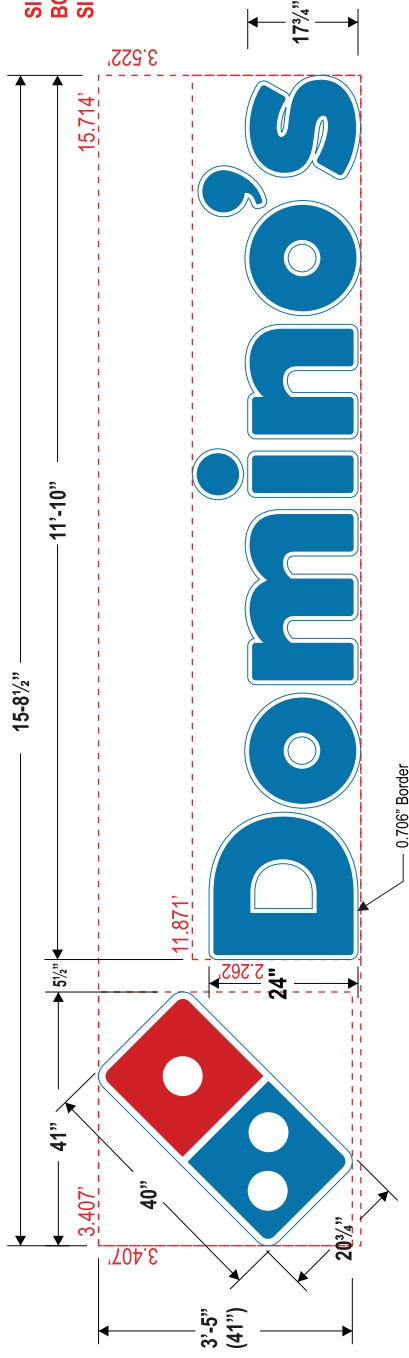
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DRAWING NO.
21-02-0015
DRAWING DATE: 02/19/2021
PAGE 6 OF 6 PAGES

20118 N 67th Ave STE 300-218
Glendale AZ 85308
Phone: 623-302-4545
Email: jpose@indiesignage.com

INDIE SIGNAGE

Engineer: E.C. & Associates - Inc.
Consult Engineer: E008576
T: 786.286.5793
email: edcastro.4811@gmail.com



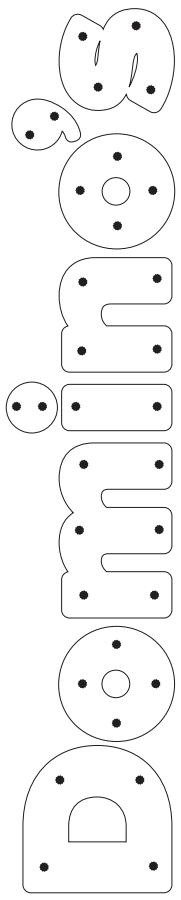
B ILLUMINATED CHANNEL LOGO & LETTERS - LINEAR - FRONT LIT
SCALE: 1/2" = 1'-0" **QTY: ONE (1) SET**
AREA: 55.34 SQ. FT.

Electrical Detail:
 White LEDs
 (1) 60w Transformer GEPS12-60U-NA
 Total Amps: 0.60
 (1) 20 amp 120V Circuit Req.

General Notes:
 This sign is to be installed in accordance with the requirements of Article 600 of the National Electrical Code.
 1) Grounded and bonded per NEC 600.7/NEC 250
 2) Existing branch circuit in compliance with NEC 600.5, not to exceed 20 amps
 3) Sign is to be UL listed per NEC 600.3
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 *For multiple signs, a disconnect is permitted but not required for each section
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 5. Seal w/ VOC compliant 360 white latex caulk to prevent moisture intrusion.
 6. Principal Quik Mod 3 White LEDs
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 9. 3M 3730-127 Intense Blue
 10. 3M blackout white for "S" centers
 11. Disconnect switch UL Outdoor rated toggle type w/ neoprene boot per NEC 600-6
 12. Primary electrical feed in UL conduit / customer supplied UL junction box
 13. Transformers within UL enclosure (removable lid), 1/4" x 1" min screws
 14. 1/4" x 4" Tapcon screw (Min 3" Embedment)
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Specifications: Principle Quik Mod 3 LEDs
 Beam Angle 170° Ultra-Wide Low Dome Batwing Optic with Diamondback Optic Lens Technology
 Certifications UL & cUL Recognized (SAM Manual), CE, RoHs, CSA
 Dimensions QM3: 0.69"W x 3.14"L x 0.25"H
 Fastening Peel & stick / Mechanical screw hole
 Input 12VDC, Power Supply P-LED 12VDC
 Protection Grade IP68
 Spacing QM3: 1.5 mods/ft. (fully stretched)
 Quantity: Fifty-five (55) units



2 Fastener Schedule
SCALE: 1/2" = 1'-0"

PROJECT NAME #3818	Invoice Number:	471721 M.O. Redesign sign layouts and locations
	Address 9501 Harding Ave Miami Beach, FL 33154	471721 M.O. Relocate sign "B" on rear fascia
DESIGNER	Customer Approval: JV	REVISIONS
Designer: MO	Date of Approval:	SCALE AS NOTED ELSE W/ES. Drawing Tolerances: 1/16" INCH

SIGNERGY
 The integration of a sign project that when combined produce a total effect that is greater than the sum of the individual elements, contributions, etc.

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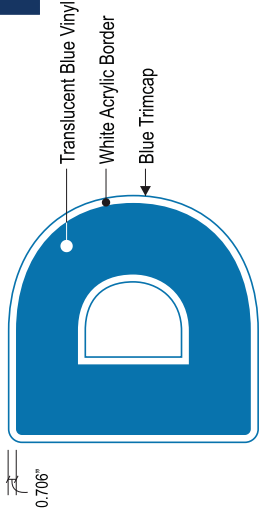
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 Glendale AZ 85308
 Phone: 623-302-4545
 Email: jpose@indiesignage.com

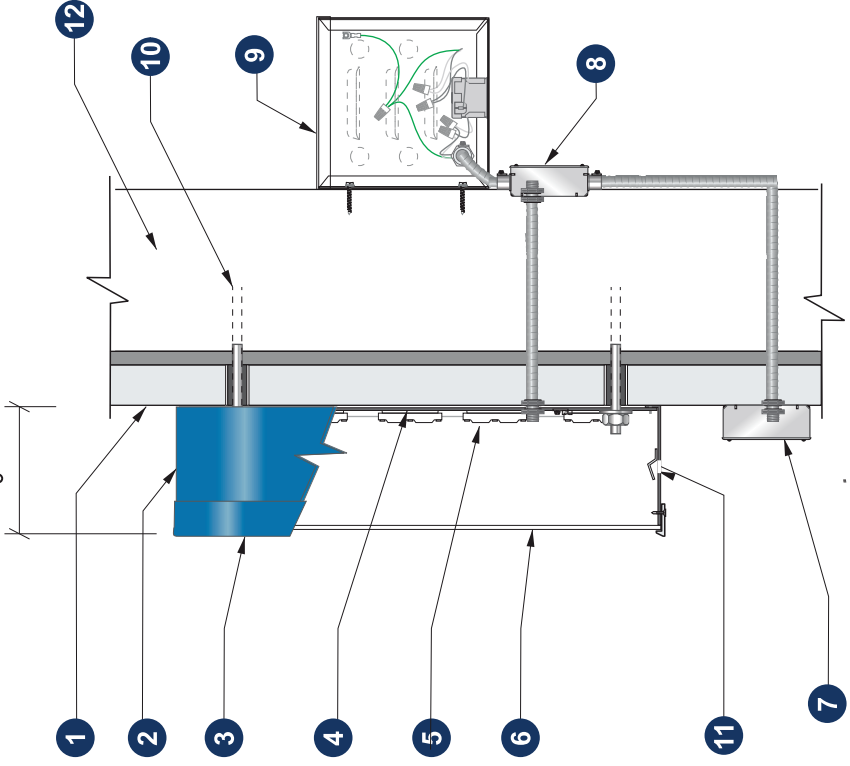
Engineer: E.C. & Associates - Inc.
 Consultant License E008576
 T: 786.286.5793
 email: edcastro4811@gmail.com

SIGN AREA
BOXED LOG & LETTERS: 38.53 SQ. FT.
SINGLE BOX: 55.34 SQ. FT.

SIGN B	24" Domino's
Type:	Individual Channel Letters
Illumination:	Internally Illuminated LED
Square Footage:	55.34
To Grade:	Top of Sign to Grade = Bottom of Sign to Grade =

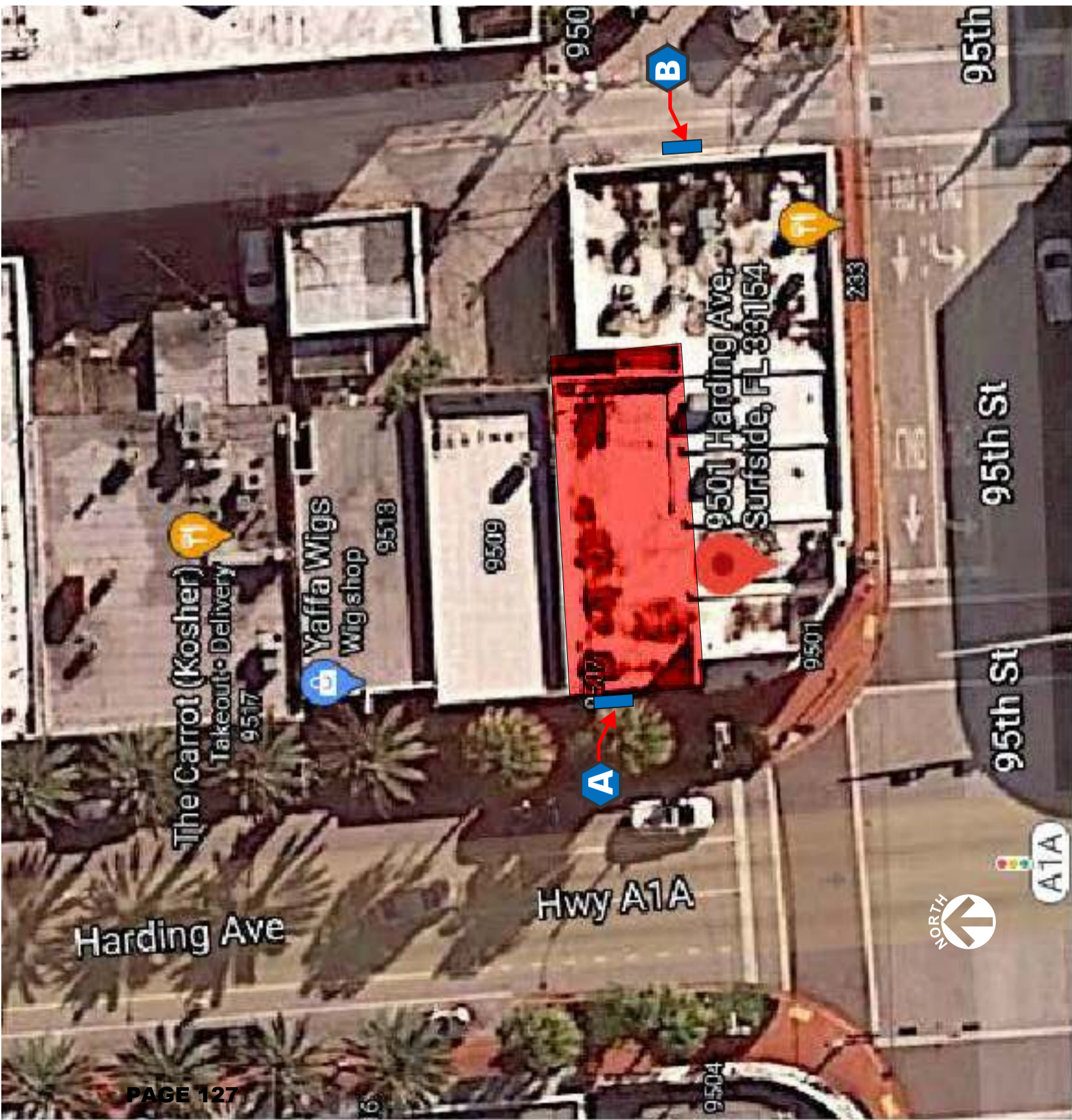


1 LETTER DETAILS

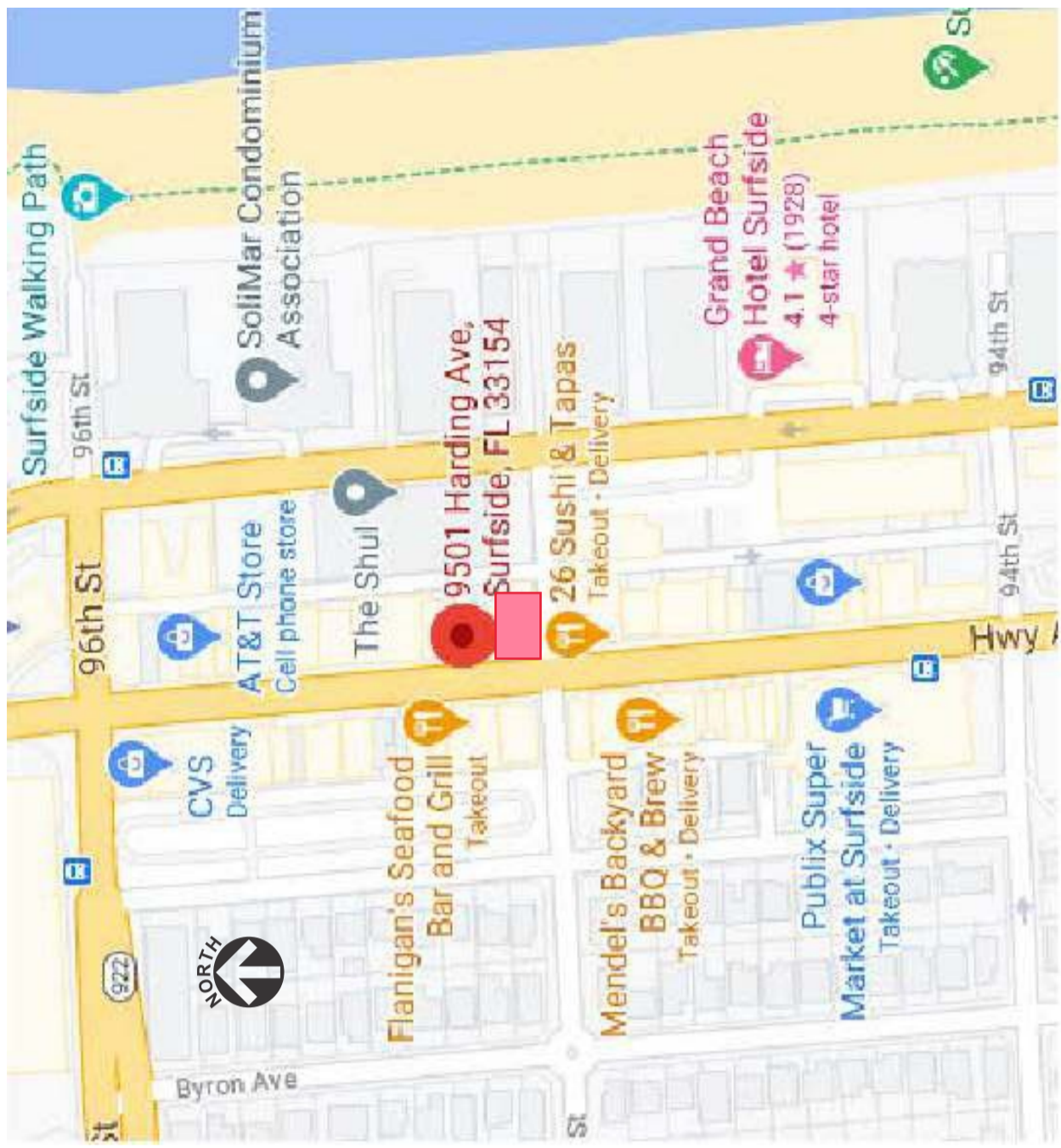


3 Section @LED Channel Letter
Front-Lit (Remote)





1 AERIAL VIEW



2 LOCATION MAP

PROJECT NAME

Domino's
#3818

ADDRESS

9501 Harding Ave
Miami Beach, FL 33154

Invoice Number:

JV

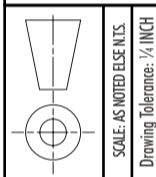
Customer Approval:

MO

REVISIONS

4/17/21 M.O. Redesign sign layouts and locations

4/17/21 M.O. Relocate sign "B" on rear fascia



SIGNERGY

the interaction of a sign project that when combined produce a total effect that is greater than the sum of the individual elements, contributions, etc.

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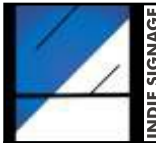
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20118 N 67th Ave STE 300-218

Glendale AZ 85308

Phone: 623-302-4545

Email: jose@indiesignage.com



21'-5 1/2" LEASE SPACE

10'-5 1/2"

2'-3 3/4"
(27 1/4")

Domino's



HSBC

1 SOUTH PHOTO ELEVATION

PROJECT NAME

Domino's®
#3818

ADDRESS

9501 Harding Ave
Miami Beach, FL 33154

Invoice Number:

JV

Customer Approval:

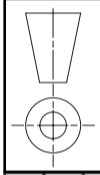
MO

Date of Approval:

REVISIONS

⚠ 4/7/21 M.O. Redesign sign layouts and locations

⚠ 4/17/21 M.O. Relocate sign "B" on rear fascia



SCALE: AS NOTED ELSEWHERE

Drawing Tolerance: 1/8" INCH

SIGNERGY

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20118 N 67th Ave STE 300-218

Glendale AZ 85308

Phone: 623-302-4545

Email: jose@indiesignage.com



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