



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

**JUNE 24, 2021 – 6:00 p.m.**

Town Hall Commission Chambers –  
9293 Harding Avenue, 2<sup>nd</sup> 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 – May 27, 2021**
- 4. Combining July and August Planning and Zoning Board Meeting – August 26, 2021**
- 5. Applications:**
  - A. 500 93<sup>rd</sup> Street – New Two-Story Single-Family Home**
  - B. 9234 Bay Drive – New Two-Story Single-Family Home**
  - C. 9441 Bay Drive – Addition**
  - D. 8927 Garland Avenue – Master Bedroom and Bathroom Modification**
  - E. 9433 Harding Avenue – Window and Door Signs**
  - F. 9452 Harding Avenue – Outside Sign**
  - G. 9573 Harding Avenue – Exterior Sign**
  - H. 9501 Collins Avenue, Unit 7 – Remodeling**



- 6. Draft Proposed Zoning Code**
- 7. Next Meeting Date: July 29, 2021**
- 8. Discussion Items:**
  - A. Gates and Fences**
  - B. Future Agenda Items**
- 9. Adjournment**

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

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

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

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

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



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

**MAY 27, 2021 – 6:00 p.m.**

Town Hall Commission Chambers –  
9293 Harding Avenue, 2<sup>nd</sup> Floor, Surfside, FL 33154

**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, Board Member Bravo and Board Member James Mackenzie.

**Absent:** Alternate Board Member Horace Henderson and Mayor Charles W. Burkett.

**Also, Present:** Town Planner Walter Keller, Town Attorney Tony Recio, and Building Official Jim McGuiness.

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

No Commission Liaison report was provided.

**3. Approval of Minutes – April 29, 2021**

A motion was made by Board Member Landsman to approve the April 29, 2021, Planning and Zoning Board Meeting Minutes as amended, seconded by Board Member Bravo. The motion carried with a 5-0 vote.

Chair Frankel spoke regarding the summer schedule and that she might not be able to attend the July meeting, they can decide at the next meeting and requested condensed August and July meetings.

Town Planner Keller does not know currently how many applications will be coming forward.

Chair Frankel requested the Board members to consider discussing consolidating the July and August meeting at the June meeting.

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.

No Board Members had any ex parte communication on any of the applications.

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

#### 4. **Applications:**

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

Town Planner Keller introduced the item and provided an overview of the project.

**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.

Horay Green, applicant spoke on the project and provided a summary of their project.

Chair Frankel advised the applicant regarding the 50% opacity.

Town Planner Keller stated that the code requires that 2 feet of the gate has to be 50% and stated that the gates are not as high as they are allowed.

Chair Frankel opened public comments.

Chair Frankel closed public comments.

Board Member Landsman asked if there were gates previously on the property.

Ms. Green stated she is unaware if there were gates previously on the property.

Board Member Landsman asked if they shorten the height and increased the visibility. He asked if her reasoning is due to their neighbors and possible parties.

Ms. Green addressed the comments by Board Member Landsman. She stated that there were individuals coming into their property, stealing bicycles and their jet ski. She does not feel safe.

Board Member Landsman stated that he is aware of the applicant's concerns and the Board's feeling as it pertains to gates and as it pertains to the code. He asked if the Police has been involved in assisting the applicant.

Ms. Green stated that the Police has been helpful but she still has a concern for the safety of her children.

Chair Frankel stated for the record that their goal of the Board is what is best for the community as a whole, the look, the feel and lifestyle. She understands as a parent the applicant's safety concern and it is something that has to be solved as a community. She stated that there are other gates coming before them tonight. She stated that they have approved special exceptions. She stated that her case does not warrant a special exception and understands that speed is an issue in her area. She spoke regarding having fences in the front of all the properties and it changes the look of the Town. Her position is that she does not love the gates because it is a less friendly approach to the neighborhood.

Ms. Green addressed the comments made by Chair Frankel and reiterated her concern when it comes to safety and speeding in the neighborhood.

The following individual from the public spoke:

Jeff Rose stated that a few weeks ago a dog was hit on 88<sup>th</sup> Street and it is being brought up at the Commission meeting, potential making street ends pocket parks and all things should be considered.

Board Member MacKenzie stated that he is aware of her house and it did not have hedges and is completely open and was owned by a couple he knew. He stated this is a Police issue and is aware of the neighbor's parties and loud noise. He spoke regarding a neighbor possibly having a short-term rental and it is up to the community to enforce it. He stated that he still believes the community as a whole has not had the culture of enclosure. He stated the level of crime does not measure to that in Miami Beach. He expressed to the applicant that he will not support this application. He stated that if the code changes, then she should take advantage of the new code.

Chair Frankel asked Town Planner Keller if he recalled the size of the fence on 88<sup>th</sup> Street.

Town Planner Keller stated it was 4 feet.

Chair Frankel suggested placing a hedge around the property.

Board Member Landsman asked the applicant if the applicant is agreeing to 4 feet.

Town Attorney Recio read the design review standards into the record regarding this specific item and stated that the code does not allow that, and they can discuss the height as long as they are basing their decision on the design guidelines.

Board Member Bravo agrees with the design of the Town and when you see fences it gives the impression that it is not safe, and something is happening in Town. He suggested possibly increasing police presence, but he does not believe that by just having a fence it would solve the issue.

Vice Chair Sanchez understands that the applicant has made some compromises and possibly having a clear visibility to the home would help. He stated that the Board is listening and hearing more people wanting what similar municipalities have and does sympathize with the applicant. He spoke regarding the character and demographics of the Town, and they need to respond to the appeal of the Town. He commented on the next owner possibly keeping the fence and doing away with the hedge and that would not give a good appearance. He stated that they do have to look at the guidelines.

Board Member Landsman clarified that they are looking for gates along the hedges and no fence. He stated they are not in the Surfside of 10 or 25 years ago and the Town is changing and it needs to change and it will even if the Board and Commission does not like it as an enhancement.

A motion was made by Board member Landsman to approve the application with both gates at the 4-foot height, seconded by Vice Chair Sanchez. The motion failed with a 2-3 vote.

A motion was made by Board Member Landsman to approve the application with both gates at 3 ½ foot height, seconded by Board Member Bravo. The motion carried with a 4-1 vote with Chair Frankel voting in opposition.

Board Member MacKenzie spoke regarding the 50% opacity.

## **B. 9538 Harding Avenue – Sign**

Town Planner Keller introduced the item and provided an overview of the project.

**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.

Velia Lemel, applicant spoke regarding the application and the sign on the back door.

Board Member Bravo asked if this was for the sign only and if she has a back door. He asked if they are adding another sign on the back door.



Town Planner Keller spoke regarding the application and after he wrote the memo, he was not aware at the time it was for the whole building.

Board Member Bravo asked since this is in the back, is lighting still required.

Town Planner Keller stated that they are dealing with a different situation and the facility is not open at night and he does not have an issue.

Board Member Landsman stated that the application mentions that the sign is illuminated and asked if it matches the size allowance.

Town Planner Keller stated that it is not being illuminated and does not have a problem with it not being lit.

Board Member MacKenzie asked if this is one sign for a business that occupies the whole building. He confirmed that it will not be illuminated at night. He stated that it should not be illuminated. He spoke regarding the size of the sign.

Town Planner Keller addressed the question by Board Member MacKenzie regarding the illumination of the sign and addressed the question on the size of the sign.

A motion was made by Board Member Landsman to approve the application without illumination, seconded by Board Member Bravo. The motion carried with a 5-0 vote.

### **C. 8712 Byron Avenue – New Two Story Single Family Residence**

Town Planner Keller introduced the item and provided an overview of the project.

**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 interior lot depth is 112.5 feet (FT) with a width of 75 FT. The existing single-family structure was demolished. The Applicant indicates the lot size is 8,437.5 square feet (SF). The proposed floor space and garage totals 2,645 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, 7.5-foot side and 20 feet rear (per Zoning in Progress). The Applicant is proposing 21 feet 6 inches front, 12 feet 6 Inches north side, 7'- 6" south side and 21'- 8 1/2" 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 46% where 35% is required. The front yard pervious area is proposed at 69% where 50% is required. The rear yard pervious area is proposed at 70% where 40% is required. The second floor is proposed at approximately 1,739 SF which is 20.6% 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 1,739 SF which is 67.3%. A flat roof is proposed at 29 feet 3 inches above the crown of the road. Table 1 on page 3 provides information on site characteristics and zoning requirements.

The proposed driveway consists of pavers at 18 Feet and a paver walkway width of 5 Feet.

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. The Applicant has added additional façade changes to look different than the Lot B residence which was approved last month.

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.

**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 approved for Lot B.

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

- Mechanical equipment in south side yard must be 15 feet from the adjacent residence
- Town approval subject to MDC plat waiver approval and Town Commission plat waiver approval.

Chair Frankel asked if the lot to the South is still in Surfside.

Town Planner stated yes.

Yoann Andreu, representing the applicant went over the difference and the changes as recommended by the Board.

Town Planner Keller advised the Board that the Town Commission approved the plat waiver last night at the quasi-judicial meeting.

Chair Frankel advised the sticking point last time was that no homes should be cookie cutter style like the other one.

Board Member Bravo commented on Section 90.50.1 of the code.

Town Attorney Recio read that portion of the code into the record.

Board Member MacKenzie apologized for not being at the previous meeting where this item was discussed. He now understands why the two plans are allowing more setbacks between the two homes because two brothers are moving side by side. He apologized that they were not approved last time. He stated that he would like to see the setbacks flipped and the shorter setback towards his brother. He spoke regarding the placement of the air conditioning unit and the bathroom by the pool and does not believe the bathroom would meet code. He stated that they might have problems with the bathroom because it is sitting too low.

Mr. Andreu addressed the comments made by Board Member MacKenzie and stated that they are exceeding the required setbacks. He spoke regarding privacy and circular openings on the side.

Chair Frankel stated that they spoke regarding the pool bathroom and it is not required to be on the same level as the others.

Building Official McGuinness spoke regarding the FEMA flood plain requirements and the potable water supply is prohibited below base flood plus 2 and gave exceptions and possibilities.

Board Member MacKenzie responded to Mr. Andreu's comments and spoke regarding flipping the home.

Board Member Bravo asked the applicant regarding the mechanical equipment outside and how will that requirement affect the design of the house.

Town Planner Keller stated that the recommendation is to move the mechanical to the other side.

Mr. Andreu addressed the comments made on the placement of the mechanical equipment, the setbacks and getting the maximum greenspace and backyard.

Board Member Bravo spoke regarding the code and the house they approved, length with massing and he does not see the difference in what they approved. He asked what are the difference in the items from the previous approval.

Mr. Andreu addressed Board Member Bravo's question regarding the difference with these plans from the ones previously provided.

Board Member Bravo read the differences based on the plans provided.

Chair Frankel stated that the front façade for Lot B is limestone and the one for Lot A is stucco.

Mr. Andreu addressed the differences between the home, including façade, impact windows and treatments.

Board Member Bravo continued discussing the difference in the plans.

Mr. Andreu addressed the comments made by Board Member Bravo.

Board Member Landsman understands that they do have situations of two brothers using the same architect and they have similar taste. This is unique and appreciates that the owner listened to the Board. He appreciates that he came back and they should be respectful to the existing homes especially with the second floor and supports this item.

Mr. Andreu stated that they listened to all the comments made and was very respectful and they could have gone up to 7,000 square feet and they did not. He gave a history of the family who has lived in Surfside for over 25 years. He addressed the comments made regarding the setbacks.

Town Planner Keller stated that this house by far has more open space, setbacks, pervious areas than any house they have looked at and it is because they are 75-foot lots.

Board Member MacKenzie stated that all these accolades are great and his concern is a family with 2 lots and one architect and they have an opportunity to build something special and this architect designed one house and dressed the other one differently. He believes that they should have done two different houses.

Vice Chair Sanchez commented on addressing the critical points that have been corrected. He stated that he has spoken to neighbors and they are in favor of the project. He spoke regarding the tree that was removed and does not believe there is enough distinction in architectural style but that is an unfortunate reality.

Chair Frankel appreciates the changes they made and the fact that they added details. She had no issue with the look of either of the houses and likes the use of natural materials. The look is similar to the other one but does think it is different enough. She would ask that the landscape plans be developed separately and each one be unique.

Town Planner Keller stated that they did prepare more detail landscape plan but does not believe they were that much different from the other.

Building Official McGuinness spoke regarding the fact that many of the houses in Town are very similar to one another. He stated that these houses are diverse and stand in a style that is remarkable and would like to know if the Board votes against the project, where in the code would it state that they cannot have similar homes.

Chair Frankel stated it is mentioned in the code because they are next to each other.

Board Member Bravo stated the code section where it is mentioned.

Town Attorney Recio read the letters of support from the neighbors for this project and made it part of the record.

A motion was made by Board member Landsman to approve the application with the recommended move of the mechanical from the north side to the south side, seconded by Chair Frankel. The motion carried with a 3-2 vote with Board Member Mackenzie and Board Member Bravo voting in opposition.

**D. 9148 Emerson Avenue – Single Family Residence Addition with 2<sup>nd</sup> Story**

Chair Frankel recused herself from this item and passed the gavel to Vice Chair Sanchez.

Town Planner Keller introduced the item and provided an overview of the project.

**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.

**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.

Ricardo Lopez, architect representing the applicant gave a summary of the project and approached the design to provide more space in the house while keeping the character of the neighborhood.

Daniel Frankel, owner advised the Board the revisions being made to the home.

Board Member MacKenzie asked Mr. Lopez if this is a flat roof home, if it is cinderblock, if the home has a crawlspace and attic. He spoke regarding the 50% issue.

Mr. Lopez stated that it is a flat roof and that it is cinderblock and the roof has rafters and no attic.

Town Planner Keller addressed the comments made and stated that they will not be going over the 50% and they did post notice.



Mr. Frankel stated that he works for a general contractor and it will be an owner build and they will not be going over the 50%.

Board Member MacKenzie spoke regarding not exceeding the 50% and obtaining an appraisal to make sure they meet the 50% requirement. He commended Mr. Lopez for the job he has done. He stated that he feels that the second floor is a bit high and asked if the owner would consider lowering it and using truces instead of joists. He feels the size of the second floor makes it look heavy.

Mr. Lopez stated that they are looking at the structure of the second floor and have been conscious of not getting too high and working on bringing it down. He spoke regarding some of the designs and they will work on reducing the height.

Building Official McGuinness thanked Board Member MacKenzie for bringing up the 50% rule.

Board Member Bravo spoke regarding the plans and having the clear understanding of the pictures and having the side-by-side comparisons with the other homes. He thanked them for presenting it this way.

Board Member MacKenzie asked if they would consider deferring it to discuss the height.

Mr. Frankel would prefer it approved tonight and work with the height the Board is requesting.

Mr. Lopez stated that they can find room to see how they could lower it but shy away from horizontal lines.

Board Member MacKenzie asked how tall the parapet is and if they could bring it down to 8 inches.

Further discussion took place regarding lowering the height of the roof.

Vice Chair Sanchez asked for a range of lowering it since it has to do with drainage.

Board Member Landsman spoke regarding the images of the home and the modulation and articulation. He did like the comparison of the neighbors and it is helpful. He stated they are there for quality control and if you are within code and statute then that is what is important.

Vice Chair Sanchez spoke regarding the lopsidedness and that model can be found around Surfside. This is the kind of improvements and renovations they are looking for. He discussed the concern with the 50%.

Board Member MacKenzie wanted to bring something to their attention to make sure there is no cracking in the house. He asked if their intent was to do a gable roof.

Mr. Lopez stated that at one point they considered it but they have changed their mind. He asked if they could reduce the height without reducing the parapet.

Town Attorney Recio stated that it is a recommendation to the architect.

Town Planner Keller stated that if it is a recommendation to comply.

A motion was made by Board member MacKenzie to approve the application subject to the condition of lowering the height of the roof structure, lowering the parapet within the range the architect is comfortable with, seconded by Board Member Landsman.

Board Member MacKenzie withdrew his motion.

A motion was made by Board Member Landsman to approve the application as stated and to work on lowering the roof height and the parapet height, seconded by Board Member Bravo. The motion carried with a 4-0 vote with Chair Frankel absent (recused).

#### **E. 9173 Abbott Avenue – Single Family – Den Addition**

Town Planner Keller introduced the item and provided an overview of the project.

**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.

**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.

Albert Ezquevali, applicant and owner of the property stated that two years ago he came before the Board and wanted to remodel it and provided a summary of his project.

Vice Chair Sanchez asked regarding what occurred last time they came before the Board.

Mr. Ezquevali stated that they came for a façade remodeling. He stated that remodeling will add charm to the street.

Board Member Bravo asked regarding the setback and lot coverage and if that is with or without the new addition.

Town Planner Keller stated it is with the addition.

Board Member Bravo asked if they have a current survey.

Town Planner Keller stated that the survey is about a year old and is comfortable with the survey.

Building Official McGuinness advised the applicant regarding the survey, flood elevation, flood plain requirements and when the applicant submits the permit application, he must provide an elevation certificate and appraisal.

Board Member MacKenzie commented on the gate and the building of a new column.

Mr. Ezquevali addressed the comments made by the Board members regarding the existing structure as well as the remodeling.

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

**F. 9473 Carlyle Avenue – Garage Conversion, Front Yard Pool and Driveway Revisions**

Town Planner Keller introduced the item and provided an overview of the project.

**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.*

**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.

Chair Frankel asked Town Planner Keller that previously they required landscaping under the window when the garage door comes down, and it looks like the driveway has pavers.

Jeff Rose, representing the applicant, does not have a problem adding landscaping in that area.

Town Planner Keller stated that they lessen that requirement because some applicants would like to keep some space in the garage for storage.

Vice Chair Sanchez asked regarding the curb cut and if it is a single car curb cut and if there will be a window and no storage. He asked regarding the pool and when they are digging and draining into our system to make sure the water stays clean.

Mr. Rose stated that it is a single car curb cut and there will be no storage. He also stated that they do meet code requirements for pool and placing the barrier on the pool. He stated that the pool mechanics will be placed in the front and will be enclosed as required.

Town Planner Keller stated they can add that as a recommendation and the pool does meet the setback requirements.

Building Official McGuinness stated that Public Works does have to approve a pool dewatering plan and the applicant must comply with that.

Board Member Landsman asked that Florida law requires fencing around the pool and it looks like there is hedging in the front.

Mr. Rose stated that the hedge meets the code requirement.

Building Official McGuinness stated that they must comply with code.

Chair Frankel recommended getting a pool alarm to make sure it will go off in the event anyone falls into the pool.

Board Member Bravo commented on the fence around the pool and the detail and elevation of the fence.

Mr. Rose stated that they do have the proper barrier that meets code.

Further discussion took place among the Board Members and Mr. Rose regarding the proper barrier around the pool.

Board Member MacKenzie asked Town Planner Keller if this application is for the renovation plus the pool. He also addressed the setback requirements as it pertains to the wall to the pool.

Town Planner Keller addressed the comment made by Board Member MacKenzie and the setbacks.

Mr. Rose addressed the comments made by Board Member MacKenzie regarding the water table and pilings.

Building Official McGuinness stated that they do have to meet the setback requirements and went through the list of the requirements needed for the building permit.

Chair Frankel commented on the 50% and these are small changes and it is an unusual situation because you don't see many pools in the front of the house. She would have liked to hear from the neighbors. She stated that she does not like pools in the front yard.

Mr. Rose stated that it did not fit in the back of the house.

Chair Frankel stated that it is not usual to place a pool in the front yard. She also discussed the privacy issue and the palms.

Mr. Rose commented on the palms and creating the privacy.



Board Member MacKenzie stated that they are using their grass as their deck. He commented on not providing the appropriate information and leaving things out purposely and representing drawings that are not true to get it approved.

Town Planner Keller stated that is not accurate and when they come for site plan approval and when they go for building permit, they have to get approval as well.

Board Member MacKenzie gave an example of a property on 88<sup>th</sup> Street and the mechanical equipment and that there is no follow-up to make sure recommendations are followed.

Chair Frankel addressed the comments made by Board MacKenzie and stated that there are individuals that do things that the Board has not approved, but that is up to Code Enforcement.

Further discussion took place regarding permitted area and the barrier around the pool and the pervious area.

Mr. Rose stated that they will agree to the stipulations.

Building Official McGuinness addressed different protective barriers that can be approved by the Building Department in issuing the permit.

Chair Frankel stated that the fencing around the pool is required by Miami Dade County.

Mr. Rose stated that they are willing to shift it 18 inches and it would be between the porch and the pool deck.

Town Attorney Recio stated that per code pools are permitted in the front yard.

Chair Frankel asked regarding the pool mechanicals and its placement, conditionally it would be 18 inches of the entire peripheral with the coping.

Mr. Rose stated that they are fine with the pervious.

Vice Chair Sanchez asked if the deck would be flushed with the coping and is concerned with child safety.

Mr. Rose stated that they will get the details of what they can do with the pool and then go to the pool contractor.

Chair Frankel stated conditions of 18 inches around the perimeter of the pool, meeting pervious requirements, and mechanicals of the pool against the house, adding more landscaping and placing a barrier around the pool.

Town Planner Keller stated that they will have an issue with the pervious and come up with the 50%.

Chair Frankel commented on the statements made by Mr. Rose and she feels that the Board feels the owner is trying to have the Board come up with the details instead of the other way around.

Mr. Rose stated that a pool contractor will not come up with a pool design without an approval.

Town Attorney Recio clarified to the Board that it still has to go before the Town Planner before it can receive final approval.

Board Member Bravo stated that is why he is adamant of having signed and sealed plans and is concerned that the architect did not have a pool architect before coming before the Board.

After a lengthy discussion regarding the conditions of the pool, pervious, perimeter of the pool meeting requirements and mechanical pool equipment, the following motion was made.

A motion was made by Vice Chair Sanchez, to approve the application with the following conditions: decking around the pool no less than 18 inches with the coping level ground, meet the pervious with conditions and landscaping where the garage door was, mechanical equipment against the side of the house and screen the mechanical equipment, seconded by Board Member Landsman. The motion carried with a 4-1 vote with Board Member Mackenzie voting in opposition.

**G. 9488 Byron Avenue – Front Door Relocation; Driveway Revisions, Windows and Doors**

Town Planner Keller introduced the item and provided an overview of the project.

**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.

**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.

Jeff Rose, representing the applicant, introduced the project and provided a summary.

Chair Frankel stated that this is going to be a big improvement and this property has been an eyesore for a while and is glad that someone has a vision to make it something nice. She asked if they considered doing an overhang over the new front door to provide shade.

Mr. Rose stated that the owner did not mention anything as to that affect.

Board Member MacKenzie commented on the existing door and agrees there should be something to protect the door and it is not shown on the drawing.

Chair Frankel understands they want more light but is something to consider.

Board Member Bravo asked when they state they are relocating the door, if they are using the same door or a new one.

Mr. Rose stated they are creating a new front door entrance and stated that the front door is an impact aluminum door.

Vice Chair Sanchez asked where is the front and side on this is corner lot. He asked if the windows are being replaced and matching. He asked regarding the flooring and roof.

Town Planner Keller stated that the front is on the narrower portion of the lot.

Mr. Rose stated that all will be impact and matching, new layout of the house requiring new floor and bathrooms.

Vice Chair Sanchez asked if the existing garage is going to be the master bedroom.

Mr. Rose stated that he does not believe there was a garage before.

Board Member Landsman asked if the pool is in the backyard.

Mr. Rose stated the pool is in the backyard and a corner house and that the corner lot home pools have to come before the Board.

Further discussion took place regarding not having enough information on the pool.

Building Official McGuinness stated it is less than base flood elevation and the requirements of reconfiguration of space.

Board Member Landsman commented on approving the door, driveway and all interiors and has an issue with the pool and pergola without enough information.

Chair Frankel stated that they make it 18 inches as a requirement. She stated that with the fences it is as required by Miami Dade County code.

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

#### **H. 8834 Abbott Avenue – Driveway Gates**

Town Planner Keller introduced the item and provided an overview of the project.

**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.

Francesco Foggia, applicant gave a summary of the project.

Board Member Bravo asked if they have a patio area.

Mr. Foggia stated they do not have a patio area.

Board Member Landsman asked if it is an interior lot and with no grass.

Mr. Foggia stated it is an interior lot.

Chair Frankel asked Town Planner Keller regarding the pervious of the front yard.

Town Planner Keller stated that it does meet the pervious area.

Chair Frankel is asking because he has this front space that does not meet code in the front. If this front yard had the right amount of pervious it would not be conducive for playing soccer.

Mr. Foggia stated that he loves the look of Surfside and would not like to put anything up on the home that would take away from that look.

Vice Chair Sanchez asked if the gate swings in or out and have enough space for the cars.

Mr. Foggia stated it swings in and does have space for cars.

Board Member MacKenzie explained why he is against gates and spoke regarding the traffic and stated he is opposed to this.

Mr. Foggia stated at a certain age the children can play in the streets but not when they are 5 years old.

Board Member Bravo commented on fencing in the neighborhood.

Chair Frankel requested a fence and gate Ordinance and to provide some ideas for the next meeting because it is becoming more frequent.

Vice Chair Sanchez clarified the applicant is asking for a gate not a fence.

Board Member Landsman clarified that the previous applications approved was by a previous Planning and Zoning Board.

Board Member Landsman asked Town Attorney Recio for the Town Commission to address the issue of gates and fences.

Discussion took place among the Board Members and the applicant regarding other homes that have gates that were approved in the past.

Chair Frankel advised the applicant to possibly defer the item to have an ordinance on gates and fences.

Town Attorney Recio stated that they have to base it on the design guidelines on this specific proposal.

Town Planner Keller commented on the applicant's gate and there is a difference in this one and they are manual gates.

Board Member Landsman asked if anyone would support a shorter gate.

A motion was made by Landsman to extend the meeting until 10:20 p.m., seconded by Chair Frankel. The motion carried with a 5-0 vote.

Town Attorney Recio explained to the applicant his options of deferral or indefinite deferral and see if the owner can make some changes and address it in a different way.

Chair Frankel would like to place on the agenda for next month a discussion item regarding gates and fences.

Town Attorney Recio stated that any other proposals they would like could be incorporated into the zoning code.



A motion was made by Board member Landsman to defer this item indefinitely, seconded by Board Member Bravo. The motion carried with a 5-0 vote.

**I. 9501 Harding Avenue – Wall Sign**

Town Planner Keller introduced the item and provided an overview of the project.

**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.

Manuel Sagad, the sign company representative spoke regarding the item.

Discussion took place regarding sign A design.

Chair Frankel commented on sign B is illuminated and is on the alley way.

Town Planner clarified the signs and that it has to be sign A.

Board Member MacKenzie asked Town Planner Keller regarding the signs.

Town Planner Keller stated that he did not see that it was two signs.

Building Official McGuinness spoke regarding the area.

Board Member MacKenzie asked regarding what area is being occupied.

Town Planner Keller stated the Harding sign has to have the smaller one and could not tell what the floor plan of the restaurant is.

Mr. Sagad stated that the bank is closing and Dominoes is taking over.

Chair Frankel commented on the location of the sign.

Vice Chair Sanchez asked regarding a sign on the alley.

Board Member Bravo asked regarding the red portion. He asked if they can only approve sign A and in the location.

Discussion took place as to the reason for the sign in the alley and not complying with code and if it is the proper location for the sign.

Chair Frankel stated that they need to have the square footage and get more information for sign B from the applicant.

A motion was made by Board Member Bravo to extend the meeting to 10:30 p.m., seconded by Chair Frankel. The motion carried with a 5-0 vote.

Building Official McGuinness recommended for the Board to approve sign A and have the applicant correct the documents.

Board Member MacKenzie stated that other businesses are facing 95<sup>th</sup> street and what will prevent them from requesting signs.

Chair Frankel stated it is up to the owner of the building.

Town Attorney Recio stated that the signage rights are for the frontage and the applicant providing a floor plan to help with the second sign.

Board Member Bravo asked how bright the sign is.

Mr. Sagan stated it does not mention it and will put it in the next set of plans.

Town Attorney Recio read into the record what is permitted as it pertains to the brightness of the signs.

Chair Frankel spoke regarding the dimensions of the building are unclear as well as the location.

A motion was made by Board member Bravo to defer the item to June 24, 2021, seconded by Board Member Landsman. The motion carried with a 5-0 vote.

**5. Draft Proposed Zoning Code**

Item was not discussed.

**6. Next Meeting Date: June 24, 2021**

Consensus was reached to hold the next meeting on June 24, 2021.

**7. Discussion Items:**

**A. Future Agenda Items**

Chair Frankel asked the Board to come with their summer schedule in order to combine the July and August meeting. She also requested to discuss front yard gates and have and have Chief Yero at the June 24, 2021 meeting.

**8. Adjournment**

A motion was made by Board Member Bravo to adjourn the meeting without objection at 10:30 p.m. The motion received a second from Board Member Landsman. The motion carried with a 5-0 vote.

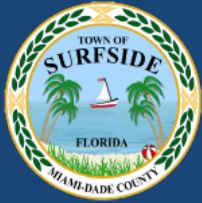
Respectfully submitted,

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

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

Attest:

\_\_\_\_\_  
Sandra 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:** June 14, 2021  
**RE:** 500 93<sup>rd</sup> Street – New 2 Story Single Family Residence

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**Background:** This application is a request to construct a new 2-story single family residence on a vacant lot. The parcel is located in the H30B Zoning District at 500 93<sup>rd</sup> Street. The average lot depth is 112.5 feet with a width of 55.12 feet. The Applicant indicates the lot size is 6,062 square feet (SF). The proposed air-conditioned floor space totals 3,830 SF.

The setback requirements for the H30B Zoning District are 20 foot front, 5 foot 6 inch side and 20 feet rear. The Applicant is proposing a 20 foot front setback with a setback on the rear lot of 20 feet and a 5 foot 6 inch side setback. Total lot pervious area is proposed to be 40% where 35% is required. The front yard setback pervious area is proposed at 55% where 50% is required. The rear yard setback pervious area is 70% where 40% is required. The second floor under ac is proposed at 1,702 SF which is 28% where 32% is the maximum. A pitched 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 garage doors and windows black with mullion and exterior accent wall. The front elevation includes concrete driveway with grass and stairway lighting maximum 3,000 Kelvin color. A dove grey metal roof is proposed with Sherwin Williams Genesis White over smooth stucco with exterior accent.

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.

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



# Town of Surfside, Florida Development Review

**Table 1 – 500 93<sup>rd</sup> Street Site Characteristics and Zoning Requirements**

<b>Address</b>	500 93 <sup>rd</sup> Street	
<b>General Location</b>	NW Area of Town	
<b>Property Size</b>	6,062 SF (112.5 Feet x 55 Feet)	
<b>Zoning District</b>	H30B	
<b>Lowest Floor Elevation</b>	Base Flood Elevation 10' NGVD (8.00 + 2.00)	
<b>Lot Coverage</b>	<b>Required</b>	<b>Proposed</b>
Total Lot	40% Max. (2,425 SF)	36% (2,209 SF)
Exempt Accessory Uses	15% or Less	N/A
2 <sup>nd</sup> Story Lot Coverage	32% of the Lot or 80% of First Floor	28% (1,489 SF under ac) 79% (1,489 SF under ac)
Pervious Area Total Lot	35% w/20% FL Friendly	40% ± (2,453 SF)
Pervious Area Front Yd	50% w/20% FL Friendly	55% (541 SF)
Pervious Area Rear Yd	40% w/20% FL Friendly	70% (768 SF)
Height – Flat Roof	30 Ft: Avg Datum/Crown-High Pt.	30 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
Trellis/Pergola Structure	12 Feet Max. Height	11 Feet
<b>Setbacks</b>		
Primary Frontage	20 Feet Min.	20 Feet
Secondary Corner	10 Feet Min.	10 Feet
Interior Side < or = 50 Ft	5 Feet Min.	5 Feet
Interior Side > 50 Ft	10% Frontage Width	5 Feet 6 Inches
Rear	20 Feet Min.	20 Feet 6 Inches
Pt. Lake & Adj. Canals	25 Feet Min	N/A
Biscayne Bay	50 Feet Min	N/A
<b>Encroachments</b>		
Eaves – Sloped Roofs	24 Inches Max	N/A
All Other Ornamentals	6 inches Max	N/A
<b>Accessory Buildings</b>		
Maximum Height	12 Feet Max	N/A
Max. Aggregated Area	500 SF Max.	N/A
Pools & Decks		
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 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:



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


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

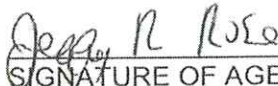
A complete submittal includes all items on the "Single-Family and Two-Family Site Plan Application Submission Checklist" document as well as completing this application in full. The owner and agent must sign the application with the appropriate supplemental documentation attached. Please print legibly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

<u>PROJECT INFORMATION</u>	
OWNER'S NAME	500 93rd Surfside LLC
PHONE / FAX	310666-7556
AGENT'S NAME	Jeffrey Rose
ADDRESS	8851 Fivole Ave, Surfside, FL 33154
PHONE / FAX	305-733-2485
PROPERTY ADDRESS	500 93rd St, Surfside, FL 33154 17-2035-006-1585
ZONING CATEGORY	H30B
DESCRIPTION OF PROPOSED WORK	new 2 story single family home

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

<u>ZONING STANDARDS</u>	Required	Provided
Plot Size	5,625	6,062
Setbacks (F/R/S)	20   20   5'6"10'	20'0"   20'   5'6"10"
Lot Coverage	40%	36%
Height	30'	30'
Pervious Area	35%	40.46%

 \_\_\_\_\_ DATE 6-2-21  
 SIGNATURE OF OWNER

 \_\_\_\_\_ DATE 6/2/21  
 SIGNATURE OF AGENT





**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:

Debra Allen  
NAME OF REPRESENTATIVE

6/2/21  
DATE



## ZONING REQUIREMENTS: H30B

LOT SIZE: 6,062 SQ.FT.

MAX. LOT COVERAGE: 40% (6,062) = 2,425 SQ.FT.

<u>FIRST FLOOR BUILDING SET BACKS:</u>	<u>REQUIRED</u>	<u>PROPOSED</u>
FRONT SET BACK	20'-0"	20'-0"
STREET SET BACK	10'-0"	10'-0"
SIDE SET BACK	5'-6"	5'-6"
REAR SET BACK	20'-0"	20'-0"
FIRST FLOOR LOT COVERAGE	2,425 SQ.FT.	2,209 SQ.FT.
FIRST FLOOR AREA + TERRACE	N/A	2,524 SQ.FT.
<u>SECOND FLOOR BUILDING SET BACKS:</u>	<u>REQUIRED</u>	<u>PROPOSED</u>
FRONT SET BACK AVERAGE	30'-0"	30'-0"
REAR SET BACK	20'-0"	20'-5"
STREET SET BACK AVERAGE	20'-0"	20.01'
INTERIOR SET BACK AVERAGE	10'-0"	11.57'
UPPER FLOOR AREA UNDER A/C PROPOSED	1,702 SQ.FT. (77% OF FIRST FLOOR)	
MAX. HEIGHT FROM CROWN OF ROAD	2 STORIES 30'-0"	2 STORIES 30'-0"
MIN. PERVIOUS AREA (35% OF 6,062 SQ.FT.)	2,122 SQ.FT.	2,453 SQ.FT.
FRONT SET BACK PERMEABILITY (50% OF 976 SQ.FT.)	488 SQ.FT.	541 SQ.FT.

## LANDSCAPING REQUIREMENTS: H30B

STREET TREES (SABAL PALMETTO PALMS)	2	3
LOT TREES (ROYAL PALM- ROYSTONEA REGIA)	5	7
SHRUBS (DWARF FAKAHATCHEE GRASS)	25	25

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

LOT SIZE: 6,062 SQ.FT.

MAX. LOT COVERAGE: 40% (6,062) = 2,425 SQ.FT.

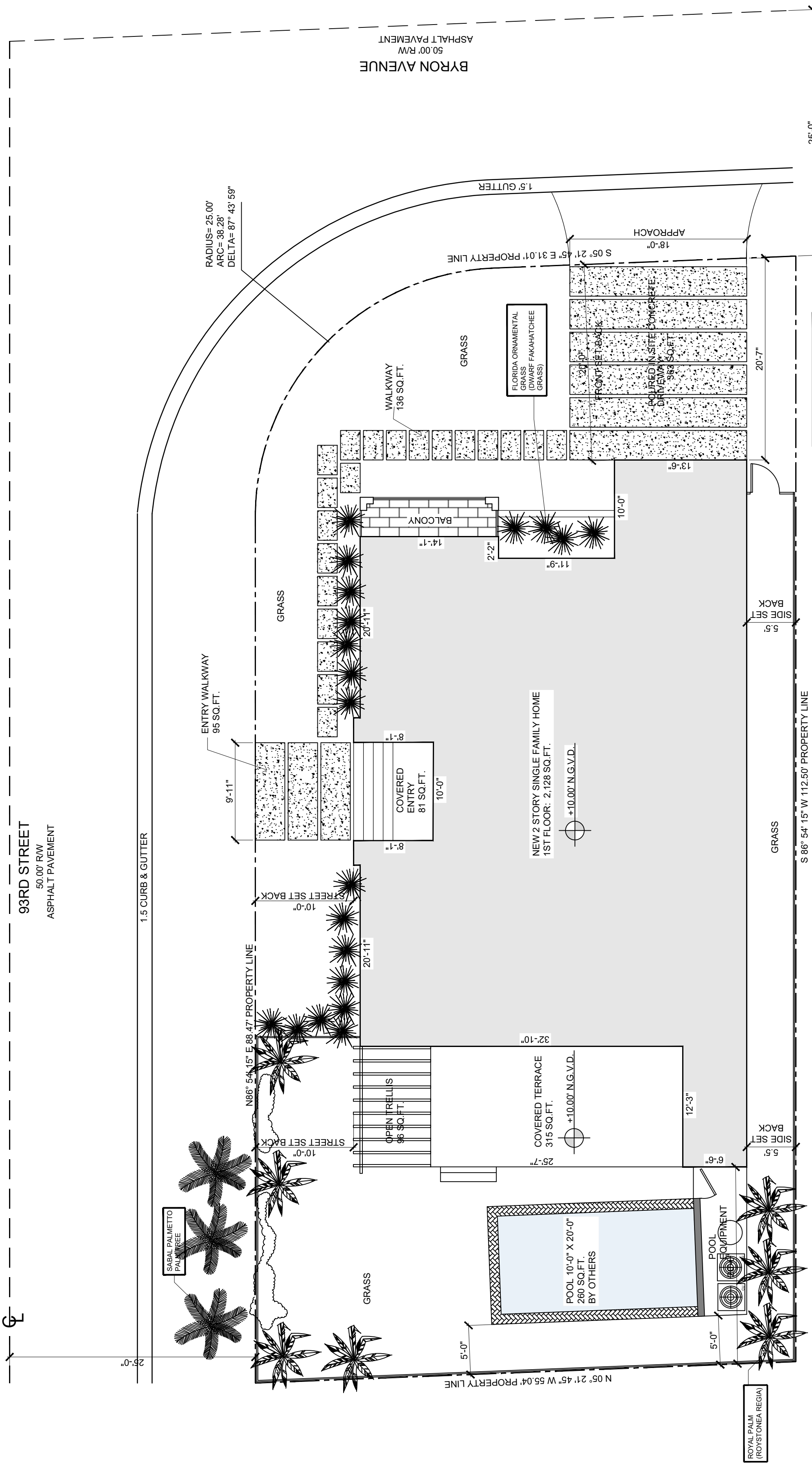
<u>FIRST FLOOR BUILDING SET BACKS:</u>	<u>REQUIRED</u>	<u>PROPOSED</u>
FRONT SET BACK	20'-0"	20'-0"
STREET SET BACK	10'-0"	10'-0"
SIDE SET BACK	5'-6"	5'-6"
REAR SET BACK	20'-0"	20'-0"
FIRST FLOOR LOT COVERAGE	2,425 SQ.FT.	2,209 SQ.FT.
TERRACE 15% (2,209) MAX	331 SQ.FT.	315 SQ.FT.
<u>SECOND FLOOR BUILDING SET BACKS:</u>	<u>REQUIRED</u>	<u>PROPOSED</u>
FRONT SET BACK AVERAGE	20'-0"	30'-2"
REAR SET BACK	20'-0"	29'-9"
STREET SET BACK AVERAGE	20'-0"	20.01'
SIDE SET BACK AVERAGE	10'-0"	11.57'
UPPER FLOOR AREA UNDER A/C PROPOSED	NA	1,702 SQ.FT.
MAX. HEIGHT FROM CROWN OF ROAD	30'-0"	30'-0"
MIN. PERVIOUS AREA		
FRONT SET BACK PERMEABILITY (50% OF 976 SQ.FT.)	488 SQ.FT.	541 SQ.FT.
REAR SET BACK PERMEABILITY (40% OF 1,100 SQ.FT.)	440 SQ.FT.	758 SQ.FT.







ZONING REQUIREMENTS: H30B	
LOT SIZE 6,082 SQ. FT.	
MAX. LOT COVERAGE: 40% (6,082) = 2,425 SQ. FT.	
FIRST FLOOR BUILDING SET BACKS:	
FRONT SET BACK	20'-0"
STREET SET BACK	10'-0"
SIDE SET BACK	5'-6"
REAR SET BACK	20'-0"
FIRST FLOOR LOT COVERAGE	2,299 SQ. FT.
FIRST FLOOR AREA - TERRACE	2,524 SQ. FT.
SECOND FLOOR BUILDING SET BACKS:	
FRONT SET BACK AVERAGE	30'-0"
STREET SET BACK AVERAGE	20'-0"
INTERIOR SET BACK AVERAGE	11.57'
UPPER FLOOR AREA UNDER AC PROPOSED	1,702 SQ. FT. (77% OF FIRST FLOOR)
MAX. HEIGHT FROM CROWN OF ROAD	2 STORIES 30'-0"
MIN. PERVIOUS AREA (35% OF 6,082 SQ. FT.)	2,122 SQ. FT.
FRONT SET BACK PERMEABILITY (50% OF 976 SQ. FT.)	488 SQ. FT.
<b>LANDSCAPING REQUIREMENTS: H30B</b>	
STREET TREES (SABAL PALMETTO PALMS)	2
LOT TREES (ROYAL PALM, ROYSTONIA REGIA)	5
SHRUBS (DWARF FAKAHATCHEE GRASS)	25
<b>ZONING REQUIREMENTS S PER 2006 ZONING CODE: RS-2</b>	
LOT SIZE 6,082 SQ. FT.	
MAX. LOT COVERAGE: 40% (6,082) = 2,425 SQ. FT.	
FIRST FLOOR BUILDING SET BACKS:	
FRONT SET BACK	20'-0"
STREET SET BACK	10'-0"
SIDE SET BACK	5'-6"
REAR SET BACK	20'-0"
FIRST FLOOR LOT COVERAGE	2,299 SQ. FT.
TERRACE 15% (2,299) MAX	331 SQ. FT.
SECOND FLOOR BUILDING SET BACKS:	
FRONT SET BACK AVERAGE	30'-2"
REAR SET BACK	20'-0"
STREET SET BACK AVERAGE	20'-0"
SIDE SET BACK AVERAGE	10'-0"
UPPER FLOOR AREA UNDER AC PROPOSED	NA
MAX. HEIGHT FROM CROWN OF ROAD	30'-0"
MIN. PERVIOUS AREA	541 SQ. FT.
FRONT SET BACK PERMEABILITY (50% OF 976 SQ. FT.)	488 SQ. FT.
REAR SET BACK PERMEABILITY (40% OF 1,100 SQ. FT.)	440 SQ. FT.



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

AREA CALCULATION  
 SCALE 1/8"=1'-0"























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

**LEGAL DESCRIPTION:**  
 Lot 12, Block 9, **ALTOS DEL MAR NO. 5**, according to the plat thereof, as recorded in Plat Book 8, Page 92 of the Public Records of Miami-Dade County, Florida.

**SURVEYOR'S REPORT AND GENERAL NOTES**

1. Legal Description has been furnished by the client.  
(Not valid without the attached Survey Map)
2. References to "Deed", "Record" or "Plat" refer to documents and instruments of record as part of the pertinent information used for this survey work. Measured distances, directions and angles along boundary lines are in consistency with corresponding values from records, unless otherwise shown.
3. These lands are subject to additional restrictions of record that were not furnished to the undersigning registered surveyor. A title search has not been performed by the surveyor.
4. North arrow direction is based on an assumed Meridian. Bearings are based on an assumed meridian on a well-established line, said line is being noted as BR on the Survey Map.
5. Only above ground improvements are shown herein. Foundations, underground features and utilities have not been located.
6. Survey markers found in the field have no identification unless otherwise shown. Any survey marker set by our company is labeled LB 7262 or PSM 6169.
7. Fence ownership has not been determined. Distances from existing fences to boundary lines are approximate. Fence/walls width and conditions must be considered to determine true location. Lands located beyond perimeter fences might or might not be being used by adjoining. Adjoining parcels have not been investigated.
8. This Survey Map is intended to be displayed at the scale shown hereon. Data is expressed in U.S. Survey Foot.
9. This Survey Map is being prepared for the use of the party/parties that it is certified to and does not extend to any unnamed individual, entity or assignee.
10. **FLOODPLAIN INFORMATION:** As scaled from Federal Insurance Rate Map (FIRM) of Community No. 120659 (Town of Surfside), Panel 0144, Suffix L, revised on Sept. 11th, 2009, this real property falls in Zone "AE" with Base Flood Elevation 8 feet (NGVD 1929).
11. **HORIZONTAL ACCURACY:** Accuracy obtained thru measurements and calculations meets and exceeds the minimum horizontal feature accuracy for a Suburban area being equal to 1 foot in 7,500 feet.
12. **VERTICAL CONTROL AND ACCURACY:** The elevations as shown are referred to the National Geodetic Vertical Datum of 1929 (NGVD 1929). The closure in feet, as computed, meets the standard of plus or minus 0.05 feet times the squared root of the loop distance in miles. Elevation are based on a level loop from and to the following official Bench Marks:  
 Bench Mark # 1: Miami-Dade County Public Works Department Bench Mark Z-313, Elevation = 9.59 feet  
 Bench Mark # 2: Miami-Dade County Public Works Department Bench Mark T-243, Elevation = 13.03 feet

I HEREBY CERTIFY TO:  
 500 93rd Surfside LLC.

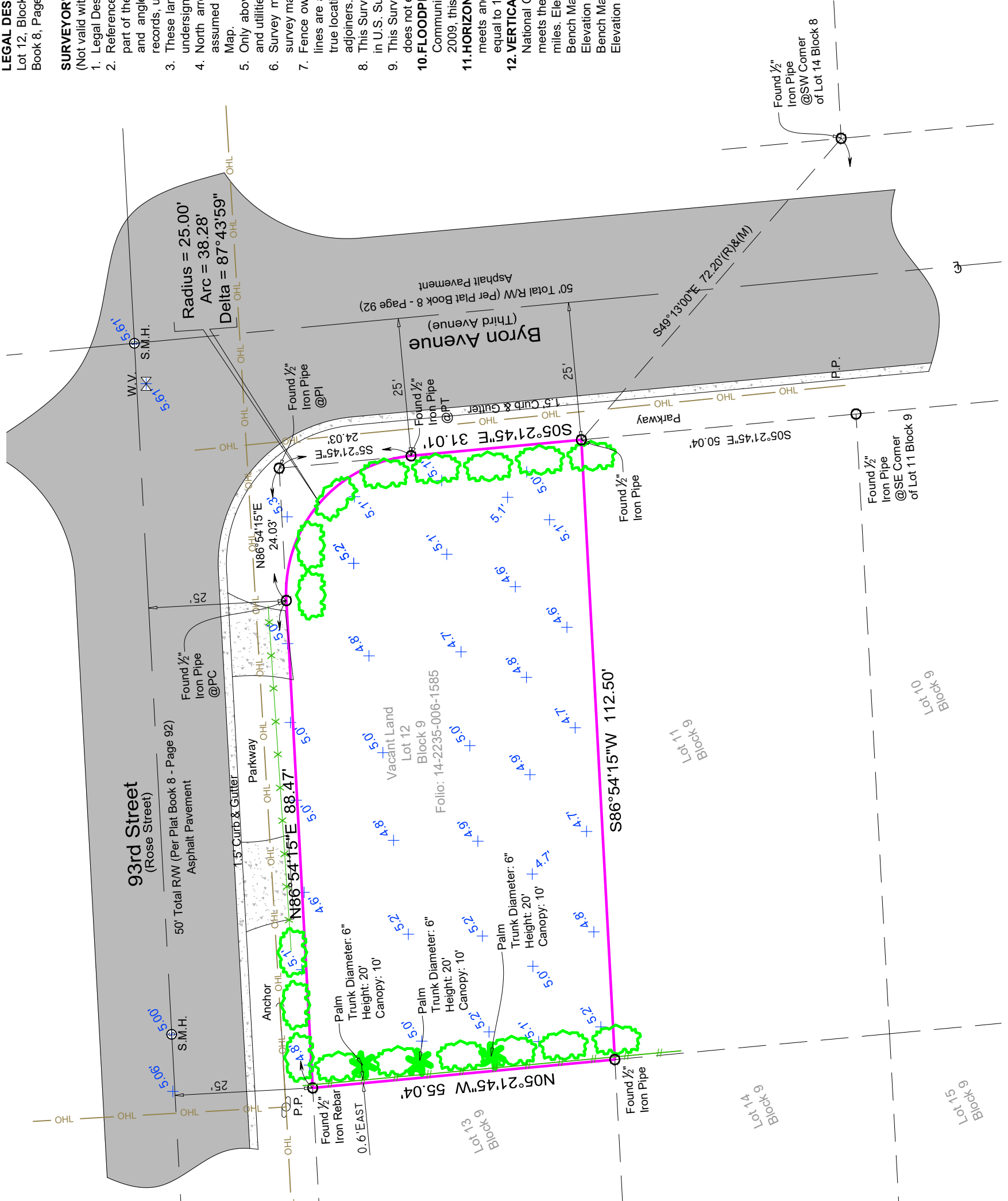
That this Survey conforms to the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in applicable provisions of chapter 5J-17, Florida administrative code pursuant to Section 472.027 Florida Statutes. This Survey is accurate and correct to the best of my knowledge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

Odalys C. Bello-Iznaga  
 Professional Surveyor and Mapper LS6169 • State of Florida  
 Field Work Date: 01/29/2021

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

**MAP OF BOUNDARY SURVEY**

Property Address:  
 5XX 93rd Street, Surfside, Florida 33154  
 Project No. 21299 D.B.: A.C. Page 1 of 1



**LEGEND & ABBREVIATIONS**

	CONCRETE (CONC.)		POINT OF CURVATURE		CALC = CALCULATED
	BRICK WALL		POINT OF COMPOUND CURVE		MEAS = MEASURED
	WOOD DECK		POINT OF REVERSE CURVE		FEAT PLAT = FEAT PLAT
	COVERED AREA		PROFESSIONAL SURVEYOR AND MAPPER		PROFESSIONAL SURVEYOR AND MAPPER
	ASPHALT		ENCROACHMENT PAD		ENCROACHMENT PAD
	CHAIN LINK FENCE (CLF)		ENCROACHMENT PAD		ENCROACHMENT PAD
	WOOD FENCE (WF)		ENCROACHMENT PAD		ENCROACHMENT PAD
	WOOD FENCE (WF)		ENCROACHMENT PAD		ENCROACHMENT PAD
	OVERHEAD WIRES		ENCROACHMENT PAD		ENCROACHMENT PAD
	WATER VALVE (WV)		ENCROACHMENT PAD		ENCROACHMENT PAD
	POWER POLE (PP)		ENCROACHMENT PAD		ENCROACHMENT PAD
	GUY ANCHOR		ENCROACHMENT PAD		ENCROACHMENT PAD
	WATER METER (WM)		ENCROACHMENT PAD		ENCROACHMENT PAD
	CONC. LIGHT POLE (LP)		ENCROACHMENT PAD		ENCROACHMENT PAD
	WELL		ENCROACHMENT PAD		ENCROACHMENT PAD
	STREET SIGN		ENCROACHMENT PAD		ENCROACHMENT PAD
	FFL TRANSFORMER		ENCROACHMENT PAD		ENCROACHMENT PAD
	SANITARY MANHOLE		ENCROACHMENT PAD		ENCROACHMENT PAD
	DRAINAGE MANHOLE		ENCROACHMENT PAD		ENCROACHMENT PAD
	MANHOLE		ENCROACHMENT PAD		ENCROACHMENT PAD
	FIRE HYDRANT		ENCROACHMENT PAD		ENCROACHMENT PAD
	CABLE BOX (CATV)		ENCROACHMENT PAD		ENCROACHMENT PAD
	PERMANENT CONTROL		ENCROACHMENT PAD		ENCROACHMENT PAD
	POINT (ECP)		ENCROACHMENT PAD		ENCROACHMENT PAD
	CATCH BASIN OR INLET		ENCROACHMENT PAD		ENCROACHMENT PAD
	EXISTING ELEVATION		ENCROACHMENT PAD		ENCROACHMENT PAD
	PERMANENT REFERENCE MONUMENT (PRM)		ENCROACHMENT PAD		ENCROACHMENT PAD
	PROPERTY CORNER		ENCROACHMENT PAD		ENCROACHMENT PAD
	PROPERTY LINE		ENCROACHMENT PAD		ENCROACHMENT PAD
	CENTER LINE		ENCROACHMENT PAD		ENCROACHMENT PAD
	PERMANENT LINE		ENCROACHMENT PAD		ENCROACHMENT PAD

**500 93<sup>rd</sup> St,  
Surfside, FL 33154**

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



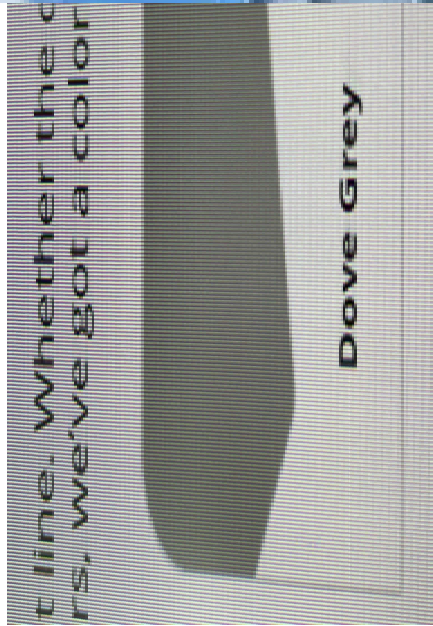
500 93<sup>rd</sup> street, Surfside, FL 33154 Render







# ROOFING



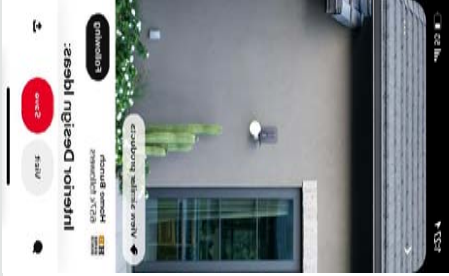
Metal Roof  
Englert Metal Roof Dove Grey  
OR Similar make and color

# EXTERIOR WALL FINISHES



## EXTERIOR PAINT

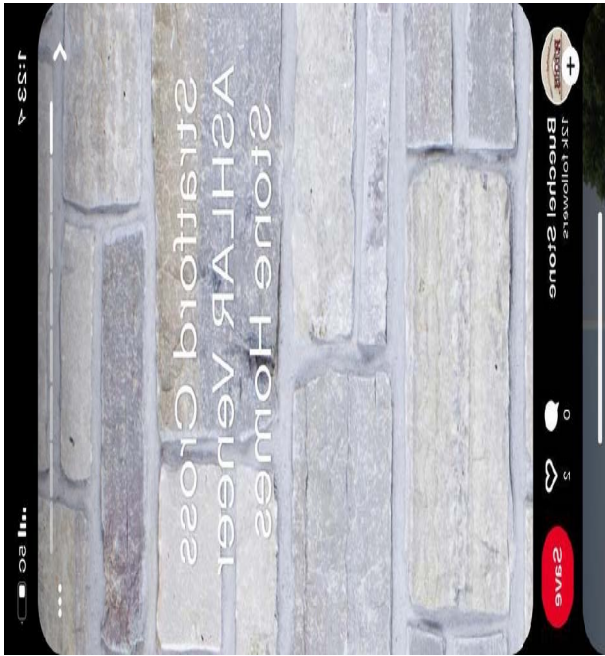
SHERWIN WILLIAMS – GENESIS WHITE OR SIMILAR  
OVER A DOUBLE COAT OF SMOOTH STUCCO FINISH



Stucco Base

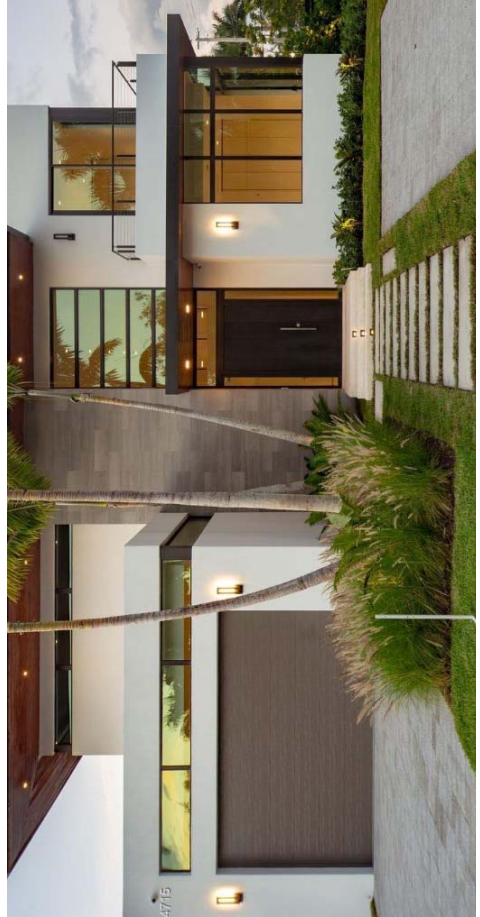


EXTERIOR ACCENT



EXTERIOR ACCENT WALL

# ES Windowsand Doors Black window with mullion





# LIGHTING, & BALCONY RAILING



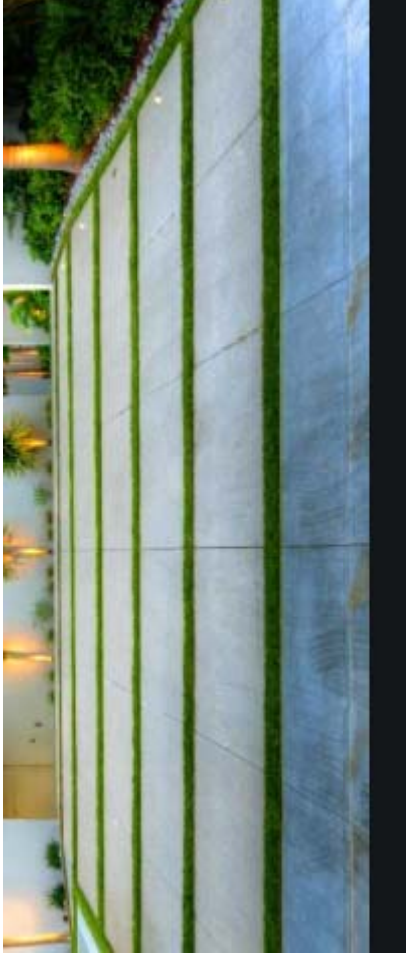
Exterior Front Light Fixture  
Max Kelvin Color 3,000 or  
less

Exterior Back Railing  
Dark Bronze/Black  
Color



# DRIVEWAY

Concrete Driveway  
With grass in between



# Neighbors

9289 Carlyle Ave  
Behind (West) of Subject



500 93<sup>rd</sup> St  
Surfside, FL 33154

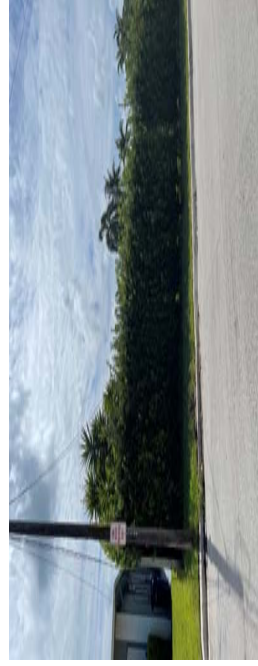


9308 Byron Ave and Dog  
Park

Right (North) of Subject



9280 Byron Avenue Interior Vacant Land



9272 Byron Avenue  
Left (South) of Subject



9289 Byron Avenue  
Across (East) of Subject





# Memorandum

**To:** Planning and Zoning Board  
**Thru:** Andrew Hyatt, Town Manager  
**From:** Walter Keller, PE, AICP., Town Consultant Planner  
Marlin Engineering, Inc.  
**CC:** Jason Greene, Assistant Town Manager  
Lillian Arango, Town Attorney  
James McGuinness, Town Building Official  
**Date** June 14, 2021  
**RE:** 9234 Bay Drive – New 2 Story 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 9234 Bay Drive. The average lot depth is 241 feet with a width of 50 feet. The Applicant indicates the lot size is 12,098 square feet (SF). The proposed air-conditioned floor space and garage totals 3,483 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 in Figure 1 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 except for the front yard where 37.9 feet is proposed where 20 Feet is required. The Applicant's proposal regarding average setbacks is reasonable. Total lot pervious area is proposed to be 41.7% where 35% is required. The front yard setback pervious area is proposed at 58.4% where 50% is required. The rear yard setback pervious area is proposed at 70.1.5%. The second floor under ac and covered porches is proposed at 3,064 SF which is 25.3% 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 3,064 SF which is 79.9%. Lots greater than 112.5 feet are also required to have the front and rear yards combined equal 36% or more. The 37.9 foot front yard and 50 foot rear yard when added together and divided by the 242 foot lot depth is 36.3%. A sloped 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, terraces, door, iron railings, decorative wall openings, traditional mission barrel "C" tile roof saracenic arches and a large number of windows. Air conditioners are located behind a parapet wall on the roof which is consistent with the height requirements.

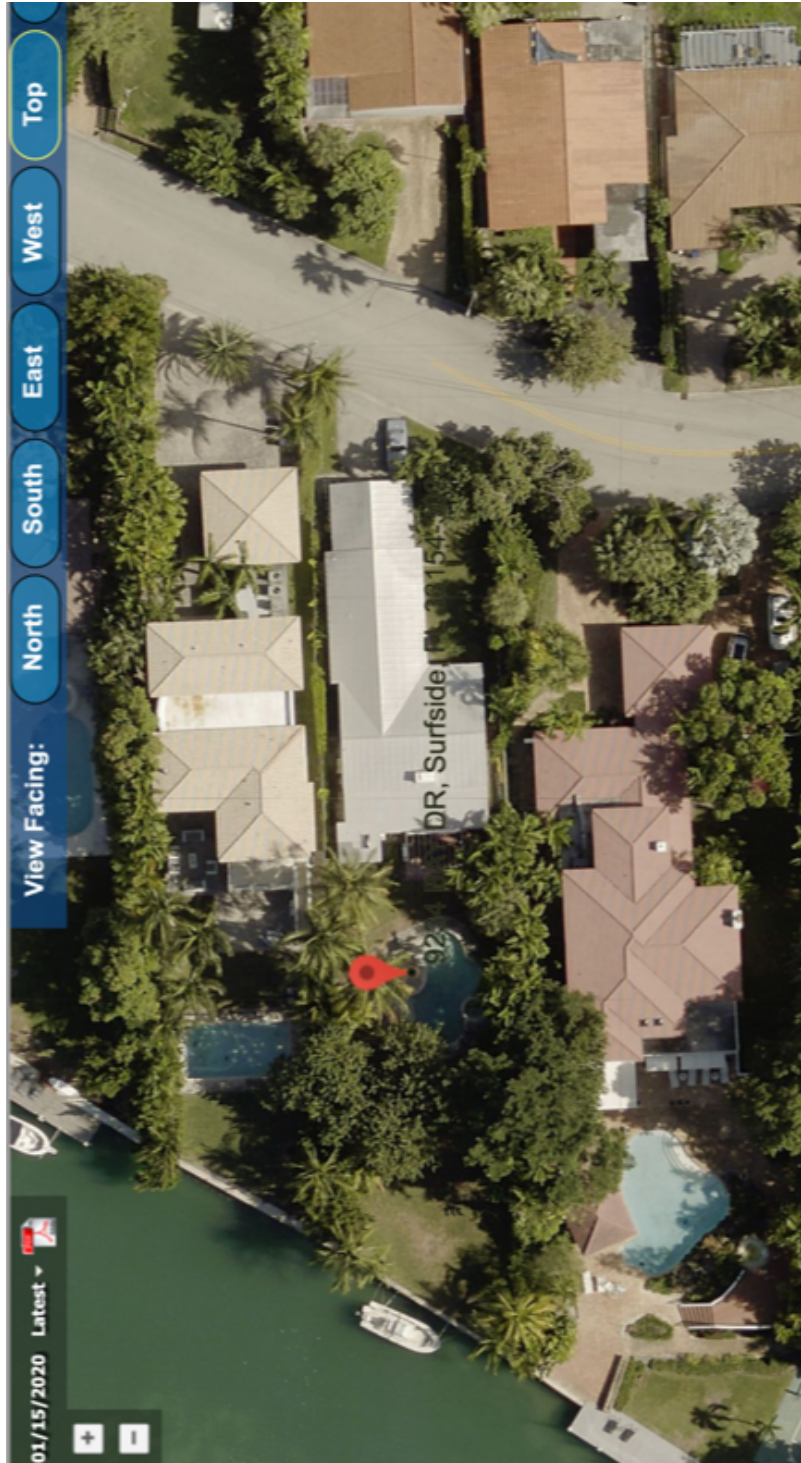
This review may be supplemented prior to the Planning and Zoning Board meeting.





# Town of Surfside, Florida Development Review

Figure 1 - 9234 Bay Drive MDCPA Angled Top View





# Town of Surfside, Florida Development Review

**Table 1 – 9234 Bay Drive Site Characteristics and Zoning Requirements**

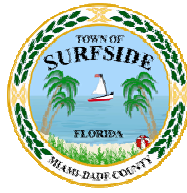
<b>Address</b>	9234 Bay Drive	
<b>General Location</b>	NW Area of Town on Biscayne Bay	
<b>Property Size</b>	12,098 SF (242 Feet x 50 Feet)	
<b>Zoning District</b>	H30A	
<b>Lowest Floor Elevation</b>	Base Flood Elevation +2 – 10.0 Feet	
<b>Lot Coverage</b>	<b>Required</b>	<b>Proposed</b>
Total Lot	40% Max. (4,839 SF)	31.7% (3,836 SF)
Exempt Accessory Uses	15% or Less	15.0% ( 575 SF)
2 <sup>nd</sup> Story Lot Coverage	32% of the Lot	25.3% (3,064 SF)
	80% of First Floor	79.9% (3,064 SF)
Lots > 112.5 Feet	Front + Back Yds = 36% of Lot	36.3%
Pervious Area Total Lot	35% w/20% FL Friendly	41.7% ±
Pervious Area Front Yd	50% w/20% FL Friendly	58.4%
Pervious Area Rear Yd	40% w/20% FL Friendly	70.1%
Height – Flat Roof	30 Ft: Avg Datum/Crown-High Pt.	30 Feet
Height – Pitched Roof	30 Ft: Avg Datum/Crown-Tie Beam.	30 Feet
Modification of Height	1% of Height to 3 Ft Max	3 Foot
Roof Decks	Prohibited	N/A
<b>Setbacks</b>		
Primary Frontage	20 Feet Min.	37.9 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.	N/A
Pt. Lake & Adj. Canals	25 Feet Min	N/A
Biscayne Bay	50 Feet Min	50 Feet
<b>Encroachments</b>		
Eaves – Sloped Roofs	24 Inches Max	N/A
All Other Ornamentals	6 inches Max	N/A
<b>Accessory Buildings</b>		
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 as presented.



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

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

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

<b><u>PROJECT INFORMATION</u></b>	
OWNER'S NAME	Carolyn Baumel (My 3 Kids LLC)
PHONE / FAX	305-608-0337
AGENT'S NAME	
ADDRESS	9481 Bay Dr. Surfside
PHONE / FAX	305-608-0337
PROPERTY ADDRESS	9234 Bay Dr, Surfside
ZONING CATEGORY	
DESCRIPTION OF PROPOSED WORK	New Construction (of a Beautiful Home)

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

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

Carolyn Baumel      6.3.21      \_\_\_\_\_      \_\_\_\_\_  
 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:**

*Juan C. David, Architect*  
*Brown-Davis, Architecture and Design 3-21*

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) 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











Revisions

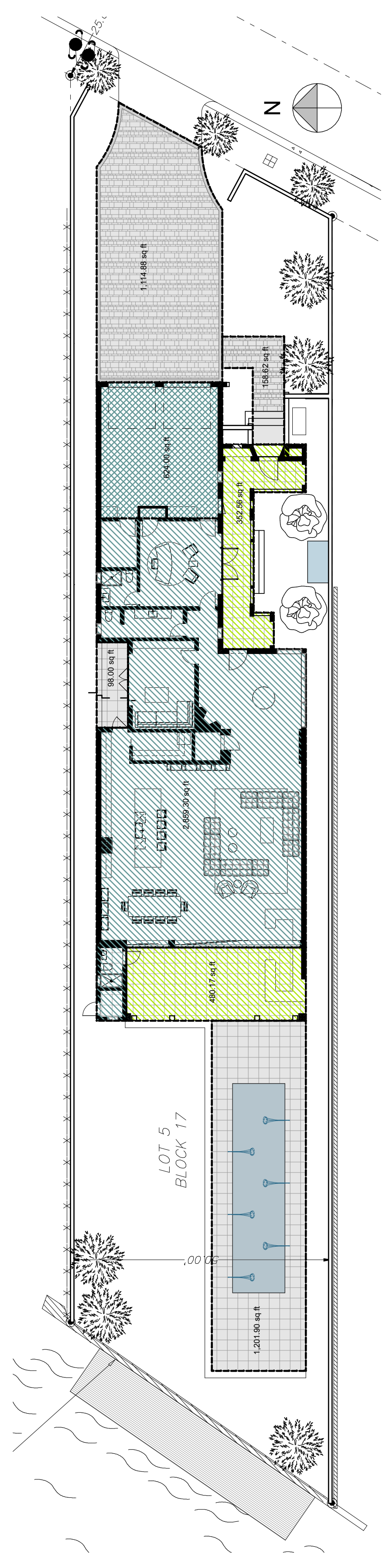
# Zoning Calculation Diagrams

Barry & Carolyn Baumel Residence  
9234 Bay Drive, Surfside, FL 33154

**J.C.D. ARCHITECT INC.**  
LEED ACCREDITED PROFESSIONAL  
JUAN C. DAVID A.R. #0015344  
Architecture Interiors Planning Construction  
1398 Coral Way, Suite 207 Miami, Florida 33145 Phone: (305) 268-4343 Fax: (305) 268-4343  
ARCHITECTS, INC.

Seal AA-26001560  
Sheet No. **A1.3**

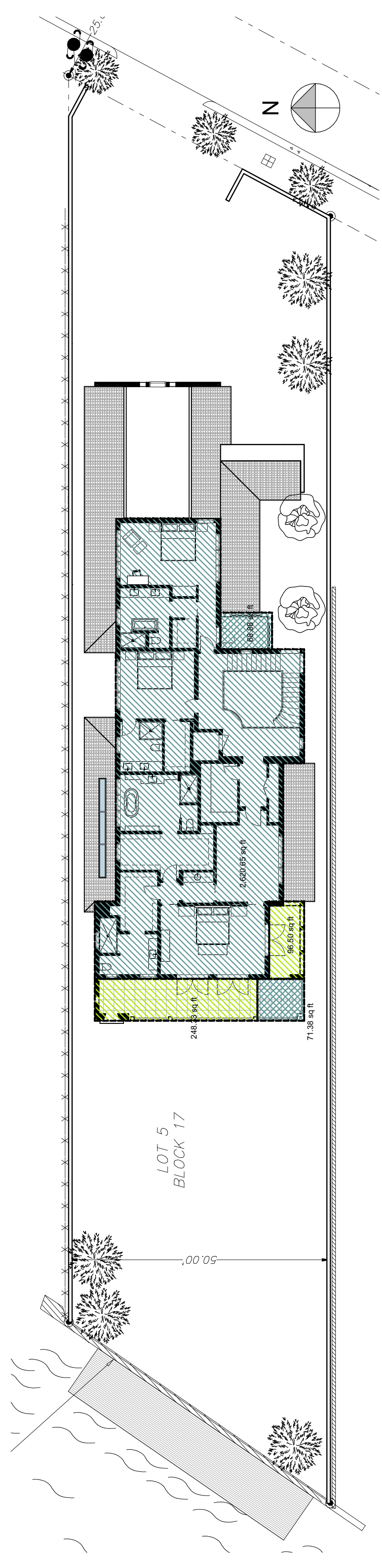
Job No. \_\_\_\_\_  
Date \_\_\_\_\_  
Scale \_\_\_\_\_



1 BUILDING COVERAGE - FIRST FLOOR 1/16" = 1'-0"

**Building Coverage - First Floor Breakdown**

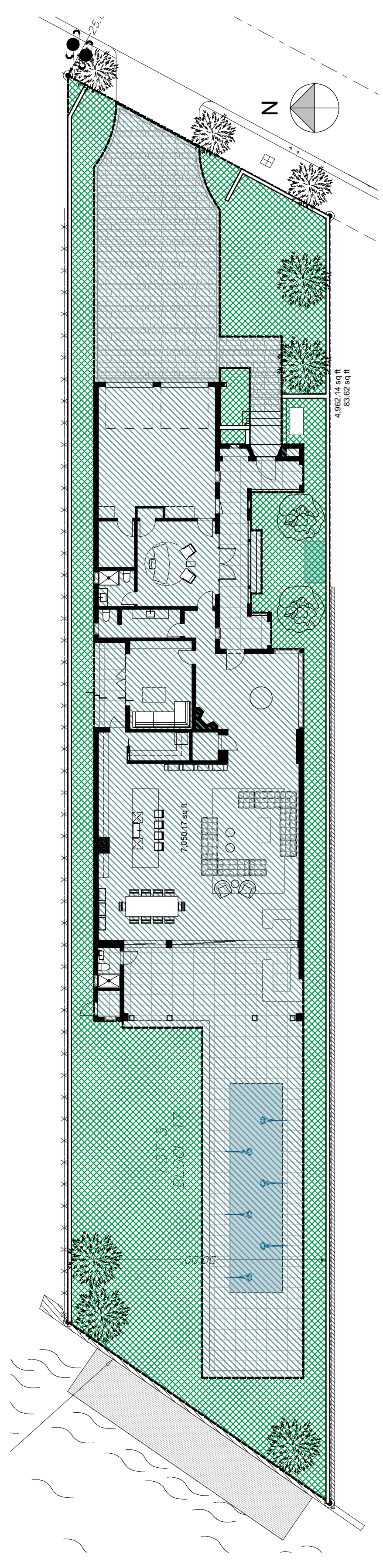
TOTAL LOT	12,098.41 sf
COVERED ENTRY	352.56 sf
HOUSE UNDER A/C	2859.30 sf
GARAGE	624.00 sf
GARDEN LOGGIA	480.17 sf
DRIVEWAY	1114.88 sf
FRONT WALK AND STAIRS	158.62 sf
POOL AND POOL DECK	1201.90 sf



2 BUILDING COVERAGE - SECOND FLOOR 1/16" = 1'-0"

**Building Coverage - Second Floor Breakdown**

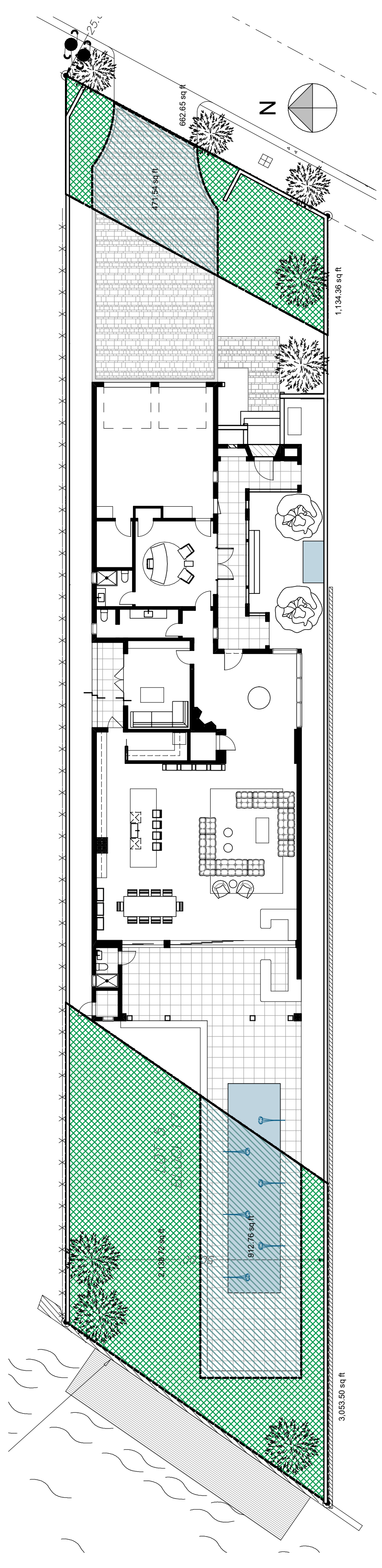
TOTAL LOT	12,098.41 sf
OPEN GUEST PORCH	68.88 sf
HOUSE UNDER A/C	2719.26 sf
COVERED PORCH	344.83 sf
OPEN PORCH - MASTER BEDROOM	71.38 sf



3 SITE PERVIOUS TO IMPERVIOUS CALCULATIONSS 1/16" = 1'-0"

**Site Pervious and Impervious Calculations**

TOTAL LOT	12,098.41 sf
REQUIRED MIN PERVIOUS AREA	35% = 4234.44 sf
IMPERVIOUS AREA	7032.65 sf
PERVIOUS AREA	5045.76 sf
	41.71% > 35.00%



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

**REAR YARD Pervious and Impervious Calculations**

REQUIRED MIN PERVIOUS AREA	40% x 3051.50=1220.60 sf
IMPERVIOUS AREA	912.77 sf
PERVIOUS AREA	2138.73 sf
	70.09% > 40.00%

**FRONT YARD Pervious and Impervious Calculations**

REQUIRED MIN PERVIOUS AREA	50% x 1134.36=567.18 sf
IMPERVIOUS AREA	471.54 sf
PERVIOUS AREA	662.65 sf
	58.42% > 50.00%











Revisions

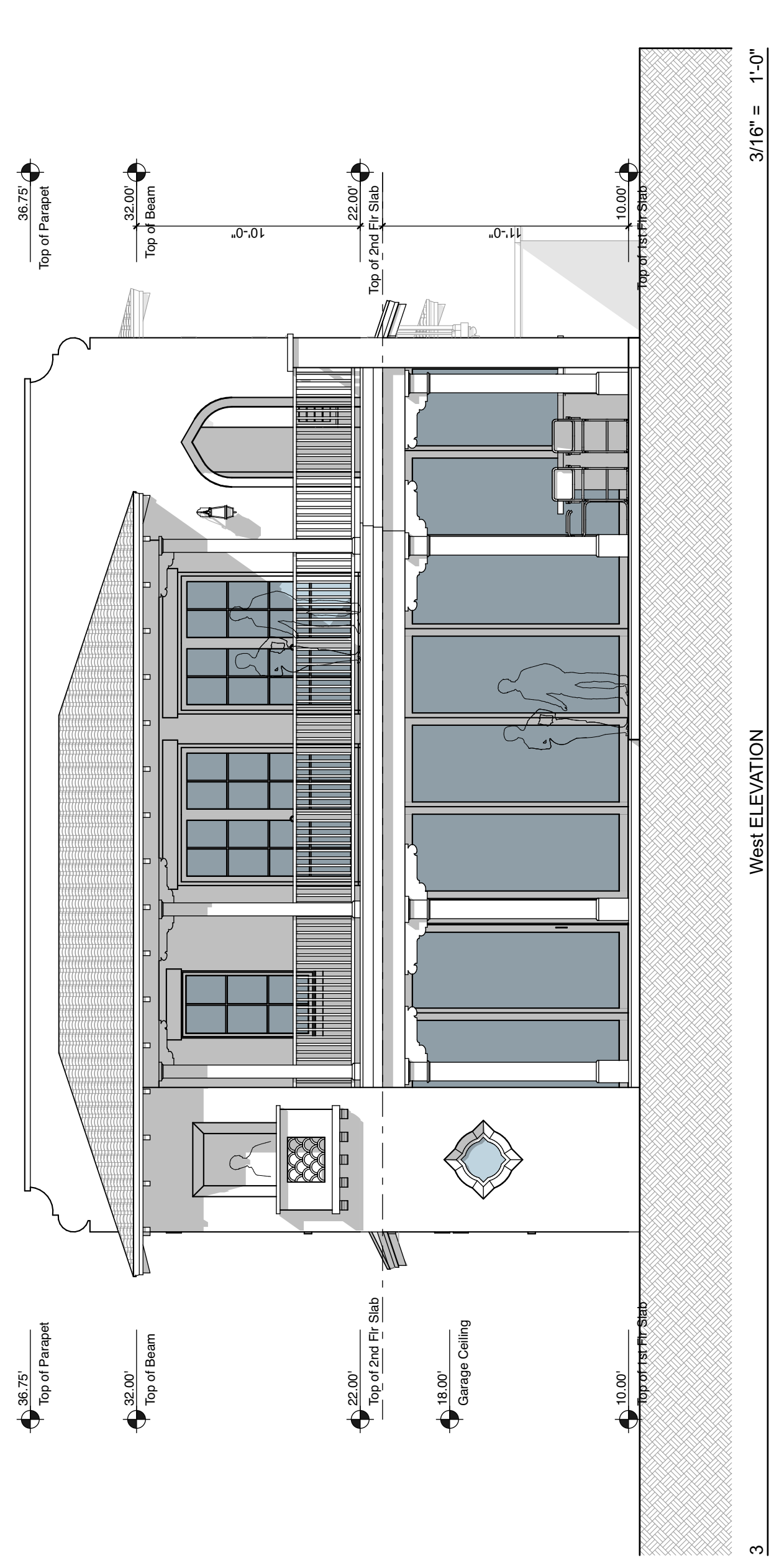
**Exterior Elevations**  
**Barry & Carolyn Baumel Residence**  
 9234 Bay Drive, Surfside, FL 33154

**J.C.D. ARCHITECT INC.**  
 LEAD ACCREDITED PROFESSIONAL  
 Design & Development  
 Architecture Interiors Planning Construction  
 1388 Coral Way, Suite 207 Miami, Florida 33145 Phone: (305) 288-4343 Fax: (305) 288-4343



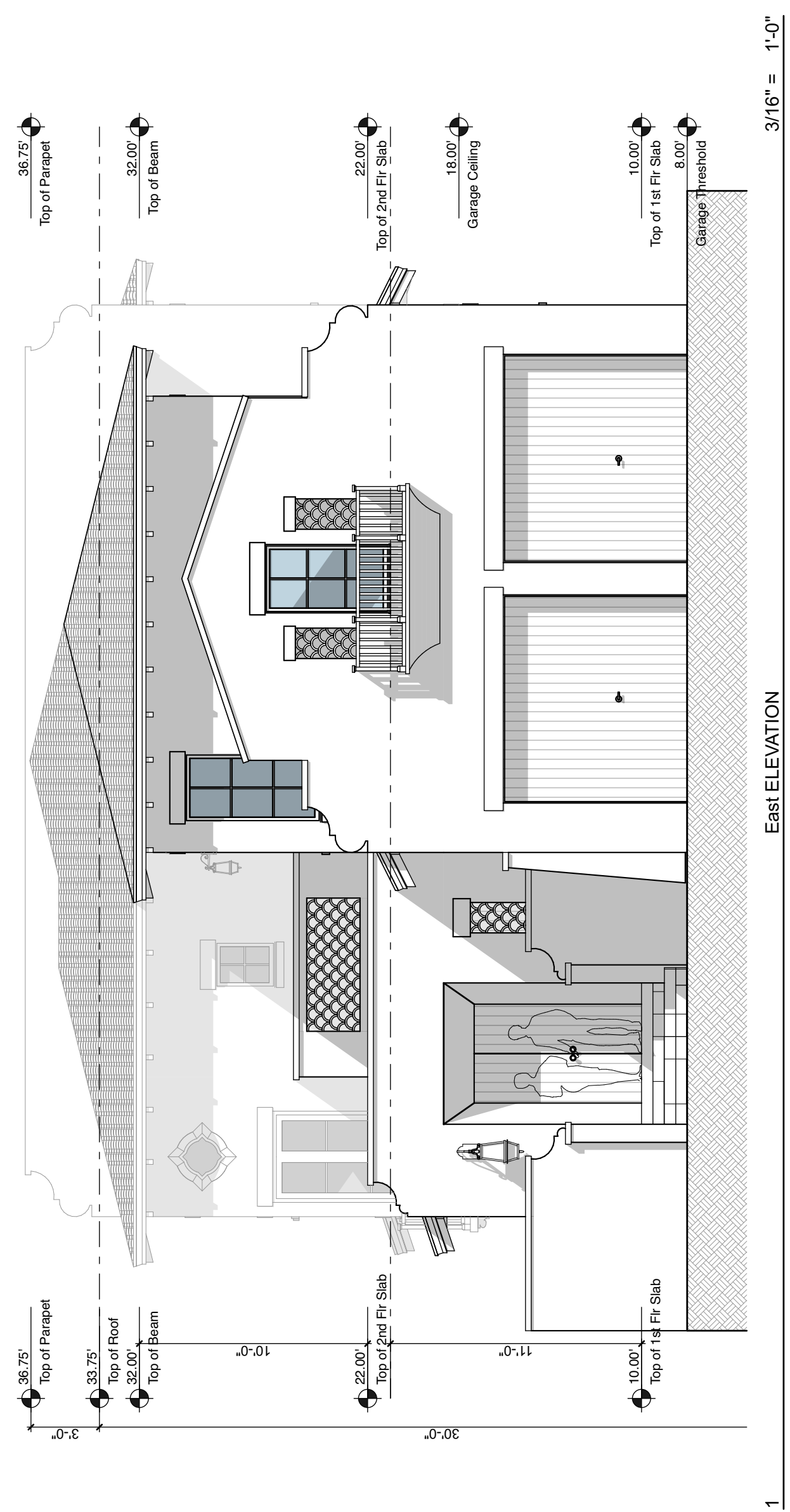
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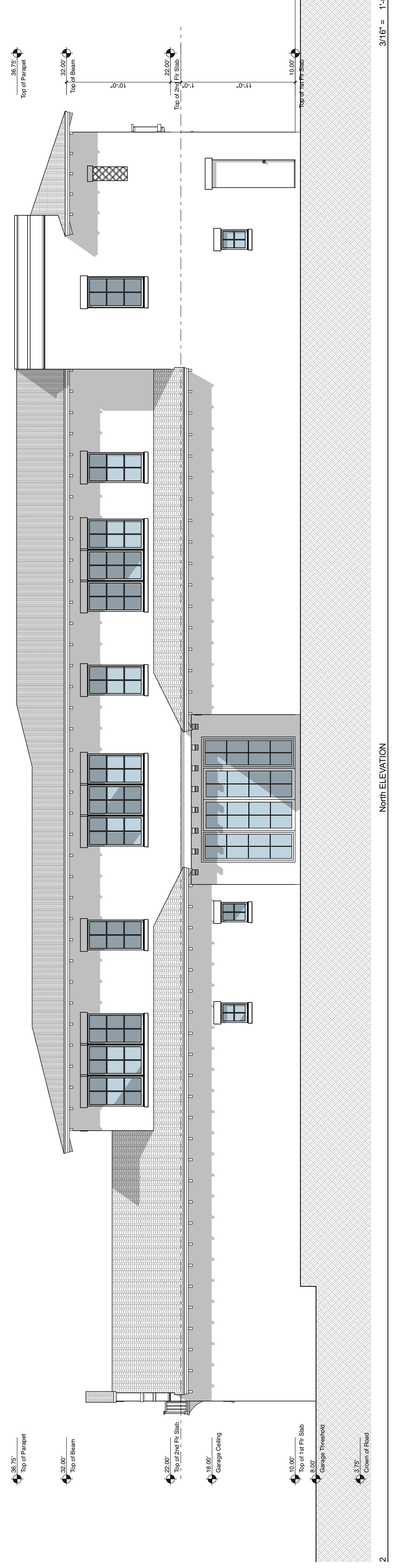
West ELEVATION

3



East ELEVATION

1



North ELEVATION

2









## Item 5C

# 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:** June 14, 2021  
**RE:** 9441 Bay Drive – Single Family - Addition

---

**Background:** The Applicant is proposing a 529 square foot (SF) addition to the east (front) elevation. The existing driveway and walk will be replaced with a pervious paver product. The interior lot is zoned H30B totaling 5,600 square feet (SF) per the site plan.

Figure 1 on the following page illustrates the existing lot and improvements. A revised site plan was submitted reducing the proposed area of drivable pavers to be consistent with Zoning in Progress and the Town Zoning Code.

The proposed addition will include a master bedroom, porch area and new storage area increasing the existing floor area of 1,393 SF to 2,122 SF. The finished floor elevation (FFE) for the existing residence is 6.47 NGVD. The FFE for the new bedroom will be 10.0 NGVD and the FFE for the storage area will be 4.80 NGVD. Windows in the new addition will be impact glass with bronze colored frames. Some existing windows adjacent to the addition will be upgraded to impact glass with white frames, The proposed addition will be 11'-2" in height and include a flat roof. The setbacks for the proposed addition are 20' front with 5' side yards. Lot coverage is proposed at 38% where 40% is allowed.

Calculation for total pervious area is proposed at 32% where 35% is required. The front yard pervious area is proposed at 66% where 50% is required. Table 1 on page 3 provides information on site characteristics and zoning requirements.



# Town of Surfside, Florida Development Review

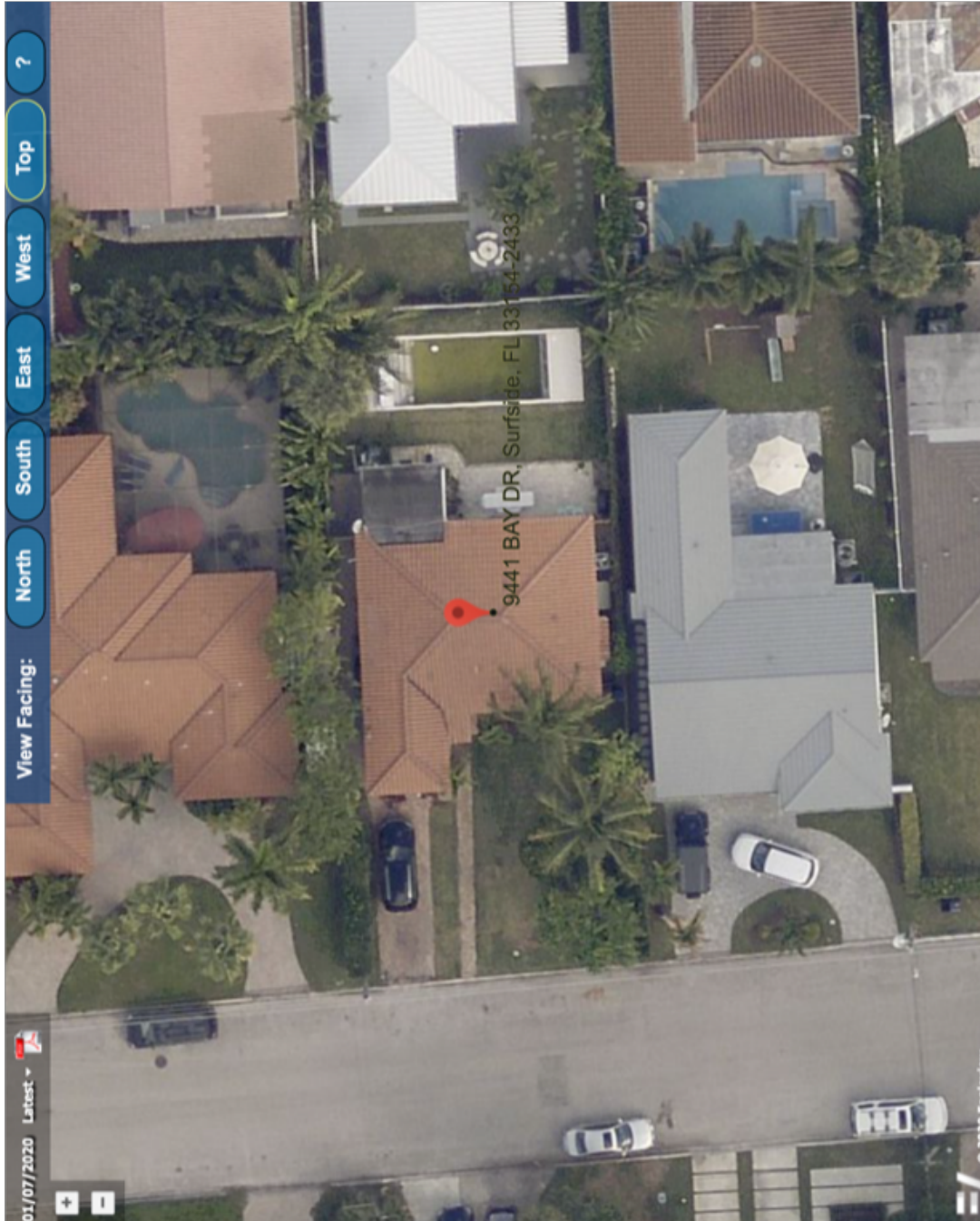


Figure 1 - 9441 Bay Drive MDCPA Top View



# Town of Surfside, Florida Development Review

**Table 1 – 9441 Bay Drive Site Characteristics and Zoning Requirements**

<b>Address</b>	9441 Bay Drive	
<b>General Location</b>	Center	
<b>Property Size</b>	5,600 SF (112.5 Feet x 50 Feet)	
<b>Zoning District</b>	H30B	
<b>Lowest Floor Elevation</b>	Existing	
<b>Lot Coverage</b>	<b>Required</b>	<b>Proposed</b>
Total Lot	40% Max. (2,240 SF)	38% (2,122 SF)
Exempt Accessory Uses	15% or Less	N/A
2 <sup>nd</sup> 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	32% ±
Pervious Area Front Yd	50% w/20% FL Friendly	66% ±
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
<b>Setbacks</b>		
Primary Frontage	20 Feet Min.	20'
Secondary Corner	10 Feet Min.	N/A
Interior Side <= 50 Ft	5 Feet Min.	5'-0"
Rear	20 Feet Min.	28.4' (Existing)
Pt. Lake & Adj. Canals	25 Feet Min	N/A
Biscayne Bay	50 Feet Min	N/A
<b>Encroachments</b>		
Eaves – Sloped Roofs	24 Inches Max	N/A
All Other Ornamentals	6 inches Max	N/A
<b>Accessory Buildings</b>		
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

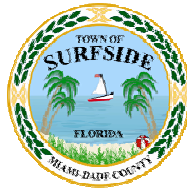


## Town of Surfside, Florida Development Review

**Applicant Package:** A package of the survey, site plan 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:

- Provide two on-site 9' x 18' parking spaces
- Verify total lot pervious/landscape area is 35%
- Removal of any existing trees in the vicinity of the proposed addition 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.

<b><u>PROJECT INFORMATION</u></b>	
OWNER'S NAME	RICARDO VIOR AND MARIANA SPILLER VIOR
PHONE / FAX	786-393-1727
AGENT'S NAME	GERMAN BRUN, AIA
ADDRESS	25 SE 2nd AVE, SUITE 500, MIAMI FL 33131
PHONE / FAX	305-335-6085
PROPERTY ADDRESS	9441 BAY DRIVE, SURFSIDE FL 33154
ZONING CATEGORY	H30-B (SINGLE FAMILY RESIDENTIAL DRY LOT)
DESCRIPTION OF PROPOSED WORK	MASTER SUITE ADDITION AND RELOCATION OF LAUNDRY

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

<b><u>ZONING STANDARDS</u></b>	Required			Provided		
Plot Size	5,600 SF			5,600 SF		
Setbacks (F/R/S)	20'	20'	5'	20'	30'	5'
Lot Coverage	MAX 40%			38%		
Height	MAX 30'			17.3'		
Pervious Area	MIN 35%			35%		

	05/19/2021		05/19/2021
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:**

CARLOS GERMAN BRUN, AIA	05/19/2021
NAME OF REPRESENTATIVE	DATE



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

Project Name 9441 BAY DR (VIOR)

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) 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



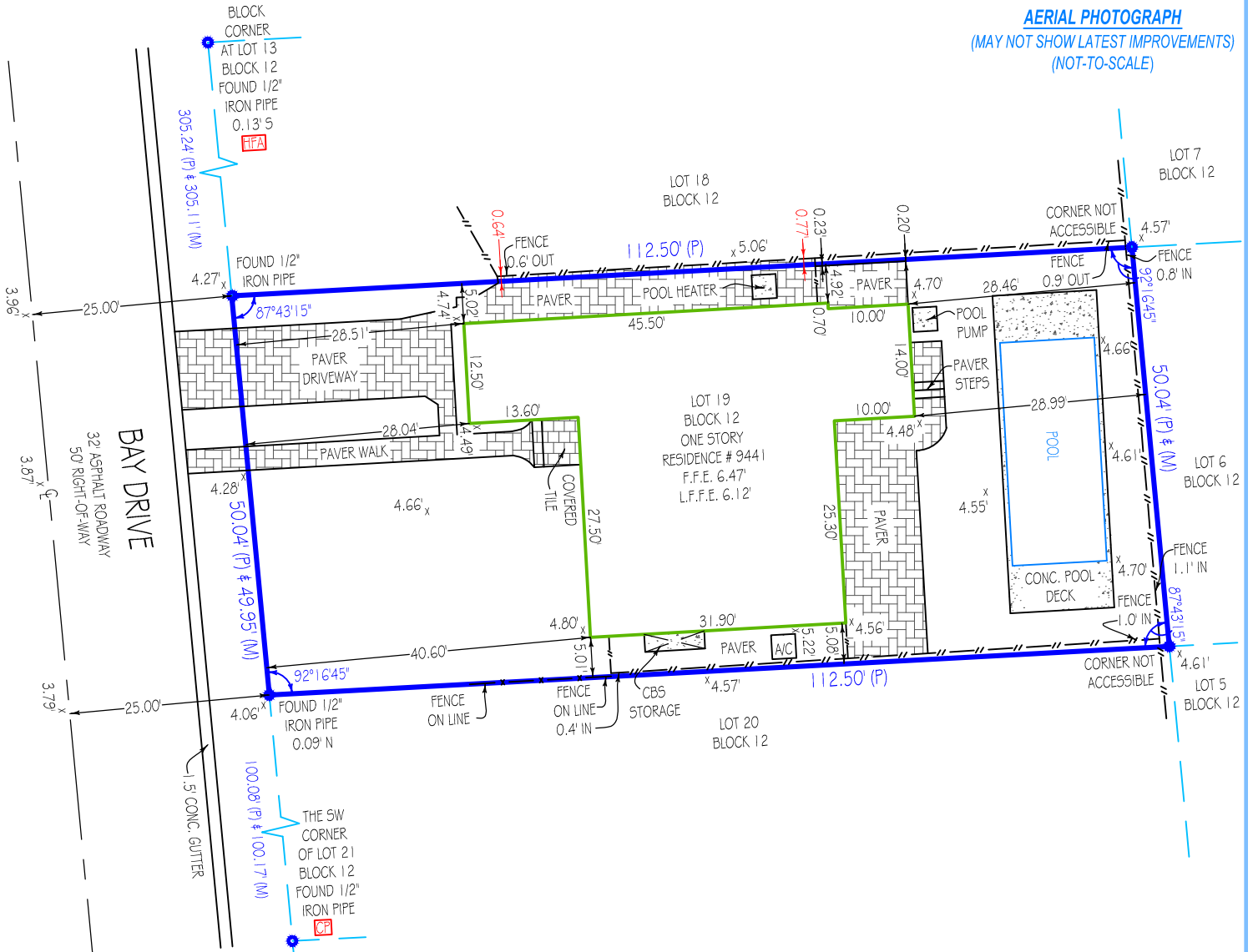
SCALE: 1"=20'

**BEARING REFERENCE:**

NONE. RECORD INFORMATION RELIANT UPON ANGULAR DATA ONLY.  
ALL ANGULAR DATA SHOWN HEREON REFERENCED THERETO.



**AERIAL PHOTOGRAPH**  
(MAY NOT SHOW LATEST IMPROVEMENTS)  
(NOT-TO-SCALE)



"CP" = CONTROLLING POINT (POINT OF ROTATION) "HFA" = HELD FOR ALIGNMENT - ALL OTHER MONUMENTATION AND IMPROVEMENTS RELATIVE THERETO

**Platted Easements, Notable or Adverse Conditions (unplatted easements also listed if provided by client): IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN HEREON AND THEIR RELATIONSHIP TO THE BOUNDARY LINE**

- PAVER WALK AND DRIVEWAY CROSS THE BOUNDARY LINE ON WESTERLY SIDE OF LOT AS SHOWN.
- PAVER SURFACE CROSSES THE BOUNDARY LINE ON NORTHERLY SIDE OF LOT AS SHOWN.

This survey has been issued by the following  
Landtec Surveying office:  
481 E. Hillsboro Blvd. Ste 100-A  
Deerfield Beach, FL 33441  
Office: (561) 367-3587  
Fax: (561) 465-3145  
[www.Landtecsurveying.com](http://www.Landtecsurveying.com)

**Elevations, if shown:**  
Benchmark: MDC BM # S-243  
Benchmark Elev.: 11.77'  
Benchmark Datum: NGVD 1929  
Elevations on Drawing are in:  
N.G.V.D.29  N.A.V.D.88

Revisions:

Job Nr: 114818-SE

Date of Field Work: 04/08/2021

Drawn by: D. C.



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<b>TYPE OF SURVEY:</b>			<b>PURPOSE OF SURVEY (SEE GENERAL NOTES BELOW):</b>
BOUNDARY	CONSTRUCTION	CONDOMINIUM	
ALTA/NSPS	TOPOGRAPHIC	SPECIAL PURPOSE	

**PLATTED EASEMENTS, NOTABLE OR ADVERSE CONDITIONS (UNPLATTED EASEMENTS ALSO LISTED IF PROVIDED BY CLIENT):**  
**IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN HEREON AND THEIR RELATIONSHIP TO THE BOUNDARY LINE.**

<b>ABBREVIATION LEGEND (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING):</b>			<b>R = RADIUS</b>	<b>SYMBOLS (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING - NOT TO SCALE):</b>	<b>LINETYPES:</b>
A or AL = ARC LENGTH	EL or ELEV = ELEVATION	PI = POINT OF INTERSECTION	SEC = SECTION	⚡ = UTILITY POLE	BOUNDARY
CA = CENTRAL ANGLE	EM = ELECTRIC METER	PT = POINT OF TANGENCY	TWP = TOWNSHIP	☆ = LIGHT POLE	BUILDING
CATV = CABLE TV RISER	FIR = FOUND IRON ROD	PC = POINT OF CURVE	RNG = RANGE	☪ = CENTER LINE	EASEMENT
CF = CALCULATED FROM FIELD	FN = FOUND NAIL	PRC = POINT OF REVERSE CURVE	QTR = QUARTER	⊞ = PARTY WALL	CHAIN LINK FENCE
CR = CALCULATED FROM RECORD	FND = FOUND	PCC = POINT OF COMPOUND CURVE	TR = TELEPHONE RISER	⊞ = AIR CONDITIONER	WOOD FENCE
CH = CHORD DISTANCE	L = LEGAL DESCRIPTION	POB = POINT OF BEGINNING	UE = UTILITY EASEMENT	⊞ = SEPTIC LID	PLASTIC FENCE
C/O = CLEANOUT	M = MEASURED	POC = POINT OF COMMENCEMENT	UP = UTILITY POLE	⊞ = SEPTIC LID	OVERHEAD CABLE
CONC. = CONCRETE	OHC = OVERHEAD CABLE	PH = POOL HEATER	WM = WATER METER	⊞ = SEPTIC LID	
DE = DRAINAGE EASEMENT	P = PLAT	PP = POOL PUMP	WV = WATER VALVE	⊞ = SEPTIC LID	

- GENERAL NOTES:**
- THIS SURVEY IS BASED UPON RECORD INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
  - AS INDICATED ABOVE, UNDER "PURPOSE OF SURVEY", IF THIS SURVEY HAS BEEN PREPARED FOR A PURCHASE OR REFINANCE, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES, AND IS NOT INTENDED FOR USE IN DESIGN OR CONSTRUCTION PURPOSES. RECIPIENTS MUST CONTACT OUR OFFICE FOR APPROVAL PRIOR TO SUCH USE. LANDTEC SURVEYING ASSUMES NO RESPONSIBILITIES FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
  - ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL OF, OR CHANGES MADE TO, ANY FENCES UNLESS WE HAVE PROVIDED A SURVEY SPECIFICALLY LOCATING SAID FENCES FOR SUCH PURPOSES. DETERMINATION OF FENCE POSITIONS SHOULD BE BASED SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
  - GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
  - UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
  - ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988) AS SHOWN ON SHEET 1.
  - ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
  - ANY CORNERS SHOWN AS "SET" HAVE EITHER BEEN SET ON THE DATE OF FIELD WORK, OR WILL BE SET WITHIN 5 BUSINESS DAYS OF SAID DATE AND ARE IDENTIFIED WITH A CAP MARKED LS (LICENSED SURVEYOR) #5639.

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS OUTLINED IN CHAPTER 5J-17.051 & 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE ELECTRONIC SIGNATURE AND SEAL HEREON MEETS PROCEDURES AS SET FORTH IN CHAPTER 5J-17.062, PURSUANT TO SECTION 472.025, FLORIDA STATUTES.

**PRINTING INSTRUCTIONS:**  
 WHEN PRINTING THIS PDF IN ADOBE, SELECT "ACTUAL SIZE" TO ENSURE CORRECT SCALING. **DO NOT USE "FIT"**.

SIGNATURE \_\_\_\_\_ DATE: \_\_\_\_\_  
 ANDREW SNYDER - PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA REGISTRATION NO. 5639 (NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR THE ELECTRONIC SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE)



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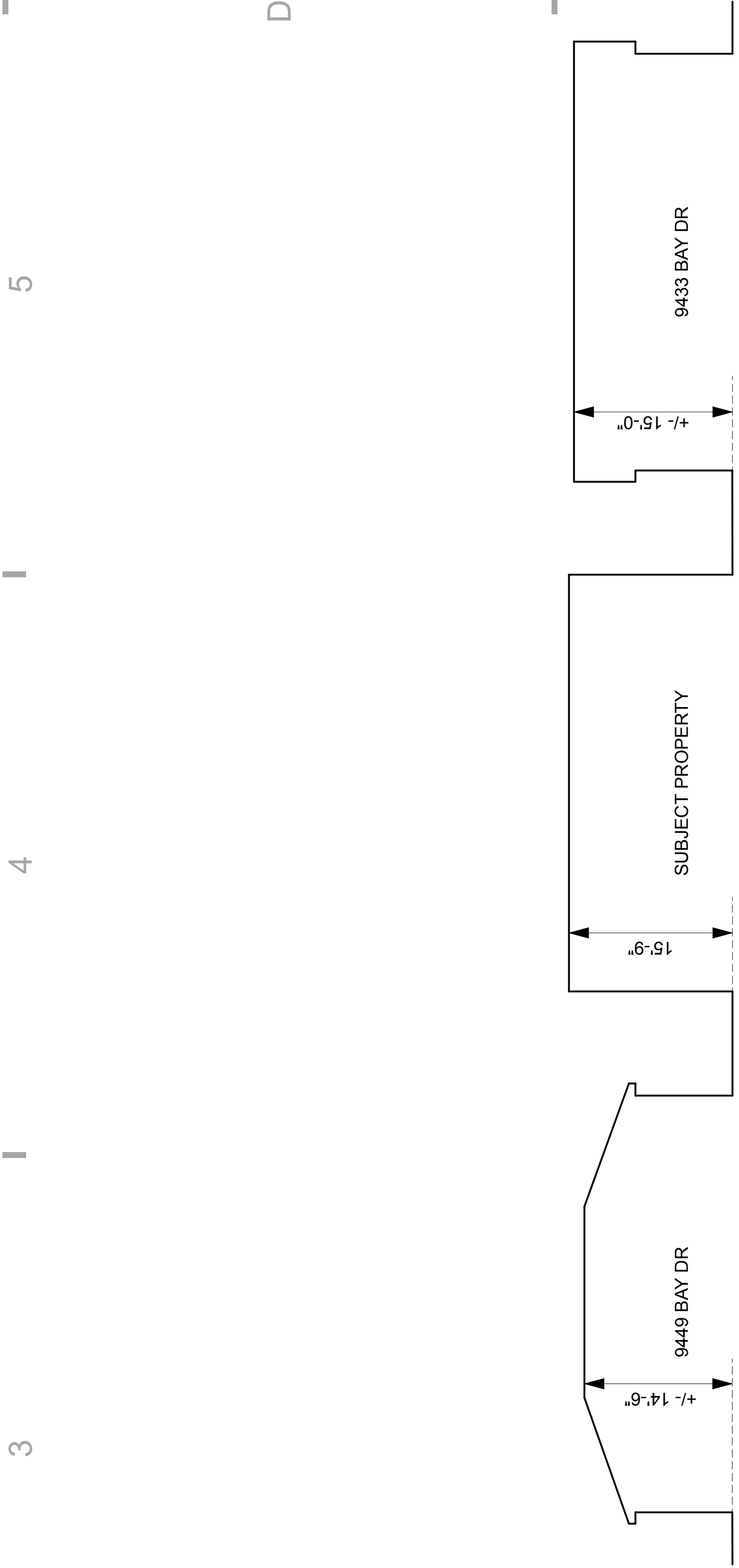
LICENSED BUSINESS No. 8007







<b>VIOR RESIDENCE</b>	
ADDITION & RENOVATION 9441 BAY DRIVE SURFSIDE, FL 33154	
<b>OWNER</b>	MARIANA SPILLER AND VICTOR VIOR 9441 BAY DRIVE SURFSIDE, FL 33154 (786) 393-1727
<b>ARCHITECT</b>	DEN ARCHITECTURE LLC 25 SE 2nd AVE, SUITE 500 MIAMI, FL 33131 (305) 335-6085 FL AA26001744
<b>MEP ENGINEER</b>	PAUL KENNEY, PE PROFICIENT ENGINEERING, INC 6991 PEACHTREE INDUSTRIAL BLVD, B-700 NORCROSS, GA 30092 (404) 330-9798 FL PE 70199
<b>STRUCTURAL ENGINEER</b>	LUIS O. DE LA HOZ, PE TADEOS ENGINEERING LLC 814030 NW 82ND AVE MIAMI LAKES, FL 33016 (305) 903-8816 FL PE 73952
	CARLOS GERMAN BRUN, AIA FL AR91339
SEAL	SIGNATURE
<small>THE DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY THE ARCHITECT FOR THIS PROJECT ARE TO BE USED ONLY FOR THE PROJECT AND SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT AND, UNLESS OTHERWISE PROVIDED, THE ARCHITECT SHALL BE DEEMED THE AUTHOR OF THESE DRAWINGS AND SHALL BE RESPONSIBLE FOR THE STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING REPRODUCIBLE COPIES OF THE ARCHITECT'S DRAWINGS AND SPECIFICATIONS. THE ARCHITECT'S DRAWINGS AND SPECIFICATIONS ARE TO BE USED FOR INFORMATION AND REFERENCE IN CONNECTION WITH THE OWNER'S USE AND OCCUPANCY OF THE PROJECT. THE ARCHITECT'S DRAWINGS AND SPECIFICATIONS OR OTHER DOCUMENTS SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS. FOR ADDITIONAL TO THE PROJECT, FOR THE COMPLETION OF THE PROJECT, THE ARCHITECT'S DRAWINGS AND SPECIFICATIONS SHALL BE IN DEFAULT UNDER THIS AGREEMENT, EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.</small>	
PROJECT NUMBER: 2002	FILE NAME: VIOR.pjn
DRAWN BY: GB	CHECKED BY: GB
NO. DATE REVISION	
SHEET TITLE <b>Site Photos and Floor Plan</b>	
DATE OF ISSUE: 05/14/2021	
<b>AS-002</b>	
DEN ARCHITECTURE © 2021	



ELEVATION DIAGRAM OF BAY DRIVE LOOKING EAST



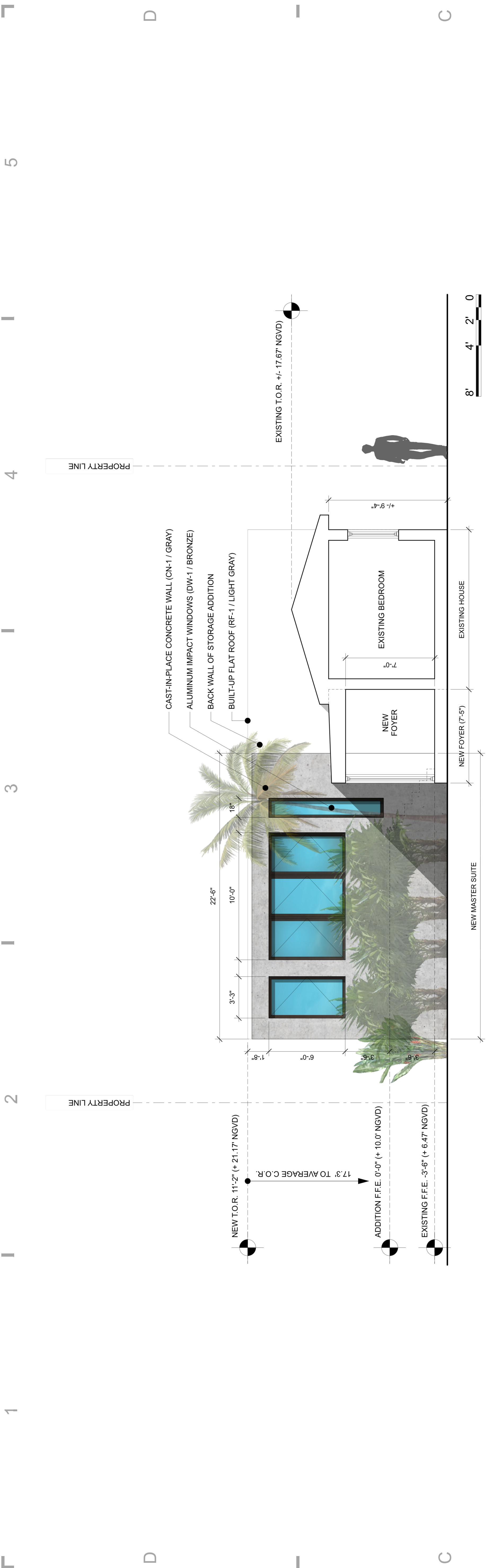
ELEVATION VIEW OF BAY DRIVE LOOKING EAST



1 First Floor Plan  
SCALE: 1/4" = 1'-0"



<b>VIOR RESIDENCE</b>	
ADDITION & RENOVATION 9441 BAY DRIVE SURFSIDE, FL 33154	
<b>OWNER</b>	MARIANA SPILLER AND VICTOR VIOR 9441 BAY DRIVE SURFSIDE, FL 33154 (786) 393-1727
<b>ARCHITECT</b>	DEN ARCHITECTURE LLC 25 SE 2nd AVE, SUITE 500 MIAMI, FL 33131 (305) 335-6085 FL AA26001744
<b>MEP ENGINEER</b>	PAUL KENNEY, PE PROFICIENT ENGINEERING, INC 6991 PEACHTREE INDUSTRIAL BLVD, B-700 NORCROSS, GA 30092 (404) 330-9798 FL PE 70199
<b>STRUCTURAL ENGINEER</b>	LUIS O. DE LA HOZ, PE TADEOS ENGINEERING LLC 814030 NW 82ND AVE MIAMI LAKES, FL 33016 (305) 903-8816 FL PE 73932
CARLOS GERMAN BRUN, AIA FL AR91339	
SEAL	SIGNATURE
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PROJECT NUMBER: 2002 FILE NAME: VIOR.pjn DRAWN BY: GB CHECKED BY: GB	
NO. DATE REVISION	
SHEET TITLE <b>Exterior Elevations</b>	
DATE OF ISSUE: 05/14/2021	
<b>A-201</b>	
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1 East Elevation  
SCALE: 1/4" = 1'-0"



2 West Elevation  
SCALE: 1/4" = 1'-0"



**VIOR RESIDENCE**  
 ADDITION & RENOVATION  
 9441 BAY DRIVE  
 SURFSIDE, FL 33154

**OWNER**  
 MARIANA SPILLER AND  
 VICTOR VIOR  
 9441 BAY DRIVE  
 SURFSIDE, FL 33154  
 (786) 393-1727

**ARCHITECT**  
 DEN ARCHITECTURE LLC  
 25 SE 2nd AVE, SUITE 500  
 MIAMI, FL 33131  
 (305) 335-6085  
 FL AA26001744

**MEP ENGINEER**  
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 PROFICIENT ENGINEERING, INC  
 6991 PEACHTREE INDUSTRIAL BLVD, B-700  
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 FL PE 70199

**STRUCTURAL ENGINEER**  
 LUIS O. DE LA HOZ, PE  
 TADEOS ENGINEERING LLC  
 814030 NW 82ND AVE  
 MIAMI LAKES, FL 33016  
 (305) 903-8816  
 FL PE 73932

CARLOS GERMAN BRUN, AIA  
 FL AR 91339

SEAL SIGNATURE

THE DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY THE ARCHITECT FOR THIS PROJECT ARE THE PROPERTY OF DEN ARCHITECTURE LLC AND ARE TO BE USED ONLY FOR THE PROJECT AND FOR THE SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE, REPRODUCTION, OR SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT, AND, UNLESS OTHERWISE PROVIDED, THE ARCHITECT SHALL BE DEEMED THE AUTHOR OF THESE DRAWINGS AND SHALL BE RESPONSIBLE FOR THE STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING REPRODUCIBLE COPIES OF THE ARCHITECT'S DRAWINGS AND SPECIFICATIONS. THE ARCHITECT'S DRAWINGS AND SPECIFICATIONS ARE FOR INFORMATION AND REFERENCE IN CONNECTION WITH THE OWNER'S USE AND OCCUPANCY OF THE PROJECT. THE ARCHITECT'S DRAWINGS AND SPECIFICATIONS OR OTHER DOCUMENTS SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS. FOR ADDITIONAL TO BE PROTECTED UPON COMPLETION OF THE PROJECT, THE ARCHITECT'S DRAWINGS AND SPECIFICATIONS SHALL BE IN DEFAULT UNDER THIS AGREEMENT, EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.

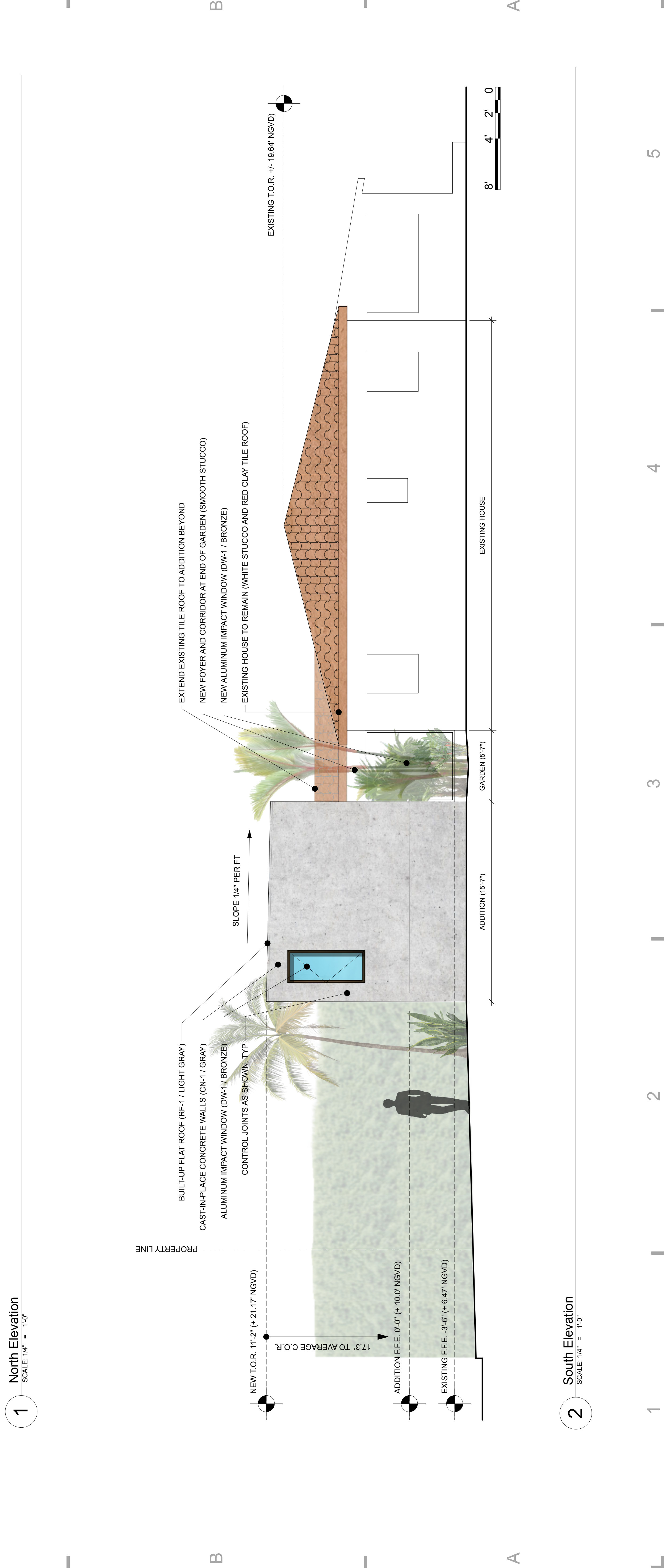
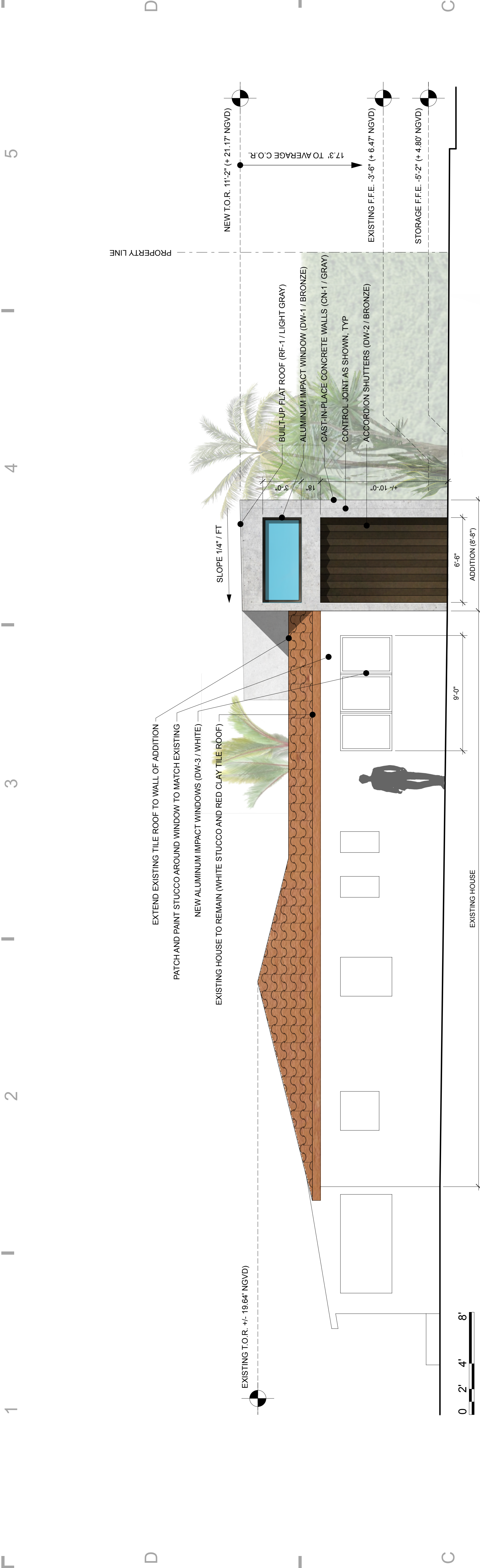
PROJECT NUMBER: 2002  
 FILE NAME: VIOR.pjn  
 DRAWN BY: GB  
 CHECKED BY: GB

NO. DATE REVISION

SHEET TITLE  
 Exterior Elevations

DATE OF ISSUE: 05/14/2021

**A-202**  
 DEN ARCHITECTURE © 2021







## Item 5D

# 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** June 14, 2021  
**RE:** 8927 Garland Avenue – Single Family - Addition

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**Background:** The Applicant is proposing a 299 square foot (SF) addition to the east (rear) elevation. The existing driveway and walk will be replaced with a concrete paver product. The interior lot is zoned H30B totaling 5,625 square feet (SF) per the site plan. Figure 1 on the following page illustrates the existing lot and improvements.

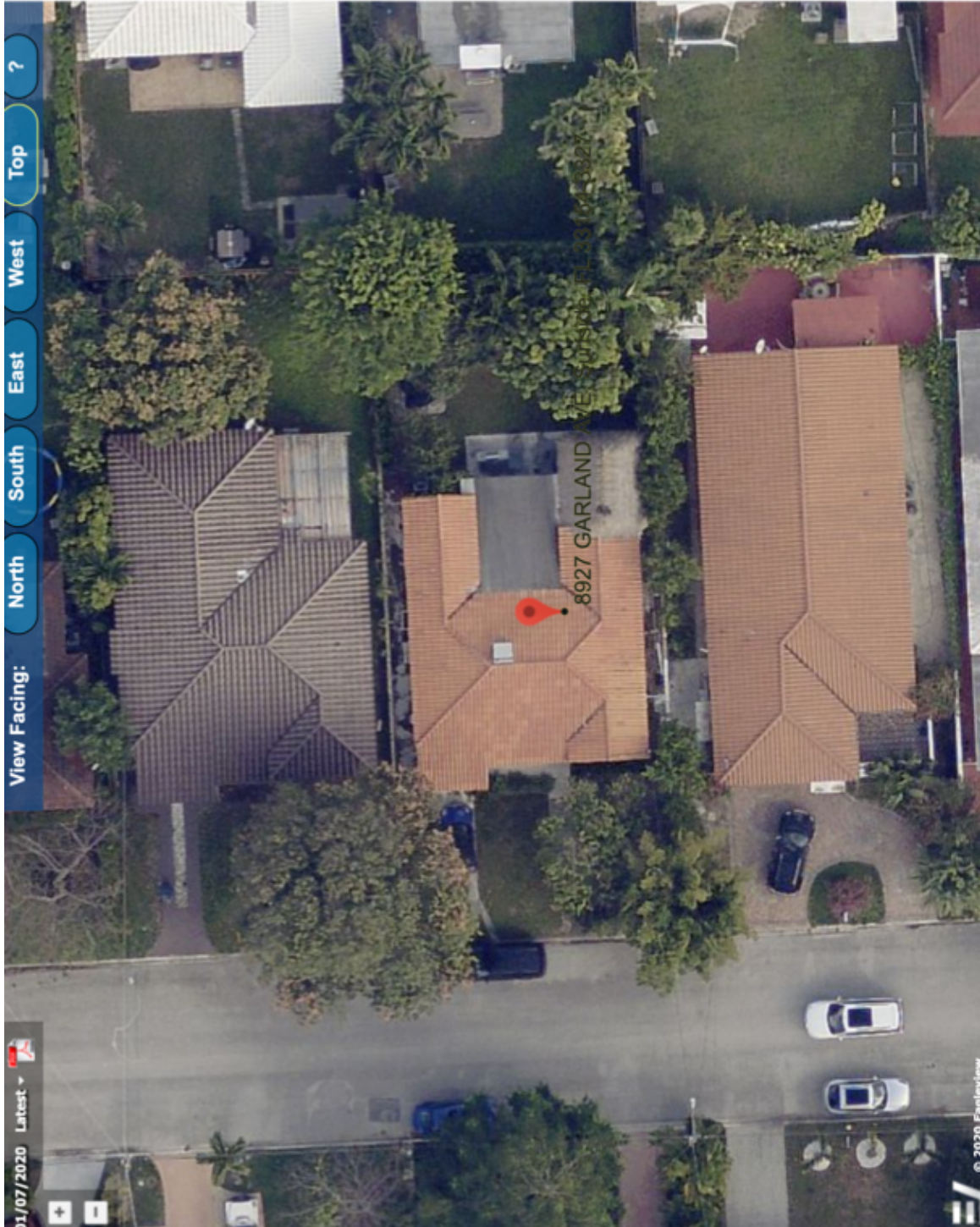
The proposed addition will include a master bedroom and a new wood deck. The finished floor elevation (FFE) for the existing residence is 8.01 NGVD. The FFE for the new master bedroom will match the existing FFE. Windows and outside doors will be upgraded to impact glass. A new raised Terracota color ceramic roof tile matching the existing roof is proposed for the addition. The setbacks for the proposed addition are 20' 6" rear with 5' side yards. Lot coverage is proposed at 38% where 40% is allowed.

Calculation for total pervious area is proposed at 39.3% where 35% is required. The front yard pervious area is proposed at 66% where 50% is required. Table 1 on page 3 provides information on site characteristics and zoning requirements.



# Town of Surfside, Florida Development Review

Figure 1 – 8927 Garland Avenue MDCPA Top View





**Table 1 – 8927 Garland Avenue Site Characteristics and Zoning Requirements**

<b>Address</b>	8927 Garland Avenue	
<b>General Location</b>	Center	
<b>Property Size</b>	5,600 SF (112.5 Feet x 50 Feet)	
<b>Zoning District</b>	H30B	
<b>Lowest Floor Elevation</b>	Existing	
<b>Lot Coverage</b>	<b>Required</b>	<b>Proposed</b>
Total Lot	40% Max. (2,240 SF)	38% (2,122 SF)
Exempt Accessory Uses	15% or Less	N/A
2 <sup>nd</sup> 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	32% ±
Pervious Area Front Yd	50% w/20% FL Friendly	66% ±
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
<b>Setbacks</b>		
Primary Frontage	20 Feet Min.	20'
Secondary Corner	10 Feet Min.	N/A
Interior Side <= 50 Ft	5 Feet Min.	5'-0"
Rear	20 Feet Min.	28.4' (Existing)
Pt. Lake & Adj. Canals	25 Feet Min	N/A
Biscayne Bay	50 Feet Min	N/A
<b>Encroachments</b>		
Eaves – Sloped Roofs	24 Inches Max	N/A
All Other Ornamentals	6 inches Max	N/A
<b>Accessory Buildings</b>		
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 survey, site plan 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:

- Provide two on-site 9' x 18' parking spaces
- Verify total lot pervious/landscape area is 35% or more
- Verify front yard setback are pervious/landscape area is 50% or more
- Removal of any existing trees in the vicinity of the proposed addition shall be consistent with tree permitting requirements.

TOWN OF SURFSIDE

MAY 26 21 11:55 AM



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

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

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

<b>PROJECT INFORMATION</b>	
OWNER'S NAME	Deborah Acosta & Clark Splichal
PHONE / FAX	
AGENT'S NAME	Antonio G. Acosta
ADDRESS	12251 SW 47 Street, Miami, FL 33175
PHONE / FAX	305-877-2367
PROPERTY ADDRESS	8927 <sup>Garland</sup> <del>Garland</del> Avenue
ZONING CATEGORY	
DESCRIPTION OF PROPOSED WORK	Master bedroom / Bath modifications

<b>INTERNAL USE ONLY</b>			
Date Submitted	_____	Project Number	21-505
Report Completed	_____	Date	_____
Fee Paid	\$ _____		

<b>ZONING STANDARDS</b>	Required			Provided		
Plot Size	50' x 112'			50' x 112'		
Setbacks (F/R/S)	20	20	5	24.73	20.5	5
Lot Coverage	40% (2,250 s.f.)			39.68% (2,232.25 s.f.)		
Height	30 ft			14.5 ft		
Pervious Area	35% (1,968.75 s.f.)			39.26% (2,208.93 s.f.)		

*[Signature]* 5/23/21  
 SIGNATURE OF OWNER DATE

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

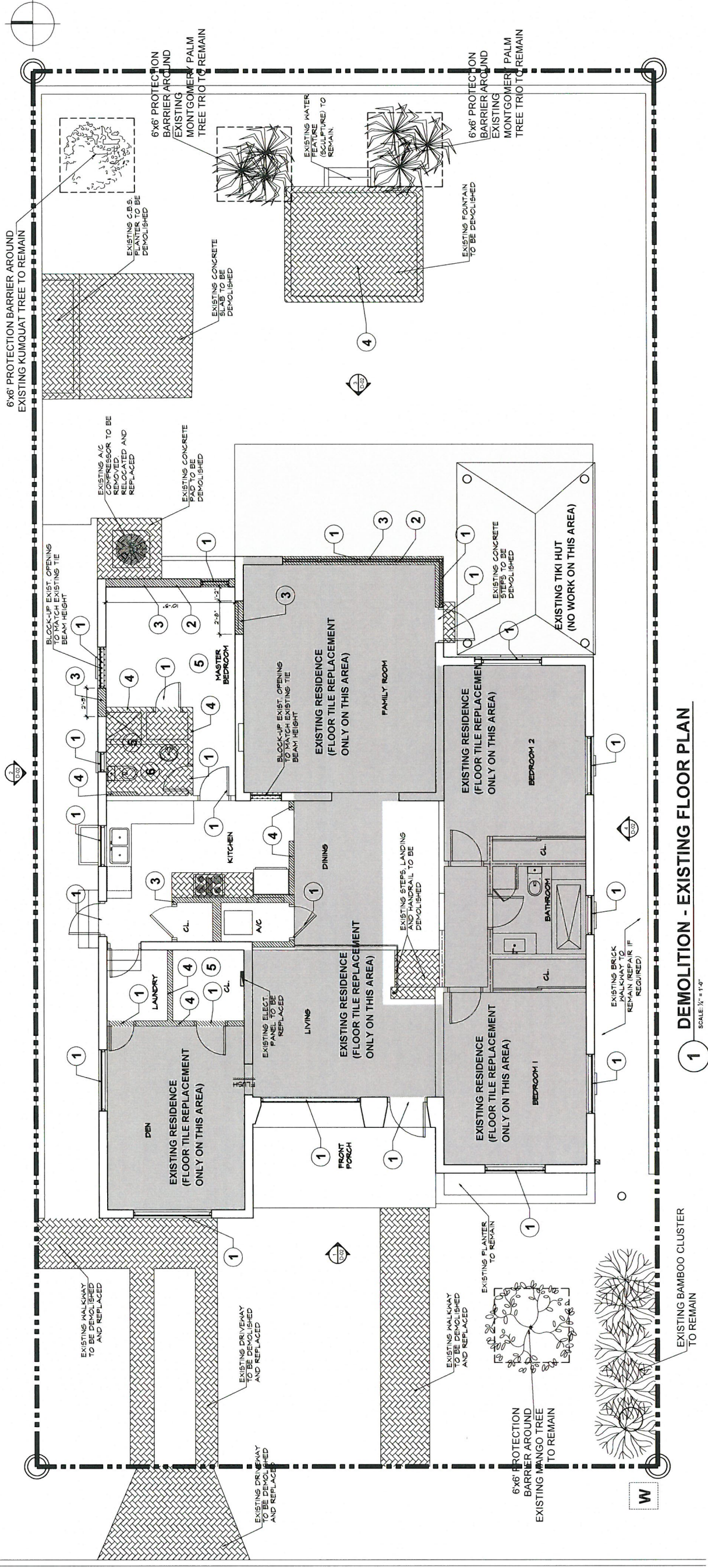
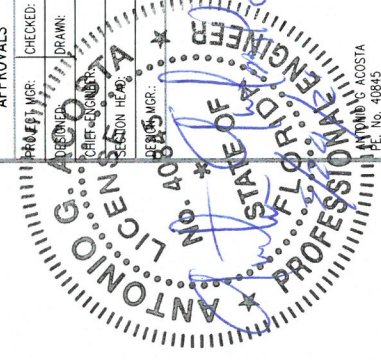




REVISIONS	NO.	DESCRIPTION	DATE	BY

APPROVALS	
DESIGNED BY:	
CHECKED BY:	
DRAWN BY:	
DATE:	
SCALE:	

FILE NAME:	DEMOLITION.FOR.PLAN
DATE:	8/13/20
SHEET	OF
DWG. No.	D-01



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

**DEMOLITION GENERAL NOTES**

- CONTRACTOR SHALL VERIFY WITH ALL UTILITIES COMPANIES (GAS, ELECT, PHONE, WATER ETC.) AND STAKE OUT IN THE FIELD ALL UNDERGROUND UTILITIES KNOWN OR ENCOUNTERED BEFORE PROCEEDING. WITH ANY EXCAVATION WORK, OWNER SHALL NOT AUTHORIZE ANY IMPROVEMENT AND OR DEMOLITION WORK UNTIL PERMIT IS SECURED FROM AUTHORITIES HAVING JURISDICTION.
- DEMOLITION CONTRACTOR SHALL COMPLY WITH THE LATEST EDITION OF **FBC** AND ALL APPLICABLE LOCAL, STATE & FEDERAL REGULATIONS.
- ANY DEMOLITION AND OR REMOVAL OF STRUCTURAL MEMBERS REQUIRED BY THE DRAWINGS SHALL BE INSPECTED AND CERTIFIED BY A PROFESSIONAL ENGINEER (STRUCTURAL) LICENSED BY THE STATE OF FLORIDA. THIS P. ENGINEER SHALL BE RETAINED BY THE CONTRACTOR AND THE EXTENT AND OR AMOUNT OF INSPECTIONS SHALL BE DETERMINED BY THE ENGINEER AS HE REQUIRES TO PROVIDE A SAFE PROCEDURE WITH THE WORK (CHORE-UP ANY EXISTING SPANS FOR ANY STRUCTURAL WALLS TO BE REMOVED).
- REMOVE EXISTING ELECTRICAL OUTLETS, LIGHTING, CONDUITS, ETC. THROUGH IN WALLS TO BE DEMOLISHED. (VERIFY UTILITIES HAVE BEEN TURNED OFF, DISCONNECT BEFORE PROCEEDING).
- REMOVE & CAP NON USABLE PLUMBING LINES (INTERIOR/EXTERIOR)
- COORDINATE ALL DEMOLITION W/ NEW CONSTRUCTION PLANS FOR PHASING PURPOSES
- PROPER DISPOSAL OF ALL WASTE MATERIALS SHALL BE BY THE GENERAL CONTRACTOR. ALL INDIVIDUAL SUBCONTRACTORS SHALL BE RESPONSIBLE FOR PROPER DISPOSAL OF WASTE MATERIALS DUE TO THEIR RESPECTIVE ACTIVITIES.
- THE GENERAL CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, SUPPLIES, EQUIPMENT, AND SERVICES TO INCLUDE BUT NOT LIMITED TO GENERAL CONSTRUCTION, ELECTRICAL, PLUMBING, HVAC WORK, ETC. REQUIRED FOR COMPLETE AND OPERATIONAL AS SHOWN AND OR INDICATED ON THESE DRAWINGS.
- ON SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE RESPONSIBILITY OF THE CONTRACTOR. NOTED DIMENSIONS TAKES PRECEDENCE OVER SCALE. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT AT ONCE BEFORE PROCEEDING.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL WORK PROVIDED BY THE SUBCONTRACTORS OF THE VARIOUS TRADES.
- CONTRACTOR AND SUBCONTRACTOR SHALL COMPLETELY FAMILIARIZE THEMSELVES WITH EXISTING SITE CONDITIONS AT THE TIME OF BIDDING.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO SECURE ALL APPLICABLE PERMITS, LICENSES, AND PAY ALL NECESSARY FEES IN PERFORMING THIS CONTRACT.

**LEGEND**

	EXISTING C.B.S. WALL OR PARTITION TO BE DEMOLISHED (SEE KEY NOTES)
	WALL SECTION TO BE BLOCKED-UP
	EXISTING TO BE DEMOLISHED

**KEY NOTES**

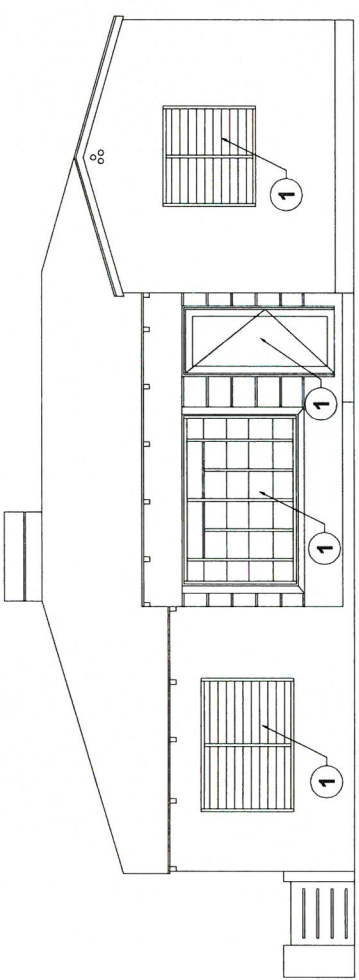
<b>1</b>	EXISTING DOORS AND WINDOWS TO BE REMOVED AND REPLACED. SEE WINDOW/DOOR SCHEDULE.
<b>2</b>	CHECK STRUCTURAL PLANS FOR SHORING DETAIL BEFORE DEMOLISHING ANY PORTION OF WALL
<b>3</b>	REMOVE EXISTING WALL
<b>4</b>	REMOVE EXISTING PARTITION WALL
<b>5</b>	REMOVE EXISTING CEILING
<b>6</b>	REMOVE PLUMBING FIXTURES



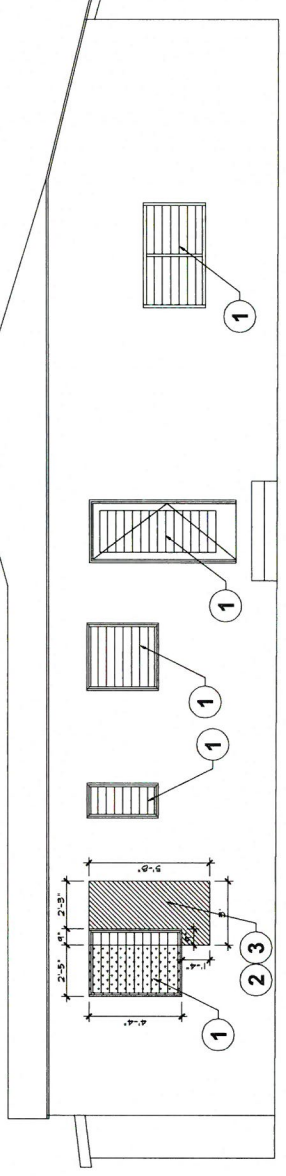
REVISIONS	No.	DESCRIPTION	DATE	BY

APPROVALS	PROJECT TITLE	CHECKED:

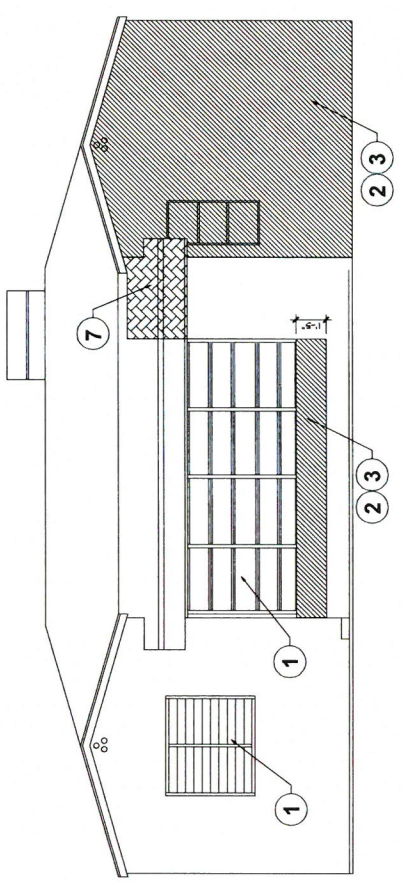
DESIGNED BY: ACOSTA  
 PROJECT NO.: 40845  
 SECTION: 100  
 DESIGN MGR.: ANTONIO G. ACOSTA  
 No. 40845  
 STATE OF FLORIDA  
 PROFESSIONAL ENGINEER  
 ANTONIO G. ACOSTA  
 LICENSE No. 40845  
 FILE NAME: 10010101.DWG  
 DATE: 08/13/2011  
 SCALE: ANNOTED  
 SHEET OF  
 DWG. No. D-02



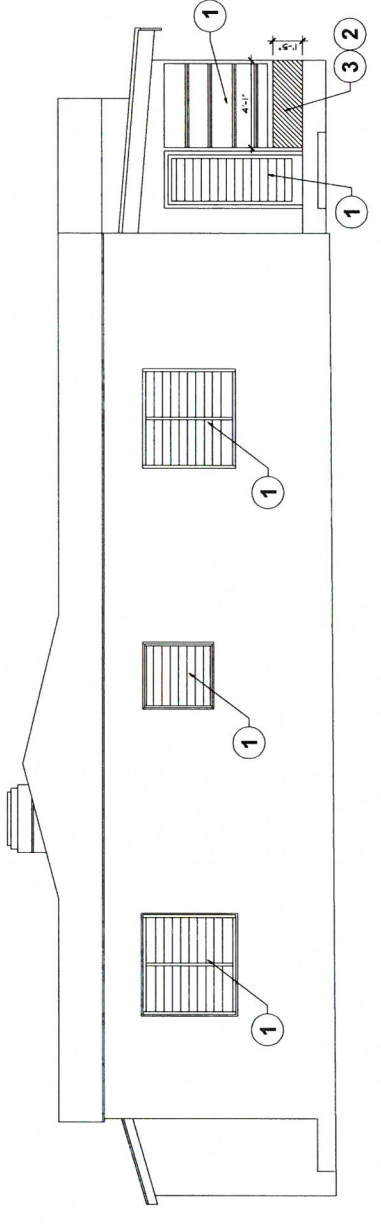
**1** DEMOLITION - EXISTING WEST (FRONT) ELEVATION  
 SCALE: 3/4" = 1'-0"



**2** DEMOLITION - EXISTING NORTH (SIDE) ELEVATION  
 SCALE: 3/4" = 1'-0"



**1** DEMOLITION - EXISTING EAST (REAR) ELEVATION  
 SCALE: 3/4" = 1'-0"



**2** DEMOLITION - EXISTING SOUTH (SIDE) ELEVATION  
 SCALE: 3/4" = 1'-0"

**KEY NOTES**

- EXISTING DOORS AND WINDOWS TO BE REMOVED AND REPLACED. SEE WINDOW/DOOR SCHEDULE.
- CHECK STRUCTURAL PLANS FOR SHORING DETAIL BEFORE DEMOLISHING ANY PORTION OF WALL.
- REMOVE EXISTING WALL.
- REMOVE EXISTING PARTITION WALL.
- REMOVE EXISTING CEILING.
- REMOVE PLUMBING FIXTURES.
- PORTION OF ROOF TO BE REMOVED.

**LEGEND**

	EXISTING C.B.S. WALL TO BE DEMOLISHED (SEE KEY NOTES)
	WALL SECTION TO BE BLOCKED-UP
	EXISTING ROOF PORTION TO BE DEMOLISHED

**DEMOLITION GENERAL NOTES**

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NO.	DESCRIPTION	DATE	BY

**ANTONIO G. ACOSTA**  
 PROFESSIONAL ENGINEER  
 LICENSE NO. 40845  
 STATE OF FLORIDA  
 DESIGN MGR.:  
 SECTION NO. 40845

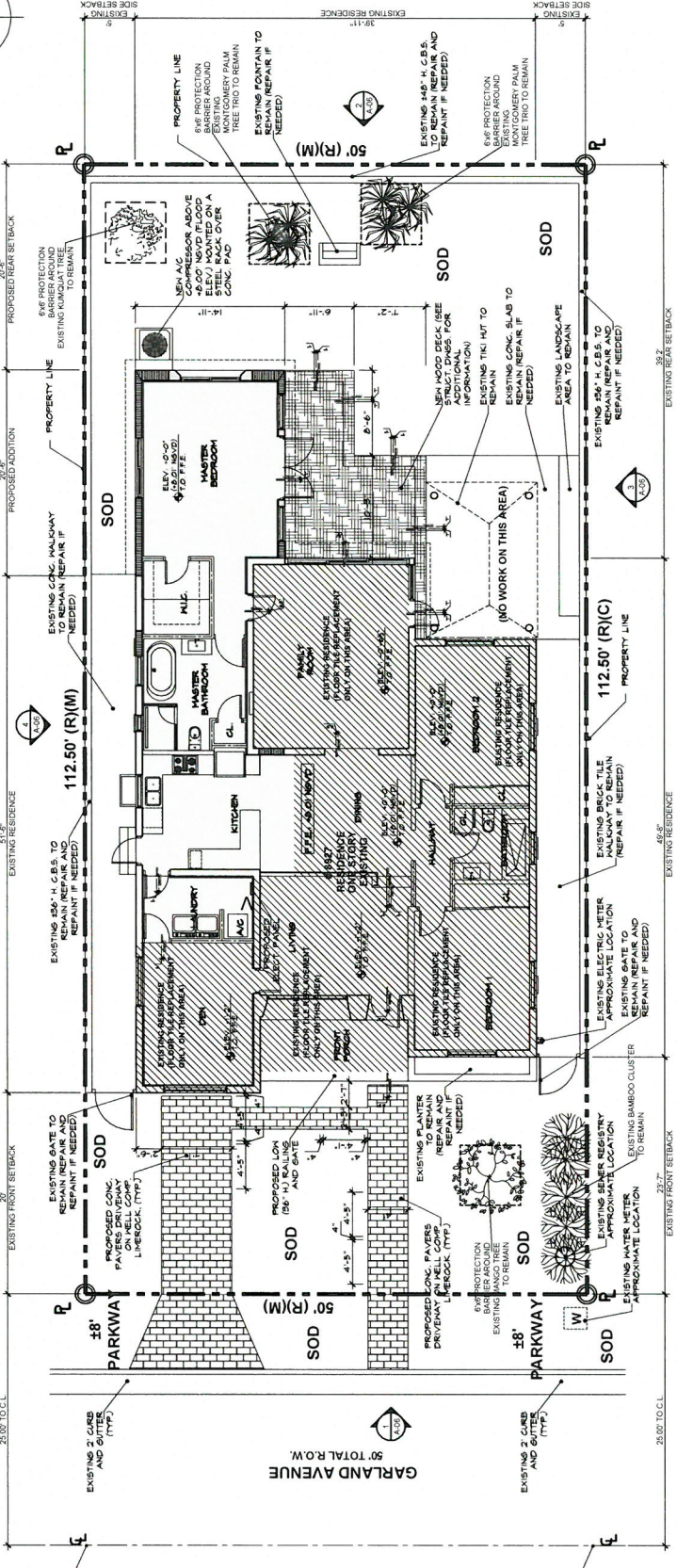


**2** LOCATION MAP  
 N.T.S.

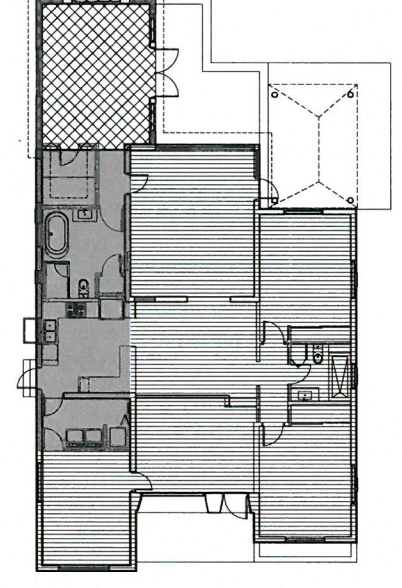
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 35 52 42 PB 16-44  
 NORMANDY BEACH 2ND AND PL  
 LOT 6 BLK 20  
 LOT SIZE 50,000 X 112  
 OR 12602-1838 0885 1  
 COC 25131-4088 25851-4681 1106 5  
 FOLIO: 14-2235-009-3080

**ZONING CHART**

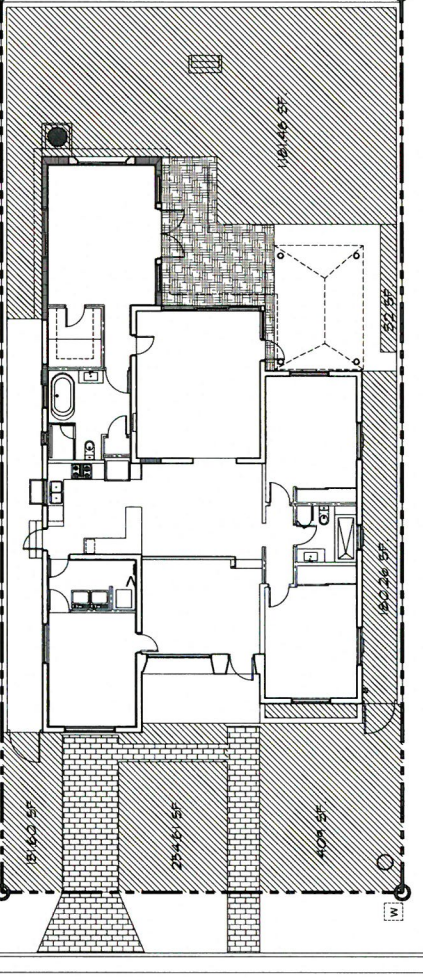
ZONING	HDBB (HEIGHT RESTRICTION 30 FT)	EXISTING	PROPOSED
BUILDING AREA (LIVING AREA / A.C.)	1,856.76 SF.	2,155.61 SF. (298.85 SF. ADDITION)	20.5 FT.
LOT AREA	5,625 SF.	34.37%	5 FT.
LOT COVERAGE	40% MAX. (2,250 SF. MAX.)	39.68%	5 FT.
SETBACKS	REQUIRED	EXISTING	PROPOSED
FRONT	20 FT.	24.73 FT.	N/A
REAR	20 FT.	39.2 FT.	20.5 FT.
INTERIOR SIDE (E)	5 FT.	5 FT.	5 FT.
INTERIOR SIDE (W)	5 FT.	5 FT.	5 FT.
NO. OF STORES	REQUIRED	EXISTING	PROPOSED
MAXIMUM HEIGHT	30 FT. MAX.	14.2 FT.	14.5 FT.



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



**4** EXISTING HOUSE / PROPOSE ADDITION



**3** PERVIOUS AREA CALCULATION

**LEGEND**

- EXISTING (ONLY FLOOR REPLACEMENT)
- INTERIOR REMODELING
- PROPOSED ADDITION

**LEGEND**

**PERVIOUS AREA REQUIREMENTS**

REQUIRED	PROVIDED
MIN. 35% (1468.75 SF.)	MIN. 39.26% (2,208.95 SF.)

**SCOPE OF WORK**

THE WORK CONSISTS OF INTERIOR REMODELING OF THE MASTER BEDROOM IN THE EXISTING PROPERTY AND AN ADDITION FOR THE SAME MASTER BEDROOM. ALSO DE EXISTING LAUNDRY WILL BE REMODELED AND A WOOD DECK WILL BE ADDED IN THE BACK YARD OF THE PROPERTY. THE PROPOSED REMODELING WILL MODIFY THE SQUARE FOOTAGE OF CONSTRUCTION OF THE EXISTING RESIDENCE IN 298.85 SF. SEE INFORMATION ON THE ZONING CHART. THE EXISTING BATHROOM ON THE SOUTH PORTION OF THE PROPERTY AND THE KITCHEN WILL ALSO BE REMODELED (SEE DEMOLITION PLAN AND PROPOSED FLOOR PLAN FOR MORE INFORMATION).

AS PART OF THE SCOPE OF WORK, ALL EXISTING EXTERIOR DOORS AND WINDOWS WILL BE REPLACED FOR IMPACT RESISTANT ONES. SHOP DRAWINGS TO BE SUBMITTED BY G.C. ON SEPARATE PERMIT.

THE EXISTING MASTER BEDROOM WILL BE TRANSFORMED INTO A WALKING CLOSET AND THE MASTER BATHROOM, AND THE ADDITION WILL BE THE SLEEPING AND PRINCIPAL AREA FOR THE MASTER BEDROOM. (ALTERATION, SECTION 504 - LEVEL 2, FEB-2020 | ADDITION, SECTION 507, FEB-2020). **THESE ARE AREAS INSIDE OF THE EXISTING PROPERTY IN WHICH WORK WILL NOT BE PERFORMED OR REQUIRED. SEE DEMOLITION PLANS FOR MORE INFORMATION REGARDING THE WORK TO BE DONE IN THIS PROPERTY.**

ALL WORK SHALL BE IN ACCORDANCE WITH THE AUTHORITIES HAVING JURISDICTION AND THE LATEST APPLICABLE EDITION OF F.B.C.-2020.

**SECURITY AND FORCED ENTRY PREVENTION AS PER FCA 1012:**

- 1- ALL LOCKS ON EXTERIOR DOORS SHALL BE CAPABLE OF RESISTING A FORCE OF 300 LBS. APPLIED IN ANY MOVABLE DIRECTION AND IN ACCORDANCE WITH RESISTANCE STANDARDS AS SET FORTH IN THE SOUTH FLORIDA BUILDING CODE.
- 2- THE CONTRACTOR SHALL CAREFULLY EXAMINE THE DRAWINGS, CHECK AND VERIFY ALL DIMENSIONS, ELEVATIONS, AND ANY OTHER EXISTING CONDITIONS BEFORE COMMENCING WORK. IN CASE OF ANY DISCREPANCIES OR OTHER APPROVED METHODS OF TEMPORARY PROTECTION, LABEL AS A PREVENTIVE TREATMENT TO NEW CONSTRUCTION.
- 3- THE CONTRACTOR MUST OBTAIN AND PAID FOR ALL REQUIRED INSURANCE POLICIES TO BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, TECHNIQUES SEQUENCE WITH THE WORK, AND SAFETY REGULATIONS IN CONNECTION WITH THE WORK, INCLUDING ALL NECESSARY PERMITS, UTILITIES, LINES, IF ANY, FROM ALL DAMAGES.
- 4- DIMENSIONS TAKE PRECEDENCE OVER SCALE.
- 5- THE CONTRACTOR SHALL REMOVE ALL DEBRIS AND WASTE TO COMPLY WITH BURLINGTON SECURITY REGULATIONS.
- 6- ALL LOCKS: FINISH HARDWARE, DOORS AND WINDOWS MUST COMPLY WITH BURLINGTON SECURITY REGULATIONS.
- 7- ALL WINDOWS: FINISH HARDWARE, DOORS AND WINDOWS MUST COMPLY WITH BURLINGTON SECURITY REGULATIONS.
- 8- ALL WINDOWS SHALL BE INSTALLED AND CONSTRUCTED SO THAT NO PANEL CAN BE LIFTED FROM THE TRAILS WHEN IN THE LOCKED POSITION AND SO AS TO COMPLY WITH THE RESISTANCE ANNA 1303 EXTERIOR WINDOW SHALL BE LOCKED WITH DEVICE CAPABLE OF WITHSTANDING A FORCE OF 150 LBS APPLIED IN ANY OPERABLE DIRECTION.
- 9- FRONT MAIN ENTRANCE DOORS SHALL BE PROVIDED WITH A DOOR SCOPE OR VISION PANELS.

**GENERAL NOTES AND SPECS:**

1. ALL WORKS MUST BE ACCORDING TO THE 2020 F.B.C. AND ANY OTHER APPLICABLE CODES.
2. THE CONTRACTOR SHALL CAREFULLY EXAMINE THE DRAWINGS, CHECK AND VERIFY ALL DIMENSIONS, ELEVATIONS, AND ANY OTHER EXISTING CONDITIONS BEFORE COMMENCING WORK. IN CASE OF ANY DISCREPANCIES OR OTHER APPROVED METHODS OF TEMPORARY PROTECTION, LABEL AS A PREVENTIVE TREATMENT TO NEW CONSTRUCTION.
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9. FRONT MAIN ENTRANCE DOORS SHALL BE PROVIDED WITH A DOOR SCOPE OR VISION PANELS.

**NEW CONCRETE SLAB TERMINTE NOTE:**

1. FLOOR ZONE AE
2. BASE FLOOR ELEVATION +5.00
3. PROPOSED GRADE ELEVATION ADJACENT TO BUILDING (L&S): +5.17
4. PROPOSED GRADE ELEVATION ADJACENT TO BUILDING (R&S): +5.17
5. HIGHEST GRADE ELEVATION ADJACENT TO BUILDING (H&S): +5.40
6. HIGHEST GRADE ELEVATION ADJACENT TO BUILDING (H&S): +5.40
7. HIGHEST GRADE ELEVATION ADJACENT TO BUILDING (H&S): +5.40
8. COMB. PANEL 12065

**FLOOD MANAGEMENT INFO AND FLOOR ELEVATIONS**

1. FLOOD ZONE AE
2. BASE FLOOR ELEVATION +5.00
3. PROPOSED GRADE ELEVATION ADJACENT TO BUILDING (L&S): +5.17
4. PROPOSED GRADE ELEVATION ADJACENT TO BUILDING (R&S): +5.17
5. HIGHEST GRADE ELEVATION ADJACENT TO BUILDING (H&S): +5.40
6. HIGHEST GRADE ELEVATION ADJACENT TO BUILDING (H&S): +5.40
7. HIGHEST GRADE ELEVATION ADJACENT TO BUILDING (H&S): +5.40
8. COMB. PANEL 12065



NO.	DESCRIPTION	DATE	BY

**APPROVALS**

PROJECT MGR. CHECKED: \_\_\_\_\_  
DESIGNED BY: **ANTONIO G. ACOSTA**  
DATE: \_\_\_\_\_  
PROJECT NO.: **40845**  
SECTION NO.: \_\_\_\_\_  
DESIGN NO.: **40845**

**ANTONIO G. ACOSTA**  
REGISTERED PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO. 40845

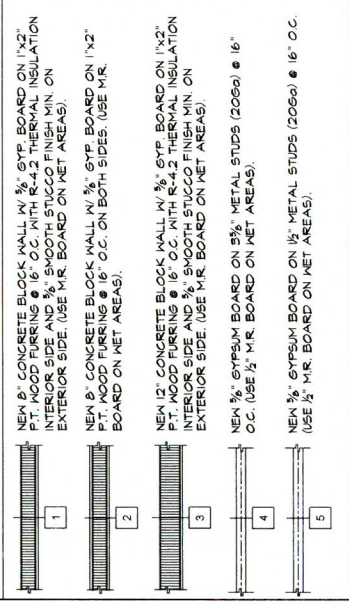
FILE NAME: R00PRN  
DATE: 8/11/21  
SCALE: ANNOT  
SHEET OF  
DWG. No. A-02

**INTERIOR FINISHES NOTES**

1. WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX OF NOT GREATER THAN 200. FLOOR FINISHES SHALL HAVE A SMOKE-DEVELOPED INDEX OF NOT GREATER THAN 450 IN ACCORDANCE WITH ASTM E84 OR UL 723.
2. WALL AND CEILING FINISHES SHALL HAVE A SMOKE-DEVELOPED INDEX OF NOT GREATER THAN 450 IN ACCORDANCE WITH ASTM E84 OR UL 723.
3. ATTICS SHALL HAVE A FLAME SPREAD INDEX NOT TO EXCEED 25 WITH AN ACCOMPANYING SMOKE-DEVELOPED INDEX NOT TO EXCEED 450 WHERE TESTED IN ACCORDANCE WITH ASTM E84 OR UL 723.

NOTE: ALL INTERIOR FINISHES SHALL BE IN ACCORDANCE WITH SECTIONS R302.9.1 THROUGH R302.9.4, AND ALSO WITH SECTIONS R302.10.1 THROUGH R302.10.5.

**WALL LEGEND**

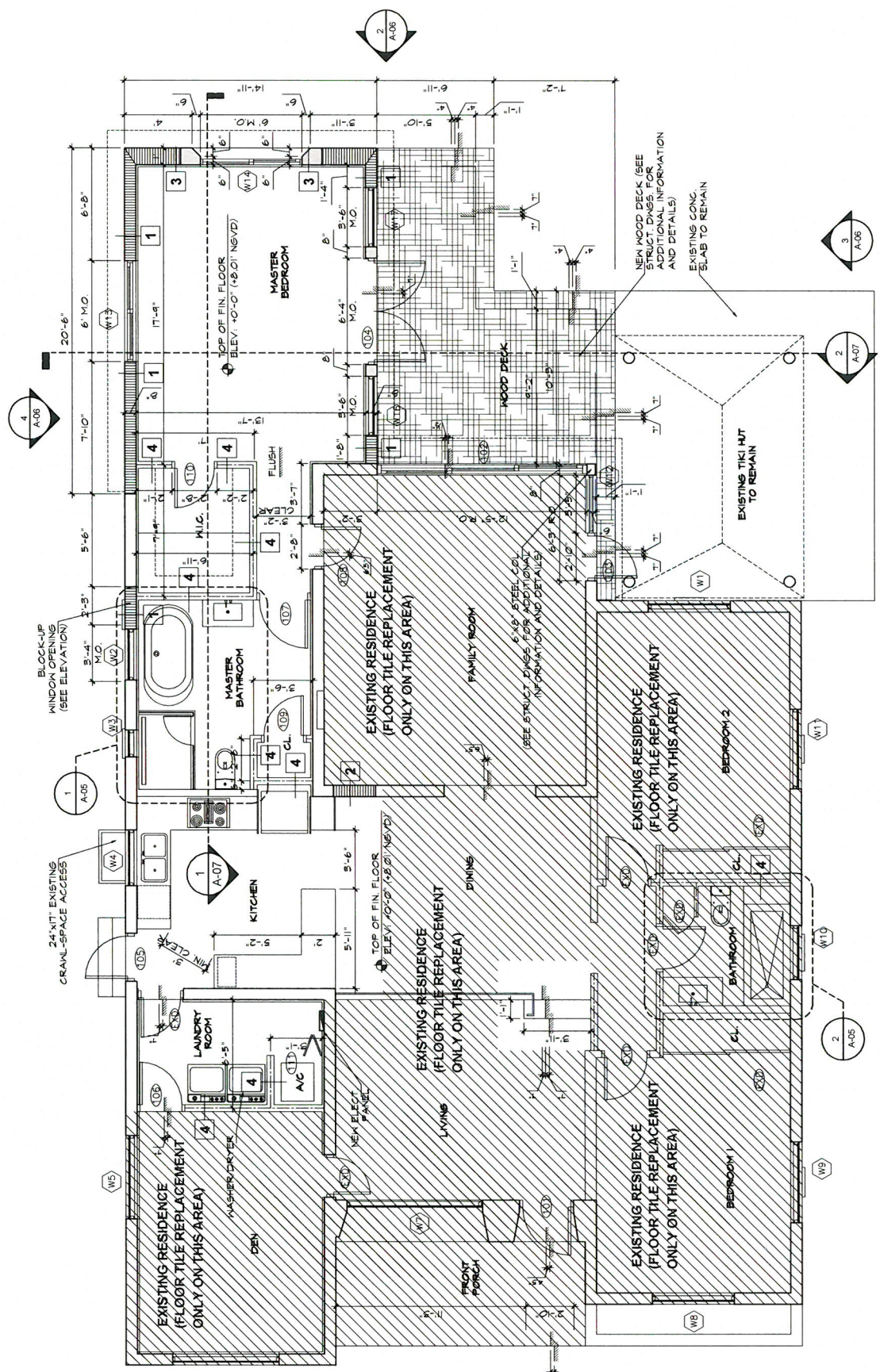


**NEW CONCRETE SLAB TERMITE NOTE:**

1. TERMITE TREATMENT OF SOILS UNDER SLABS ON GRADE SHALL BE PERFORMED BEFORE POURING SLAB. TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITE OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED AS A PREVENTIVE TREATMENT TO NEW CONSTRUCTION.

**GENERAL NOTES:**

1. TOP OF FINISHED FLOOR ELEVATION TO BE SHOWN IN FINISHINGS FOR COMPLETARY INFORMATION.
2. REFER TO STRUCTURAL, ELECTRICAL, MECHANICAL, PLUMBING DRAWINGS FOR COMPLETARY INFORMATION.
3. ALL EXTERIOR AND INTERIOR DIMENSIONS ARE TO BLOCK WALL UNLESS OTHERWISE INDICATED.
4. ALL NEW PARTITIONS ARE LOCATED FROM CONCRETE BLOCK TO CENTER LINE.
5. CLASS C, FLAME SPREAD INDEX 16-200; SMOKE-DEVELOPED INDEX 450 WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX OF NOT GREATER THAN 200, AND SMOKE-DEVELOPED INDEX OF NOT GREATER THAN 450.
6. ALL INSULATION MATERIALS FACING VAPOR RETARDERS SHALL HAVE A FLAME SPREAD INDEX OF NOT GREATER THAN 25, AND A SMOKE-DEVELOPED INDEX OF NOT GREATER THAN 450.



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







REVISIONS	No.	DESCRIPTION	DATE	BY

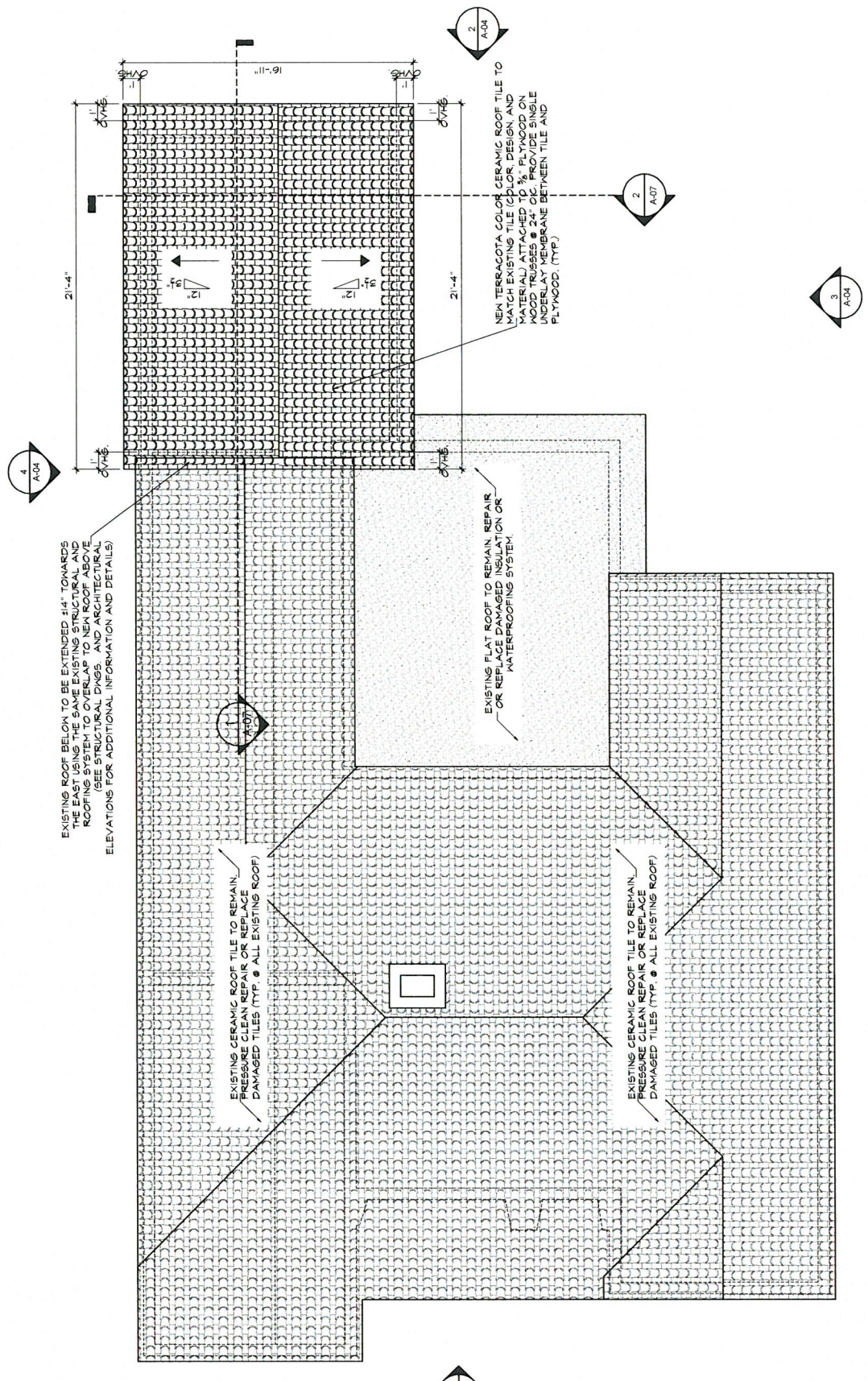
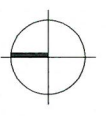
**APPROVALS**

PROJECT ENGINEER: *[Signature]*  
 DESIGNED BY: *[Signature]*  
 CHECKED BY: *[Signature]*  
 SECTION HEAD: *[Signature]*

ANTONIO G. ACOSTA  
 No. 40845  
 STATE OF FLORIDA  
 PROFESSIONAL ENGINEER

FILE NAME: R00FRM  
 DATE: 6/13/201  
 SCALE: AS SHOWN

2/16/21



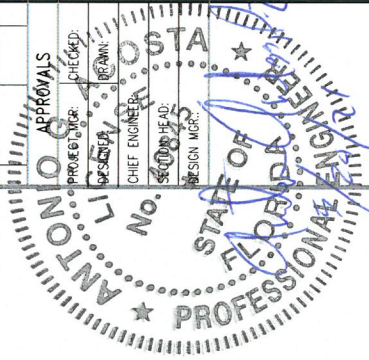
**1 ROOFPLAN**  
 SCALE: 3/8" = 1'-0"

**ROOF LEGEND:**

- EXISTING FLAT ROOF TO REMAIN. REPAIR OR REPLACE DAMAGED INSULATION OR WATERPROOFING SYSTEM.
- EXISTING CERAMIC ROOF TILE TO REMAIN. PRESSURE CLEAN REPAIR OR REPLACE DAMAGED TILES.
- NEW TERRACOTA COLOR CERAMIC ROOF TILE TO MATCH EXISTING TILE COLOR, DESIGN, AND MATERIAL ATTACHED TO 3/4\"/>



REVISIONS	No.	DESCRIPTION	DATE	BY



ANTONIO G. ACOSTA P.E. No. 40845	FILE NAME: INTERIORS BELIEVES
DATE: 08/27/24	SCALE: AS NOTED
SHEET OF	DWG. No. A-05

**BATHROOM NOTES:**

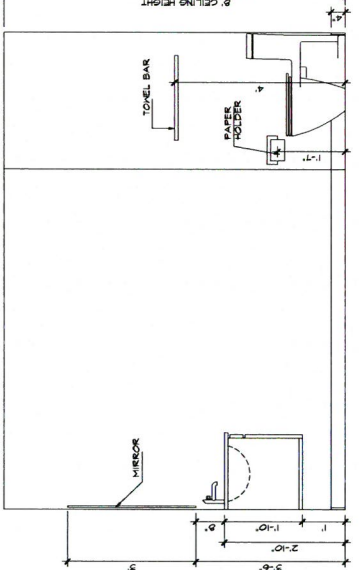
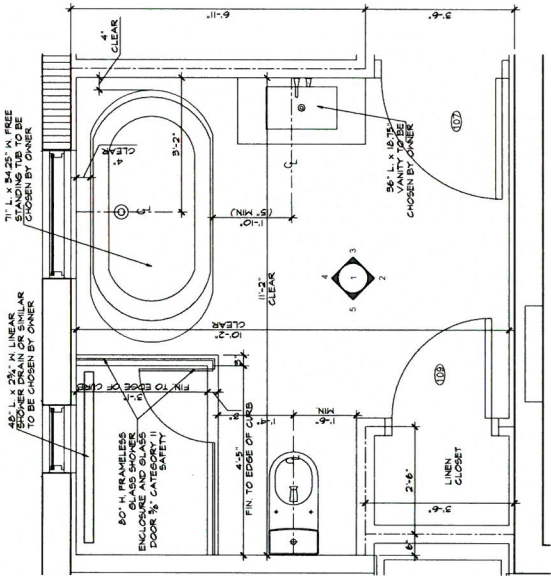
1210.2.1 FLOORS AND WALL BASES. IN OTHER THAN DWELLING UNITS, TOILET, BATHING AND SHOWER ROOM FLOOR FINISH MATERIALS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE. THE INTERSECTIONS OF SUCH FLOORS WITH WALLS SHALL HAVE A SMOOTH, HARD, NONABSORBENT VERTICAL BASE THAT EXTENDS UPWARD ONTO THE WALLS NOT LESS THAN 4 INCHES (102 MM).

1210.2.2 WALLS AND PARTITIONS. WALLS AND PARTITIONS WITHIN 2 FEET (610 MM) OF SERVICE SINKS, URINALS AND WATER CLOSETS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE, TO A HEIGHT OF NOT LESS THAN 4 FEET (1219 MM) ABOVE THE FLOOR, AND EXCEPT FOR STRUCTURAL ELEMENTS, THE MATERIALS USED IN SUCH WALLS SHALL BE OF A TYPE THAT IS NOT ADVERSELY AFFECTED BY MOISTURE.

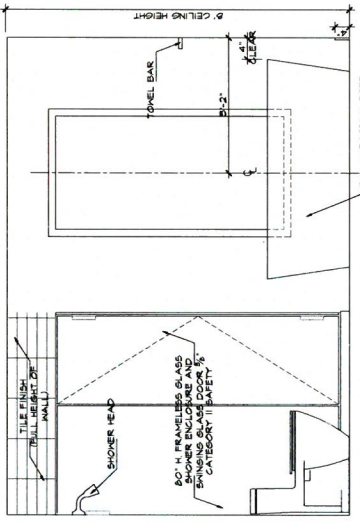
NOTE: STEEL STUDS SUPPORTING ALL HUNG PLUMBING FIXTURES SHALL BE DOUBLED OR NO LESS THAN 20 GAUGE AS PER SECTION 2517.5.1.1 F.B.C.

R307.2 BATHTUB AND SHOWER SPACES. BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET (1829 MM) ABOVE THE FLOOR.

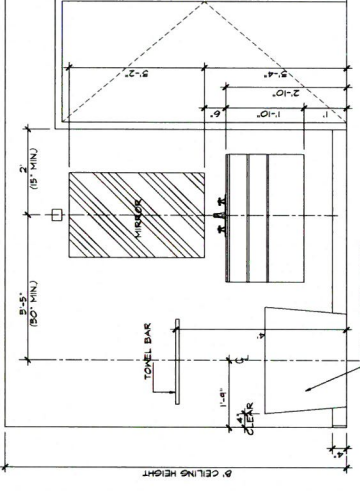
**1 MASTER BATHROOM FLOOR PLAN**  
SCALE: 3/8" = 1'-0"



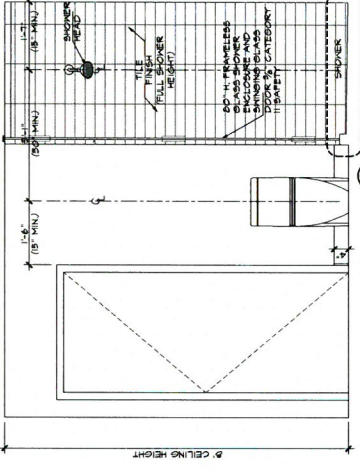
**2 MASTER BATH. ELEVATION**  
SCALE: 3/8" = 1'-0"



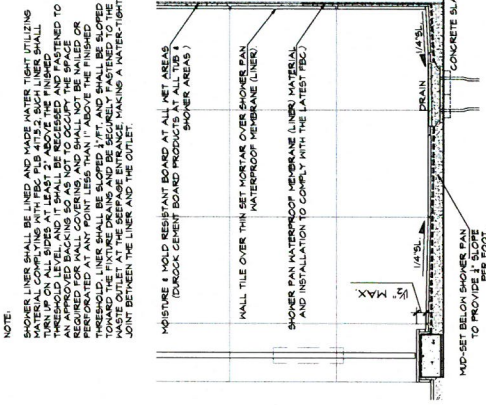
**4 MASTER BATH. ELEVATION**  
SCALE: 3/8" = 1'-0"



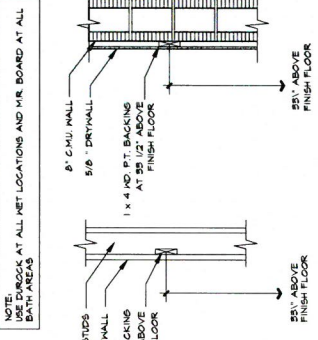
**3 MASTER BATH. ELEVATION**  
SCALE: 3/8" = 1'-0"



**5 MASTER BATH. ELEVATION**  
SCALE: 3/8" = 1'-0"



**6 SHOWER PAN DETAIL (TYP.)**  
SCALE: 1 1/2" = 1'-0"



**7 WOOD BACKING DETAILS (TYP.)**  
SCALE: 3/8" = 1'-0"



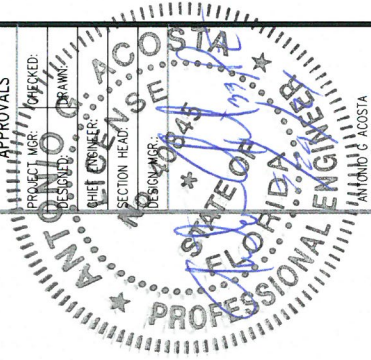
NO.	DESCRIPTION	DATE	BY

**APPROVALS**

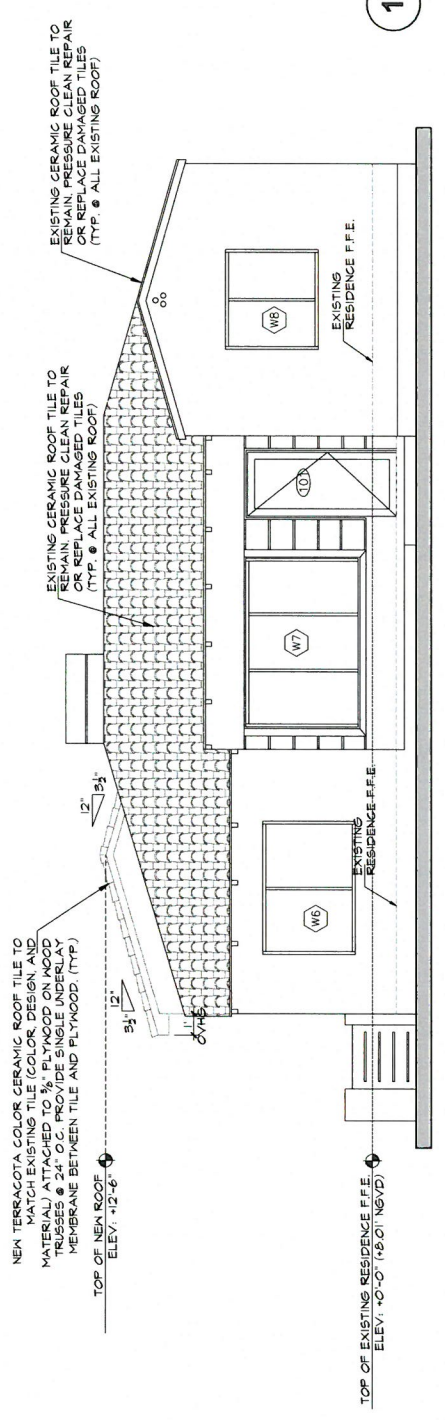
PROJECT MGR: [Signature]  
 DESIGNER: [Signature]  
 SECTION HEAD: [Signature]  
 CHIEF ENGINEER: [Signature]

ANTONIO G. ACOSTA  
 PROFESSIONAL ENGINEER  
 STATE OF FLORIDA  
 LICENSE NO. 40845

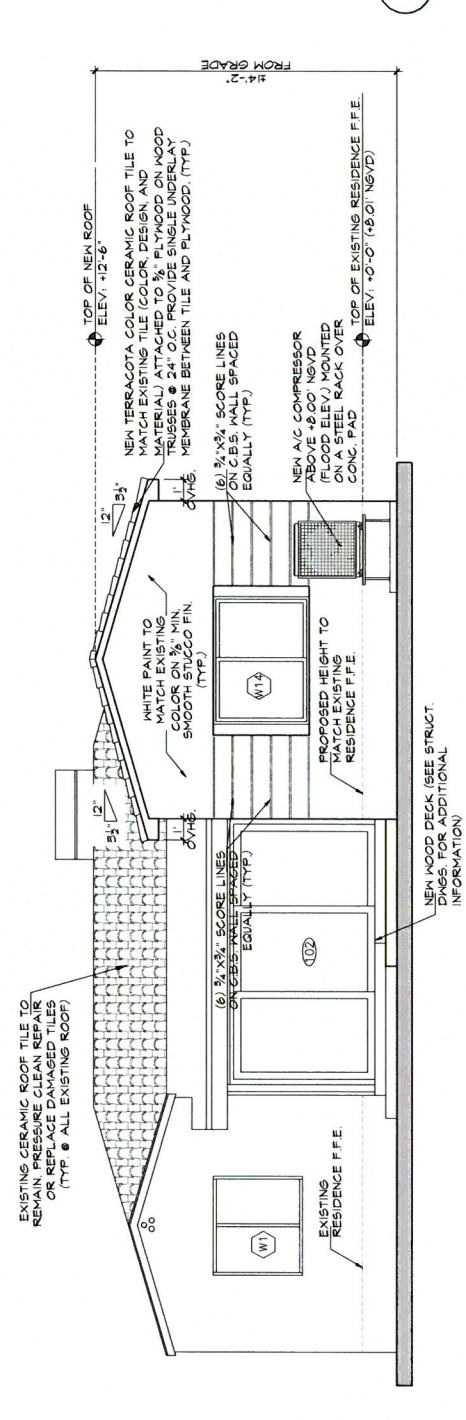
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 DATE: 8/11/21  
 SCALE: ANOTD  
 SHEET OF  
 DWG. No. A-06



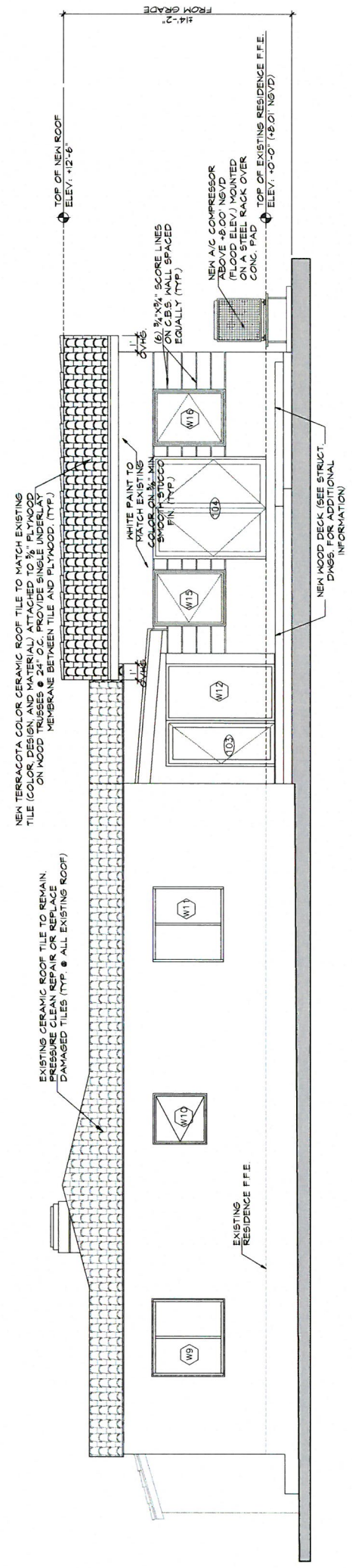
**1 WEST ELEVATION (FRONT)**  
 SCALE: 3/4" = 1'-0"



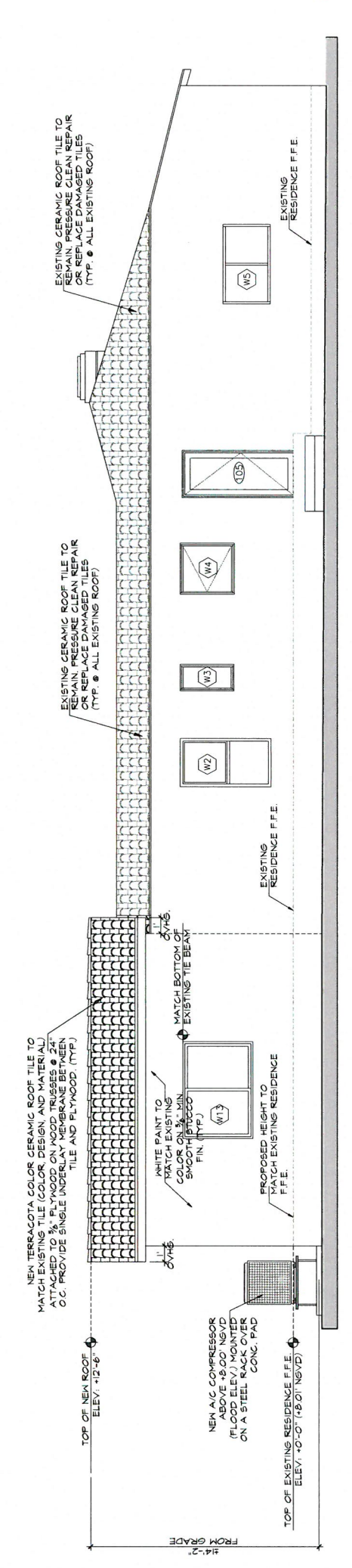
**2 EAST ELEVATION (REAR)**  
 SCALE: 3/4" = 1'-0"



**3 SOUTH ELEVATION (SIDE)**  
 SCALE: 3/4" = 1'-0"

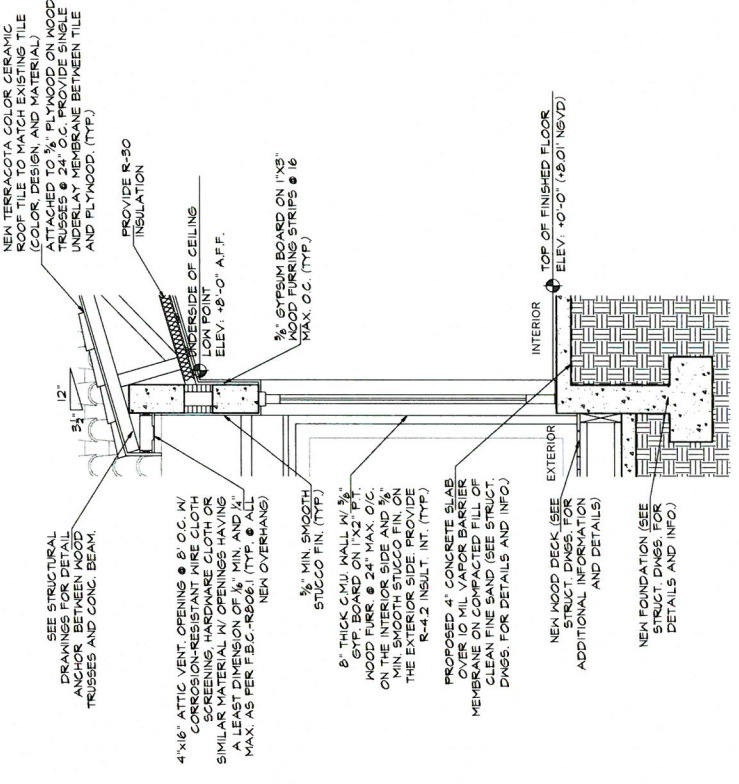
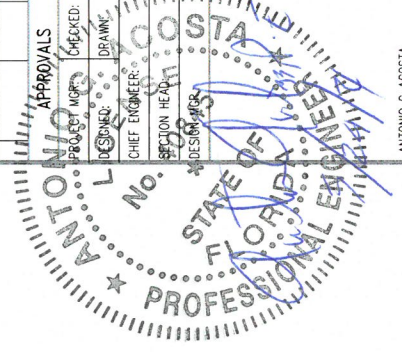


**4 NORTH ELEVATION (SIDE)**  
 SCALE: 3/4" = 1'-0"

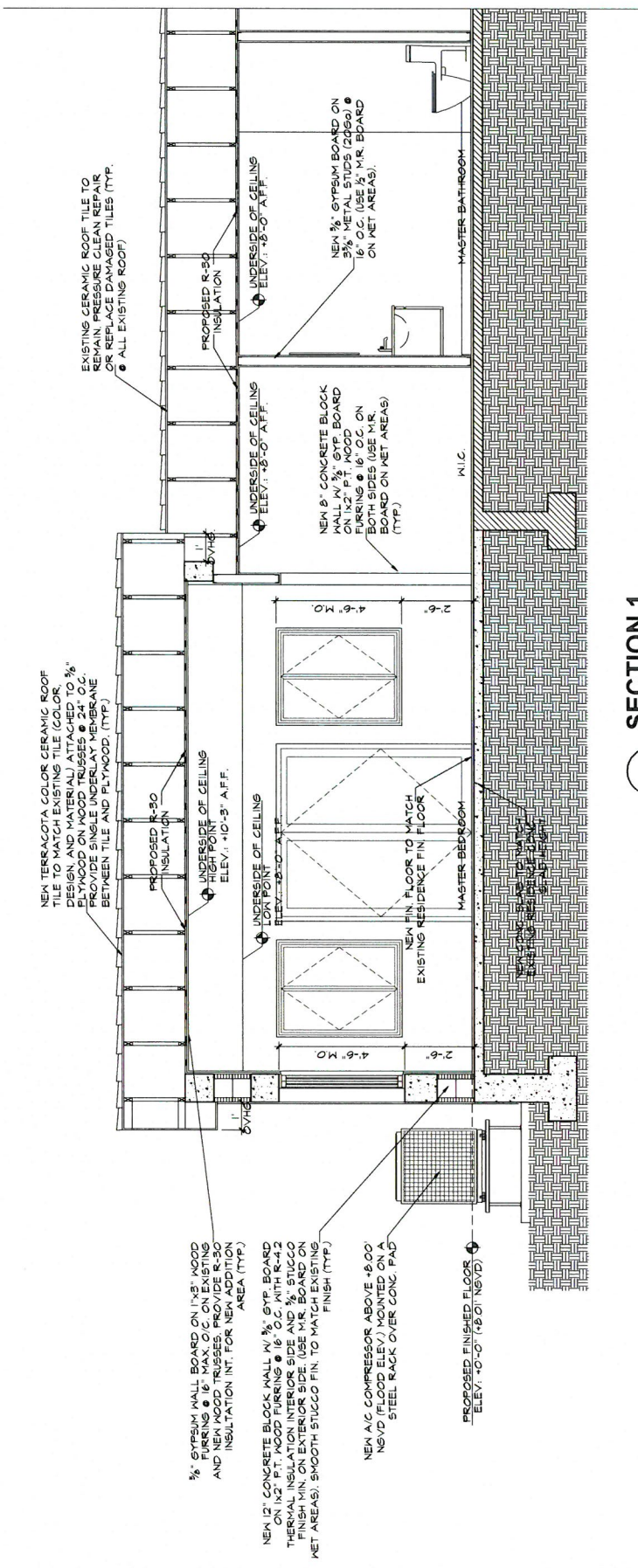




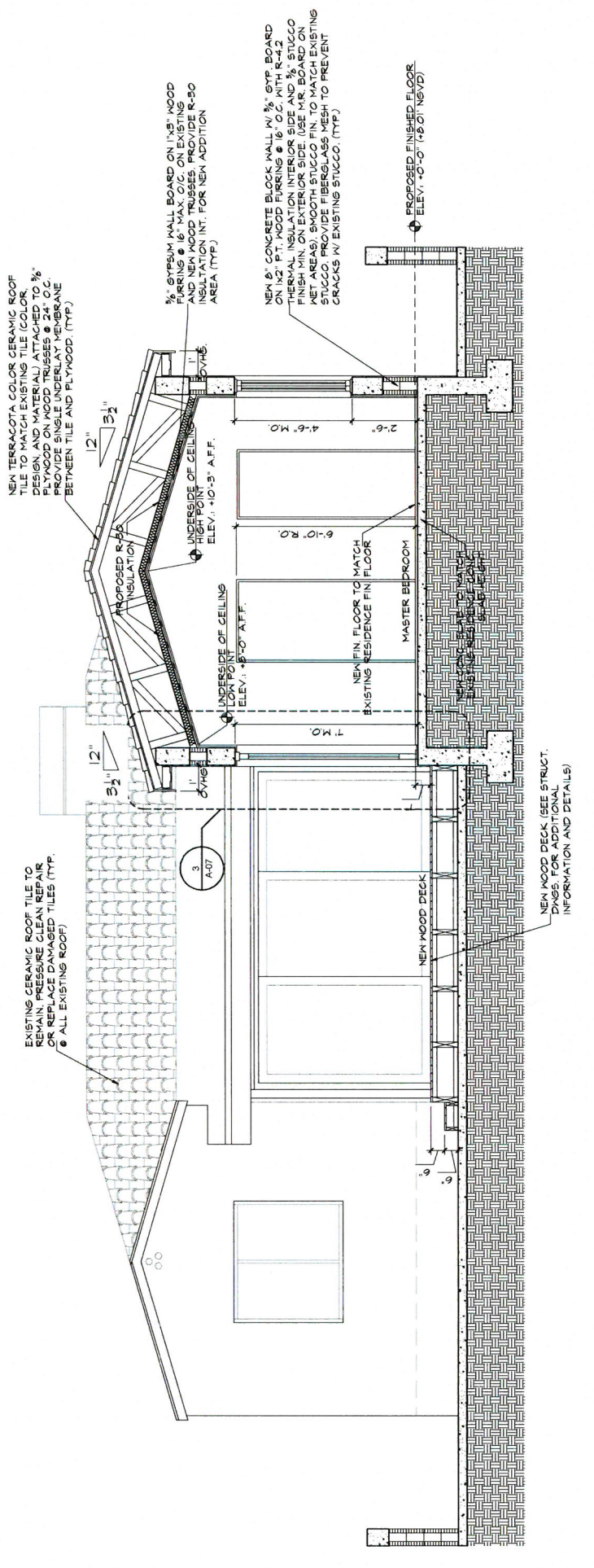
NO.	DESCRIPTION	DATE	BY



**3 WALL SECTION**  
 SCALE: 3/4" = 1'-0"



**1 SECTION 1**  
 SCALE: 3/4" = 1'-0"



**2 SECTION 2**  
 SCALE: 3/4" = 1'-0"

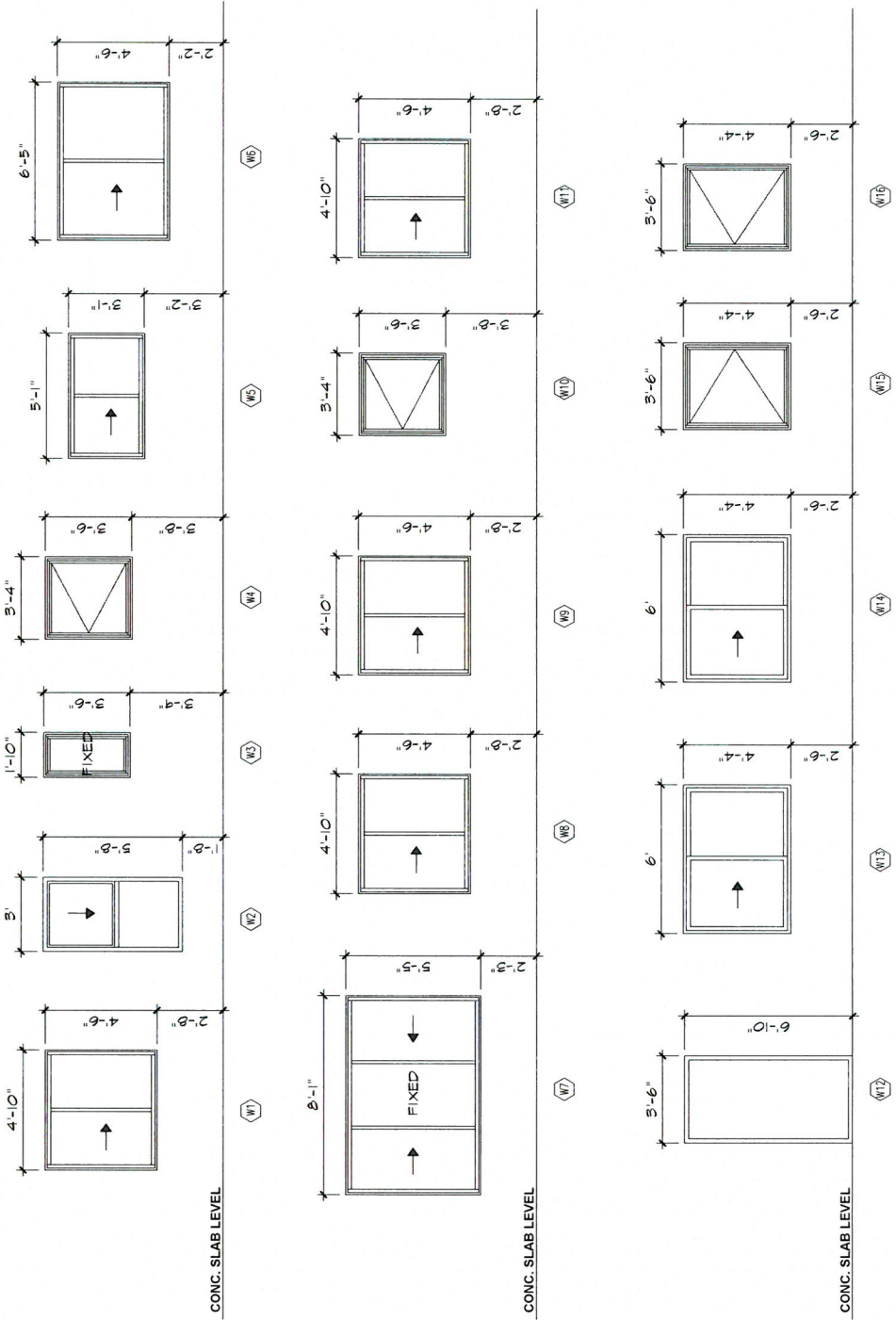


# WINDOW SCHEDULE

WINDOW							REMARKS	
NUMBER	WIDTH	HEIGHT	TYPE	MATFIN	COLOR	SGHC	U-VALUE	
(W1)	4'-8"	4'-4"	HORIZ. ROLLER	ALUM. E.S.P. WHITE	CLEAR	0.80	1.00	SEE NOTE 3
(W2)	3'-0"	5'-8"	SINGLE HUNG	ALUM. E.S.P. WHITE	CLEAR	0.80	1.00	SEE NOTES 3 & 4
(W3)	1'-7"	3'-4"	FIXED	ALUM. E.S.P. WHITE	CLEAR	0.80	1.00	SEE NOTES 3 & 4
(W4)	3'-2"	3'-4"	CASEMENT	ALUM. E.S.P. WHITE	CLEAR	0.80	1.00	SEE NOTE 3
(W5)	4'-11"	2'-11"	HORIZ. ROLLER	ALUM. E.S.P. WHITE	CLEAR	0.80	1.00	SEE NOTE 3
(W6)	6'-3"	4'-4"	HORIZ. ROLLER	ALUM. E.S.P. WHITE	CLEAR	0.80	1.00	SEE NOTE 3
(W7)	7'-10"	5'-3"	HORIZ. ROLLER	ALUM. E.S.P. WHITE	CLEAR	0.80	1.00	SEE NOTE 3
(W8)	4'-8"	4'-4"	HORIZ. ROLLER	ALUM. E.S.P. WHITE	CLEAR	0.80	1.00	SEE NOTE 3
(W9)	4'-8"	4'-4"	HORIZ. ROLLER	ALUM. E.S.P. WHITE	CLEAR	0.80	1.00	SEE NOTE 3
(W10)	3'-2"	3'-4"	CASEMENT	ALUM. E.S.P. WHITE	CLEAR	0.80	1.00	SEE NOTE 3
(W11)	4'-8"	4'-4"	HORIZ. ROLLER	ALUM. E.S.P. WHITE	CLEAR	0.80	1.00	SEE NOTE 3
(W12)	3'-7"	6'-10"	CASEMENT	ALUM. E.S.P. WHITE	CLEAR	0.80	1.00	SEE NOTE 3
(W13)	5'-0"	4'-4"	HORIZ. ROLLER	ALUM. E.S.P. WHITE	CLEAR	0.80	1.00	SEE NOTE 3
(W14)	5'-0"	4'-4"	HORIZ. ROLLER	ALUM. E.S.P. WHITE	CLEAR	0.80	1.00	SEE NOTE 3
(W15)	3'-6"	4'-4"	CASEMENT	ALUM. E.S.P. WHITE	CLEAR	0.80	1.00	SEE NOTE 3
(W16)	3'-6"	4'-4"	CASEMENT	ALUM. E.S.P. WHITE	CLEAR	0.80	1.00	SEE NOTE 3

- \* NOTES:  
 1- CONTRACTOR IS TO VERIFY ALL WINDOWS OPENINGS BEFORE THE MANUFACTURE AND INSTALLATION OF ANY UNIT.  
 2- FOR WIND PRESSURES SEE SHEET S-1.0  
 3- IMPACT GLASS (CATEGORY II SAFETY GLASS)  
 4- SAND BLASTED GLASS

# WINDOW TYPE

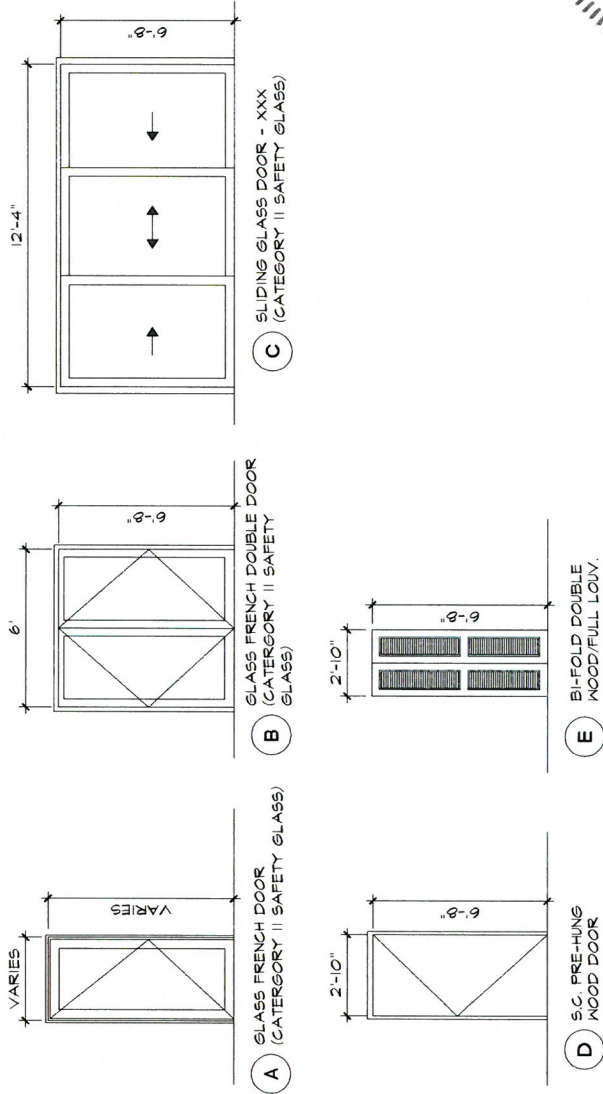


# DOOR SCHEDULE

NUMBER	LOCATION	TYPE	WIDTH	HEIGHT	THK	FRAME		SGHC	U-VALUE	REMARKS
						FR-MATFIN	MATFIN			
(EXD)	EXISTING DOOR TO REMAIN. NOT PART OF THIS PERMIT.									
(101)	EXTERIOR ACCESS	A	3'-0"	7'-0"	1-3/4"	GLASS/METAL	ALUMINUM	0.80	1.00	SEE NOTE 3
(102)	FAMILY ROOM	C	2'-10"	6'-8"	1-3/4"	GLASS/METAL	ALUMINUM	0.80	1.00	SEE NOTE 3
(103)	FAMILY ROOM	A	12'-4"	6'-8"	1-3/4"	GLASS/METAL	ALUMINUM	0.80	1.00	SEE NOTE 3
(104)	MASTER BEDROOM	B	6'-0"	7'-0"	1-3/4"	GLASS/METAL	ALUMINUM	0.80	1.00	SEE NOTE 3
(105)	KITCHEN	A	2'-10"	6'-8"	1-3/4"	GLASS/METAL	ALUMINUM	0.80	1.00	SEE NOTE 3
(106)	LAUNDRY/DEN	D	2'-10"	6'-8"	1-3/4"	WOOD	WOOD/PAINTE	-	-	PRE-HUNG
(107)	MASTER BATHROOM	D	2'-10"	6'-8"	1-3/4"	WOOD	WOOD/PAINTE	-	-	PRE-HUNG
(108)	MASTER BEDROOM	D	2'-10"	6'-8"	1-3/4"	WOOD	WOOD/PAINTE	-	-	PRE-HUNG
(109)	LINEN CLOSET	D	2'-10"	6'-8"	1-3/4"	WOOD	WOOD/PAINTE	-	-	PRE-HUNG
(110)	W.I.C.	D	2'-8"	6'-8"	1-3/4"	WOOD	WOOD/PAINTE	-	-	PRE-HUNG
(111)	A.C. CLOSET	E	2'-10"	6'-8"	1-3/4"	WOOD	WOOD/PAINTE	-	-	BI-FOLD

- \*NOTES:  
 1- CONTRACTOR IS TO VERIFY ALL DOOR OPENINGS BEFORE THE MANUFACTURE AND INSTALLATION OF ANY UNIT.  
 2- FOR WIND PRESSURES SEE SHEET S-1.0  
 3- IMPACT GLASS (CATEGORY II SAFETY GLASS)

# DOOR TYPES



# DOOR & WINDOWS KEY NOTES:

- CONTRACTOR IS TO VERIFY ALL DOOR AND WINDOW OPENINGS BEFORE THE MANUFACTURE AND INSTALLATION OF ANY UNIT.
- WINDOW MANUF. IS TO PROVIDE SHOP DRWS FOR APPROVAL BY ARCHITECT & SHALL FIELD VERIFY ALL MASONRY OPENINGS PRIOR TO MANUFACTURING.
- ALL WINDOWS AND EXTERIOR DOORS ARE TO BE IMPACT RESISTANT ACCORDING TO F.B.C. & SHALL HAVE PRODUCT APPROVAL FROM DADE COUNTY.
- WINDOWS & EXT. DOORS ON SEPARATE PERMIT.
- ALL WINDOWS AND DOORS WHITE ALUM. FIN.
- ALL DOOR HARDWARE TO COMPLY WITH A.D.A. & F.B.C. REQUIREMENTS & STANDARDS (TYP.)

# WINDOW ENERGY NOTE:

ALL GLASS TO BE TINTED WITH U-FACTOR U=1.00, AND TO HAVE A SHGC=0.80. SEE ENERGY EFFICIENCY CALCULATIONS SUBMITTED BY M.E.P.



A&P CONSULTING TRANSPORTATION ENGINEERS CORP.  
 8935 NW 35 LANE, SUITE 200  
 MIAMI, FLORIDA 33172  
 CA# EB-000777  
 PH: (305) 592-7285  
 FAX: (305) 592-1594  
 LICENSE NO. AC2574 P.E.  
 LICENSE NO. 40845

ACOSTA-SPLICHAL RESIDENCE REMODELING  
 8927 GARLAND AVE  
 SURFSIDE FLORIDA 33154

REVISIONS	DATE	BY

APPROVALS  
 PROJECT MGR. CHECKED: [Signature]  
 DESIGNER: [Signature]  
 SECTION HEAD: [Signature]  
 DATE: 08/11/2011  
 SCALE: ANNOTED  
 FILE NAME: 1009 WINDOW SCHEDULE  
 ANTONIO G. ACOSTA  
 PROFESSIONAL ENGINEER  
 STATE OF FLORIDA  
 LICENSE NO. 40845  
 SHEET OF  
 DWG. No. A-08

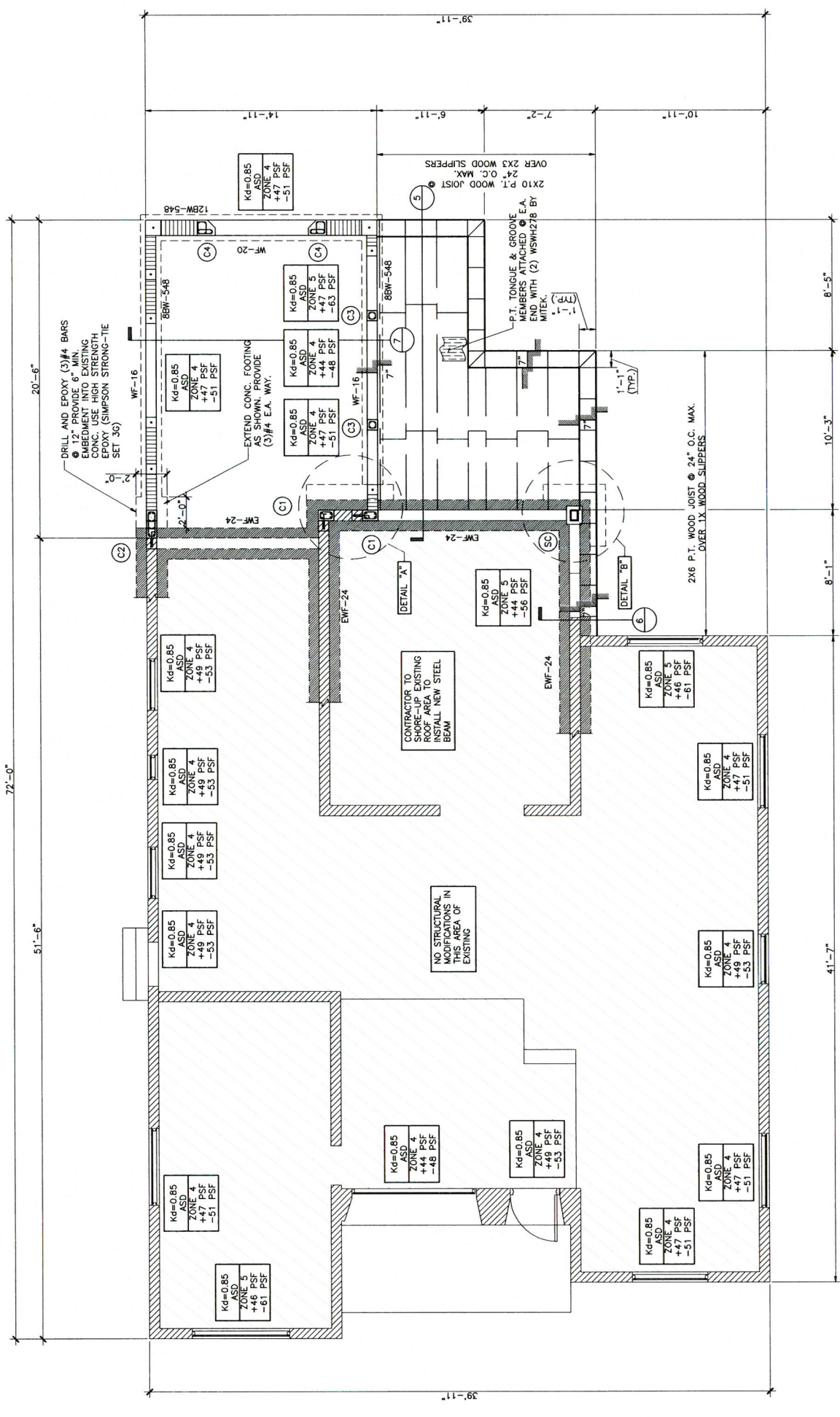
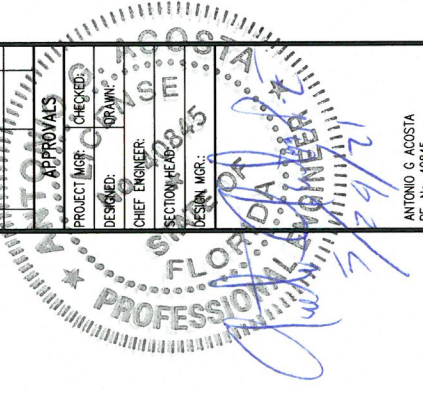


REVISIONS	No.	DESCRIPTION	DATE	BY

APPROVALS	PROJECT MGR.	CHECKED

DESIGNED: [Signature]
CHEF ENGINEER: [Signature]
SECTION HEAD: [Signature]
DESIGN MGR: [Signature]

ANTONIO G. ACOSTA P.E. No. 40845
FILE NAME:
DATE:
SCALE:
SHEET 1 OF 6
DWG. No. S-1.0



**LEGEND**

- (C1) NEW CONCRETE COLUMN  
SEE SCHEDULE AND DETAILS
- (SC) NEW STEEL COLUMN, SEE SCHEDULE AND DETAILS
- EXISTING 8" CMU WALL TO REMAIN
- EXISTING 24" WIDE WALL FOOTING
- EW-24 NEW FILLED CELL, REFER TO DETAIL
- 2 BY WOOD BLOCKING ATTACHED @ EACH END W/(2) 10d TOE NAILS
- #BW-5# NEW MASONRY WALL, REFER TO SCHEDULE





A&P CONSULTING TRANSPORTATION  
ENGINEERS CORP.  
8935 NW 35 LANE, SUITE 200  
MIAMI, FLORIDA 33172  
CA# EB-0007797  
PH: (305) 592-7283  
FX: (305) 593-1594  
ANTONIO G. ACOSTA P.E.  
LICENSE No. 40845

TERRACE MODIFICATION AT  
8927 GARLAND AVE  
SURFSIDE FLORIDA 33154

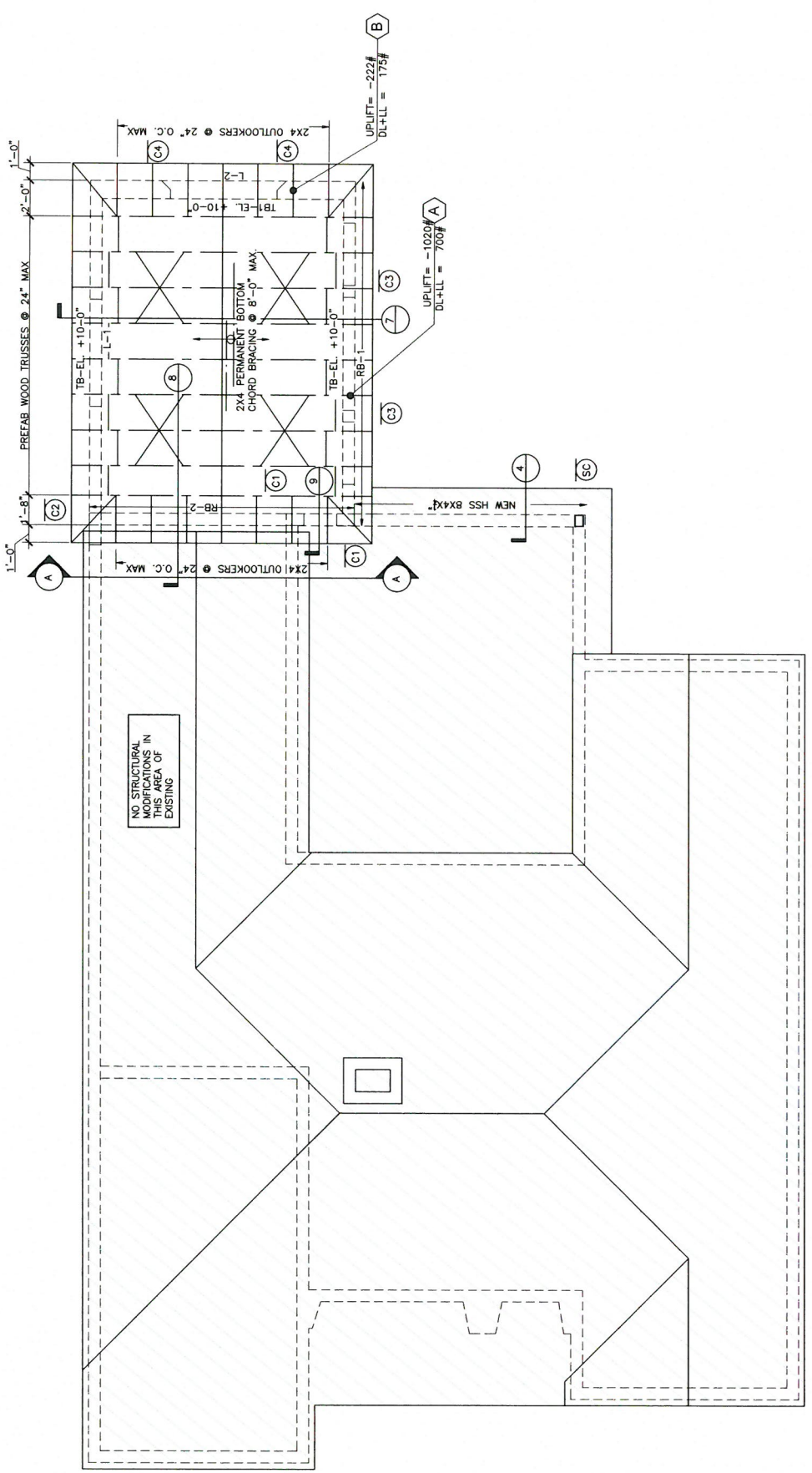
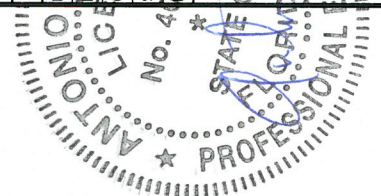
REVISIONS	
No.	DESCRIPTION

APPROVALS	
PROJECT MGR. / CHECKED:	
DESIGNED:	
CHIEF ENGINEER:	
SECTION (REV):	
DESIGN DGR:	

FILE NAME:	
DATE:	
SCALE:	
SHEET 2 OF 6	
DWG. No. S-1.1	



NO STRUCTURAL MODIFICATIONS IN THIS AREA OF EXISTING

- LEGEND**
- PREFAB WOOD TRUSSES @ 24" O.C. MAX
  - 2 BY WOOD BLOCKING ATTACHED @ EACH END W/(2) TOP TIE NAILS
  - X 2x4 WOOD CROSS BRACING ATTACHED TO TRUSSES W/ 2-16d NAILS E.A. END (TYP)
  - ⊕ COLUMN, ENDING BELOW

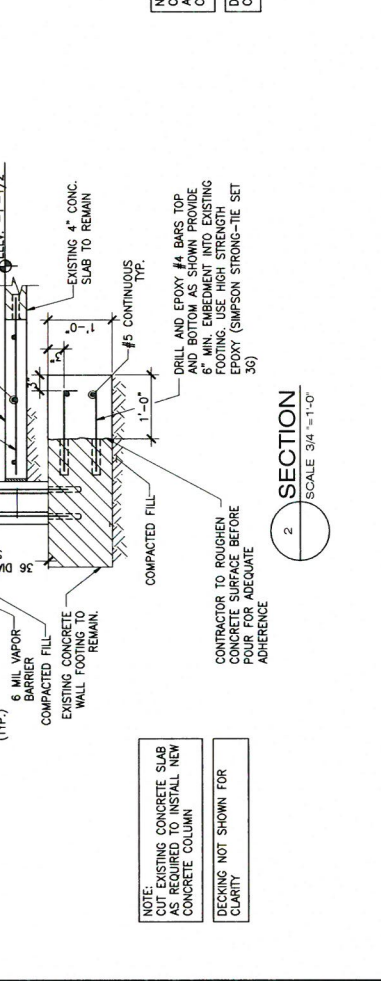
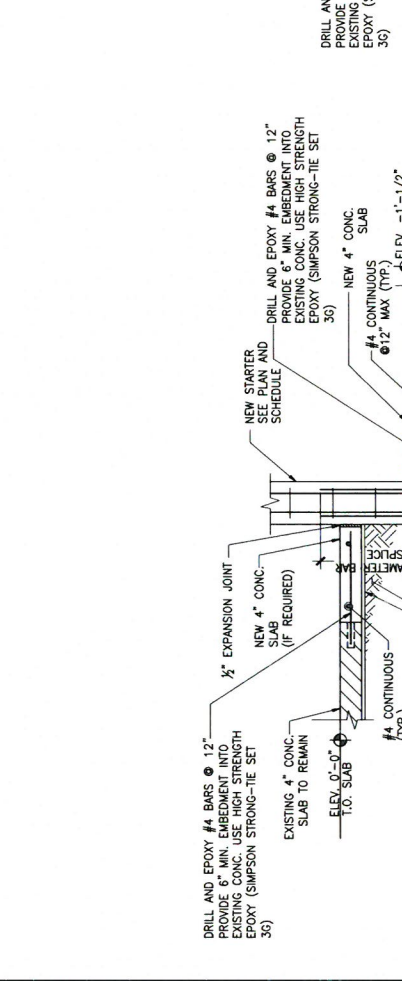
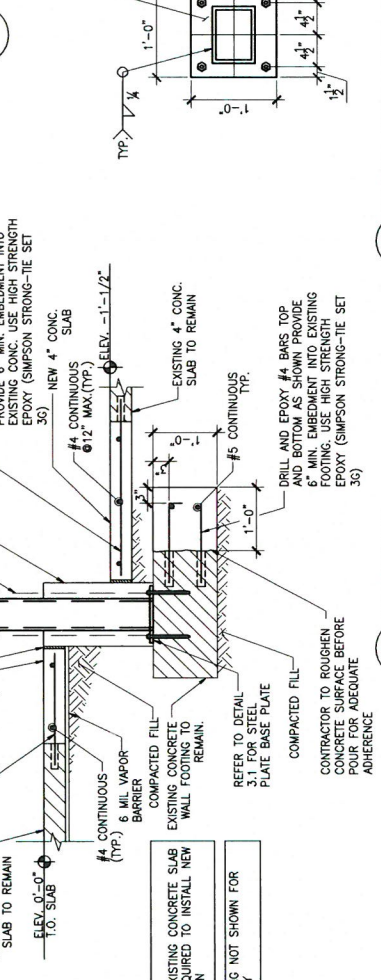
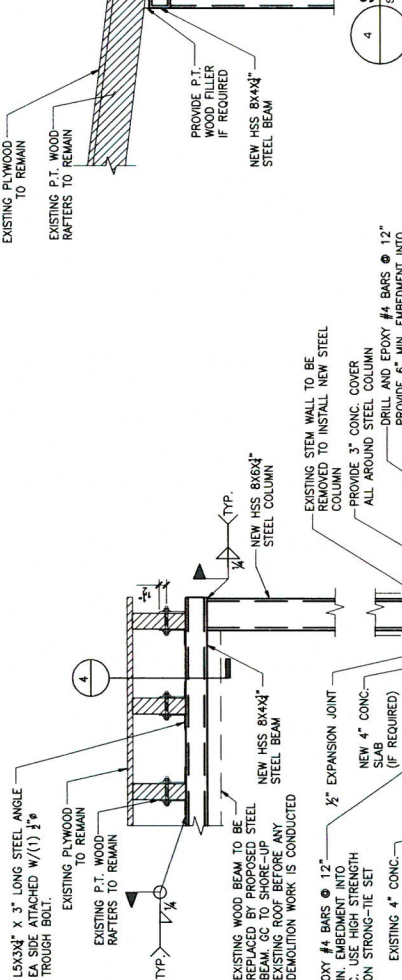
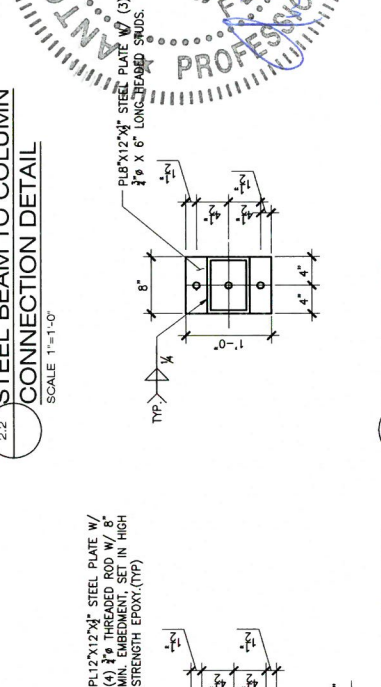
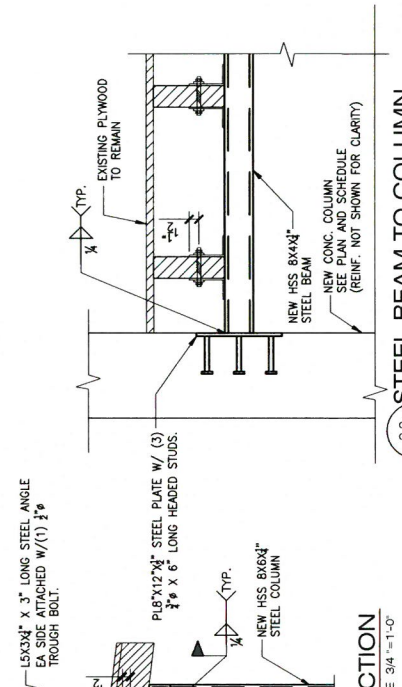
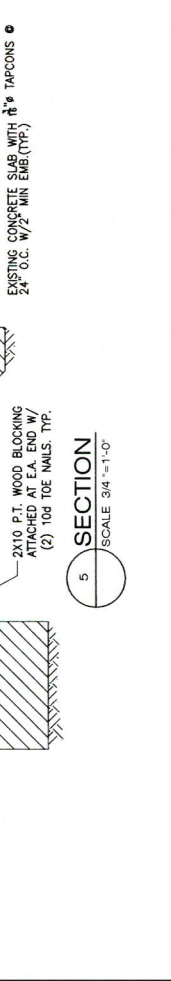
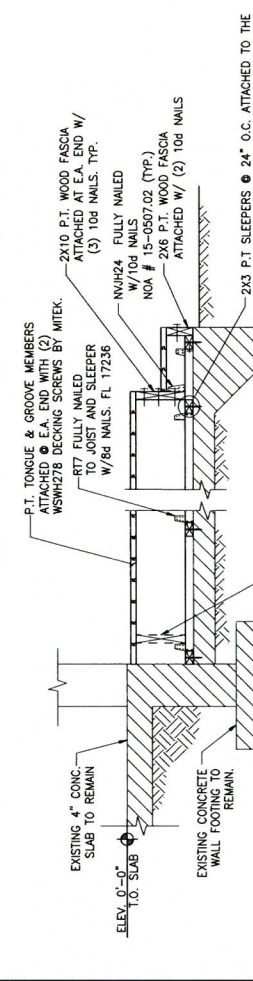
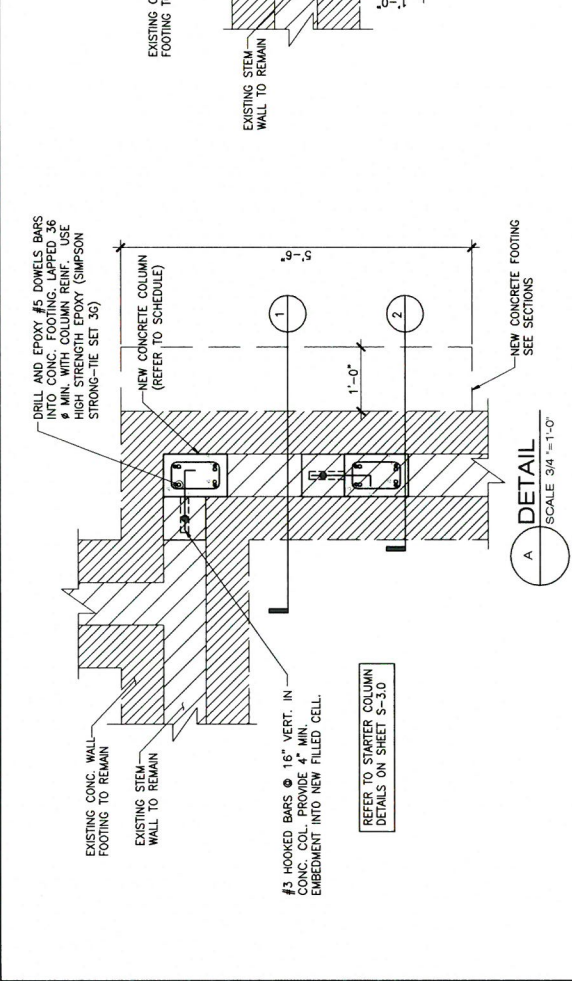
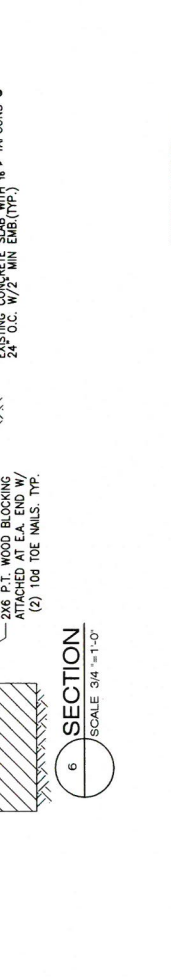
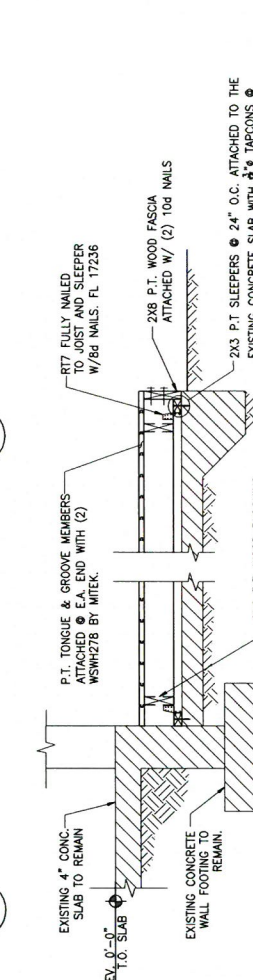
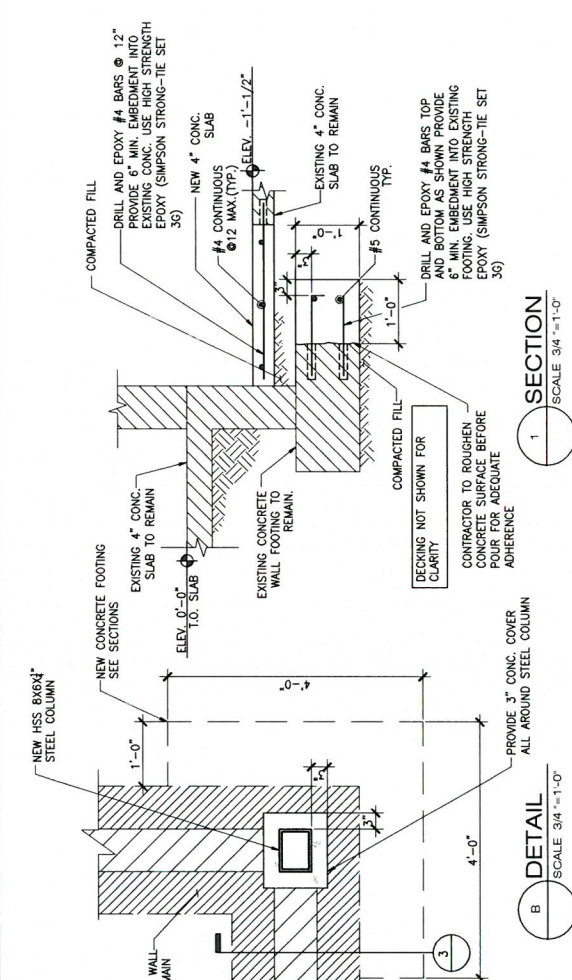
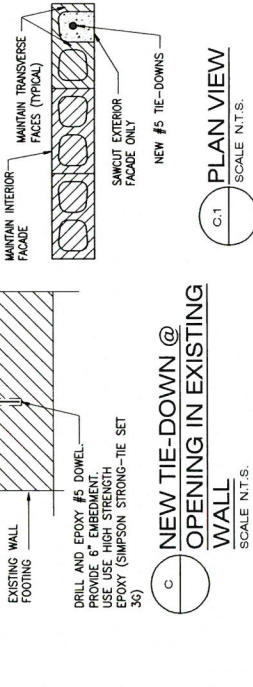
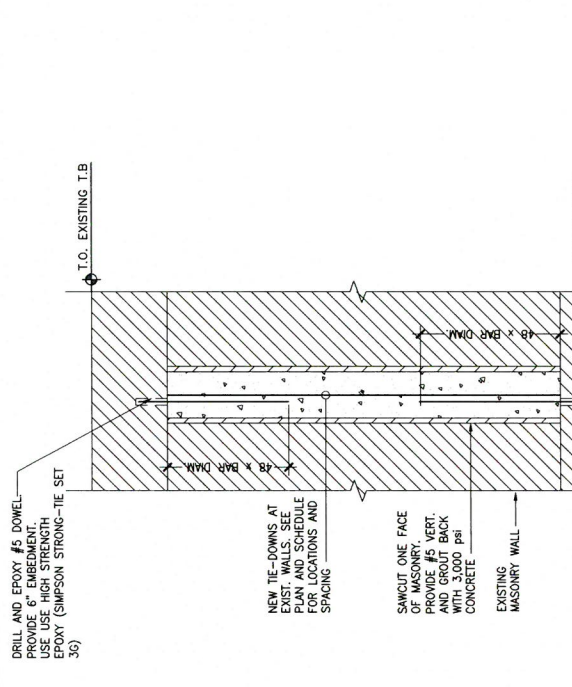
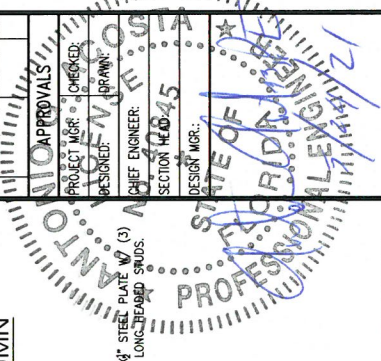


ROOF FRAMING PLAN



**TERRACE MODIFICATION AT  
 8927 GARLAND AVE  
 SURFSIDE FLORIDA 33154**

NO.	DESCRIPTION	DATE	BY



**2.1 BEAM PLATE DETAIL PLAN VIEW**  
 SCALE 1"=1'-0"

**2.2 STEEL BEAM TO COLUMN CONNECTION DETAIL**  
 SCALE 1"=1'-0"

**3.1 STEEL COLUMN BASE PLATE TYP. DETAIL**  
 SCALE 1"=1'-0"

**3 SECTION**  
 SCALE 3/4"=1'-0"

**4 SECTION**  
 SCALE 3/4"=1'-0"

**5 SECTION**  
 SCALE 3/4"=1'-0"

**6 SECTION**  
 SCALE 3/4"=1'-0"

**SECTION / TYP. DETAILS**





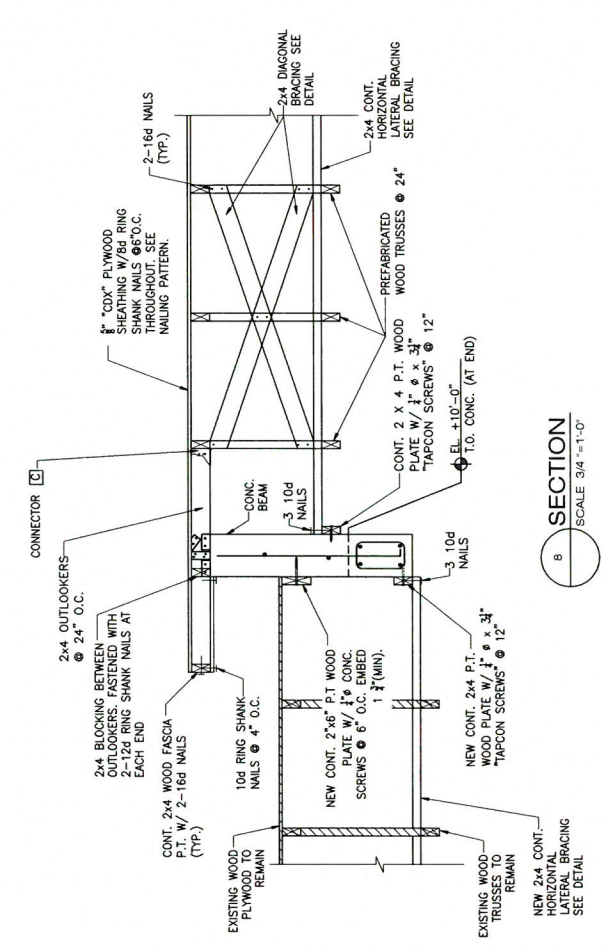
APP CONSULTING TRANSPORTATION  
 ENGINEERS CORP. SUITE 200  
 8935 N.W. 35 LANE, SUITE 200  
 MIAMI, FLORIDA 33172  
 CA# EB-0007297  
 PH: (305) 592-7283  
 FX: (305) 593-1594  
 ANTONIO G. ACOSTA P.E.  
 LICENSE No. 40845

TERRACE MODIFICATION AT  
 8927 GARLAND AVE  
 SURFSIDE FLORIDA 33154

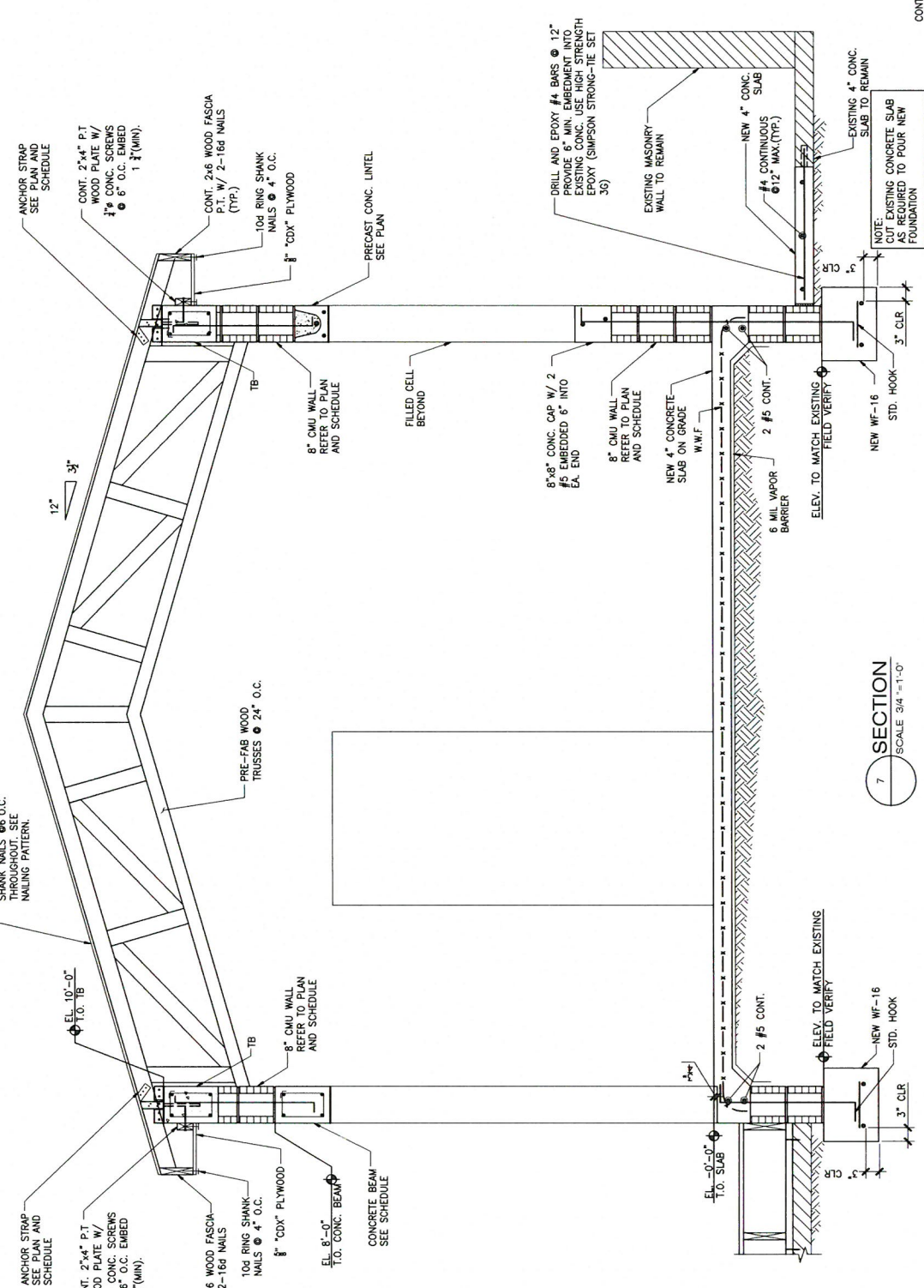
REVISIONS	No.	DESCRIPTION	DATE	BY

APPROVALS:  
 PROJECT MGR. CHECKED: [Signature]  
 DESIGNED: [Signature]  
 DRAWN: [Signature]  
 CHIEF ENGINEER: [Signature]  
 SECTION HEAD: [Signature]  
 DESIGN MGR.: [Signature]  
 ANTONIO G. ACOSTA  
 P.E. No. 40845  
 STATE OF FLORIDA  
 PROFESSIONAL ENGINEER  
 LICENSE No. 40845

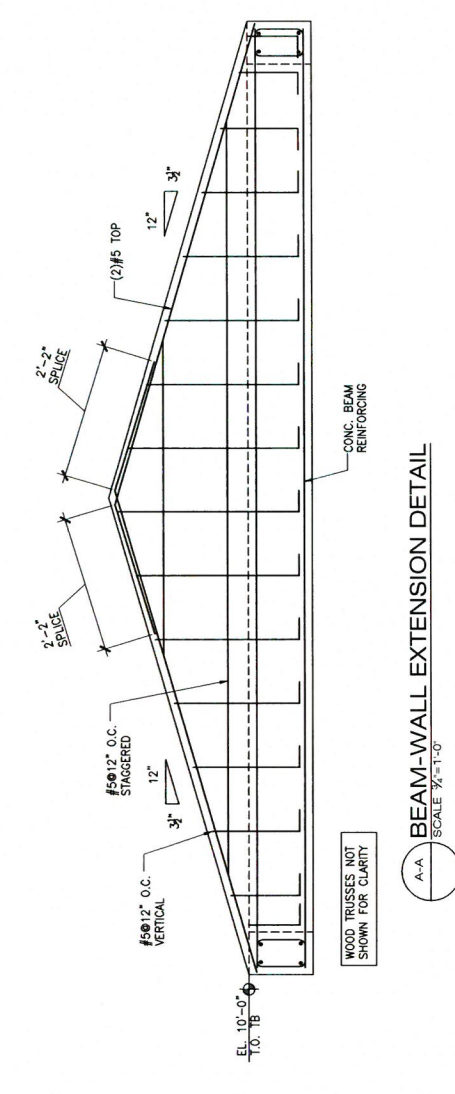
FILE NAME: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 SCALE: \_\_\_\_\_  
 SHEET 4 OF 6  
 DWG. No. S-2.1



SECTION 8  
 SCALE 3/4"=1'-0"



SECTION 7  
 SCALE 3/4"=1'-0"



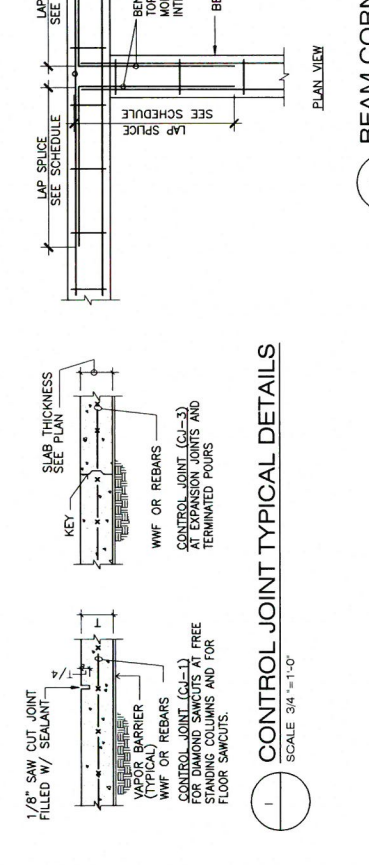
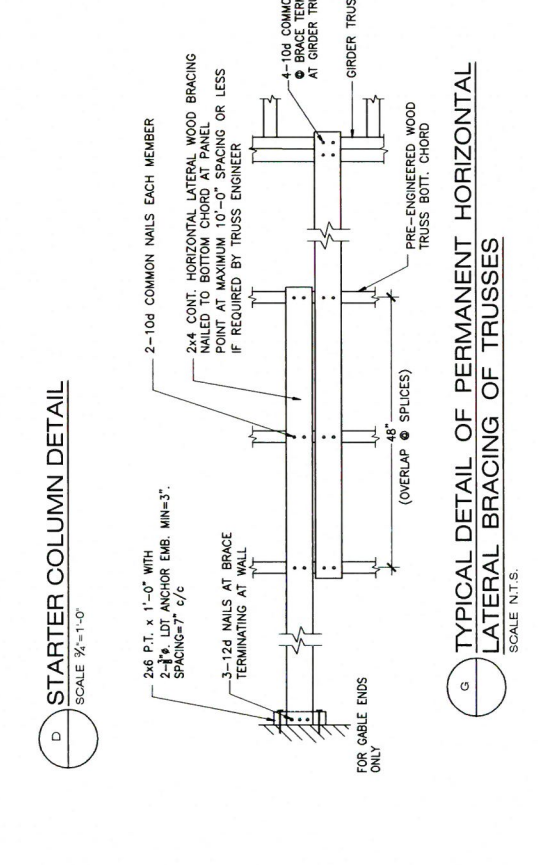
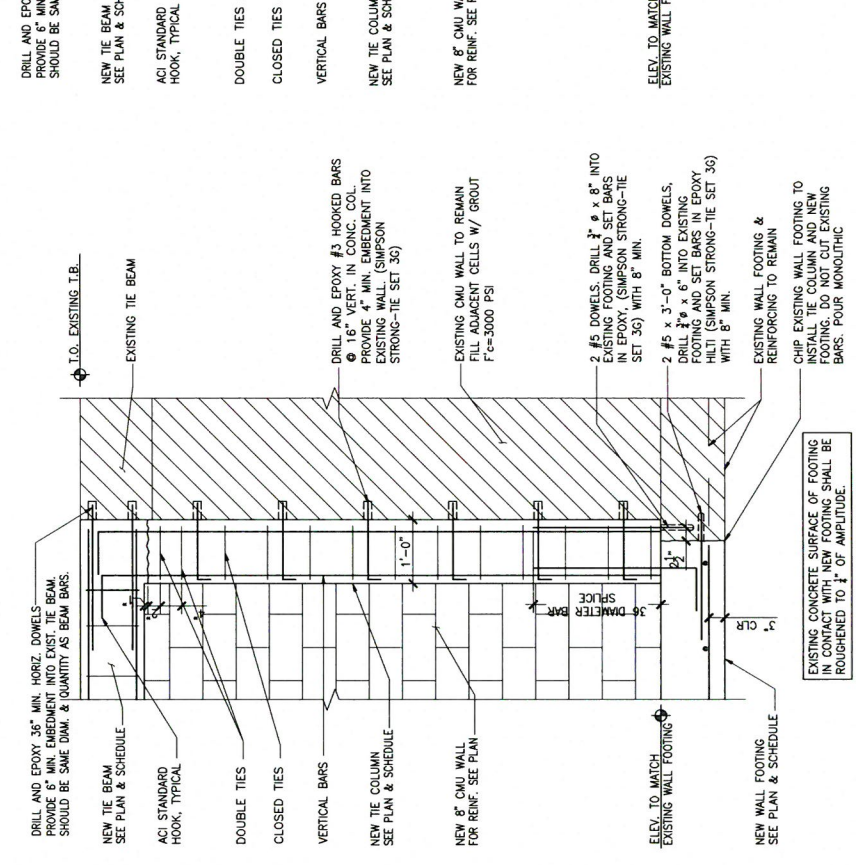
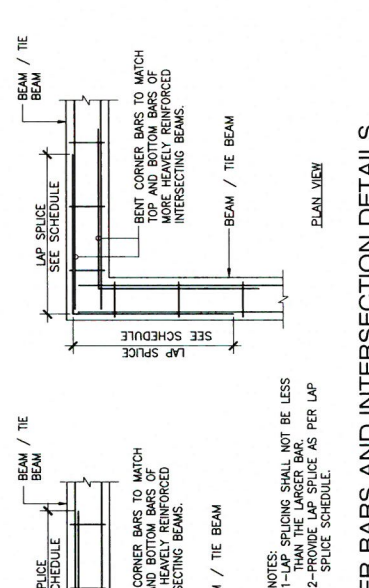
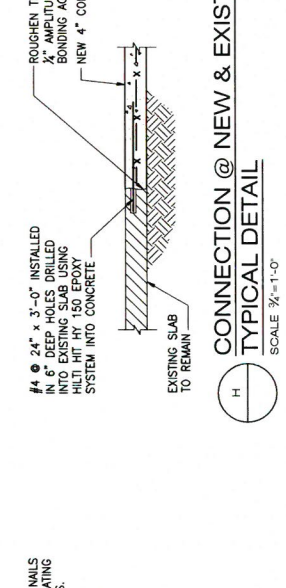
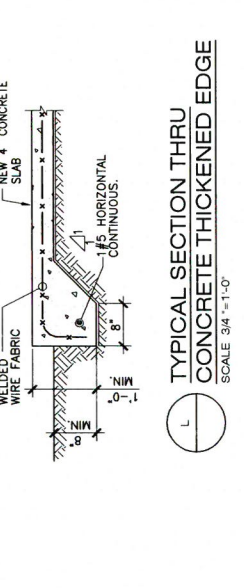
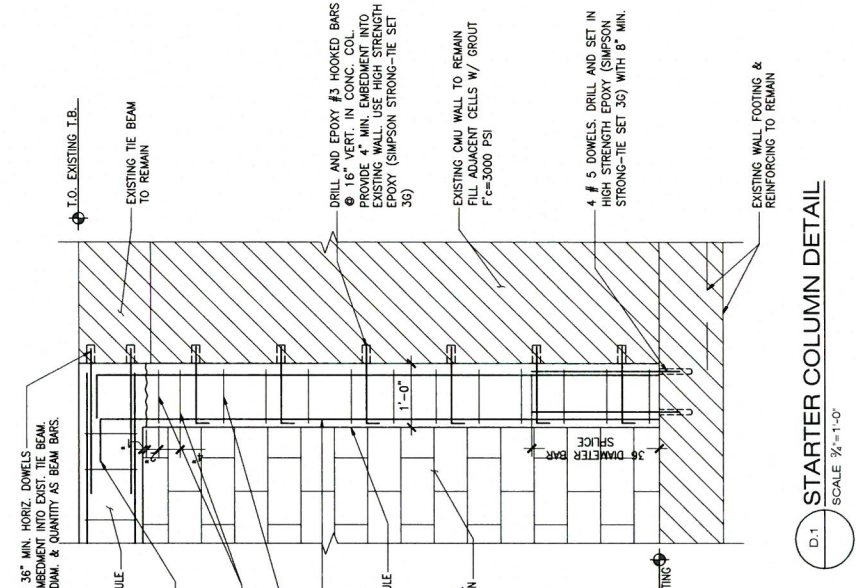
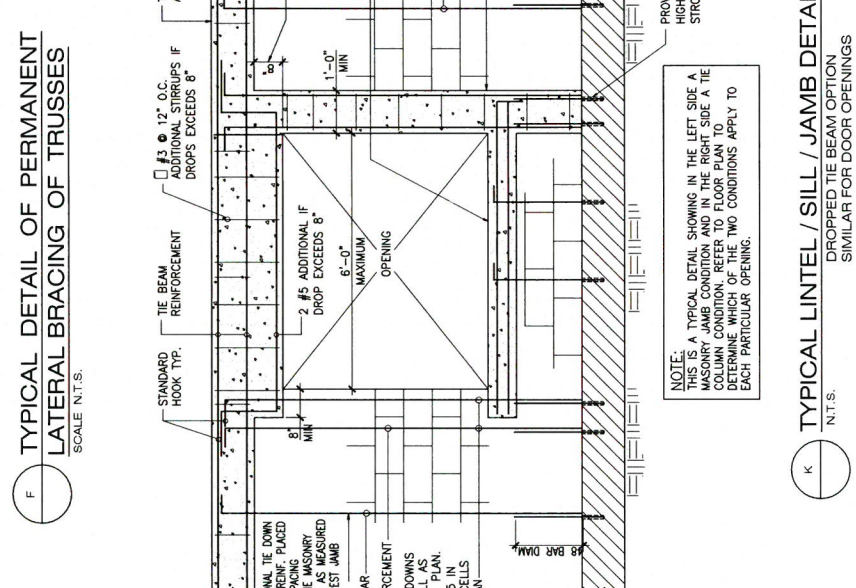
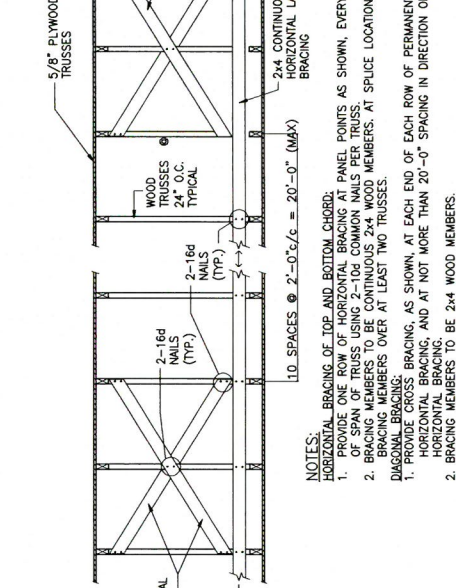
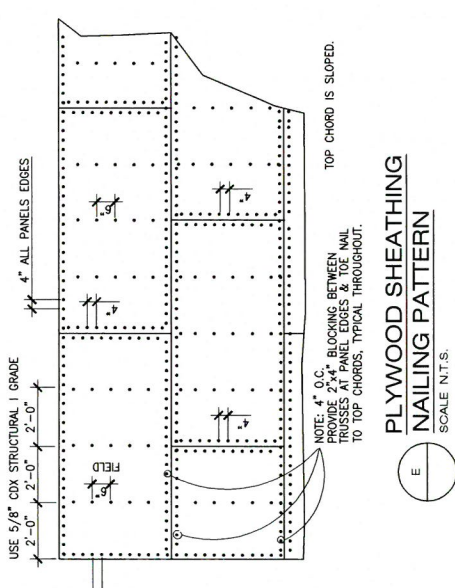
SECTION 9  
 SCALE 3/4"=1'-0"



REVISIONS		APPROVALS	
No.	DESCRIPTION	DATE	BY

PROJECT MGR:	CHECKED:
DESIGNED:	DRAWN:











## Item 5E

# 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:** 9433 Harding Avenue – Miami Beach Chocolates, Window and Door Signs

**Background:** This application is a request to place windows and door signs. The parcel is located in the SD-B40 Zoning District. A copy of the Applicant's door and window signs is attached.

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

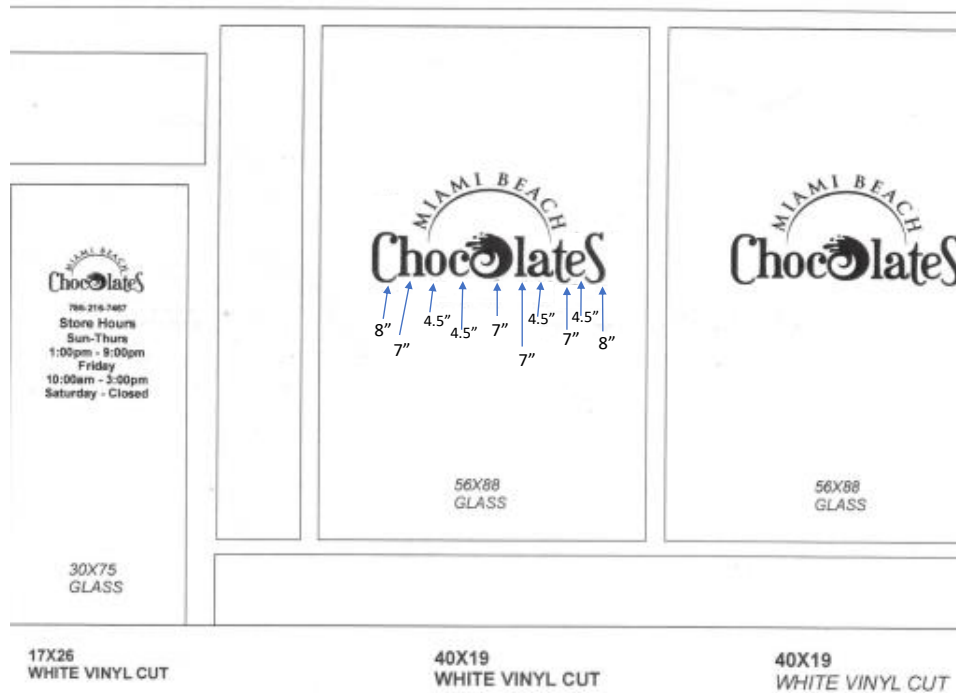
**Current Municode: 90-73.a(3)c** – The Code limits the window and door signs to not exceed 20% of the window or door area. Lettering is limited to 8 inches in height. Allowable material includes painted gold leaf, silver leaf, silk-screened, cut or polished metal, cut or frosted vinyl and etched glass.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

**Staff Recommendation:** The Applicant's door sign is 19.6% of the door area. The Applicant's window signs (2) are each 15.4% of the window area. The proposed window and door signs are consistent with the Code. Recommend approval of the window and door signs as presented.





Town of Surfside, Florida  
Development Review



9433 Harding Avenue – Miami Beach Chocolates: Window and Door Signs



		<p>56X88 GLASS</p>
		<p>56X88 GLASS</p>
		<p>30X75 GLASS</p>

40X19  
WHITE VINYL CUT

40X19  
WHITE VINYL CUT

17X26  
WHITE VINYL CUT





## Item 5F

# 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:** June 14, 2021  
**RE:** 9452 Harding Avenue - Justin Barber Shop Window Sign and Vinyl Decals

---

**Background:** This application is a request to place a Window Sign and Vinyl Barber Color Decal Panels fully occupying the 3 smaller windows above the primary display window. The parcel is located in the SD-B40 Zoning District. In addition to this Memorandum, two window display photos were submitted by the Applicant (see 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(3)c** – The Code limits the window and door signs to not exceed 20% of the window or door area. Lettering is limited to 8 inches in height. Allowable material includes painted gold leaf, silver leaf, silk-screened, cut or polished metal, cut or frosted vinyl and etched glass. The proposed window sign may exceed the 20% and 8 inch lettering sizes.

**Staff Recommendation:** Recommend approval of the window provided the area of the window sign is not greater than 20% of the window area and the letter sizes do not exceed 8 inches. The proposed vinyl decal coverings over the 3 windows are not approved.



# EXISTING VINYL SIGNAGE







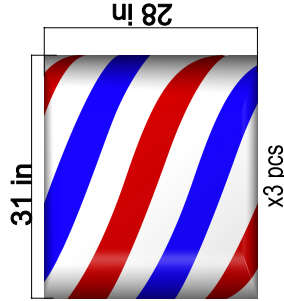
# Town of Surfside, Florida Development Review

## DIGITAL PRINT VINYL APPLIED TO TOP 3 WINDOW PANELS



PROPOSED  
VINYL  
DECALS

EXISTING  
VINYL  
LETTERS



CUT VINYL BARBER POLE STRIPES  
AS SHOWN ABOVE EXISTING  
WINDOW LETTERING  
APPLIED TO EXTERIOR OF GLASS

### Signarama

The way to grow your business.  
1798 N.E. 163rd STREET, NORTH MIAMI BEACH, FL 33162  
PH 305-947-7731 FAX 305-947-7631  
www.SignaramaNB.com info@SignaramaNB.com

EAST ELEVATION 15 LINEAR FOOT STORE FRONT

JOB LOCATION: 9452 HARDING AVENUE

TOWN OF SURFSIDE

JUN 21 11:30AM



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

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


<b><u>PROJECT INFORMATION</u></b>	
OWNER'S NAME	9454 Harding LLC
PHONE / FAX	305-865-4314
AGENT'S NAME	Joel Piotrkowski
ADDRESS	317 71st Street, Miami Beach, Florida 33141
PHONE / FAX	305-332-2942
PROPERTY ADDRESS	9452-9454 Harding Avenue, Surfside, Florida, 33154
ZONING CATEGORY	Retail
DESCRIPTION OF PROPOSED WORK	Install outside sign

<b><u>INTERNAL USE ONLY</u></b>			
Date Submitted	_____	Project Number	21-546
Report Completed	_____	Date	_____
Fee Paid	\$ _____		

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

  
 SIGNATURE OF OWNER  
 Joel Piotrkowski  
 MFSR  
**PAGE 109**

6-4-21  
DATE

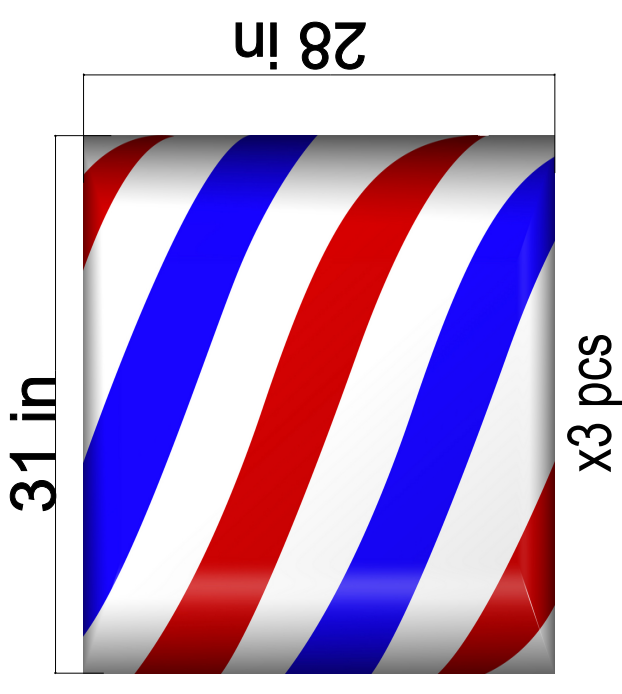
  
 SIGNATURE OF AGENT  
 Joel Piotrkowski  
 6-4-21  
 DATE



# DIGITAL PRINT VINYL APPLIED TO TOP 3 WINDOW PANELS

PROPOSED  
VINYL  
DECALS

EXISTING  
VINYL  
LETTERS



CUT VINYL BARBER POLE STRIPES  
AS SHOWN ABOVE EXISTING  
WINDOW LETTERING  
APPLIED TO EXTERIOR OF GLASS

EAST ELEVATION 15 LINEAR FOOT STORE FRONT

JOB LOCATION: 9452 HARDING AVENUE

**Signarama**<sup>™</sup>  
The way to grow your business.

1798 N.E. 163rd STREET, NORTH MIAMI BEACH, FL 33162  
PH 305-947-7731 FAX 305-947-7631  
www.SignaRamaNMB.com info@SignaRamaNMB.com



# EXISTING VINYL SIGNAGE







## Item 5G

# 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:** June 14, 2021  
**RE:** 9573 Harding Avenue Miamira Jewelers Wall, Window and Door Signs

---

**Background:** This application is a request to place a permanent wall sign. Signs are also proposed for the windows and door. The parcel is located in the SD-B40 Zoning District. 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:

**2008 Code: 90.71.1** – Also 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 14 feet of frontage.

**Current Municode: 90-73.a(3b)(2)** – The Code has further restrictions including requiring a 1/4 inch to 2 inch offset from the wall to allow rain water to drain and limits illumination to white LEDs.

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

**Staff Recommendation:** Recommend approval of the window and door signs. The Applicant's proposed wall sign is 19.8 SF. The sign is back lit channel letters. It is recommended the permanent wall sign also be approved subject to the following condition. A night rendering of the sign is provided in the attached plan. Recommend approval as submitted.

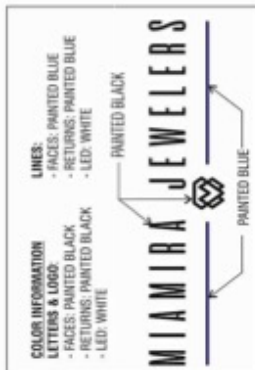


# Town of Surfside, Florida Development Review

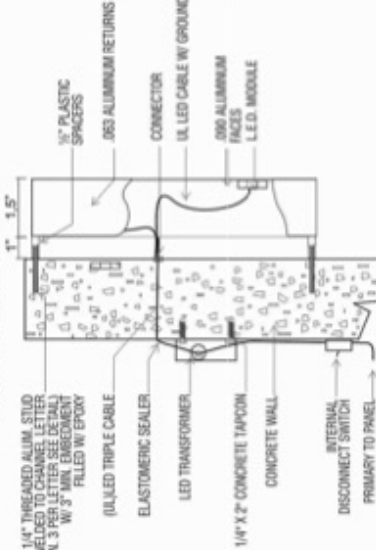
**EMILIO CASTRO, P.E. #41592 CIVIL  
E.C. & ASSOCIATES, INC. EB 0006576  
CONSULTING CIVIL & STRUCTURAL ENGINEERS  
14811 SW 5th LANE • MIAMI, FL 33194  
Tel: 786-298-5793**

**COLOR INFORMATION**  
- LETTERS & LOGO: PAINTED BLACK  
- FACES: PAINTED BLACK  
- RETURNS: PAINTED BLACK  
- LED: WHITE

**LINES:**  
- FACES: PAINTED BLUE  
- RETURNS: PAINTED BLUE  
- LED: WHITE



**BACK LIT CHANNEL LETTERS WITH CUTOUT METAL LETTERS  
INSTALLED ON CONCRETE WALL**




**ELECTRICAL INFORMATION**

- a) (2) U.L. LED TRANSFORMER, 1.5 AMP TOTAL LOAD 3 AMP
- b) ALL ELECTRIC COMPONENTS ARE UL LISTED
- c) 120 VOLTS 1/2" #12 THIN IG WIRE
- d) ALL BALLAST INDIVIDUALLY FUSED
- e) EXTERNAL AND INTERNAL DISCONNECT SWITCH
- f) CODES IN EFFECT ARE NEC-2017 & FNC 2020 EDITION
- g) DEDICATED 20 AMP CIRCUIT # BREAKER FROM ELECTRICAL PANEL
- h) ONE TIME CLOCK, 20 AMPS FROM ELECTRICAL PANEL OR PHOTOCELL (AS PER NEC 600)
- i) ALL COMPONENTS PAINTED AS PER CODE
- j) ALL MATERIALS & FASTENERS MEET 3004.4
- k) ALL COMPONENTS ARE UL LABELED
- l) THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A)(1) OF THE NATIONAL ELECTRICAL CODE (NEC)

**UL LISTED COMPONENTS**  
UL LISTED COMPONENTS SHALL MEET ALL U.S. STANDARDS  
UL LISTED COMPONENTS SHALL BE INSTALLED IN COMPLIANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE

**2020 FLORIDA BUILDING CODE:**  
- H105.3 WIND LOAD  
- DESIGNED AND CONSTRUCTED TO WITHSTAND WIND PRESSURE AS PROVIDED FOR IN CHAPTER 16, ASCE 7-16, 180 MPH WINDS, EXPOSURE 'D'



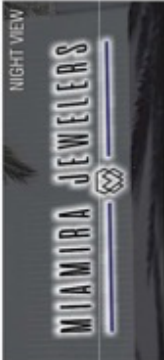
WEST ELEVATION

15'-0" x 9'-6"

24'-0" x 2'-1"

TOTAL SIGN AREA: 19.7 SQ. FT.

**NIGHT VIEW**



114" x 105" x 48" x 48" x 25"

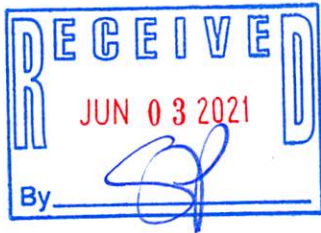
**DRAWING**  
ADWAVE GRAPHICS, INC.  
EC13007700  
35 NW 27 AVE, MIAMI, FL 33125  
P: 305-693-0020 F: 305-456-9324

**adwave**

JOB NAME: Miamira Jewelers  
ADDRESS: 9673 Harding Avenue, Surfside, FL  
SCALE: 3/8" = 1"  
CITY: Town of Surfside

DESCRIPTION: SIGNAGE BACKLIT CHANNEL LETTERS INSTALLED ON CONCRETE WALL





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

**TOWN OF SURFSIDE  
MULTI-FAMILY AND NON-RESIDENTIAL SITE-PLAN APPLICATION**

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

<u>PROJECT INFORMATION</u>	
OWNER'S NAME	Michael B. Stevens on behalf of 9441 Harding Ave, LLC
PHONE / FAX	617-352-2037
AGENT'S NAME	Adwave Graphics
ADDRESS	35 NW 27th Ave. Miami FL 33125
PHONE / FAX	305.643.8020 / 305.456.8324
PROPERTY ADDRESS	9573 Harding Ave. Surfside, FL 33154
ZONING CATEGORY	
DESCRIPTION OF PROPOSED WORK	Sign: set of back-lit (reverse) channel letters and logo

<u>INTERNAL USE ONLY</u>	
Date Submitted	6/2/21
Report Completed	8/
Fee Paid	\$ 200.00
Project Number	21-525
Date	6/2/21

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

Michael Stevens  
Signed on 2021/06/01 12:21:04 -0500

DATE 6/7/21

SIGNATURE OF OWNER

SIGNATURE OF AGENT

5/14/21

DATE

Town of Surfside - Multi-Family and Non-Residential

Site Plan Application

Stacey Lynn Ignazzitto  
Commission # GG 285060  
Notary Public - State of Florida  
My Commission Expires Dec 17, 2022



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

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

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

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

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

FERNANDO MONTES

5/26/2021

NAME OF REPRESENTATIVE

DATE





### Site-Plan Application.pdf

DocVerify ID: 8544C1B9-33BC-4D92-A9AC-2F1EE92EDB09  
 Created: June 01, 2021 12:19:24 -8:00  
 Pages: 1  
 Remote Notary: Yes / State: FL

This document is a DocVerify VeriVaulted protected version of the document named above. It was created by a notary or on the behalf of a notary, and it is also a DocVerify E-Sign document, which means this document was created for the purposes of Electronic Signatures and/or Electronic Notary. Tampered or altered documents can be easily verified and validated with the DocVerify veriCheck system. This remote online notarization involved the use of communication technology.

Go to [www.docverify.com](http://www.docverify.com) at any time to verify or validate the authenticity and integrity of this or any other DocVerify VeriVaulted document.

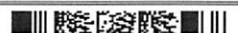
#### E-Signature Summary

**E-Signature 1: Michael Stevens (MBS)**

June 01, 2021 12:21:54 -8:00 [344536E1F147] [73.143.21.241]  
 mbs@derreverelaw.com (Principal) (Personally Known)

**E-Signature Notary: Stacey Ignazzitto (Sta)**

June 01, 2021 12:21:54 -8:00 [7C05643579DC] [73.179.53.209]  
 dsbadmin@derreverelaw.com  
 I, Stacey Ignazzitto, did witness the participants named above electronically sign this document.



15'-0"  
9'-6"



WEST ELEVATION

2'-1"

24'-0"

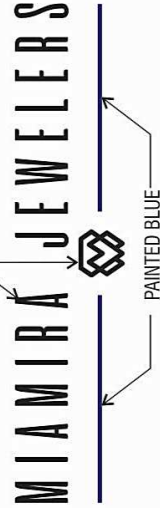
EMILIO CASTRO, P.E. #41592 CIVIL  
E.C. & ASSOCIATES, INC. EB 0006576  
CONSULTING CIVIL & STRUCTURAL ENGINEERS  
14811 SW 9th LANE \* MIAMI, FL 33194  
Tel: 786-286-5793

**COLOR INFORMATION**

- LETTERS & LOGO:**  
- FACES: PAINTED BLACK  
- RETURNS: PAINTED BLACK  
- LED: WHITE

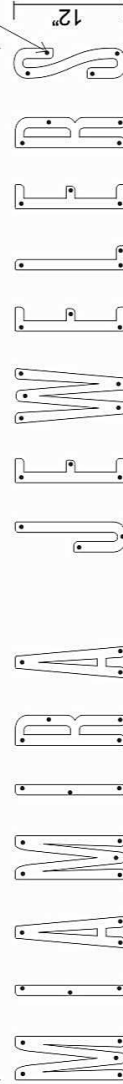
**LINES:**

- FACES: PAINTED BLUE  
- RETURNS: PAINTED BLUE  
- LED: WHITE  
- PAINTED BLACK



1/4" THREADED  
ALUM. STUD

114"



48"

48"

10.5"



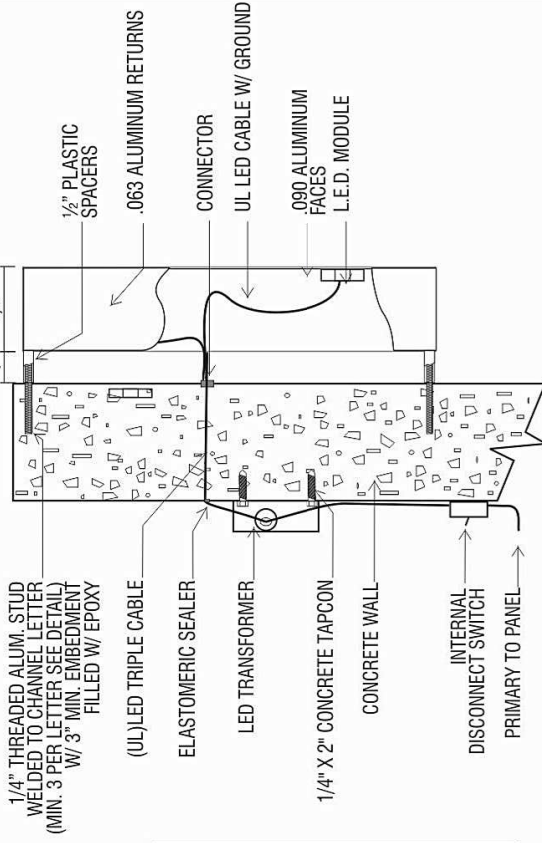
**DRAWING**  
**ADWAVE GRAPHICS, INC.**  
**EC13007700**  
35 NW 27 AVE. MIAMI, FL 33125  
T: 305.643.8020 F: 305.456.8324

JOB NAME:  
Miami Jewelers  
SCALE: 3/8" = 1'

ADDRESS: 9573 Harding Avenue,  
Surfside, FL  
CITY: Town of Surfside

DESCRIPTION: SIGNAGE: BACK-LIT CHANNEL LETTERS  
INSTALLED ON CONCRETE WALL

**BACK LIT CHANNEL LETTERS WITH CUT-OUT METAL LETTERS**  
INSTALLED ON CONCRETE WALL



**ELECTRICAL INFORMATION**

- a) (2) U.L. LED TRANSFORMER, 1.5 AMP.  
TOTAL LOAD 3 AMP.
- b) ALL ELECTRIC COMPONENTS ARE U/L LISTED
- c) 120 VOLTS 1/2" #12 THWN RIG WIRE
- d) ALL BALLAST INDIVIDUAL FUSED
- e) EXTERNAL AND INTERNAL DISCONNECT SWITCH
- f) **CODES IN EFFECT ARE NEC-2017 & FBC 2020 EDITION**
- g) DEDICATED 20 AMPS CIRCUIT # BREAKER FROM ELECTRICAL PANEL
- h) ONE TIME CLOCK 20 AMPS FROM ELECTRICAL PANEL OR PHOTOCELL (AS PER NEC 600)
- i) ALL COMPONENTS PAINTED AS PER CODE
- j) ALL MATERIALS & FASTENERS MEET 3004.4
- k) ALL COMPONENTS ARE UL LABELED
- l) THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A)(1) OF THE NATIONAL ELECTRICAL CODE (NEC)

PRIMARY ELECTRICAL POWER TO SIGN TO BE BY OTHERS. ALL POWER TO BE 120 VOLT UNLESS OTHERWISE STATED.



ELECTRICAL TO USE U.L. LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS



SIGN MUST BE GROUNDED IN COMPLIANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE.

\* 2020 FLORIDA BUILDING CODE:  
H105.3 WIND LOAD  
\* DESIGNED AND CONSTRUCTED TO WITHSTAND WIND PRESSURE AS PROVIDED FOR IN CHAPTER 16, ASCE 7-16, 180 MPH WINDS, EXPOSURE "D"





## Item 5H

# 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:** June 14, 2021  
**RE:** 9501 Collins Avenue – Oceans 7 - TH-7 Site Plan Amendment

---

**Background:** This application is a request for a Site Plan Amendment to the approved development plans of the property commonly known as Oceans 7 for TH-7. Oceans 7 is a condominium development with 7 townhouses. The project fronts on 95<sup>th</sup> Street between Collins Avenue and the Beach. The development is located in the H120 Zoning District.

Each townhouse is multi-story with its own basement garage, with four levels. Level 2 is the living room and kitchen. Level 3 is the master bedroom. Level 4 is a rooftop level which is partially enclosed and open with a pool and open covered terrace. The Applicant is the owner of TH-7 which is the only beach side townhouse. The other townhouses front on 95<sup>th</sup> Street. The Applicant is requesting approval to enclose the open northerly portion of the roof top terrace and create a sunroom. The existing pool would be removed. The condominium association's attorney has approved the design concept which provides an enclosed sunroom.

The top of the proposed roof slab is at 57.9 Feet NGVD. The new skylight is above the roof slab. Height and the 3:1 setback are not impacted by the improvement of the north portion of the terrace. Three figures from the MDCPA provide additional detail on the rooftop terrace.

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

**Staff Recommendation:** Recommend approval subject to updated approval letter from the condominium association.



# Town of Surfside, Florida Development Review

Figure 1 – 9501 Collins Oceans 7 – TH-7 Top View

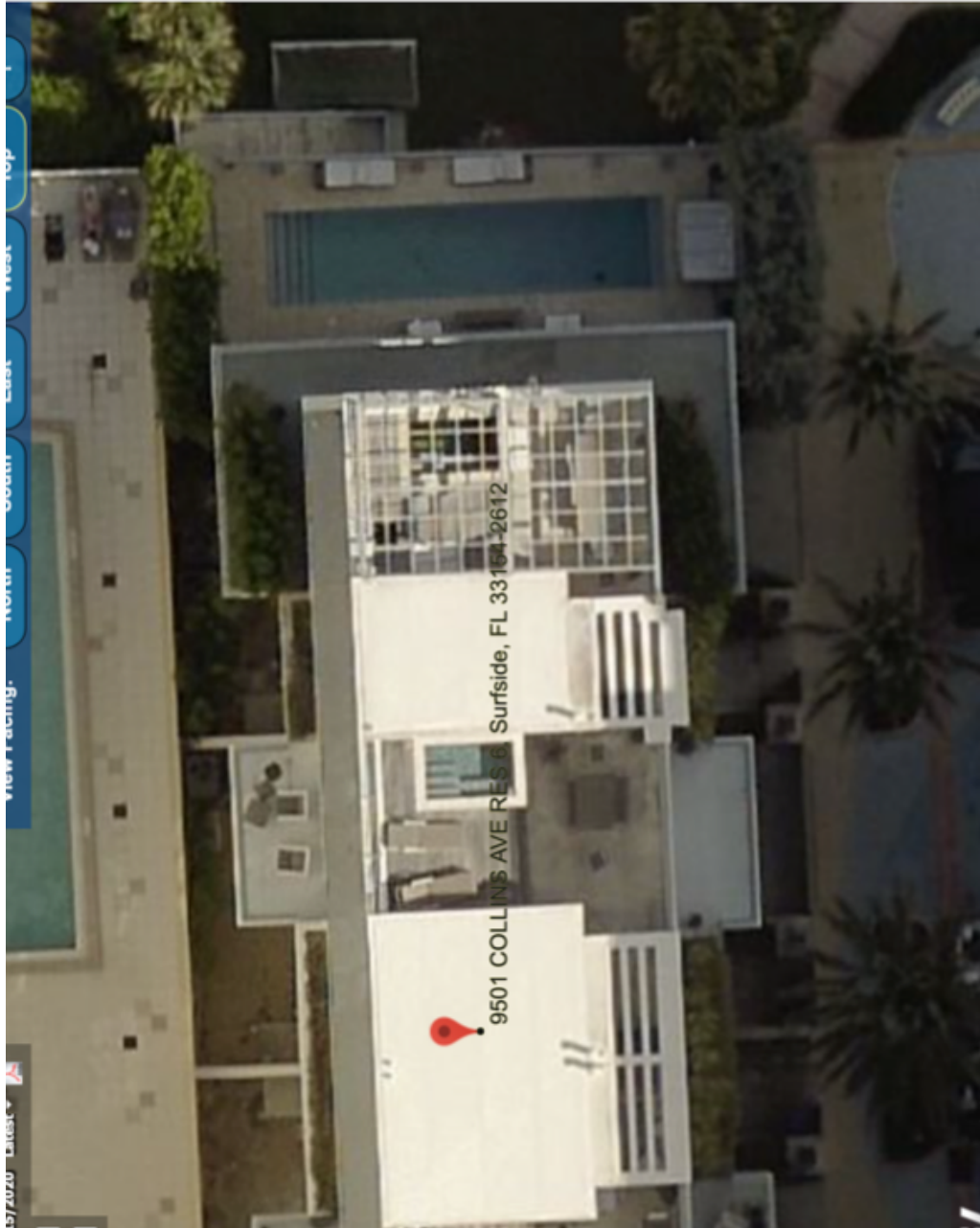






# Town of Surfside, Florida Development Review

Figure 2 – 9501 Collins – TH-7 Top View





Town of Surfside, Florida  
Development Review

Figure 3 – 9501 Collins – TH-7 - View to West from the East





email submitted  
only.



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

**TOWN OF SURFSIDE  
MULTI-FAMILY AND NON-RESIDENTIAL SITE-PLAN APPLICATION**

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

<b>PROJECT INFORMATION</b>	
OWNER'S NAME	SOFIA RECA TOMAS YANKELEVICH
PHONE / FAX	305 9566815
AGENT'S NAME	CHARON OHNONA
ADDRESS	
PHONE / FAX	305 2134968
PROPERTY ADDRESS	9501 COLLINS AVE #7
ZONING CATEGORY	
DESCRIPTION OF PROPOSED WORK	SUN ROOM ADDITION

<b>INTERNAL USE ONLY</b>			
Date Submitted	5/18/2021	Project Number	2021-479 BC
Report Completed	046940	Date	5/18/21
Fee Paid	\$ 200.00		

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

S. Rea                      05/18/21                      \_\_\_\_\_                      \_\_\_\_\_  
 SIGNATURE OF OWNER                      DATE                      SIGNATURE OF AGENT                      DATE



PROJECT:

**TH-7  
Ocean Seven  
Sunroom  
Addition**  
6901 Collins Avenue  
Surfside, FL 33154

OWNER:

ARCHITECT OF RECORD:

**Gaviria Architects, Inc.**  
2641 N. Flamingo Road #1905  
Miami Beach, FL 33133  
T. 954.610.0148  
www.j-gaviria.com  
AR# 92739

INTERIOR DESIGN:

MEP ENGINEER:

KEY PLAN

SIGNATURE / DATE / SEAL



Jose Gaviria AR# 92739

Issue / Issue Date / For:

(Y) 03.21.2019 / Building Permit Issue

Project #: 10.2014

Drawn by: JLC

Approved by: JG

SHEET INDEX

**Location Plan, General  
Notes & Drawing Index**

SCALE: AS NOTED  
SHEET NO.

**A0.00**

# Ocean Seven Sunroom Addition

9501 Collins Avenue Surfside, FL 33154

## DRAWING INDEX

### ARCHITECTURAL

AD.01 LOCATION PLAN, GENERAL NOTES & DRAWING INDEX  
AD.01 DEMOLITION PLAN

A1.01 REFERENCE FLOOR PLANS  
A1.02 ENLARGED FLOOR PLANS & WALL TYPES  
A2.01 PARTIAL EXTERIOR ELEVATIONS  
A2.02 BUILDING SECTIONS  
A3.01 WINDOW TYPES

### STRUCTURAL

S-1 STRUCTURAL PLANS & DETAILS

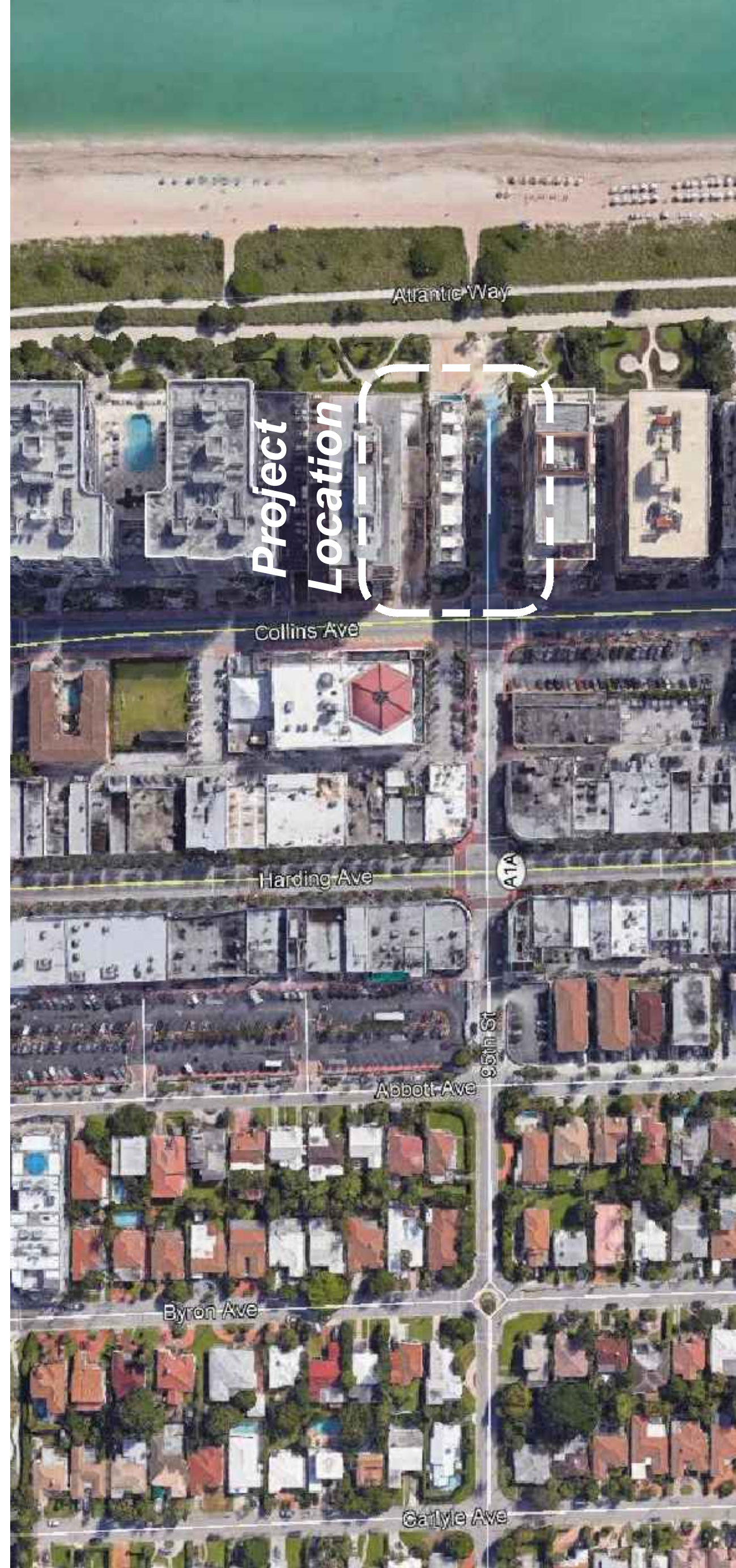
## SCOPE OF WORK

LEVEL 2 ALTERATION  
ADDITION OF ROOFTOP SUNROOM ON AN EXISTING ROOFTOP DECK

## APPLICABLE CODES

FLORIDA BUILDING CODE / EXISTING BUILDING - 2017 SIXTH EDITION  
FLORIDA FIRE PREVENTION CODE 6th EDITION / NFPA 101 2015 EDITION

PROJECT DATA	
OCCUPANCY CLASSIFICATION	R - RESIDENTIAL
INTERIOR RENOVATION AREA (GROSS)	285 SF
SPRINKLERED	YES
ALTERATION LEVEL	2
CLASSIFICATION OF REHABILITATION	RENOVATION



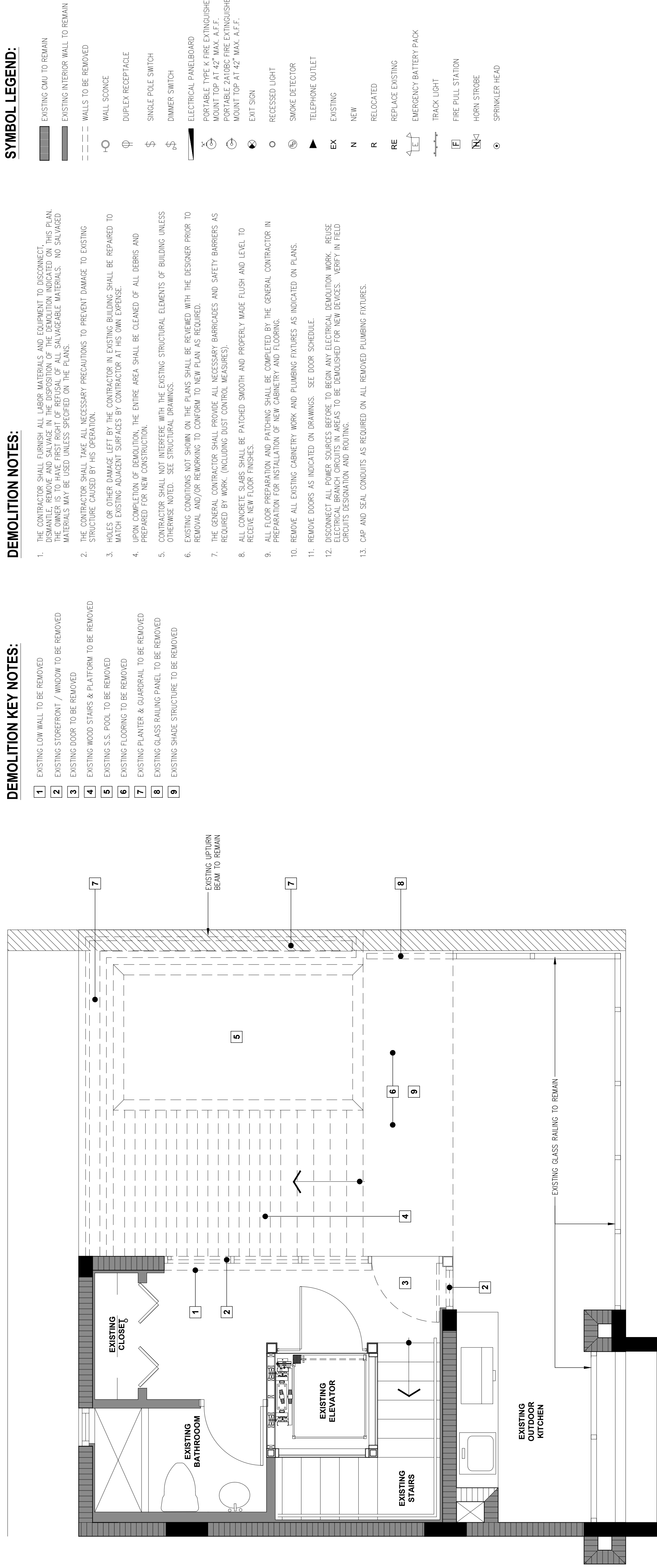
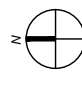
## LOCATION MAP

## GENERAL NOTES

- 1- ALL WORK TO BE PERFORMED SHALL COMPLY WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE / EXISTING BUILDING 2017 SIXTH EDITION AND ZONING ORDINANCES OF MIAMI DADE COUNTY, FLORIDA APPLICABLE AND ANY AGENCY HAVING JURISDICTION ON THIS PROJECT.
- 2- MATERIALS AND/OR CONSTRUCTION SYSTEM USED AS PART OF OR FOR THE PROTECTION OF THE ENVELOPE OF THE STRUCTURE, INCLUDING BUT NOT LIMITED TO WINDOWS, EXTERIOR GLAZING, WALL PRODUCT CONTROL ACCEPTANCE NUMBERS IN COMPLIANCE WITH THE REQUIREMENTS OF MIAMI DADE COUNTY BUILDING CODE.
- 3- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. IF ANY DISCREPANCIES ARISE THE ARCHITECT IS TO BE NOTIFIED PRIOR TO THE COMMENCEMENT OF WORK FOR CLARIFICATION. DO NOT SCALE DRAWINGS.
- 4- CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. THE ARCHITECT/ENGINEER SHALL BE NOTIFIED BEFORE PROCEEDING WITH THE WORK OF ANY DISCREPANCIES IN THE CONTRACT DOCUMENTS AND CONDITIONS ON THESE DRAWINGS AND/OR ALL OBVIOUS ERRORS AND OMISSIONS.
- 5- CONTRACTOR SHALL PROMPTLY NOTIFY THE ARCHITECT/ENGINEER OF THE EXISTENCE OF ANY OBSERVED VARIATIONS BETWEEN THE CONTRACT DOCUMENTS AND ANY APPLICABLE CODES OR ORDINANCES. ALL OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS, SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH ANY WORK SO INVOLVED. ANY WORK INSTALLED IN CONFLICT WITH THE ARCHITECTURAL DRAWINGS SHALL BE CORRECTED BY THE CONTRACTOR AT HIS/HER OWN EXPENSE, AND AT NO EXPENSE TO THE OWNER OR ARCHITECT.
- 6- THE DEMOLITION PLANS FOR THIS PROJECT ARE GENERAL IN NATURE AND INDICATE APPROXIMATE EXISTING CONDITIONS AT THE PROJECT SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VISUAL FIELD VERIFICATION OF CONDITIONS AND QUANTITIES AND NOTIFY THE AE AND HE OWNER OF DISCREPANCIES VIA ADDENDUM. FAILURE ON THE PART OF THE PROSPECTIVE CONTRACTORS TO COMPLY WITH THE ABOVE MENTIONED MANDATE SHALL NOT ENTITLE THE AWARD CONTRACTOR TO ADDITIONAL REMUNERATION AFTER BID AWARD.
- 7- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND TOPOGRAPHIC SPOT ELEVATIONS AND NOTIFY THE ARCHITECT OF ANY EXISTING DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.
- 8- THE CONTRACTOR IS TO EXERCISE CARE DURING THE DEMOLITION AND REMOVAL TO ASSURE THAT ITEMS SCHEDULED FOR DEMOLITION AND REMOVAL ARE PROPERLY REMOVED SO AS TO MINIMIZE DAMAGE TO THE SURROUNDING AREAS. ITEMS SCHEDULED TO BE RELOCATED OR REUSED TO BE REUSED TO BE REMOVED FROM THE SITE BY THE CONTRACTOR AND DOCUMENTS TO BE REMOVED FROM THE SITE BY THE CONTRACTOR AND AS REQUIRED BY AUTHORITIES HAVING JURISDICTION.
- 9- THE CONTRACTOR SHALL CAREFULLY EXECUTE ALL WORK TO AVOID UNNECESSARY DAMAGE TO EXISTING MECHANICAL, ELECTRICAL AND LIGHTING EQUIPMENT.
- 10- THE CONTRACTOR SHALL NOTIFY THE ARCHITECT BEFORE CUTTING OF ANY EXISTING PILE/GRADE BEAM SUPPORTED STRUCTURAL FLOOR SLAB.
- 11- THE CONTRACTOR IS TO PROVIDE SECURITY BARRIERS AND OTHER APPLICABLE DEVICES AS REQUIRED BY LOCAL, STATE AND FEDERAL AGENCIES. ALL WORKING CONDITIONS, THE CONTRACTORS SCOPE OF WORK OR THIS PROJECT SHALL INCLUDE PATCHING ANY DAMAGE SURFACES TO MATCH EXISTING AND PAINTING ALL SURFACES AFFECTED BY THE NEW CONSTRUCTION. THOSE AFFECTED ITEMS SHALL BE REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- 12- THE WORK SHALL INCLUDE THE FURNISHING OF ALL LABORS, MATERIALS, EQUIPMENT AND SUPPLIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS AS PREPARED THEREFOR BY THE OFFICE OF WAYNE DENNIS ARCHITECT & PLANNER AND ASSOCIATED PROJECT ENGINEERS.
- 13- WORK NOT INCLUDED IN CONTRACT: WORK NOTED "N.I.C." OR BY OTHERS ON THE DRAWINGS OR SPECIFICATIONS. IF ANY MATERIALS EQUIPMENT OR BOTH, INDICATED "N.I.C." ARE TO BE INSTALLED BY THE CONTRACTOR, THEY WILL BE SO NOTED ON THE DRAWINGS OR SPECIFICATIONS.
- 14- CONTRACTOR ACKNOWLEDGES THAT HE HAS INFORMED HIMSELF FULLY REGARDING REQUIREMENTS OF DRAWINGS, SPECIFICATIONS & REGULATIONS PERTAINING TO THIS PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND BINDING AS IS CALLED FOR BY ALL VISIT SITE OF WORK. COMPARE REQUIREMENTS OF DRAWINGS AND SPECIFICATIONS AND BECOME FAMILIAR WITH EXISTING CONDITIONS UNDER WHICH WORK OF CONTRACT IS TO BE PERFORMED, INCLUDING TOPOGRAPHY, APPROACHES AND IMPROVEMENTS ON OR ABOUT SITE.
- 15- PROTECTION OF ADJACENT BUILDINGS AND PROPERTY: EXERCISE ALL REQUIRED PRECAUTIONS NECESSARY TO PROTECT ALL BUILDINGS AND OTHER CONSTRUCTIONS ON PROPERTY ADJACENT TO THAT OF THE WORK OF THIS CONTRACT. CONTRACTOR SHALL BE RESPONSIBLE FOR AND PAY FOR ALL DAMAGES TO SUCH ADJACENT BUILDINGS AND CONSTRUCTION ON ACCOUNT OF OPERATIONS UNDER THE CONTRACT.
- 16- THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF, AND SHALL NOT BE RESPONSIBLE FOR, THE WORKMANSHIP, SAFETY, OR PROTECTION OF PERSONS OR PROPERTY OF ANY PERSONS, OR FOR THE PROTECTION, SHIPMENT, DELIVERY OR INSTALLATION, OR FOR SAFETY PRECAUTIONS, ANY PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTORS, SUBCONTRACTORS, SUPPLIERS OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK OR TO MEET THEIR SCHEDULES FOR DELIVERY OF COMPLETION IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- 17- NO TRENCHES DEEPER THAN 6" IN WHICH A PERSON IS TO DESCEND SHALL BE ALLOWED WITHOUT THE CONTRACTOR OBTAINING A PERMIT FROM OSHA.
- 18- CONTRACTOR AND ALL SUBCONTRACTORS ARE TO HOLD HARMLESS THE ARCHITECT, ENGINEERS AND OWNER OF ALL LAWSUITS AND CLAIMS WHICH ARISE FROM WORK PERFORMED BY OR MATERIALS SUPPLIED BY THE CONTRACTOR AND THE SUBCONTRACTORS.
- 19- PROVIDE A PROJECT SECURITY PROGRAM TO PROTECT WORK, MATERIAL AND EQUIPMENT FROM THEFT AND VANDALISM. CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY STOLEN OR VANDALIZED WORK, MATERIAL AND EQUIPMENT. AT NO ADDITIONAL COST TO OWNER, UNTIL COMPLETE PROJECT IS ACCEPTED BY OWNER.
- 20- CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST IN LOCATION OF ANY AND ALL MECHANICAL, ELECTRICAL, LIGHTING AND PLUMBING (TO INCLUDE ALL PIPING, DUCTWORK AND CONDUITS) WITH THE PROPOSED CHANGES FOR INSTALLATION AND MAINTENANCE OF ABOVE MENTIONED EQUIPMENT ARE PROVIDED.
- 21- THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL UNDERGROUND UTILITIES AND/OR STRUCTURES SHOWN AND ANY OTHER UTILITIES OR STRUCTURES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
- 22- ALL LABOR INSTALLATION SHALL BE PERFORMED IN THE BEST POSSIBLE MANNER BY SKILLED AND EXPERIENCED WORKMEN TRAINED IN THEIR RESPECTIVE TRADES.
- 23- ALL FINISH MATERIAL SHALL BE PROTECTED AT ALL TIMES AGAINST SUBSEQUENCES DAMAGE, UNTIL FINAL ACCEPTANCE BY THE OWNER.
- 24- THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BLOCKING, BRACKING, FRAMING, HANGERS OR OTHER SUPPORT FOR ALL BUILDING EQUIPMENT AND ACCESSORIES SHOWN ON PLANS, REGARDLESS OF WHOM SUPPLIERS SAID EQUIPMENT OR ACCESSORY UNLESS NOTED OTHERWISE.
- 25- ALL TRADES AT ALL TIMES, KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIAL OR RUBBISH CAUSED BY THEIR WORK. PROVIDE CLEAN UP AND DISPOSE OF ALL DEBRIS. FOR A NEAT AND CLEAN JOB SITE CONDITION THROUGHOUT THE ENTIRE CONSTRUCTION PROCESS. AT THE COMPLETION OF WORK, LEAVE THE PAVEMENT AREA IN A BROOM CLEAN CONDITION WITH NO STAINS.
- 26- ALL PARTIES AGREE THAT ANY DISPUTES SHALL BE SETTLED THROUGH BINDING ARBITRATION

PROJECT DATA	
OCCUPANCY CLASSIFICATION	R - RESIDENTIAL
INTERIOR RENOVATION AREA (GROSS)	285 SF
SPRINKLERED	YES
ALTERATION LEVEL	2
CLASSIFICATION OF REHABILITATION	RENOVATION





**DEMOLITION KEY NOTES:**

- 1 EXISTING LOW WALL TO BE REMOVED
- 2 EXISTING STOREFRONT / WINDOW TO BE REMOVED
- 3 EXISTING DOOR TO BE REMOVED
- 4 EXISTING WOOD STAIRS & PLATFORM TO BE REMOVED
- 5 EXISTING S.S. POOL TO BE REMOVED
- 6 EXISTING FLOORING TO BE REMOVED
- 7 EXISTING PLANTER & GUARDRAIL TO BE REMOVED
- 8 EXISTING GLASS RAILING PANEL TO BE REMOVED
- 9 EXISTING SHADE STRUCTURE TO BE REMOVED

**DEMOLITION NOTES:**

1. THE CONTRACTOR SHALL FINISH ALL LABOR MATERIALS AND EQUIPMENT TO DISCONNECT, DISMANTLE, REMOVE AND SALVAGE IN THE DISPOSITION OF THE DEMOLITION INDICATED ON THIS PLAN. THE OWNER IS TO HAVE FIRST RIGHT OF REFUSAL OF ALL SALVAGEABLE MATERIALS. NO SALVAGED MATERIALS MAY BE USED UNLESS SPECIFIED ON THE PLANS.
2. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT DAMAGE TO EXISTING STRUCTURE CAUSED BY HIS OPERATION.
3. HOLES OR OTHER DAMAGE LEFT BY THE CONTRACTOR IN EXISTING BUILDING SHALL BE REPAIRED TO MATCH EXISTING ADJACENT SURFACES BY CONTRACTOR AT HIS OWN EXPENSE.
4. UPON COMPLETION OF DEMOLITION, THE ENTIRE AREA SHALL BE CLEANED OF ALL DEBRIS AND PREPARED FOR NEW CONSTRUCTION.
5. CONTRACTOR SHALL NOT INTERFERE WITH THE EXISTING STRUCTURAL ELEMENTS OF BUILDING UNLESS OTHERWISE NOTED. SEE STRUCTURAL DRAWINGS.
6. EXISTING CONDITIONS NOT SHOWN ON THE PLANS SHALL BE REVIEWED WITH THE DESIGNER PRIOR TO REMOVAL AND/OR REWORKING TO CONFORM TO NEW PLAN AS REQUIRED.
7. THE GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY BARRICADES AND SAFETY BARRIERS AS REQUIRED BY WORK. (INCLUDING DUST CONTROL MEASURES).
8. ALL CONCRETE SLABS SHALL BE PATCHED SMOOTH AND PROPERLY MADE FLUSH AND LEVEL. TO RECEIVE NEW FLOOR FINISHES.
9. ALL FLOOR PREPARATION AND PATCHING SHALL BE COMPLETED BY THE GENERAL CONTRACTOR IN PREPARATION FOR INSTALLATION OF NEW CABINETRY AND FLOORING.
10. REMOVE ALL EXISTING CABINETRY WORK AND PLUMBING FIXTURES AS INDICATED ON PLANS.
11. REMOVE DOORS AS INDICATED ON DRAWINGS. SEE DOOR SCHEDULE.
12. DISCONNECT ALL POWER SOURCES BEFORE TO BEGIN ANY ELECTRICAL DEMOLITION WORK. REUSE ELECTRICAL BRANCH CIRCUITS IN AREAS TO BE DEMOLISHED FOR NEW DEVICES. VERIFY IN FIELD CIRCUITS DESIGNATION AND ROUTING.
13. GAP AND SEAL CONDUITS AS REQUIRED ON ALL REMOVED PLUMBING FIXTURES.

**SYMBOL LEGEND:**

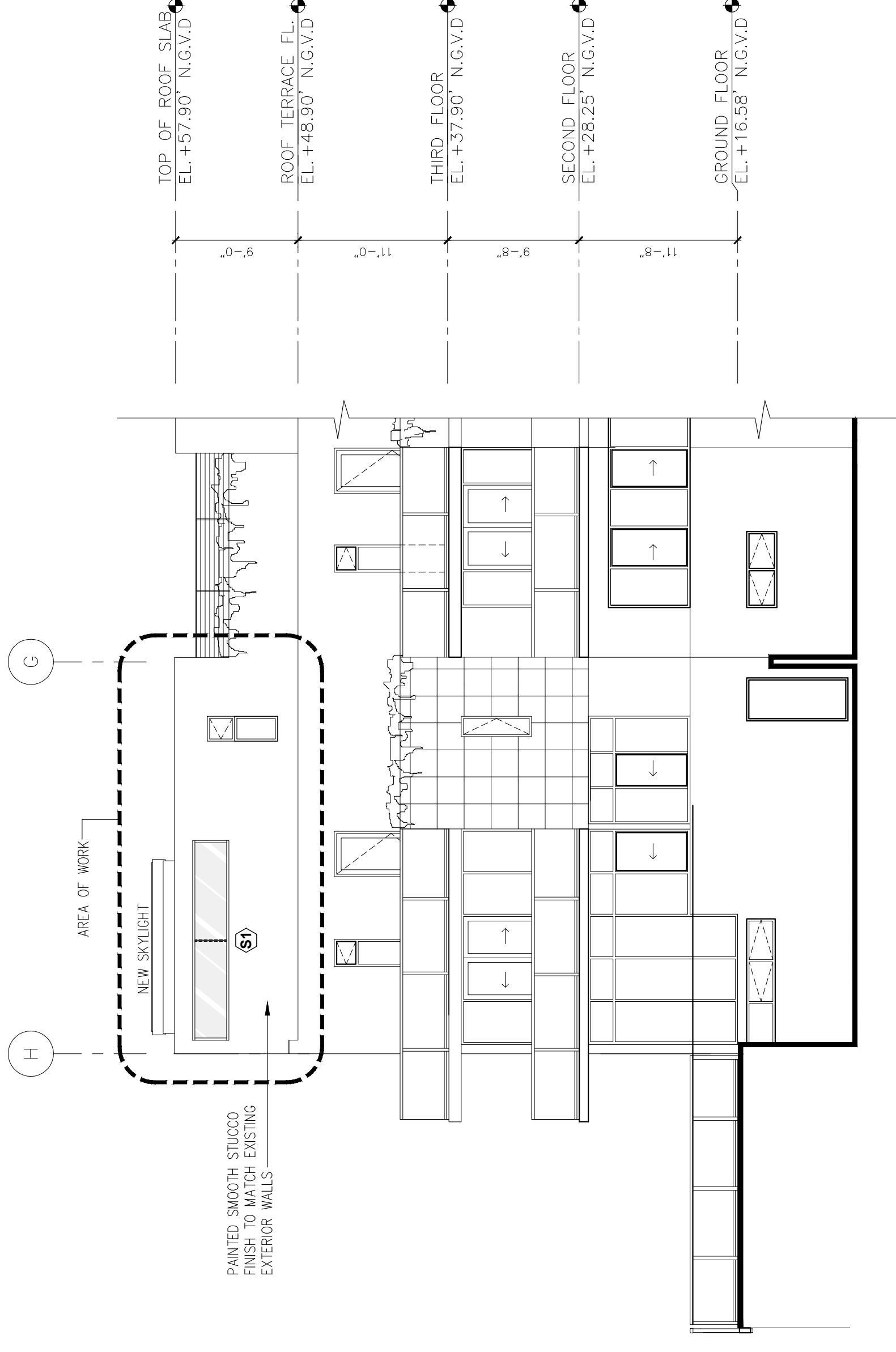
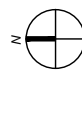
- EXISTING CMU TO REMAIN
- EXISTING INTERIOR WALL TO REMAIN
- WALLS TO BE REMOVED
- WALL SCIENCE
- DUPLEX RECEPTACLE
- SINGLE POLE SWITCH
- DIMMER SWITCH
- ELECTRICAL PANELBOARD
- PORTABLE TYPE K FIRE EXTINGUISHER, MOUNT TOP AT 42" MAX. A.F.F.
- PORTABLE 2A/0BC FIRE EXTINGUISHER, MOUNT TOP AT 42" MAX. A.F.F.
- EXIT SIGN
- RECESSED LIGHT
- SMOKE DETECTOR
- TELEPHONE OUTLET
- EXISTING
- NEW
- RELOCATED
- REPLACE EXISTING
- EMERGENCY BATTERY PACK
- TRACK LIGHT
- FIRE PULL STATION
- HORN STROBE
- SPRINKLER HEAD

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

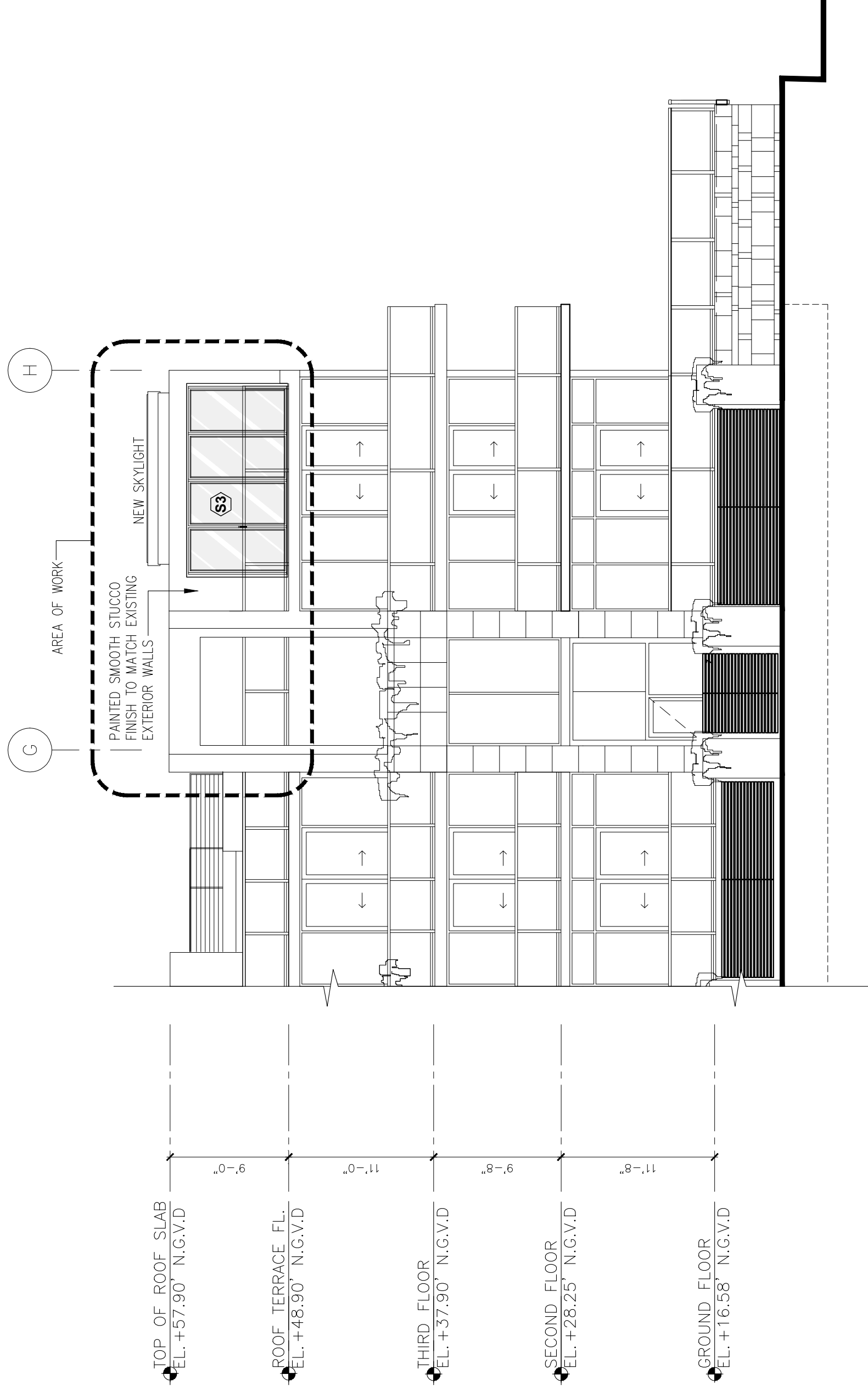




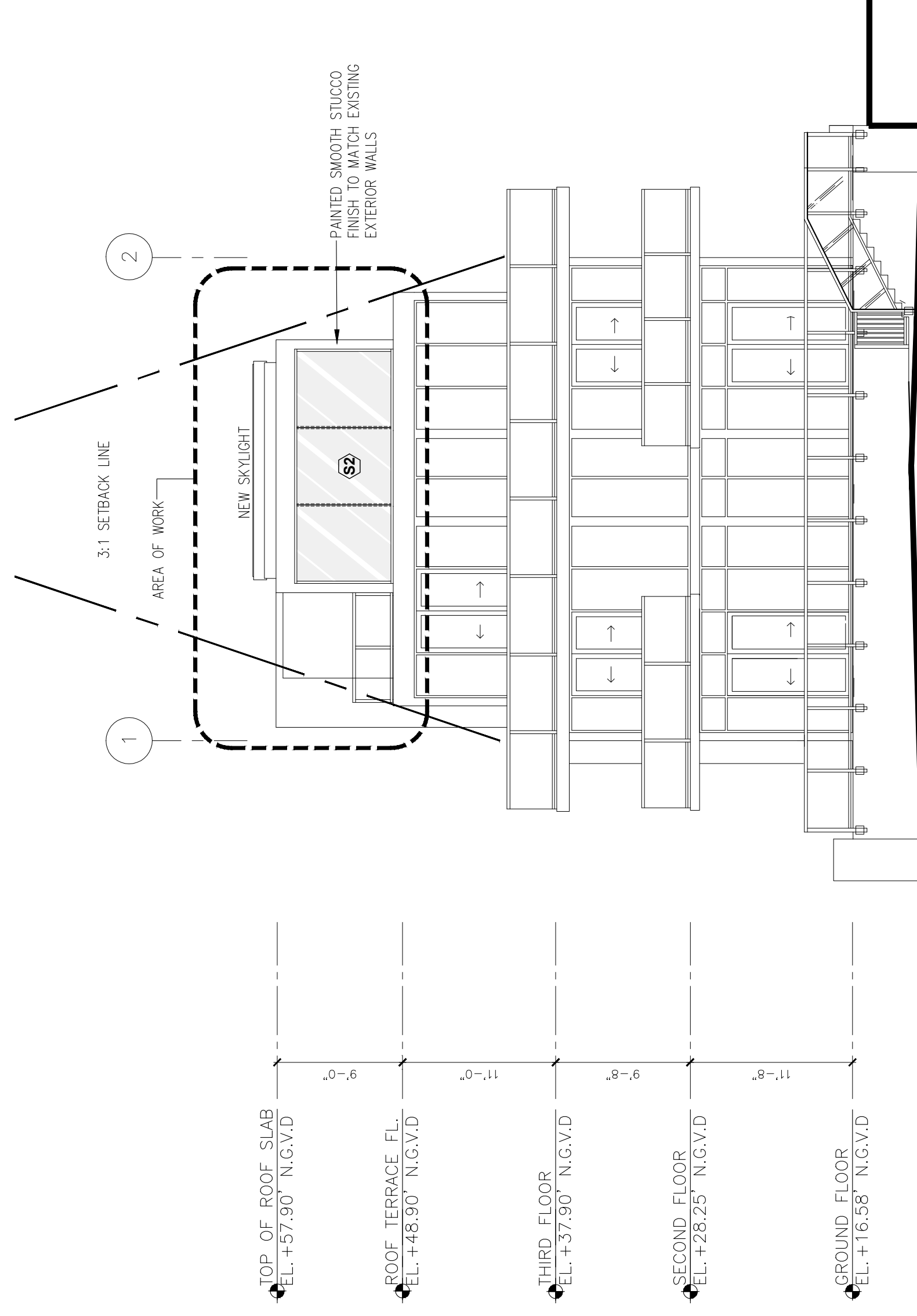




**2 PARTIAL NORTH ELEVATION**  
SCALE: 1/8"=1'-0"



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



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



PROJECT:

**TH-7 Sunroom Addition**  
691 Collins Avenue  
Sunnyvale, FL 33154

OWNER:

ARCHITECT OF RECORD:

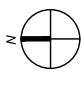
**Gaviria Architects, Inc.**  
2641 N. Flamingo Road #1905  
Miami Beach, FL 33133  
T. 954.610.0148  
www.j-gaviria.com  
AR# 92739

INTERIOR DESIGN:

MEP ENGINEER:

KEY PLAN

SIGNATURE/DATE/SEAL



Jose Gaviria AR# 92739

Issue / Issue Date / For

03.21.2019 / Building Permit Issue

Project #: 10.2014

Drawn by: JLC

Approved by: JG

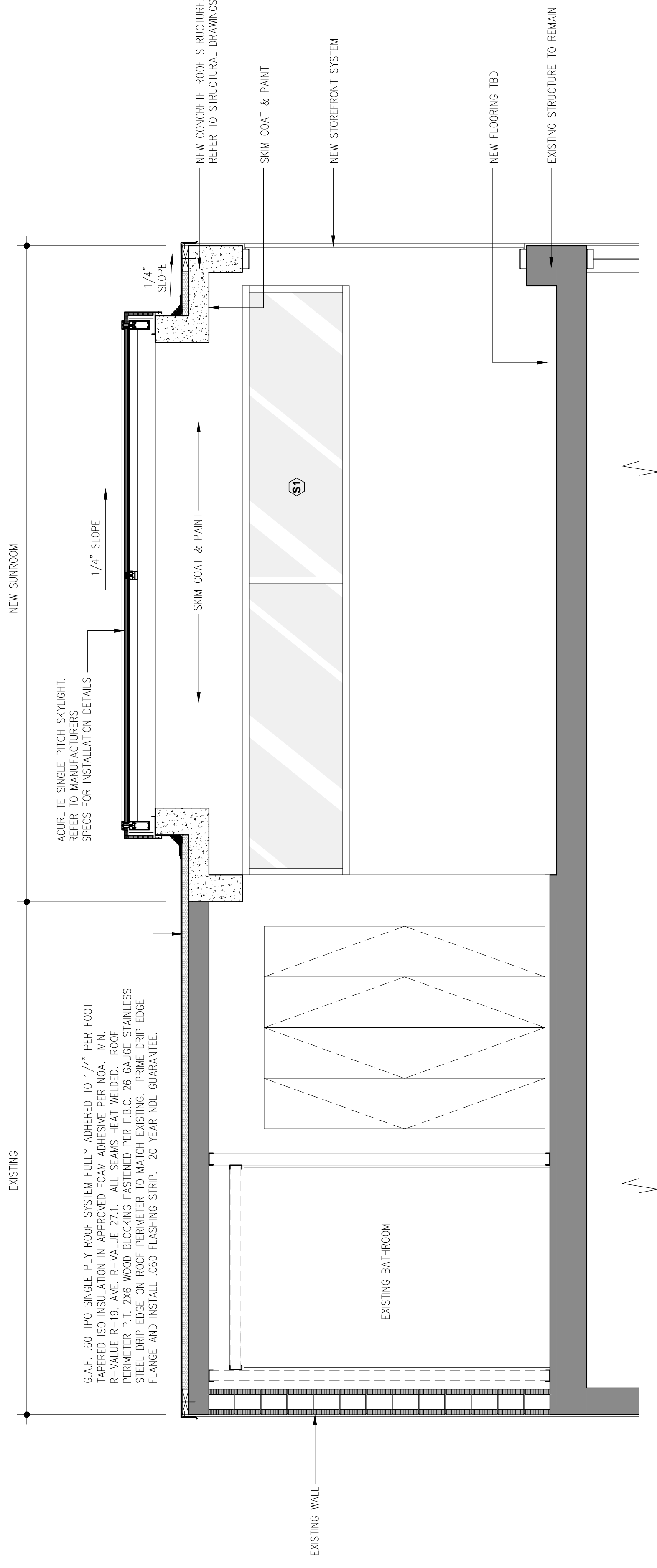
SHEET INDEX

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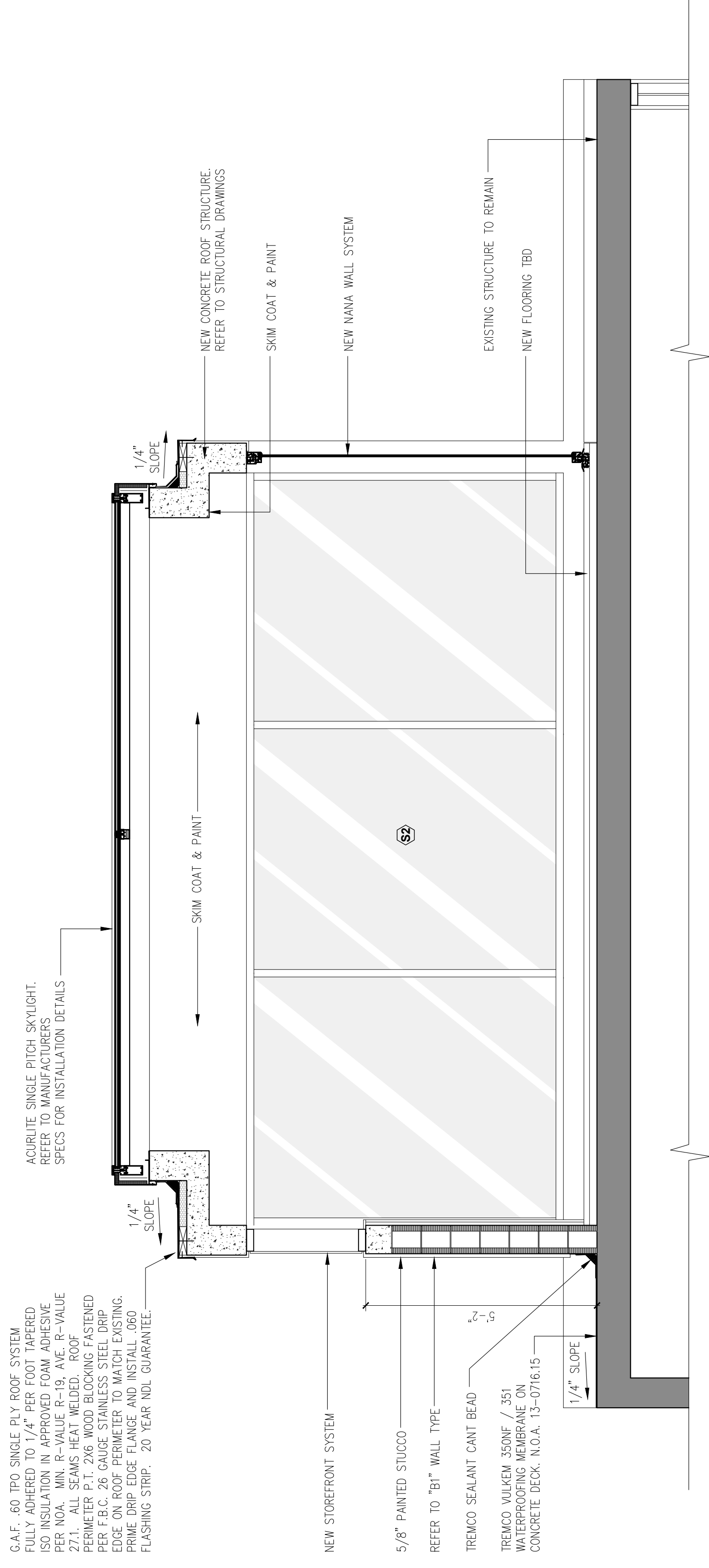
SCALE: AS NOTED

SHEET NO.

**A2.02**



**1 SECTION**  
SCALE: 1/2"=1'-0"



**2 SECTION**  
SCALE: 1/2"=1'-0"

PROJECT:

**TH-7  
Sunroom  
Addition**  
6901 Collins Avenue  
Sunrise, FL 33104

OWNER:

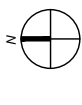
ARCHITECT OF RECORD:

**Gaviria Architects, Inc.**  
2641 N. Flamingo Road #1905  
Miami, FL 33135  
T: 954.610.0148  
www.j-gaviria.com  
AR# 92739

INTERIOR DESIGN:

MEP ENGINEER:

KEY PLAN



SIGNATURE / DATE / SEAL

Jose Gaviria AR# 92739

Issue / Issue Date / For  
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SHEET INDEX

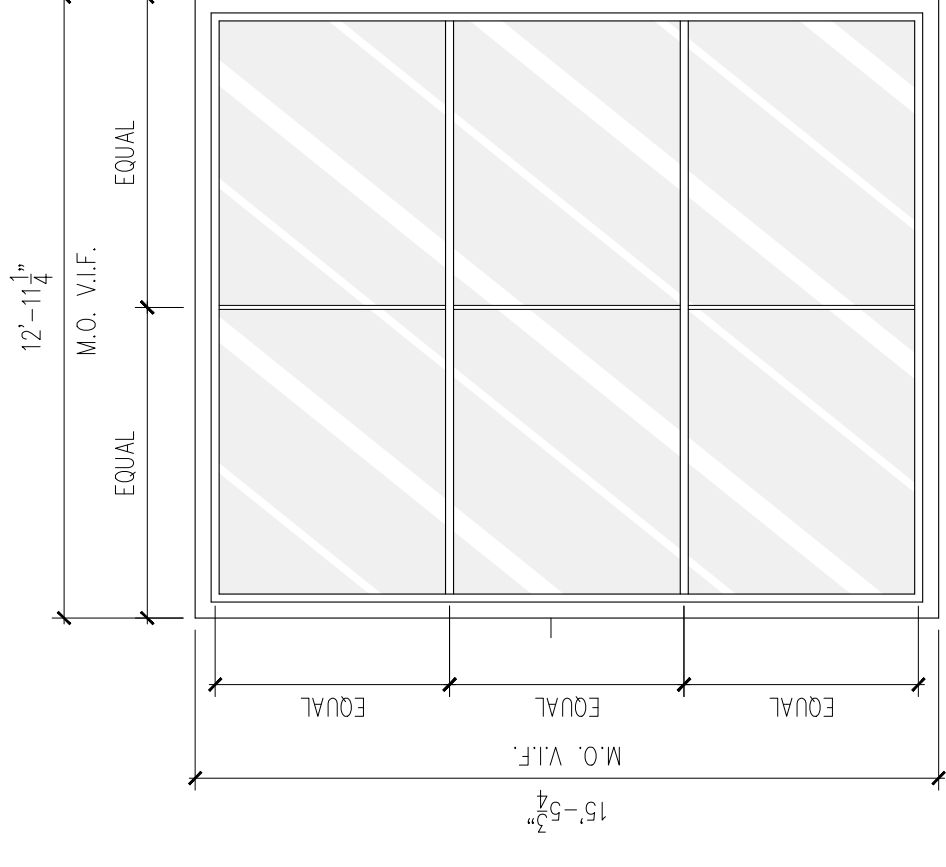
**Window Types**

SCALE: AS NOTED  
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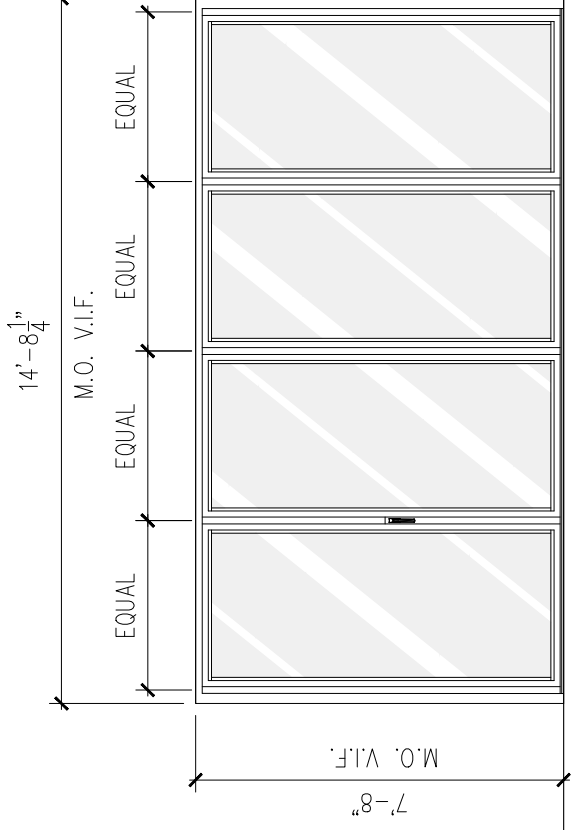
**A3.01**

**NOTES:**

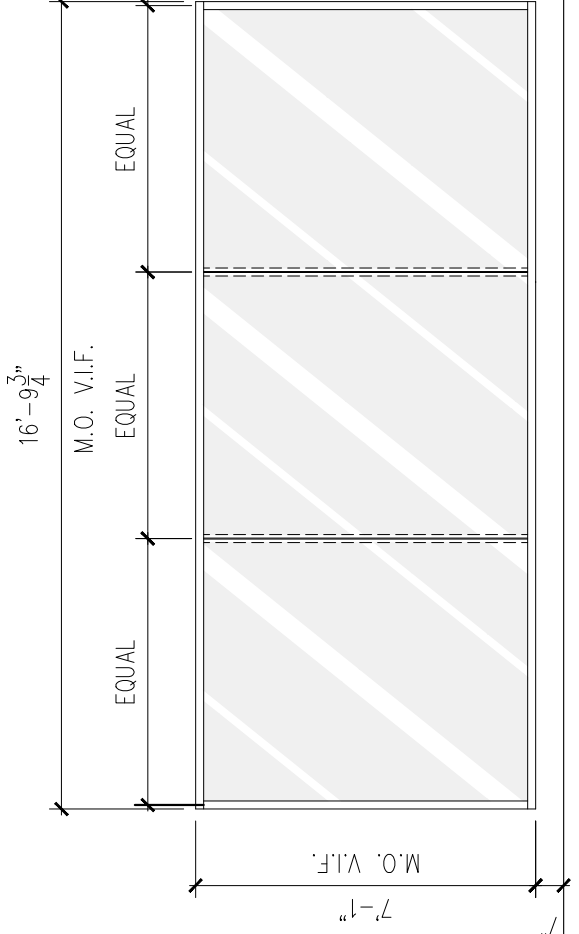
1. MANUFACTURER OF STOREFRONT, WINDOW, WALLS, OPERABLE WINDOWS AND MISCELLANEOUS METALS TO VERIFY IN FIELD ALL MASONRY OPENINGS AND PROVIDE SHOP DRAWINGS AND CALCULATIONS AS REQUIRED BY CODE PRIOR TO FABRICATION
2. NEW STOREFRONT, WINDOW WALL & SKYLIGHT FRAME COLOR TO MATCH EXISTING BUILDING WINDOW / STOREFRONT FRAMES



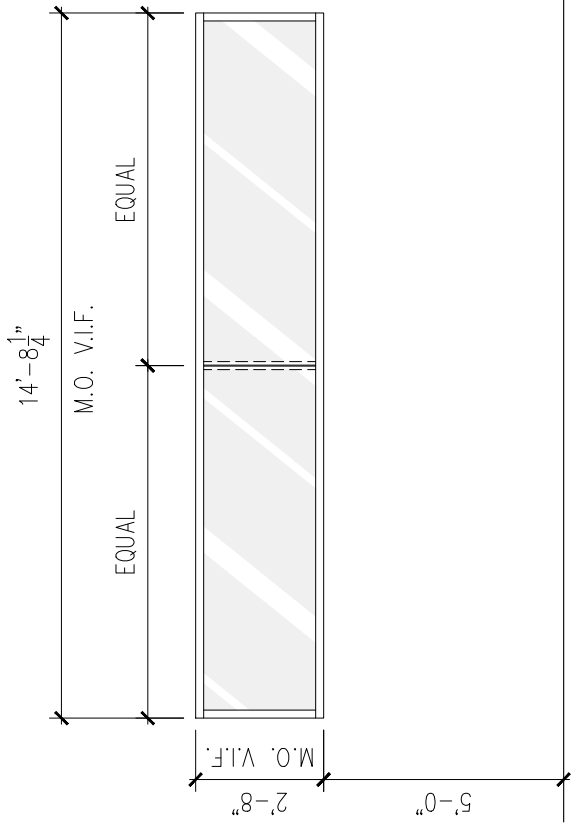
(S4)  
ACRITITE SINGLE FITCH  
NOK: 1P-0217.07



(S3)  
NAVA WALL SZ33 04L DOOR  
NOK: 1P-0713.17



(S2)  
SERIES 5250 WINDOW WALL  
NOK: 1Z-0913.04



(S1)  
SERIES 5250 WINDOW WALL  
NOK: 1Z-0913.04

**1 STOREFRONT / WINDOW TYPES**  
SCALE: 1/4"=1'-0"